

Applicable Urban Design Priorities Project Should Achieve

[1] Establish a strong, pedestrian-oriented streetscape that lays the foundation for this area to become a walkable vibrant urban district.

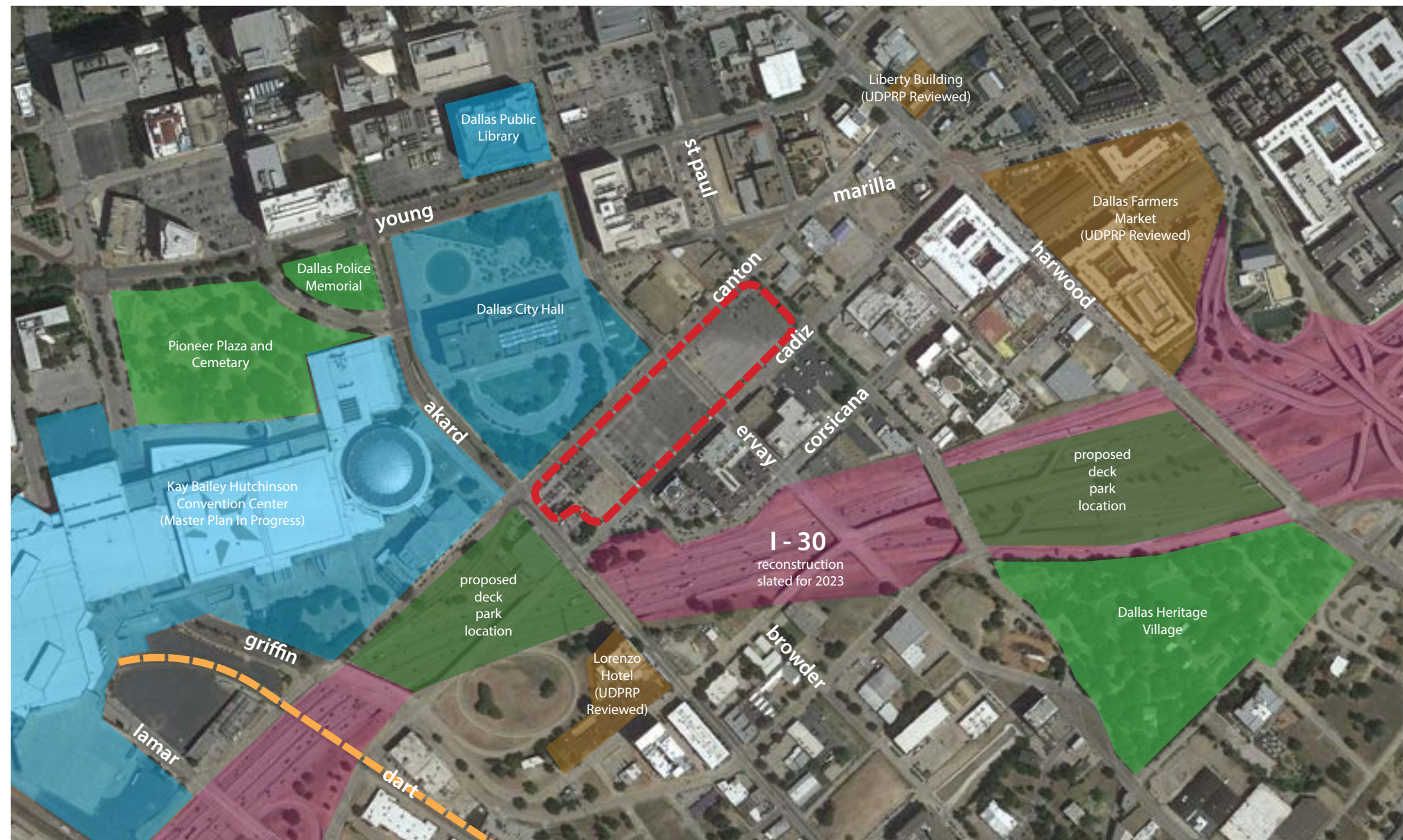
Provisions should include wide, shaded sidewalks, street trees, and ample room for sidewalk cafes and outdoor dining. The design of the streetscape should also include the provision to convert Canton and Cadiz Streets to two-way traffic, including road diets and other modifications to reimagine these roads as narrow, charming urban streets. This development could serve as a strong link between Downtown, the Farmers Market, the Cedars, and the proposed high-speed rail station.

[2] Ensure that Phase 1 integrates into the surrounding, existing urban fabric while also provisioning that it and future phases integrate congruently with future improvements, including updates to the Convention Center, the reconstruction of I-30, and proposed deck parks.

Phase 1 should also consider how the building will integrate with the existing fire station upon decommissioning of that station and it being redeveloped and renovated for future uses.

[3] Consider the design and treatment of the proposed pedestrian mews between Canton and Cadiz.

The proposed mews should not only serve to provide the district with functional open space, but should also help facilitate a strong urban pedestrian experience from Dallas City Hall to the Cedars and the proposed new crossing of Interstate 30. Treatments should include the provision for cyclists, shade for pedestrians, and ample space for outdoor dining.



Policy References

Forward Dallas!
Section 5 [urban design element]

The 360 Plan

TIF Urban Design Guidelines
Part III, Part IV

Context Description

The NewPark development is an 18-acre mixed-use development proposed on the southern side of Downtown, just south of City Hall. The proposed development will occupy existing surface parking lots. The new district will combine office, residential, retail, and educational uses to create an exciting, vibrant district in an area that has long sat vacant and under-utilized. Phase I of the development is a 38-story mixed-use tower which includes 240,000 square feet of office, a 245 room hotel, 268 apartments, and ground-level retail.

Key urban design considerations include the design of the streetscape around the base of the building, the design and treatment of the proposed pedestrian mews where Browder Street exists today, and the integration of the project within surrounding existing and proposed amenities such as the Convention Center, City Hall, and the proposed deck parks.

NewPark

Neighborhood:
Downtown

TIF District:
TBD

Program:
Office/Commercial
Hotel
Residential



NEW PARK
— ONE —



 hoque
global

 **LANOHA**
REAL ESTATE COMPANY

architects
maa
merriman
anderson

PICKARD CHILTON

studioOutside

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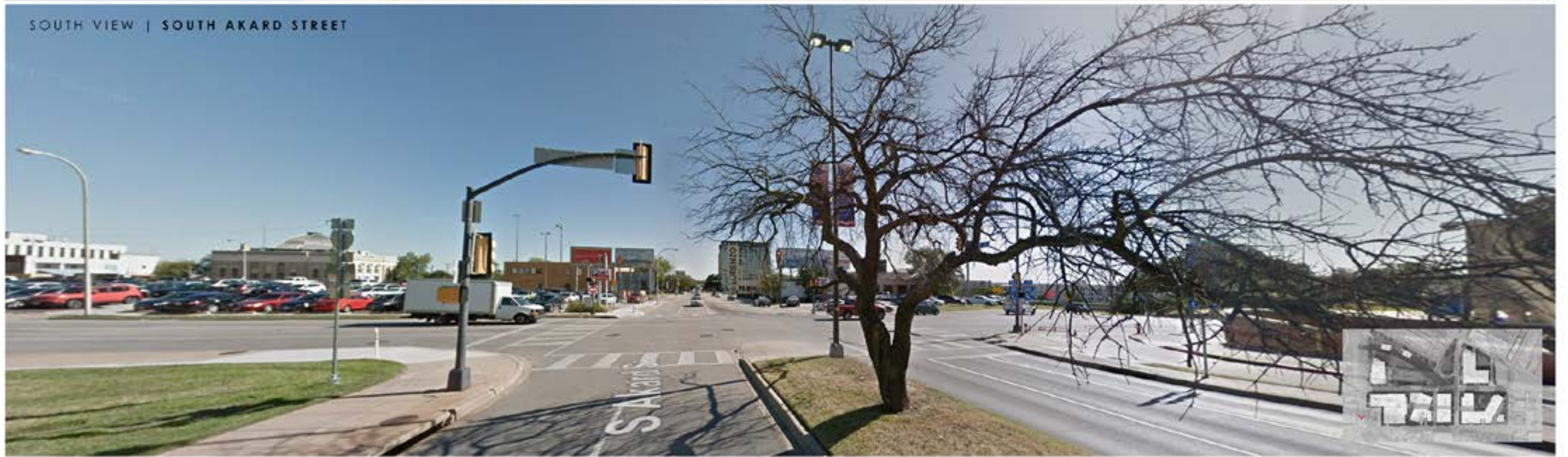
1

Existing Conditions

NORTH VIEW | SOUTH AKARD STREET



SOUTH VIEW | SOUTH AKARD STREET



EAST VIEW | CANTON STREET



WEST VIEW | CANTON STREET



EAST VIEW | CADIZ STREET



WEST VIEW | CADIZ STREET





SOUTH EAST



SOUTH WEST



NORTH WEST



NORTH EAST

2 Site Plan



CANTON STREET

AKARD STREET

CADIZ STREET

NEW PARK
ONE

3 Newpark Dallas, A Smart District





NEW PARK
ONE





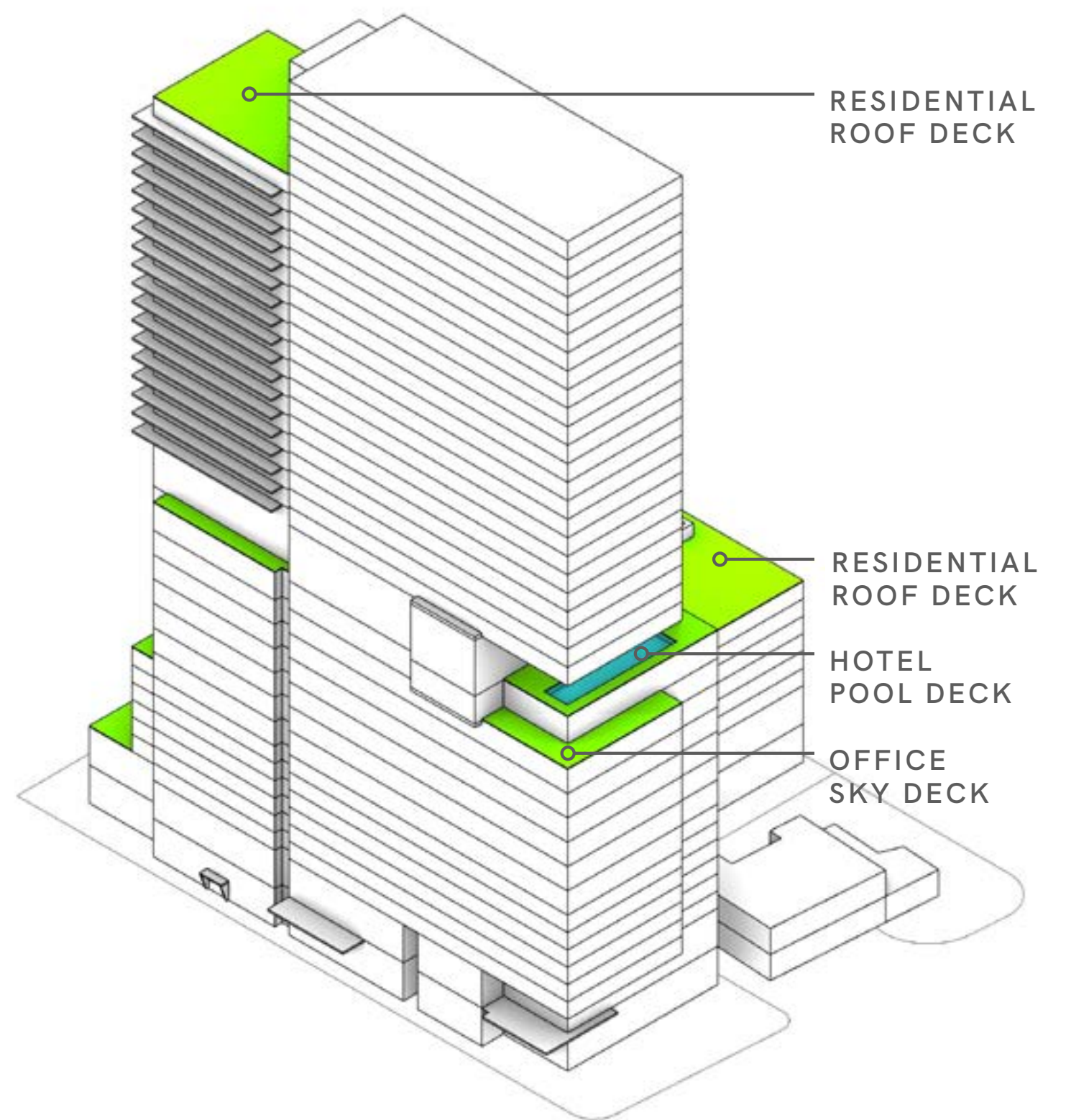
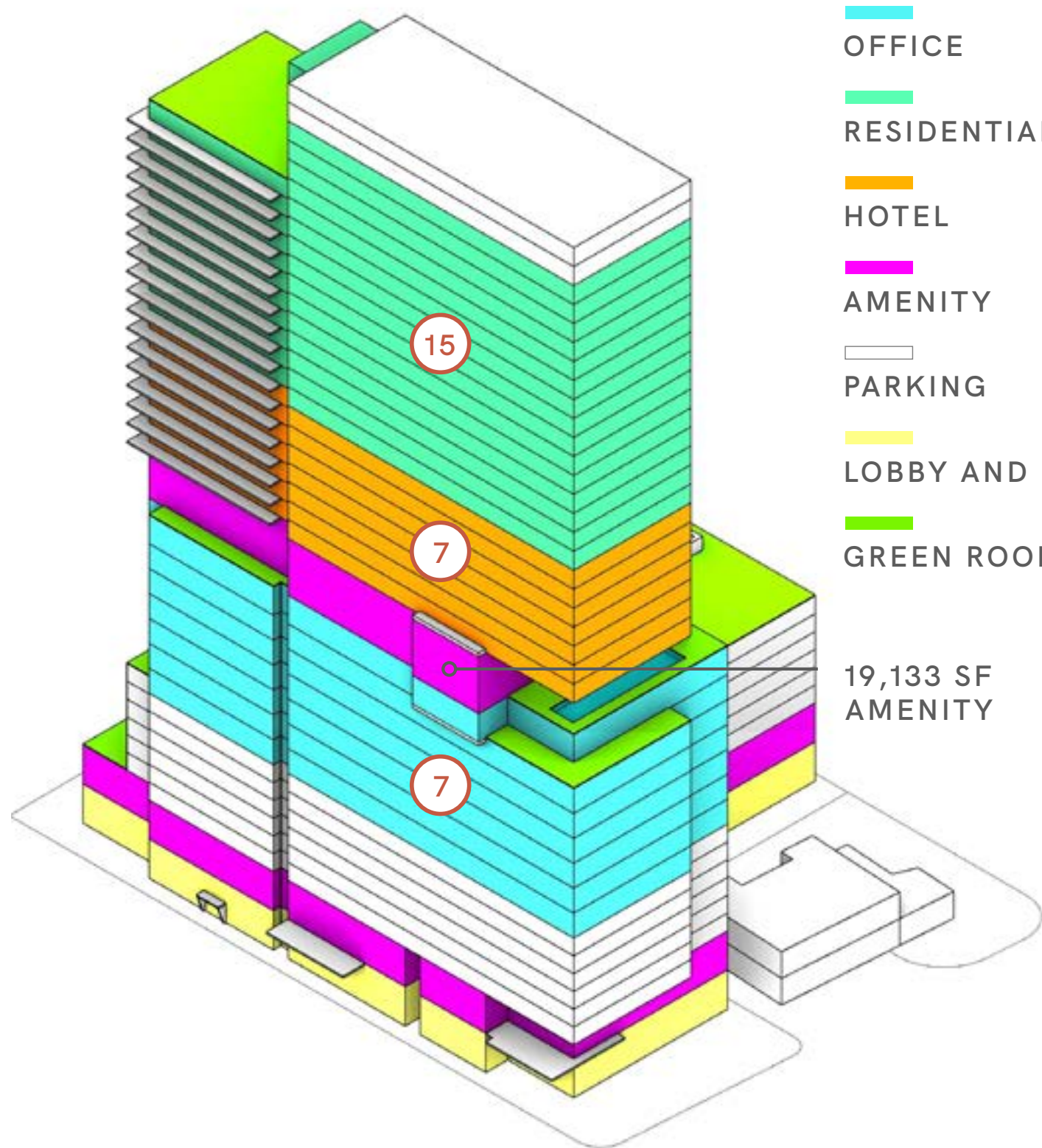


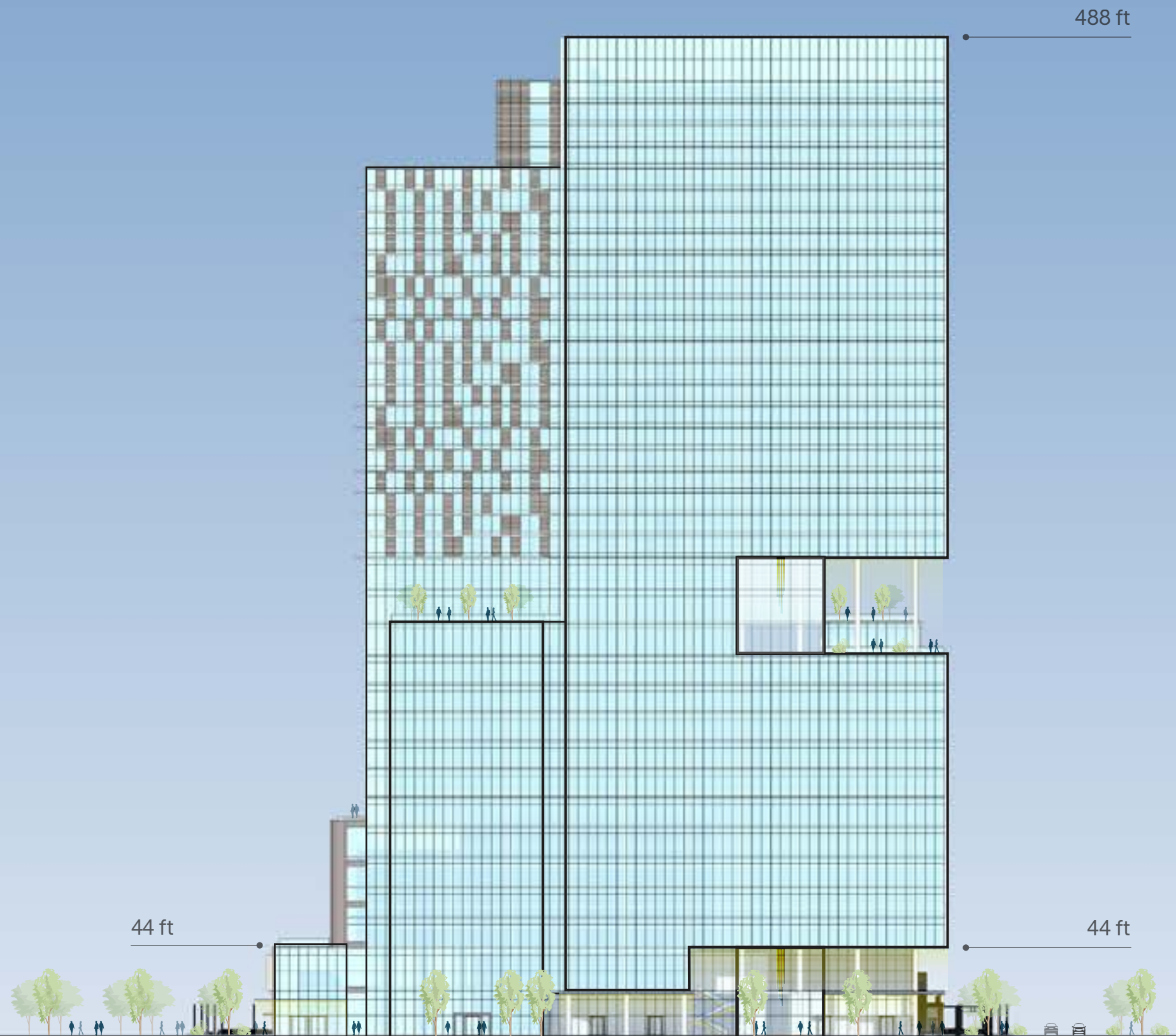
4 One Newpark











CANTON STREET VIEW



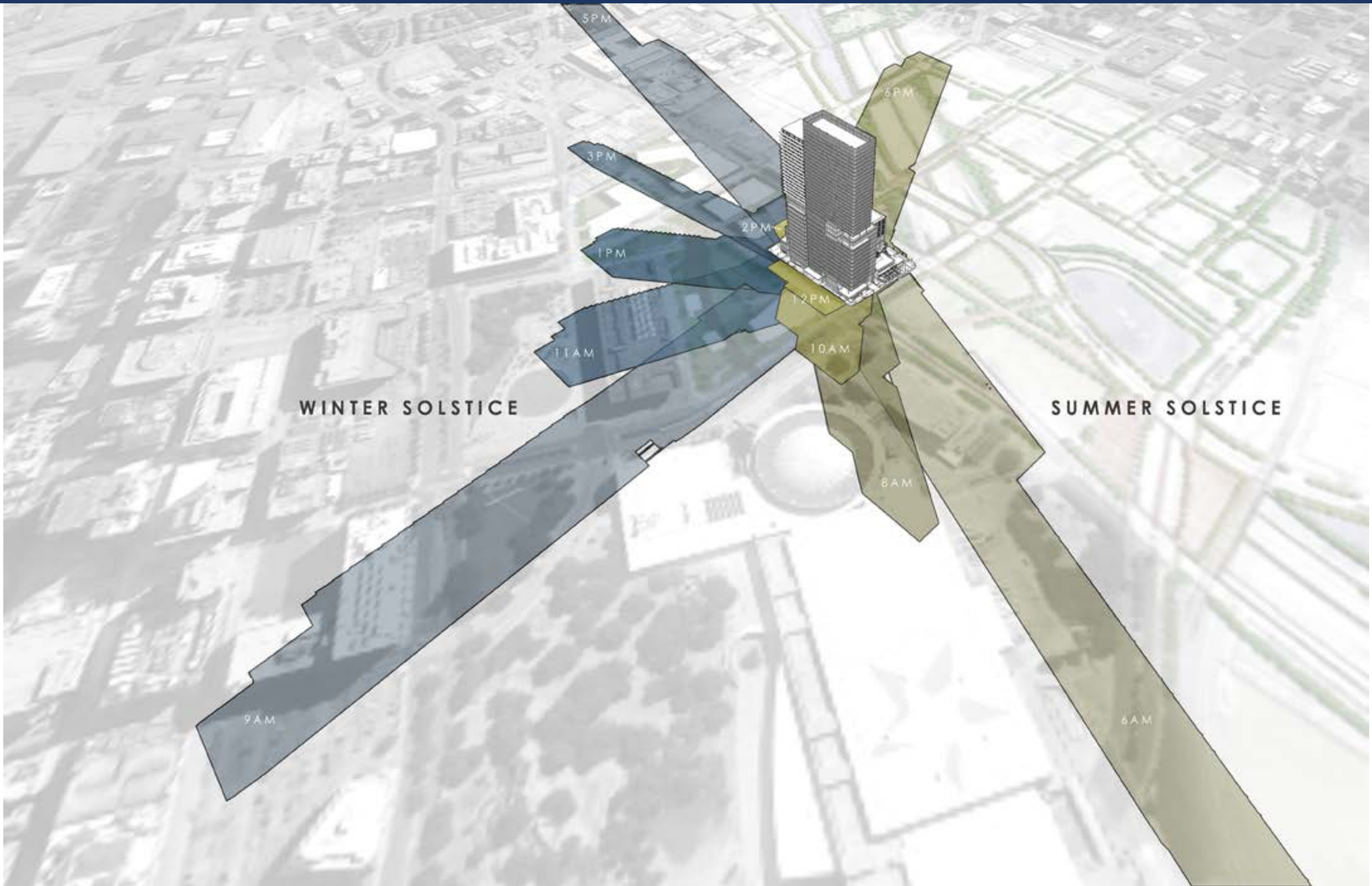
BROWDER STREET VIEW

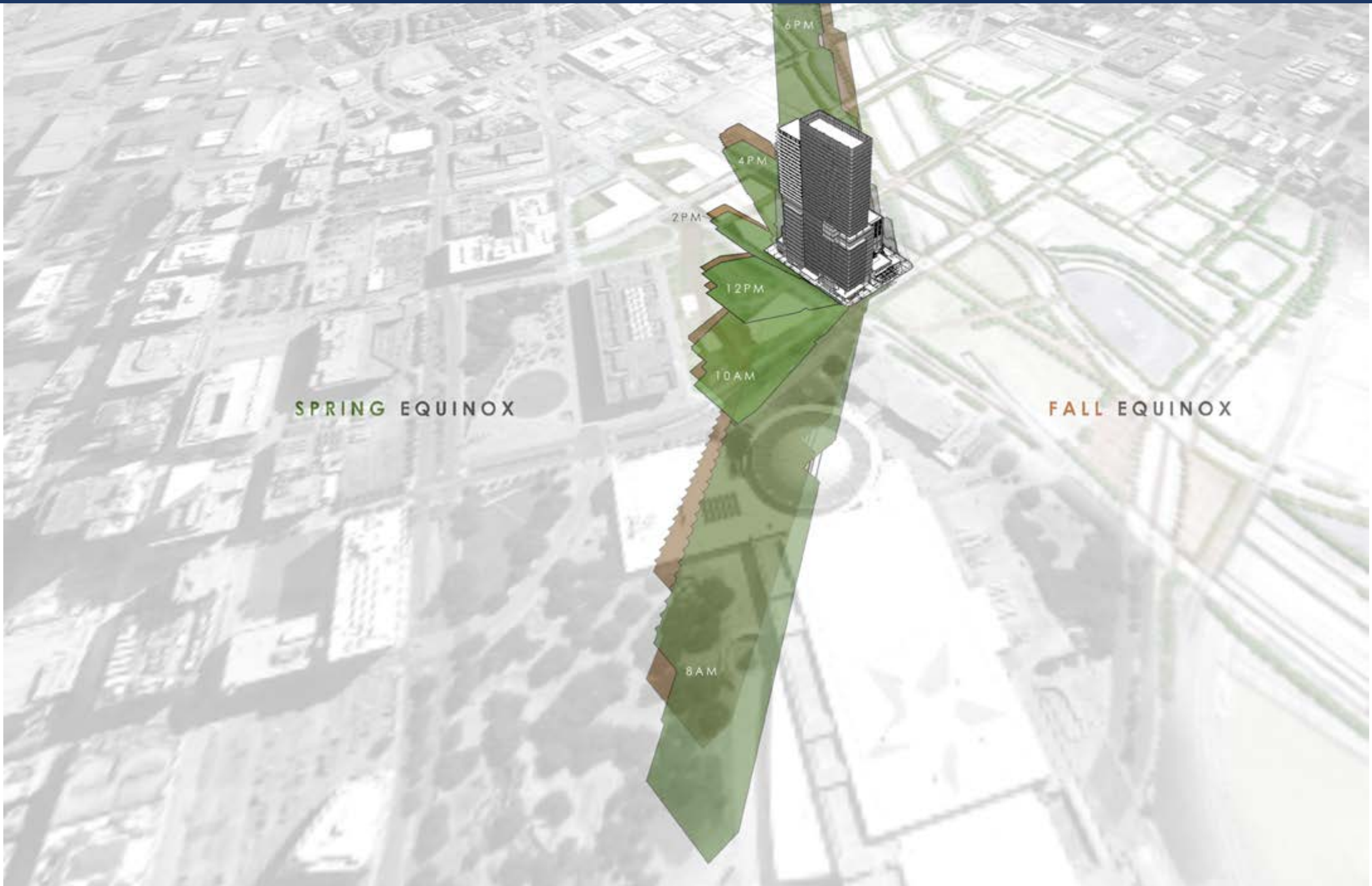


CADIZ STREET VIEW



S. AKARD STREET VIEW





SPRING EQUINOX

FALL EQUINOX

5 Ground Floor



CANTON STREET

AKARD STREET



CADIZ STREET



Hotel Exterior



Hotel Lobby

Office Exterior



Office Lobby

Retail Exterior



Residential Lobby

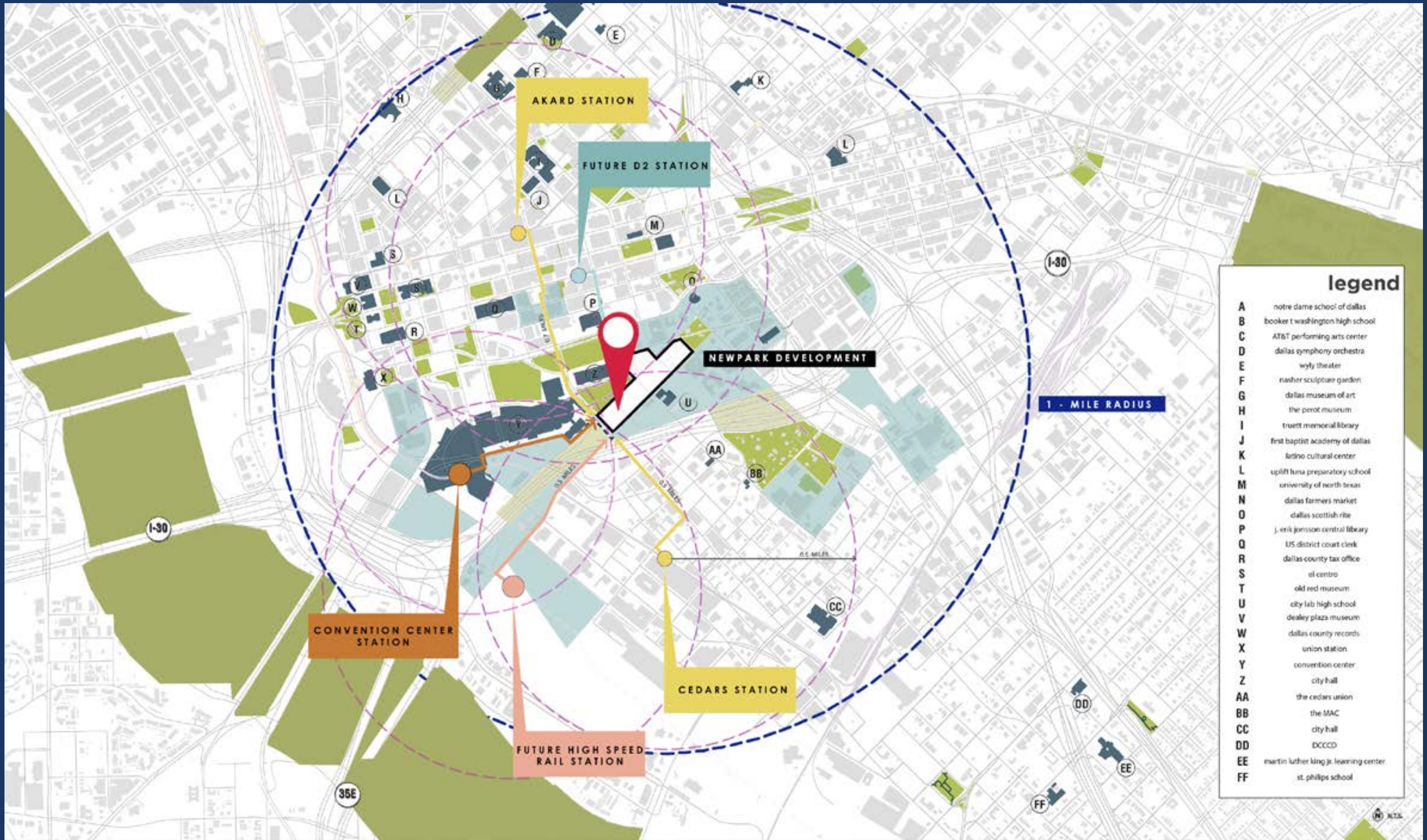


6 Connectivity





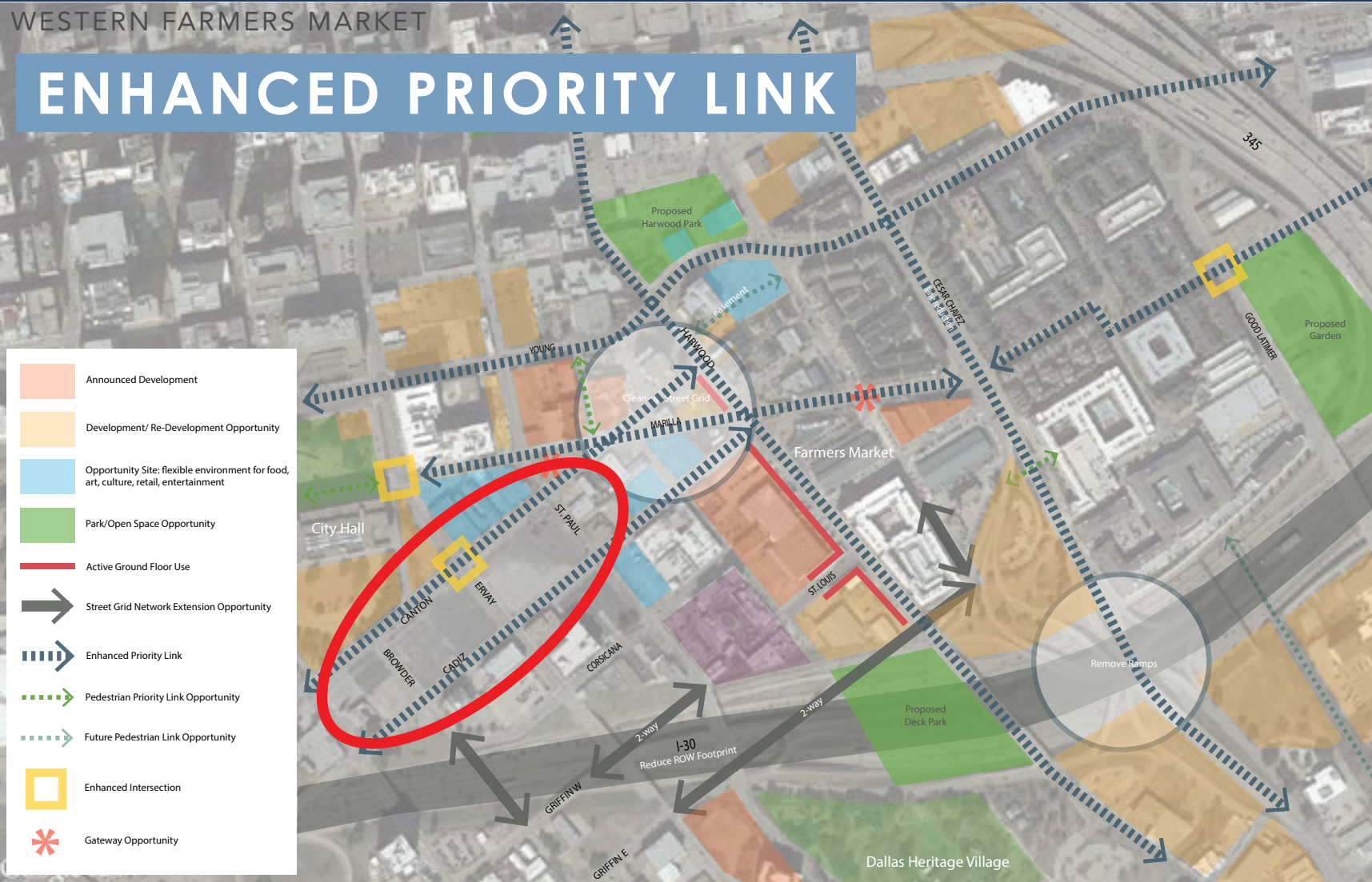




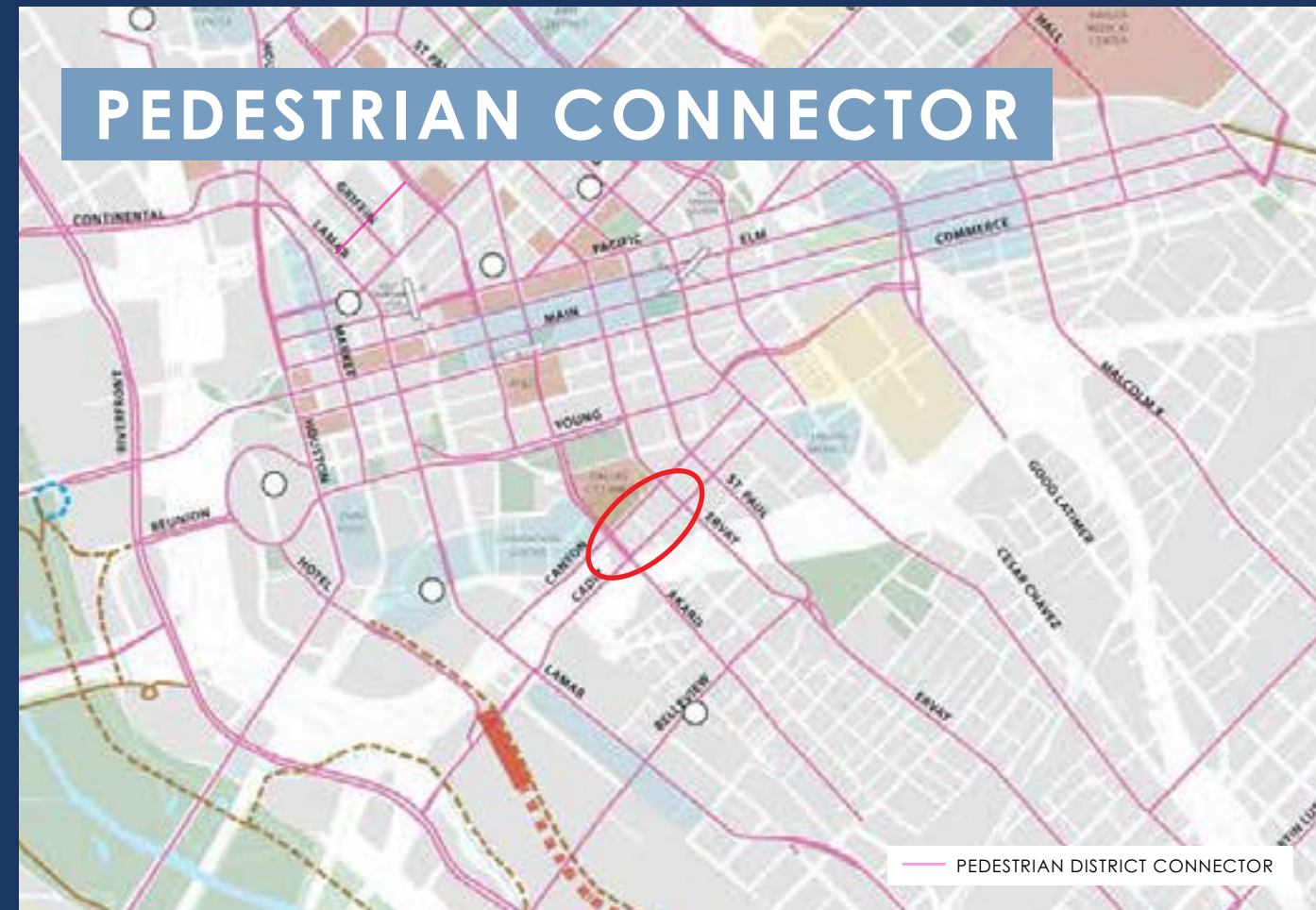
legend

A	notre dame school of dallas
B	booker t washington high school
C	AT&T performing arts center
D	dallas symphony orchestra
E	wyly theater
F	nasher sculpture garden
G	dallas museum of art
H	the perot museum
I	truett memorial library
J	first baptist academy of dallas
K	latino cultural center
L	uplift luna preparatory school
M	university of north texas
N	dallas farmer's market
O	dallas scottish rite
P	j. erik jonsson central library
Q	US district court clerk
R	dallas county tax office
S	el centro
T	old red museum
U	city lab high school
V	dealey plaza museum
W	dallas county records
X	union station
Y	convention center
Z	city hall
AA	the cedars union
BB	the MAC
CC	city hall
DD	DCCCD
EE	martin luther king jr. learning center
FF	st. philips school

ENHANCED PRIORITY LINK



PEDESTRIAN CONNECTOR



BIKE LANE CONNECTOR

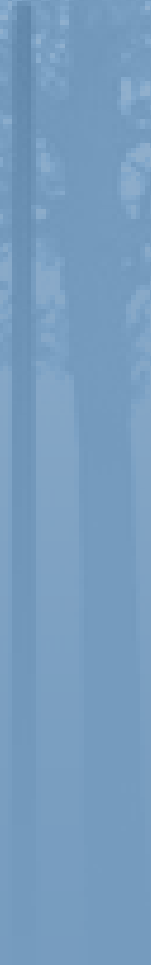


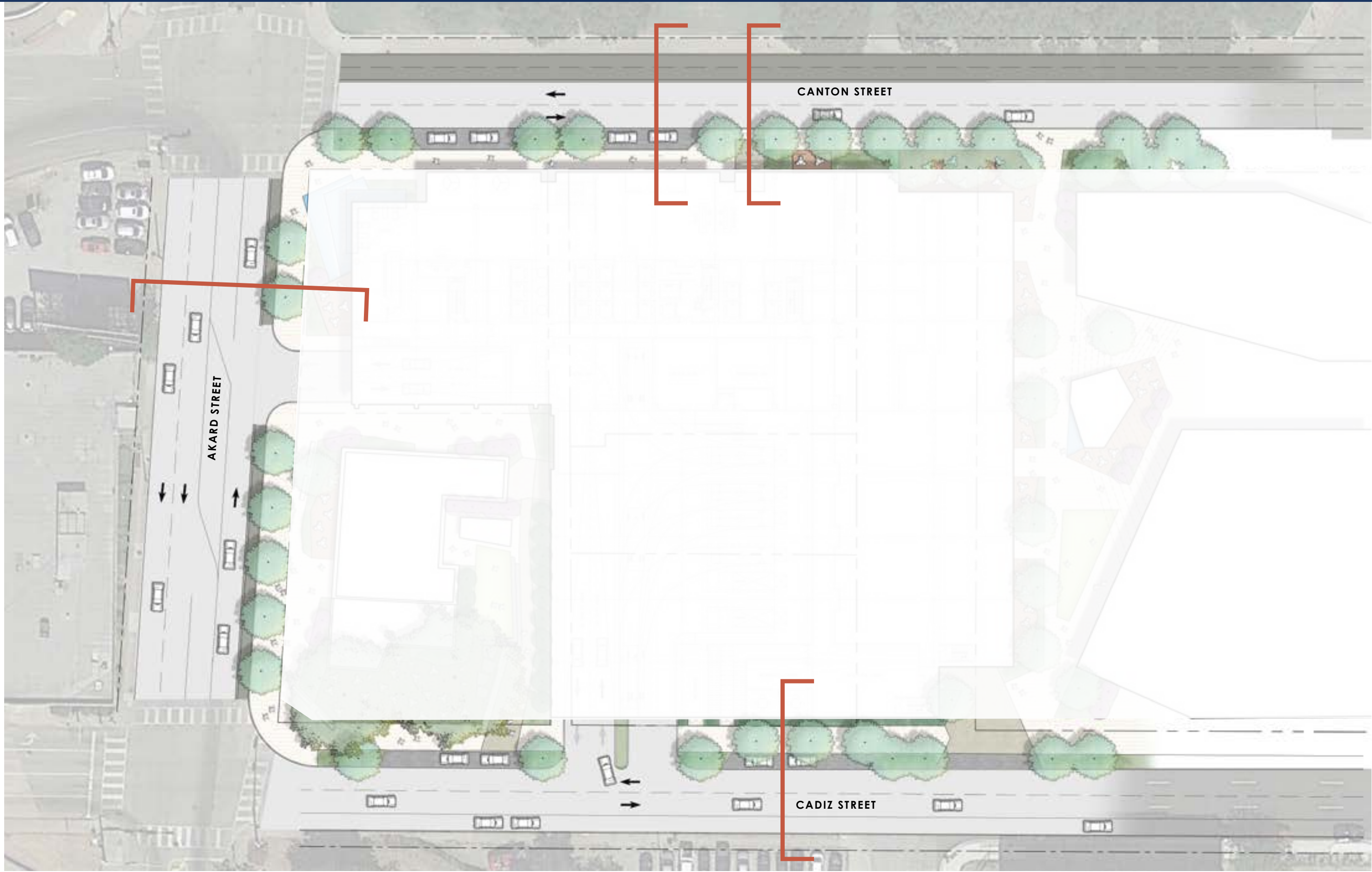
NOT A VEHICLE CONNECTOR

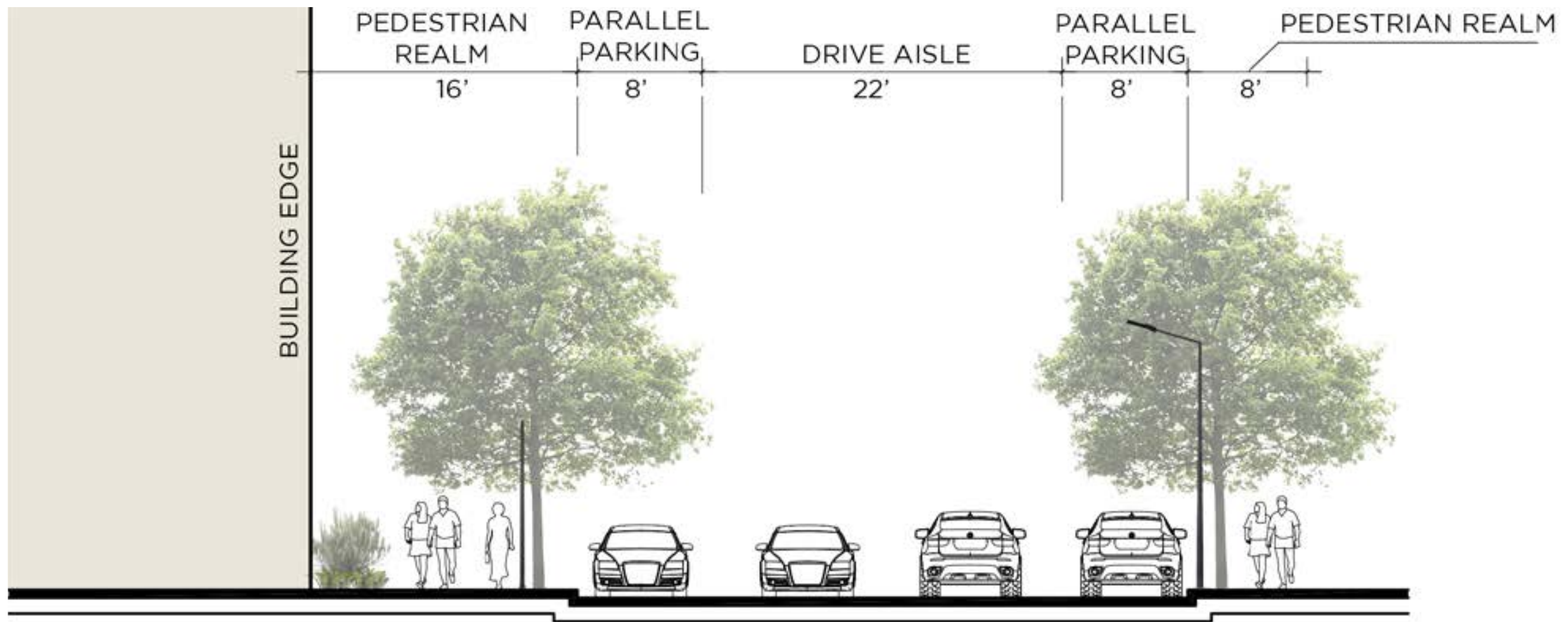


THE 360 PLAN - A COMPLETE AND CONNECTED CITY CENTER

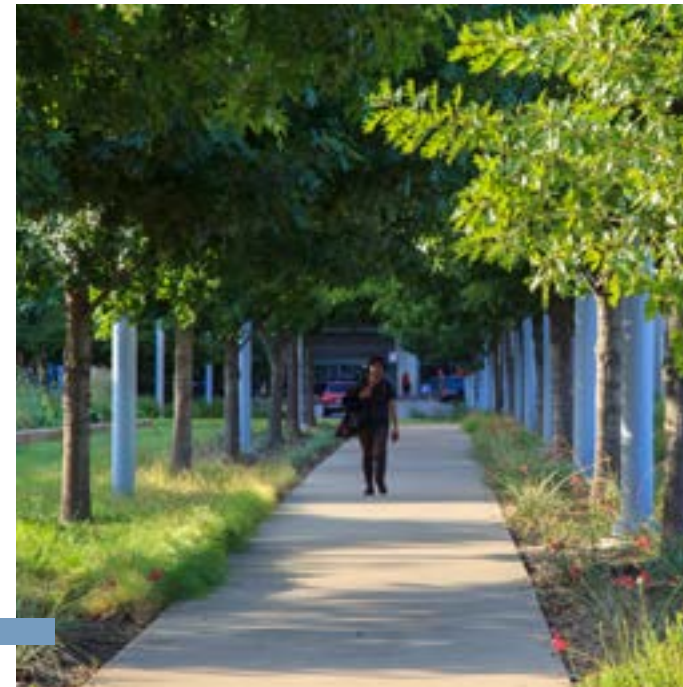
7 Streetscape & Street Flow

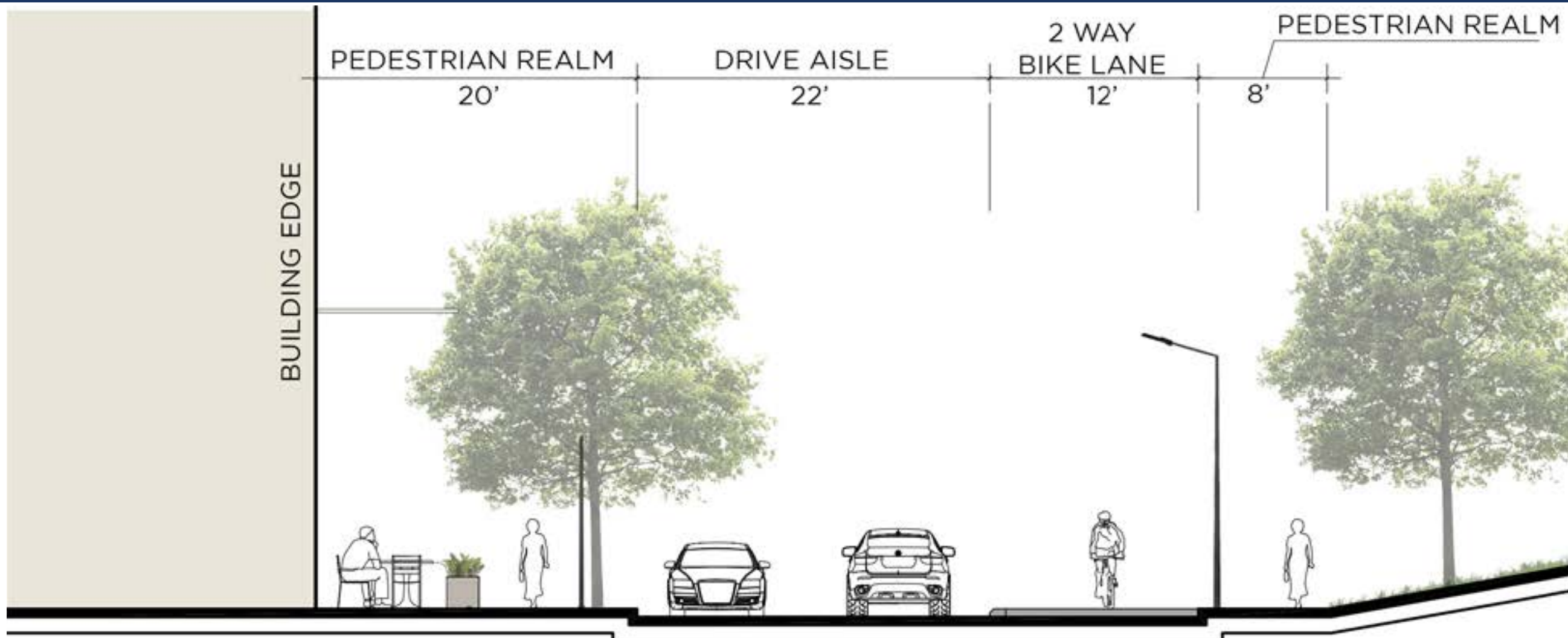






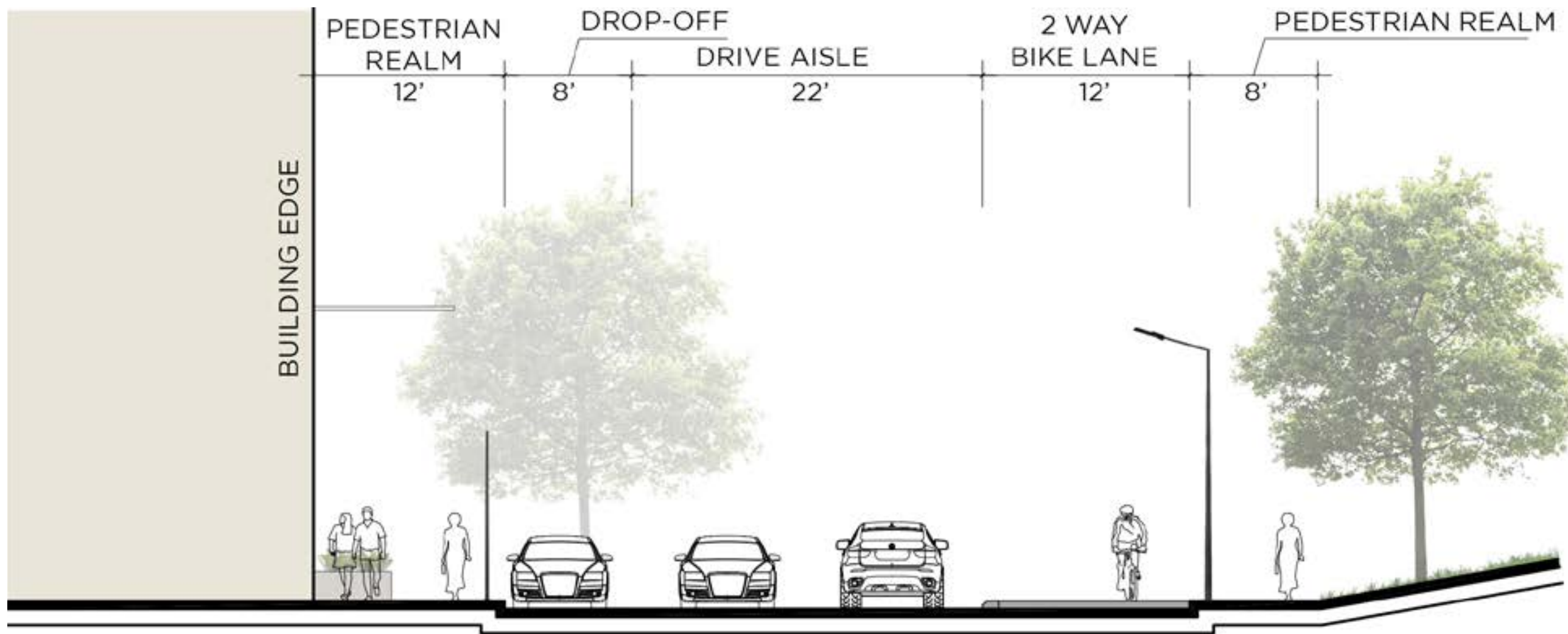
Cadiz St. Section





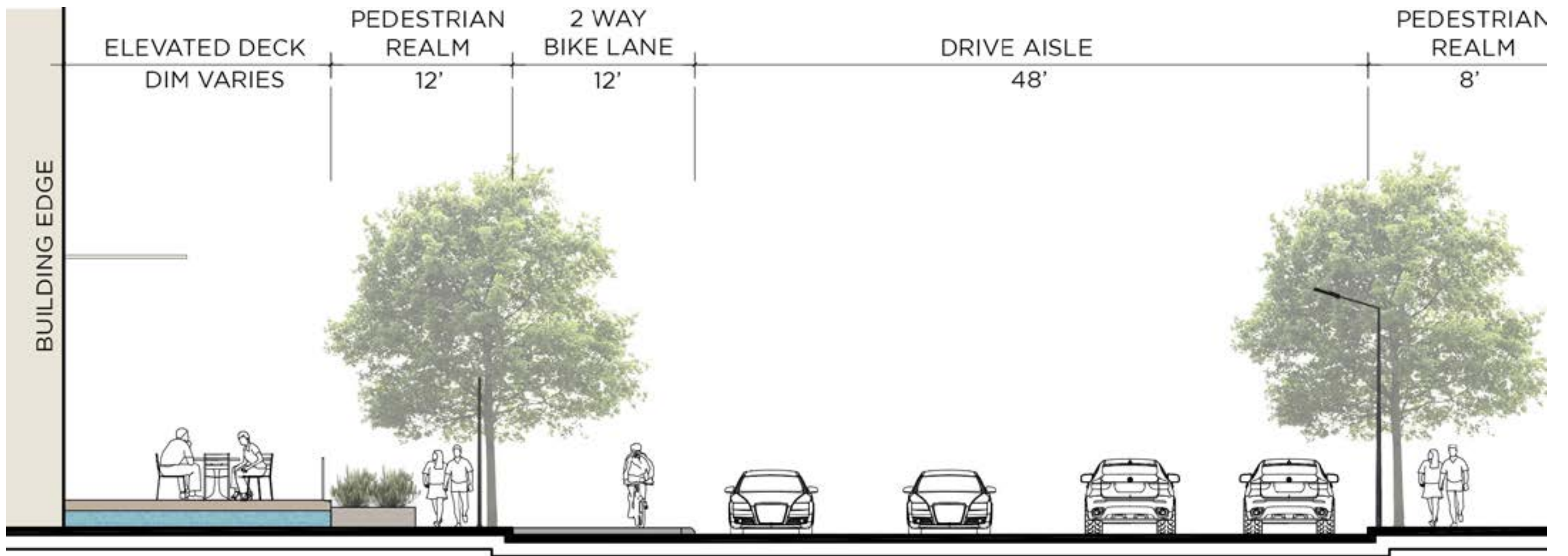
Canton St. Section-A





Canton St. Section-B





Akard St. Section



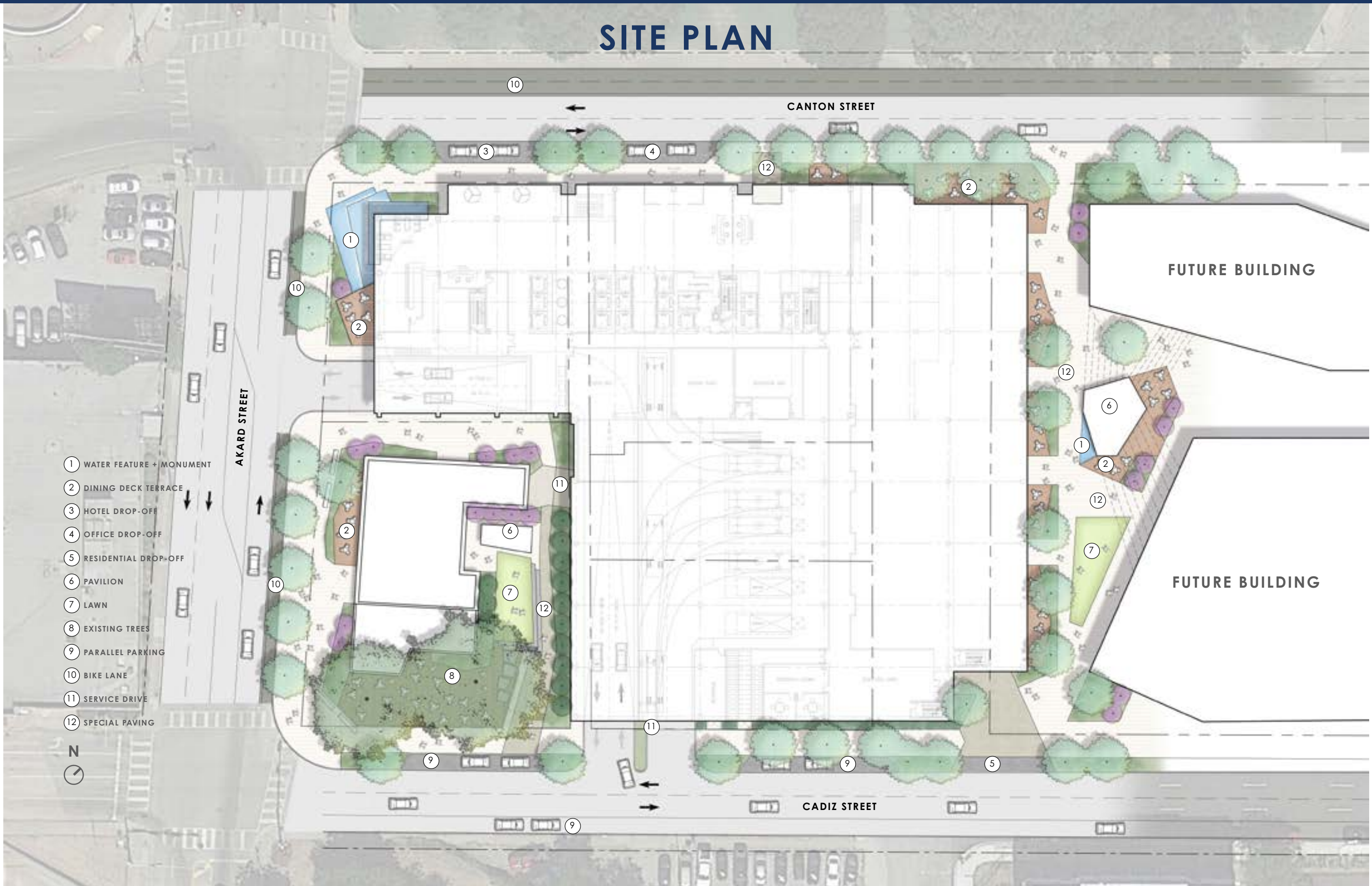
CURRENT SITE

CANTON STREET

AKARD STREET

CADIZ STREET

SITE PLAN



- ① WATER FEATURE + MONUMENT
- ② DINING DECK TERRACE
- ③ HOTEL DROP-OFF
- ④ OFFICE DROP-OFF
- ⑤ RESIDENTIAL DROP-OFF
- ⑥ PAVILION
- ⑦ LAWN
- ⑧ EXISTING TREES
- ⑨ PARALLEL PARKING
- ⑩ BIKE LANE
- ⑪ SERVICE DRIVE
- ⑫ SPECIAL PAVING



Thank You. Questions?



PICKARD CHILTON

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