

Applicable Urban Design Priorities Project Should Achieve

[1] Design of the ground-level plane, including the areas adjacent to the Trinity Overlook Park, should create a welcoming space outside and around the proposed retail that directly engages with the Park.

With the proposed Harold Simmons Park leveraging the current Trinity Overlook Park as a major front door, this development provides the ability to directly activate and engage the open space. Design moves should consider ways to maximize pedestrian movement from the development into the Park, minimizing the physical and visible impact of vehicles on patrons.

[2] Explore opportunities to break up the building facade and massing through articulation, material variation, massing re-orientations.

The current facade creates a large, continuous facade along Beckley Avenue. Recommendations in the West Dallas Urban Structure and Guidelines call for slender, narrowing point towers adjacent to the River to maximize surrounding view corridors.

[3] Consider the adjacency to the proposed park and views of this building from surrounding areas.

This development will be located at a prominent location, both as a terminating view from the west down Fort Worth Avenue, from inside the future park, and from Downtown looking west. As such, the development should consider how all sides of the development and the parking structure are viewed and treated to maximize this as a gateway building.



Policy References

Forward Dallas!
Section 5 [urban design element]

The 360 Plan

West Dallas Urban Structure & Guidelines

Context Description

The Modera Trinity is a 280-unit mixed-use multifamily development located on roughly 2 acres of land along North Beckley Avenue just south of Fort Worth Avenue adjacent to the Trinity River Levee. This development also lies adjacent to the Trinity Overlook Park, which hopes to be improved and expanded as a part of plans for Harold Simmons Park, a \$250 Million park along the Trinity River.

Key urban design considerations include the design of the ground-level retail space and adjacent parking area in relation to the existing slip drive and future park plans, the design and massing of the building facade along Beckley, specifically considering existing view corridors of the future park and Downtown Dallas, and the design of the development in relation to the adjacent levee.

NAME TBD

Neighborhood:
West Dallas

Program:
Multifamily
Retail

MODERA TRINITY



MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

APPLICANT: MILL CREEK RESIDENTIAL

TEAM

ZONING CONSULTANT: BALDWIN PLANNING

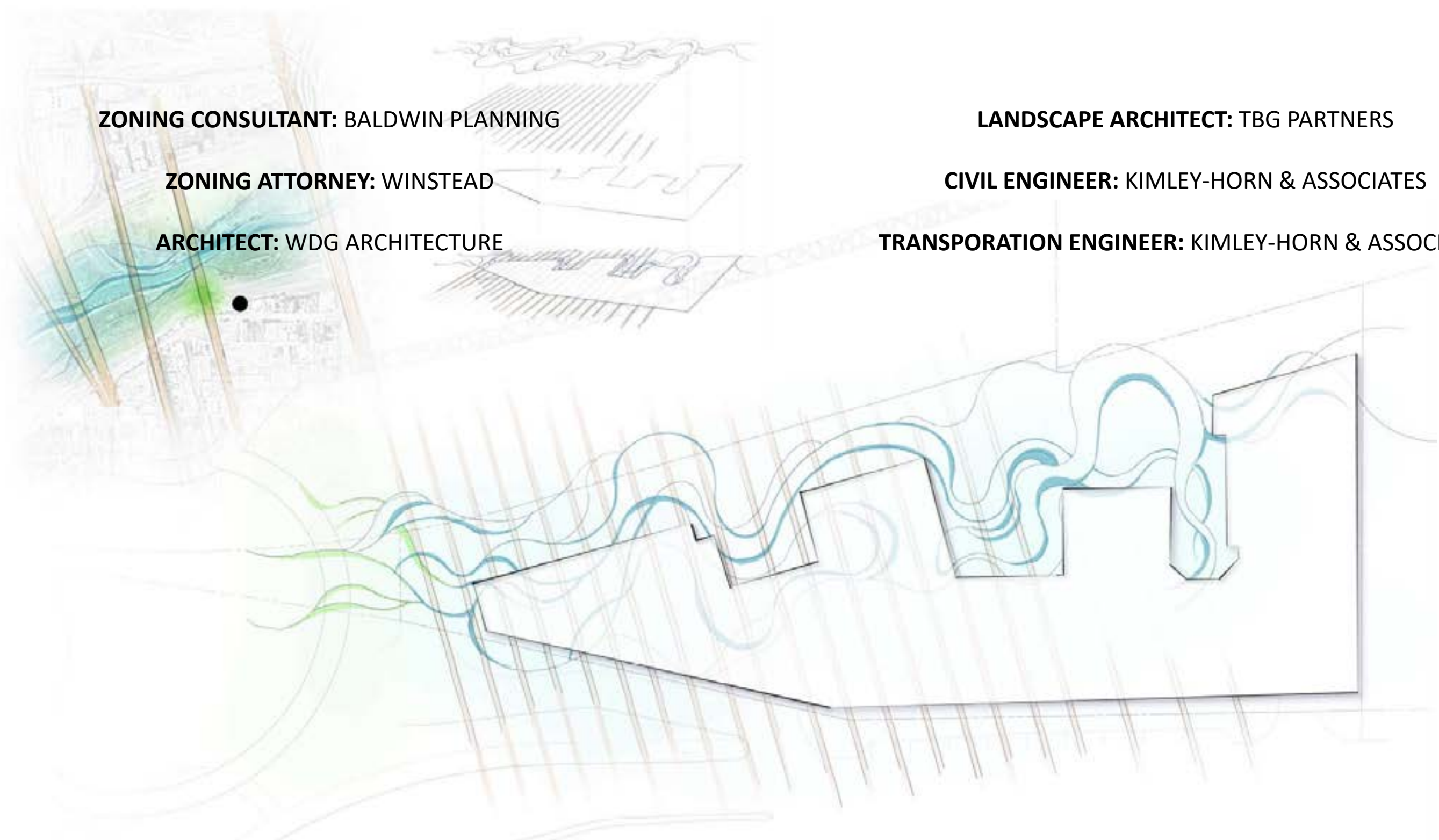
LANDSCAPE ARCHITECT: TBG PARTNERS

ZONING ATTORNEY: WINSTEAD

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES

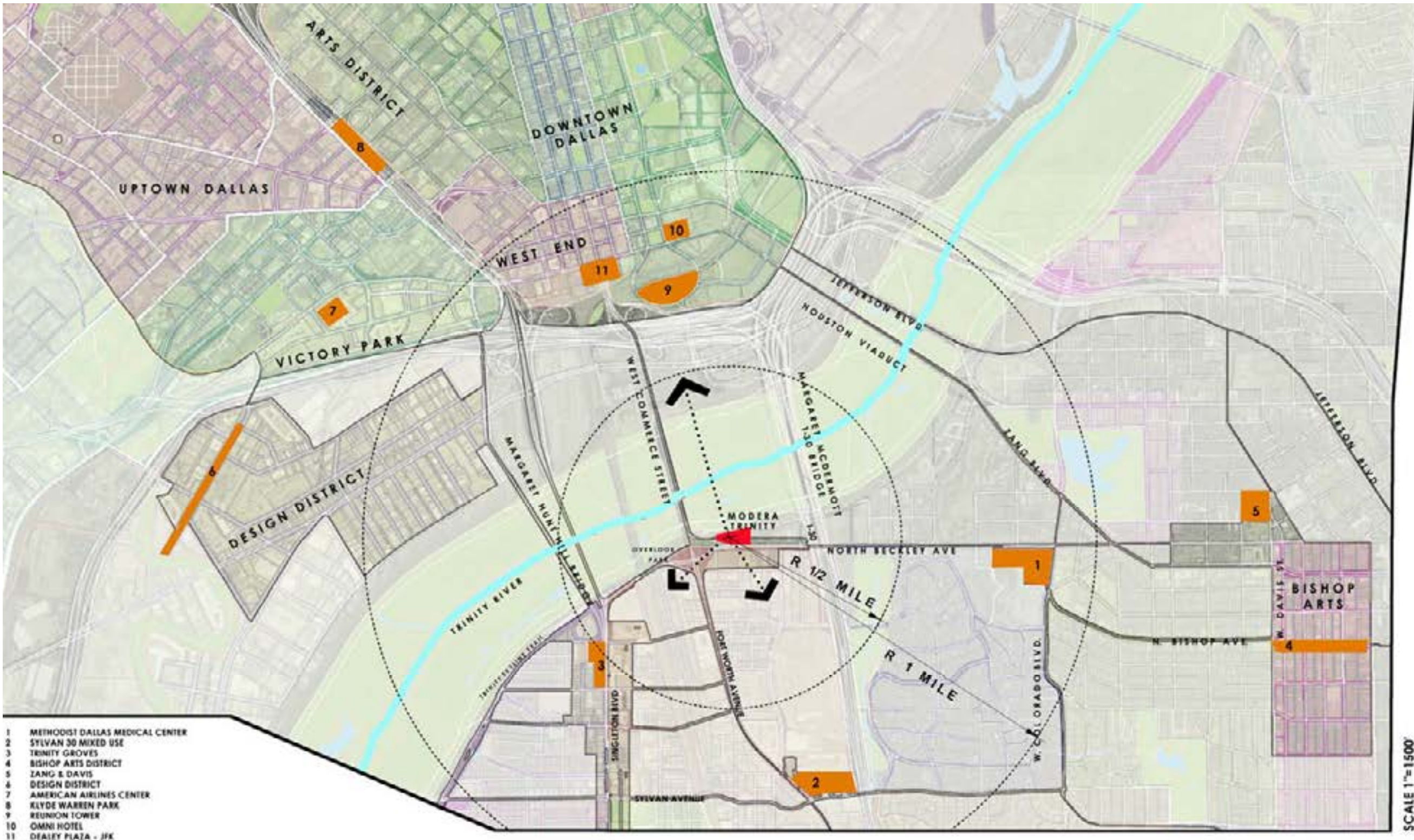
ARCHITECT: WDG ARCHITECTURE

TRANSPORTATION ENGINEER: KIMLEY-HORN & ASSOCIATES



MODERA TRINITY

VICINITY MAP



MODERA TRINITY

Beckley + Commerce Realignment



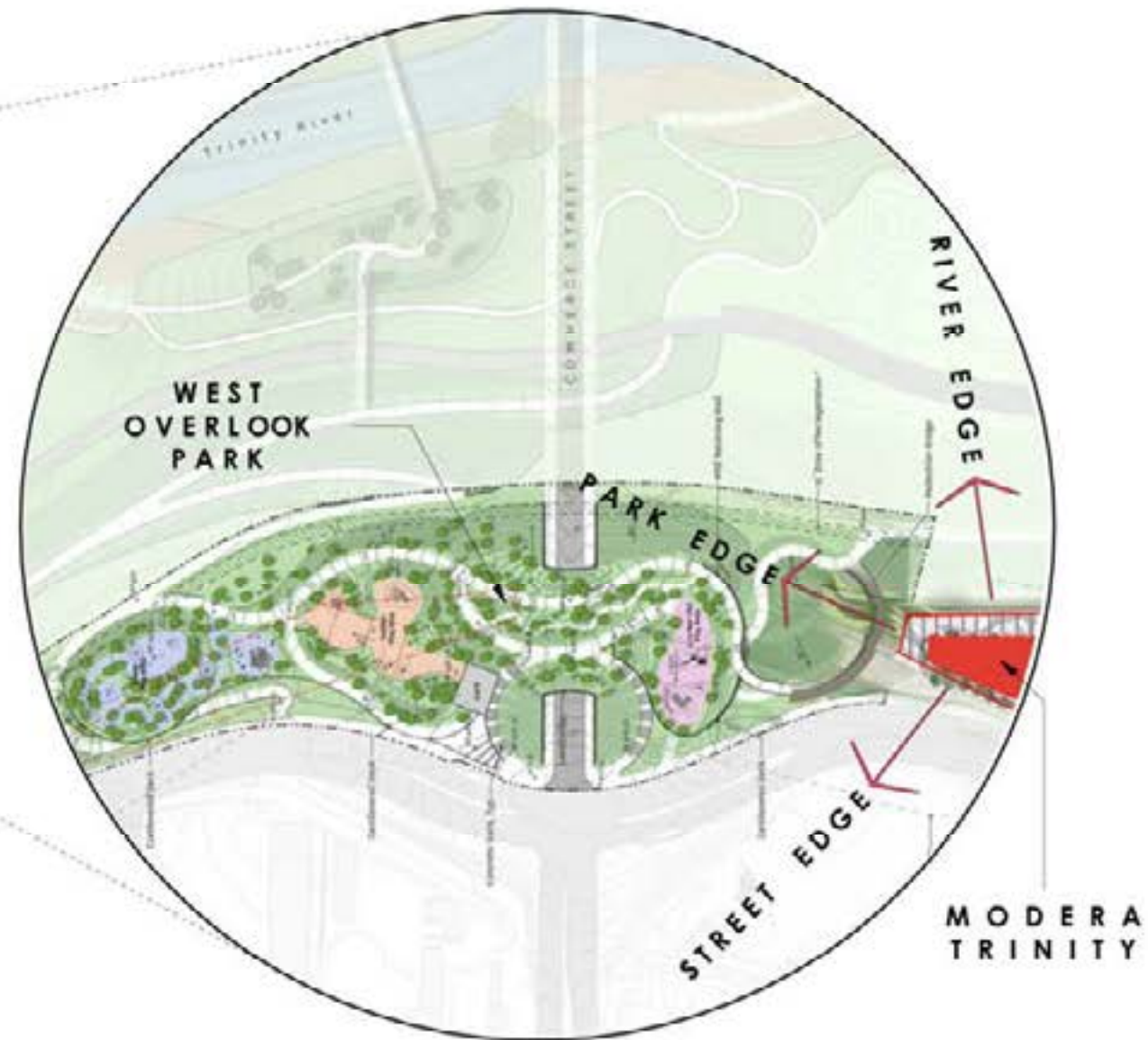
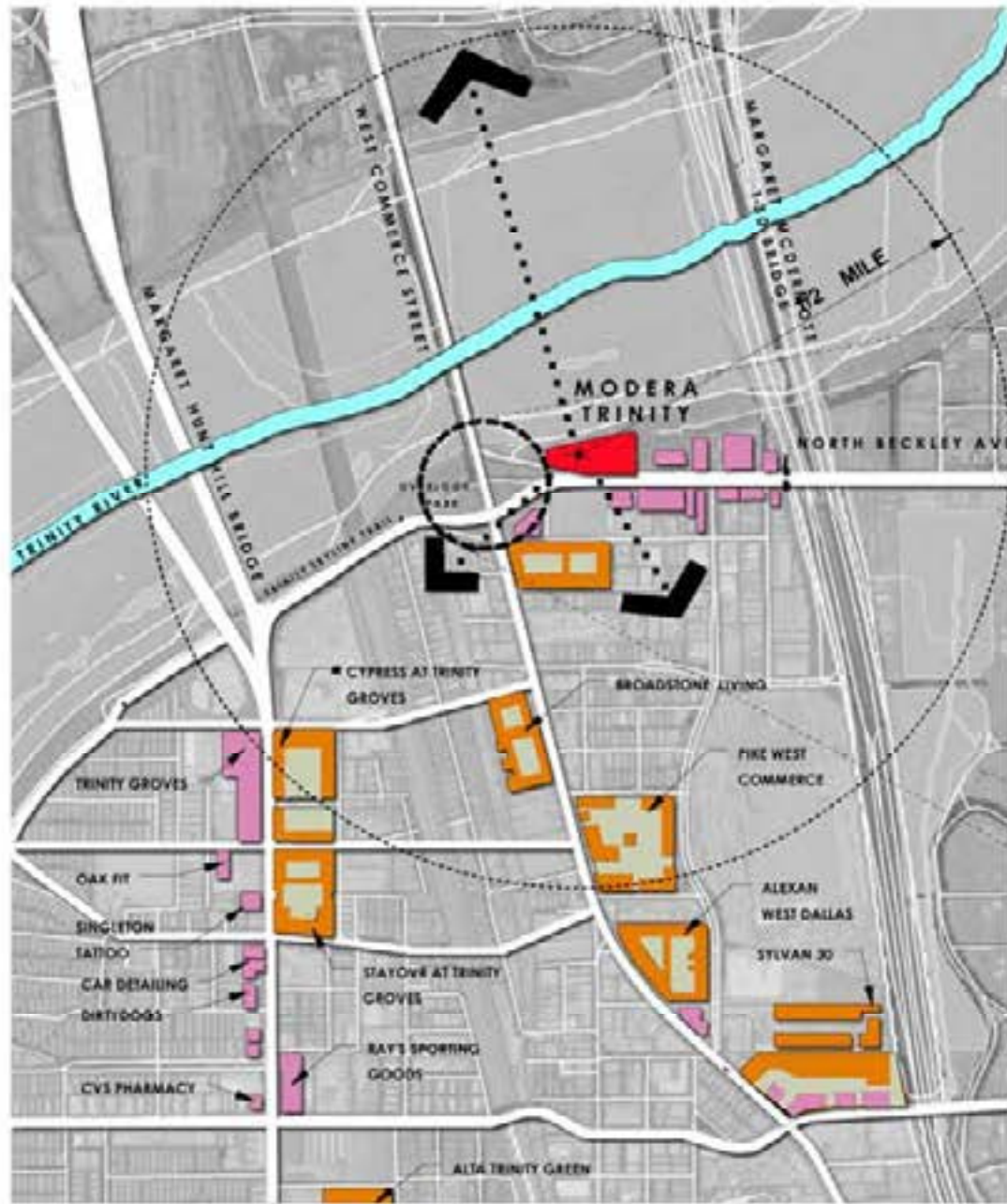
MODERA TRINITY

Across the Street – Cypress MF + 12,000 SF Retail



MODERA TRINITY

CONTEXT MAP



MODERA TRINITY

West Dallas Plan (2011)

A Conceptual Vision

The conceptual plan takes into consideration the many ideas generated at the design charrette and synthesizes them into a set of development objectives. Regardless of the precise development response, these development objectives and corresponding conceptual diagram shall be maintained and adhered to as the benchmark for evaluating future development proposals. These development objectives are represented in the diagram on the next page and include:



7 Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

Trinity Gateway

Vision: Signature vertical buildings lining the Trinity River edge with strong connection to the levee top trail

Recommended Uses: High density residential and institutional with retail as support/secondary.

Growth Scenario: Although small geographically, this area represents a high density edge to the Trinity with roughly 2,000,000 square feet of predominantly residential construction comprising of over 2,000 new residents.



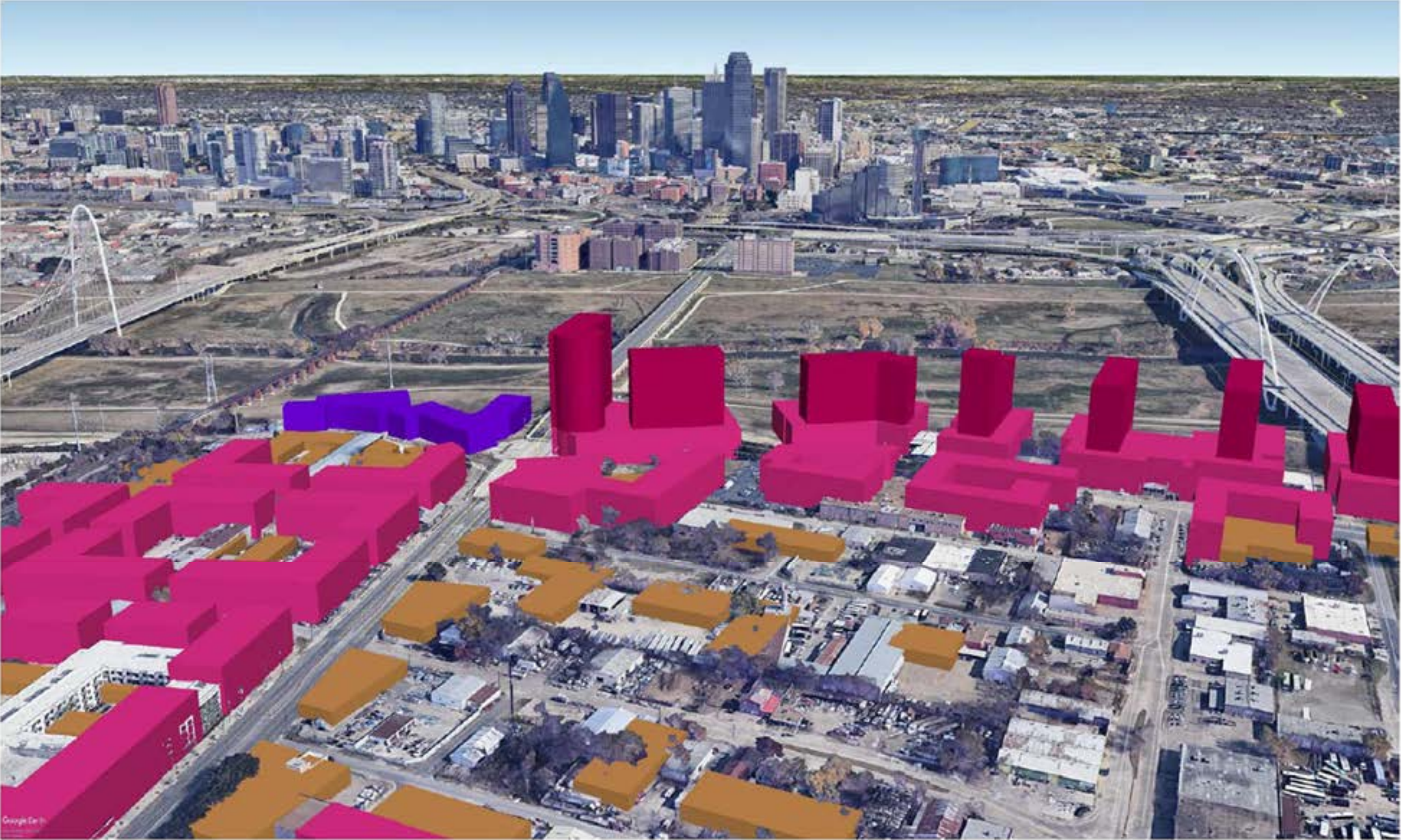
WEST DALLAS STRUCTURES PLAN

-  existing buildings
-  infill development
-  2-story
-  3-6 story
-  6+ story
-  civic buildings
-  retail at podium



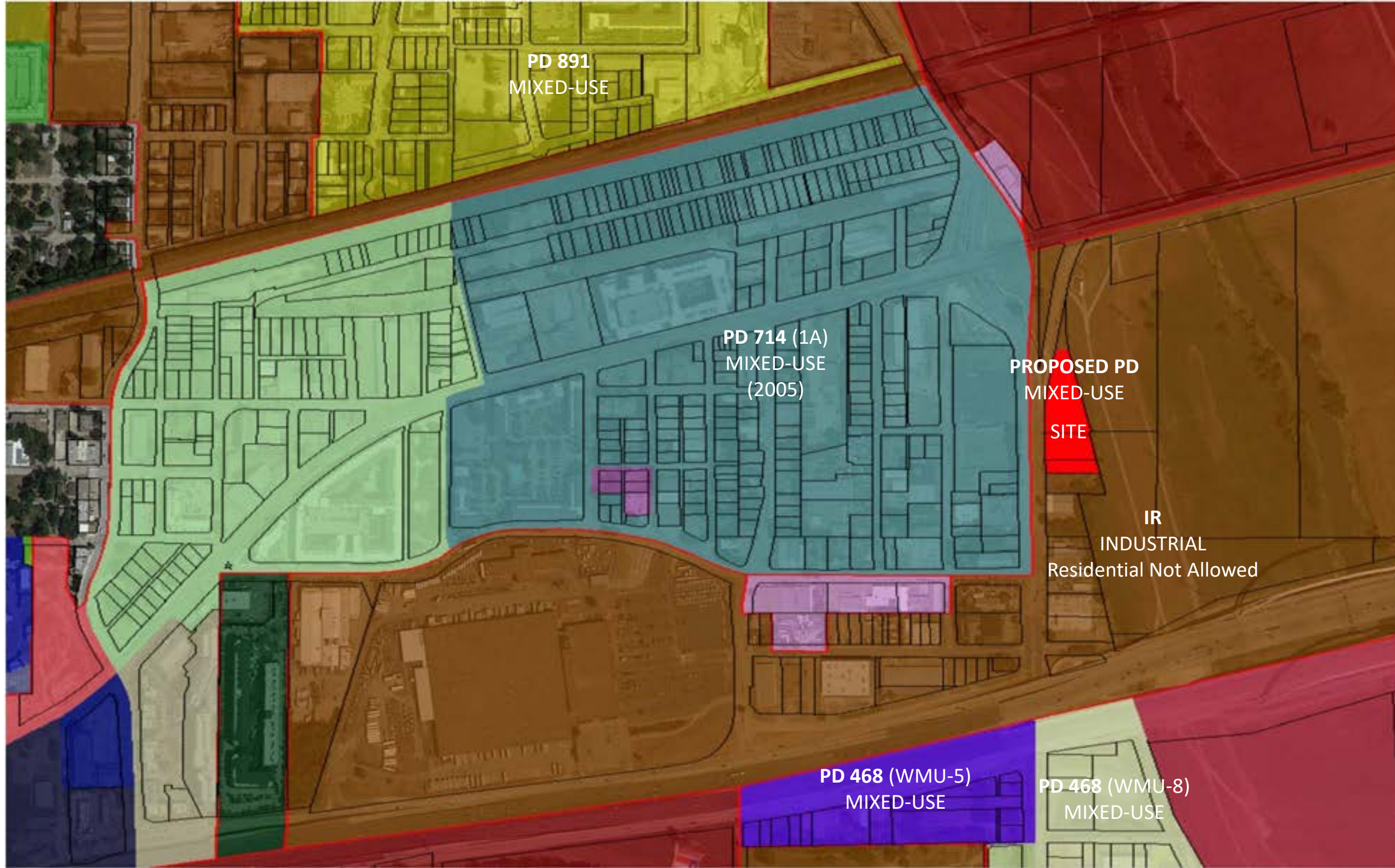
MODERA TRINITY

WEST DALLAS URBAN
STRUCTURES MASSING



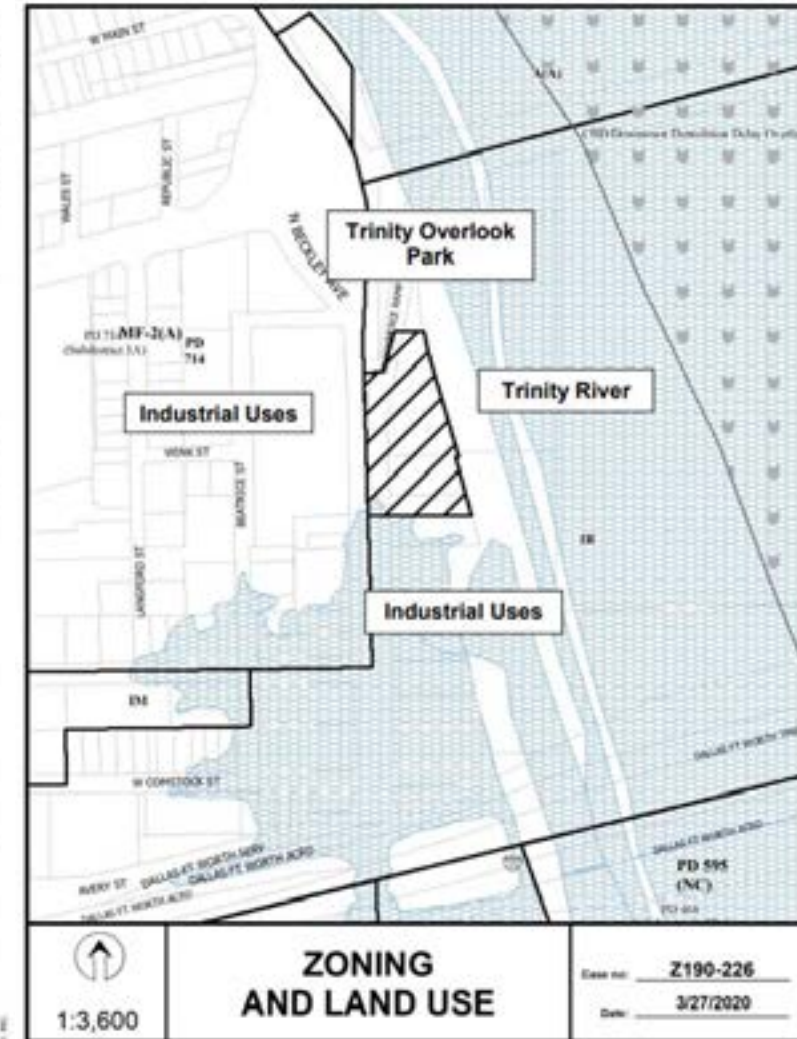
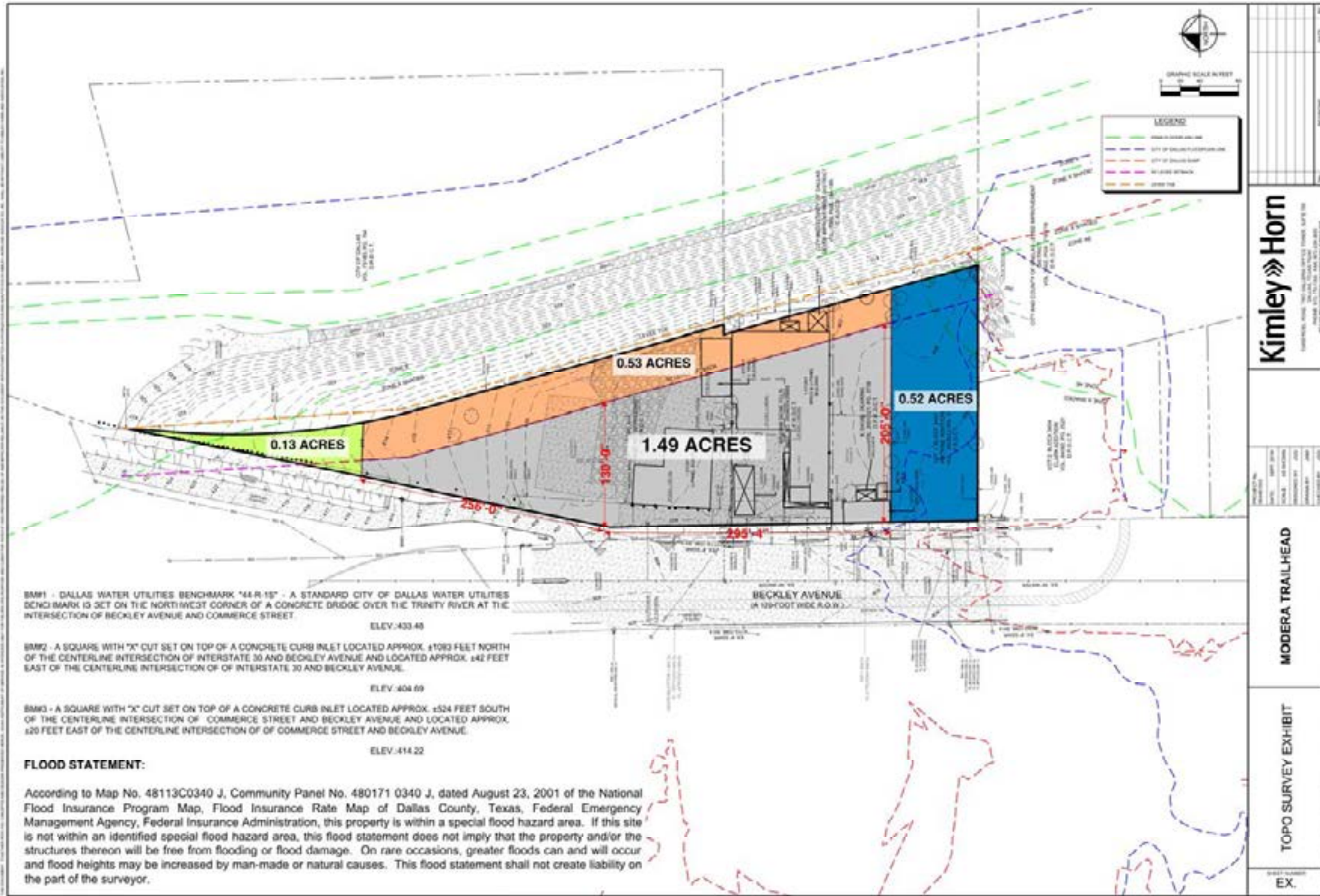
MODERA TRINITY

ZONING MAP - USE



MODERA TRINITY

SITE CONSTRAINTS



MODERA TRINITY



BLOCK LENGTHS

MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

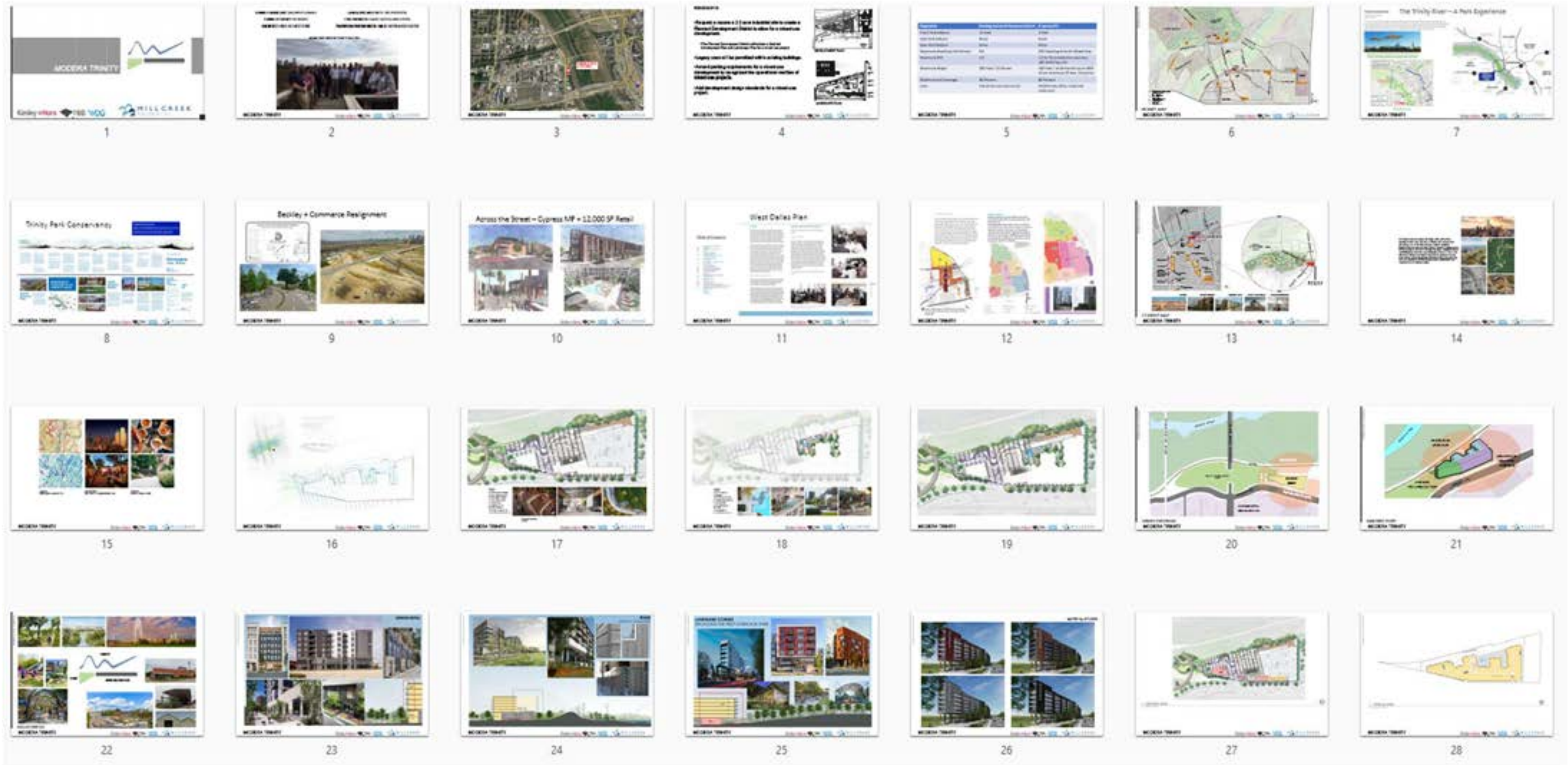
5/21/20 NEIGHBOR MEETING (BLANKS) - PRESENTATION DECK

Same Deck for 6/3/20 Meeting with PUD

Same Deck for 6/8/20 Meeting with Majed Al-Ghafry



6/30/2020 COMMUNITY MEETING - PRESENTATION DECK



11/4/2019 - DISCOVERY CHARRETTE AGENDA & PARTICIPANTS

Followed by PUD Review Meeting 12/10/2019



Modera Trinity Discovery Charrette
 Location: Saint Rocco's (Trinity Groves)
 3011 Gulden Lane, Dallas, TX 75212
 Time: November 4th, 9:30am – 4:30pm

AGENDA

- 9:30 – 9:45 Introductions & Overview (Blackwell + Meyer)
 Program, Problems, Precedent, & Style
- 9:45-11:30 Trinity Driving Tour (Group Shuttle Provided)
 - 9:45-10:15 North Oak Cliff, Margaret Hunt Hill, Downtown, & Design District
 - 10:15-10:45 Saving the City – A Tour of Baker Pump Station with Trinity Watershed Management
 - 10:45-11:15 An Inside Perspective – Trammell Crow Park & the Floodway with Sarah Standifer
 - 11:15-11:30 The Site Itself – Walk the Levee at Commerce & Beckley
- 11:30 – 12:15 Brent Brown - The Trinity Park Conservancy & Harold Simmons Park
- 12:15 – 1:15 Working Lunch –Review of Site (TBG & WDG & KHA)
- 1:15 – 2:15 Retail Panel – Strength and Weakness in West Dallas
- 2:15 – 2:45 Jim Reynolds - Trinity Groves, current and future plans
- 2:45 – 3:00 Evan Sheets & Jacob Browning – Mobility, Connectivity, & Demographics
- 3:00 – 4:00 Program + Problems + Precedent
 - Program: unique positioning (amenities), ground floor activation, parking
 - Problems: connectivity, grade challenges, parks, & levies
 - Precedent: inspiration from the neighborhood, looking beyond the neighborhood
- 4:00 – 4:30 Closing comments and open forum for remarks

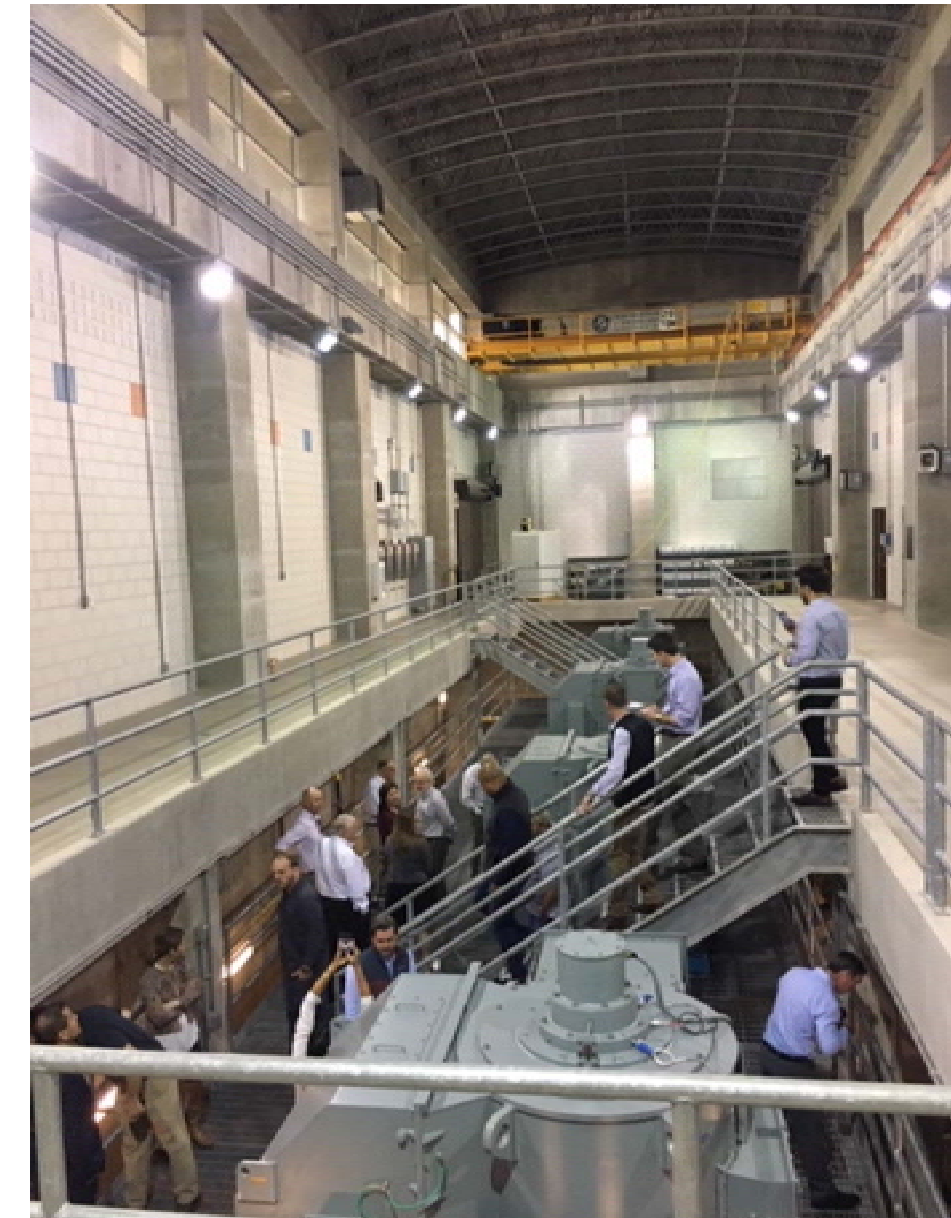


Modera Trinity Discovery Charrette
 Location: Saint Rocco's (Trinity Groves)
 3011 Gulden Lane, Dallas, TX 75212
 Time: November 4th, 9:30am – 4:30pm

PARTICIPANTS

- Ownership**
 Mill Creek Residential - Michael Blackwell, Kevin Hickman, Ginny Hightower, Shawn Regan, Chris Wilkins, Meghan Caviness, Jonathan Moreno, Ashley Brightwell, Jack Greg, Bob Stimson (current owner), Joe McElroy (current owner), Richard Patten (current owner)
- Design Team**
 Architecture (WDG) - Will Duncan, Raheel Ahmad
 Civil Engineer (Kimley Horn) – Sarah Scott, Jennifer Gansert
 Landscape Architecture (TBG) – Seth Atwell, Ches Campbell, Mark Meyer
 Zoning (Baldwin Planning) – Rob Baldwin, Jennifer Hiromoto
- City Input Resources**
 Dallas City Council District 3: Omar Narvaez
 Dallas City Planning Commissioner District 3: Deborah Carpenter
 City of Dallas (Stormwater / Levee System): Sarah Standifer, Ricky McRay
 City of Dallas (EcoDev): Courtney Pogue
 City of Dallas (UDRP): Daniel Church, Arturo Pound
 Trinity Park Conservancy: Brent Brown, Marcus Shropshire, Elissa Izmailyan
 Downtown Dallas Inc: Even Sheets, Dustin Bullard
 Trinity Groves: Jim Reynolds
- Retail Panel**
 OakFit – Ron Incerta
 Manhattan Project Beer Co. – Karl Sanford
 CiboDivino Marketplace – Christina Puleo
 Moderator – Kevin Hickman (MCRT)

3910 N CENTRAL EXPY SUITE 1100 DALLAS, TX 75206
 P 214.922.8000 MCRT.ORG

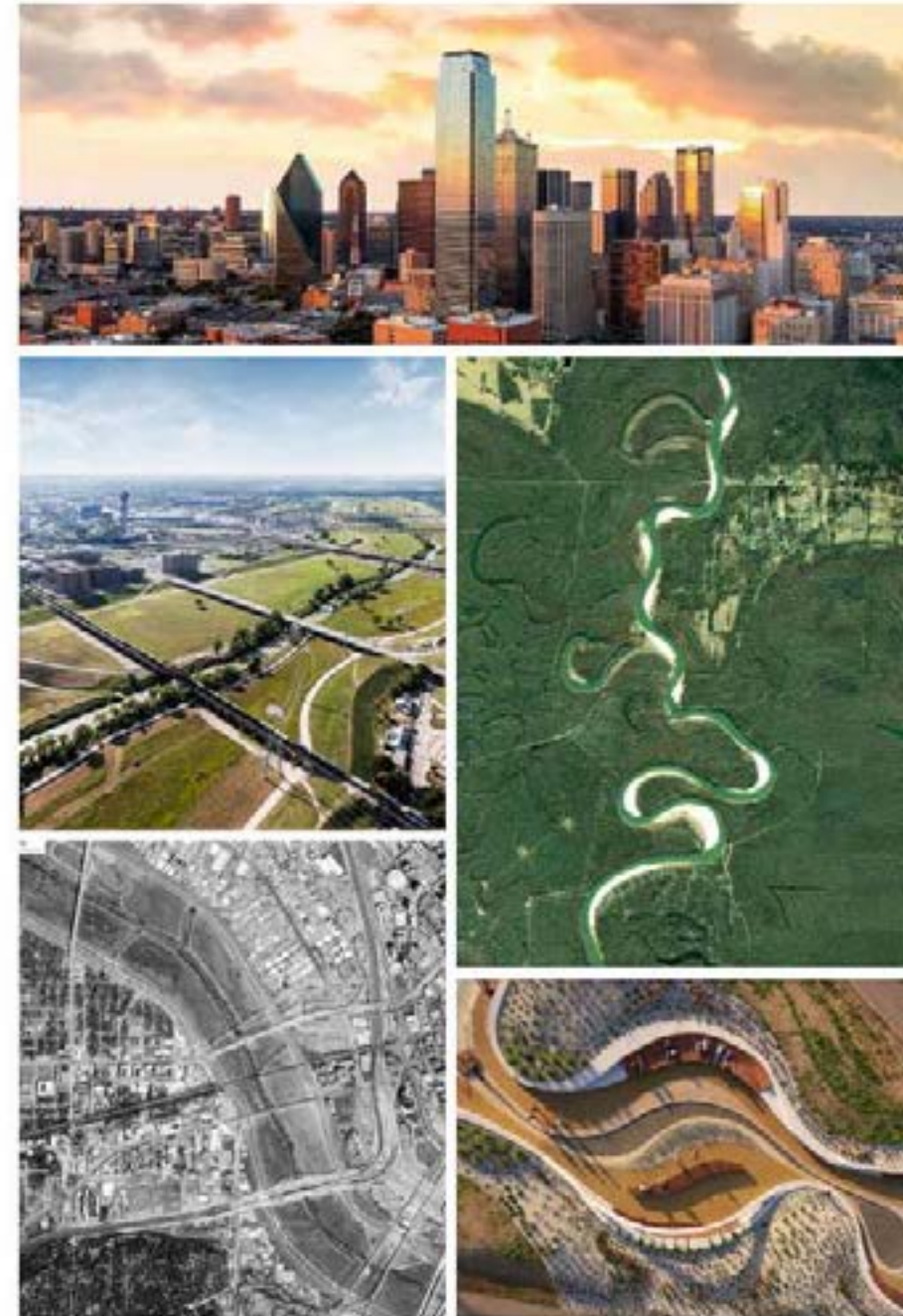


EXISTING CONDITION PHOTOS: BECKLEY AVENUE



MODERA TRINITY

As Dallas moves towards fully embracing the assets of the river, Modera Trinity will weave the growing city with this unique natural system. Inspired by sweeping city views, historic urban river infrastructure, modern bridge design, neighborhood revitalization and the everchanging flow of the river, Modera Trinity's modern materials, layered forms and native plant material will blend the old with the new to create a vibrant mixed-use destination for residents and visitors alike.



MODERA TRINITY



woven
urban grid + natural river



embraced
city views + neighborhood vibe



vibrant
social + active + bold



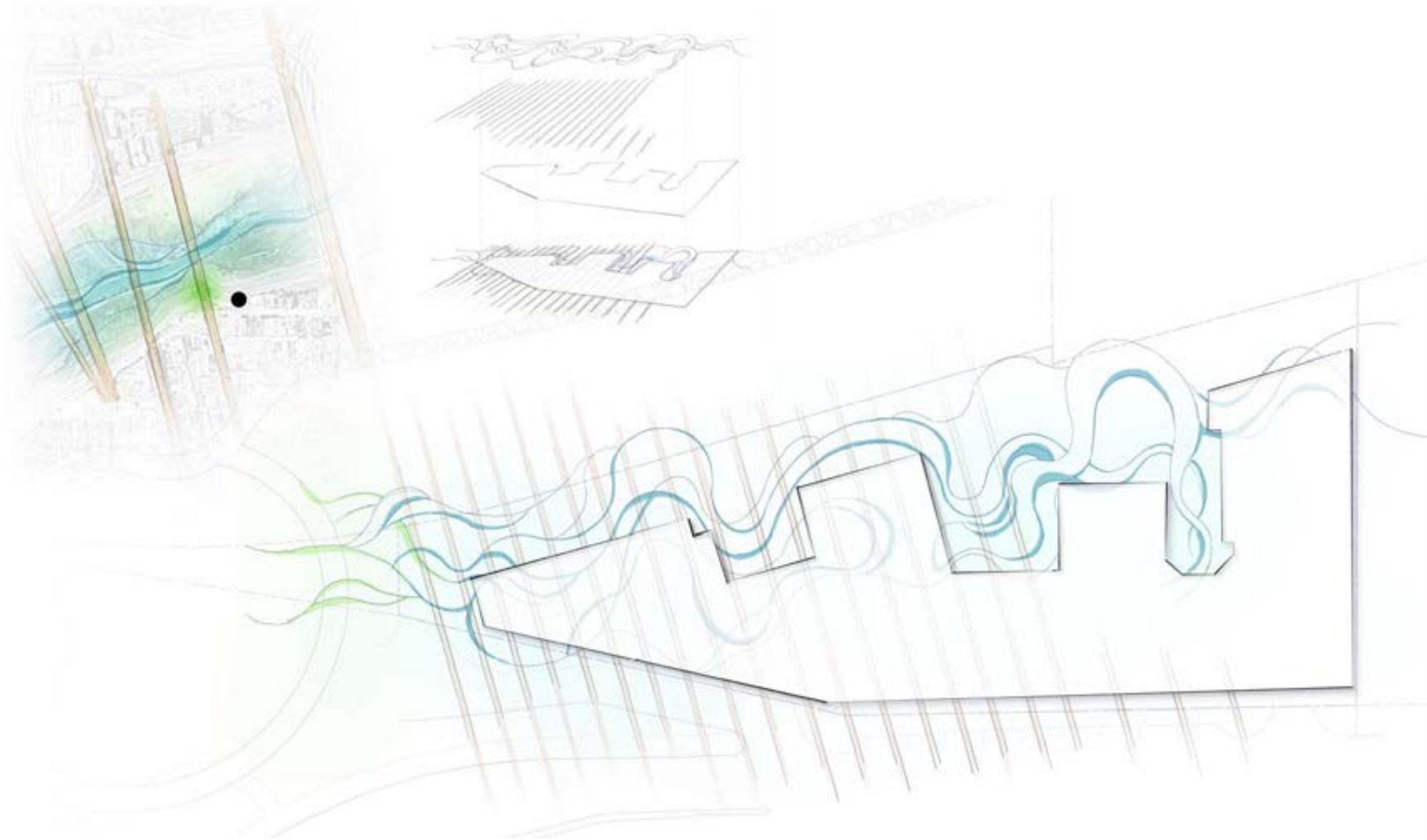
MODERA TRINITY

Kimley»Horn

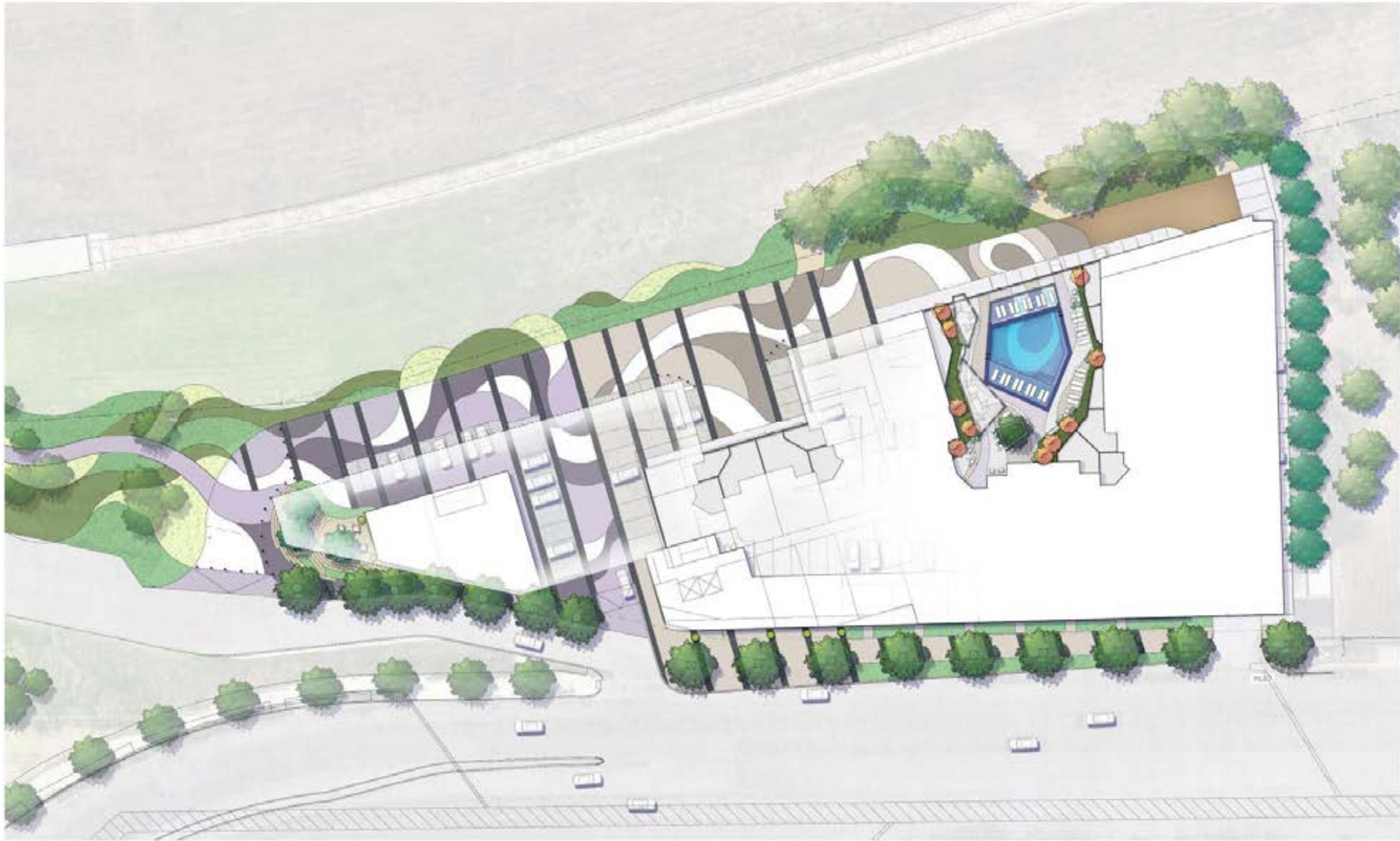
TBG

WDG

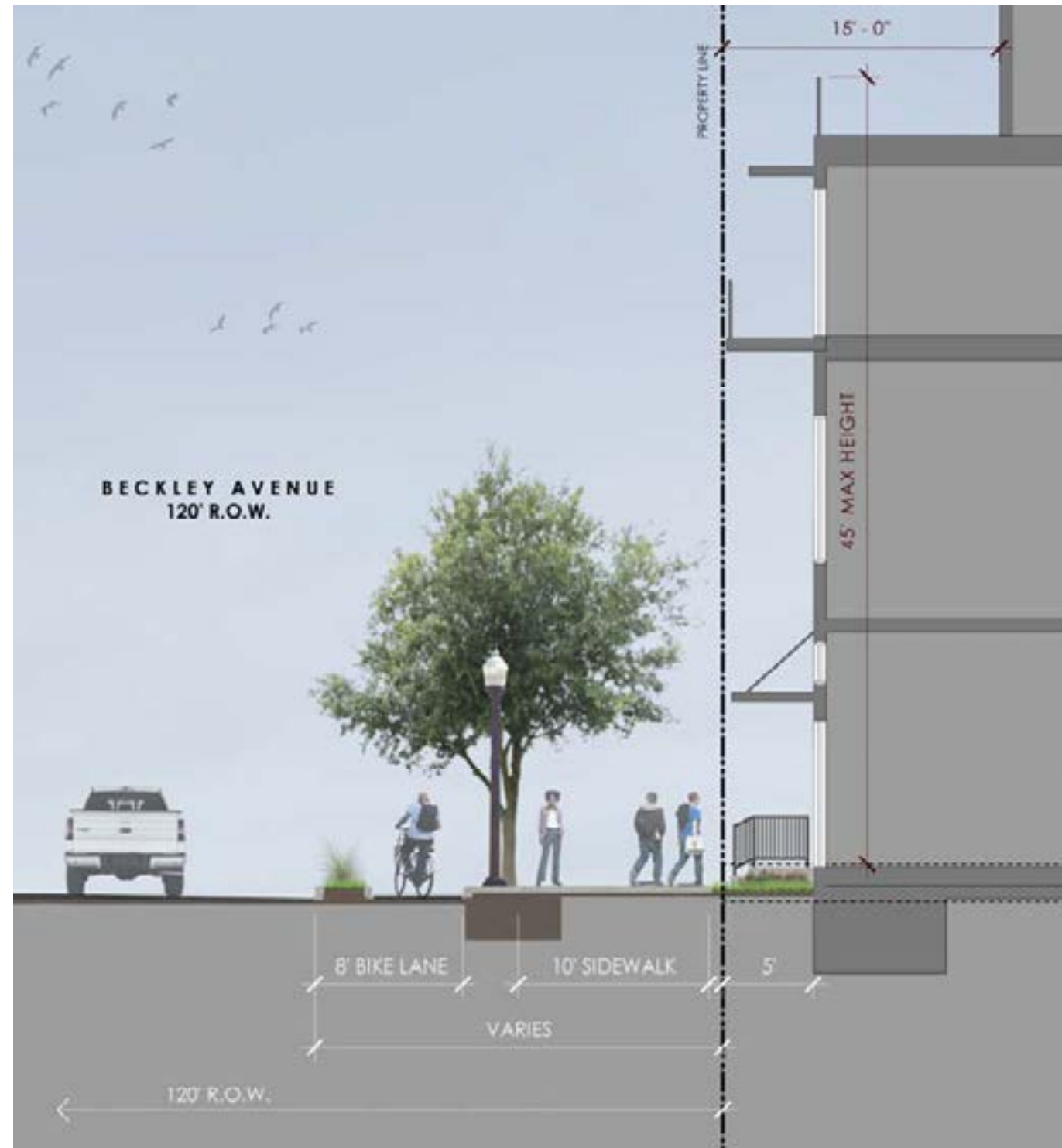
MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS



MODERA TRINITY



MODERA TRINITY



BECKLEY AVENUE STREETScape SECTION

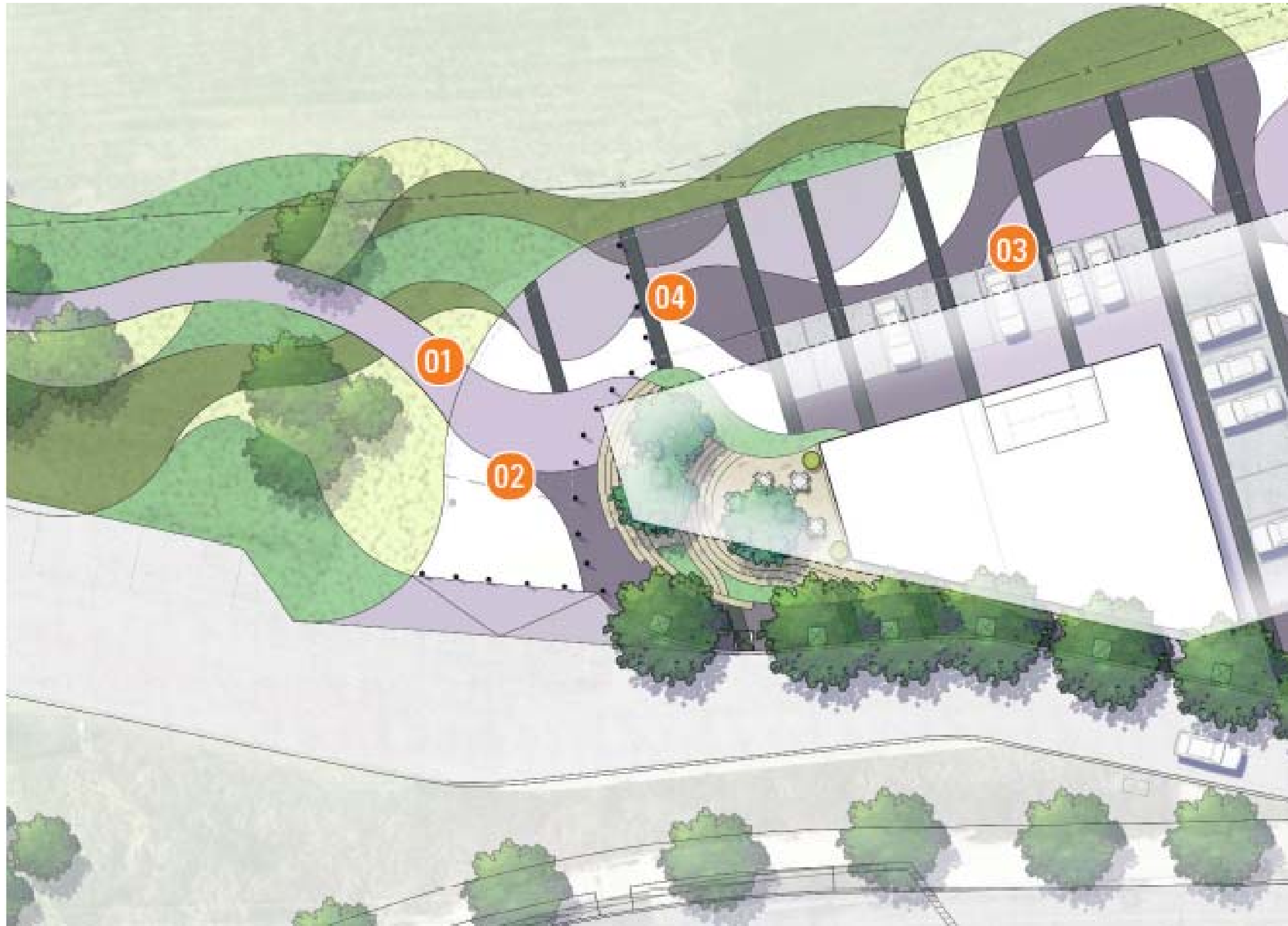
MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



MODERA TRINITY

Kimley»Horn



WDG





Legend

- 01 Clubhouse entry
- 02 Wetdeck
- 03 Raised swimming pool
- 04 Shade structure seating
- 05 Grilling station
- 06 Games & seating
- 07 Lounge seating
- 08 Resident balcony



MODERA TRINITY



EXISTING MATURE TREES ON SOUTH PROPERTY LINE



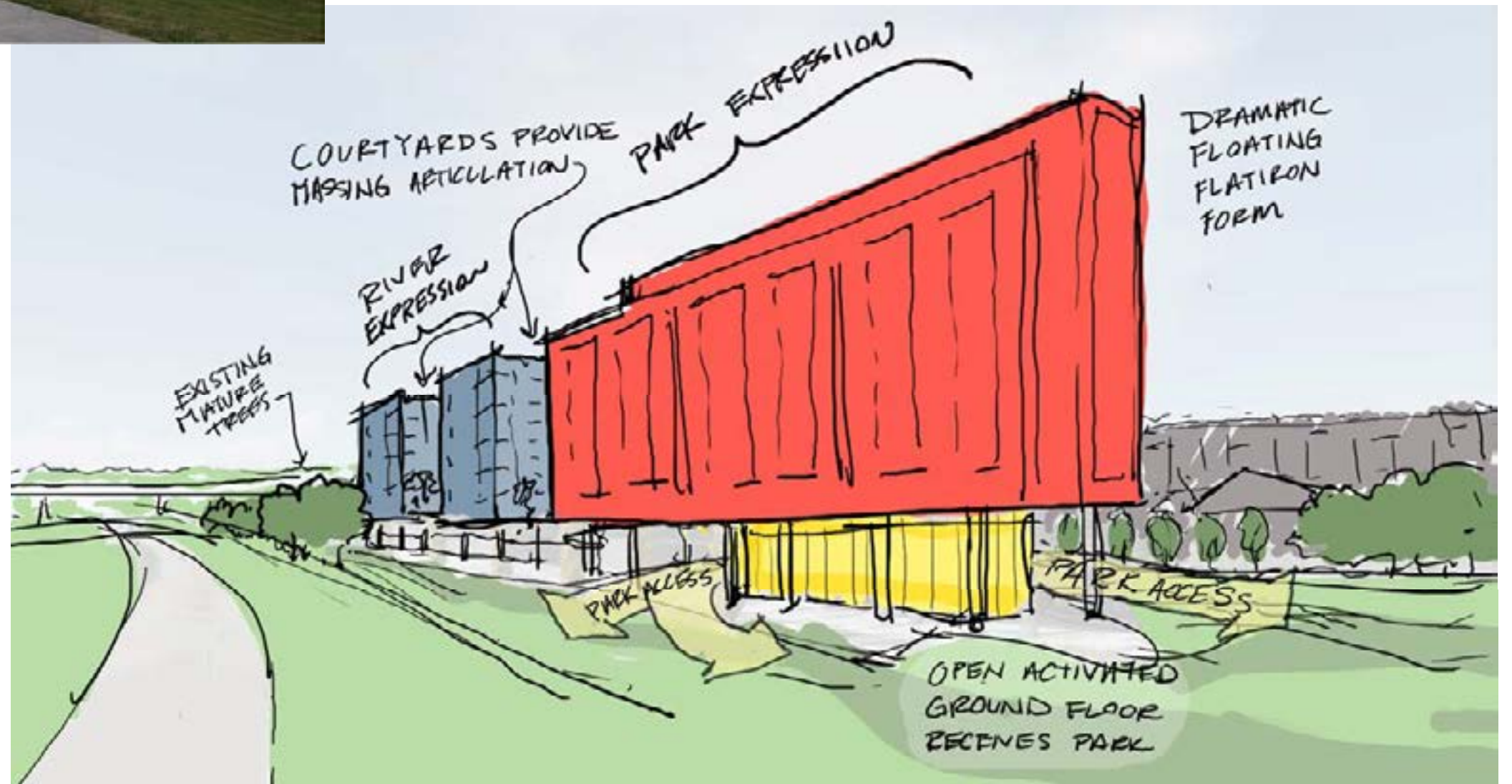
PEDESTRIAN VIEW LOOKING NORTH ON BECKLEY

SOUTH FAÇADE VISIBILITY

MODERA TRINITY



EXISTING MATURE TREES ON LEVEE EDGE



BECKLEY ELEVATION PART I

MODERA TRINITY



Context Composition Human Scale

Striking Urban Form



MODERA TRINITY

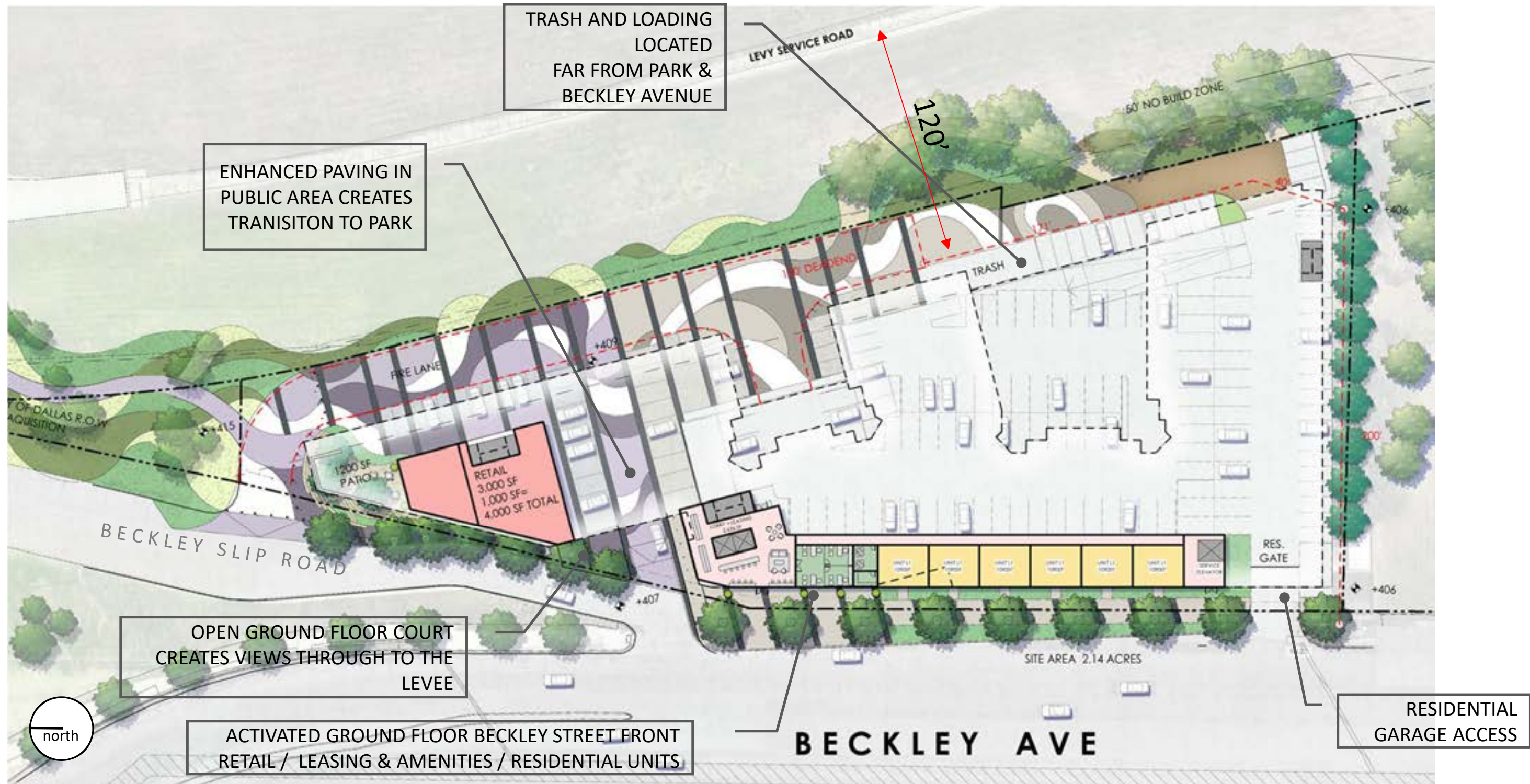
Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

ILLUSTRATED GROUND LEVEL PLAN



MODERA TRINITY

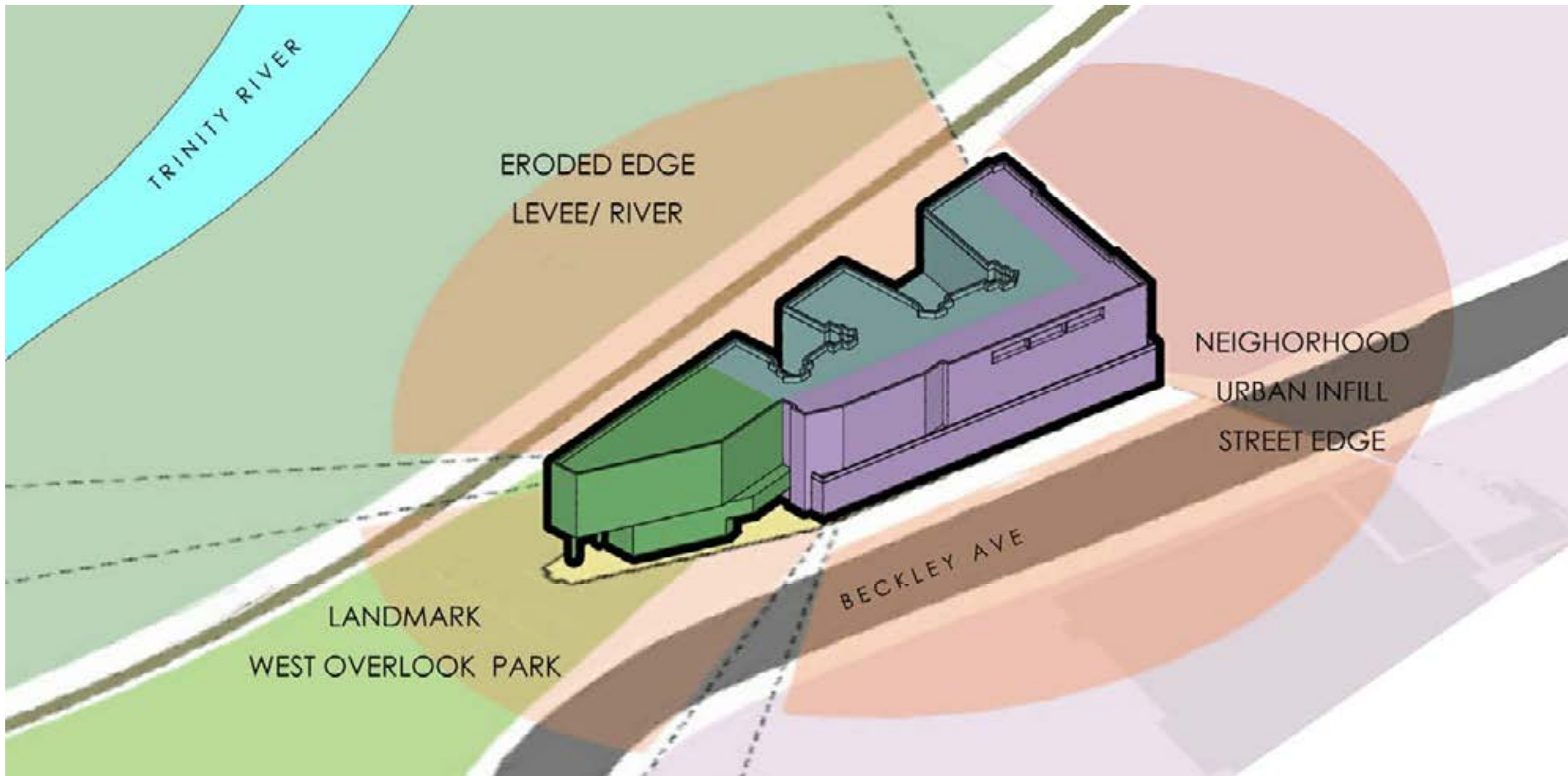
Kimley»Horn



WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

MASSING PARTI



MODERA TRINITY

Kimley»Horn

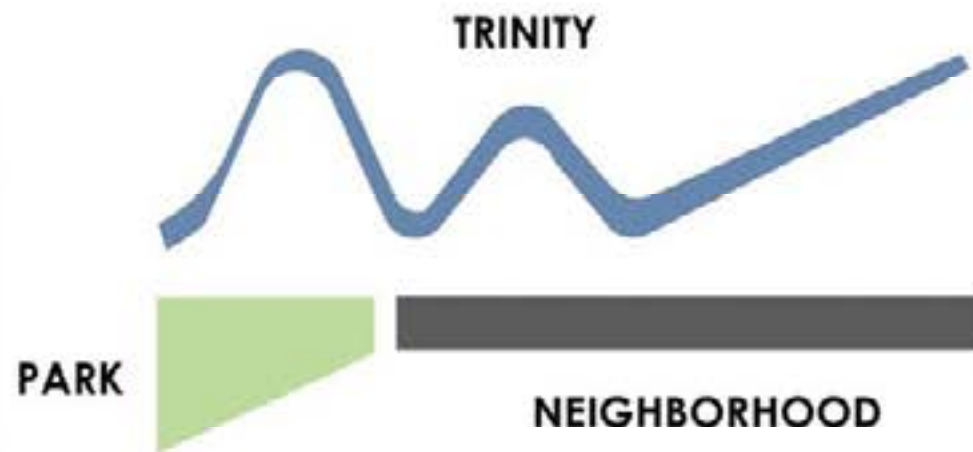
TBG

WDG



MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

ADJACENCIES



MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

CHARACTER

URBAN INFILL



MODERA TRINITY

Kimley»Horn

TBG

WDG

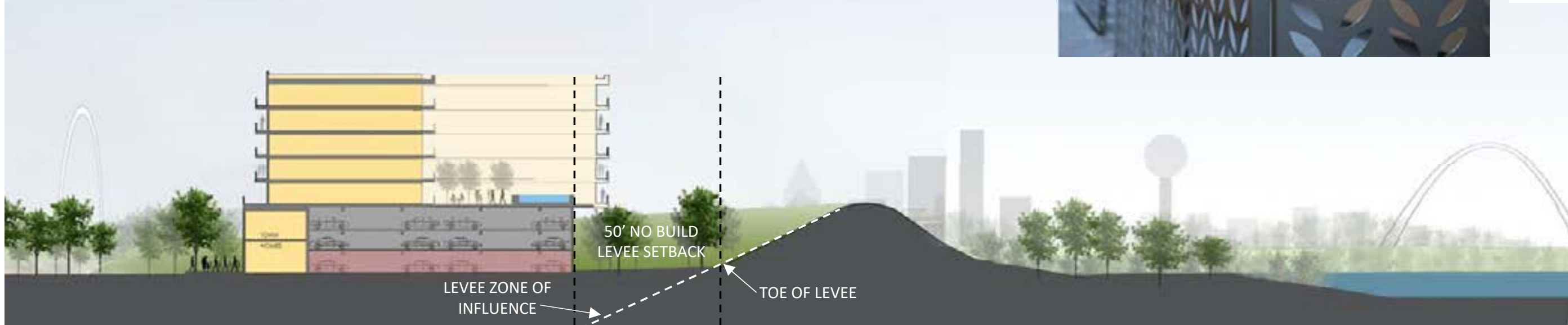


MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

CHARACTER

RIVER

SHAPED BY THE ELEMENTS



MODERA TRINITY

Kimley»Horn

TBG

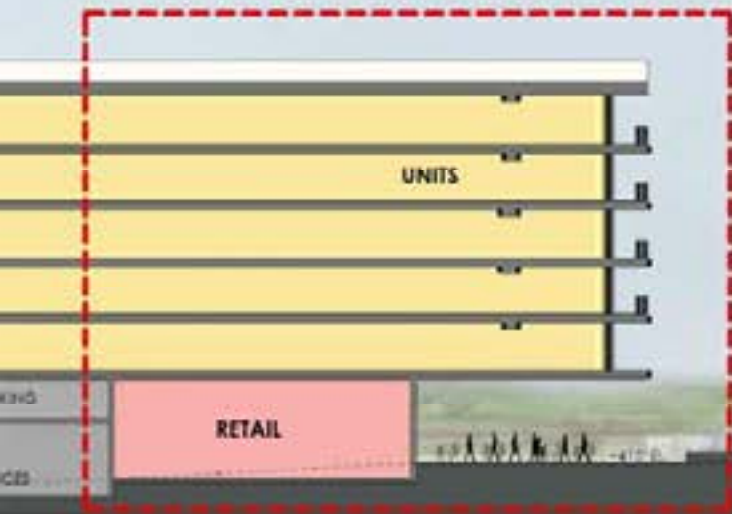
WDG



MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

LANDMARK CORNER
ENGAGING THE WEST OVERLOOK PARK

CHARACTER



MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

June 30th
Community
Meeting

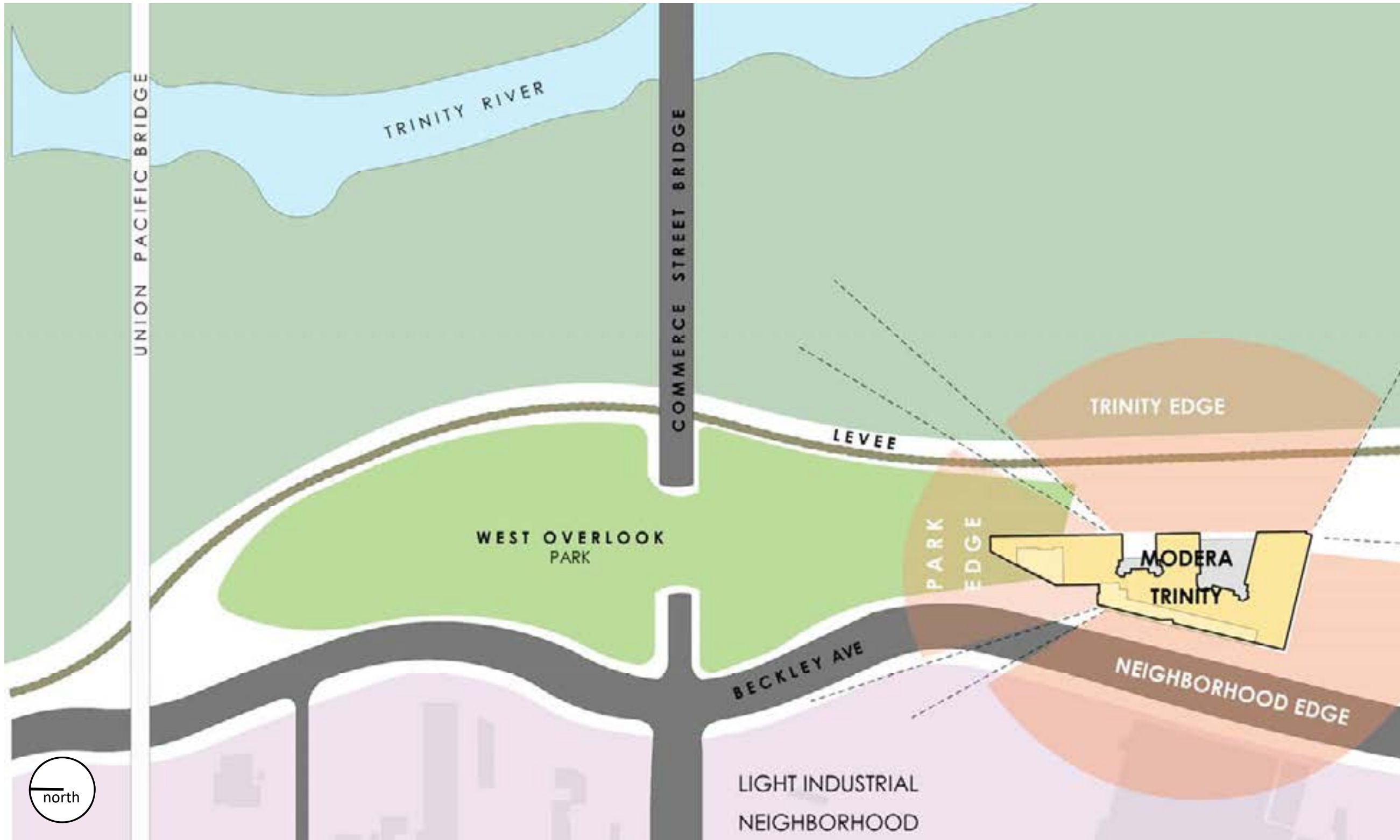


Material & Color
Exercise for
Community Input



MODERA TRINITY

URBAN DIAGRAM



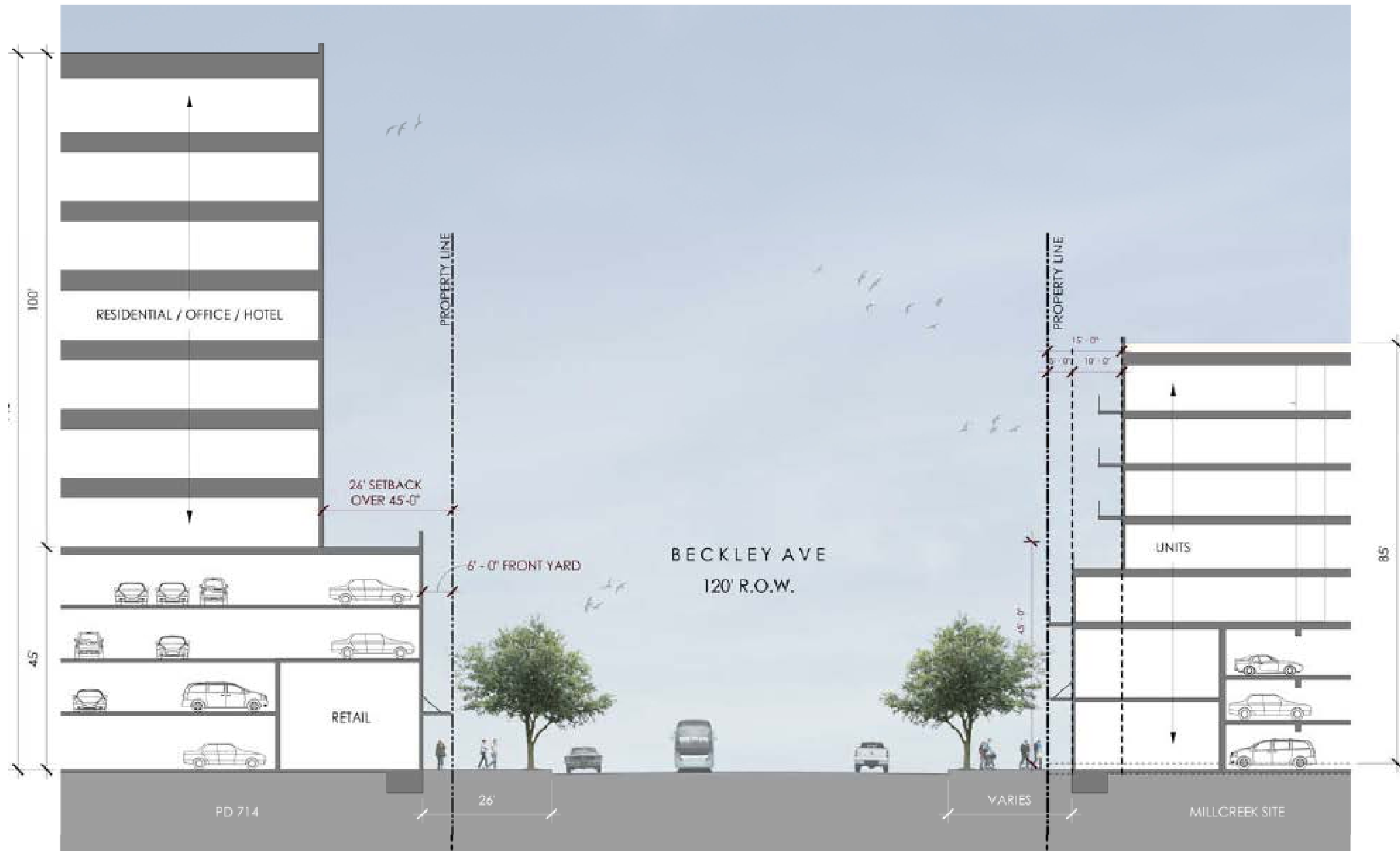
MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



BECKLEY AVENUE SECTION (COMMUNITY REFINEMENT)

MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

8:00 AM



12:00 NOON



4:00 PM



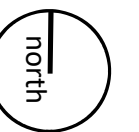
FALL EQUINOX – SEPTEMBER 22ND
SHADOW STUDY

MODERA TRINITY

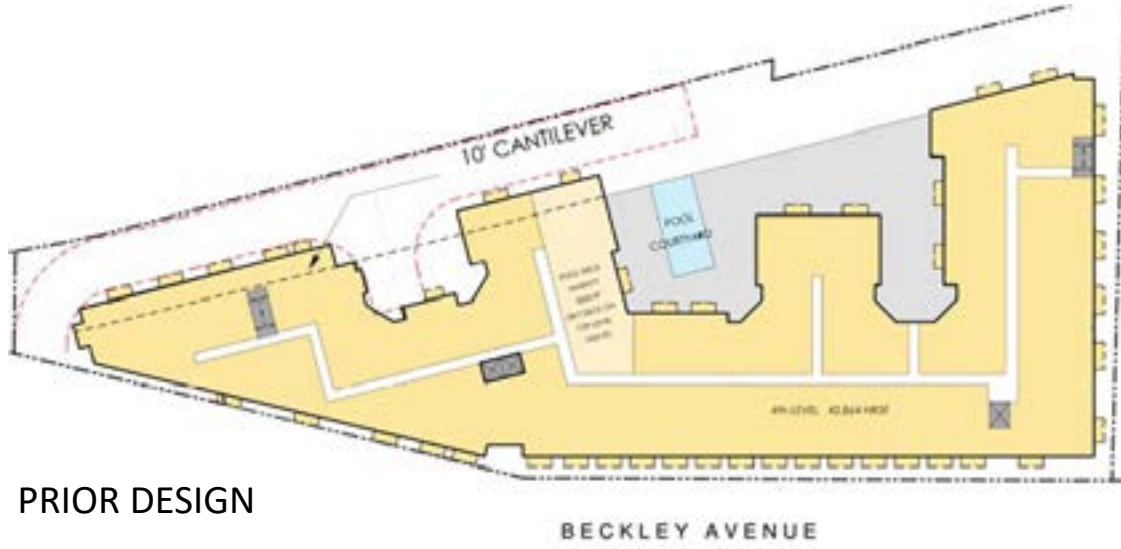
Kimley»Horn



WDG



TYPICAL FLOOR PLAN



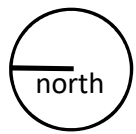
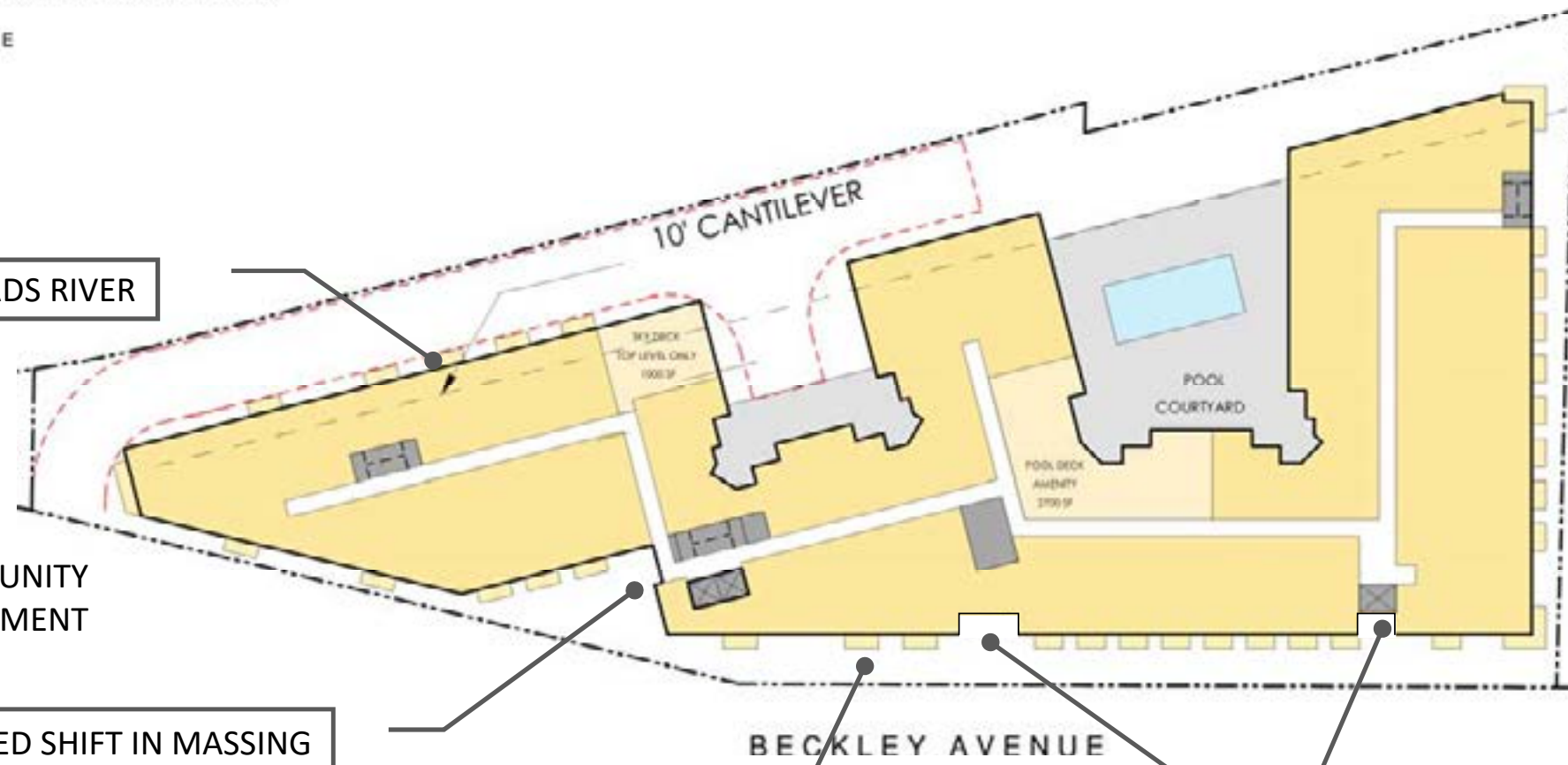
SHIFTED MASSING AWAY FROM BECKLEY TOWARDS RIVER

COMMUNITY
REFINEMENT

ADDED SHIFT IN MASSING
TO REDUCE PERCEIVED LENGTH OF BUILDING

ADDED 15' URBAN FORM SETBACK

ADDED FAÇADE RELIEF



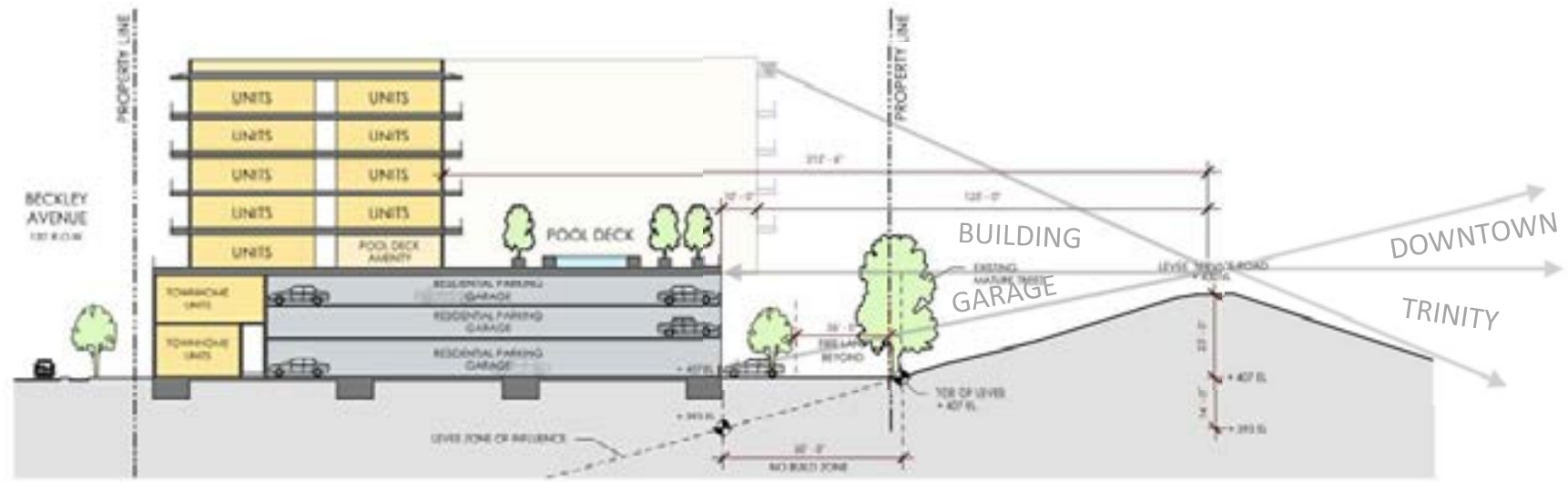
MODERA TRINITY

Kimley»Horn

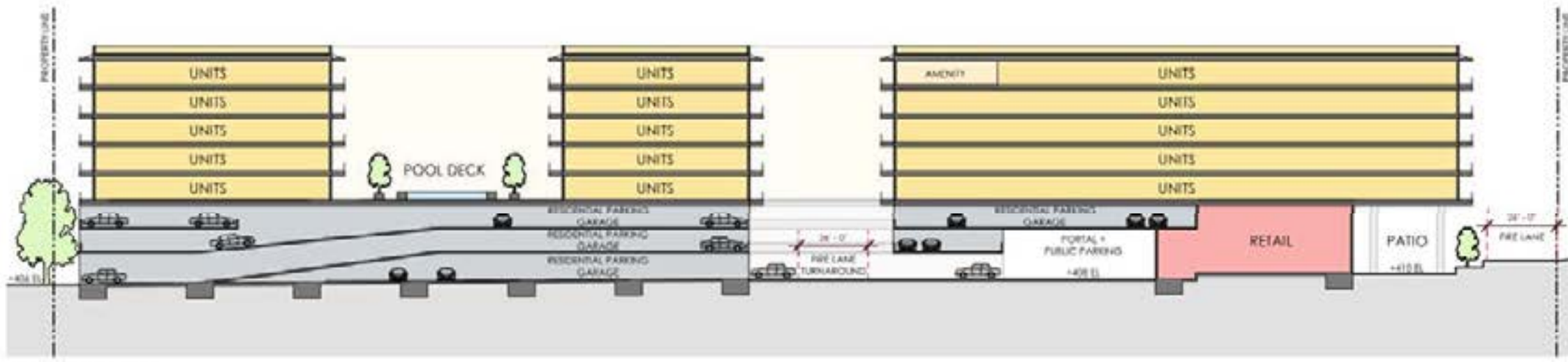


WDG

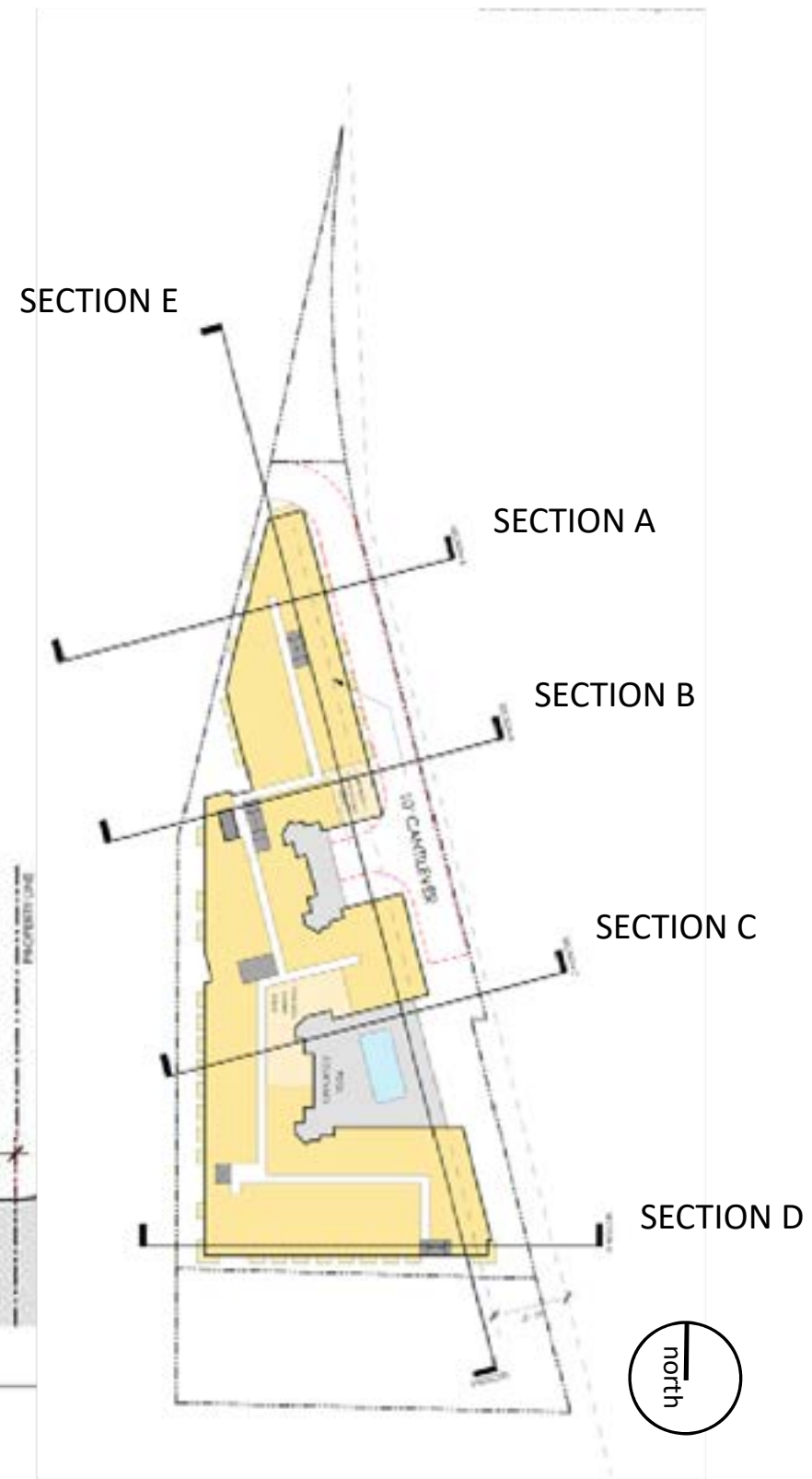




SECTION C
SCALE: 1/32" = 1'-0"

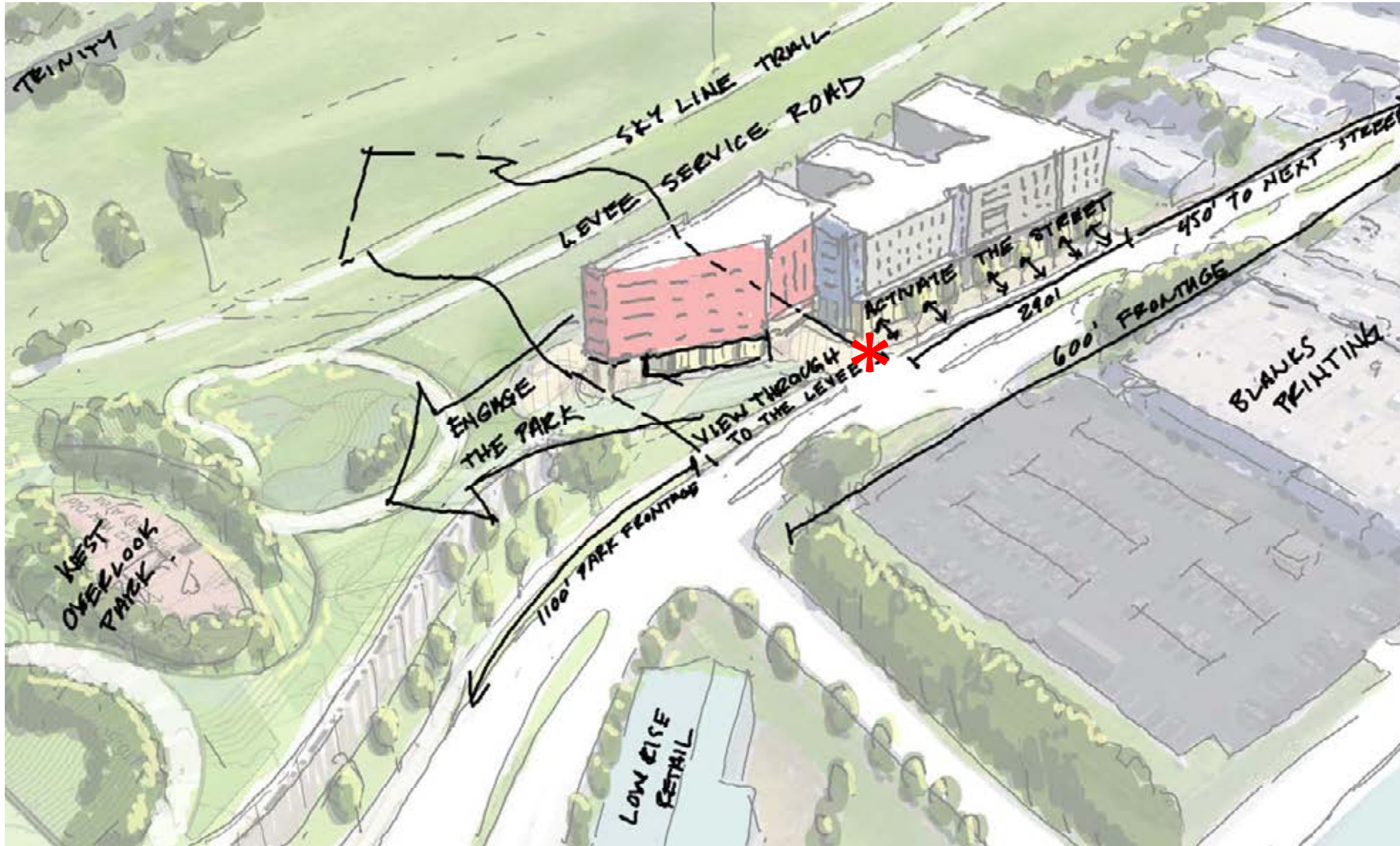


SECTION E
SCALE: 1" = 40'-0"



MODERA TRINITY

URBAN
CONNECTIVITY &
ADJACENCIES



MODERA TRINITY



BECKLEY
TOWNHOME
STREETScape

MODERA TRINITY

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



WHERE THE SIDEWALK ENDS AND THE PARK BEGINS - PORTAL TO THE PARK

MODERA TRINITY



MODERA TRINITY

THE FLATIRON RECEIVES THE PARK

Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



MODERA TRINITY

MATERIAL OPTIONS



WEST DALLAS URBAN
STRUCTURES MASSING



MODERA TRINITY

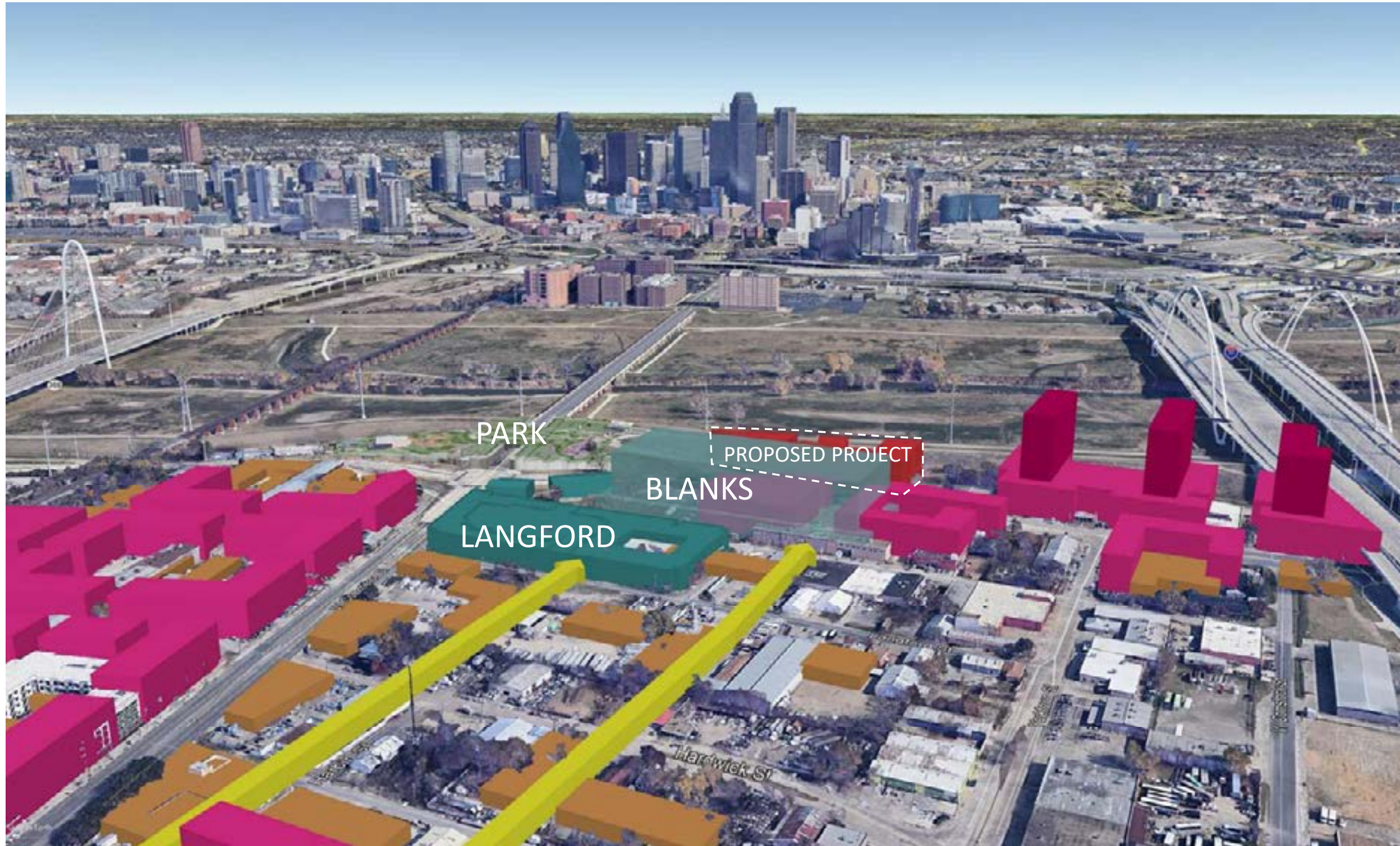
Kimley»Horn

TBG

WDG

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

WEST DALLAS URBAN STRUCTURES MASSING WITH PROPOSED PROJECT



-  2-story
-  3-6 story
-  6+ story
-  civic buildings
-  retail at podium

MODERA TRINITY

Kimley»Horn

TBG

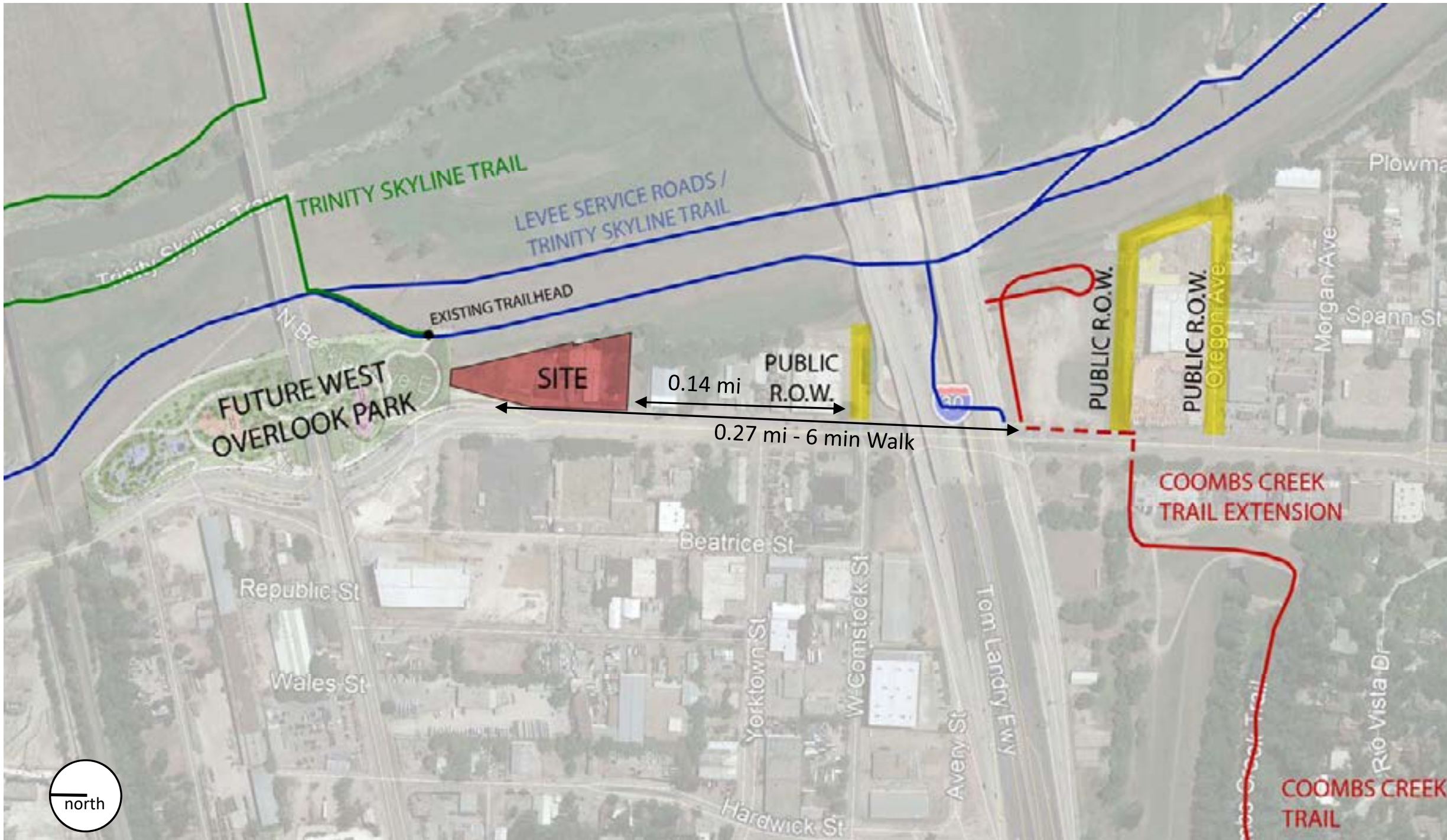
WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS

APPENDIX

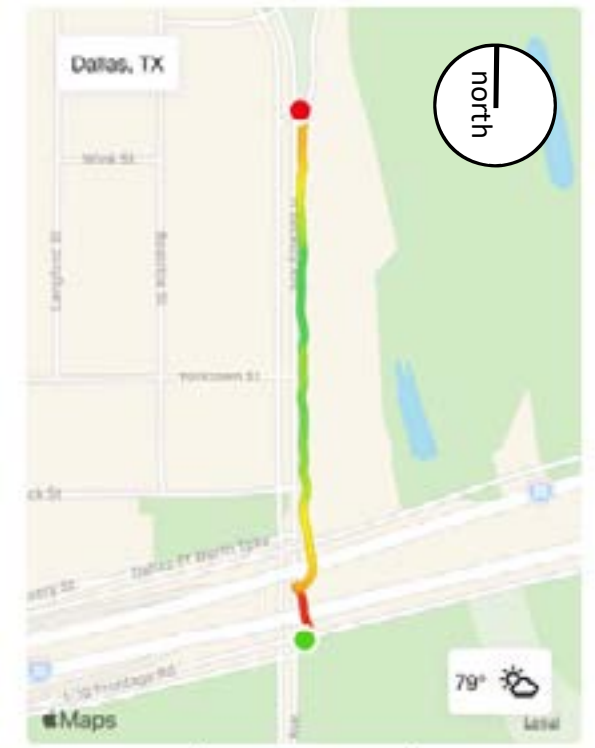
MODERA TRINITY

LEVEE TRAIL ACCESS



0.27

Miles	20'55"	05:41	25
Avg. Pace		Time	Calories
Elevation Gain	22 ft	-- ♡ Avg. Heart Rate	99
			Cadence





WDG ARCHITECTURE: NOT JUST GREY BOXES

MODERA TRINITY

West Overlook Park – 6.3 Acres

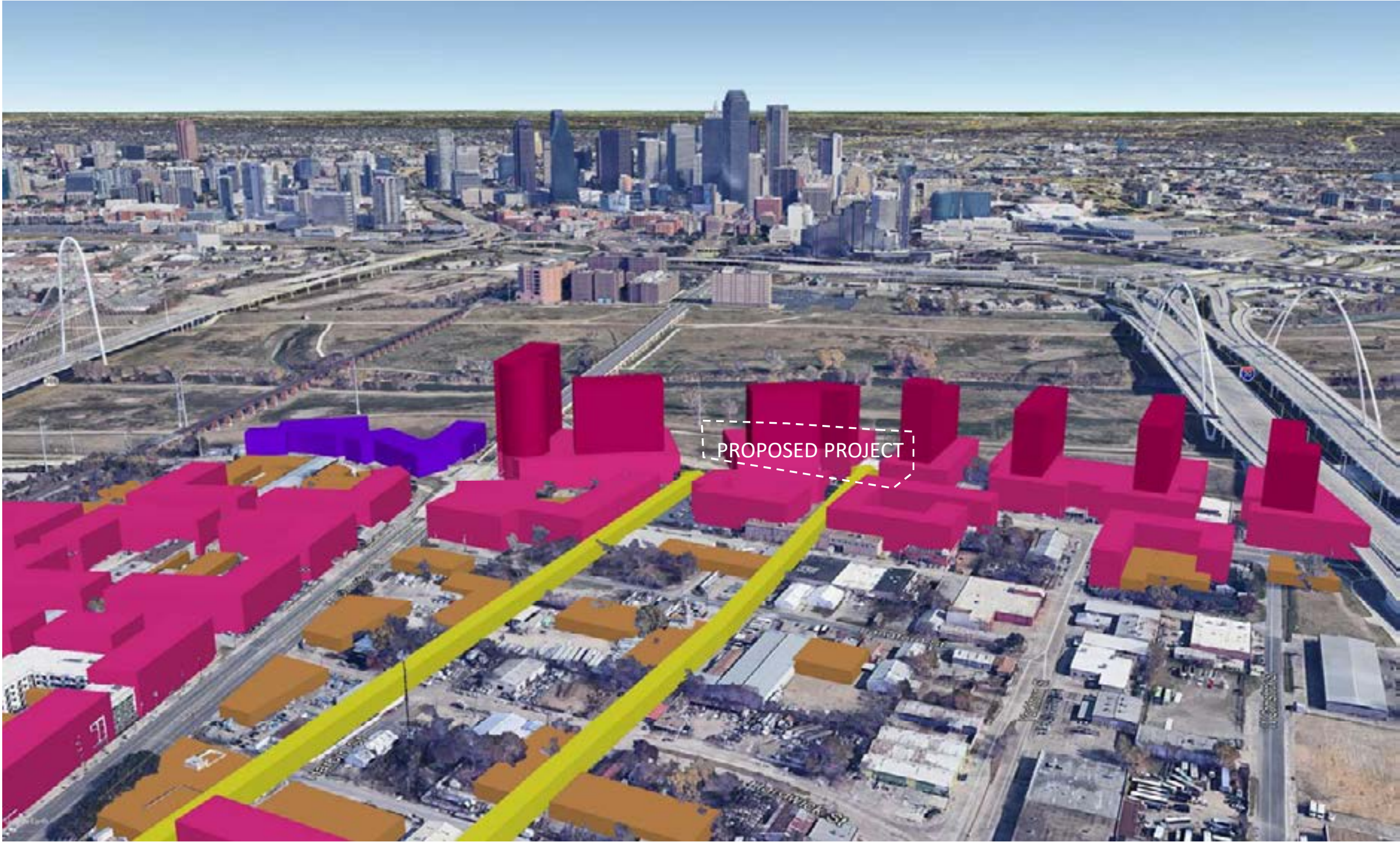


WEST DALLAS URBAN
STRUCTURES MASSING



MODERA TRINITY

WEST DALLAS URBAN STRUCTURES MASSING SYNTHESIS PLAN



-  2-story
-  3-6 story
-  6+ story
-  civic buildings
-  retail at podium

MODERA TRINITY

WEST DALLAS URBAN
STRUCTURES MASSING
WITH PARK & CYPRESS
DEVELOPMENT



-  2-story
-  3-6 story
-  6+ story
-  civic buildings
-  retail at podium

MODERA TRINITY

PD 714 ALLOWED
STRUCTURES &
PROPOSED
DEVELOPMENT



MODERA TRINITY

Kimley»Horn

TBG

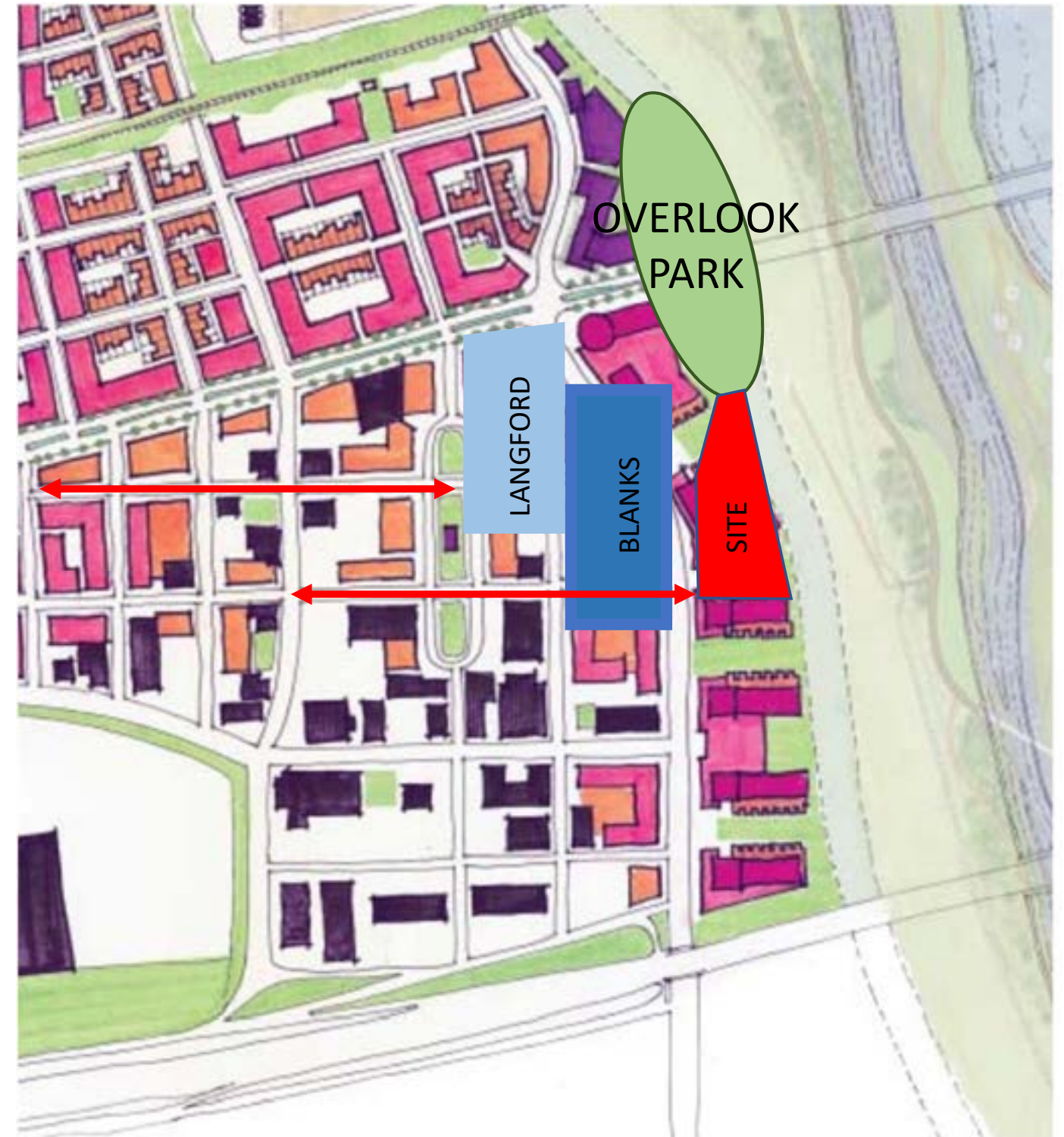
WDG

MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS



Synthesis Plan combining the main themes and concepts of each of the four concept plans

MODERA TRINITY



TREE SURVEY



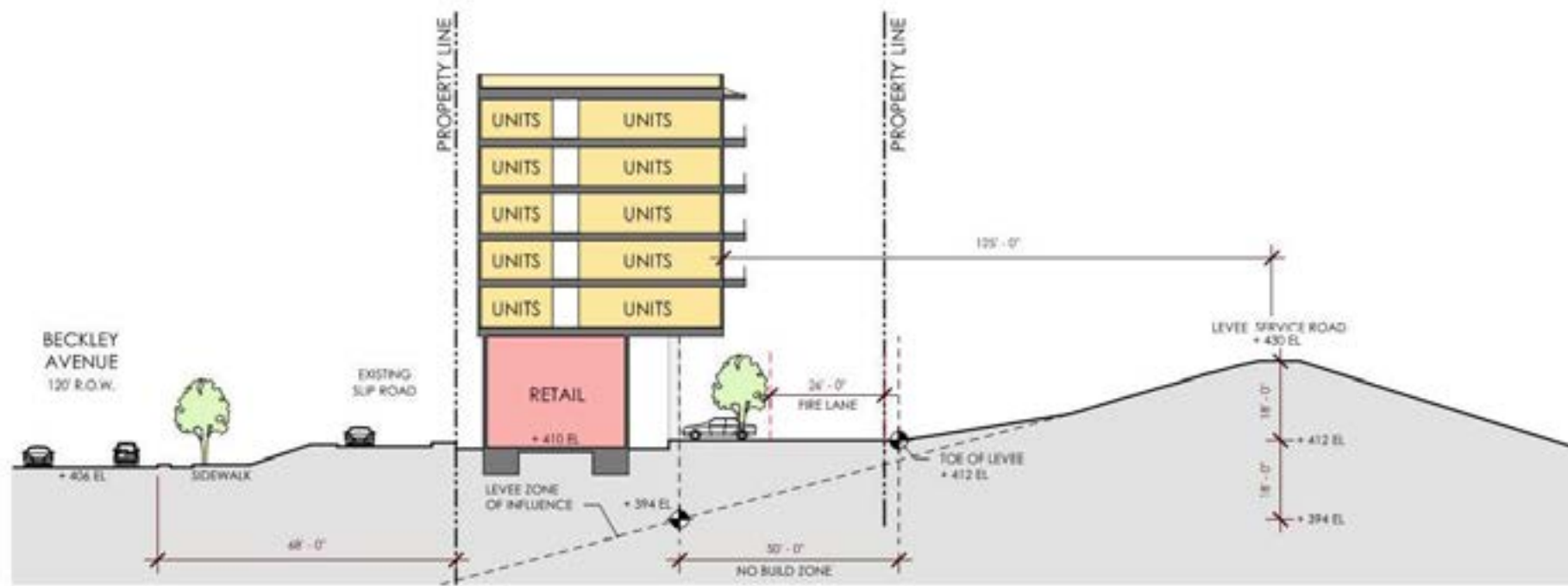
NUMBER	SPECIES	DBH	REMOVE	NUMBER	SPECIES	DBH	REMOVE	NUMBER	SPECIES	DBH	REMOVE
85758	ELM	10"	YES	85769	ELM	19"	YES	85780	HACKBERRY	13"	NO
85759	ELM	12"	YES	85770	ELM	30"	YES	85781	ELM	36"	NO
85760	ELM	8"	YES	85771	ELM	28"	NO	85782	ELM	18"	NO
85761	ASH	10"	YES	85772	ELM	40"	NO	85783	ELM	16"	NO
85762	HACKBERRY	28"	NO	85773	HACKBERRY	13"	NO	85784	HACKBERRY	10"	NO
85763	ELM	48"	NO	85774	ELM	13"	NO	85785	ELM	12"	NO
85764	ELM	20"	NO	85775	ELM	12"	NO	85786	ELM	27"	NO
85765	COTTONWOOD	30"	YES	85776	ASH	10"	NO	85787	ELM	9"	NO
85766	COTTONWOOD	24"	YES	85777	HACKBERRY	13"	NO	85788	ELM	19"	NO
85767	CEDAR ELM	12"	YES	85778	HACKBERRY	16"	NO				
85768	PECAN	17"	YES	85779	HACKBERRY	16"	NO				

EXISTING TREE EXHIBIT

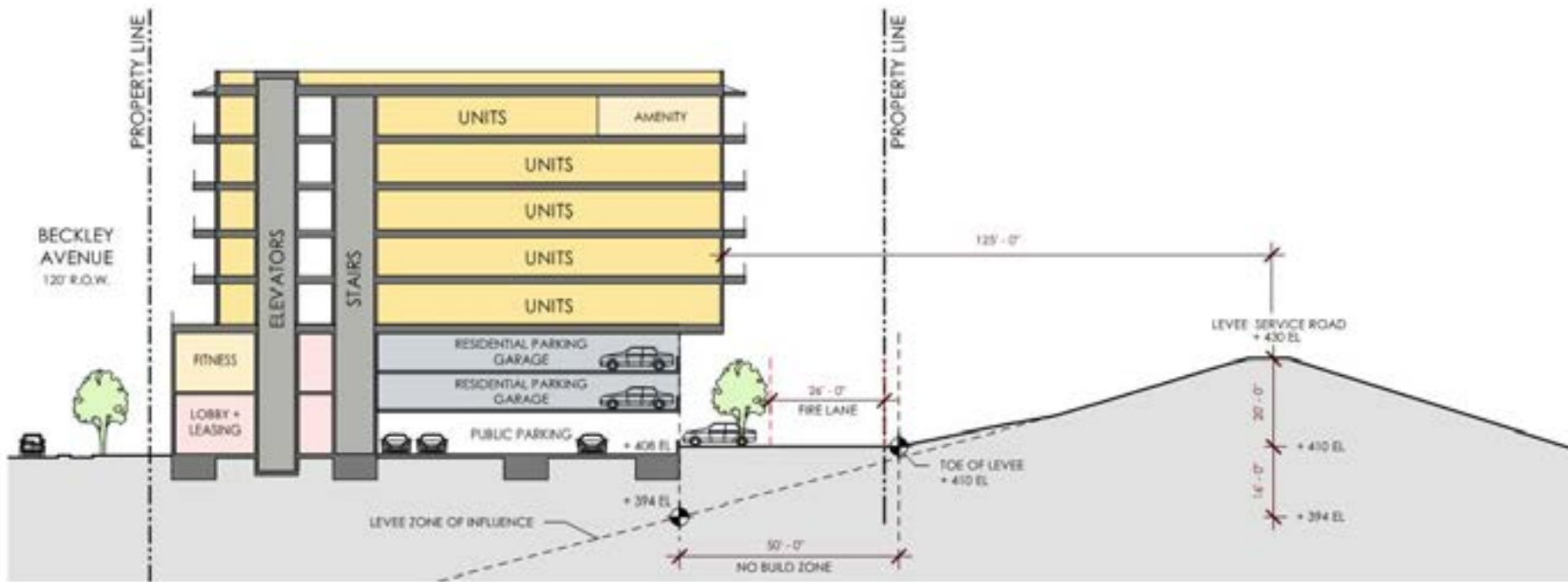
MODERA TRAILHEAD
DALLAS, TEXAS
NOVEMBER 2019

Kimley»Horn
13405 New Road
Fort Collins Office Tower, Suite 700
Fort Collins, Texas 77240
(972) 770-1300
State of Texas Registration No. F-0228

MODERA TRINITY



1 SECTION A
SCALE: 1/32" = 1'-0"



2 SECTION B
SCALE: 1/32" = 1'-0"