

Applicable Urban Design Priorities that Project Should Achieve

UDPRP recommendations from both the May 22, 2015 peer review meetings listed below:

City of Dallas

UDPRP Review Summary 05.22.15

Urban Design Peer Review Panel

DATE: 05.22.15

PROJECT: Alamo Manhattan_Bishop Arts Gateway

- [1] Consider adjusting individual building masses to help mitigate the proposed development scale and better integrate into the existing neighborhood character, particularly along the western portions of the project site.
- [2] Explore modifying the proposed program to allow for the flexibility to employ architectural responses that help unite the project with the surrounding context.
- [3] The panel recommends minimizing the variations in sidewalk elevation along 7th street, resolving a portion of the changes in grade inside the building envelope rather than in the public realm.
- [4] Carefully consider the allocation of space in the proposed 7th street section, particularly the travel lanes, in an effort to highlight its pedestrian nature.
- [5] The panel recommends the City engage the appropriate decision making bodies to ensure a high level of integration of the street car stop into the overall pedestrian realm.
- [6] The panel recommends that the City develops a strategy that looks at the larger neighborhood in anticipation of future development to proactively address foreseeable issues of integrating higher density development into the existing neighborhood.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Oak Cliff Gateway]

Context Description

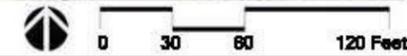
Revised from the proposal previously evaluated by the UDPRP, the project scope has been reduced to include only the two northernmost development sites. The site remains on the corner of Zang and Davis, bisected by Davis Street. The program for the project consists of mixed use retail and residential.

As a response to the original peer review panel advice, the project team is presenting an revised project responding to previous peer review advice and community input. The current proposal consists of a reduced project scope, reduction of building mass and scale, and articulation of upper and lower building levels in response to the surrounding neighborhood context.

Alamo Manhattan_Bishop Arts

Neighborhood:
Bishop Arts District

Program:
Retail / Residential



SITE PLAN

Bishop Arts Station
Dallas, Texas

Job #: 14397.00
File Name: Bishop Arts Station.psd
Date: 08/13/2016
Drawn by: RLQ, LB, FR

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