

Applicable Urban Design Priorities Project Should Achieve

- [1]

Advance complete street and ground-level active development improvements with the re-alignment of Griffin Street.

The re-alignment of Griffin Street should open-up opportunities to slow traffic, enhance safe pedestrian circulation, and provide pockets of community open space.
- [2]

Improve safe pedestrian and vehicular access to downtown and adjacent destinations with reconfiguration of the Woodall Rodgers off-ramp.

Adjustments to the city grid and off-ramp should facilitate safe pedestrian movent, simplify vehicular conflicts and access to/from the site, and provide opportunities to visually enhance the field Street District with park and open space.
- [3]

Consider how the Phase I mixed-use building site can maximize pedestrian interest and comfort on all public facing facades.

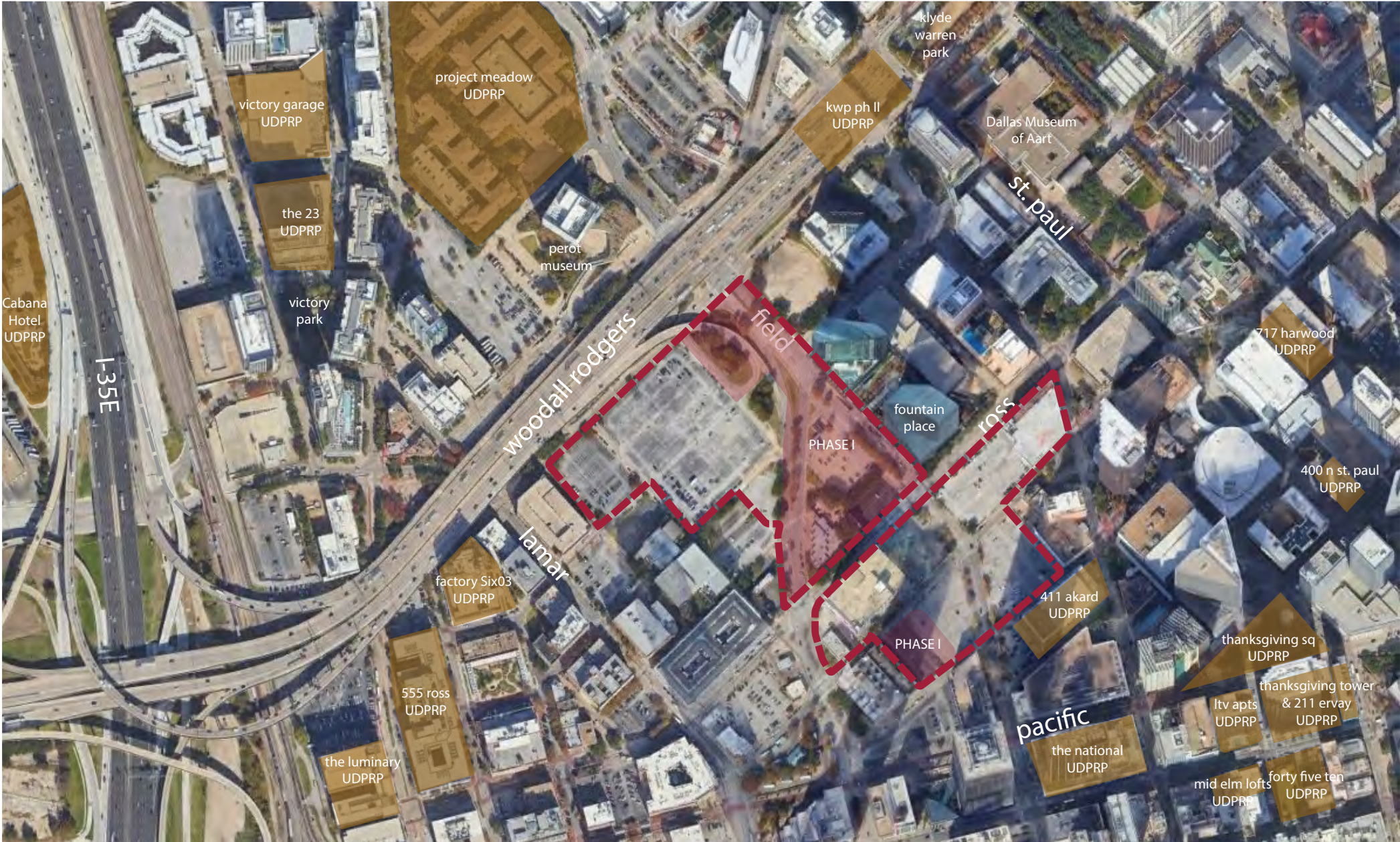
Introduction of buffered sidewalks, limited vehicular conflict points, internalized service and back-of-house uses, and lining the street with inviting uses and landscaping should be prioritized to help bring interest, comfort, and activity to this important corner of the district.
- [4]

Attention should be given to the design of the pedestrian court fronting the workforce housing to seamlessly integrate to a future adjacent development.

Where appropriate, a future development site next to the pedestrian court may contribute to its use, safety and vitality if the open space is designed to easily welcome access and provide a positive frontage to what gets developed on the corner site in the future.
- [5]

Design of the relocated Dallas Fire Station 18 should acknowledge its place in downtown and how it may enhance the character of the district while meeting operation and program goals.

Where possible, consider how the fire station can contribute to a safe and comfortable pedestrian environment, how it's design responds to the character of the district, and how it may help meet City CECAP and sustainability goals.



Policy References

- Forward Dallas!
- Section 5 [urban design element]
- TIF Urban Design Guidelines
- Part II & III, Part IV [Downtown Connection]
- The 360 Plan
- Chapters IV & V
- Urban Transit Design Guidelines
- Part II [Right-of-Way Design Guidelines]

Context Description

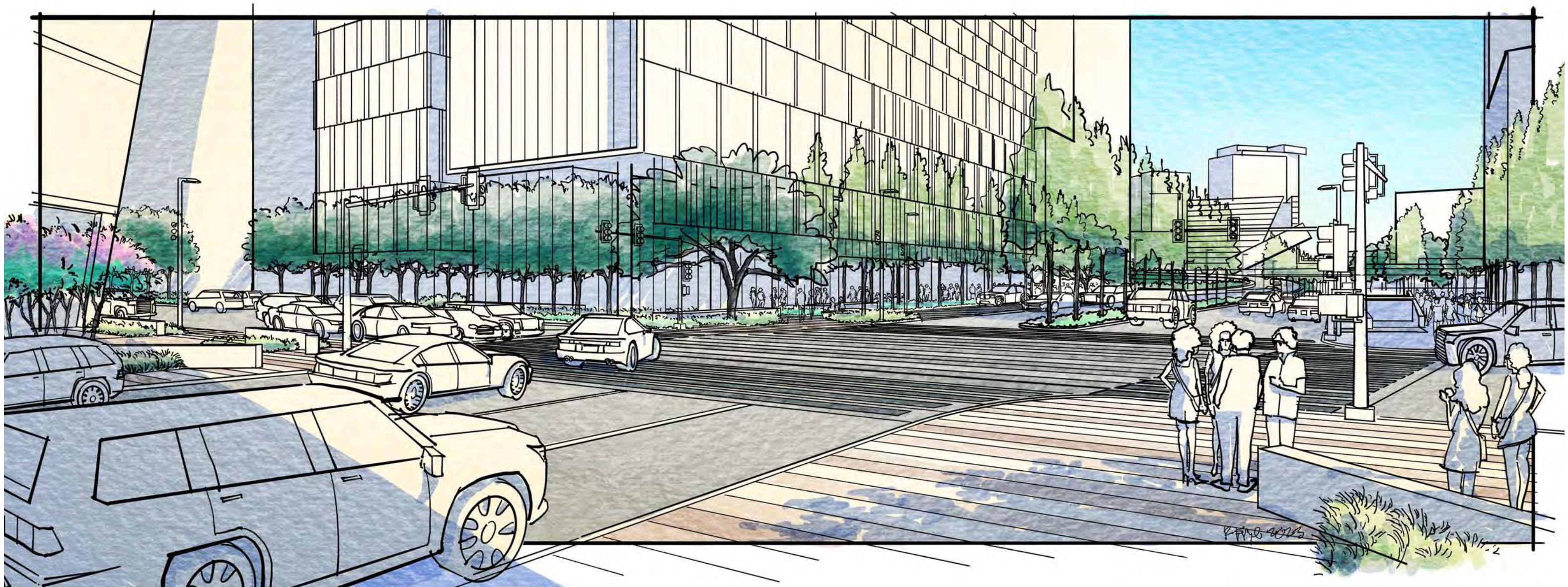
The 6 acre urban infill Field Street District proposed development site is located directly south of Woodall Rodgers and the Perot Museum on the east side of the West End District and will help connect Uptown to Downtown. The mixed-use development is planned to occur in phases with the first phase to include the realignment of Griffin, reconfiguration of the highway off ramp, a hotel and residential tower with garage and ground-level restaurant, and the relocation of Fire Station #18.

Design considerations for this phase include complete-street treatment of the re-alignment of Griffin and the highway off-ramp, introduction of active ground-level uses along Griffin, Field and Ross, and the introduction of open space that will serve this development and the public with amenitized uses, landscaping, and opportunities for public art.

- Field Street
- Neighborhood:
- Downtown
- Program:
- Hotel
- Residential
- Commercial
- Relocated Dallas Fire Station

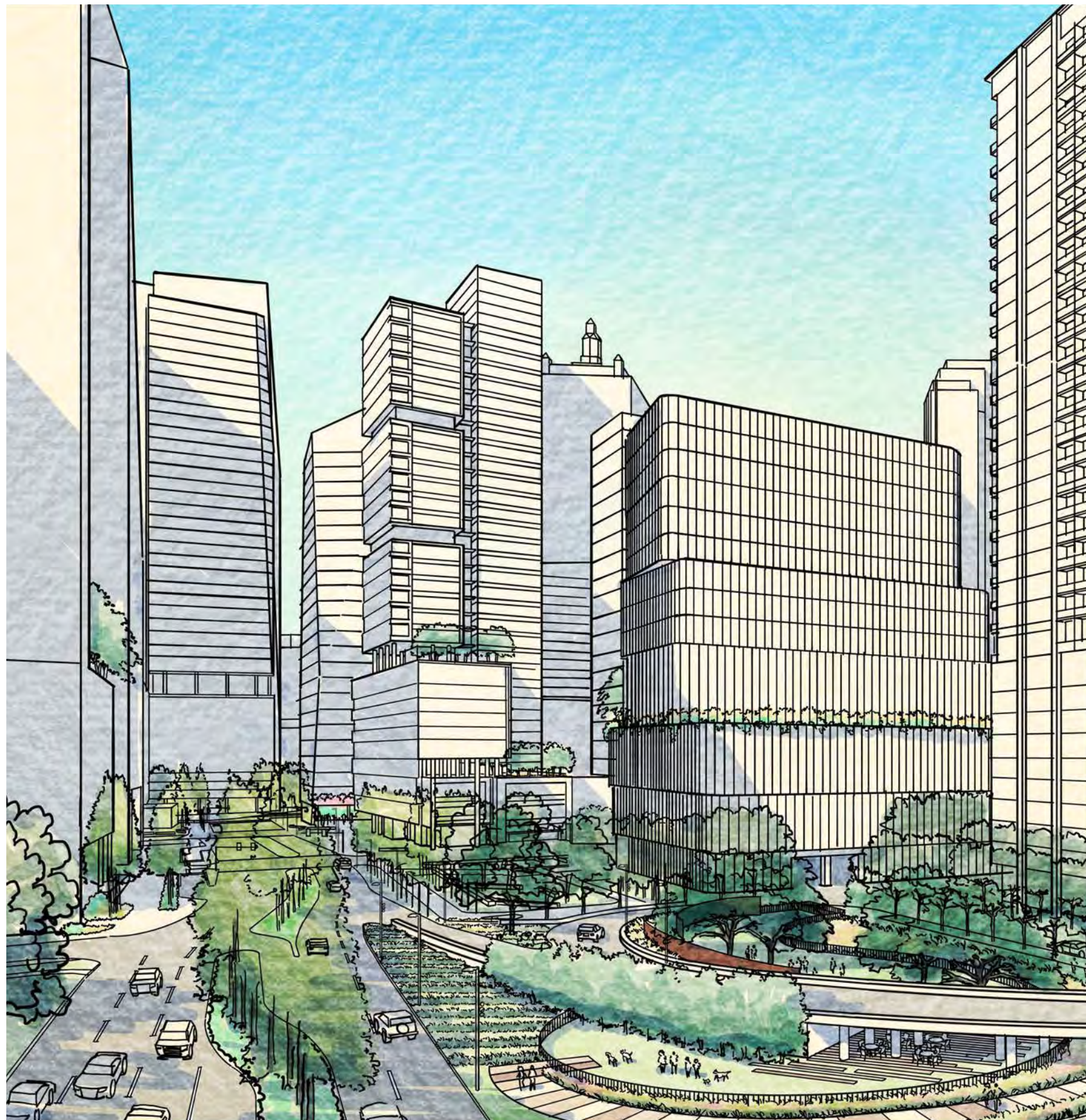


# FIELD STREET DISTRICT PHASE 1



URBAN DESIGN PEER REVIEW PANEL SUBMISSION  
JAN. 26 2024





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- ④ Re-located Fire Station

FIELD STREET DISTRICT PHASE 1



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**DALLAS 360 PLAN (2017)  
PRIORITY ACTIONS**

- A** Advance complete street design concepts for N. Field St.
- B** Reconfigure and enhance the N. Field St./N. Griffin St. intersection
- C** Investigate near-term reconfiguration of the Woodall Rogers/Field Street Ramp

FIELD STREET DISTRICT PHASE 1

FIELD STREET DISTRICT (EXISTING CONDITIONS)





## DESIGN INTENT

### A Catalytic Development

*“Grow the Northern West End with thoughtful infill development, building a complete community, while also improving connections through it and to adjacent districts.”*

*- Dallas 360 Plan (2017)*

- Pedestrian connectivity
- Increase public transportation use
- Safe street design / Complete Streets
- Field St. Improvements
- Greenways
- Tree Lined Pedestrian ways
- New pocket parks and open space
- Creation of urban mixed-use projects and a downtown live-work-play environment

FIELD STREET DISTRICT PHASE 1



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FIELD STREET DISTRICT \_ (ALL PHASES)





# CONTEXT





**FIELD STREET DISTRICT**

**A CATALYTIC DEVELOPMENT AREA  
DALLAS 360 PLAN**

*“..significant pedestrian zone redesign  
work will facilitate inviting and attractive  
linkages through this Focus Area and to  
popular nearby destinations.”*

*- Dallas 360 Plan (2017)*

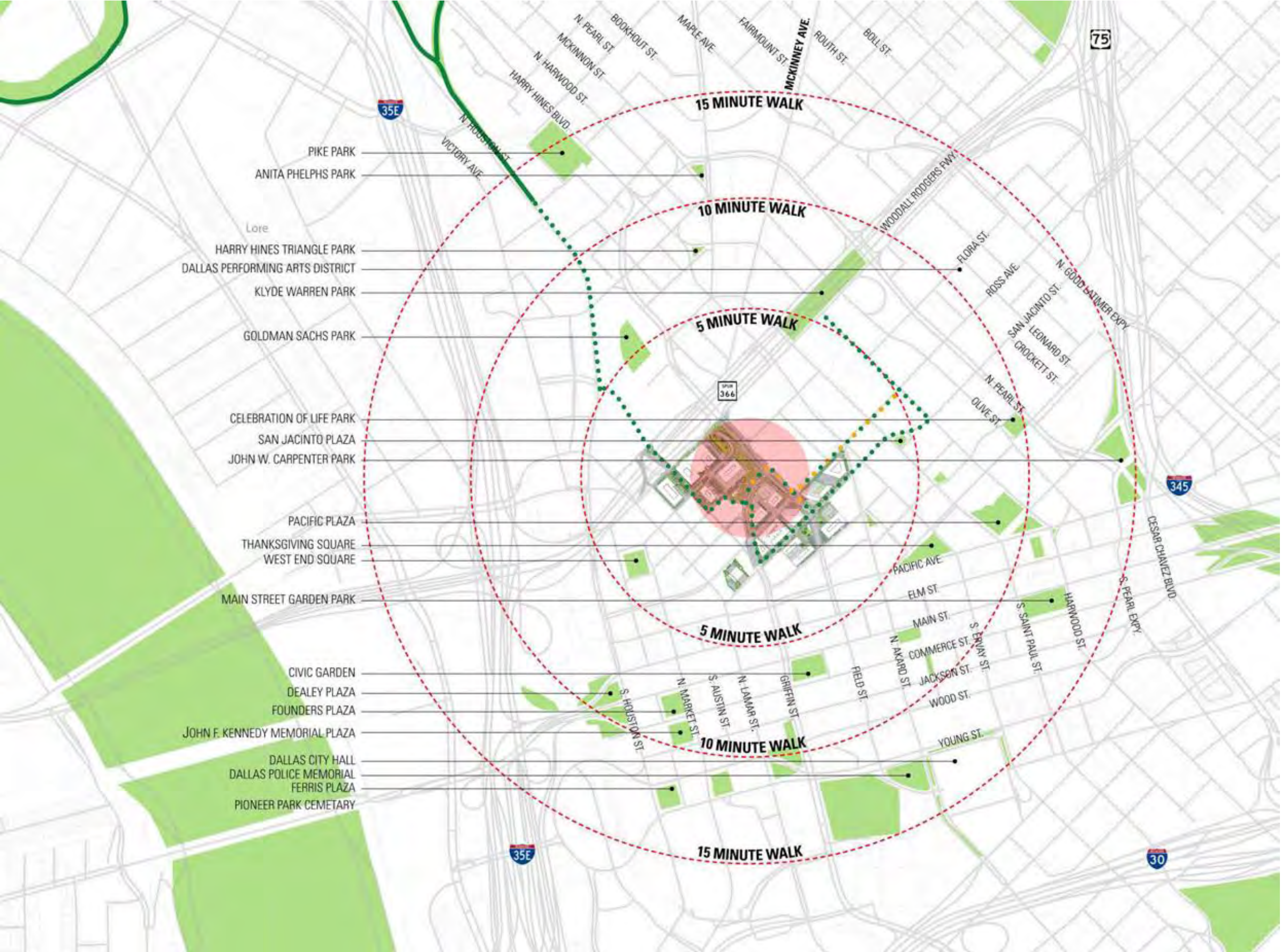












**Parks**

- Klyde Warren Park
- San Jacinto Plaza
- Pike Park
- Betty Marcus Park
- Celebration of Life Park
- Anita Phelps Park
- John W. Carpenter Park
- Harry Hines Triangle Park
- Main Street Garden Park
- Akard Plaza
- Goldman Sachs Park
- Pacific Plaza
- Thanksgiving Square
- Dealey Plaza
- Ferris Plaza

FIELD STREET DISTRICT PHASE 1

NEARBY URBAN PARKS MAP

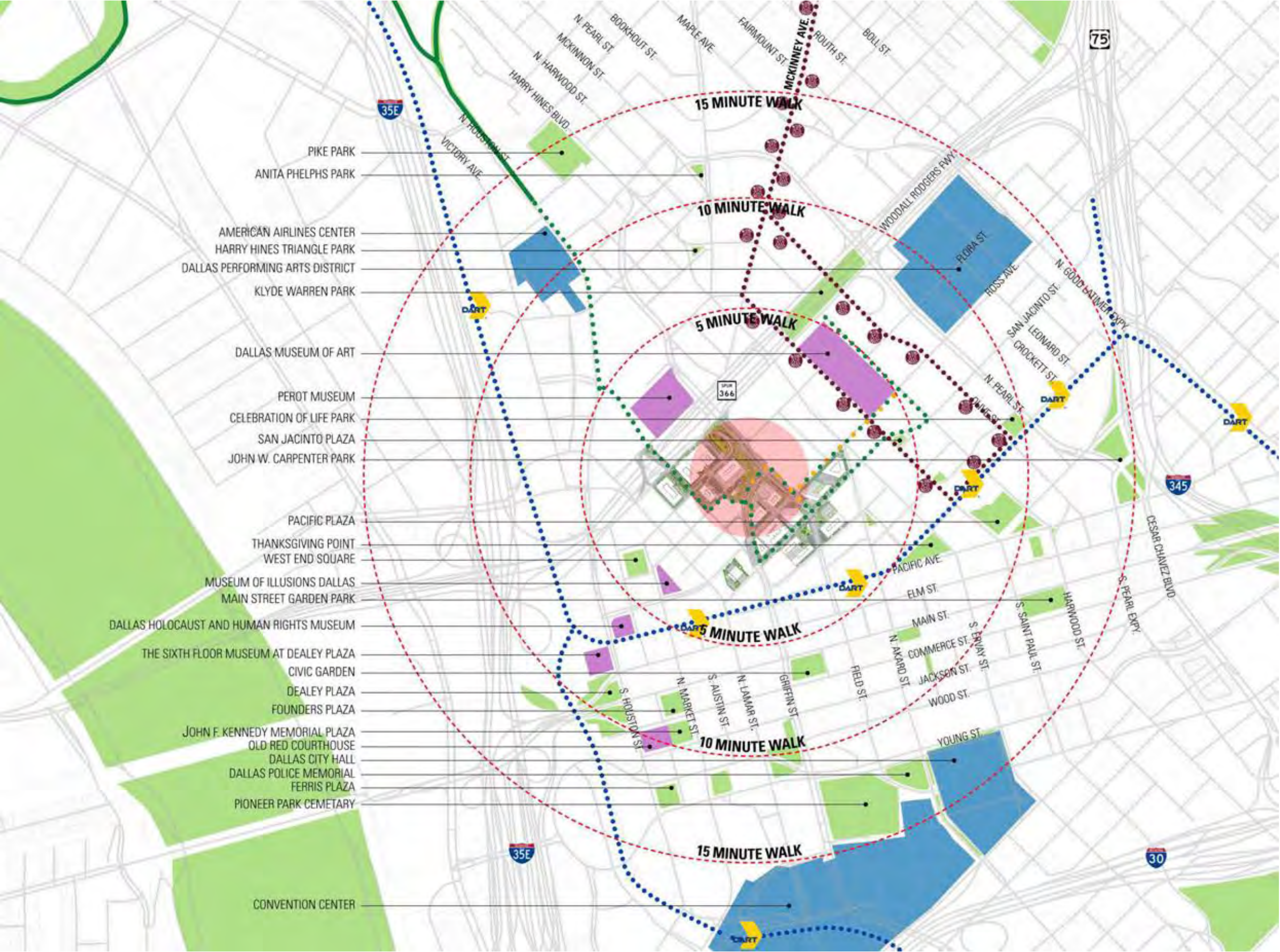




**Areas of Interest**

- Dallas Museum of Art
- Perot Museum
- San Jacinto Plaza
- Klyde Warren Park
- American Airlines Center
- West End Square
- Museum of Illusions
- Dallas Holocaust Museum
- Dealey Plaza
- Founders Plaza
- The Dallas Aquarium
- Kennedy Memorial Plaza





FIELD STREET DISTRICT PHASE 1

PUBLIC TRANSPORTATION MAP



# FIELD ST DISTRICT PHASE 1

FIELD STREET DISTRICT PHASE 1



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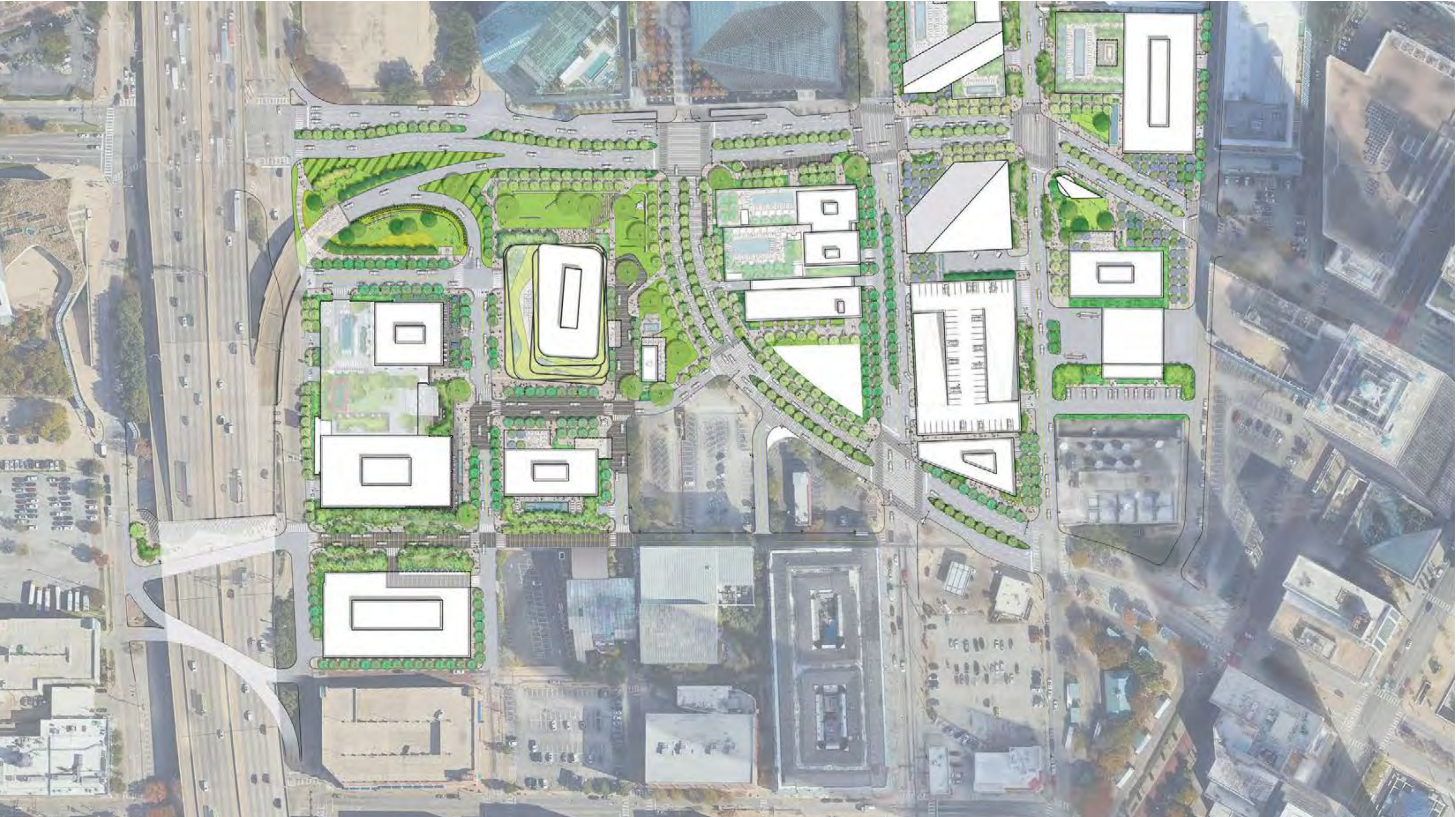




FIELD STREET DISTRICT PHASE 1

FIELD STREET DISTRICT EXISTING CONDITIONS

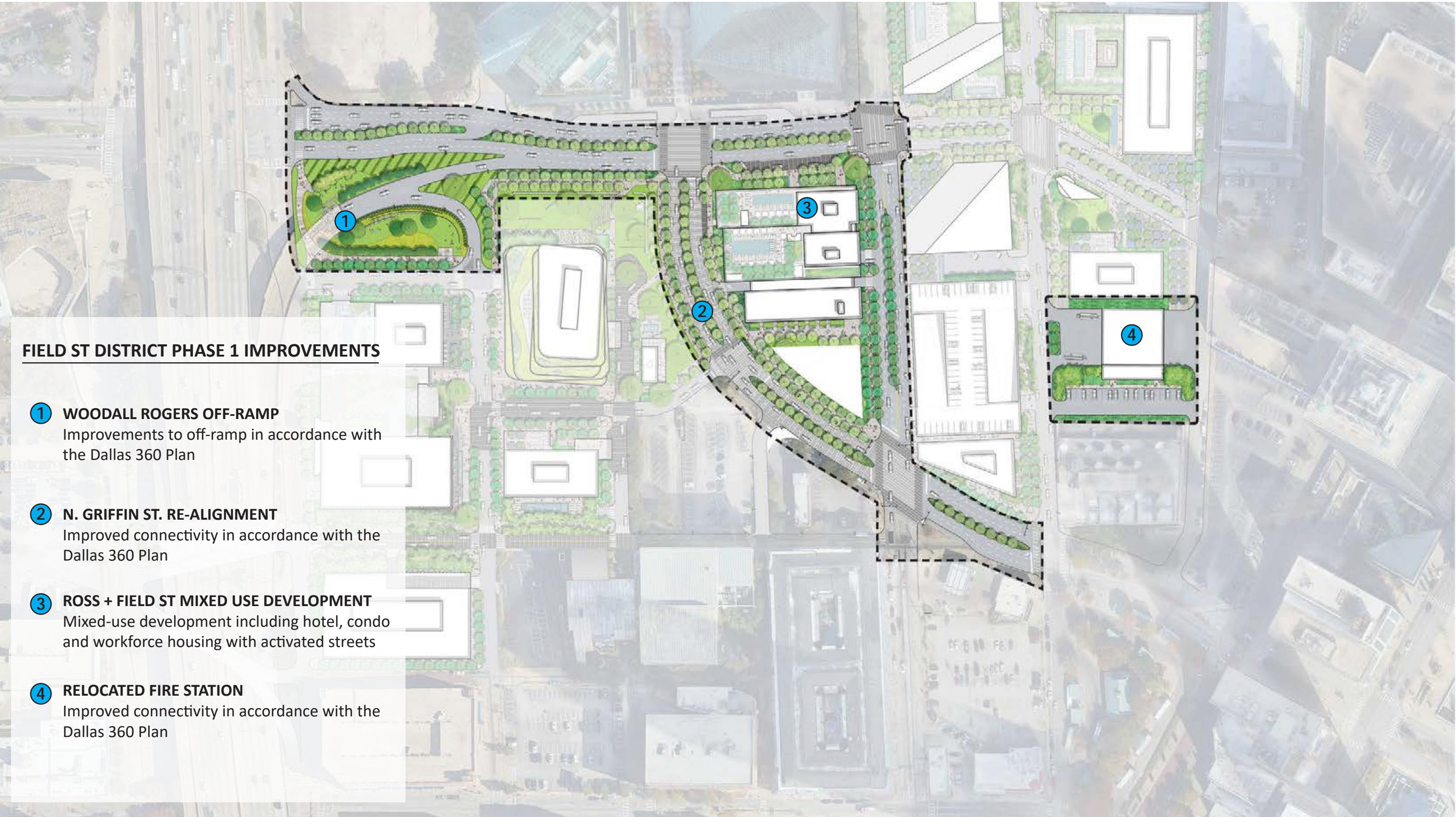




FIELD STREET DISTRICT PHASE 1

FIELD STREET DISTRICT \_ (ALL PHASES)





**FIELD ST DISTRICT PHASE 1 IMPROVEMENTS**

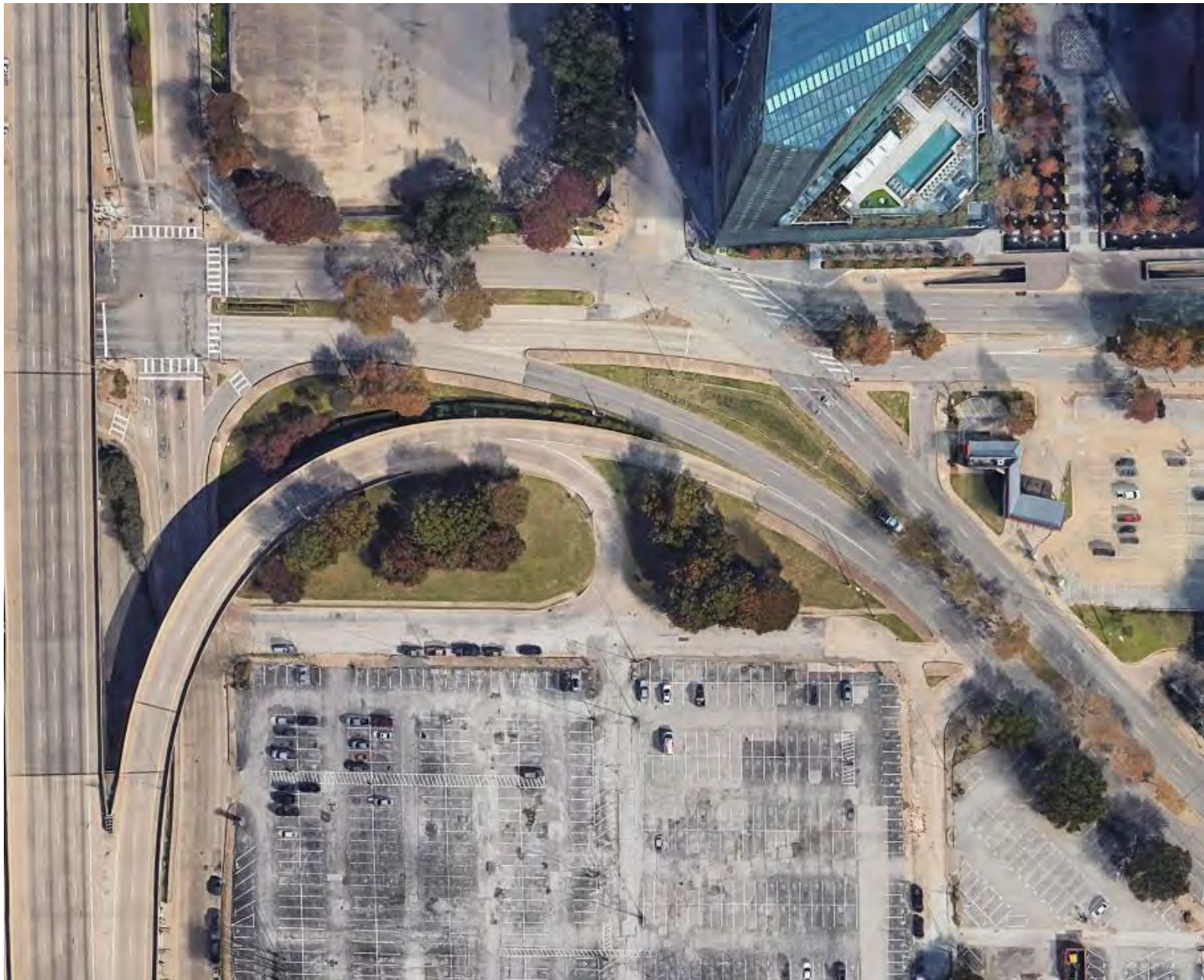
- ① WOODALL ROGERS OFF-RAMP**  
Improvements to off-ramp in accordance with the Dallas 360 Plan
- ② N. GRIFFIN ST. RE-ALIGNMENT**  
Improved connectivity in accordance with the Dallas 360 Plan
- ③ ROSS + FIELD ST MIXED USE DEVELOPMENT**  
Mixed-use development including hotel, condo and workforce housing with activated streets
- ④ RELOCATED FIRE STATION**  
Improved connectivity in accordance with the Dallas 360 Plan



# FIELD STREET DISTRICT PHASE 1 WOODALL ROGERS OFF-RAMP

1





1

FIELD STREET DISTRICT PHASE 1

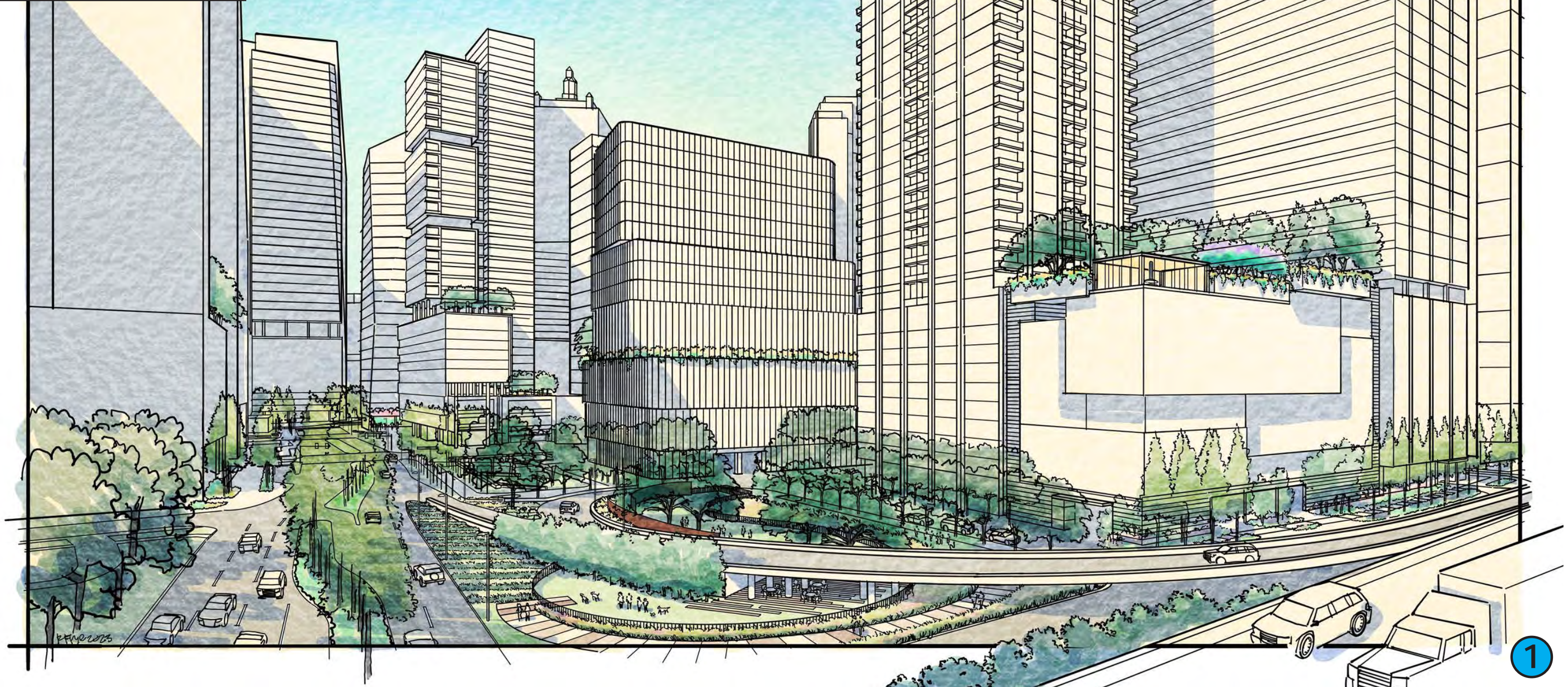
WOODALL ROGERS OFF-RAMP







KEY



1

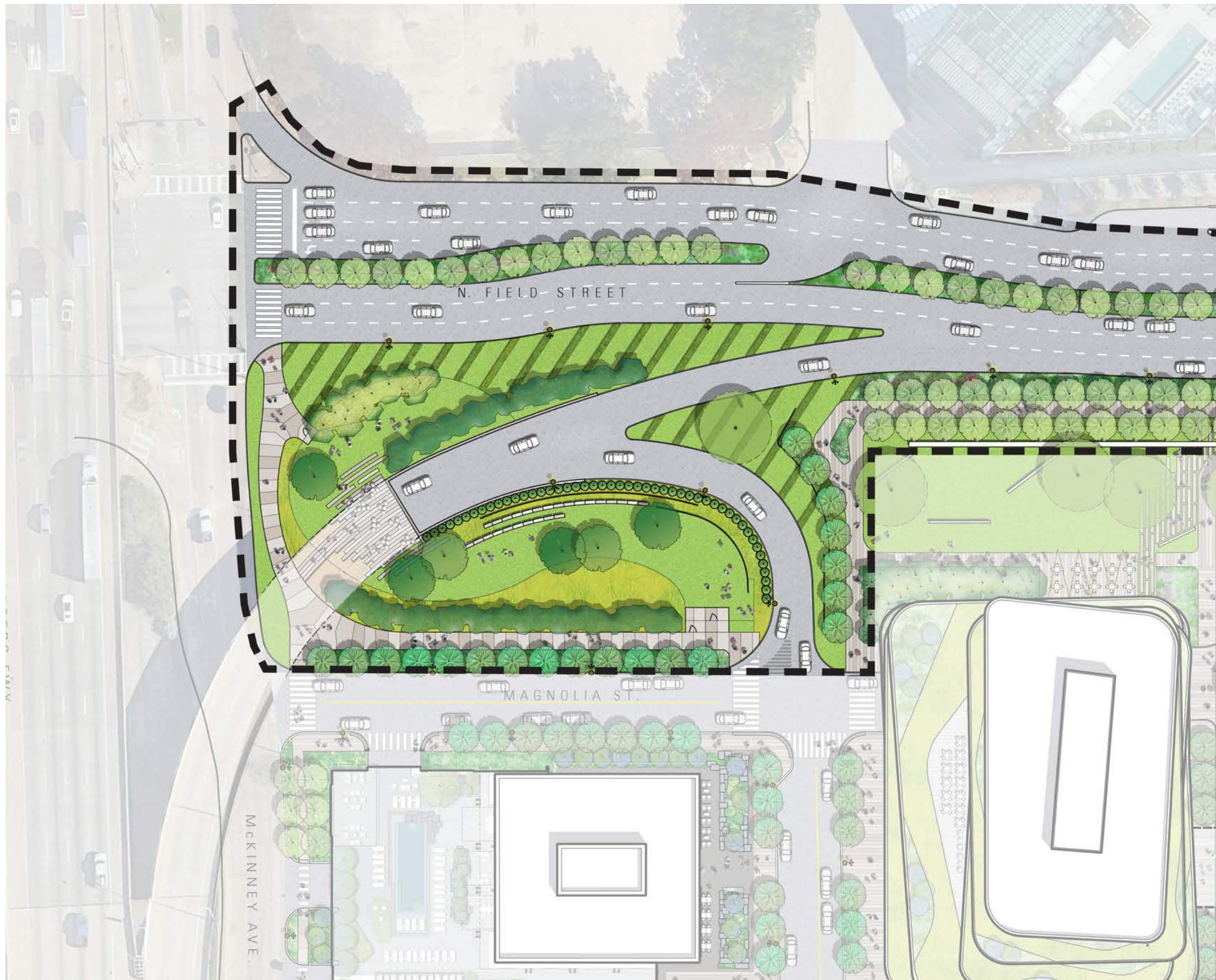
FIELD STREET DISTRICT PHASE 1

RENDERING - VIEW SOUTH, WOODALL ROGERS OFF RAMP



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## FIELD ST DISTRICT PHASE 1 IMPROVEMENTS

### ① WOODALL ROGERS OFF-RAMP

- Reconfiguration of connection from Woodall Rogers allows for slower traffic and smooth transition into local streets
- Field Street will be a complete street allowing for a better vehicular and pedestrian experience and enhance the entrance into downtown from Woodall Rogers
- Creating pocket parks and open spaces including double rows of trees to provide shade, enhancing the livability and walkability for the district

①

### WOODALL ROGERS OFF-RAMP

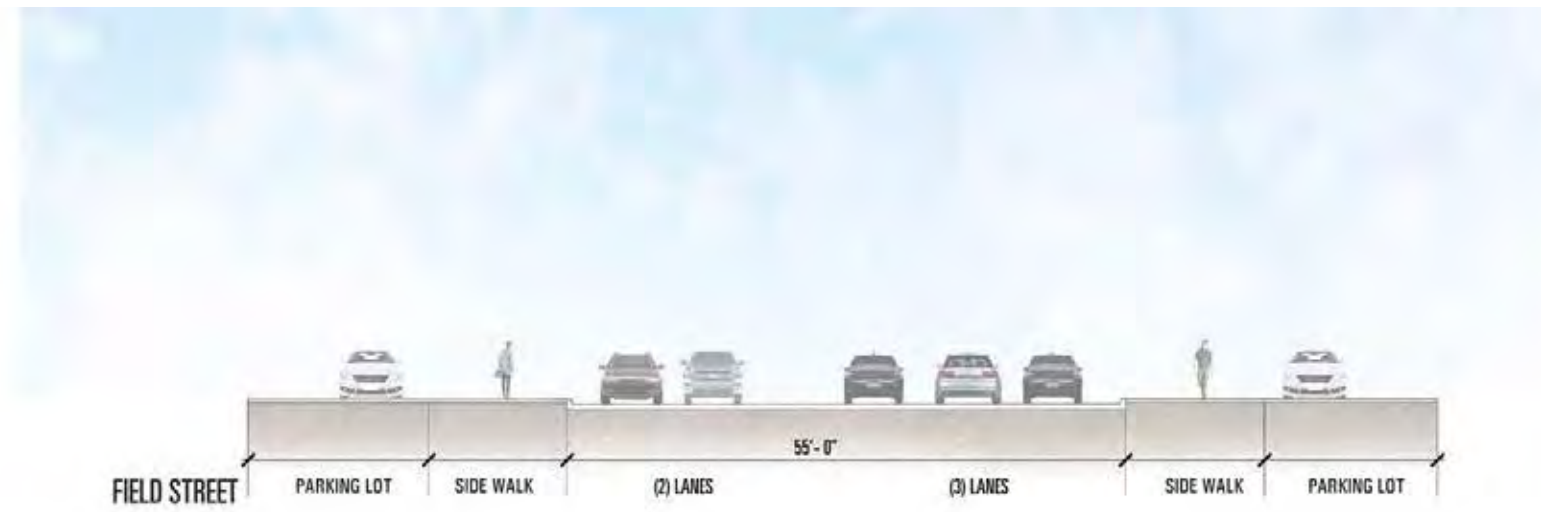


FIELD STREET DISTRICT PHASE 1



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CURRENT FIELD STREET

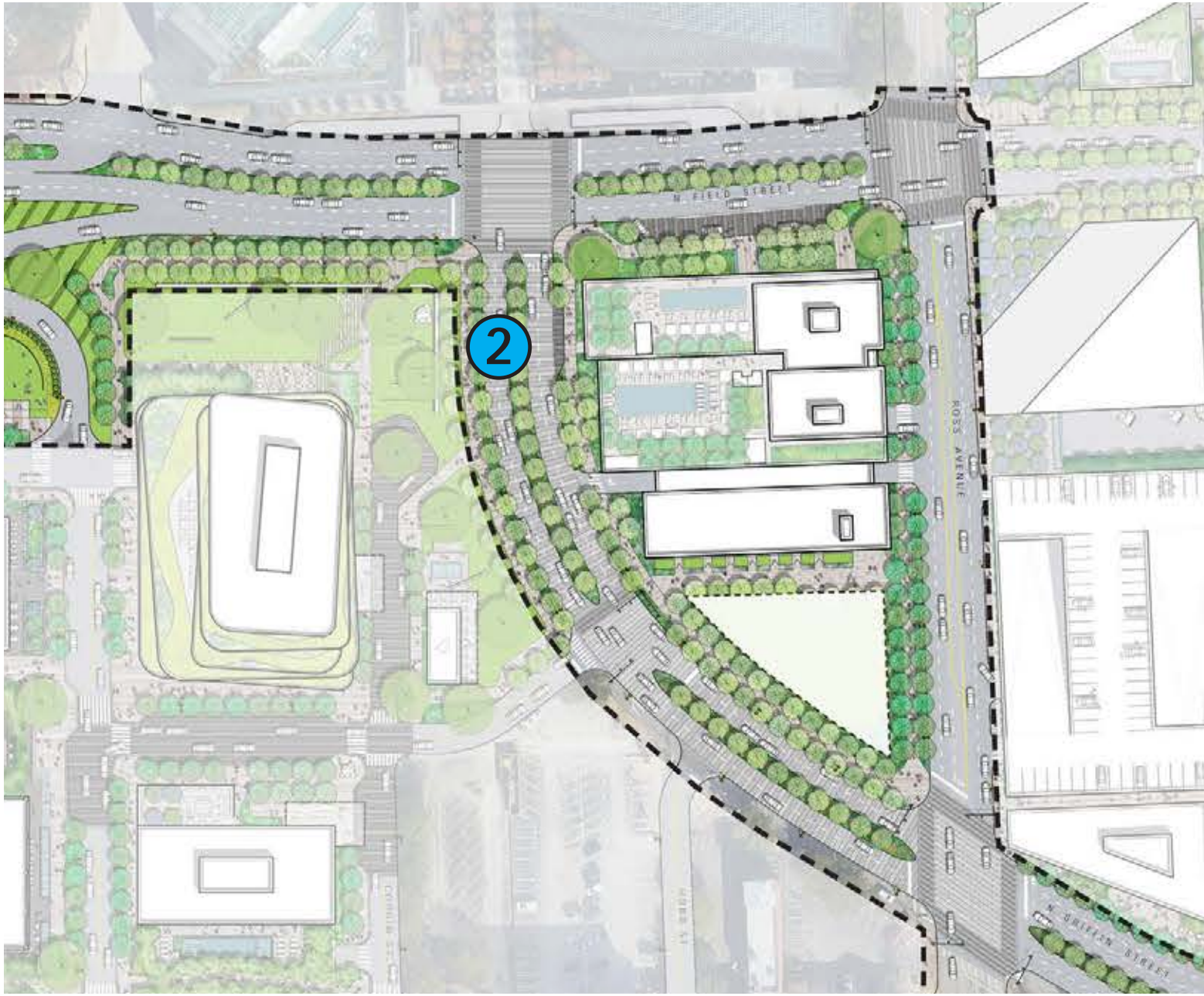


PROPOSED FIELD STREET



# FIELD STREET DISTRICT PHASE 1 N. GRIFFIN STREET RE-ALIGNMENT





FIELD STREET DISTRICT PHASE 1

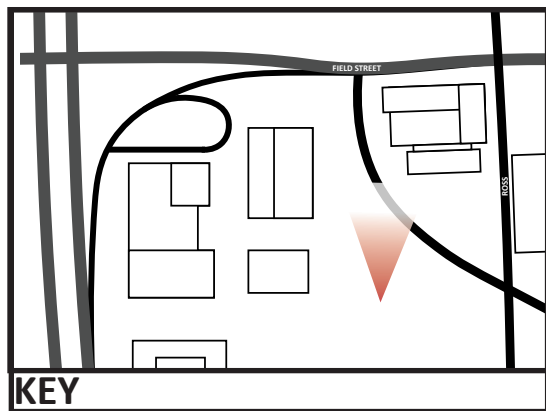


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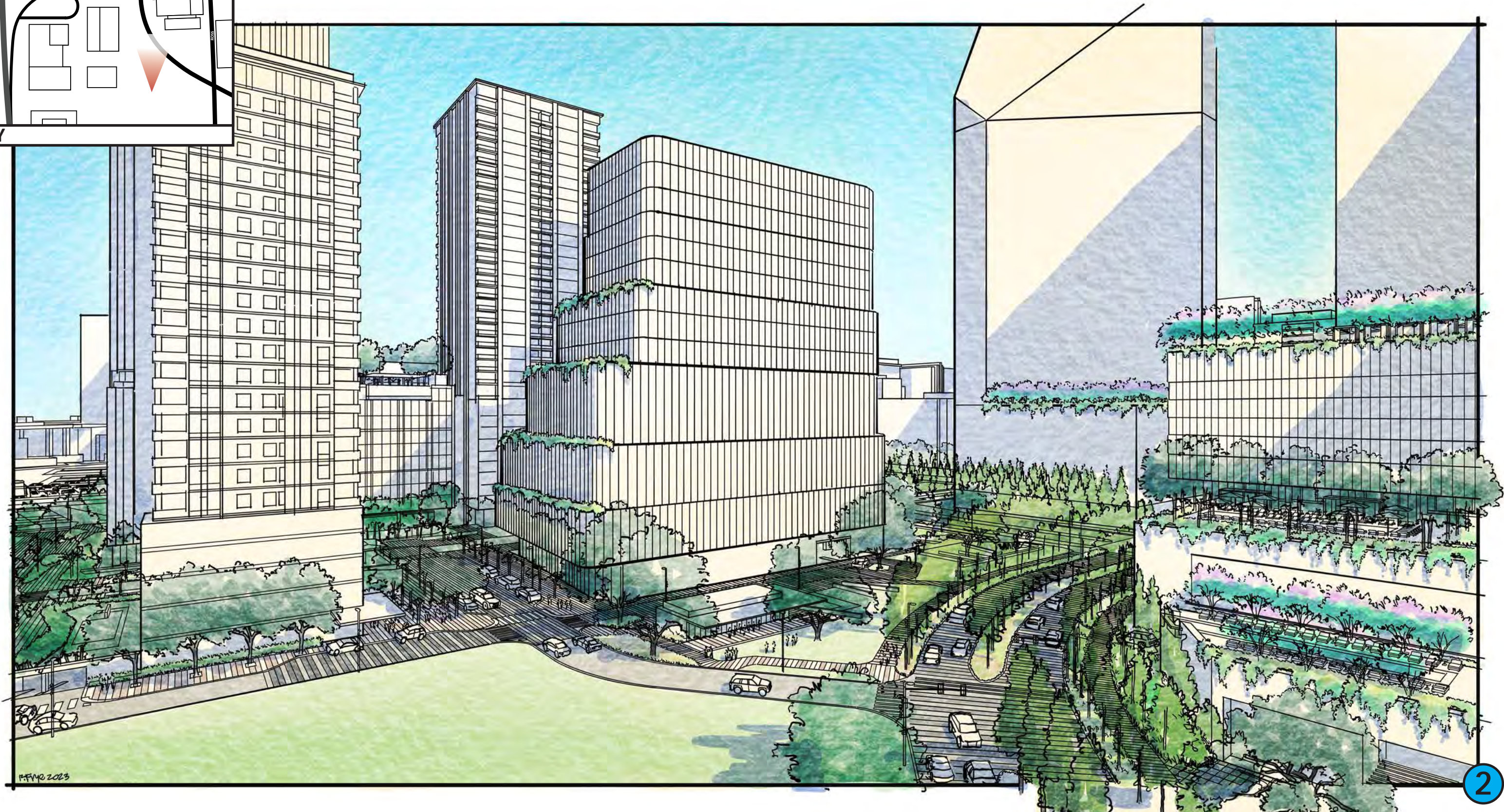
N. GRIFFIN STREET RE-ALIGNMENT







KEY



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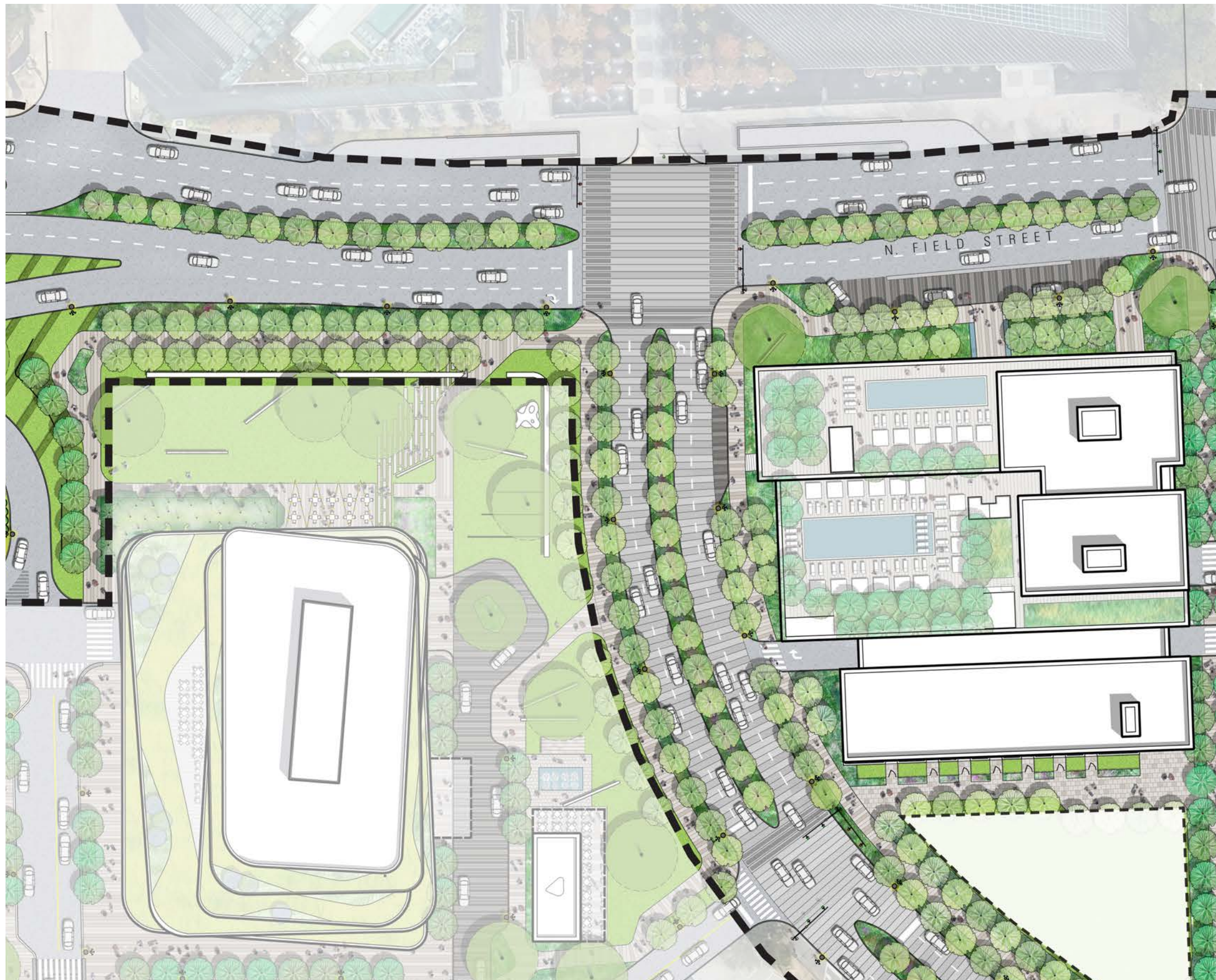
FIELD STREET DISTRICT PHASE 1

RENDERING - N. GRIFFIN STREET RE-ALIGNMENT



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## FIELD ST DISTRICT PHASE 1 IMPROVEMENTS

### ② N. GRIFFIN STREET RE-ALIGNMENT

- Transformed introduction to Downtown Dallas with connectivity between development projects and surrounding neighborhoods
- Field and Griffin intersection serves as the nexus of creativity and community, framed by iconic architecture, pocket parks, and public art opportunities
- Enhance the public realm with a focus on the pedestrian experience

②

### N. GRIFFIN STREET RE-ALIGNMENT

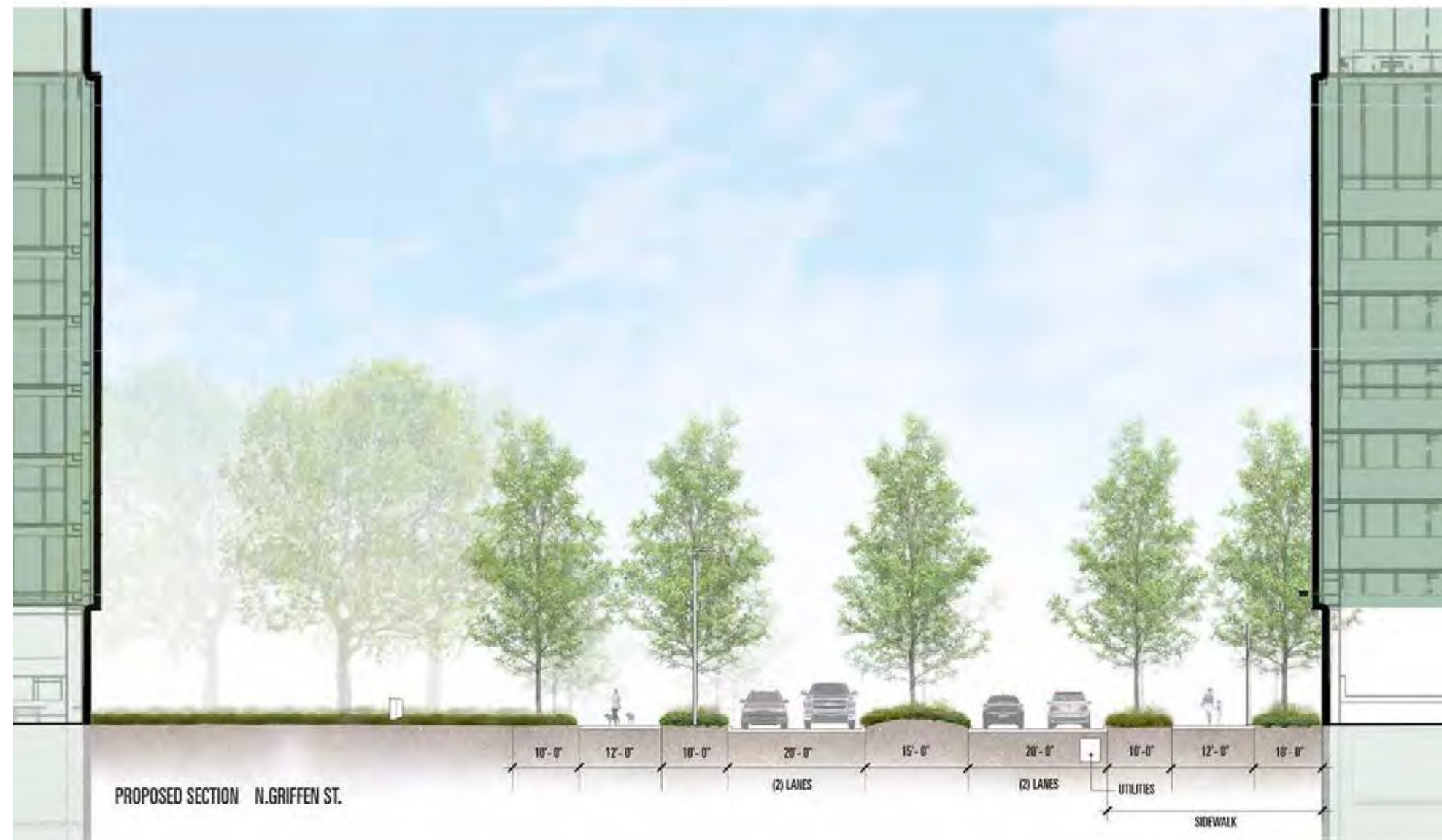
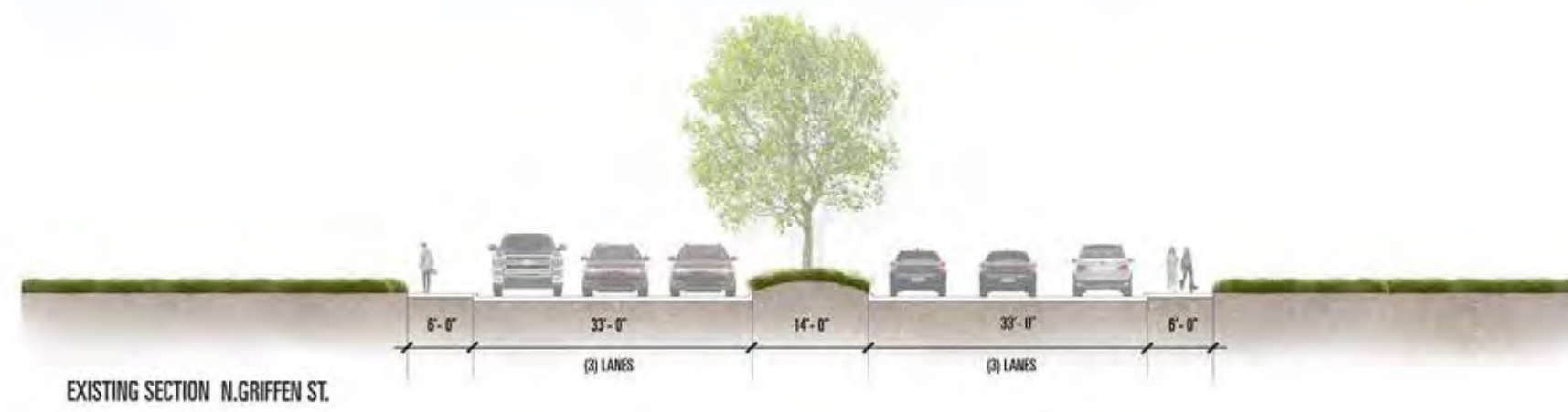


FIELD STREET DISTRICT PHASE 1



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FIELD STREET DISTRICT PHASE 1

STREET SECTION - N. GRIFFIN STREET



TalleyAssociates

Kimley»Horn

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FIELD STREET DISTRICT  
PHASE 1  
ROSS + FIELD MIXED-USE DEVELOPMENT

PROJECT SUMMARY

<b>RESIDENTIAL:</b> Luxury Residential +/- 70 Units Workforce Housing +/- 30 Units	<b>BOUTIQUE HOTEL:</b> +/- 150 Hotel Keys	<b>MEETING SPACE:</b> ~12,000 SF Meeting Space	<b>RESTAURANT:</b> ~10,000 SF F&B	<b>PARKING:</b> Below Grade Parking & Existing Garage Off Site
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PROJECT SUMMARY

**RESIDENTIAL:**  
Luxury Residential +/- 70 Units  
Workforce Housing +/- 30 Units

**BOUTIQUE HOTEL:**  
+/- 150 Hotel Keys

**MEETING SPACE:**  
~12,000 SF Meeting Space

**RESTAURANT:**  
~10,000 SF F&B

**PARKING:**  
Below Grade Parking &  
Existing Garage Off Site



FIELD STREET DISTRICT PHASE 1

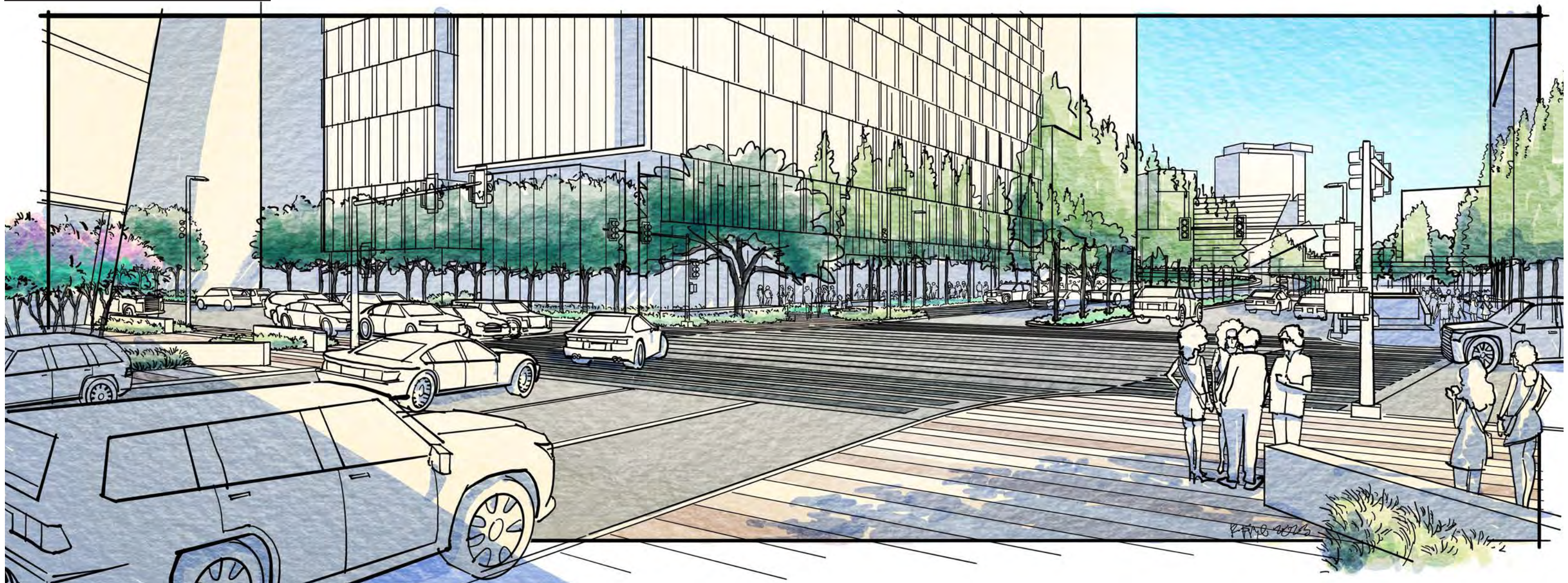
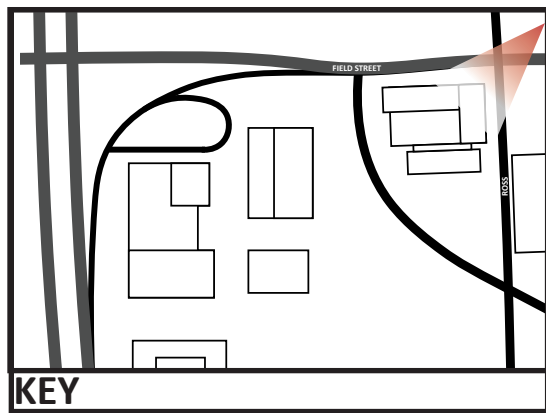


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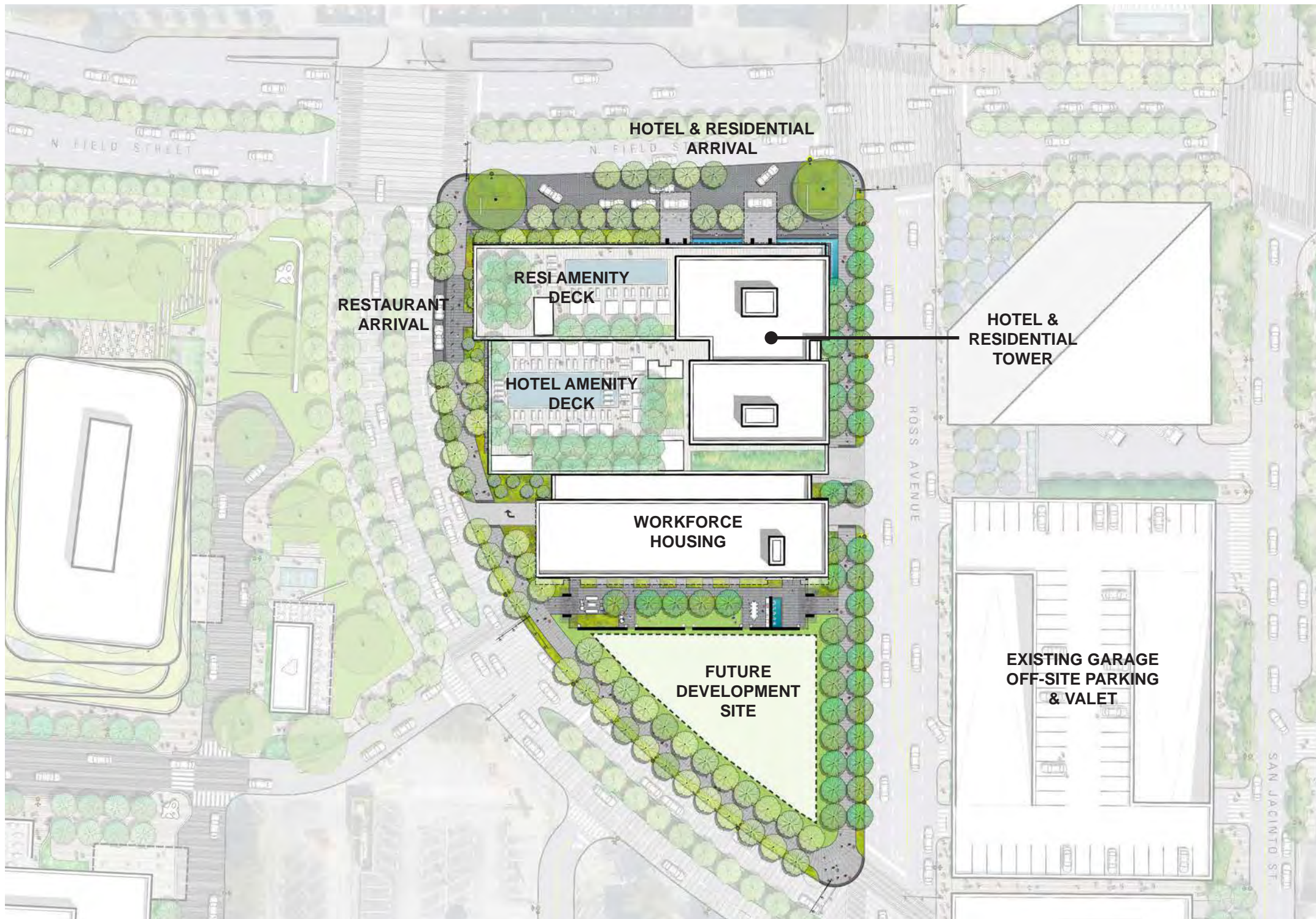
ROSS + FIELD MIXED-USE DEVELOPMENT











**FIELD ST DISTRICT PHASE 1 IMPROVEMENTS**

**3 ROSS + FIELD MIXED USE DEVELOPMENT**

**PROJECT SUMMARY**

**RESIDENTIAL:**  
Luxury Residential +/- 70 Units  
Workforce Housing +/- 30 Units

**BOUTIQUE HOTEL:**  
+/- 150 Hotel Keys

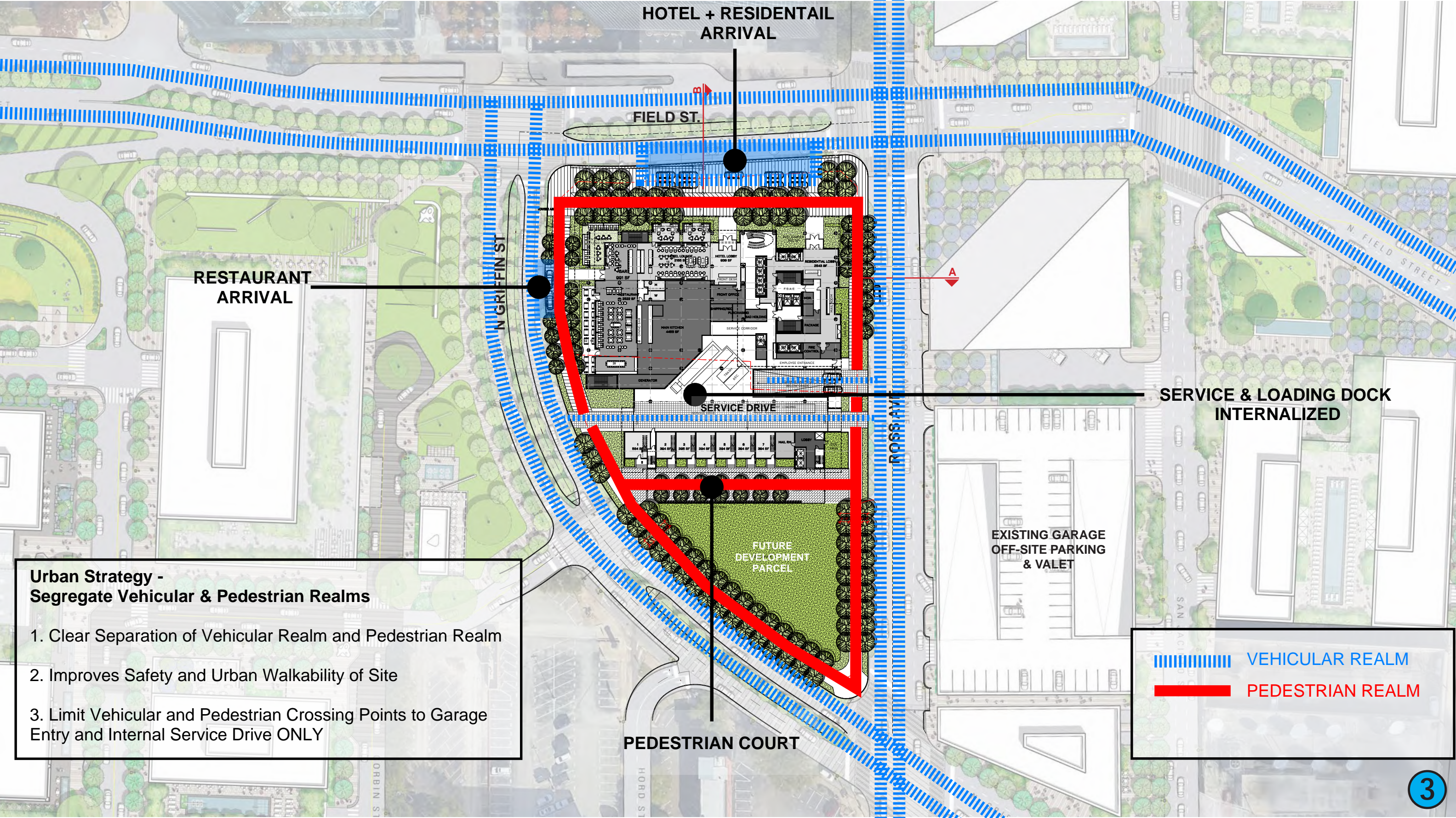
**MEETING SPACE:**  
~12,000 SF Meeting Space

**RESTAURANT:**  
~10,000 SF F&B

**PARKING:**  
Below Grade Parking &  
Existing Garage Off Site







FIELD STREET DISTRICT PHASE 1

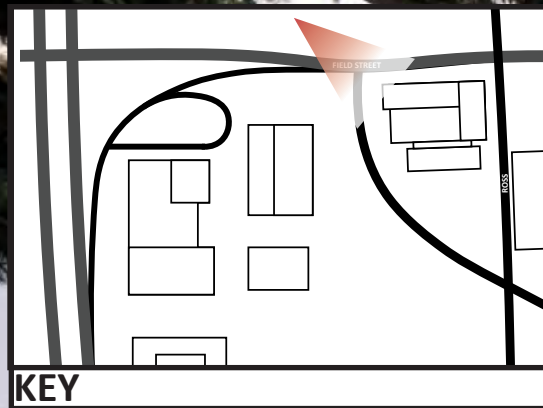
SEGREGATION OF VEHICULAR & PEDESTRIAN





FIELD STREET DISTRICT PHASE 1

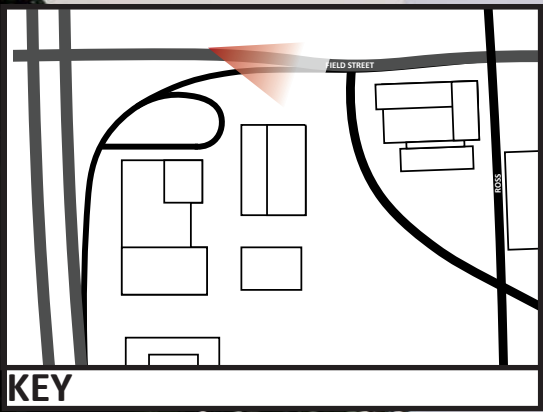




FIELD STREET DISTRICT PHASE 1

VIEW SOUTH FROM N. FIELD ST.





FIELD STREET DISTRICT PHASE 1

VIEW EAST FROM N. FIELD ST.





FIELD STREET DISTRICT PHASE 1

VIEW AT N. GRIFFIN ST. & FIELD ST.

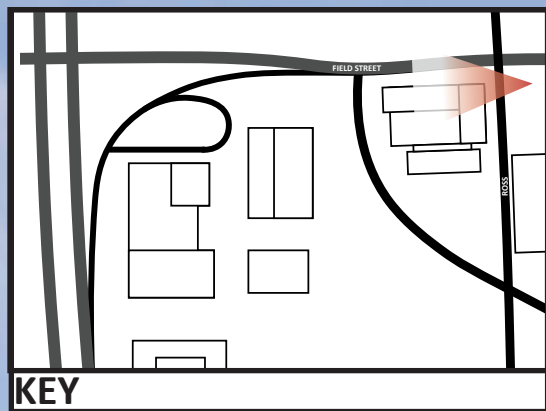




FIELD STREET DISTRICT PHASE 1

AERIAL AT N. FIELD ST. & N. GRIFFIN ST.





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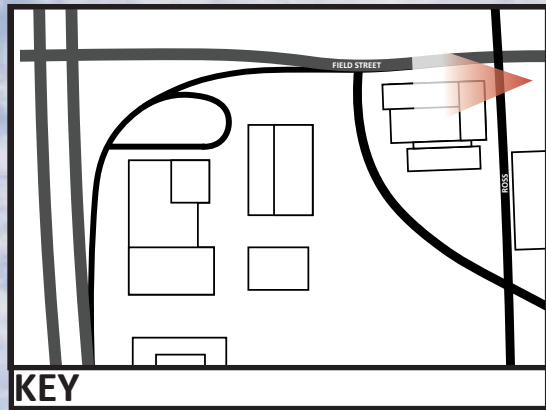
FIELD STREET DISTRICT PHASE 1

VIEW WEST OF N. FIELD ST.



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FIELD STREET DISTRICT PHASE 1

VIEW WEST OF N. FIELD ST.





FIELD STREET DISTRICT PHASE 1

VIEW AT RESIDENTIAL ARRIVAL

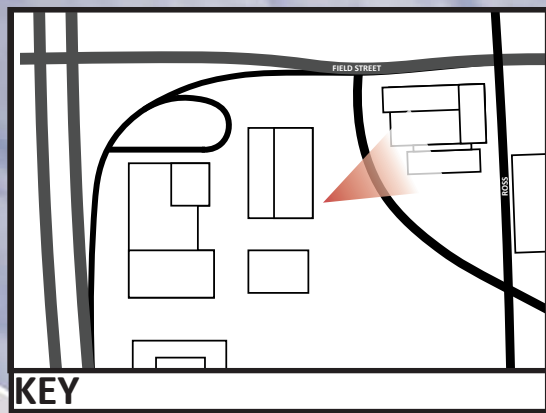




FIELD STREET DISTRICT PHASE 1

VIEW AT RESTAURANT ARRIVAL





FIELD STREET DISTRICT PHASE 1

VIEW LOOKING NORTHEAST ON N. GRIFFIN ST.

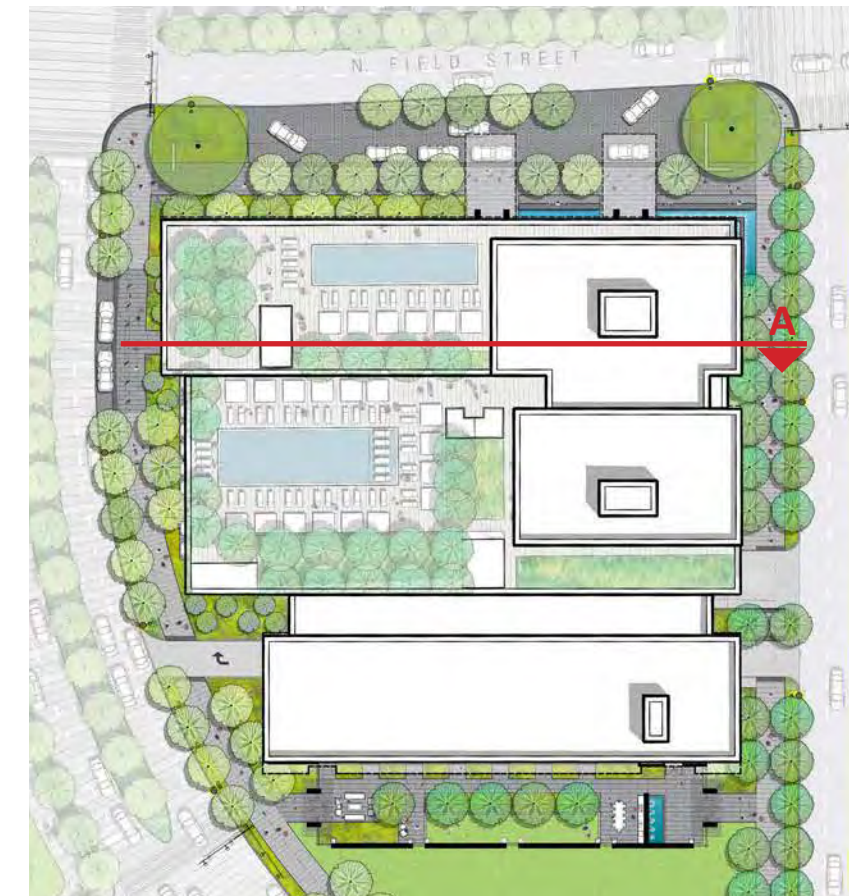
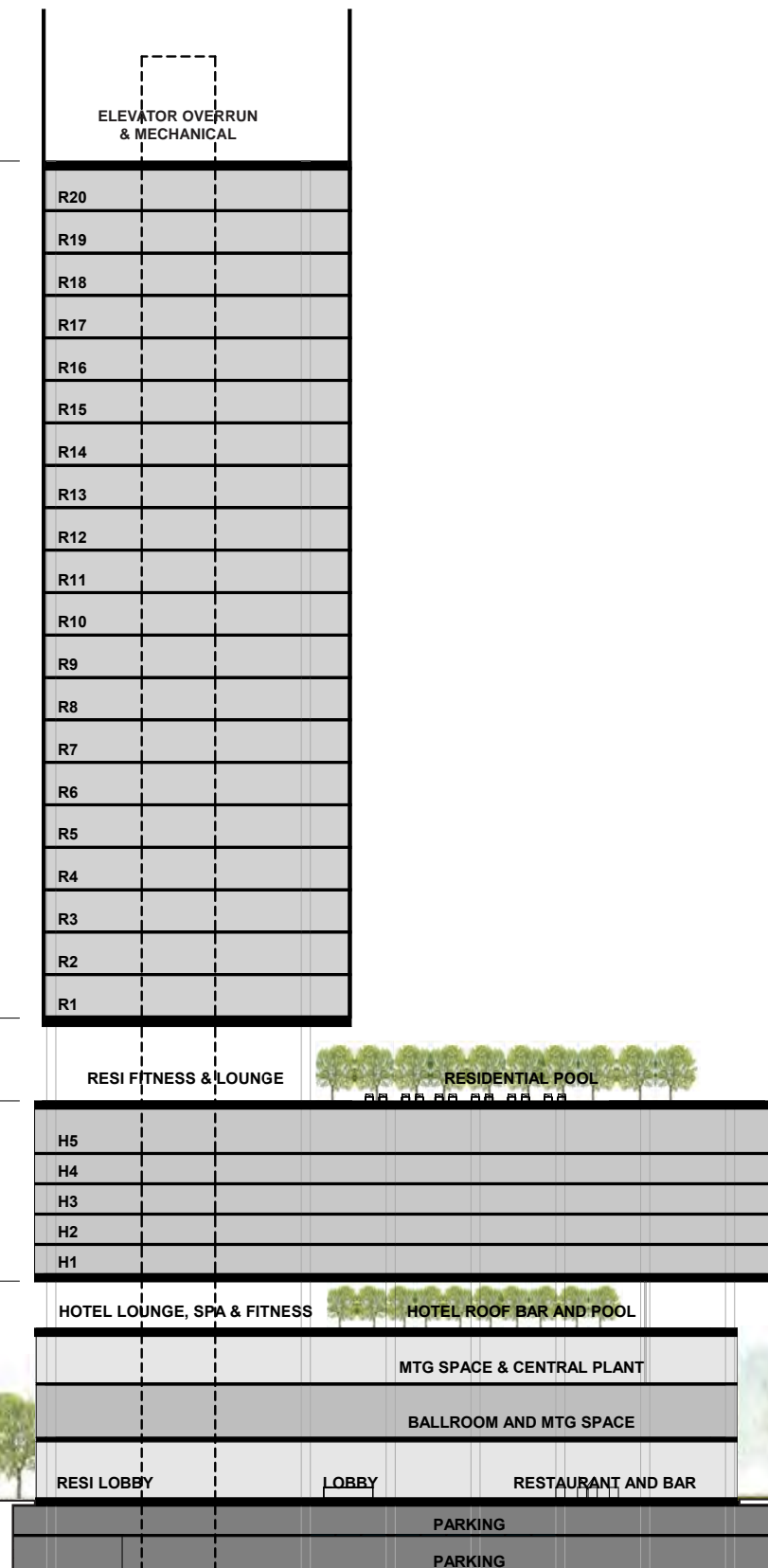
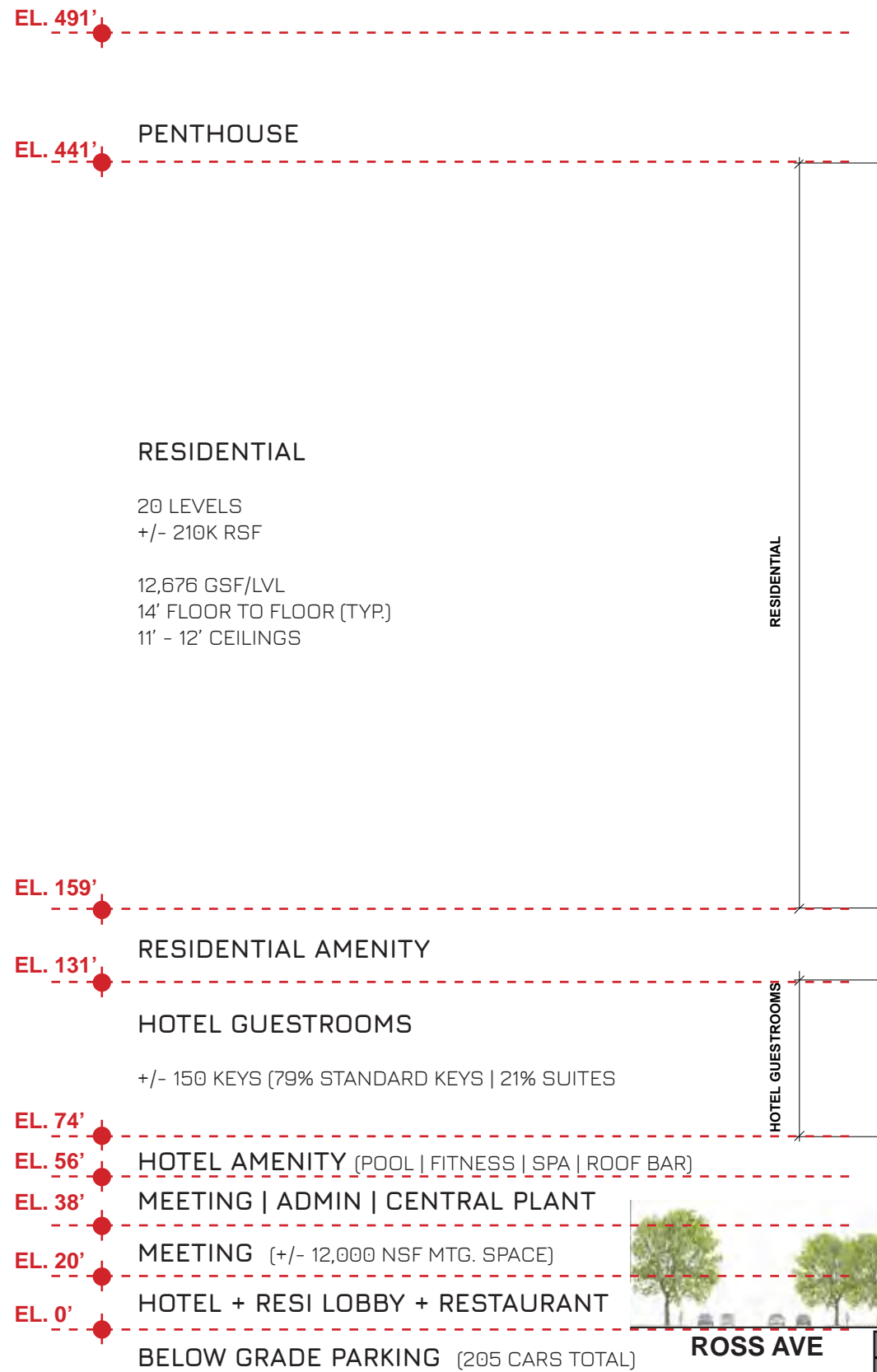




FIELD STREET DISTRICT PHASE 1

VIEW LOOKING NORTHEAST ON N. GRIFFIN ST.





SECTION KEY (N.T.S.)

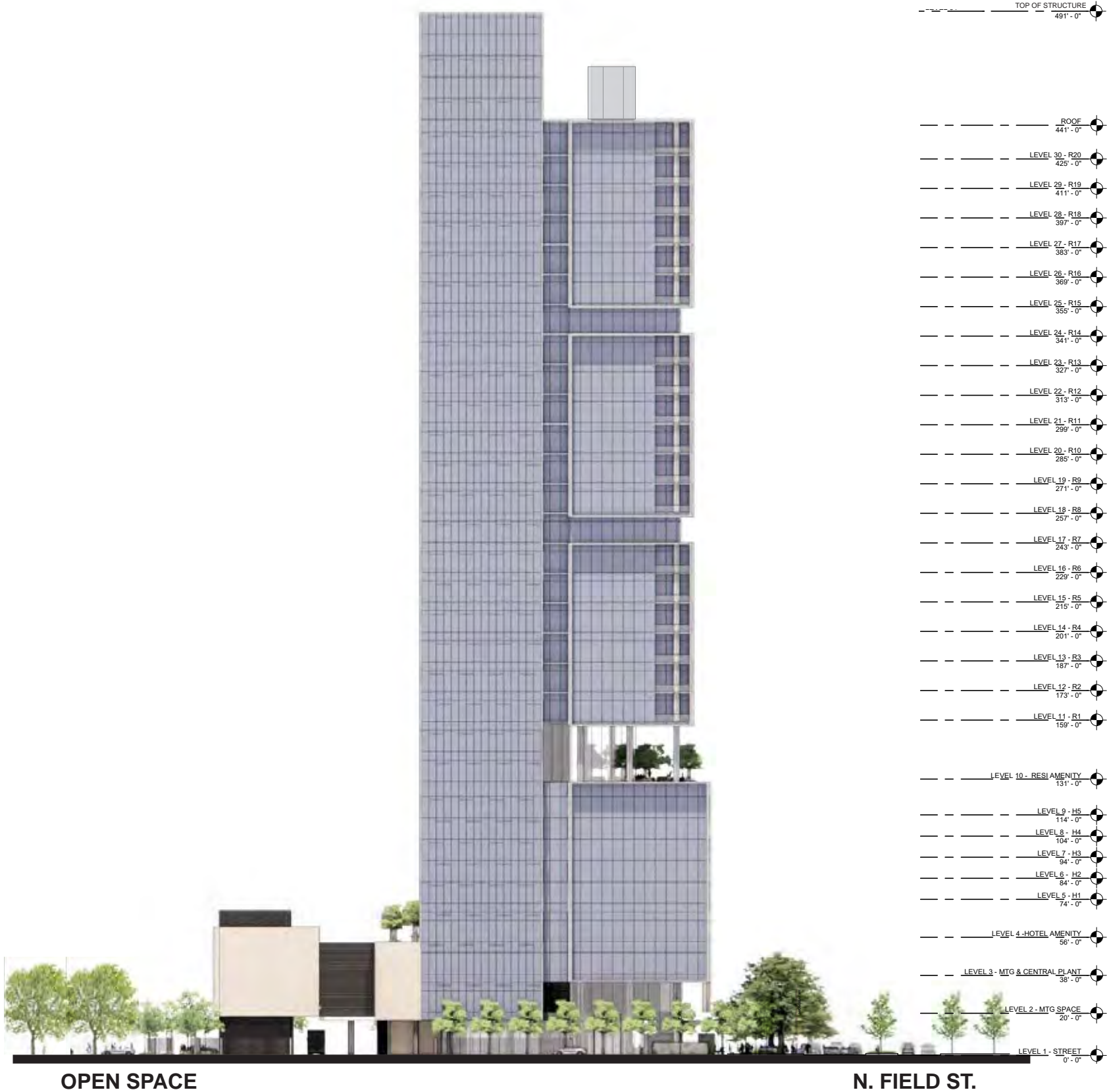
BUILDING SECTION A











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FIELD STREET DISTRICT PHASE 1



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3

SOUTH ELEVATION



FIELD STREET DISTRICT PHASE 1



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Kimley»Horn

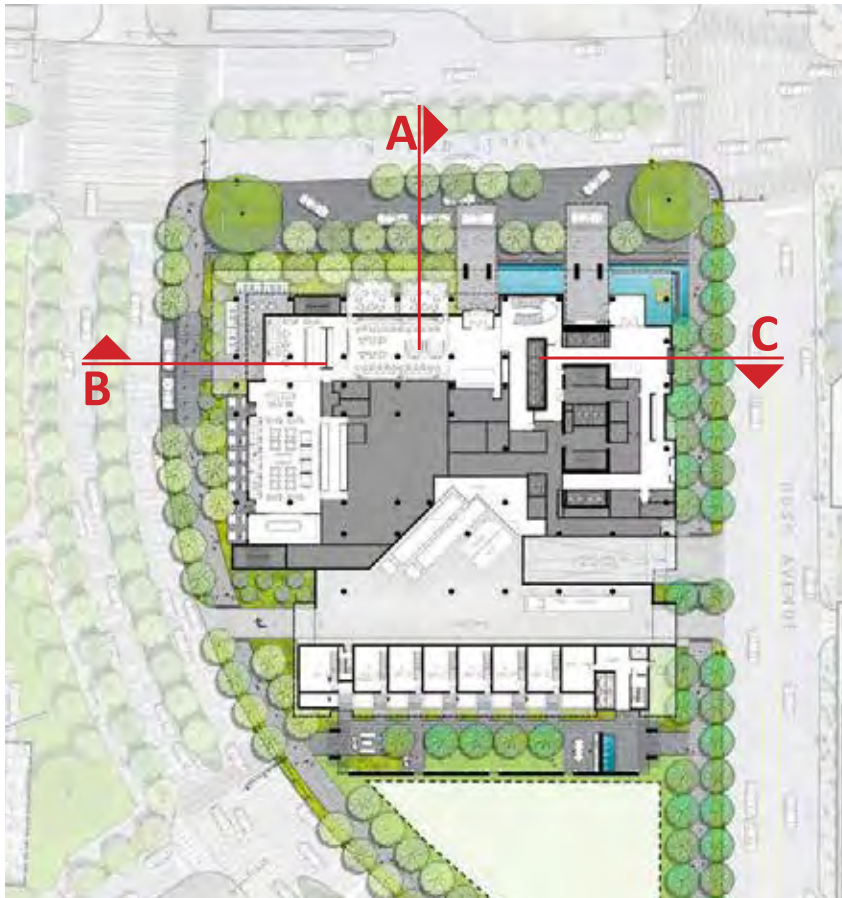
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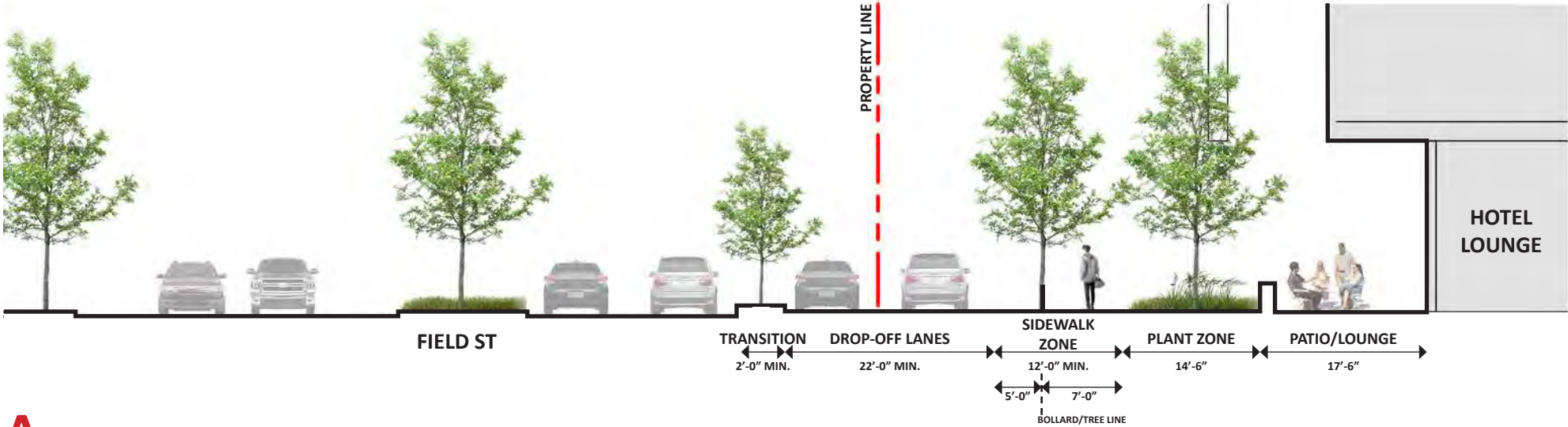








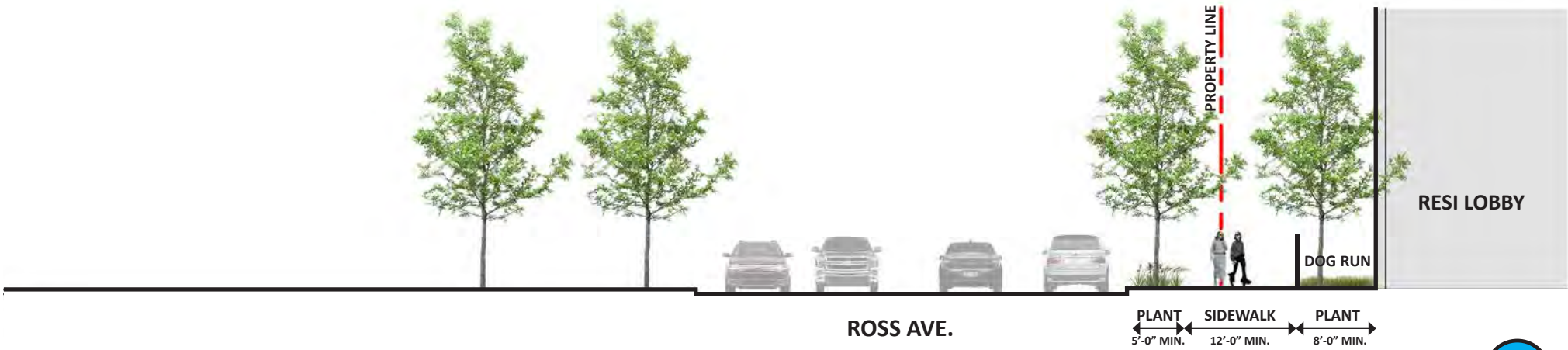
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A SECTION - FIELD STREET



B SECTION - N. GRIFFIN STREET



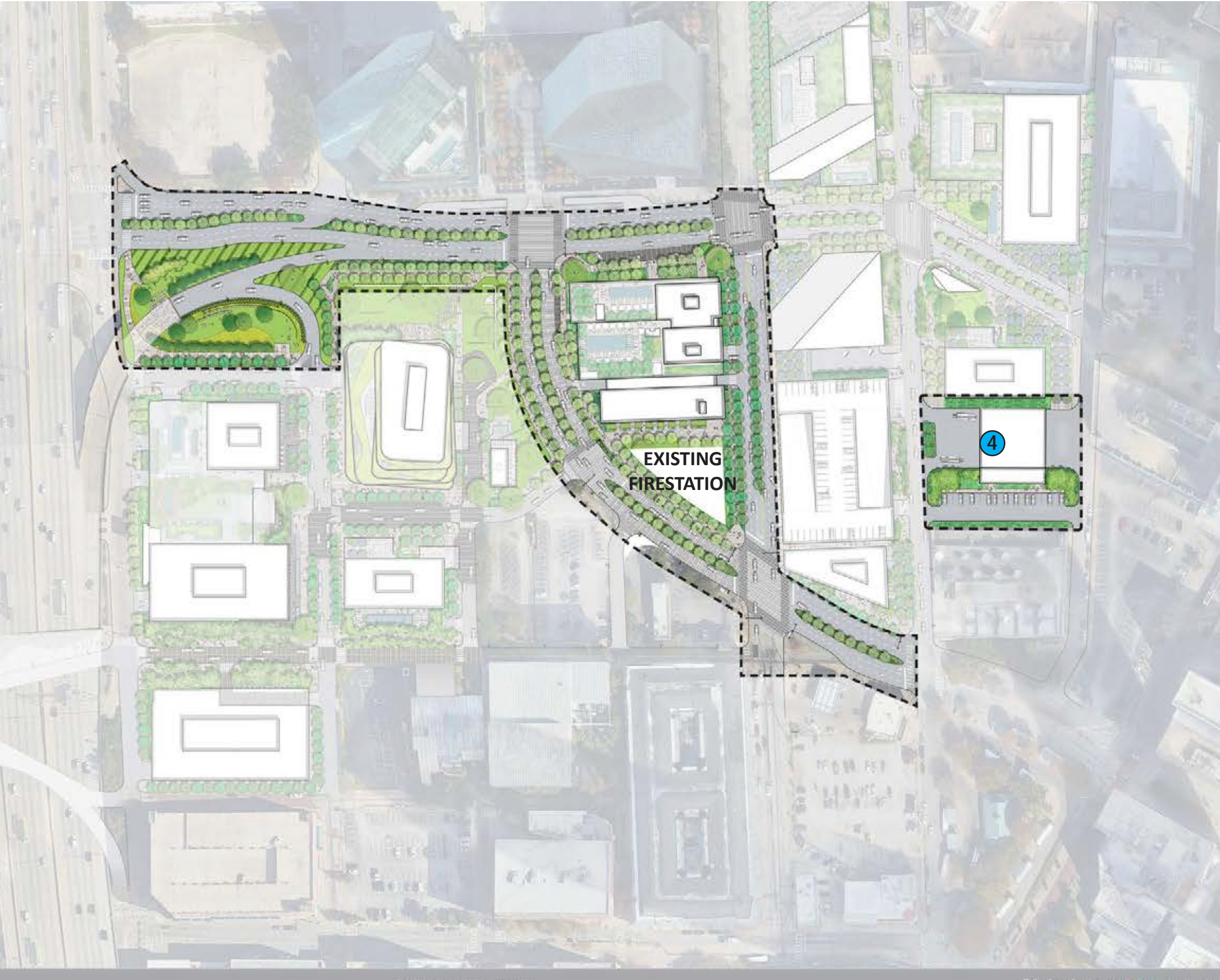
C SECTION - ROSS AVENUE

3



# FIELD STREET DISTRICT PHASE 1 RE-LOCATED FIRE STATION





FIELD ST DISTRICT PHASE 1 IMPROVEMENTS

④ RE-LOCATED FIRE STATION

- An in-progress collaboration with the City of Dallas that aims to balance a pedestrian focused urban design with the requirements of a modern fire-station.

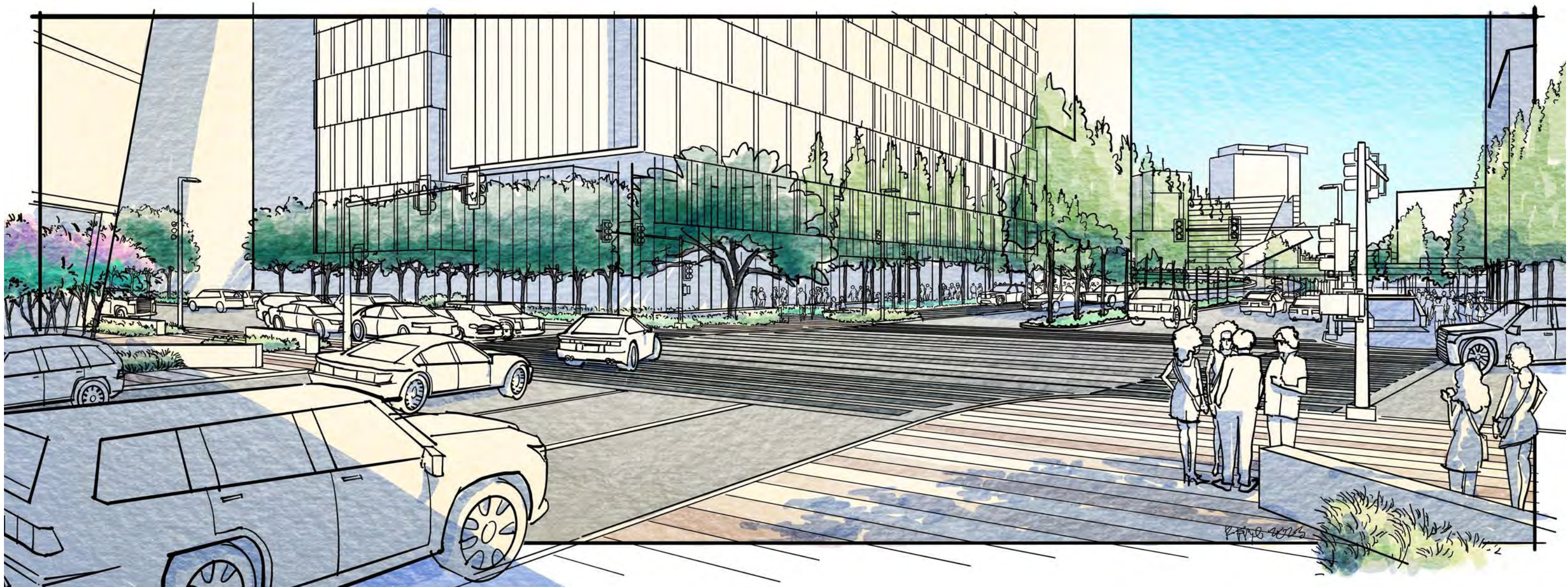
④

FIELD STREET DISTRICT PHASE 1

RE-LOCATED FIRE STATION



# THANK YOU



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