

Applicable Urban Design Priorities that Project Should Achieve

- [1] Consider site features as true public amenities, activated, and engaged by adjacent development. Focus on human scale design as a fundamental element of creating great places. Create thoughtful site and building design to support comfort, safety, and activation by users.

Design sidewalks, walkways, open space, and programed space at a scale and with enough detail that makes them usable and interesting. Optimize areas between buildings to create usable spaces activated by windows, and individual ground-floor entries to each residential unit. Loading, service entrances, blank walls, and driveways should be limited in size and located where they minimize disruption of pedestrian access and interest. Design with consideration to residential uses located closely to the Interstate 20 vehicular noise.
- [2] Future phase development should continue to provide opportunities to enhance the site’s framework, overall circulation, and pedestrian safety with consideration of the adjacent six-lane Wheatland Road.

Consideration should be given to the arrangement of the vehicular network and pedestrian pathways to encourage walkability and low-speed mobility within the site.

Ensure the street and pedestrian circulation is designed to encourage a safe and walkable environment to adjacent uses with crosswalks implemented between the site, future developments, and across Wheatland Road to connect with Carter High School, Wheatland Park, and established single-family residential neighborhoods.

DART bus stops along Wheatland Road should be maintained. Transit enhancements with increased development should consider bus shelters, wider sidewalks, and additional lighting.
- [3] Parking design should provide an environment that is safe, accessible, and comfortable for residents and visitors while contributing to environmental sustainability and the well-being of the community. Consider how these phases and future phase development can help support the City’s iSWM and CECAP goals.

Design landscaping in a way to enhance shading and use green infrastructure strategies to help mitigate flooding, water pollution, and protect the stream directly west of Phase 2. Maximize opportunities to capture and reuse stormwater and reduce the impact of impermeable surfaces to enhance the health and well-being of the public. Provide well-lit, clear, and accessible pedestrian pathways to the residential buildings and to Wheatland Road.

Policy References

Forward Dallas 2.0



Context Description

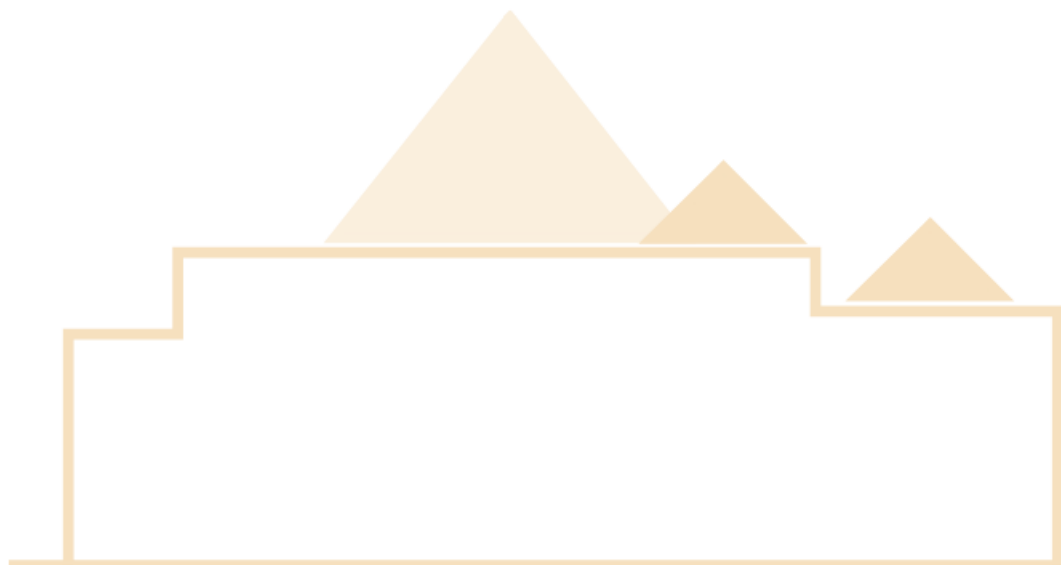
I-20 & Wheatland Multi-Family Residential Development will be on an approximately 28-acre site in Southern Dallas. The applicant is proposing 750-unit apartments in two phases. A portion of the units will be designated for workforce housing. Phase 1 will have 450 units with vehicular access from Wheatland Road and I-20 Frontage Road. Phase 2 is for 300 units with ingress/egress onto Wheatland Road. The structures will be three stories in height and units will have balconies at each level.

Primary considerations for this project include maximizing the use and benefit of transit adjacency with thoughtful arrangement of new residential buildings, pedestrian safety and circulation throughout the site and to neighboring developments, a variety of open spaces with flexibility of use, and a parking strategy that also mitigates negative environmental impacts.

I-20 & Wheatland

Neighborhood:
Southern Dallas

Program:
Multi-Family Residential



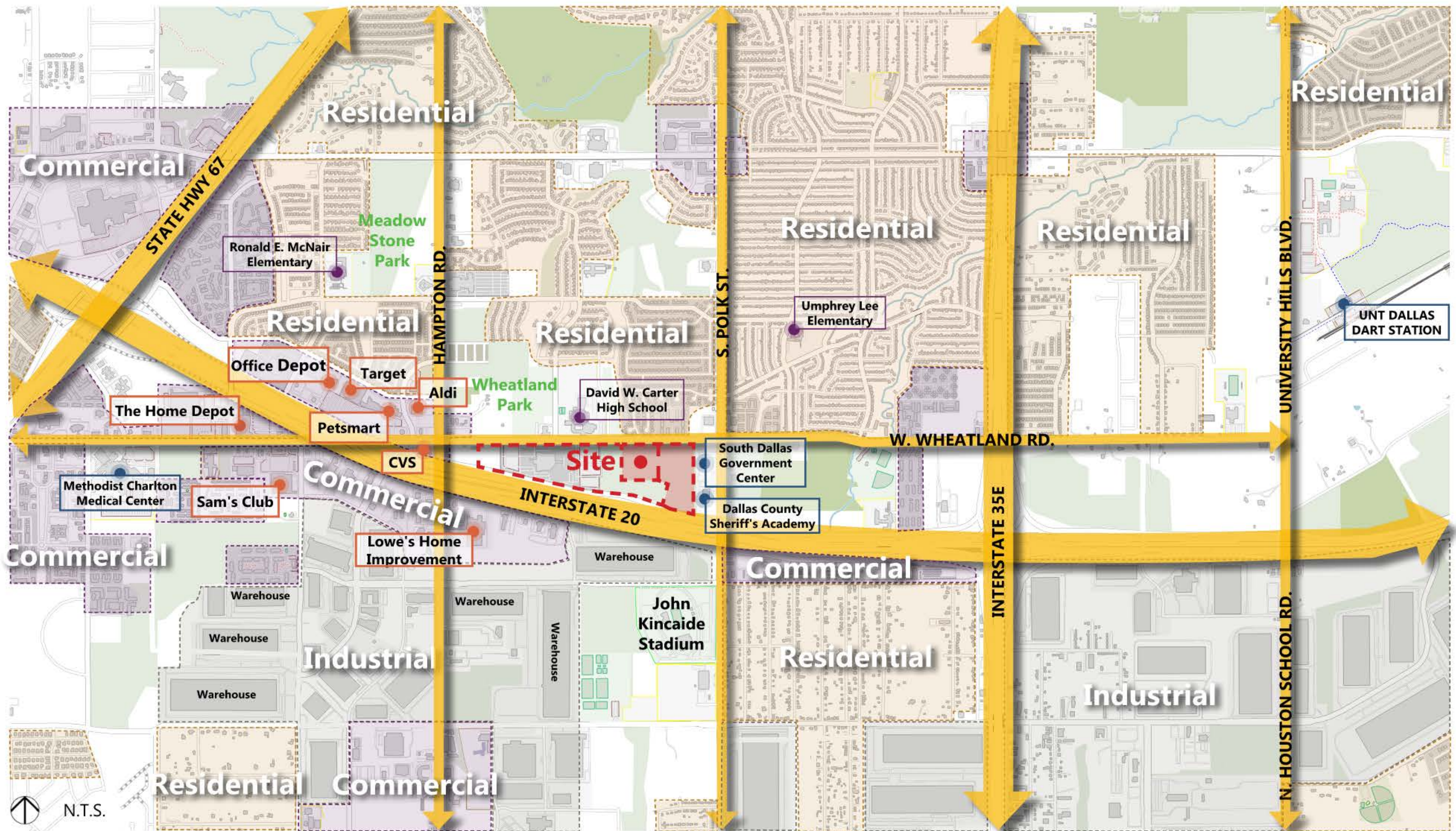
JPI I20 & WHEATLAND

02.21.25

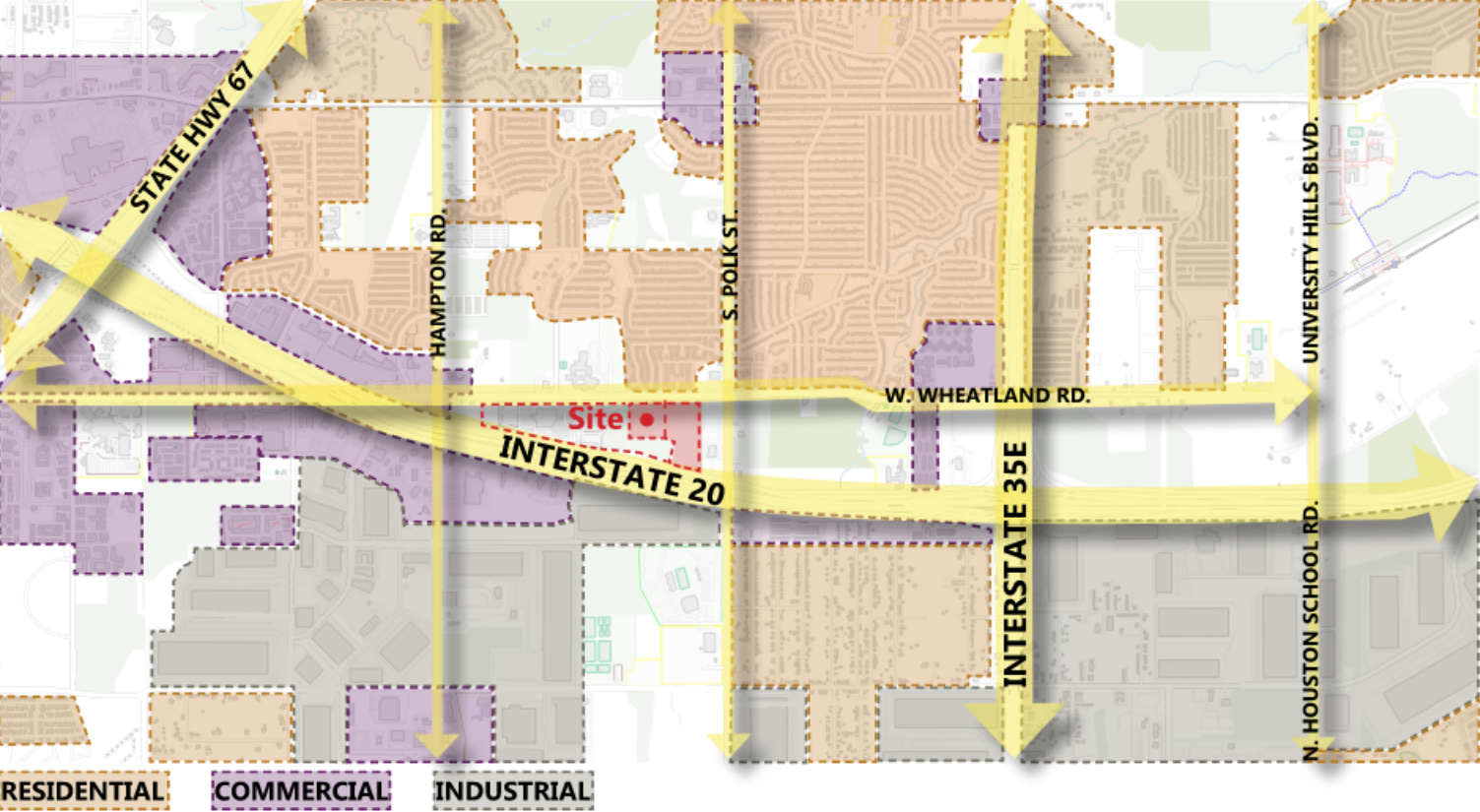
DALLAS, TX

JHP
Architecture/Urban Design

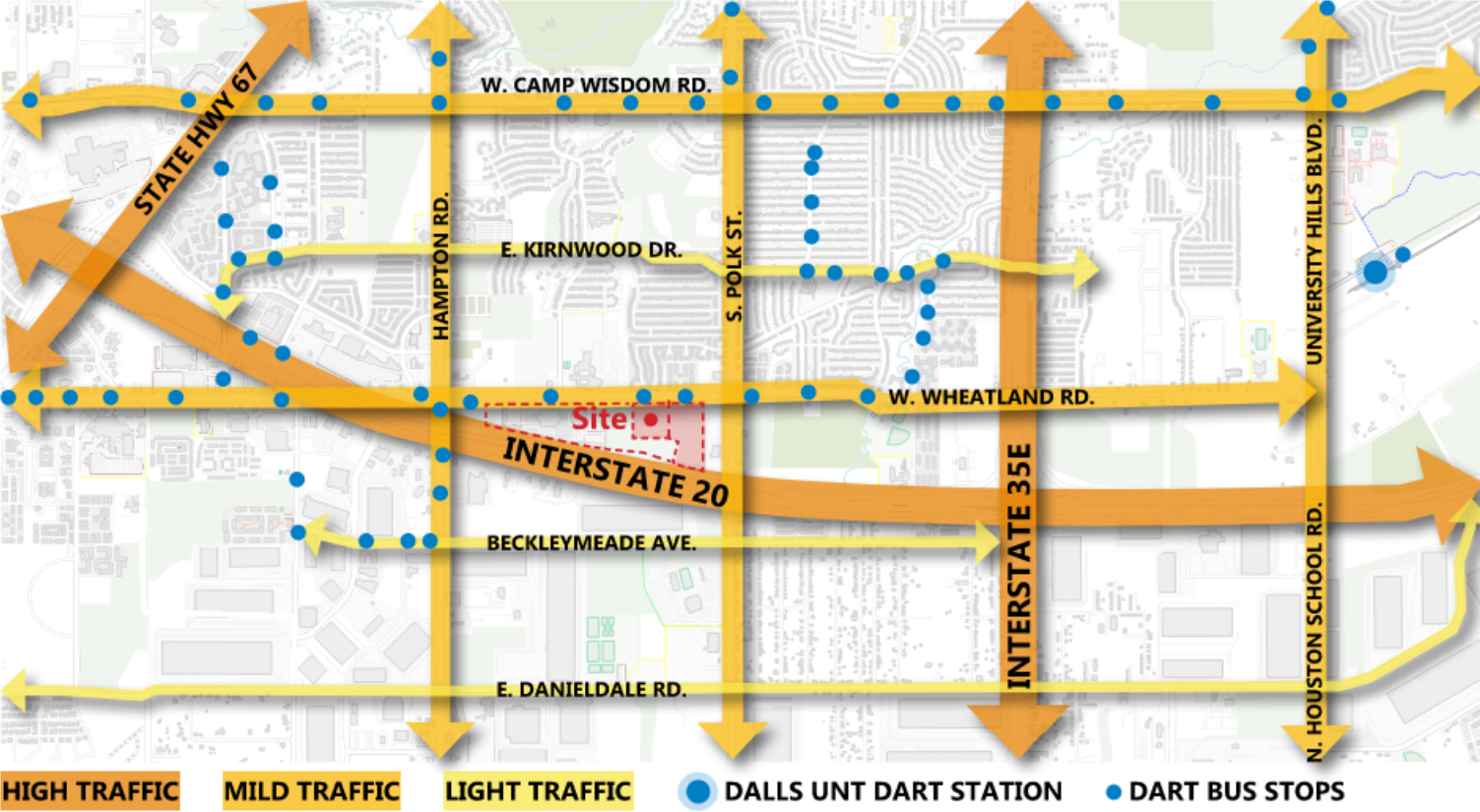




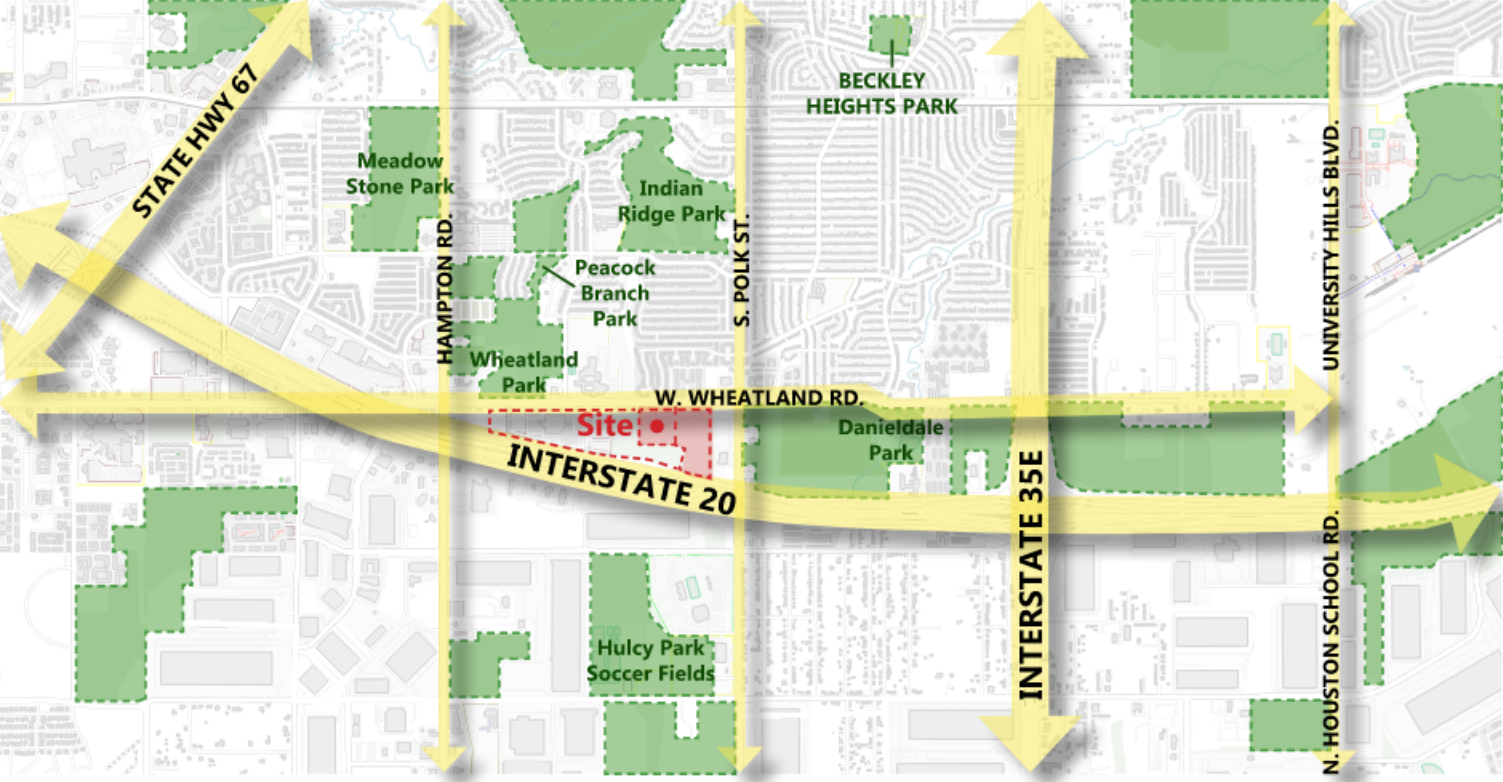
LAND USE



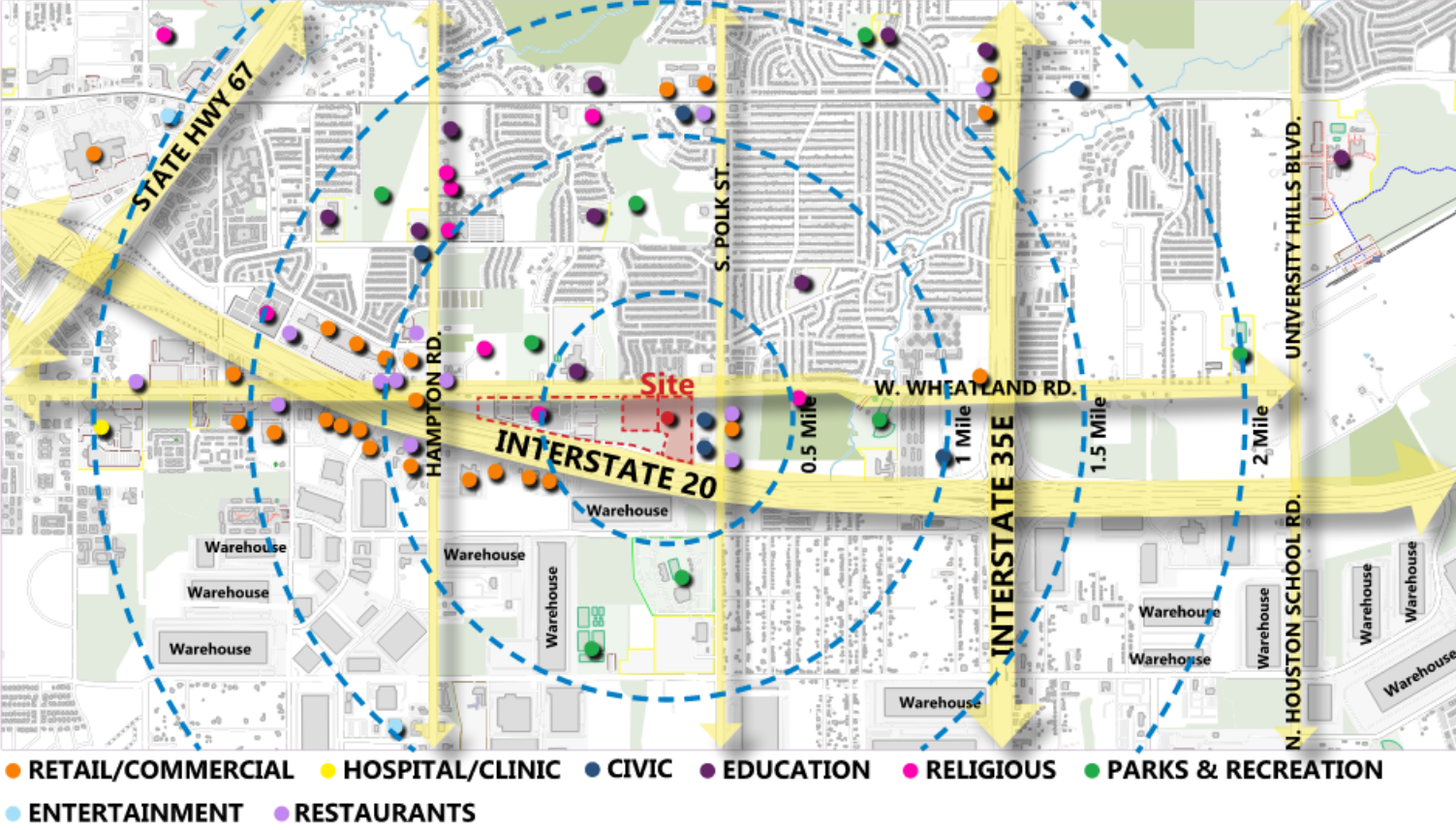
TRAFFIC VOLUME AND PUBLIC TRANSPORTAION

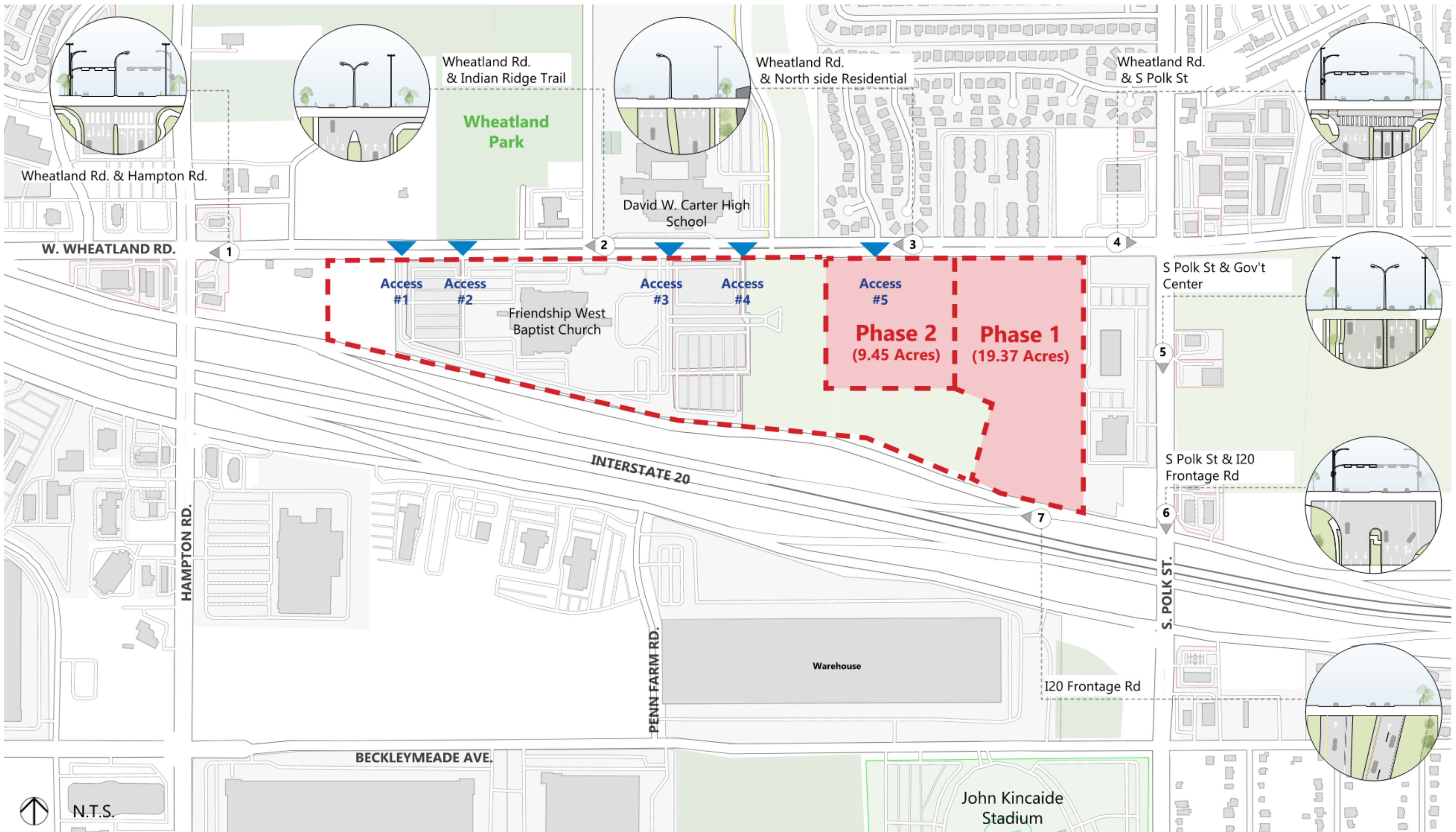


GREEN SPACE



BUILDING TYPES AND PROXIMITY







01 Wheatland Rd. & Hampton Rd.



02 Friendship Church



03 North View of Site - Wheatland Rd.



04 Wheatland Rd. & Polk St. Intersection



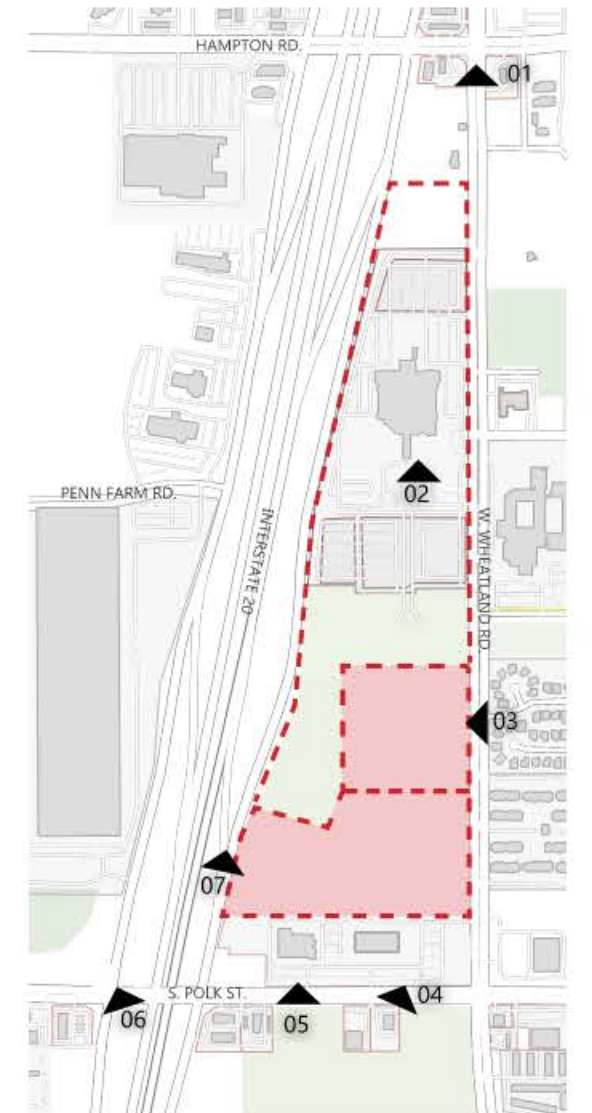
05 Government Center - East Elevation



06 Polk St. & I20 Frontage Rd. Intersection

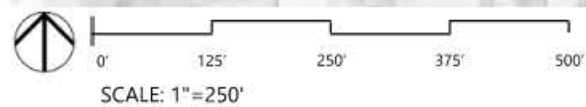
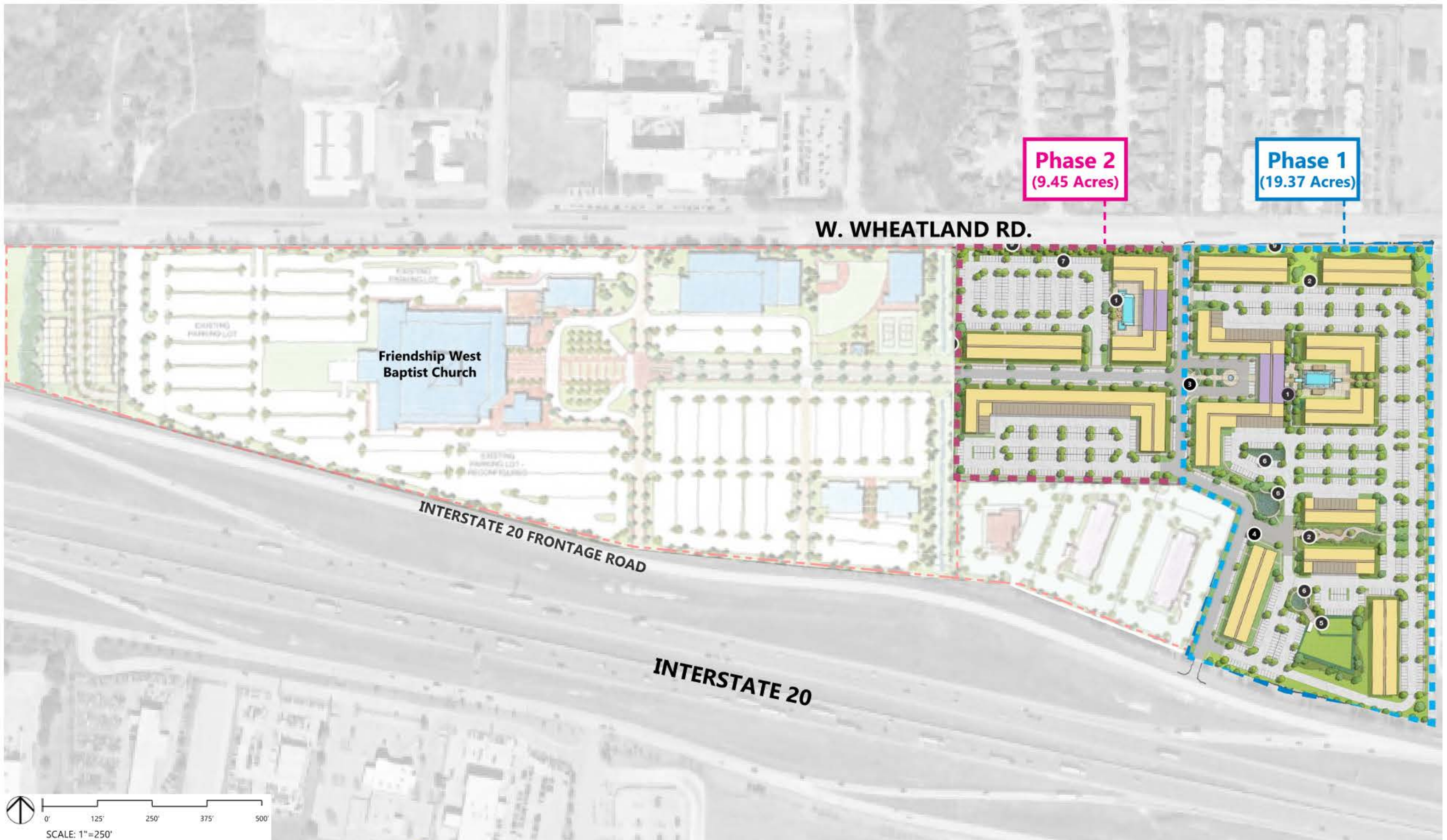


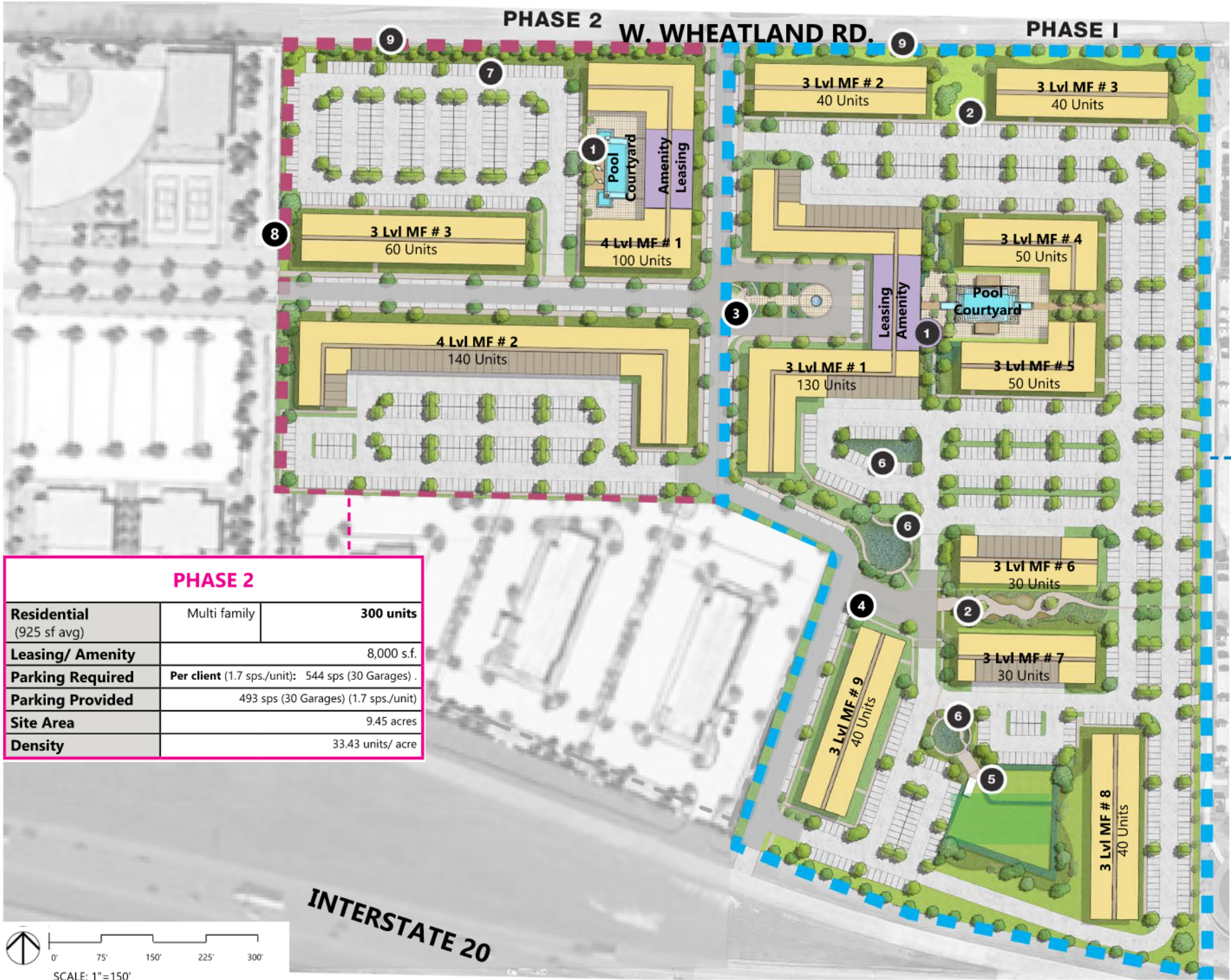
07 Southeast View of Site - I20 Frontage Rd.





N.T.S.





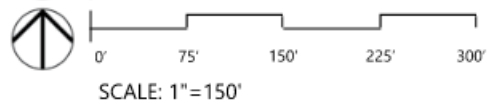
[KEY]

- 1 | POOL COURTYARD
- 2 | LANDSCAPE COURTYARD
- 3 | ENTRY PLAZA
- 4 | MAIN ENTRANCE
- 5 | DOG PARK
- 6 | RAIN GARDENS (POTENTIAL)
- 7 | GREEN STREET BUFFER
- 8 | STREAM ENHANCEMENT (POTENTIAL)
- 9 | BUS STOP UPDATE (POTENTIAL)

PHASE 2		
Residential (925 sf avg)	Multi family	300 units
Leasing/ Amenity		8,000 s.f.
Parking Required	Per client (1.7 sps./unit): 544 sps (30 Garages) .	
Parking Provided	493 sps (30 Garages) (1.7 sps./unit)	
Site Area	9.45 acres	
Density	33.43 units/ acre	

PHASE 1		
Residential (925 sf avg)	Multi family	450 units
Leasing/ Amenity		10,000 s.f.
Parking Required	Per client (1.7 sps./unit): 774 sps (45 Garages).	
Parking Provided	776 sps (45 Garages) (1.7 sps./unit)	
Site Area	19.37 acres	
Density	23.83 units/ acre	

TOTAL		
Residential (925 sf avg)	Multi family	750 units
Leasing/ Amenity		18,000 s.f.
Parking Required	Per client (1.7 sps./unit): 1258 sps (75 Garages).	
Parking Provided	1259 sps (75 Garages) (1.7 sps./unit)	
Site Area	28.82 acres	
Density	26.02 units/ acre	

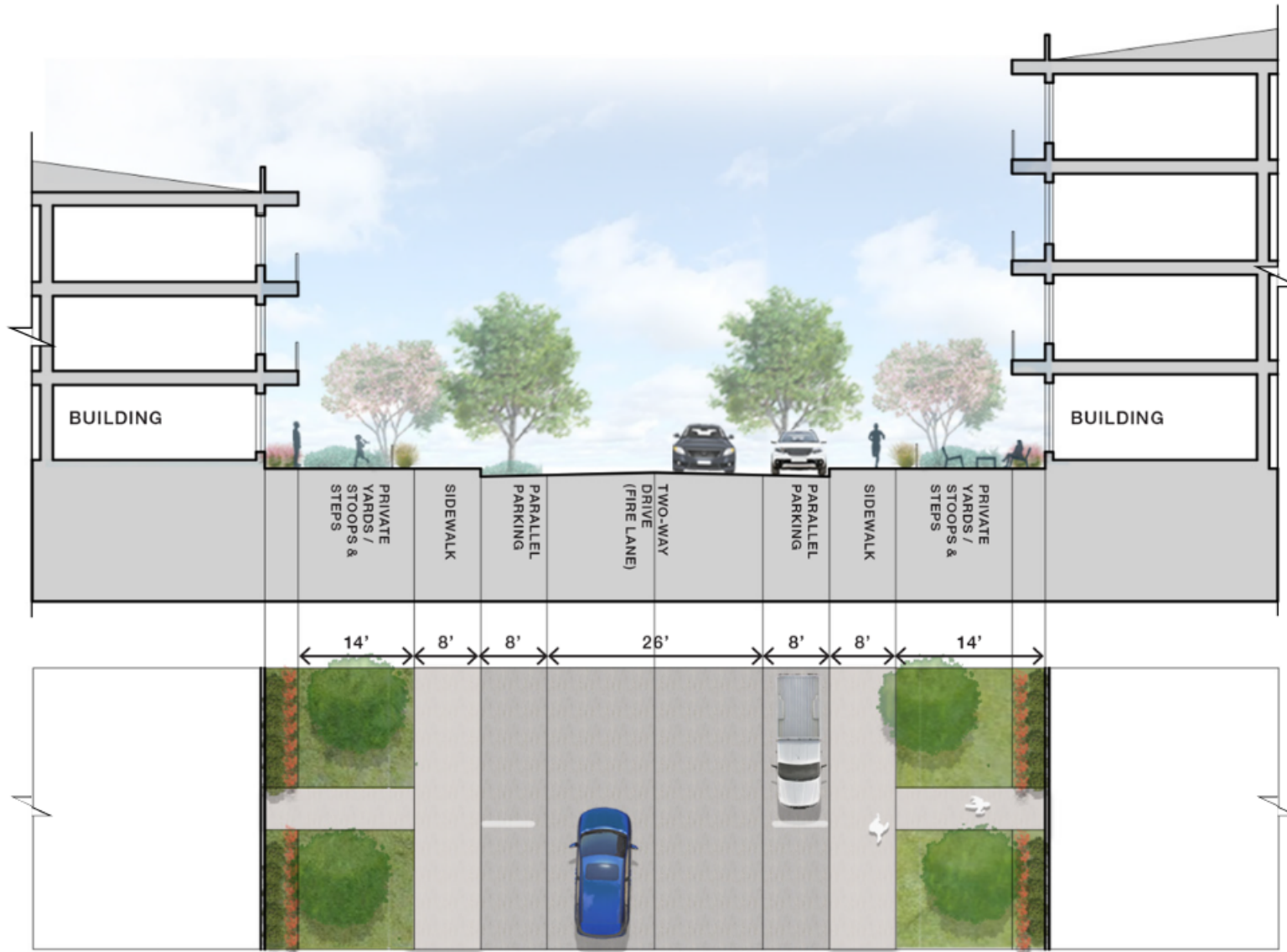
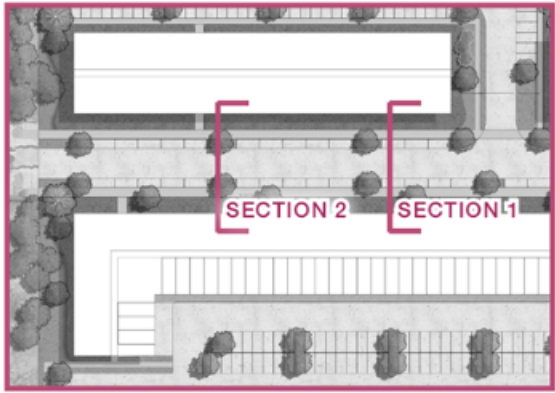




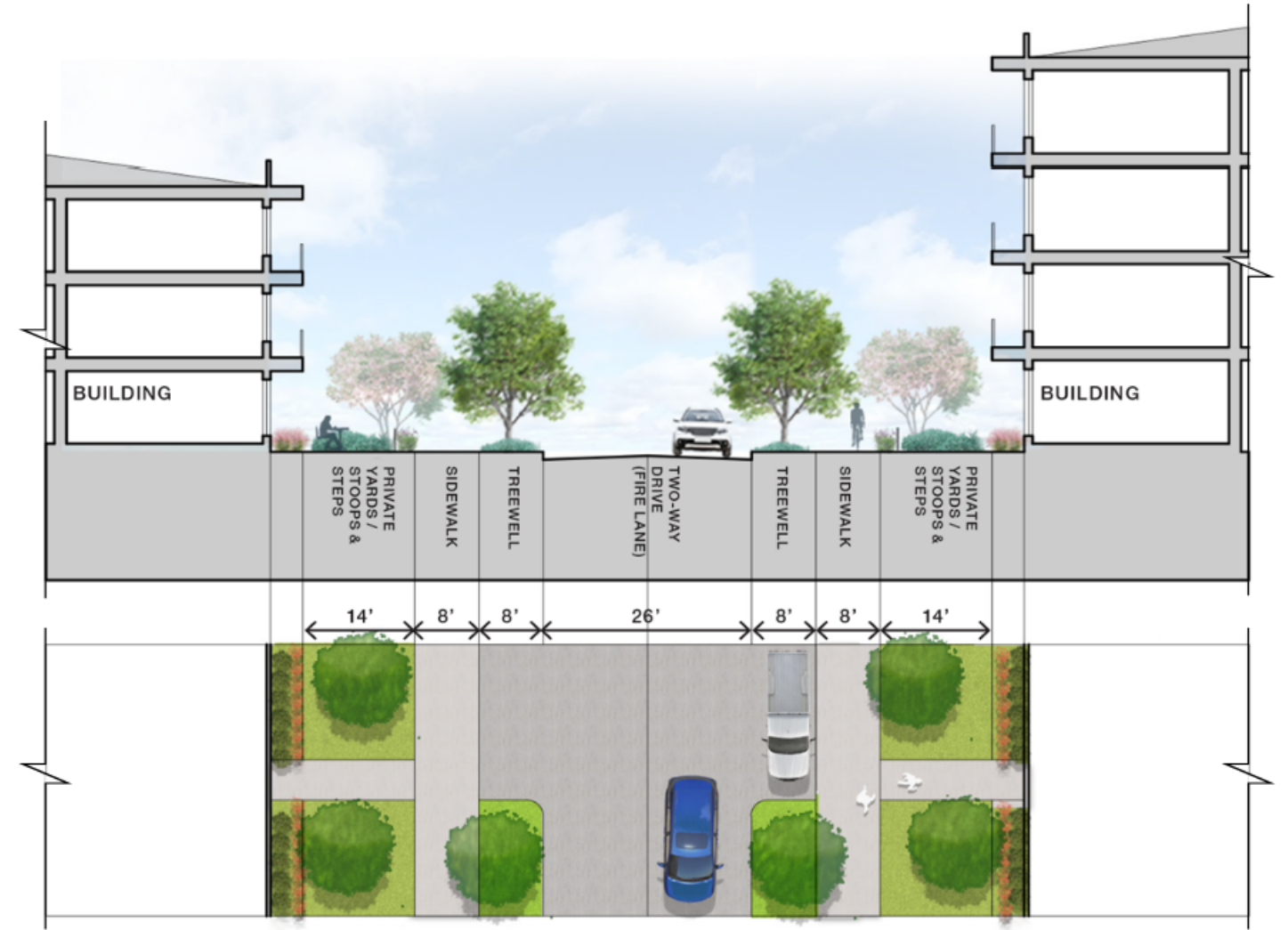
- STREET OPEN TO PUBLIC
- PRIMARY PEDESTRIAN PATH
- SECONDARY PEDESTRIAN PATH
- BUILDING ENTRY
- PEDESTRIAN ACCESS TO RETAIL
- GATE

0'
75'
150'
225'
300'

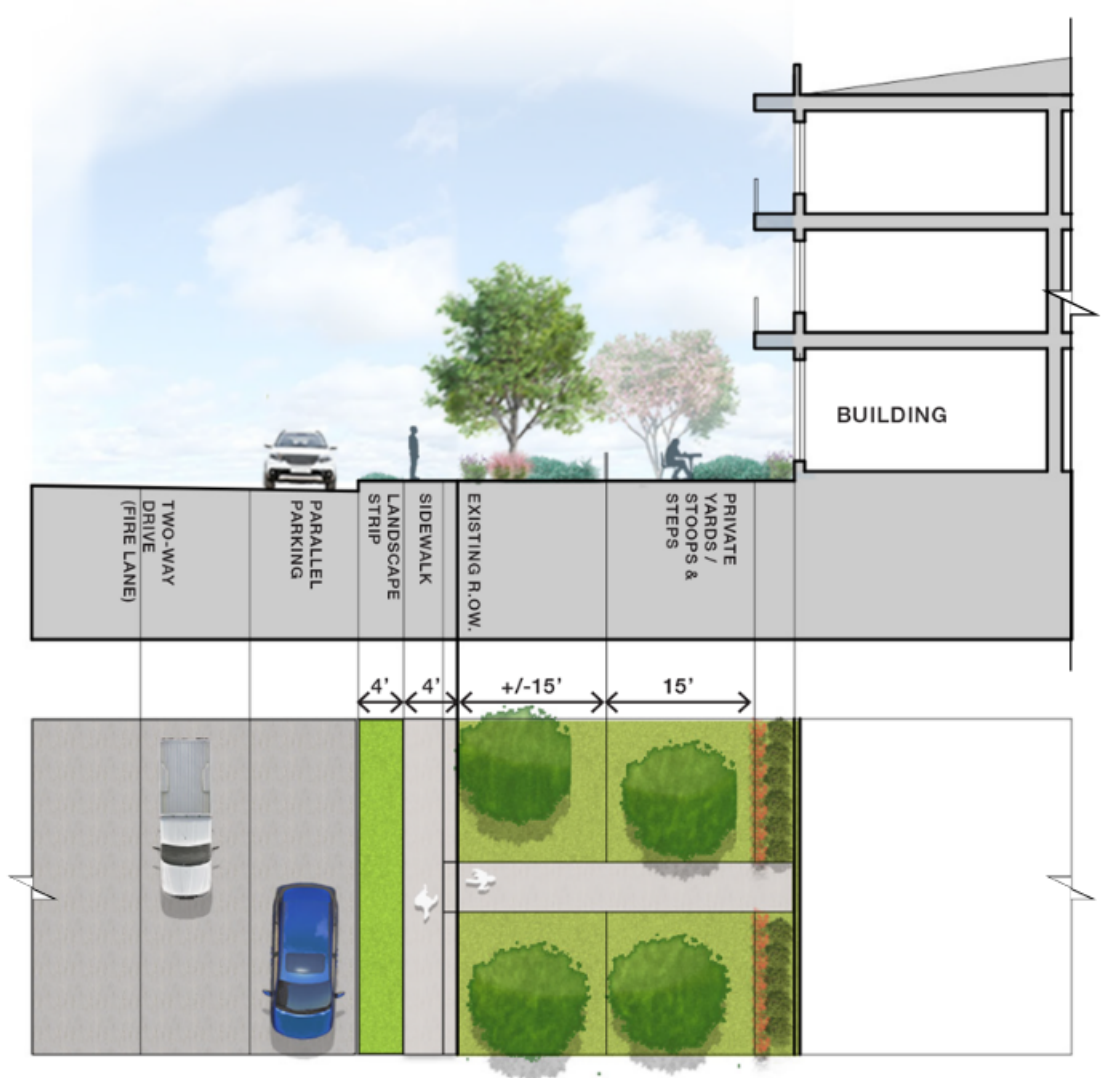
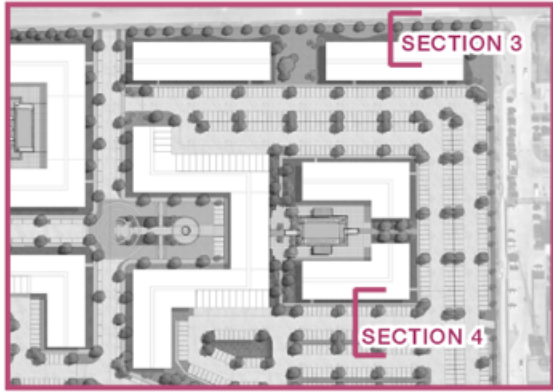
 SCALE: 1"=150'



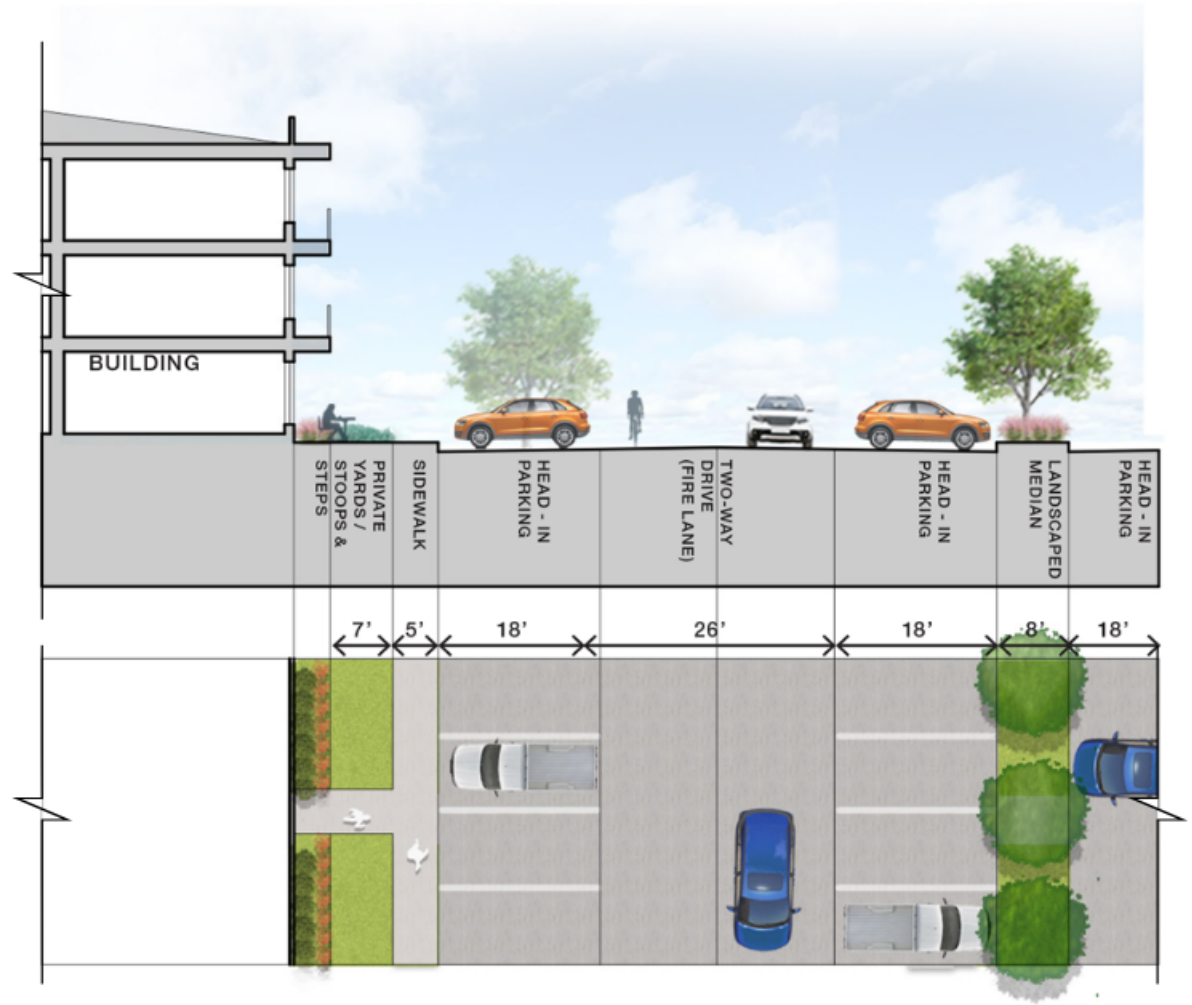
SECTION 1



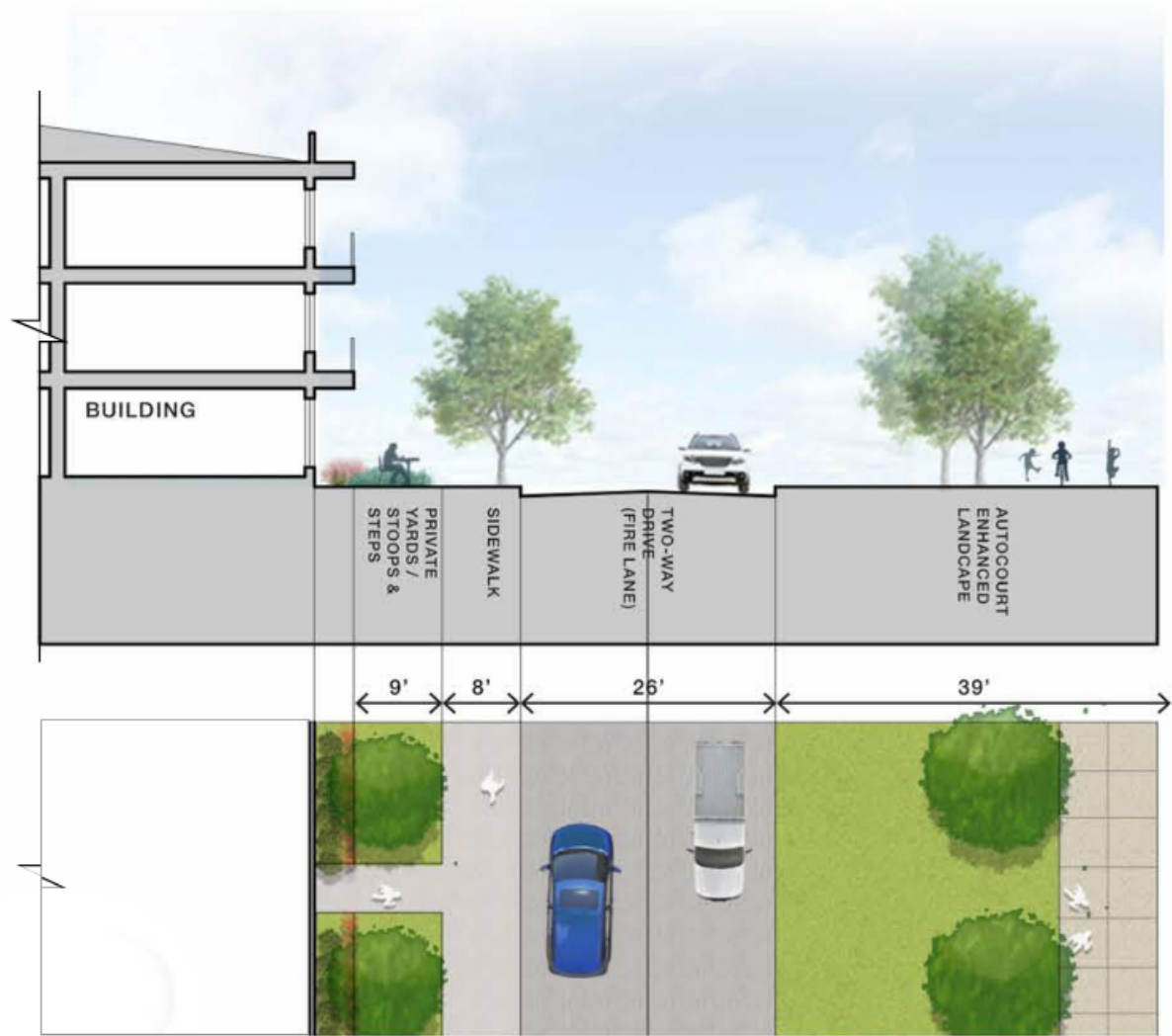
SECTION 2



SECTION 3

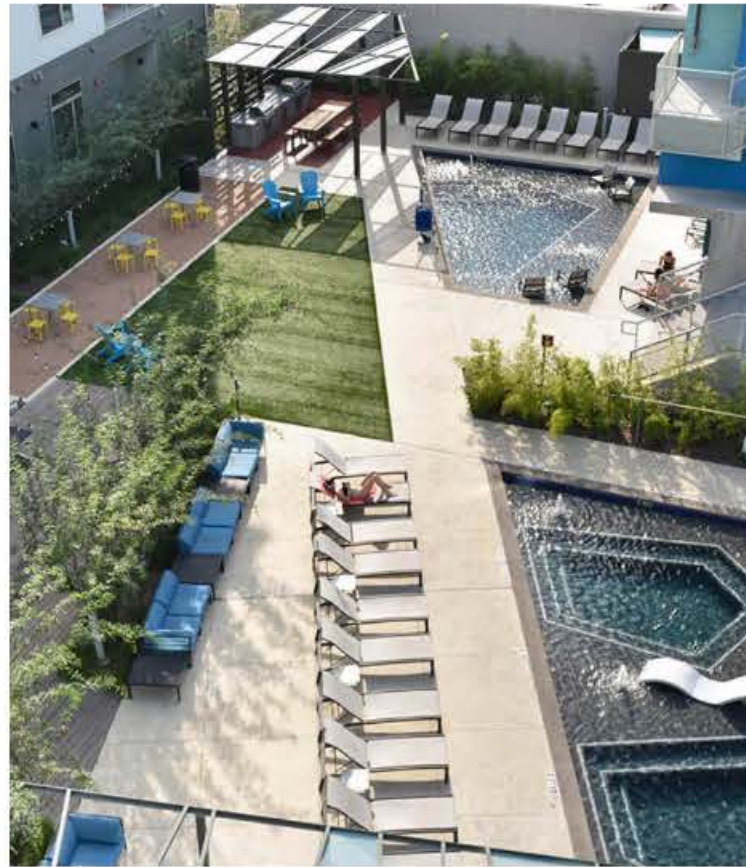


SECTION 4



SECTION 5





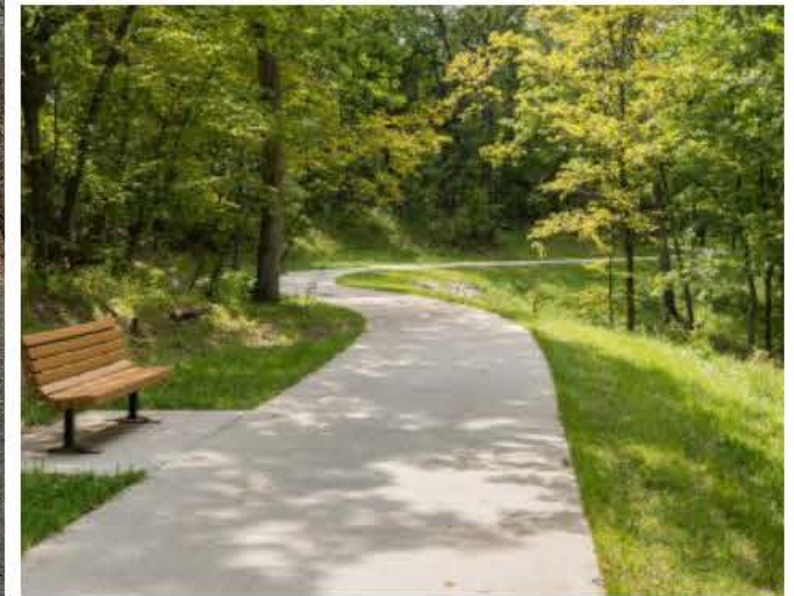
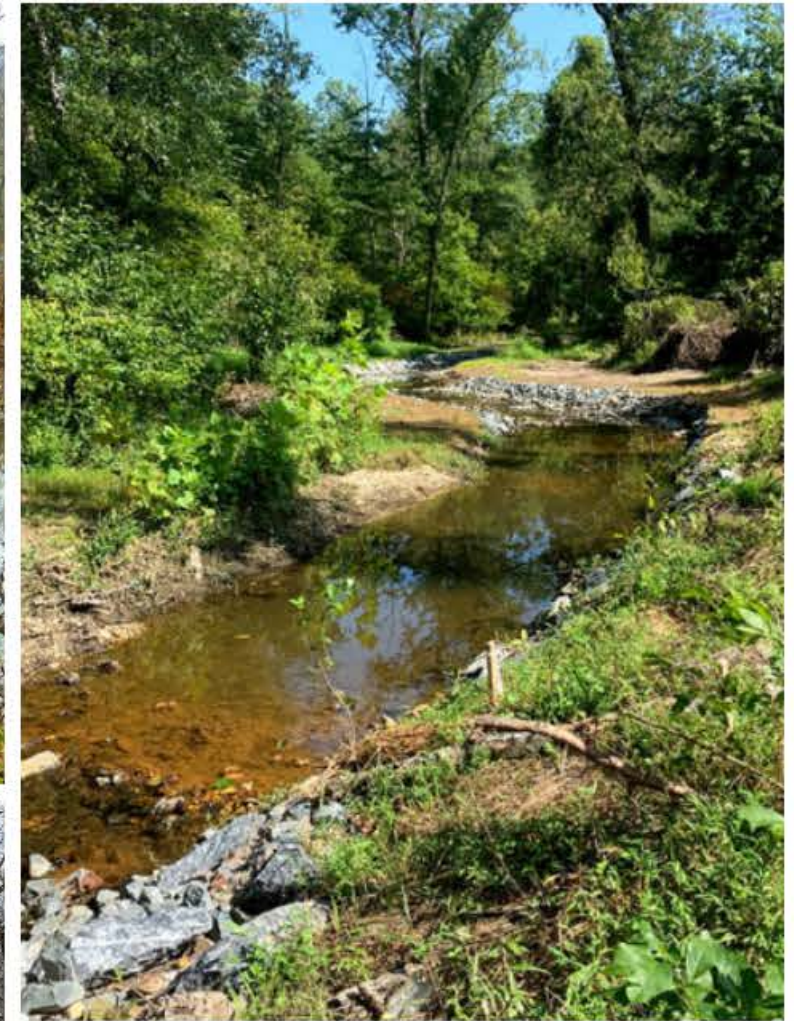
STREETSCAPE

POOL COURTYARD



LANDSCAPE COURTYARD

DOG PARK



RAIN GARDENS

CREEK







