

Applicable Urban Design Priorities Project Should Achieve

- [1] **Consider site features as true public amenities that can be activated and engaged with future surrounding 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 residential and retail entries. Consider creative outdoor cafe seating concepts outside restaurant spaces, whether permanent or temporary.

Loading, service entrances, blank walls, and driveways should be limited in size and located where they minimize disruption of pedestrian access and interest.

- [2] **Future development should continue to provide opportunities to enhance this site's framework, overall circulation, and pedestrian safety with special consideration to North Ewing Avenue and East Jefferson Boulevard.**

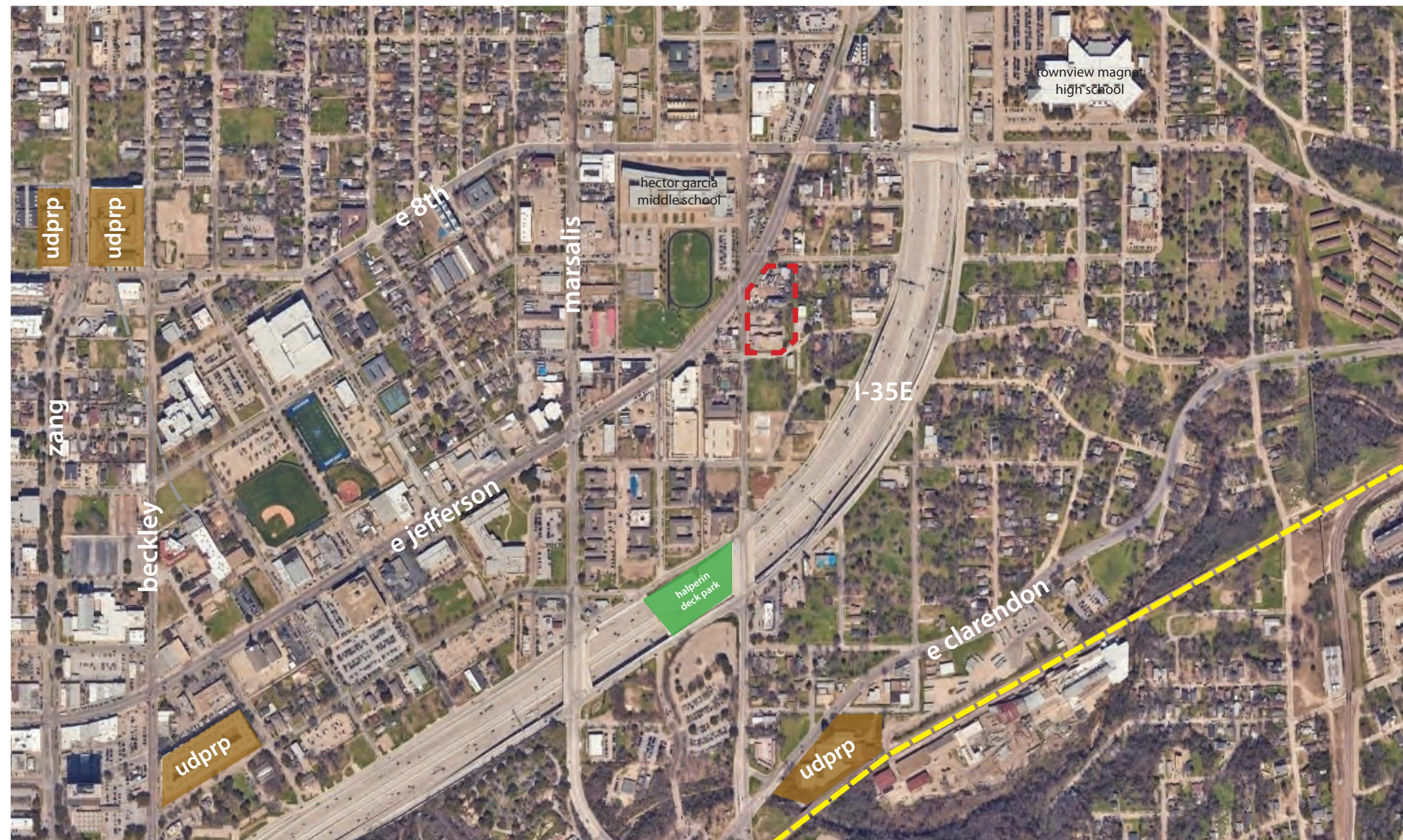
Consideration should be given to the arrangement of the vehicular network and pedestrian pathways so that they encourage walkability and low-speed mobility around the site.

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 established single-family residential neighborhoods. Provide well-lit, clear, and accessible pedestrian pathways to the residential and retail spaces.

- [3] **Consider how this property and the applicant's intention of activating future surrounding properties 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 and water pollution.

Maximize opportunities to capture and reuse stormwater and reduce the impact of impermeable surfaces to enhance the health and well-being of the public.



Policy References

Forward Dallas 2.0

Comprehensive Environmental & Climate Action Plan (CECAP)

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

Context Description

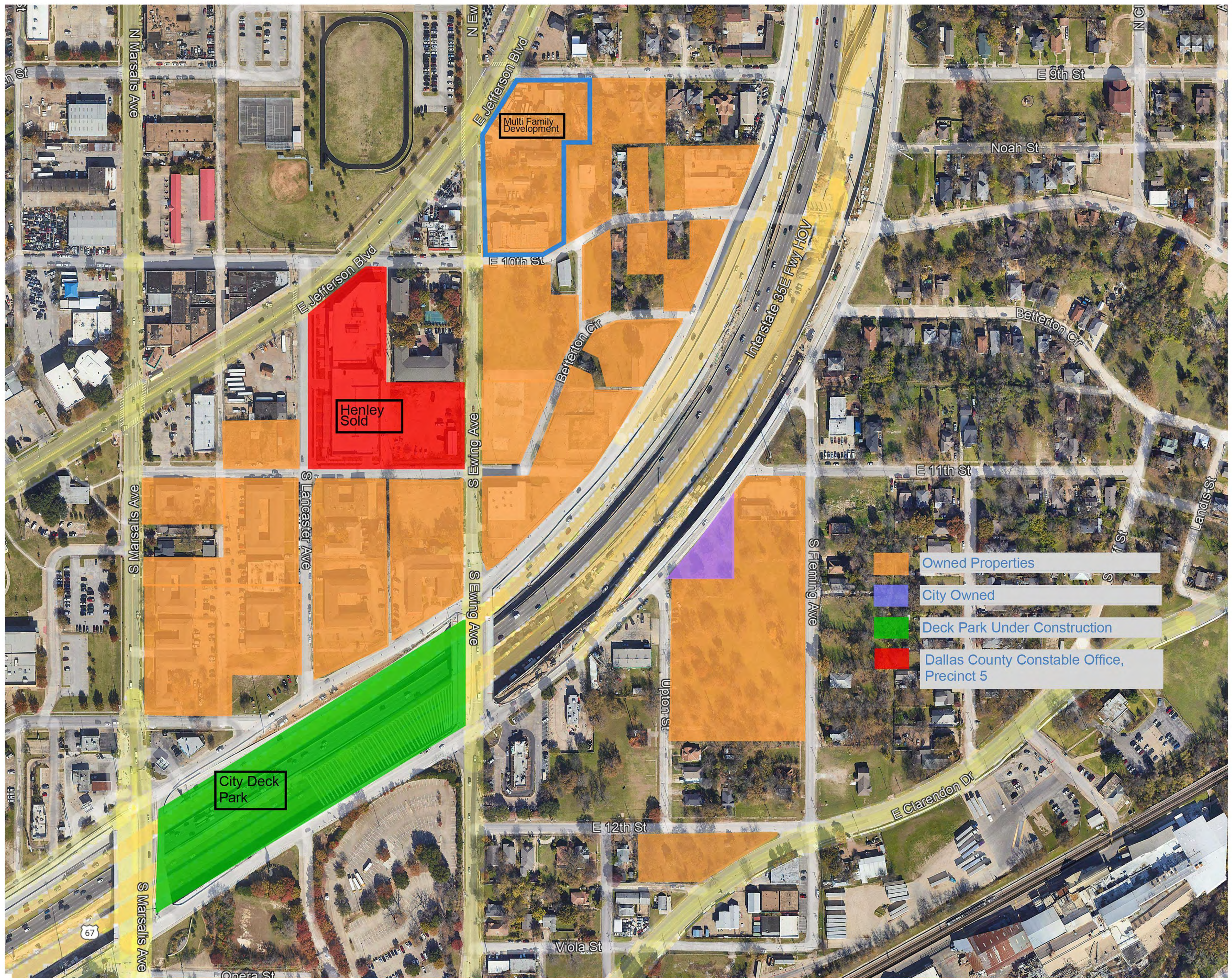
The applicant is planning a vertical mixed-use integrated project on 2.89 acres along the east side of Jefferson Boulevard. The development will be less than a quarter mile from the new southern deck park, Halperin Park, and is due east of Bishop Arts. The multi-family residential component will have 265-units, with a portion of units designated for workforce housing. The building will be lined with 5,000 sq. ft. of restaurant space and 9,000 sq. ft. of neighborhood retail with frontage along North Ewing Avenue and East Jefferson Boulevard.

Sidewalks are proposed around all sides of the property alongside street trees and landscaping. A dog park is proposed on the east side of the property and residents will have access to co-working spaces and a bicycle shop with storage areas.

N Oak Cliff Development

Neighborhood:
Oak Cliff Gateway TIF

Program:
Mixed-Use
Multi-Family Residential
Commercial

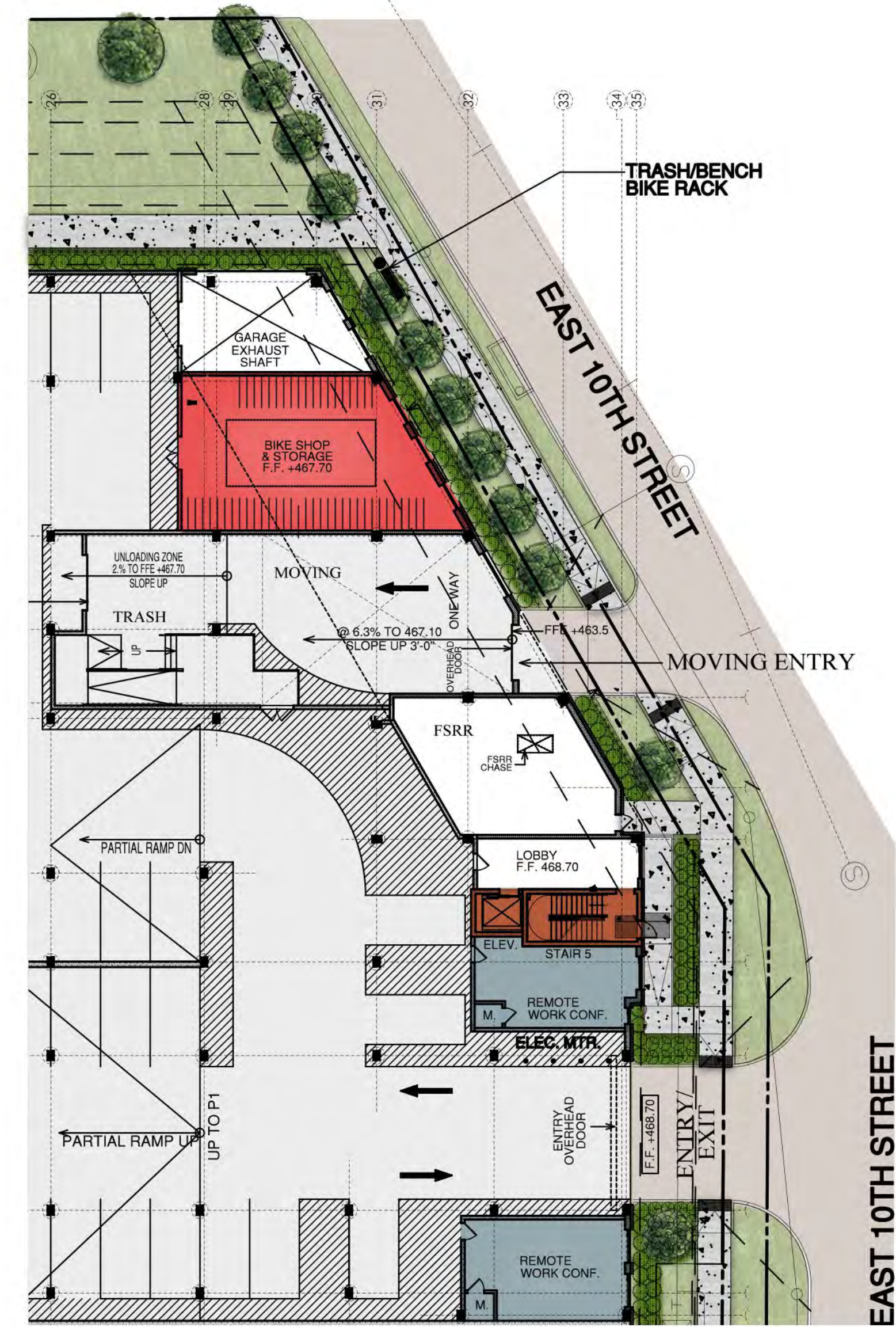
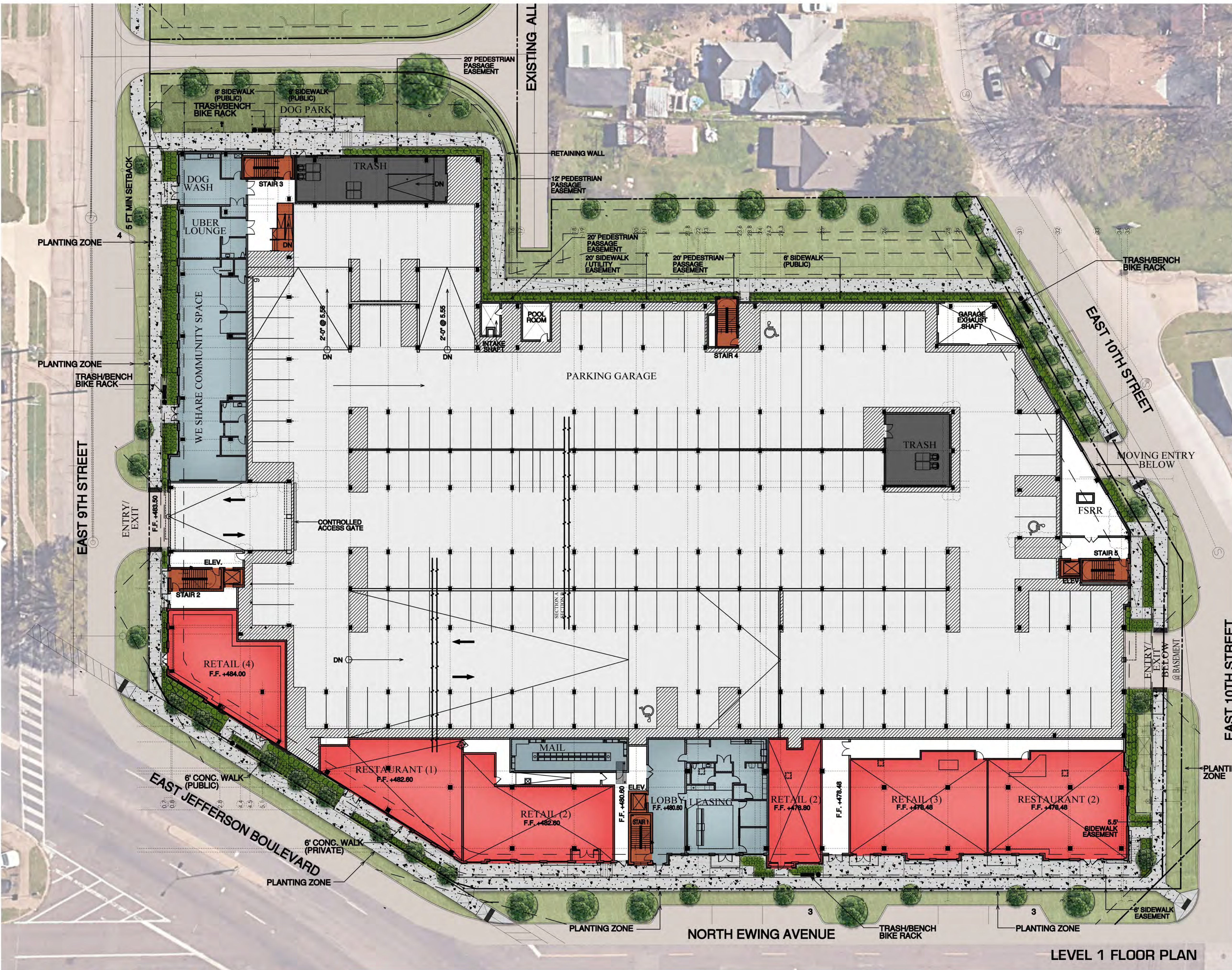


- Owned Properties
- City Owned
- Deck Park Under Construction
- Dallas County Constable Office, Precinct 5





VIEW FROM CORNER OF NORTH EWING AVENUE & EAST 10TH STREET

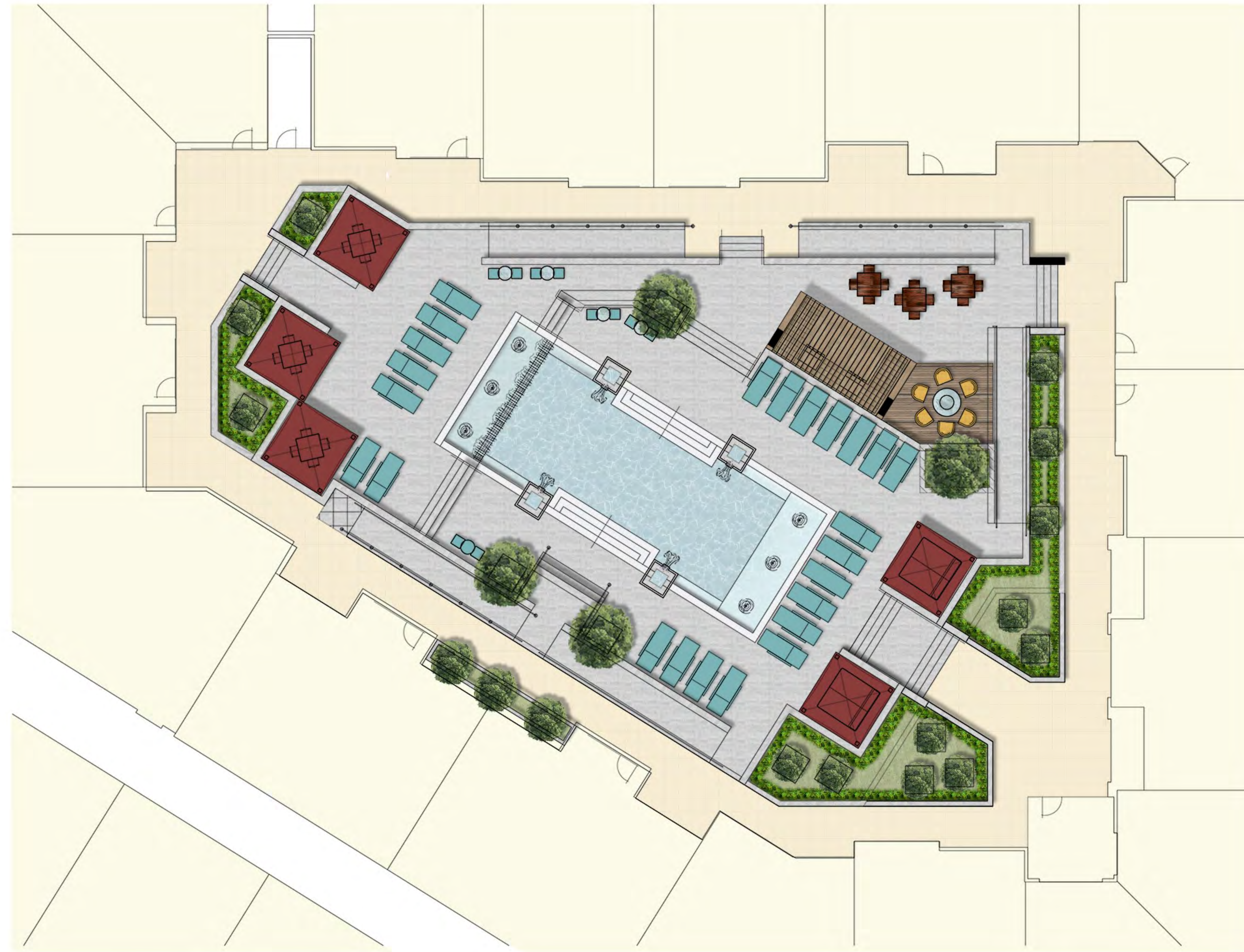




VIEW FROM CORNER OF NORTH EWING AVENUE & EAST JEFFERSON BOULEVARD



3 AMENITY - SOUTH COURTYARD



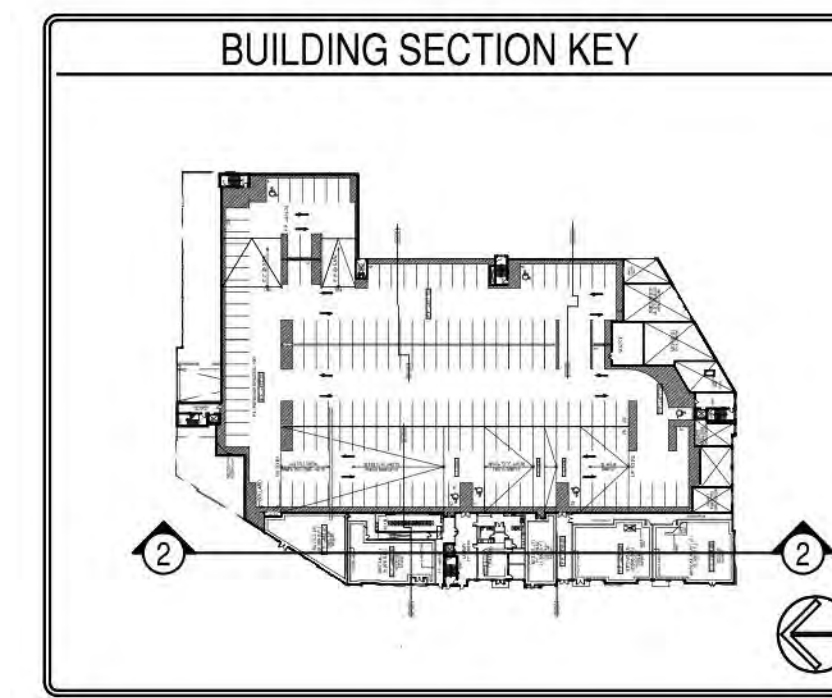
2 AMENITY - NORTH POOL COURTYARD



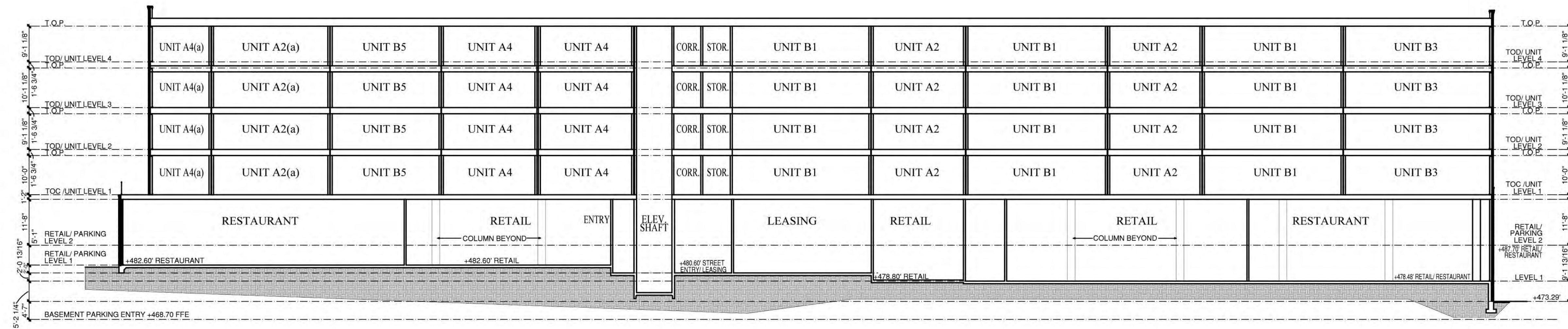
1 AMENITY - SKY DECK



VIEW FROM CORNER OF EAST JEFFERSON BOULEVARD & EAST 9TH STREET



- B1 - BLOCK**
MANUFACTURE: FEATHERLITE
COLOR: WHITE
- B2 - BRICK**
MANUFACTURE: ACME
COLOR: ELDERWOOD
- F1 - PAINT**
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GALE FORCE SW 7605
- STUCCO**
- P2 - PAINT**
MANUFACTURE: SHERWIN WILLIAMS
COLOR: EXTRA WHITE SW 7006
- P3 - PAINT**
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TINSMITH SW 7657
- P4 - PAINT**
MANUFACTURE: SHERWIN WILLIAMS
COLOR: RETREAT SW 6207
- DOOR TRIM, SIDING, WINDOW TRIM & FASCIA**
- STUCCO, SIDING**
- STUCCO**
- P5 - PAINT**
MANUFACTURE: SHERWIN WILLIAMS
COLOR: COBBLE BROWN SW 6082
- W1 - STOREFRONT**
MANUFACTURE: KAWNEER
COLOR: CLEAR ANODIZED
- W2 - WINDOWS**
MANUFACTURE: PLYGEM
COLOR: WHITE
- SIDING**
- D1 - DOWNSPOUTS**
MANUFACTURE: SENOX
COLOR: TUXEDO GRAY
- M1 - METAL**
MANUFACTURE: BERRIDGE
COLOR: CITYSCAPE



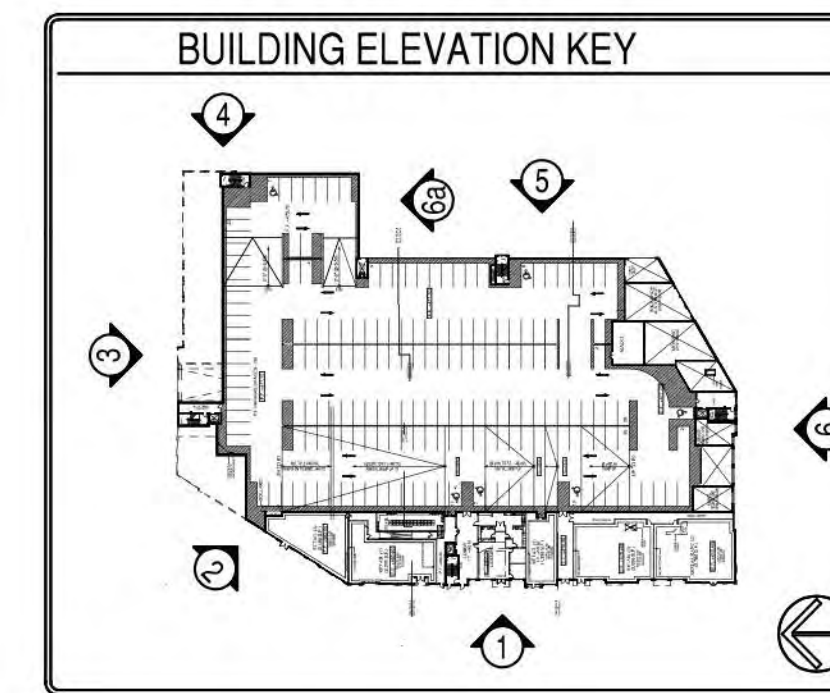
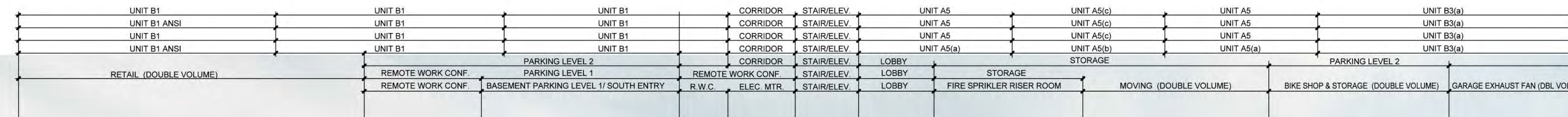
2 WEST BUILDING SECTION
SCALE: 1" = 1/16"



1 EAST ELEVATION
SCALE: 1" = 1/16"



6a SOUTH ELEVATION
SCALE: 1" = 3/32"



 B1-BLOCK MANUFACTURE: FEATHERLITE COLOR: WHITE	 B2-BRICK MANUFACTURE: ACME COLOR: ELDERWOOD	 P1-PAIN MANUFACTURE: SHERWIN WILLIAMS COLOR: GALE FORCE SW 7605
 P2-PAIN MANUFACTURE: SHERWIN WILLIAMS COLOR: EXTRA WHITE SW 7006	 P3-PAIN MANUFACTURE: SHERWIN WILLIAMS COLOR: TINSMITH SW 7657	 P4-PAIN MANUFACTURE: SHERWIN WILLIAMS COLOR: RETREAT SW 6207
 D1-DOWNSPOUTS MANUFACTURE: SENOX COLOR: TUXEDO GRAY	 W1-STOREFRONT MANUFACTURE: KAWNEER COLOR: CLEAR ANODIZED	 W2-WINDOWS MANUFACTURE: PLYGEM COLOR: WHITE
 M1-METAL MANUFACTURE: BERRIDGE COLOR: CITYSCAPE		

STUCCO

DOOR TRIM, SIDING, WINDOW TRIM & FASCIA

SIDING



6 SOUTH ELEVATION
SCALE: 1" = 3/32"

