

Applicable Urban Design Priorities Project Should Achieve

- [1] **Develop a vision for the future of the neighborhood’s pedestrian environment that serves a multitude of social, recreational, and ecological needs.**
Create safe, inviting, and vibrant pedestrian spaces that encourage usage, social interaction, and recreation. Incorporate opportunities for public art, seating, community gathering and play spaces.

Promote active transportation as a viable alternative to driving.
- [2] **Future phasing should continue to provide opportunities to enhance this site’s framework, overall circulation, and pedestrian safety with special consideration to W Mockingbird Lane.**
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 pedestrian and vehicular circulation is designed to encourage a safe and walkable environment to adjacent uses. Provide well-lit, clear, and accessible pedestrian pathways to the residential and retail spaces. Consider proposing improved crosswalks between the site, future developments, and nearby bus stops.

Plan for the project to remain responsive to evolving needs, capitalize on opportunities, provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as it develops.
- [3] **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, sustainable and interesting.

Optimize areas between buildings to create unique, 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.

Policy References

Forward Dallas 2.0

Comprehensive Environmental & Climate Action Plan (CECAP)

TIF Urban Design Guidelines

The 360 Plan
Chapters IV & V



Context Description

Oak Park is a proposed multiphase development located north of Mockingbird Lane and southwest of Love Field Airport. The first phase is 5.8 acres and the future phase is 3.4 acres. Phase I includes a 5-story multi-unit residential building with wrapped parking, retail space, and a lobby on the ground floor. Additionally, 14,250 sq. ft. of freestanding retail is proposed adjacent to “The Grove”, an open green space with bicycle amenities. The parking lot design includes permeable pavement and stormwater will be collected for irrigation on site. There is an existing DART bus stop adjacent to the southwest corner of the property.

The goal of this development is to create a sustainable community through distinct architecture and incorporation of the natural landscape into the design. The project differentiates itself from neighboring light industrial uses, while also embracing materials commonly used in the area.

Oak Park

Neighborhood:
Love Field

Program:
Multi-Family Residential
Mixed-Use
Retail
Open Space



Oak Park

Project by

Larkspur CORGAN ■

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02 — Context

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Context

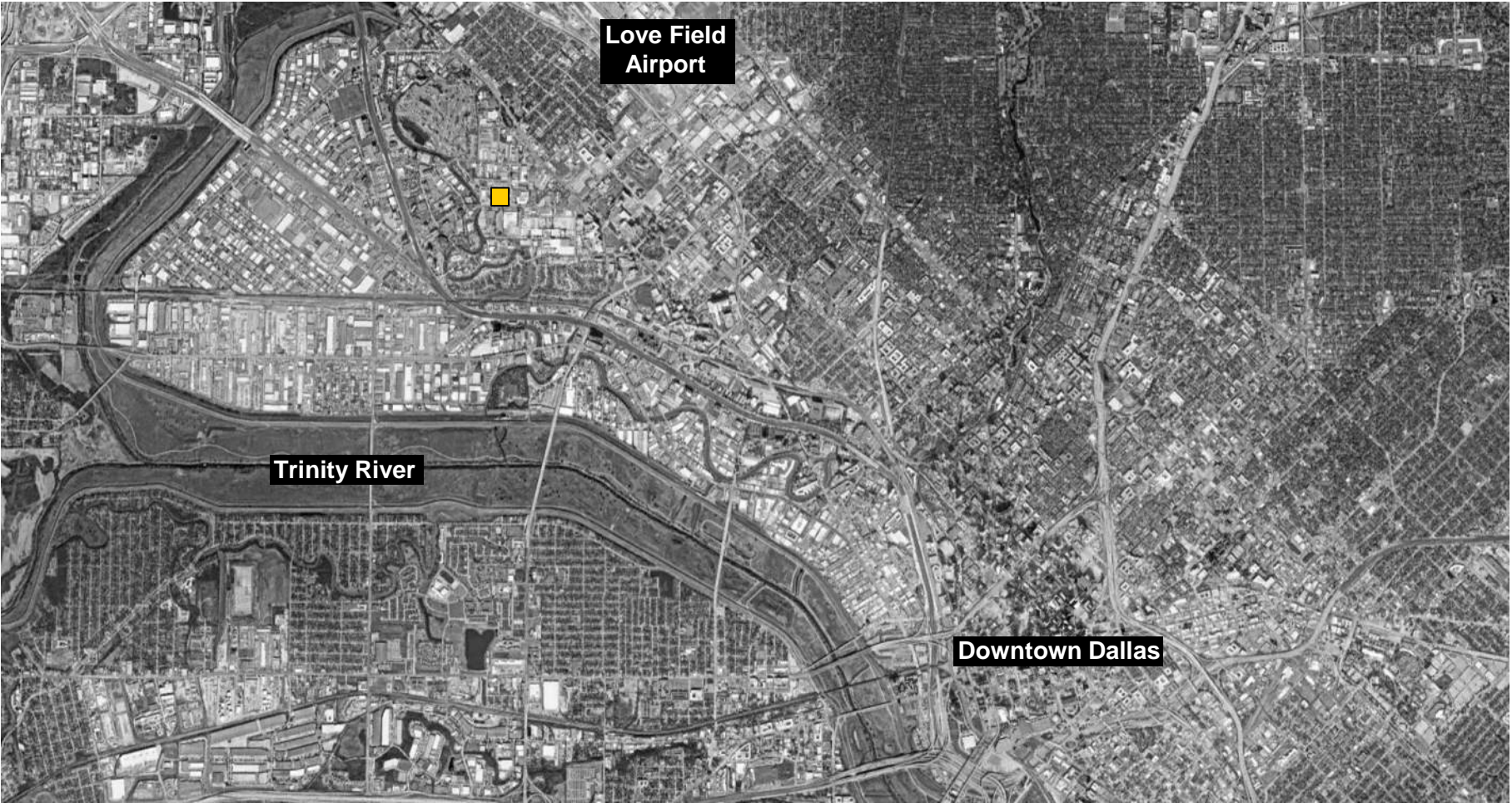
An industrial neighborhood near the heart of downtown.



Dallas Context



Site



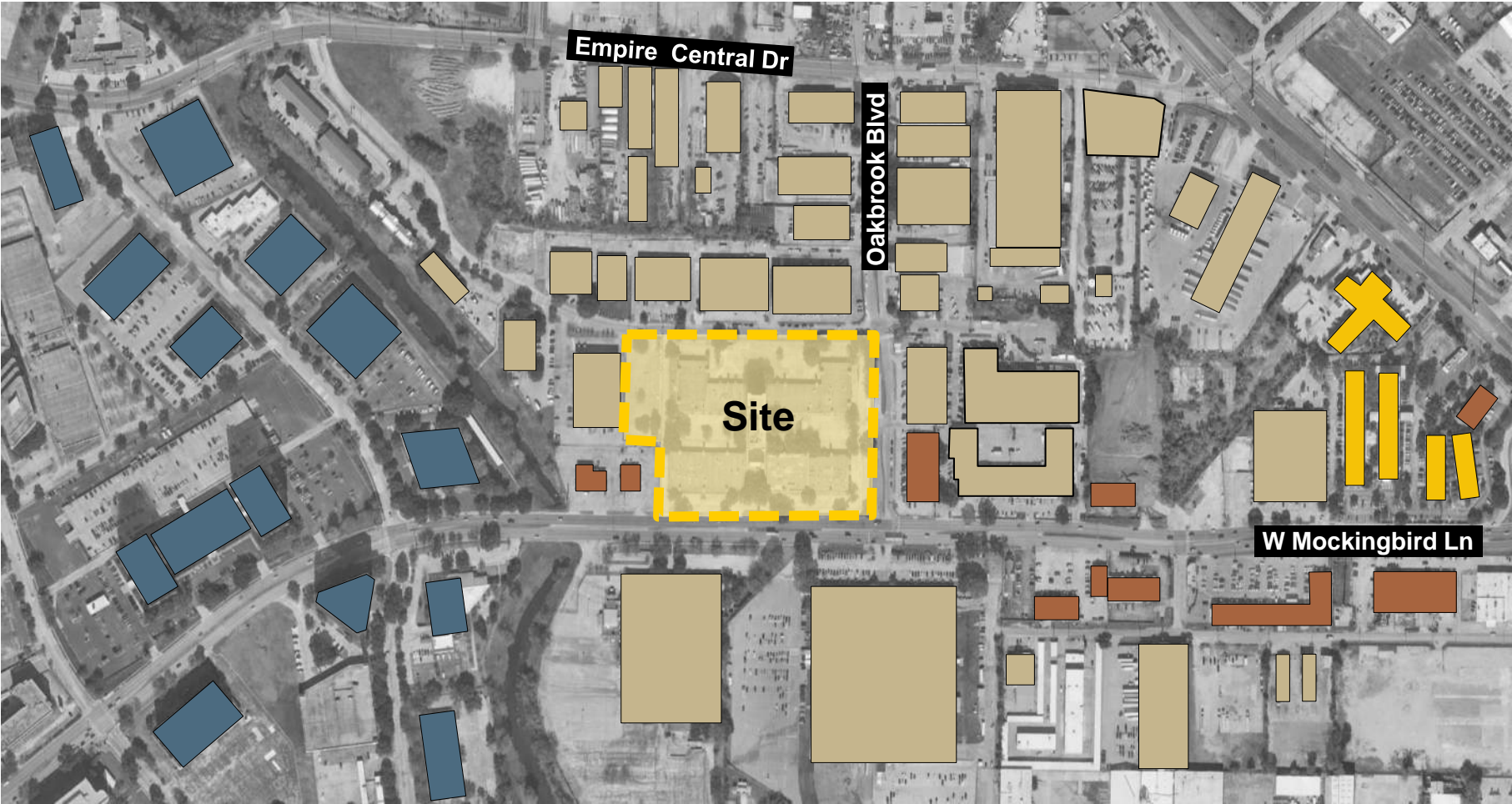
Neighborhood Businesses

1. Balfour Publishing
2. DFW Gun Range & Academy
3. Winston Water Cooler
4. Office Building
5. Retail
6. Vacant
7. Car Rental
8. Window Tinting Services
9. Sign Restoration



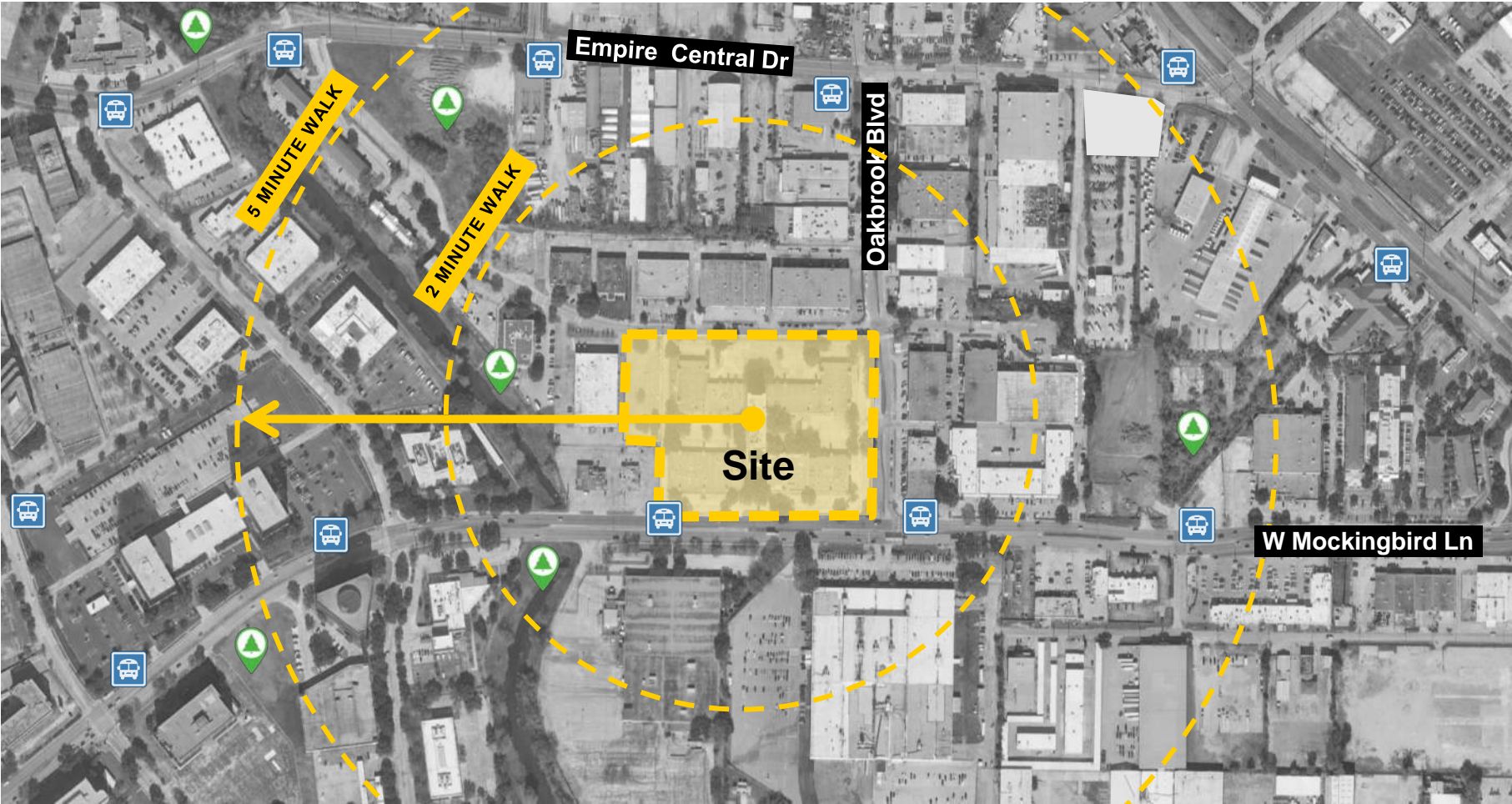
Neighborhood Program

- Office
- Retail
- Industrial
- Residential



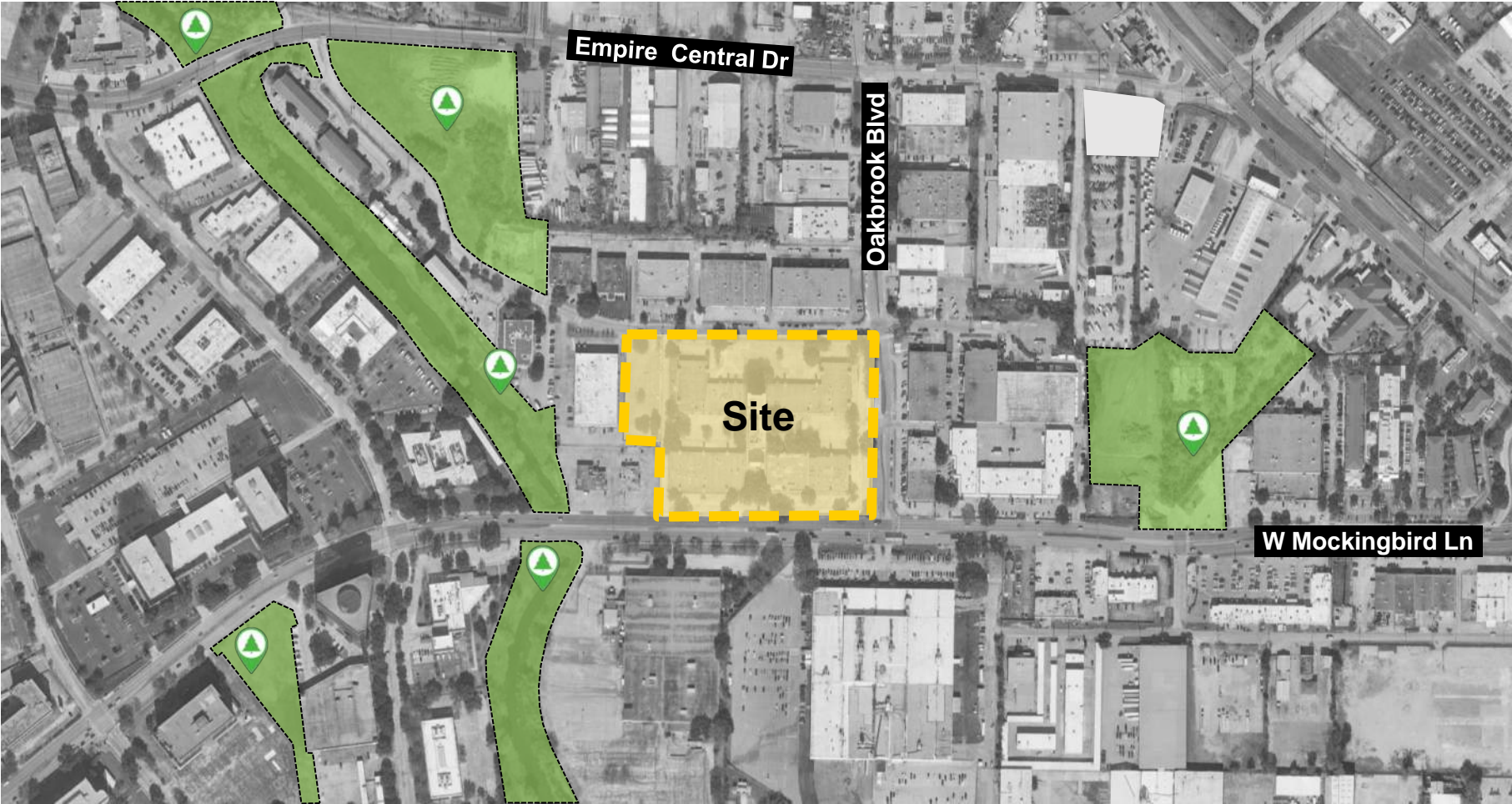
Walkability / Public Transportation

- Existing Green Space
- Dart Bus Stop
- Walking Radius

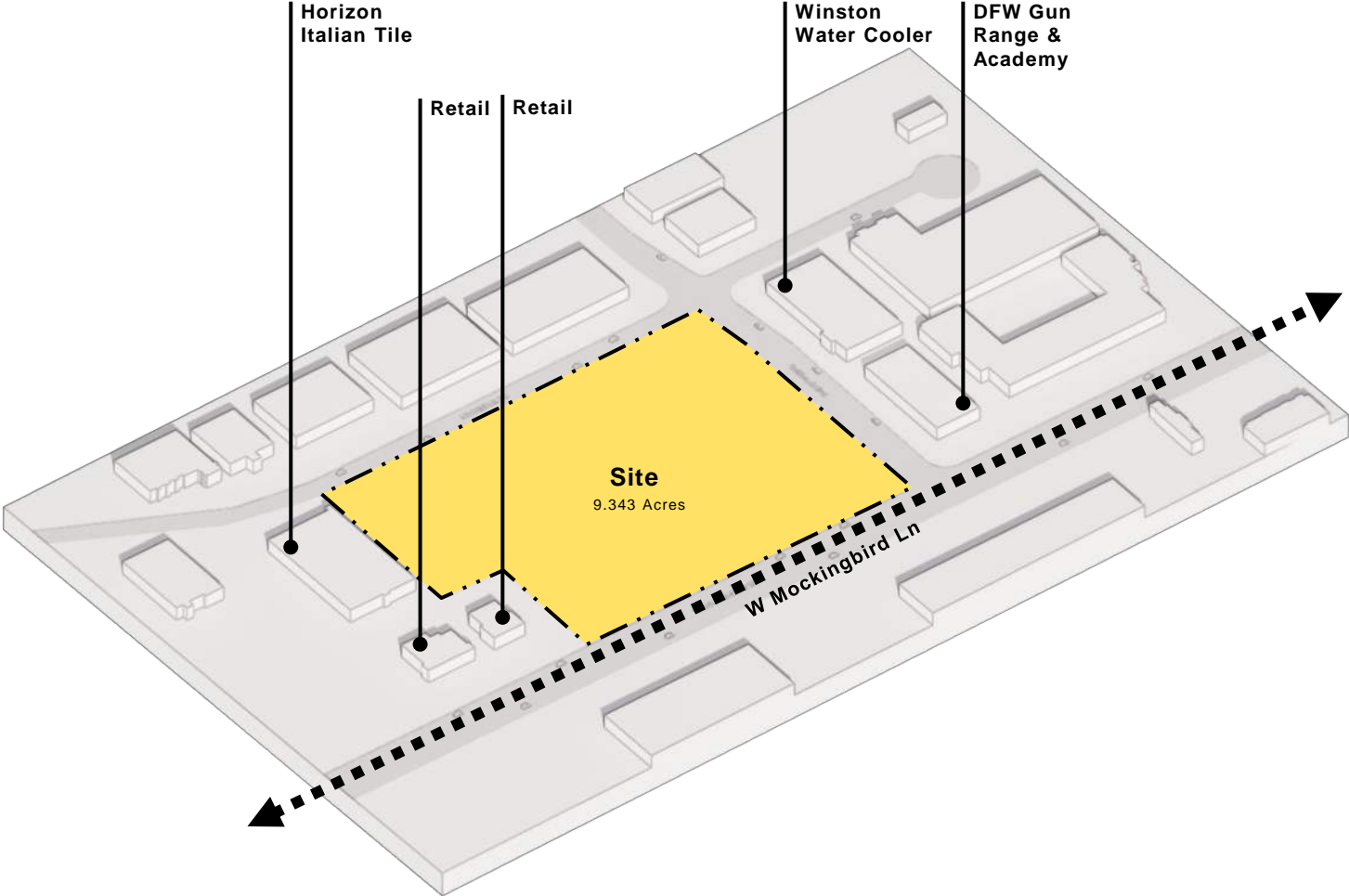


Parks / Open Space

- Existing Green Space
- Parks / Open Space



Site Overview



Existing Site Imagery



Oak Park

A gathering place for all. _____



Project Vision

1

Community

Create a compelling development that builds a sense of community through distinct architecture and use of natural landscape. Provide a place for people to gather and exchange ideas.

2

Functionality

Utilize existing topography to create physical and visual connections across the site. Organize program to buffer sound from main roads, while also creating outdoor rooms that take advantage of existing trees.

3

Differentiation

Provide a design solution that differentiates itself from the industrial neighborhood, while making the architecture embrace the industrial material pallet.

4

Culture

Highlight the existing culture and spirit of the people who work in this neighborhood. Find ways to embrace that culture and elevate it through different expressions of architecture and branding.

5

Sustainability

Integration of built environment with existing landscape and topographic features. Find opportunities for water collection and other sustainable practices.

6

Destination

Creating a place for both residents and visitors to enjoy that feels authentic and fresh. Provide amenities that are missing in the area.

Design Pillars

Blurred Boundaries



Exploration



Authenticity & Craft



A Place Gather



Blurred Boundaries



Exploration



Authenticity & Craft



A Place to Gather





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DATE: 02/13/2024
JOB NUMBER: 0050825.00

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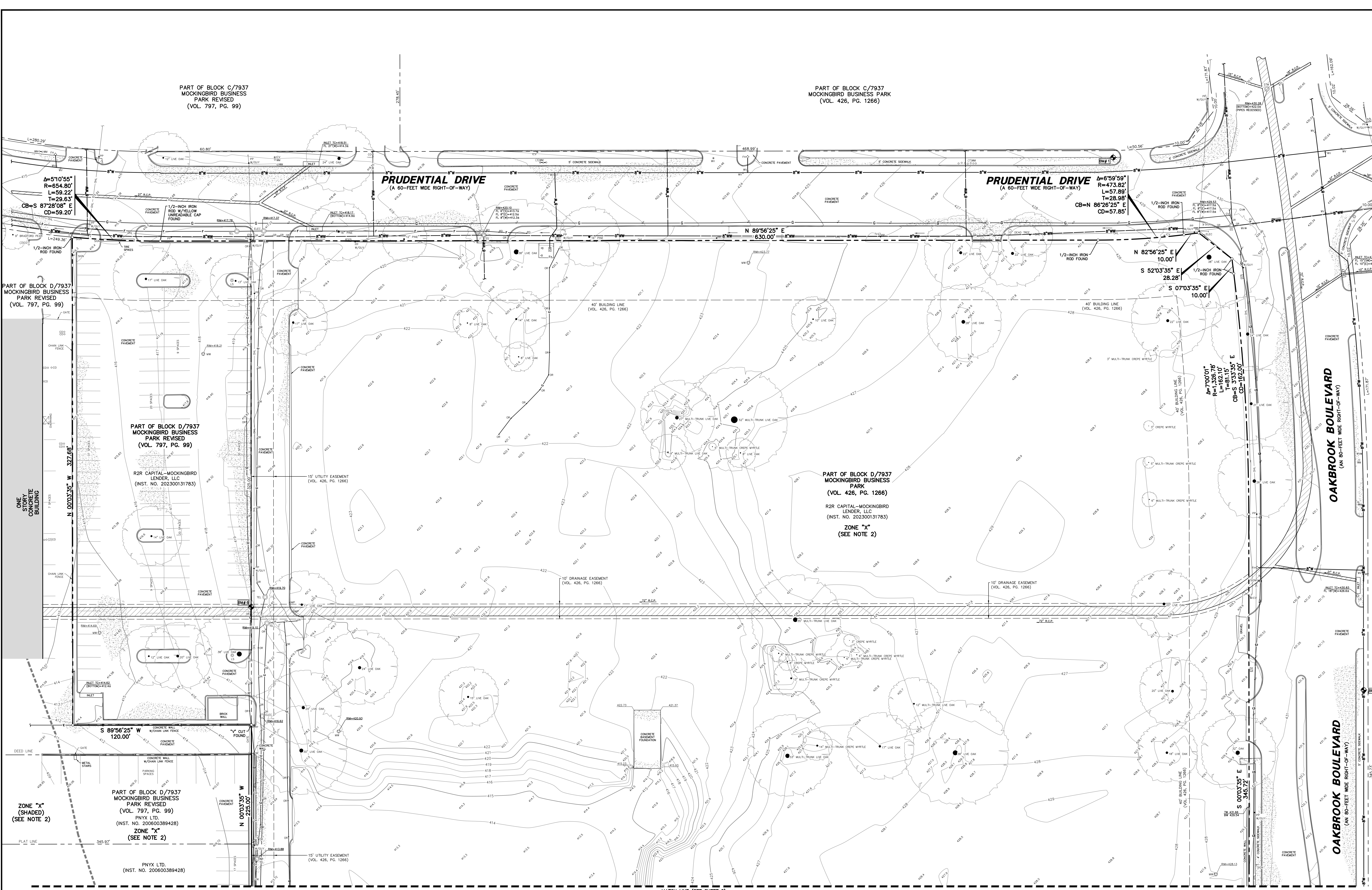
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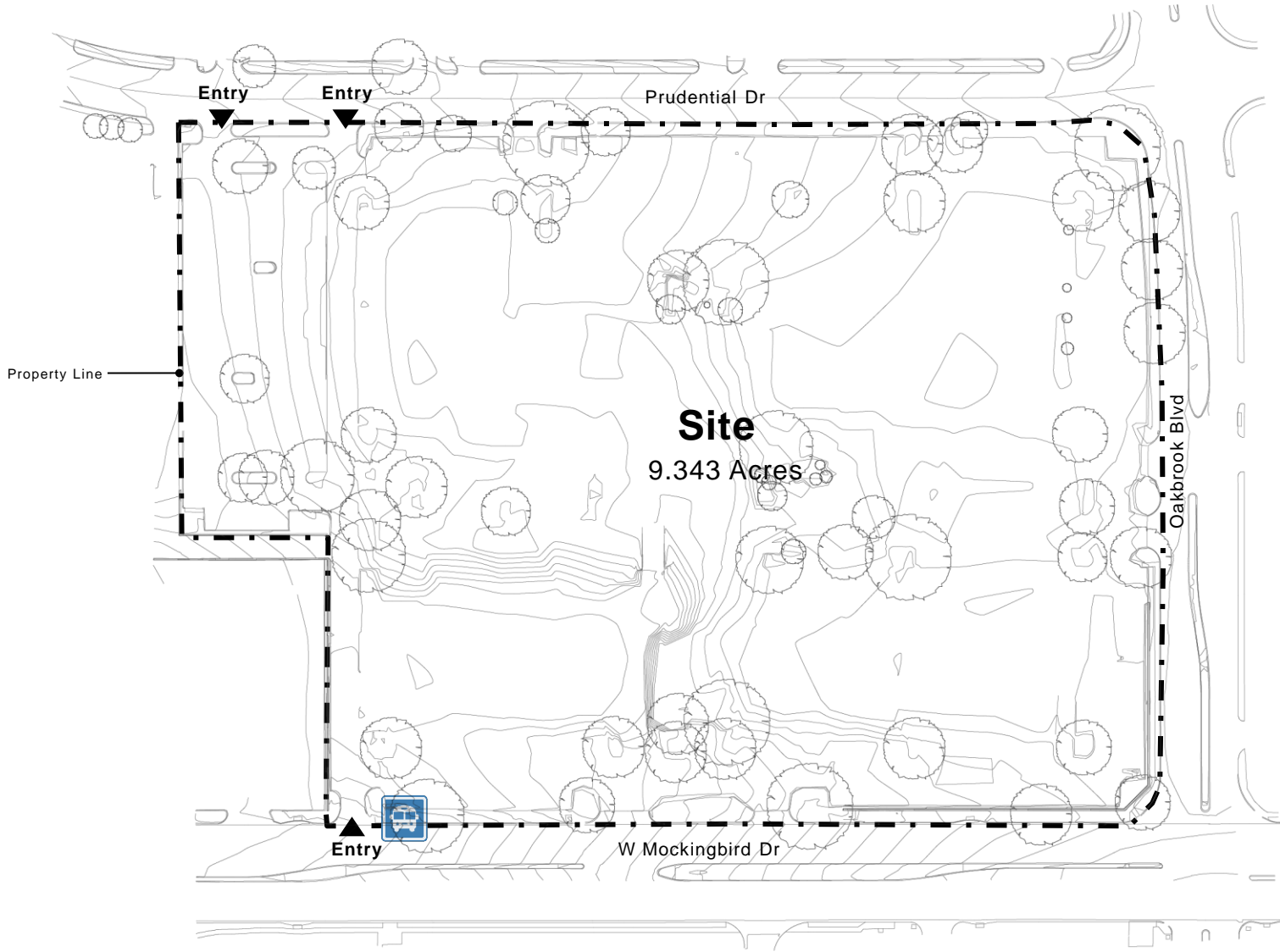
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DWU 33-Q-W A FOUND CITY OF DALLAS BENCH MARK ON TOP OF A CONCRETE NOSE OF A MEDIAN IN THE CENTER OF PRUDENTIAL DRIVE.	B#1	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#2	* CUT SET ON THE EAST EDGE OF A CONCRETE SIDEWALK ON THE EAST SIDE OF OAKBROOK BOULEVARD, EAST 44% FROM AN ISLAND NOSE, SOUTH 63% FROM A LIGHT STANDARD, AND SOUTH 65% FROM A CURB INLET.	SURFACE NORTHING: 6,987,262.53 SURFACE EASTING: 2,473,041.75 ELEVATION: 431.28
	B#3	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#4	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#5	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#6	* CUT SET ON A BACK OF CURB ON THE EAST SIDE OF PARKING LOT, SOUTH 26% FROM A POWER POLE, NORTHEAST 35% FROM A LIGHT STANDARD, AND NORTH 61% FROM A BRICK WALL.	SURFACE NORTHING: 6,986,923.37 SURFACE EASTING: 2,472,947.92 ELEVATION: 431.55
	B#7	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#8	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
	B#9	* CUT SET ON THE NORTH EDGE OF A CONCRETE SIDEWALK NEAR AN ACCESS DRIVEWAY ON THE NORTH SIDE OF PRUDENTIAL DRIVE AND THE WEST SIDE OF OAKBROOK BOULEVARD, NORTHWEST 75% FROM A POWER POLE WITH CITY WIRE, EST 97% FROM SEVEN WATER METERS, AND NORTHWEST 92% FROM A SANITARY SEWER MANHOLE.	SURFACE NORTHING: 6,988,494.03 SURFACE EASTING: 2,471,782.33 ELEVATION (MEASURED): 422.865
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- NOTES**
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the 14007 Dallas County surface adjustment factor of 1.000136506.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 481350330 & Community-Panel No. 480171 0330 & Effective date: August 23, 2021. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Flooded zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
Zone "X" (Shaded) - Other Flood Areas: Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
 - This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or nonmonumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.
 - All underground utility information depicted on the survey is based on available record information on file at the City of Dallas and the appropriate public utility companies. This information has been verified where possible by visible utility appearances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTreas) and depicted hereon the visible and apparent markings on the ground as a result of locate #2403746994.
 - The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.

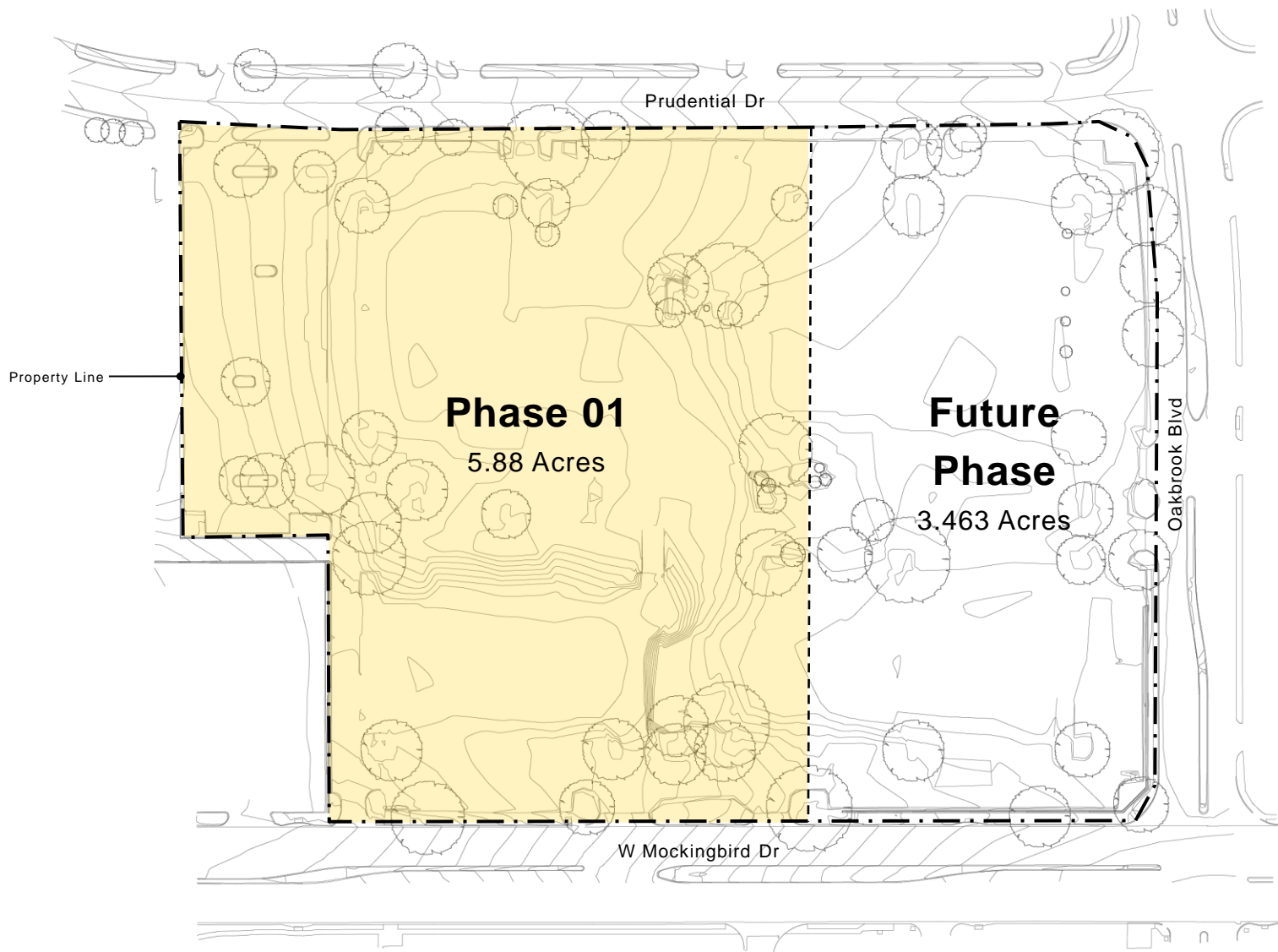
LEGEND	
B	BOLLARD
C	CURB
D	DEED
E	ELECTRIC BOX
F	FIRE HYDRANT
G	GAS
H	HOSE MONITORING WELL
I	IRIGATION CONTROL VALVE
J	JUNCTION
K	KILN
L	LAND
M	MATERIAL
N	NOISE MONITORING WELL
O	OVERHEAD UTILITY LINE
P	POWER POLE
Q	QUARRY
R	RAILROAD
S	SEWER
T	TELEPHONE
U	UNDERGROUND UTILITY LINE
V	VEGETATION
W	WATER
X	WATER METER
Y	WATER VALVE
Z	WATER MAIN
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ND	WATER MAIN VALVE
NE	WATER MAIN VALVE
NF	WATER MAIN VALVE
NG	WATER MAIN VALVE
NH	WATER MAIN VALVE
NI	WATER MAIN VALVE
NJ	WATER MAIN VALVE
NK	WATER MAIN VALVE
NL	WATER MAIN VALVE
NM	WATER MAIN VALVE
NN	WATER MAIN VALVE
NO	WATER MAIN VALVE
NP	WATER MAIN VALVE
NQ	WATER MAIN VALVE
NR	WATER MAIN VALVE
NS	WATER MAIN VALVE
NT	WATER MAIN VALVE
NU	WATER MAIN VALVE
NV	WATER MAIN VALVE
NW	WATER MAIN VALVE
NX	WATER MAIN VALVE
NY	WATER MAIN VALVE
NZ	WATER MAIN VALVE
OA	WATER MAIN VALVE
OB	WATER MAIN VALVE
OC	WATER MAIN VALVE
OD	WATER MAIN VALVE
OE	WATER MAIN VALVE
OF	WATER MAIN VALVE
OG	WATER MAIN VALVE
OH	WATER MAIN VALVE
OI	WATER MAIN VALVE
OJ	WATER MAIN VALVE
OK	WATER MAIN VALVE
OL	WATER MAIN VALVE
OM	WATER MAIN VALVE
ON	WATER MAIN VALVE
OO	WATER MAIN VALVE
OP	WATER MAIN VALVE
OQ	WATER MAIN VALVE
OR	WATER MAIN VALVE
OS	WATER MAIN VALVE
OT	WATER MAIN VALVE
OU	WATER MAIN VALVE
OV	WATER MAIN VALVE
OW	WATER MAIN VALVE
OX	WATER MAIN VALVE
OY	WATER MAIN VALVE
OZ	WATER MAIN VALVE
PA	WATER MAIN VALVE
PB	WATER MAIN VALVE
PC	WATER MAIN VALVE
PD	WATER MAIN VALVE
PE	WATER MAIN VALVE
PF	WATER MAIN VALVE
PG	WATER MAIN VALVE
PH	WATER MAIN VALVE
PI	WATER MAIN VALVE
PJ	WATER MAIN VALVE
PK	WATER MAIN VALVE
PL	WATER MAIN VALVE
PM	WATER MAIN VALVE
PN	WATER MAIN VALVE
PO	WATER MAIN VALVE
PP	WATER MAIN VALVE
PQ	WATER MAIN VALVE
PR	WATER MAIN VALVE
PS	WATER MAIN VALVE
PT	WATER MAIN VALVE
PU	WATER MAIN VALVE
PV	WATER MAIN VALVE
PW	WATER MAIN VALVE
PX	WATER MAIN VALVE
PY	WATER MAIN VALVE
PZ	WATER MAIN VALVE
QA	WATER MAIN VALVE
QB	WATER MAIN VALVE
QC	WATER MAIN VALVE
QD	WATER MAIN VALVE
QE	WATER MAIN VALVE
QF	W

Existing Site

 Dart Bus Stop




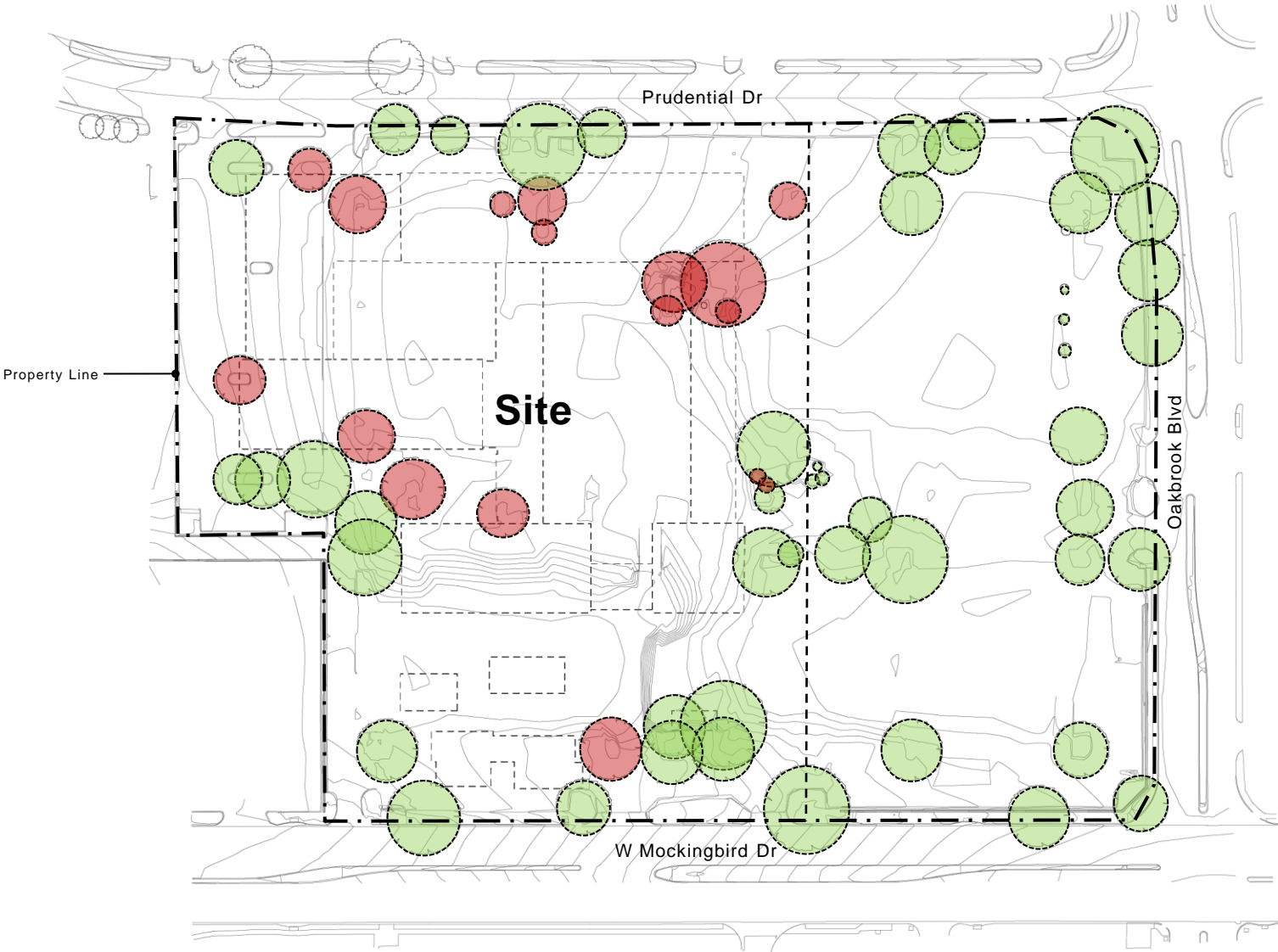
Proposed Phasing



Existing Trees on Site

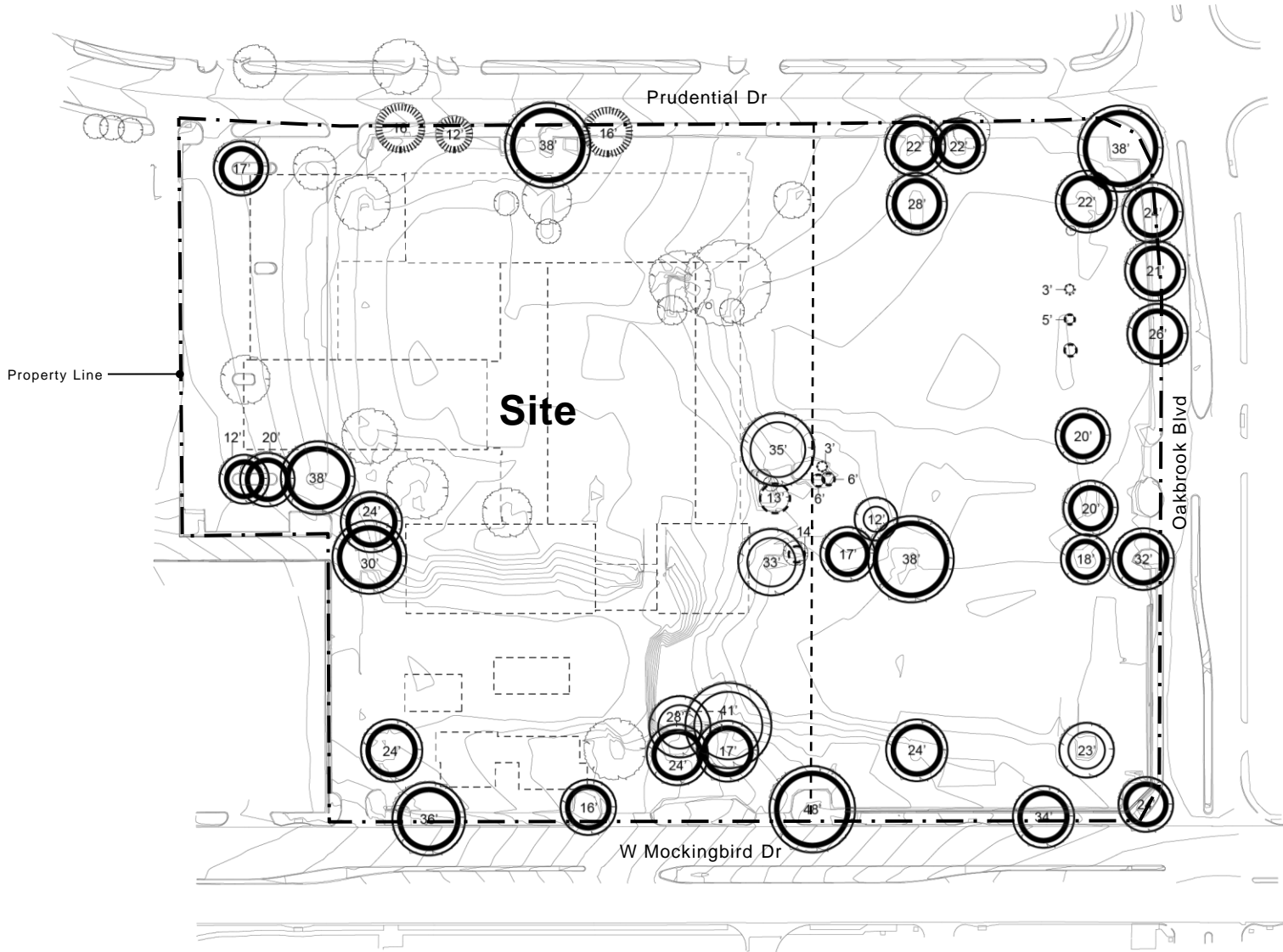


-  Keep Tree
-  Remove Tree

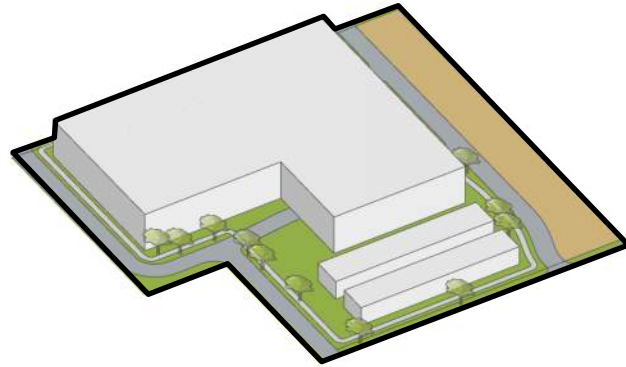


Remaining Trees - Identification

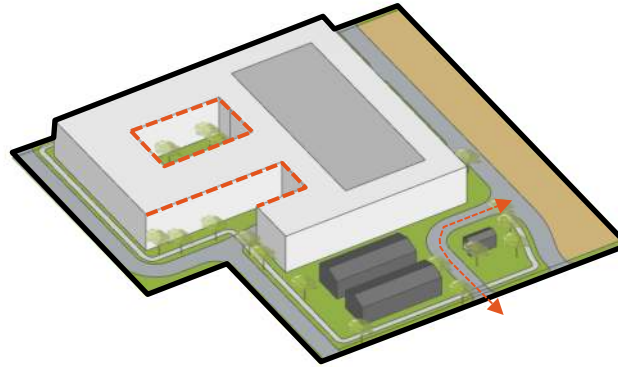
- Live Oak
- Multi-trunk Live Oak
- Crepe Myrtle
- Multi-trunk Crepe Myrtle
- ⊙ Pine



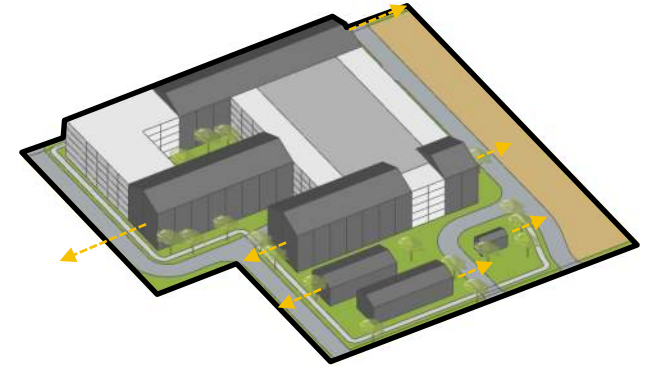
Concept Diagram



Extrude



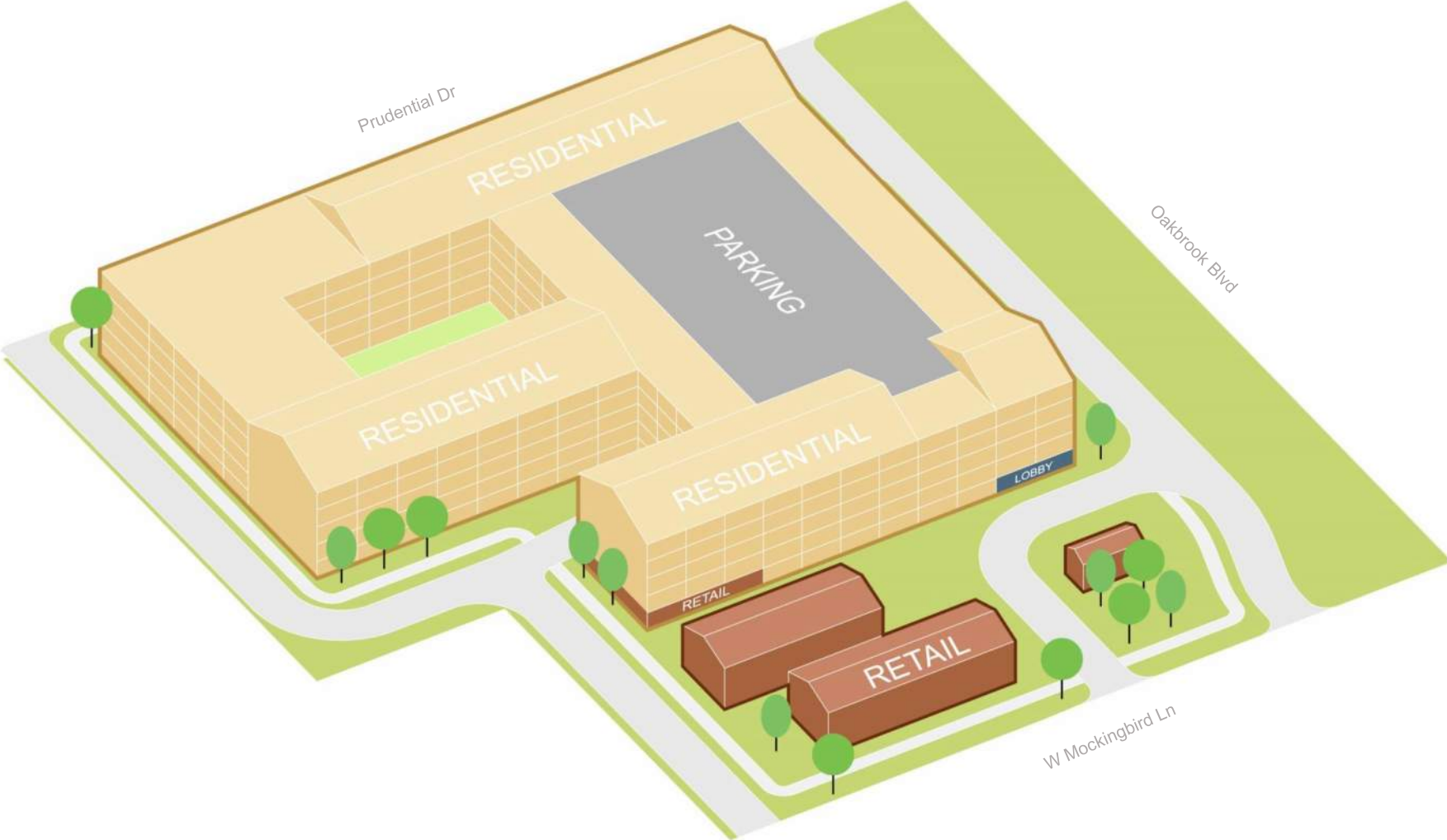
Carve



Slide

Program Massing

- Lobby
- Retail
- Residential

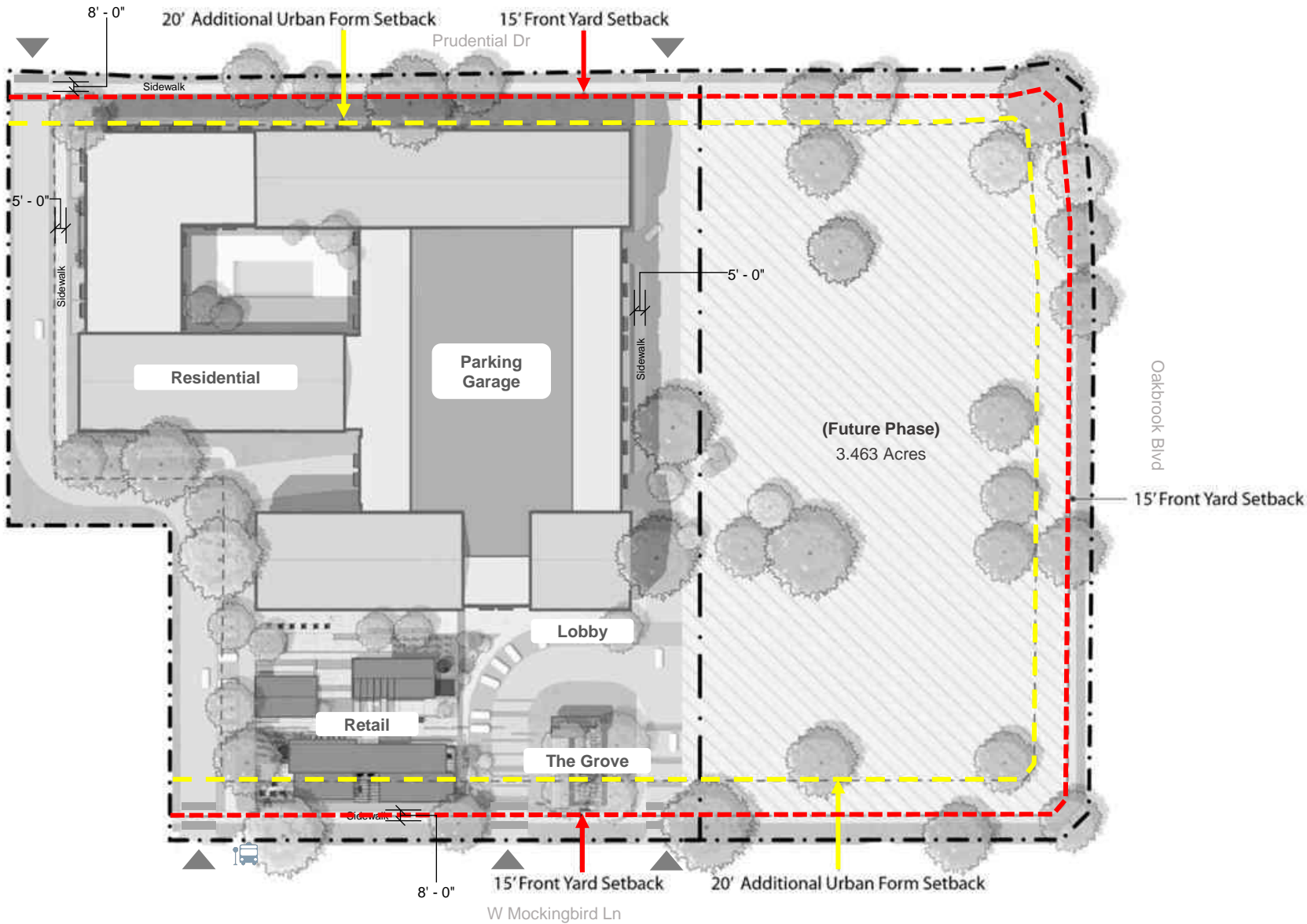


Dimensioned Site Plan – Building Dimension



Dimensioned Site Plan – Setbacks & Public Improvements

Zoning Districts	Mixed Use 3 (MU-3)
Front Yard	Minimum front yard is: 15'
Urban Form Setback	20' - additional required for portion of a structure over 45' in height
Side Yard	Minimum side yard is: 20 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A) 0 feet in all other cases



Masterplan – Bicycle Rack/Storage Locations for Phase One

Metrics

Multifamily Development

Multifamily Wrap:	373,120 SF
Units: 351	5 Levels
Garage: 510 Cars	Ratio: 1.45
Retail:	14,250 SF
Total Site Acre:	9.343 Acres
Phase 01 Acre:	5.88 Acres
Phase 02 Acre:	3.463 Acres

- Multifamily
- Retail

Legend

- 1. Lobby Entrance
- 2. Amenity Area / Pool
- 3. Park
- 4. Retail Plaza



Masterplan – Future Phase Option A (Wrap Product)

Metrics

Multifamily Development

Multifamily Wrap: 373,120 SF
Units: 351 5 Levels
Garage: 510 Cars Ratio: 1.45

Retail: 14,250 SF

Total Site Acre: 9.343 Acres
Phase 01 Acre: 5.88 Acres
Phase 02 Acre: 3.463 Acres

- Multifamily
- Retail

Legend

- 1. Lobby Entrance
- 2. Amenity Area / Pool
- 3. Park
- 4. Retail Plaza



Masterplan – Future Phase Option B (Townhome Product)

Metrics

Multifamily Development

Multifamily Wrap: 373,120 SF
Units: 351 5 Levels
Garage: 510 Cars Ratio: 1.45

Retail: 14,250 SF

Total Site Acre: 9.343 Acres
Phase 01 Acre: 5.88 Acres
Phase 02 Acre: 3.463 Acres

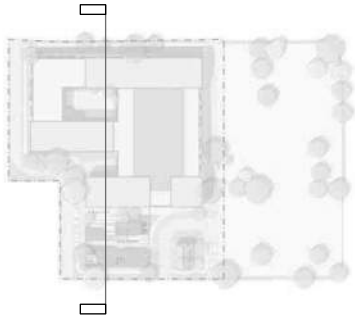
- Multifamily
- Retail

Legend

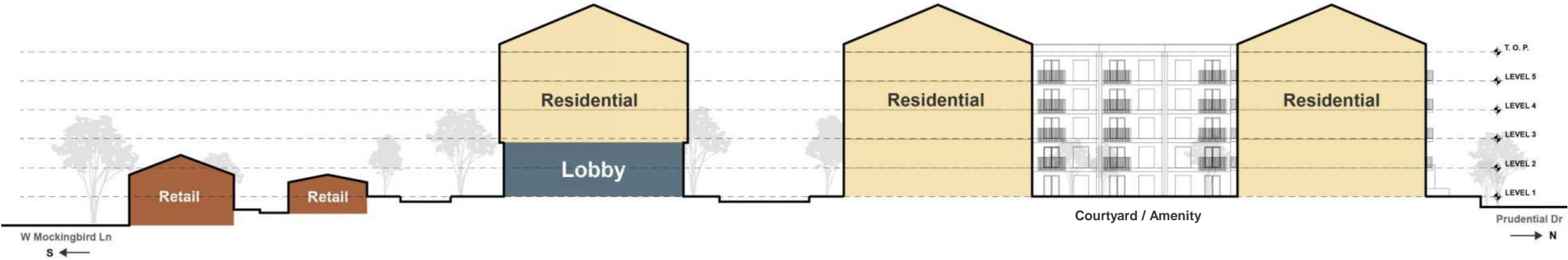
- 1. Lobby Entrance
- 2. Amenity Area / Pool
- 3. Park
- 4. Retail Plaza



Site Section

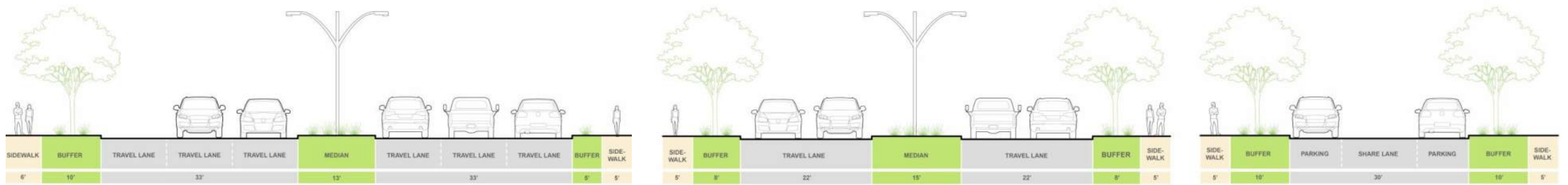


- Lobby
- Retail
- Residential



Street Sections – Example Conditions

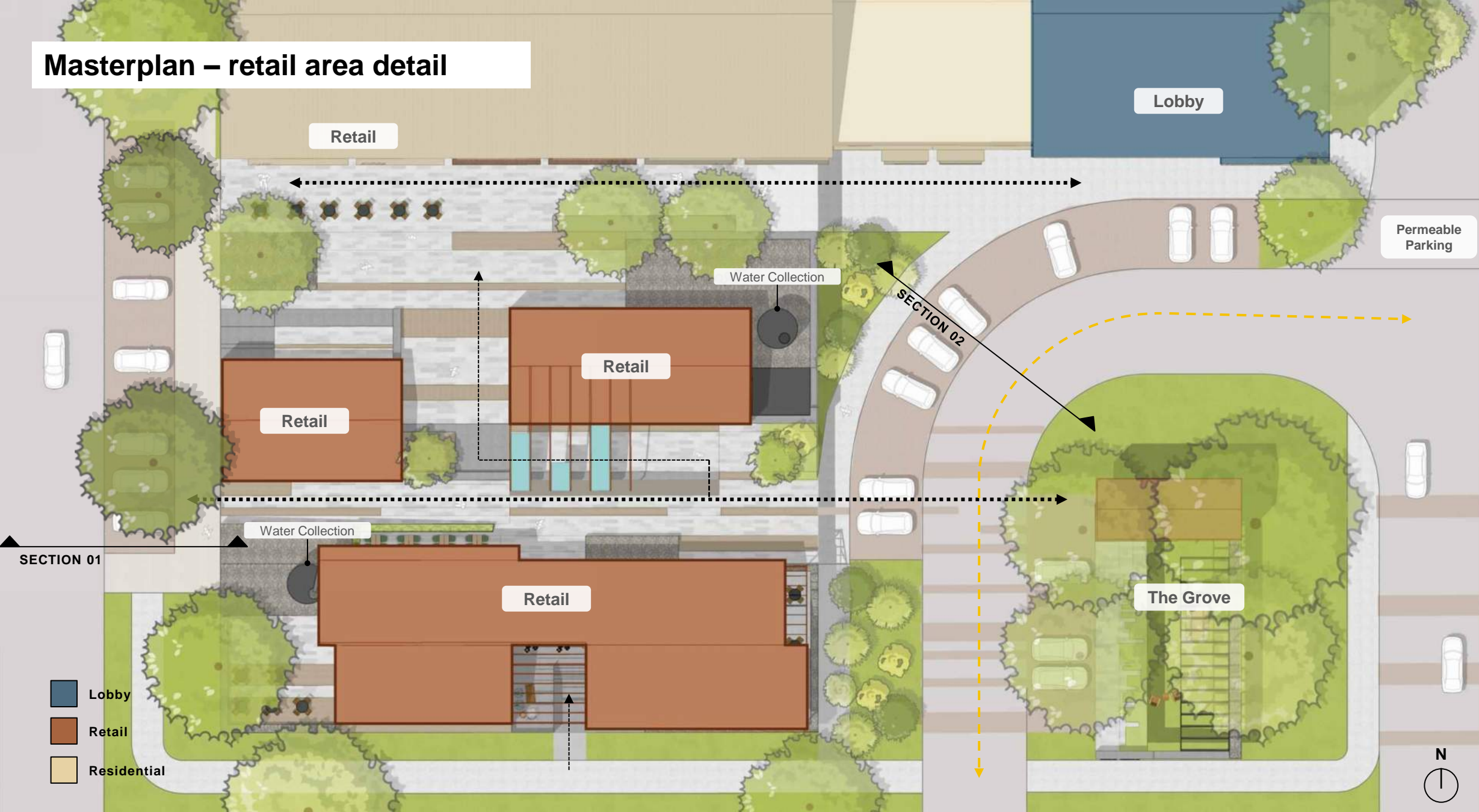
City of Dallas Street Design Manual, September 2019



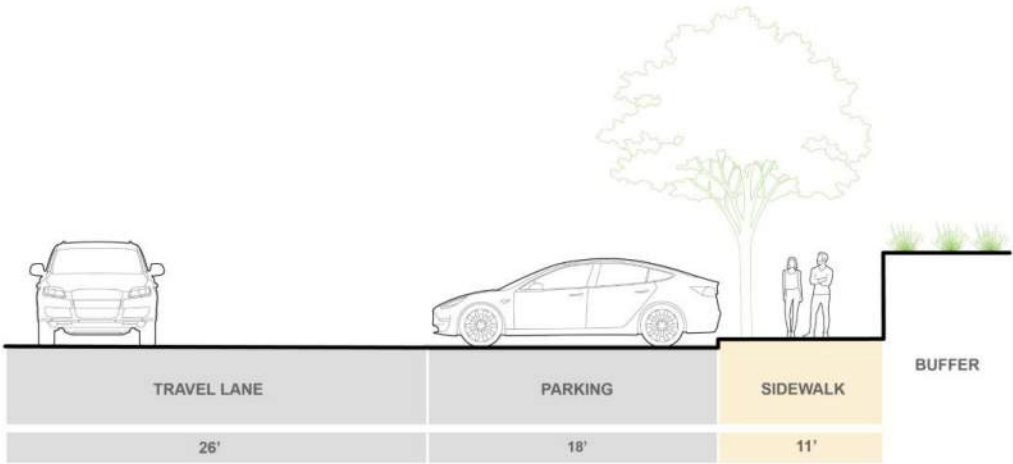
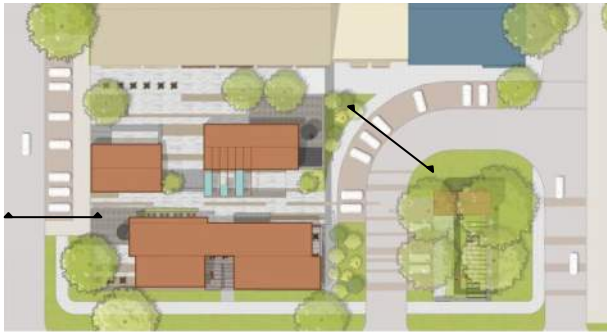
**Current conditions along Mockingbird, Oakbrook and Prudential do not meet current city design standards*



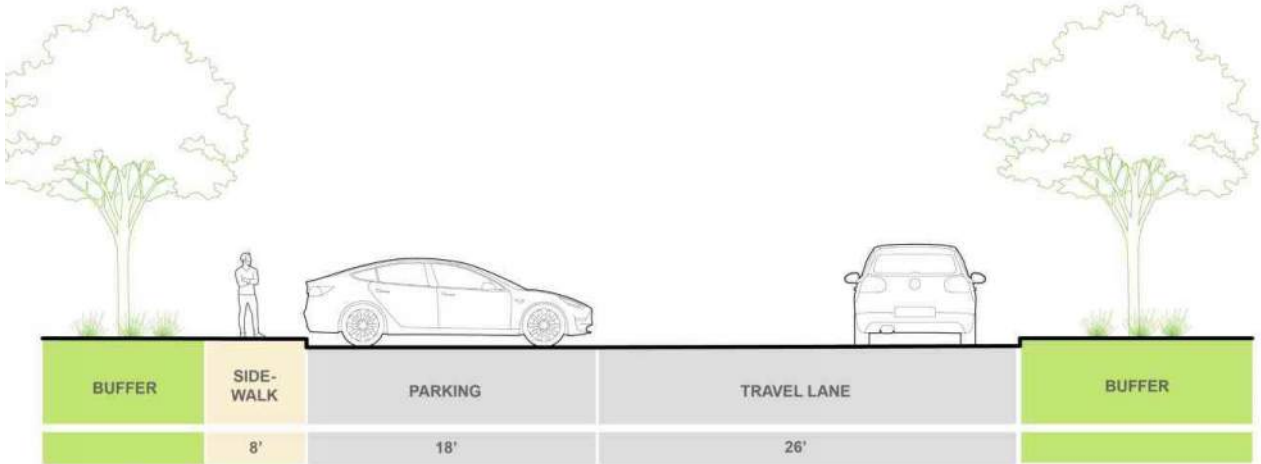
Masterplan – retail area detail



Interior Street Sections



SECTION 01



SECTION 02



Building Plans



UNIT PLAN | LEVEL 1



UNIT PLAN | TYPICAL LEVEL



Building Elevations



SOUTH ELEVATION
SCALE: 1" = 30' - 0"



WEST ELEVATION
SCALE: 1" = 30' - 0"

Building Elevations



Material Palette

- HB-01** Cream Hardie Board
- BR-01** Red Brick
- MP-01** Gray Standing Seam Metal Panel
- MP-02** Dark Gray Metal Panel
- GL-01** Glass / Non-reflective
- PT-01** Black Painted Steel



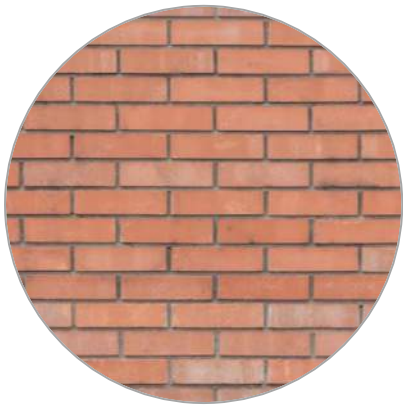
HB-01



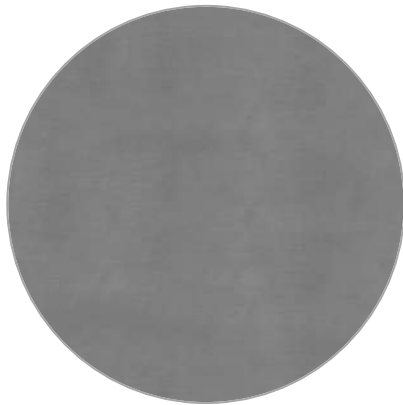
MP-01



GL-01



BR-01



MP-02



PT-01

The Benefits of Nature

Capturing nature's beauty. _____



Sustainability / Water Capture Strategies

