

## Applicable Urban Design Priorities that Project Should Achieve

- [1] **Consider site features as true public amenities that are 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.

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

- [2] **Attention to detail in the design and arrangement of the site can have a strong impact in building community and enhancing the surrounding neighborhoods.**

In addition to designing a safe environment, it will be important to include amenities such as bike racks, comfortable seating, and lighting arranged to extend the use and hours the site can be enjoyed. Linking edge conditions from the green space to adjacent uses and pathways to increase walkability, improve connectivity, increase development opportunities, and enhance a sense of place.

- [3] **Consider how the proposed master plan can maximize the success of the development and neighborhood over time.**

Ensure project can remain responsive to evolving needs, capitalize on opportunities, provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as the project evolves.

- [4] **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

TIF Urban Design Guidelines

## Context Description

The RedBird North Wing Renovation is a major repositioning of the currently vacant Sanger-Harris anchor store into a multi-tenant mixed-use building along with a new primary entrance through to the adjacent Covered Mall. The design concept is to complete a strategic pedestrian link between the LAWN to the North, the interior NEST center court, and the more heavily landscaped GROVE to the West.

Approximately half of the existing 150,000 sf structure will be demolished to create more functional suite depths and provide additional parking area. The lower level is slated for medical clinic uses while the upper level is to include a retail tenant with dedicated entry direct from the existing West elevated parking field. The building articulation and material palette is pulled from other recent campus renovations project to create a unified experience for RedBird's guests.

## RedBird Development

### TIF District:

Mall Area

### Program:

Medical

Retail



# RedBird

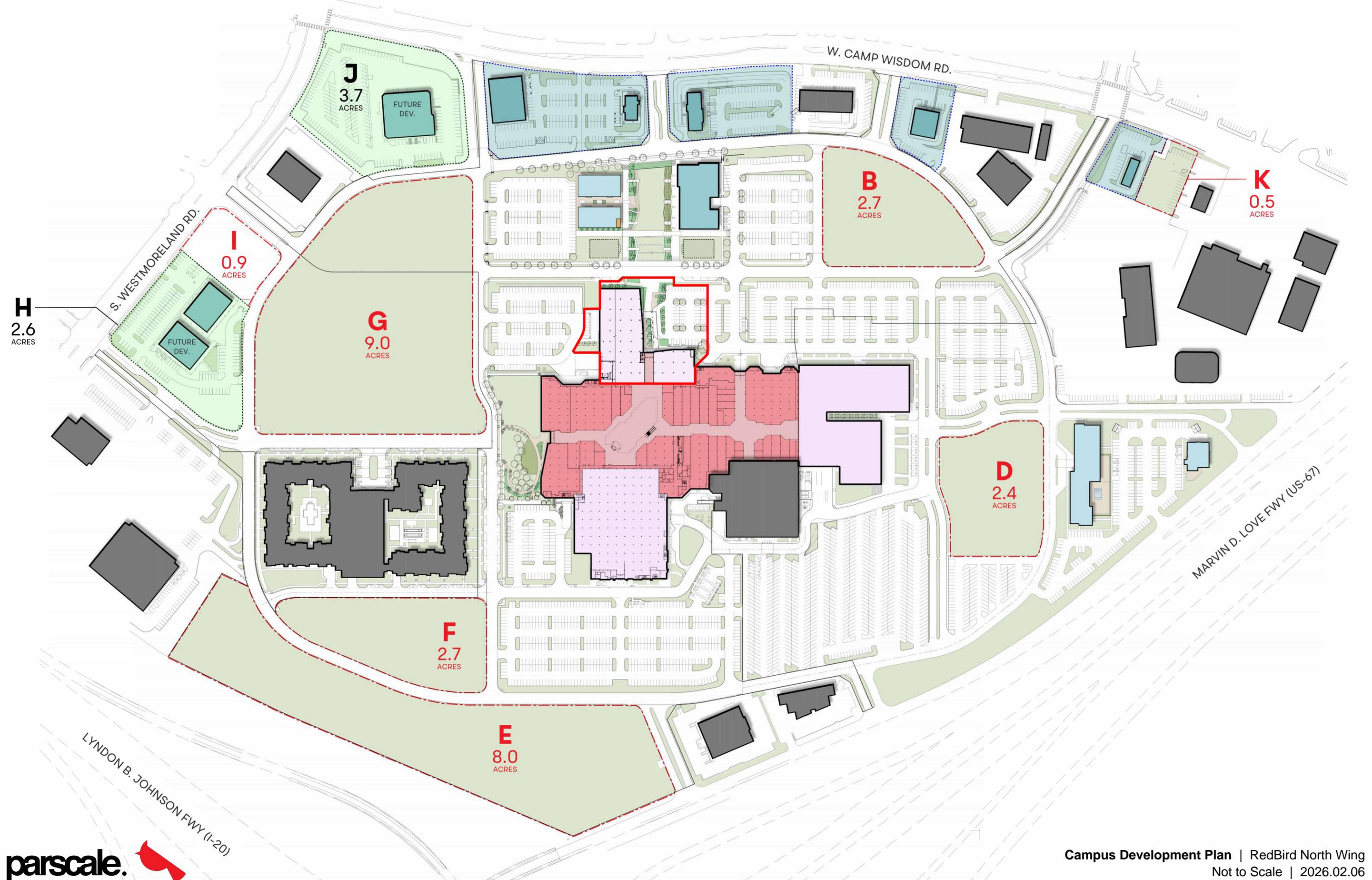
Dallas Urban Design Peer Review Panel  
North Wing Renovation Project

**parscale.**



**project description.**

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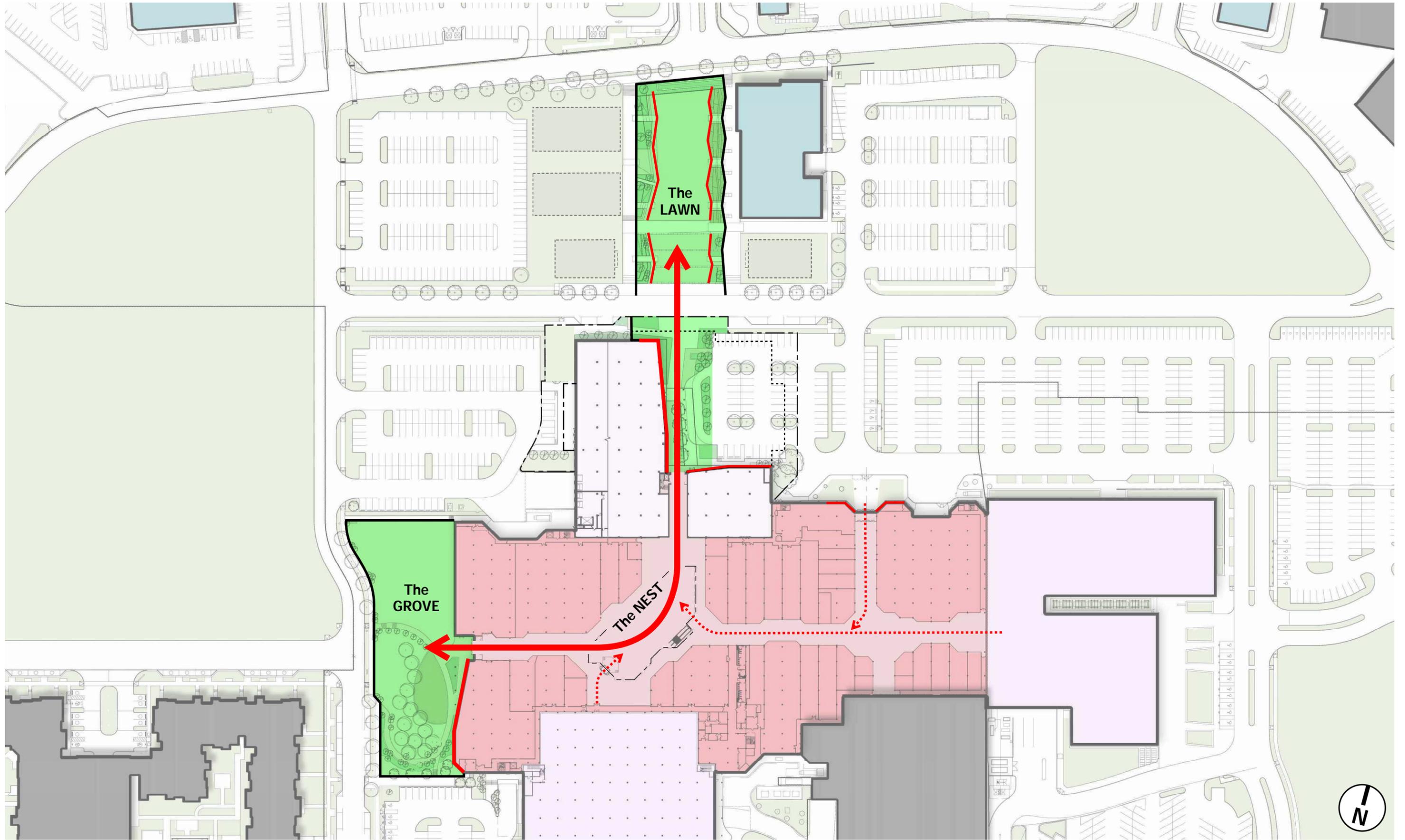
key plan.

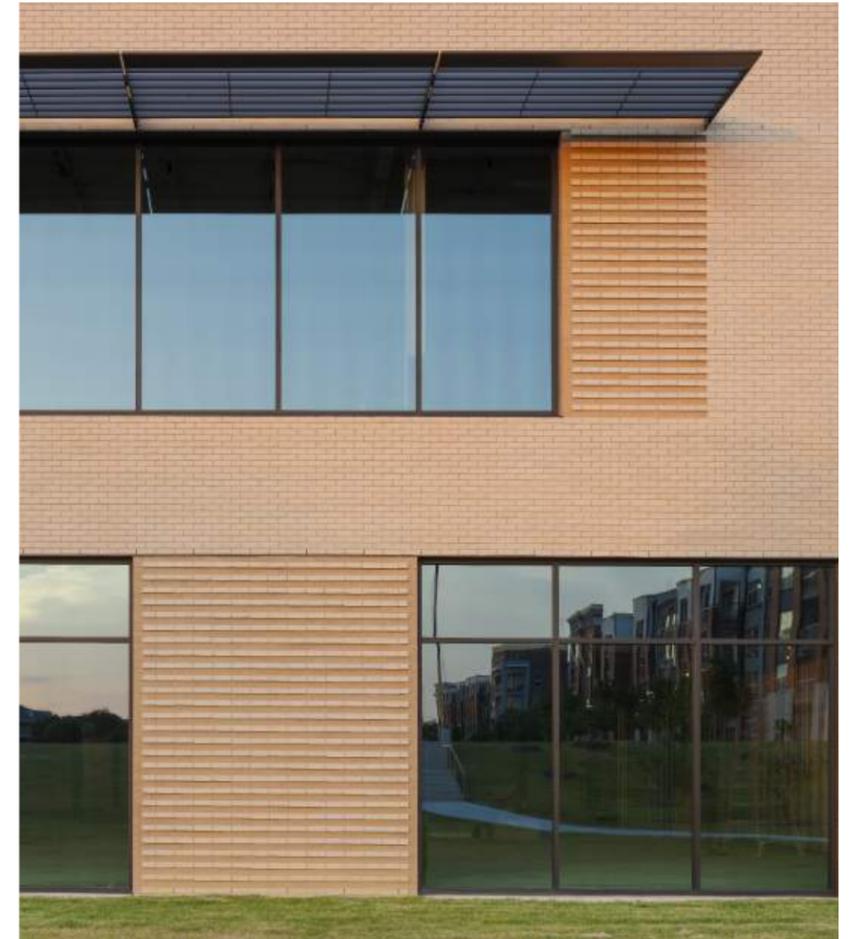




**PROJECT LOCATION**









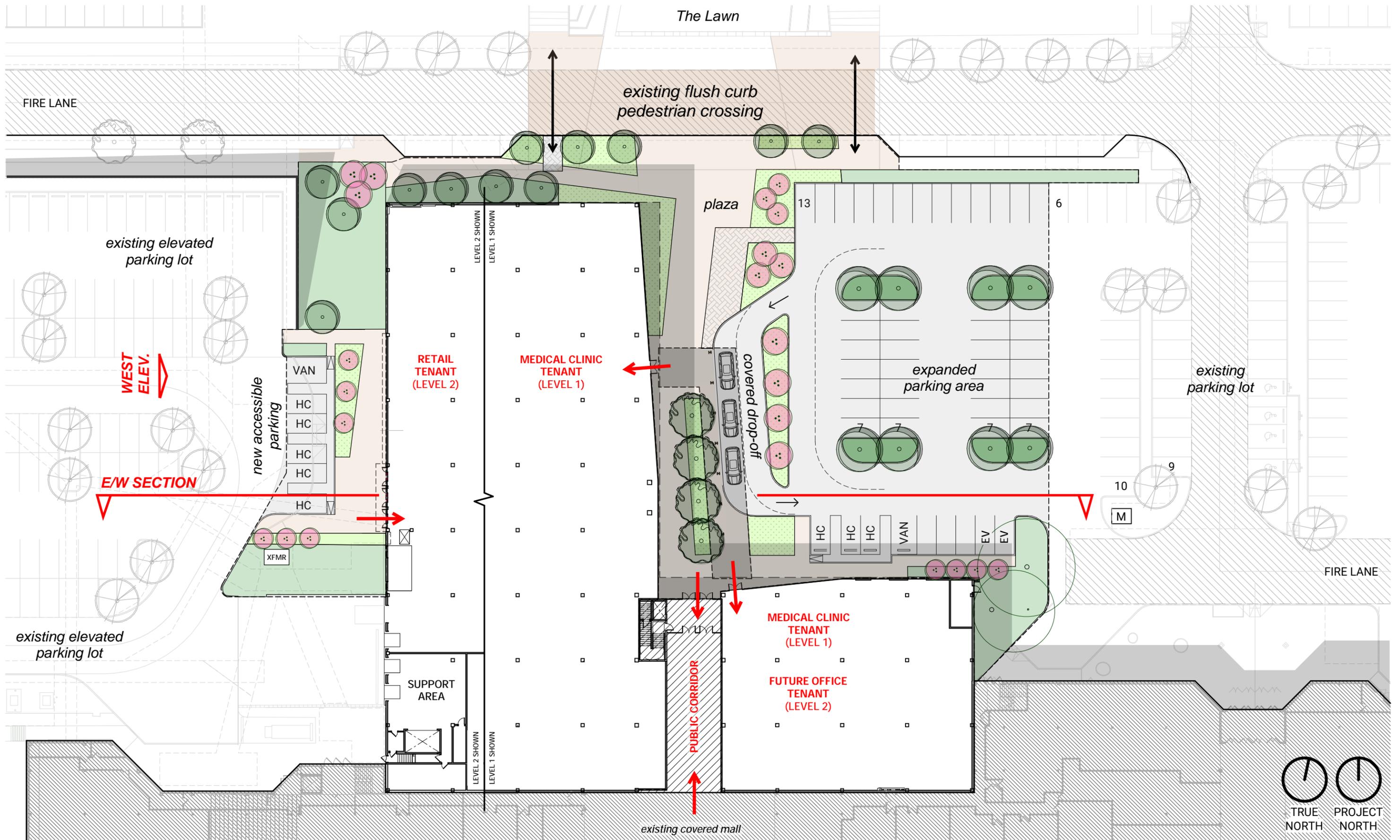


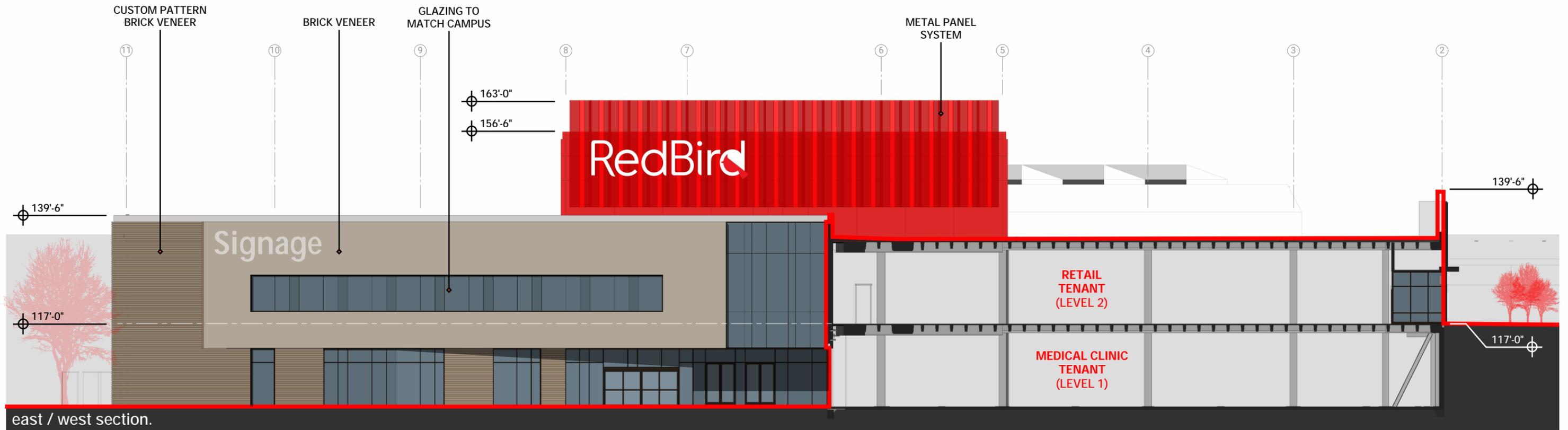
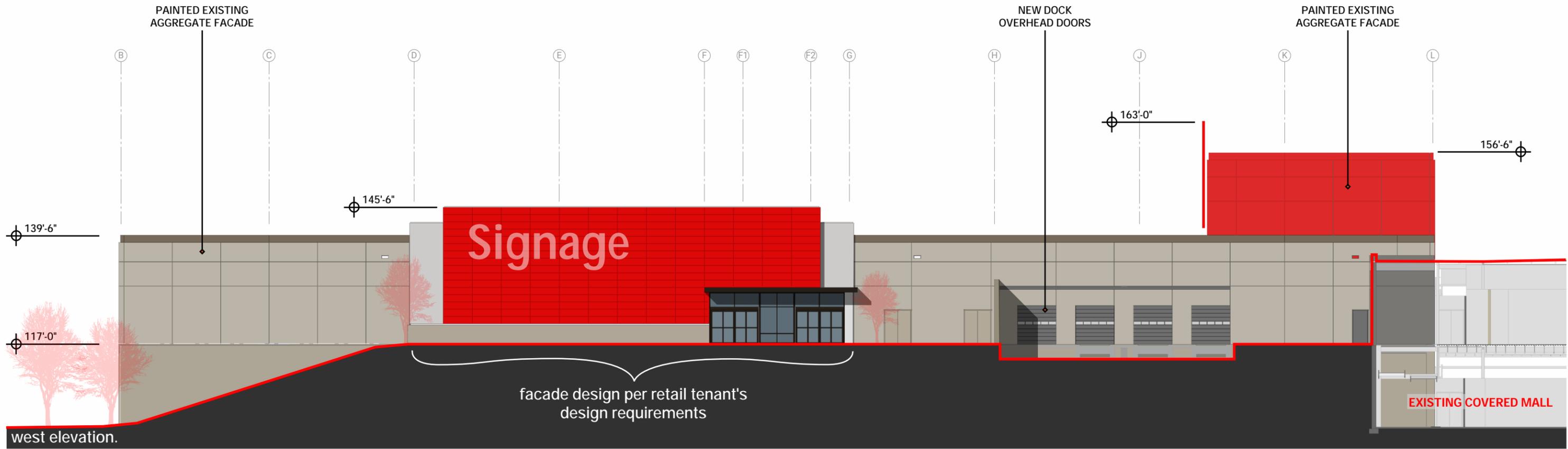














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