

## 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 programmed 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.

- [2] Future phase development should continue to provide opportunities to enhance the site's framework and overall circulation.

Consideration should be given to the arrangement of the vehicular network and pedestrian pathways to encourage walkability and low-speed mobility within the site and ensure the street and pedestrian circulation is designed to encourage a safe and walkable environment between the site, future developments, and nearby UNT Dallas.

- [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 this phase 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 urban heat island effect. Maximize opportunities to capture and reuse stormwater and reduce impact of impermeable surfaces to enhance the health and well-being of the public and nearby Ricketts Branch. Provide well-lit, clear, and accessible pedestrian pathways to the residential buildings and to University Hills Boulevard.



## Policy References

### Forward Dallas! Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III

### The UNT Dallas Area Plan (2009)

## Context Description

Rivulet is a 90-acre proposed mixed-use master planned community that will include a mix of residential, commercial, retail, and open space uses in the Oak Cliff Education Corridor. This pocket of Southern Dallas is experiencing a recent increase in development activity centered on UNT Dallas and other education institutions, Red Bird, new City recreation amenities, and nearby DART LRT Stations. The Rivulet master plan received approval from the Urban Design Peer Review Panel in April 2023.

This proposed phase is for 240 apartments. The structures will be three stories in height. Primary considerations for this project include maximizing the use and benefit of transit adjacency with thoughtful arrangement of new residential buildings, pedestrian circulation which opens the site to future surrounding developments, a variety of open space with flexibility of use, and a parking strategy that also mitigates negative environmental impacts.

## Rivulet Residences

**Neighborhood:**  
Southern Dallas

**Program:**  
Multi-Family Residential



The Rivulet Residences is a 6.52 acre 240 surface parked multifamily project. Several three story buildings have been located around courtyards, green spaces, and tree lined streetscapes to promote resident walkability through the community.

The project will consist of approximately 75% one bedrooms and 25% two bedrooms.

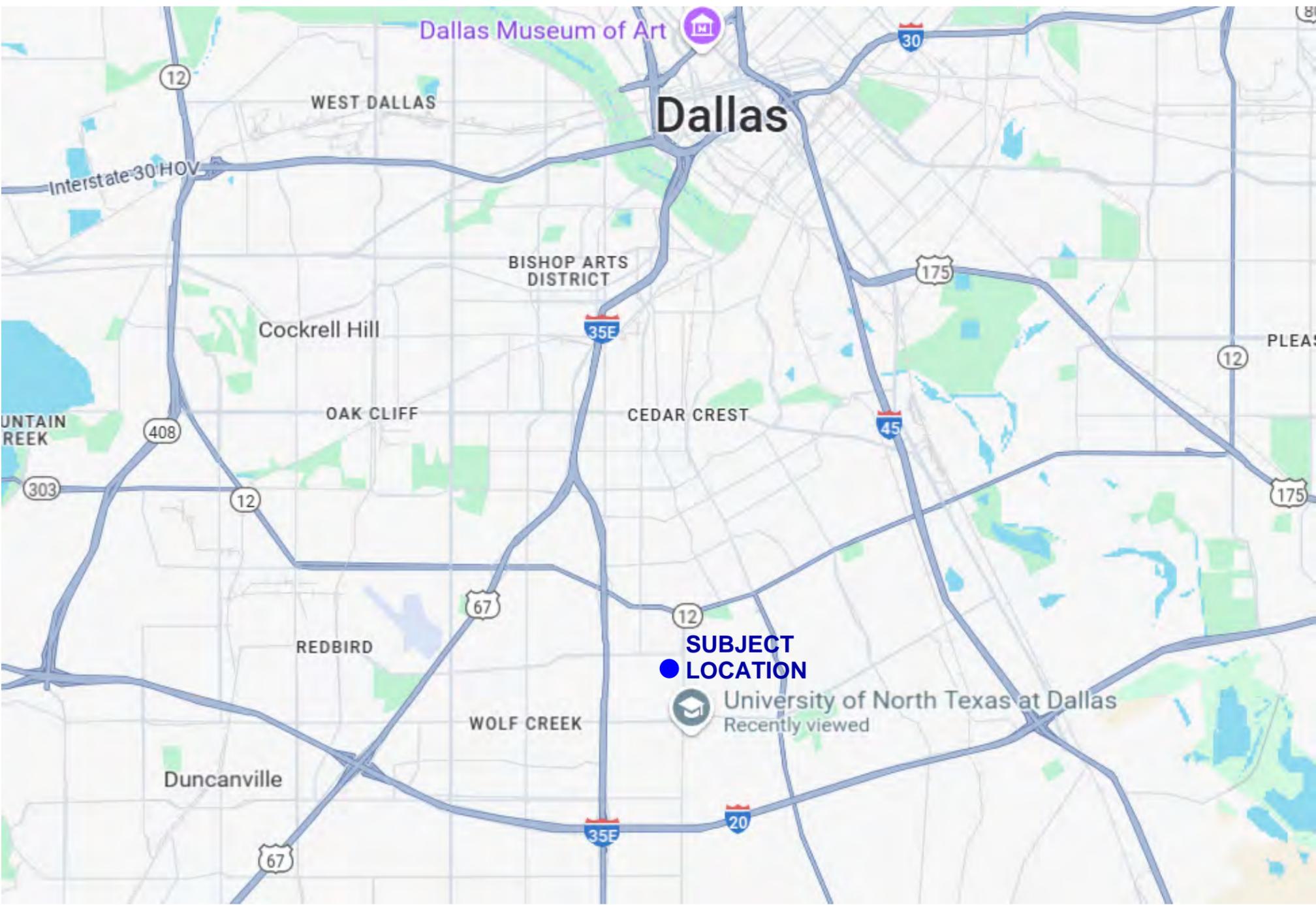
These units will be focused on middle income families making 65%-90% (\$40K to \$88K annual income) of the adjusted median income.

- 51% of the units will be priced to tenants earning 65% of the adjusted median income.
- 37% of the units will be priced to tenants earning 70-75% of the adjusted median income.
- 12% of the units will be priced to tenants earning 80-90% of the adjusted median income.

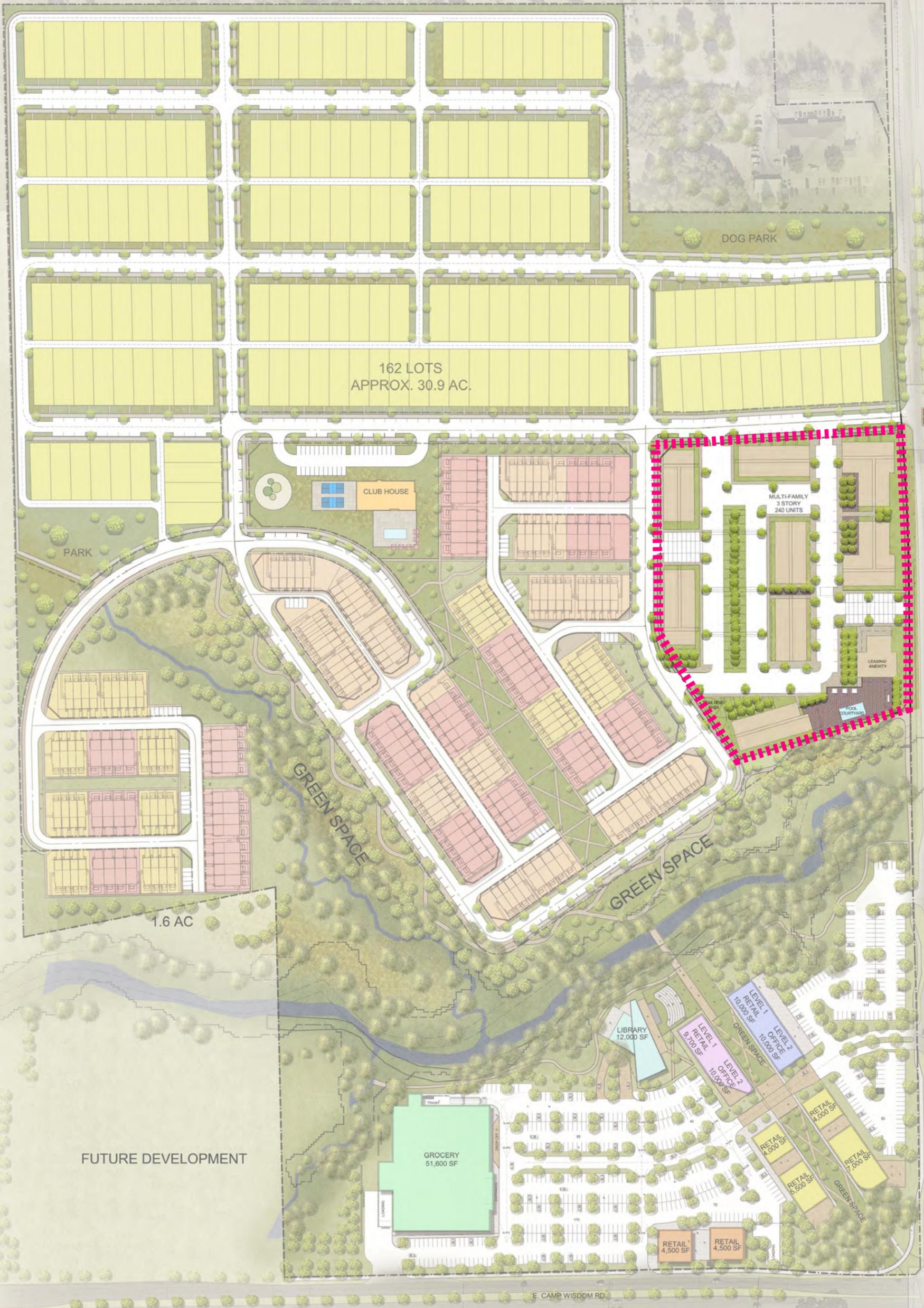
These residents are Dallas teachers, nurses, police officers, fire fighters, cosmetologists, and so many other local professionals that cannot afford to live in Dallas or must live with family or roommates due to housing costs.

## Rivulet Urban Design Peer Review Presentation

November 22, 2024



Rivulet Site Location



Rivulet Context Plan



VIEW OF PROPERTY AT CORNER OF CAMP WISDOM AND UNIVERSITY HILLS



VIEW OF PROPERTY ALONG UNIVERSITY HILLS



VIEW OF PROPERTY ACROSS FROM UNIVERSITY HILLS



VIEW OF ADJACENT PROPERTY ACROSS FROM UNIVERSITY HILLS

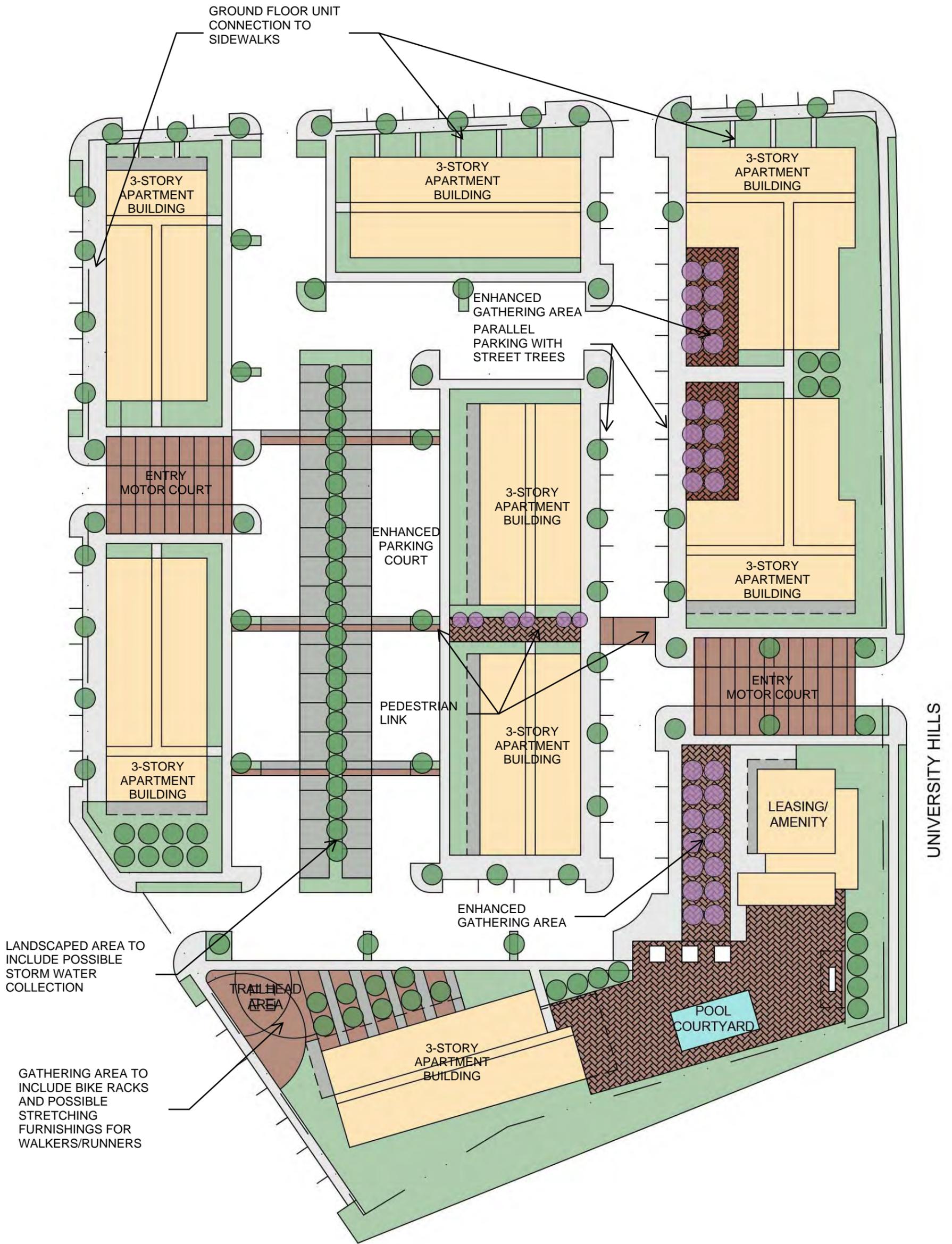


VIEW OF CREEK CROSSING ALONG UNIVERSITY HILLS

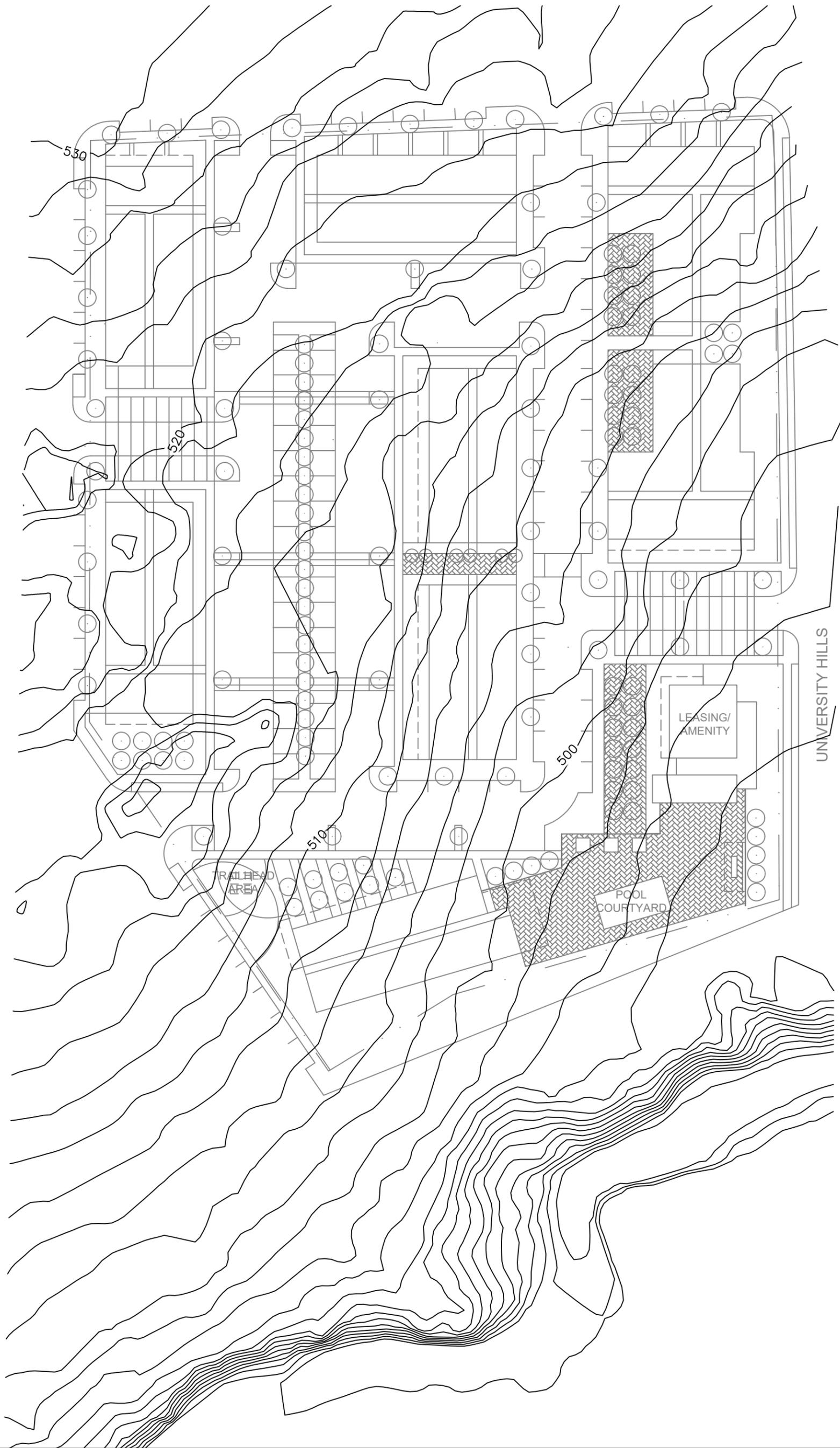


VIEW OF CREEK ALONG UNIVERSITY HILLS

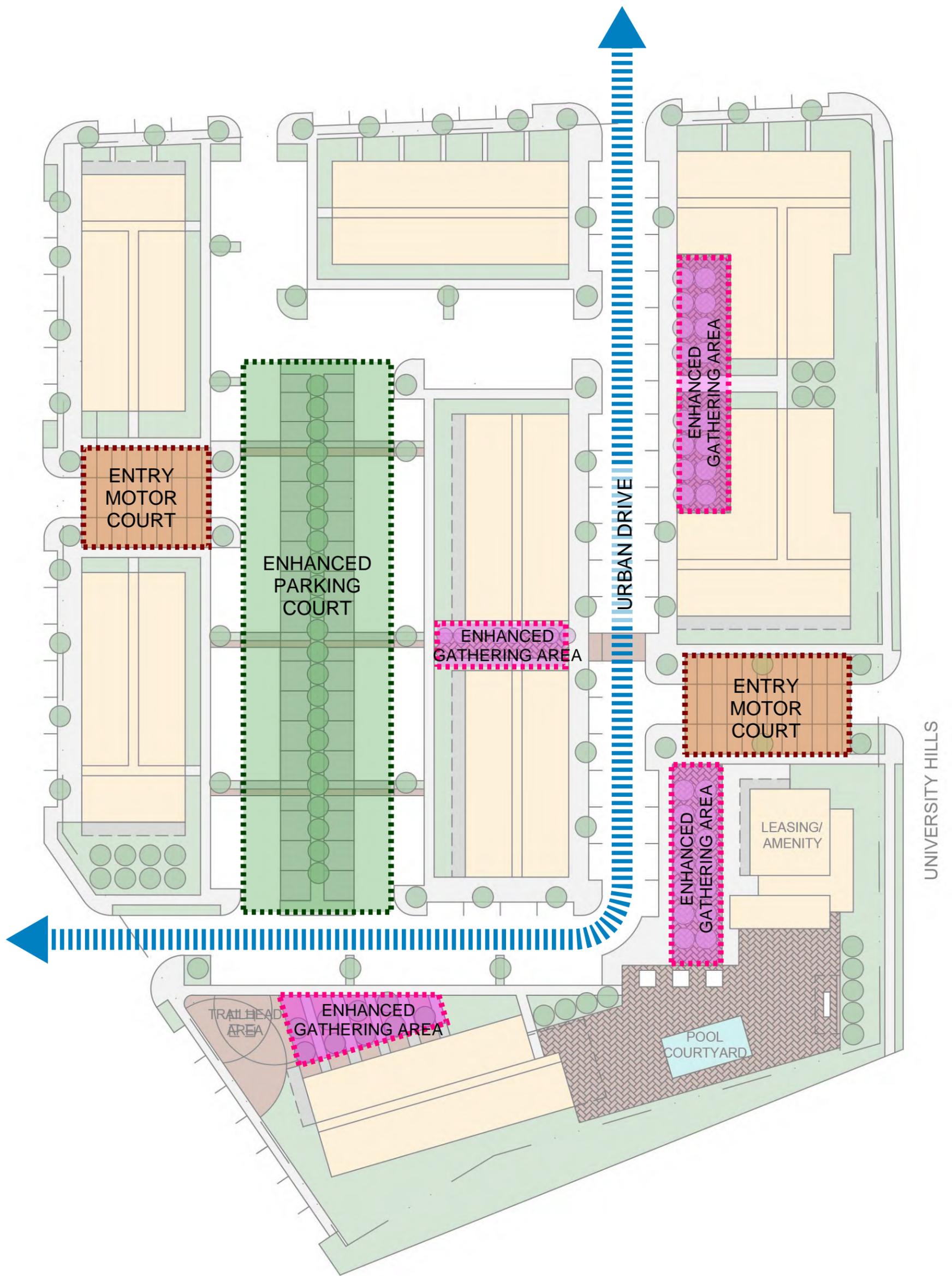
## Rivulet Existing Conditions



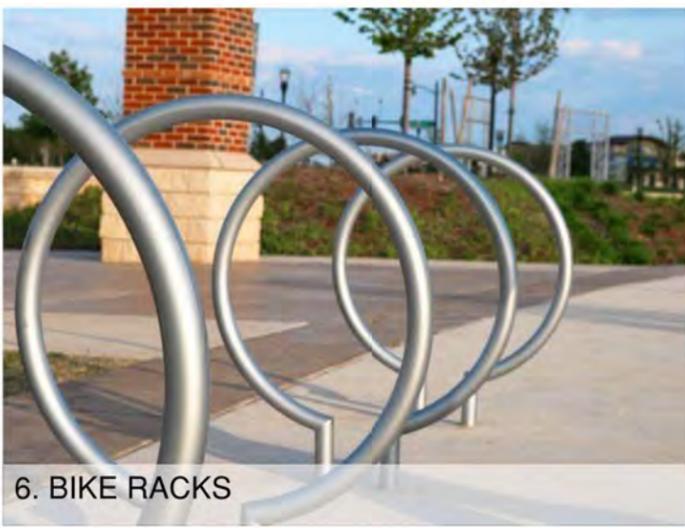
**Rivulet Conceptual Site Plan**  
 240 Units @ 3 Stories (685 SF Average Unit Size)  
 1.3 Spaces per Unit



Rivulet Topography Plan



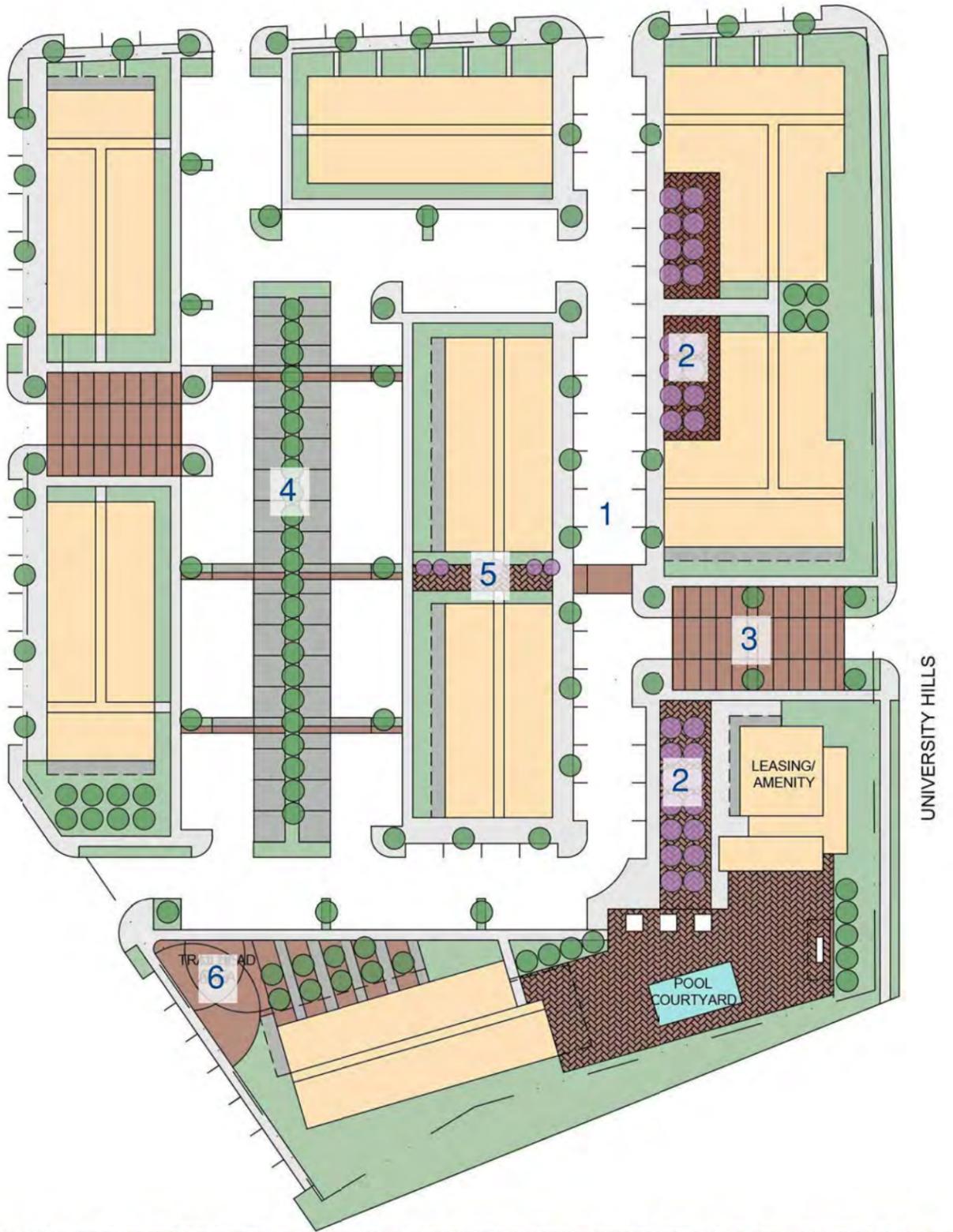
Rivulet Site Diagram



6. BIKE RACKS



6. TRAIL-CENTRIC ACTIVITY FURNISHINGS



UNIVERSITY HILLS



2. COMMUNITY GATHERING AREA/TREE PRESERVATION



2. COMMUNITY GATHERING AREA



1. URBAN STREETScape



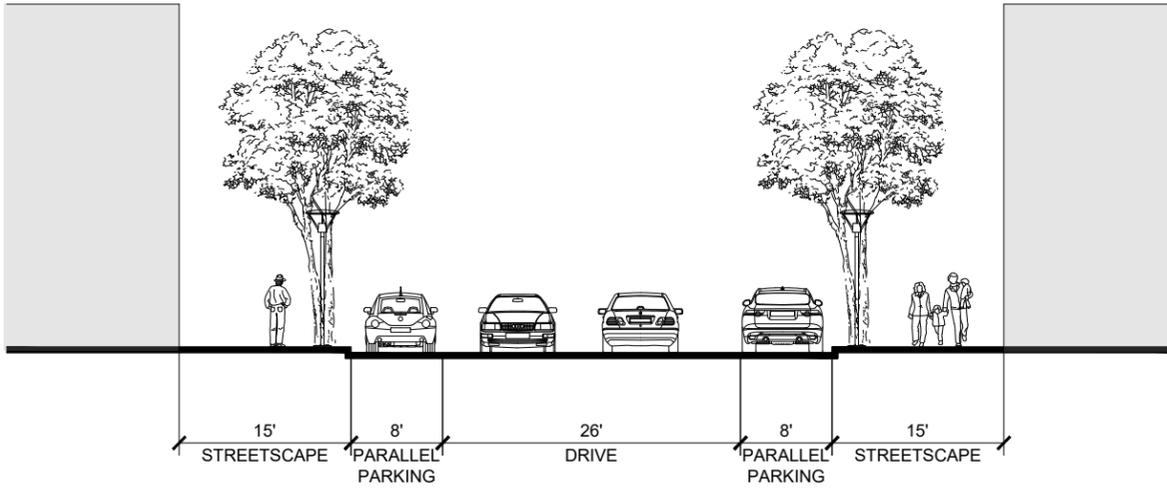
5. PEDESTRIAN MEWS



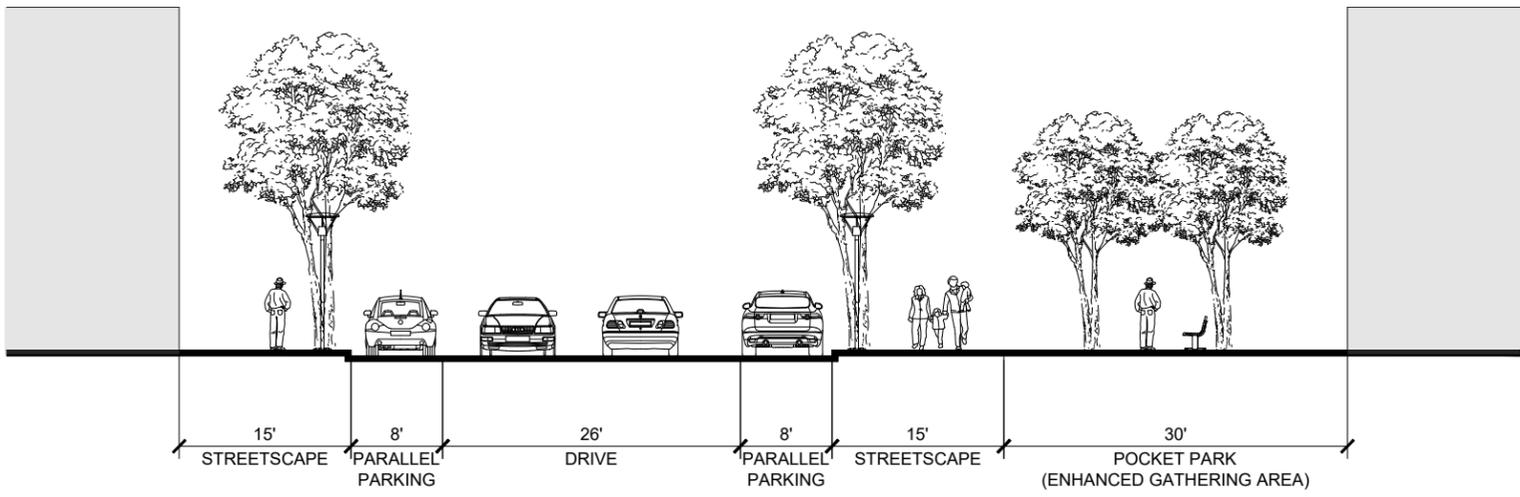
3. PLAZA HARDSCAPE



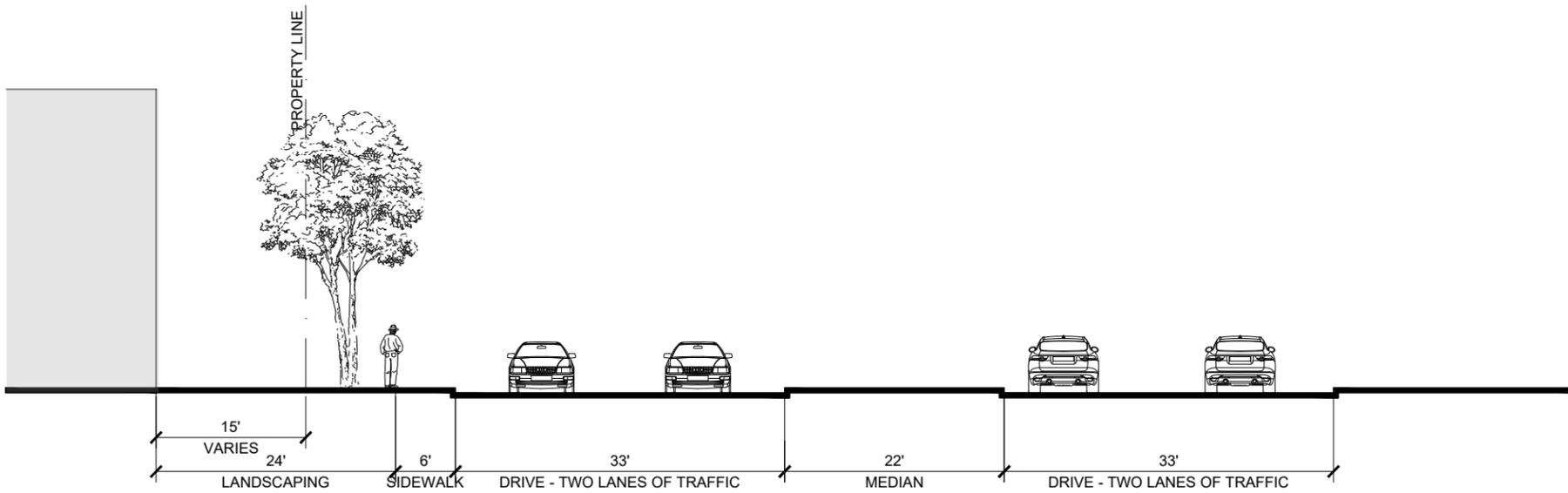
4. PARKING LANDSCAPING



STREET SECTION THROUGH INTERNAL URBAN DRIVE

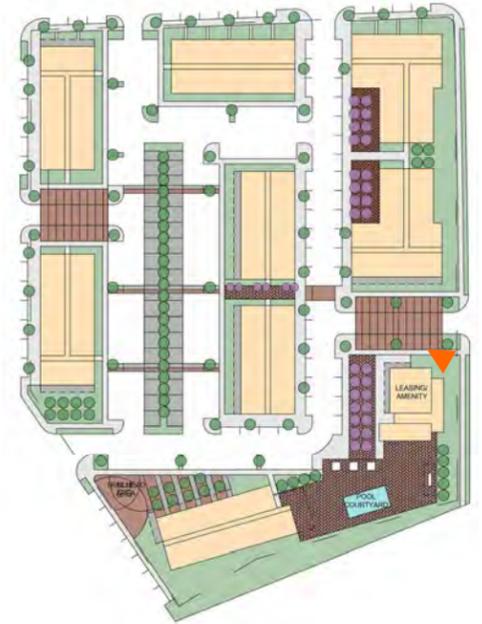


STREET SECTION THROUGH INTERNAL POCKET PARK

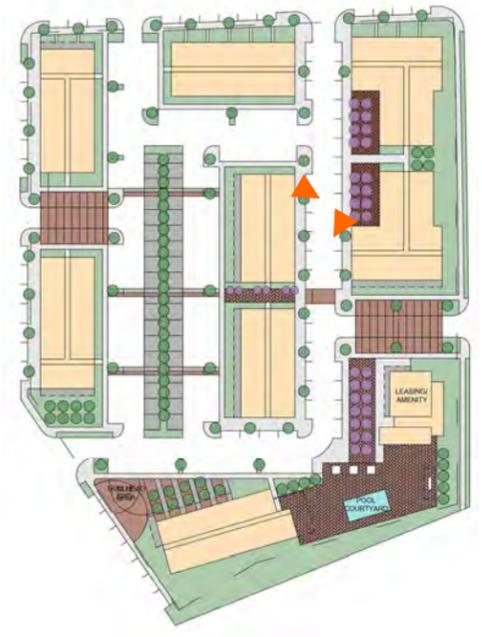


STREET SECTION AT UNIVERSITY HILLS

# Rivulet Street Sections



ENTRY MOTOR COURT VIEW



POCKET PARK VIEW



URBAN DRIVE VIEW

## Rivulet Conceptual Renderings