

Applicable Urban Design Priorities the Project Should Achieve

- [1] Emphasis should be placed on advancing pedestrian-oriented urban form along Ft. Worth Avenue.

The development should work to provide an urban edge along the entirety of the frontage along Ft. Worth Avenue. Wherever possible, driveway cuts and vehicular uses along the street frontage should be minimized in favor of a pedestrian prioritized public realm design and activated building frontage. Particular attention should be given to the design and treatment of proposed retail space to ensure its interaction with the public realm.

- [2] Maximize the limited street frontage along Fort Worth Avenue through an enhanced and active streetscape.

Streetscape improvements should include a wide sidewalk with opportunities to engage the proposed retail space, as well as street trees. Design details should be incorporated that enhance the main entrance into the building while also screening the parking from the public realm to reduce its visual impact on the pedestrian realm.

- [3] Explore opportunities to enhance landscaping and provide useable open space on site wherever possible.

Open space should be used to not only provide useable outdoor amenity spaces for residents, but can also serve to screen the development from the adjacent freeway. Open spaces can also be used to explore opportunities for green infrastructure to reduce the impact of the development on the site.

- [4] Focus on the new open space requirement and pedestrian walkways throughout the site to enhance their usage and impact on the development.

The recently approved update to PD 714 requires the pathways to be protected by trees and where appropriate trellises, canopies, or awnings. The open space component should be visually and physically accessible by pedestrians from Fort Worth Avenue and from within the development site. Its usage will be maximized and become a true asset to the development if designed to accommodate a variety of active and passive uses year round.

Policy References

Forward Dallas!
Section 5 [urban design element]

Fort Worth Avenue Land Use Plan

TIF Urban Design Guidelines
Part III, Part IV [Fort Worth Avenue TIF]



Context Description

Vista at Kessler is a 4.4 acre commercial development located at the northeast corner of Hampton Road and Fort Worth Avenue. The proposal includes demolition of the existing commercial structures to allow for the construction of a Sprouts grocery store along with two outparcel, intended to be designed as a drive-thru on the northwest corner of the site and two adjacent retail buildings anticipated to be occupied with new restaurants, a coffee shop, and medical or neighborhood service uses.

This project recently underwent a lengthy community engagement and re-zoning process that locks the proposed building locations on the site, adds permeability requirements for the parking lot, and introduces a requirement for a contiguous minimum 3,500 square foot open space.

Vista at Kessler

Neighborhood:
West Dallas/ North Oak Cliff

Program:
Commercial

THE VISTA



VISTA

P R O P E R T Y C O .

EXECUTIVE SUMMARY

- The approximately four-acre site at the northeast corner of Fort Worth Ave. and Hampton Rd. is currently home to two older properties that are occupied by an Elrod's Cost Plus Supermarket and a Crown Buffet Chinese restaurant. Both of these existing properties will be demolished and replaced with new ground up construction by a 23,500 square foot Sprouts Farmers Market and two adjacent retail buildings to serve the surrounding neighborhoods.
- WD FW Avenue Partners, L.P. and Columbus Trail-94, Ltd. (collectively "Vista") purchased the Crown Buffet Chinese restaurant property in December 2011 and the Elrod's Cost Plus Supermarket in October 2020. Vista plans to demolish all of the existing older buildings and build three new ground-up construction retail buildings totaling 32,000 square feet one of which will be the first new stand-alone prototype for Sprouts Farmers Market in the Dallas/Fort Worth Metroplex. The two new adjacent retail buildings are anticipated to be occupied with new restaurants, a coffee shop, and medical or neighborhood service uses.
- Vista has a unique opportunity to re-vitalize this freeway adjacent intersection and fill a void for quality fresh groceries. The site has physical constraints that have dictated the proposed site plan with 18' of fall from the northwest corner down to the southeast corner of the site and in conjunction with the Sprout's development requirements of a max 2% slope in the parking lot and delivery truck slope and ingress/egress.

CITY APPROVAL TIMELINE

- January 2022- Original Urban Design Peer Review
- April-August 2022- City Plan Commission review
- April 2022- Feb. 2023-
 - Neighborhood meetings, panels, re-design
 - Multiple meetings with Councilmember West and city staff
 - District 1 survey of neighborhood about the project
 - Over 1,500 responses
- March 2023
 - Unanimous city council approval of the site plan and PD 714 Subdistrict

BUSINESS > RETAIL

Dallas approves Sprouts Farmers Market in North Oak Cliff

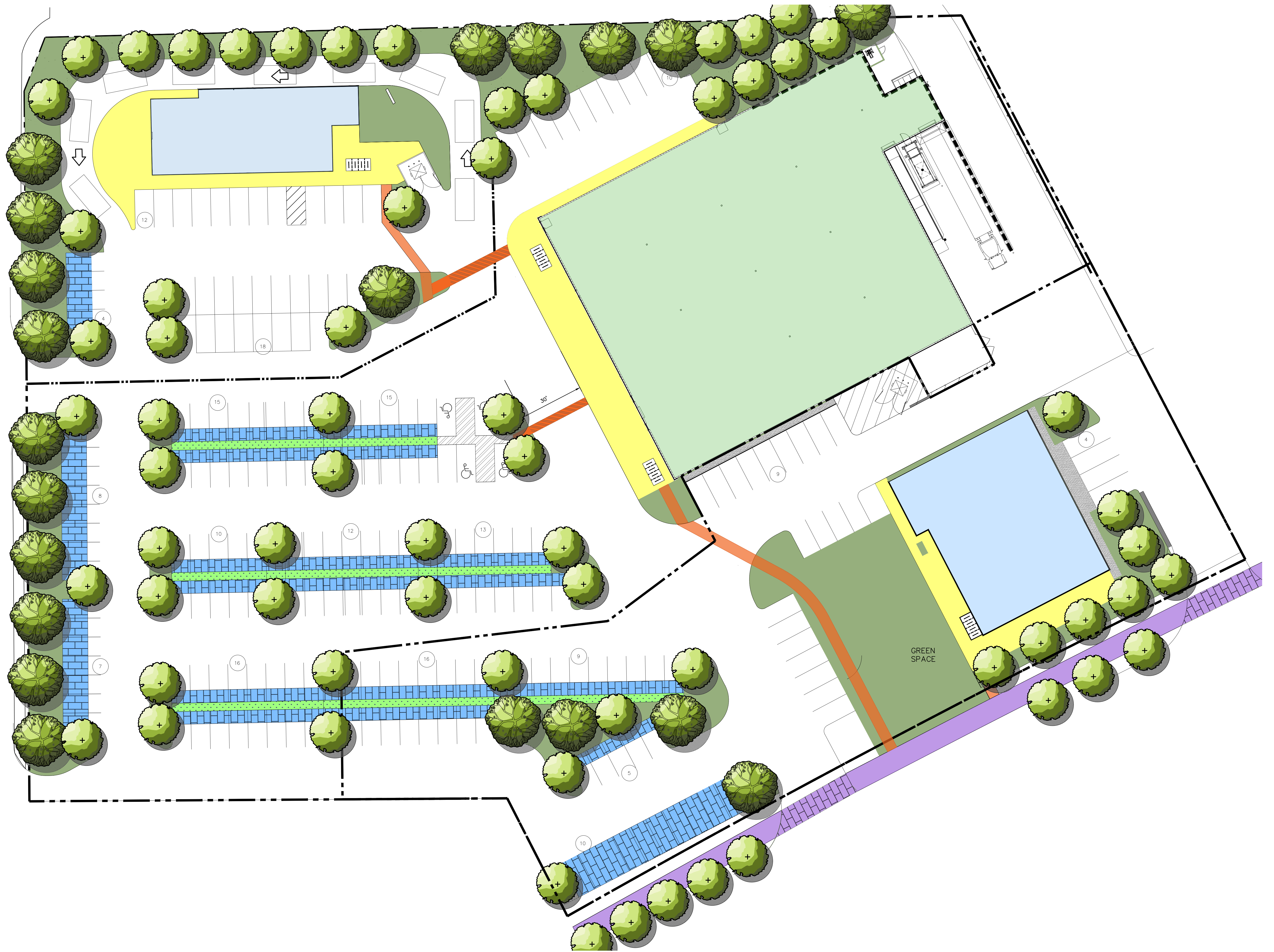
Sprouts store okayed in Oak Cliff after addressing environmental, walkability concerns.



Sprouts Farmers Market opened in November in Dallas' Hillside Village on the northeast corner of Mockingbird Lane and Abrams Road. (Maria Halkias)

By [Maria Halkias](#)
7:35 AM on Mar 9, 2023



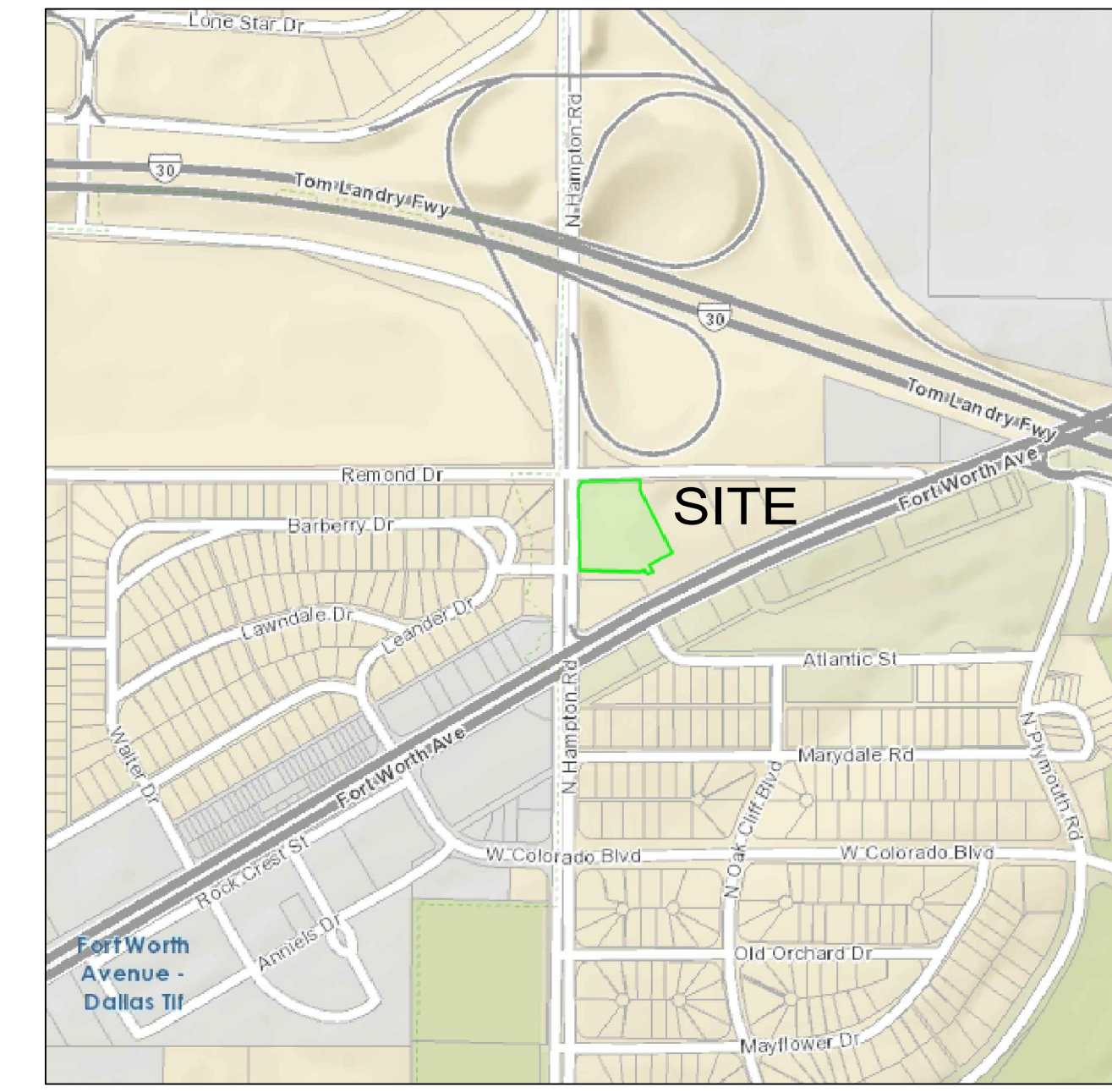
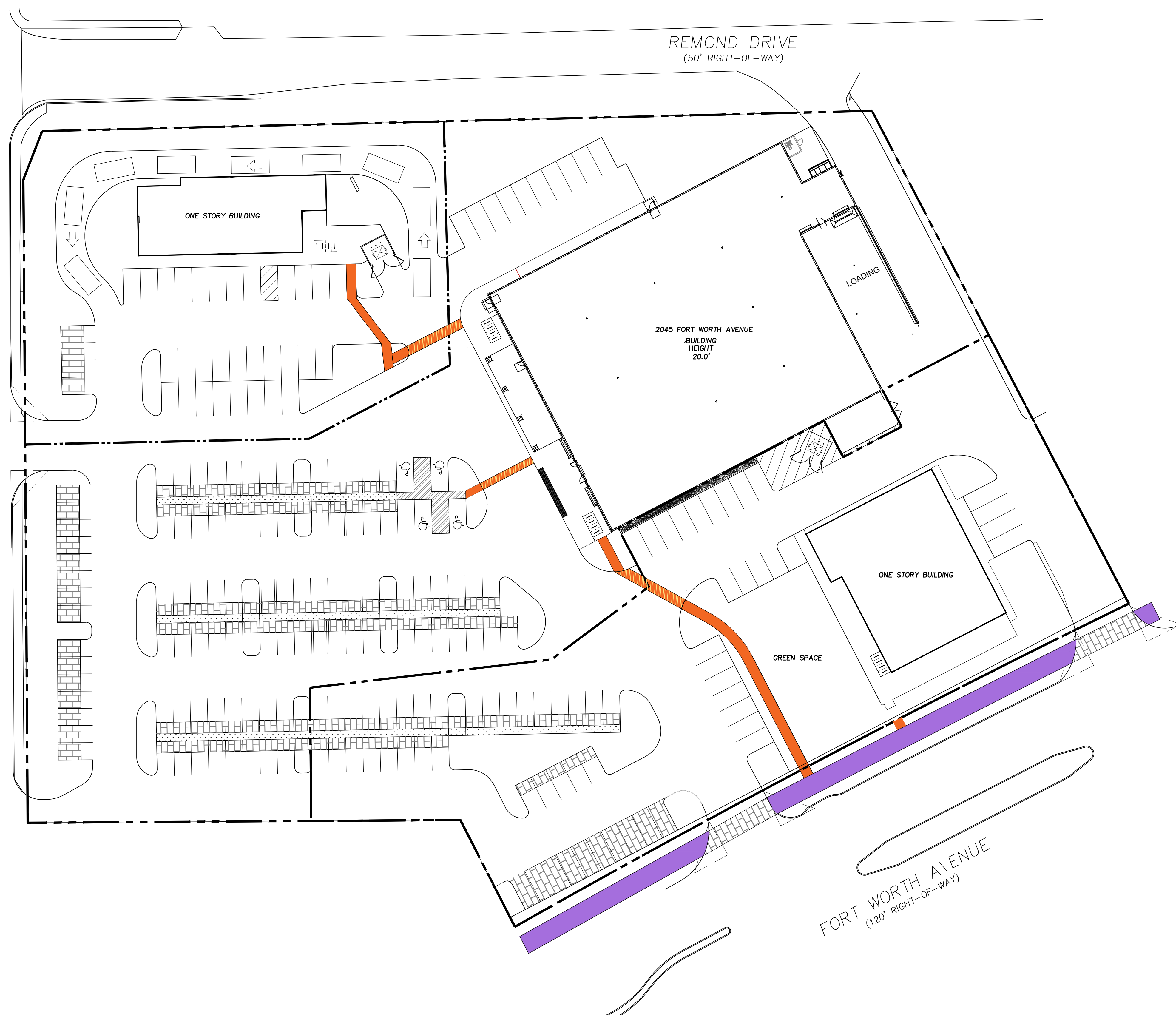


REMOND DRIVE
(50' RIGHT-OF-WAY)

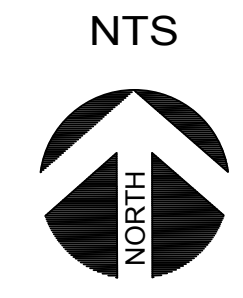
2045 FORT WORTH AVENUE
BUILDING HEIGHT 20.0'

FORT WORTH AVENUE
(120' RIGHT-OF-WAY)

N. HAMPTON ROAD
(100' RIGHT-OF-WAY)

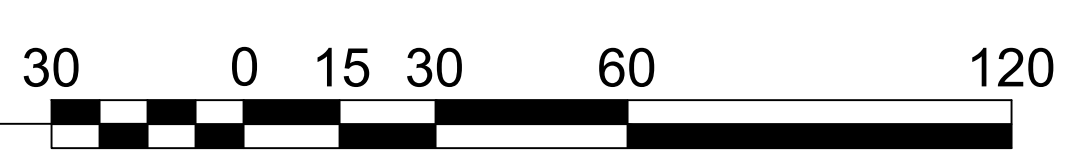


VICINITY MAP
NTS



TOTAL SITE AREA	4.265 AC	
LAND USE	RETAIL AND PERSONAL SERVICE USES (SEE PD 714 SUBDISTRICT 3C USES)	
TOTAL FLOOR AREA (SF)	35,800	
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT	12 FT
SIDE SETBACK	NONE	0 FT
REAR SETBACK	NONE	0 FT
BULK STANDARDS		
	MAX.	PROVIDED
FLOOR AREA RATIO	0.75:1	0.2:1
BUILDING HEIGHT	60 FT SUBJECT TO RPS	30 FT
BUILDING STORIES	4	1.5
LOT COVERAGE	80%	20%
PARKING		
	REQ.	PROVIDED
PARKING	PARKING TO COMPLY WITH PD 714	

- BIOSWALE
- PROPOSED SIDEWALK
- PERVIOUS PAVERS
- PROPOSED ACCESSIBLE ROUTE
- TRAIL



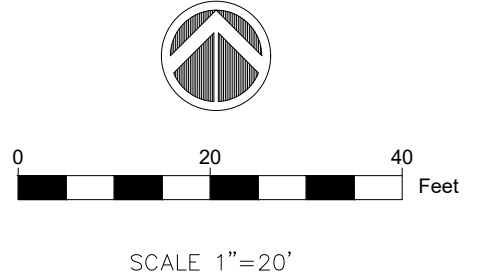
03/06/2023
PROJECT NUMBER
CASE NUMBER

BALDWIN ASSOCIATES
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Dallas, Texas 75226
MOBILE: 214.729.7949
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rob@baldwinplanning.com



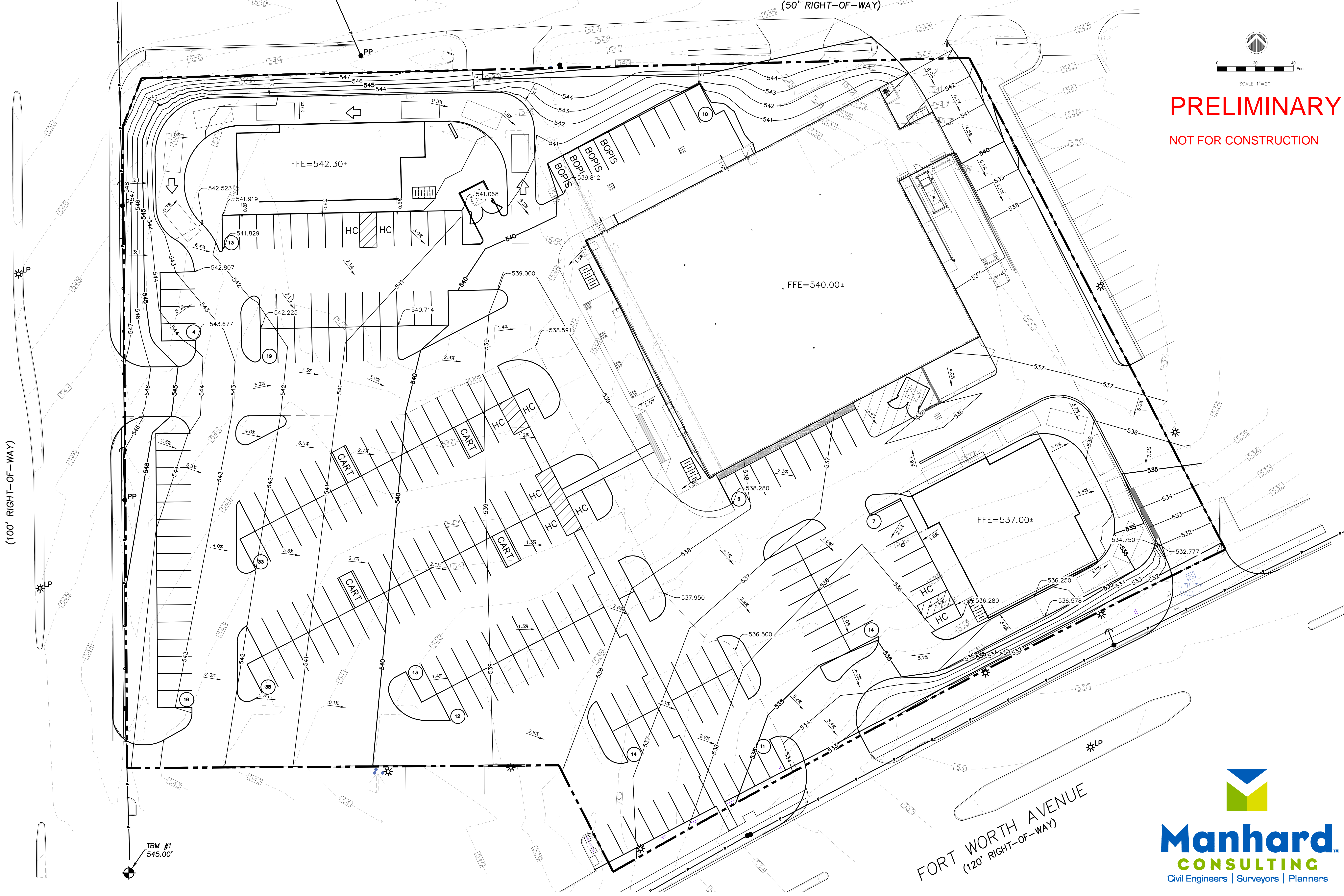
1350 N HAMPTON
CITY OF DALLAS, TEXAS

(50' RIGHT-OF-WAY)



PRELIMINARY
NOT FOR CONSTRUCTION

(100' RIGHT-OF-WAY)

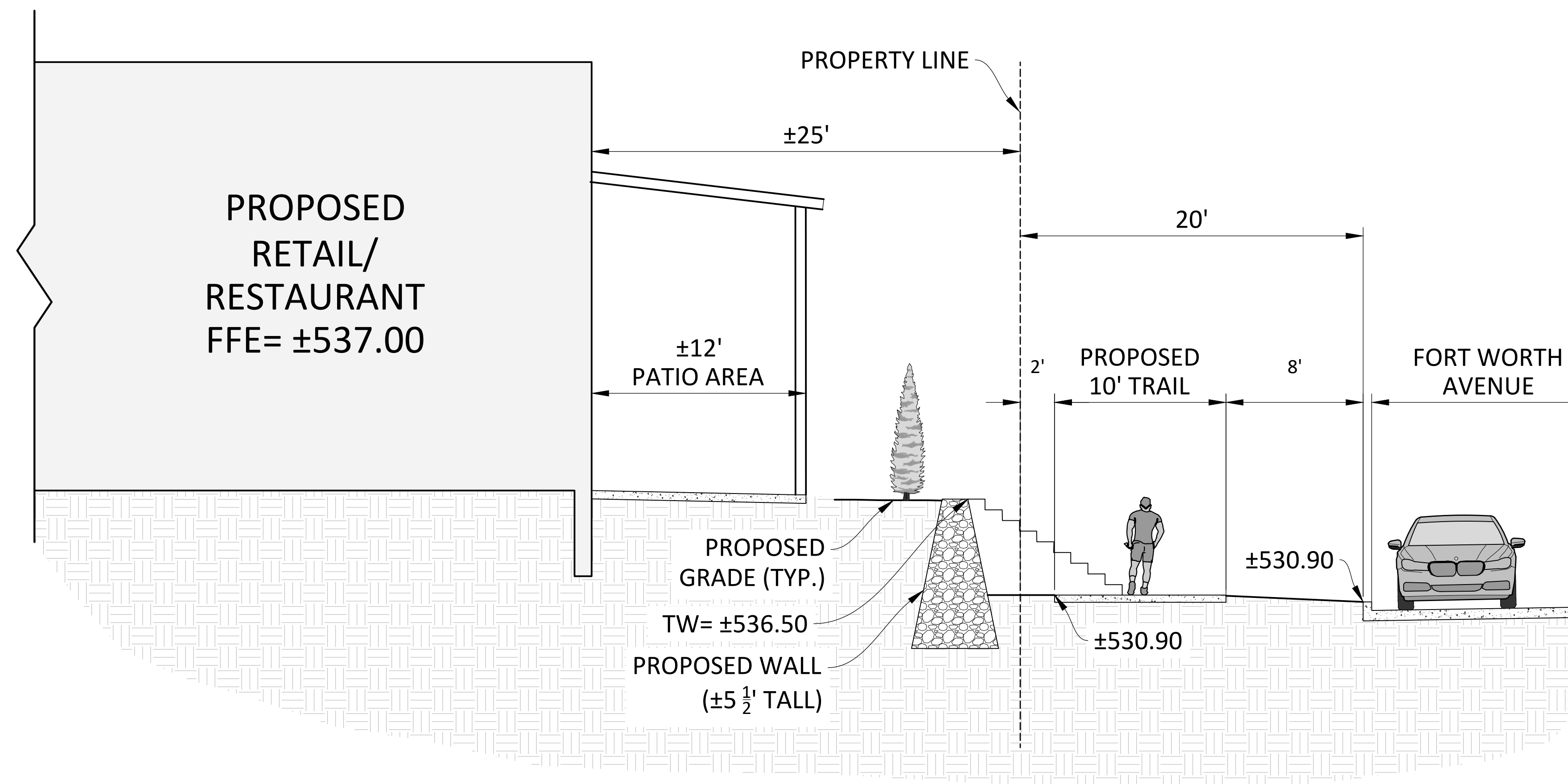


FORT WORTH AVENUE
(120' RIGHT-OF-WAY)





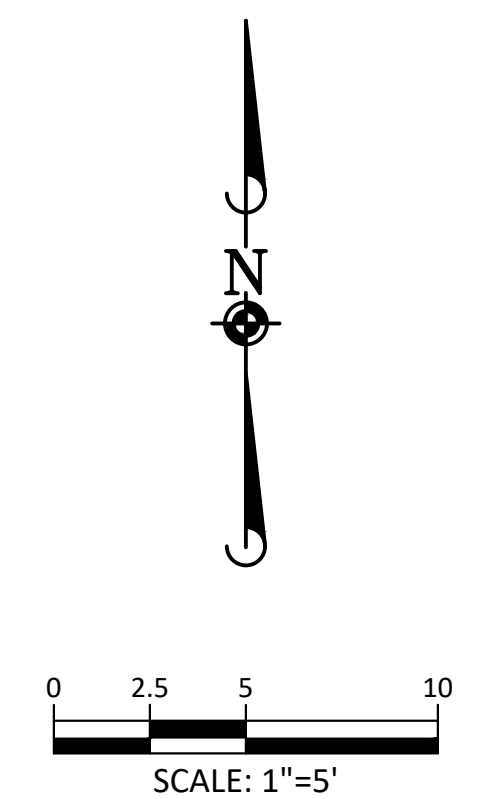




SECTION A-A
SCALE: 1"=5'



ISSUED: 05-13-2022



SPROUTS

HAMPTON RD & FORT WORTH AVE - DALLAS, TX
EXHIBIT

VERSION X



Sprouts | Scene 01
SOUTH DALLAS, TX

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Sprouts | Scene 02
SOUTH DALLAS, TX

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Sprouts | Scene 03
SOUTH DALLAS, TX

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Sprouts | Scene 04
SOUTH DALLAS, TX

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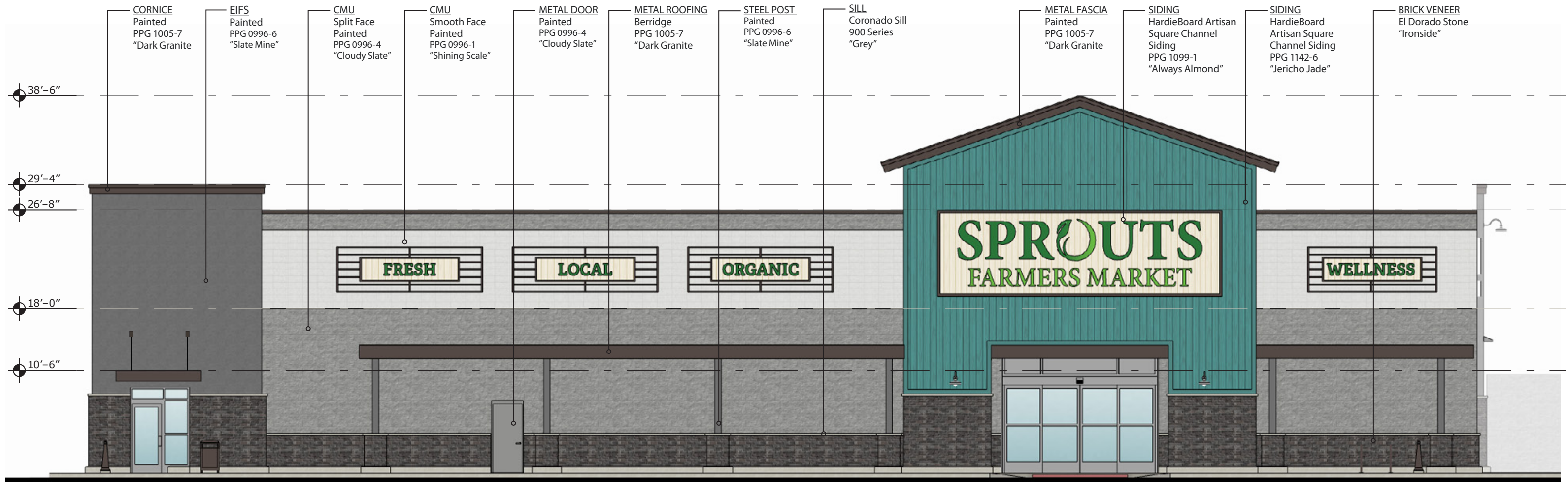
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Sprouts | Scene 05
SOUTH DALLAS, TX

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Front Elevation

NTS

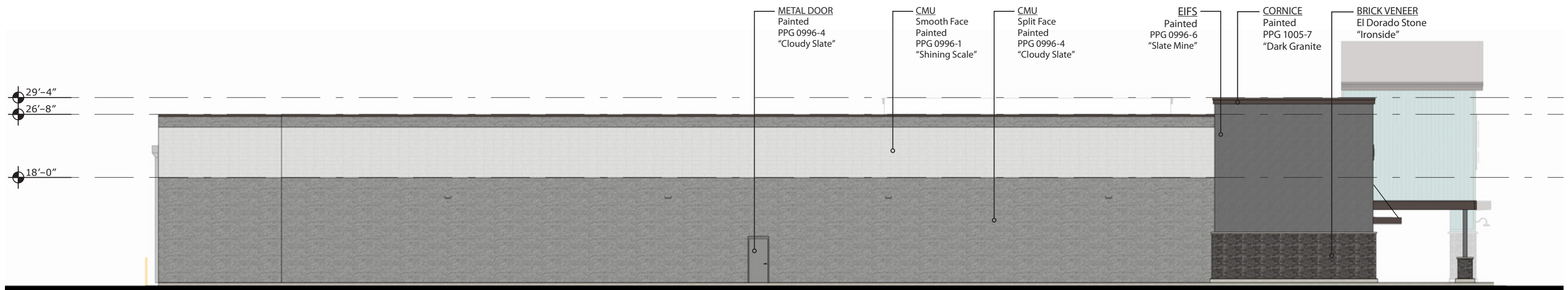
Sprouts Farmers Market | South Dallas (TX)

Exterior Elevations

October 06, 2022

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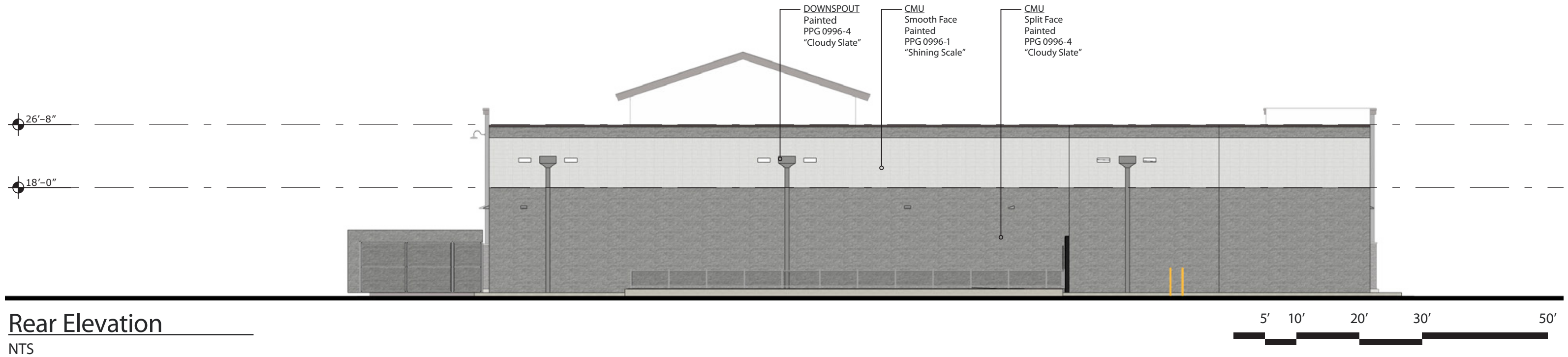
Left Elevation

NTS



Right Elevation

NTS



Rear Elevation

NTS



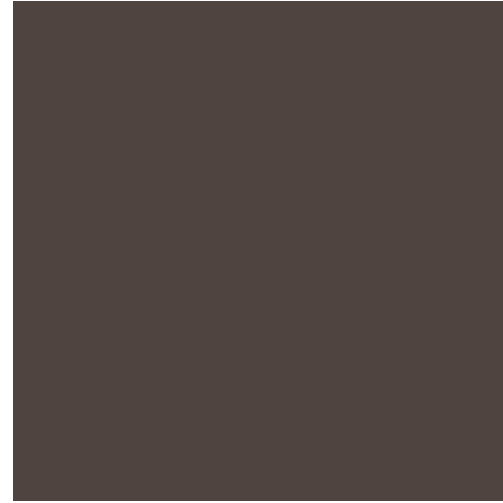
Siding

HardieBoard Artisan
Square Channel Siding
Painted PPG 1099-1
"Always Almond"



Siding

HardieBoard Artisan
Square Channel Siding
Painted PPG 1142-6
"Jericho Jade"



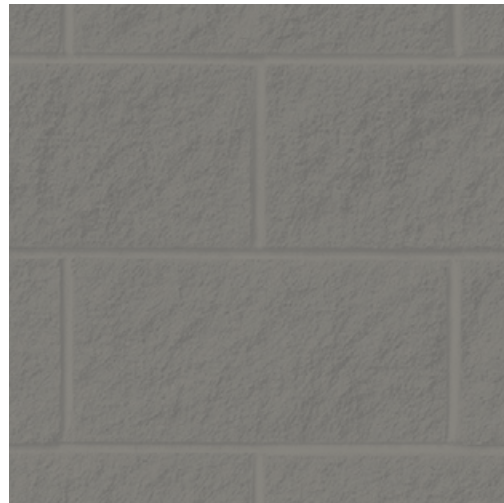
Paint

PPG 1005-7 "Dark Granite"
at Fascia/ Cornice of Metal
Roofing



Canopy

Painted PPG 0996-6
"Slate Mine"



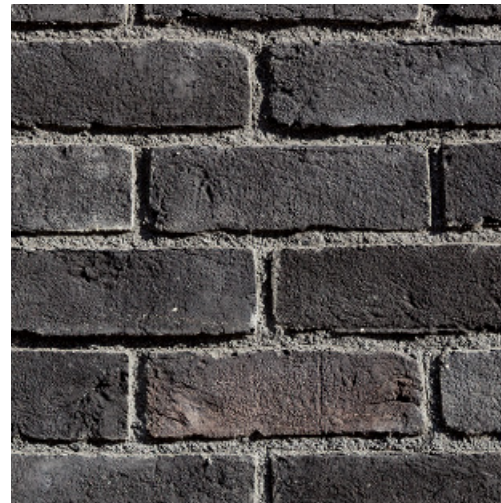
CMU

Split Face CMU
Painted PPG 0996-4
"Cloudy Slate "



CMU

Smooth Face CMU
Painted PPG 0996-1
"Shining Scale"



Stone Veneer

El Dorado Stone
"Ironside"



Sill

Coronado Stone
900 Series
"Grey"



EIFS

Painted PPG 0996-6
"Slate Mine"

Untitled Map
Write a description for your map.

- Legend**
- 7-Eleven
 - Chase Bank
 - Congressman Marc Veasey
 - Dollar Tree
 - Sylvan Thirty
 - Untitled Polygon







ATTENTION CUSTOMERS
IN ORDER TO KEEP PRICES LOW, PLEASE RETURN ALL
SHOPPING CARTS TO THE STORE. ON CART CHECKOUT
WE CANNOT BE RESPONSIBLE
IF THE CARTS ARE NOT RETURNED TO THE STORE.
Thank you for your cooperation.









