

Applicable Urban Design Priorities Project Should Achieve

- [1] **Design, building placement, access, and transparency should be leveraged to establish a new and livable community at the end of the DART Red line that responds to it's unique location and mix of neighboring uses.**

Development should include a mix of dense, thoughtfully articulated housing models that engage the street, scale down to the surrounding community, and locate community spaces and flexible uses for maximum benefit. Consideration should also be given to small retail opportunities that could benefit new and existing nearby residents and transit users.

- [2] **Parking design should provide an environment that is safe, accessible, and comfortable for transit riders and residents while contributing to environmental sustainability and the well being of the community. Additionally, accommodating other uses in the future should be considered in design of the parking lot.**

Reduce visual and environmental impact of parking lot. Consider shading and incorporating landscaping and eco-friendly strategies to help mitigate flooding, water pollution, urban heat island effect, and negative views from the street and residential units above.

Provide well-lit, clear, and accessible pedestrian pathways to the new residential building and to the DART Station.

- [3] **Focus on human scale design as a fundamental element of creating great places that support TOD.**

Design sidewalks, walkways, open space, and programed space at a scale and with enough detail that makes them usable and interesting. Provide human-scale details viewable at ground level on building frontages, street furniture, public art opportunities and landscaping.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines

Urban Transit Design Guidelines

DART Transit Oriented Guidelines

Context Description

This proposal is one of five transit-oriented development projects on DART-owned property coming to the UDPR Panel for review. The Westmoreland Station TOD development seeks to maximize public benefit by increasing DART ridership, introducing a mix of market-rate and affordable housing, and enhancing connectivity beyond the site consistent with DART Transit Oriented Development Policy and DART TOD Guidelines.

Primary considerations for this project include maximizing the use and benefit of transit adjacency with thoughtful design and arrangement of residential and support uses, safe and convenient pedestrian circulation through and along the perimeter activated by direct ground-floor residential access, and a shared buffered parking strategy.

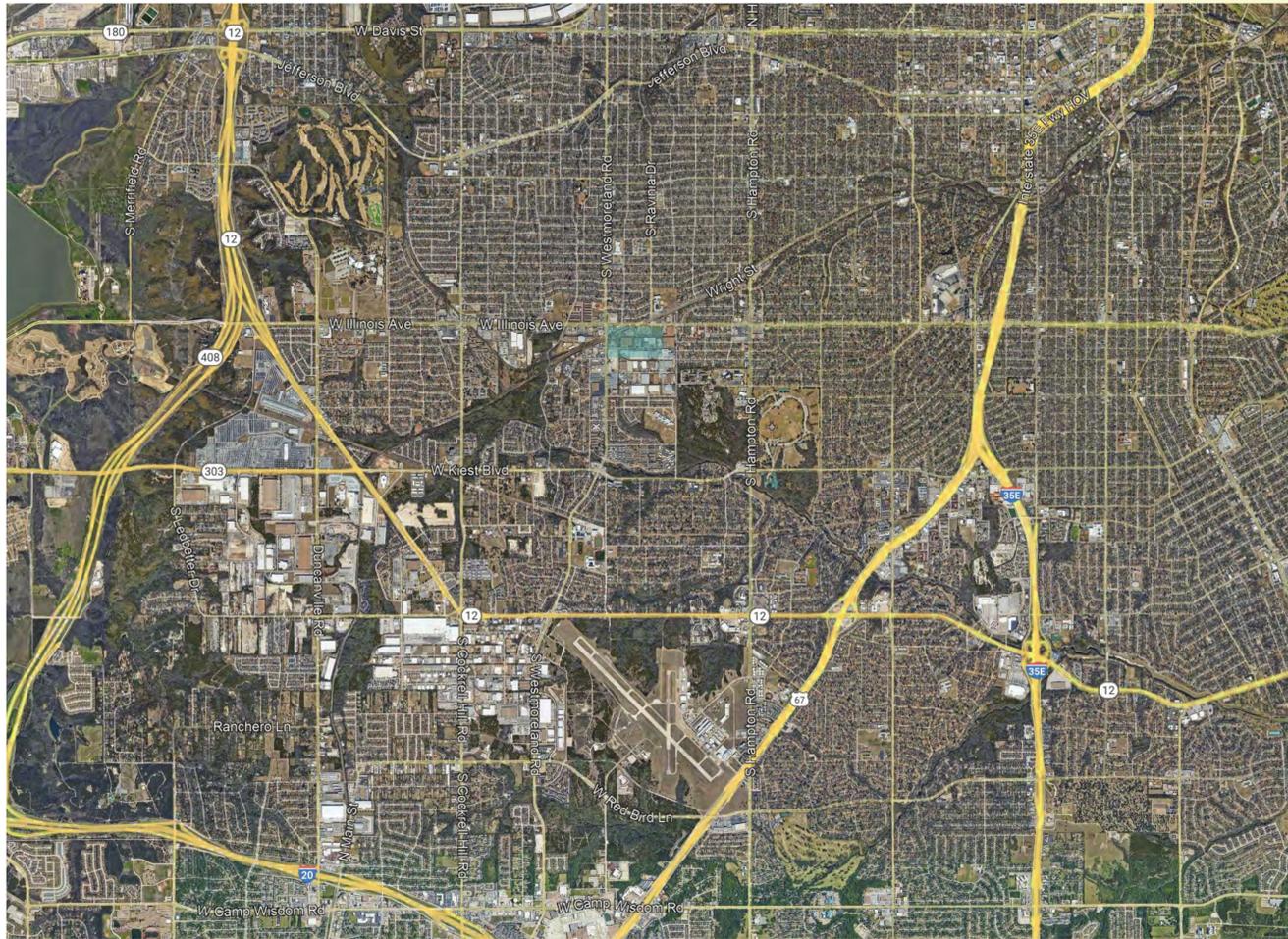
Westmoreland TOD

Neighborhood:
Oak Cliff

Program:
Transit Oriented Development

STATION HOUSE

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APPLICABLE URBAN DESIGN PROJECT SHOULD ACHIEVE:

- [1] Quality environment through building design, material selection, and programing placement on the site.
- [2] Promotion of pedestrian activity while safely accomodating all modes of transportation whether it be by bus, light rail, automobile, bicycle or scooter.
- [3] Balance of programed space while preserving open space and park area.
- [4] Connection to existing trails, transit stations and other public destinations.

POLICY REFERENCES

- Forward Dallas!
- TIF Urban Design Guildines
- Urban Transit Design Guildines
- DART Transit Oriented Design Guildines

CONTEXT DESCRIPTION

The Westmoreland Station TOD development seeks to create a vibrant community activated by public transportation. From residents to commuters in transit, the station will provide access, resources, and amenities to commuters as well as the community at large. All of our design is consistent with DART Transit Oriented Development Policy and DART TOD Guidelines.

Primary consideration for this project is taking underutilized land and transforming it into a community that seamlessly blends into the existing fabric of the city neighborhood through connected roadways and thoughtful pedestrian corridors.

WESTMORELAND STATION

- NEIGHBORHOOD: Heritage Oak Cliff
- DESIGN DISTRICT TIF: Cockrell Hill
- PROGRAM:
 - Multifamily
 - Community Center
 - Afterschool Childcare / Art School / Market
 - Food Truck Park
 - Community Garden
 - Dog Park
 - Skate Park
 - Exercise Walking Trail

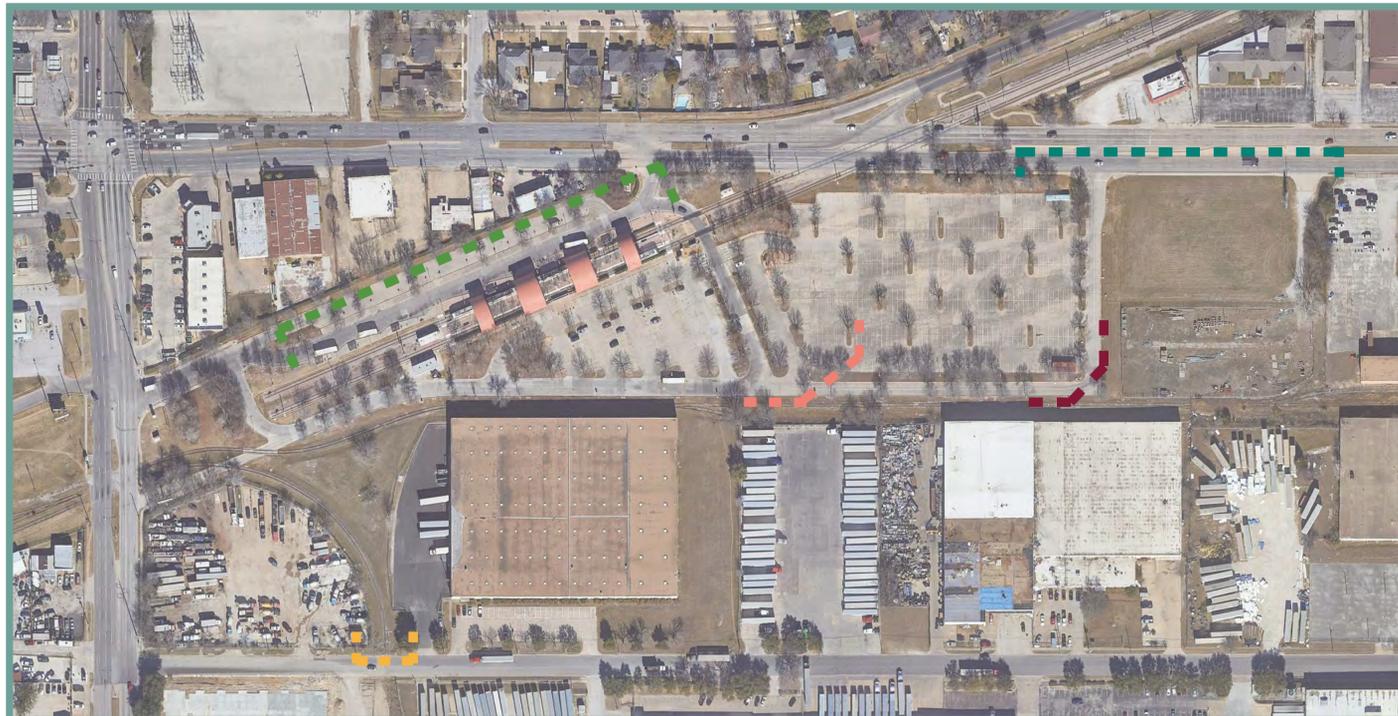
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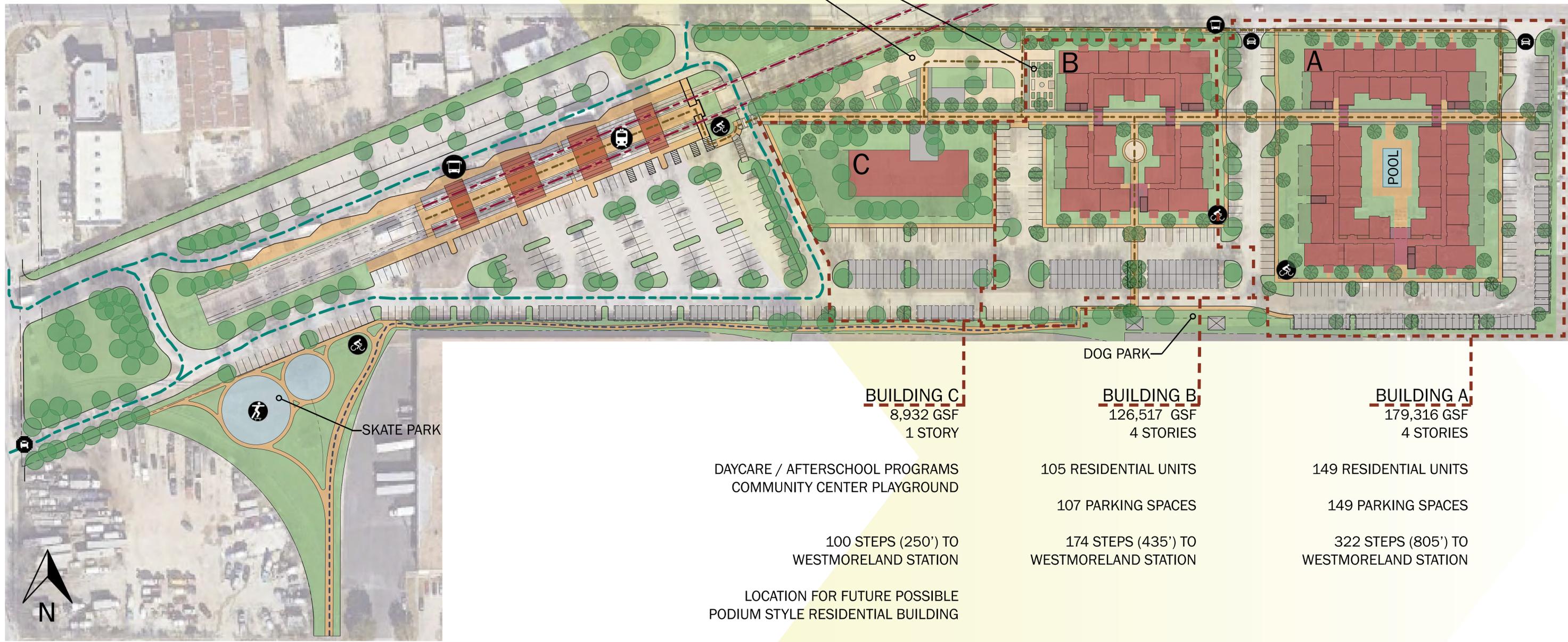
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EXISTING CONDITIONS

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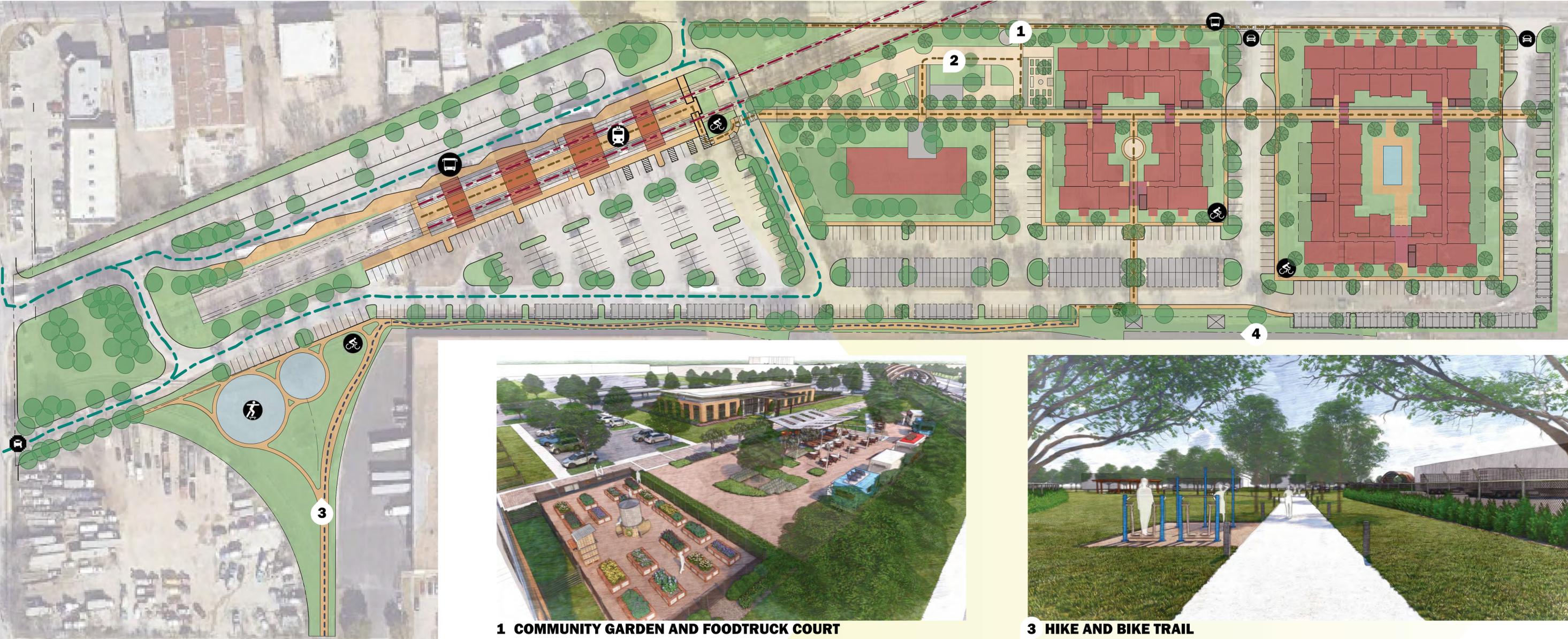


PROPOSED SITE PLAN CONNECTIONS

LIGHTRAIL STOP	BUS STOP	PEDESTRIAN PATH
BICYCLE PARKING	CAR ENTRANCE TO SITE	HIKE & BIKE TRAIL
SKATE PARK		BUS ROUTE
		LIGHTRAIL TRACK

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1 COMMUNITY GARDEN AND FOODTRUCK COURT



3 HIKE AND BIKE TRAIL



2 FOODTRUCK COURT WITH COMMUNITY CENTER BEYOND



4 DOG PARK

PROPOSED SITE PLAN FEATURES

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1



2



3



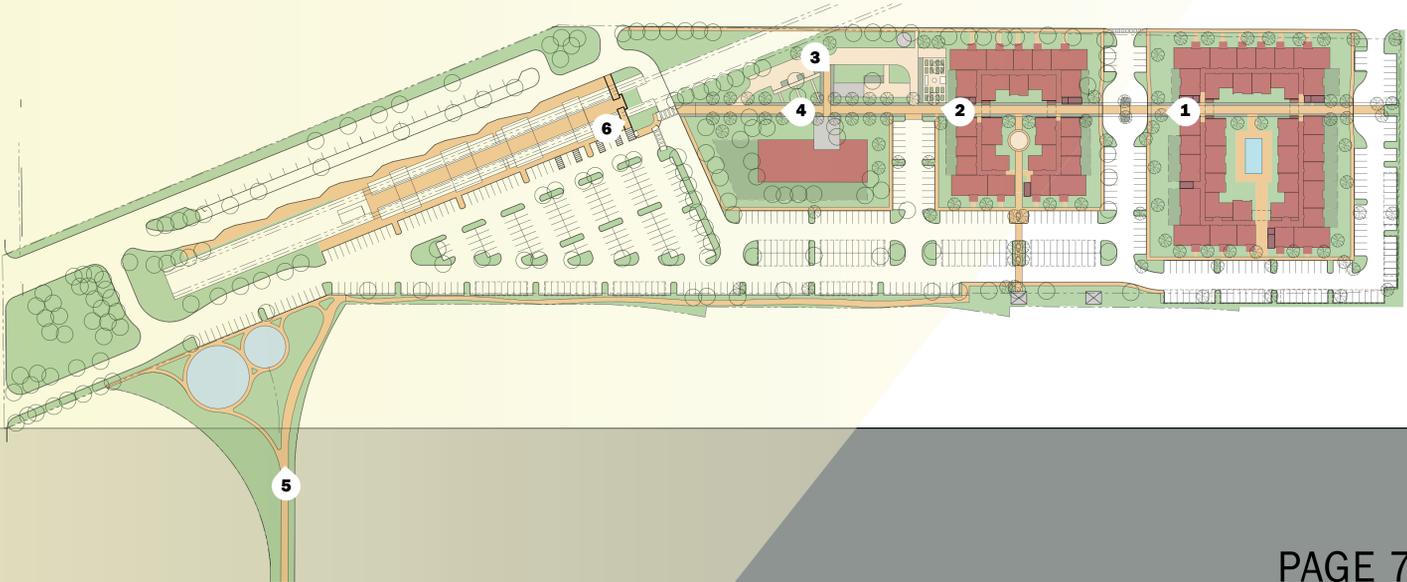
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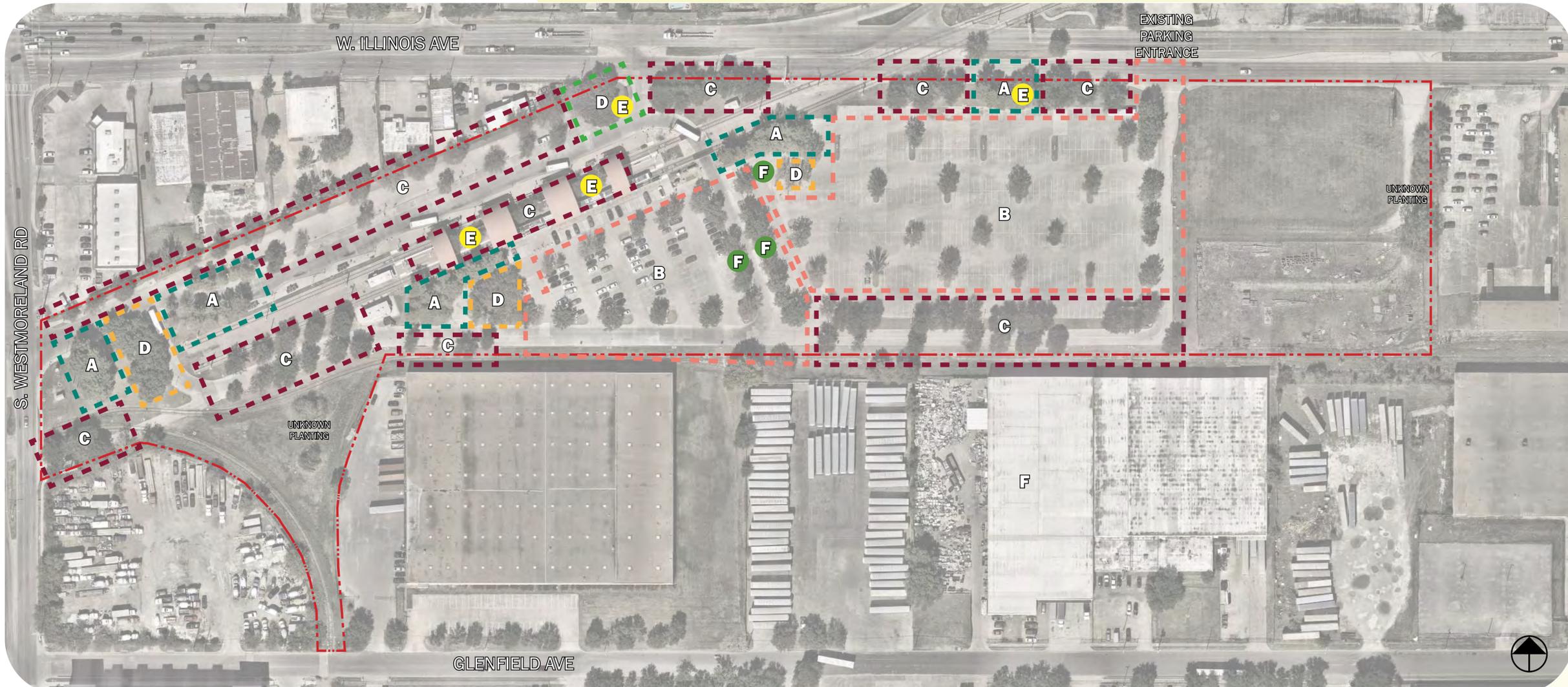


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A
BALD CYPRESS
 CANOPY TREE



B
SHUMARD RED OAK
 CANOPY TREE



C
CEDAR ELM
 CANOPY TREE



D
RED BUD
 ORNAMENTAL TREE



E
BOXWOOD
 EVERGREEN SHRUB



F
RED YUCCA
 SUCCULENT PLANT

NOTE: A DETAILED TREE SURVEY, TREE PRESERVATION, AND MITIGATION PLAN WILL BE PROVIDED WITH FUTURE SUBMITTALS

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PLANTING

PROPOSED TREES



SHUMARD RED OAK



SOUTHERN LIVE OAK



CHINKAPIN OAK



GRAPE MYRTLE



CEDAR ELM



CHINESE PISTACHE

PLANTING

PROPOSED SHRUBS



PINK MUHLY



MEXICAN FEATHER GRASS



ROSEMARY



DWARF WAX MYRTLE



NELLIE R STEVENS HOLLY



FORSYTHIA

SITE FURNISHINGS

AESTHETIC FORMS AND SHAPES, LONG LASTING AND MAINTAINABLE



SEAT WALLS & BENCHES



MOVABLE SEATING



ALL-AGE ACTIVITIES



SITE AMENITIES

GATHERING SPACE



DOG PARK

SHADE STRUCTURE + FENCING + ART

COMMUNITY INVOLVEMENT AND ARTIST FOR DART ART AND DESIGN PROCESS



FENCING



ENHANCED PAVING



PUBLIC ART



SHADE STRUCTURES

SITE AMENITIES

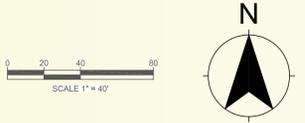
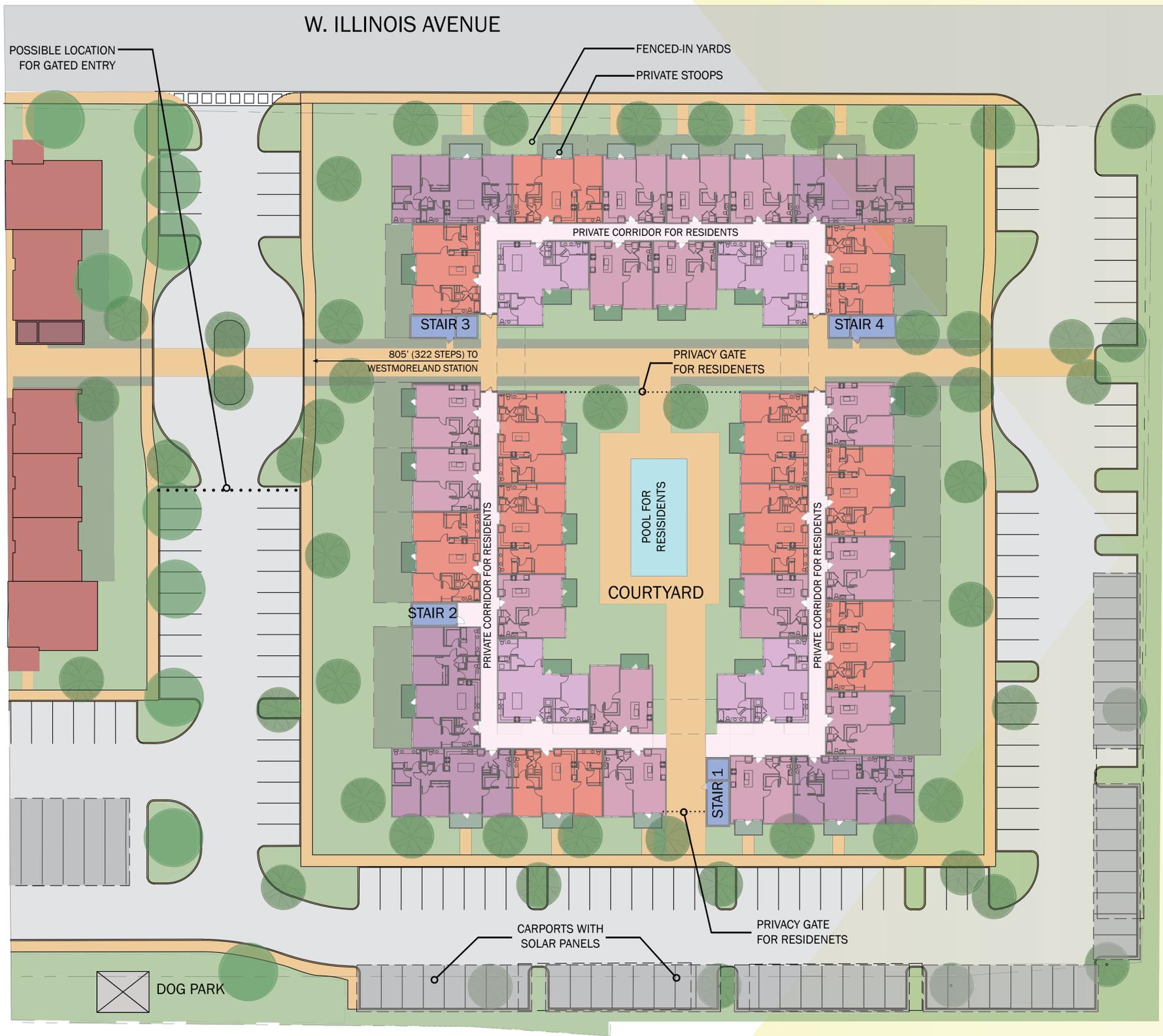
COMMUNITY INVOLVEMENT



COMMUNITY GARDEN

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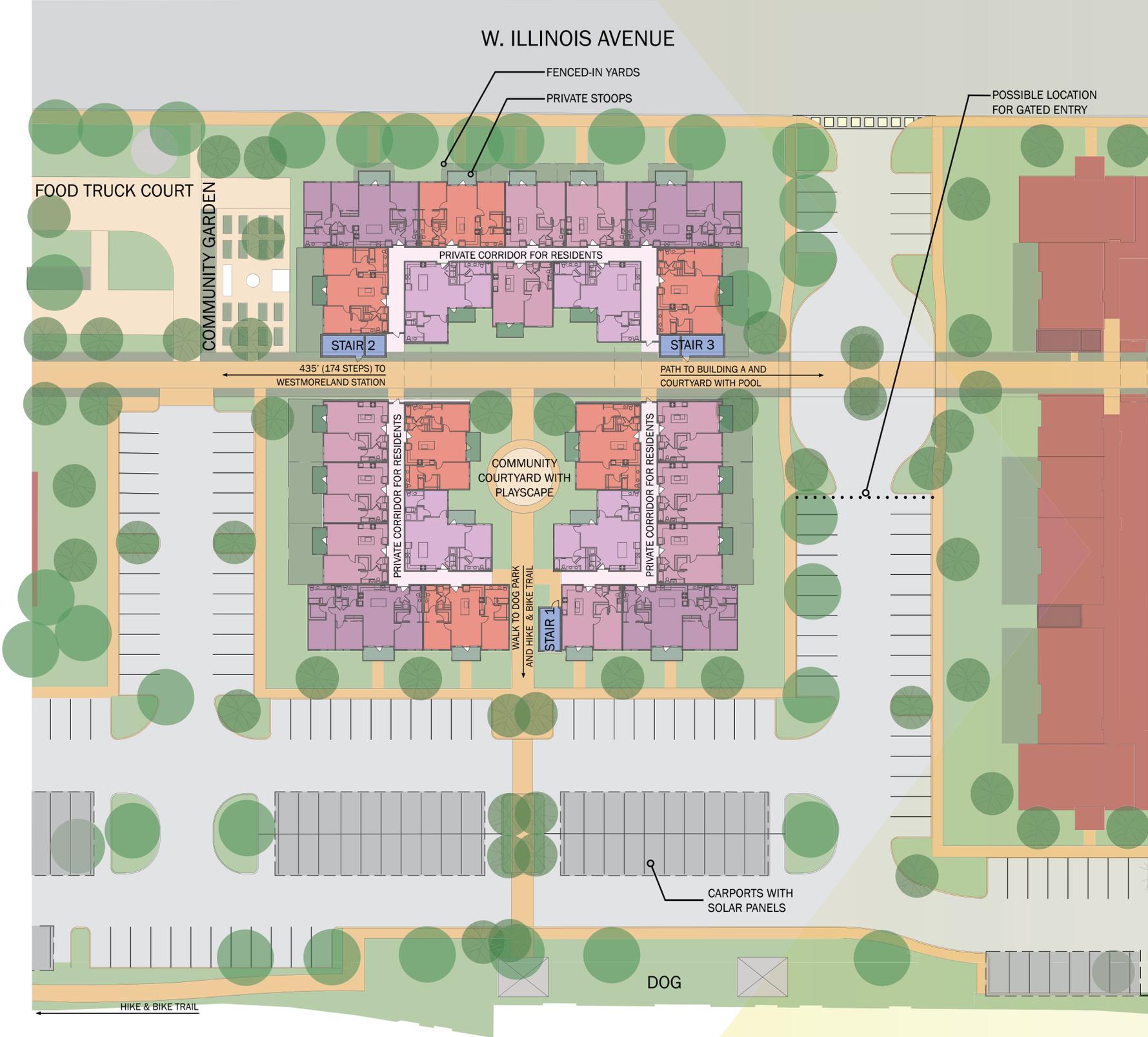
PROPOSED FLOOR PLAN - BUILDING A

UNIT LEGEND:

 UNIT A1 1 BED/1 BATH	 UNIT B1 2 BED/2 BATH	 UNIT B2 2 BED/2 BATH	 UNIT C1 3 BED/3 BATH
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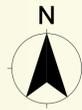
PROPOSED FLOOR PLAN - BUILDING B

UNIT LEGEND:

UNIT A1 1 BED/1 BATH	UNIT B1 2 BED/2 BATH	UNIT B2 2 BED/2 BATH	UNIT C1 3 BED/3 BATH
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COURTYARD - NORTH ELEVATION



COURTYARD - WEST ELEVATION



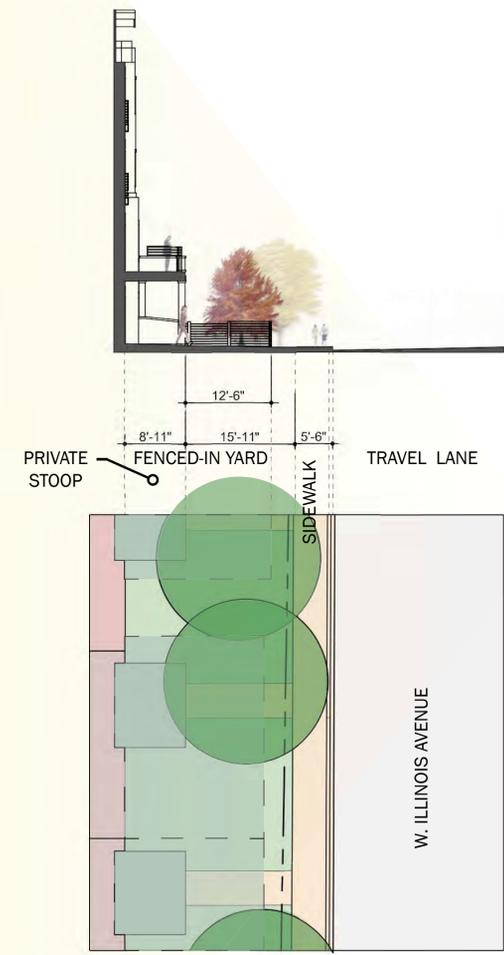
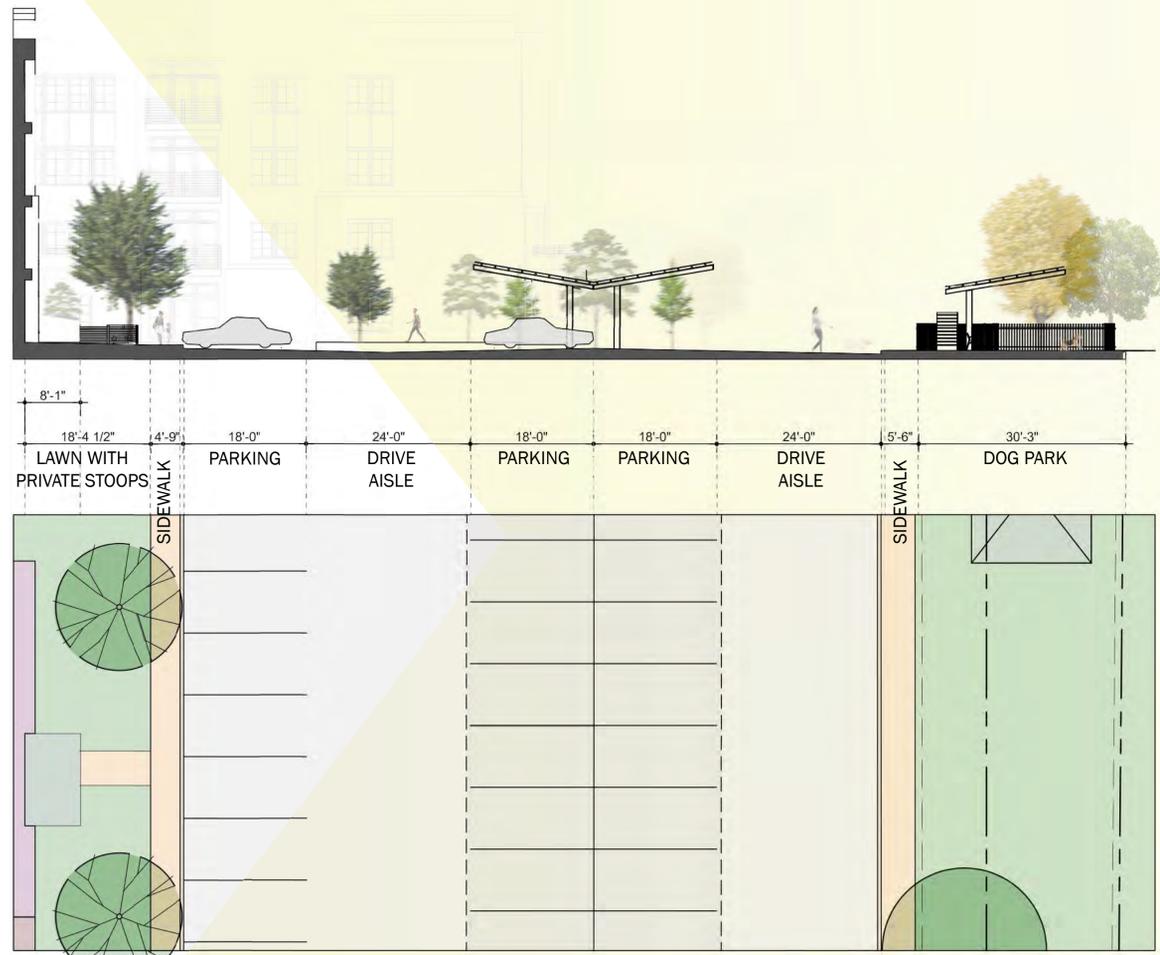
COURTYARD - EAST ELEVATION



COURTYARD - SOUTH ELEVATION

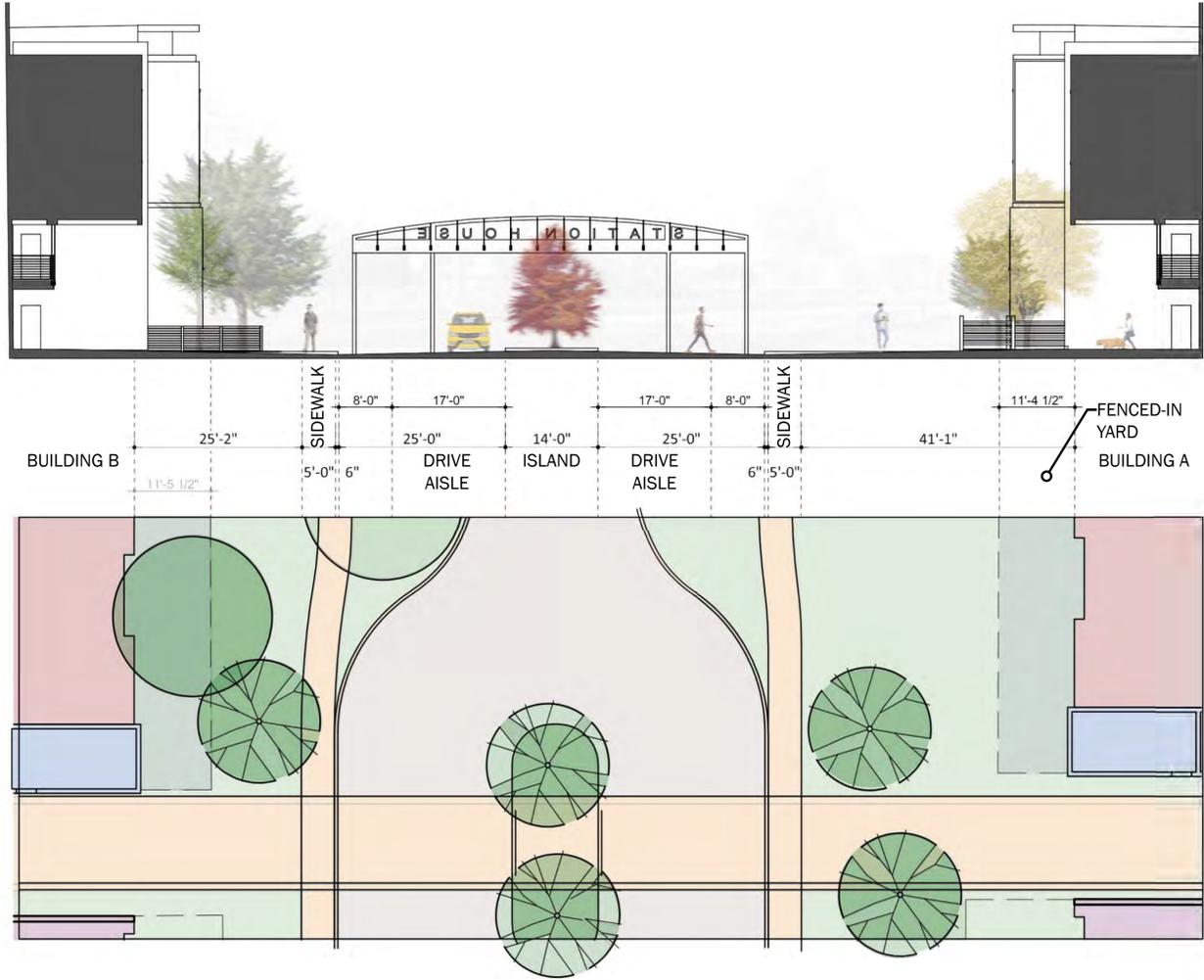
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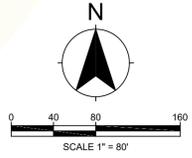
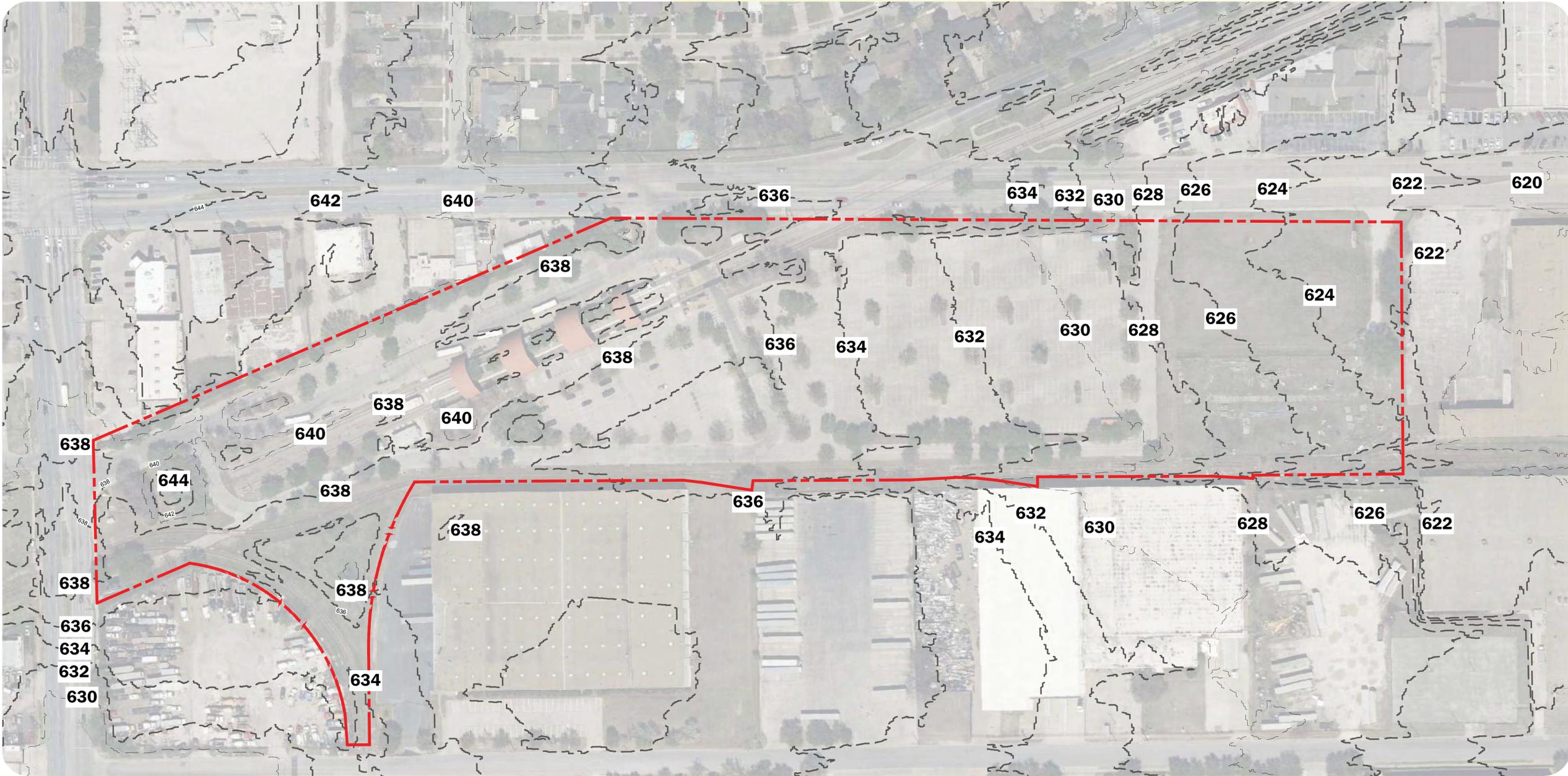
FENCED-IN YARD



PRIVATE STOOP

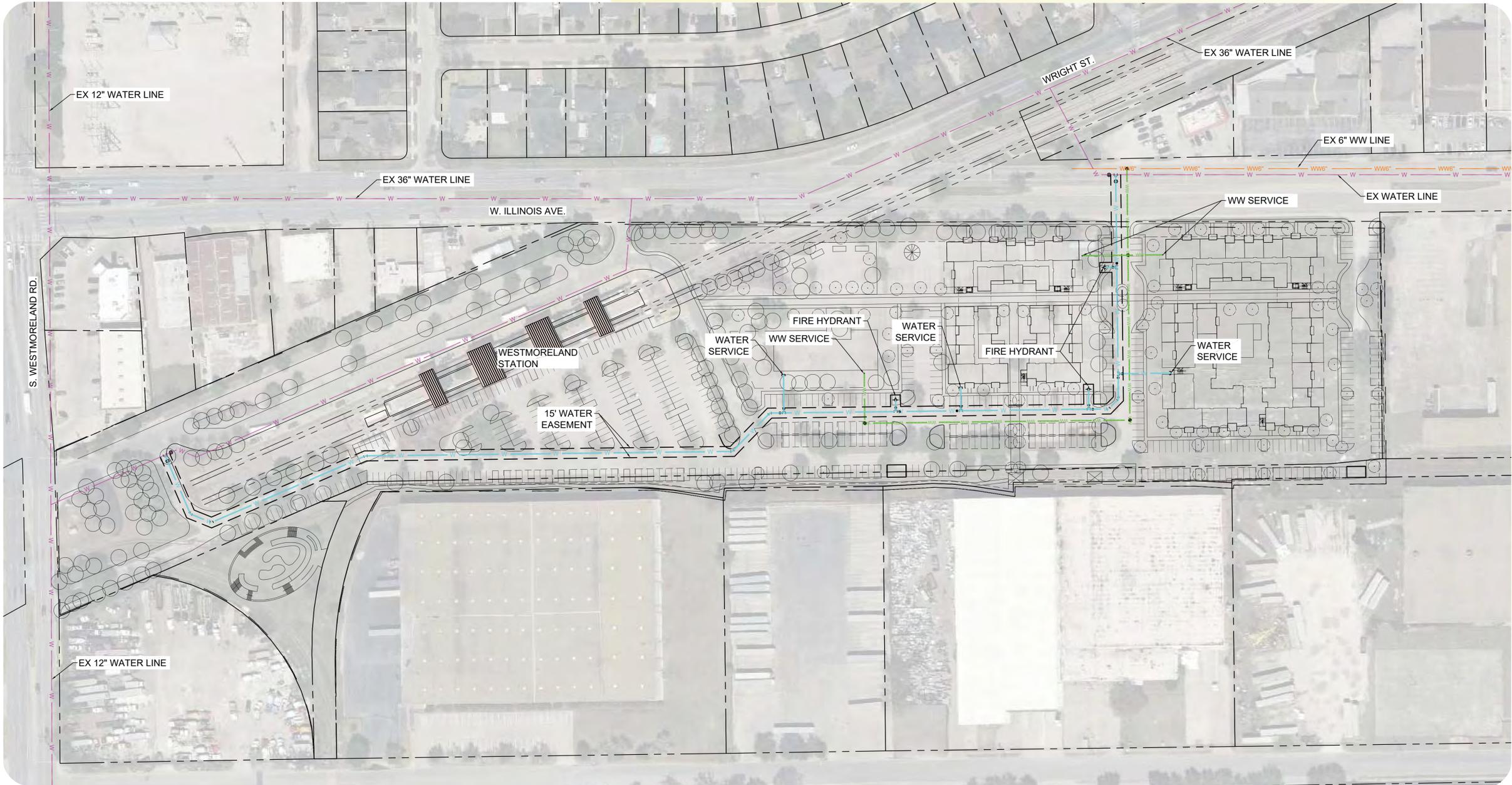
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LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER LINE
○	○	WATER VALVE
○	○	FIRE HYDRANT
— WW —	— WW —	WASTEWATER LINE
○	○	WASTEWATER MANHOLE
○	○	WASTEWATER CLEANOUT