

DRAFT Zoning Amendment: Design Requirements by Typology and Feature, Dallas Arts District Master Plan

Feature	Whole District	Avenue to the Arts: Pearl St	Mixed Use Cultural Corridor:Flora St	Mixed Use Commercial Corridor: Ross Ave	Pedestrian Priority	District Connectors	Service-Oriented
Paving							
Minimum width:	6 feet	8 feet	8 feet	6 feet	6 feet	6 feet	6 feet
Approved Materials:	Permeable paving should be used when applicable to reduce stormwater runoff. Ensure soil types are appropriate for this hardscape material. Use renewable sources to reduce the impact and depletion of finite raw materials and long-cycle renewable materials.	Exposed aggregate concrete paving; Broom finished concrete paving; Concrete unit pavers to match existing, required with ADA compliant surface; Asphalt block pavers @ crosswalks edged with a concrete band	Concrete unit pavers to match existing, required with ADA compliant surface; Asphalt block pavers @ crosswalks edged with a concrete band	Broom finished concrete paving or concrete unit pavers required with ADA compliant surfaces; Asphalt block pavers @ crosswalks	Exposed aggregate concrete paving or concrete unit pavers required with ADA compliant surfaces; Asphalt paving with concrete bands (flush curbs) @ crosswalks	Exposed aggregate concrete paving or concrete unit pavers required with ADA compliant surfaces; Asphalt paving with concrete bands (flush curbs) @ crosswalks	Broom finished concrete paving required with ADA compliant surfaces
Maximum allowed cross slopes:		2% 2%	2%	2%	2%	2%	2%
Recommended porous pavers:	TBD	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water	Recommended porous pavers in non-walking areas with suitable substrate for absorption of rain water
Lighting							
Placement, spacing, and heights:	Street poles and pedestrian poles should be spaced evenly between trees along streetscape corridors when possible, Continuous lighting along pedestrian zones shall be provided	Pedestrian lighting added to existing white poles at lower level (+12') see illustration	Pedestrian lighting added to existing white poles at lower level (+12') see illustration	Replace current lighting with Arts District standard white fixture (with 25' vehicular lighting and attached 12' pedestrian lighting fixture)	Replace current lighting with Arts District standard white poles and fixtures with 12' pedestrian lighting fixture, to match existing on Flora Street	Replace current lighting with Arts District standard white poles and fixtures with 12' pedestrian lighting fixture, to match existing on Flora Street	Replace current lighting with Arts District standard white poles and fixtures with 12' pedestrian lighting fixture, to match existing on Flora Street
Approved Poles and Fixtures:	TBD	Match existing white poles; Replace or add new fixtures as needed to meet requirements	Match existing white poles; Replace or add new fixtures as needed to meet requirements	Match existing white poles used on Flora Stree; replace or add new fixtures as needed to meet requirements	Install all new poles and fixtures as needed to meet requirements		

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Lamping requirements:	An average of 0.5 or (0.25 min) footcandle shall be provided along all sidewalks; Mercury vapor, low pressure sodium, high pressure sodium and metal halide light sources are strongly discouraged; Energy efficient fixtures such as LED or low energy use lights are encouraged; A consistent color temperature of lighting between 2,500K and 4,500K should be maintained along all streetscapes	Retrofit HID light fixtures with new energy saving LED fixtures	Retrofit HID light fixtures with new energy saving LED fixtures	New light poles shall have energy saving LED fixtures	All fixtures to be energy saving LED fixtures	All fixtures to be energy saving LED fixtures	All fixtures to be energy saving LED fixtures
Street Furniture							
Approved public seating:	A minimum of 50 percent of all seating furnishings should be located in full shade	Landscape Forms selections TBD or equal	Remove existing fixed public seating	Landscape Forms selections of equal TBD	Landscape Forms selections of equal, TBD	Landscape Forms selections of equal, TBD	Landscape Forms selections of equal, TBD
	All street furnishings should be high quality and durable, and when possible incorporate recycled content and forest-certified wood		Temporarily moveable public seating, Landscape Forms selections or equal				
Approved trash receptacles:	Trash and recycling receptacles should be located in the amenity zone near street crossings and intersections or in high traffic areas	Landscape Forms selections TBD or equal	High design, aluminum, fixed-in-place. Landscape Forms selections or equal	Landscape Forms selections of equal TBD	Landscape Forms selections of equal, TBD	Landscape Forms selections of equal, TBD	Landscape Forms selections of equal, TBD
Private Outdoor Seating:		Moveable outdoor seating for restaurant use; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates	Moveable outdoor seating for restaurant use; Landscape Forms selections or equivalent; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates	Moveable outdoor seating for restaurant use, Landscape Forms selections or equivalent; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates	Moveable outdoor seating for restaurant use, Landscape Forms selections or equivalent; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates	Moveable outdoor seating for restaurant use, Landscape Forms selections or equivalent; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates	Moveable outdoor seating for restaurant use, Landscape Forms selections or equivalent; Painted steel or aluminum posts with painted perforated aluminum panels or IPE wood slates

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2. TRAFFIC CALMING							
Approved paving materials/markings at crossings:		Asphalt block pavers edge with flush concrete curb	Granite block pavers replaced with asphalt block pavers edged by concrete band (flush curb)	Granite block pavers replaced with asphalt block pavers edged by concrete flush curb	Asphalt paver edged by concrete band (flush curb)	Asphalt paving edged by concrete band (flush curb)	Asphalt paving edged by concrete band (flush curb)
		Center of intersection to have custom art pattern of granite pavers installed with bituminous setting bed over concrete base					
Signalization recommendations:		Maintain existing custom traffic signal and signage standard elements used on Flora; Add new as required	Maintain existing custom traffic signal and signage standard element; Add new as required	Install new elements to match existing traffic signal and signage standard elements on Flora Street; Coordinate traffic signal selection with the Downtown Dallas 360 study	Install new elements to match existing traffic signal and signage standard elements on Flora Street	Install new elements to match existing traffic signal and signage standard elements on Flora Street	Install new elements to match existing traffic signal and signage standard elements on Flora Street
Travel Lane Widths	Maximum vehicle lane width of 11.5 feet (Flora St excepted); 10.5 feet is preferred		12.5 feet				
Pedestrian Crossings	Curb bump-outs to minimize pedestrian crossing distances wherever possible						
Bicycle Infrastructure	Bike lanes and sharrows installed in accordance with Downtown Dallas 360 and City's Bike Plan						

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3. DEVELOPMENT CONTROLS							
Building Setbacks	Maximum of 50 feet		Zero setback for minimum of 50% of frontage; 45 degree angle from Flora/Ann Williams centerline, within 100 feet of centerline.	Minimum of 10 feet on the ground floor, maximum of 50 feet for first two floors	Maximum of 30 feet		Maximum of 15 feet
Façade Transparency			Minimum of 50% transparency for first two floors of frontage	Minimum of 50% transparency for first two floors of frontage	Minimum of 50% transparency for first floor of frontage	Minimum of 50% transparency for first two floors of frontage	
Ground Floor Uses	Active uses are encouraged on all street types	Parking is prohibited	Parking is prohibited	Parking is prohibited	Parking is prohibited	Parking is prohibited	
Building MEP Equipment		Prohibited	Prohibited	Prohibited			Encouraged to be placed on Service-Oriented streets
Curb Cuts			Prohibited	Prohibited			Encouraged to be placed on Service-Oriented streets
Vehicle Turnarounds		Prohibited	Prohibited	Prohibited			
Skybridges & Tunnels	Prohibited between structures						
Loading Docks		Prohibited	Prohibited	Prohibited			Encouraged to be placed on Service-Oriented streets
Utilities	All utilities to be placed belowground, regardless of existing condition.						
4. PUBLIC ART							
Location	To be determined by Dallas Arts District review	Encouraged in public right-of-way, including roadway median					
Theme	To be determined by Dallas Arts District review						
Size	To be determined by Dallas Arts District review						
Format	To be determined by Dallas Arts District review						