

BISHOP/DAVIS LAND USE AND ZONING STUDY

Final Report

February 19, 2009



GFF Planning

Purpose of the Study

In the summer of 2004, several North Oak Cliff stakeholders met to consider how to proactively influence the changes they saw coming to their community. Rising gasoline prices and the increasing popularity of urban lifestyles were combining to cause the neighborhood to be quite the hot spot for new residents and new businesses. These leaders recognized that land use transitions were inevitable and were best addressed through a study which would provide recommendations for zoning regulations and urban design guidelines to foster a desirable future result.

In addition, the stakeholders desired to leverage the success of the Bishop Arts District to spread new investment along the Davis Street Corridor and up Bishop Avenue toward Methodist Hospital.

This initial Bishop-Davis stakeholder group reached out to a larger group of additional property owners to raise money to fund this study. And the City Council Members representing the area, Mayor Pro Tem Dr. Elba Garcia and Council Member Dave Neumann, each appointed six “delegates” to sit on a Steering Committee to establish goals and objectives for the work and to serve as a vehicle for outreach to the larger constituency.

Background

Bishop Avenue from Davis Street to Colorado Boulevard is a grand avenue with a generous 100-foot right-of-way, which served originally as the route for a streetcar line through the historic Miller-Stemmons Addition, now known as the Kidd Springs Neighborhood. Bishop was originally platted in 50-foot wide single-family residential lots, and indeed, some of these original turn of the century homes still exist. But due to the former presence of the streetcar, the wide-open character of the landscape and the growth of Methodist Hospital, the avenue has evolved to include a mix of multi-family apartments, small office buildings and boarding houses. There is no consistent urban design character, with the exception of the discipline of the 25-foot front yard setbacks. The avenue is an interruption in the fabric of Kidd Springs, both in terms of land use and urban design. It has the potential, however, to be a “highlight” of north Oak Cliff and would serve as an important linkage from the Davis Corridor and the Bishop Arts District to Methodist Hospital, the Trinity Corridor and Downtown Dallas.

Many of the structures and much of the zoning that exist today on Davis Street from Plymouth Road to Zang Boulevard date from a time when Davis Street carried the “U.S. Highway 80” designation and was largely used as a major thoroughfare from Dallas to the Mid-Cities and Fort Worth. As time progressed, buildings have deteriorated and adaptive re uses have come into play or they have been demolished and replaced with the used car lots permitted under the current zoning. Typically the properties are owned by disparate entities, and therefore little to no coordination of efforts for re vitalization has occurred. The result is that the corridor has current uses that are not compatible with the rather stable surrounding neighborhoods. For example, it is not unusual to see a car repair shop next to a hair stylist next to a warehouse next to a vacant building next to a small office. This pattern has no continuity and offers little incentive for investors to come in and make it better because there is no apparent vision for what the area should become.

The study area boundaries were suggested by the consulting team and ratified by the Steering Committee. The rationale was to include all properties fronting on the two street corridors themselves, as well as (generally) all contiguous properties zoned for commercial, multi-family, or duplex uses, extending south to the boundary of the Jefferson Avenue Planned Development District. With the exception of a portion of Dallas Land and Loan (Garden District West) zoned R-5 and a one block ribbon of the Kidd Springs PD north of Davis and west of Cedar Hill, no single family detached zoning was included with the study area boundaries.

Steering Committee Members

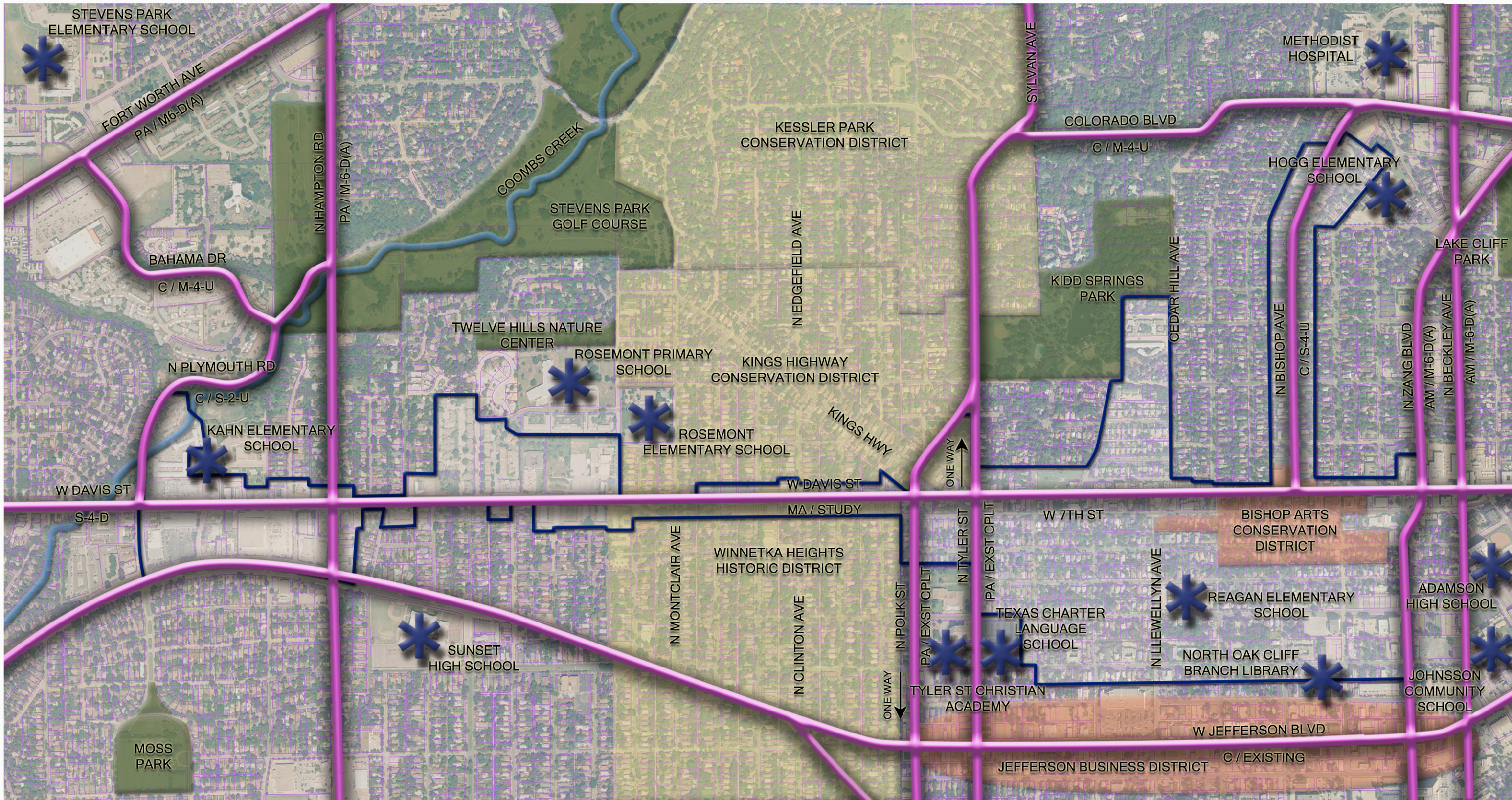
Rick Garza (Chairman)	Kings Highway Homeowner
Paul Maute (Vice-Chairman)	Winnetka Heights Homeowner
Butch Boss	Winnetka Heights Homeowner
David Cooper	West Kessler Homeowner
Amanda Cross	Bishop Arts Property Owner
Art Garcia	East Kessler Homeowner; Bishop/Davis Property Owner
Val Haskell	Kings Highway Homeowner
Jack Keene	Kidd Springs Homeowner
Jim Lake	Bishop Arts Property Owner
Michael Mendoza	Lake Cliff Homeowner
Michael Nazarian	Garden District Property Owner
Lauren Odell	David Corridor Property Owner

Existing Conditions



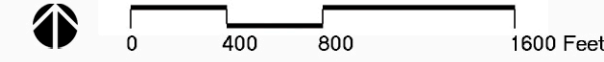
- Vacant residential lots / Vacant commercial land and buildings
- Lack of investment...un-restored buildings
- Signs of vandalism and blight
- Poor parking distribution
- Unfriendly streetscapes
- Limited housing choices
- Sign ordinance violations
- Diminished City services due to loss of tax base
- Existing commercial service and multi-family zoning does not support neighborhood vision



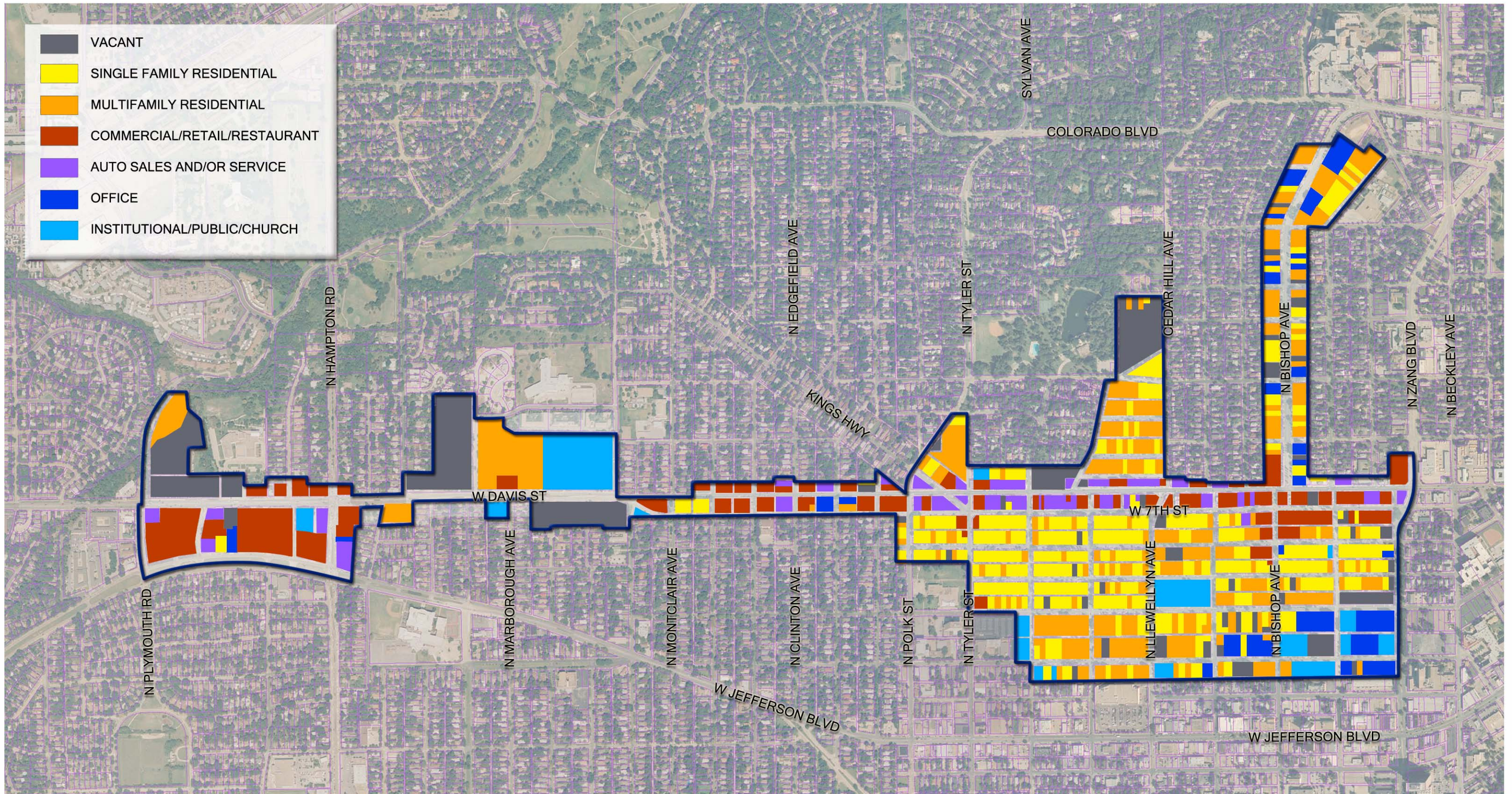


CONTEXT AND THOROUGHFARE PLAN

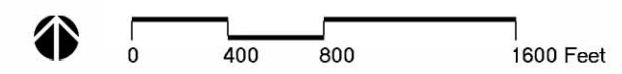
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- VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL/RETAIL/RESTAURANT
- AUTO SALES AND/OR SERVICE
- OFFICE
- INSTITUTIONAL/PUBLIC/CHURCH

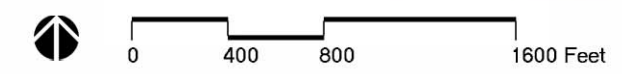
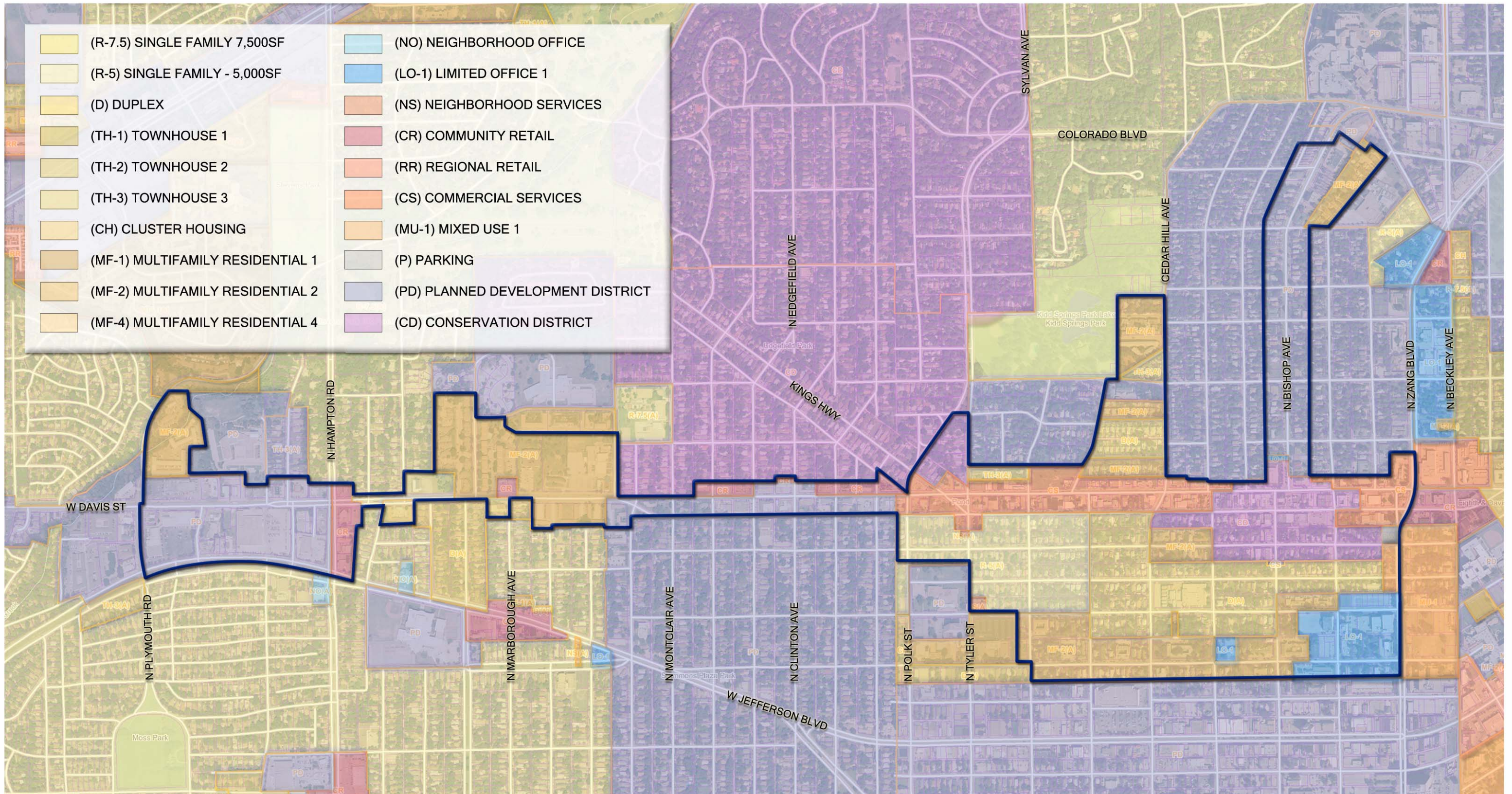


EXISTING LAND USE

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EXISTING ZONING

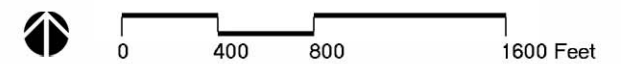
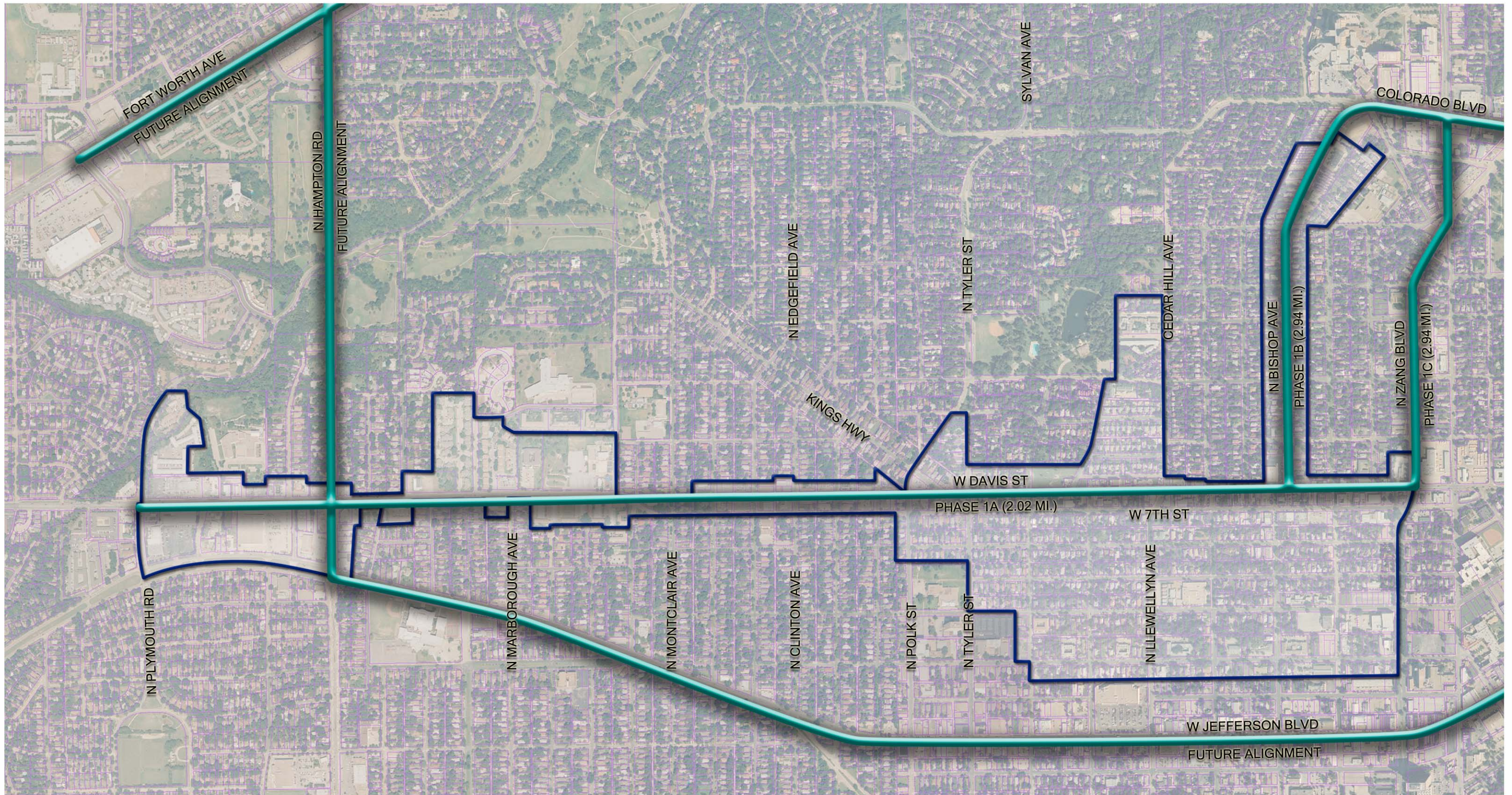
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PROPOSED OAK CLIFF TRANSIT AUTHORITY TROLLEY ROUTES

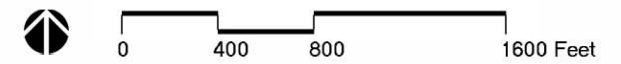
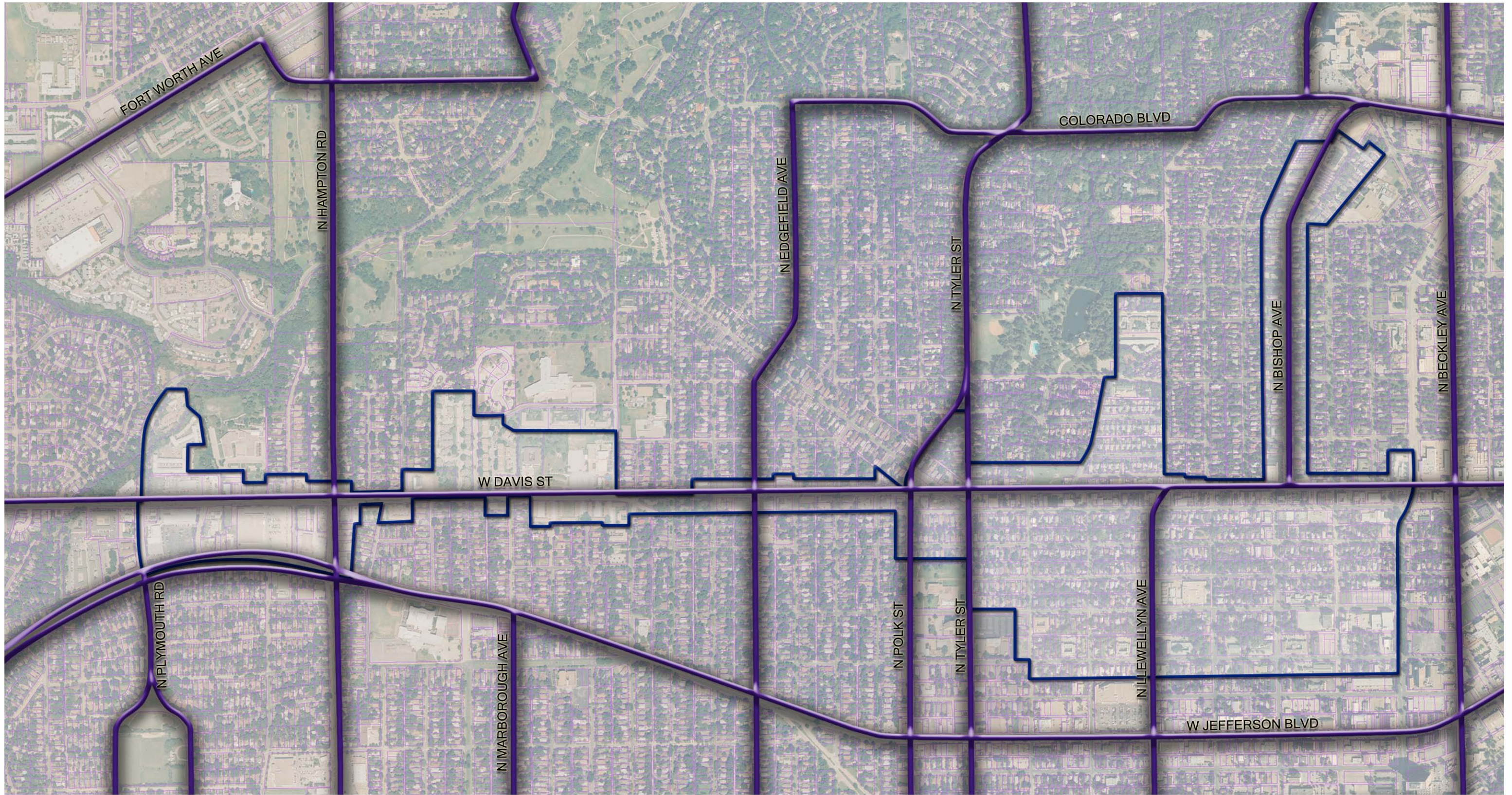
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EXISTING DART BUS ROUTES

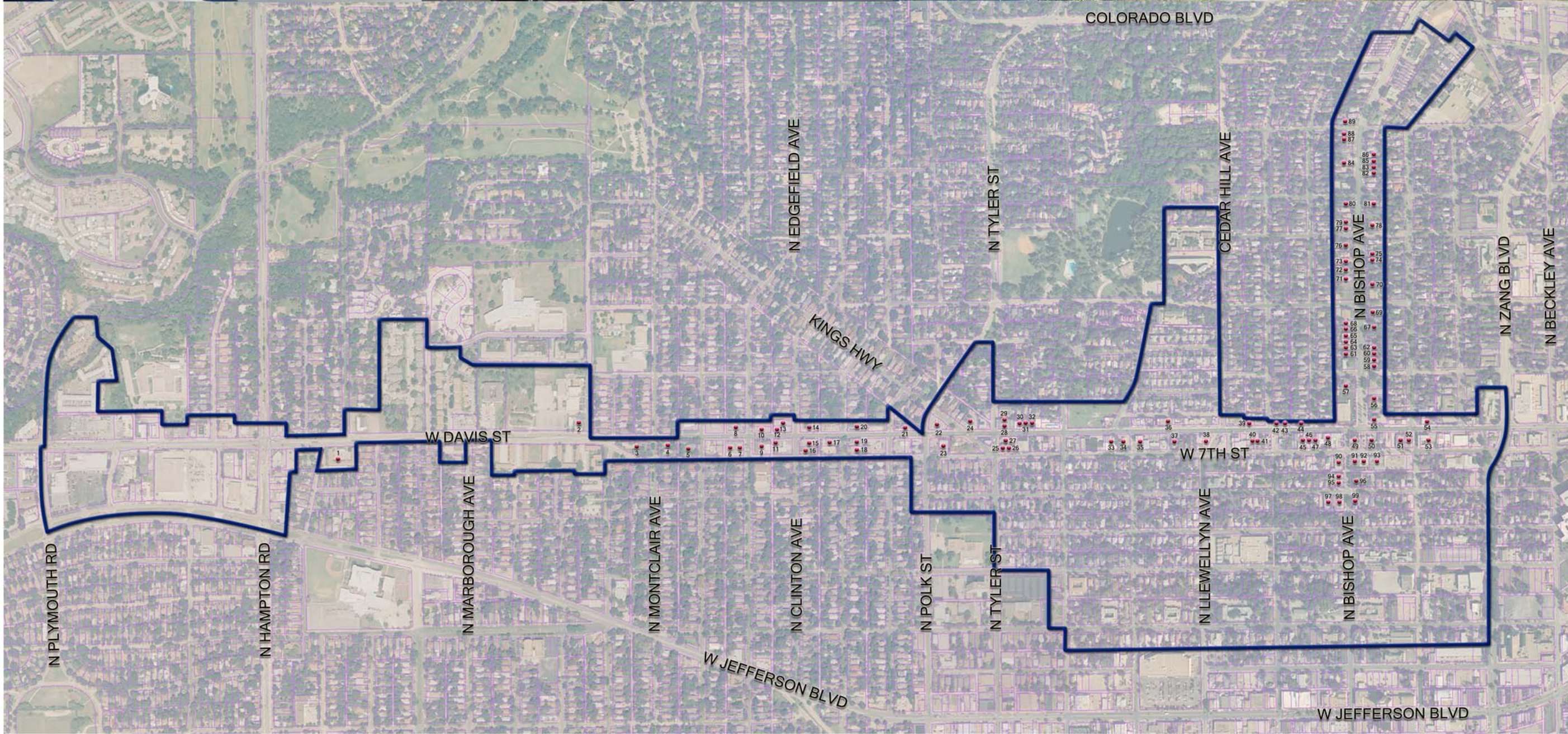
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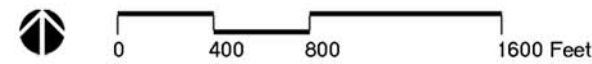
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CONTRIBUTING BUILDINGS

1	2212	W. Davis
2	1809	W. Davis
3	509	N. Montclair
4	508	N. Montclair
5	503	N. Windomere
6	1400	W. Davis
7	1408	W. Davis
8	1405	W. Davis
9	1314	W. Davis
10	1313	W. Davis
11	1310	W. Davis
12	1305	W. Davis
13	607	N. Clinton
14	1215	W. Davis
15	1214	W. Davis
16	502	N. Clinton
17	509	N. Winnetka
18	500-506	N. Winnetka
19	508	N. Winnetka
20	1123	W. Davis
21	1003	W. Davis
22	937	W. Davis
23	936	W. Davis
24	1001	Kings Hwy
25	833	W. 7th
26	837	W. 7th
27	838	W. Davis
28	600	N. Tyler
29	610	N. Tyler
30	821	W. Davis
31	819	W. Davis
32	817	W. Davis
33	714	W. Davis
34	700	W. Davis
35	654	W. Davis
36	633	W. Davis
37	634	W. Davis
38	614	W. Davis
39	511	W. Davis
40	518	W. Davis
41	512	W. Davis
42	451	W. Davis
43	445	W. Davis
44	601	Haines
45	428	W. Davis
46	420	W. Davis
47	416	W. Davis
48	408	W. Davis
49	332	W. Davis
50	316	W. Davis
51	306	W. Davis
52	300	W. Davis
53	238	W. Davis
54	247	W. Davis
55	600	N. Bishop
56	614	N. Bishop
57	627	N. Bishop
58	702	N. Bishop
59	706	N. Bishop
60	710	N. Bishop
61	705	N. Bishop
62	712-714	N. Bishop
63	713	N. Bishop
64	719	N. Bishop
65	723	N. Bishop
66	725	N. Bishop
67	716	N. Bishop
68	729	N. Bishop
69	736	N. Bishop
70	808-810	N. Bishop
71	811	N. Bishop
72	819	N. Bishop
73	825	N. Bishop
74	826	N. Bishop
75	830	N. Bishop
76	835	N. Bishop
77	901-907	N. Bishop
78	900	N. Bishop
79	913-915	N. Bishop
80	917-919	N. Bishop
81	914	N. Bishop
82	1010-1012	N. Bishop
83	1014	N. Bishop
84	1019	N. Bishop
85	1016	N. Bishop
86	1018	N. Bishop
87	1033	N. Bishop
88	1035	N. Bishop
89	1101-1103	N. Bishop
90	419	N. Bishop
91	412-418	N. Bishop
92	380	W. 7th
93	316-370	W. 7th
94	407	N. Bishop
95	403	N. Bishop
96	408	N. Bishop
97	408	W. 8th
98	313-321	N. Bishop
99	336	W. 8th



CONTRIBUTING BUILDINGS (PRELIMINARY LIST)

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Goals and Strategies

In the initial meeting of the Steering Committee, the consulting team asked the question, “If this study is successful what would be the desired results?” The resulting list documents the answers we received, and serves as a set of goals and strategies to guide of recommendations.

- Stimulate reinvestment in the area
- Create a walkable environment
 - Pedestrian-friendly streetscapes
 - Shops along the way
- Protect stability of neighborhoods in the corridor
 - Including architectural integrity of neighborhoods
 - Avoid unwanted encroachment of parking
- Promote (hike/bike/trolley) to the Trinity Corridor and other assets
- Encourage sustainable development practices
- Encourage patronage of local businesses
- Increase density (in the right places), especially mixed use
- Look carefully at transitions to stable residential uses
- Research/understand existing density
- Retain the cultural flavor and the social and economic diversity in North Oak Cliff
- Create incentives to increase open space and provide public art
- Include signage standards as a part of the study
- Encourage street vitality/vibrancy; create incentives for sidewalk cafes
- Achieve neighborhood buy-in and consensus
- Create a set of land uses for each subarea
- Reduce bureaucratic “roadblocks” to development, such as license fees for use of public right of way
- Be mindful of other planning and zoning initiatives in Oak Cliff

A Desired Future



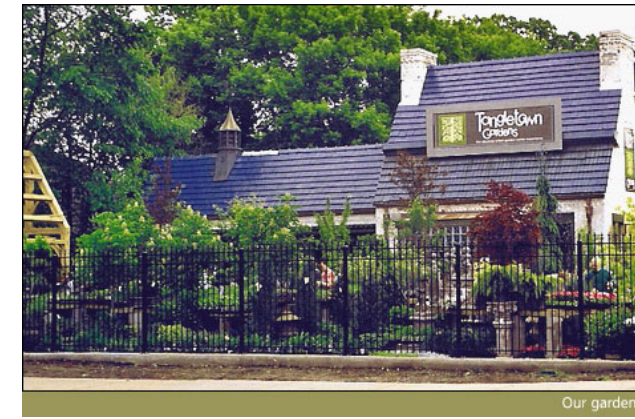
Diverse housing types



Pedestrian-friendly streetscapes



Residential above shops along Davis



Renovated commercial buildings

A Desired Future



Nicely scaled mixed use buildings



Outdoor dining and markets

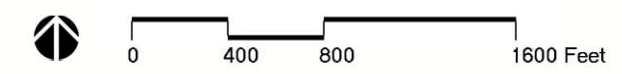
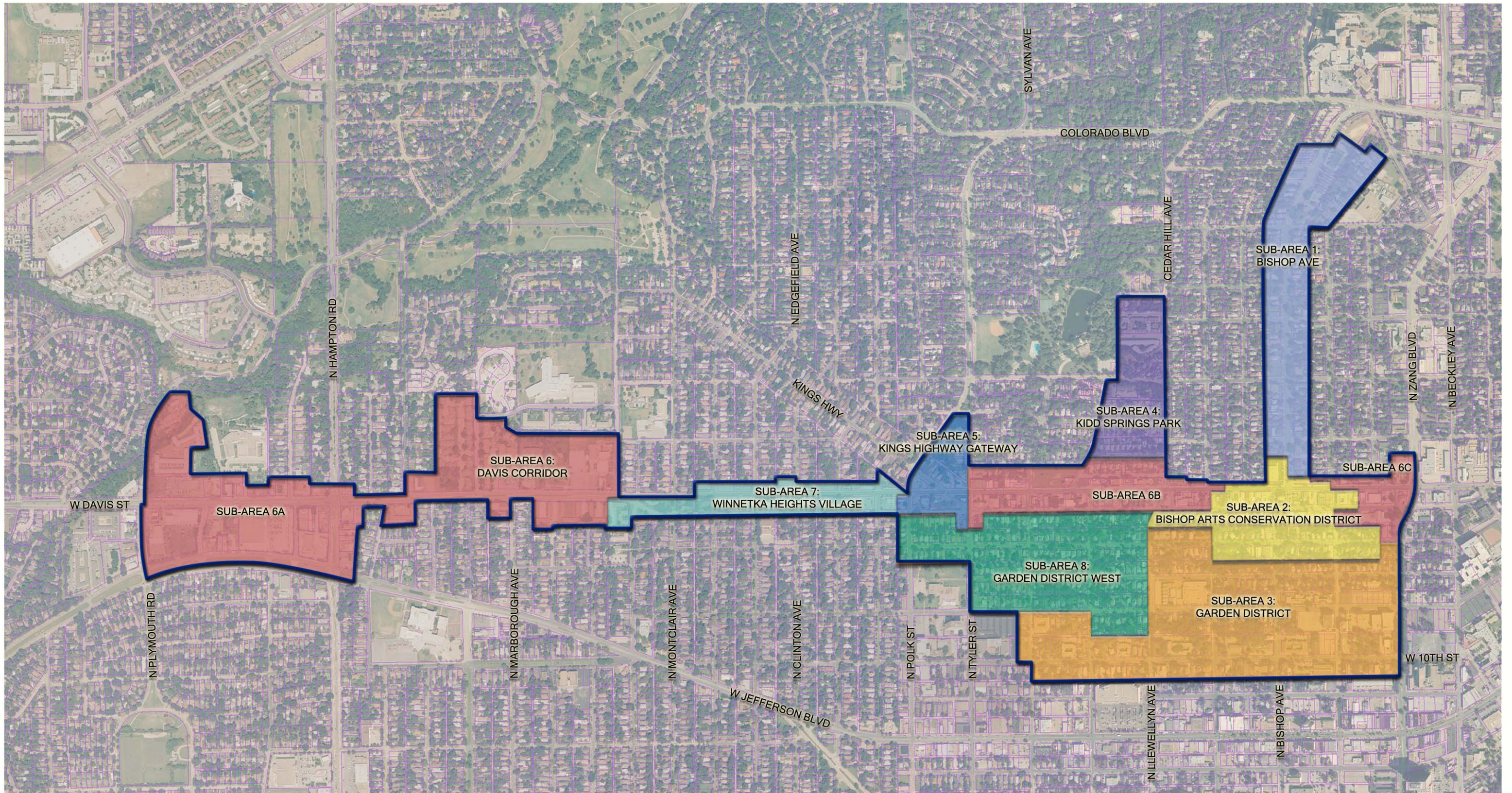


Enough density to support a trolley



Public open space / public art





PROPOSED BISHOP/DAVIS ZONING SUB-AREAS

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Sub-Area 1

Bishop Ave Sub-Area

Objectives and Strategies

- Beautify Bishop Ave streetscape; add median; create on-street parking, which can be counted to meet code requirements
- Foster a redevelopment pattern of ground floor office, artist studio or gallery uses with residential above
- Three and one-half story/42' height limit, 2:1 proximity slope applies
- Honor existing discipline of front yard setbacks by creating a "build-to" line of 20' to 25'
- Create footprint articulation rules to ensure scale and rhythm of new development matches existing
- Establish a maximum lot width of 150'



Bishop Ave Sub-Area

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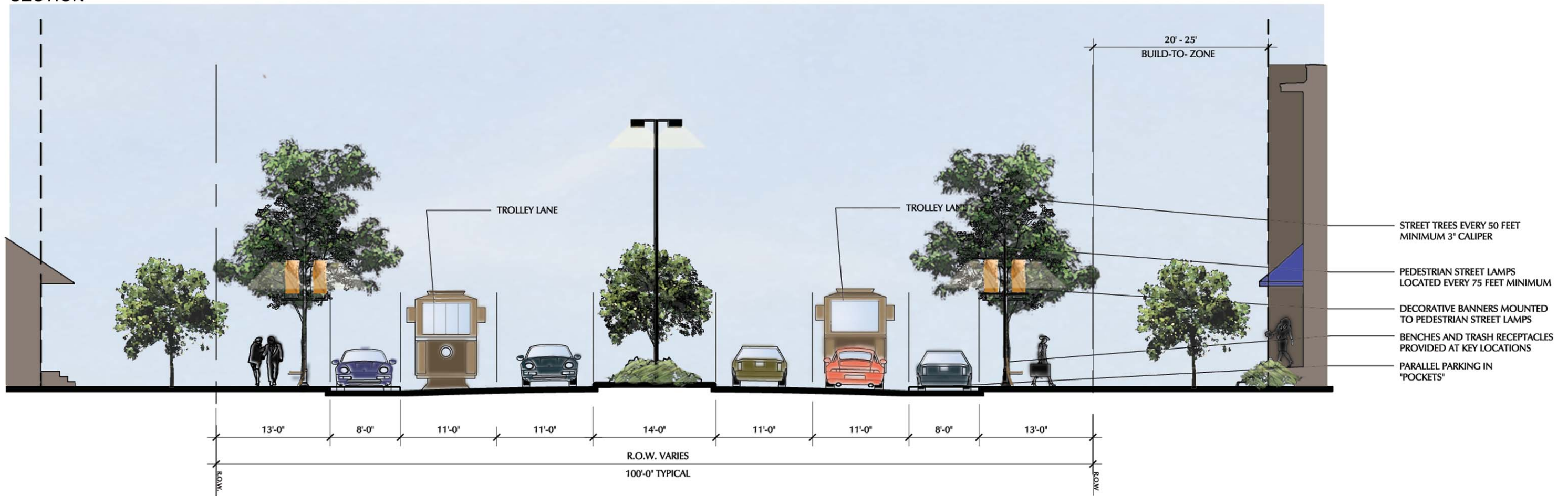
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PARTIAL PLAN



SECTION



BISHOP AVE 100' RIGHT-OF-WAY USAGE

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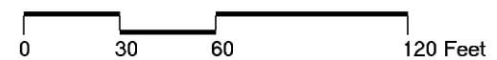
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SUB-AREA 1: BISHOP AVE PROTOTYPE

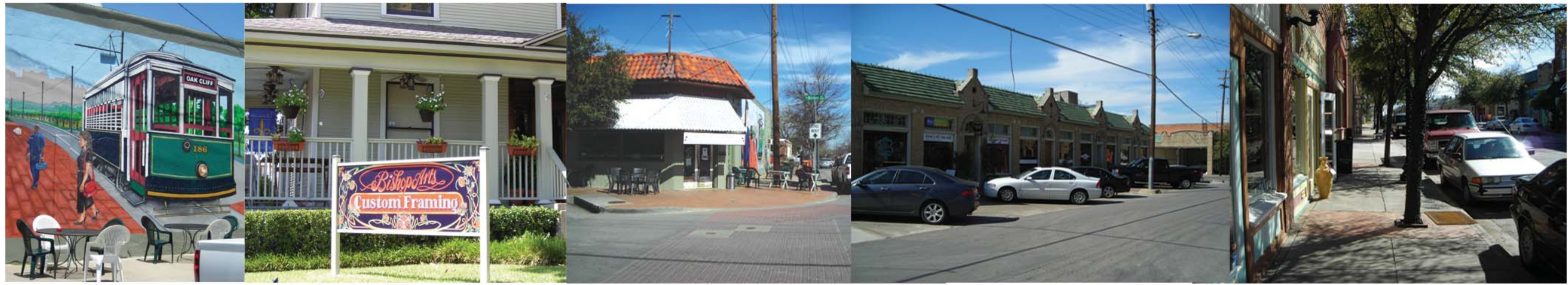
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Sub-Area 2

Bishop Arts Conservation District Sub-Area

Objectives and Strategies

- Consolidate 2 existing sub-districts of BACD into a unitary district
- Architectural criteria to remain; continue to promote preservation of streetcar era commercial structures
- Eliminate maximum lot area requirements to permit assembly and redevelopment in larger increments in fringe areas
- Increase maximum lot coverage to 80% from 60%
- Eliminate front yard setbacks; create build-to lines
- Increase maximum height to 36' and number of stories to three
- Increase allowable floor area ratios to 2.0
- Use CR (community retail) rather than CS (commercial service) as a standard for allowable non-residential uses
- Retain existing parking reductions



Bishop Arts Conservation District Sub-Area

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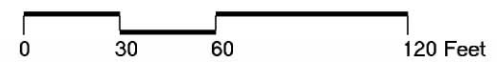
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SUB-AREA 2: BISHOP ARTS CONSERVATION DISTRICT PROTOTYPE

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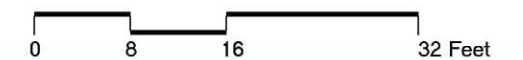
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TYPICAL BAY STUDY



EIGHTH STREET ELEVATION



SUB-AREA 2: BISHOP ARTS CONSERVATION DISTRICT PROTOTYPE

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Job #: 08041.00 File Name: Elevation Study Date: 09/08 Drawn by: TLB



Sub-Area 3

Garden District Sub-Area

Objectives and Strategies

- Create a higher density residential neighborhood with street-oriented multifamily buildings and townhomes; allow ground floor non-residential uses such as retail, restaurant, office, gallery, studio, etc. for buildings with Bishop Ave and Zang Blvd frontage only, connecting Davis St with Jefferson Blvd
- Five story/75' maximum height within 150' of Bishop Ave only
- Four story/50' maximum height elsewhere; no maximum dwelling unit density and no maximum FAR
- Create sidewalk and streetscape standards to ensure a walkable environment; include "build-to" lines to create a uniform setback and street realm



Garden District Sub-Area

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BISHOP AVENUE ELEVATION



BISHOP AVENUE ELEVATION

ELEVATIONS COURTESY OF MICHAEL NAZERIAN, EXXIR CAPITAL

SUB-AREA 3: GARDEN DISTRICT PROTOTYPE
MIXED USE / MULTIFAMILY EXAMPLE

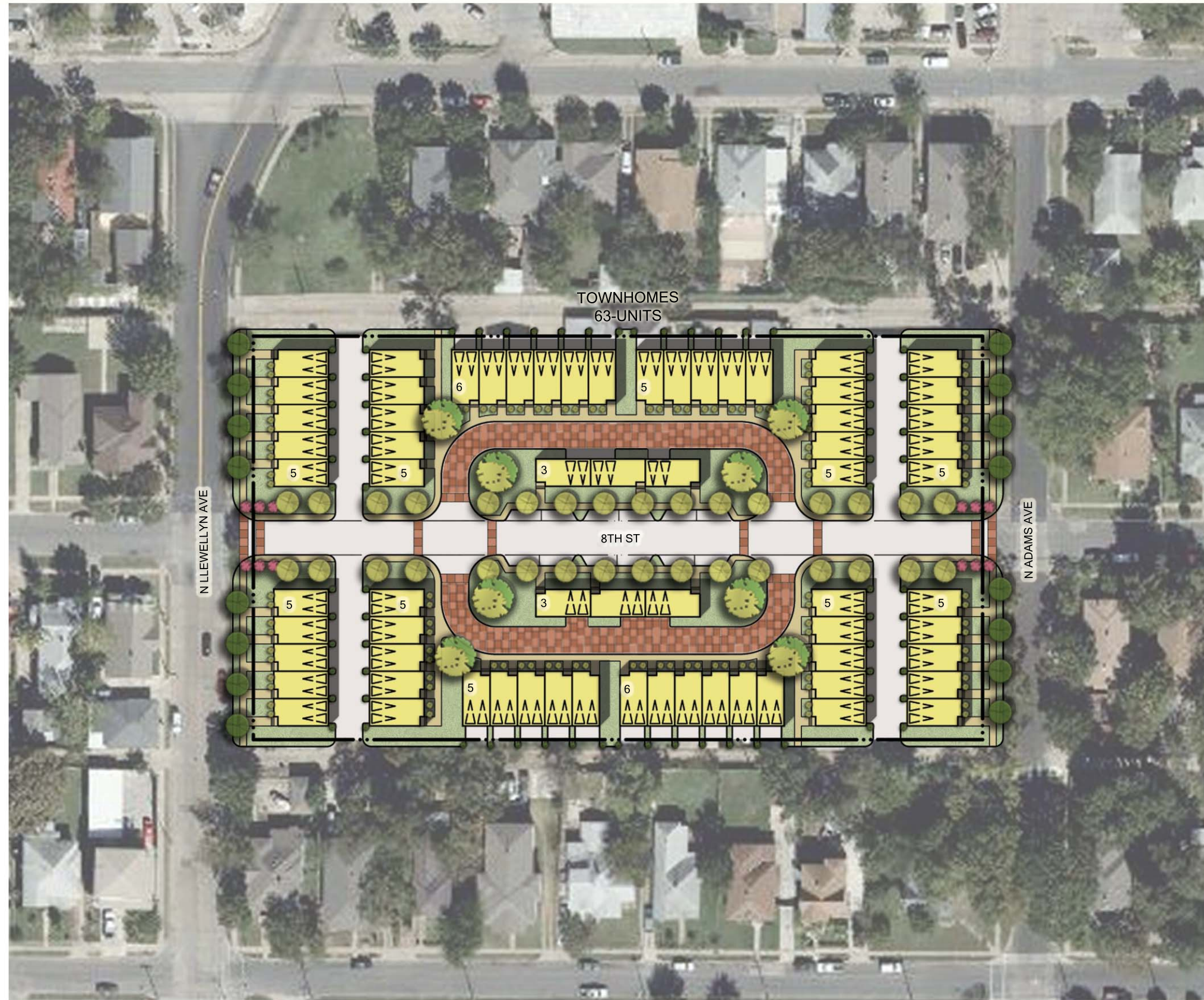
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**SUB-AREA 3: GARDEN DISTRICT PROTOTYPE
TOWNHOUSE SITE PLAN EXAMPLE**

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0 50 100 200 Feet



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Sub-Area 4

Kidd Springs Park Sub-Area

Objectives and Strategies

- Allow higher density residential development, taking advantage of the park proximity and views
- Only residential uses permitted, except for the allowance for restaurant use with Kidd Springs Park frontage by SUP only
- Four story/50' height limit; 2:1 proximity slope applies; 15' front yard setback on Cedar Hill Ave, 5th Street and on the Park.
- Cedar Hill Avenue streetscape improvements and traffic calming required and 15% public open space required in order to increase from 36' to 50' height.



Kidd Springs Park Sub-Area

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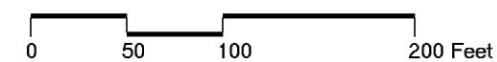


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SUB-AREA 4: KIDD SPRINGS PARK PROTOTYPE

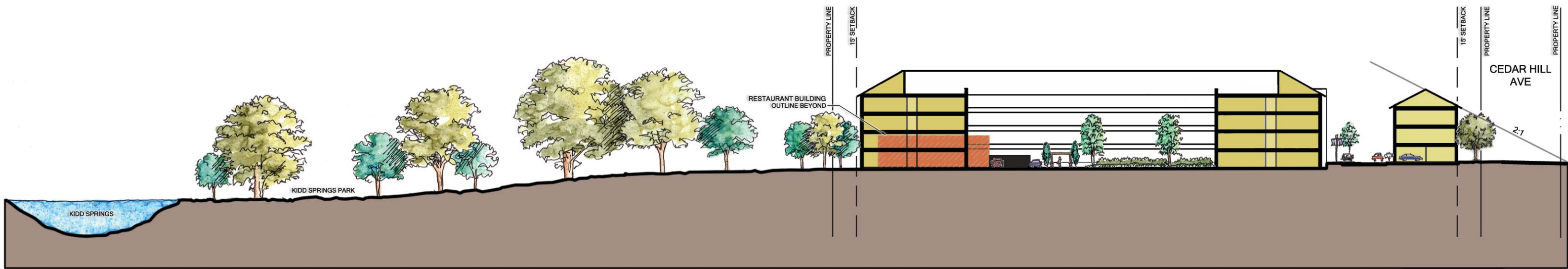
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SITE SECTION

SUB-AREA 4: KIDD SPRINGS PARK PROTOTYPE

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Sub-Area 5

Kings Highway Gateway Sub-Area

Objectives and Strategies

- Promote the development of a mixed use/retail node at the intersection of Kings Highway, Tyler St, Polk St and Davis St; convert triangular “islands” to public open space
- Retain architectural attributes of the conservation district, but apply to commercial and mixed use structures; allow retail, restaurant and office uses; use CR (community retail) rather than CS (commercial service) as a standard for allowable non-residential uses
- Increase density for residential uses; require a residential component on mixed use developments.
- Reduce front yard setbacks from 25 feet to 10 feet
- Increase allowable lot coverage from 25% and 40% to 80%; increase maximum height to 50 feet; adjust landscape regulations
- Develop signage standards and streetscape standards



Kings Highway Gateway Sub-Area

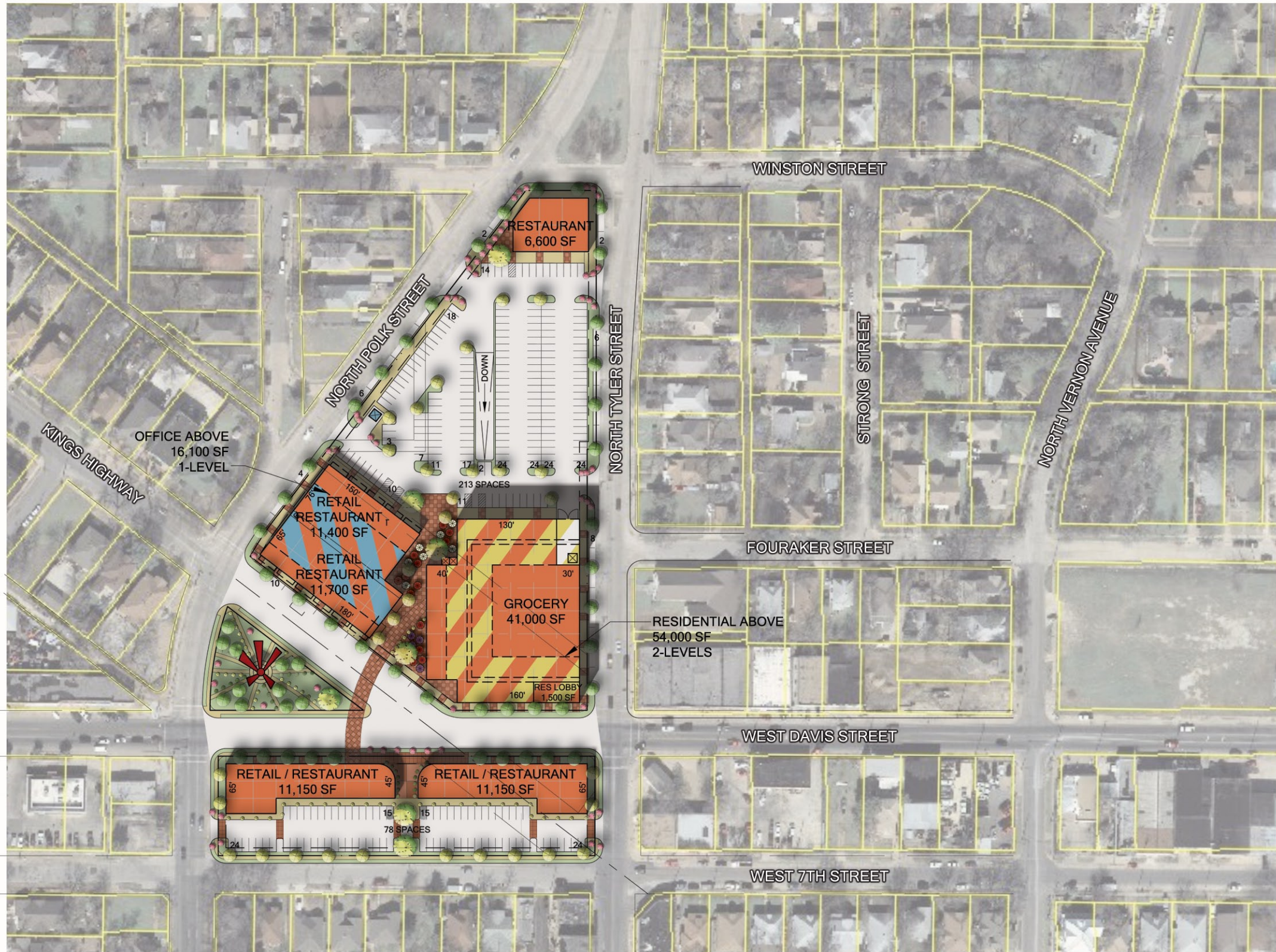
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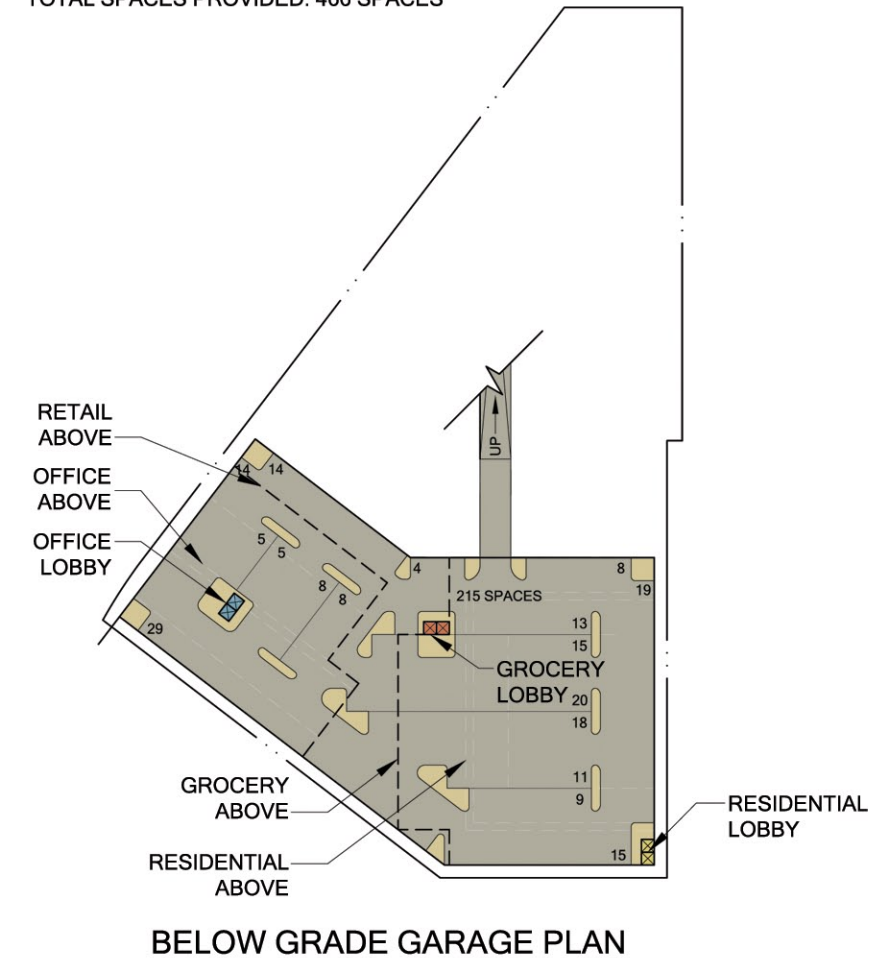
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GROUND LEVEL SITE PLAN

PROJECT DATA
 GROCERY AREA: 41,000 SF
 205 SPACES REQUIRED
 RETAIL AREA: 11,700 SF
 59 SPACES REQUIRED
 RESTAURANT AREA: 18,000 SF
 180 SPACES REQUIRED
 OFFICE AREA: 16,100 SF
 49 SPACES REQUIRED
 RESIDENTIAL AREA: 54,000 SF, 52 UNITS
 78 SPACES REQUIRED
 TOTAL SPACES REQUIRED: 571

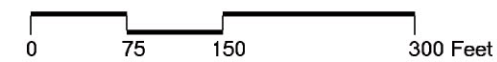
PARALLEL SPACES: 38 SPACES
 SURFACE SPACES: 213 SPACES
 GARAGE SPACES: 215 SPACES
 TOTAL SPACES PROVIDED: 466 SPACES



BELOW GRADE GARAGE PLAN

SUB-AREA 5: KINGS HIGHWAY GATEWAY PROTOTYPE

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Sub-Area 6

Davis Corridor Sub-Area

Objectives and Strategies

- Beautify and rehabilitate the Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment; street trees, wider sidewalks, street furniture
- Create a “build-to” line to establish a consistent street realm, with parking prohibited in the front yards.
- Edit and refine the allowable land uses to reduce the number of auto-oriented uses along the street
- Allow on-street parking to count toward code requirements; implement a reduction of parking requirements by 25% for non-residential uses: reduce parking requirements to zero for retail and office uses in contributing buildings
- Provide incentives for vertical mixed use development with residential uses above the ground floor to a maximum height of five stories and 75 feet
- Maximum height of three story/36’ south of Davis from Hampton to Rosemont
- Utilize a residential proximity slope to create height transition where there is no intervening street
- Develop signage standards
- Create a blanket license allowing the use of public right of way for dining patios, awnings, and signage



Davis Corridor Sub-Area

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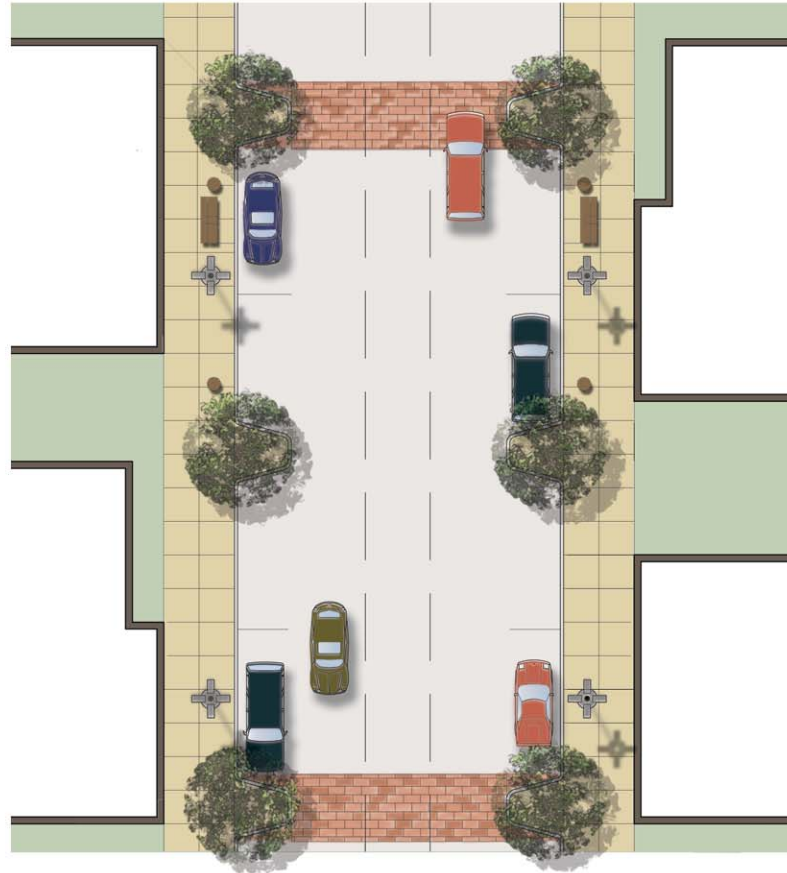


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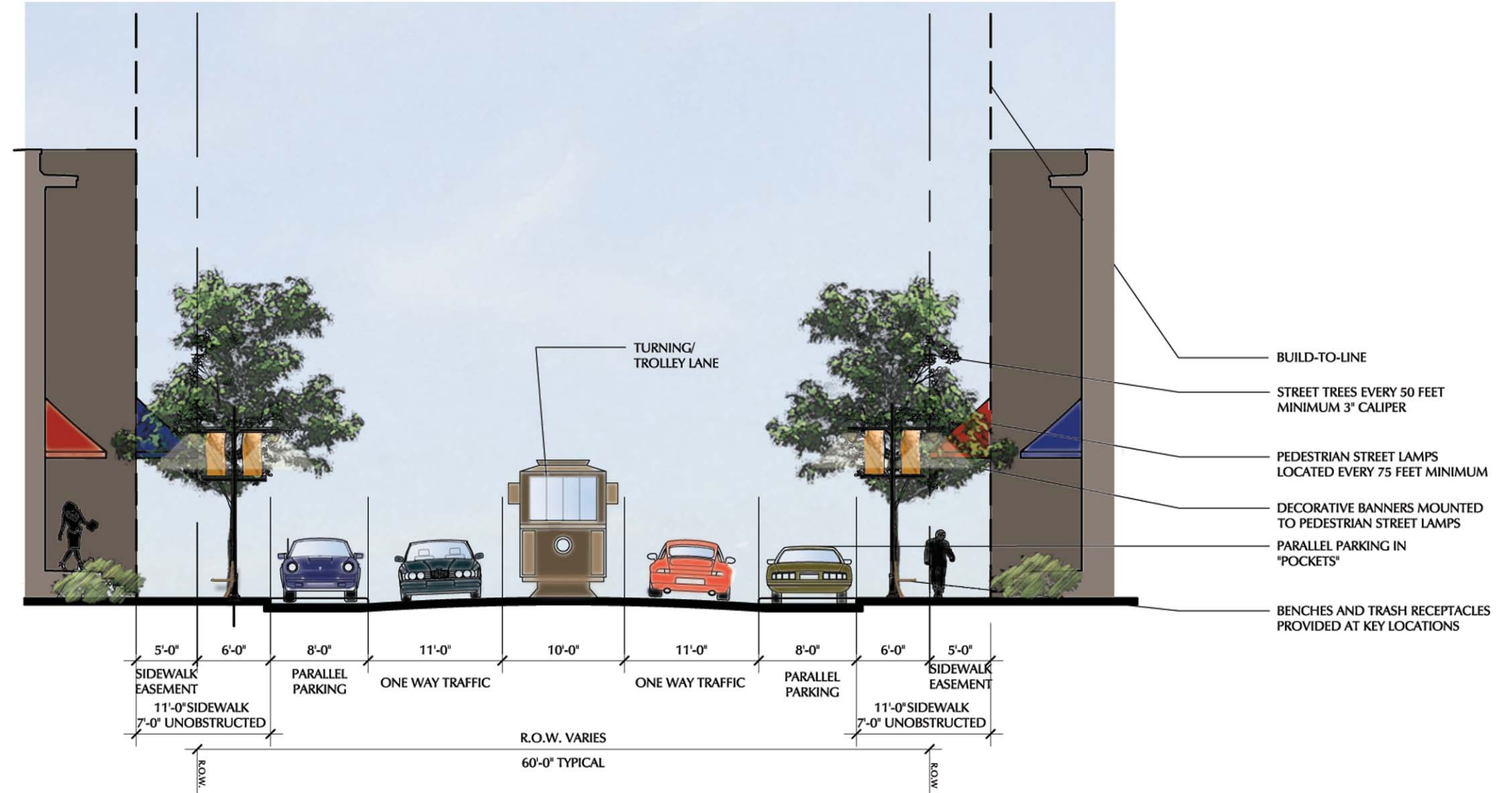
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PARTIAL PLAN



SECTION



WEST DAVIS ST 60' RIGHT-OF-WAY USAGE

Bishop/Davis Land Use And Zoning Study
Dallas, TX



GFF Planning

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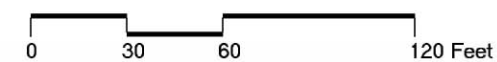


LOT AREA CALC.		BUILDING AREA CALC. (5 STORIES)	
TRACK 1:	1.60 ACRES = 69,716 SQ. FT.	RETAIL/OFFICE:	12,095 sq.ft.
TRACK 2:	0.135 ACRES = 5,892 SQ. FT.	GROUND AREA 2	24,560 sq.ft.
TOTAL BUILDABLE AREA	58,665 SQ. FT.	GROUND AREA 3	7,269 sq.ft.
		TOTAL GROUND AREA	43,924 sq.ft.
		RESIDENTIAL:	4 FLOORS
		CLUBHOUSE:	5,247 sq.ft.
		RES./ FLOOR	48,574 sq.ft.
		TOTAL RES. AREA	199,543 sq.ft.
		TOTAL AREA 5 FLOORS	243,467 sq.ft.

SITE PLAN COURTESY OF RICK GARZA, RPGA DESIGN GROUP, INC.

SUB-AREA 6: DAVIS CORRIDOR MIXED USE PROTOTYPE A

Bishop/Davis Land Use And Zoning Study
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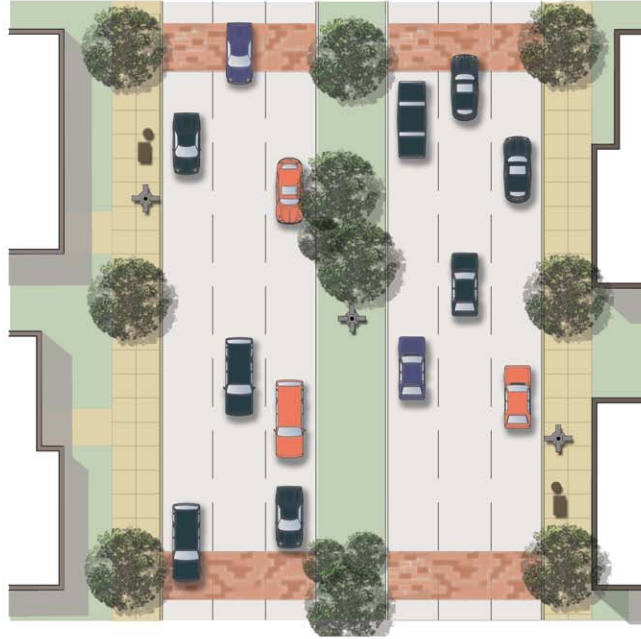


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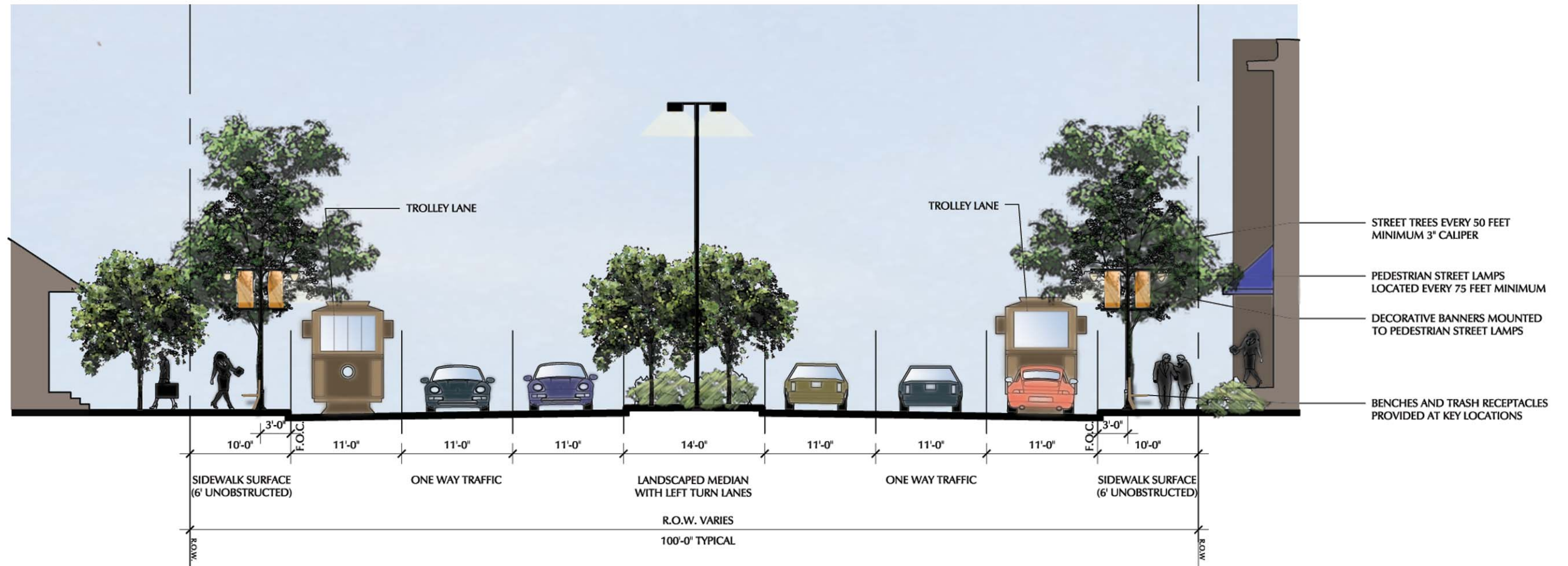
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PARTIAL PLAN



SECTION



WEST DAVIS ST 100' RIGHT-OF-WAY USAGE

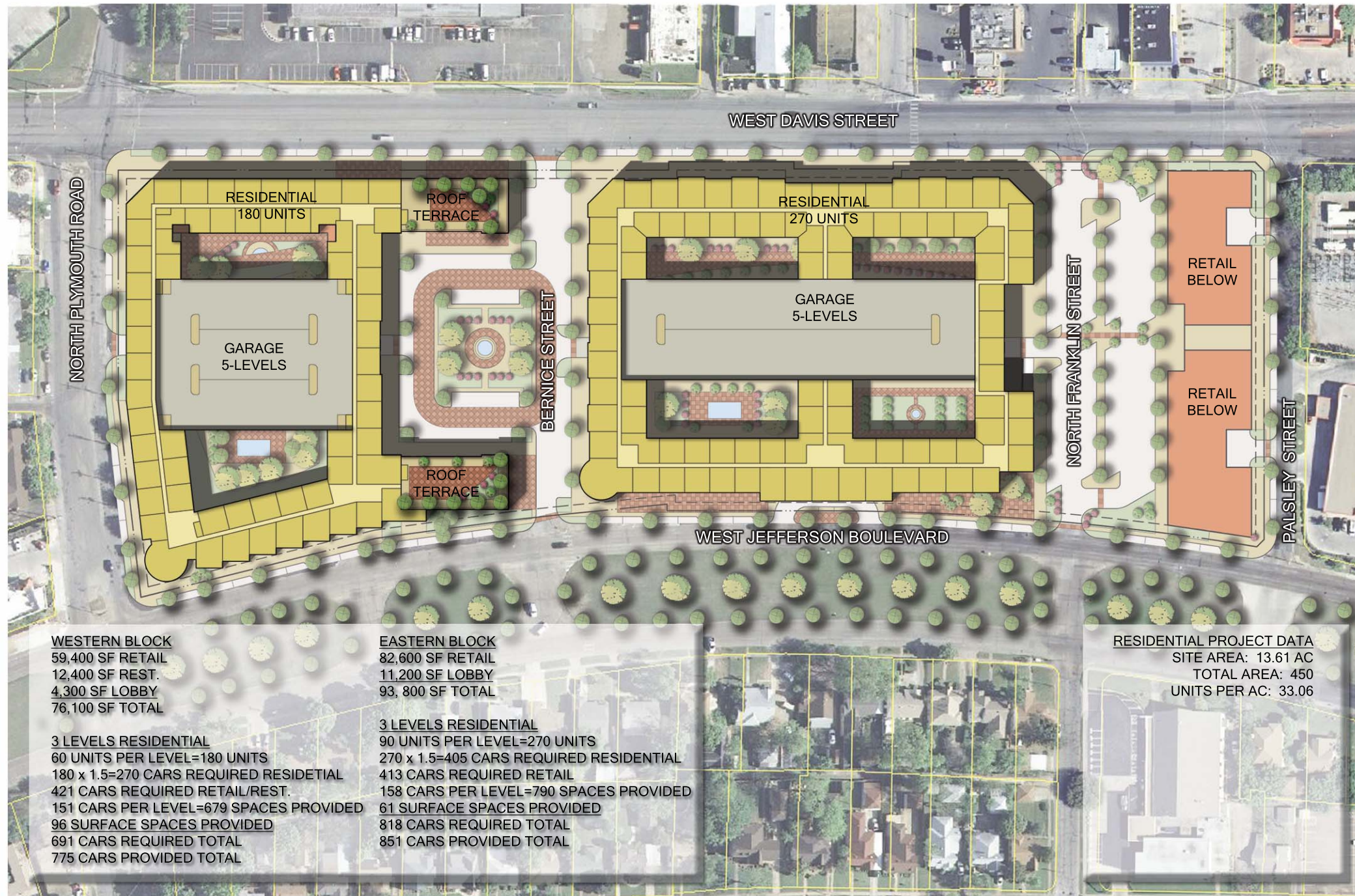
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WESTERN BLOCK
 59,400 SF RETAIL
 12,400 SF REST.
 4,300 SF LOBBY
 76,100 SF TOTAL

3 LEVELS RESIDENTIAL
 60 UNITS PER LEVEL=180 UNITS
 180 x 1.5=270 CARS REQUIRED RESIDENTIAL
 421 CARS REQUIRED RETAIL/REST.
 151 CARS PER LEVEL=679 SPACES PROVIDED
 96 SURFACE SPACES PROVIDED
 691 CARS REQUIRED TOTAL
 775 CARS PROVIDED TOTAL

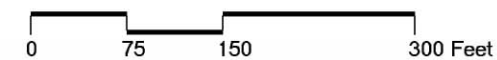
EASTERN BLOCK
 82,600 SF RETAIL
 11,200 SF LOBBY
 93,800 SF TOTAL

3 LEVELS RESIDENTIAL
 90 UNITS PER LEVEL=270 UNITS
 270 x 1.5=405 CARS REQUIRED RESIDENTIAL
 413 CARS REQUIRED RETAIL
 158 CARS PER LEVEL=790 SPACES PROVIDED
 61 SURFACE SPACES PROVIDED
 818 CARS REQUIRED TOTAL
 851 CARS PROVIDED TOTAL

RESIDENTIAL PROJECT DATA
 SITE AREA: 13.61 AC
 TOTAL AREA: 450
 UNITS PER AC: 33.06

SUB-AREA 6: DAVIS CORRIDOR MIXED USE PROTOTYPE B

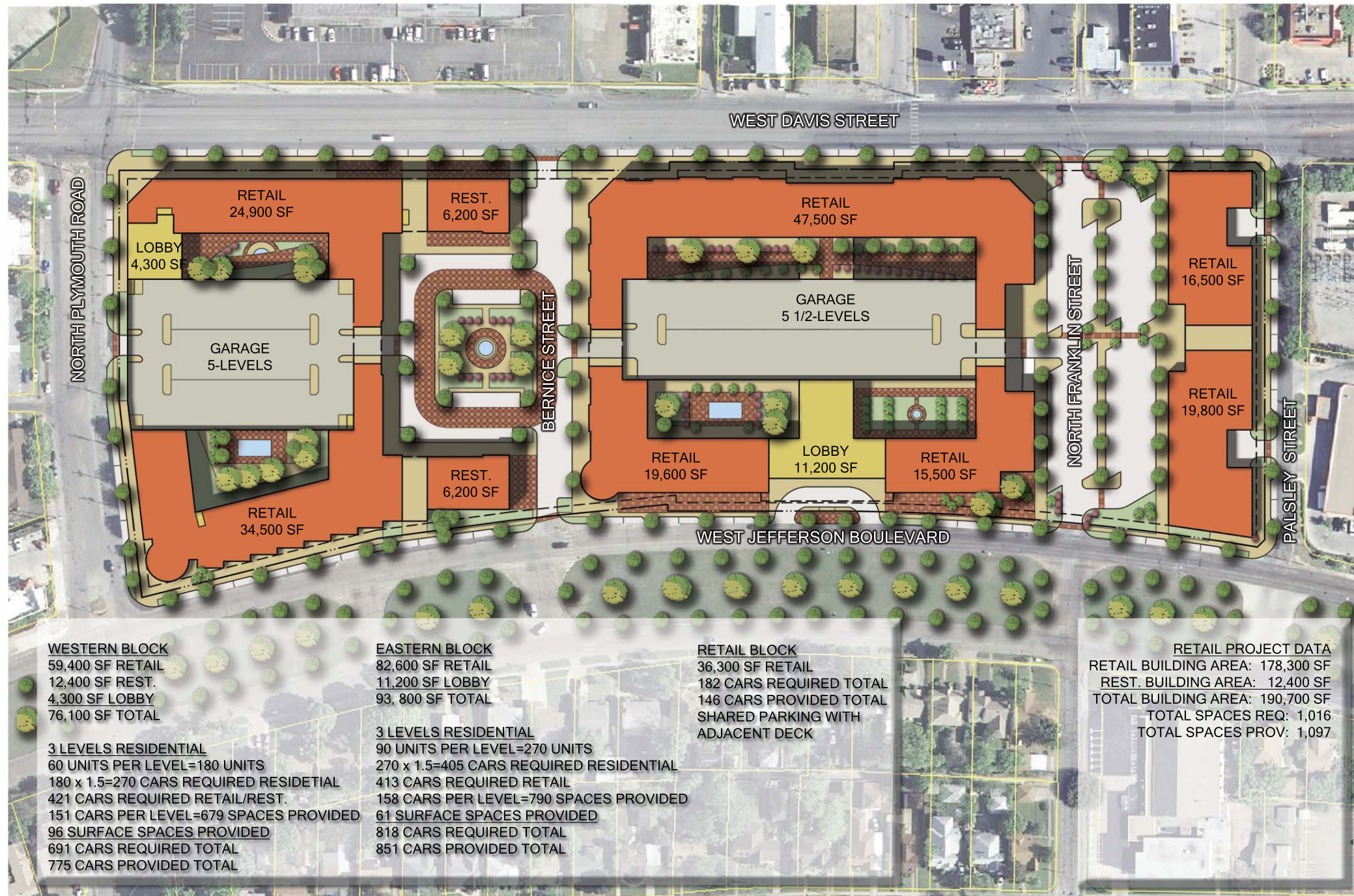
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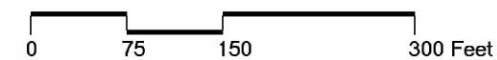
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SUB-AREA 6: DAVIS CORRIDOR MIXED USE PROTOTYPE B

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Sub-Area 7

Winnetka Heights Village Sub-Area

Objectives and Strategies

- Preserve the character of the historic district by specifically identifying “contributing” structures along this portion of Davis St and 7th; standards regarding building placement, form and treatment should remain as is
- Continue to require a Certificate of Appropriateness, except for signage; establish a signage ordinance as a part of this ordinance to replace the C of A process
- Allow office uses and a select list of retail, restaurant and personal service uses; allow multi-family residential uses, both freestanding and as a part of a mixed use structure
- Three-story/36’ maximum height; increase maximum lot coverage to 80%; 2:1 maximum FAR; no maximum dwelling unit density; no proximity slope applicable (because the WHHD currently allows 36 foot height)
- Consider a reduction of the parking requirement of 25% for nonresidential uses. Implement a Neighborhood Parking Permit Program to restrict the encroachment of on-street parking for commercial uses onto residential streets
- For structures identified as contributing to the character of the district, parking requirements for retail and office uses shall be reduced to zero



Winnetka Heights Village Sub-Area

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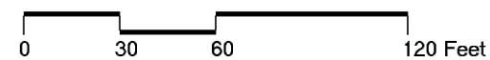
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SUB-AREA 7: WINNETKA HEIGHTS VILLAGE PROTOTYPE

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Sub-Area 8

Garden District West Sub-Area

Objectives and Strategies

- Largest concentration of Victorian transitional cottages in Dallas; generally single family use
- Reduce occurrence of illegal multi-family use (focus on code enforcement)
- Maintain R-5 and D zoning structure but consider “Granny Flat” provisions for second dwellings on a lot
- Provide incentives for restoration of original housing stock
- Reduce allowable height to 30’ and lot coverage to 40% to eliminate development which is out of scale with original housing stock
- Write architectural regulations, which foster compatible forms, rooflines and materials



Garden District West Sub-Area

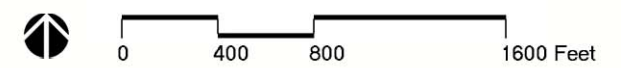
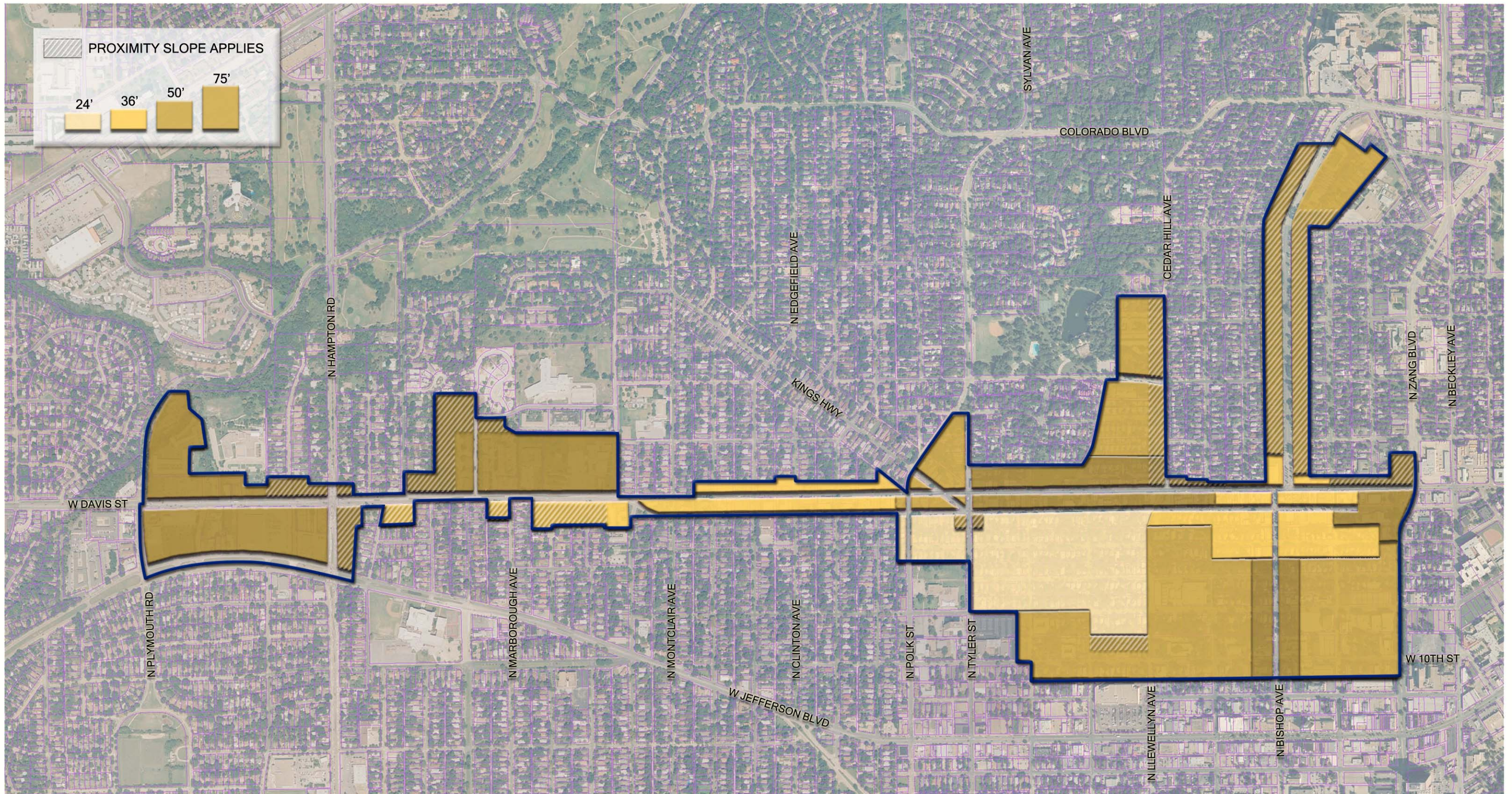
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PROPOSED BISHOP/DAVIS BUILDING HEIGHT MAP

Bishop/Davis Land Use And Zoning Study
 Dallas, TX



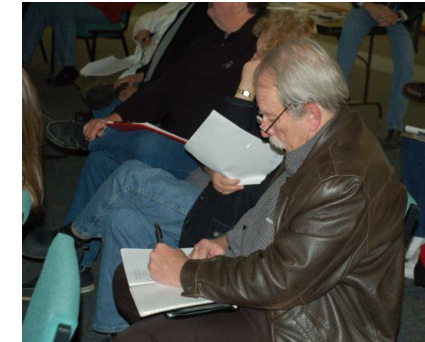
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Community Outreach Meetings

First Community Meeting (October 22)	220 Attendees
Bishop Arts Merchants Association (January 7)	42 Attendees
King's Highway (January 10)	30 Attendees
Old Oak Cliff Conservation League (January 12)	50 Attendees
Winnetka Heights Historic District (January 13)	40 Attendees
Realtors Associations (January 15)	50 Attendees
Kidd Springs Neighborhood (January 19)	50 Attendees
West Kessler/L.O. Daniel Neighborhood (January 21)	40 Attendees
Garden District (January 22)	21 Attendees
Second Community Meeting (January 26)	300 Attendees
TOTAL ATTENDEES	850



Bishop / Davis Zoning Proposal

Sub-Districts	1	2	3	4	5	6	7	8	
	Bishop Avenue	Bishop Arts C D	Garden District	Kidd Springs Park	Kings Highway	Davis Corridor	Winnetka Heights	Garden District West	
Allowable Uses / Residential	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex multi-family retirement housing	single family duplex	
Allowable Uses / Commercial	art gallery office antique store	catering service child care facility church art gallery financial institution (without drive-thru window) medical clinic office alcoholic beverage establishment (SUP) dry cleaning or laundry store furniture store antique store general merchandise or food store (not to exceed 5,000SF without SUP) nursery, garden shop or plant sales personal service uses restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP)	catering service child care facility church art gallery financial institution (without drive-thru window) medical clinic office alcoholic beverage establishment (SUP) dry cleaning or laundry store furniture store antique store general merchandise or food store (not to exceed 5,000SF without SUP) nursery, garden shop or plant sales personal service uses restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP) boutique hotel (SUP)	restaurant without drive in or drive thru service (SUP)	restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP) custom business services	catering service child care facility church art gallery financial institution (without drive-thru window) medical clinic office alcoholic beverage establishment (SUP) dry cleaning or laundry store furniture store antique store general merchandise or food store (not to exceed 50,000SF without SUP) nursery, garden shop or plant sales personal service uses restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP) custom business services	catering service child care facility church art gallery financial institution (without drive-thru window) medical clinic office alcoholic beverage establishment (SUP) dry cleaning or laundry store furniture store antique store general merchandise or food store (not to exceed 5,000SF without SUP) nursery, garden shop or plant sales personal service uses restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP)	catering service child care facility church art gallery financial institution (without drive-thru window) medical clinic office alcoholic beverage establishment (SUP) dry cleaning or laundry store furniture store antique store general merchandise or food store (not to exceed 5,000SF without SUP) nursery, garden shop or plant sales personal service uses restaurant without drive in or drive thru service (RAR) theater (SUP) bed and breakfast (SUP)	child care facility church art gallery financial institution (without drive-thru window) medical clinic office dry cleaning or laundry store general merchandise or food store (not to exceed 5,000SF without SUP) personal service uses
		<i>Note: Commercial uses in sub-district 1 are permitted only as the ground floor of a mixed use building containing residential uses on upper floors</i>	<i>Note: Commercial uses in sub-area 3 permitted on lots w/Bishop or Zang Blvd frontage only</i>	<i>Note: Restaurant use must have frontage on Kidd Springs Park</i>		community service center (SUP) commercial parking lot or garage household equipment and appliance repair		<i>Note: Commercial uses allowed in existing "NS"zoned areas only</i>	

Sub-Districts	1 Bishop Avenue	2 Bishop Arts C D	3 Garden District	4 Kidd Springs Park	5 Kings Highway	6 Davis Corridor	7 Winnetka Heights	8 Garden District West
Build-to Lines	20' min to 25' max on Bishop	0' minimum to 10' maximum	0' minimum to 10' maximum	No	0' minimum to 10' maximum on Davis and Kings Highway	0' minimum to 10' maximum on Davis	0' minimum to 10' maximum on Davis	NA
Yards/Front	NA	NA	NA	15' on Cedar Hill and 5th, 10' elsewhere	10' elsewhere	10' elsewhere	10' elsewhere	25'
Yards/Side	10% of lot width to 10' max	0	0	0	0	0	0	5'
Yards/Rear	0	0	0	15' on property lines abutting Kidd Springs Park	0	10' if adjacent to SF residential	0	5'
Proximity Slope Applicable?	Yes; 2:1 from a lot with SF use (rear only)	No	No	Yes; 2:1 from a lot with SF use	No	Yes, 1:1 slope from a lot with SF use, only if no intervening street	No	No
Maximum Lot Coverage	80%	80%	80%	80%	80%	100%	80%	40%
Maximum Floor Area Ratio	none	2.0:1	none	none	2.0:1	none	none	none
Maximum Stories/Height	3 plus attic story 42'	3/36'	5/75' with Bishop frontage; 4/50' elsewhere	4/50'	4/50'	5/75' (3/36' south of Davis between Hampton and Rosemont)	3/36'	2/30'
Maximum Dwelling Unit Density	none	none	none	none	none	none	none	2/lot
Minimum Open Space	10%	NA	10%	15% required to achieve 50' height	10%	NA	10%	NA
Special Architectural Standards	Façade articulation required every 50' to control scale of new development	Yes, consistent w/ current CD7 language	No	No	Yes, consistent w/ current CD1 language	No	Yes (consistent with Development Standards in WHHD)	Yes
Parking Reductions	Yes (See additional charts)	Yes (See additional charts)	Yes (See additional charts)	Yes (See additional charts)	Yes (See additional charts)	Yes (See additional charts)	Yes (See additional charts)	No
Other Regulations Bishop and Sidewalk	150' max. lot width streetscape standards	Maximum lot size eliminated Blanket license agreement for signage awnings, outdoor dining, dumpster enclosure				Blanket license agreement for signage awnings, outdoor dining, dumpster enclosure		On current R-5 zoned lots, 2nd unit must be a detached "Granny Flat" on rear 30% of lot

ARCHITECTURAL DESIGN STANDARDS.

- a. Purpose.
 1. The architectural design standards of this section are intended to preserve the historical, cultural and architectural importance and significance of the Davis Street and Bishop Avenue corridors. The area has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex and as the earliest neighborhoods developed in Oak Cliff. The corridor reflects turn of the century development, urban expansion, mid-20th century Americana and post-World War II automobile culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural and architectural significance.
 2. The purpose of these architectural design standards is to:
 - a. ensure that new development enhances the character of the corridor and complements adjacent neighborhoods;
 - b. ensure that increased density in established neighborhoods makes a positive contribution to the area's character;
 - c. ensure the integrity of historic buildings and the compatibility of new development; and
 - d. enhance the character and environment for pedestrians.
- b. Applicability. The architectural design standards of this section apply to:
 1. New construction and major modifications of buildings containing a nonresidential use.
 2. New construction of buildings containing only residential uses.
- c. Plan review.

The director shall review any plan submitted to determine whether it complies with the requirements of this section.
- d. Building Orientation.
 1. The primary façade and primary entrance of new construction must be oriented to face the public right-of-way.
- e. Entrances.
 1. All street-facing entrances must be architecturally prominent and clearly visible from the street.
 2. Primary customer entrances for retail and personal service uses must face the street. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:
 - a. Arcade.
 - b. Arch.
 - c. Awning.
 - d. Canopy.
 - e. Decorative elements such as tile work, molding, raised banding or projected banding.
 - f. Display windows.
 - g. Projections.
 - h. Enhanced cornice details.
 - i. Raised parapet.
 - j. Recess.
- f. Facades.
 1. Street-facing facades on a single development tract must have similar architectural design.
 2. Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements.
 - a. Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches and may include columns, planters, arches and niches.
 - b. Architectural details such as raised bands and cornices.
 - c. Architecturally prominent public entrance.
 - d. Awnings.
 - e. Change in color.
 - f. Change in material.
 - g. Change in texture.
 3. The ground floor of the primary façade of nonresidential uses or mixed use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the façade:
 - a. Arcades, canopies or secondary roofs to provide shade.
 - b. Display windows.
 - c. Awnings associated with windows or doors.

4. Accessory structures must have the same architectural design elements, materials and roof design as the primary structure.
 5. If a building is two stories or less, 30 percent of the street-facing façade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing façade, excluding fenestration, must be masonry.
 6. Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.
- g. Massing and Form.
 1. If a building exceeds 150 feet of frontage along any street, and is built to exceed 36 feet in height, that building must have a minimum of 500 SF of sloped roof area. The sloped roof area must be visible from the street, and the slope must exceed a pitch of 2 in 12.
 2. To create varied building massing for large scaled buildings, no more than 80% of any building footprint may exceed 60 feet in height.
 - h. Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternated materials, alternate textures, gates, offsets or openings. The alternate materials, alternate textures, gates, offsets or openings may be spread out over the length of the fence or wall.
 - i. Materials.
 1. Glass.
 - a. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.
 2. Masonry.
 - a. Allowed.
 - i. Stone
 - ii. Brick
 - iii. Finished concrete masonry units such as split-faced concrete masonry units
 - iv. Job-site cast concrete with an architectural finish
 - v. Cast stone
 - vi. Cultured stone
 3. Metal.
 - a. Allowed. No more than 20 percent of a street-facing façade may be flat or corrugated metal panels.
 - b. Prohibited. Metal siding which imitates wood siding
 4. Plastic.
 - a. Allowed. Fiberglass panels and polycarbonate panels.
 - b. Prohibited. Plastic siding and vinyl siding which imitate wood siding.
 5. Stucco.
 - a. Allowed. Stucco
 - b. Prohibited. Simulated stucco (EIFS)
 6. Tile. Terra cotta and tile are allowed.
 7. Wood.
 - a. Allowed.
 - i. Natural Wood
 - ii. Composite panels with wood-grain finish, such as Prodema
 - b. Prohibited. Flakeboard
 - j. Roofs. Roofs must comply with the following:
 1. Mechanical equipment, skylights and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
 - k. Windows. Retail and personal service uses must provide windows or display cases in ground-level street-facing windows along sidewalks.

STREET AND SIDEWALK STANDARDS.

- a. Davis Street and Bishop Avenue (South of Davis)
 1. Minimum sidewalk width is 10 feet with a minimum unobstructed width of seven feet.
 2. On-street parallel parking with curbed neck-downs is required in accordance with the form based urban-design standards.
 3. Where the existing right-of-way width does not allow for the required sidewalk width to be provided, an additional 5'-0" sidewalk easement shall be dedicated at the time of platting. This does not apply to existing buildings to remain.
- b. Bishop Avenue (North of Davis)
 1. Minimum sidewalk width is 13 feet, with a minimum unobstructed width of 10 feet.
 2. On-street parallel parking with curbed neck-downs is required in accordance with the form based urban design standards.
- c. All other streets
 1. Minimum sidewalk width is 6 feet unobstructed
- d. Pedestrian amenities
 1. In general.
 - a. Pedestrian amenities must be accessible to the public.
 - b. Pedestrian amenities must be located at least seven feet away from a transit stop.
 - c. Canopies, awning, and street lamps must have a minimum clearance of eight feet in height above the sidewalk.
 - d. Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.
 - e. Except as provided, pedestrian amenities must be provided on each block and must be located within the curb-to-building area, but not within the unobstructed sidewalk width.
 2. Davis Street and Bishop Avenue.
 - a. The following pedestrian amenities must be provided:
 - i. At least one bench per 100 feet of street frontage;
 - ii. At least one trash receptacle per 100 feet of street frontage;
 - iii. Free-standing or wall-mounted street lamps as specified in the form-based urban design standards.
 - b. At least one of the following pedestrian amenities must be provided on each block:
 - i. Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building façade along the street frontage.
 - ii. At least one five-bicycle parking unit per 100 feet of street frontage.
 - iii. Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.
 3. All other streets. The following pedestrian amenities must be provided:
 - a. At least one free-standing street lamp, street light suspended between structures, or wall-mounted street lamp per 60 feet of street frontage; and
 - b. At least one trash receptacle per 100 feet of street frontage.
 4. Maintenance.
 - a. The pedestrian amenities must be maintained in a state of good repair and neat appearance.
 5. Driveway Design.
 - a. Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.
 - b. Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

SIGNS

- a. In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.
- b. Detached signs prohibited. Except for A-frame signs and movement control signs for parking, detached signs are prohibited.
- c. Signs in the public right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirement of changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.
- d. A-frame signs. The following regulations apply to A-frame signs:
 1. A-frame signs may identify a business use.
 2. The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.
 3. The maximum effective area for each side of an A-frame sign is 1,200 square inches.
 4. An A-frame sign for a particular use may only be displayed during the hours of operation for that use.
 5. A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
 6. Only one A-frame sign is permitted for each business use.
 7. A-frame signs must be separated by a minimum of 50 feet.
 8. A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.
- e. Blade signs.
 1. Blade signs are permitted.
 2. Blade signs may not be internally illuminated.
 3. Blade signs may be horizontal or vertical.
 4. There is no limit on the number of blade signs.
 5. The maximum area for blade signs is 30 square feet.
 6. Blade signs may be located no closer than 12 feet and no further than 25 feet from street level.
 7. A blade sign cannot project more than three feet into the right-of-way.
 8. A blade sign cannot be located closer than 15 feet to another projecting sign.
- f. Waiver of license fee.
 1. No fee is required for signs in the public right-of-way on Davis Street or Bishop Avenue, or for signs located within any public right-of-way in Sub-Area 2.
- g. Waiver of certificate of appropriateness.
 1. A certificate of appropriateness is not required for signage within Sub-Area 7.

LANDSCAPING

a. In general.

1. Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

b. Street trees.

1. One large tree must be provided per 30 feet of street frontage, with a minimum of two trees per building site.
2. Street trees must have a minimum caliper of four inches and must have a minimum height of eight feet when planted.
3. On Davis Street and Bishop Avenue trees must be placed in a 4 foot square tree grate.
4. Street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.
5. Street trees must be provided from the following list of Texas native or adapted species:
 - Live Oak
 - Chinese pistachio
 - Chinkapin oak
 - Shumard oak
 - Cedar elm
 - Lacebark elm
6. If the presence of overhead power lines restricts the placement of a street tree, an additional site tree may be substituted for the required street tree.

c. Site trees.

1. One site tree must be provided per 3,000 SF of lot area or fraction thereof, with a minimum of four trees provided.
2. Site trees must have a minimum caliper of three inches.

d. Parking lot trees.

1. Each required parking space (except for those in above or below ground structures) must be within 75 feet of the trunk of a large canopy site tree.
2. Parking lot trees must have a minimum caliper of three inches.
3. Parking lot trees may not be planted closer than two feet from a paved surface.

e. Preservation of Mature Protected Trees

1. A tree larger than 19 caliper inches is considered a mature protected tree if it is not one of the species on the City of Dallas exempted tree list.
2. A mature protected tree may be removed only if it falls within the footprint of a proposed building or if removal is required in order to facilitate construction safety.
3. Mitigation payments for removal of a mature protected tree shall be double that for other trees.

f. Open space fund.

1. If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the Davis Corridor Open Space Fund for no more than 50 percent of the required trees.
2. The amount of the payment required per tree not planted is calculated by using the Reforestation Fund Tree Mitigation Calculation Index.
3. The Park and Recreation Department shall administer a city account to be known as the Davis Corridor Open Space Fund. Funds from the Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on Davis Street.

g. Landscaping in the public right-of-way.

1. Landscaping may be located in the public right-of-way. A City-of-Dallas landscape permit is not required.

h. Landscape plan.

1. A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.
 - a. Lighting. (Total possible points= 30) Ten points each are awarded for providing tree lighting, building façade lighting, or landscape area lighting. Tree lighting must provided lighting in each tree in the front yard. Building façade lighting must illuminate the entire front façade. Landscape area lighting must illuminate a landscape feature such as planting bed, fountain, sculpture or water feature. The lighting must be at least 1.5 foot-candles in intensity.

- b. Foundation planting strip. (Total possible points= 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

- c. Seasonal color landscaping. (Total possible points= 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice a year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all.

- d. Native or adapted xeriscape landscaping. (Total possible points= 30) Points may be obtained for using drought-tolerant native plants or xeriscape plants for at least 80 percent of the landscape requirement.

- e. Creation of open space. (Total possible points= 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths or shade structures. Open space must be made available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

PROPOSED PROVISIONS FOR OFF-STREET PARKING

- a. In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The requirement is for off-street parking in Sub-Area 2 shall be unchanged from those in the Bishop Arts Conservation District (CD7).
 - b. Remote parking. Remote parking for non-residential uses is allowed if it is located within 1000 feet of the main use and requirements of Division 51A-4.320, "Special Parking Regulations," are met, including landscape requirements. For the purposes of establishing a remote parking agreement between properties, a signed lease between the parties shall be acceptable, in lieu of a covenant running with the land filed in the deed records of Dallas County.
 - c. Residential. One space per bedroom up to a maximum of two spaces per dwelling unit.
 - d. Restaurant.
 1. One space per 125 SF of floor area.
 2. No parking is required for outside seating areas (whether covered or not) for up to 25% of the total floor area of the restaurant.
 - e. Above-grade off-street parking. Parking is permitted on any level of a building.
 - f. Bicycle parking. If an institutional and community service use, office use, mixed-use project, or retail and personal service use has a floor area of 4,000 SF or more, it must provide a lockable rack for a minimum of two bicycles.
 - g. Mixed use shared parking reduction.
 1. Office and residential uses within a mixed use project must share parking. Any shared parking must be on the same building site as the mixed use project. The number of off-street parking spaces required for the mixed use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed use project is 120 spaces $[(100 \times 1.00) + (80 \times .25) = 120]$.
 2. Retail and residential uses within a mixed use project must share parking. Any shared parking must be on the same building site as the mixed use project. The number of off-street parking spaces required for the mixed use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed use project is 160 spaces $[(100 \times 1.00) + (80 \times .75) = 160]$.
 3. If a mixed use project has office, retail and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.
 - h. Parking reduction for on-street parking. On street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing or maneuvering must be performed in the public right of way. On street parking must be striped in accordance with standard city specifications.
 - i. Parking reduction for contributing buildings. Parking requirements in all sub-areas shall be reduced an additional 25% for all uses located in contributing structures as shown on Exhibit _____. For contributing structures in Sub-Area 7, parking requirements for retail and office uses only shall be zero.
 - j. Parking Structures. In all sub-areas, above ground parking structures must be concealed by one of two methods:
 1. The parking structure façade must be veneered with the same materials predominately used for the façade of the main structure, and openings in the above ground parking structure may not exceed 60 percent of the total façade area or
 2. The parking structure must be wrapped with other uses (such as retail, residential or offices) for a minimum depth of 30 feet to the full height of the structure.
 - k. Parking lot edges. Tree Preservation Parking Reduction. The number of off-street parking spaces required is reduced by one for each protected tree retained that would otherwise have to be removed.
 1. When a surface parking lot abuts any property line at a public street right of way, that edge must be defined by a fence or wall of a height of 3'-0" minimum to 4'-0" maximum. The construction must be either a steel fence with vertical pickets, painted black; or an 8" thick masonry wall utilizing brick or decorative concrete block selected for consistency with materials on the main structure.
2. When a surface parking lot abuts a residential property line or abuts an alley which serves residential lots, that edge must be screened to a minimum height of 6 feet by a wood fence, a wire grid "green screen" or a masonry wall utilizing brick or decorative concrete block selected for consistency with materials on the main structure. The perimeter landscape buffer strip required by 51A-10.125 (b)(1) is not required in this district.