

## Applicable Urban Design Priorities that Project Should Achieve

- [1] 9th street has the potential to operate as both a street and as a public space. Discussion around specific design characteristics related to these goals is encouraged -

Discussion around the design and proposed geometry of 9th street is encouraged, especially in regard to its role in the overall neighborhood street grid system, and in its relationship to adjacent planned public spaces.

- [2] As a contributing segment of the overall street network, 9th street should remain public and open to both pedestrian and vehicular traffic -

9th street is an important segment of the overall neighborhood street network. Being designed largely as a pedestrian street is appropriate but should also accommodate occasional vehicular traffic.

Phase I UDPRP comments below:

City of Dallas

### UDPRP Review Summary 08.29.14

Urban Design Peer Review Panel

#### Advice Summary

- [1] The panel applauds the overall development proposal and its response to both the scale and character of the existing neighborhood.
- [2] The panel expresses concern regarding the height of the proposed stoops at street level and recommends stoop designs and materials that avoid a fortress like appearance along the sidewalk, particularly along frontages sloping down from Bishop to Madison.
- [3] Attention and creativity should be given to the overall quality and flexibility of the parking experience, carefully considering the balance between proposed valet parking and self-parking as the scheme is further developed.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Oak Cliff Gateway]

## Context Description

The project site is located to the south of the Bishop Arts District, equal distance from current development activity along Jefferson Boulevard two blocks to the south, and continuing vibrancy along the West Davis corridor two blocks to the north.

As an update to the previously reviewed phase I development, the development team has proposed an alternative design for 9th street. This proposal includes the abandonment of 9th street to allow of flexibility in geometry and the ability to utilize as an extension of adjacent public spaces for events and activities.

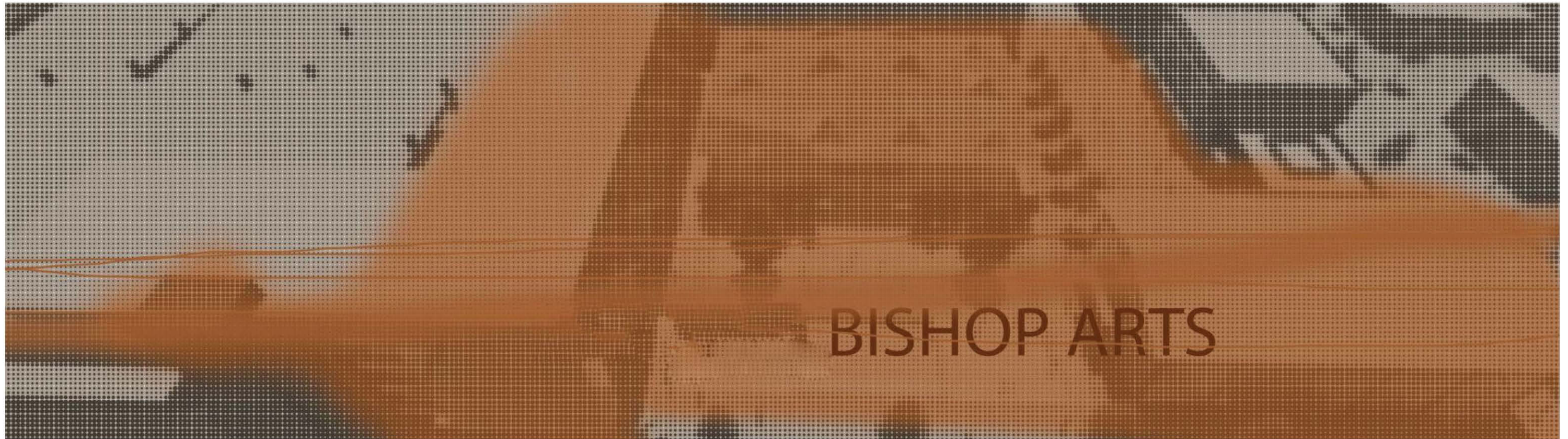
Critical considerations include maintaining functionality as a part of the neighborhood street grid, while allowing for use and activation as a pedestrian oriented public space.

## 9th Street\_Bishop Arts Village

Neighborhood:  
Bishop Arts District

Program:  
Street Design





## BISHOP ARTS PROJECT • UDPRP PRESENTATION

# BISHOP ARTS PROJECT • Executive Summary

The Bishop Arts Project is a catalytic urban Mixed-Use Development located in South Dallas's Oak Cliff area. The Project is directly adjacent to the Bishop Arts District, a revitalized historic commercial district celebrated for the character and quality of its walkable artisanal shops, architecture and streetscapes, each authentically evoking the lifestyles and building vernacular typical of early 20th century neighborhoods.

The Bishop Arts Project's goal is to take direct inspiration from the experiential, local and artisanal character of the existing Bishop Arts while providing it the density and scale to grow into the commercial center for a great urban neighborhood.

The Project will first and foremost respect the scale of the existing Bishop Arts with modest one and two story buildings along Bishop Avenue and street-accessible housing along Melba that scales up as it moves southward.

The retail will be primarily free-standing one and two story buildings that maintain the street wall that defines the current Bishop Arts area while also providing a discreet porosity that create a sense of discovery and delight as pedestrians are encouraged to explore the open, public areas. Covered arcades and dining terraces abound, opening opportunities for more artisanal shops and locally-owned signature restaurants. An intimate outdoor room reinforces Bishop Art's comfortable feeling as "Dallas's living room", serving as a casual public venue for art, entertainment, festivals and small markets.

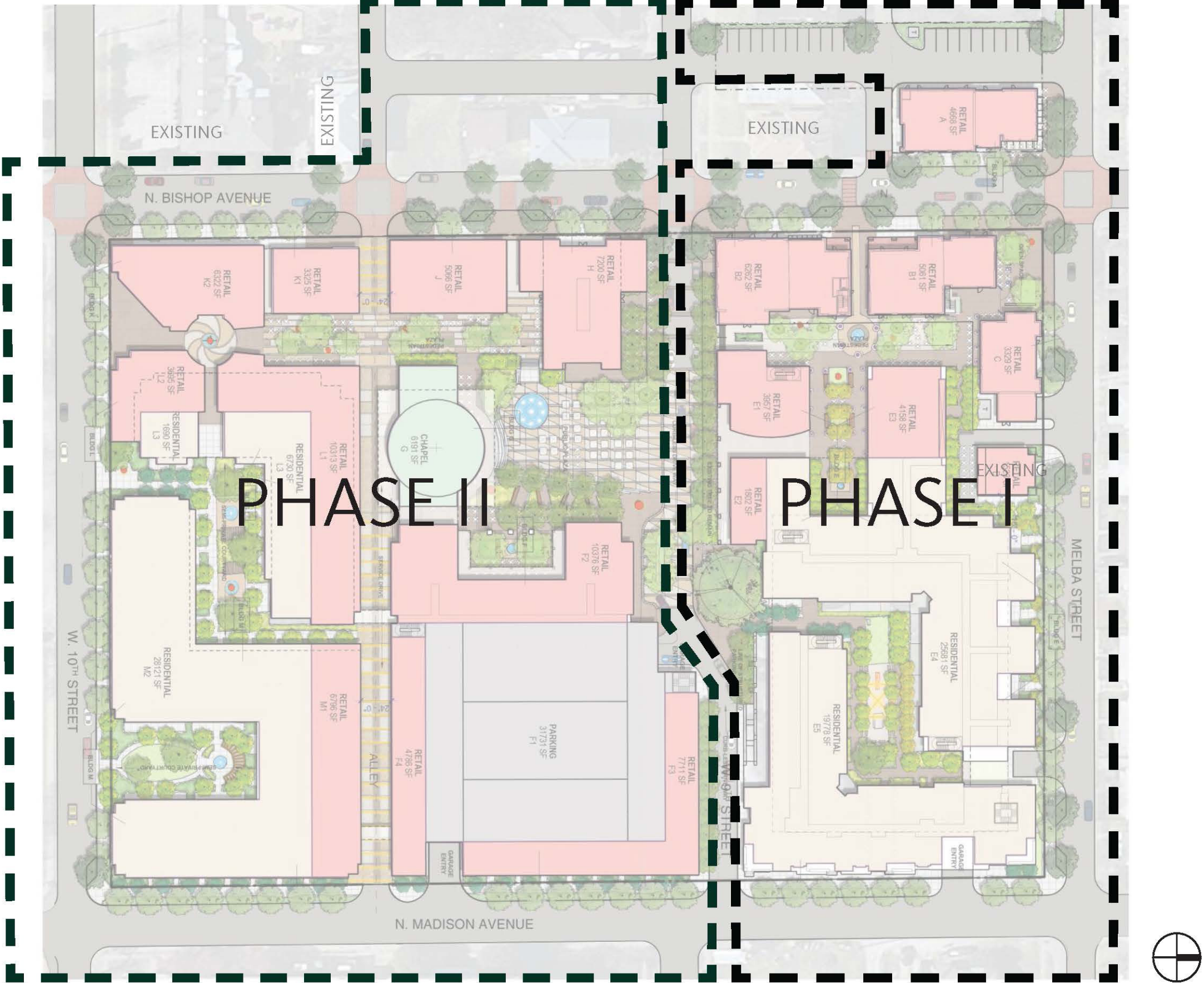
The residential development will bring the households that will be valuable in animating the district throughout the day. It is designed to open up and be a real part of the neighborhood. It is fully articulated and thoughtfully scaled with public, semi-public transitions into intimate private courtyards that allow both residents and neighbors to feel respected and a part of a true urban neighborhood. Almost every unit on the ground floor is situated to provide direct accessibility from and to the street. The layout of the upper floors encourages residents and visitors to enter and leave via foot through the courtyards to meet their next-door neighbors and flow into the streets to interact with the district in which they live.

The intent of the Project is to be built of a quality of construction and authentic character that will serve as a core to one of Dallas's great urban neighborhoods for many, many years to come.

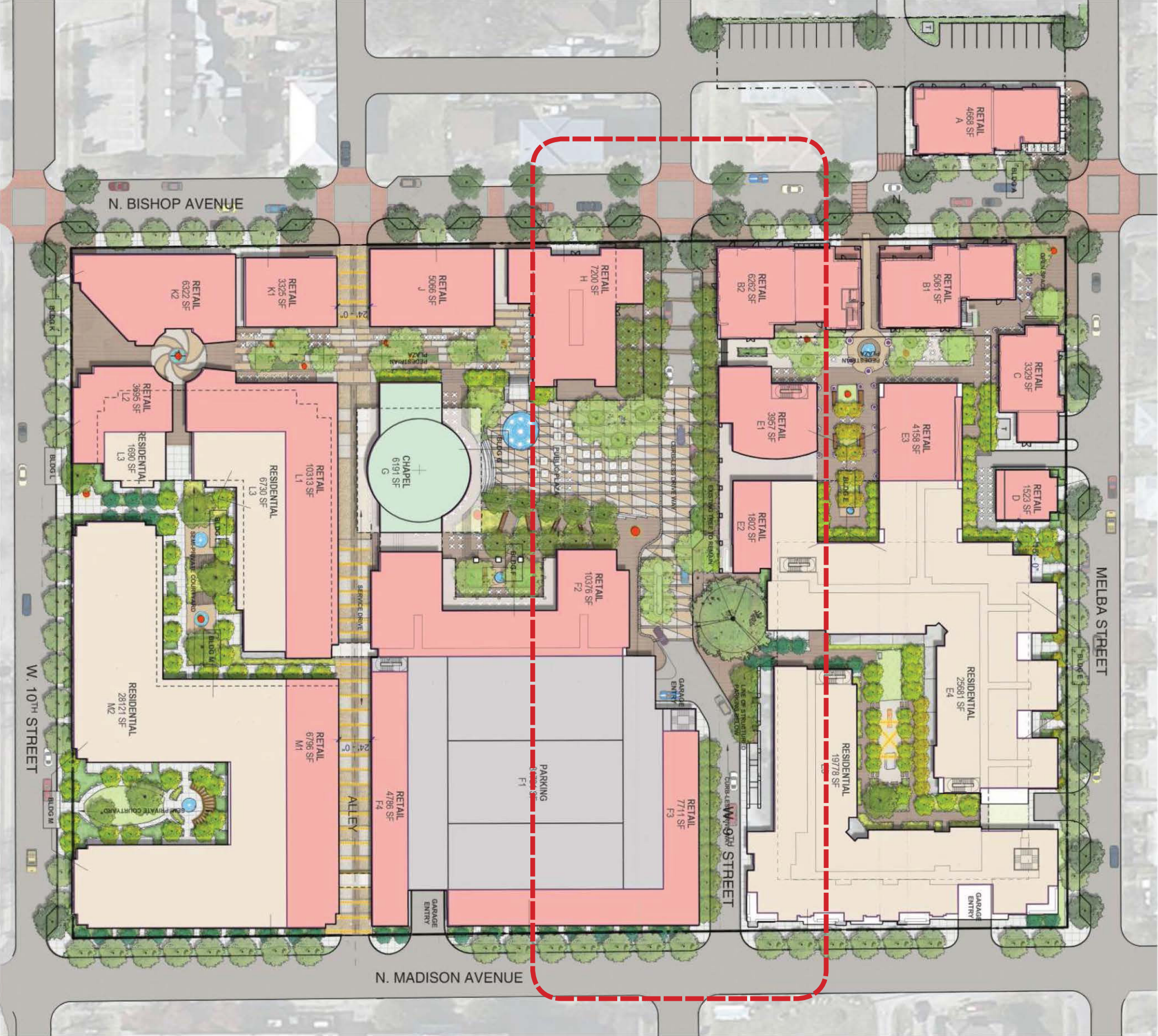
# BISHOP ARTS DISTRICT • Existing Context



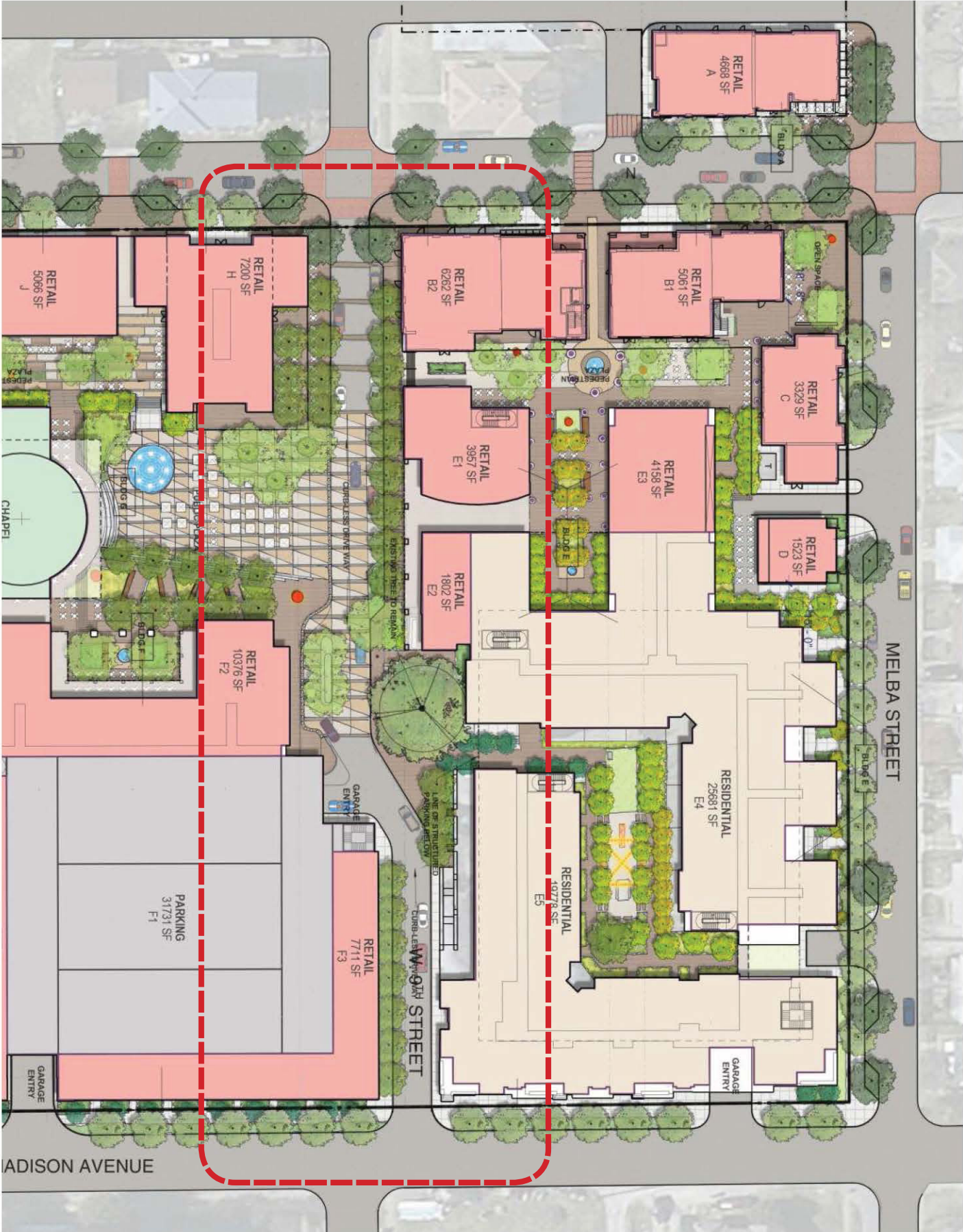
# LEVEL 01 - SITE PLAN • Phasing Plan



# Illustrative Site Plan

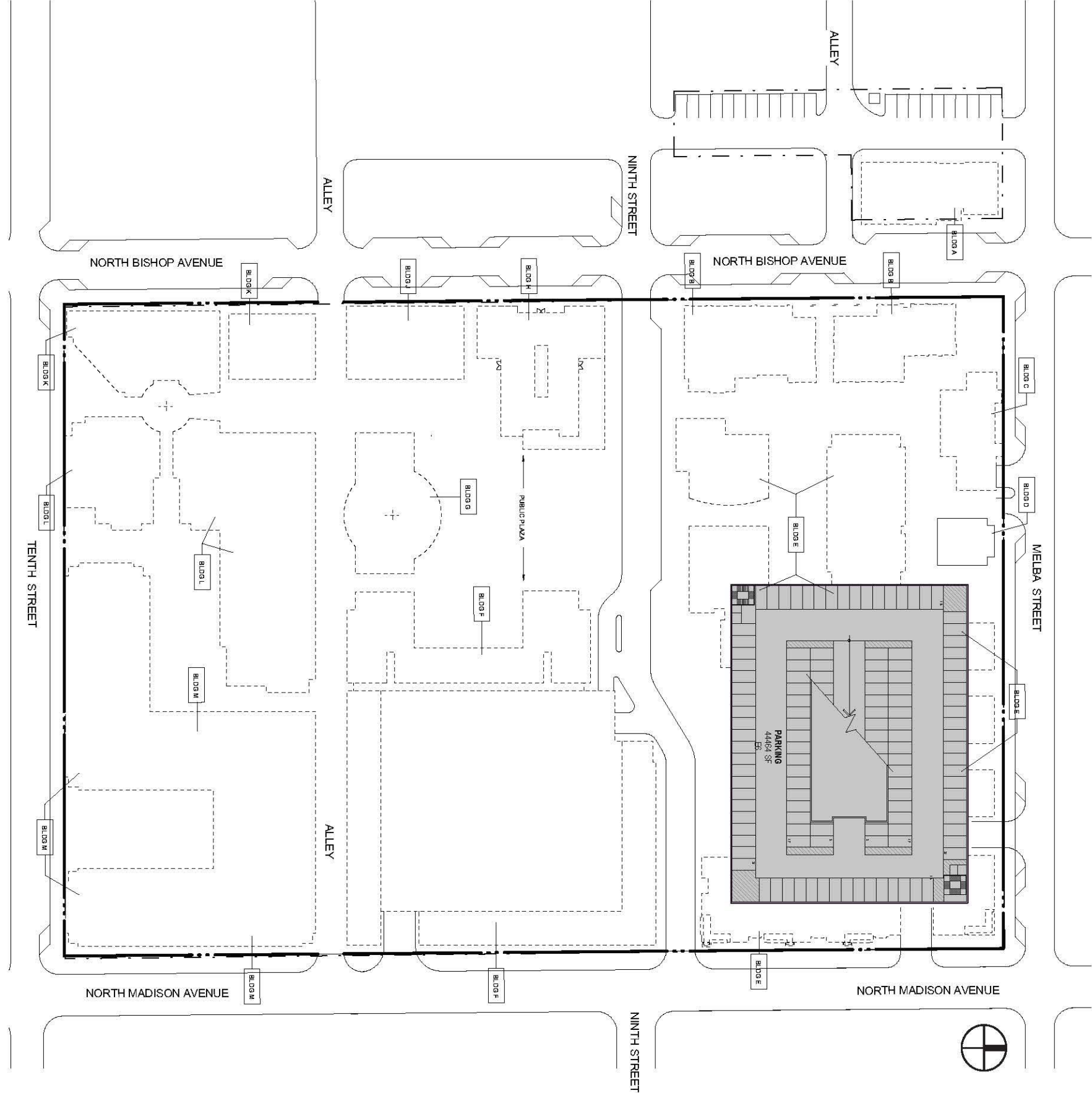


# BISHOP ARTS DISTRICT • Illustrative Site Plan - 9th Street Amenity Corridor

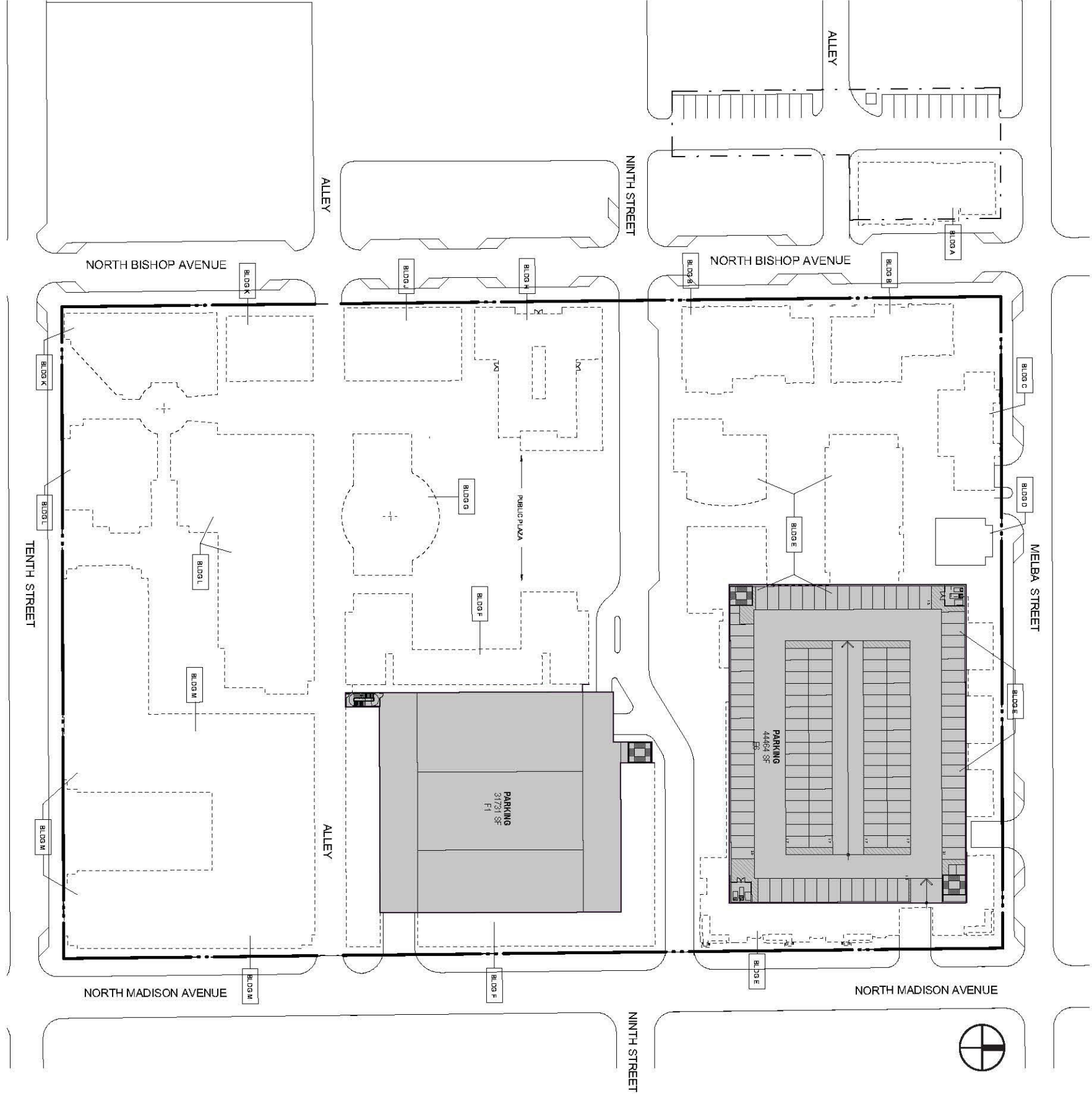




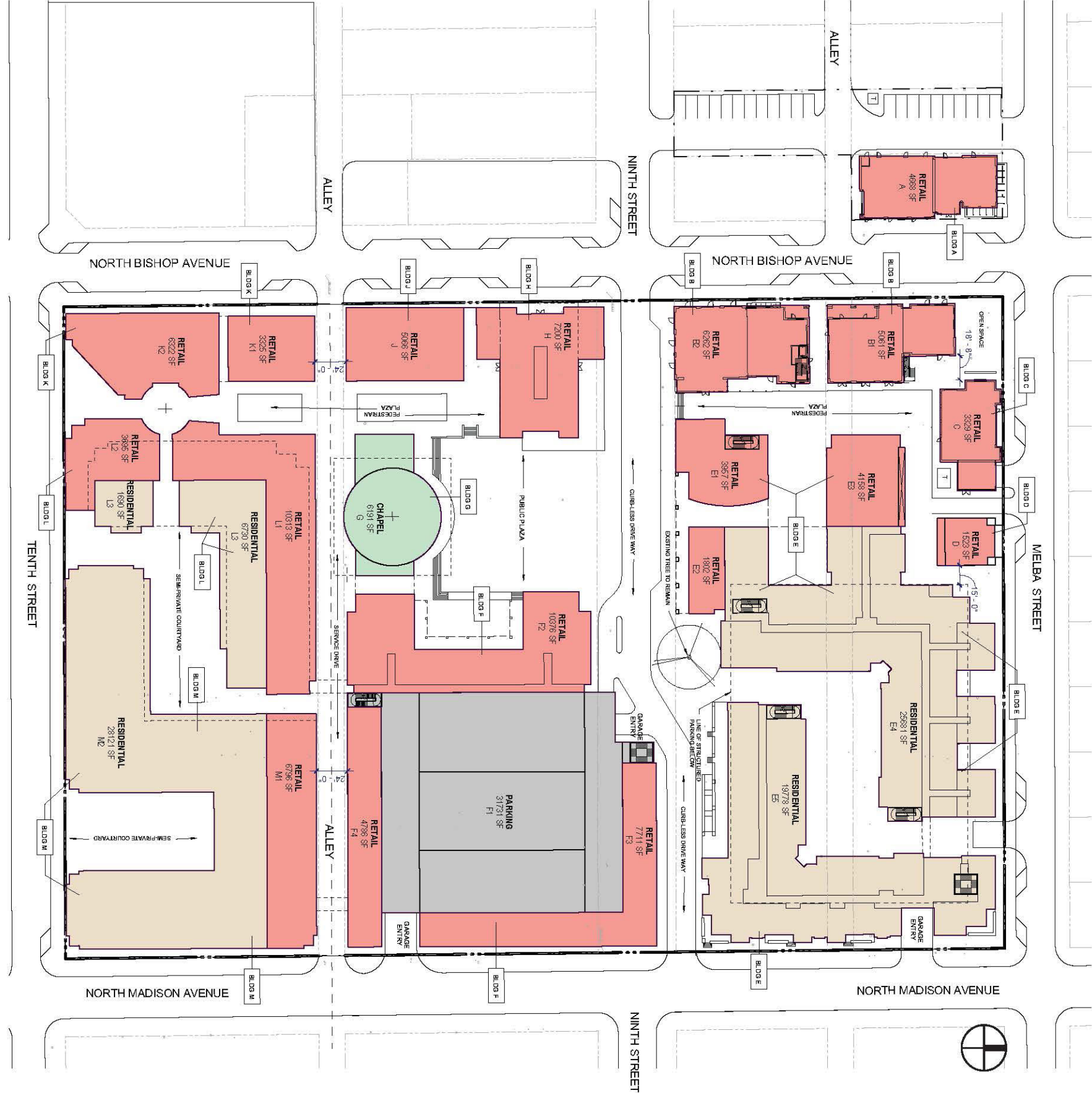
# BISHOP ARTS DISTRICT • Basement Level 2 Plan



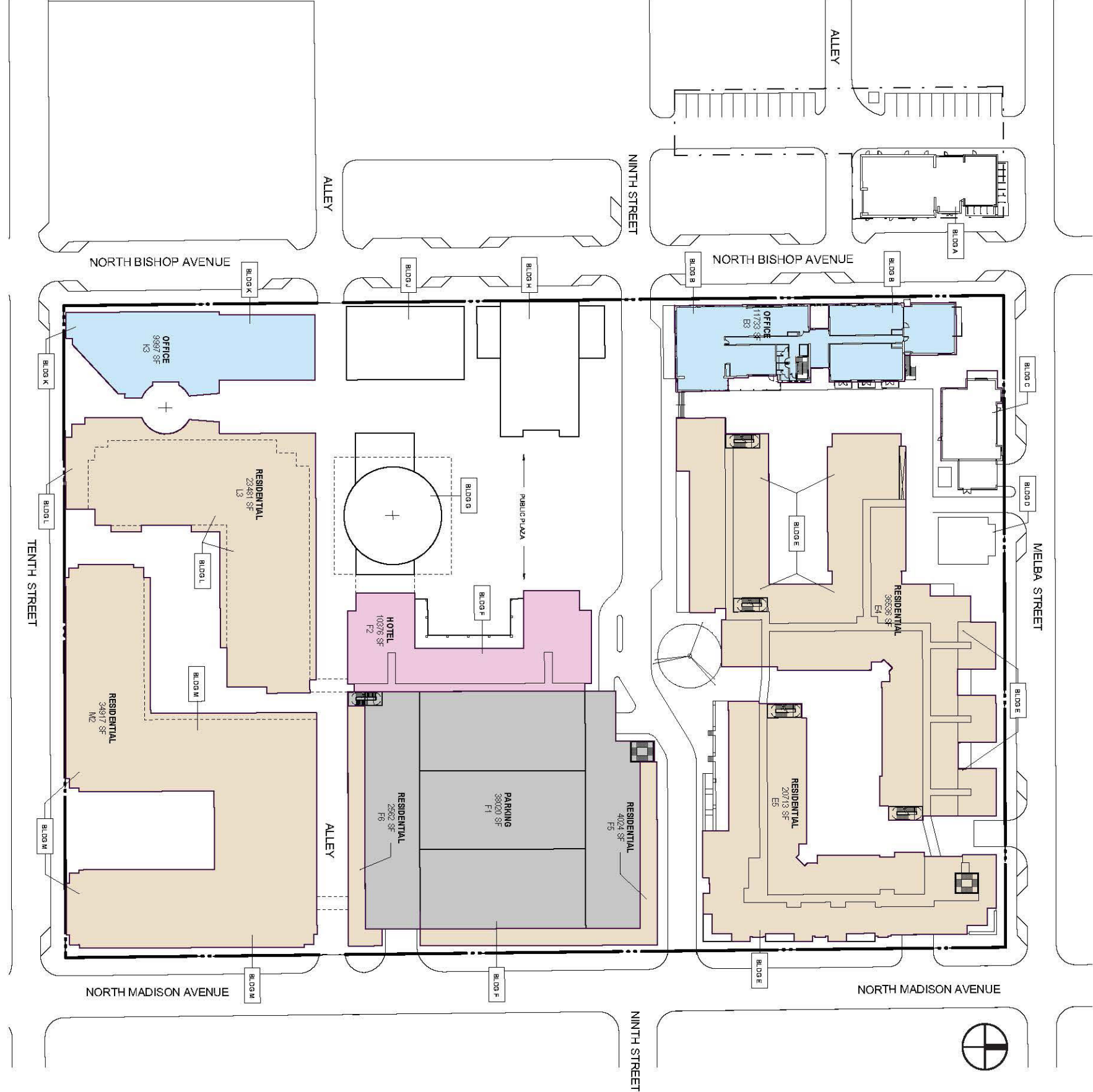
# BISHOP ARTS DISTRICT • Basement Level 1 Plan



# BISHOP ARTS DISTRICT • Ground Level Plan

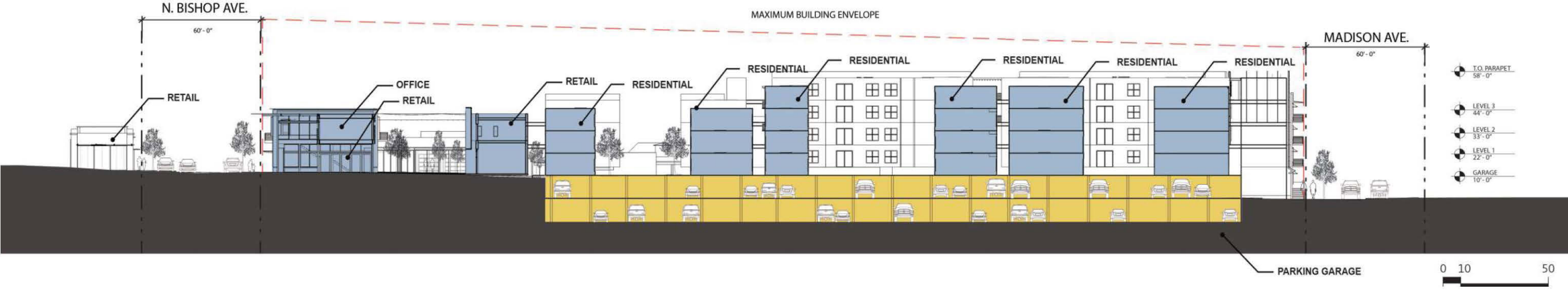


# BISHOP ARTS DISTRICT • Level 2 Plan

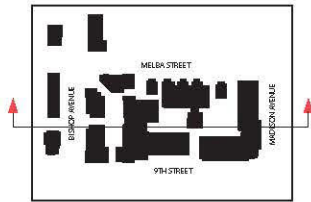




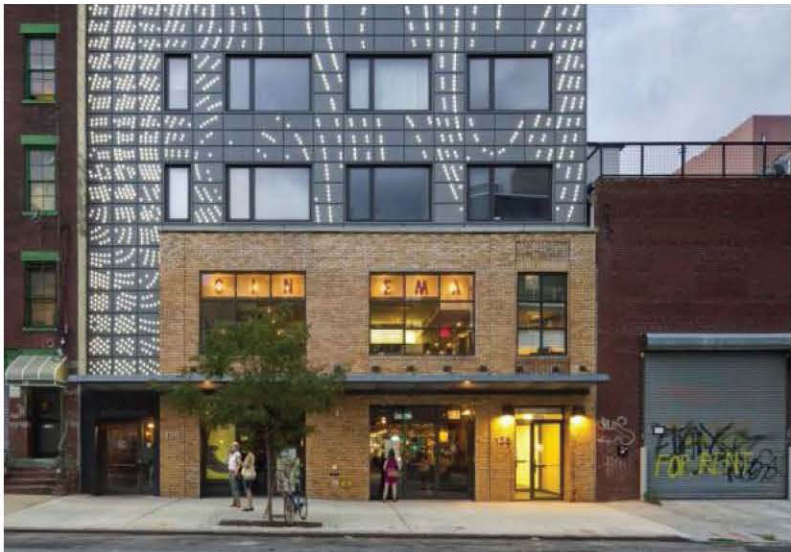
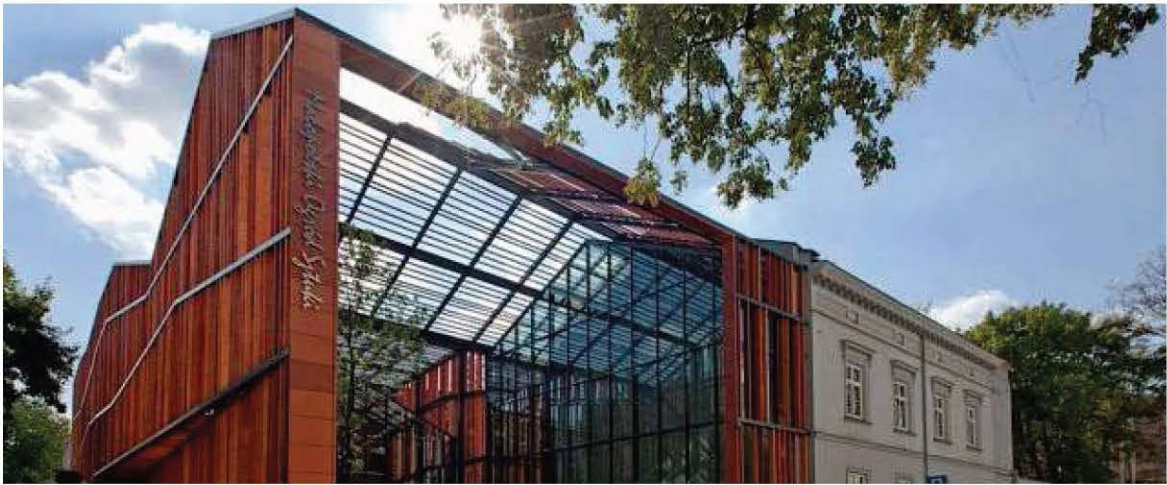
# BISHOP ARTS DISTRICT • Site Section East - West



# BISHOP ARTS DISTRICT • Street Sections



# MATERIALS REFERENCE • Industrial Contemporary



**Masonry**

- Clay Fired Modular Brick
- Concrete Masonry Units
- Precast Concrete Panels
- Cast in Place Concrete
- Natural Stone Veneer
- Cast Stone

**Finish Materials**

- Cement Stucco
- Exterior Paint
- Stretched Fabric

**Wood, Plastics, Composites**

- Wood Rainscreens
- Fiber Reinforced Concrete Panels

**Building Cladding**

- Aluminum Composite Material Panel
- Aluminum Perforated Metal Panel
- Perforated Copper Wall Panel
- Corrugated Metal Wall Panel
- Standing Seam Wall Panel
- Zinc Wall Panel

**Metals**

- Stainless Steel
- Steel Columns
- Weathered Steel
- Steel - Unfinished
- Glass Guard Rails
- Metal Pipe Railings
- Steel Stair Assemblies

# MATERIALS REFERENCE • Contextual



**Masonry**  
 Clay Fired Modular Brick  
 Concrete Masonry Units  
 Precast Concrete Panels  
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**Finish Materials**  
 Cement Stucco  
 Exterior Paint  
 Stretched Fabric

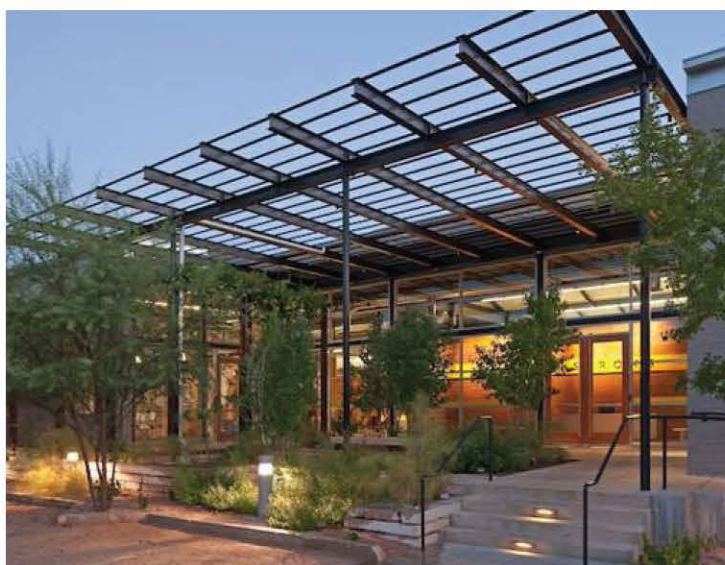
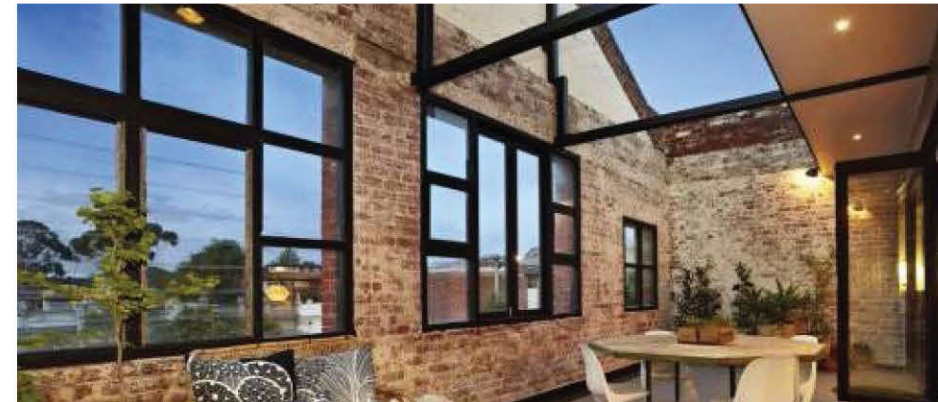
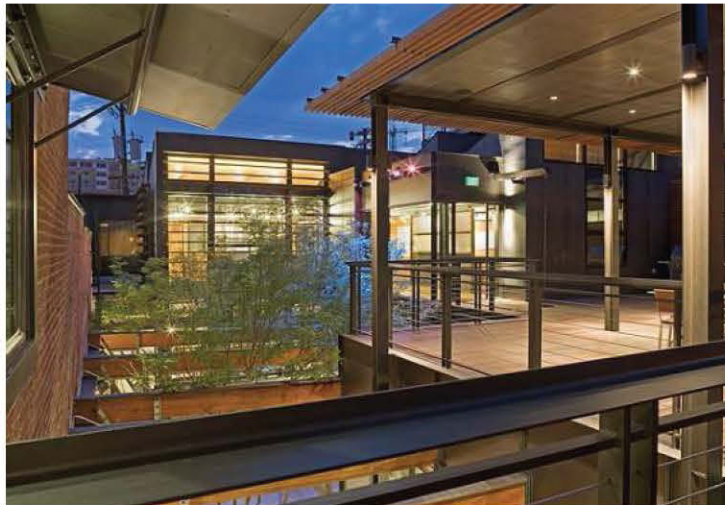
**Wood, Plastics, Composites**  
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**Metals**  
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# MATERIALS REFERENCE • Adaptive Reuse



**Masonry**

- Clay Fired Modular Brick
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**Finish Materials**

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**Wood, Plastics, Composites**

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# BISHOP ARTS DISTRICT • Existing Street View- Bishop and Melba



# BISHOP ARTS DISTRICT • Existing View Street View- Melba & Madison



# BISHOP ARTS DISTRICT • Existing Street View- Madison & Ninth



# BISHOP ARTS DISTRICT • Existing Street View- Bishop & Ninth

