

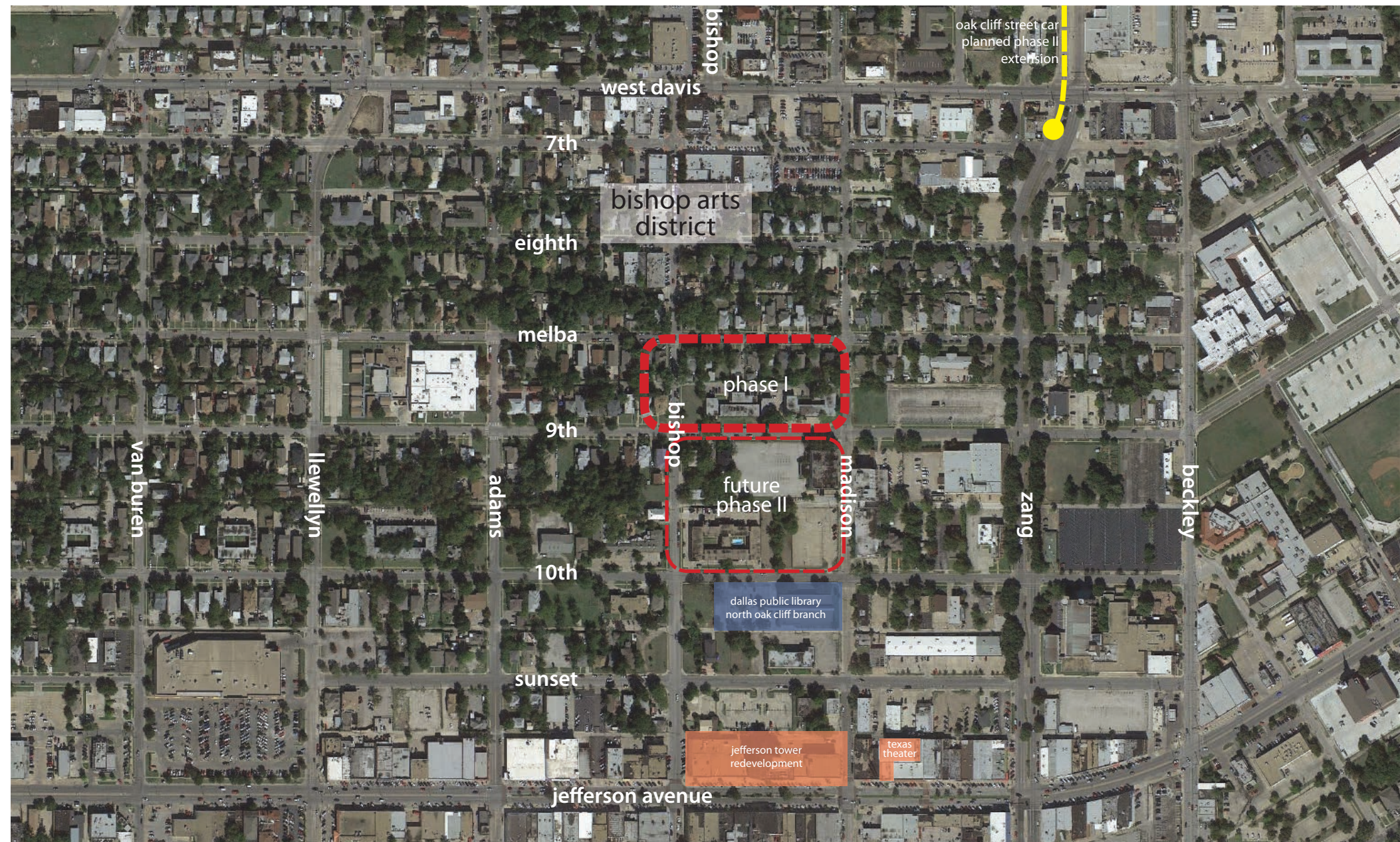
Applicable Urban Design Priorities that Project Should Achieve

- [1] A series of secondary public spaces located behind the bishop avenue retail buildings are being proposed as a prominent component of the development proposal. Special consideration should be given to the scale and character of these spaces to promote their usability while supporting and encouraging activation of frontage along Bishop -

Discussion is encouraged regarding the scale, access points, form and experiential character of these spaces in an effort to maximize their usability while concurrently supporting activation and vibrancy along the Bishop Avenue frontage.

- [2] Ground level units should include stoops or porches with direct access to the street -

Individual unit access should be provided with a maximum of 2 units sharing a single access stair or stoop.



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, equidistant 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.

An important consideration for the project is to introduce an appropriate development response within the existing character, scale and personality of the neighborhood.

A further critical aspect of the projects is a proposed series of secondary public spaces proposed behind the retail buildings along Bishop Avenue. Discussion is encouraged regarding the scale, access points, form and experiential character of these spaces to maximize their usability while concurrently supporting activation and vibrancy along the Bishop Avenue frontage.

Bishop Arts Village

Neighborhood:
Bishop Arts District

Program:
Mixed Use



BISHOP ARTS VILLAGE • UDPRP PRESENTATION

BISHOP ARTS VILLAGE • Executive Summary

The Bishop Arts Village 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.

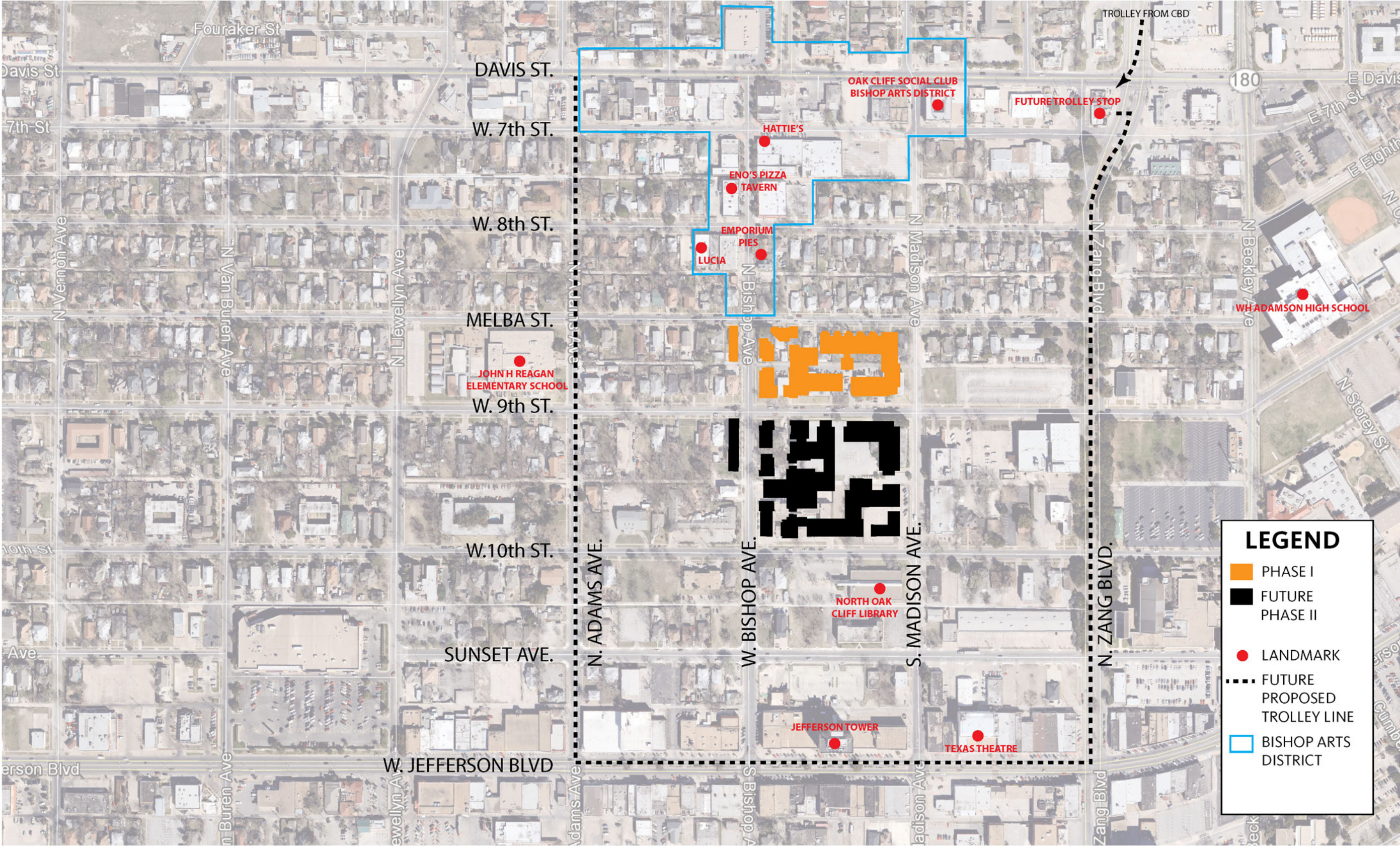
The intent of the Project is to be built of a quality of construction and authentic character that will serve as a core to one of Dallas’s great urban neighborhoods for many, many years to come.

| BISHOP ARTS VILLAGE | | | | |
|---------------------|------------|--------|-------------|--------------------|
| Phase 1 Gross Areas | | | | *units square feet |
| | Retail | Office | Residential | Service/B.O.H. |
| Level 1 | 18,497 | | 13,000 | 537 |
| Level 2 | | 8,450 | 37,500 | |
| Level 3 | | | 48,500 | |
| Level 4 | | | 43,000 | |
| Level 5 | | | 23,800 | |
| Total | 18,497 | 8,450 | 165,800 | 537 |
| Total Gross Area | 193,284 | | | |
| Parking Count | 320 Spaces | | | |

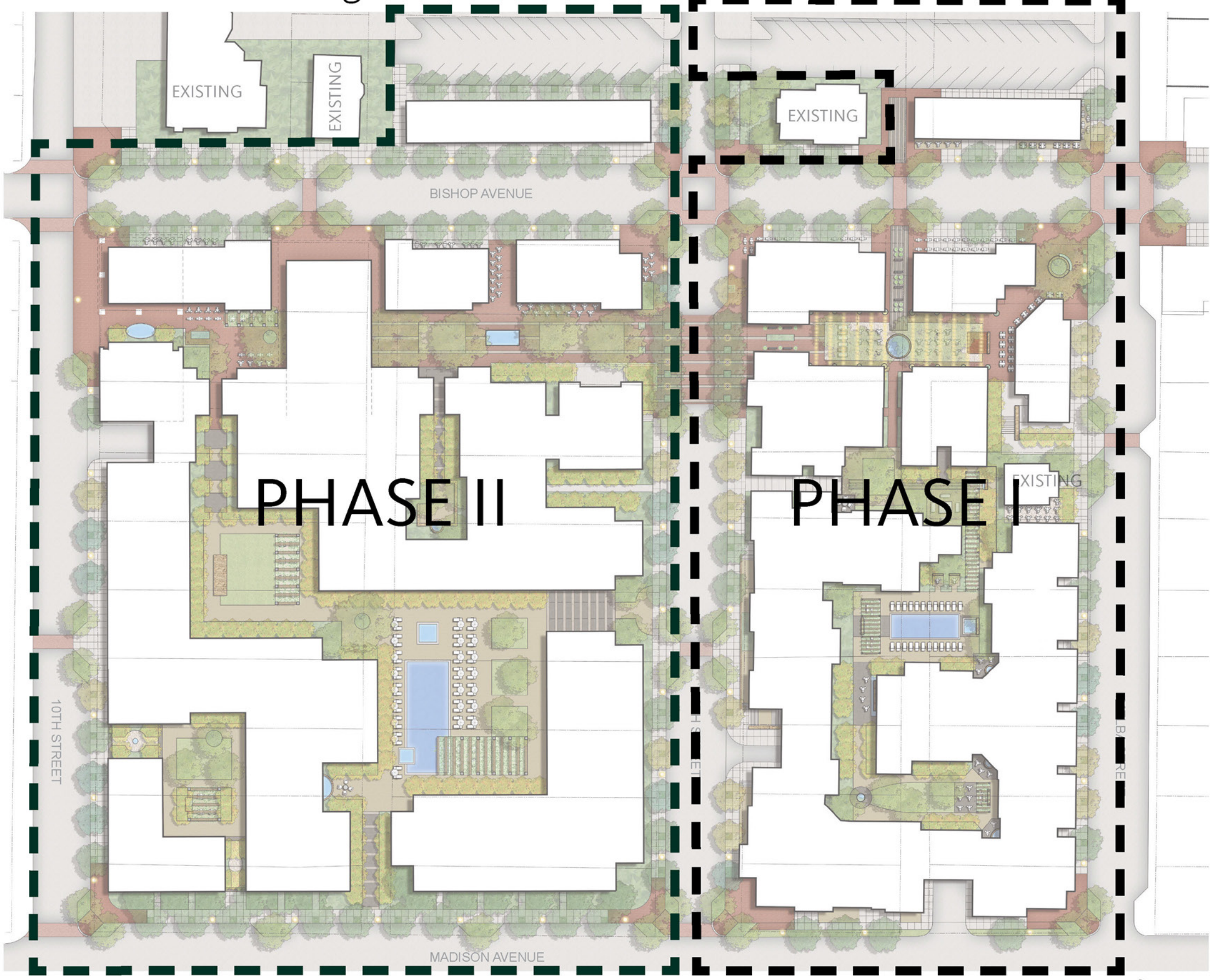
BISHOP ARTS DISTRICT • Existing Context



BISHOP ARTS DISTRICT • Proposed Site and Existing Context



LEVEL 01 - SITE PLAN • Phasing Plan



BISHOP ARTS DISTRICT • Illustrative Site Plan Phase I



SITE PLAN LEGEND

- ① SPECIMEN TREE IN PLANTER
SEE TREE SELECTION BELOW
- ② STREET TREE IN OPEN WELL
SEE TREE SELECTION BELOW
- ③ CONCRETE SIDEWALK
COLOR: NATURAL GRAY
FINISH: LIGHT BROOM FINISH
PERPENDICULAR TO BUILDINGS
- ④ PRECAST CONCRETE PAVERS
TO MATCH EXISTING PAVERS ON BISHOP AVENUE
- ⑤ BRICK PAVING
TO MATCH EXISTING BRICKS ON BISHOP AVENUE
- ⑥ LIGHT POLE
MANUFACTURER: TARGETTI POULSEN USA, INC.
MODEL: TO MATCH COMMERCE STREET; JOB #20316
FINISH: RAL 9005/ANTI-GRAFITTI
SIZE: 14.5 FT
INSTALLATION: REF. MANUFACTURER'S SPEC.S
CONTACT: (P) 954-349-2525; (F) 954-349-2550
- ⑦ BOLLARDS AT 7'-0" O.C.

DEVELOPMENT ACCENT MATERIALS:
 DECOMPOSED GRANITE BLUESTONE
 FLAGSTONE LIMESTONE

TREE MIX SELECTION



AMERICAN SWEETGUM
Liquidambar styraciflua



CHINESE PISTACHE
Pistacia chinensis



SHUMARD RED OAK
Quercus shumardii



LIVE OAK
Quercus virginiana



BURR OAK
Quercus macrocarpa



LACEBARK ELM
Ulmus parvifolia



CEDAR ELM
Ulmus crassifolia



CHINKAPIN OAK
Quercus muhlenbergii

BIKE RACK
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: RIDE
 INSTALLATION: REF. MANUFACTURER'S SPEC.S
 CONTACT: LARA MOFFAT (800) 430-6206 X1309;
 WWW.LANDSCAPEFORMS.COM

TABLE AND CHAIRS
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: CHIPMAN
 INSTALLATION: REF. MANUFACTURER'S SPEC.S
 CONTACT: LARA MOFFAT (800) 430-6206 X1309;
 WWW.LANDSCAPEFORMS.COM

LITTER RECEPTACLE
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: POE
 INSTALLATION: REF. MANUFACTURER'S SPEC.S
 CONTACT: LARA MOFFAT (800) 430-6206 X1309;
 WWW.LANDSCAPEFORMS.COM


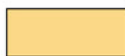



BENCH
 MANUFACTURER: LANDSCAPE FORMS
 MODEL: AUSTIN
 INSTALLATION: REF. MANUFACTURER'S SPEC.S
 CONTACT: LARA MOFFAT (800) 430-6206 X1309;
 WWW.LANDSCAPEFORMS.COM

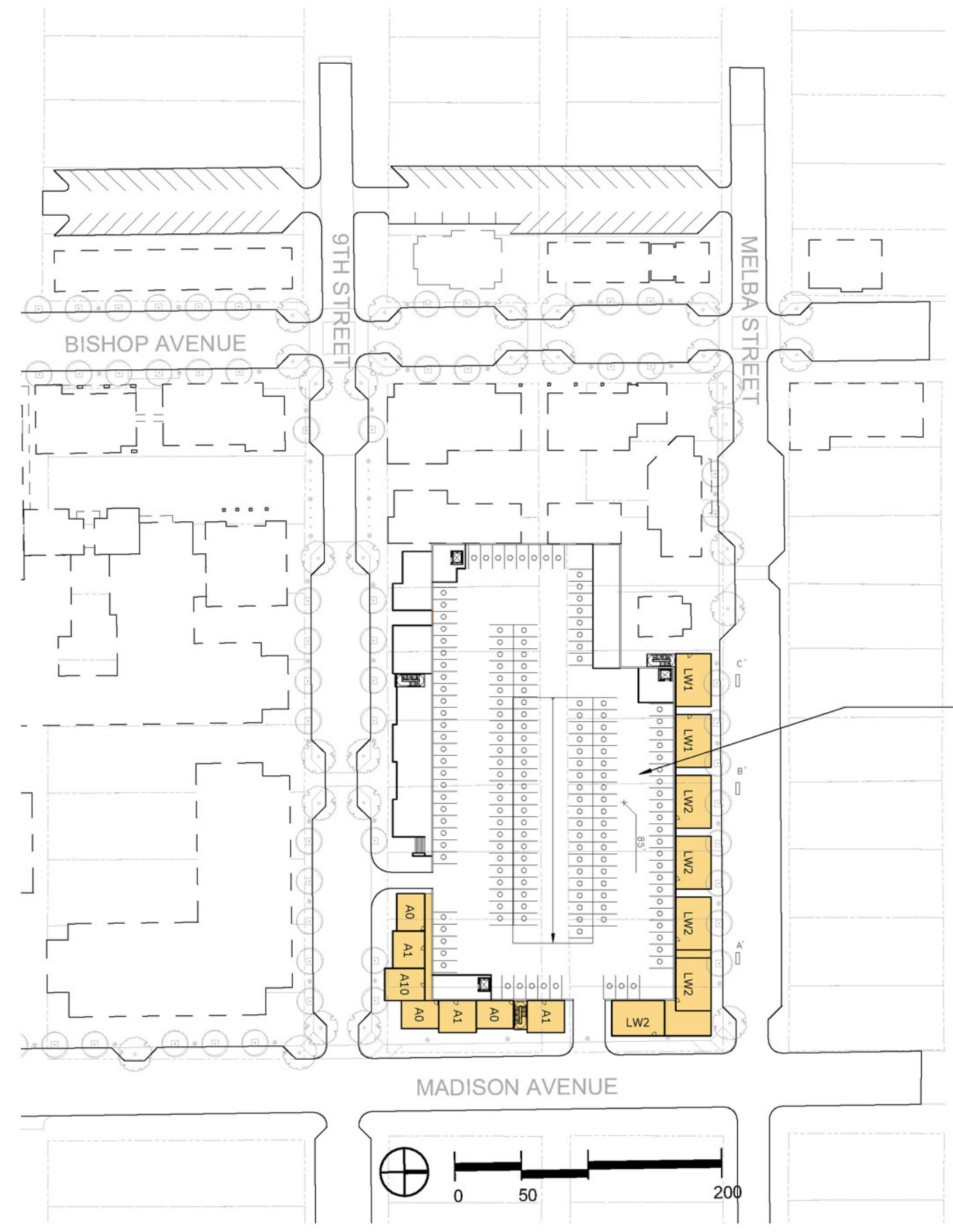
BISHOP ARTS DISTRICT • Illustrative Site Plan Public Amenity Court



PLAN DETAIL

BISHOP ARTS DISTRICT • Basement Level Plan

-  RETAIL
-  RESIDENTIA
-  OFFICE
-  SERVICE / B
-  EXISTING TC
-  EXISTING

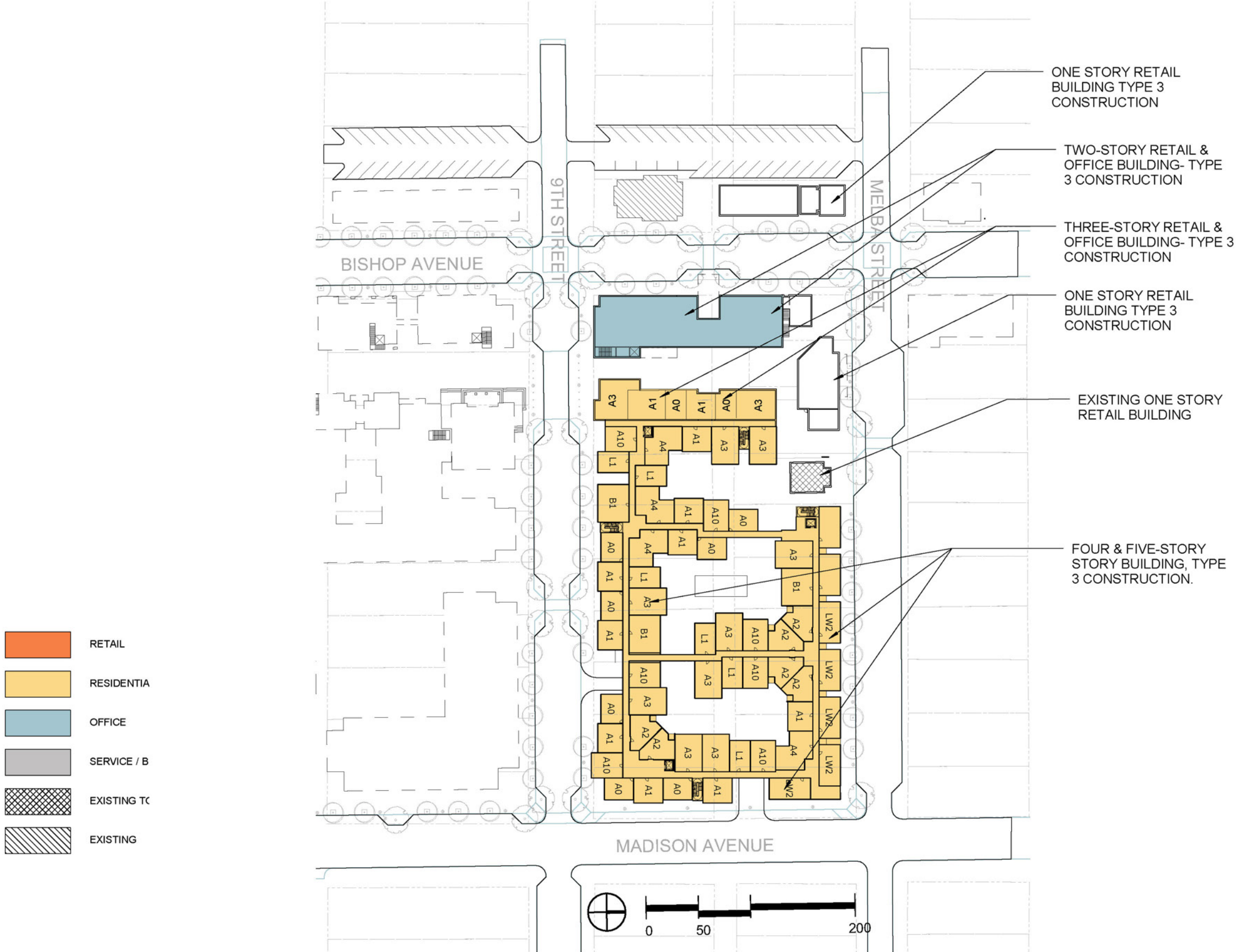


TWO-LEVEL
RESIDENTIAL GARAGE,
TYPE 1
CONSTRUCTION

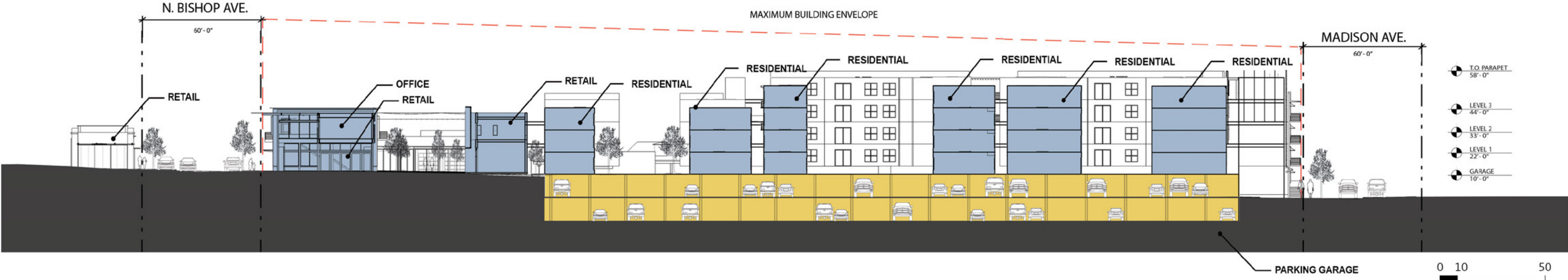
BISHOP ARTS DISTRICT • Ground Level Plan



BISHOP ARTS DISTRICT • Upper Level Plan



BISHOP ARTS DISTRICT • Site Section East - West



BISHOP ARTS DISTRICT • Street Sections

EXISTING

PROPOSED



BISHOP ARTS DISTRICT • East Elevation Along Bishop Ave



BISHOP ARTS DISTRICT • West Elevation Along Bishop Ave



BISHOP ARTS DISTRICT • West Elevation Along Madison Ave



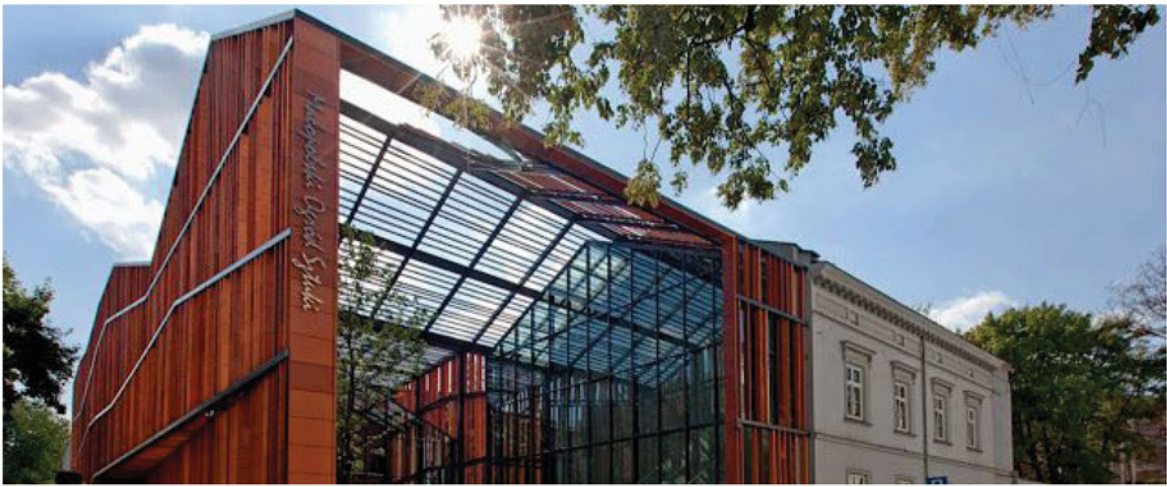
BISHOP ARTS DISTRICT • South Elevation Along 9th St.



BISHOP ARTS DISTRICT • North Elevation Along Melba St.



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
 Cast in Place Concrete
 Natural Stone Veneer
 Cast Stone

Finish Materials
 Cement Stucco
 Exterior Paint
 Stretched Fabric

Wood, Plastics, Composites
 Wood Rainscreens
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MATERIALS REFERENCE • Adaptive Reuse



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

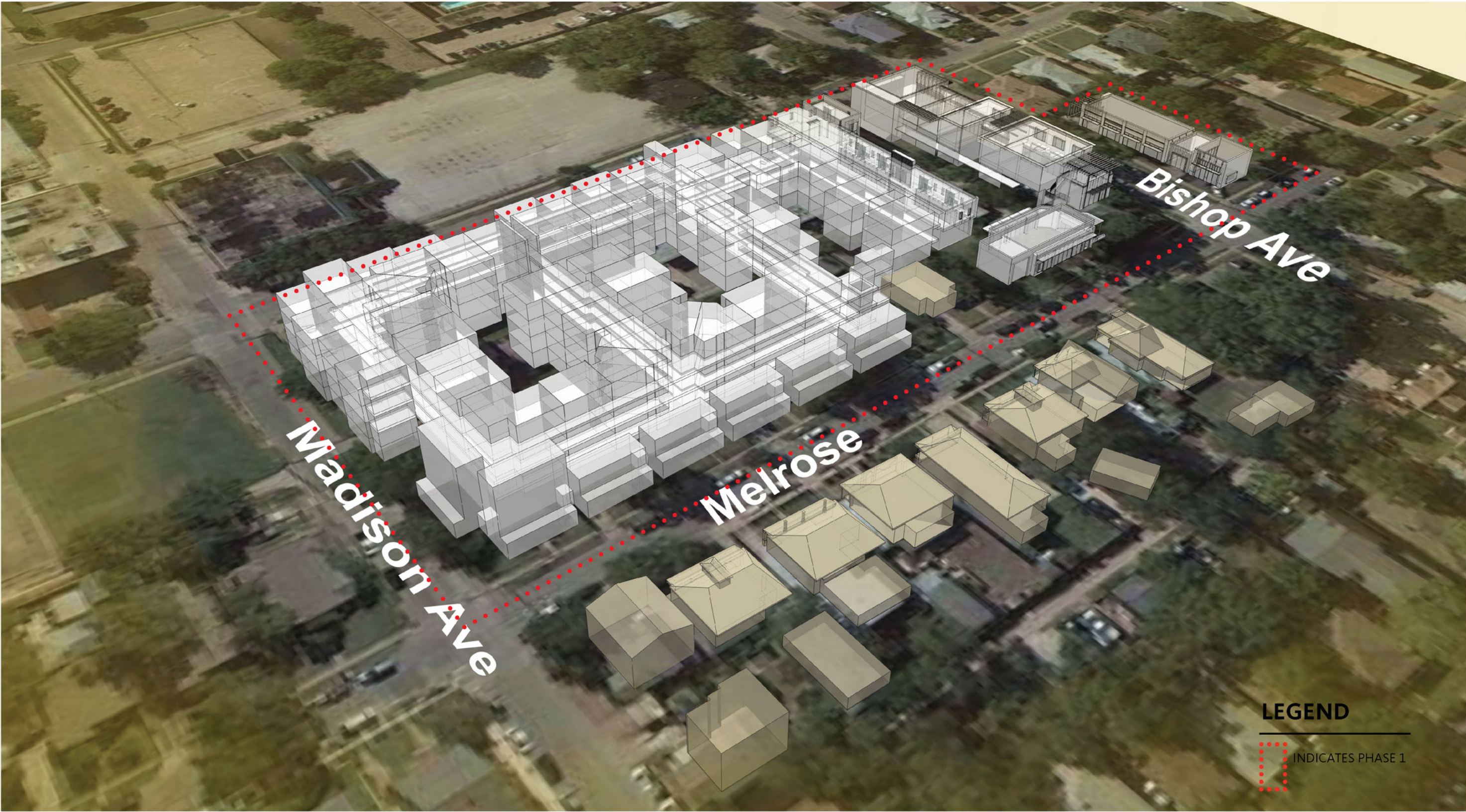
Finish Materials
 Cement Stucco
 Exterior Paint
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Wood, Plastics, Composites
 Wood Rainscreens
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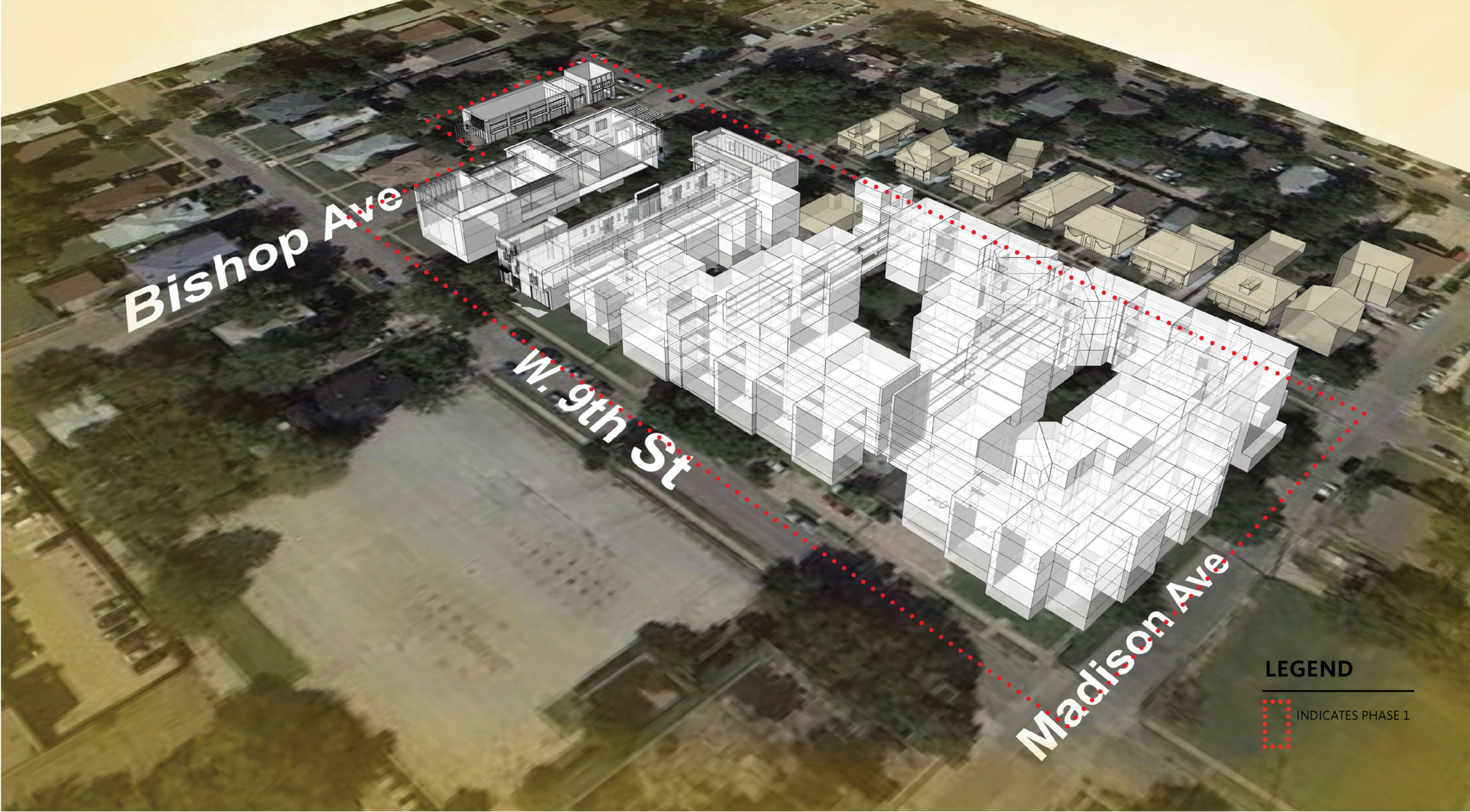
Building Cladding
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Metals
 Stainless Steel
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 Steel Stair Assemblies

BISHOP ARTS DISTRICT • Overall Massing Looking South



BISHOP ARTS DISTRICT • Overall Massing Looking North



BISHOP ARTS DISTRICT • Max Building Envelope



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



BISHOP ARTS DISTRICT • Perspective - Bishop and Melba Looking South



BISHOP ARTS DISTRICT • Perspective - Bishop and Melba Looking South and East



BISHOP ARTS DISTRICT • Perspective - Bishop and 9th Looking North East



BISHOP ARTS DISTRICT • Perspective - Bishop and Melba Looking South



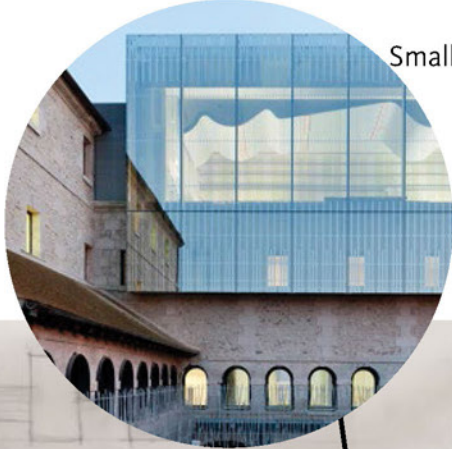
Curated moments...



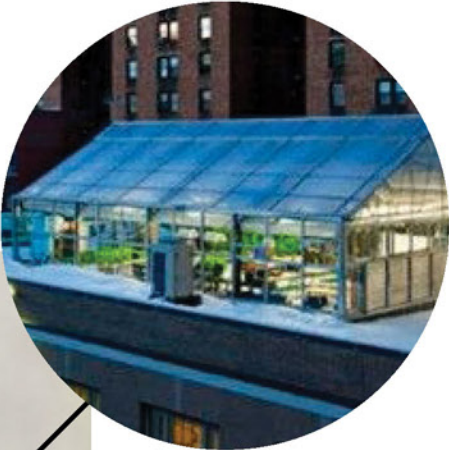
Mural



Projection



Small Parasite Building



Greenhouse



The "Address"



Verticality



Fabric Awnings



Infill Building

Bishop Street