

Applicable Urban Design Priorities Project Should Achieve

[1] Discussion is encouraged evaluating the overall concept proposed by the development team in relation to the existing area vision.

Comments/recommendations illuminating any critical issues the panel might identify will help to set the expectation for future reviews of individual project phases -



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III

Midtown Design Guidelines

Context Description

The project site is comprised of roughly 450 acres located at the intersection of the Dallas North Tollway and Interstate 635. The site currently hosts regional shopping and employment centers including the Galleria Dallas to the west, as well as Valley View Mall to the east. The northern third of the site hosts a high concentration of aging multi-family units.

Critical design considerations include creating a walkable urban neighborhood, and urban form consistent with the spirit of existing policy and sound urban principals. This includes addressing streets with active program suitable for adjacent future development, promoting a walkable and highly pedestrian oriented development pattern, and enhance overall neighborhood connectivity.

The intent of this review is to provide feedback and set expectations around the development teams overall vision for initial phases in preparation for phase I, to be presented at an upcoming meeting.

Dallas Midtown

Neighborhood:
Midtown

Program:
Mixed-use development including:
residential, commercial retail, office,
and open space



ILLUSTRATIVE VISION

DEVELOP AN AREA WIDE VISION...

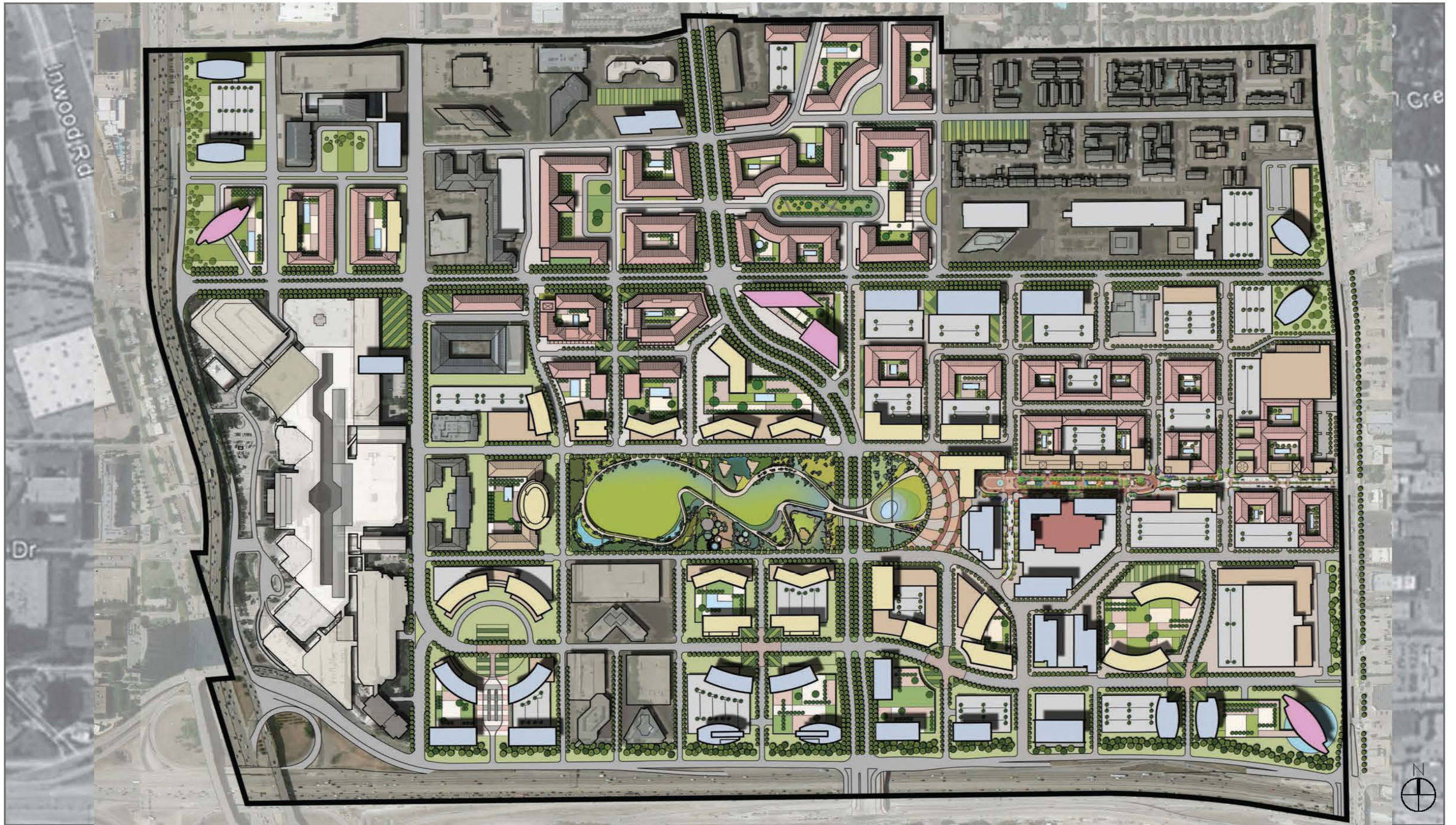
- Create an environment that encourages the “live, work, play” model
- Redevelop the area to successfully integrate existing sites into new development
- Continue development of internal street circulation and connectivity within districts
- Introduce open space concept that allows for large and smaller parks throughout the district
- Create an identity for the Midtown district



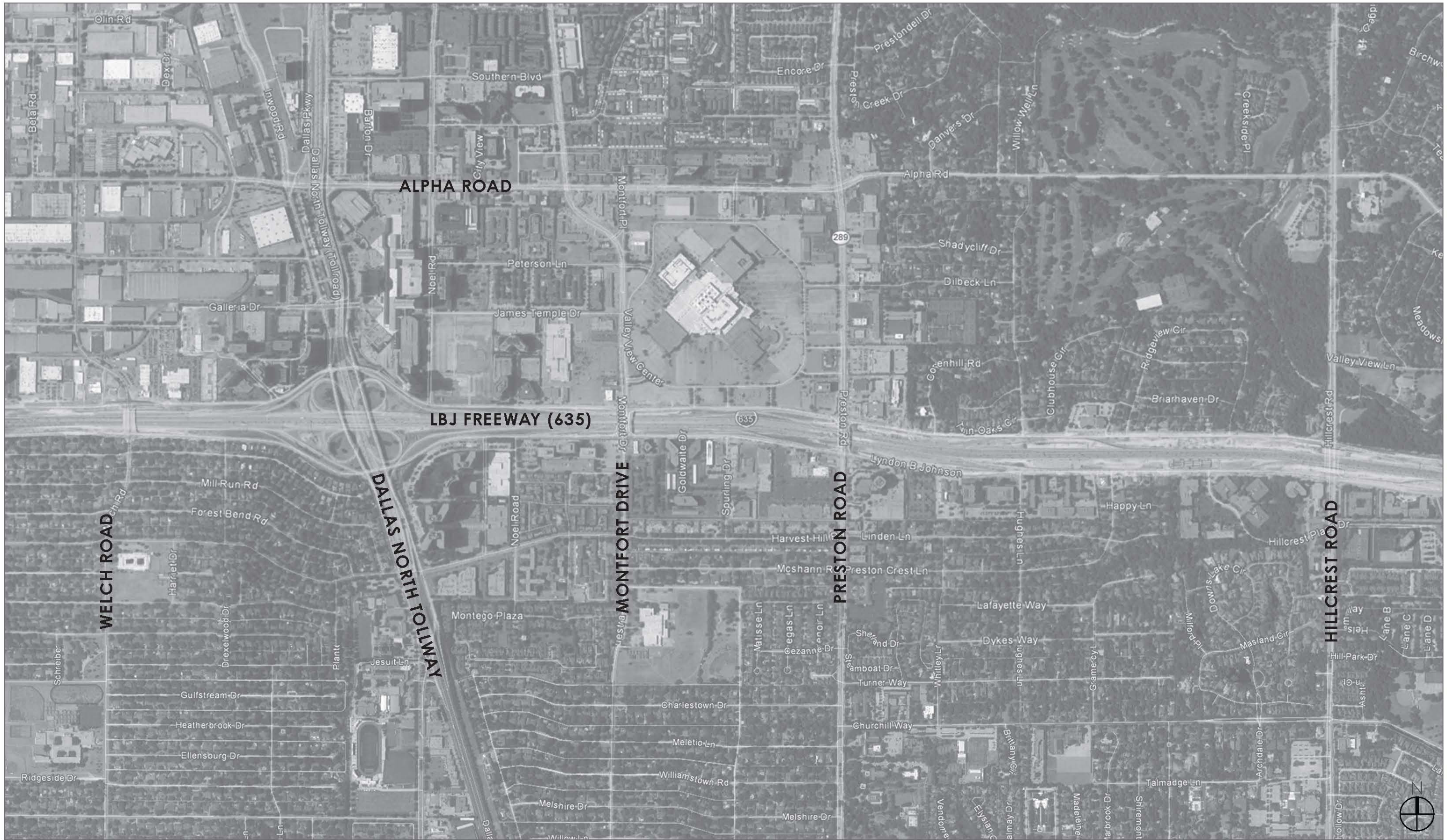


ENHANCED STREET SYSTEM

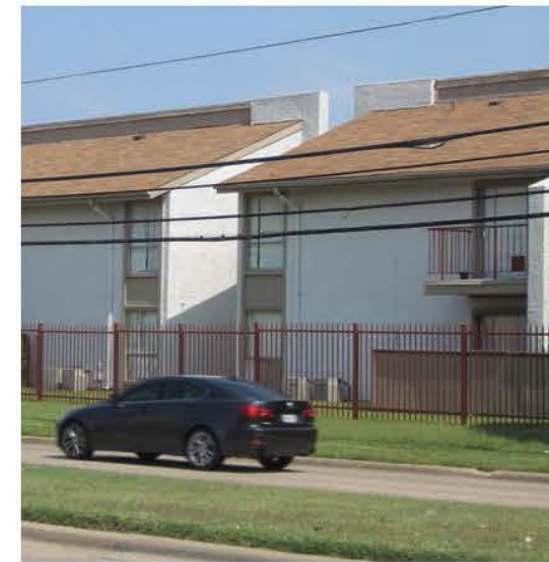
- New design standards for each street or street type
- A Thoroughfare Plan will establish new thoroughfares or update existing ones
- Maximum block size standards will apply to future redevelopment to avoid super-blocks and ensure pedestrian-scale circulation
- Encourage on street parking and pedestrian-friendly streetscapes
- Encourage structured parking and reduce visible surface parking lots



VISION PLAN



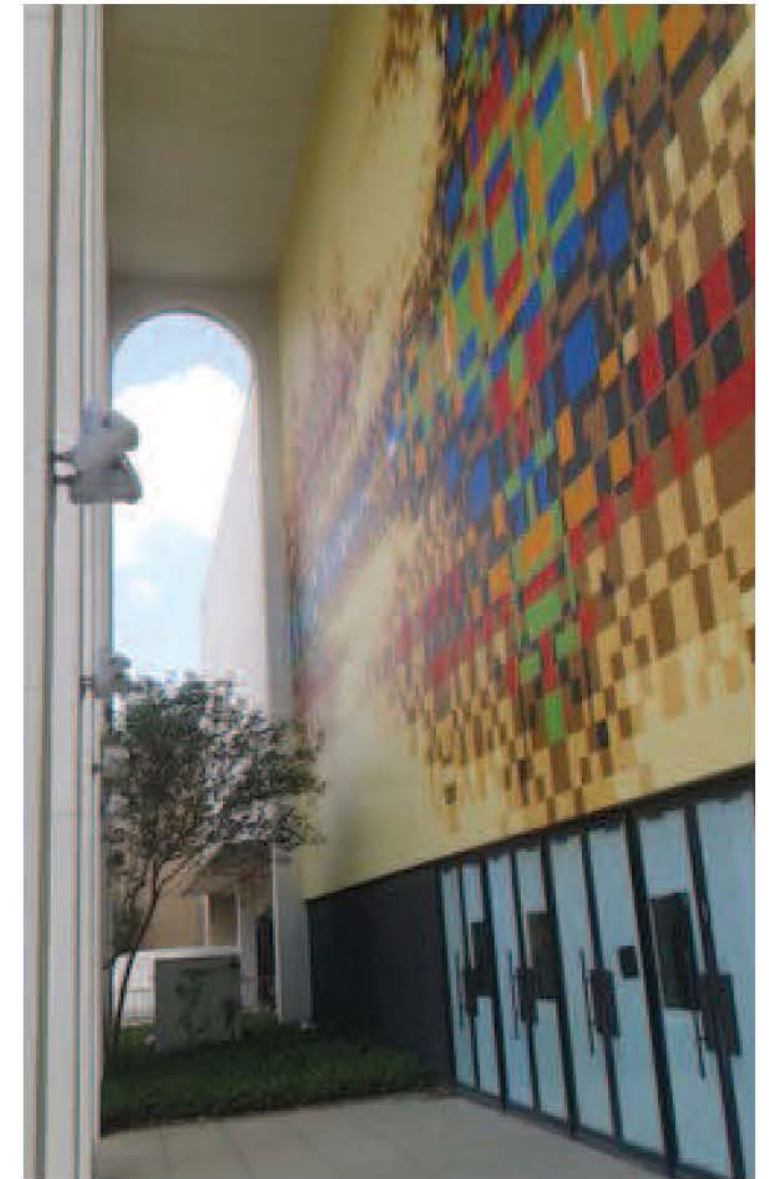
CONTEXT PLAN



EXISTING CONDITIONS
SURROUNDING SITE



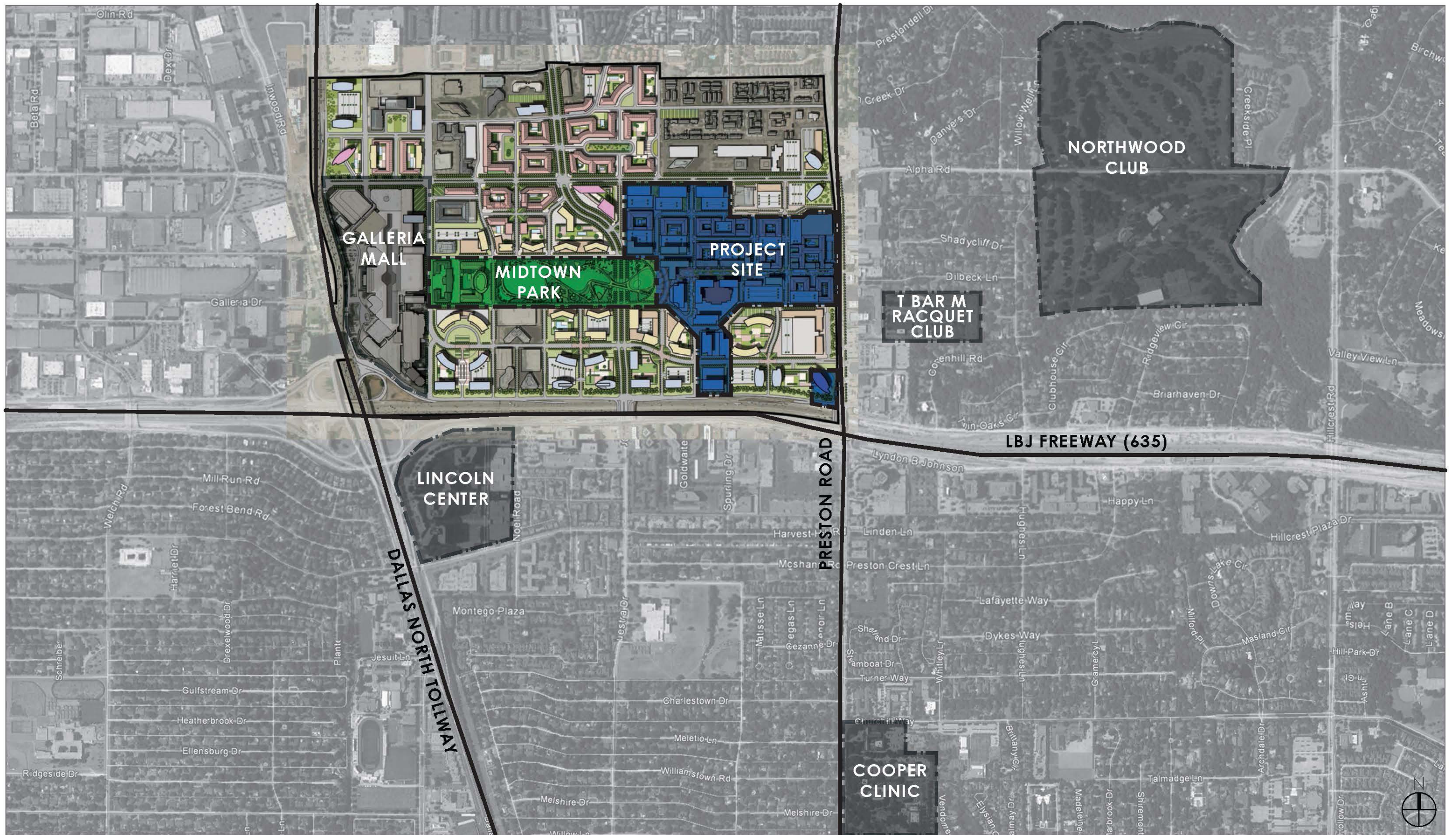
EXISTING CONDITIONS
EXISTING BUILDINGS



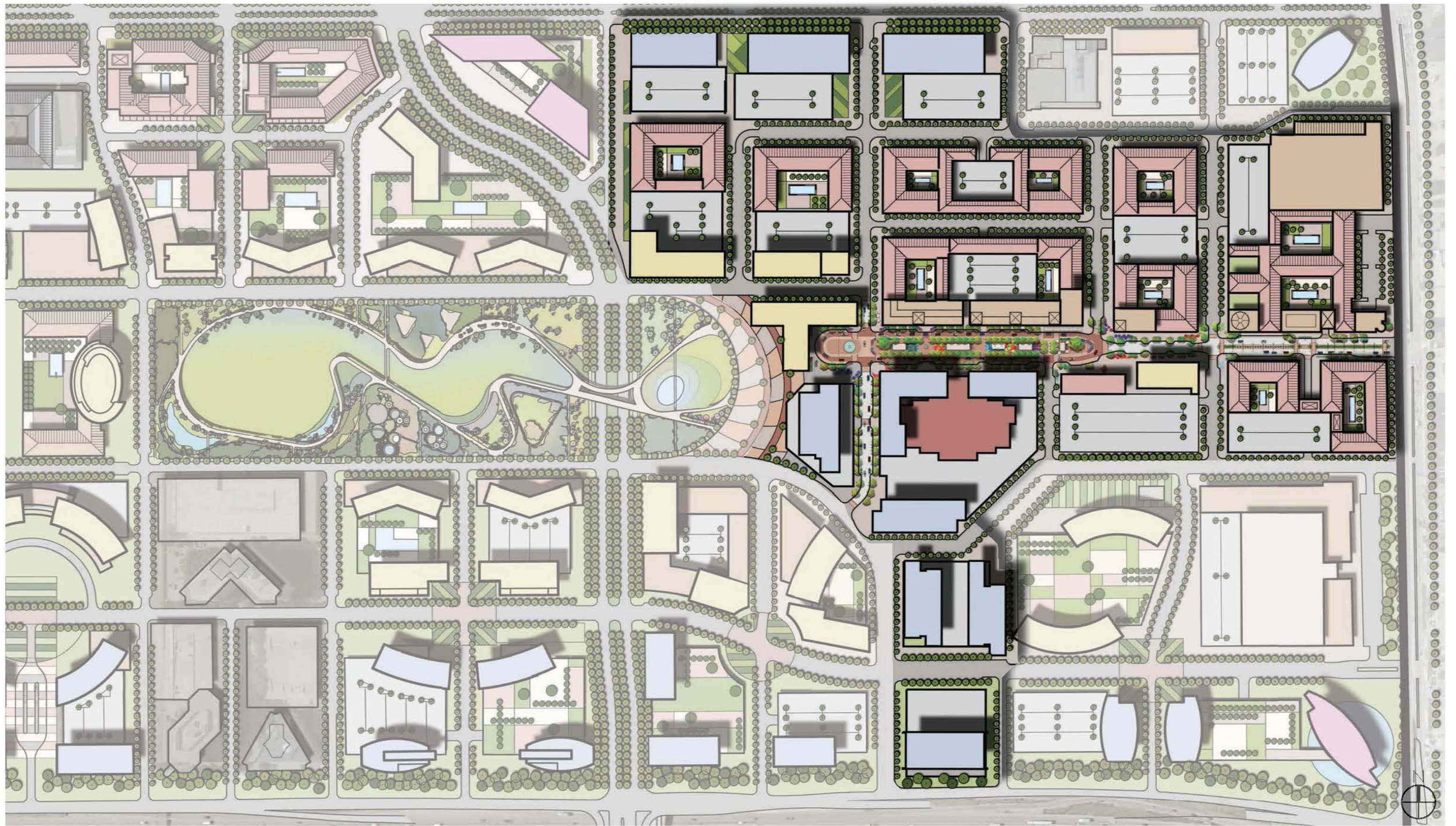
EXISTING CONDITIONS
EXISTING MALL



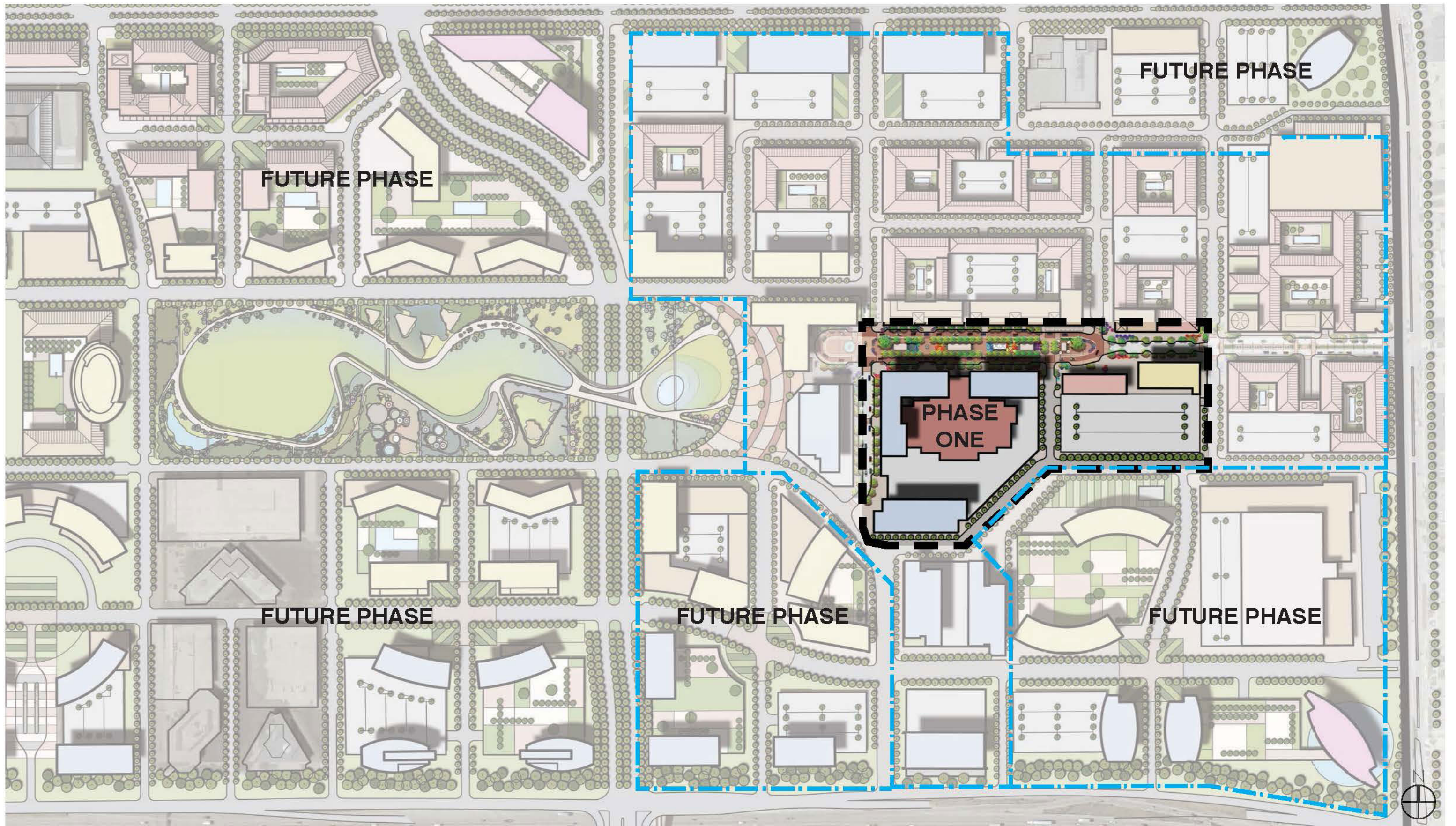
PRECEDENT IMAGES



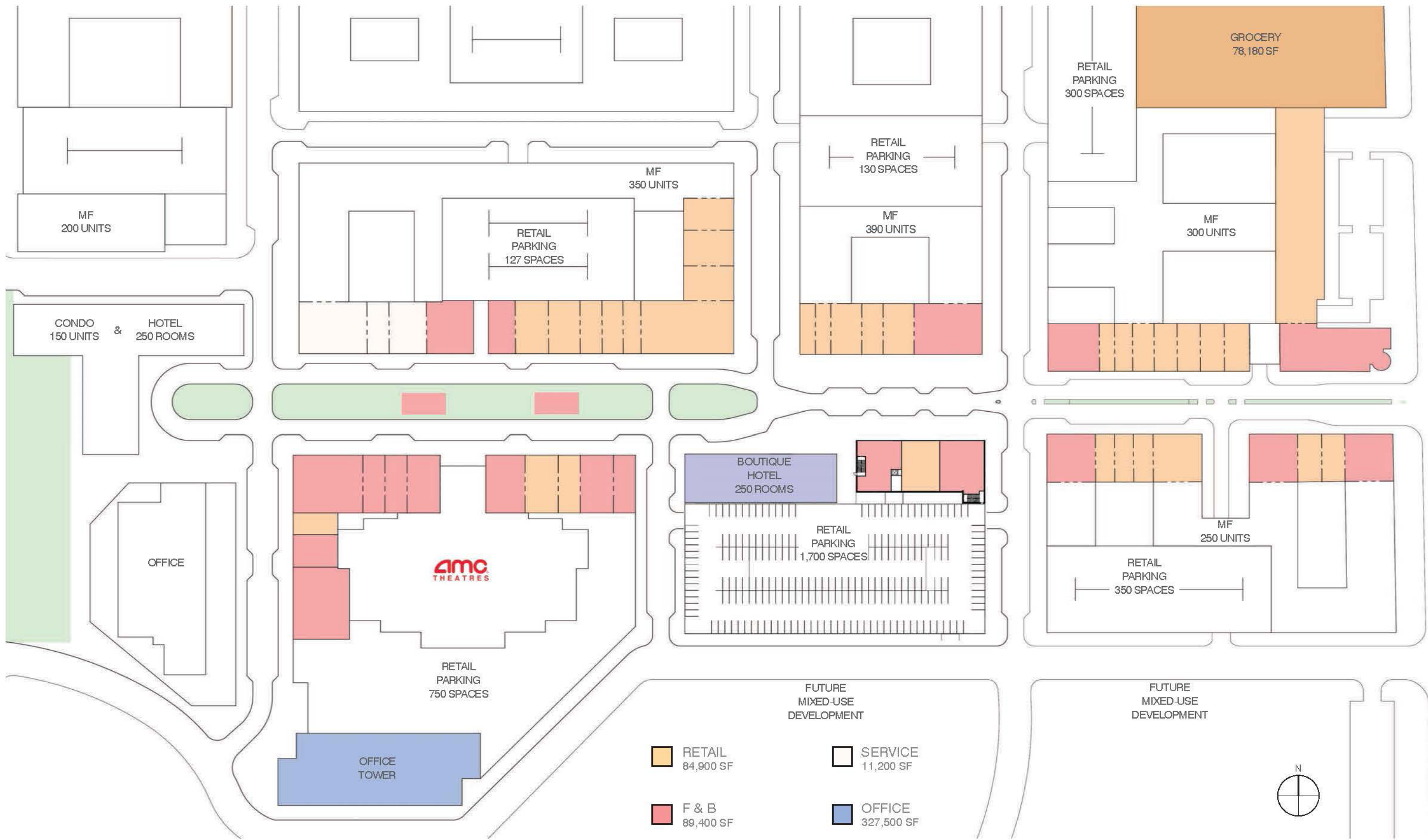
VICINITY PLAN



DISTRICT PLAN

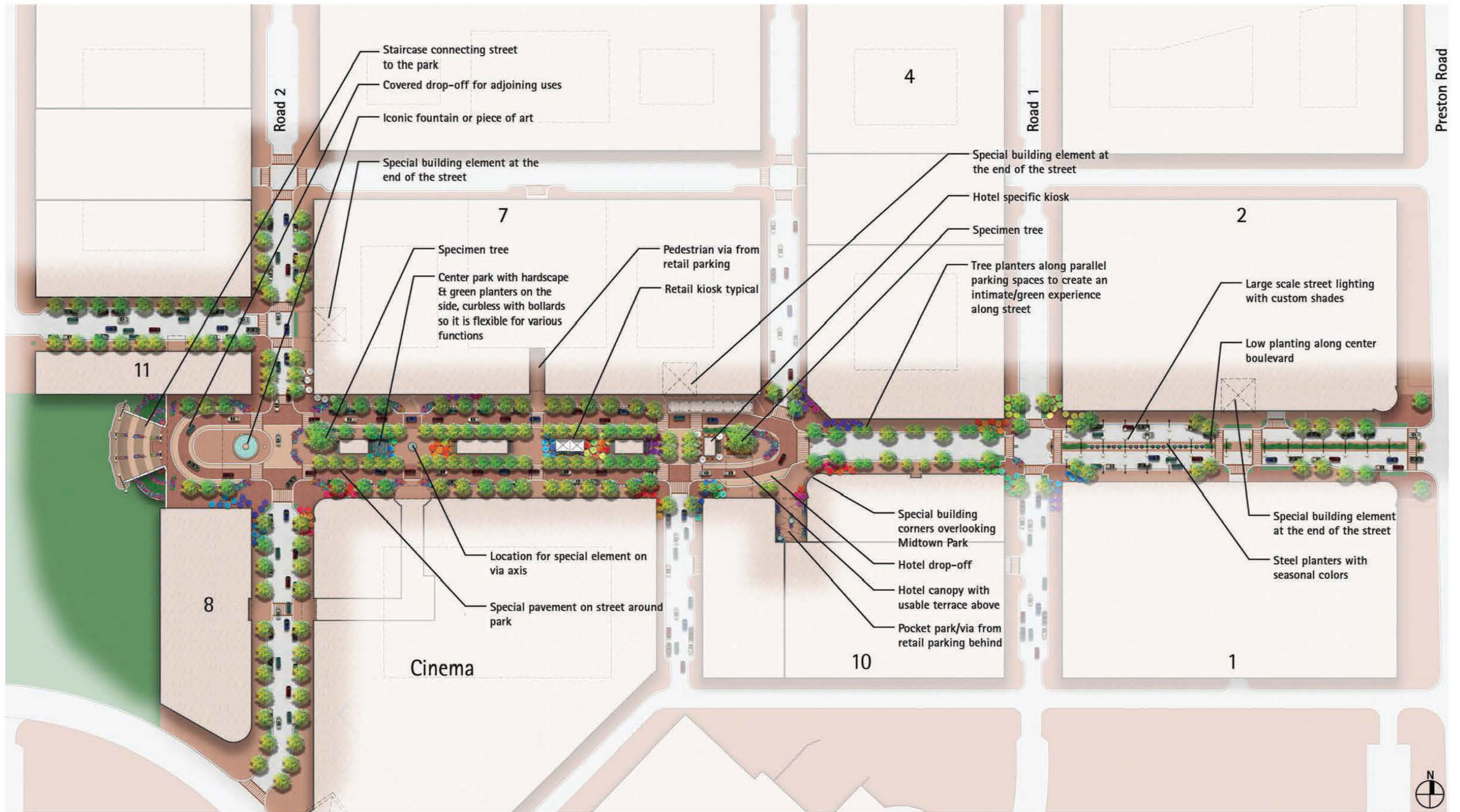


PHASING PLAN

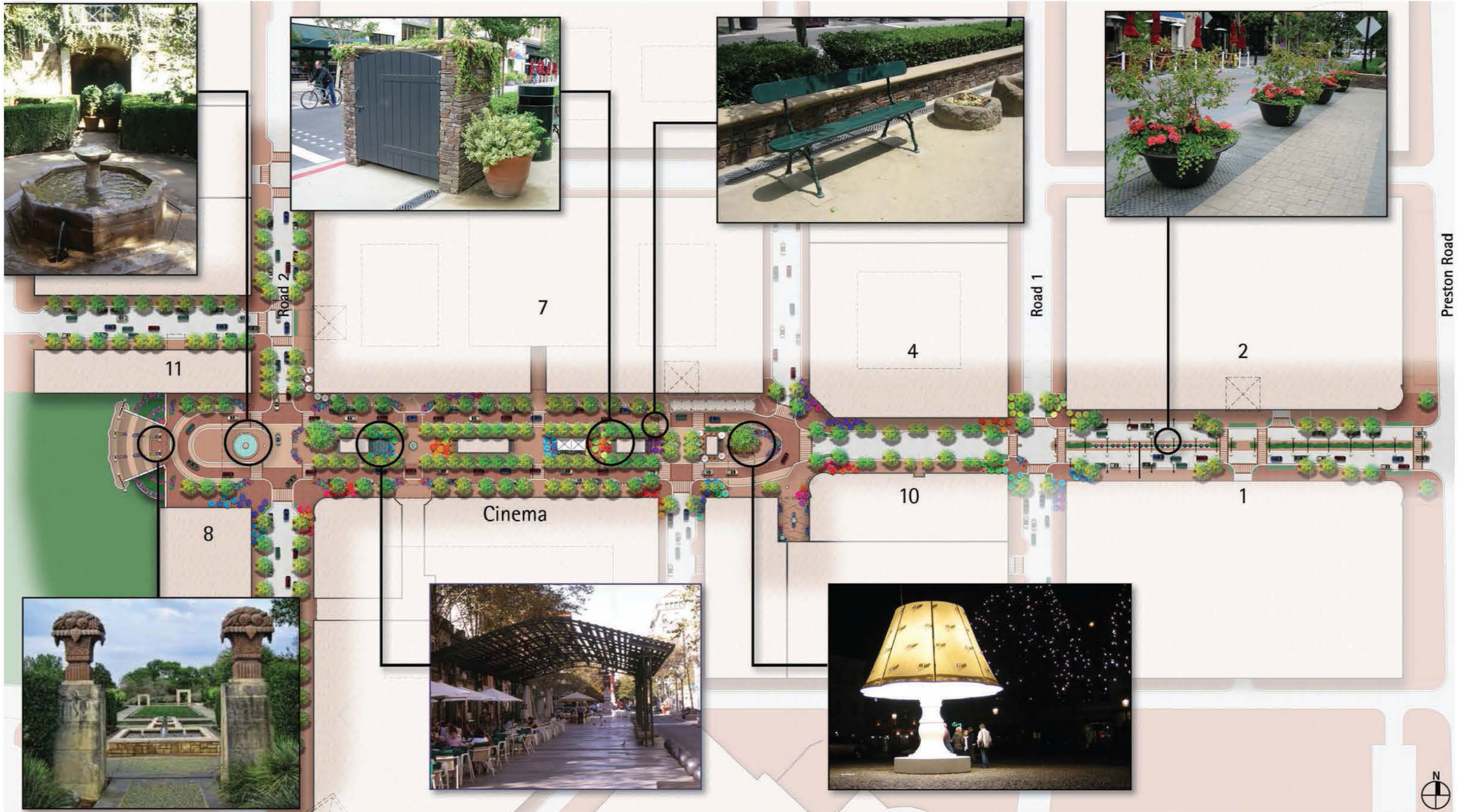


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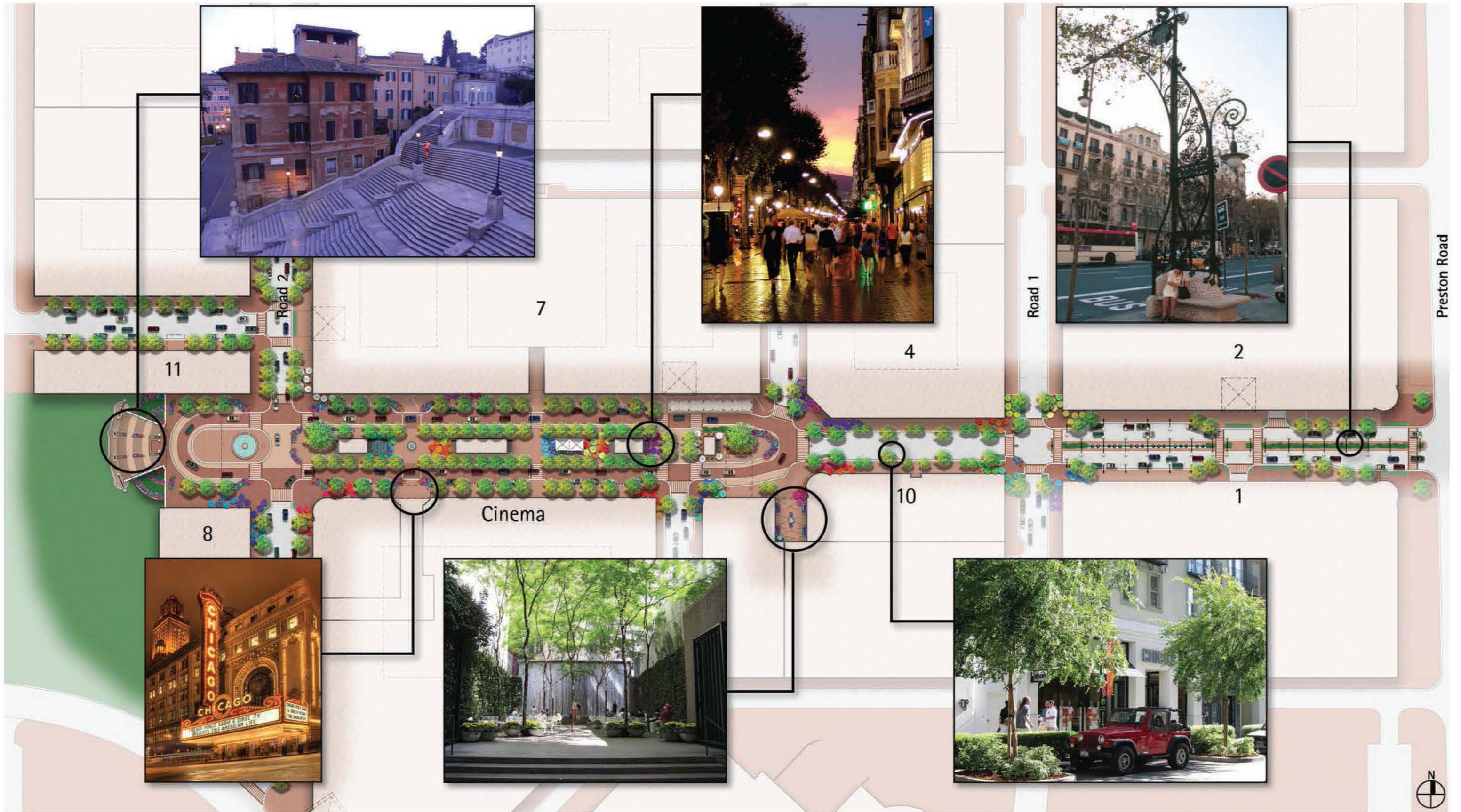
MERCHANDISING PLAN



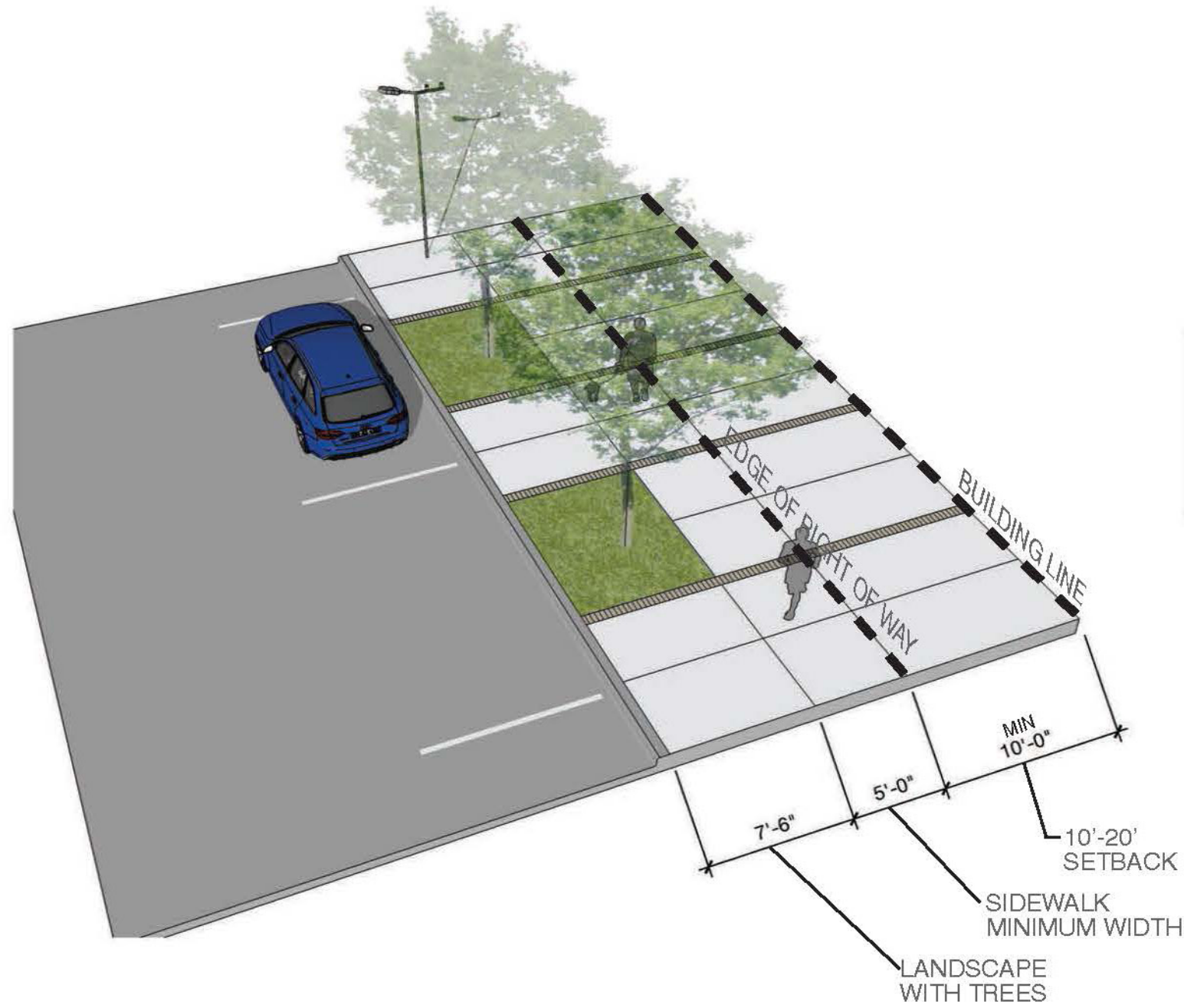
ESPLANADE PLAN



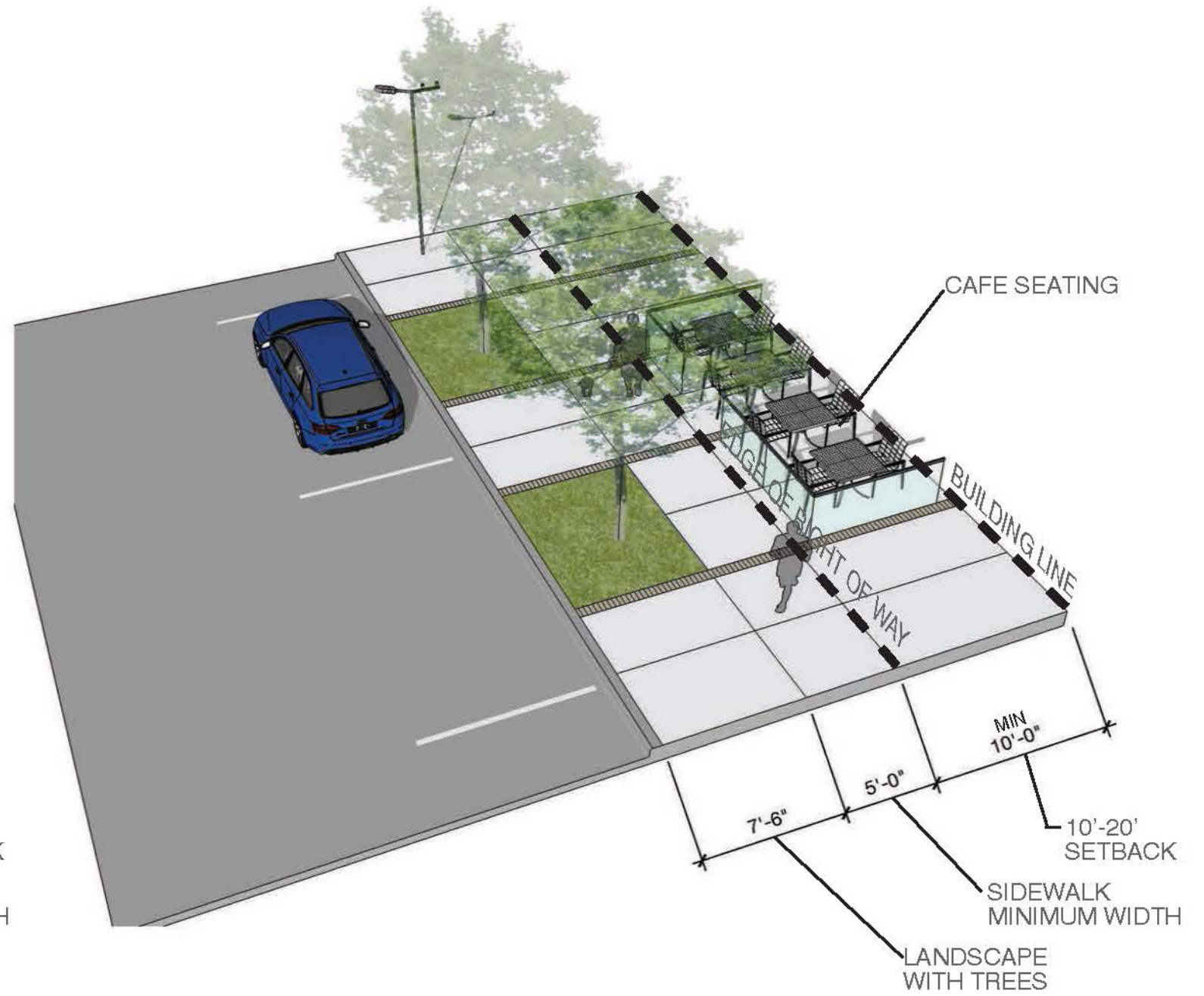
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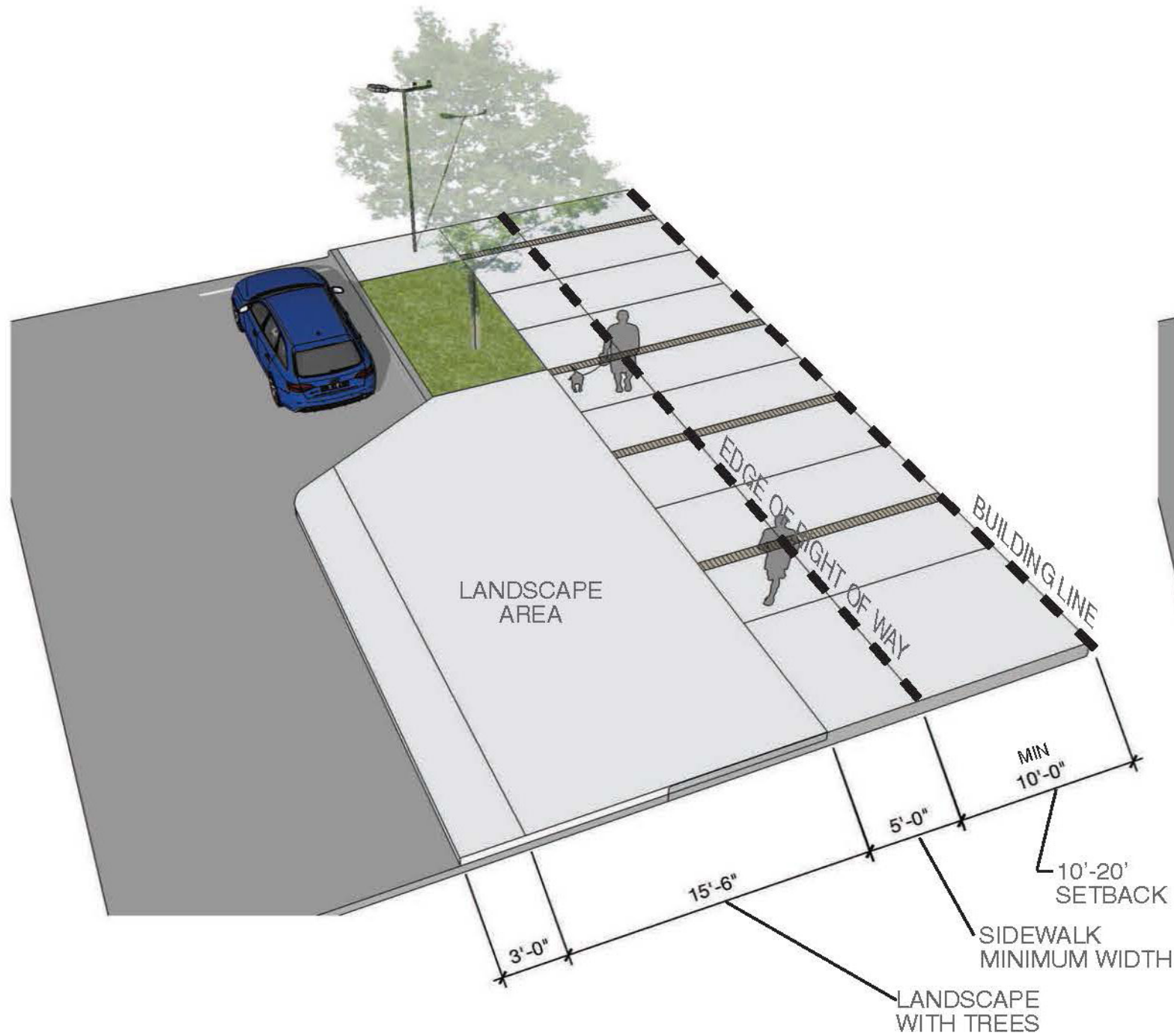


OPTION 1: WITHOUT CAFE SEATING

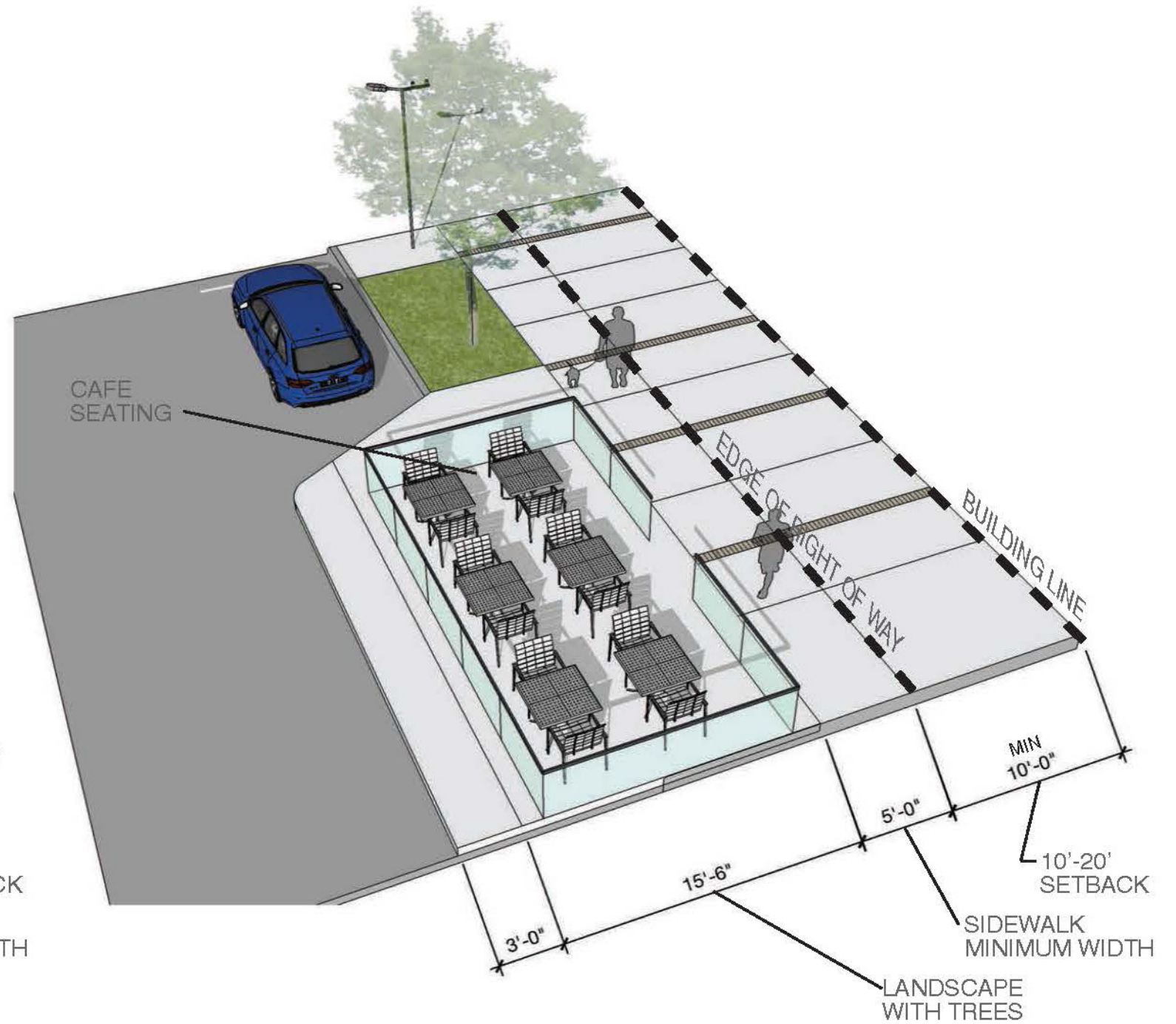


OPTION 2: WITH CAFE SEATING

STREET TYPOLOGY
RETAIL STREET TYPE A



OPTION 1: WITHOUT CAFE SEATING



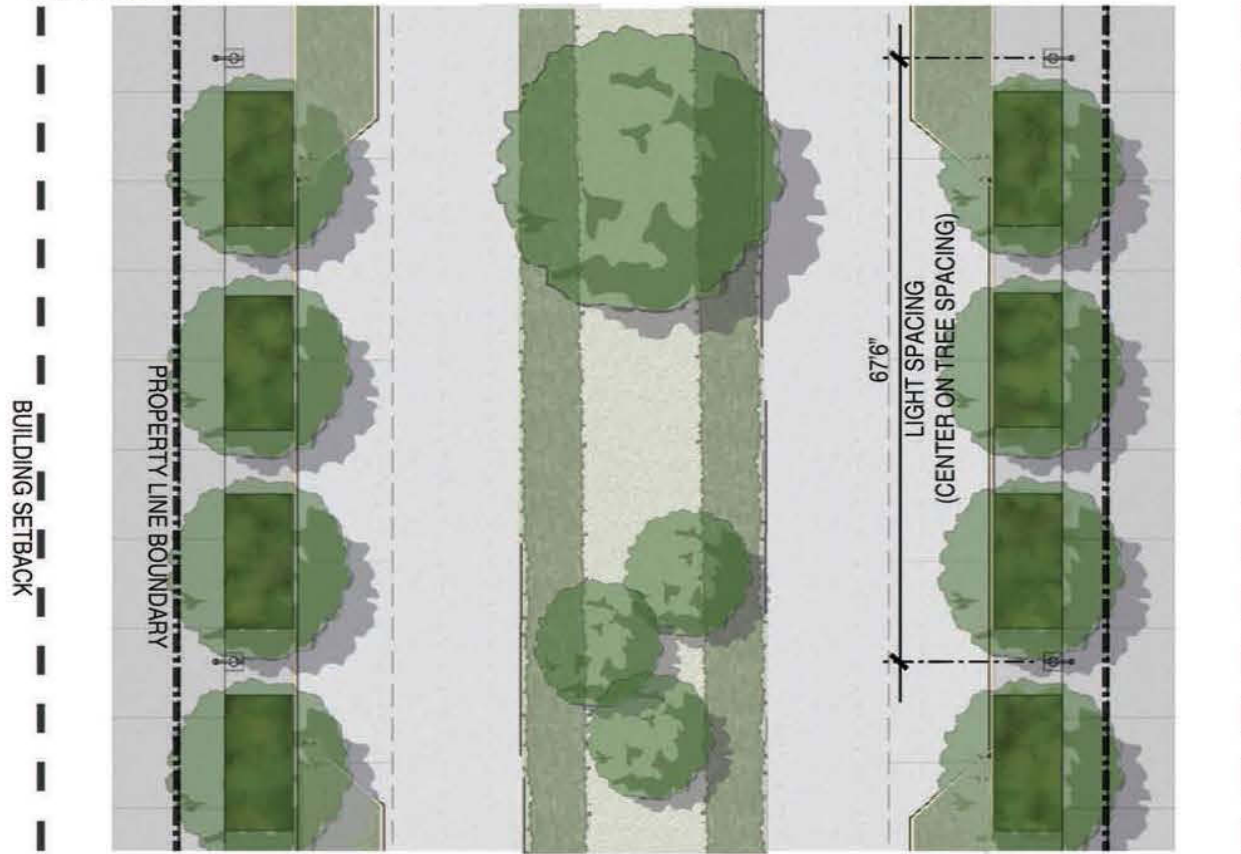
OPTION 2: WITH CAFE SEATING

STREET TYPOLOGY
RETAIL STREET TYPE B

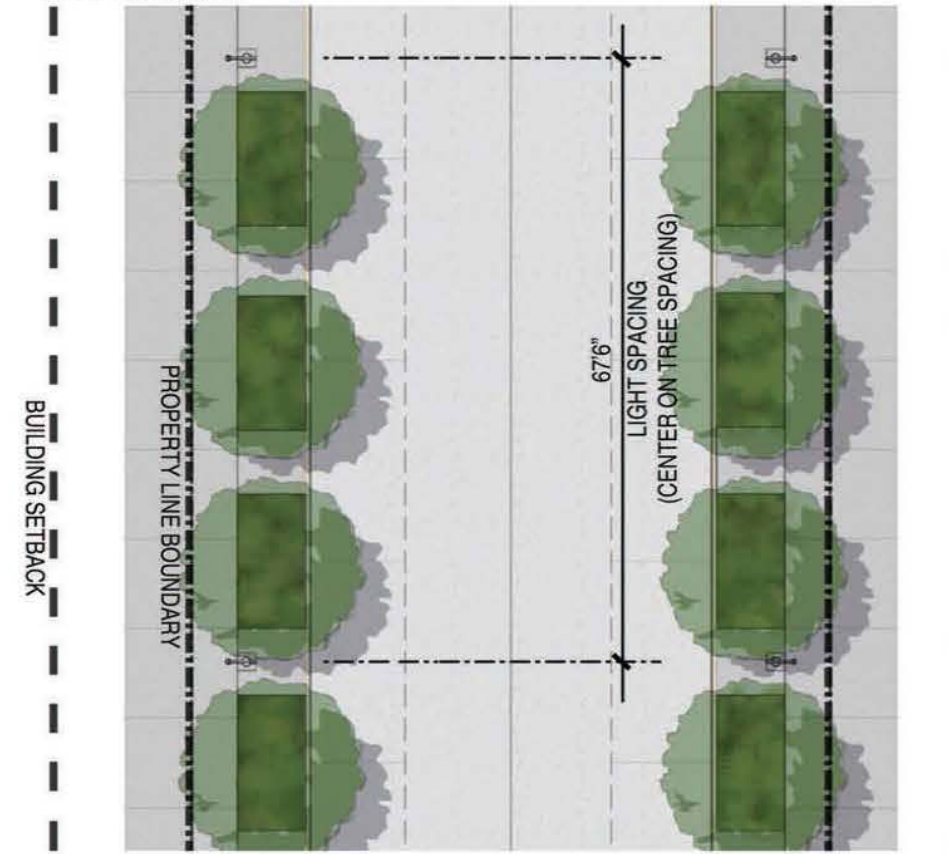


STREET TYPOLOGY
RESIDENTIAL STREET

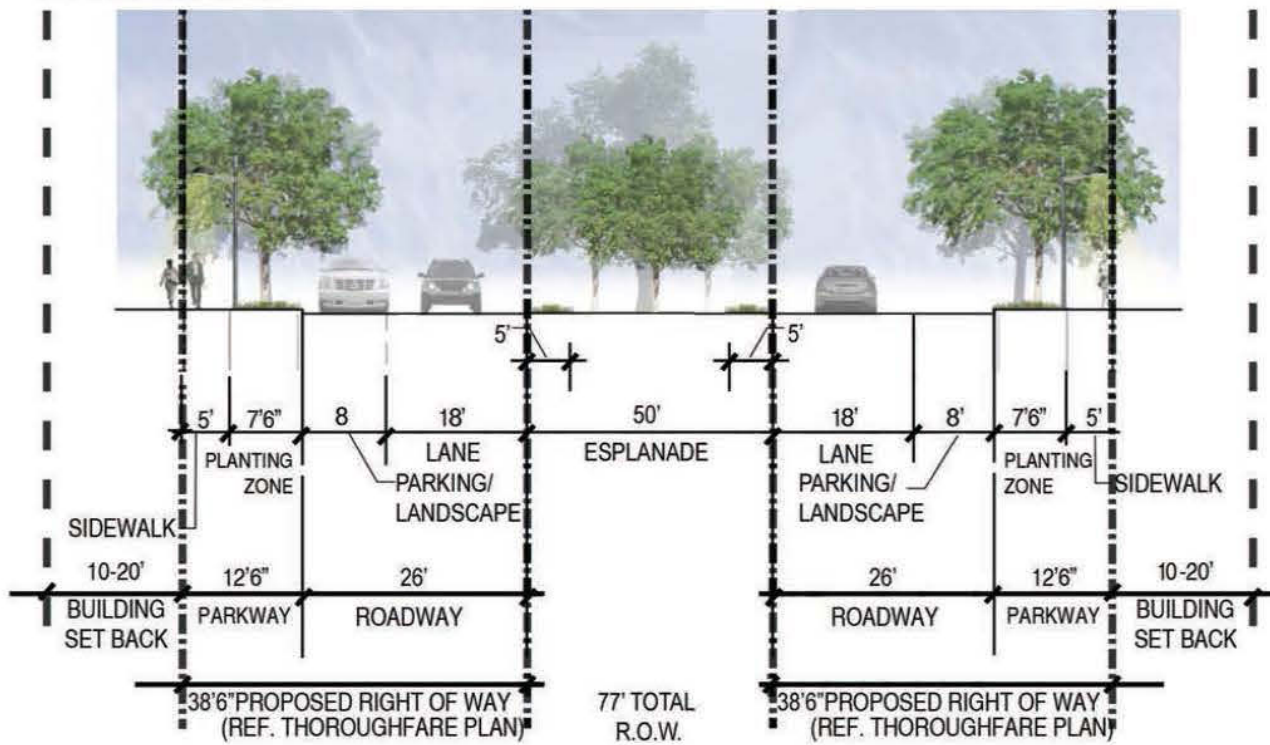
TYPICAL PLAN



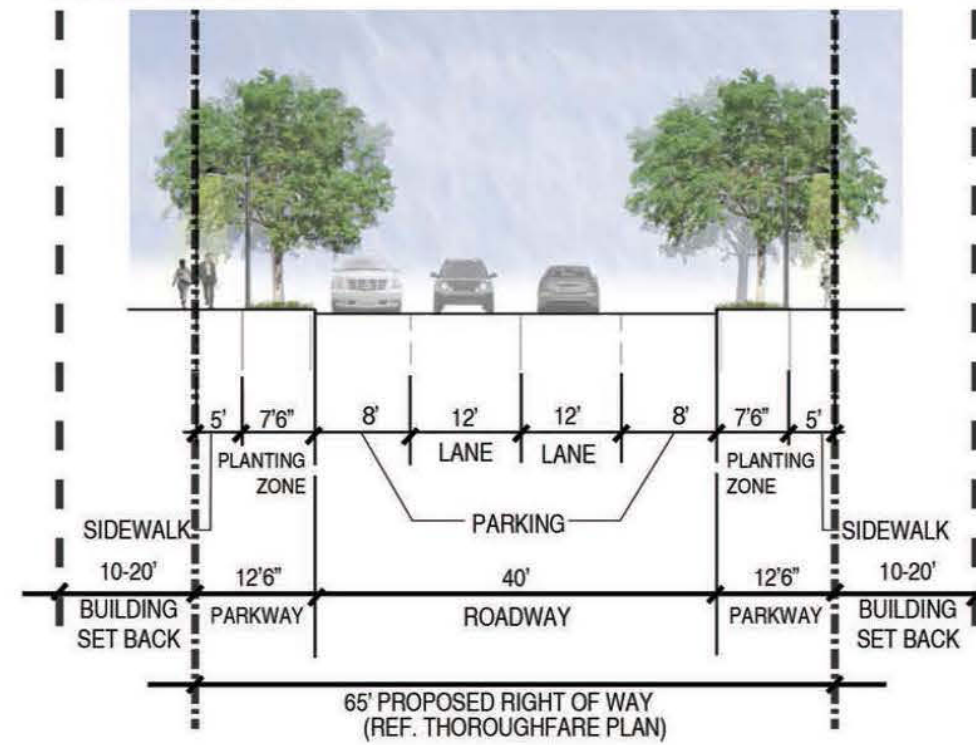
TYPICAL PLAN



TYPICAL SECTION



TYPICAL SECTION

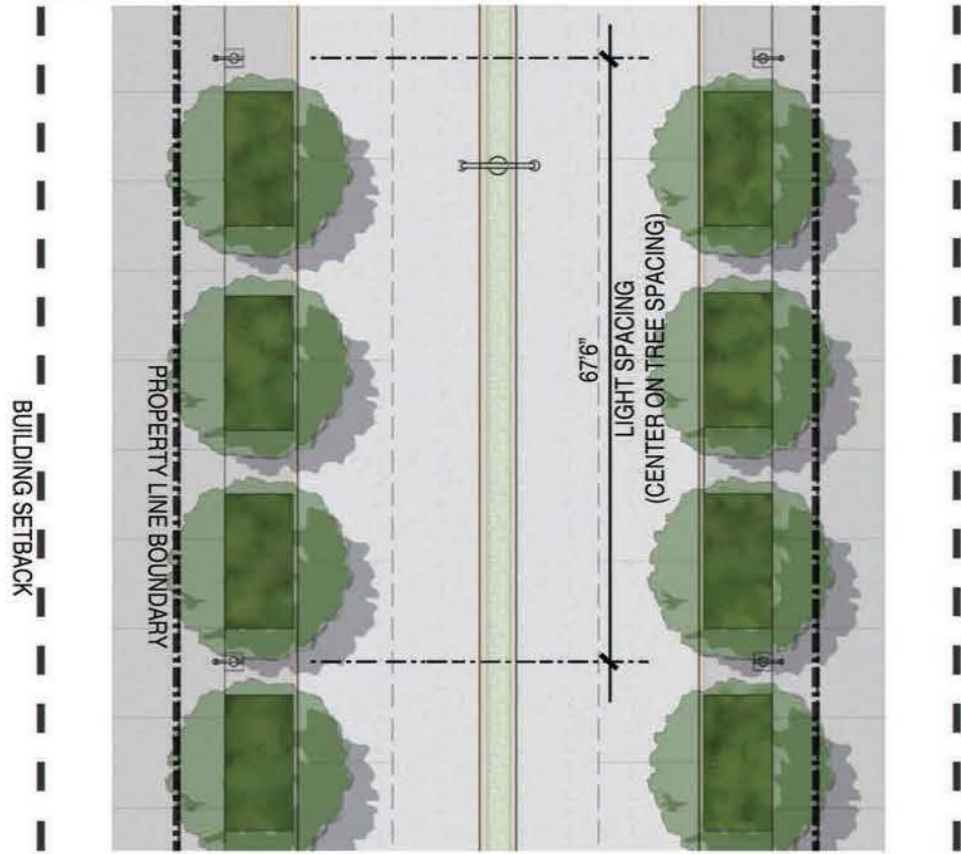


TYPICAL STREET TYPE B1
PETERSON LANE

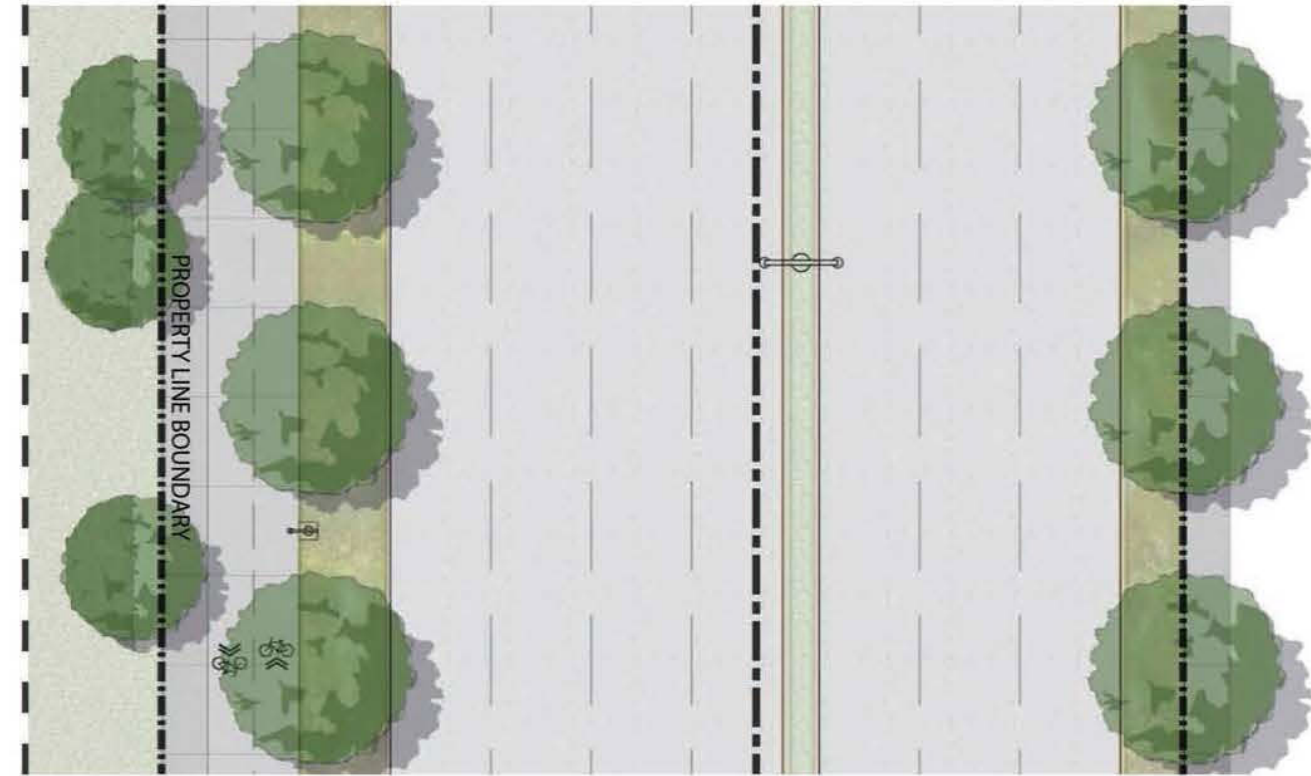
TYPICAL STREET TYPE B2
PETERSON LANE

STREET SECTIONS

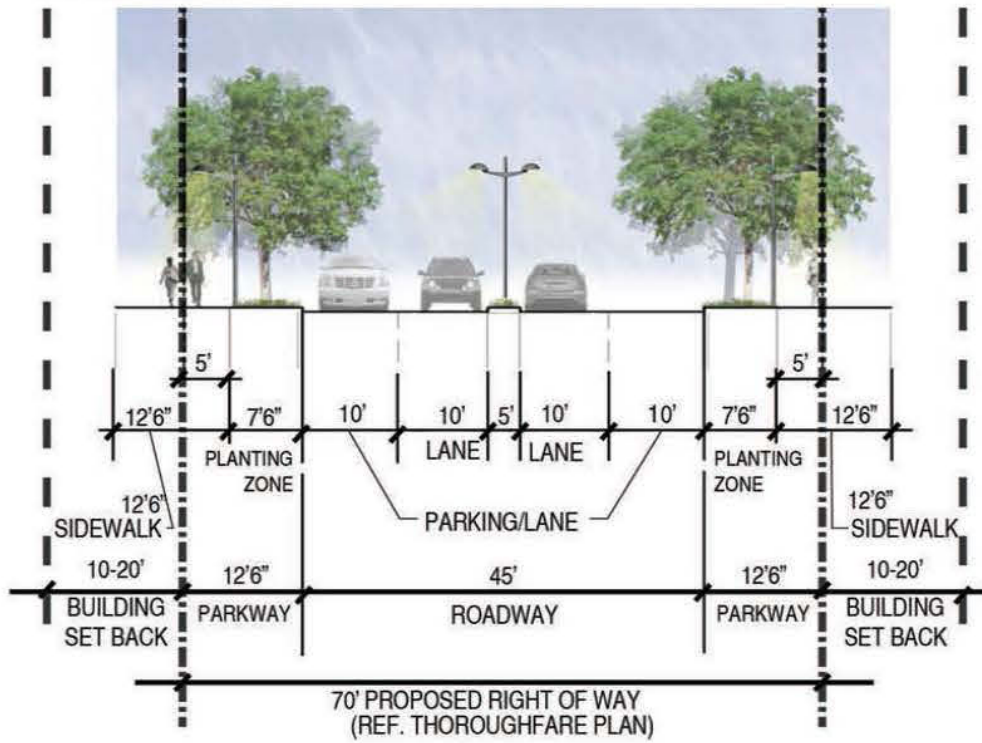
TYPICAL PLAN



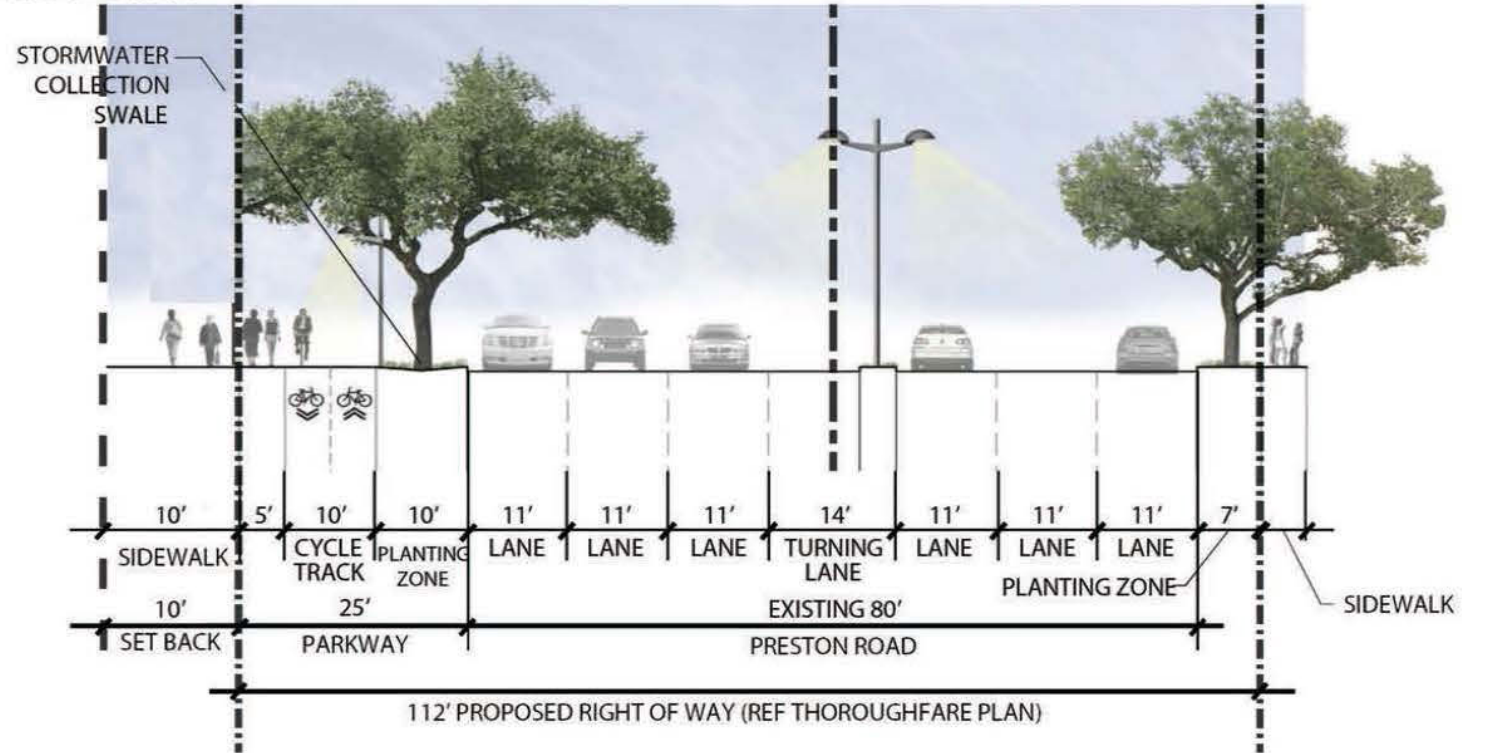
TYPICAL PLAN



TYPICAL SECTION



TYPICAL SECTION



TYPICAL STREET TYPE B3
PETERSON LANE

TYPICAL STREET
PRESTON ROAD - ALT 1

STREET SECTIONS



