

Applicable Urban Design Priorities that Project Should Achieve

UDPRP recommendations from both the May 20, 2015 peer review meetings listed below:

UDPRP Review Summary 03.20.15

Urban Design Peer Review Panel

DATE: 03.20.15

TIME: 8:30am

PROJECT: Dallas Midtown

Advice Summary

- [1] The panel recognizes and applauds the overall vision and impulse of the Dallas Midtown plan and proposed Phase one improvements.
- [2] The panel recommends exploring stronger connections in the street network to the western portion of the park area as well as careful attention given to strong clear connections in the street network in all directions from the proposed phase one project site.
- [3] Large blocks, such as the proposed block north of the cinema, should be broken up in scale with streets or clear pedestrian connections such as mews streets or pedestrian paseos.
- [4] Consistent, tightly spaced street trees should be a continuous organizing element along the entirety of the central retail spine street.
- [5] Moving forward, exposed garages faces should be avoided wherever possible in phase one and in future phases.
- [6] Regarding the Preston Road frontage, the panel acknowledges that either a slip-road condition or buildings directly abutting the street can be executed successfully as urban design strategies, noting that whichever condition is introduced should be consistent along the entirety of the street.
- [7] The panel recommends that careful attention be given to the design of a slip-road condition to be designed in the character of a browsing-lane rather than as a surface parking lot with an internal drive.
- [8] The panel expressed general support for the suggested sidewalk dimensions noting that each proposed use and typology merits an appropriate and tailored response.
- [9] Consider opportunities for shade as a prominent organizational strategy for public spaces throughout the site.
- [10] The panel recommends delivering the park area east of Monfort in early project phases and recommends designing this segment to stand alone as a public space, recognizing it as a critical catalyst to realize the overall vision.



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.

The southeast corner of the Midtown project is located at the northwest corner of Preston and the LBU (I-635) freeway. The plan calls for a mix of residential, a large grocer anchor, and smaller retail lease spaces at ground level.

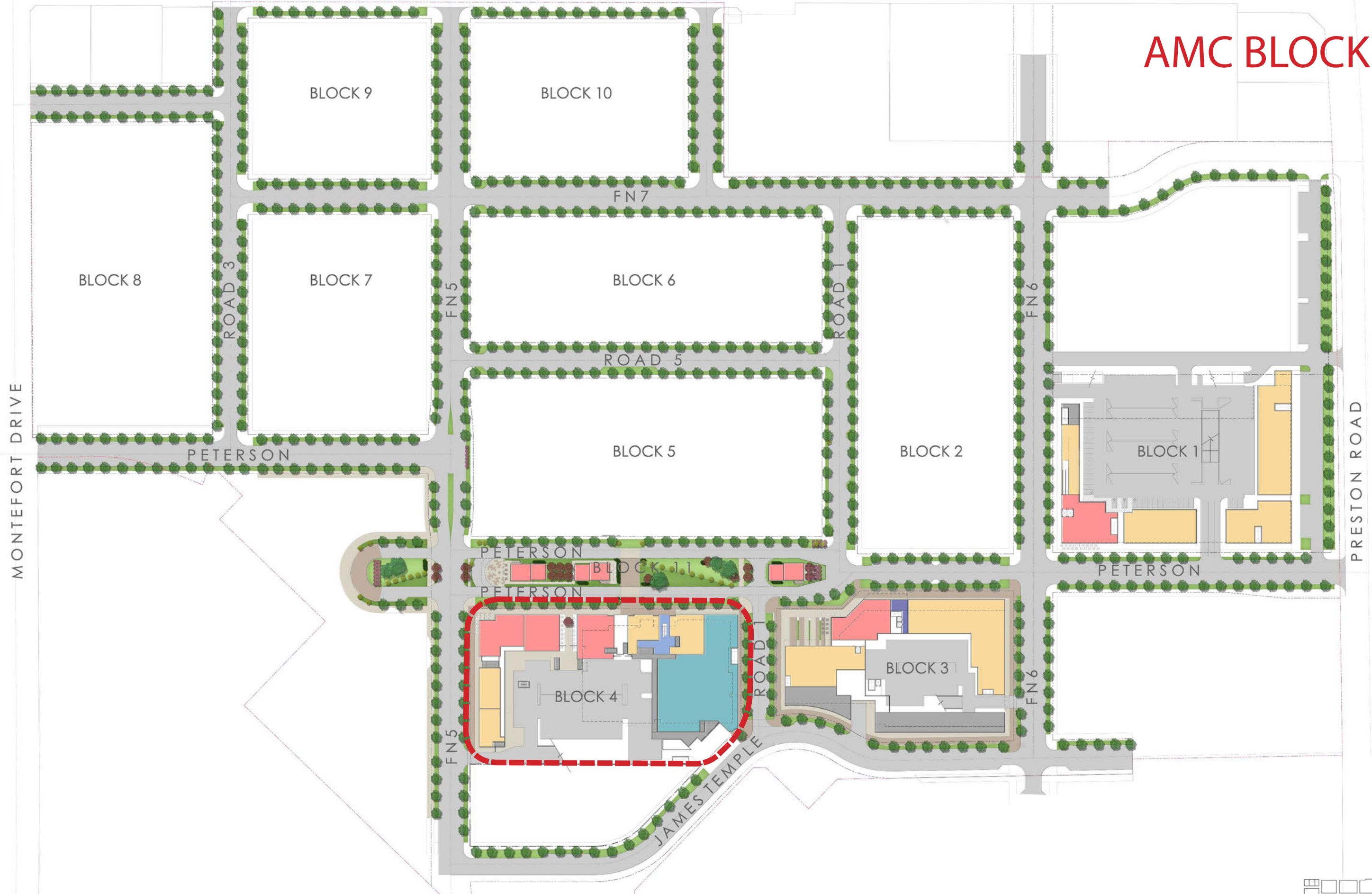
Considerations include incorporating comments from previous review of overall plan, creating a consistent building form along Preston, and careful placement of service areas and utilities to secure pleasant and walkable block faces around the building frontages.

Midtown

Neighborhood:
Mall Area Redevelopment

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

AMC BLOCK

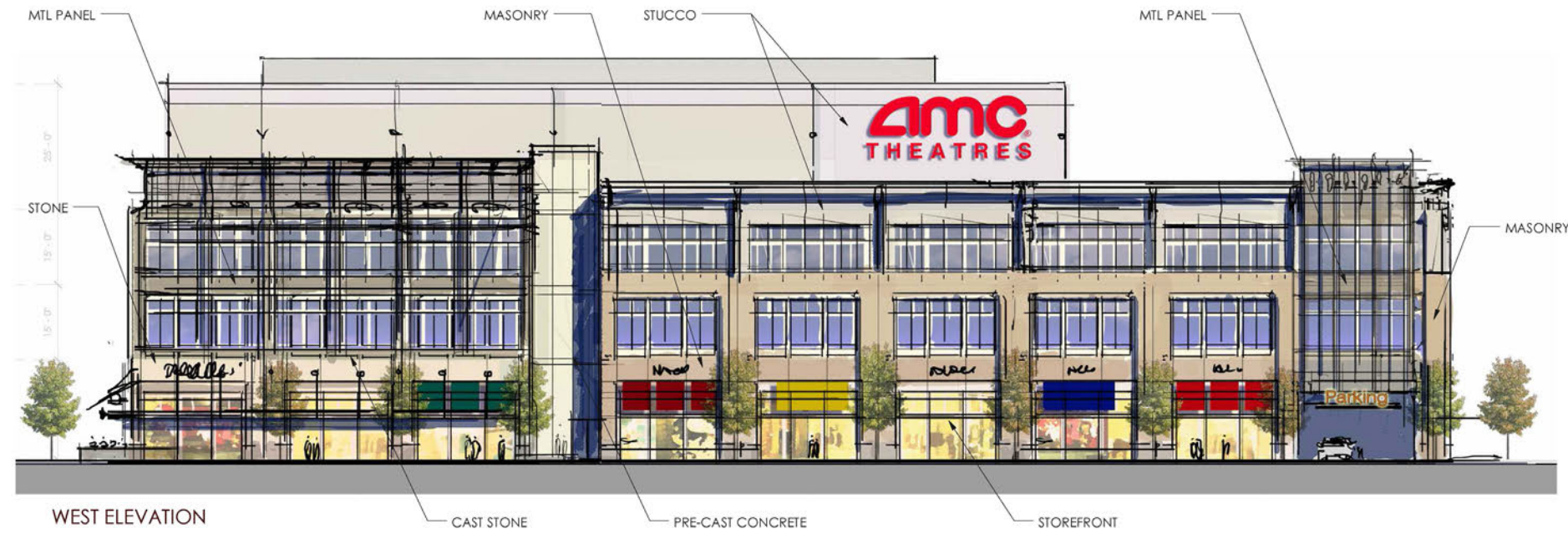




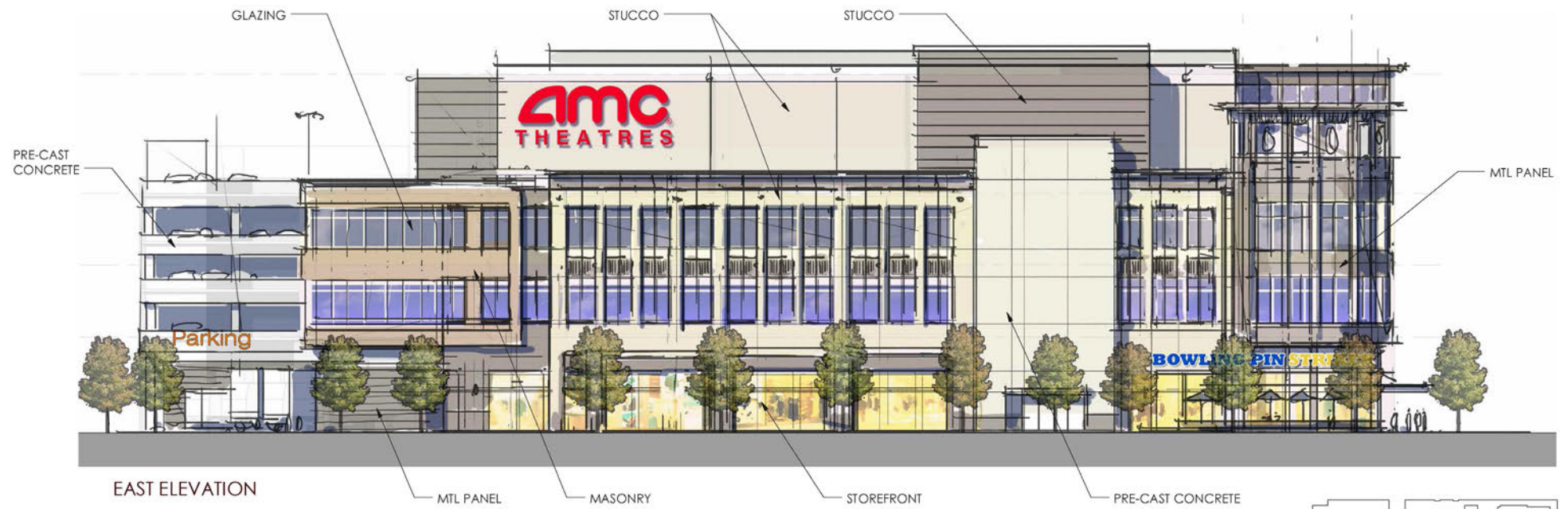
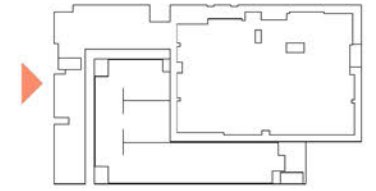
NORTH ELEVATION



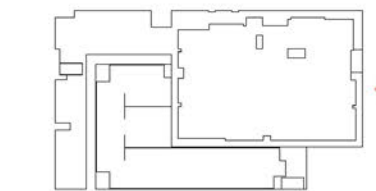
SOUTH ELEVATION

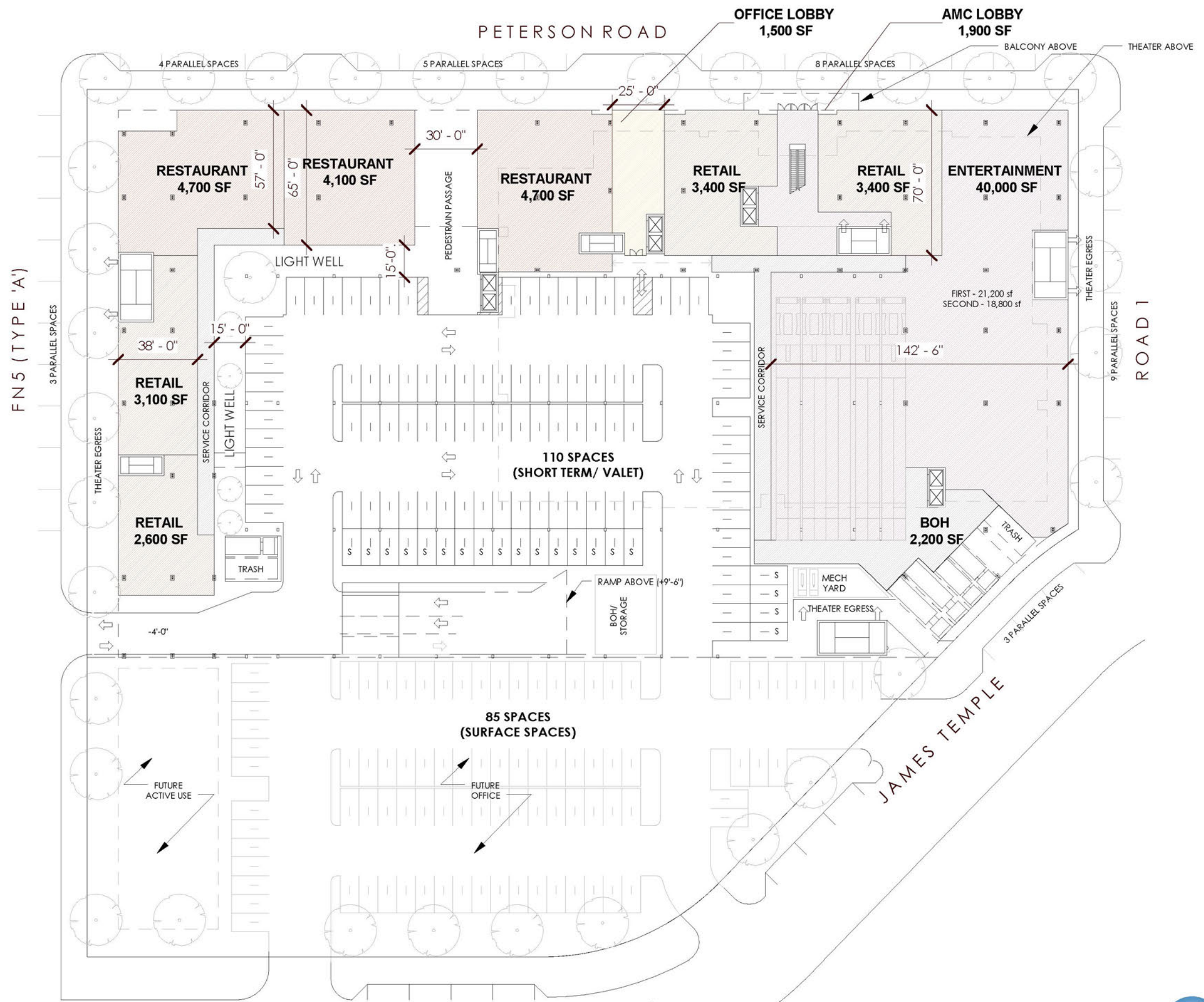


WEST ELEVATION



EAST ELEVATION





FN5 (TYPE 'A')

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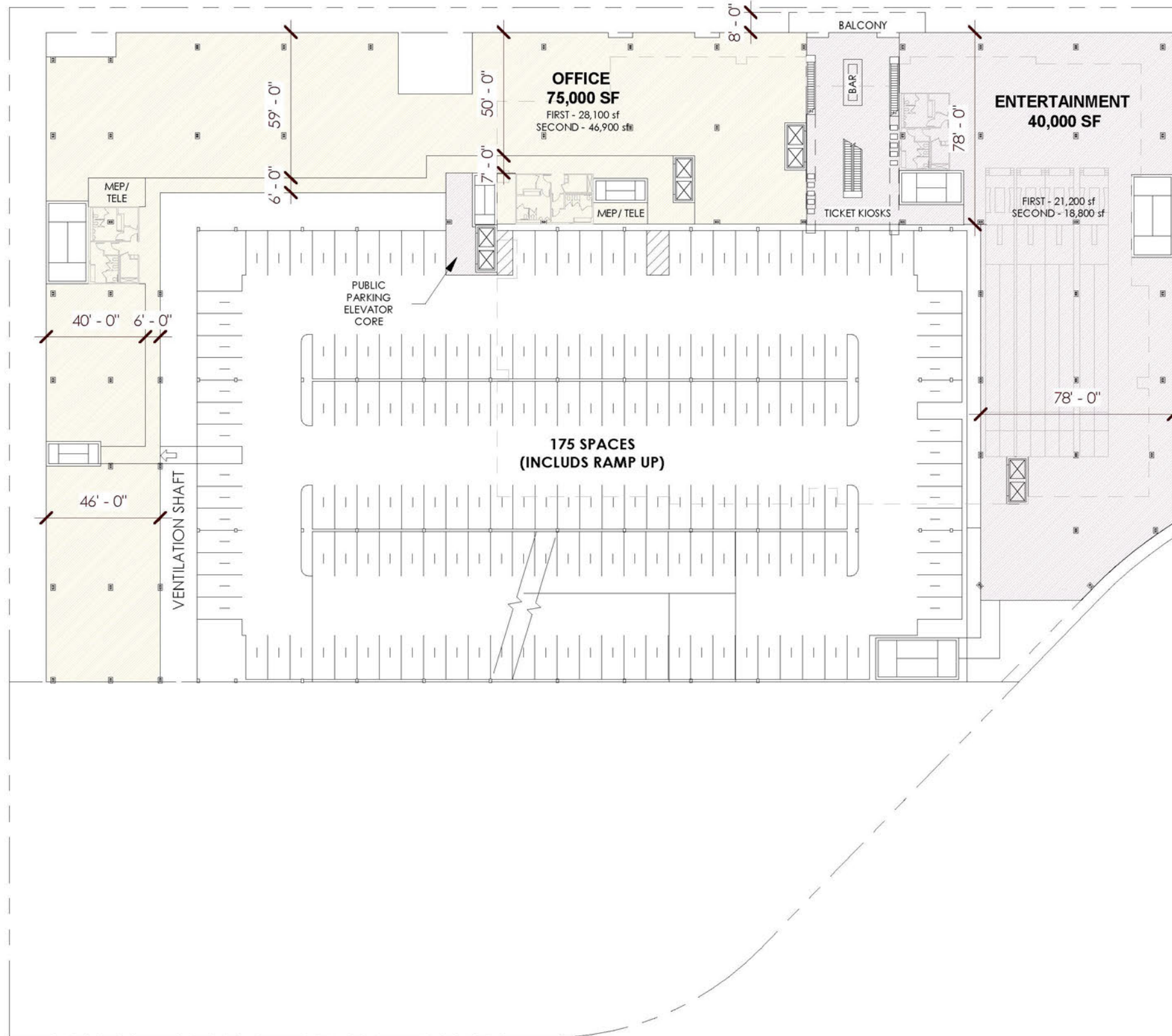
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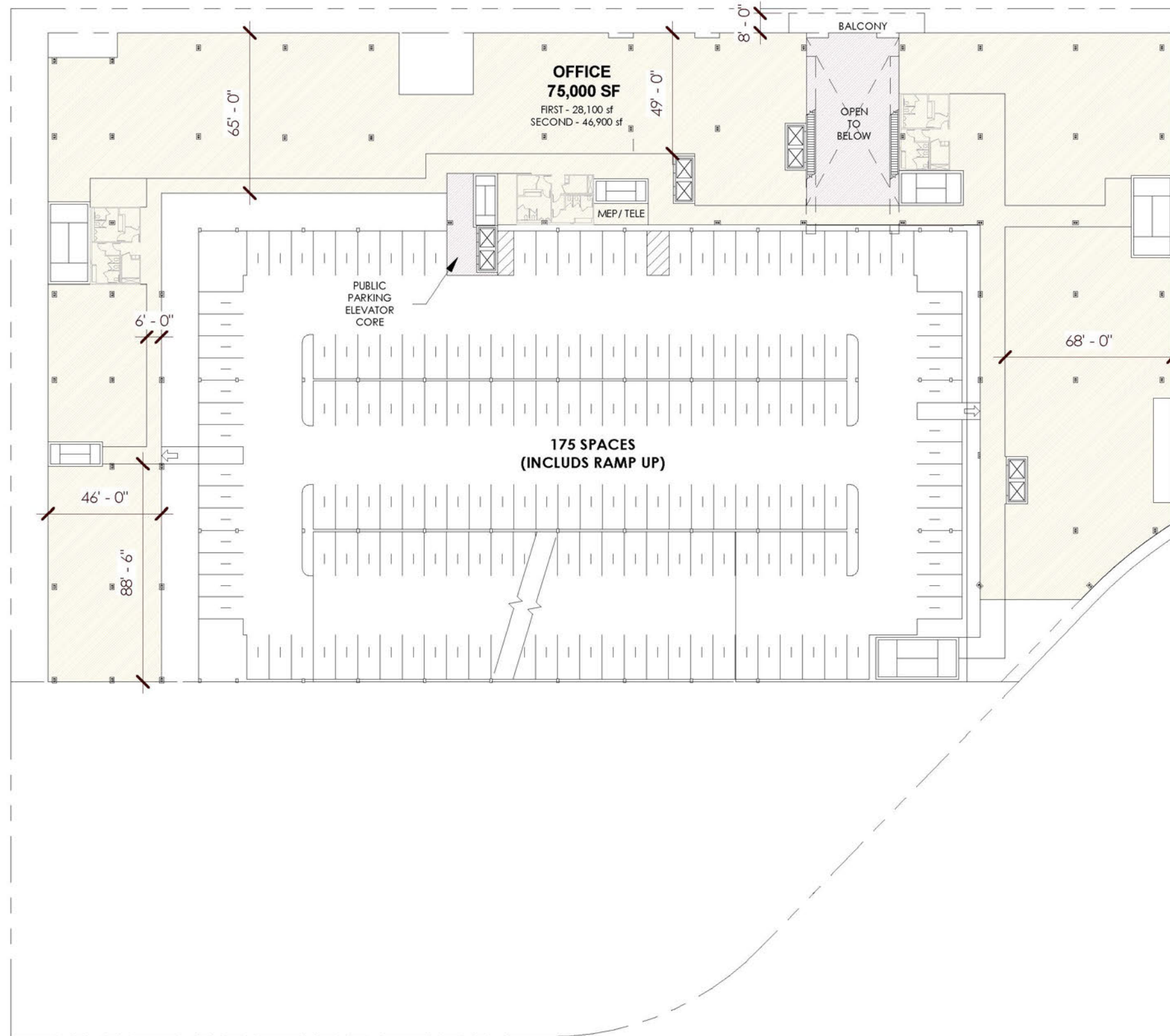
BLOCK 9A - GROUND FLOOR

MIDTOWN
DA14007

DALLAS, TEXAS
09/21/2015







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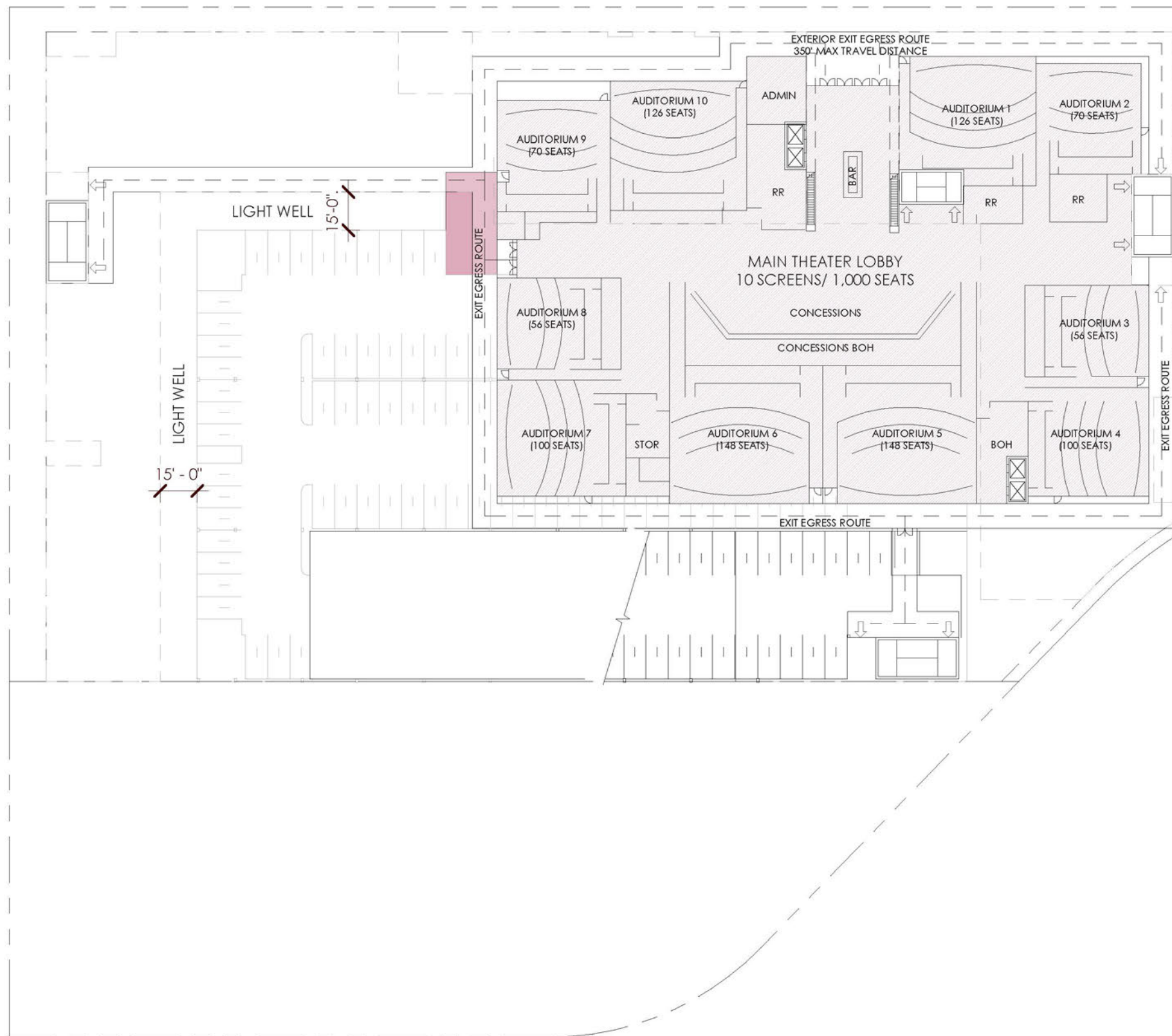
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BLOCK 9A - LEVEL 3 - OFFICE

MIDTOWN
DA14007

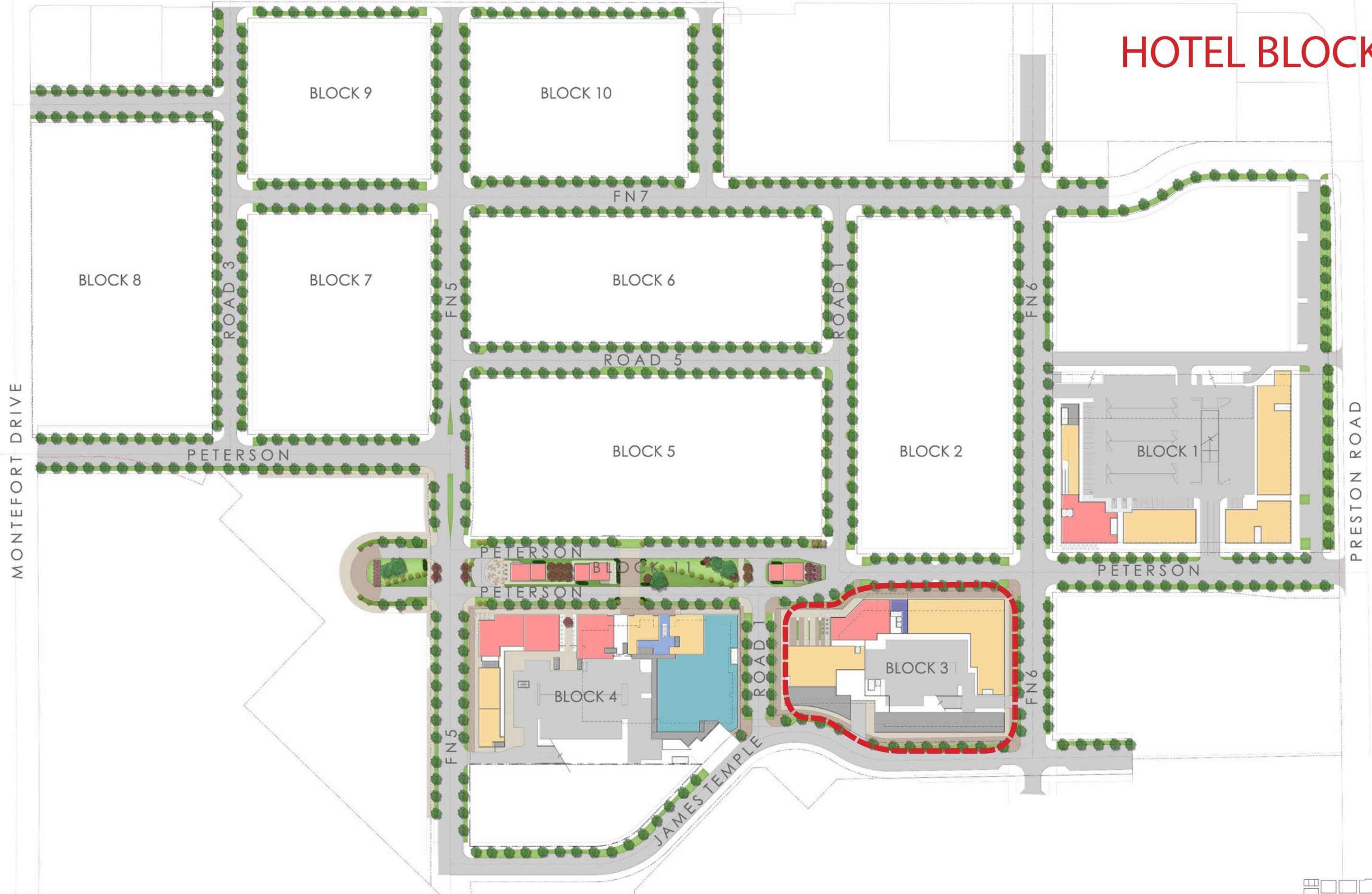
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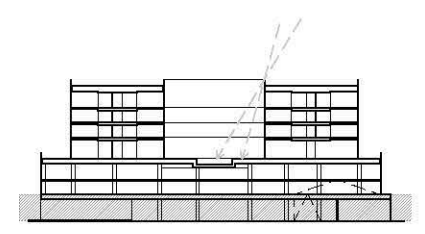
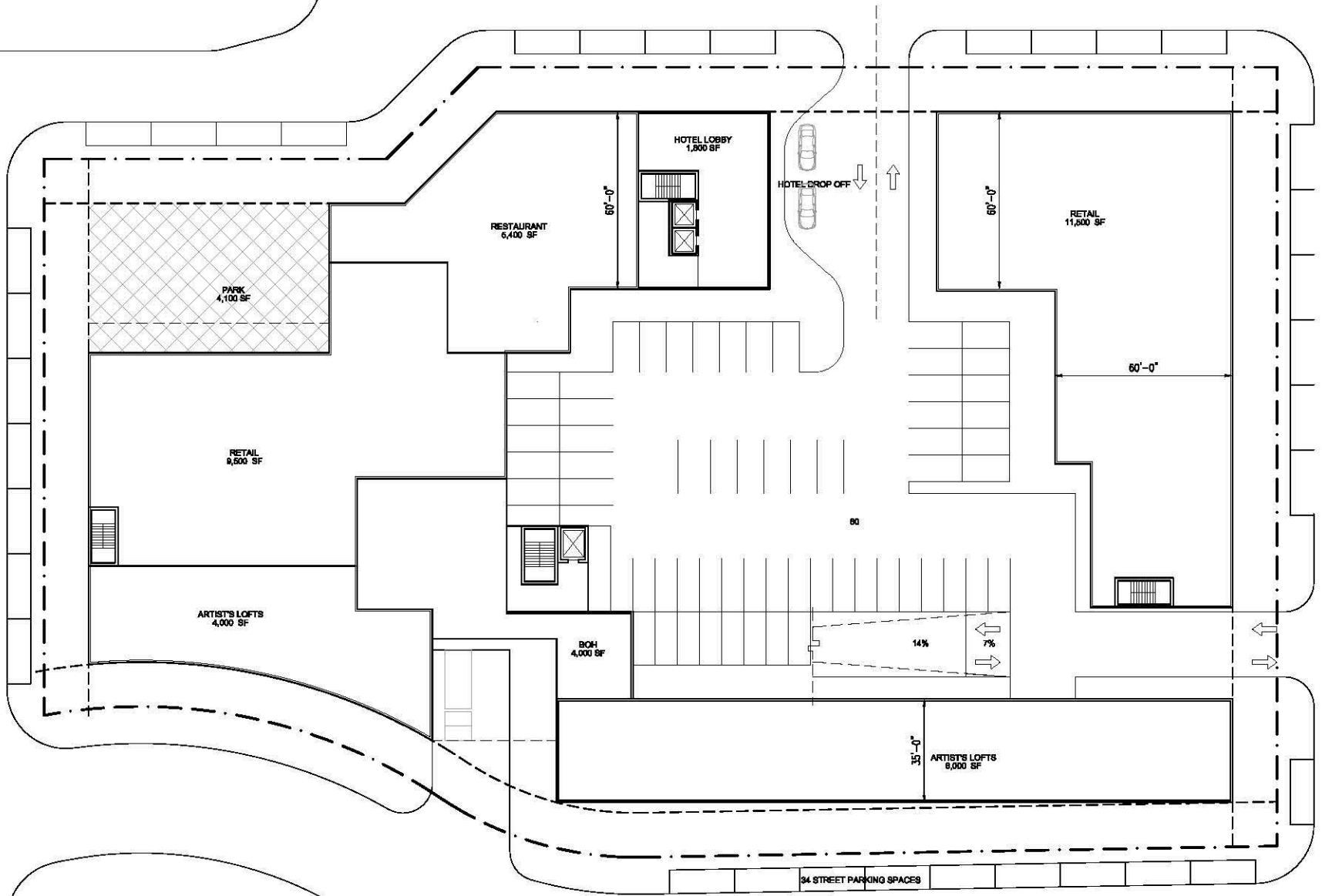
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HOTEL BLOCK



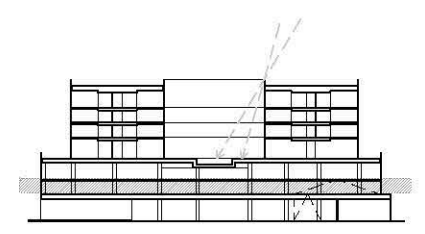
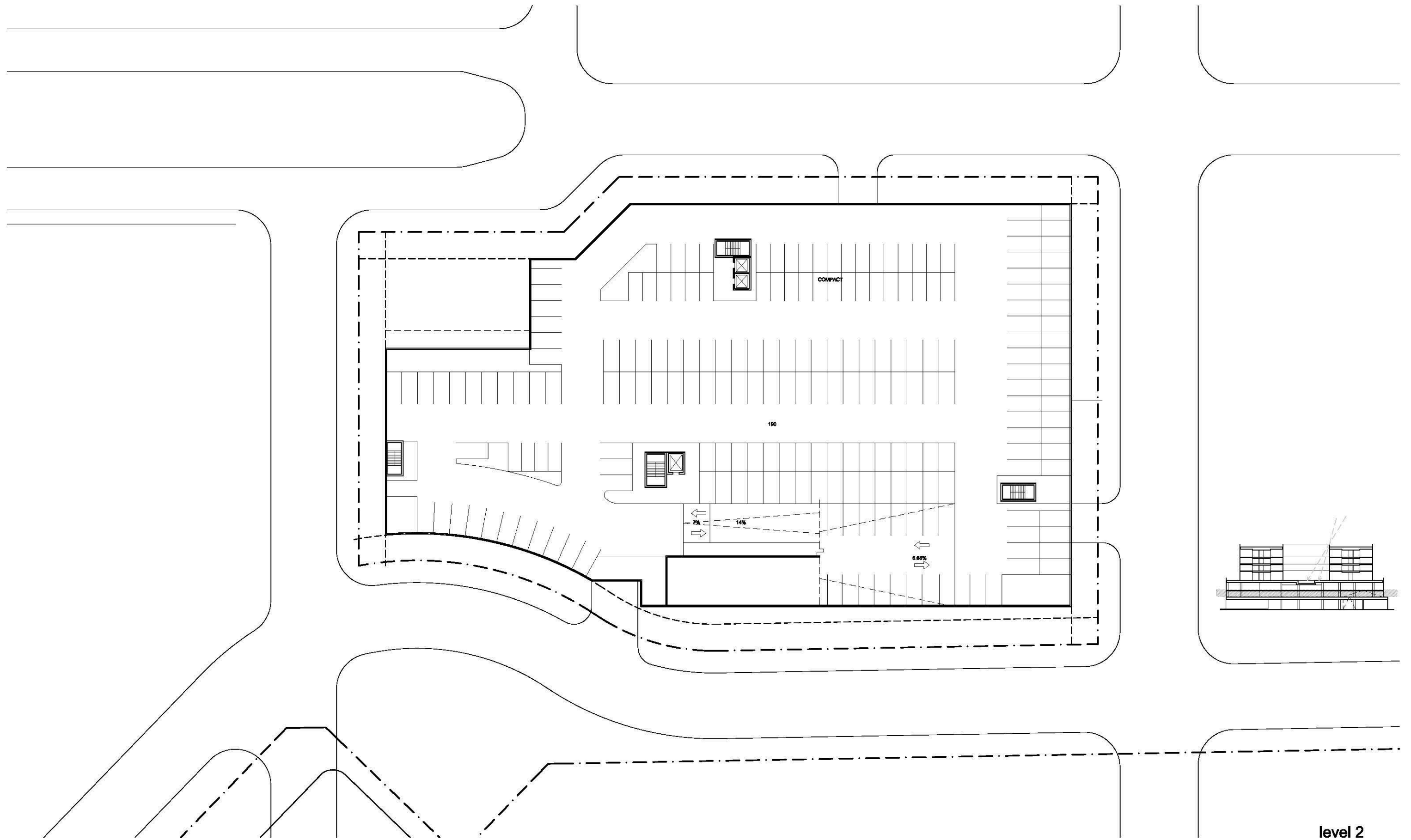


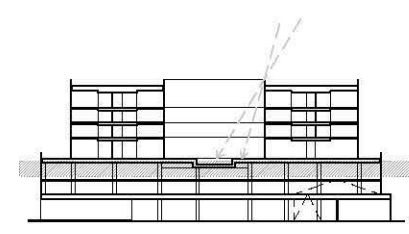
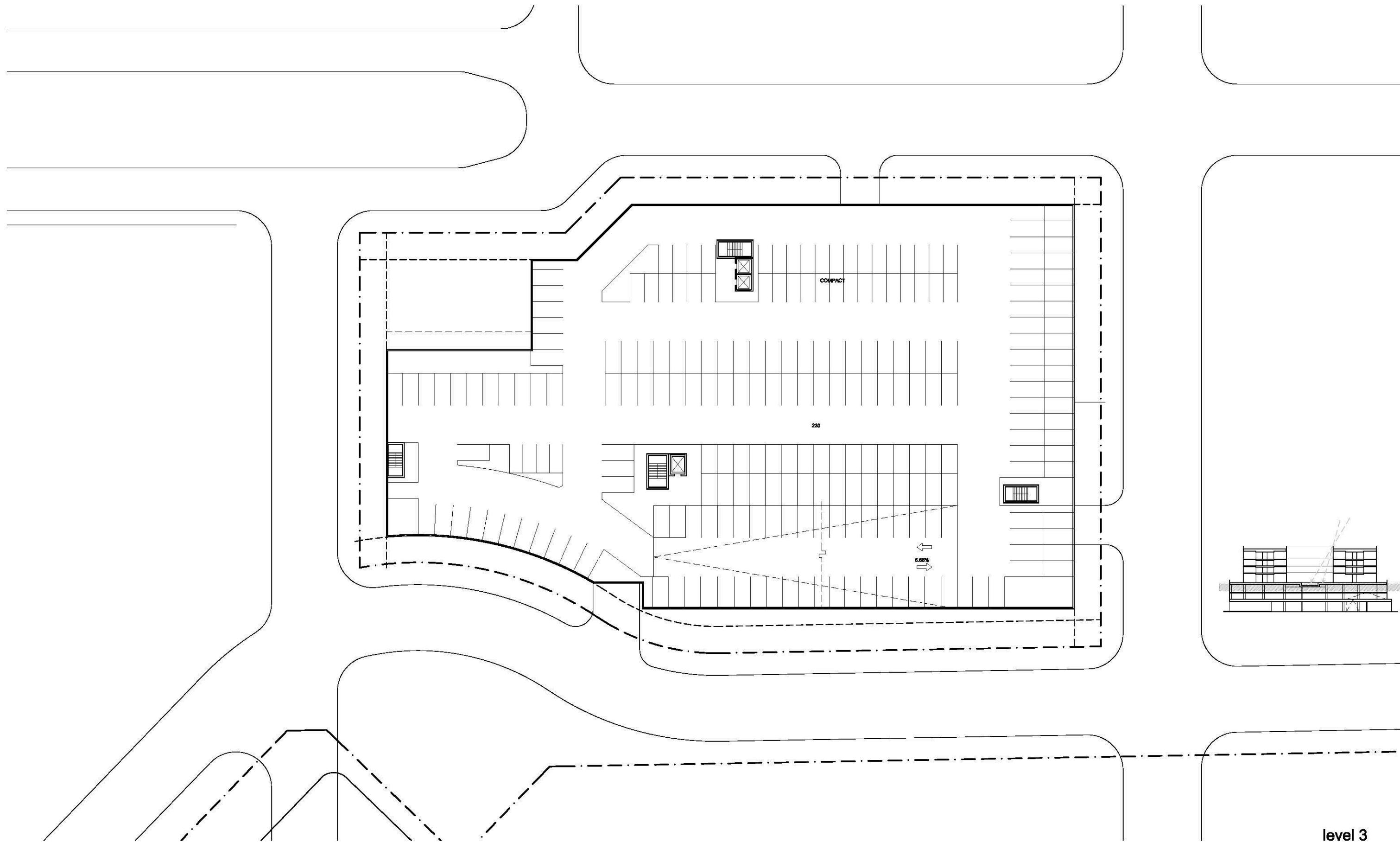
MIDTOWN HOTEL : 7 STORY	
62 BAYS PER FLOOR X 3 = 186 BAYS	
48 BAYS PER FLOOR X 1 = 48 BAYS	
TOTAL MEETING = 6,000 SF	
TOTAL RETAIL = 21,000 SF	
TOTAL RESTAURANT = 5,400 SF	
TOTAL ART LOFTS = 12,000 SF	
TOTAL = 234 BAYS	
PROGRAM AREAS_HOTEL	GSF
LEVEL 1	46,400
LEVEL 4	48,800
LEVELS 5-7	33,750 / FLOOR
TOTAL	196,450 SF
PROGRAM AREAS_GARAGE	GSF
LEVEL 1	28,800
LEVEL 2	75,500
LEVEL 3	75,500
TOTAL	179,800 SF
TOTAL DEVELOPMENT	376,250 SF
PARKING REQ. : 1 PER KEY + 1/200 SF MEETING	
PARKING REQ. HOTEL : 220	
PARKING REQ. MEETING : 30	
PARKING REQ. RETAIL : 84 @ 1/250 SF	
PARKING REQ. REST. RETAIL : 54 @ 1/100 SF	
PARKING REQ. ART STUDIOS : 24 @ 1/500 SF	
TOTAL PARKING REQ. :	412
PARKING PROVIDED :	
GARAGE Level 01 :	60
GARAGE Levels 02 :	190
GARAGE Levels 03 :	230
TOTAL :	480
SURFACE :	34

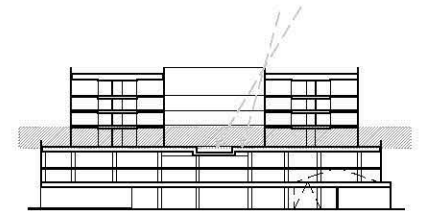
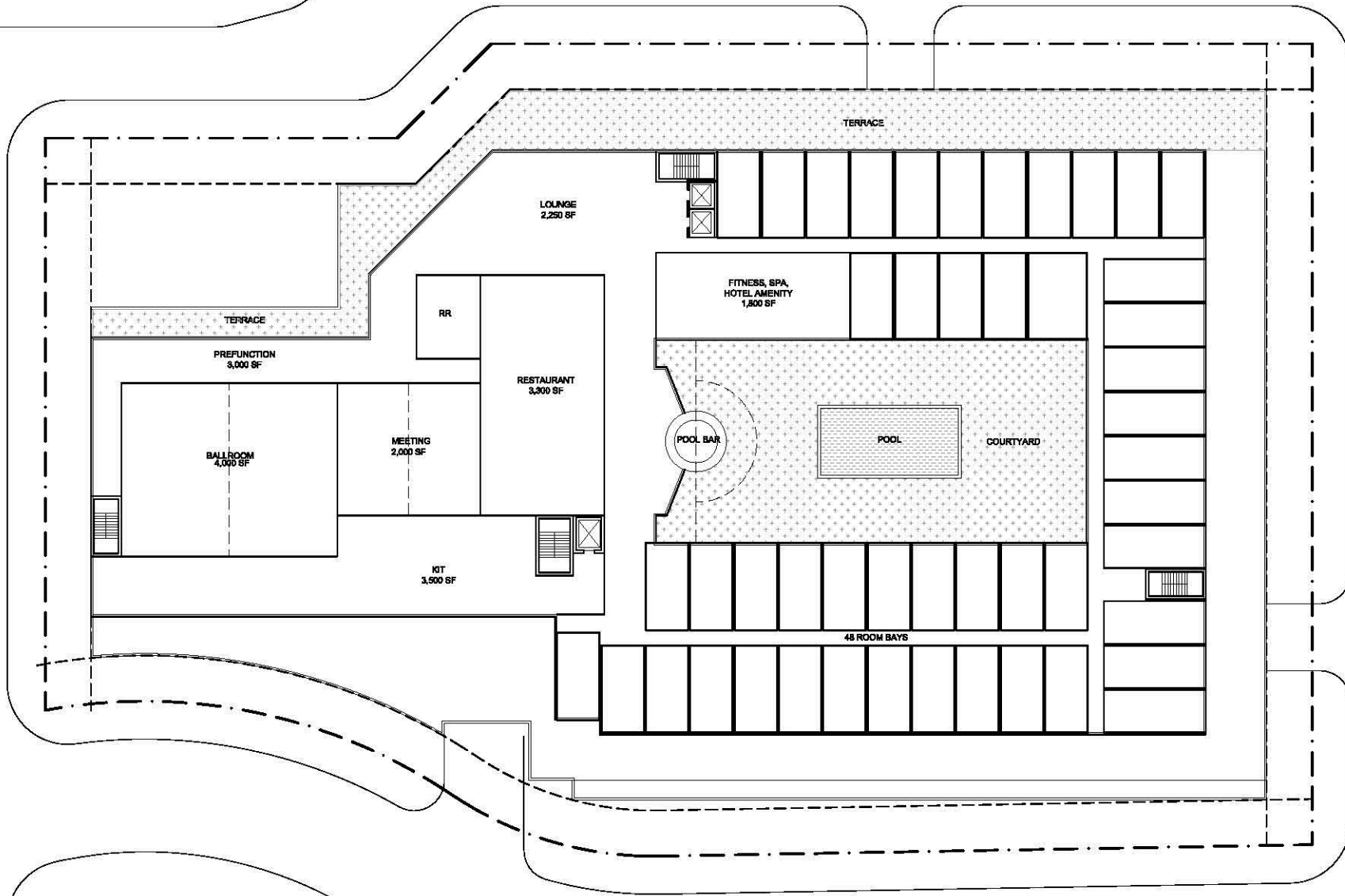


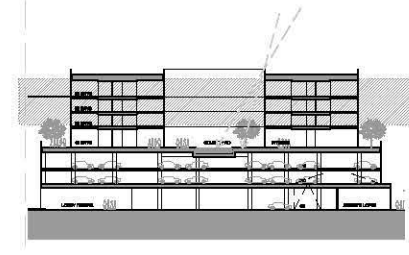
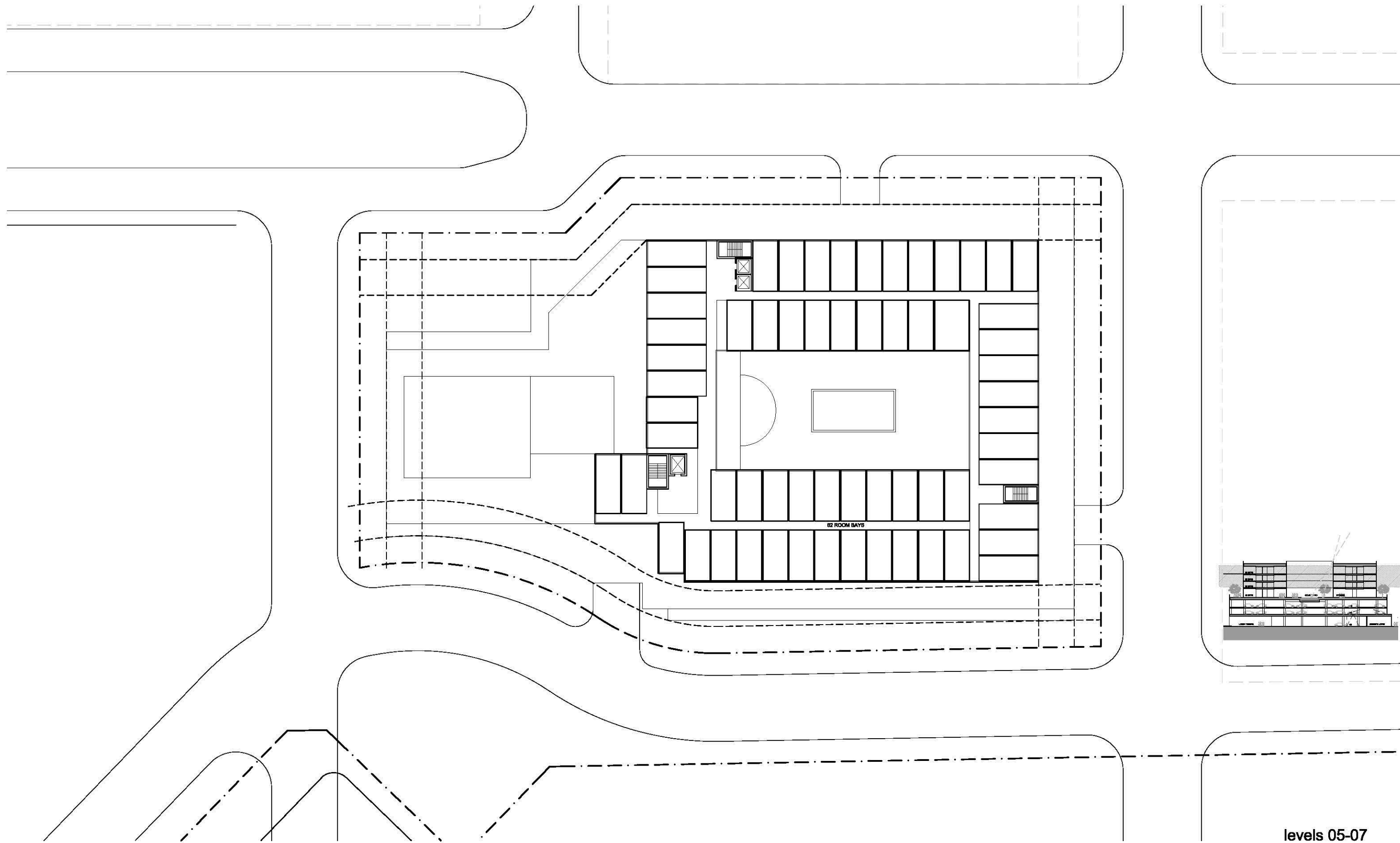
level 1

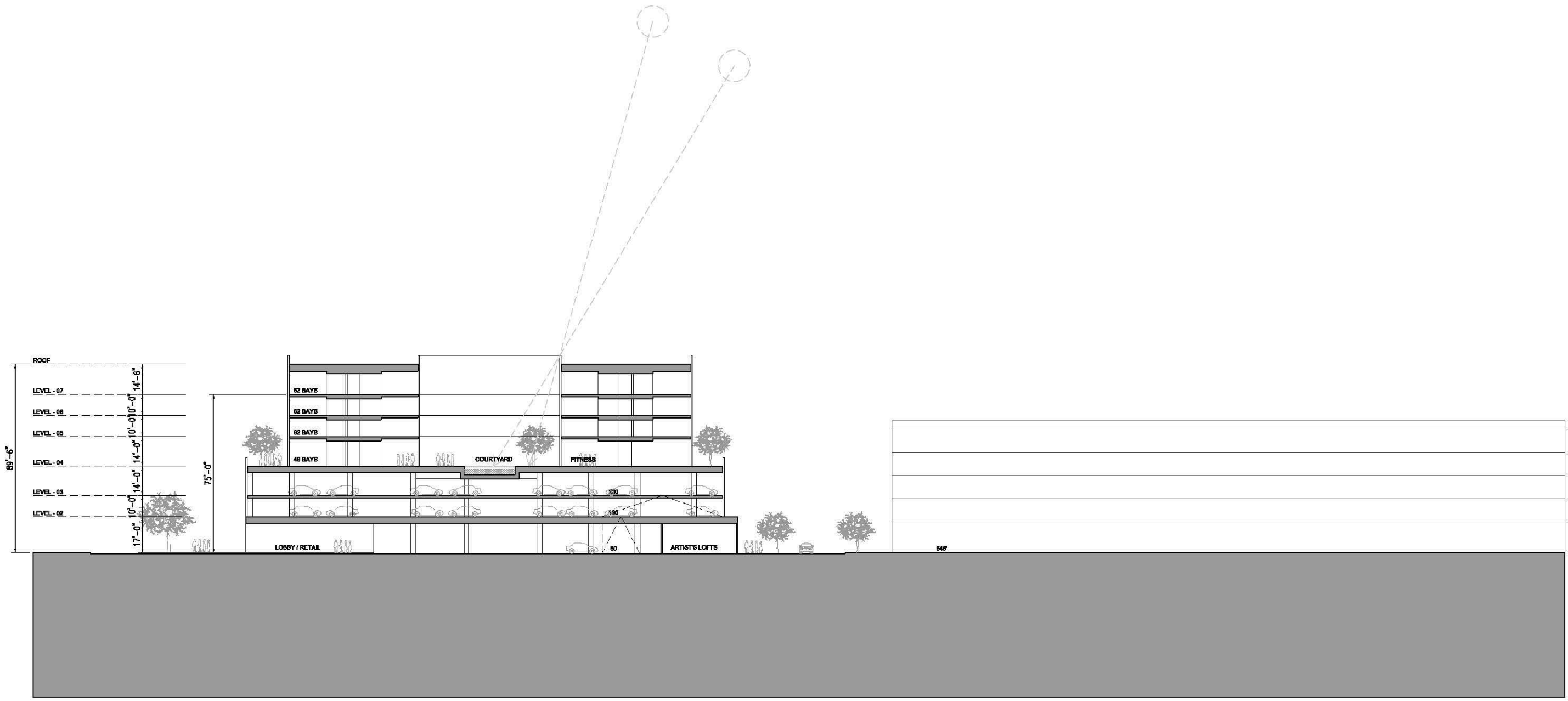






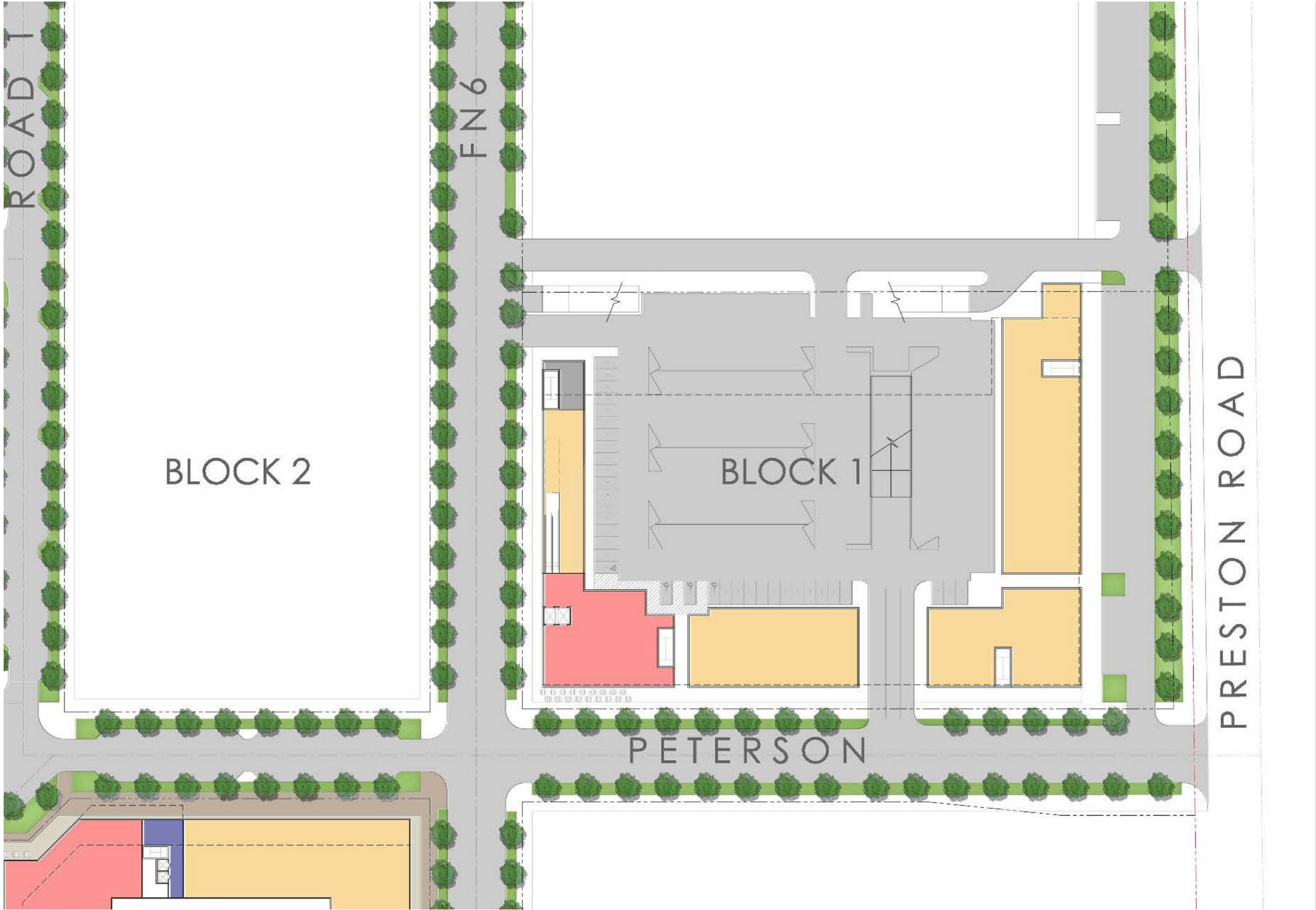






GROCER BLOCK





ROAD 1

BLOCK 2

FN 6

BLOCK 1

PETERSON

PRESTON ROAD



NORTH ELEVATION - BLOCK 1



WEST ELEVATION - BLOCK 1



