

Applicable Urban Design Priorities Project Should Achieve

[1] Consider the design of the proposed greenspace and streetscape along Al Lipscomb Way to best activate that frontage.

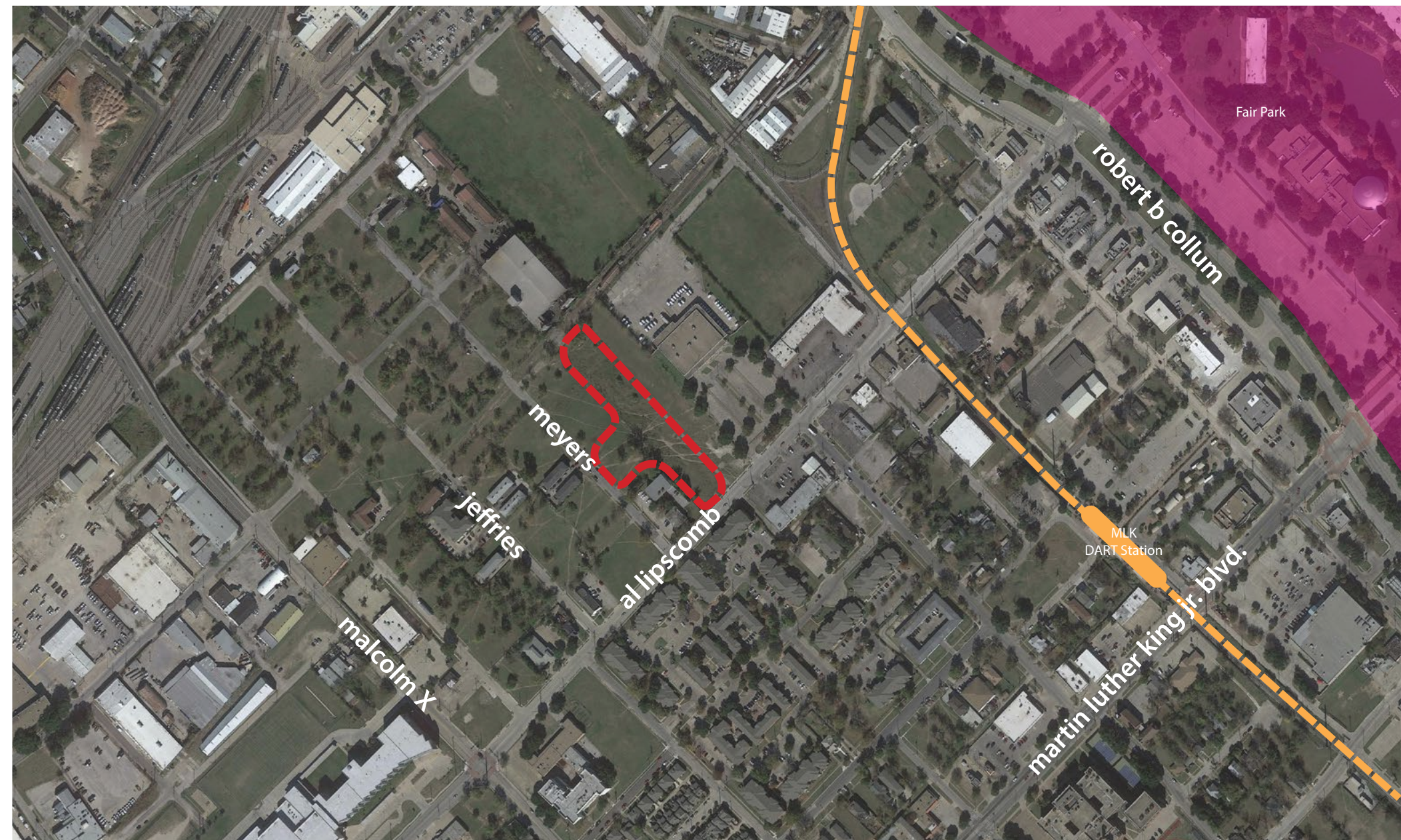
Although the street frontage along Al Lipscomb Way is minimal and understanding the requirements for a setback from the high-voltage power lines, the design of the streetscape and the proposed greenspace is critical to the long-term success of the corridor as additional development comes to the area over time.

[2] Explore opportunities to reimagine the internal drive and parking area to feel less utilitarian and begin to establish a future street grid for this area.

Understanding the necessary parking requirements, narrow site dimensions, and lack of existing connection options, the design team should consider ways for the internal fire lane to either feel like a future street connecting to the railroad right-of-way in the future, or alternatively feel more like a shared useable space for pedestrians and vehicles.

[3] Utilize enhancements and improvements to the existing alley between the two properties to create opportunities for open space and connections between the two sites.

Understanding current limitations on the alley based on ownership and LIHTC requirements, the design team should consider opportunities for future enhancements that begin to connect the two sites through materials, landscaping, and physical pathways to feel as one cohesive site.



Policy References

Forward Dallas!
Section 5 [urban design element]

South Dallas/Fair Park Economic Development Plan

Dr. Martin Luther King Dr. DART Station Area Plan

TIF Urban Design Guidelines

Part III, Part IV [Grand Park South TIF]

Context Description

As a part of the City of Dallas' 1000 Unit Housing Challenge, staff identified a vacant 2 acre lot on Al Lipscomb Way near the MLK DART Station in the South Dallas/ Fair Park neighborhood. After receiving several bids through the RFP process, the winning submission by Brinshore, bcWorkshop, and SouthFair CDC, was selected. Their proposal for the long, rectangular site, and an additional two lots across an unimproved alley, include multiple three-story multifamily buildings, comprising 80 total residential units of two and three-bedroom units. Additionally, the project will include a daycare along Meyers Street.

Design considerations for the project include the design of the greenspace and streetscape along the Al Lipscomb frontage, the design of the internal parking area to feel more like an internal road and less like a parking lot, and the treatment of the alley between the two separate lots to connect them seamlessly.

3015 Al Lipscomb Way

Neighborhood:
South Dallas/ Fair Park

Program:
1000 Unit Housing Challenge

Programming:
Multifamily
Daycare



MALCOLMS POINT SCHOLAR HOUSE

CONCEPT DESIGN
FEBRUARY 2022

BRINSHORE



bc



SITE INFORMATION

Lot 1: 1.98 acres (115' x 750')
Current frontage at Al Lipscomb: 115'
Lot 2: 0.83 acres (141' x 255')
Current frontage at Meyers: 255'

Bounded by:

Northeast: Out of service green line/rail infrastructure
Southeast: Vacant property (including 2 city/county owned lots) & medical use
Southwest: Al Lipscomb Way
Northwest: vacant property

Current Zoning Lot 1: PD 595 CC Subarea 4

Current Zoning Lot 2: PD 363 Subarea 2

Potential new Zoning: Lot 1 is in the process of application for rezoning to MF3 with a parking reduction. Lot 2 to remain as PD 363.

DESIGN BRIEF

Located in the Jeffries Meyers neighborhood and central to some of Dallas's greatest cultural assets, the site offers an opportunity to complement recent and future investments in the area. With the recent completion of the Billy Earl Dade Middle School, and the upcoming work in Fair Park, we see this as an exciting opportunity to address Dallas's need for quality mixed-income communities. Despite rezoning, the project is to remain at 3 stories.




The Malcolm's Point Scholars House will provide a place for families to call home while a parent pursues a degree. While watching a parent reach their educational goals, the children of scholars are motivated to pursue their own goals. To support student parents who want to earn a post-secondary degree, the development will have educational program with a housing and child care component.

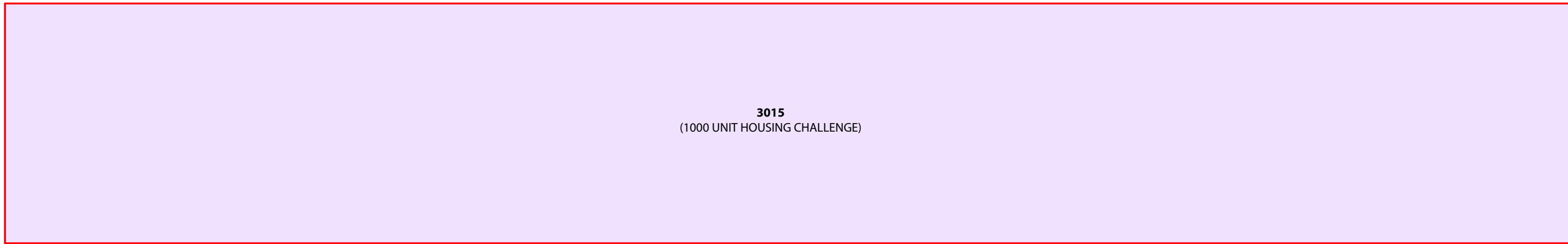


SITE CONSTRAINTS AND INFRASTRUCTURE

The lot geometries prove challenging for traditional development. The site is affected by the Peaks Branch Floodplain, and Peaks Branch "Potential Flooding Properties". This means that there is some localized flooding at this site. The flooding is likely generally shallow and the impacted areas are very limited to areas adjacent to curb inlets. The structure will be designed to be at least 1' above the local flood elevation. Additionally, with only 115' of street frontage along Al Lipscomb and the need for an onsite firelane to service the rear of the property, this site calls for a combination of creative solutions and development coordination with the City of Dallas regarding future alleyway improvements to connect the two sites. This will require ongoing conversations with the City of Dallas in regards to their additional land holdings adjacent to the site and potential easements in order to adequately service the infrastructural requirements of the project.

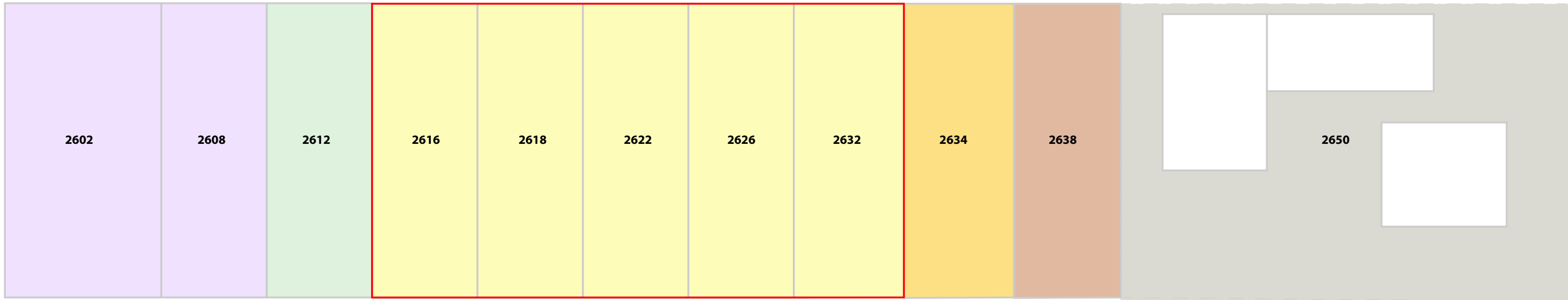
LEGEND

-  FIRE LANE
-  DART LINE
-  PEAKS BRANCH FLOOD PLAIN & PEAKS BRANCH "POTENTIAL FLOODING PROPERTIES"



3015
(1000 UNIT HOUSING CHALLENGE)

ALLEYWAY



2602

2608

2612

2616

2618

2622

2626

2632

2634

2638

2650

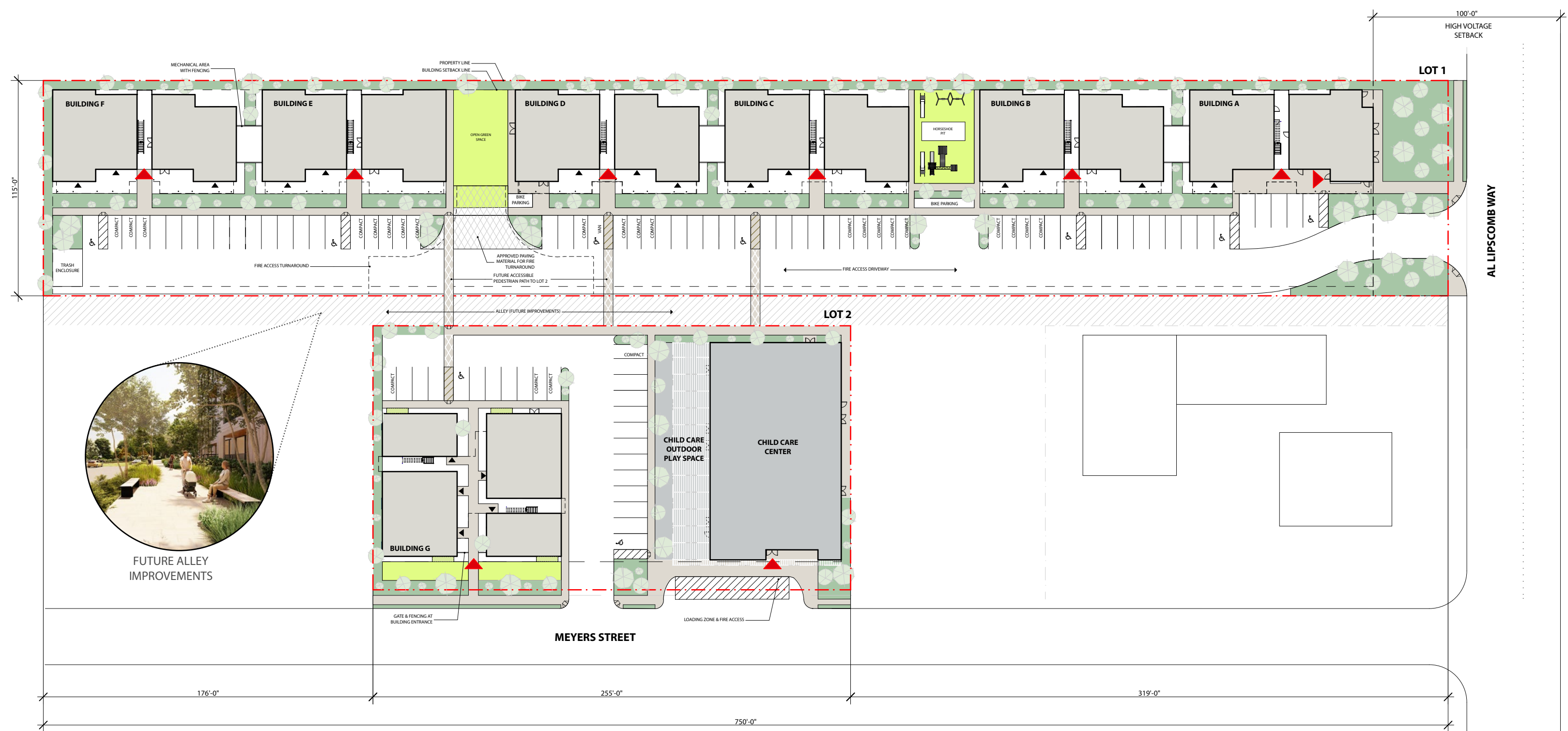
MEYERS STREET

AL LIPSCOMB WAY

PARCEL LEGEND

CITY OF DALLAS	TEXAS POUNCY PROPERTIES LLC
QUALITY Q OF LLC	MITCHELL WALTER S JR.
SOUTHFAIR COMMUNITY DEV CORP / JEFFRIES MEYERS REVITAL	RESOURCES ASSISTANTS CORPORATION

PARCEL OWNERSHIP MAP



FUTURE ALLEY IMPROVEMENTS

SITE LEGEND

- COMMUNITY AMENITY
- RESIDENTIAL BALCONY
- LANDSCAPING
- ALTERNATE PAVING
- BUILDING ENTRANCE
- APARTMENT ENTRANCE
- PATH
- APARTMENT
- CHILD CARE CENTER
- ALLEYWAY
- ACCESS AISLE / LOADING

SITE

AREA	
LOT 1	1.98 ACRES (86,250 SF)
LOT 2	0.83 ACRES (35,955 SF)
LOT COVERAGE	
LOT 1	31% (26,670 SF)
LOT 2	43% (15,160 SF)

PROPERTY SETBACKS	
FRONT	15'-0"
SIDE & REAR	5'-0"
BUILDING STORIES	
LOT 1	3 STORIES
LOT 2	3 STORIES (1 STORY CHILDCARE)

SITE IS NOT IN A DESIGNATED FLOODPLAIN.

PARKING

LOT 1	
COMPACT SPACES	21
STANDARD PARKING SPACES	36
ACCESSIBLE PARKING	7
TOTAL PARKING SPACES OF ALL TYPES	64
LOT 2	
COMPACT SPACES	4
STANDARD PARKING SPACES	18
ACCESSIBLE PARKING	2
TOTAL PARKING SPACES OF ALL TYPES	24
TOTAL PARKING: LOT 1 & LOT 2	
COMPACT SPACES	25
STANDARD PARKING SPACES	54
ACCESSIBLE PARKING	9
TOTAL PARKING:	88

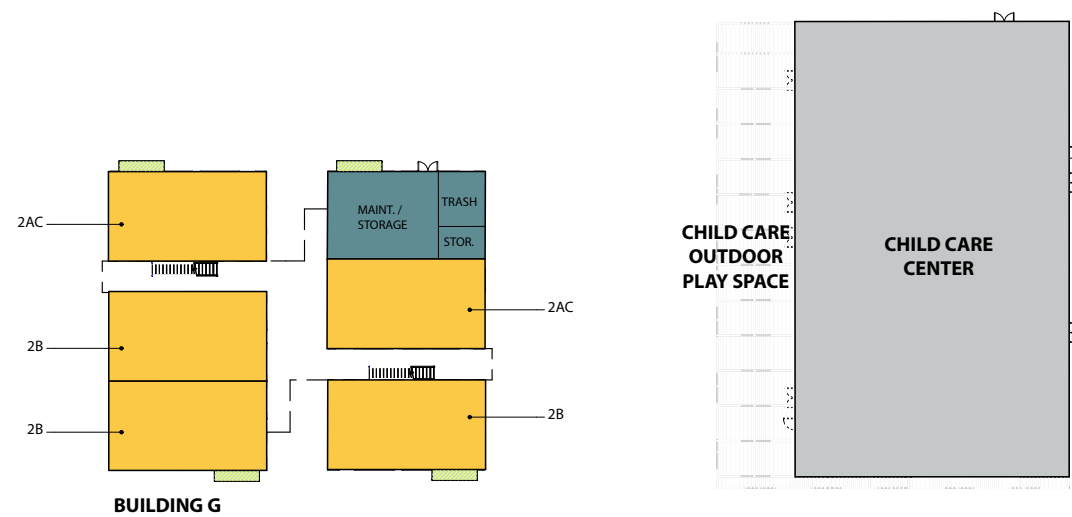
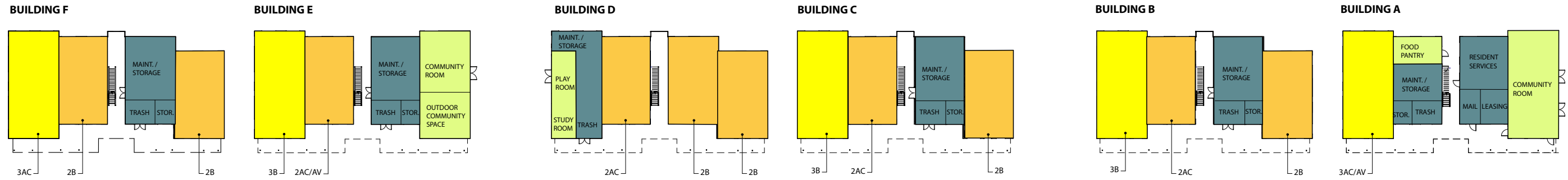
*PARKING REQUIREMENTS PER CITY ORDINANCE

RESIDENTIAL

UNIT TYPES	QUANTITY	AREA
2 BEDROOM		
2 BED (2B)	55	858 SF
2 BED ACCESSIBLE (2AC)	5	858 SF
2 BED ACCESSIBLE & AUDIO/VISUAL (2AC/AV)	1	858 SF
SUBTOTAL		61 (76%)
3 BEDROOM		
3 BED (3B)	17	1,056 SF
3 BED ACCESSIBLE (3AC)	1	1,056 SF
3 BED ACCESSIBLE & AUDIO/VISUAL (3AC/AV)	1	1,056 SF
SUBTOTAL		19 (24%)
TOTAL UNITS:	80	

SITE PLAN

SCALE: 1" = 50'-0"



FLOOR PLAN LEGEND

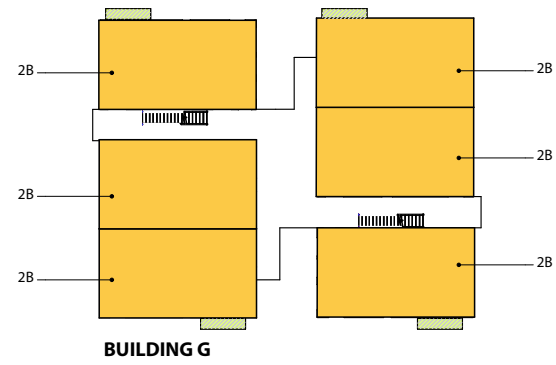
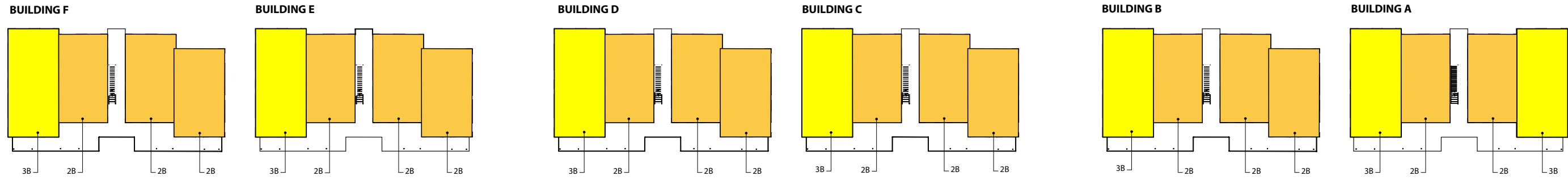
- 2 BEDROOM
- 3 BEDROOM
- MAINTENANCE / ADMINISTRATION
- CHILD CARE CENTER
- COMMUNITY AMENITY
- RESIDENTIAL BALCONY

UNIT MIX FIRST FLOOR

STANDARD UNIT	QUANTITY
2B (2 BEDROOM)	9
3B (3 BEDROOM)	3
ACCESSIBLE UNITS	
2AC (2 BEDROOM ACCESSIBLE)	5
3AC (3 BEDROOM ACCESSIBLE)	1
ACCESSIBLE & HEARING VISUAL UNITS	
2AC/AV (2 BEDROOM ACCESSIBLE & AUDIO/VISUAL)	1
3AC/AV (3 BEDROOM ACCESSIBLE & AUDIO/VISUAL)	1

GROUND FLOOR PLAN

SCALE: 1" = 50'-0"



FLOOR PLAN LEGEND

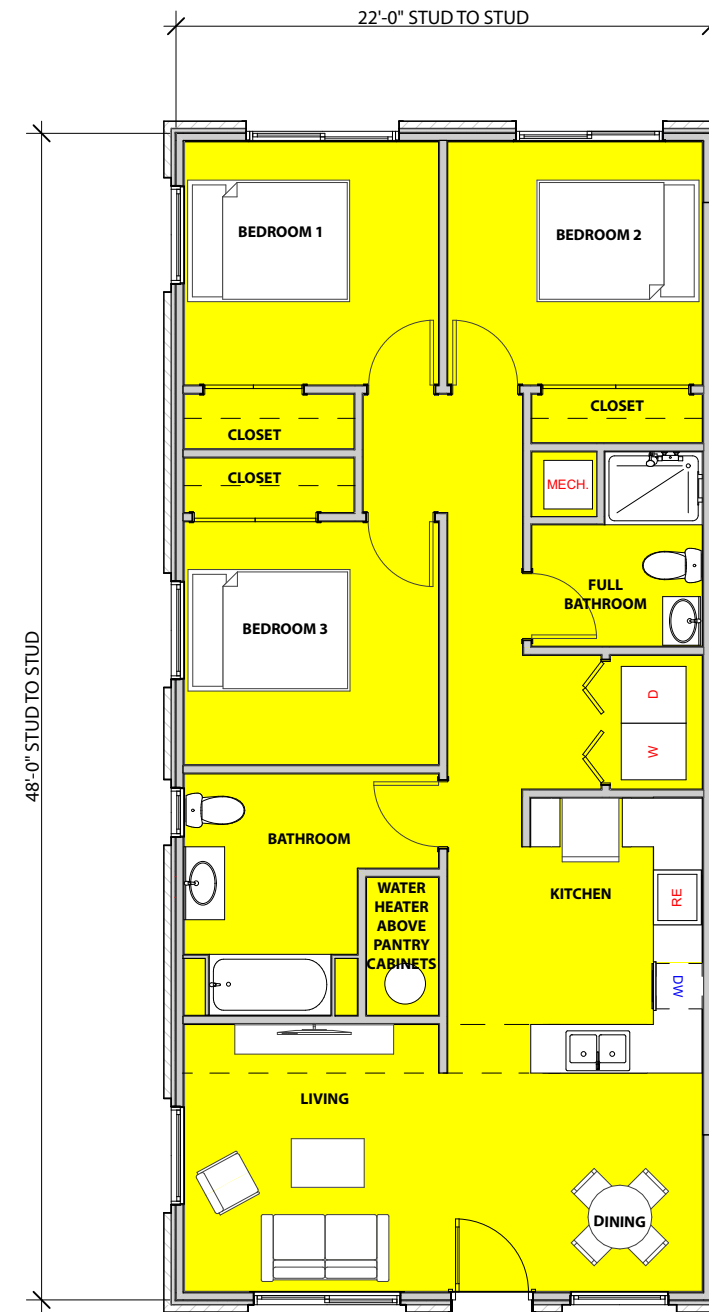
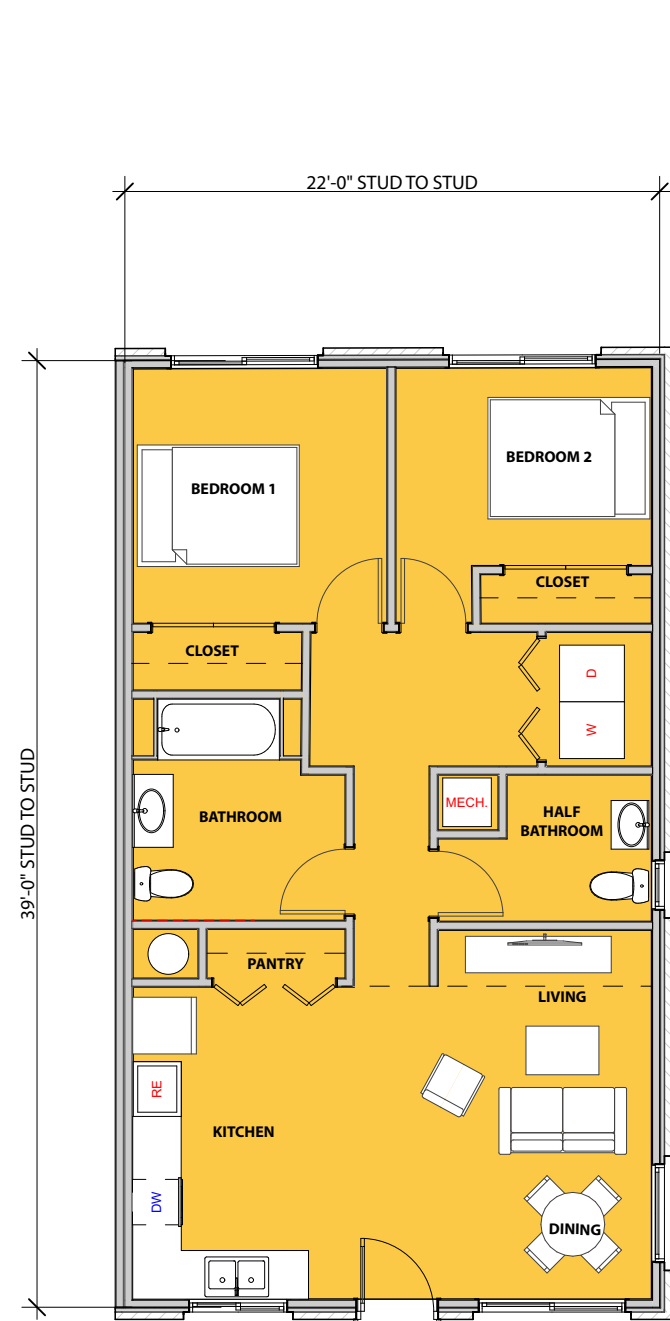
- 2 BEDROOM
- 3 BEDROOM
- MAINTENANCE / ADMINISTRATION
- CHILD CARE CENTER
- COMMUNITY AMENITY
- RESIDENTIAL BALCONY

UNIT MIX SECOND & THIRD FLOOR

STANDARD UNIT	QUANTITY
2B (2 BEDROOM)	46
3B (3 BEDROOM)	14

SECOND & THIRD FLOOR PLANS

SCALE: 1" = 50'-0"

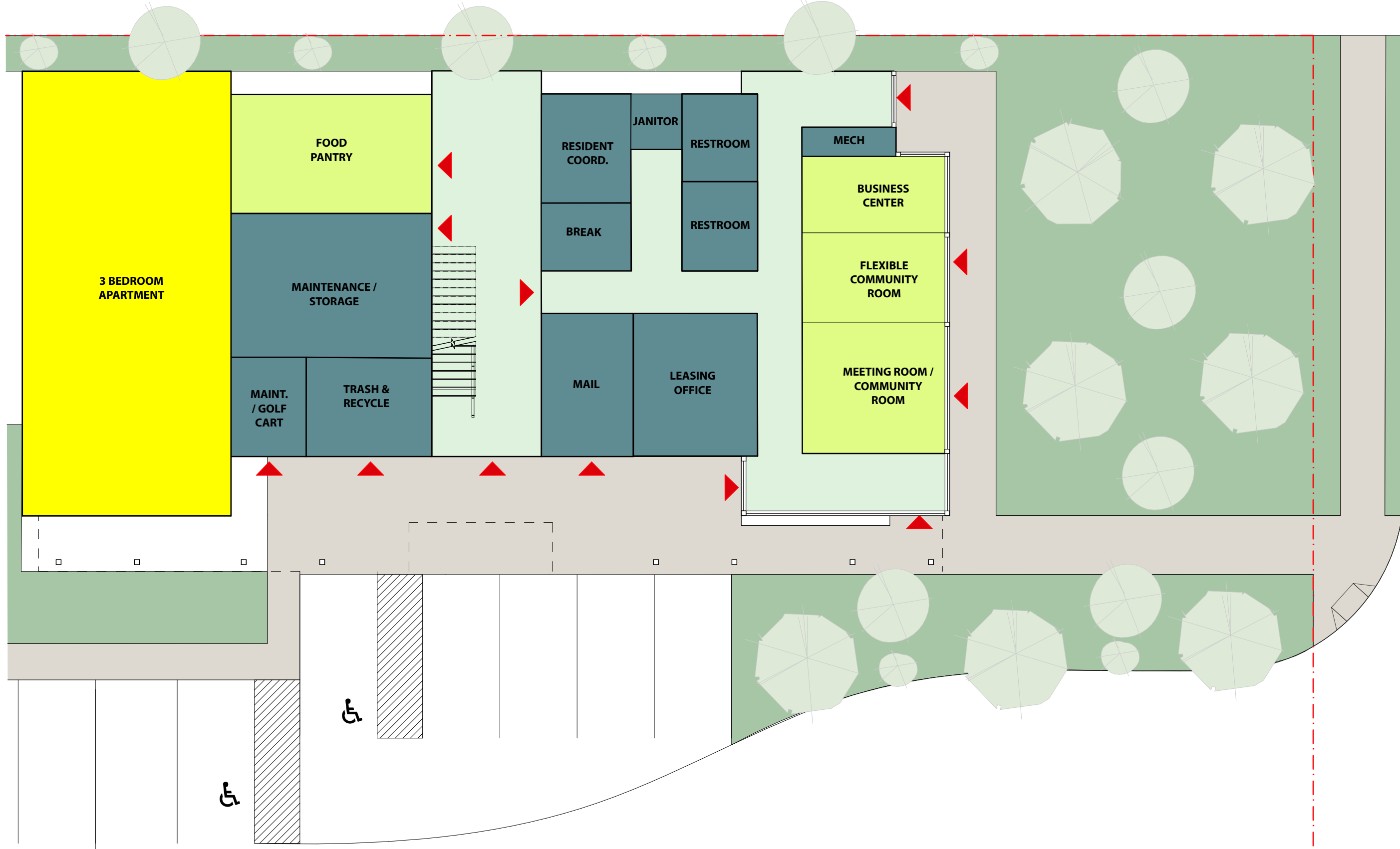


FLOOR PLAN LEGEND

- 2 BEDROOM (NRA: 858 SF)
- 3 BEDROOM (NRA 1,056 SF)

UNIT PLANS

SCALE: 1/8" - 1'-0"



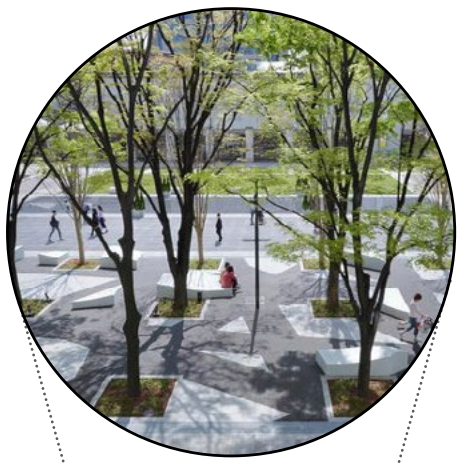
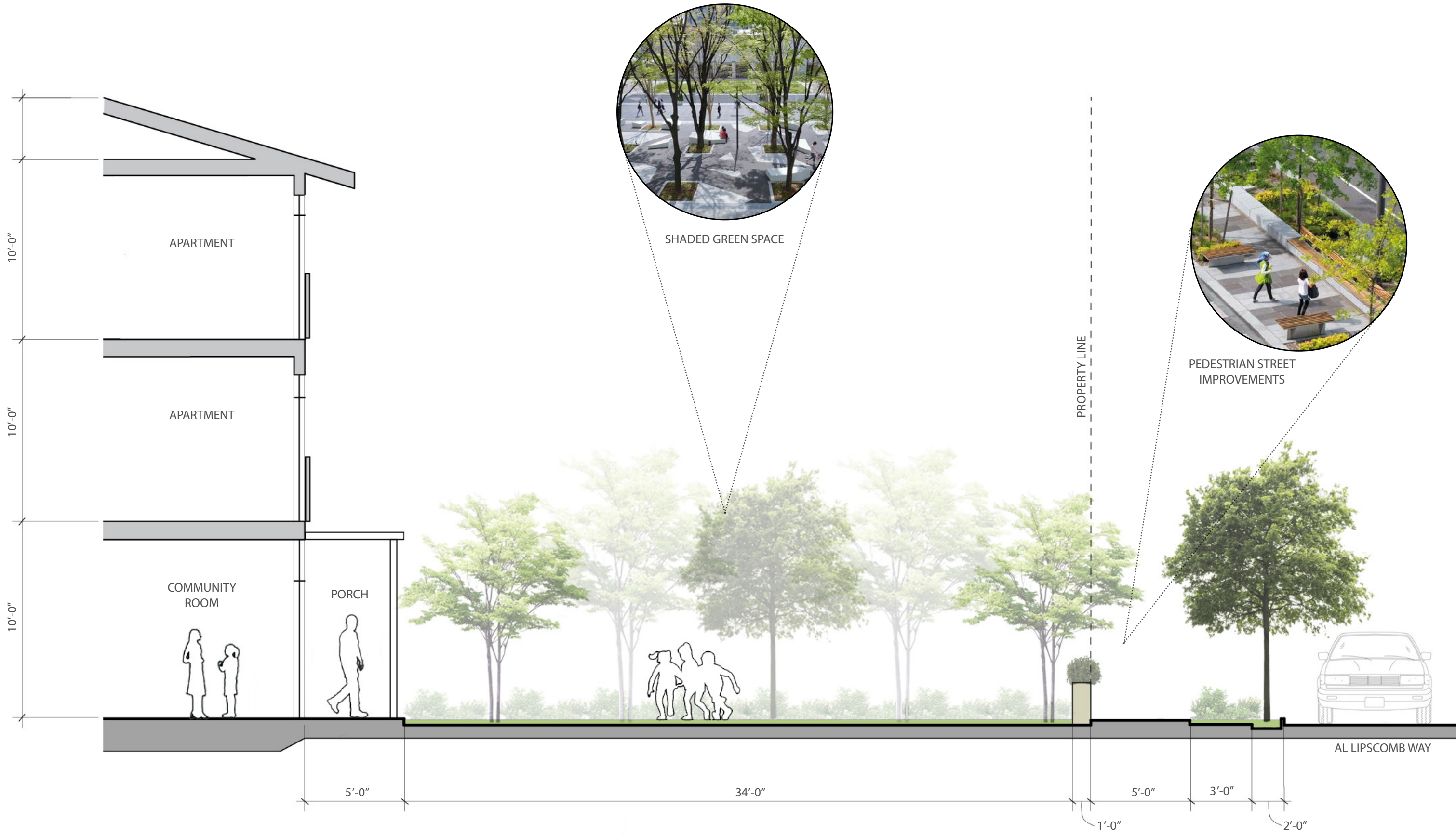
AL LIPSCOMB WAY

FLOOR PLAN LEGEND

- 3 BEDROOM
- MAINTENANCE / ADMINISTRATION
- COMMUNITY AMENITY
- CIRCULATION
- LANDSCAPING
- PATH
- ENTRANCE

BUILDING A LEASING CENTER & COMMUNITY ROOM AT AL LIPSCOMB WAY

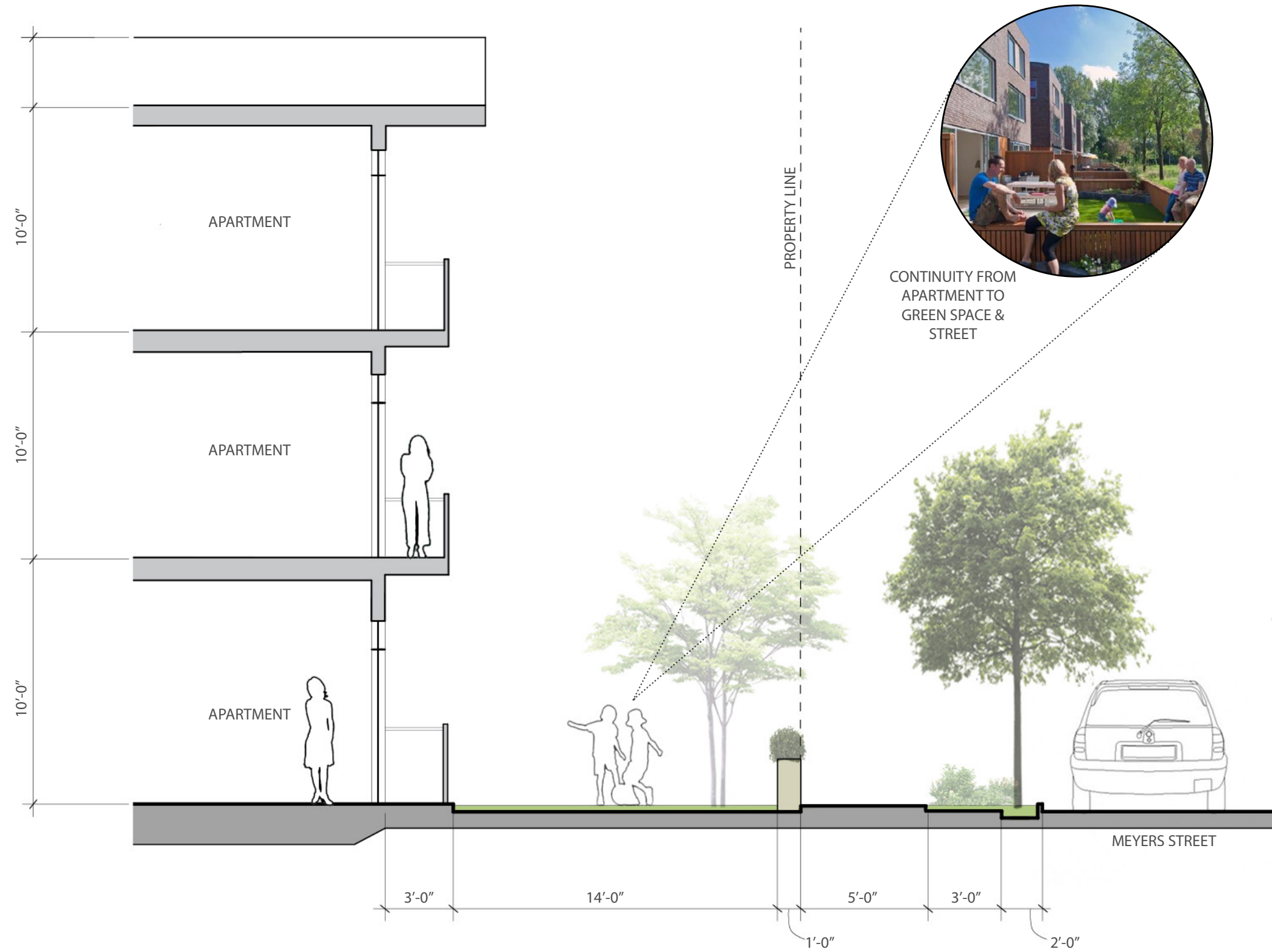
SCALE: 1" = 50'-0"



LEGEND

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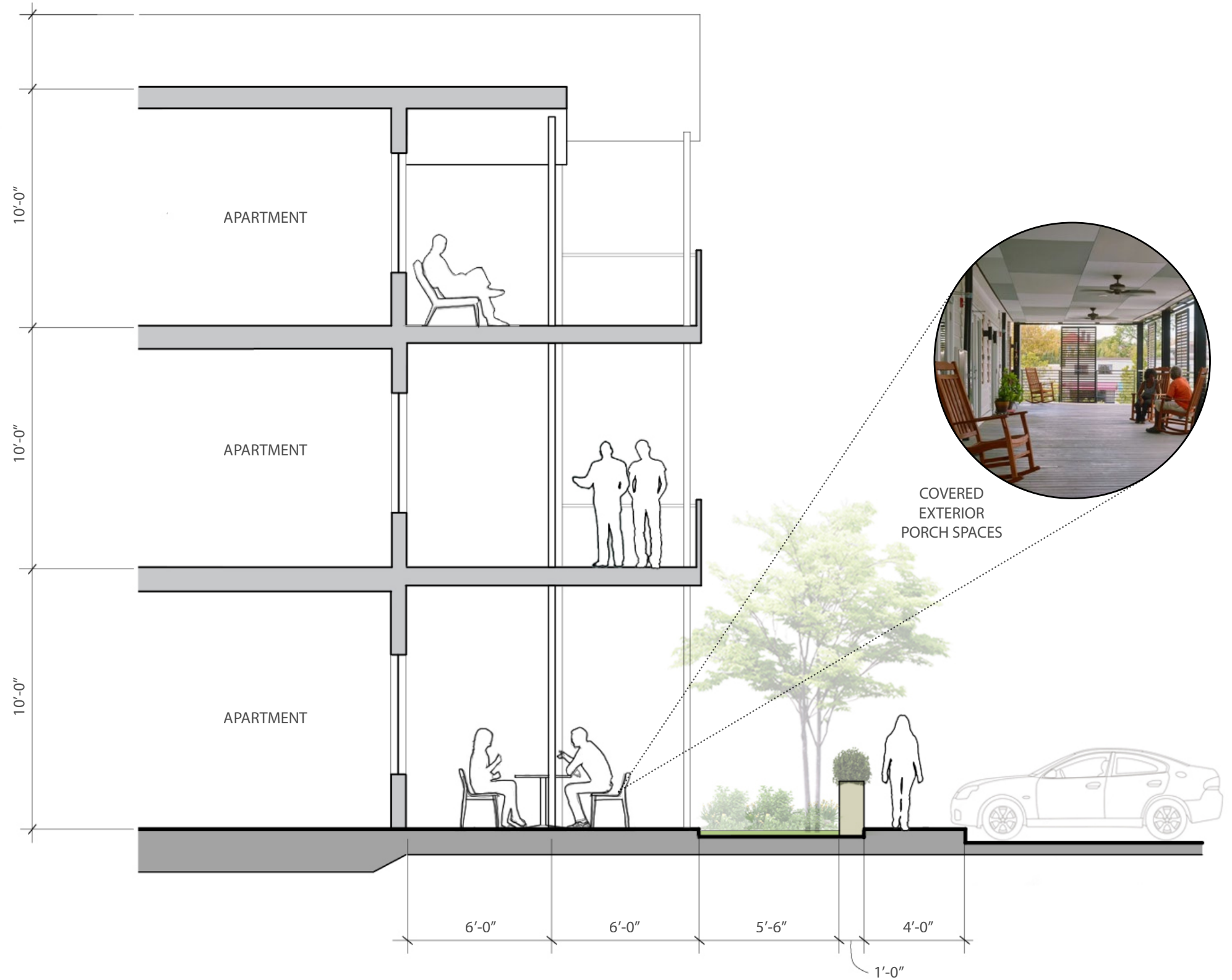
STREET SECTION THROUGH AL LIPSCOMB WAY



STREET SECTION THROUGH MEYERS STREET

LEGEND

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STREET SECTION THROUGH TYPICAL APARTMENT

LEGEND

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VIEW OF BUILDING A FROM AL LIPSCOMB WAY



VIEW OF TYPICAL APARTMENT BUILDING



VIEW OF CHILD CARE CENTER & BUILDING G ALONG MEYERS STREET