

## Applicable Urban Design Priorities Project Should Achieve

### [1] Consider creation of a connection to White Rock Creek Trail

As this development sits at the nexus of planned bike facilities along Park Ln. and the existing White Rock Creek Trail, this development has the opportunity to be a critical link to the White Rock Creek Trail. Additionally, with the trail and bike facilities in mind, the development should consider additional bike parking and other amenities.

### [2] Improve intersection at Park Ln. and Abrams Rd. to facilitate bike and pedestrian movement to proposed White Rock Creek Trail connection.

With dedicated bike lanes planned along Park Ln., improvements to the Park Lane/ Abrams Road intersection are important to create safer bike and pedestrian movements to the site and continuing on to the White Rock Creek Trail

### [3] Enhance pedestrian realm along Abrams Rd. and Skillman St.

Improvements to the pedestrian realm conditions along Abrams Rd. and Skillman St. are important to ensure accessible and safe access to the site and facilitate pedestrian and bicycle connectivity to and from movie theater and the White Rock Creek Trail.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Skillman Corridor]

## Context Description

The proposed Alamo Drafthouse at Abrams and Skillman involves the renovation of an existing large format grocery store that lies within a commercial shopping center at the intersection of Skillman St. and Abrams Rd. While the project scope does not involve any additional built square footage, the renovation offers opportunities for site improvements and a proposed new trail connection to the White Rock Creek Trail.

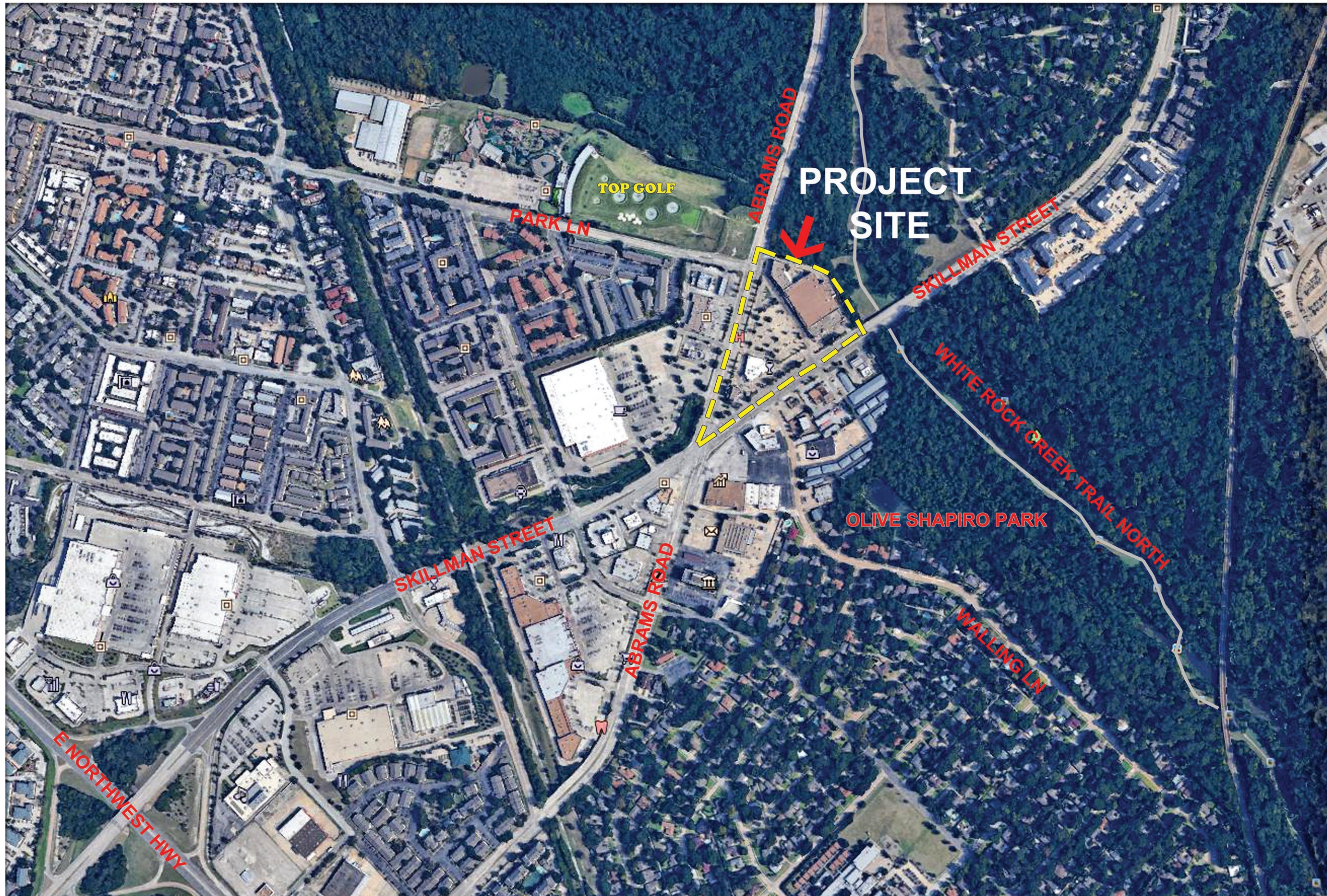
Primary considerations for the project include improvements to the pedestrian realm around the site, enhancements to the signalized intersection at Abrams and Park Lane to connect dedicated bike lanes planned for Park lane to the site, and the creation of a new connection to the adjacent White Rock Creek Trail.

## Alamo Drafthouse - Lake Highlands

Neighborhood:  
Lake Highlands

*Skillman Corridor TIF District*

Program:  
Retail

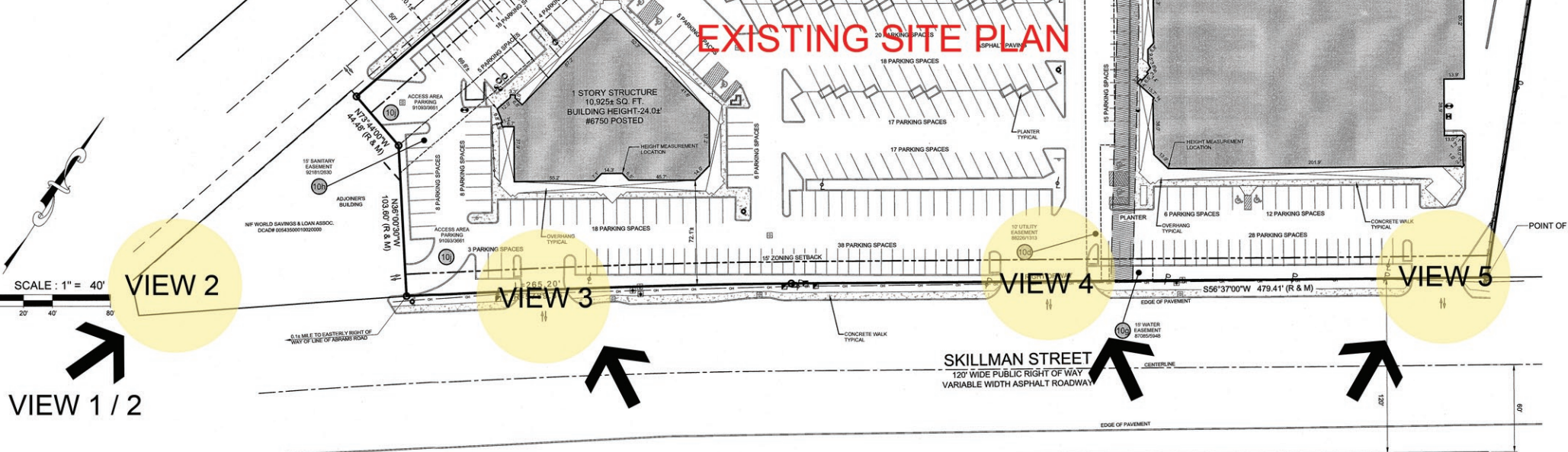




VIEW 1 -- AERIAL OF EXISTING SITE



VIEW 2 -- SKILLMAN St. & ABRAMS Rd.



VIEW 1 / 2

VIEW 3

VIEW 4

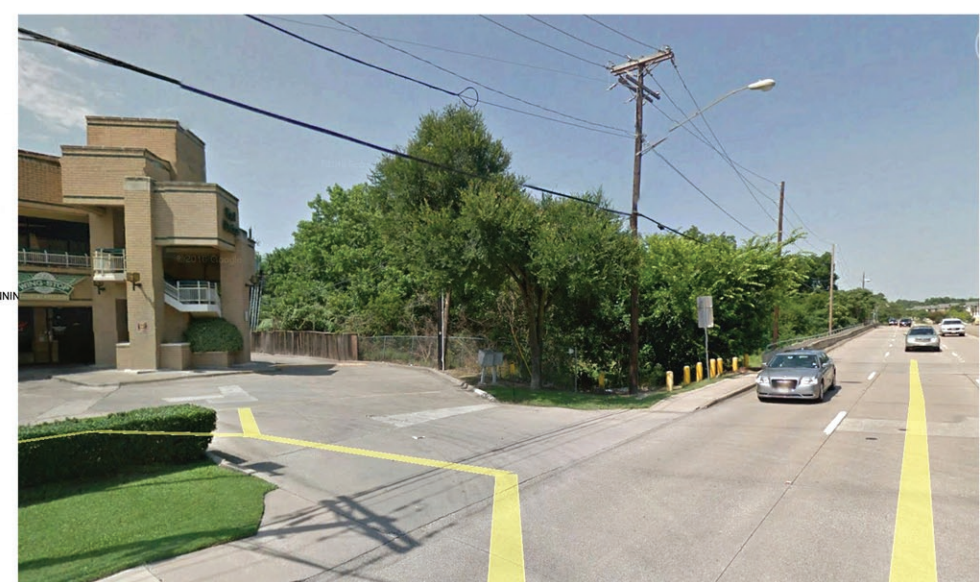
VIEW 5



VIEW 3 -- VIEW AT SKILLMAN ST.

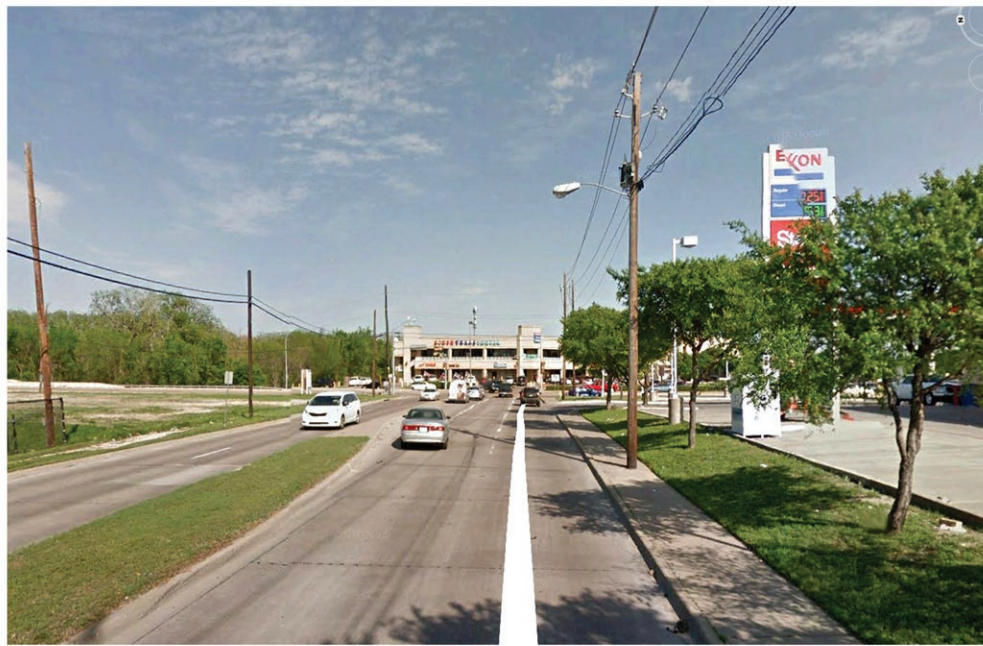


VIEW 4-- VIEW AT SKILLMAN STREET



VIEW 5-- VIEW AT SKILLMAN STREET





VIEW 1 -- FROM PARK LANE

VIEW 1



PARK LANE

VIEW 3



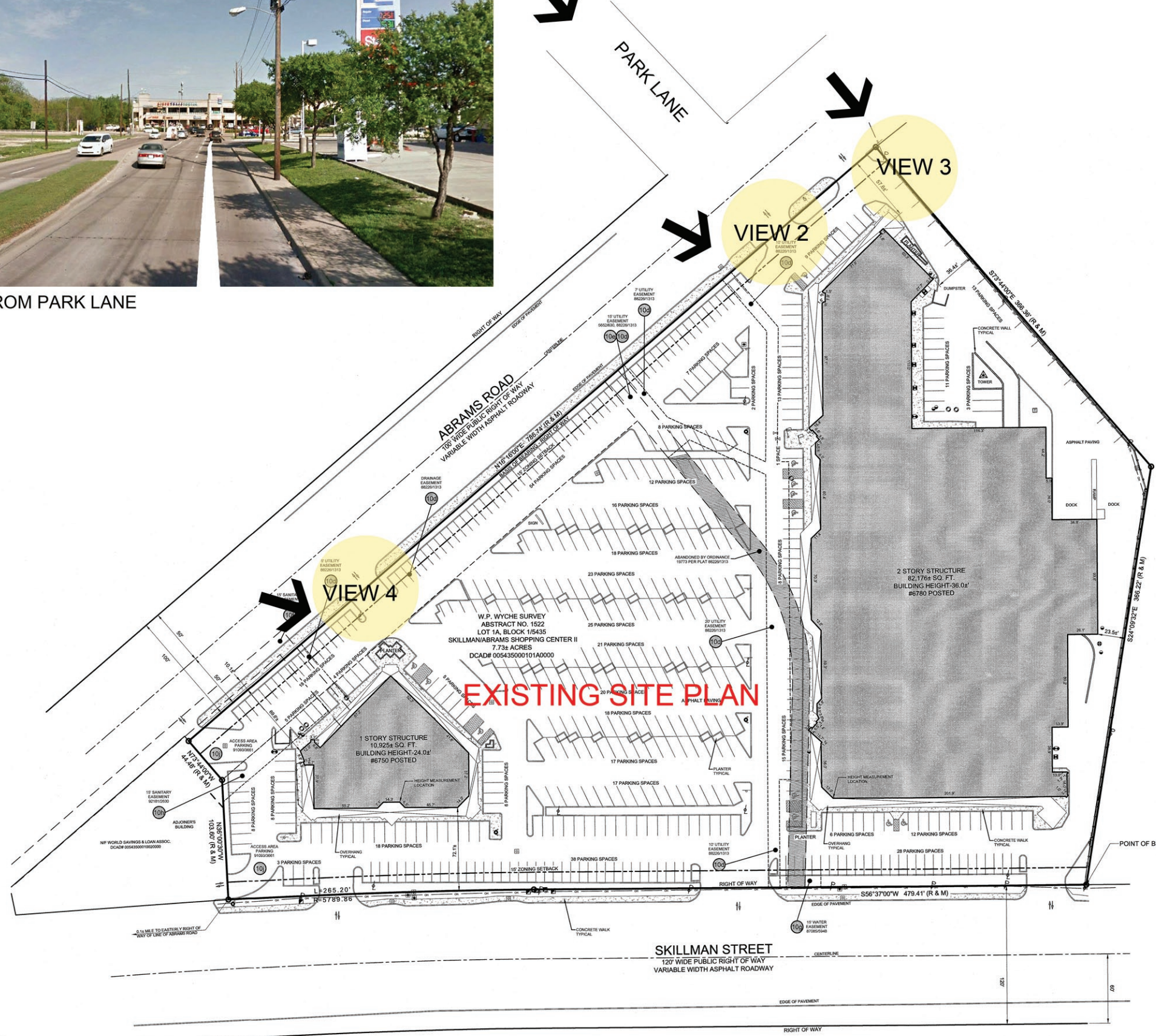
VIEW 2



VIEW 4



EXISTING SITE PLAN



VIEW 2 -- ABRAMS & PARK LANE



VIEW 3 -- EXISTING PATHWAY TO TRAIL



VIEW 4 -- ABRAMS ROAD





VIEW 1 -- EXISTING BUILDING IMAGE



VIEW 2 -- EXISTING BUILDING IMAGE



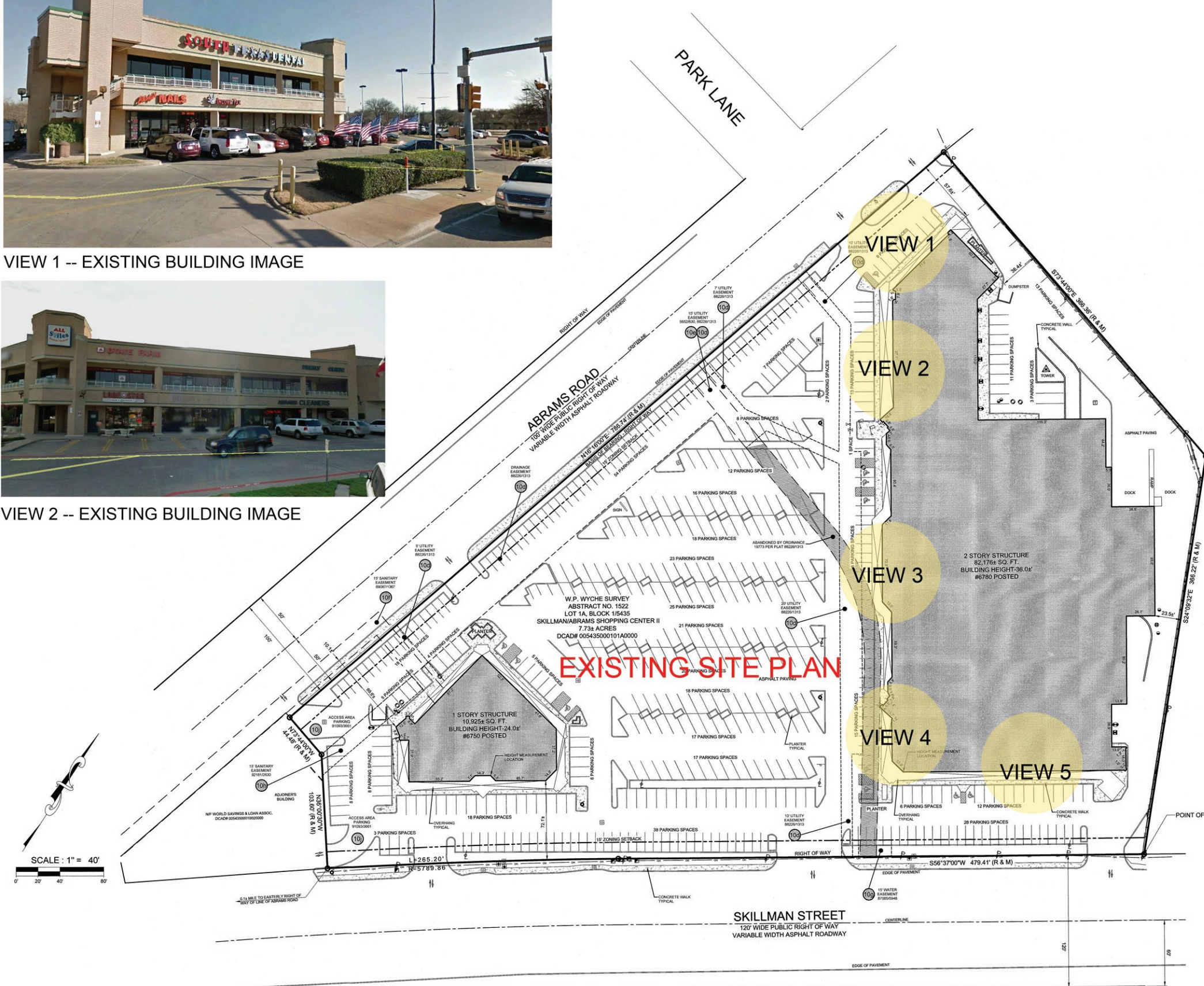
VIEW 3 -- EXISTING BUILDING IMAGE

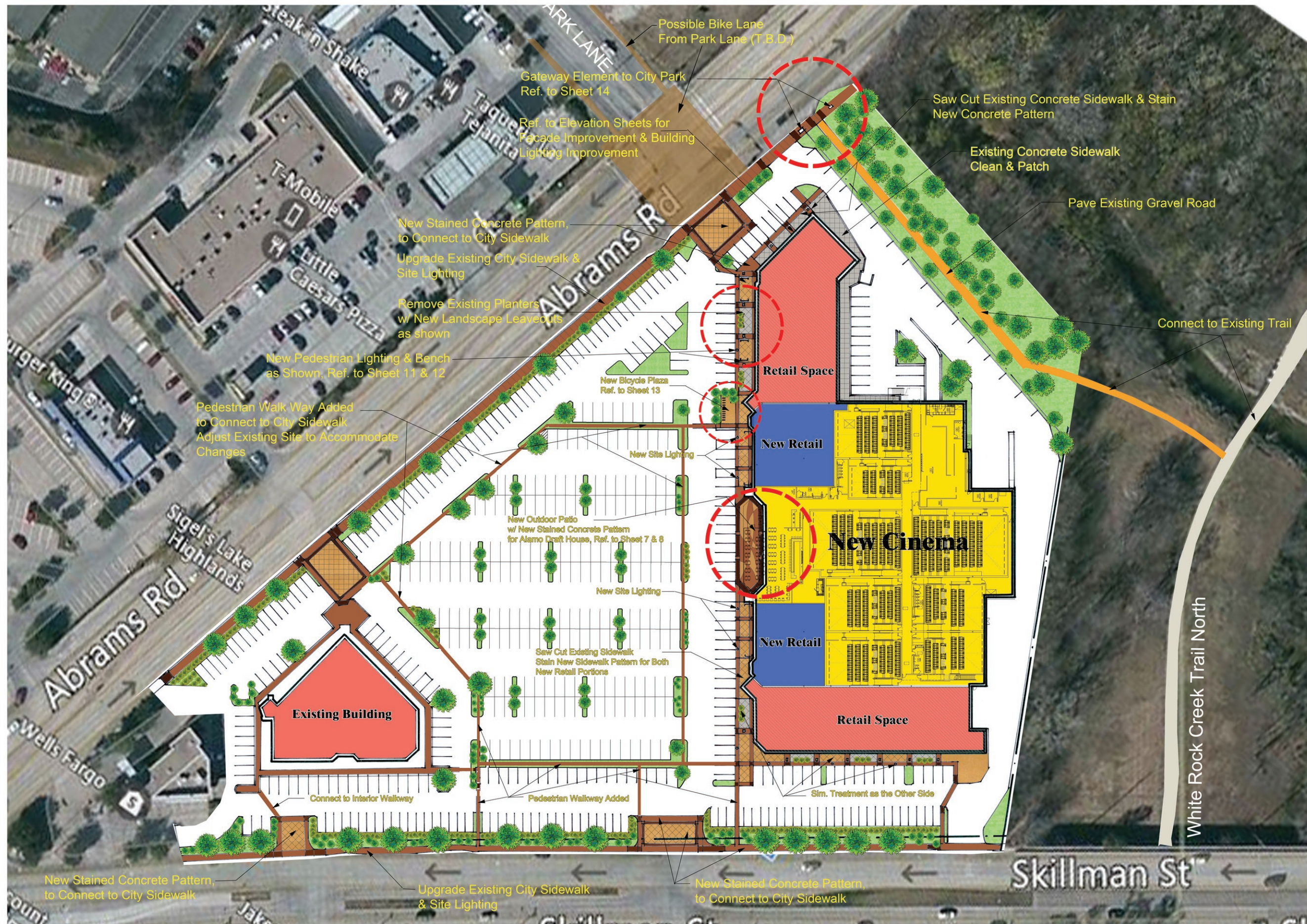


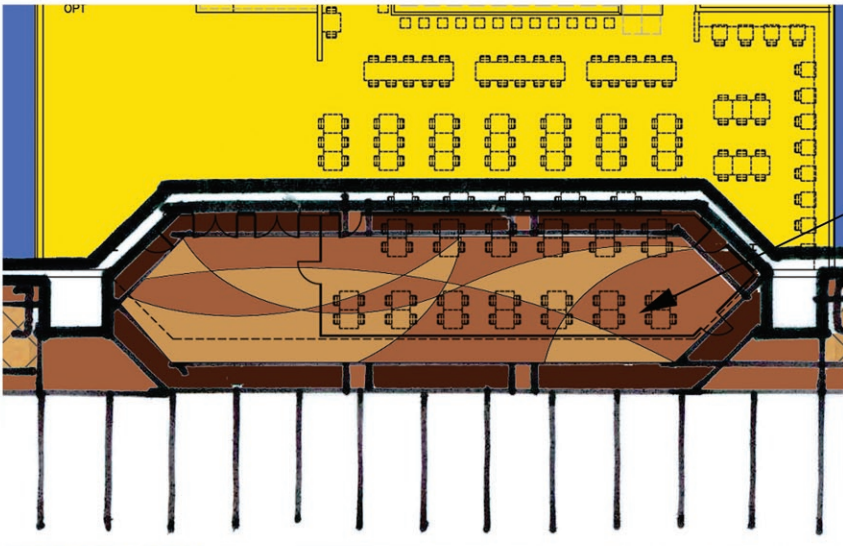
VIEW 4 -- EXISTING BUILDING IMAGE



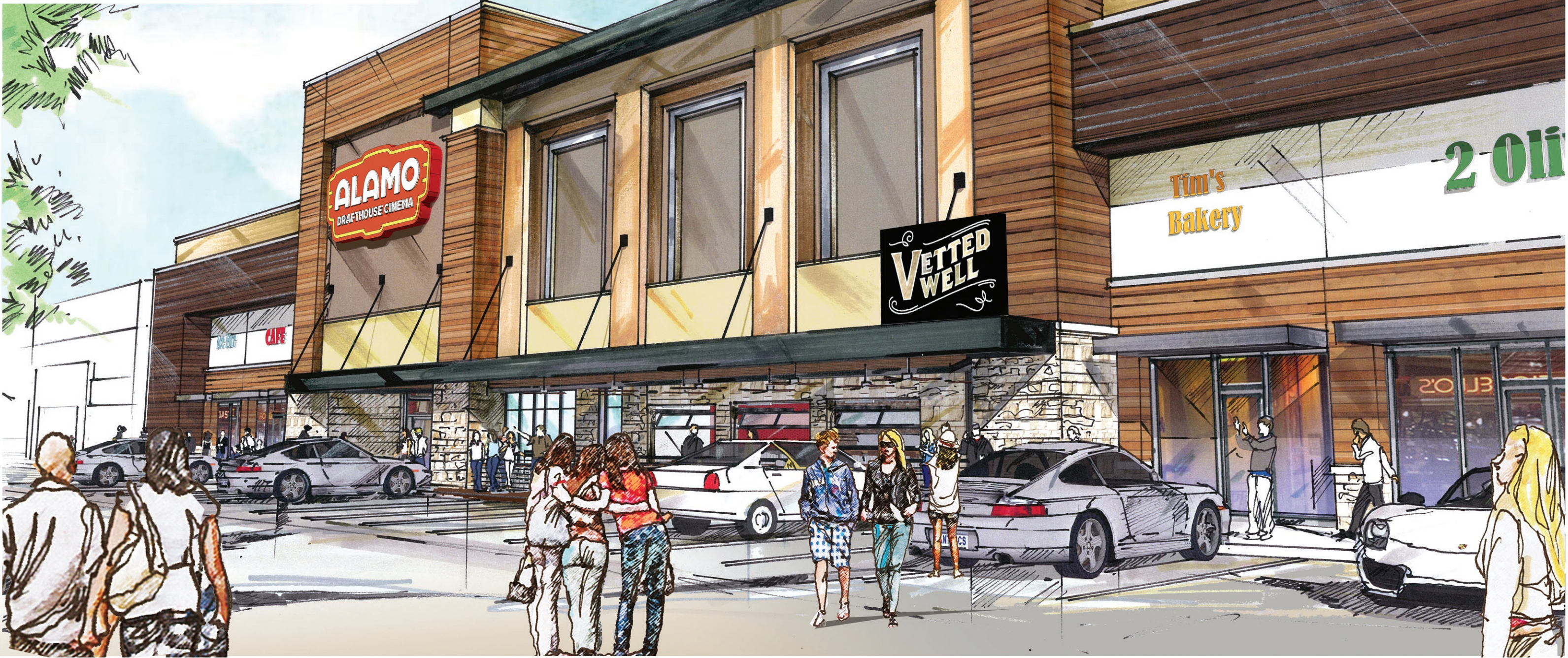
VIEW 5 -- EXISTING BUILDING IMAGE







NEW STAINED CONCRETE PATIO AT ALAMO DRAFT HOUSE



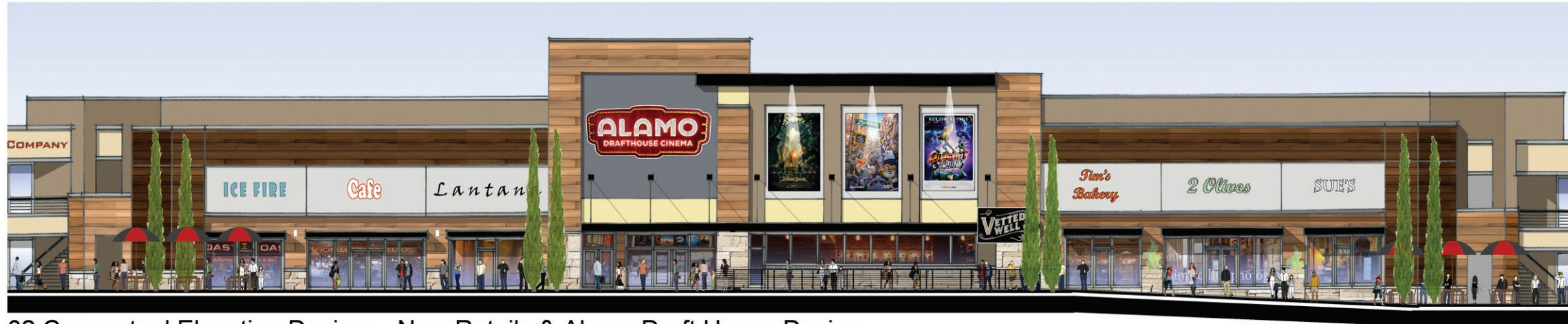






01 Conceptual Elevation Design to Upgrade Existing Retail Space

Ref. to Sheets 3, 4 & 5 for Existing Conditions



02 Conceptual Elevation Design -- New Retails & Alamo Draft House Design

Ref. to Sheets 3, 4 & 5 for Existing Conditions



03 Conceptual Elevation Design to Upgrade Existing Retail Space

Ref. to Sheets 3, 4 & 5 for Existing Conditions



04 Overall Elevation



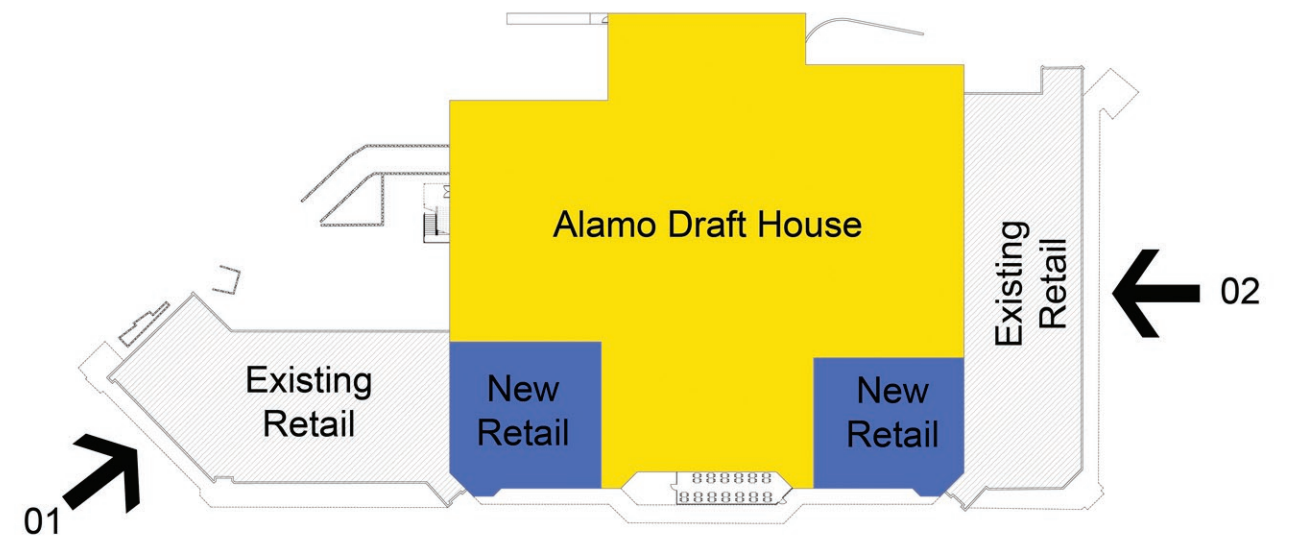
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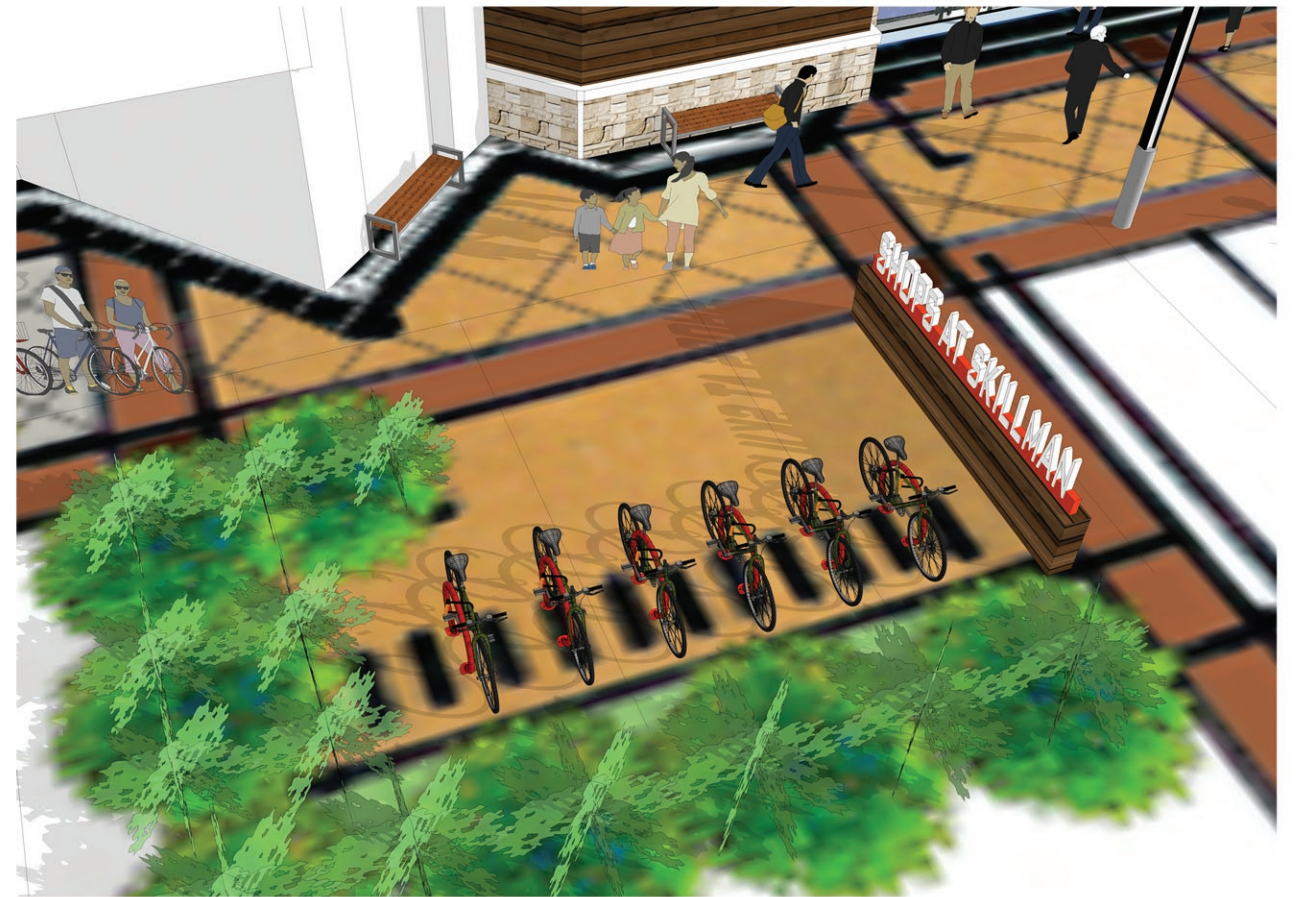






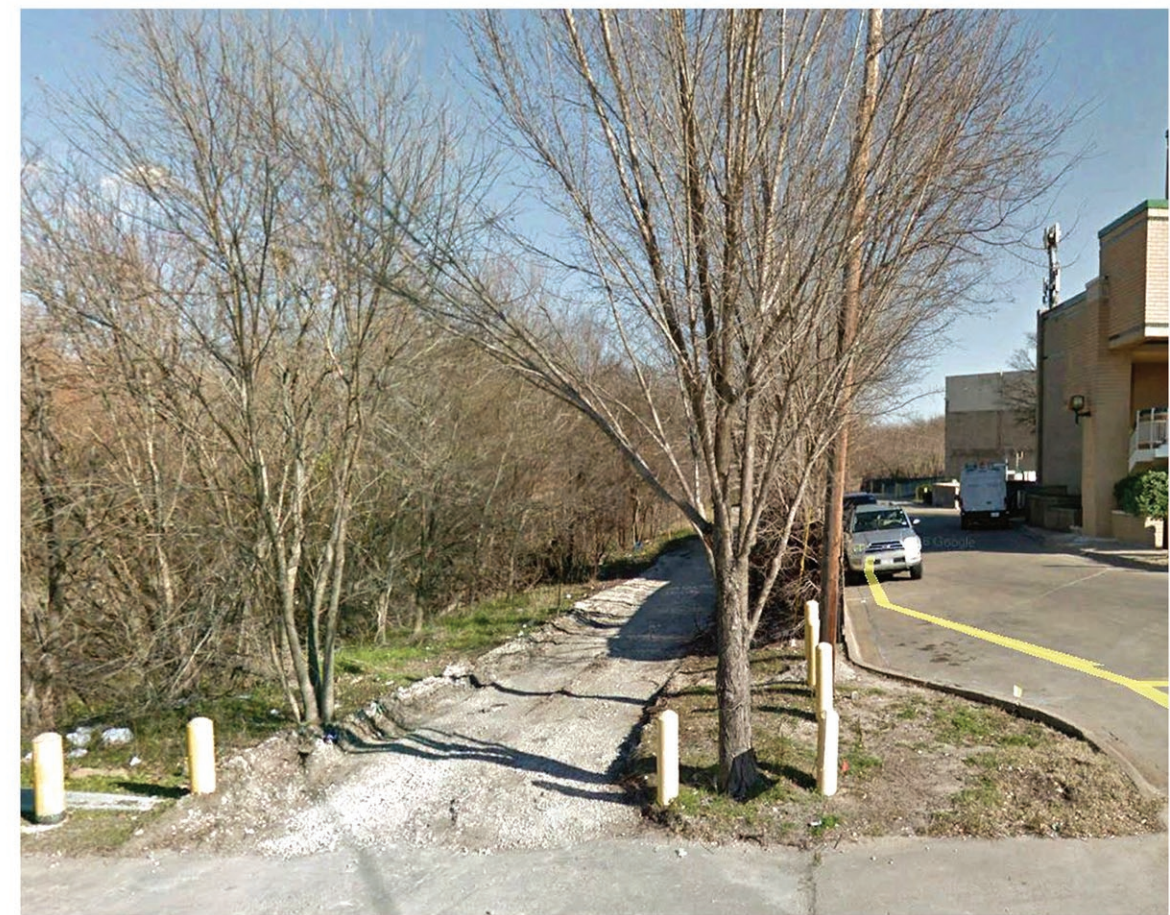
BENCHES---BIKE RACKS---RECEPTACLES







PROPOSED GATEWAY ELEMENT TO CONNECT TO CITY TRAIL & BIKE LANE AT PARK LANE (TBD)



EXISTING CONDITION, REF. SHEET 4 FOR PLAN LOCATION



PROPOSED GATEWAY ELEMENT TO CONNECT TO CITY TRAIL



PROPOSED GATEWAY ELEMENT TO CONNECT TO CITY TRAIL