

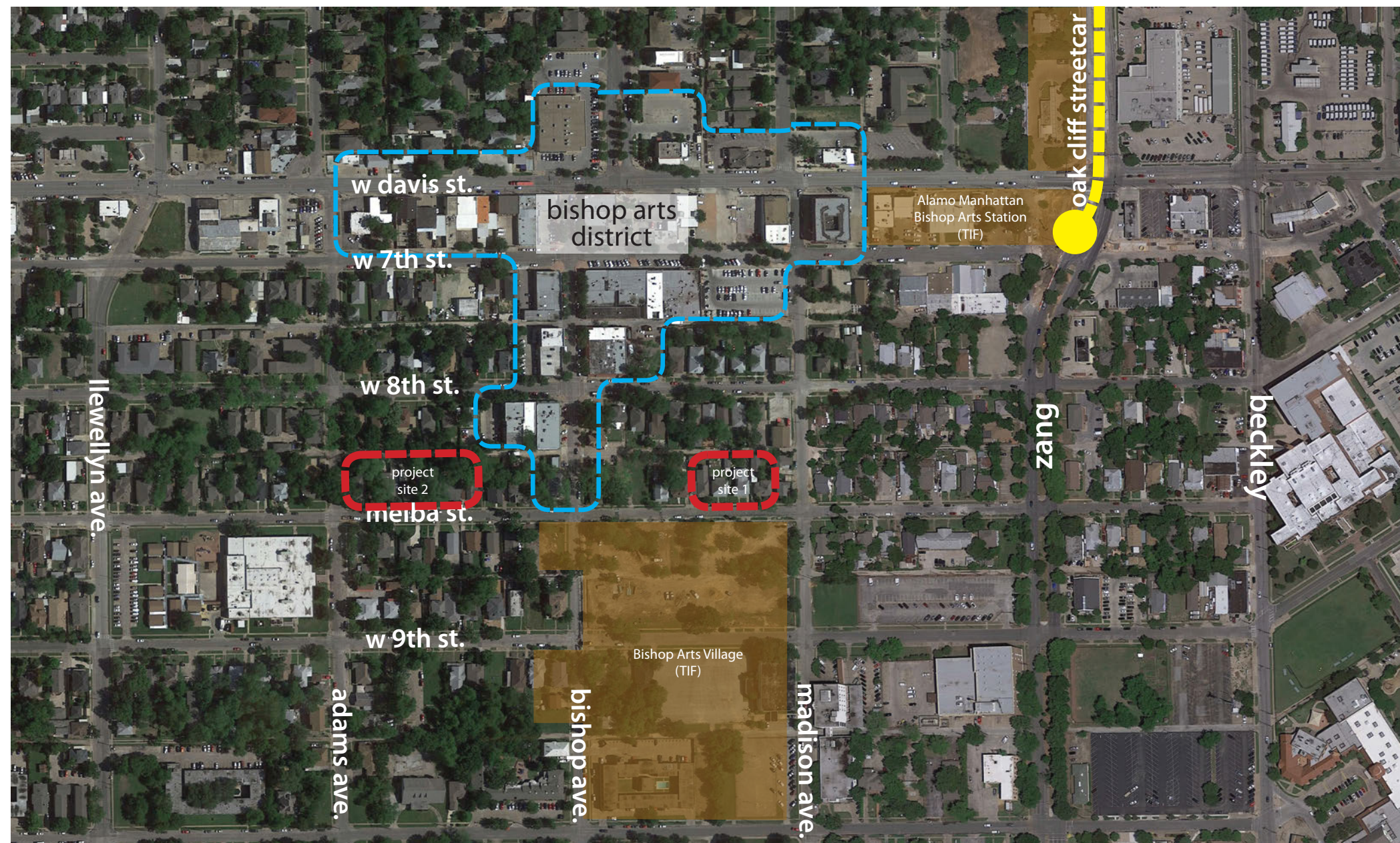
## Applicable Urban Design Priorities Project Should Achieve

- [1] Explore opportunities for ground floor residential units to provide direct entries from the public realm.

Providing direct unit access from individual units to the street helps to promote and actively engage the street while also promoting safety and interaction.

- [2] Attention should be given to both form and materiality within the overall neighborhood context.

The development team should continue to work closely with adjacent property owners and the surrounding neighborhood to coordinate any and all opportunities to complement and enhance both the existing and future neighborhood context.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Oak Cliff Gateway]

## Context Description

The project sites are located near the southern end of the Bishop Arts District fronting on to Melba Street, bound by Adams to the west and Madison to the east. The project consists of two separate multifamily structures with site 1 being located east of Bishop Avenue and site 2 being located west of bishop Avenue. Previous TIF projects in close proximity include the Bishop Arts Village directly adjacent to the project site, and Bishop Arts Station located to the north east of the site.

Primary project considerations are maintaining an active and engaged ground level facade along the public right of way and responding contextually with both form and materiality of the proposed development within the larger neighborhood.

## Bishop Highline Residential

Neighborhood:  
Bishop Arts District

Program:  
Residential





Office of Economic Development  
Dallas City Hall  
1500 Marilla St. Room 2CN  
Dallas, Texas 75201  
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City of Dallas  
Office of Economic Development  
TIF Project Funding Application

Bishop Highline  
Name of Project



Urban Genesis  
Name of Applicant

# Area Context Plan



# Project Description

- The Project is a for-rent apartment development in the Bishop Arts District. The project will include two buildings along Melba Street, east and west of North Bishop Avenue.
- The Project mass will be consist with the planned project along Melba, mirroring the height and streetscape planned for that project.
- The Project will include 118 units (approximately 79,000 rentable square feet) served by on-site surface parking (51 spaces), on street parking (19 spaces) and a tuck-under garage (42 spaces).
- The Project is a development of Urban Genesis, LLC. Groundbreaking is planned for November 2016. Opening is planned for March 2018.
- The Project is seeking TIF incentives to provide pedestrian-friendly amenities along all Melba frontage and public access points, improve the surrounding public rights of way, preserve design elements suggested by the local community represented by the “Bishop Arts Neighborhood Association”, and offer affordable rental units consistent with Dallas Housing Authority’s Intown Housing Program.
- If TIF incentives are provided, the project will include quality affordable rental alternatives while incorporating design elements that complement the character of Bishop Arts, and adhere the pedestrian-friendly amenity standards designated by PD 830 and the Bishop Arts District community.

# Project Rendering



# Existing Streetscape & Alley (Building 1)



# Existing Streetscape & Alley (Building 2)





# Building Site Plans

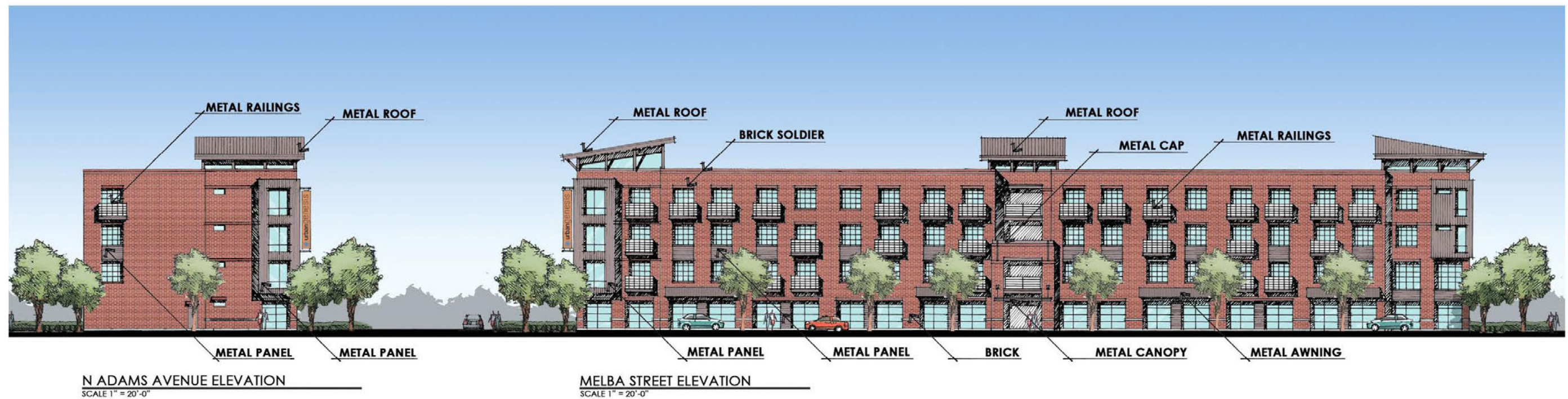


**Building 1**

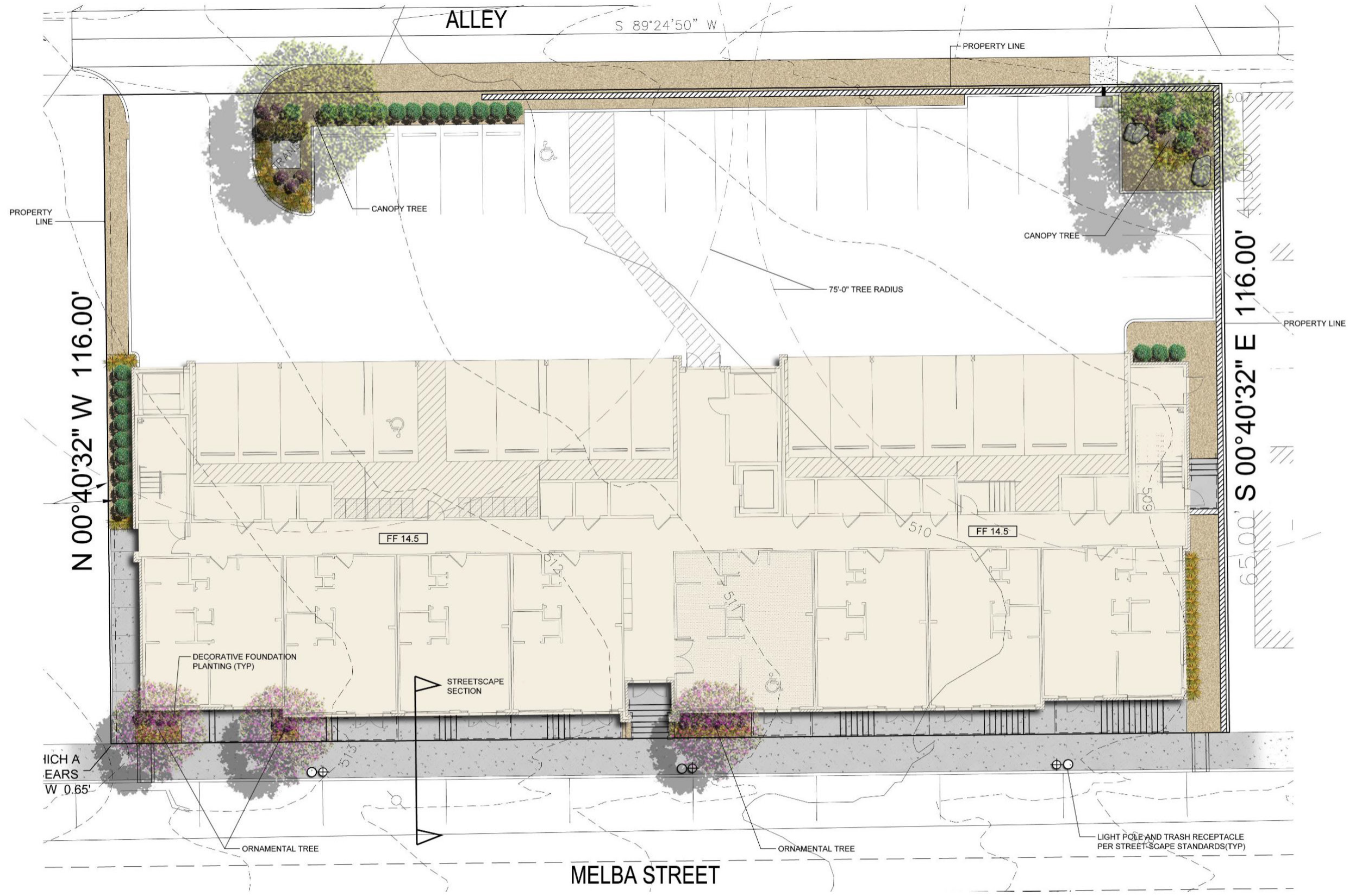


**Building 2**

# Elevation Rendering (Melba & Adams View)



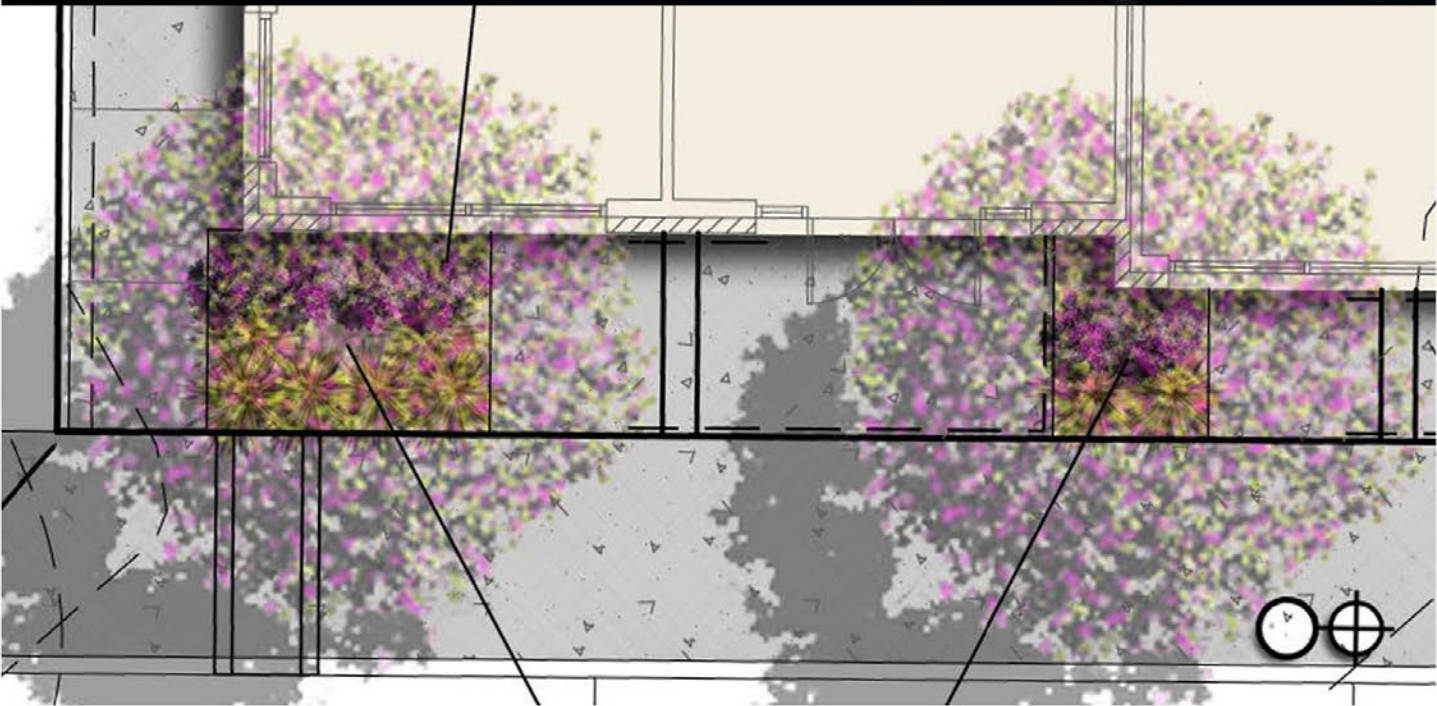
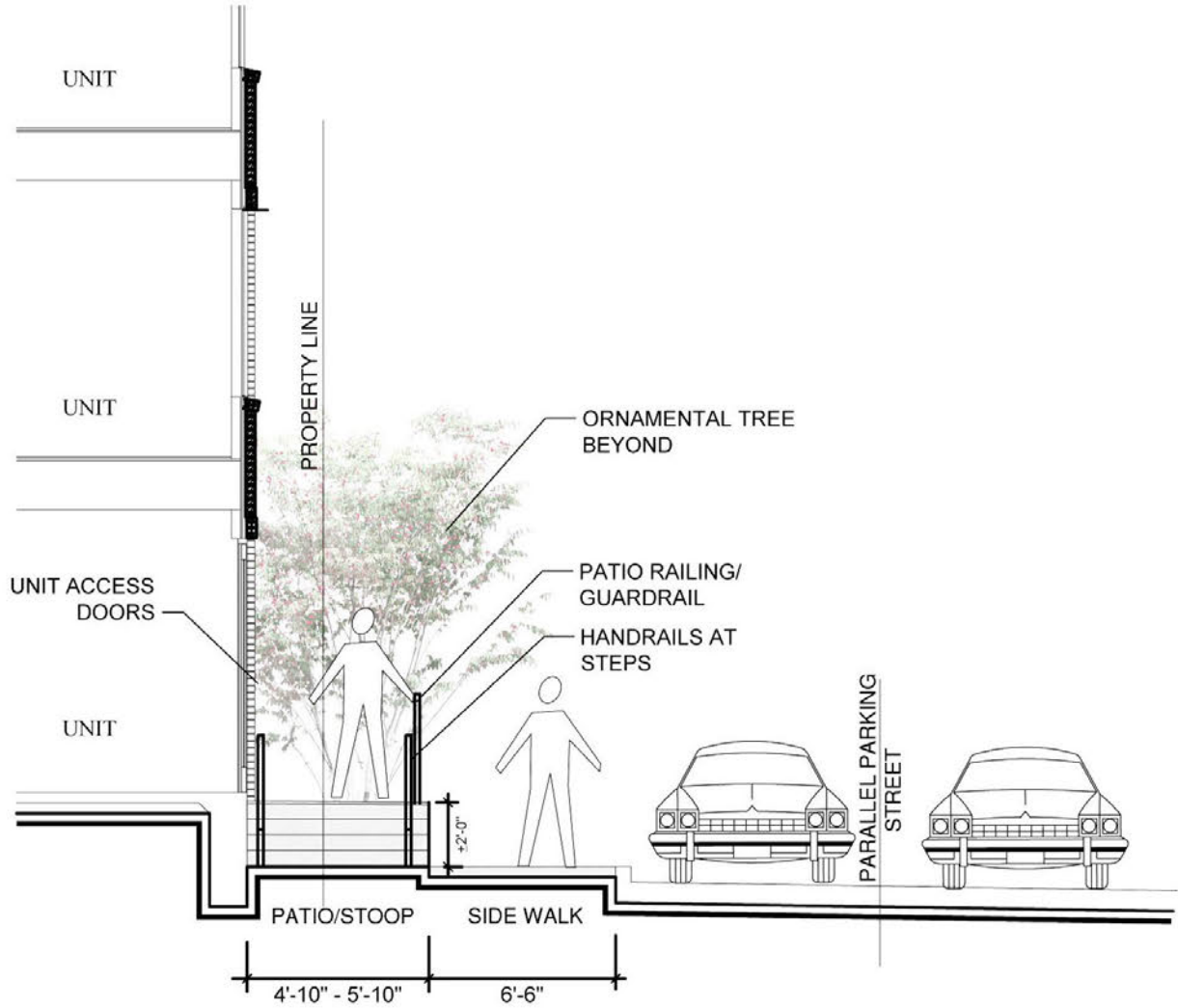
# Landscaping Plan (Building 1)



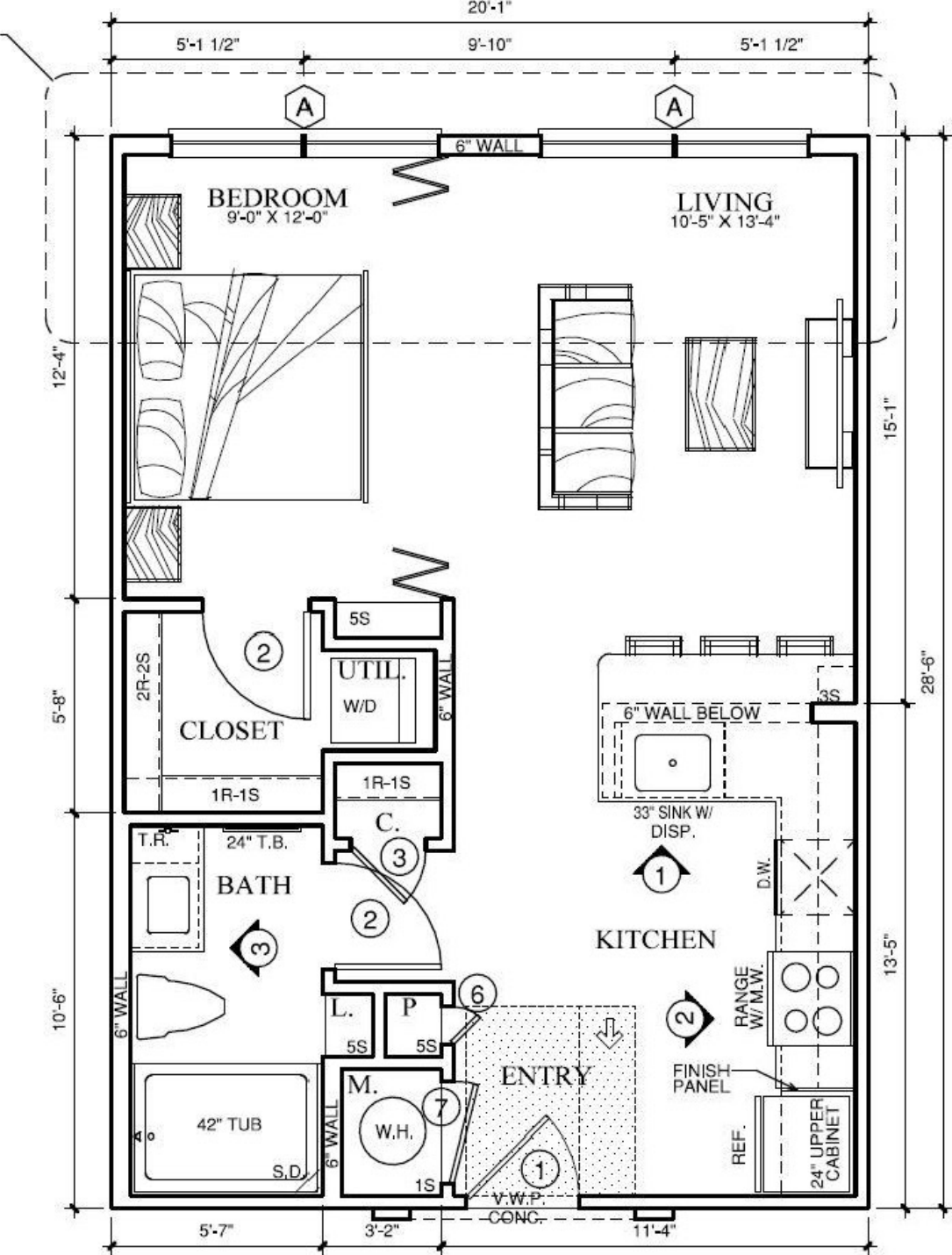
# Landscaping Plan (Building 2)



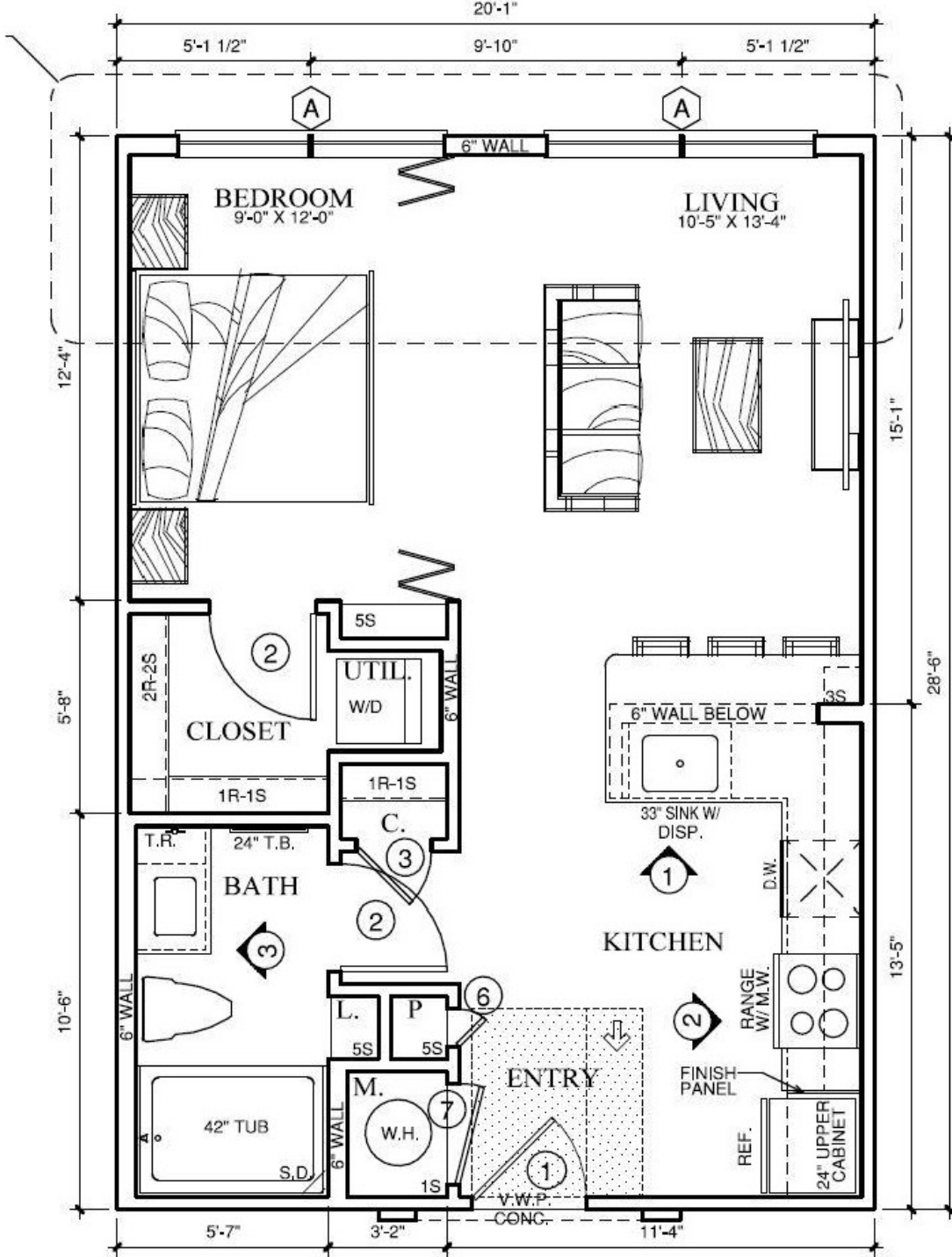
# Street Connectivity Elevation



# Ground Level Floor Plans



1 Bed/1Bath 572 S.F.



1 Bed/1Bath 710 S.F.

# Public Infrastructure Improvements

