

## Applicable Urban Design Priorities Project Should Achieve

### [1] Consider the design of the streetscape to reinforce this area as a walkable, transit-oriented district.

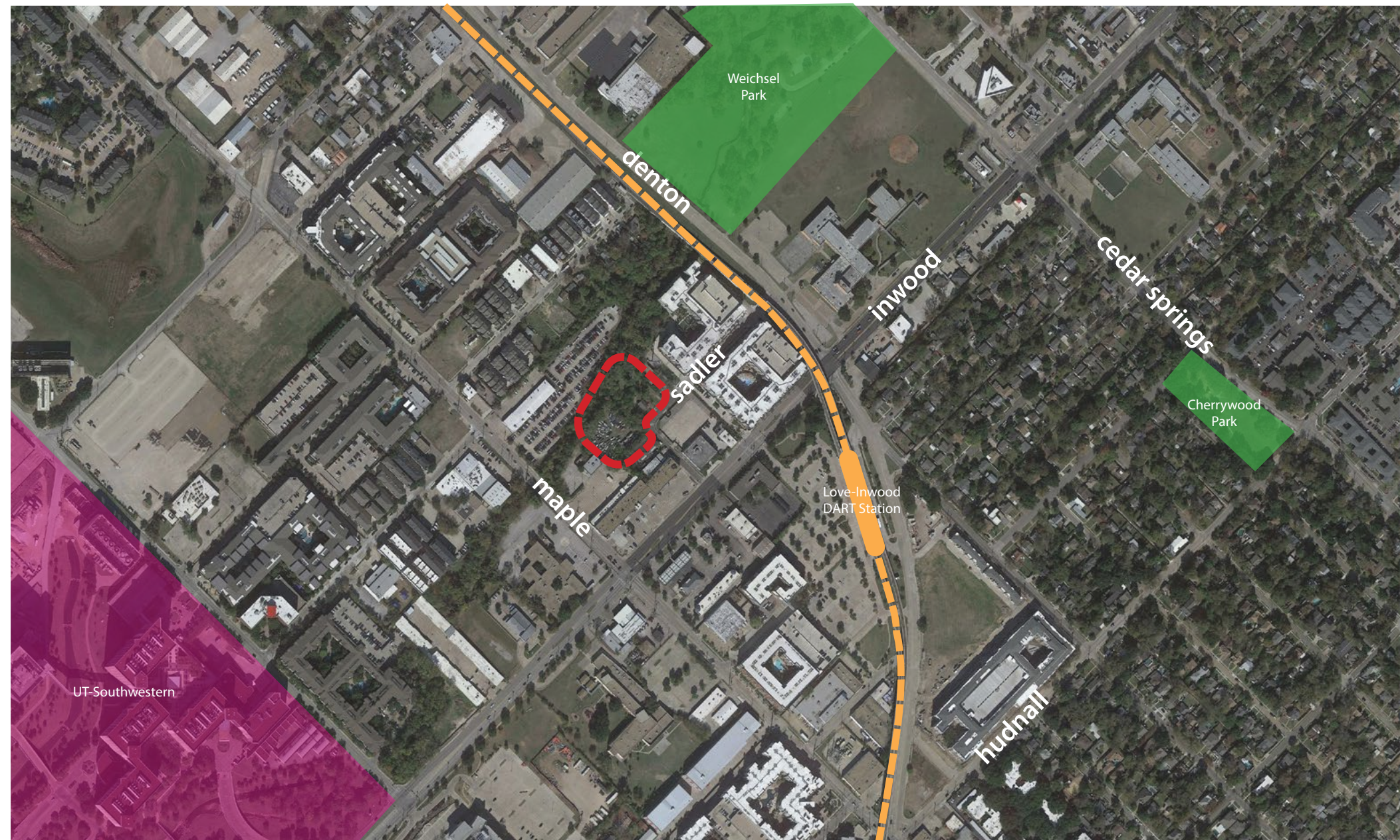
The development should provide wide sidewalks, street trees, and furnishings that create a comfortable space for residents to walk while also improving the walkability of this sites and surrounding areas to the nearby DART station.

### [2] Explore ways in which the parking can be screened to lessen impacts on the public realm and surrounding neighbors.

By minimizing the visual impact of the surface parking area through landscaping and screening, the development can serve to reinforce the walkable, pedestrian nature of this area already established by adjacent development.

### [2] Consider on-site, low-impact development methods for site construction and stormwater management.

Due to the site's location adjacent a riparian area, it is highly important to minimize the site's overall impact during and after construction.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Maple-Mockingbird]

Stemmons Corridor - Southwestern Medical District Area Plan

## Context Description

Matthew Southwest and Renaissance Neighborhood Development Cooperation are currently partnering with a sponsor, The Resource Center, a local LGBT and HIV/AIDS non-profit group, to develop a currently under-utilized 2 acre property on Sadler Circle on the western side of the Oak Lawn neighborhood into an affordable, 84-unit Senior, LGBT-focused community. The property will provide a five-story multifamily building abutting a riparian corridor, with surface parking located adjacent (via a pedestrian bridge) to the site.

Design consideration for the property include the design of the streetscape along Sadler Circle, the screening of the surface parking area from the public realm and the adjacent properties, and the way in which the development interacts with its unique site environmental conditions, including how it handles stormwater management.

## Oaklawn Place

Neighborhood:  
Oak Lawn / SW Medical District

TIF District:  
Maple - Mockingbird

Program:  
Multifamily

19 August 2021  
Design Review

# Oaklawn Place Senior Housing

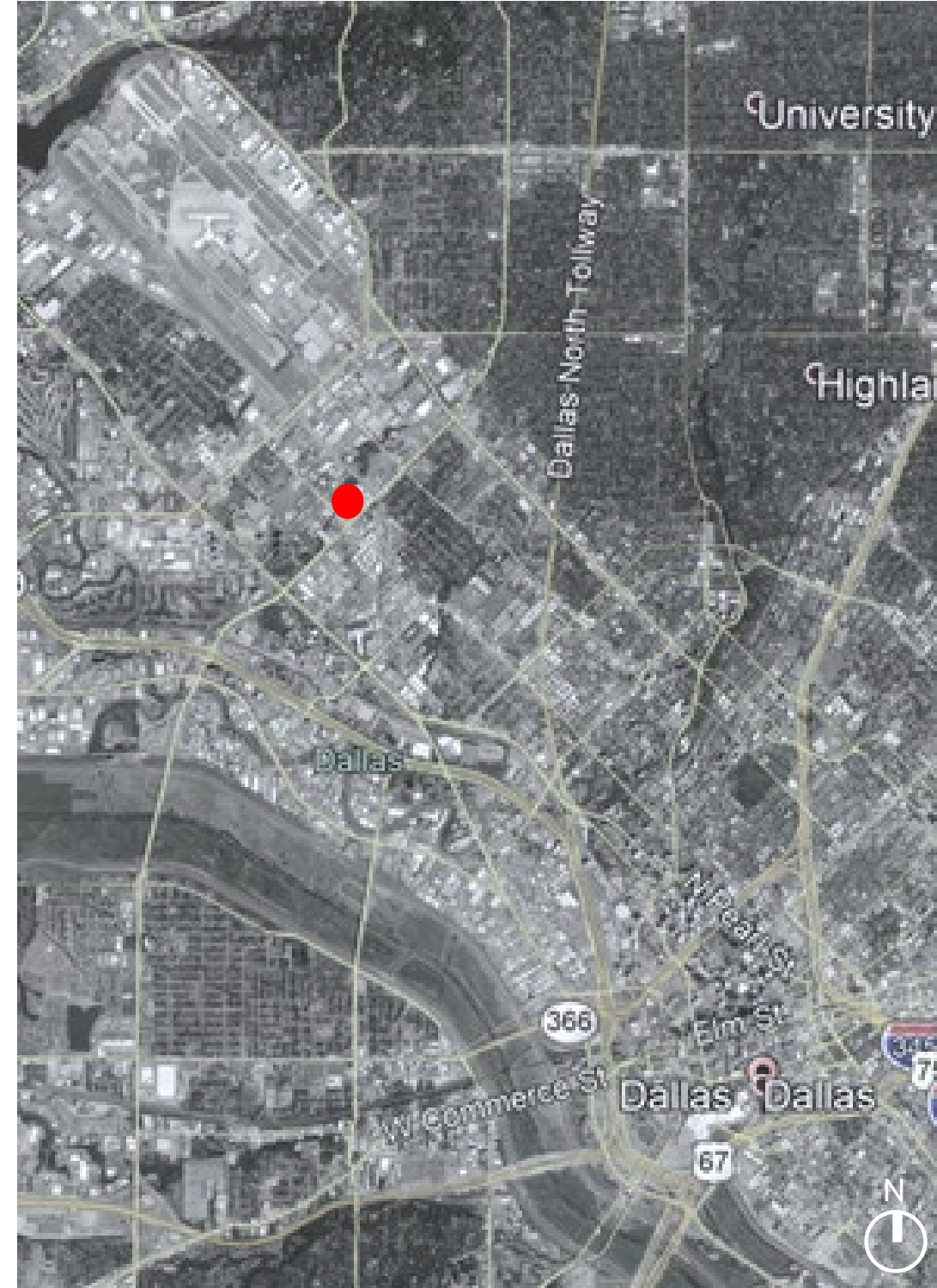
Sadler Circle, Dallas, Texas 75235

**Perkins&Will**

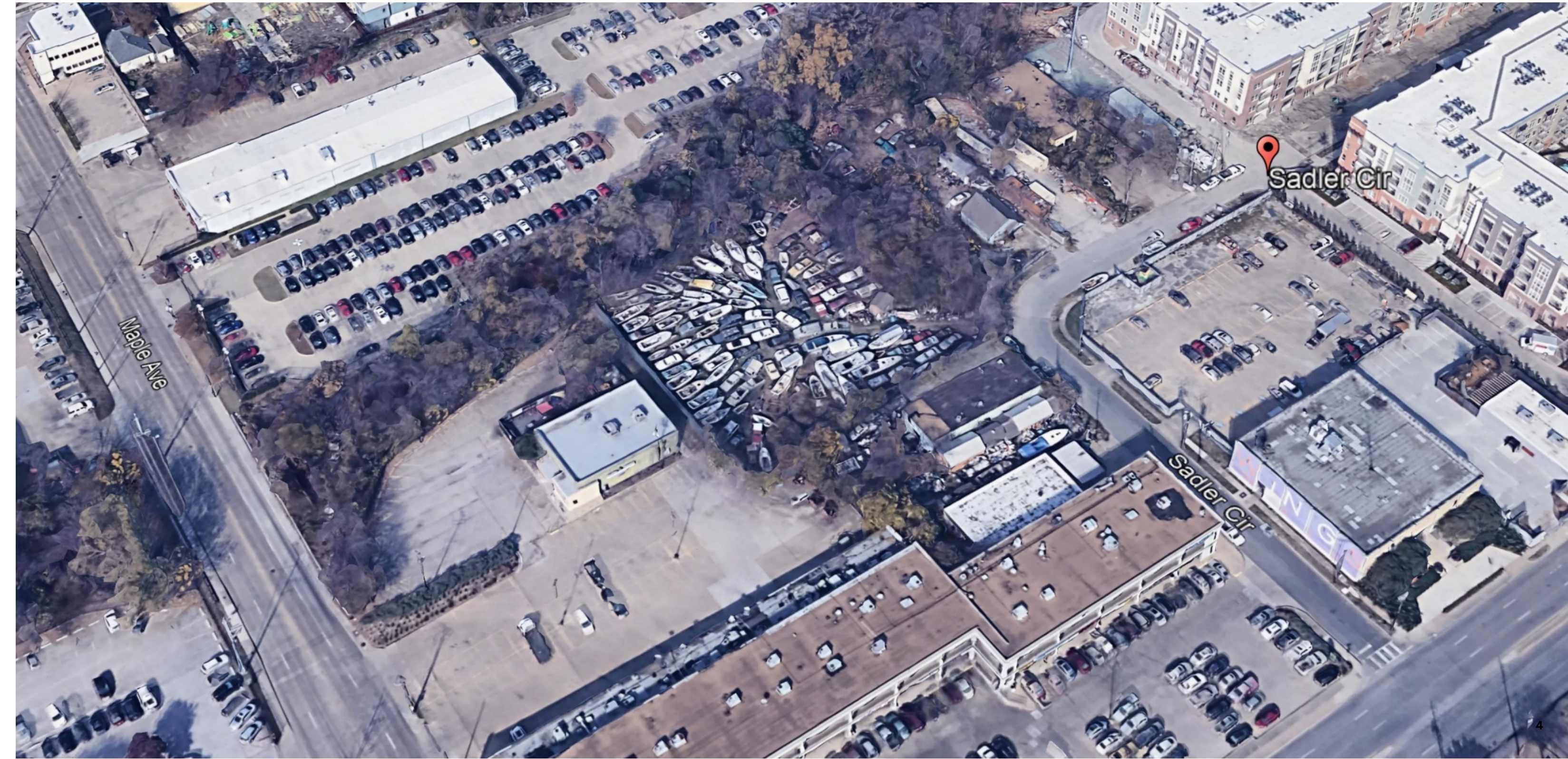


**SITE**

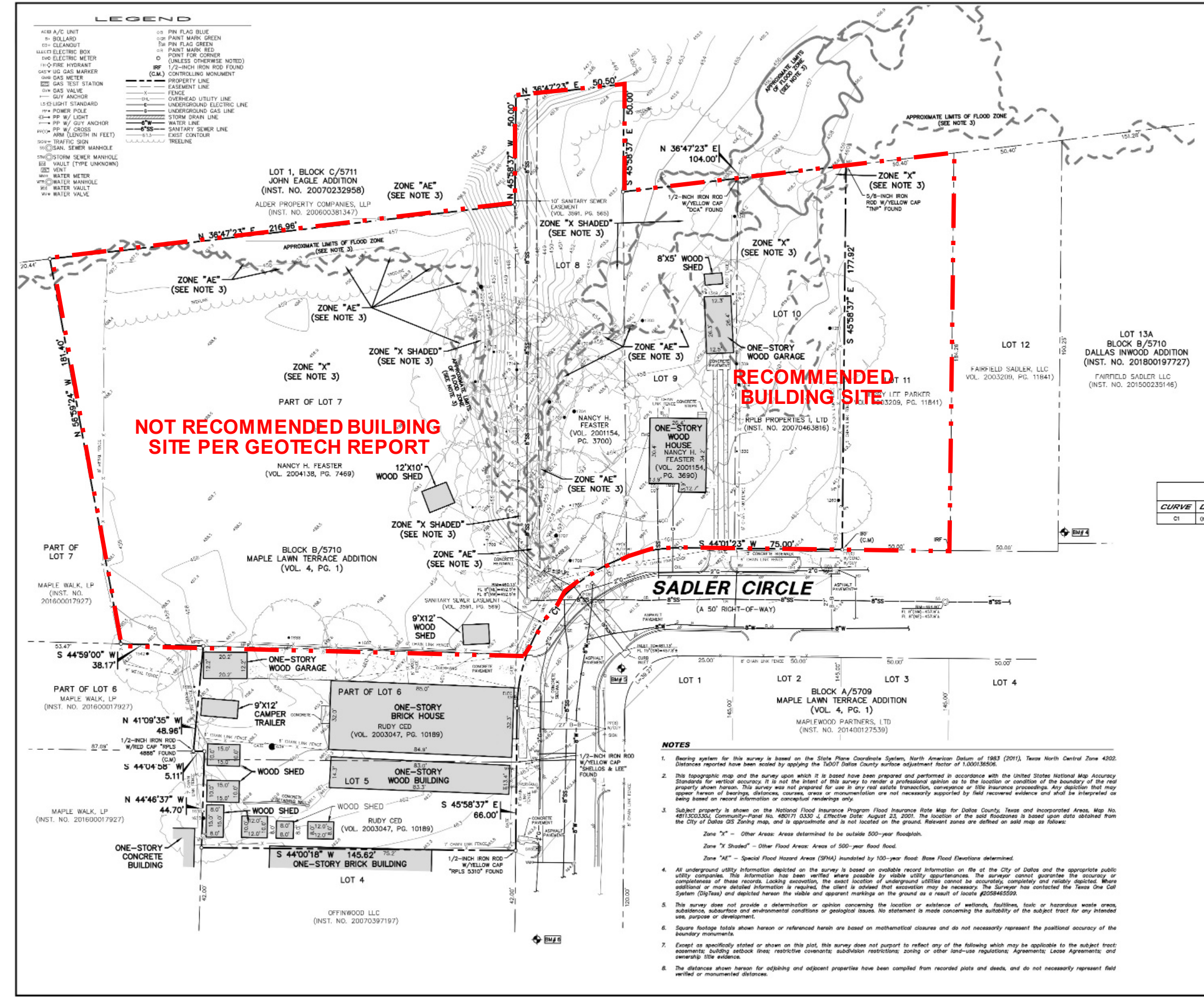
LOCATION



SITE



**PROPERTIES SURVEY**



**TREE TABLE**

POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
1289	18" HACKBERRY	1701	8" CHINA BERRY
1291	20" ELM	1702	18" ELM
1309	18" HACKBERRY	1703	21" MULTI-TRUNK PECAN
1312	18" HACKBERRY	1704	21" CHINA BERRY
1330	18" MULTI-TRUNK HACKBERRY	1705	18" MULTI-TRUNK BOIS D'ARC
1341	18" HACKBERRY	1706	18" CHINA BERRY
1349	18" MULBERRY	1707	23" BOIS D'ARC
1354	12" CHINA BERRY	1708	17" HACKBERRY
1521	24" MULTI-TRUNK HACKBERRY	1709	8" HACKBERRY
1542	18" CHINA BERRY	1710	8" HACKBERRY
1623	22" MULTI-TRUNK CHINA BERRY	1711	17" ELM
1630	8" CHINA BERRY	1712	14" ELM
1638	38" ELM	1713	12" HACKBERRY
1665	12" CHINA BERRY	1714	8" ELM
1687	10" HACKBERRY	1715	10" HACKBERRY
1688	14" MULTI-TRUNK HACKBERRY	1716	10" CHINA BERRY
1700	19" HACKBERRY	1717	12" BOIS D'ARC

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	080°00'00"	75.00'	117.81'	75.00'	S 078°31' E	136.07'

**BENCH MARK LIST**

BM# 34-P-3 CITY OF DALLAS BENCHMARK FOUND ON TOP OF A CONCRETE CURB AT THE SOUTH END OF A STORM SEWER BODY INLET ON THE WEST SIDE OF BONAR AVENUE AND NORTH OF MAPLE AVENUE.

COORDINATES: N=599,527.178 E=2,483,759.196 ELEV=454.092  
 OBSERVED SURFACE: N=599,527.178 E=2,479,959.959 ELEV=454.21

BM# 34-Q-35 CITY OF DALLAS BENCHMARK FOUND ON TOP OF A CONCRETE CURB AT THE SOUTH END OF A STORM SEWER DROP PILEY ON THE NORTHEAST CORNER OF THE INTERSECTION OF INWOOD ROAD AND LEMON AVENUE.

COORDINATES: N=597,541.352 E=2,481,133.691 ELEV=477.720  
 OBSERVED SURFACE: N=597,541.352 E=2,481,472.338 ELEV=477.728

BM# 4 " " " " OUT IN CONCRETE ON THE WEST CURB OF THE NORTHWEST ENTRANCE TO INWOOD STATION APARTMENTS ON SADLER CIRCLE, 112' SOUTHWEST OF THE CENTERLINE OF THE ABOVE MENTIONED ENTRANCE, 228' WEST OF A SANITARY SEWER MANHOLE, AND 221' NORTHWEST OF A POWER POLE.

SURFACE COORDINATES: N=597,521.55 E=2,480,045.31 ELEV=467.41

BM# 5 " " " " OUT IN CONCRETE ON THE WEST SIDE OF A SIDEWALK ON THE EAST SIDE OF SADLER CIRCLE NEAR THE CENTER OF A 90' SQUARE TURN, 228' NORTHEAST OF THE CENTERLINE OF SADLER CIRCLE, 229' NORTHWEST OF A POWER POLE AND 145' EAST OF A CURB PILE.

SURFACE COORDINATES: N=597,329.09 E=2,479,949.83 ELEV=461.84

BM# 6 " " " " OUT IN CONCRETE ON THE SOUTH SIDE OF A DRIVEWAY ON THE EAST SIDE OF SADLER CIRCLE, 412' SOUTHWEST OF THE CENTERLINE OF SADLER CIRCLE, 427' NORTHEAST OF A POWER POLE, AND 84' NORTH OF A WATER METER.

SURFACE COORDINATES: N=597,214.25 E=2,480,014.02 ELEV=465.07

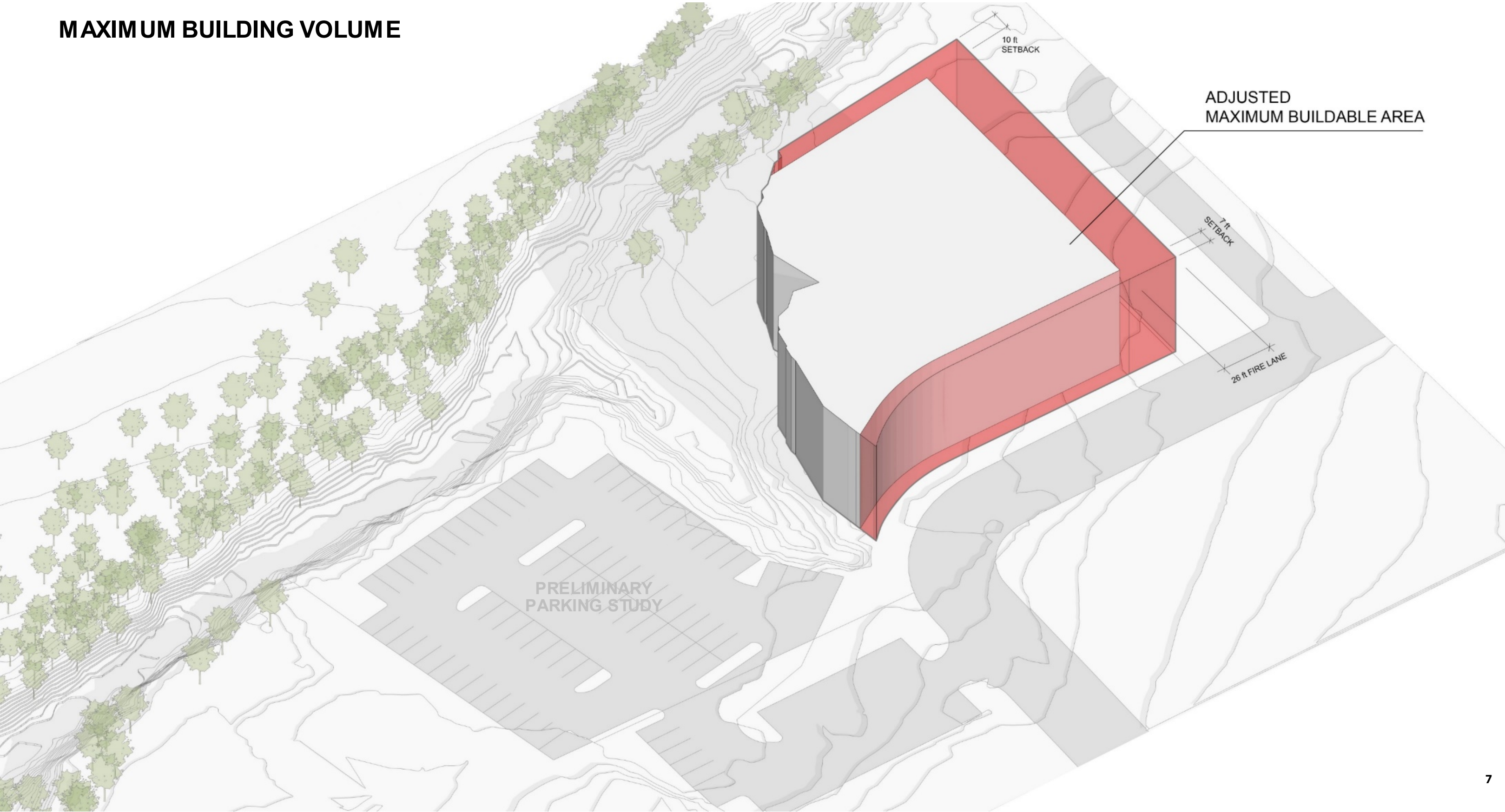
**TOPOGRAPHIC SURVEY**  
**PART OF LOTS 6 AND 7**  
**& ALL OF**  
**LOTS 5, 8, 9, AND 10,**  
**BLOCK B/5710**  
**MAPLE LAWN**  
**TERRACE ADDITION**  
 LOCATED IN THE CITY OF DALLAS  
 AND BEING OUT OF THE  
 MILES BENNETT SURVEY, ABSTRACT NO. 52  
 DALLAS COUNTY, TEXAS

**Pacheco Koch** 7587 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.230.9331  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-100800

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW	1"=20'	04/09/2020	4579-20.147

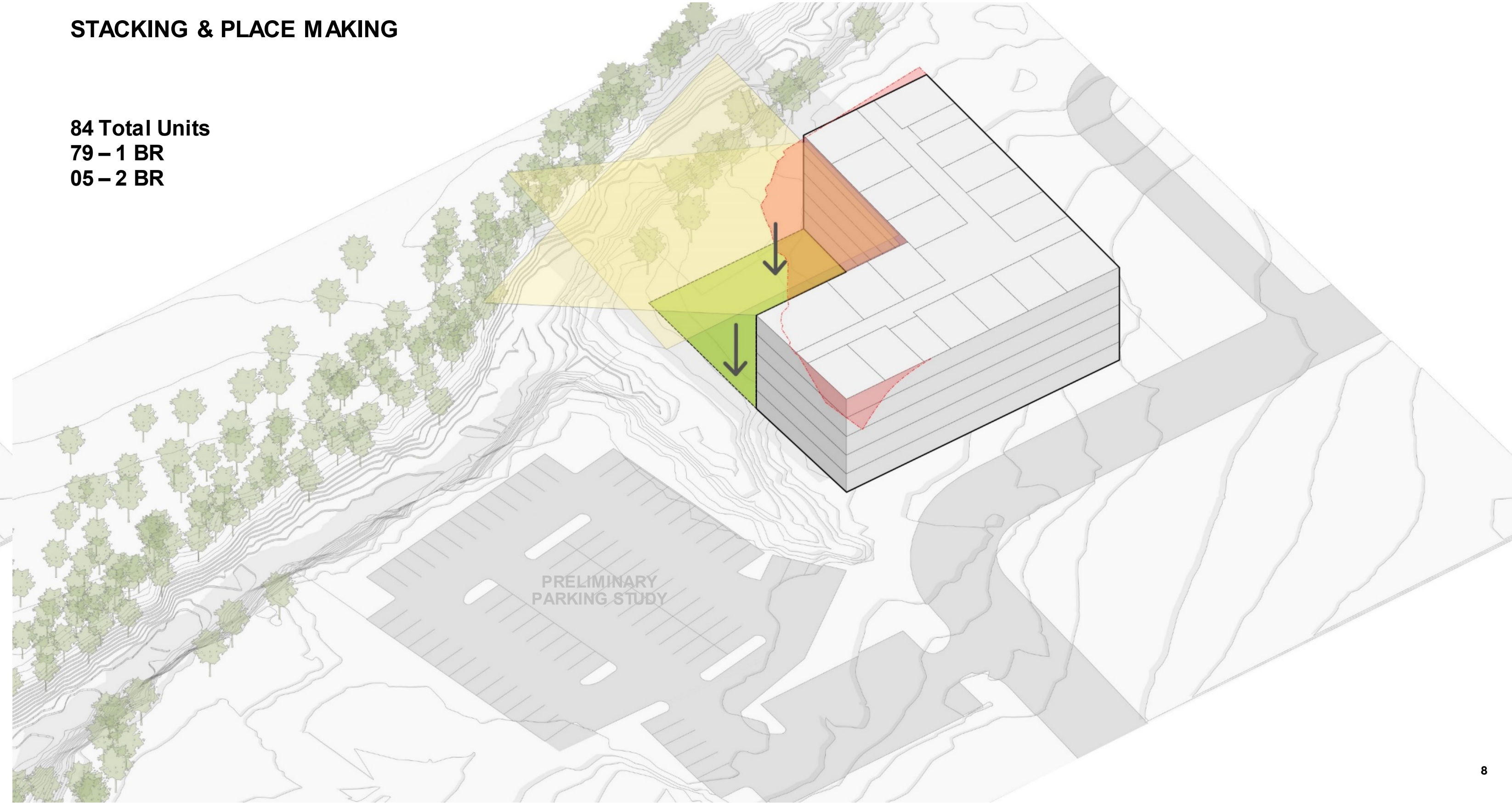
**MASSING**  
 THE "L-attitude"

### MAXIMUM BUILDING VOLUME

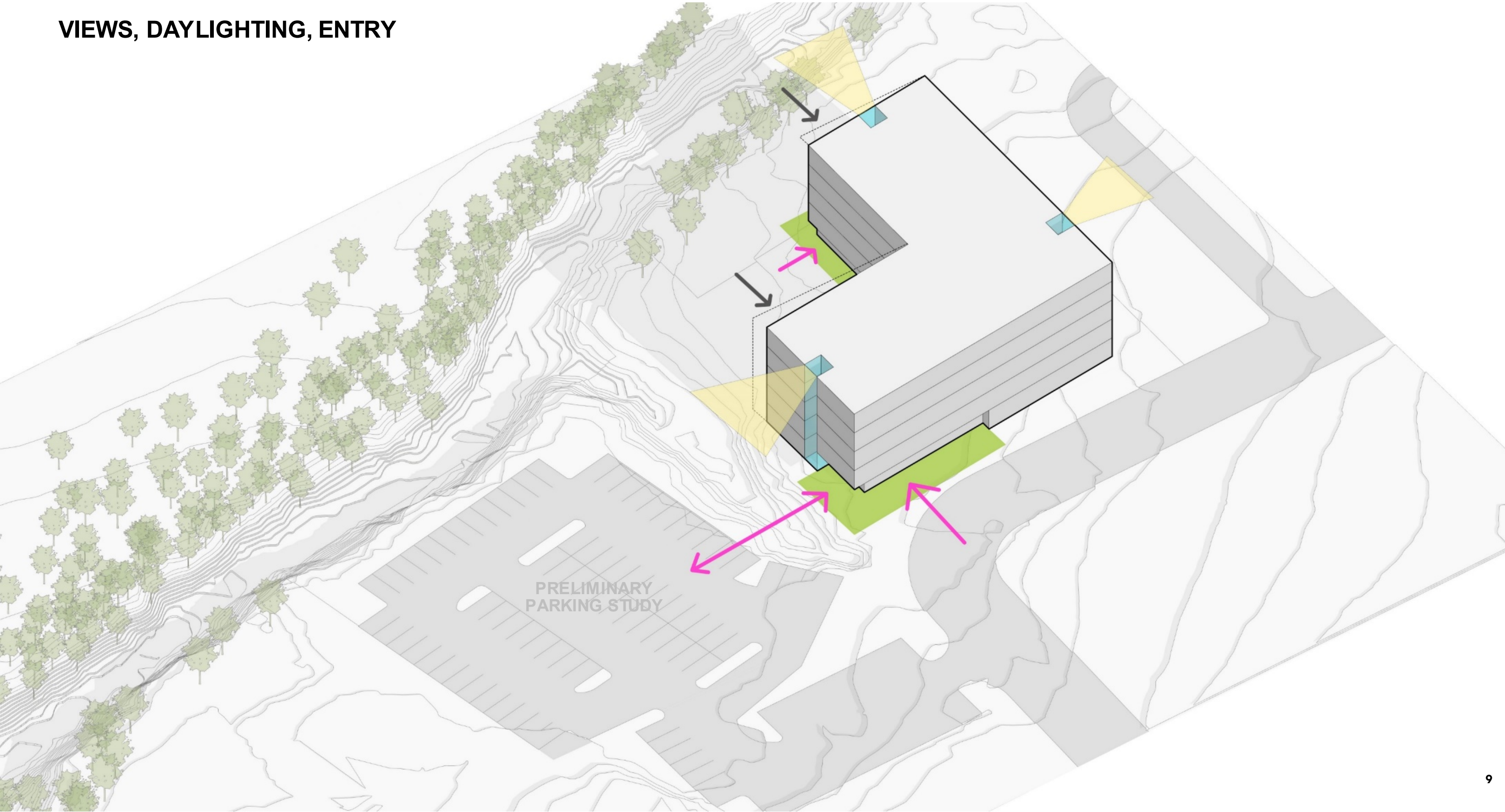


### STACKING & PLACE MAKING

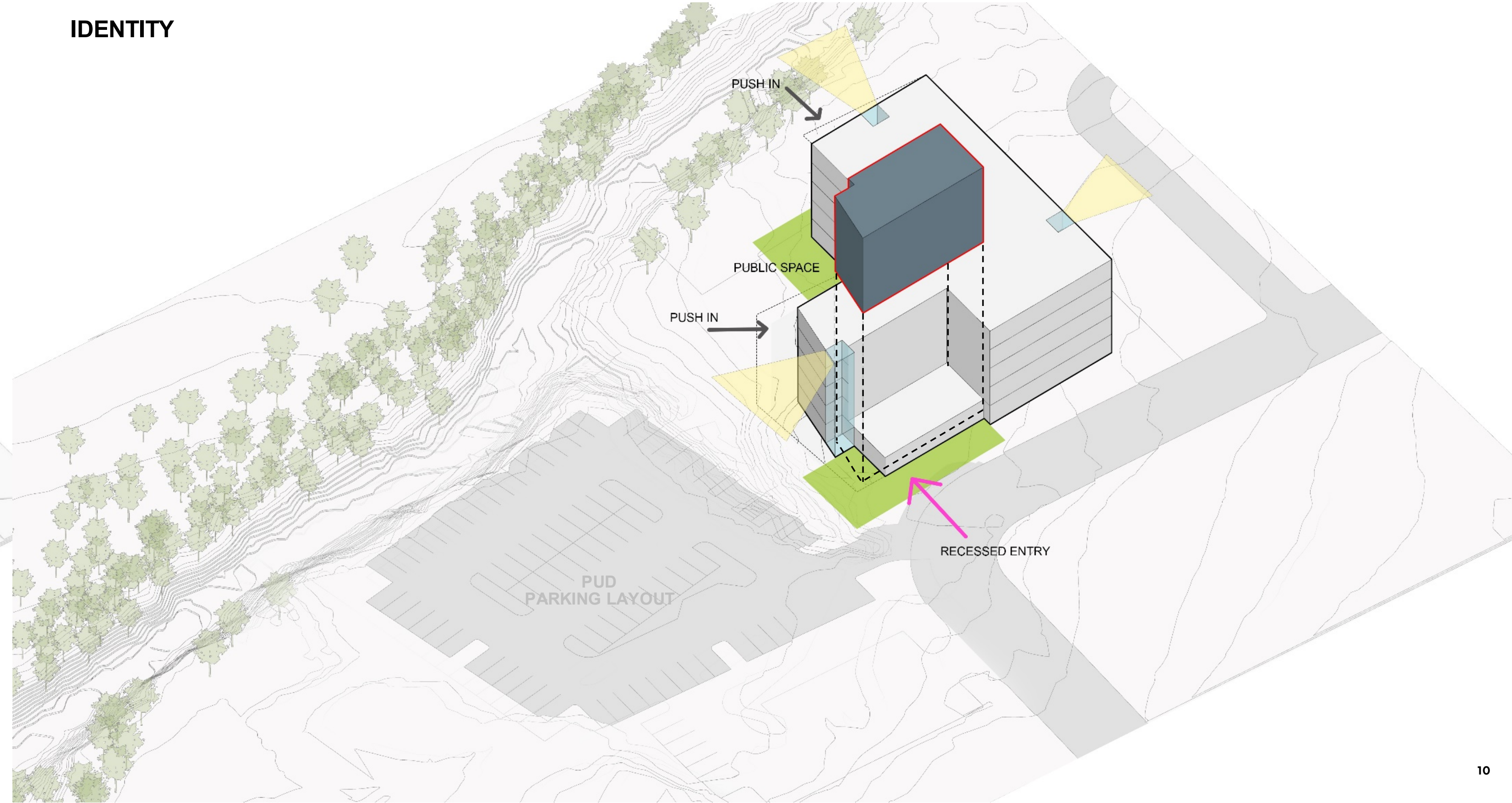
84 Total Units  
79 – 1 BR  
05 – 2 BR



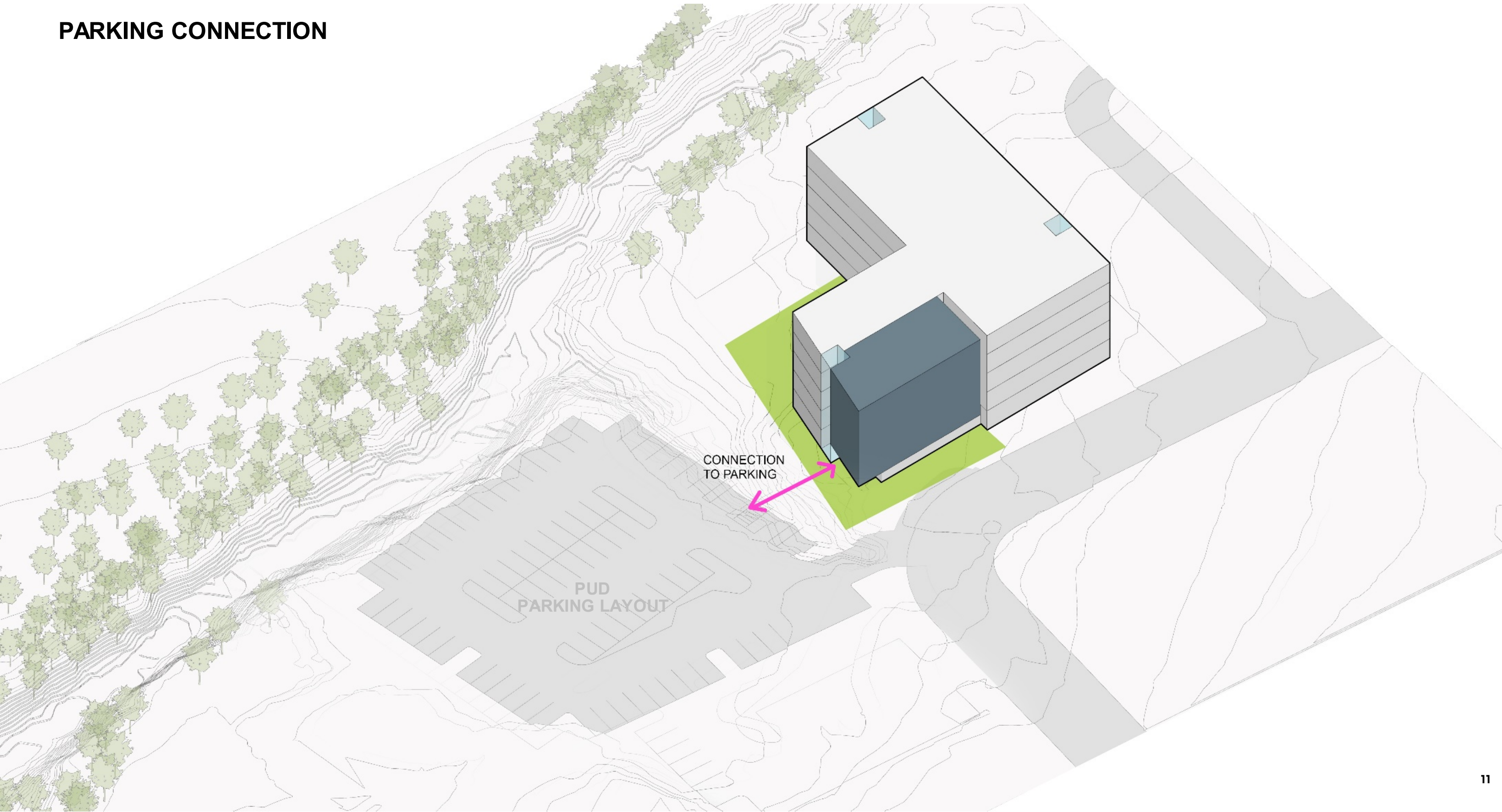
**VIEWS, DAYLIGHTING, ENTRY**



**IDENTITY**



**PARKING CONNECTION**



**MASSING**



MASSING



MASSING





MASSING



ELEVATION



ELEVATION



ELEVATION



**ELEVATION**



**SITE PLAN**

**84 Total Units**  
79 – 1 BR  
05 – 2 BR

**Parking**  
82 Total Spaces



**GROUND LEVEL**

**Units**  
**11 - 1 BR**  
**01 - 2 BR**

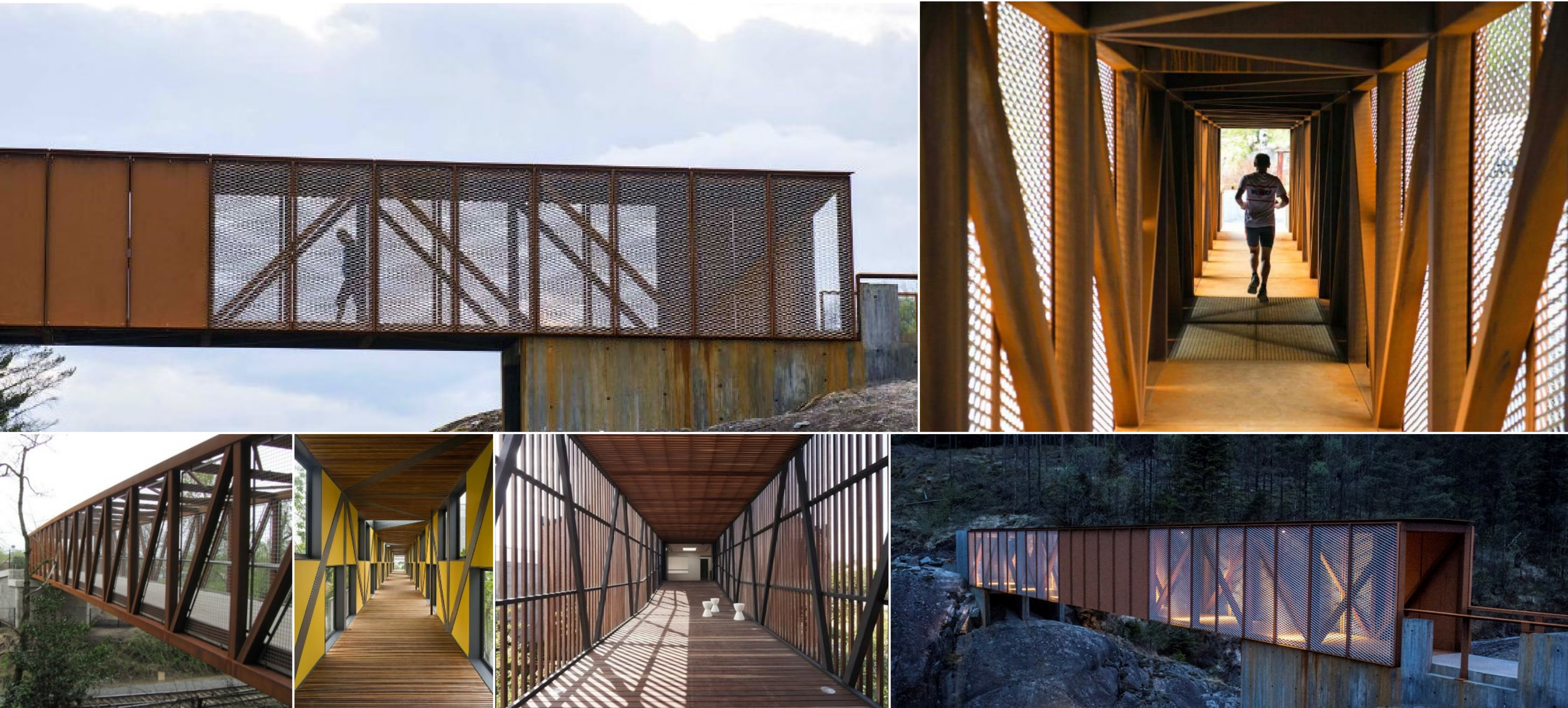


**TYPICAL UPPER LEVELS**

**Units / Level**  
**\*Levels 2 - 5**  
**17 - 1 BR**  
**01 - 2 BR**



COVER BRIDGE CONNECTION – REFERENCE IMAGES



THANK YOU

Perkins&Will