

Recommendations reflecting recommendations and vision per the 2002 Area Plan including:

- Area Plan goals and recommendations
- District goals as reflected in the current ordinance
- Proposed amendments consistent with district vision and to support sustainable long-term growth and increases in density

Request staff review of the following additional conditions:

- I. Review addition of exhibits including
 1. District Circulation diagram for vehicular, pedestrian and bicycle
 2. Streetscape diagrams for primary and secondary streets reflecting urban design standards
 3. Height-overlay diagram
- II. Definitions (Section -103)
 1. Item (11) Review Legacy Building facade requirements:
 - a. to consider minimum area of 50% of each original street-facing façade to remain, with transparency requirements to foster active pedestrian realm, including provision for no significant architectural feature or element may be removed or screened to maintain character of the district and foster district identity.
 - b. Review with Preservation Incentives (Section 106) for future landmark designations to be included by reference within this section
 2. Item (16) Primary Streets
 - a. review to include exhibit for graphic clarity on intent of district circulation for vehicular, pedestrian and bicycles, including streetscape sections to provide guidance for district goals for walkable mixed-use district defining pedestrian zones, planting areas, relation to building line, on-street parking, and coordinate with provisions of 120.2(c)(B)(2) enhanced pedestrian amenities
 - b. Review including Sullivan Drive to support district goals, and connection between DART and Dallas Heritage Village
- III. Subdistricts (Section -105)
 1. Review subdistricts 1 & 2 boundaries for continuous development standards along blockface at Lear Street between Ervay and Park
 2. Review north border of subdistrict 2& 3 along I-30 boundary for consistent development pattern along I-30 frontage to Dallas Heritage Village, with consideration of height-overlay
- IV. Preservation Incentives (Section -106)
 1. Review integration of future landmark designation with consideration of any additional provisions reflecting district goals to strengthen identify and to preserve fabric and character of district
- V. Additional Provisions (Section -107)

1. Review for additional provisions to reflect urban design considerations supporting proposed increases in density to ensure district goals for walkability and active pedestrian realm are maintained such as:
 - a. Building Elements at ground level such as: Arcades, Galleries, Awning, Balconies, with building entrances facing at main facades
 - b. Residential entrance components such as Stoops, Front porches, Roof Treatments (Dormers) @ subdistricts 1 & 2
 - c. Park / Open Space provisions within the district boundaries to encourage additional green space to support proposed higher density development
 - d. Urban Form Setback & Tower spacing provisions at primary streets with consideration of other locations within district that may be appropriate based on thoroughfare designation, and other city policy goals
 - e. Visual Intrusion provisions at subdistrict 1
 - f. Parking screening requirements including recommendation for garage facade to be consistent with main structure, or within building envelope
 - g. Transparency requirements for ground level uses at primary streets and other locations within the district to support district goals for walkability and active pedestrian realm
 - h. Site Lighting : review provisions for pedestrian realm provisions
 - i. Pedestrian Amenities (Section 120.2); review enhanced sidewalk provisions to include Akard Street, Lamar Street and Sullivan Drive to support district pedestrian circulation goals

VI. Signs (Section -116)

1. Review for additional provisions to support district goals for pedestrian realm such as awning signs, canopy signs, and marquee signs including provisions for attachments and placement at legacy buildings, required minimum height above right of way, and projections from face of building. Coordinate with SPSD provisions at Southside Entertainment SPSD, and Ervay Theater legacy building provisions

VII. Density

1. Subdistrict 1, 2, 3, & 4: Front yard setback, review minimum distance of 5 feet
2. Subdistrict 5: Review Lot coverage to maintain minimum open space requirement to be consistent with overall development standards for subdistrict, with consideration of 50% to maintain as primarily open, landscaped area to support proposed district density
3. Subdistrict 2, & 4: FAR, Height and Lot Coverage, review development standards at subdistricts as follows:
 - a) Height: Maximum structure height of 180'
 - b) FAR: Maximum floor area ratio of 3:1
 - c) Maintain Bonuses for Mixed Income Housing reflecting proposed standards:
 - (1) Tier 1; FAR : 4, Height: 180'
 - (2) Tier 2; FAR: 5, Height: 240'
 - (3) Tier 3; FAR: 6, Height: 300'

VIII. High Speed Rail Bonus (Section -115)

1. Review to include required mix of uses and percentages to qualifying as mixed-use project similar to 51A-4.125 (b)

IX. Parking

1. Section -117: Off Street Parking, Loading and Bicycle
 - a. Review off-street loading for Multifamily use, similar to PD-193 Oak Lawn SPD.
2. Section 117.1 - Parking reductions
 - a. Item (a) Revise distance for DART pedestrian amenity parking reduction to 2000 feet to provide enhanced connection between DART station and Dallas Heritage Village
 - b. Item (c), Legacy Building Parking reductions review to incorporate per provisions of PD-269 / Deep Ellum SPD

X. Uses:

1. Existing operating uses to be maintained in each subdistrict. Review for operations provisions, such as screening, hours of operations or other measures reflecting the growth and transition within the district.
 - a. Existing operating uses identified pending staff review:
 - a) Seafood Processing Plant/Facility (subdistrict 3)
 - b) Metal Recycling Facility (subdistrict 4);
 - c) Industrial (inside) (subdistrict 4);
 - d) Commercial Use Inside (subdistrict 2 / Ervay Theater); including SUP provisions for roof top use & legacy building parking provision
 - e) Auto service, (subdistrict 2)
 - f) Recycling center, (subdistrict 3, existing 4A)
2. Review Cell Tower use to add [SUP] provision typical all subdistricts
3. Live Unit, review any additional provisions to include within ordinance for use description per Chapter 51A; Special accessory use
4. Subdistrict 1 (Moderate Density Residential):
 - a) (J) [Keep] general merchandise or food store 3500 SF or less [L]
 - b) (J) [Keep] dry cleaning or laundry. [L] and
 - c) (J) [Keep] personal service uses. [L] (SUP)
 - d) (J) [Add] restaurant 3500 SF or less
5. Subdistrict 2 (Moderate Density Mixed Use Corridor):
 - a) (2)(G) medical clinic or ambulatory surgical center, add [SUP] to be consistent with subdistrict 3
6. Subdistrict 3 (Freeway oriented High-density Mixed use):
 - a) (2) (C) alcohol beverage manufacturing, maintain [SUP] for consistent application S-2, S-3 & S-4
 - b) (2) (J) carwash – recommend add [SUP]
7. Subdistrict 4 (Warehouse / Residential Transition):
 - a) (2)(B) Labor Hall – by right per provisions of 51A-4.202(8.1)
 - b) (2) (C) Alcohol beverage manufacturing –maintain [SUP] for consistent application S-2, S-3 & S-4
 - c) (2)(D) Child-care facility , review added SUP; use is typically, by right in both mixed use & industrial districts per Chapter 51A

- d) ((2)(J) Auto Service Center, review 'Limited to 20,000 sq. ft', similar to PD-1002 Near East Side
 - e) (2)(J) Home Improvement center, review 'Limited to 20,000 square feet' similar to PD-1002 Near East Side
 - f) (2)(J) vehicle display, sales & service, review 'Limited to 20,000 sq. ft' similar to PD-1002 Near East Side
 - g) (2)(M) Radio, television, or microwave tower – add [SUP], consistent with mixed use districts standards
8. Subdistrict 5 (Old City Park Institutional), review district designation to reflect current name of 'Dallas Heritage Village Institutional'
- a. Uses:
 - a) (2)(J) – [add] General Merchandise or food store 3,500 or less
 - b) (2)(I) – [add] multi-family or similar related residential use, consistent with allowed lodging and office uses.
9. Accessory Uses, all subdistricts
- a. Accessory uses; medical / infectious waste incinerator & pathological waste incinerator; review to strike as allowed use.