

## Applicable Urban Design Priorities Project Should Achieve

### [1] Individual stoops are encouraged for ground floor residential units with special emphasis on the Turtle Creek and Levee Street building faces -

Understanding specific site challenges, shared or individual unit entries and stoops are highly encouraged for ground floor units that provide residents with direct access to the street.

### [2] Investigation of potential trail head connections over the levee into the trinity trail system is encouraged -

The development team has shown interest in providing a direct access point to the trail network within the Trinity floodway. Discussion is encouraged regarding strategies and locations for meaningful connection to the river.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Design District]

## Context Description

The project site is located in the Design District at Turtle Creek and Levee Streets. Adjacent to the site is the International Showroom building, with the Trinity Strand trail system improvements a few blocks to the north. The Trinity levee is one block south of the project presenting a potential opportunity for the proposed development to create a needed trail head to the expanding trail system inside the Trinity flood plane.

Project priorities include enhanced streetscape, ground floor unit entries, and locating a potential trail connection to the Trinity flood plane.

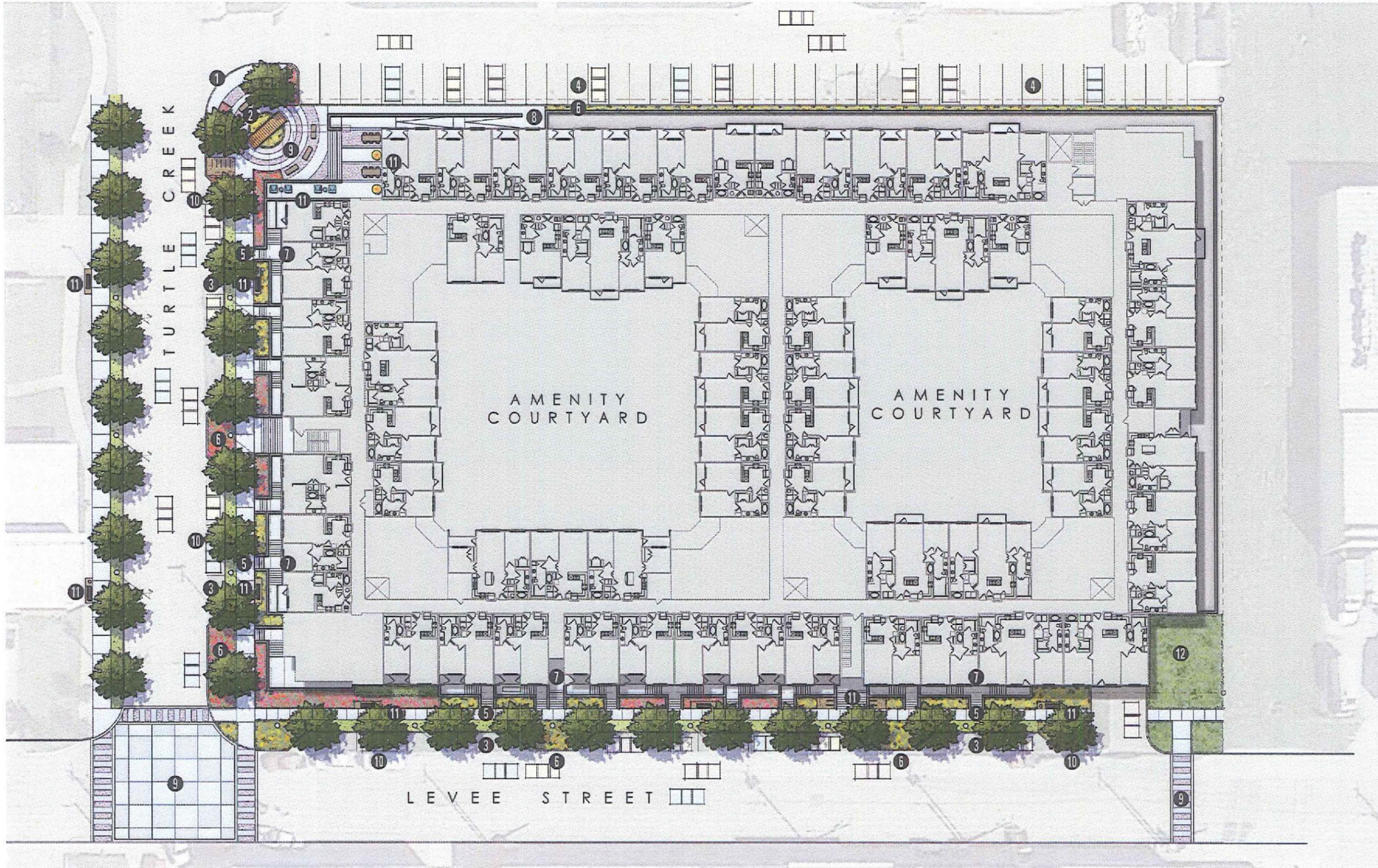
## Alexan Riveredge

Neighborhood:  
Design District

Program:  
Residential





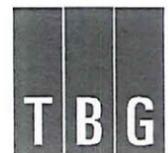


VICINITY MAP



LEGEND

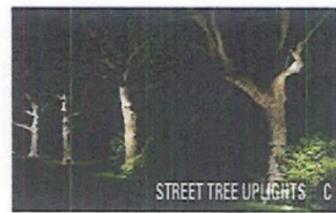
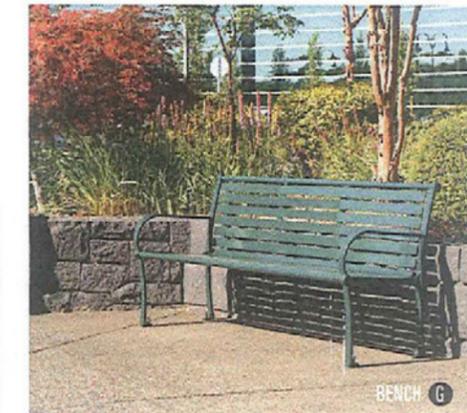
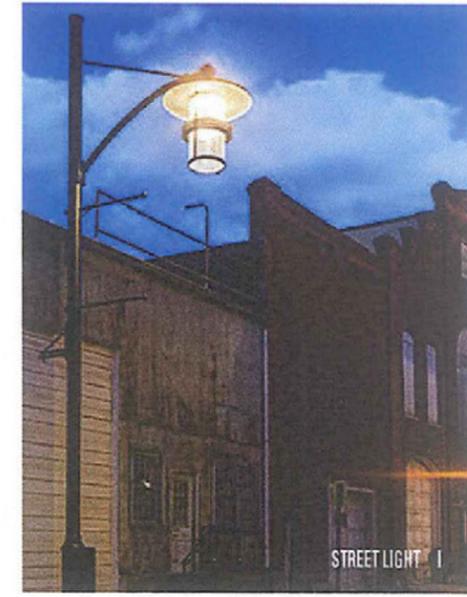
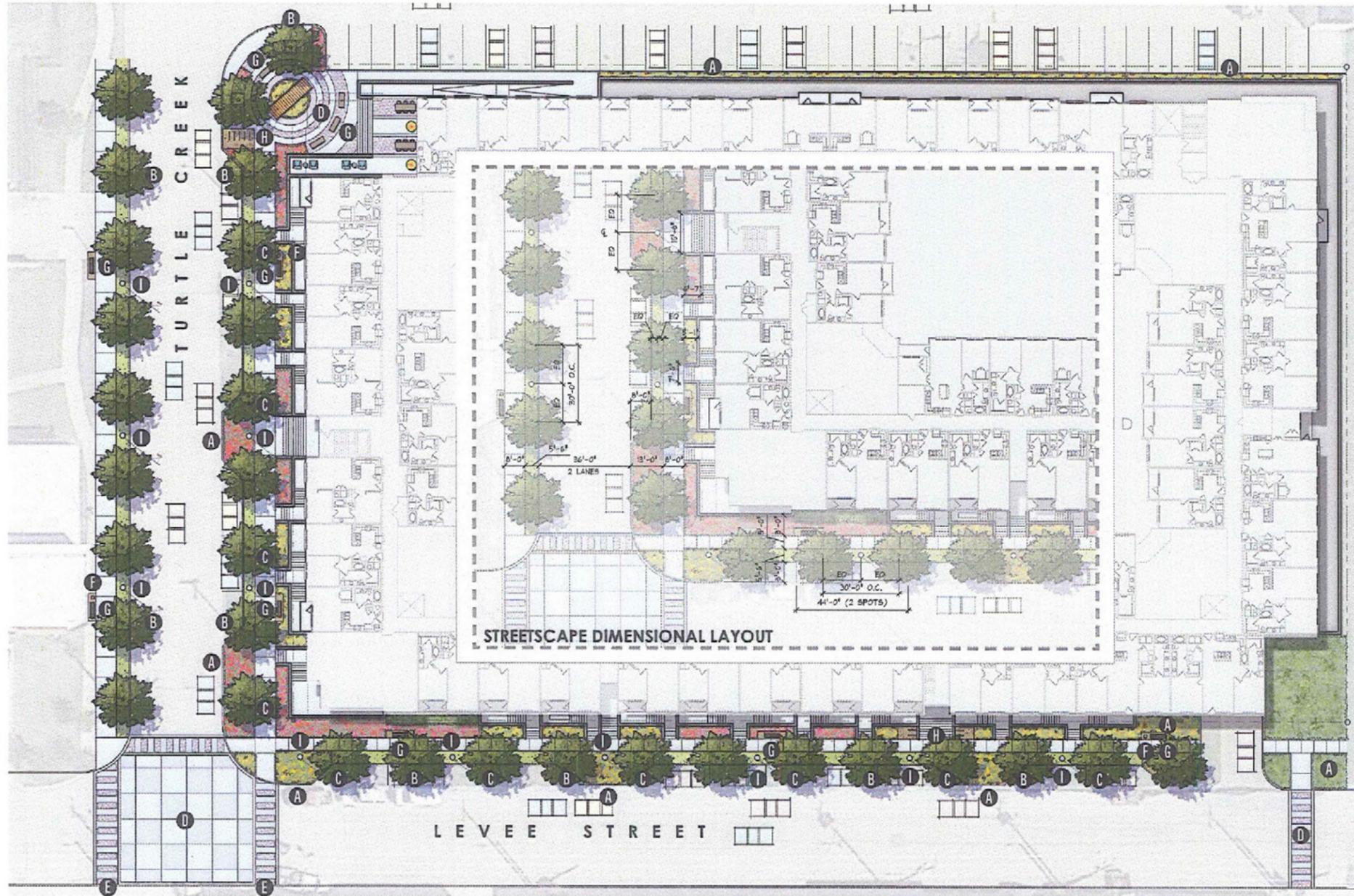
- 1 PLAZA
- 2 TURNABLE PLANTING AREA
- 3 ON STREET PARKING
- 4 HEAD IN PARKING
- 5 8' SIDEWALK
- 6 NATIVE ADAPTED LANDSCAPE
- 7 APARTMENT STOOPS
- 8 HANDICAP RAMP ACCESS
- 9 SPECIALTY PAVING @ INTERSECTION AND CROSSWALKS
- 10 STREET TREES W/ UPLIGHT EVERY 50'-0" C.
- 11 SITE FURNISHINGS
- 12 TRANSFORMER YARD



ALEXAN RIVEREDGE / CONCEPTUAL LANDSCAPE PLAN

Dallas, TX TRAMMELL CROW RESIDENTIAL 22 August 2014

SCALE: 1" = 20'-0"



# ALEXAN RIVEREDGE / PUBLIC AMENITIES

Dallas, TX    TRAMMELL CROW RESIDENTIAL    22 August 2014

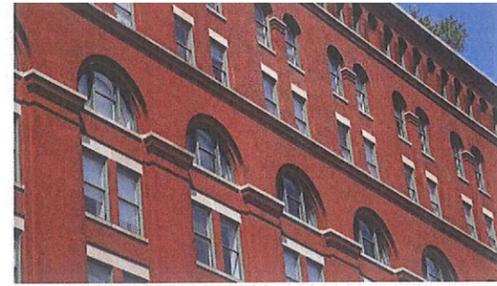
The information shown is based on the best information available and is subject to change without notice.



SCALE: 1" = 20'-0"







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