

Applicable Urban Design Priorities Project Should Achieve

- [1] **Building form should introduce an edge condition along Beckley Avenue and provide an active street face with building entries accessed from the public realm -**

Future plans for Beckley avenue include the addition of a cycle track improved pedestrian facilities and a reduction in overall width. As such, introducing a walkable and active edge along Beckley is encouraged.

- [2] **Development should connect to the Margaret Mcdermott Bridge pedestrian facilities and facilitate a future connection to the Coombs Creek Trail.**

Leveraging potential trail connections is encouraged as it offers both amenity opportunities for the development as well as overall enhanced trail connectivity throughout the larger neighborhood.



Policy References

Forward Dallas!
Section 5 [urban design element]

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

Context Description

The project site is located along Beckley Avenue immediately to the south of Interstate 30. Adjacent to the south and west of the site is Kessler Parkway Park and the Coombs Creek trail, a multi-purpose trail for both bicycles and pedestrians. A trail extension is planned adjacent to the new development linking the Coombs Creek Trail to the bicycle and pedestrian facilities along the Margaret Mcdermott bridge, currently under construction.

Important considerations for the project include introducing a building edge and pedestrian friendly environment along Beckley Avenue, along with leveraging surrounding trail opportunities to integrate a bicycle and pedestrian connection through the site. The inclusion of bike facilities is also an important opportunity to create connections between the adjacent trail locations.

RWI Beckley Residential

Neighborhood: Oak Cliff

Program: Residential

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R W I G R E E N
developments



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PHASE 1

UNIT TABULATION

Unit A	EFFICIENCY 501 NSF	32 UNITS
Unit B	1 BDRM 589 NSF	43 UNITS
Unit C	1 BDRM 795 NSF	60 UNITS
Unit D	1 BDRM + DEN 876 NSF	26 UNITS
Unit E	2 BDRM 1,079 NSF	32 UNITS
Unit F	2 BDRM 1,282 NSF	20 UNITS
TOTAL UNITS:		213 UNITS

PARKING TABULATION

(161) 1 BDRM UNITS	161 SPACES
(52) 2 BDRM UNITS	104 SPACES
TOTAL PARKING NEEDED:	265 SPACES
TOTAL PARKING SHOWN:	268 SPACES
SITE ACREAGE: 3.63 Acres	
RENTABLE RESIDENTIAL AREA	172,003 NSF
AVERAGE UNIT SIZE	807 NSF

N. BECKLEY AVE.



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FIRST
FLOOR
PLAN

2015



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PHASE 1

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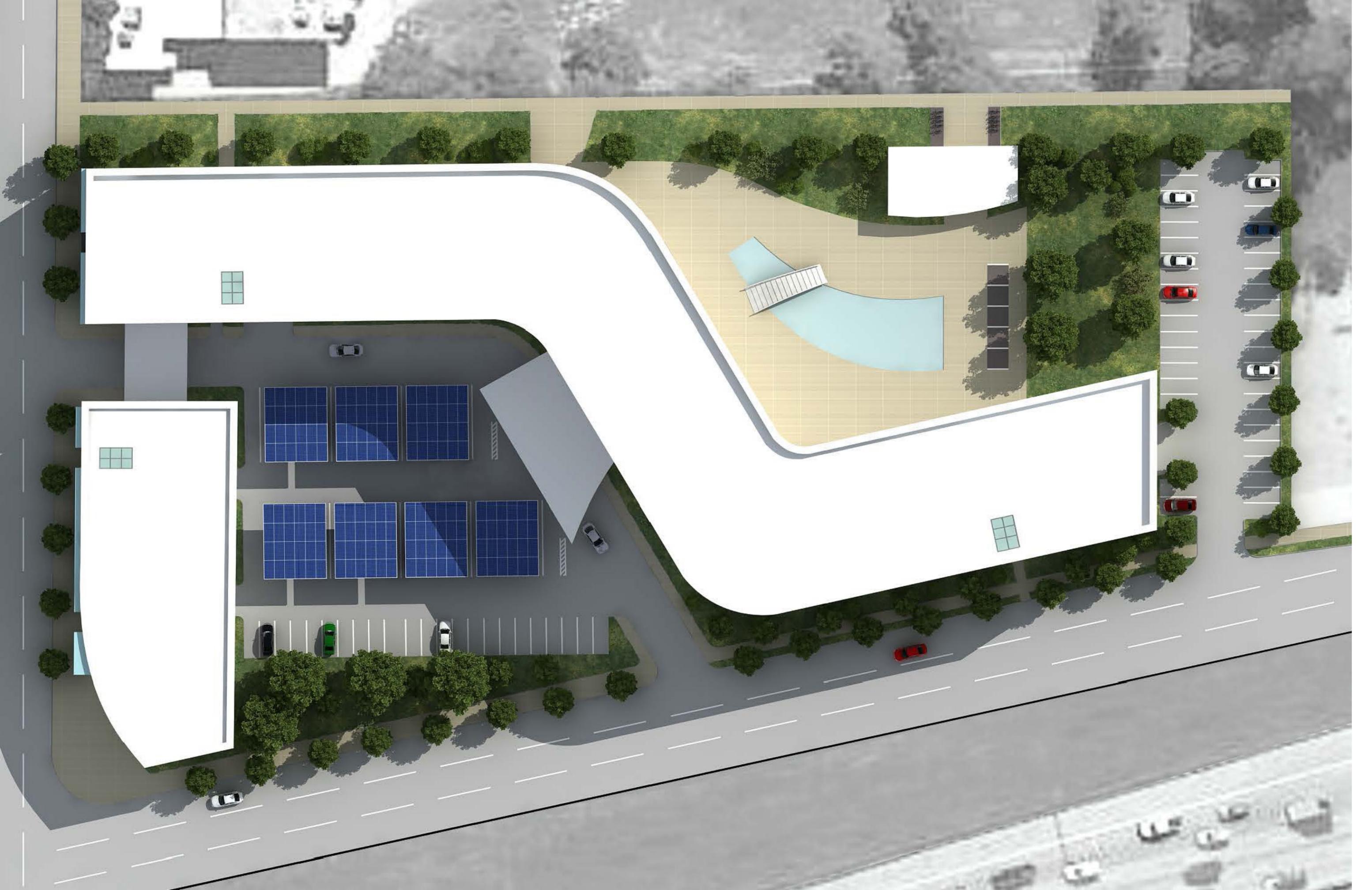
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2-5
FLOORS
PLAN

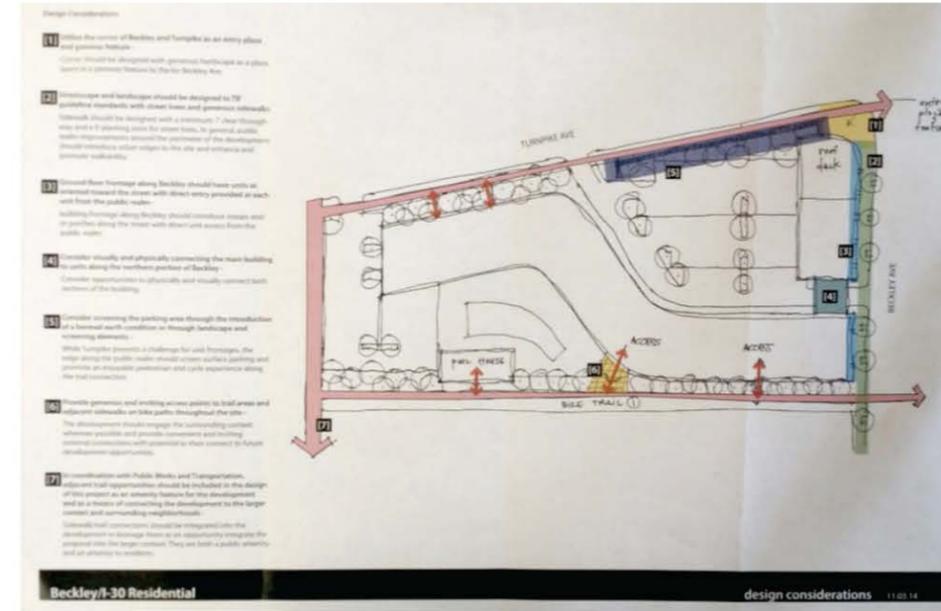
2015



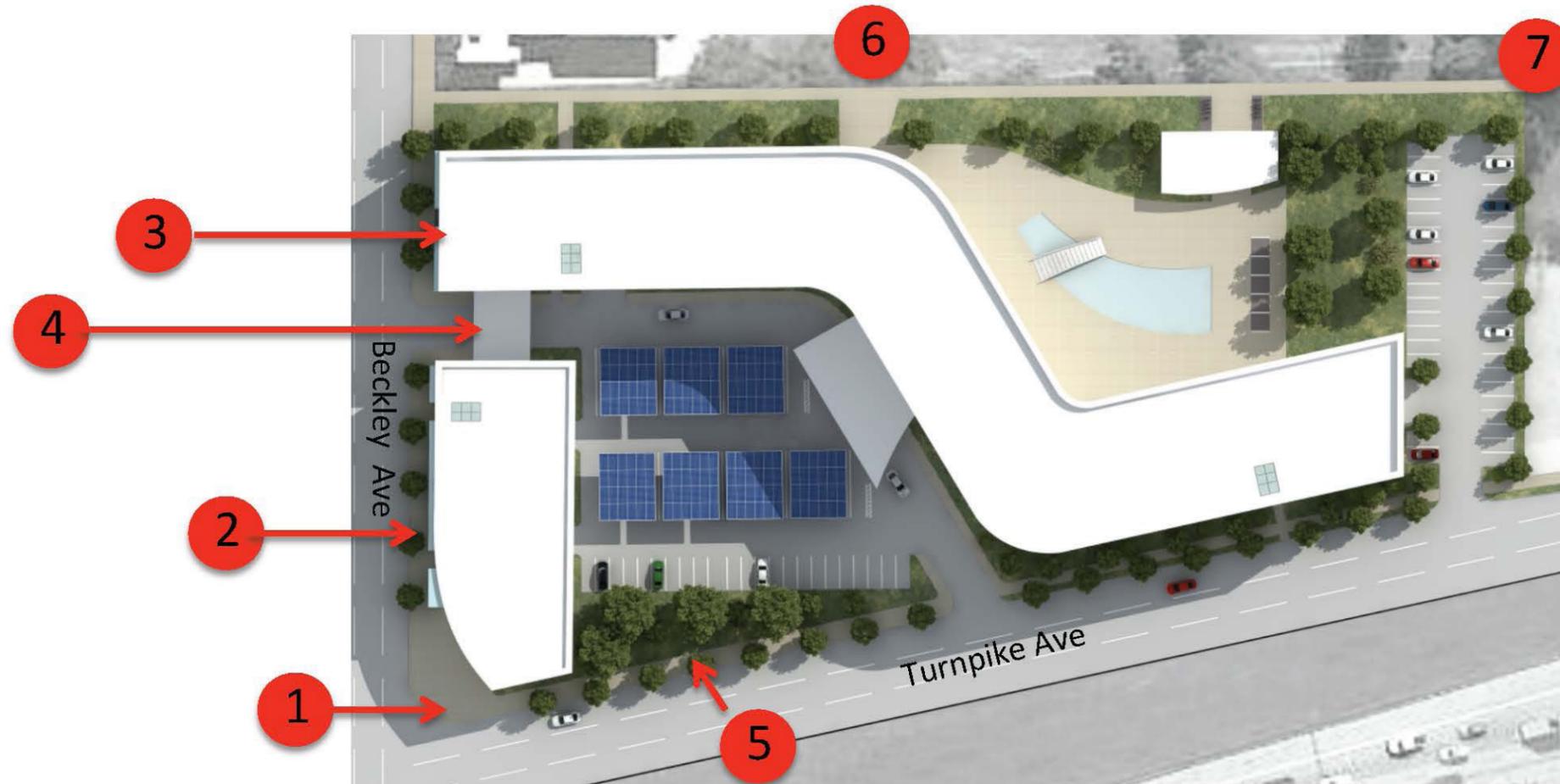
Original Design



Design Considerations



We incorporated all items in our Revised Design



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BECKLEY VIEW



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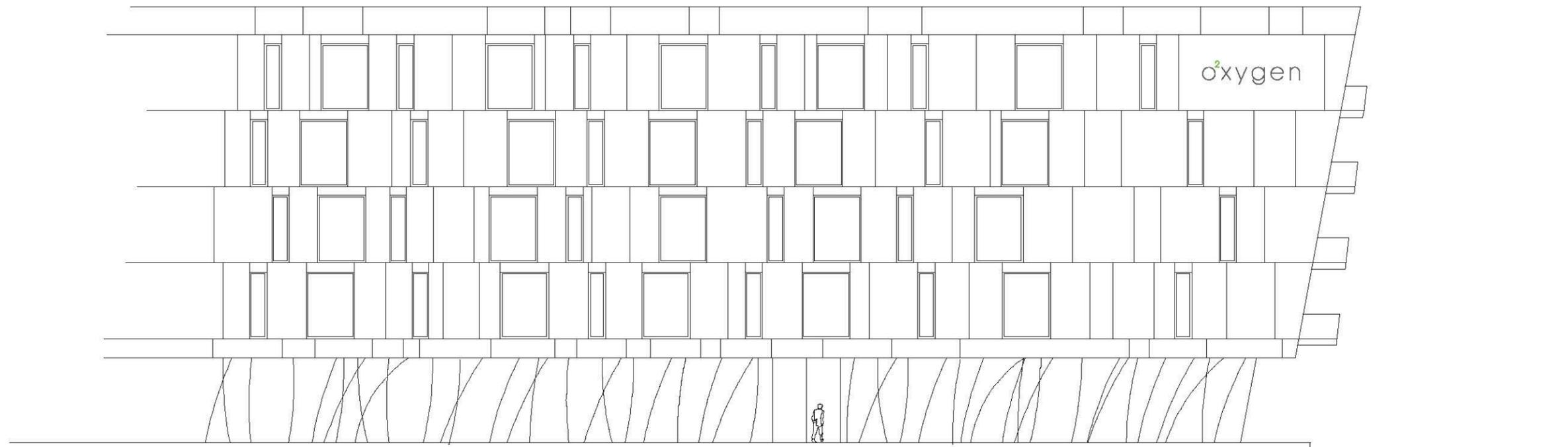
BECKLEY
VIEW

2015

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GREEN WALLS

GREEN WALLS AS LIVING ART



GREEN WALLS VIEW DETAIL

GREEN WALLS EXAMPLES



GREEN
WALLS
VIEW

2014

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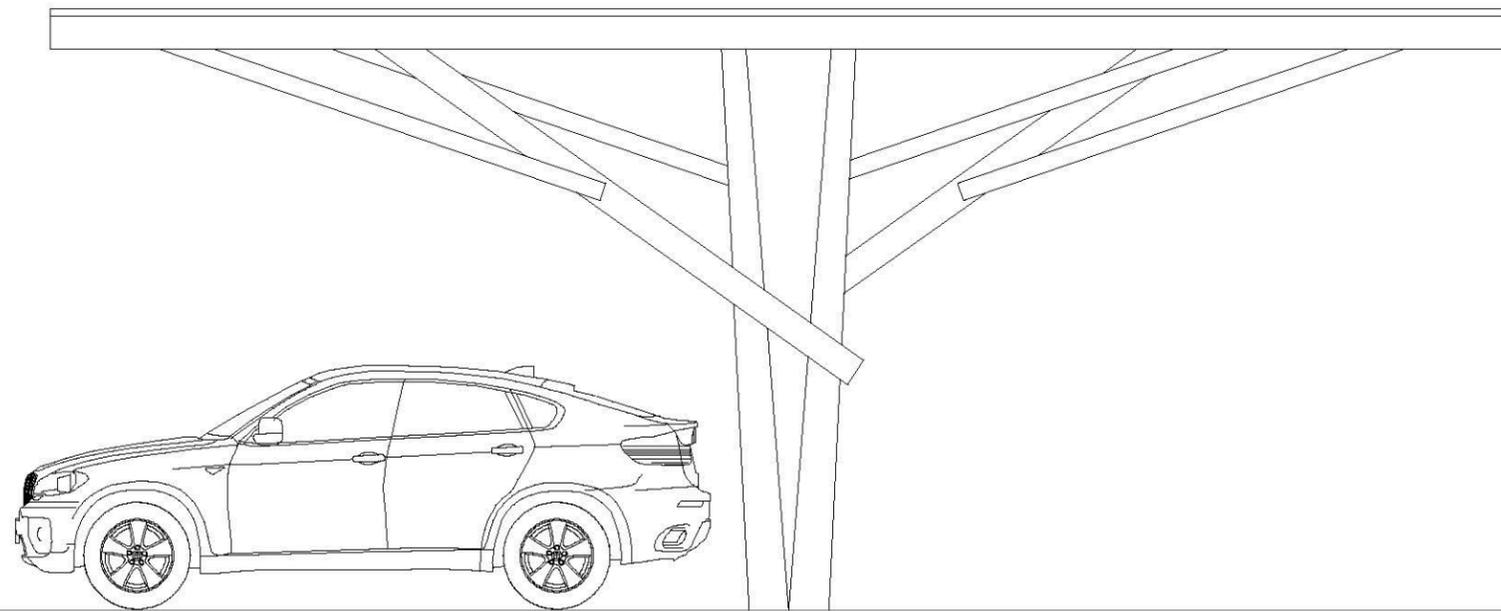


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Architecture Naturally Inspired

Solar Carports like "Dallas Red" Grape Myrtle

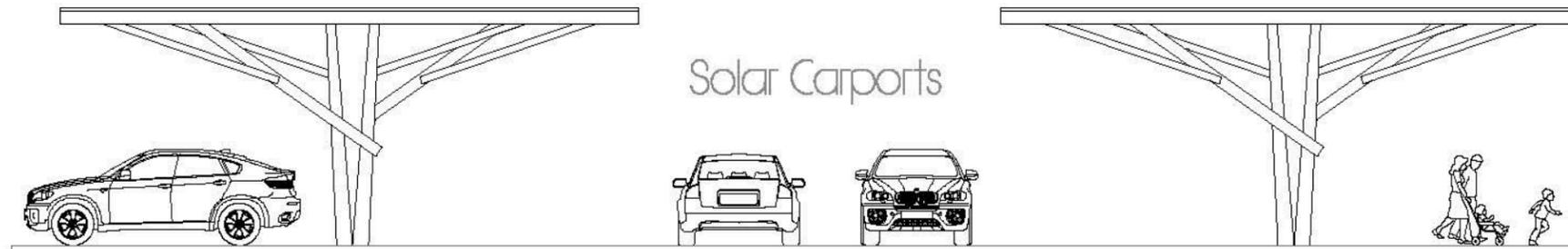


Solar Carports



"Dallas Red" Grape Myrtle

Architecture Naturally Inspired



Entrance



Electric bikes



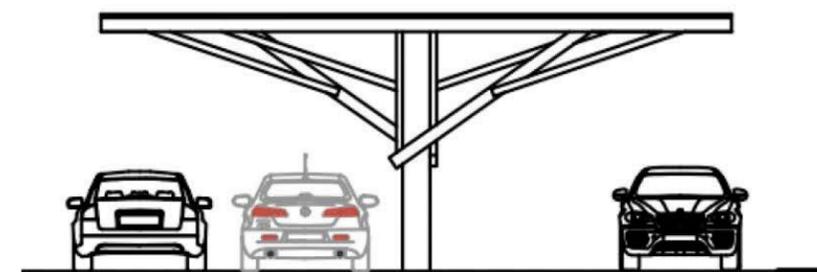
Bike parking



Solar carports



Carports design



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Trinity River Margaret McDermott Bridges



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1 Margaret Hunt Hill Bridge



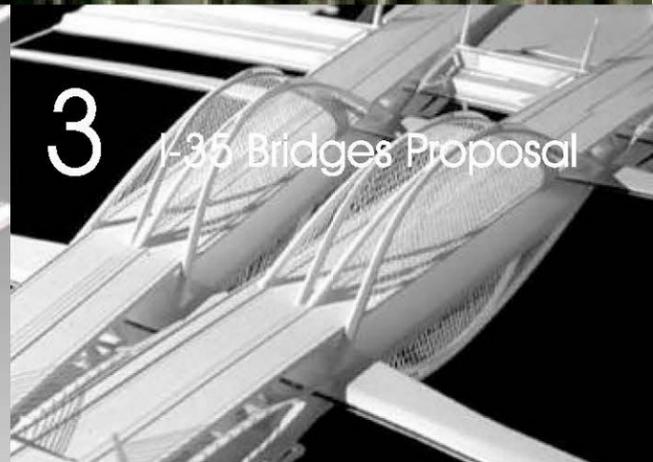
2 I-30 Calatrava Final Design



I-30
Detail



I-30
Detail



3 I-35 Bridges Proposal