

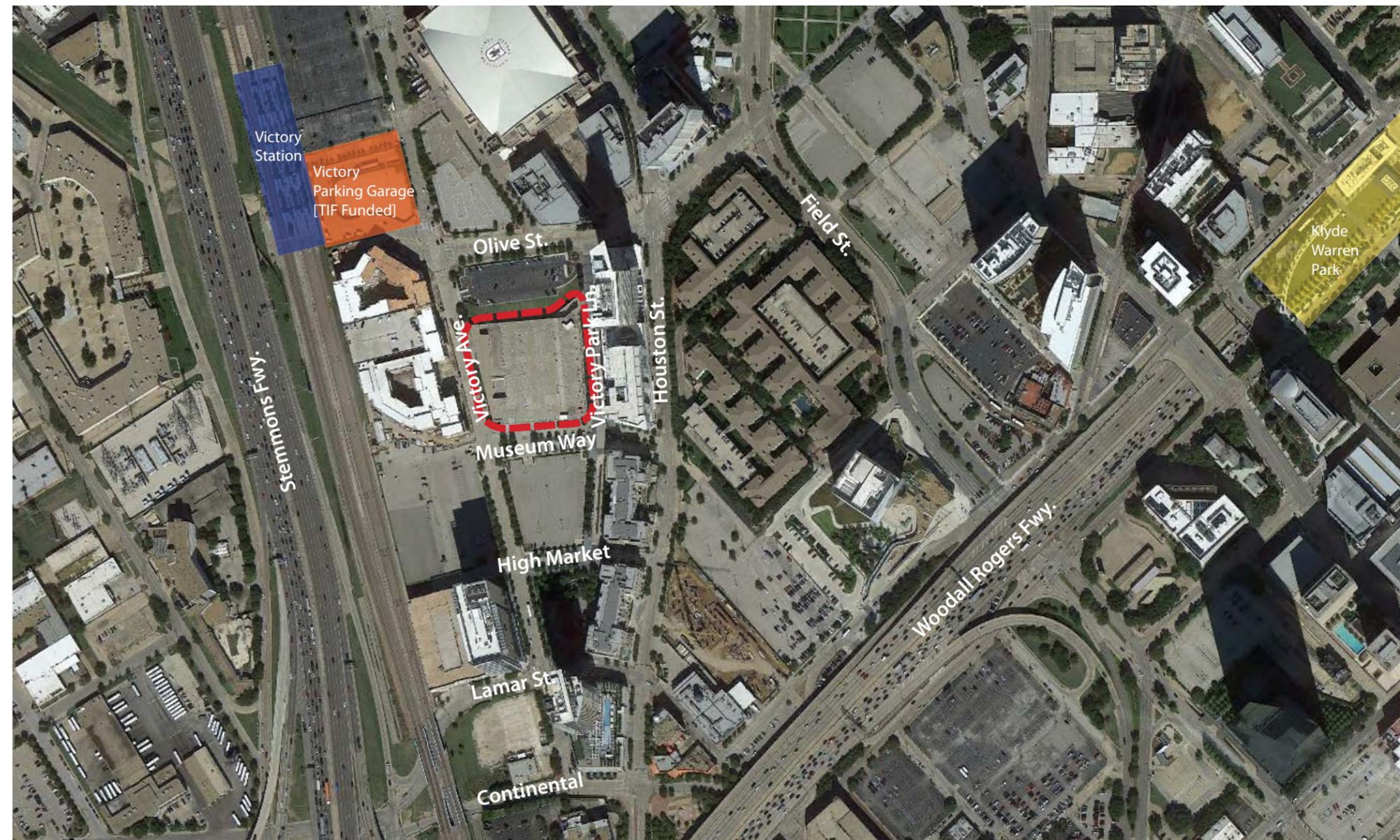
Applicable Urban Design Priorities Project Should Achieve

[1] Introduction of active program along Victory Avenue is recommended, potentially utilizing unoccupied space shown on the ground level plan as an opportunity to introduce activity along the street-

The building frontage along Victory Avenue should be explored as an opportunity to introduce active program at the pedestrian level wherever possible.

[2] All parking levels above grade should be architecturally treated so that they are visually integrated into the overall scheme -

Upper level parking should be visually integrated or screened where visible from the street. Screening or architectural treatment should utilize cladding and materiality complementary with the surrounding district.



Policy References

Victory Park Conceptual Study

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [sports arena]

Context Description

The site for the Victory Block D Garage improvements is located west of the W Hotel with primary frontages on Victory Park Lane and Victory Avenue. The site currently exists as a single use garage with three levels of structured parking, two of which are above grade.

The proposed project involves the addition of a third level of parking above grade, along with the addition of retail and restaurant spaces at the street level along Victory Park Lane, and an additional two level exterior patio at the northeast corner of the garage.

Considerations for this proposal include addressing both Victory Avenue and Museum Way with active space at street level, and masking the upper levels of the garage through materiality and screening complementary to the surrounding district.

Victory Block D Garage

Neighborhood:
Victory park

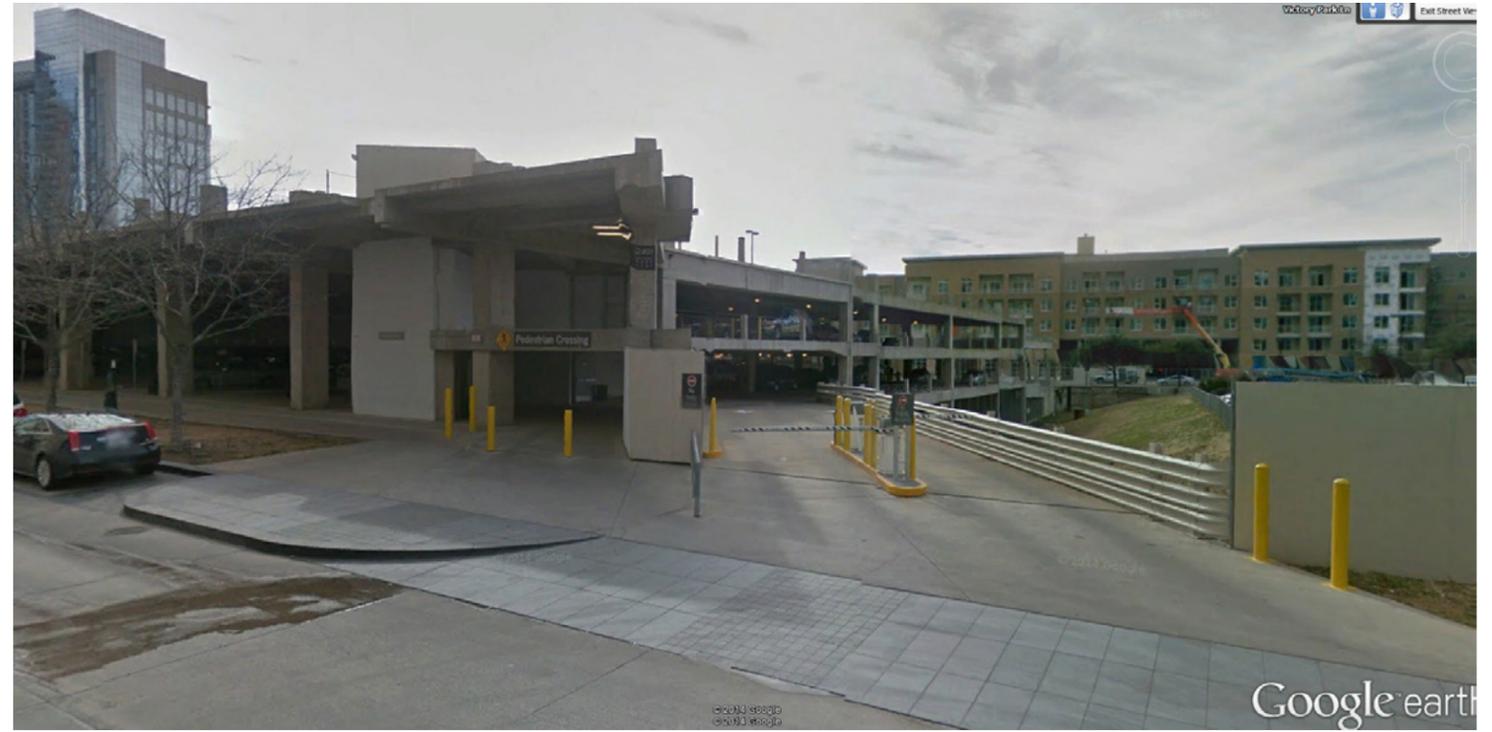
Program:
Structured Parking
Commercial/Retail

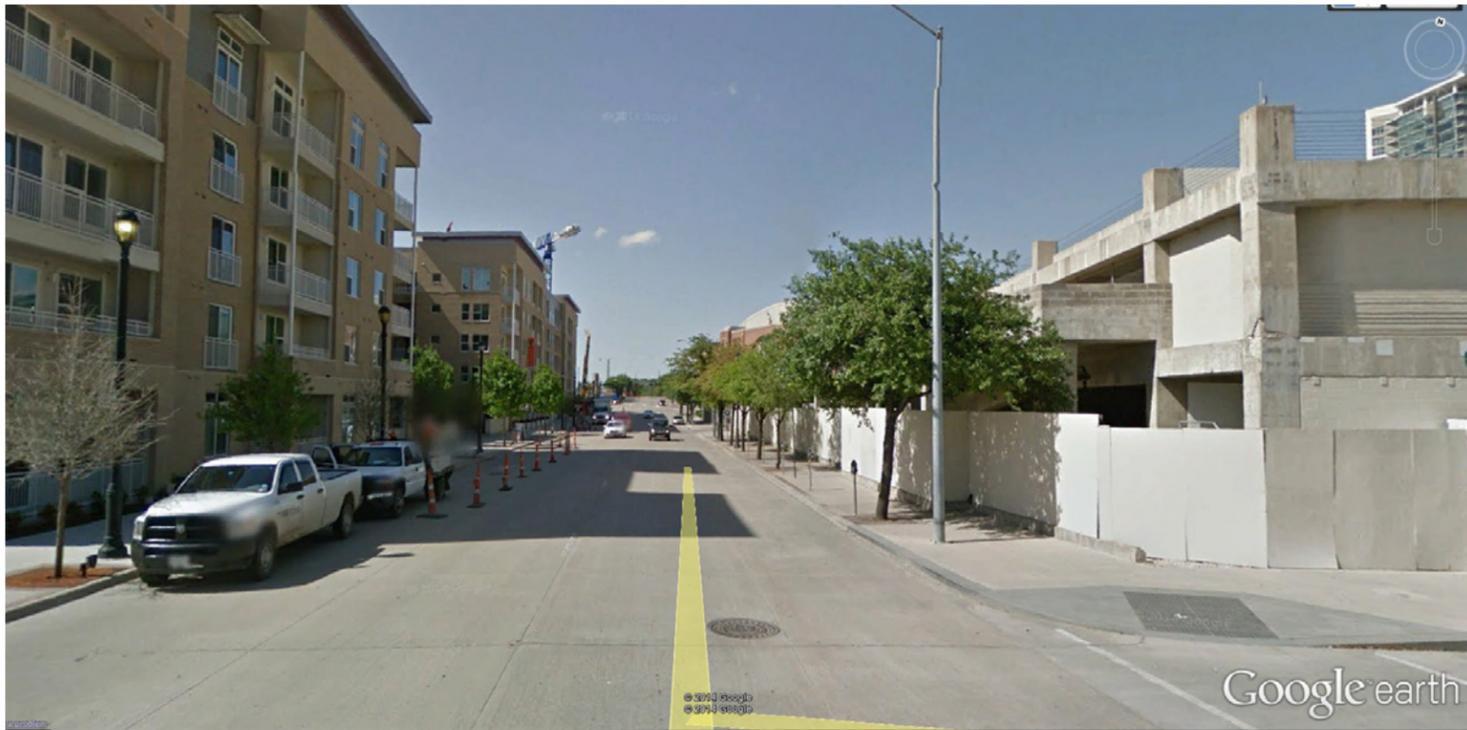


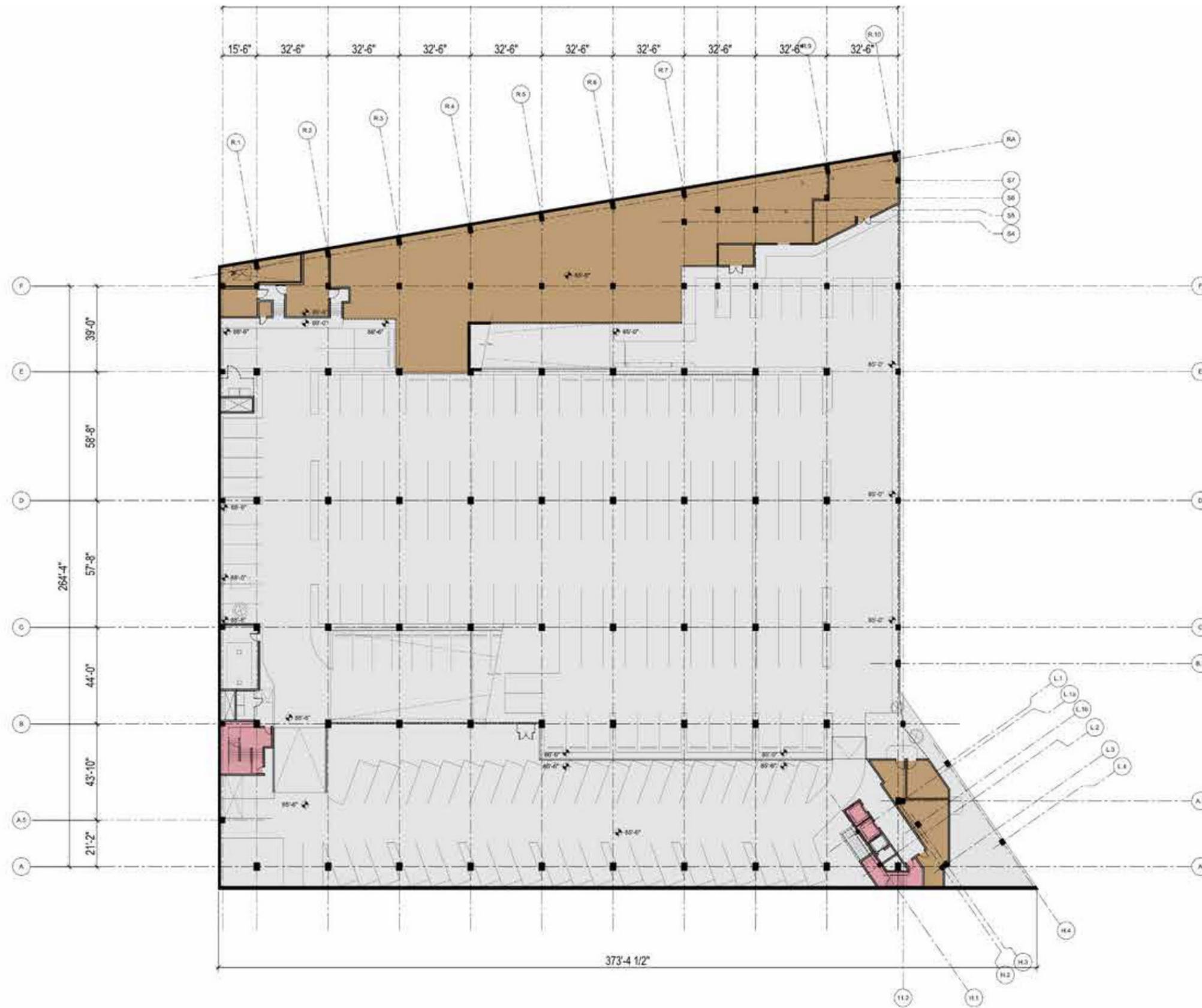
VICTORY PARK

BLOCK D RETAIL & GARAGE IMPROVEMENTS

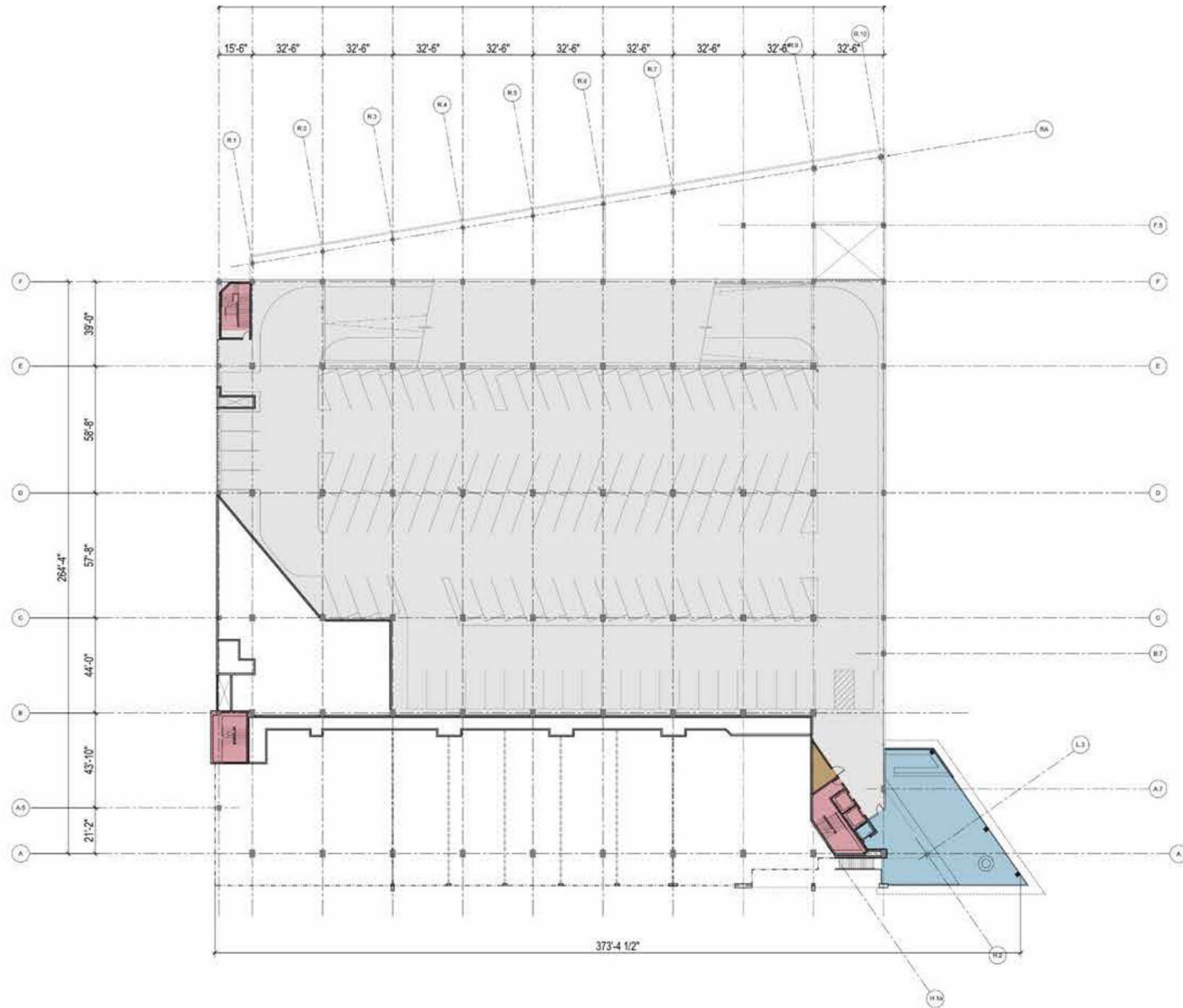
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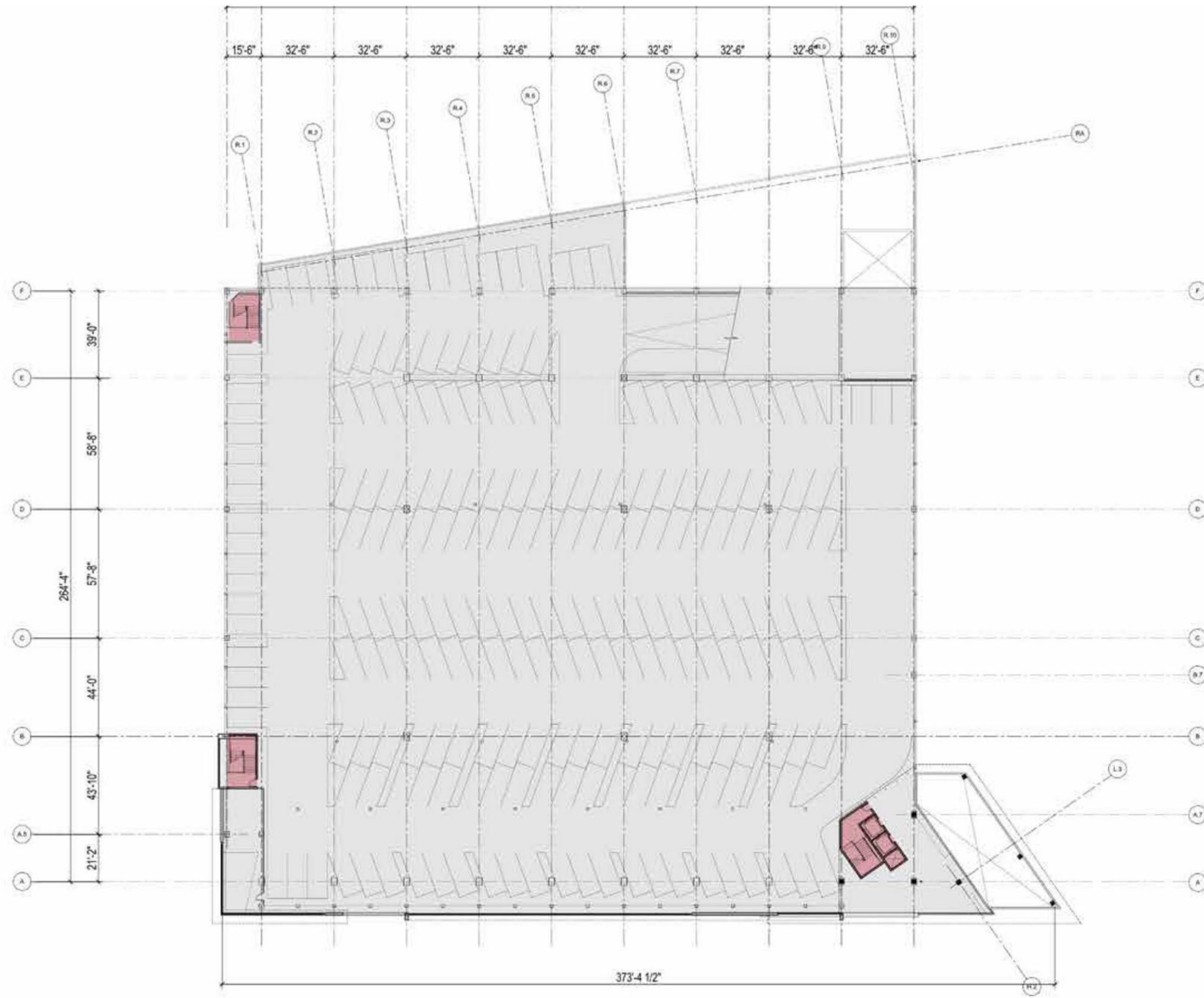




- COMMON CIRCULATION
- SERVICE
- RESTAURANTS
- RETAIL
- PARKING



- COMMON CIRCULATION
- SERVICE
- RESTAURANTS
- RETAIL
- PARKING



- COMMON CIRCULATION
- SERVICE
- RESTAURANTS
- RETAIL
- PARKING

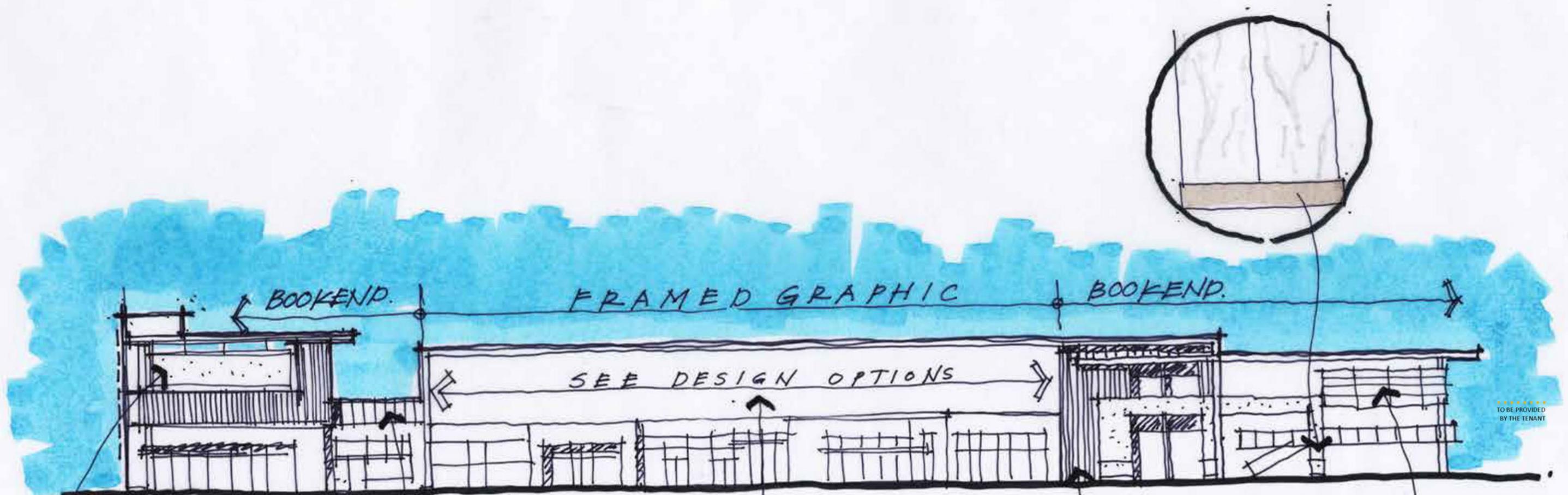




- COMMON CIRCULATION
- SERVICE
- RESTAURANTS
- RETAIL
- PARKING

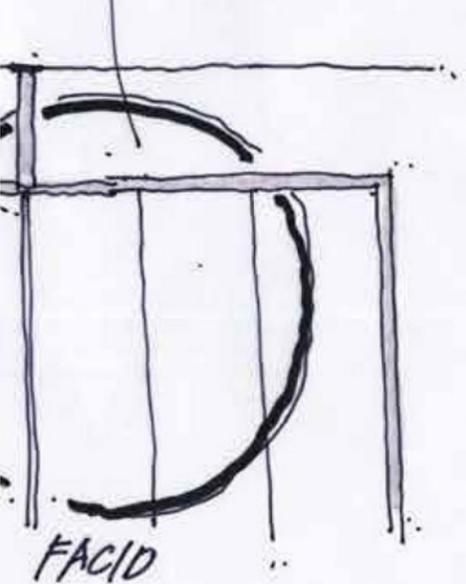
50'

38'6"

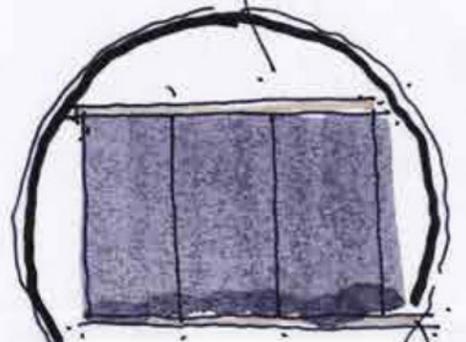


ELEVATION
N.T.S.

TO BE PROVIDED
BY THE TENANT

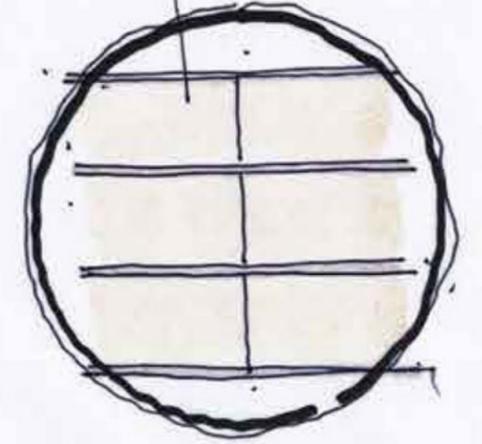
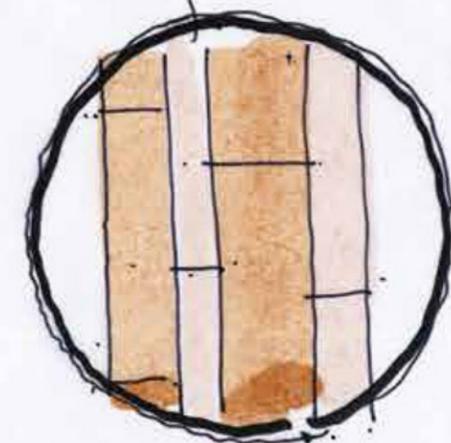
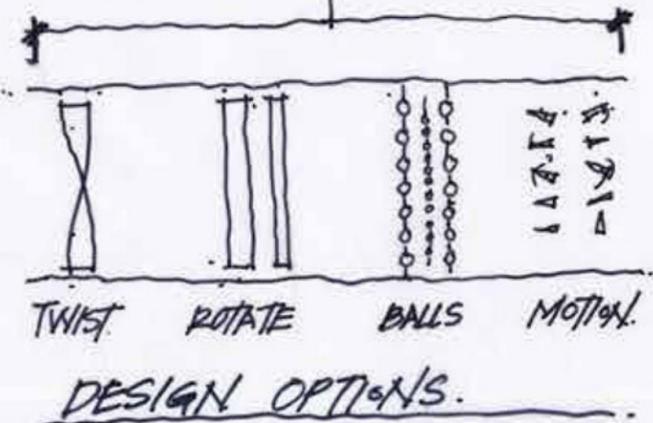


FACID



Stucco with high
quality finish.

OPENING TO
MATCH





trespa with alternating widths
wood appearance



uplighting onto soffit



METAL PANEL



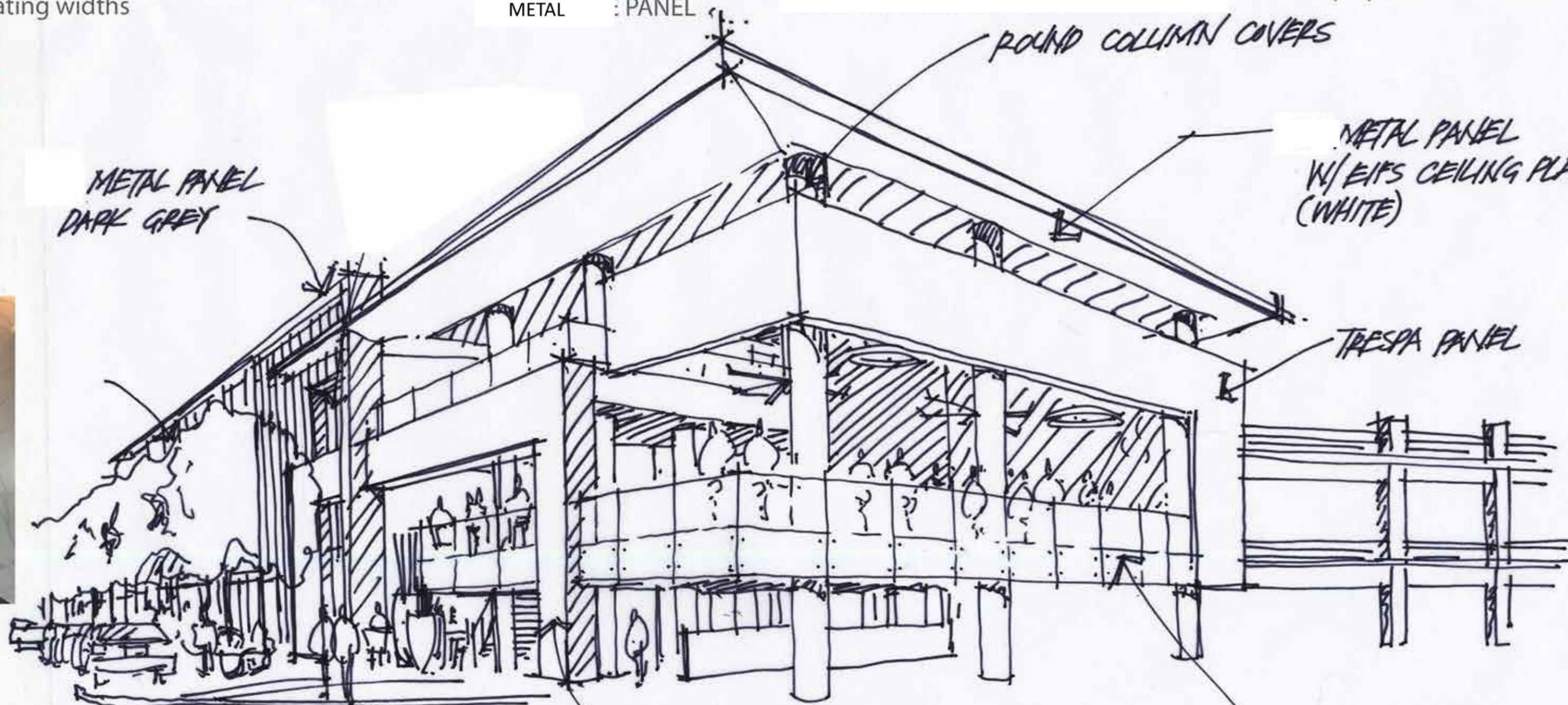
trespa panel



METAL PANEL
DARK GREY

METAL PANEL
W/ EPS CEILING PLANK
(WHITE)

TRESPA PANEL



ROUND COLUMN COVERS

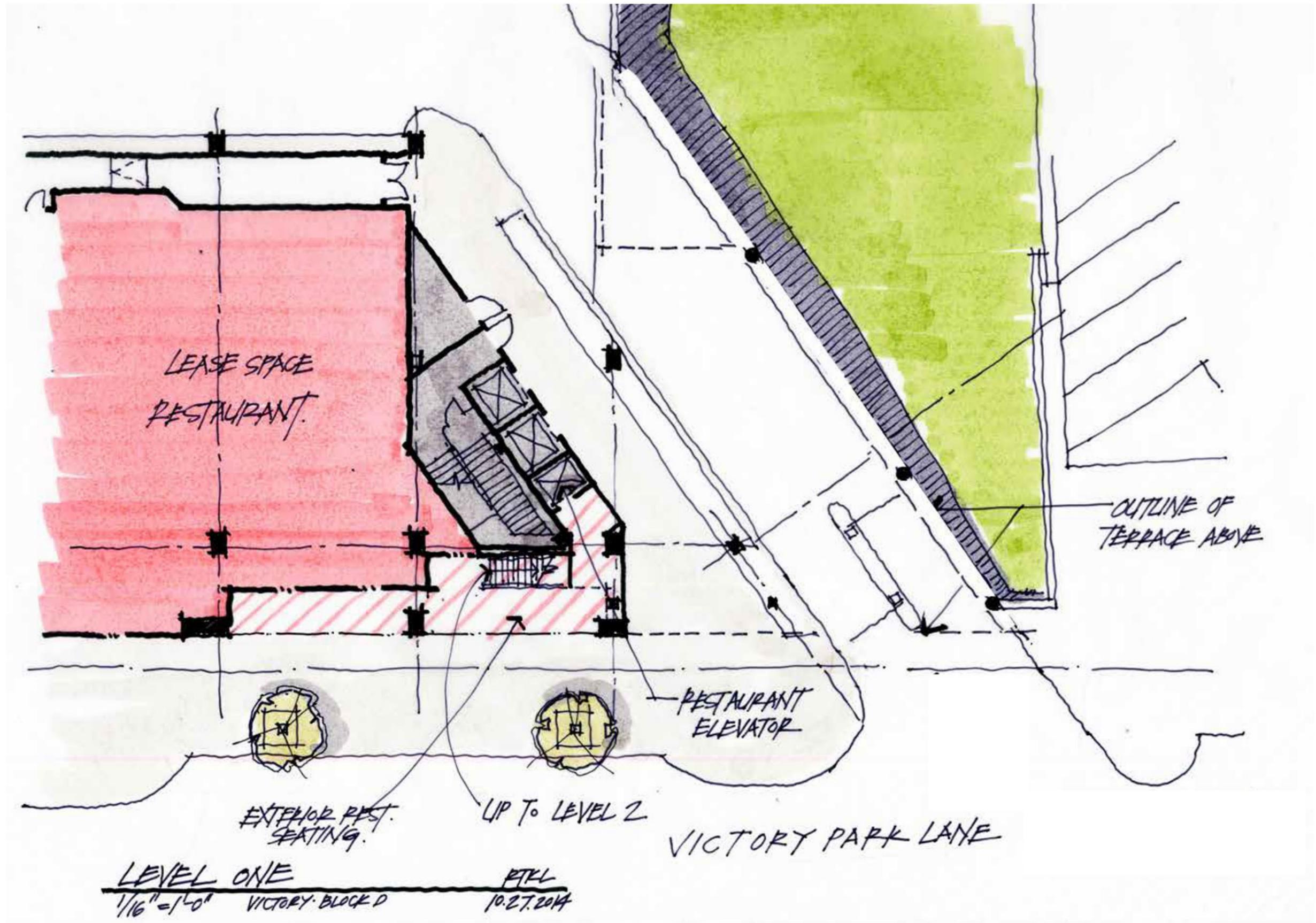
WHITE MAN MADE STONE (PORCELAIN)
W/ BRUSHED STAINLESS STEEL BASE.

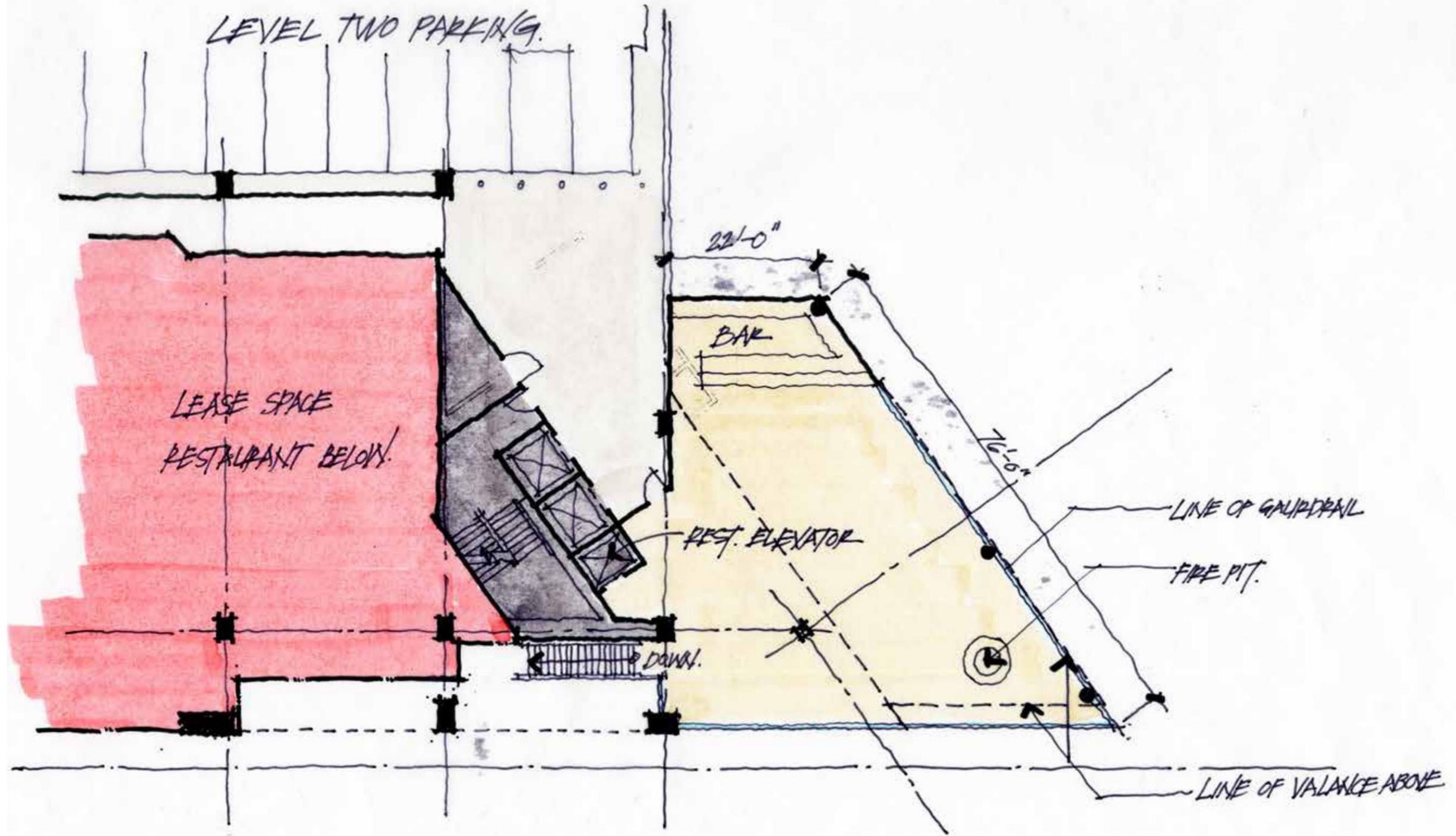
POINT SUPPORTED
GLASS RAILING.



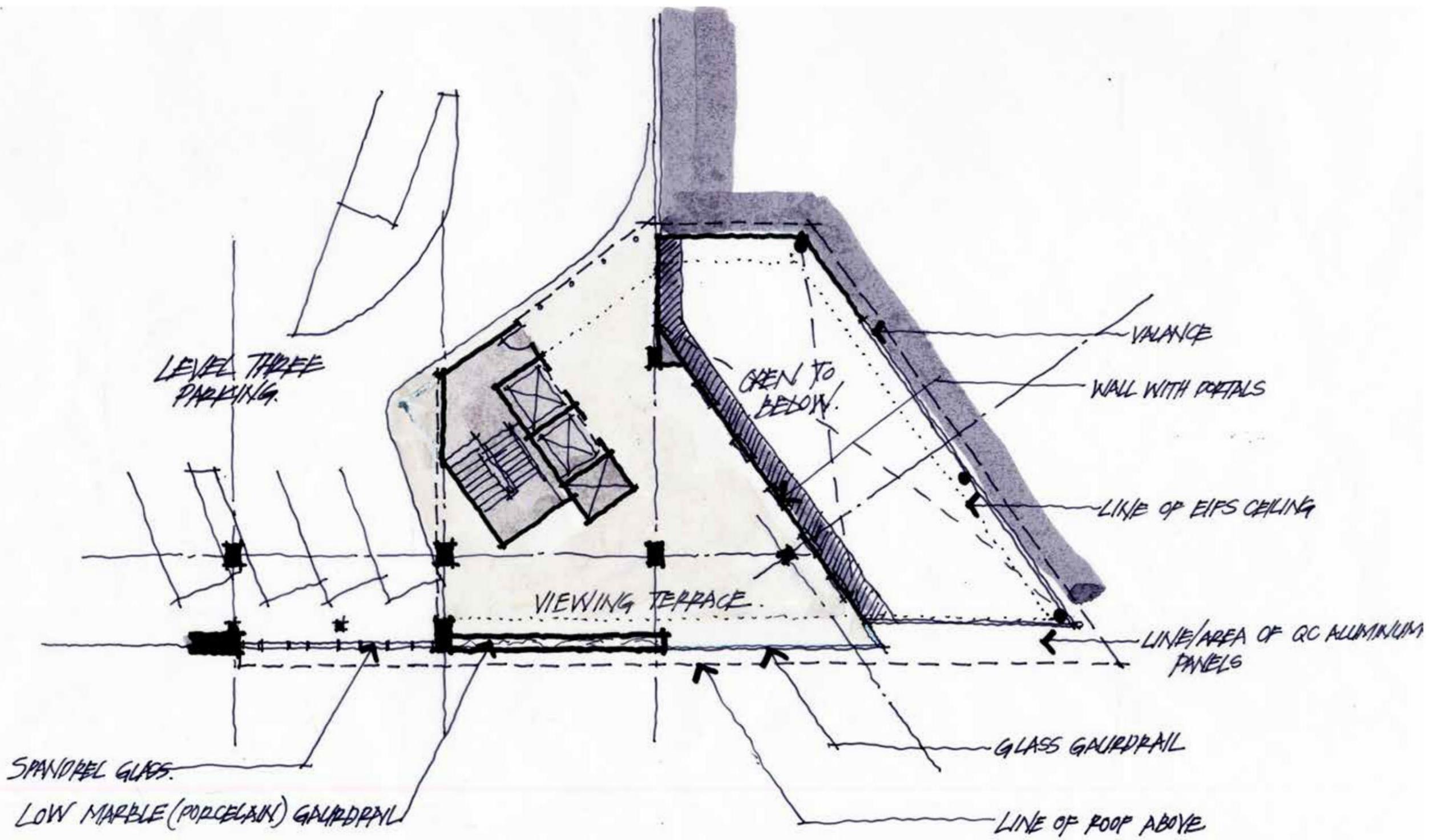
large format porcelain tile







LEVEL TWO
 1/16" = 1'-0" VICTORY-BUCK D
 RTKL 10.27.2014



LEVEL THREE
 1/16" = 1'-0" VICTORY BLOCK D RTKL
 10.27.2014





Trespa with wood-like finish. 20% coverage of East Elevation

Stucco with high quality finish. 7% coverage of North Elevation. T-207 Pebble Beach, AN-204 White Sand, OC-223 French Roast

Facid structural system with Ferrari Fabric. 24% coverage of East Elevation.

Metal Panel. 7% coverage of East Elevation.

Large format porcelain tile. 11% coverage of East Elevation.

Point supported guard rail. 10% coverage of East Elevation.

Trespa. 10% coverage of East Elevation.



Note: ●●●●● Storefront designs by individual tenants. Designs to comply with Victory Park Tenant Design Criteria.

*Percentage of each material coverage is an approximation and does not include the horizontal area covered by material.





VICTORY PARK

MID-BLOCK DESIGN OPTIONS

2014-10-21



Section Perspective



Enlarged Elevation

Note: ●●●●● Storefront designs by individual tenants. Designs to comply with Victory Park Tenant Design Criteria.



Elevation 1:30



QC FACADE PANEL



uplighting onto soffit

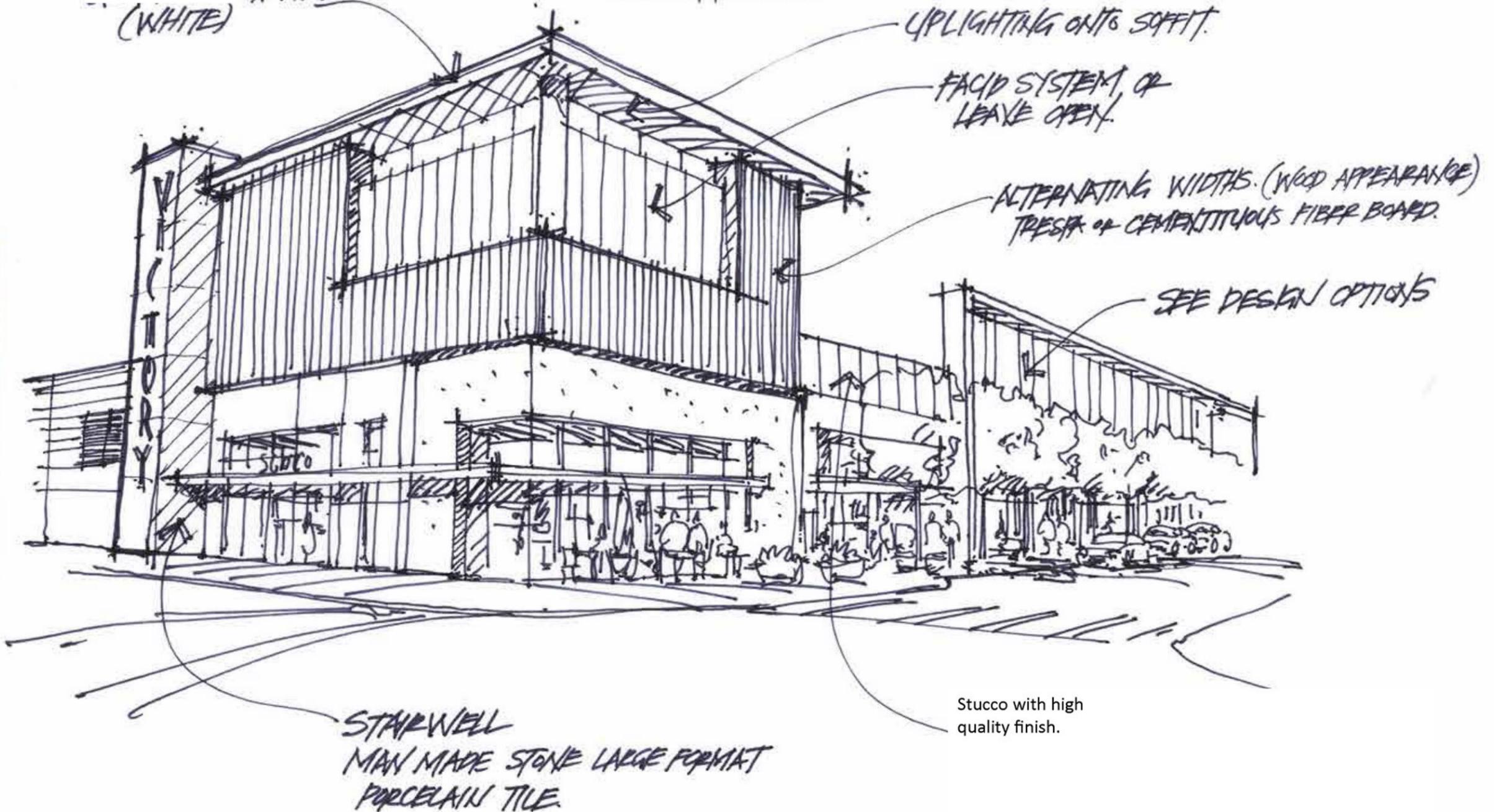
EYEBROW
METAL PANEL
(WHITE)



trespa with alternating widths
wood appearance



cementitious fiber board



UPLIGHTING ONTO SOFFIT.

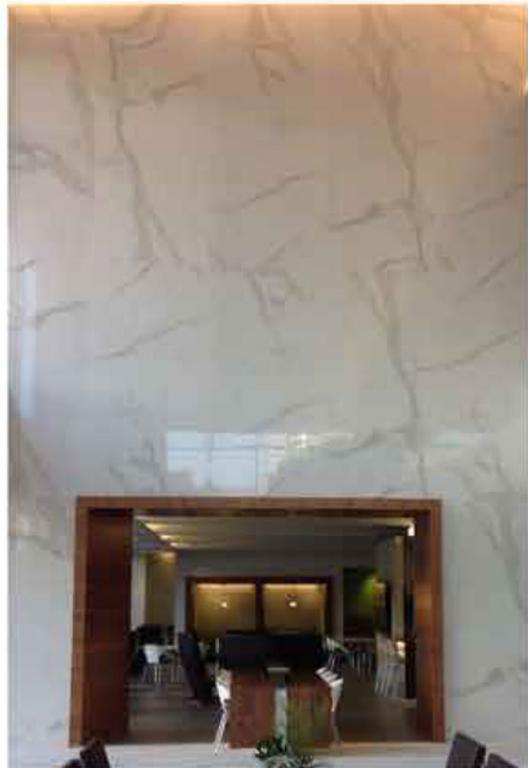
*FACID SYSTEM, OR
LEAVE OPEN.*

*ALTERNATING WIDTHS. (WOOD APPEARANCE)
TRESPA OR CEMENTITIOUS FIBER BOARD.*

SEE DESIGN OPTIONS

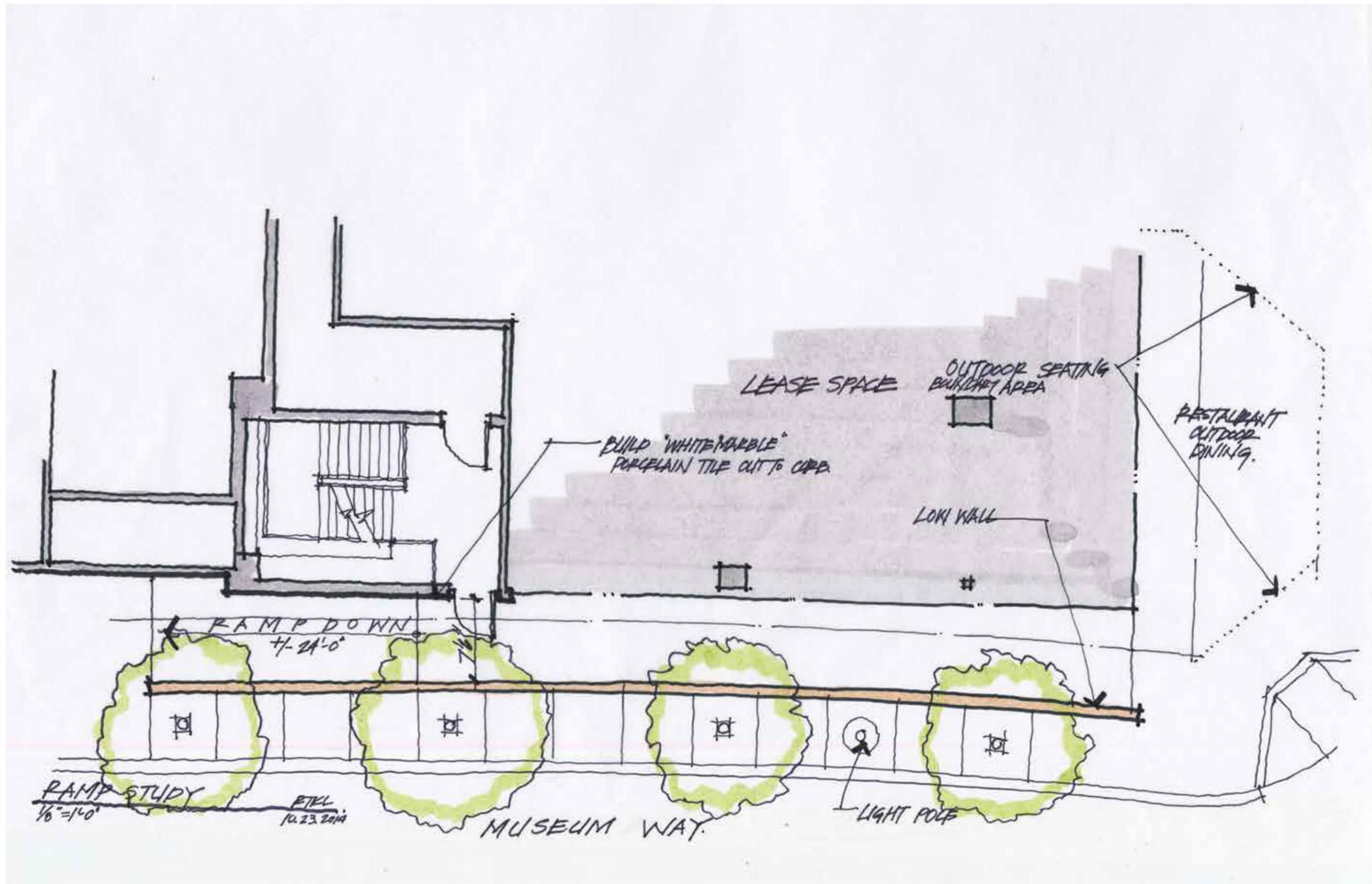
Stucco with high
quality finish.

*STARWELL
MAN MADE STONE LARGE FORMAT
PORCELAIN TILE.*



large format porcelain tile





Stucco with high quality finish. 7% coverage of North Elevation. T-207 Pebble Beach, AN-204 White Sand, OC-223 French Roast

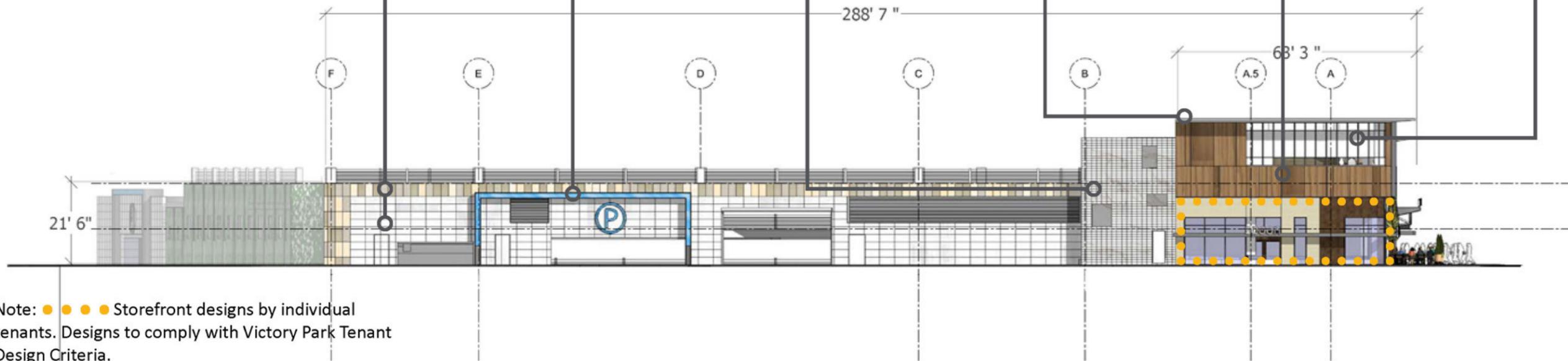
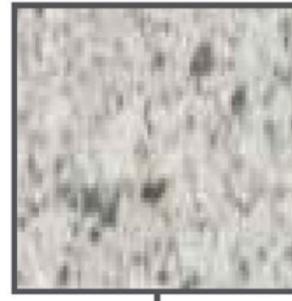
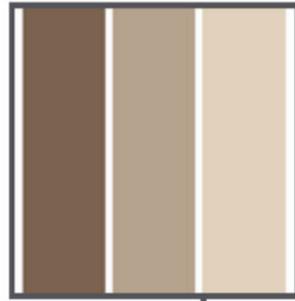
Back lit acrylic in metal frame. 5% Coverage of South Elevation

Burnished Block. 18% coverage of South Elevation.

Metal Panel. 1% coverage of South Elevation.

Trespa with wood-like finish. 9% coverage of South Elevation

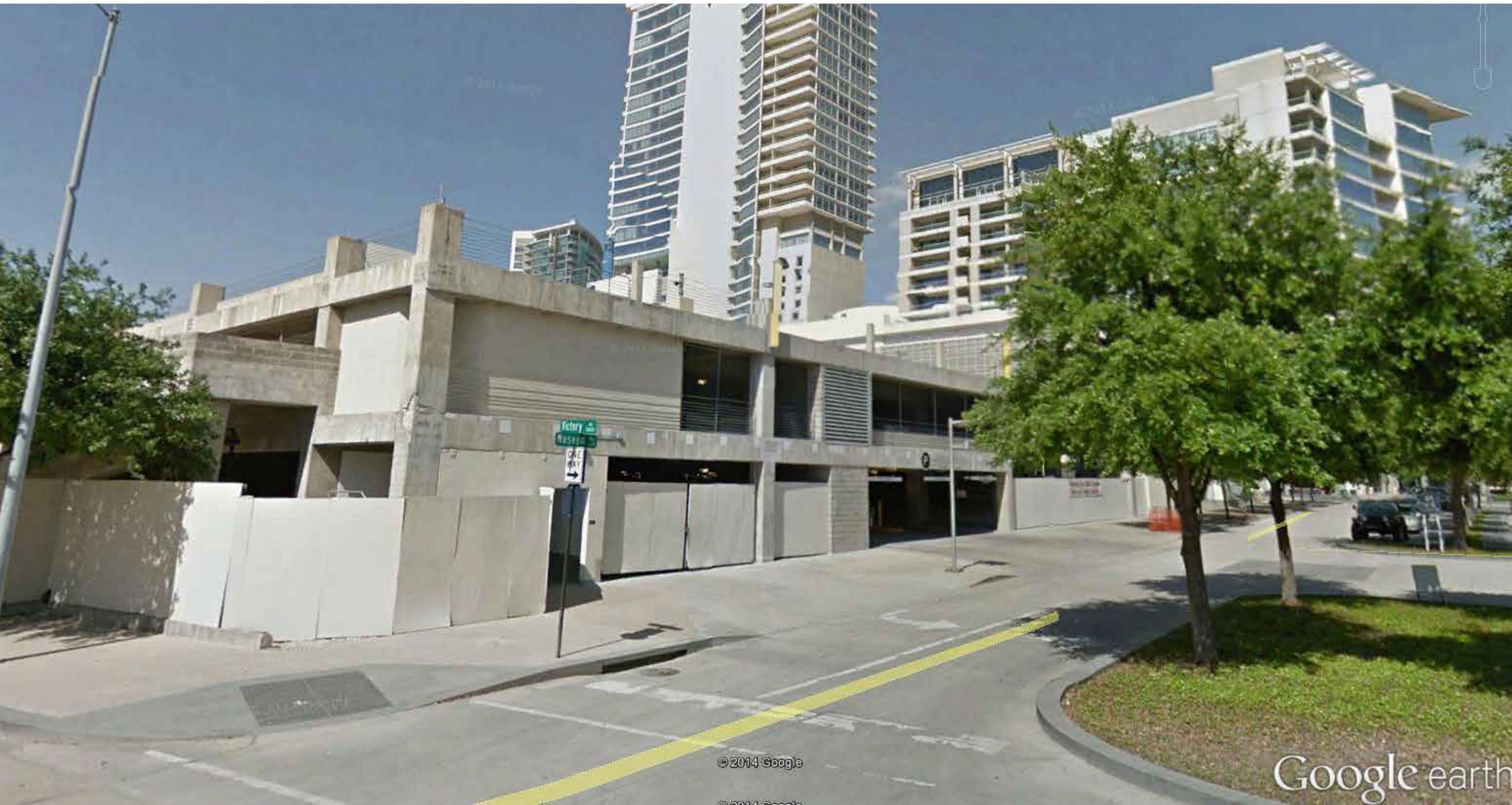
Facid structural system with Ferrari Fabric. 5% coverage of South Elevation



Note: ● ● ● ● Storefront designs by individual tenants. Designs to comply with Victory Park Tenant Design Criteria.

*Percentage of each material coverage is an approximation and does not include the horizontal area covered by each material.





© 2014 Google

Google earth

Victory Park

2014-11-21

EXISTING SOUTH WEST CORNER

RTKL
AN ARCADIS COMPANY



Stucco with high quality finish.

GREEN SCREEN
OPENING.

BACK-LIT ACRYLIC IN
METAL FRAME.

PAINT LOWER TO MATCH
FIELD TILE.

WHITE FIELD TILE.

VAULT.

Stucco with high quality finish. 28% coverage of West Elevation. AN-204 White



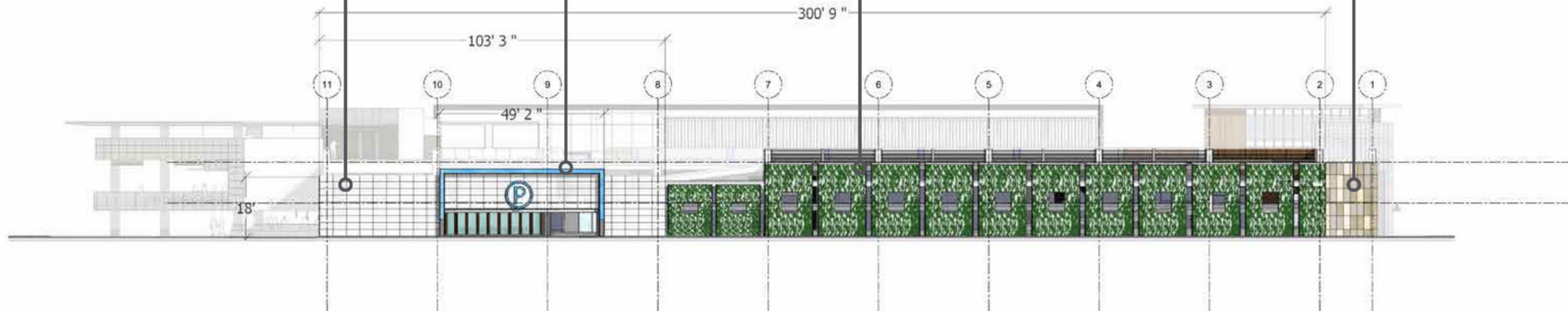
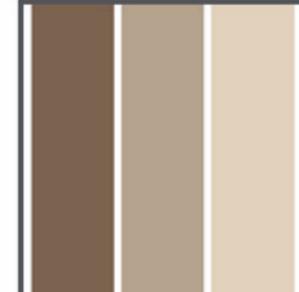
Back lit acrylic in metal frame. 2% Coverage of West Elevation.



Green Screen. 63% Coverage of West Elevation



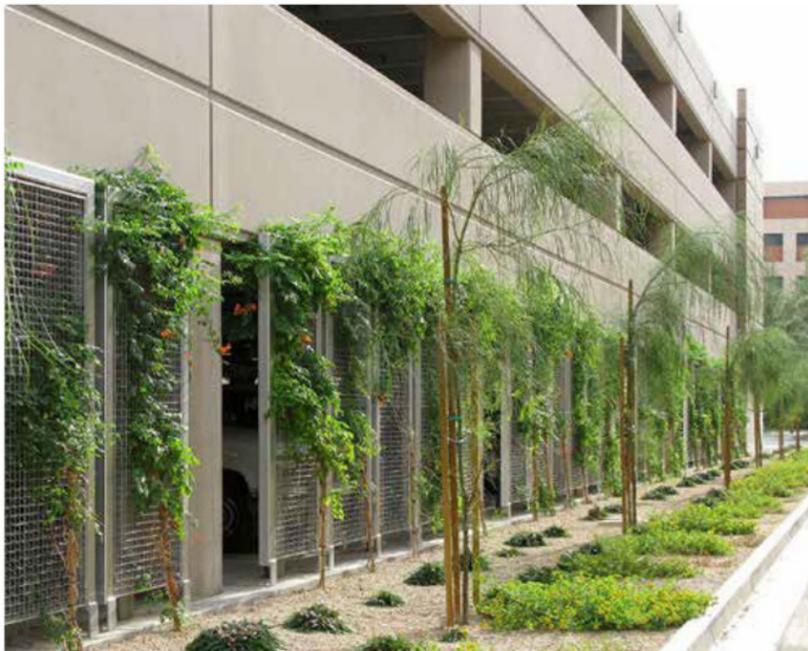
Stucco with high quality finish. 7% coverage of North Elevation. T-207 Pebble Beach, AN-204 White Sand, OC-223 French Roast

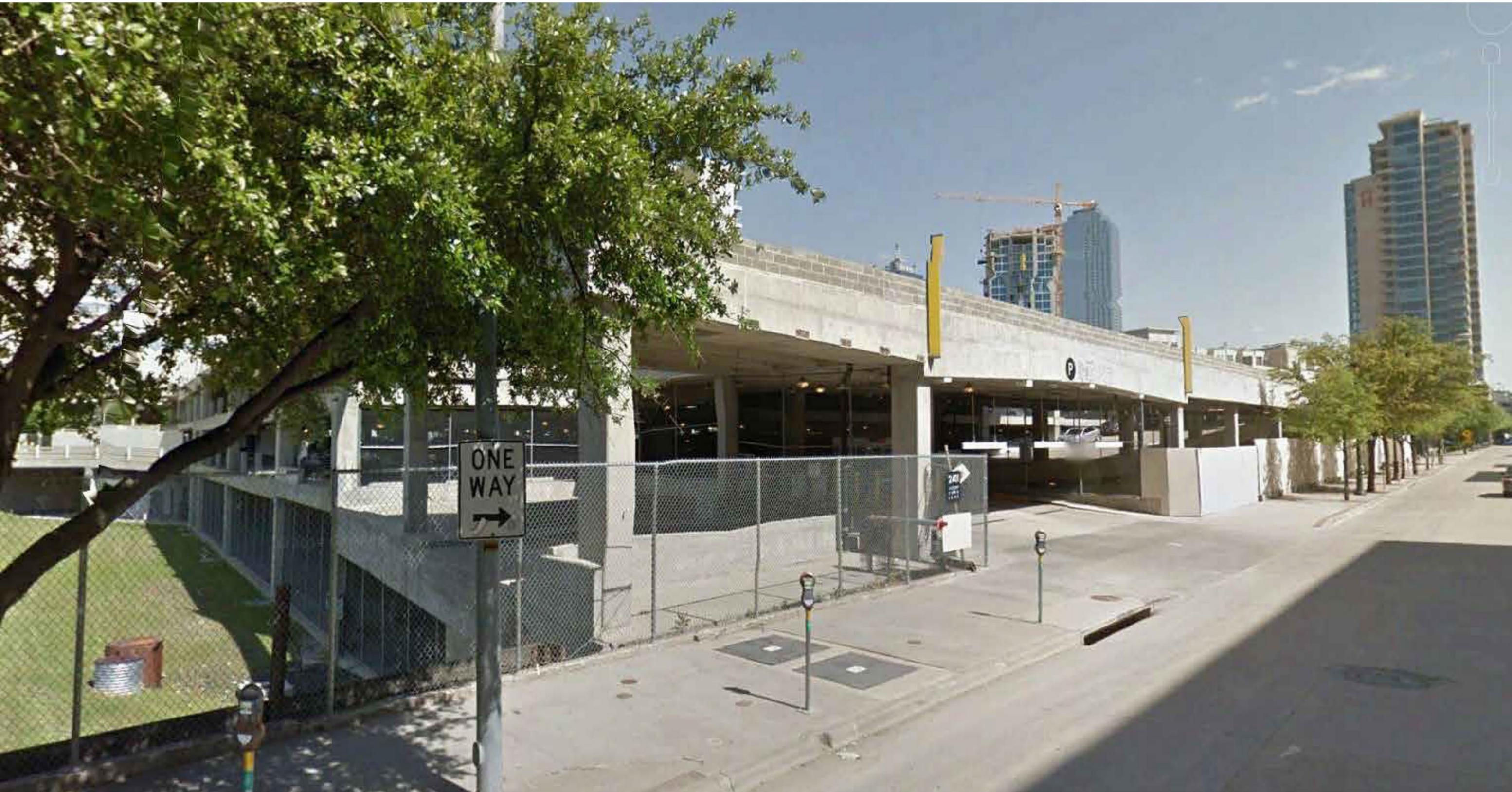


*Percentage of each material coverage is an approximation and does not include the horizontal area covered by each material.

WEST ELEVATION



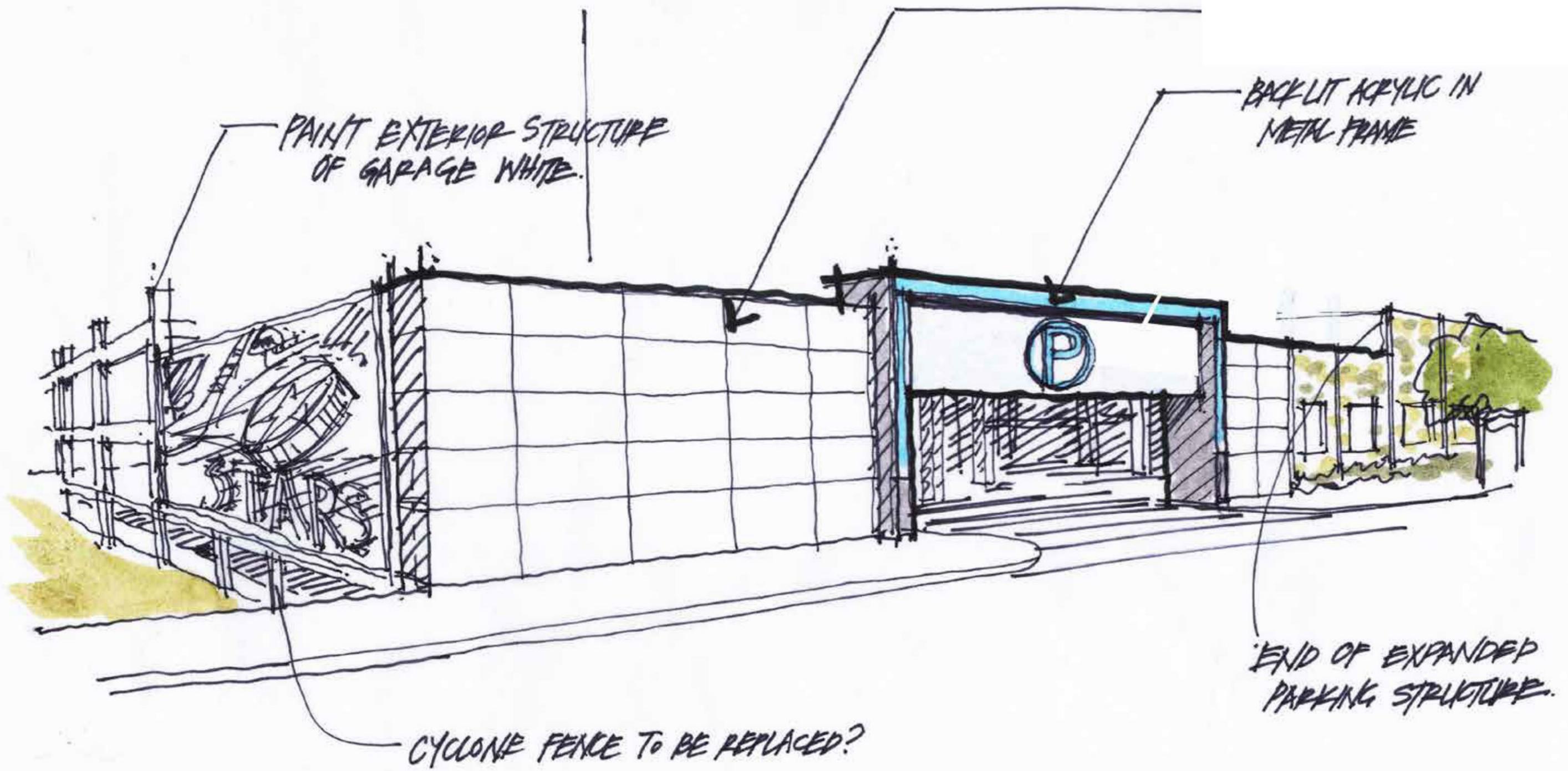




Stucco with high quality finish.

PAINT EXTERIOR STRUCTURE OF GARAGE WHITE.

BACK LIT ACRYLIC IN METAL FRAME



END OF EXPANDED PARKING STRUCTURE.

CYCLONE FENCE TO BE REPLACED?

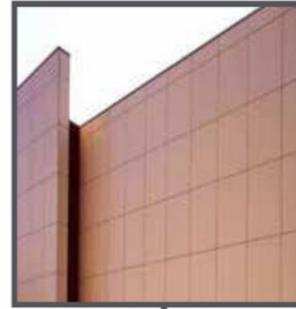
Metal Panel. 4% coverage of North Elevation.



Point supported guard rail. 38% coverage of North Elevation.



Trespa. 51% coverage of North Elevation.



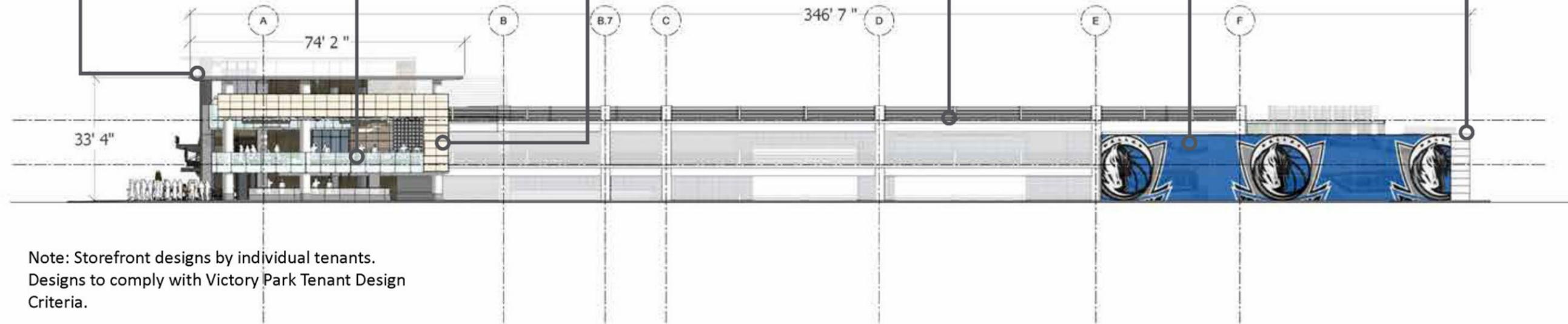
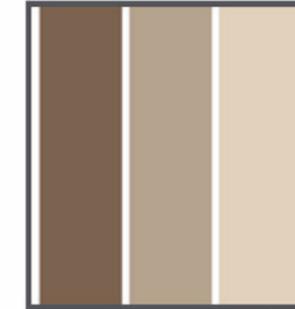
Paint existing structure.



Potential graphic signage. (Content to be determined)



Stucco with high quality finish. 7% coverage of North Elevation. T-207 Pebble Beach, AN-204 White Sand, OC-223 French Roast



Note: Storefront designs by individual tenants. Designs to comply with Victory Park Tenant Design Criteria.

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VICTORY PARK