

Applicable Urban Design Priorities Project Should Achieve

- [1] The planned streetcar extension offers the opportunity for the development to act as a front door to Bishop Arts from the oak cliff streetcar. Commentary around maximizing this opportunity is encouraged -

The location of the streetcar stop in relation to the proposed development presents a unique opportunity to benefit both the development and the surrounding neighborhood by creating a gateway into the Bishop Arts District. Careful consideration should be given to maximize the potential of the project to deliver a special and active public space.

- [2] 7th Street will serve as a primary pedestrian corridor into the neighborhood from the Bishop Arts street car stop, therefore specific opportunities around the character and pedestrian treatment of 7th street are critical components for consideration -

7th street is a natural pedestrian route into the core of Bishop Arts from the planned streetcar. This offers unique design opportunities to enhance 7th as a unique and distinctive street.



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 for the Bishop Arts Gateway development is made up of a collection of parcels clustered around the intersection of Davis and Zang just east of the center of the Bishop Arts District.

The development is planned as a multi phase project consisting of residential above with retail at the ground level. The site is also located at the Bishop Arts streetcar stop location which is scheduled to be under construction late this year.

Critical considerations include leveraging the opportunity for the development to act as a front door to Bishop Arts from the oak cliff street car, and designing 7th street as a primary pedestrian entrance into the neighborhood.

Bishop Arts Gateway

Neighborhood:
Bishop Arts District

Program:
Retail / Residential

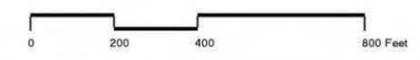
BISHOP ARTS GATEWAY

Urban Design Peer Review Panel Submission

May 2015 | Dallas, Texas



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CONTEXT PLAN

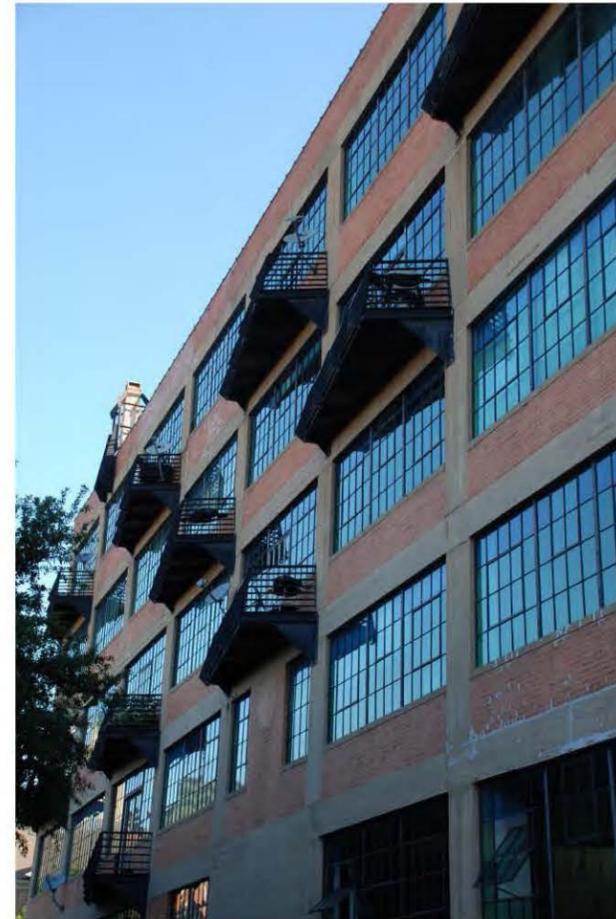
Bishop Arts Gateway
Dallas, Texas

ALAMO MANHATTAN



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BISHOP ARTS GATEWAY
INSPIRATION IMAGES

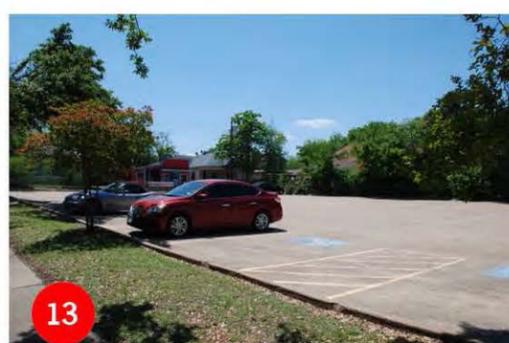
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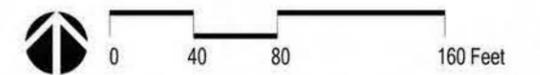


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SITE PLAN

Bishop Arts Gateway
Dallas, Texas

Job #: 14297.00
File Name: Bishop Arts_Site Plan 4.dwg
Date: 03/31/2015
Drawn by: RLG, RR, LB

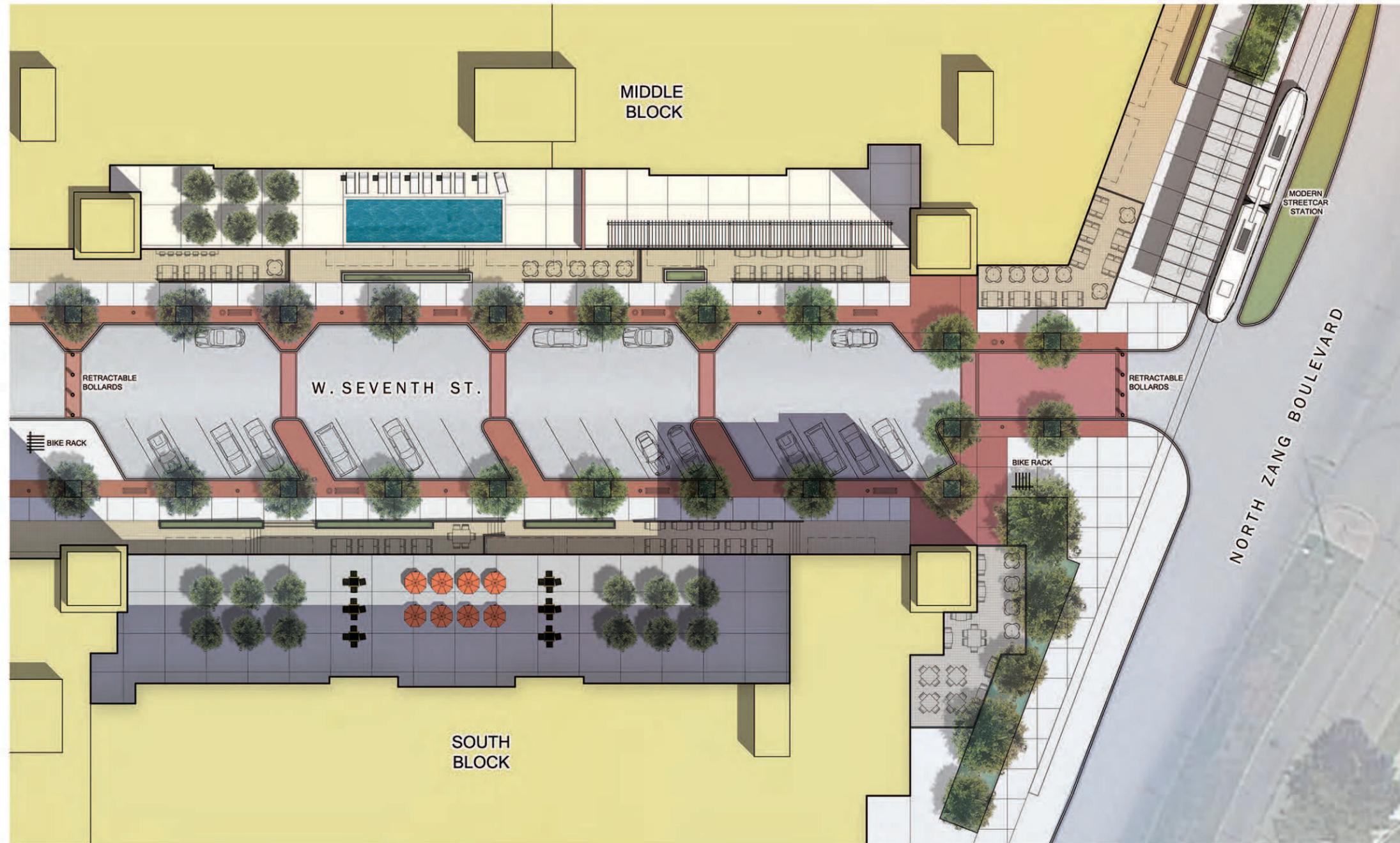
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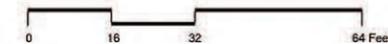
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SEVENTH STREET PARTIAL PLAN

Bishop Arts Gateway
Dallas, Texas

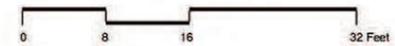
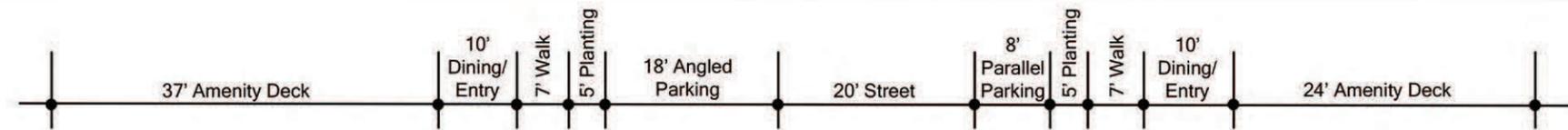
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SEVENTH STREET SECTION

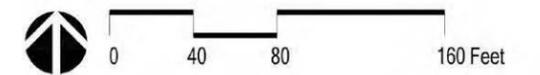
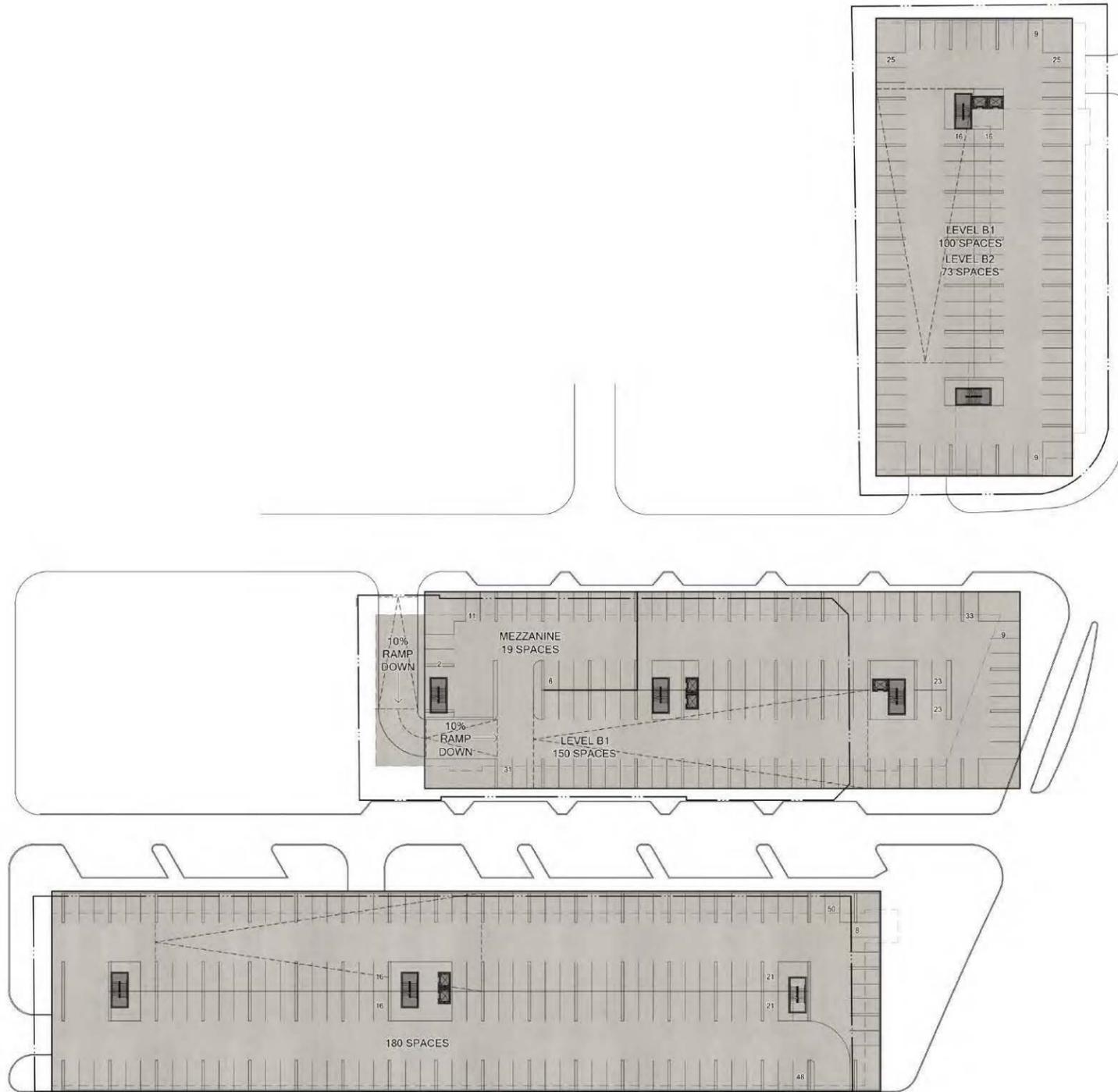
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SITE PLAN - GARAGE LEVEL

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Dallas, Texas

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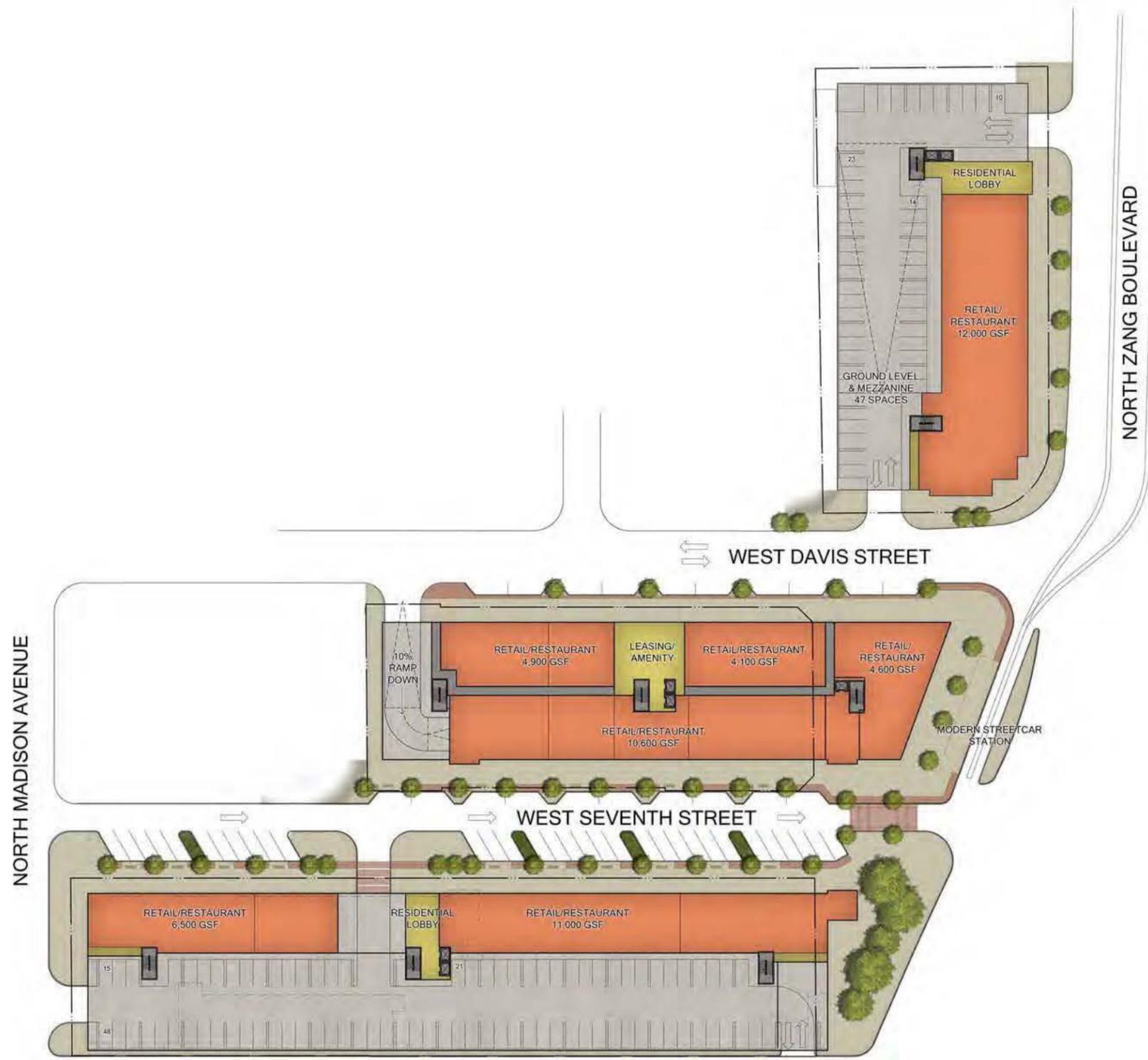
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NORTH BLOCK PROJECT DATA

MULTIFAMILY RESIDENTIAL
 4 LEVEL : 101,880 GSF
 : 2,880 GSF AMENITY
 : 104 UNITS

PARKING REQUIRED:
 128 SPACES @ 1 SPACE / BEDROOM

RESTAURANT : 7,200 GSF

PARKING REQUIRED:
 58 SPACES @ 1 SPACE/125 GSF

RETAIL : 4,800 GSF

PARKING REQUIRED:
 24 SPACES @ 1 SPACE/200 GSF

PARKING:
 TOTAL REQUIRED: 210 SPACES
 TOTAL PROVIDED: 220 SPACES

MIDDLE BLOCK PROJECT DATA

MULTIFAMILY RESIDENTIAL
 4 LEVEL : 109,920 GSF
 : 3,060 GSF AMENITY
 : 112 UNITS

PARKING REQUIRED:
 144 SPACES @ 1 SPACE / BEDROOM

RESTAURANT : 14,500 GSF

PARKING REQUIRED:
 116 SPACES @ 1 SPACE/125 GSF

RETAIL : 9,700 GSF

PARKING REQUIRED:
 49 SPACES @ 1 SPACE/200 GSF

PARKING:
 TOTAL REQUIRED: 309 SPACES
 TOTAL PROVIDED: 320 SPACES IN +/-2 LEVEL
 GARAGE + PARTIAL
 MEZZANINE LEVEL

SOUTH BLOCK PROJECT DATA

MULTIFAMILY RESIDENTIAL
 4 LEVEL : 153,860 GSF
 : 3,385 GSF AMENITY
 : 161 UNITS

PARKING REQUIRED:
 212 SPACES @ 1 SPACE / BEDROOM

RESTAURANT : 10,000 GSF

PARKING REQUIRED:
 80 SPACES @ 1 SPACE/125 GSF

RETAIL : 7,500 GSF

PARKING REQUIRED:
 38 SPACES @ 1 SPACE/200 GSF

PARKING:
 TOTAL REQUIRED: 330 SPACES
 TOTAL PROVIDED: 330 SPACES IN 1.5 LEVEL
 GARAGE + MEZZANINE LEVEL

SITE PLAN - GROUND LEVEL

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 Dallas, Texas

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SOUTH BUILDING

MIDDLE BUILDING

NORTH BUILDING

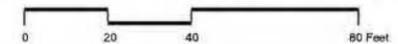
EAST ELEVATION - NORTH ZANG BOULEVARD



NORTH ELEVATION



SOUTH ELEVATION - WEST DAVIS STREET



NORTH BUILDING - ELEVATIONS

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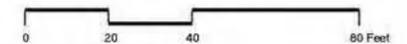
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SOUTH ELEVATION - WEST SEVENTH STREET



NORTH ELEVATION - WEST DAVIS STREET



MIDDLE BUILDING - ELEVATIONS

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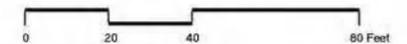
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NORTH ELEVATION - WEST SEVENTH STREET



SOUTH ELEVATION - ALLEYWAY



SOUTH BUILDING - ELEVATIONS

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