

Applicable Urban Design Priorities Project Should Achieve

- [1] Utilize non standard access drive detail that maintains sidewalk level through access drives to maintain level sidewalks for pedestrians -
Utilize drive entry details that maintain a consistent grade the pedestrian throughway for both garage entrances and also through the proposed fire lane.
- [2] Explore a pedestrian scale pass-through between Acron and Singlton as both a mid-block pedestrian connection through the site and as an extension of the park -
Screen garage facade at the pedestrian level along pass-through with architectural or vegetative screening elements, and explore opportunities to locate individual ground floor unit access along pedestrian pass-through as an opportunity to create a more permeable and connected block.
- [3] Consider extending architectural mass of building around the exposed garage corners to hide garage from singleton and the park, and to create enclosed garage access drive portals, with opportunities for units above -
Extending the building across the exposed garage helps to mask the garage from the pedestrian realm, while potentially allowing for additional units.



Policy References

- Forward Dallas!
Section 5 [urban design element]
- TIF Urban Design Guidelines
Part III, Part IV [Downtown Connection]
- West Dallas Urban Structure and Guidelines

Context Description

The site is located in West Dallas directly south of the neighborhood of La Bajada. The Continental pedestrian bridge and the Margaret Hunt Hill Bridge are located two blocks east of the development. The panel previously reviewed the Trinity Groves retail development on the north side of Singleton. In addition, the panel also reviewed the first phase of residential development consisting of a mixed use residential development on the south side of Singleton between Amonette Street and Herbert Street.

Specific considerations include introduction of ground floor retail along Singleton, direct ground floor unit access along the street and along the linear green to the south, and considerations for a mid-block passage within the larger block.

Trinity Groves Phase II Residential

Neighborhood:
West Dallas

Program:
Residential/ Retail





SINGLETON BLVD.

1

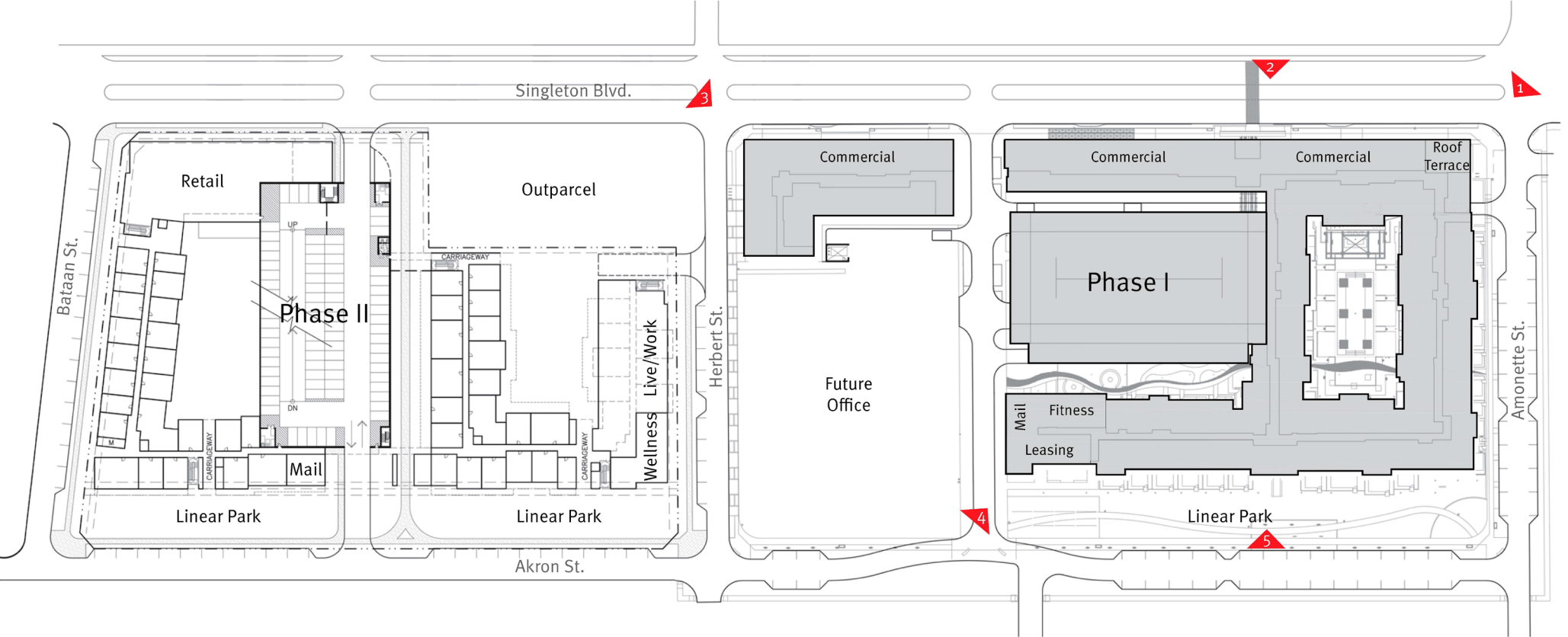


2



HERBERT ST.

3

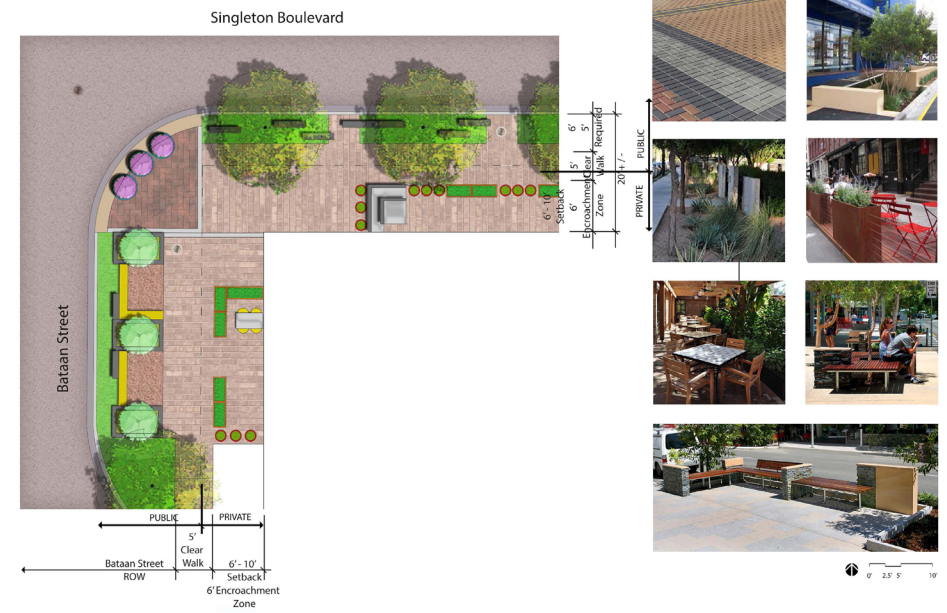
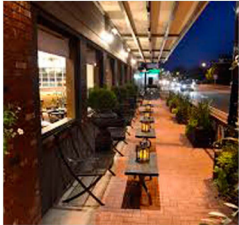


AKRON ST.

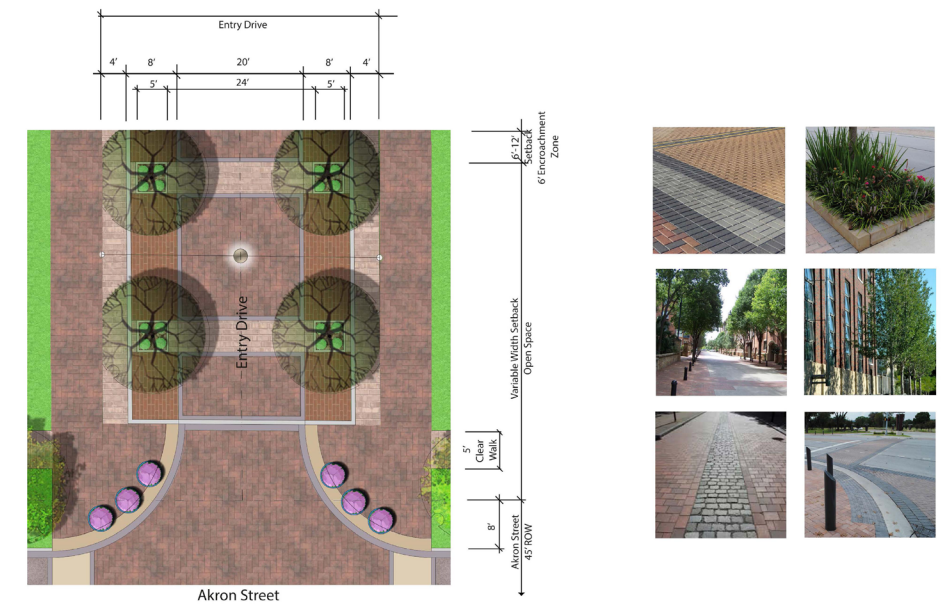
4



5



Singleton and Bataan Street Conceptual Streetscape



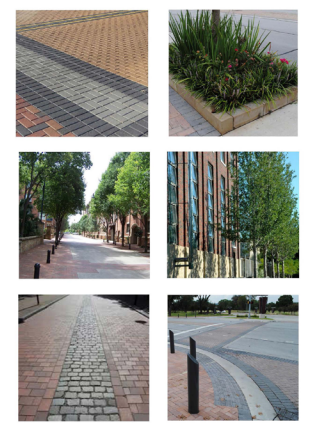
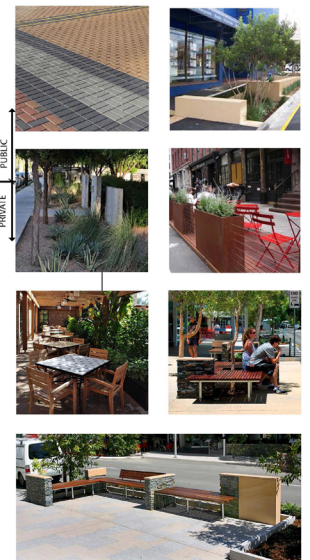
Entry Drive Conceptual Plan



Bataan Street Conceptual Streetscape



Akron Street Open Space Conceptual Plan



All sidewalk sections confirm with dimensional requirements of PD891

Singleton Blvd.

Bataan Street

Herbert Street

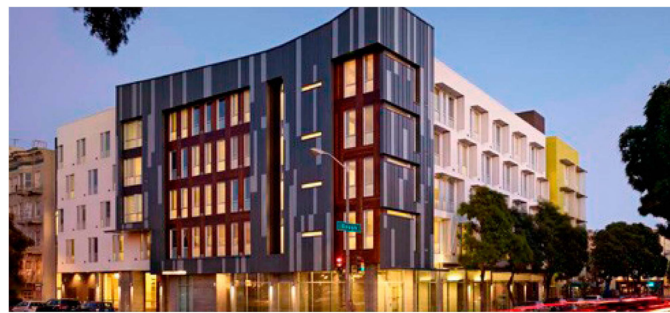
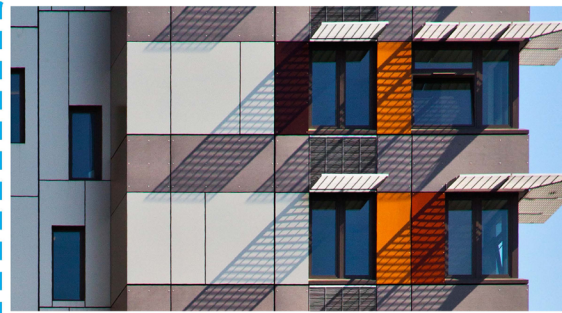
Akron Street

McPherson Mews

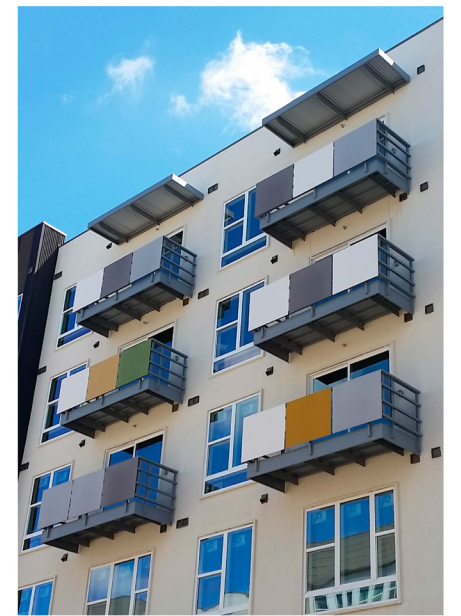
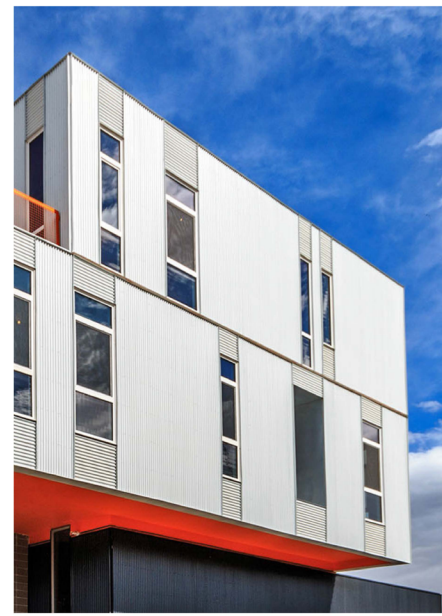


0' 15' 30' 60'

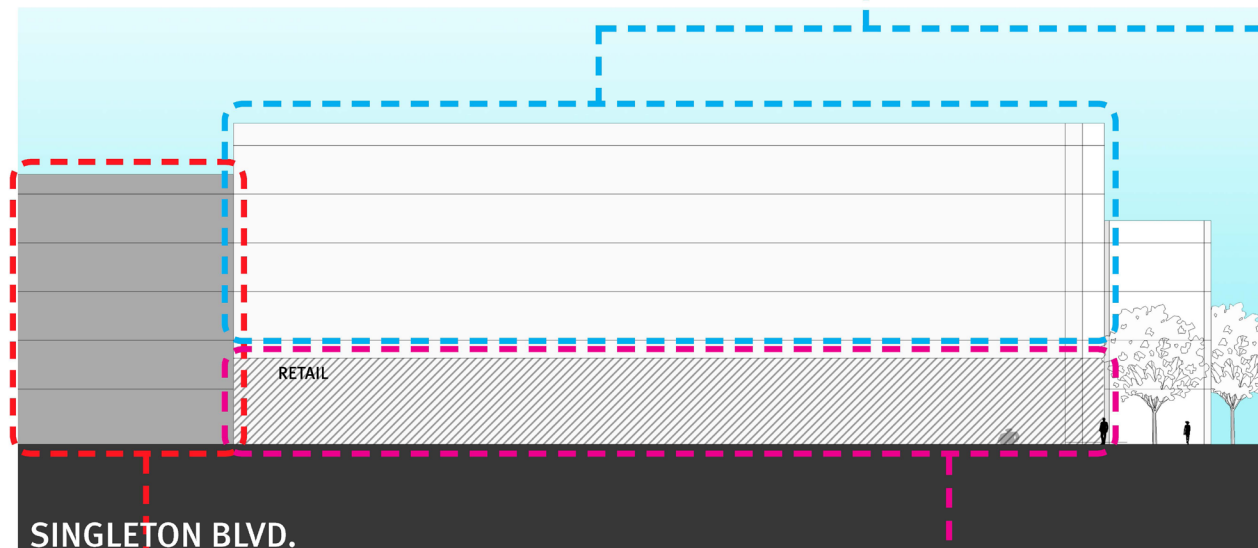




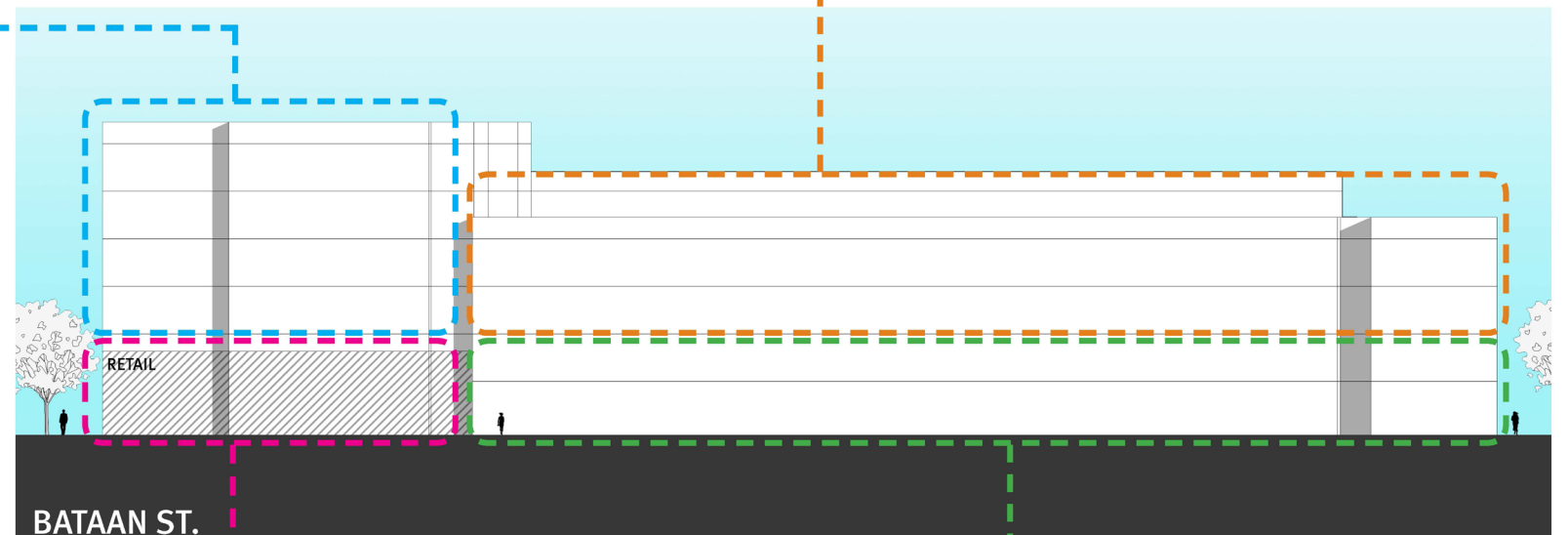
RESIDENTIAL ABOVE RETAIL



RESIDENTIAL



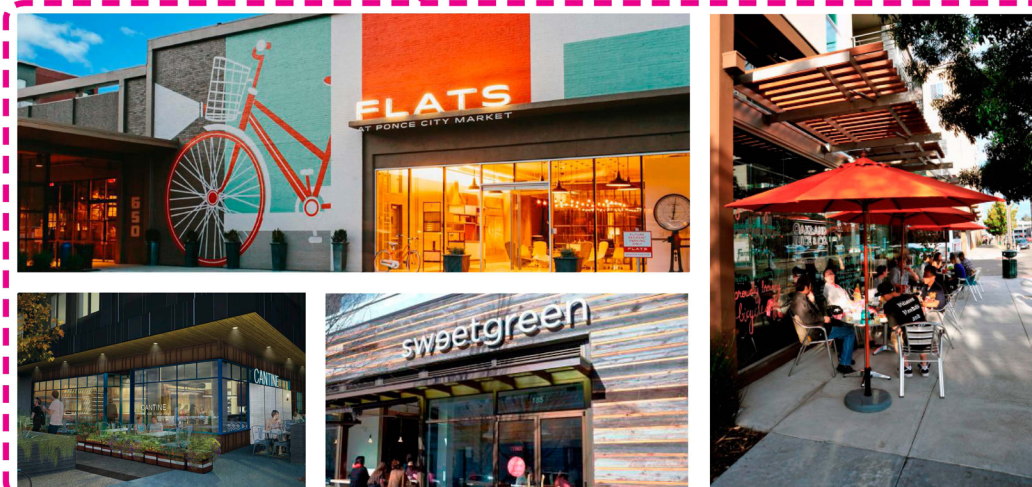
SINGLETON BLVD.



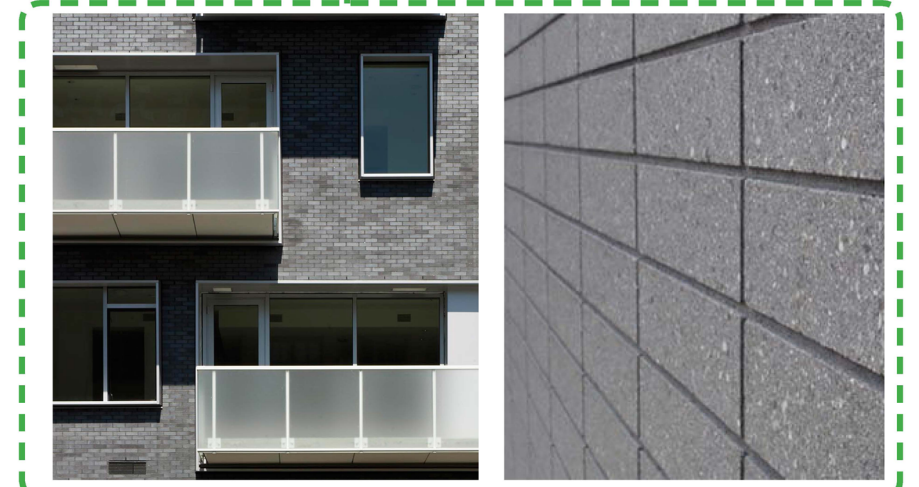
BATAAN ST.



GARAGE SCREEN



RETAIL BASE



RESIDENTIAL BASE