

## Applicable Urban Design Priorities Project Should Achieve

- [1] Explore opportunities for the proposed residential structures along Lancaster Road and Crouch Road to better actively engage those streets.

Although much of the pedestrian activity will be focused internal to the site, all development fronting public right-of-way should engage those streets with active facades and walkable streetscapes.

- [2] Consider creating a series of unique useable open space moments in the vacant spaces on the site

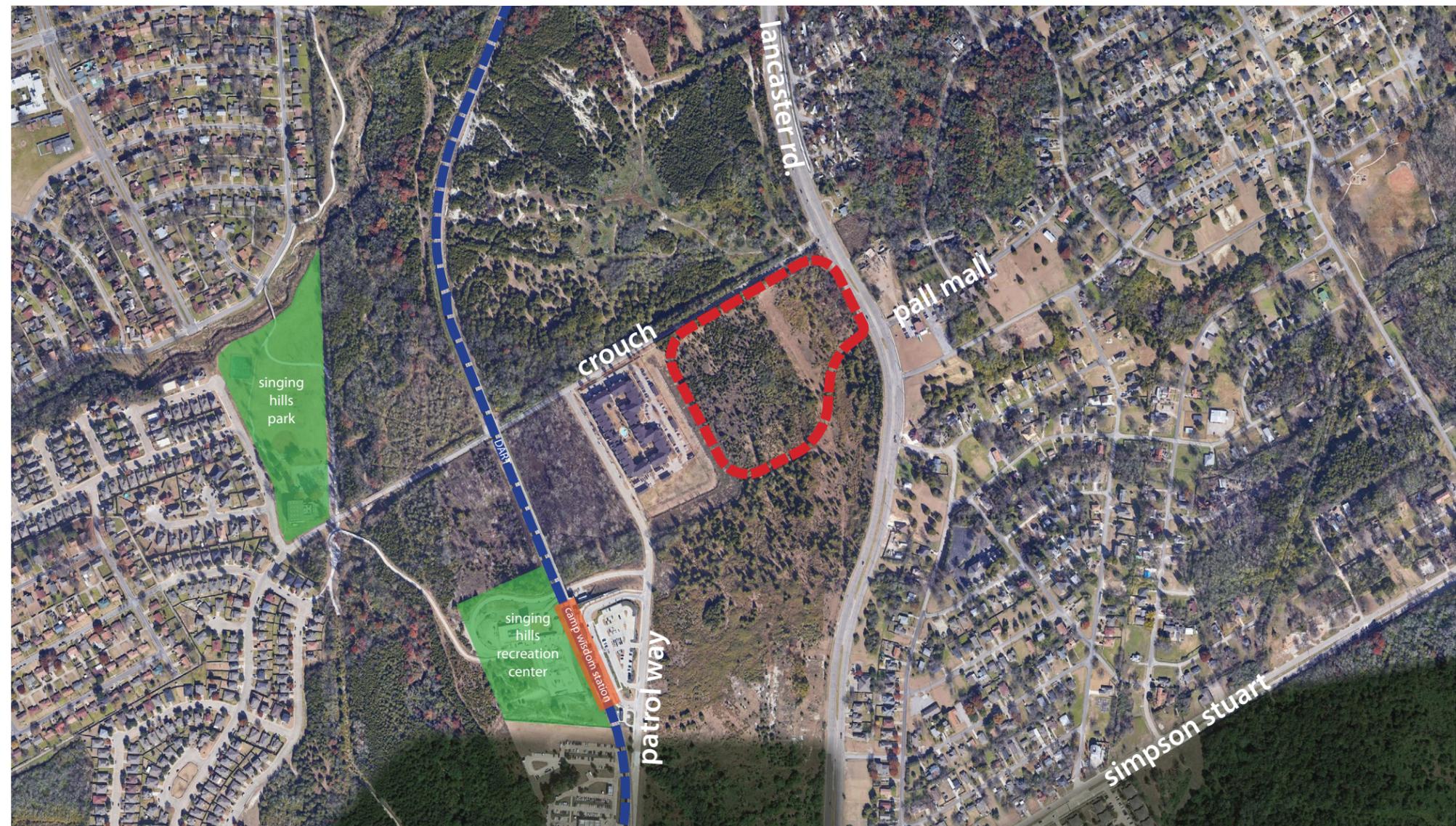
The various proposed open spaces throughout the site are opportunities for unique recreational moments, while also providing opportunities for considering low-impact development practices.

- [3] Work to provide a strong pedestrian connection through the southwest corner of the site to reduce walking distance and improve accessibility to the nearby DART station.

Understanding potential current ownership issues, the development team should work to actively pursue creating a strong pedestrian connection west to Patrol Way to improve walkability to the nearby Camp Wisdom DART Station.

- [4] Work to screen all surface parking lots from the public realm through landscaping and/or screening walls.

Although there is little parking fronting public streets, the design should work to incorporate landscaping and/or masonry screening walls around parking fields facing internal and external public streets to minimize their visual impact.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III

UNT-Dallas Area Plan (2009)

## Context Description

As a part of the City of Dallas' 1000 Unit Housing Challenge, staff identified a vacant 10 acre lot on Crouch Road near the Camp Wisdom DART Station in southern Dallas. After receiving several bids through the RFP process, the winning submission by Innovan Neighborhood and Matthew Southwest was selected. Their proposal included the city property and some of an adjacent property owned by Matthew Southwest connected to Lancaster Road.

The proposal includes a mixture of single-family garden homes, townhomes, and small apartment buildings on a site with a large change of grade, for a total of 300 units.. The site also includes multiple moments of open space and a walkable internal street grid. Design considerations for the project include the design of the residential units facing towards Crouch and Lancaster to create walkable streets, the connectivity internal in the site to better connect the development towards the DART station, and the design of the multiple internal open spaces to maximize useability and function.

## 6601 Lancaster

Neighborhood:  
Singing Hills

Initiative:  
1000 Unit Housing Challenge

Program:  
Residential  
(Single-Family, Townhomes, Multifamily)

# 6601 South Lancaster

*a 300 Unit Mixed-Type Residential Community in Dallas's Education Corridor*

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20 May 2022

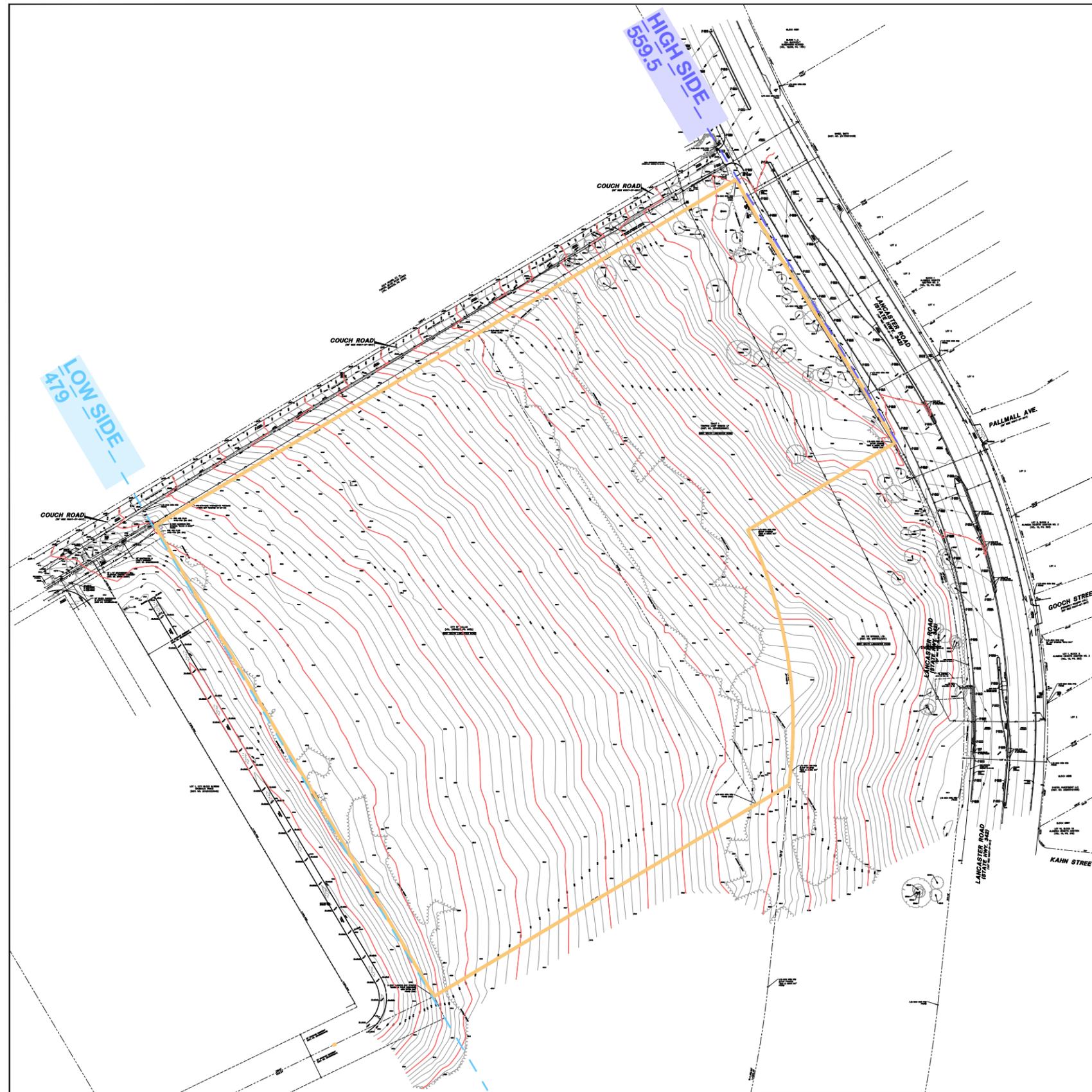




# Context Plan

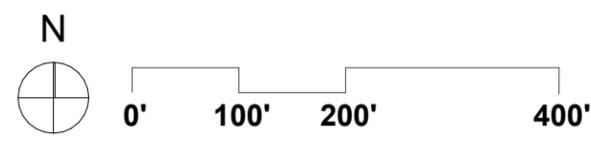
20 May 2022

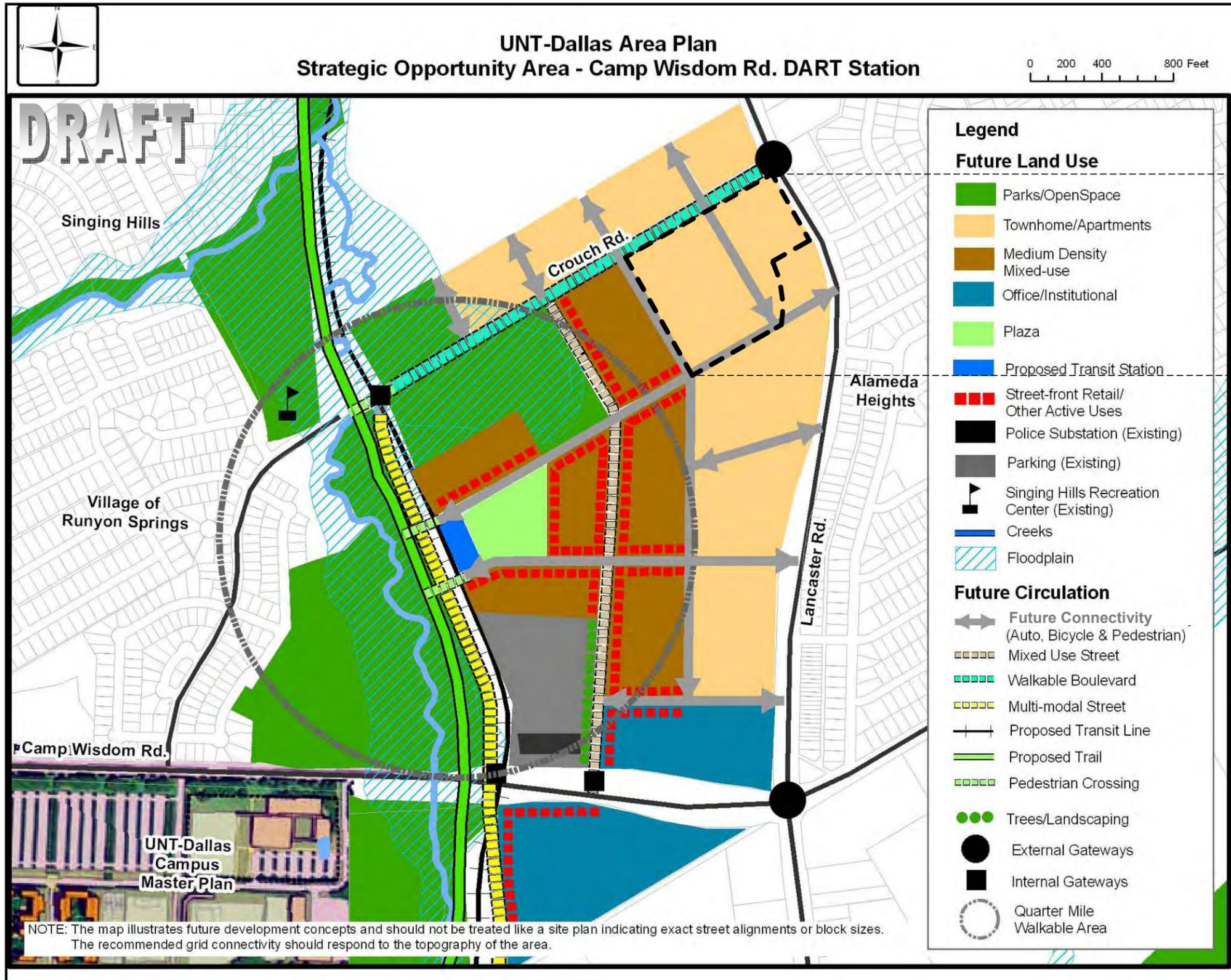




**KEY**

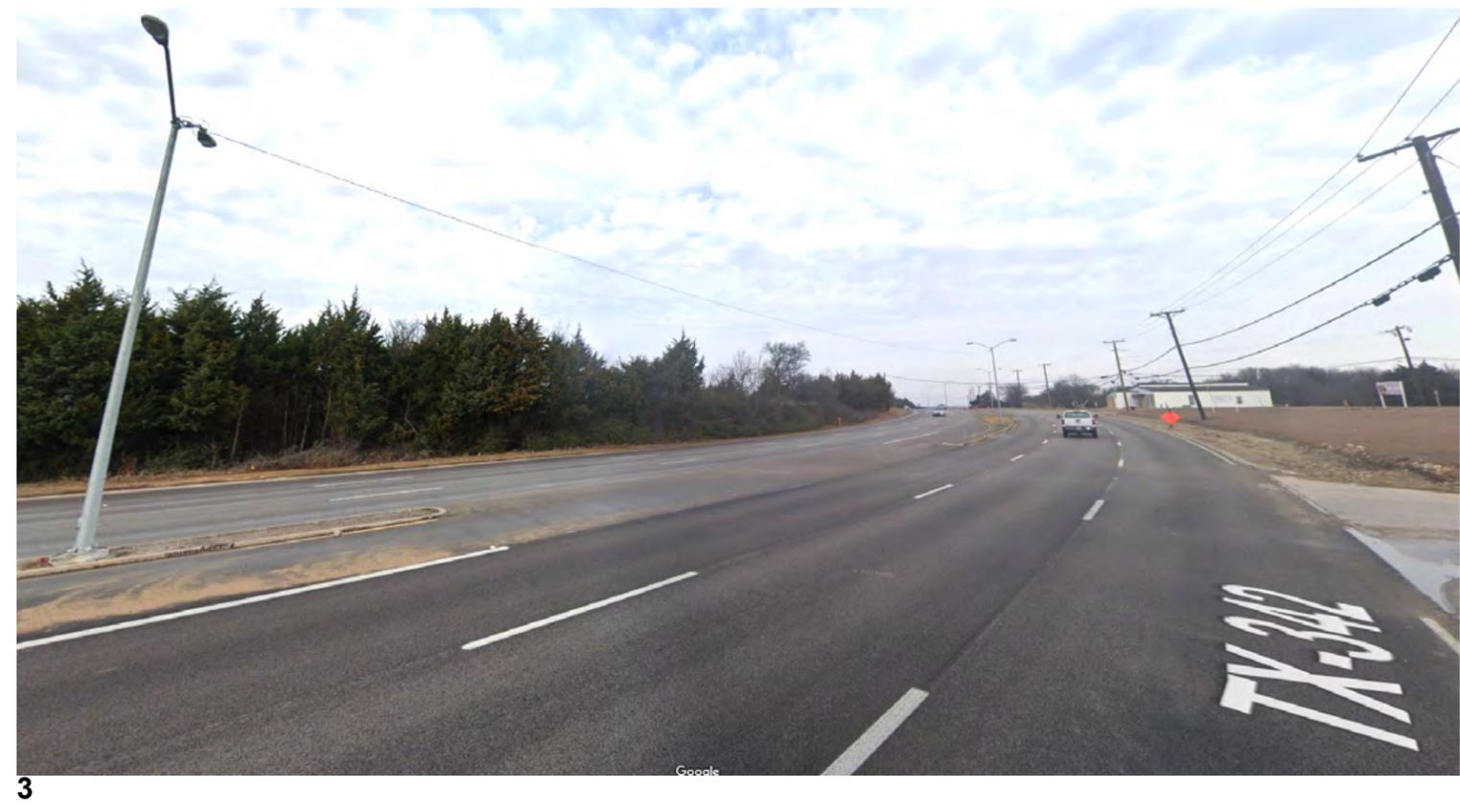
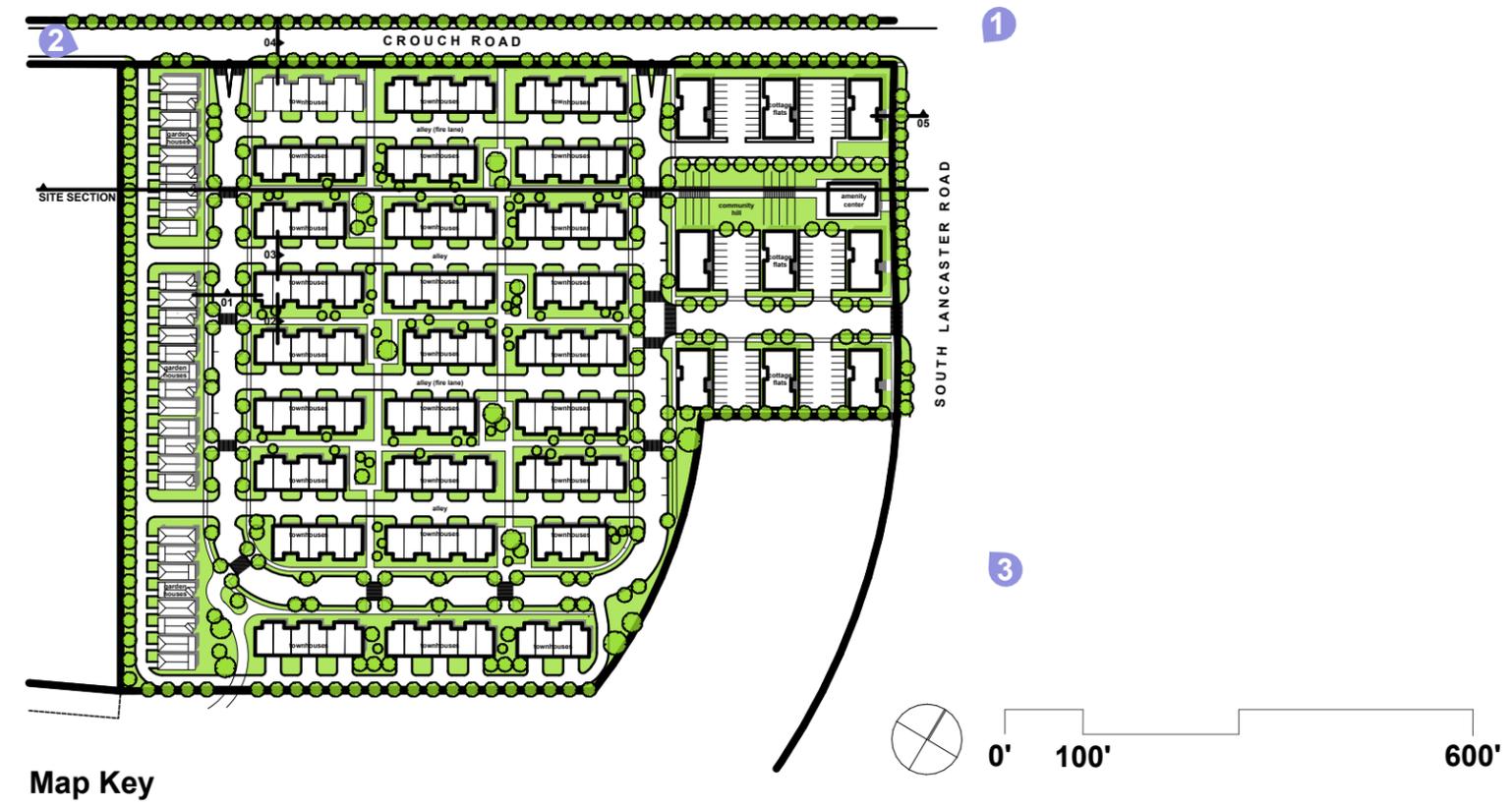
property line	
5' elevation change	





Source: Long Range Planning Division, City of Dallas

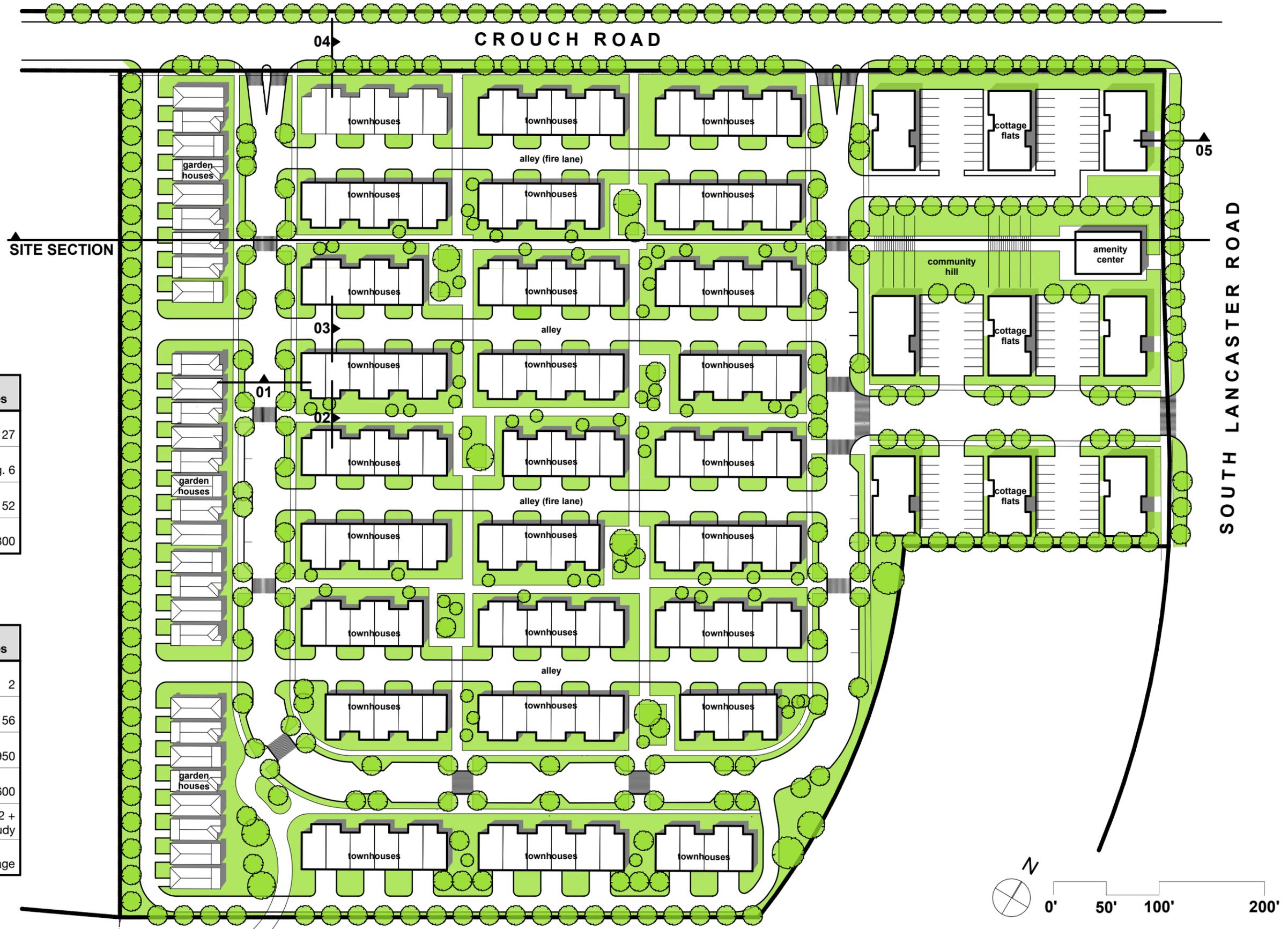
MAP 4.3



# Existing Site Photos

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**PROJECT DETAILS**

product type	cottage-flats	garden home	townhomes
qty of buildings	9	29	27
units per type	avg.13	1	avg. 6
total units	119	29	152
			300

**UNIT DETAILS**

product type	cottage-flats	garden home	townhomes
building stories	3	2	2
lot size	60 x 100	23 x 60	23 x 56
footprint	3550	950	950
typ. gsf of building	10,650	1,600	1,600
typ. bed/bath	studios & 1/1	2/2	2/2 + Study
parking type	surface	1 car garage	1 car garage

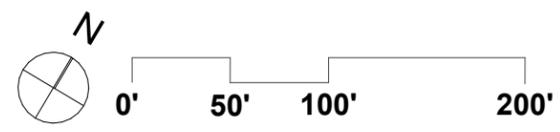
**Site Plan**

20 May 2022



**KEY**

pedestrian path	
greenspace	
garden homes	
townhomes	
cottage flats	
amenity center	



# Site Plan - Typology

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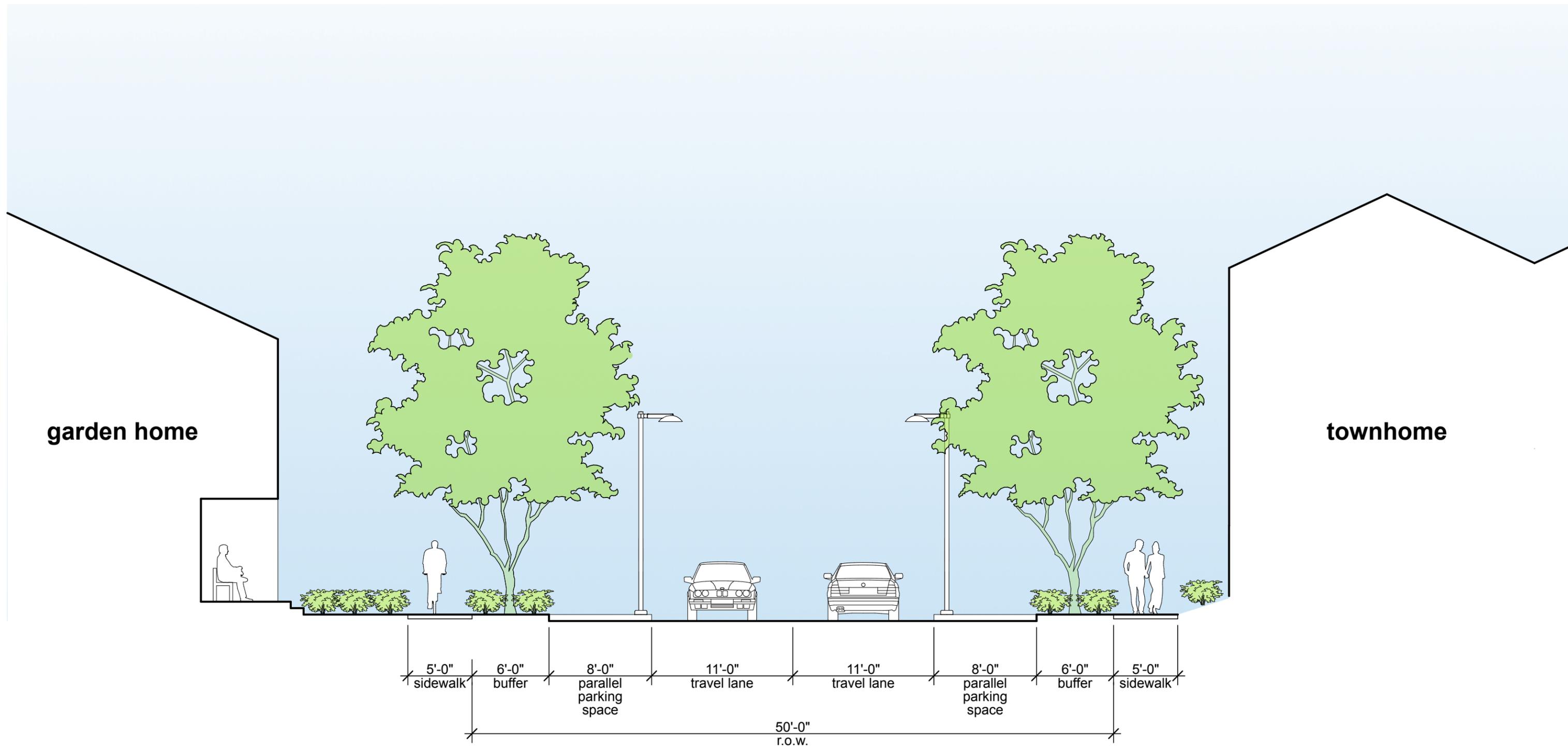




# Site Section Looking North

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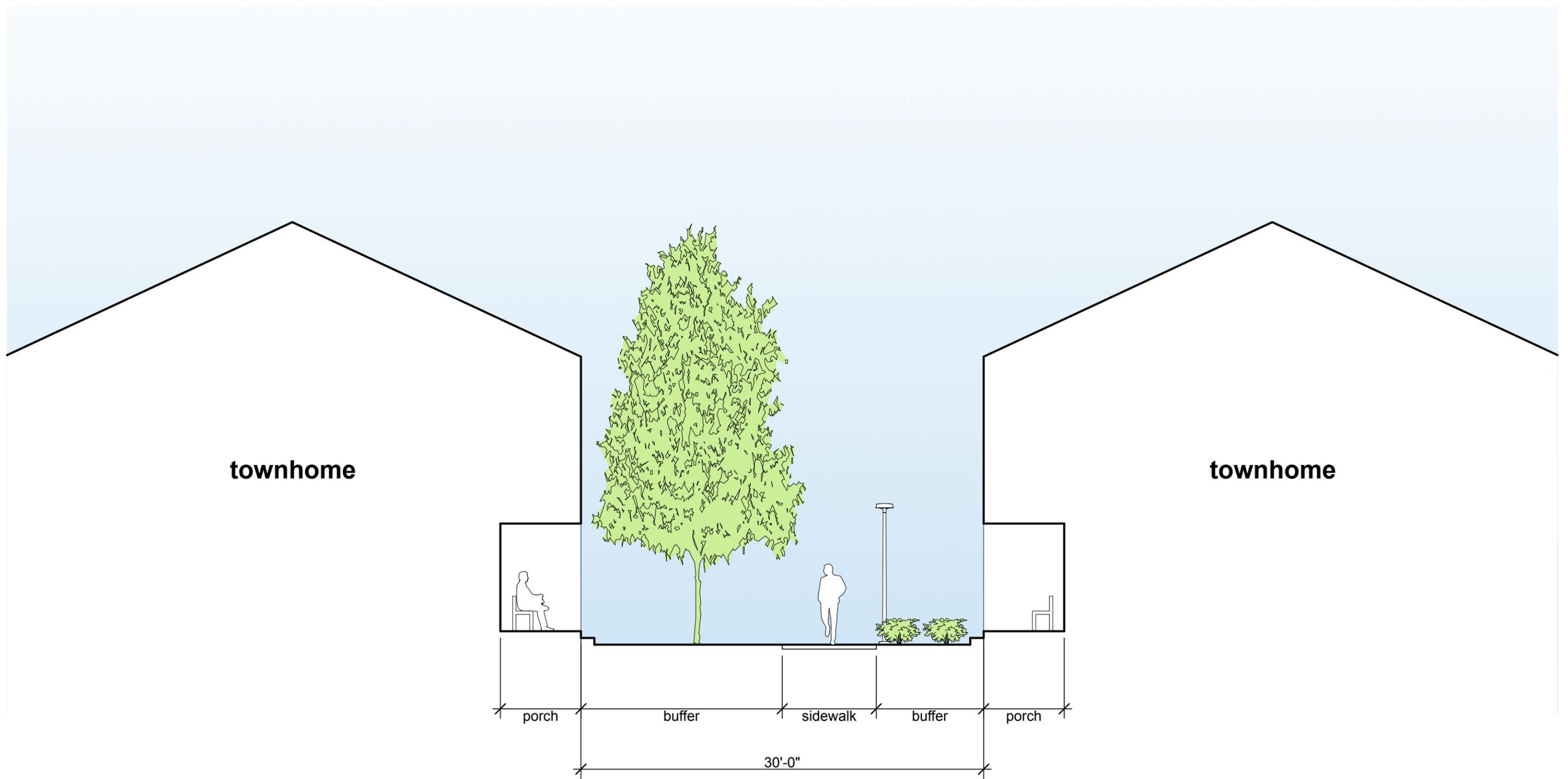




# 01 Conceptual Section at Loop Street

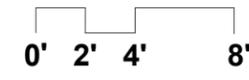
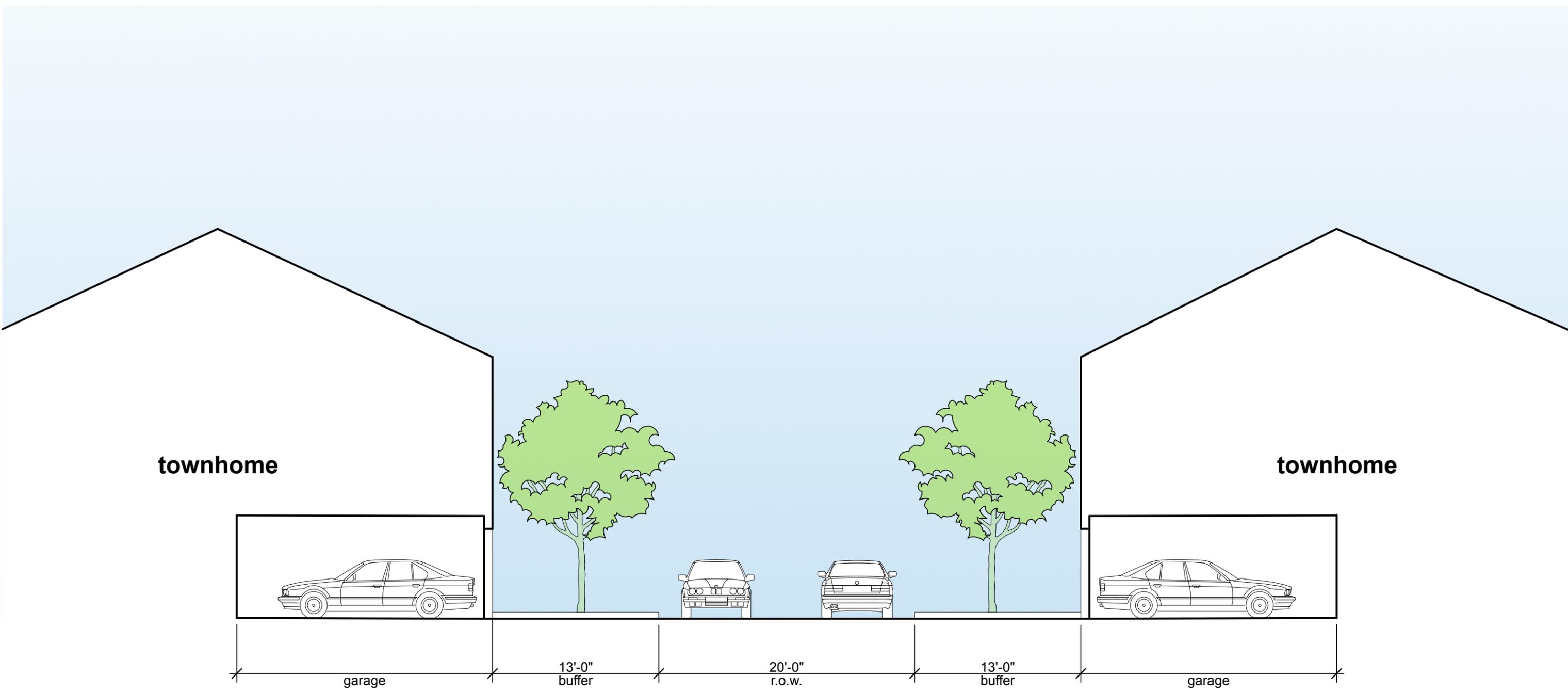
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## 02 Conceptual Section at Mews

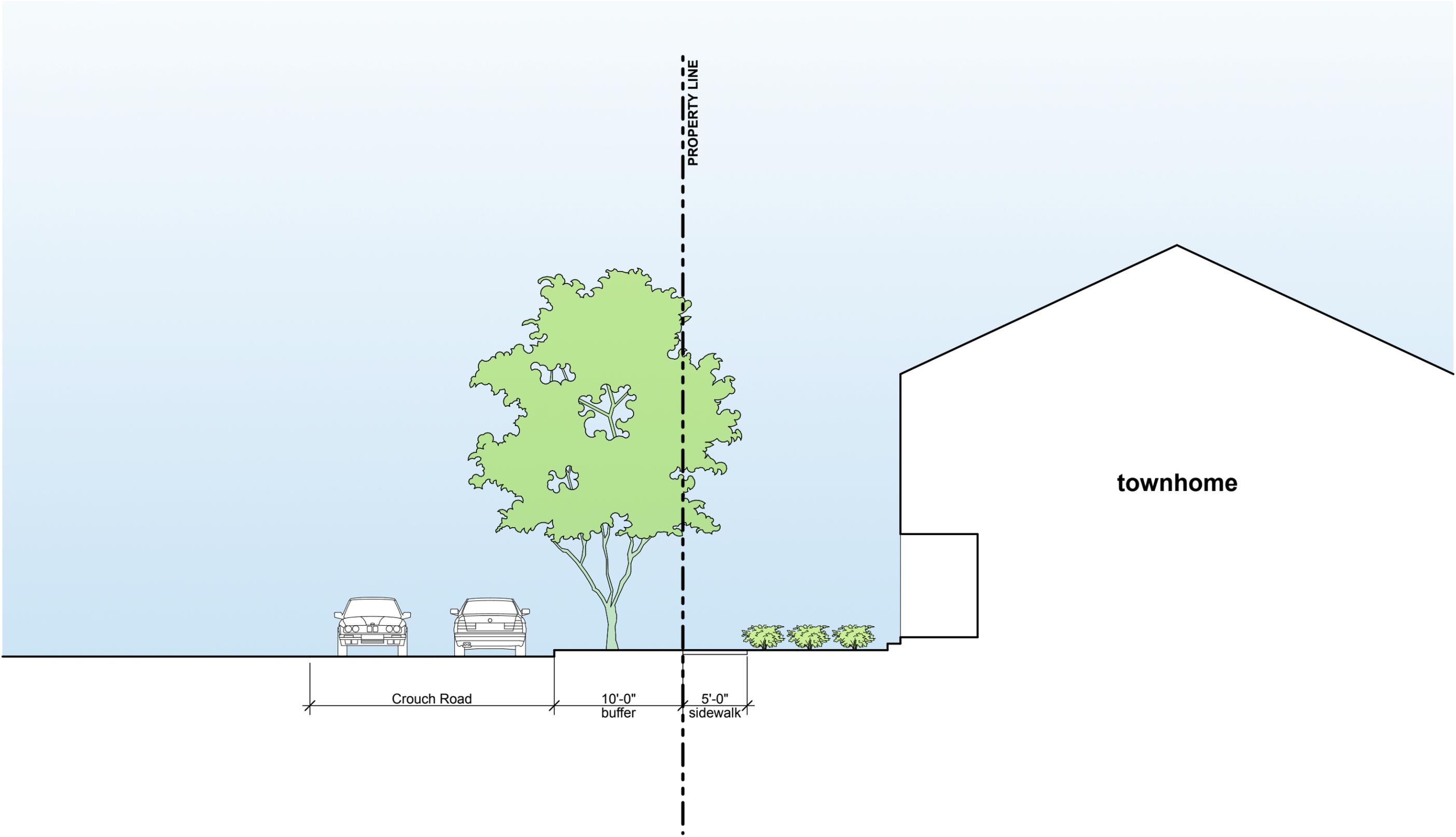
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**03 Conceptual Section at Alley**

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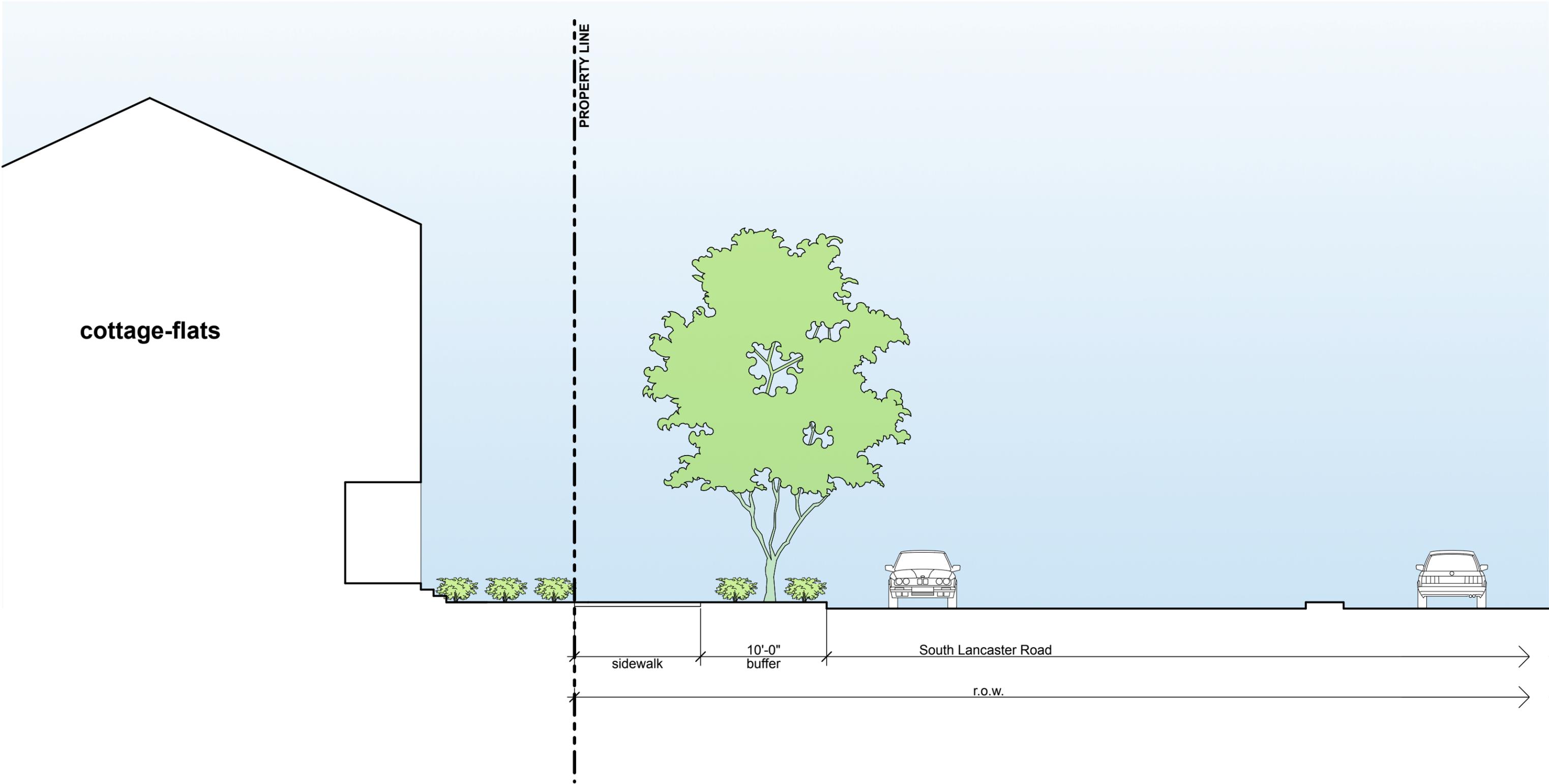




# 04 Conceptual Section at Crouch Road

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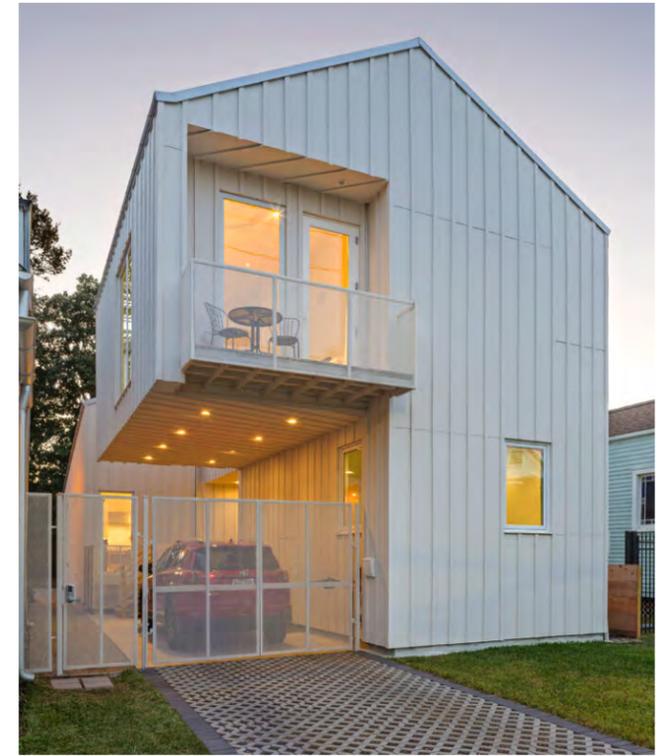




# 05 Conceptual Section at South Lancaster Road

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## Garden Home Typology

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## Garden Home - Concept Perspective

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# Townhome Typology

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## Townhome - Concept Perspective

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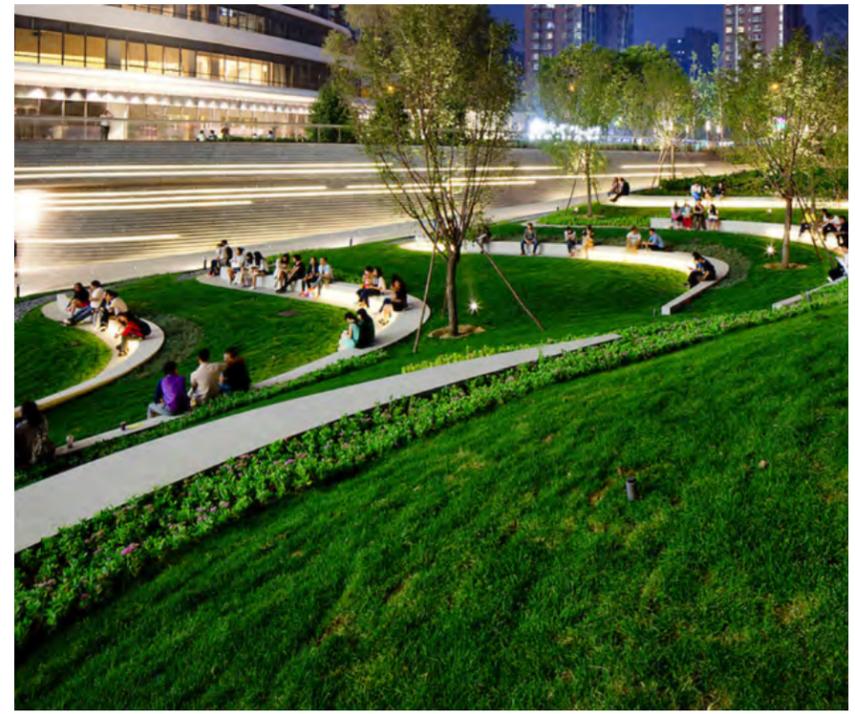
## Cottage Flats Typology

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## Cottage Flats - Concept Perspective

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# Community Hill Typology

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## Mews & Pocket Park Typology

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