

Applicable Urban Design Priorities Project Should Achieve

- [1] Consider garage screening on all sides of the garage, with knowledge that the street grid and future development context will change around the site -

While today the rear of the development front onto a network of ramps associated with I-30 and Cesar Chavez Boulevard and a futsal field, with the reconstruction of I-30, Cesar Chavez will be straightened and future infill development opportunities will exist on newly created land. The rear of this building will be visible from both Cesar Chavez and from those new development sites and should be designed accordingly.

- [2] The design of the ground-level and streetscape along Pearl Street should not preclude future connections to new development sites and/or pedestrian connectivity south to I-30 -

As a part of the I-30 reconstruction, excess TXDOT right-of-way will likely become redevelopment opportunities. Whereas today Pearl Street connects through an underpass to the existing futsal field, this development should not preclude how Pearl Street might serve as a strong pedestrian connector south to the I-30 frontage road and onwards to the proposed new deck park adjacent to Harwood.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Design District]

The 360 Plan

Context Description

1100 Pearl Street is a mixed-use development located at the intersection of Pearl Street and Farmers Road in the Dallas Farmers Market District. The proposed project will contain 6,600 square feet of ground-level office to house the North Texas Food Bank, which currently occupies the sites, with 100 apartments located on the floors above.

Design considerations for the project include the design of the garage facade, particularly along the rear of the building, and the design of the ground-level streetscape, considering future provisions for the realignment of Cesar Chavez as a part of the I-30 reconstruction.

1100 Pearl Street

Neighborhood:
Farmers Market

TIF District:
Farmers Market

Program:
Multifamily
Office

PEER Review

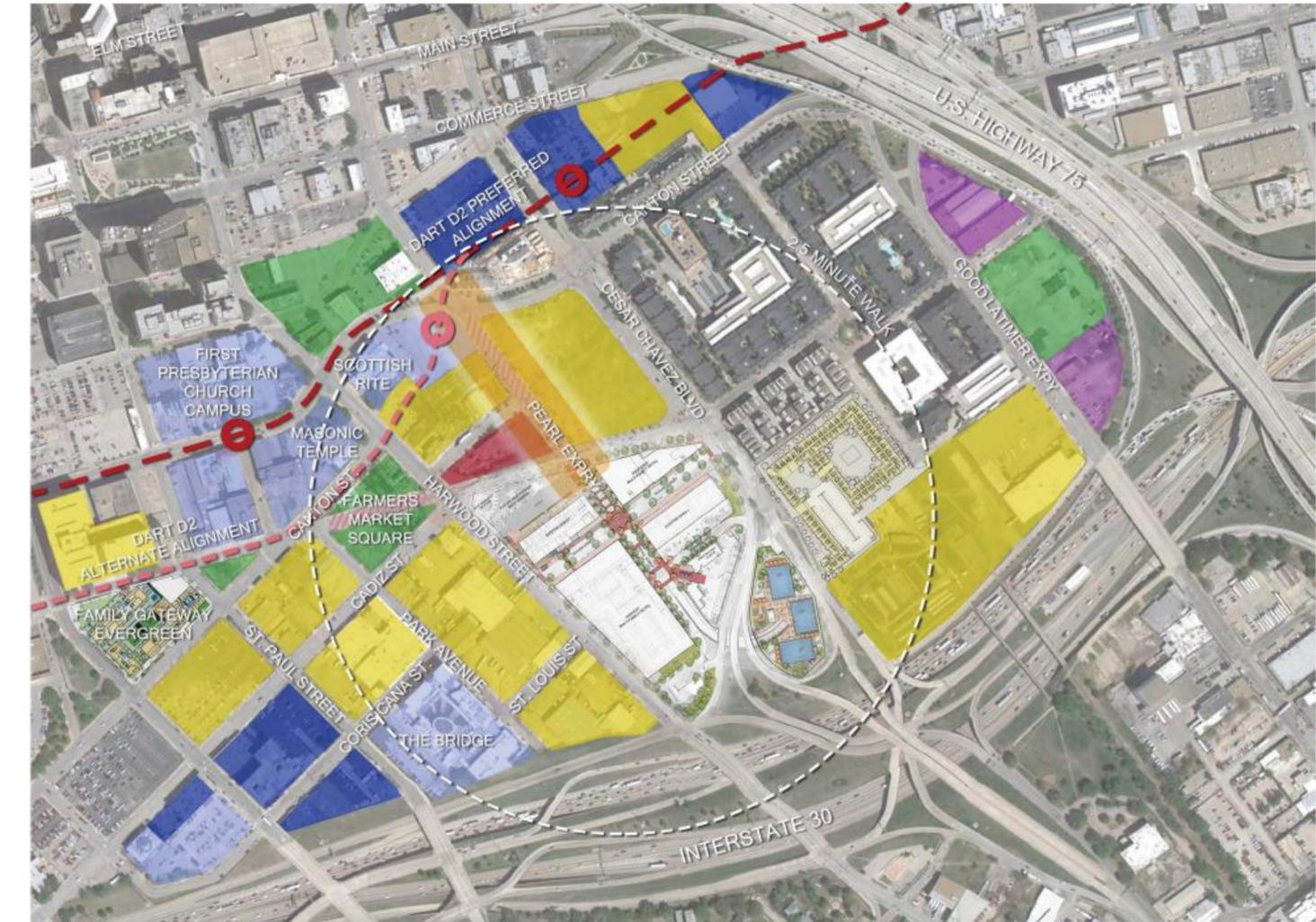


Farmers Market Development



New Mid-Rise Construction Mixed-Use – 100 Apartment Units in Farmers Market TIF District

Dallas, Texas



Spectrum Properties

PROJECT INFORMATION – Executive Summary

1100 Pearl Street, Inc (Developer) plans to construct a 6-story mixed-use development of 100 apartments, 125 parking spaces and 5,300 sf of office within the Dallas Farmers Market (DFM). The 0.96 acre development site is owned by the Developer and is located at 2100 Jan Pruitt Way Dallas, 75201, in place of the former DFM Administration Building. The site is located in the Dallas Farmer's Market TIF District and is part of the 16-acre DFM area bounded by Marilla to the north, Cesar Chavez to the east, Harwood to the west and I-30 to the south, located in the southeast quadrant of Downtown Dallas.

The Developer is also the owner and operator of the Dallas Farmer's Market.

Mixed-use Development Plan:

- **100 units with an average unit size: 774 sf**
- **First Floor: Lobby, Mailroom, Loading Deck, Parking & Office Space of 5,300 sf**
- **125 parking spaces: First and Second Floor**
- **Third Floor: Amenity Room, Pool, 25 Residential Units**
- **Floors 4 – 6: Residential Units – 25 each floor**
- **Shared leasing office and staff located across the street at Harvest Lofts**

Construction will begin in September 2021 and last 18 months, pending approval of GAP financing.



Spectrum Properties

The Farmers Market Development- Past 5 years

Residential (1011 S. Pearl Exp & 2101 Taylor St Dallas, TX 75201)

- Over 300 apartments
- 97% occupied

Retail (920 S. Harwood Dallas, 75201)

- 60,000 sf of restaurant and retail space
- 98% occupied including a 32,000 sf food hall (first food hall in North Texas)

Office (910 S. Pearl Exp Dallas, 75201)

- 24,000 sf co-working space (agreement with Industrious)
- Corporate offices of the North Texas Food Bank, the largest food bank in the country

Parking (1011 S. Pearl Exp Dallas, 75201)

- 300 space public parking garage constructed and managed by Spectrum and owned by The City of Dallas

Farmers Market Shed (1010 S. Pearl Exp Dallas, 75201)

- 25,000 sf open air shed for the Farmers Market public market

FM Futsal (1224 S. Cesar Chavez Blvd Dallas, 75201)

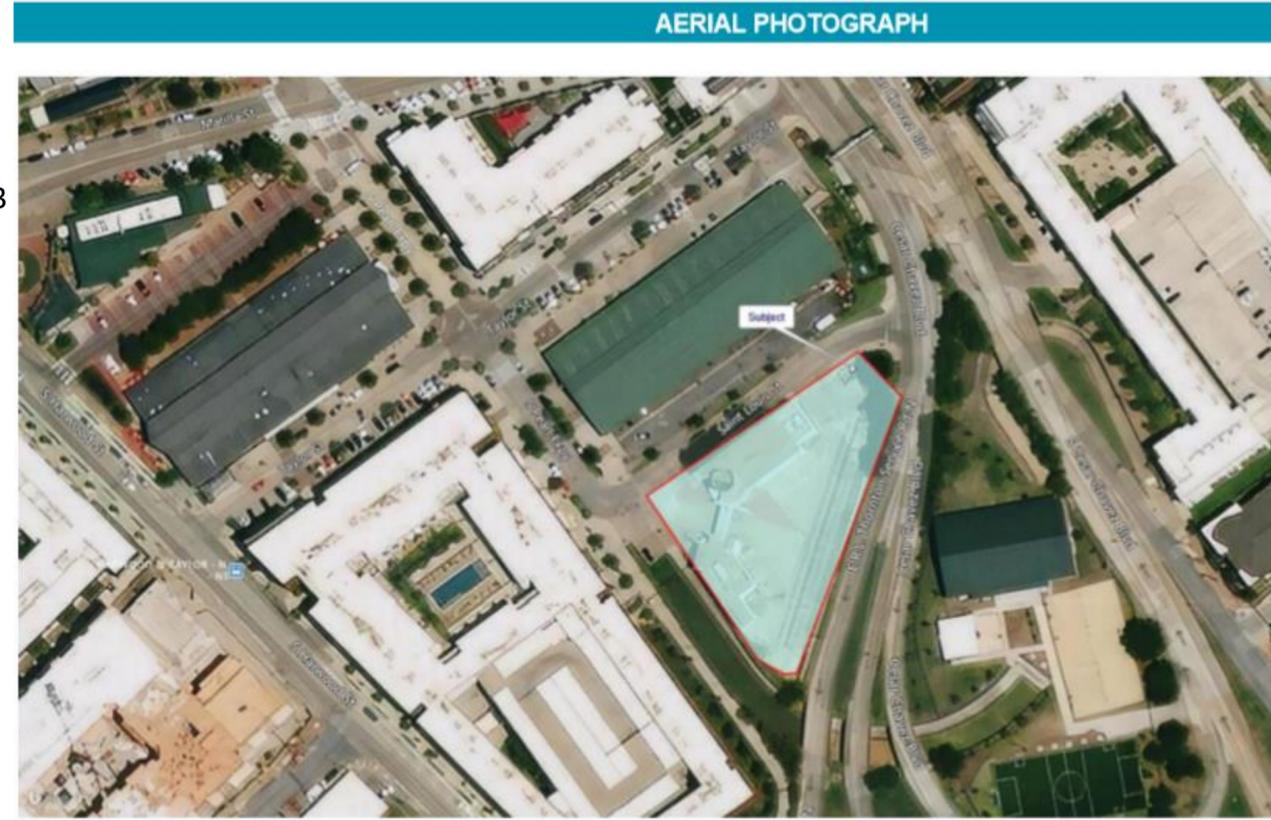
- Outdoor Futsal Courts



Spectrum Properties

PROPERTY INFORMATION

Property	Pearl Lofts
Address	2100 Jan Pruitt Way Dallas, TX 75201
Opportunity Zone	Located in an Opportunity Zone
TIF District	Dallas Farmers Market TIF
Planned Start	Sept 2021; Units Available Feb 2023
Units	100 units
Net Rentable SF	77,422
Average Unit Size	774 square feet
Site Acreage	0.96 acres / 41,894 sf
Number of Stories	6
Parking	125 parking spaces
Property Tax ID	00000103042000000
County	Dallas
2019 Mill Rate	2.862585%



Current Use

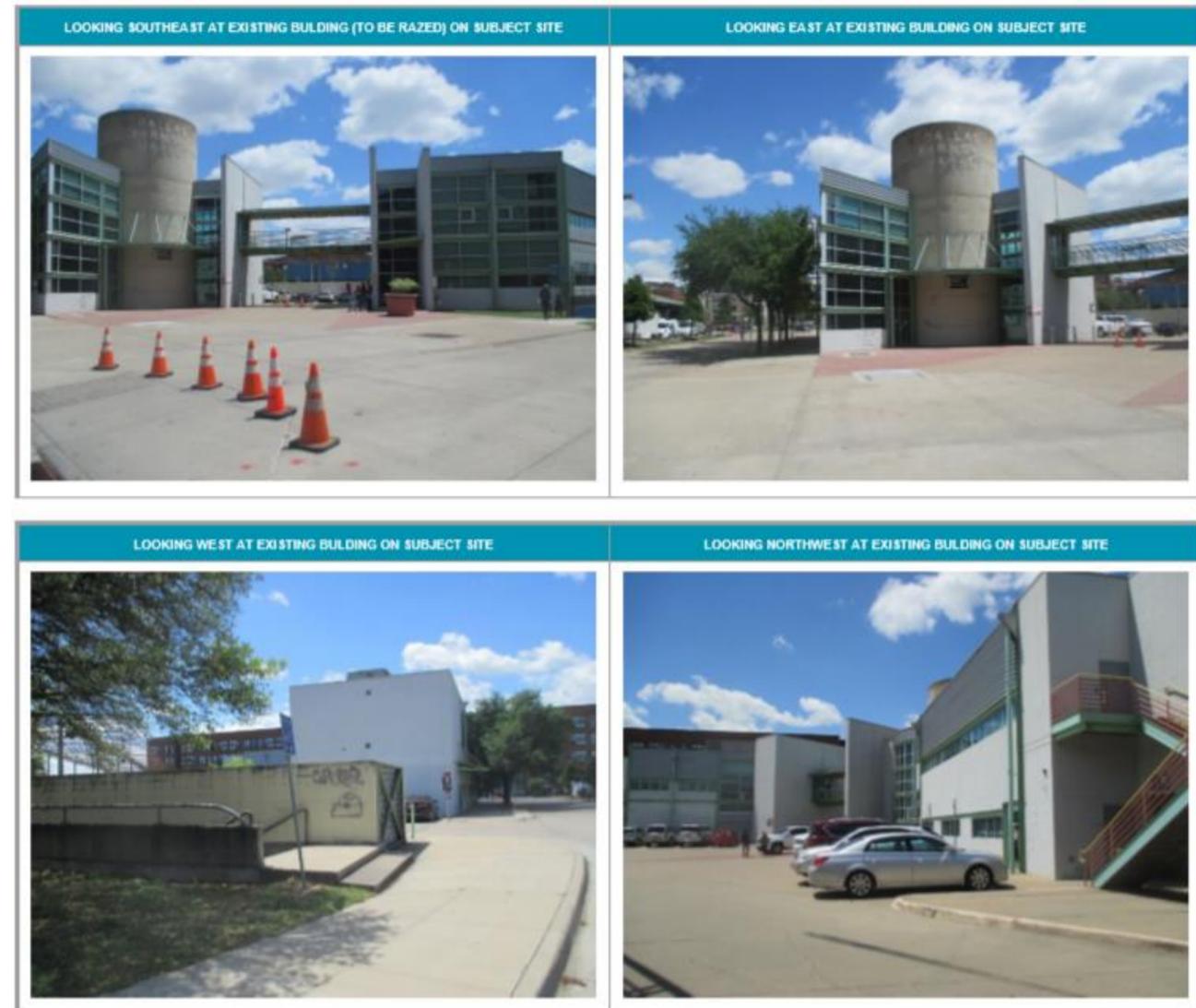
The Developer owns this site in “fee simple”. The property is located in the Planned Development District 357. The property is also within the Farmers Market Special Purpose Sign District. The zoning allows for mixed-use developments. The Zoning Letter from the City of Dallas is attached as an exhibit.

The building is currently vacant. Upon redevelopment, the first floor office space will be leased to the NTFB. NTFB has a letter of intent to lease up to 5,300 square feet of commercial tenant space of the newly constructed building.

Current Use

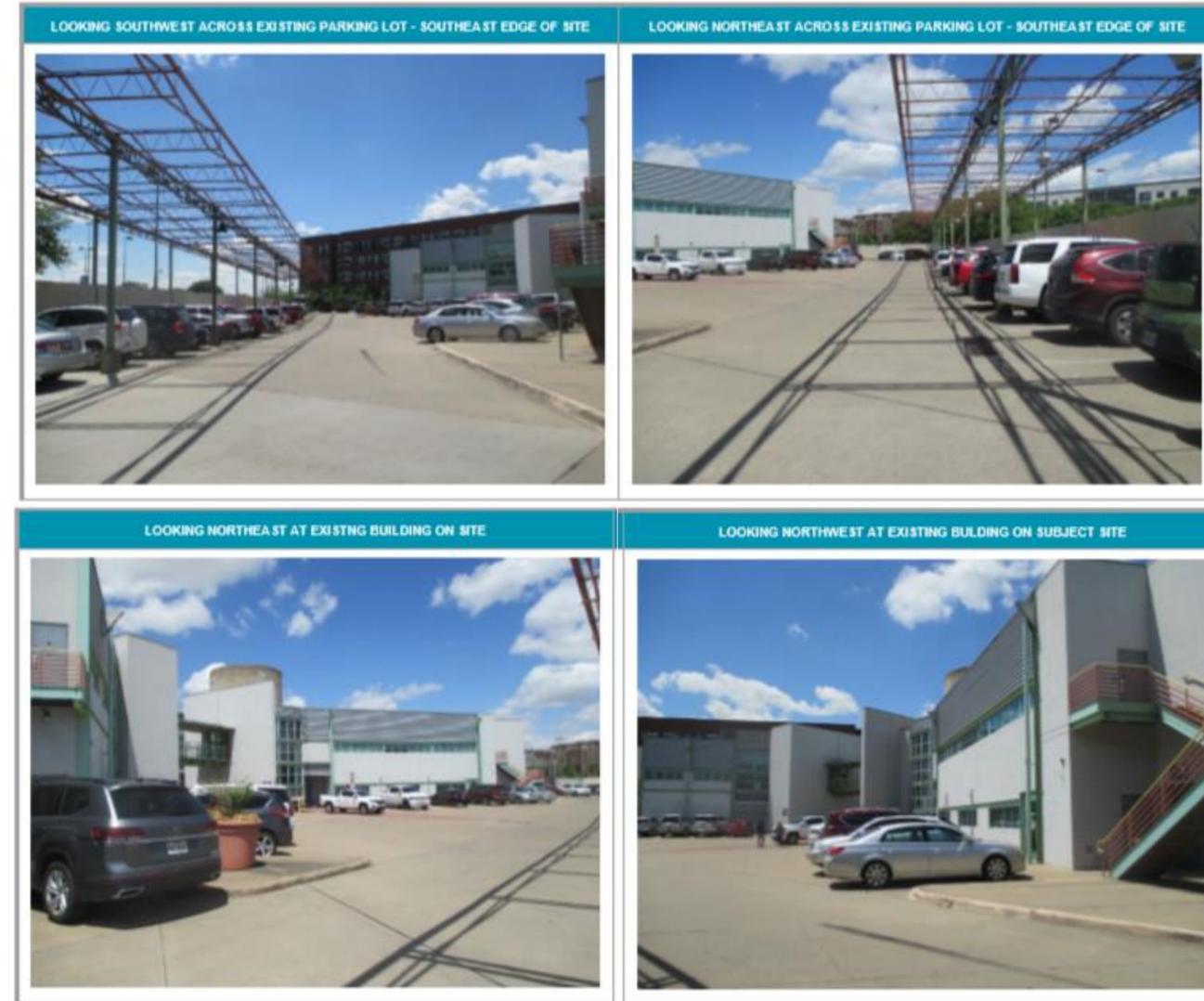


Existing Building

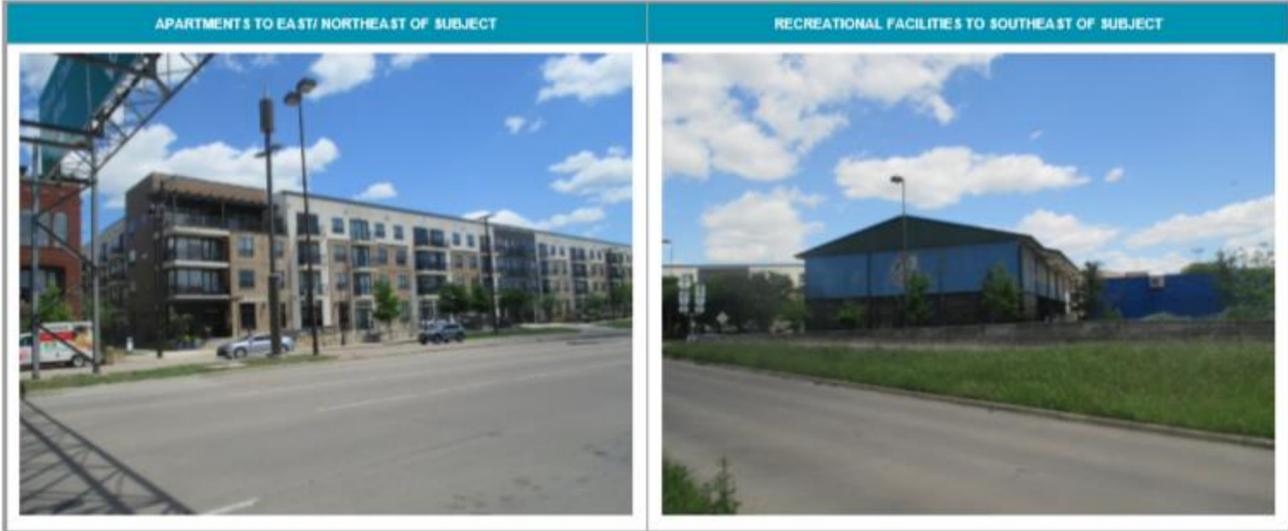


Spectrum Properties

Current Use



Spectrum Properties

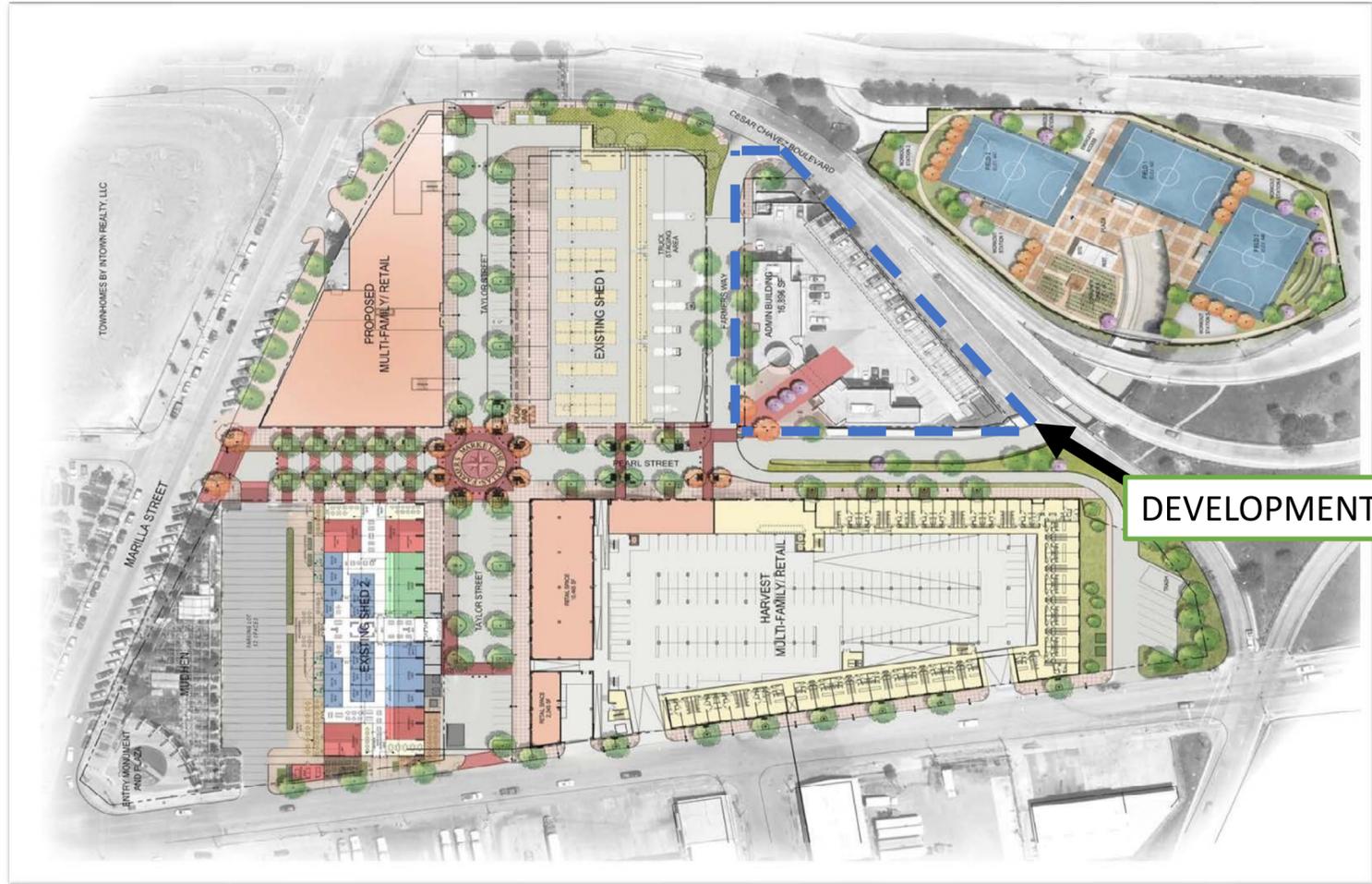


Street Scene



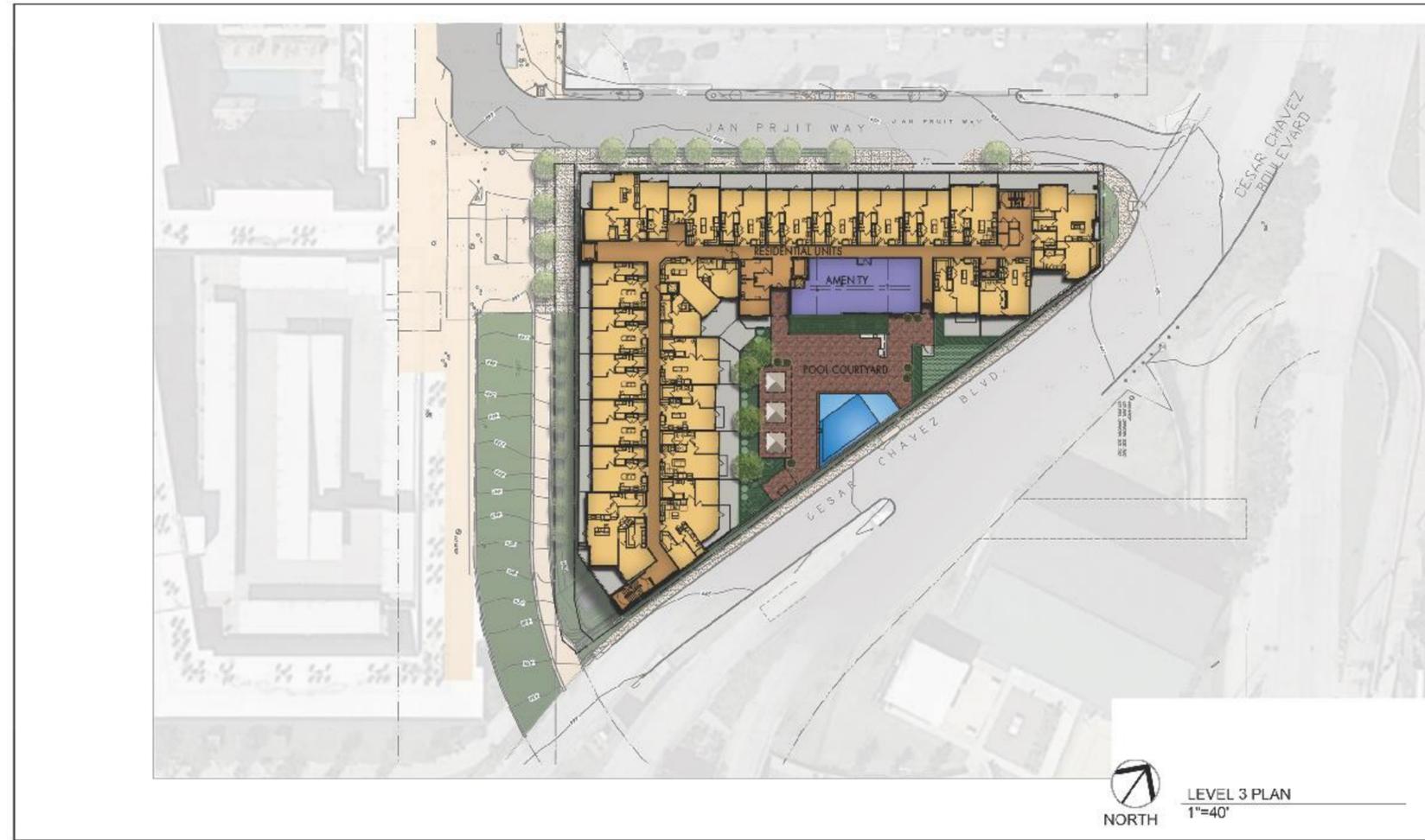
Views across the Street

SITE SCHEMATIC DESIGN AERIAL



DEVELOPMENT SITE



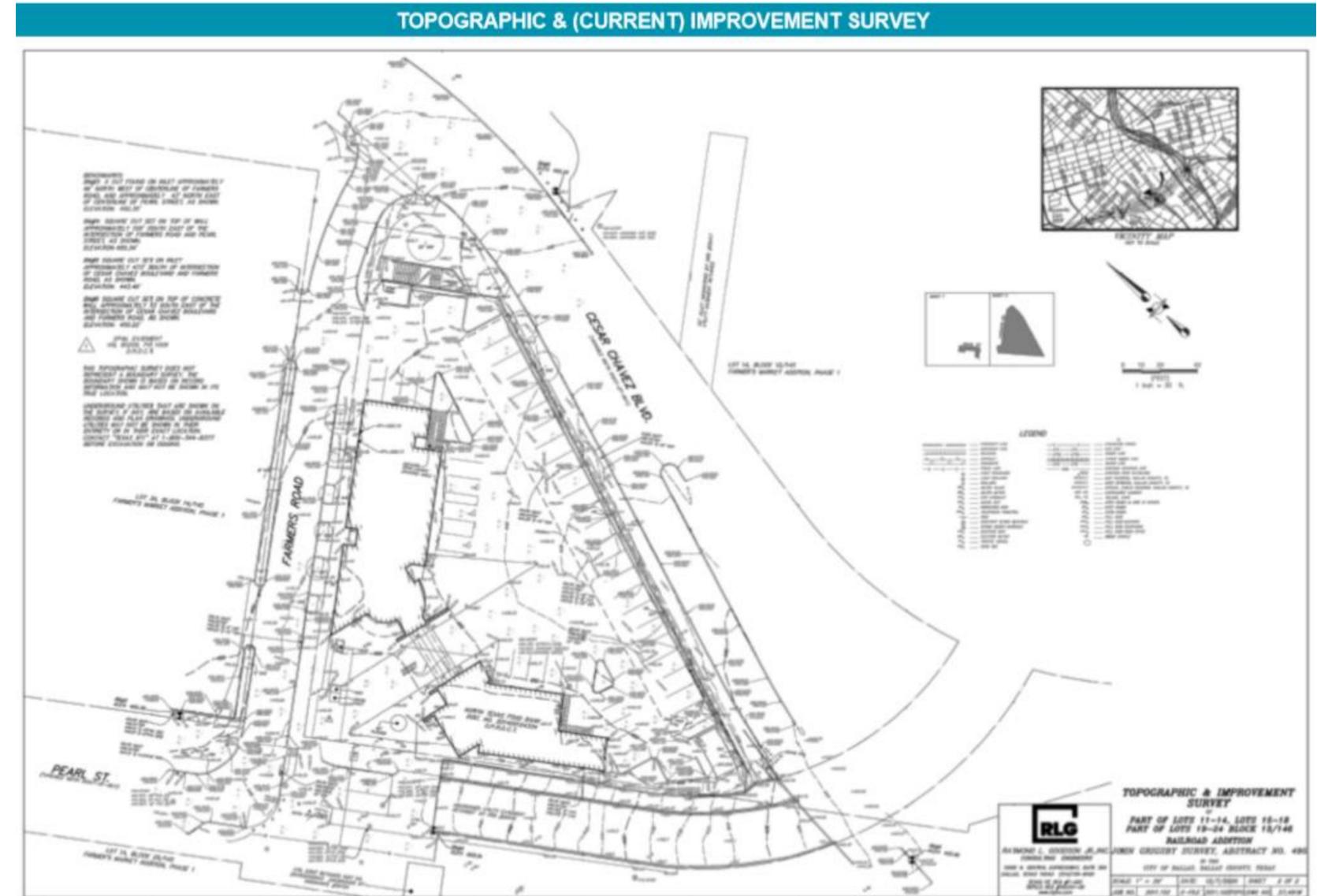


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PEARL LOFTS
DALLAS, Texas

SPECTRUM PROPERTIES

Spectrum Properties



Spectrum Properties



JAN FRUIT WAY ELEVATION
1" = 20' 0"



SOUTH PEARL EXPY. ELEVATION
1" = 20' 0"



CESAR CHAVEZ BLVD. ELEVATION
1" = 20' 0"



CLAY WALL COPING

BRICK UPPER LEVELS



BASE BRICK



METAL PANELS
Dark Bronze



VINYL WINDOWS
Dark bronze



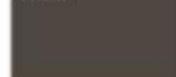
STOREFRONT
Dark bronze



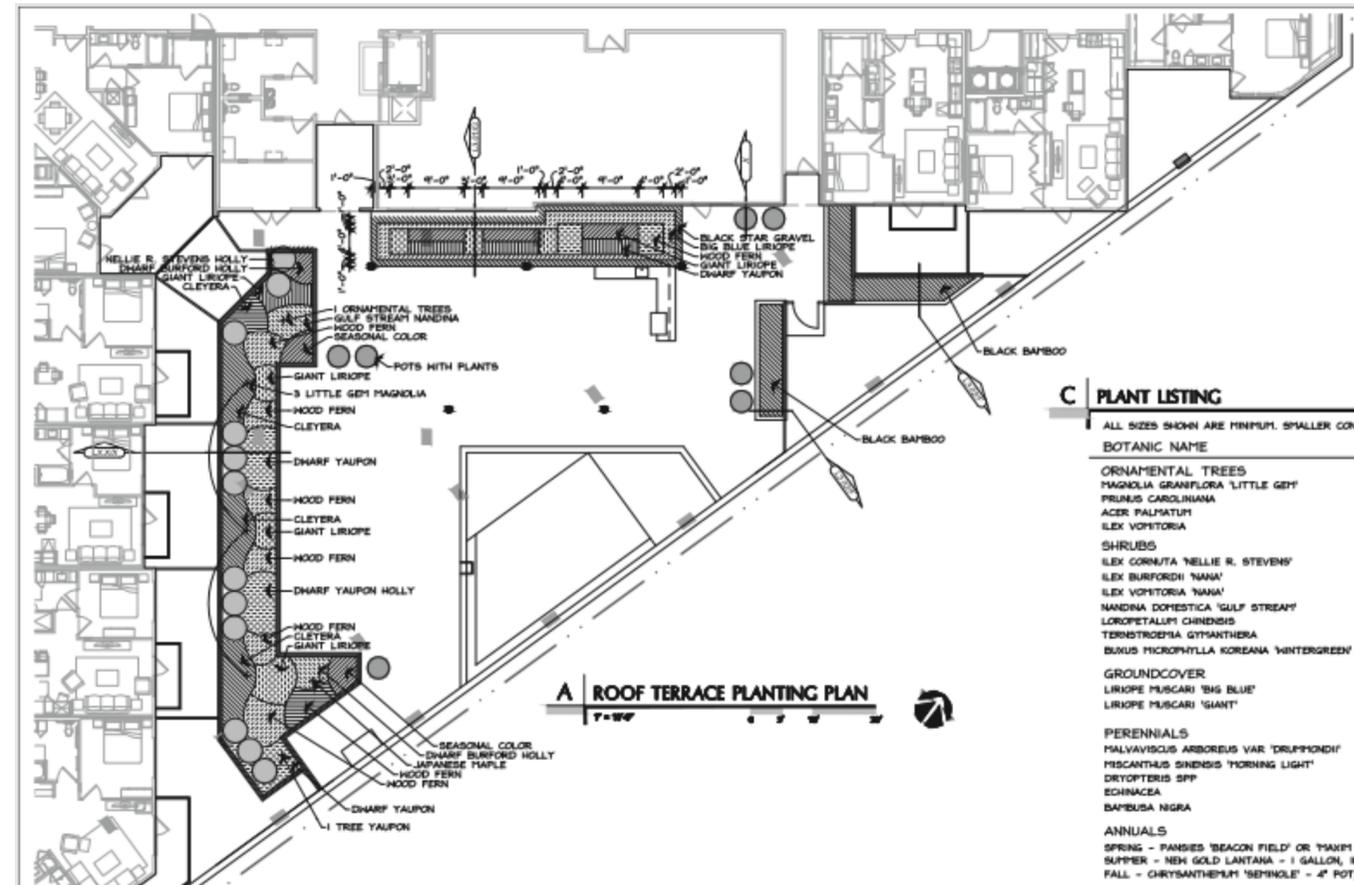
STUCCO



RAILING
DOWNSPOUTS
AND TRIM



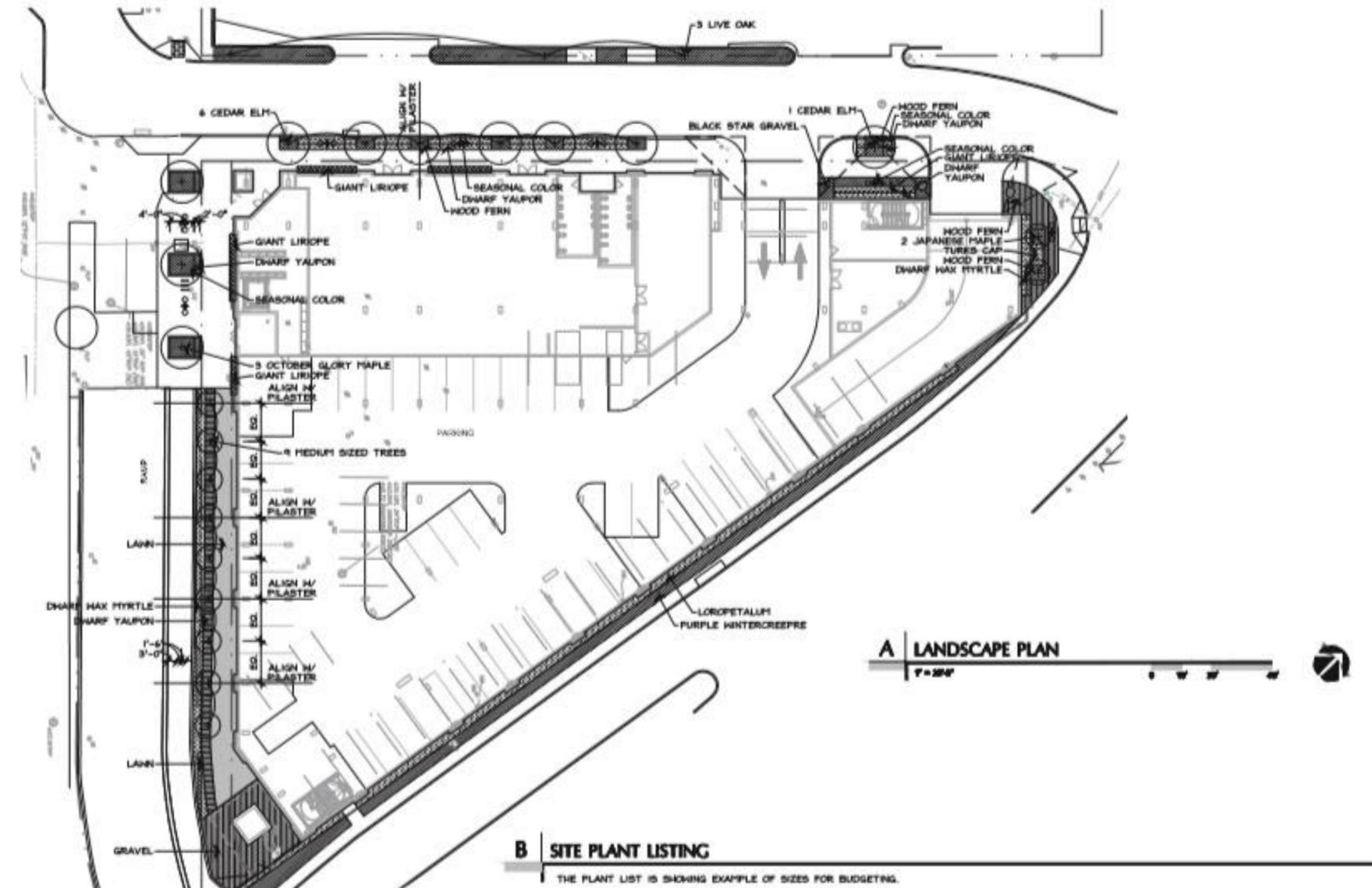
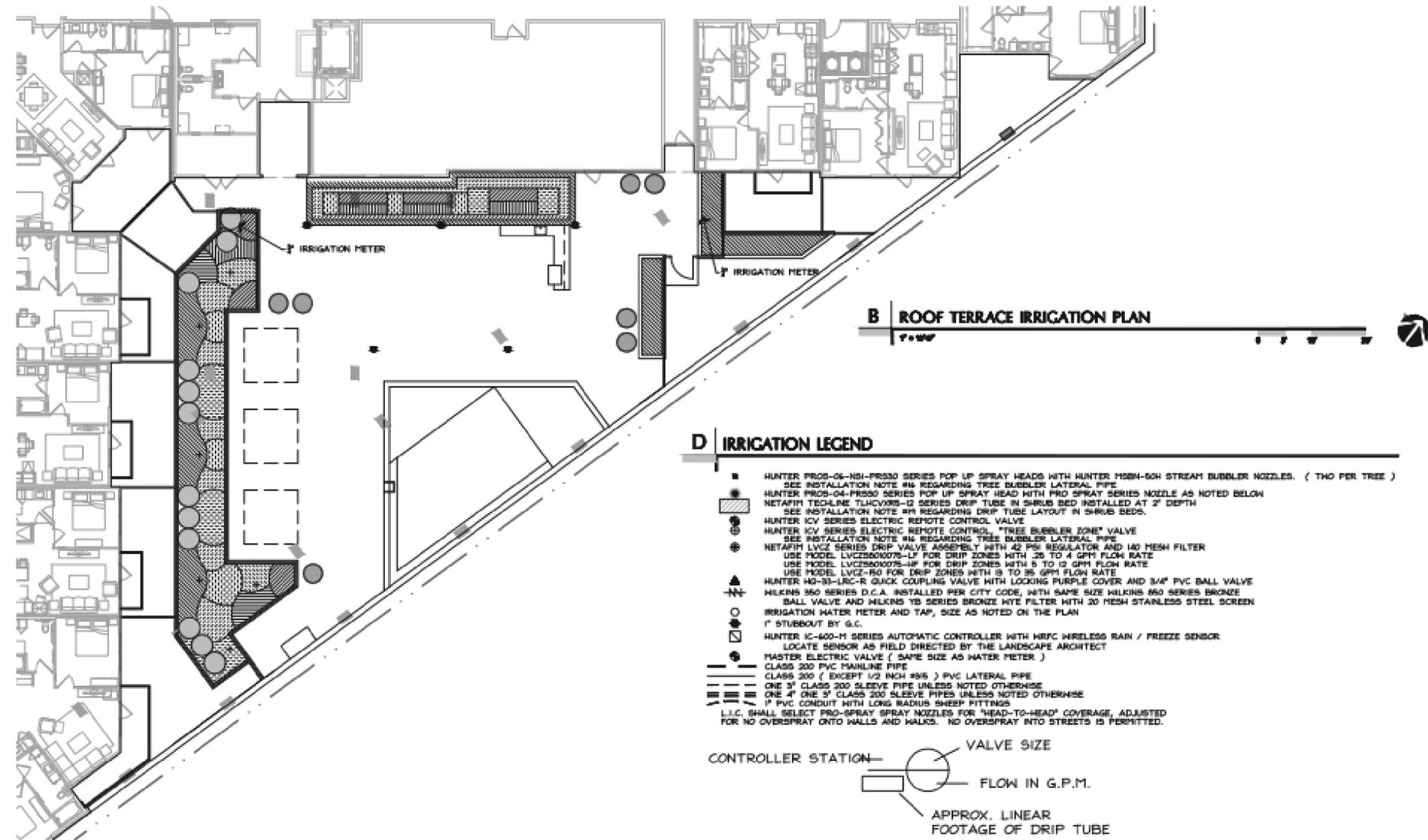
Exterior Materials



C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

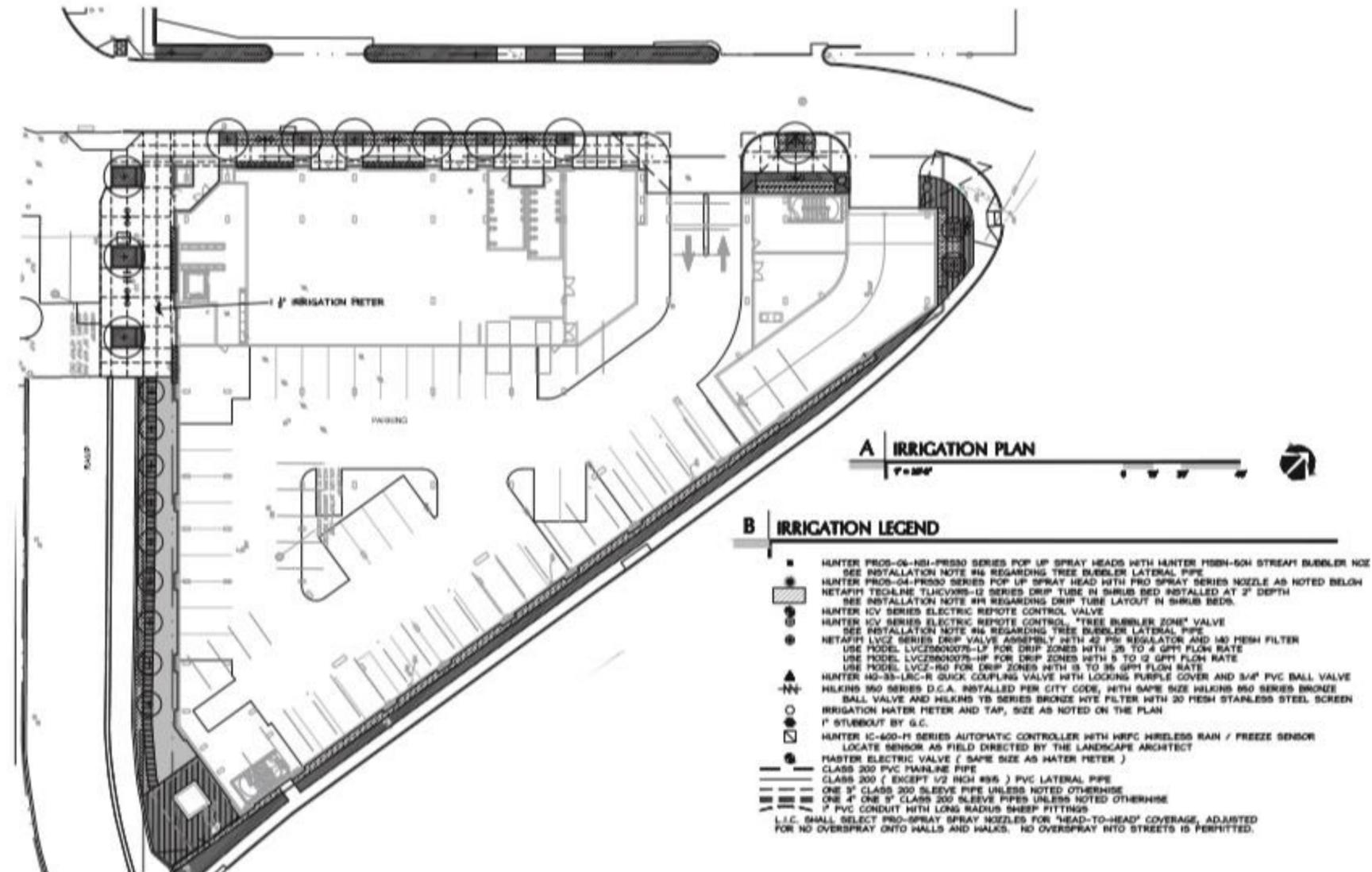
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
ORNAMENTAL TREES			
MAGNOLIA GRANIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	65 GALLON, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
PRUNUS CAROLINIANA	CHERRY LAUREL	65 GALLON, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ACER PALMATUM	JAPANESE MAPLE	65 GALLON, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOPITORIA	TREE YAUPON	65 GALLON, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7" SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	30 GALLON	60" ON CENTER
ILEX BURFORDII 'NANA'	DHARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ILEX VOPITORIA 'NANA'	DHARF YAUPON HOLLY	3 GALLON	24" ON CENTER
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	3 GALLON	24" ON CENTER
LORDPITALUM CHINDIGIS	PURPLE DIAMOND LORDPITALUM	3 GALLON	30" ON CENTER
TERNSTROEMIA GYMANATHERA	CLEYERA	3 GALLON	30" ON CENTER
BUXUS MICROPHYLLA KOREANA 'WINTERGREEN'	WINTERGREEN BOXWOOD	3 GALLON	24" ON CENTER
GROUNDCOVER			
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER
PERENNIALS			
MALVAYIBICUS ARBOREUS VAR 'DRUMMONDII'	TURKIS CAP	1 GALLON	24" ON CENTER
MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	1 GALLON	15" ON CENTER
DRYOPTERIS SPP	HOOD FERN	1 GALLON	15" ON CENTER
ECHINACEA	PURPLE CONEFLOWER	1 GALLON	15" ON CENTER
BAMBUSA NIGRA	BLACK BAMBOO	1 GALLON	15" ON CENTER
ANNUALS			
SPRING - PANSIES 'BEACON FIELD' OR 'MAJAM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.			
SUMMER - NEW GOLD LANTANA - 1 GALLON, 15" ON CENTER.			
FALL - CHRYSANTHEMUM 'EMERALD' - 4" POT, 8" ON CENTER.			

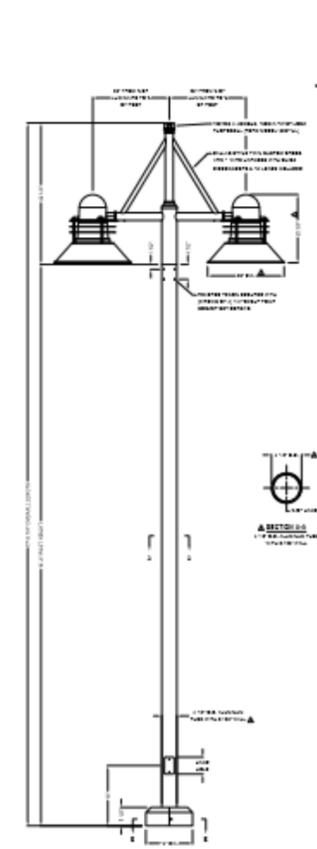
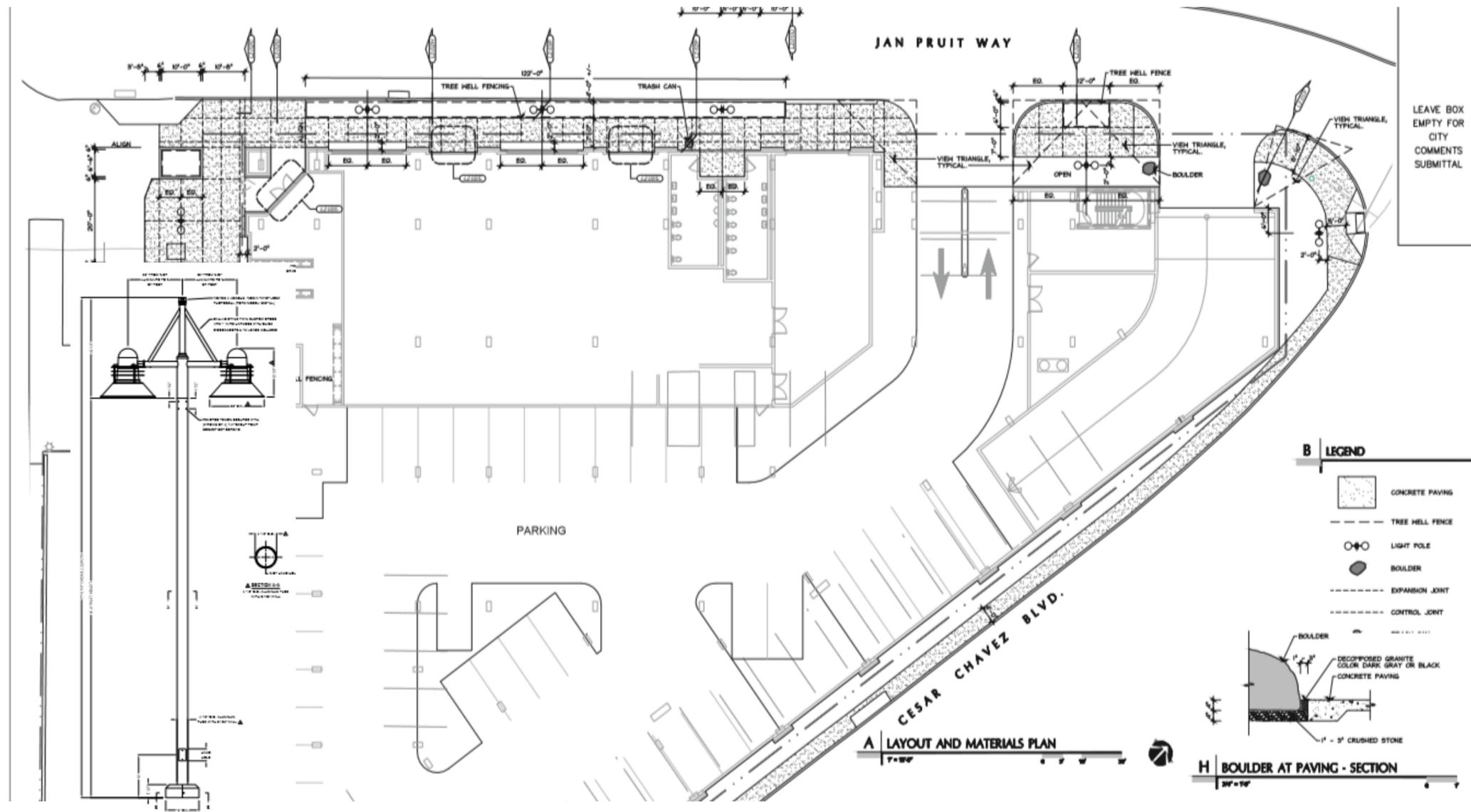


B SITE PLANT LISTING

THE PLANT LIST IS SHOWING EXAMPLE OF SIZES FOR BUDGETING.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
ULMUS CRASSIFOLIA	CEDAR ELM	200 GALLON CONTAINER, 6"- 6 1/2" CALIPER, 12" - 13' HEIGHT, 7'-8' SPREAD	SINGLE STRAIGHT LEADER.
ACER BURGERIANUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	100 GALLON CONTAINER, 4"- 4 1/2" CALIPER, 8" - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"- 4 1/2" CALIPER, 8" - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ACER PALMATUM	JAPANESE MAPLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
MYRICA CERIFERA	DWARF WAX MYRTLE	3 GALLON	30" ON CENTER
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM	3 GALLON	30" ON CENTER
GROUND COVER			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	18" ON CENTER
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GALLON	18" ON CENTER
DRYOTERIS SPP	WOOD FERN	1 GALLON	18" ON CENTER
MALVAVISCUS ARBOREUS VAR. DRUMMONDII	TURKS CAP	1 GALLON	18" ON CENTER
ANNUALS			
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.		720 SQ. FT.	
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER			
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.			





Proto Planter Fence

