

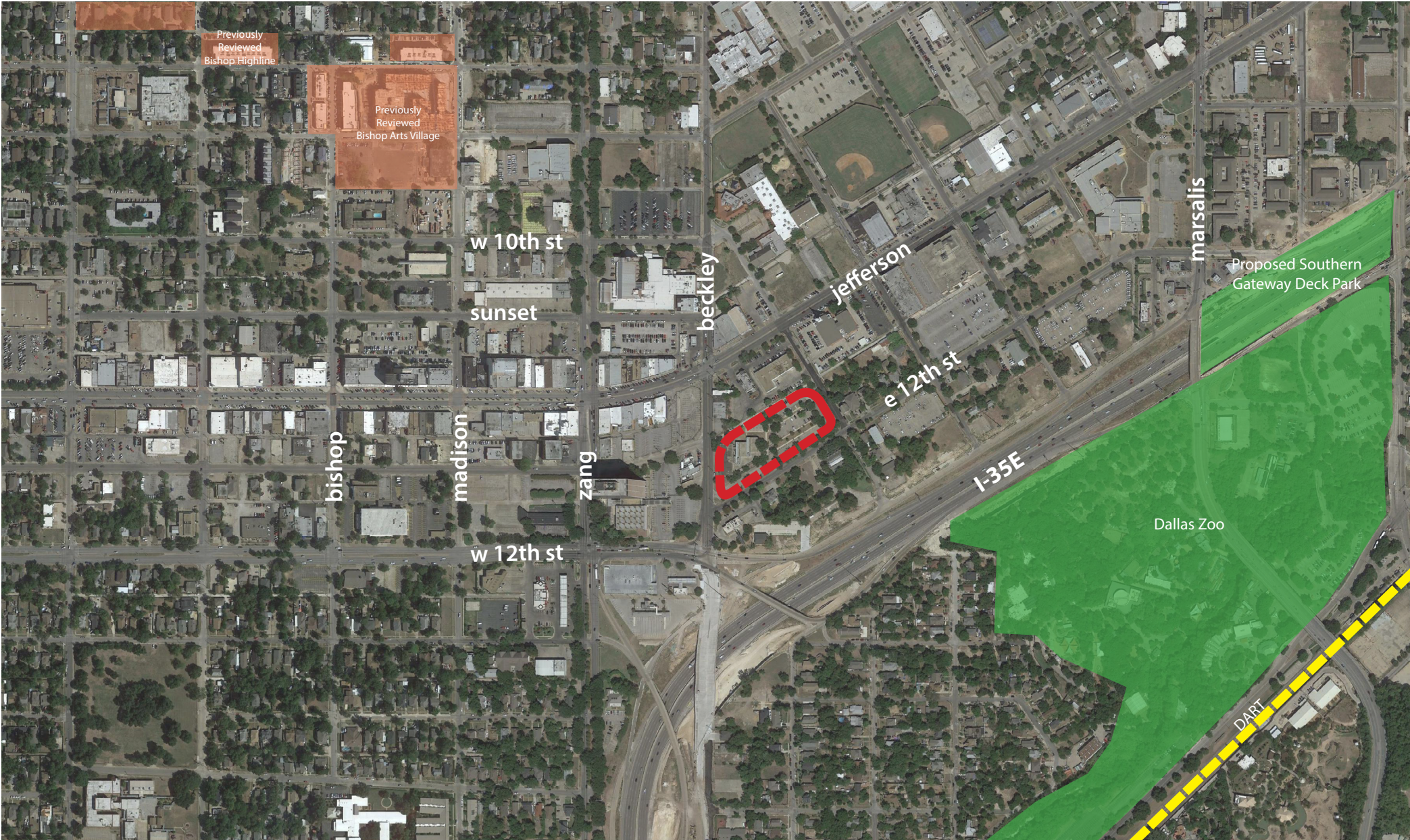
Applicable Urban Design Priorities Project Should Achieve

- [1] Enhance the pedestrian experience along all frontages of the project through streetscape design, with particular focus being given to the public realm along Beckley and East 12th.

Attention should be given to an inviting streetscape providing a variety of elements that enhance pedestrian comfort, interest and safety, including wide sidewalks, street trees, a layered landscape buffer between the back-of-curb and the sidewalk, and other pedestrian amenities such as pedestrian lighting, seating and bike racks. Additional focus should be given to moments where the streetscape crosses proposed driveway cuts and at the prominent corner at Beckley and East 12th.
- [2] Explore opportunities for ground floor residential units to provide direct entries from the public realm.

The development team should explore ways in which to provide safe and protected ground-level units to activate the public realm and provide eyes on the street by allowing for direct access from the street through usable and gated patios.
- [3] Consider redesigning the proposed angled parking along East 12th Street as parallel parking.

Parallel parking will help calm traffic, provide space for curbsude drop-off/pick-up, and will create less dangerous movements for cars and pedestrians.



Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Oak Cliff Gateway]

Context Description

Gateway Oak Cliff is a four-story mixed-income multifamily development proposed on a 3.1 acre site at the intersection of Beckley Avenue and East Twelfth Street in North Oak Cliff. The site is currently occupied by a Dallas County Tax Office and will be redeveloped through a variety of funding sources, including Low-Income Housing Tax Credits (LIHTC). The project will contain approximately 230 units, with roughly 75% of the units being dedicated for residents making 80% or less of Area Median Income (AMI).

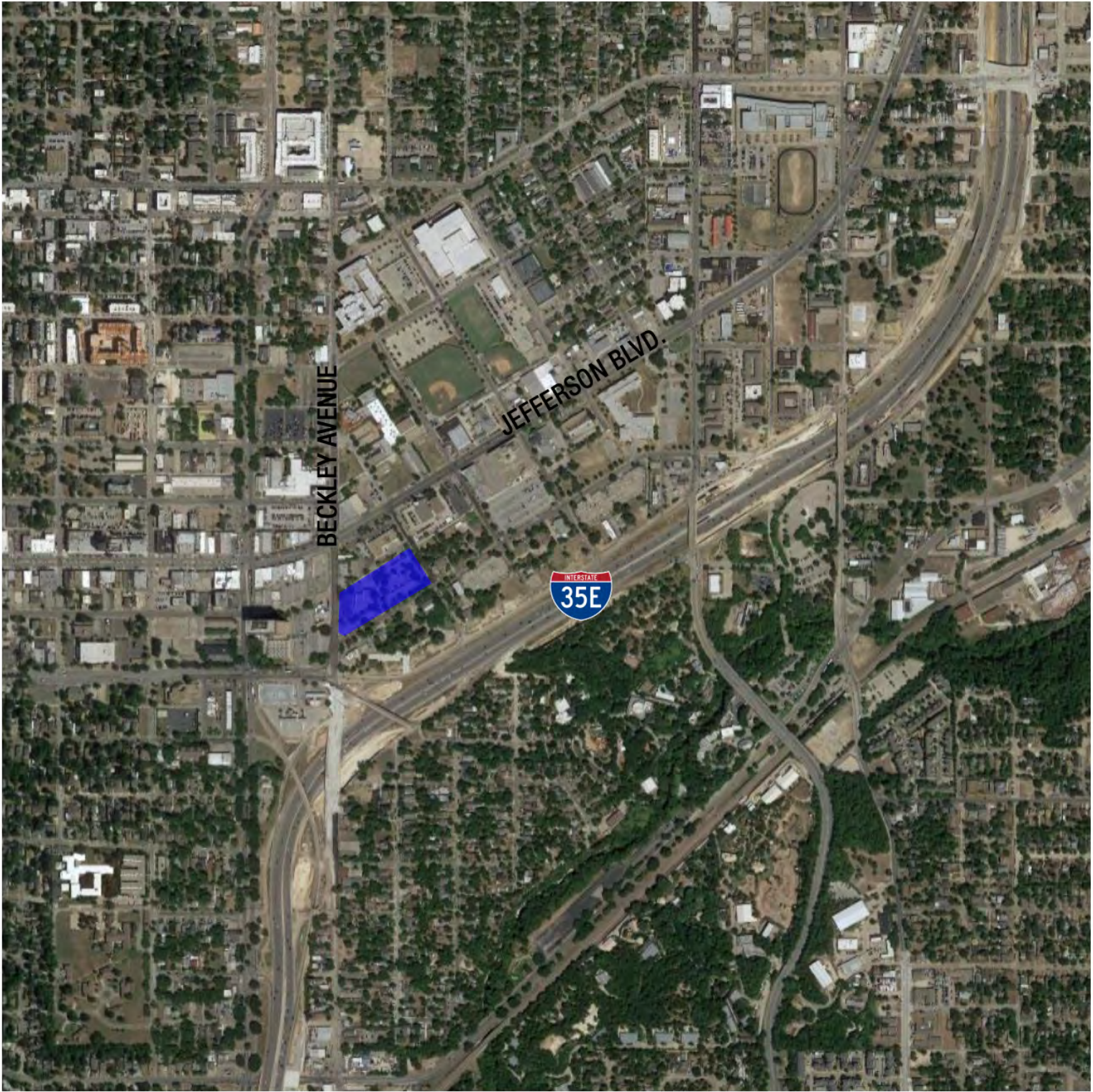
Primary considerations for this project include the design of the streetscape around all side of the project, particularly along Beckley and Twelfth Street. Additional considerations include the design of the proposed parking along East Twelfth and the recommendation to provide ground-level entries to as many ground-level units as possible.

Gateway Oak Cliff

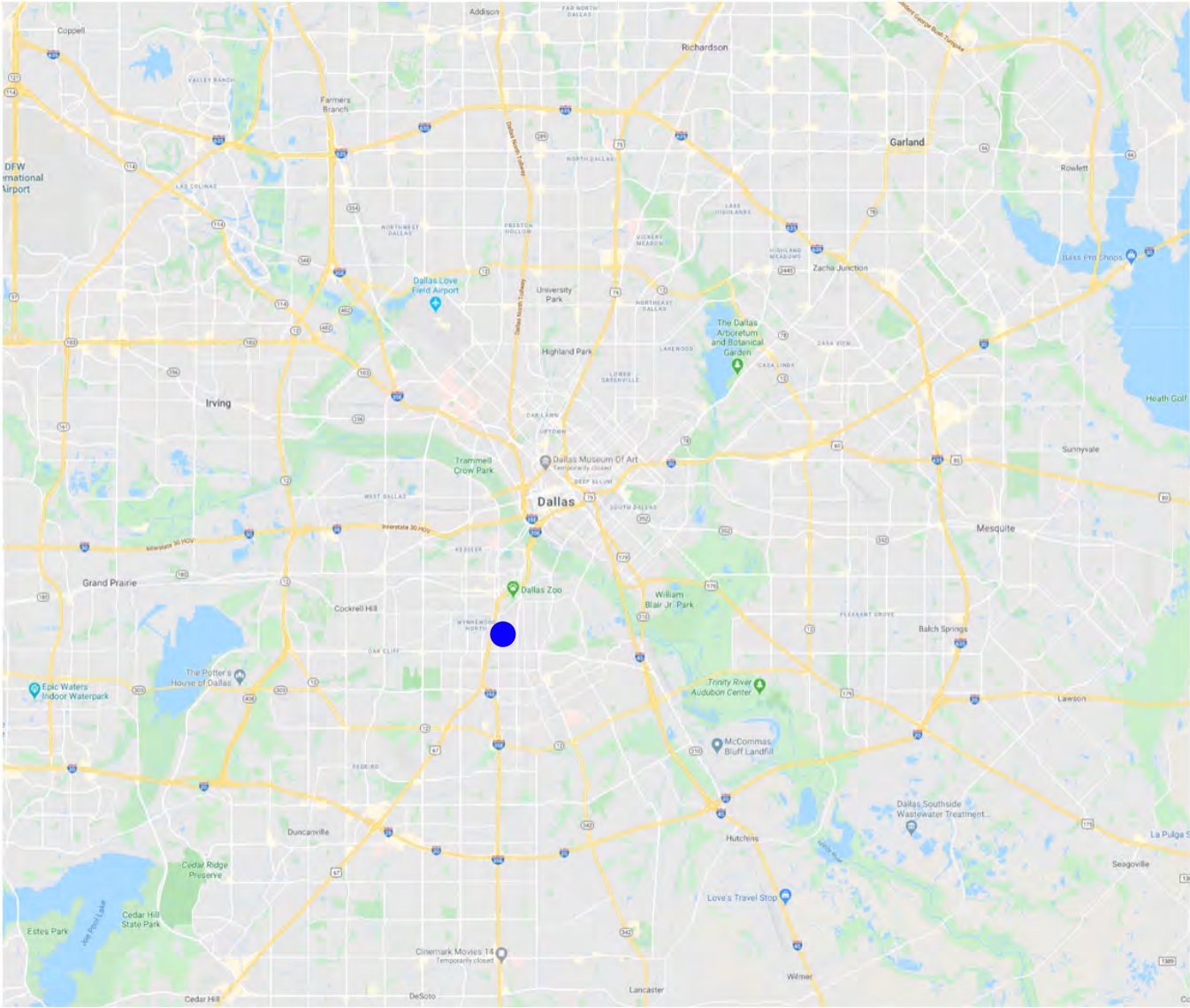
Neighborhood:  
North Oak Cliff

Program:  
Multifamily





VICINITY MAP



DALLAS AREA MAP









S Beckley Ave



E 12th Street



Cumberland St



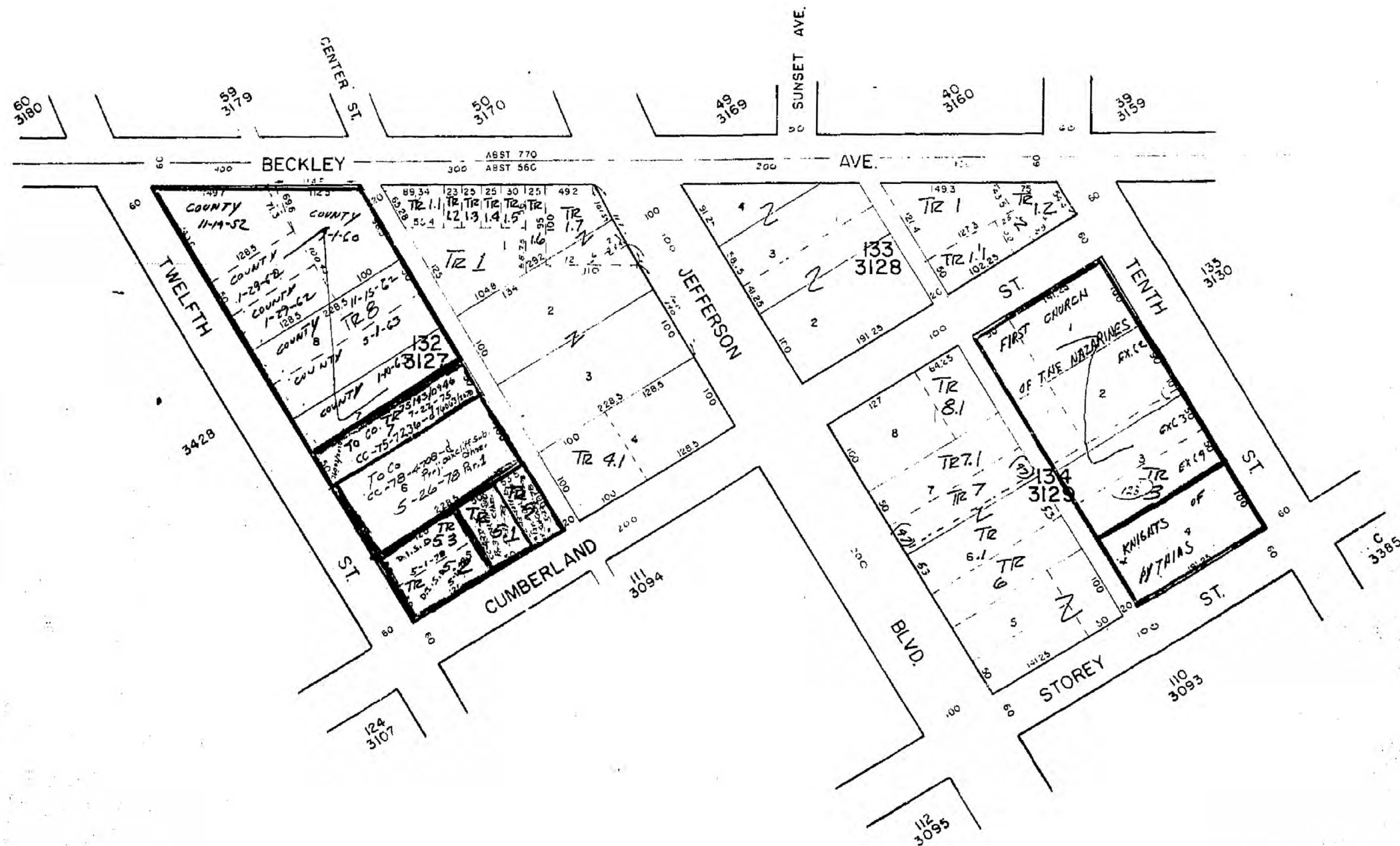
E Jefferson Blvd



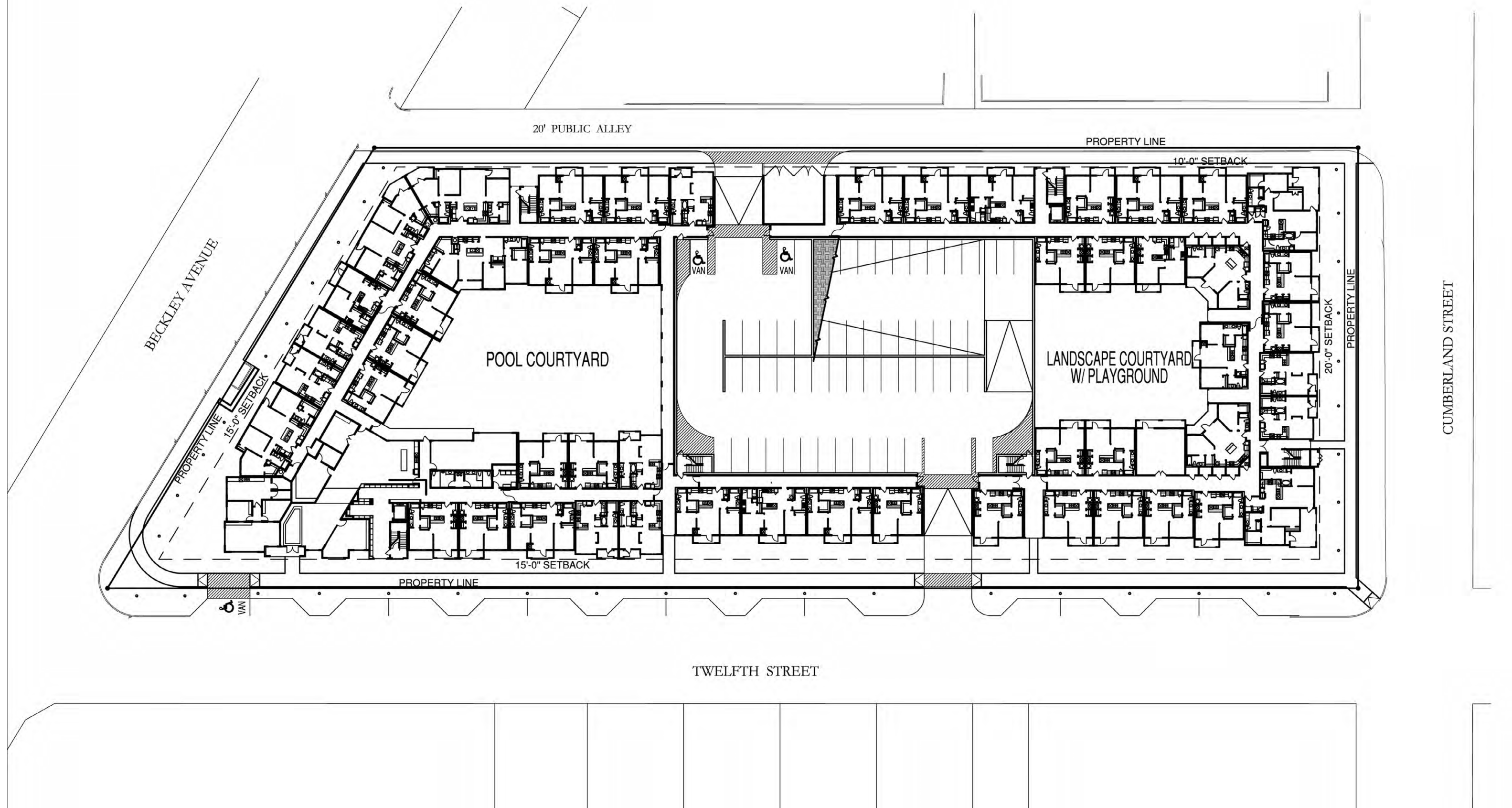


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РН







FIRST FLOOR PLAN

# GATEWAY OAK CLIFF

GATEWAY OAK CLIFF LP



Carleton Companies







**1A** ELEVATION - 12TH STREET ENLARGED



**1B** ELEVATION - 12TH STREET ENLARGED



**1** ELEVATION - 12TH STREET

ELEVATION:  
12TH STREET

**GATEWAY OAK CLIFF**  
GATEWAY OAK CLIFF LP

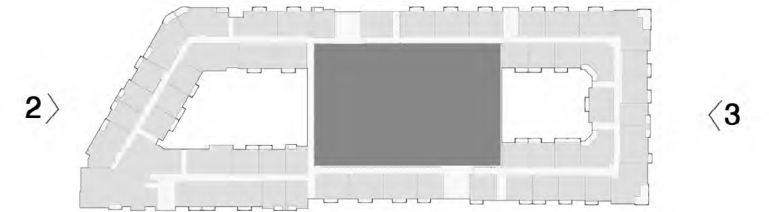


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CROSS ENGINEERING  
CONSULTANTS





**BUILDING KEY**



**3 ELEVATION - CUMBERLAND STREET**



**2 ELEVATION - BECKLEY AVENUE**

**ELEVATION:  
BECKLEY AVE. & CUMBERLAND ST.**

**GATEWAY OAK CLIFF**  
GATEWAY OAK CLIFF LP



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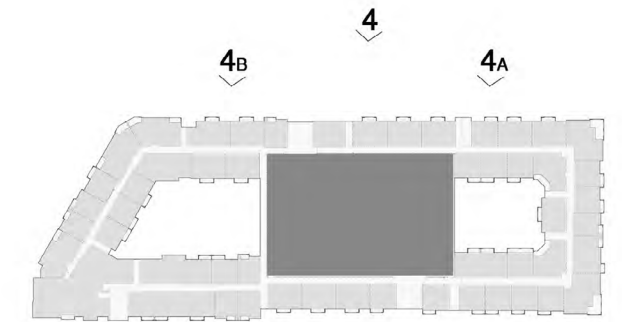
**4A** ELEVATION - N. ALLEYWAY



**4B** ELEVATION - N. ALLEYWAY



**4** ELEVATION - N. ALLEYWAY



**BUILDING KEY**

**ELEVATION:  
N. ALLEYWAY**

**GATEWAY OAK CLIFF**  
GATEWAY OAK CLIFF LP

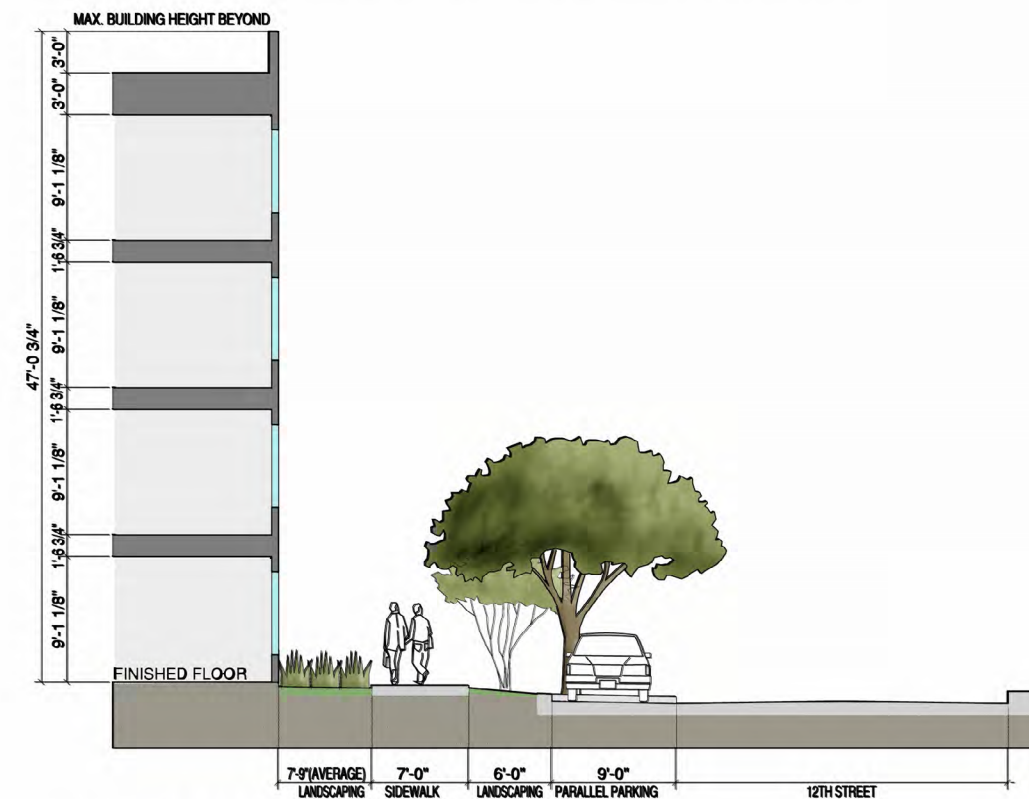
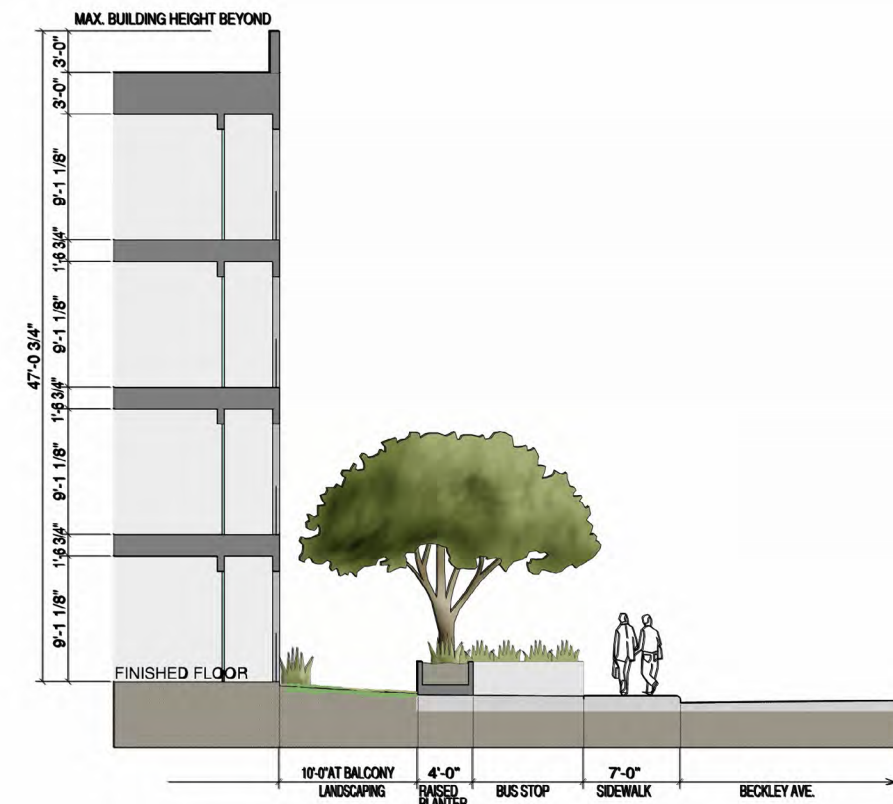
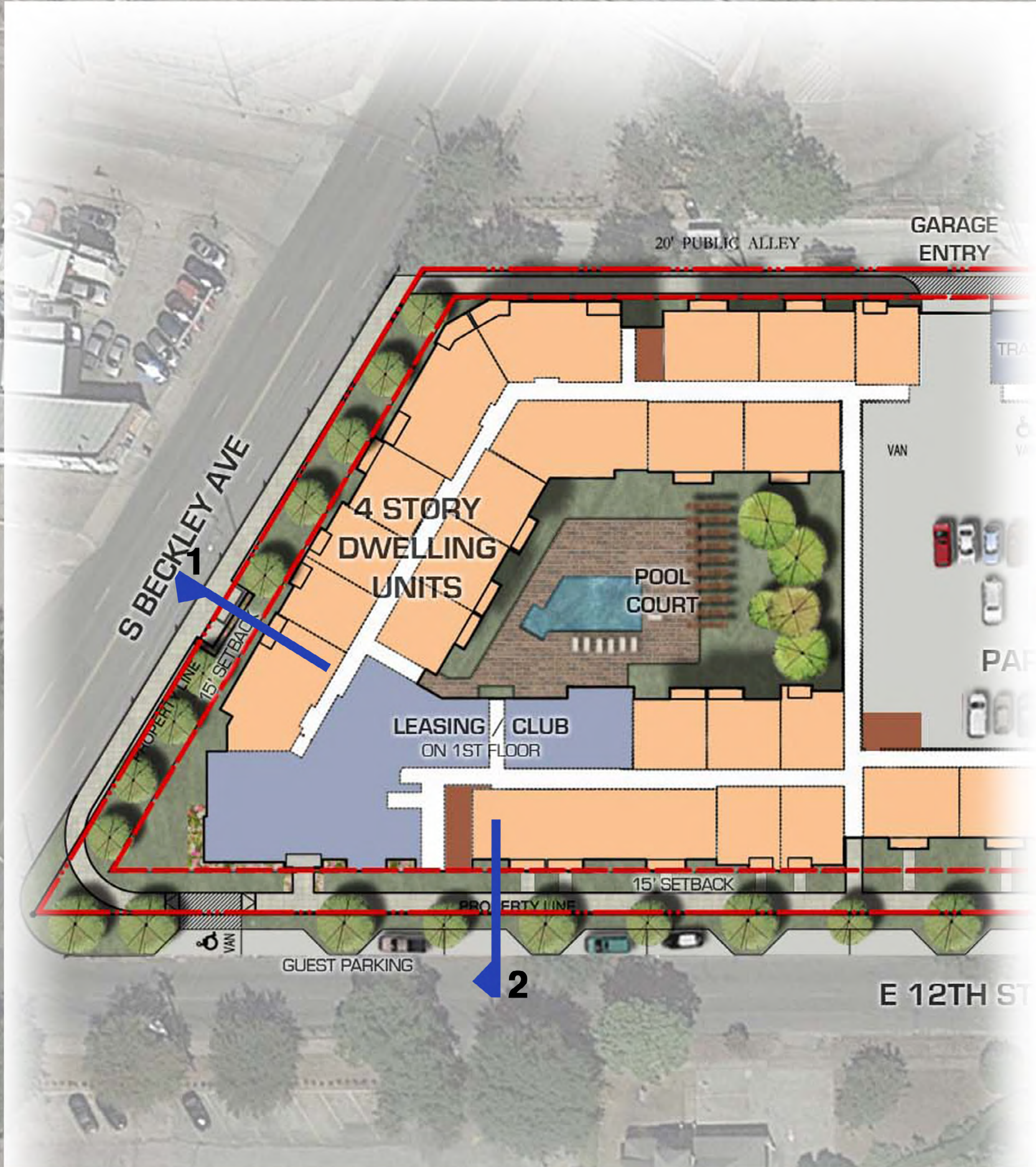


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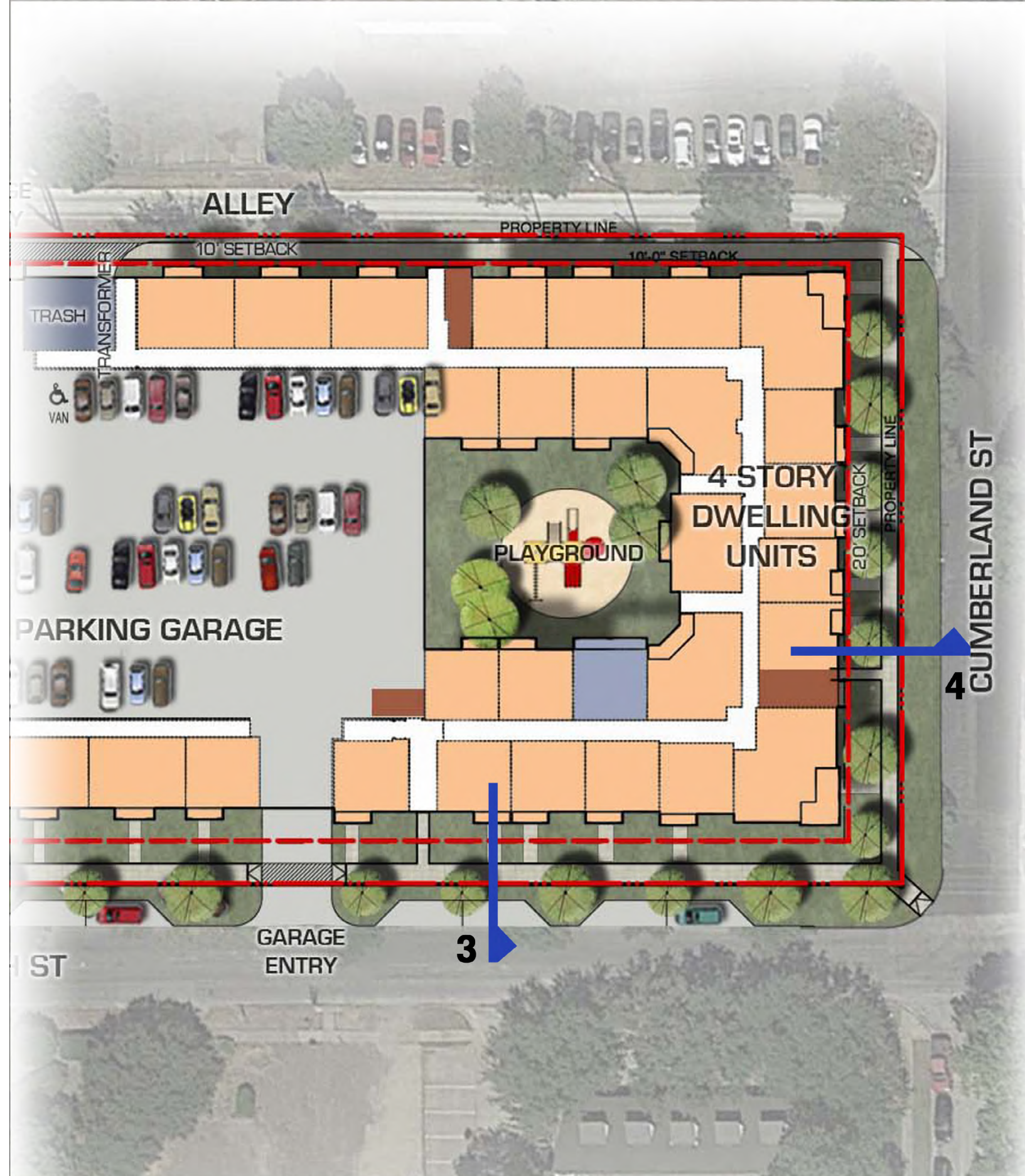


**CROSS** ENGINEERING  
CONSULTANTS

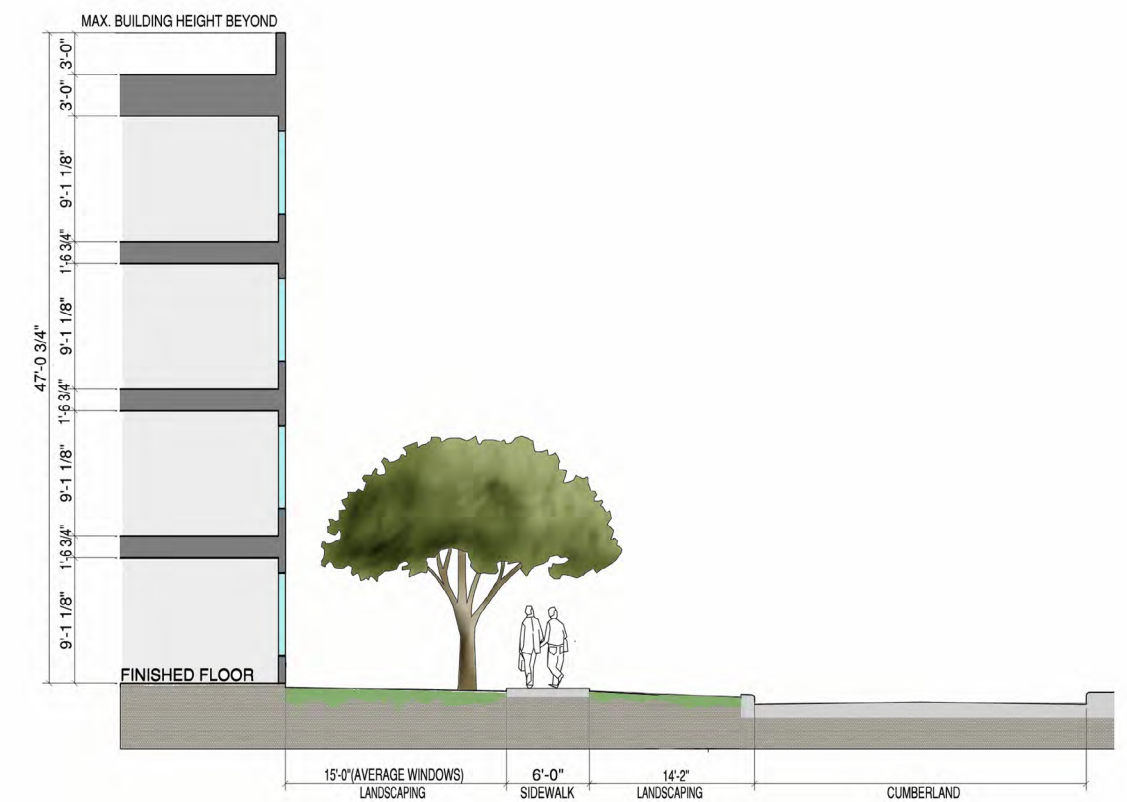








**3 SECTION- 12TH STREET**



**4 SECTION- CUMBERLAND ST.**