

Applicable Urban Design Priorities Project Should Achieve

[1] Emphasis should be placed on advancing pedestrian oriented urban form along Ft. Worth Avenue and Sylvan Avenue-

Wherever possible driveway cuts, on street parking and un-built area along the perimeter of the site should be minimized in favor of pedestrian prioritized public realm design and activated building frontage.

[2] Parking directly adjacent to Fort Worth Avenue should be discouraged in favor of usable public space where directly fronting the public realm -

Explore repositioning the parking located along Fort Worth Avenue as an opportunity for shared public space utilizing elements such as trees, landscape and seating to create a buffer between the pedestrian experience and the public realm.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Fort Worth Avenue]

Context Description

The Sylvan Terrace development proposal is located at the northeast corner of Sylvan and Ft. Worth Avenue, directly adjacent to both the Belmont Hotel, and the Sylvan 30 mixed use development. The project scope includes new commercial uses along with the renovation and re-tenanting of two existing single story structures on the eastern end of the site.

Primary considerations for this project include advancing pedestrian oriented urban form, softening or reducing the impact of the parking area along the Ft. Worth Avenue frontage, and maximizing pedestrian interest and activity along the perimeter of the site.

Sylvan Terrace

Neighborhood:
West Dallas

Program:
Commercial





**View to West
Fort Worth Ave.**



**View to Southeast
Fort Worth Ave.**



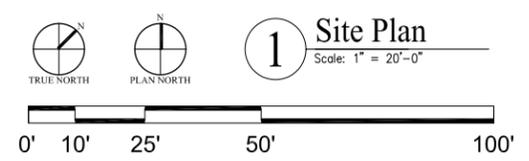
**View from Southwest
Fort Worth Ave.**



**Future Renovation
727 Fort Worth Ave.**



**Renovated
723 Fort Worth Ave.**



BASIS OF BEARINGS: THE NORTHWEST LINE OF LOT 1, BLOCK A/4021, PER THE PLAT OF FORT WORTH/SYLVAN ADDITION, A REPLAT OF LOT 9, BLOCK 4021, AS RECORDED IN VOLUME 96044, PAGE 5857, DEED RECORDS, DALLAS COUNTY, TEXAS.

CONTROLLING MONUMENTS: AS SHOWN

BENCHMARKS:

1) CITY OF DALLAS STANDARD WATER DEPARTMENT BENCH MARK ON CONCRETE CURB CENTER OF RADIUS SOUTHWEST CORNER OF INTERSECTION OF FORT WORTH AVENUE AND CHAPPELL STREET ELEV.=459.72'

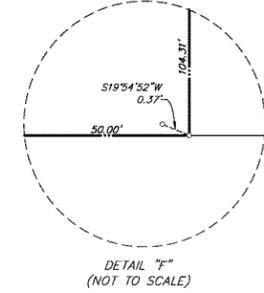
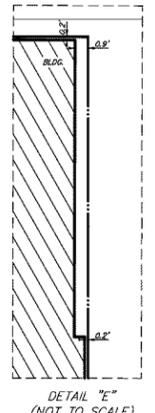
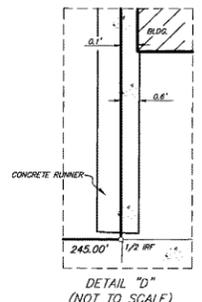
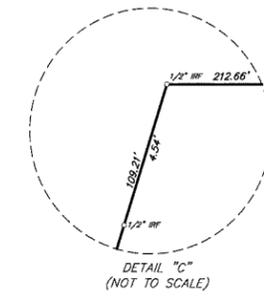
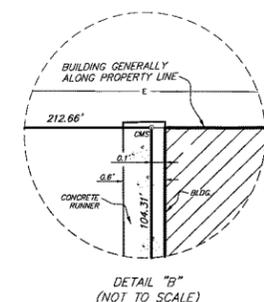
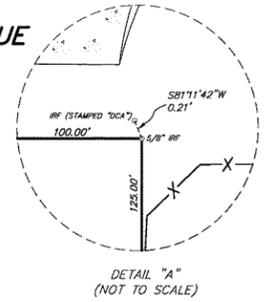
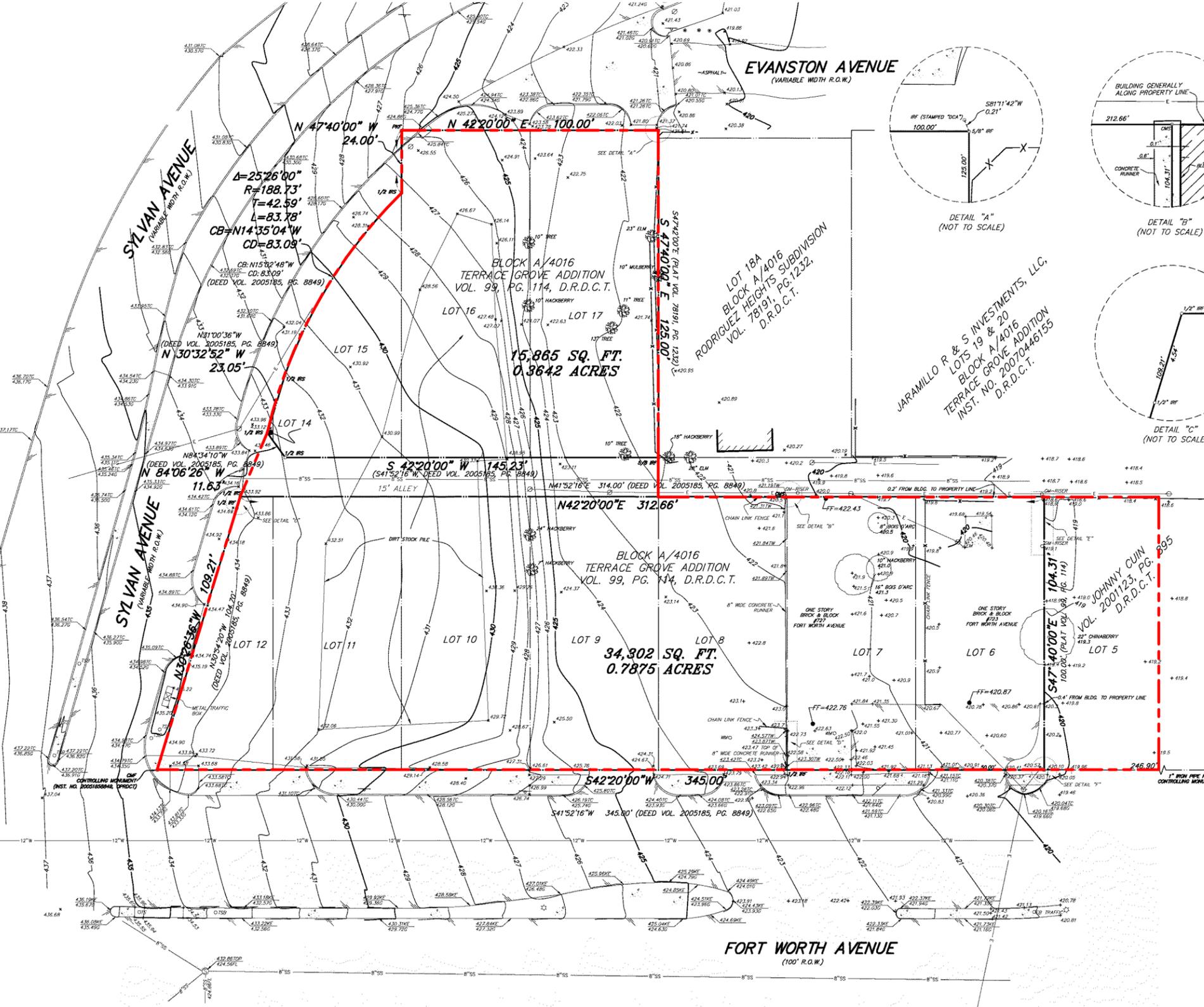
NOTES:

THIS TOPOGRAPHICAL SURVEY IS BASED UPON THE INFORMATION PROVIDED BY THE CLIENT, IF ANY. IT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES NOT VISIBLE ON THE GROUND WHICH MIGHT BE IDENTIFIED IN A CURRENT TITLE COMMITMENT. NO SEARCH OF THE TITLE RECORD WAS PERFORMED BY THIS OFFICE.

UNDERGROUND UTILITIES THAT ARE SHOWN, IF ANY, ARE TAKEN FROM FIELD OBSERVATIONS, RECORD AND PLAN DRAWINGS, AND MAY NOT REFLECT EXACT LOCATIONS OR UTILITIES IN THEIR ENTIRETY. CONTACT "TEXAS 811" AT 1-800-DIG-TESS BEFORE EXCAVATION OR DIGGING.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SCALED ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48113C03404, DATED AUGUST 23, 2001.

THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES AND EASEMENTS DEPICTED ON THIS TOPOGRAPHIC SURVEY ARE FROM A BOUNDARY SURVEY PERFORMED BY THIS FIRM ON 9-18-2007, JOB NO. 07096, DRAWING NO. 24628W.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING
	ASPHALT
	CONCRETE
	FENCE LINE
	LIGHT STANDARD
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	CLEAN OUT
	IRRIGATION BOX
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	GAS MANHOLE
	CREPE MYRTLE
	TREE
	GAS LINE
	SEWER LINE
	STORM SEWER LINE
	WATER LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	550.0
	D
	GUY WIRE
	IRON ROD SET / FOUND
	MAG NAIL SET / FOUND
	CHISELED T" SET / FOUND
	PIV NAIL SET / FOUND
	PWS, PWP
	OVERHEAD POWER
	SHW
	M.R.D.C.T.
	D.R.D.C.T.
	O.P.R.D.C.T.
	INSTRUMENT NUMBER
	VOL.
	PAGE
	CM
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TOPOGRAPHICAL SURVEY
 OF
LOTS 6-12 & 15-17, BLOCK A/4016 TERRACE GROVE ADDITION
 IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SCALE: 1"=20' DATE: 02-04-2015

RLG
 RAYMOND L. GOODSON JR., INC.
 CONSULTING ENGINEERS
 5445 LA SIERRA, SUITE 300, LB 17,
 DALLAS, TEXAS 75231-4138 214/739-8100
 TEXAS REG #4138-493
 TEPIS REG #100341-00
 rlg@rlginc.com

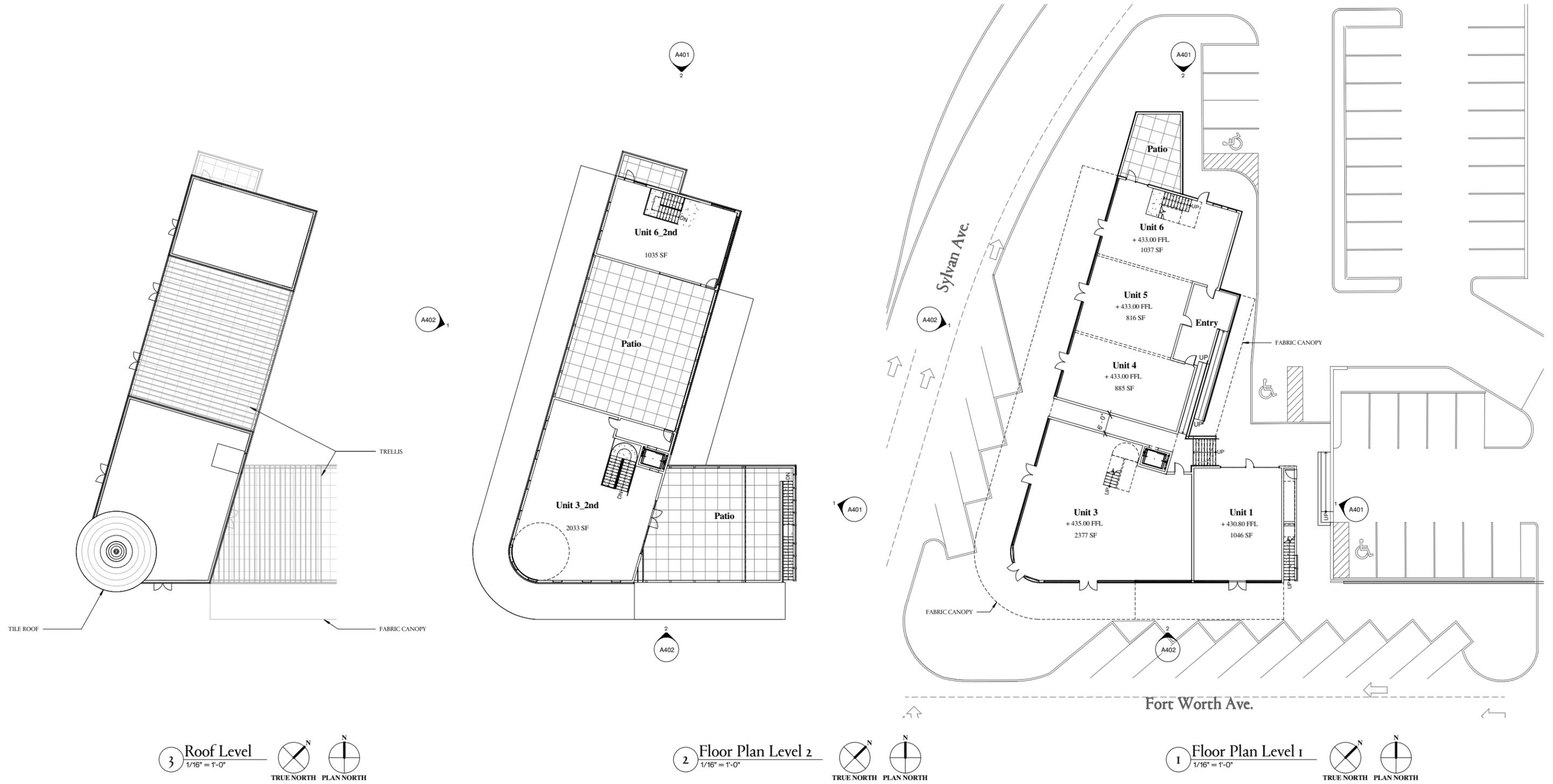
JOB NO.	14019.20	E-FILE	14019.20	DWG NO.	26119W
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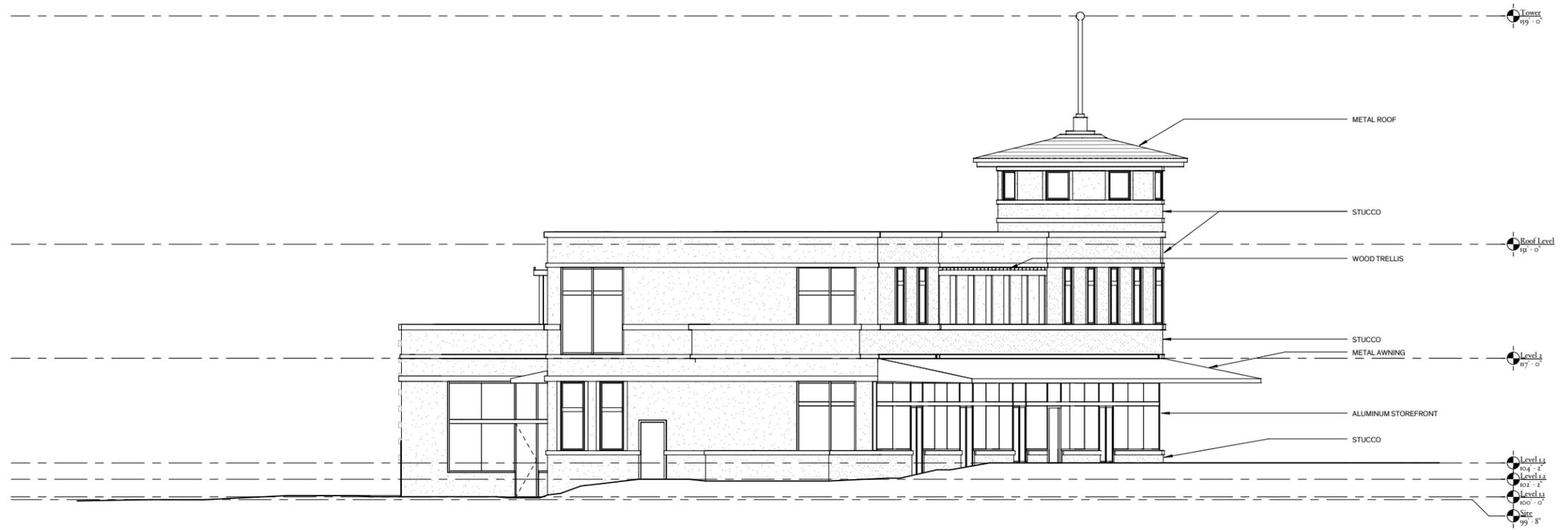
NOT TO SCALE

Project Description

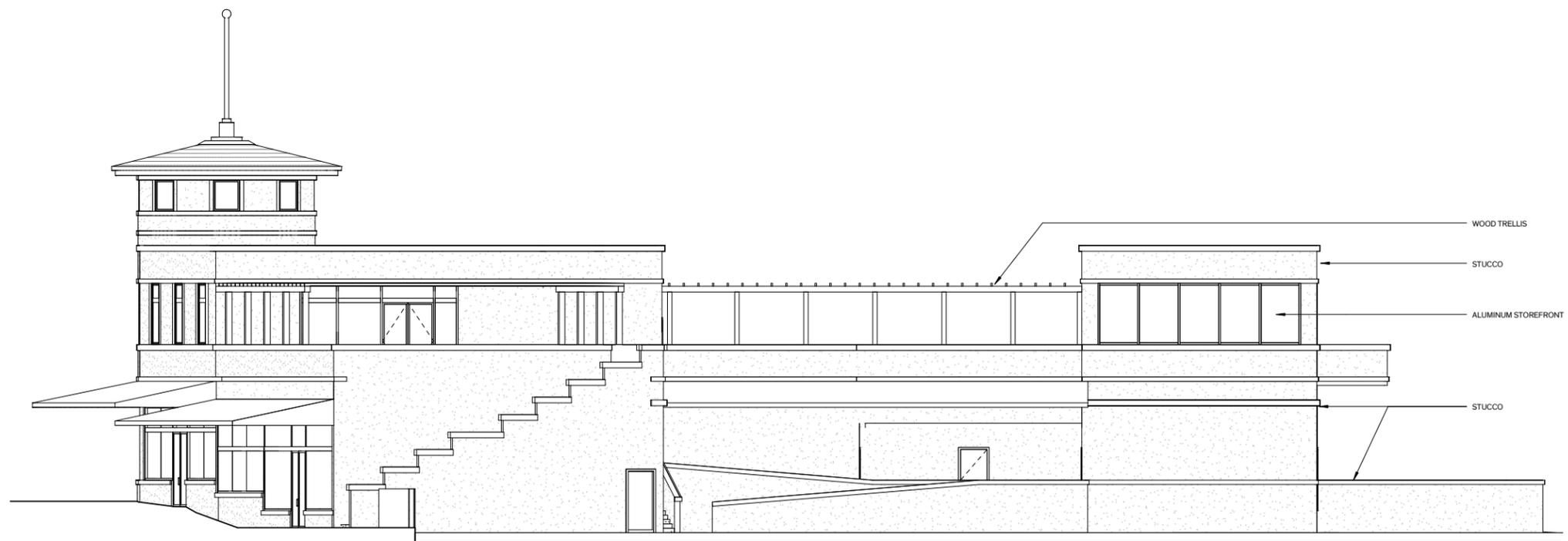
Sylvan Terrace is a 10,000 SF mixed retail development at the corner of Fort Worth Avenue and Sylvan Avenue reminiscent of the character of the historic Belmont Hotel. The development includes a new two story building with restaurant and retail spaces that engage the streetscape along both avenues. This design compliments the area's unique topography, allowing for second story outdoor terrace views of downtown Dallas without obscuring views from the hotel above.

Two renovated existing buildings will also be included in the complex, bringing new life to the 1960s building stock. Sylvan Terrace combines numerous separate, empty lots with challenging topography, into an accessible and street friendly walkable environment.

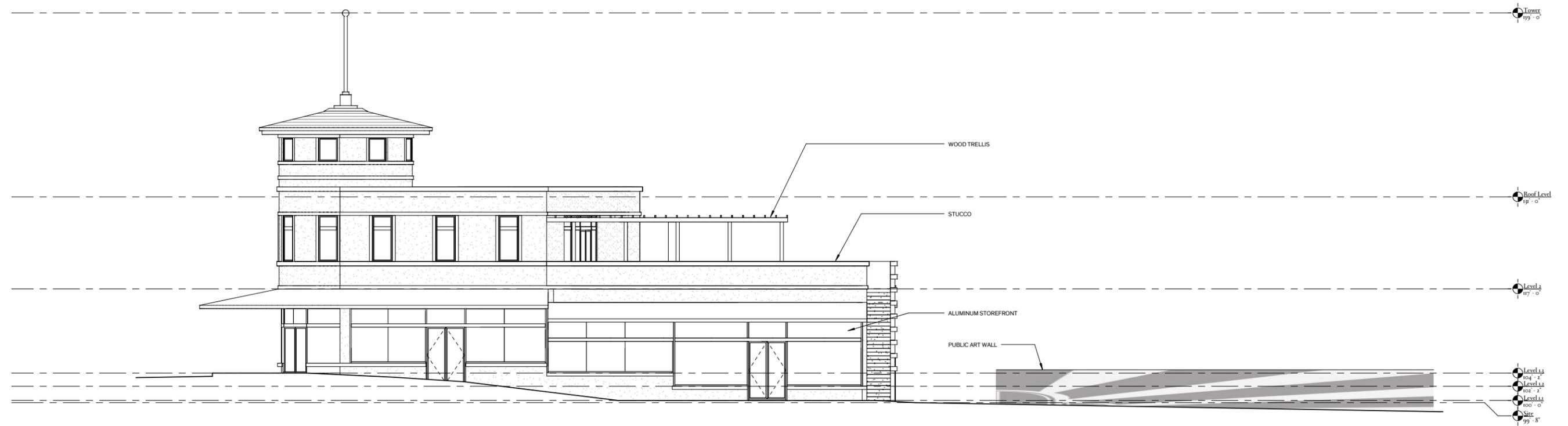




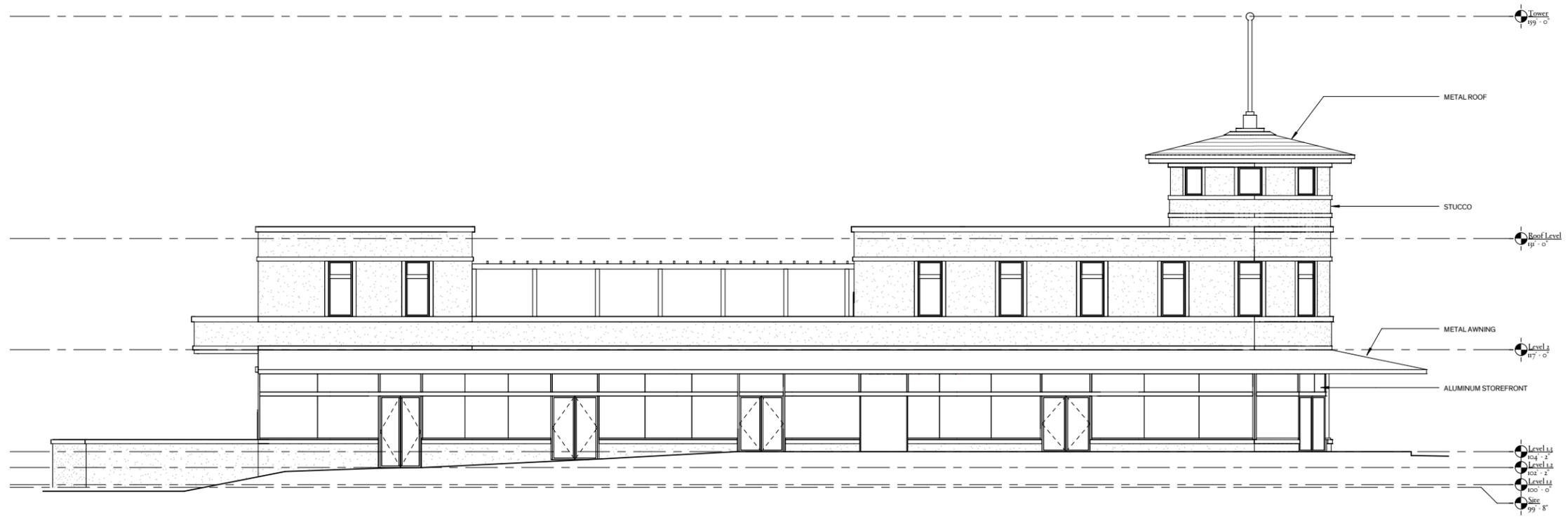
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1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



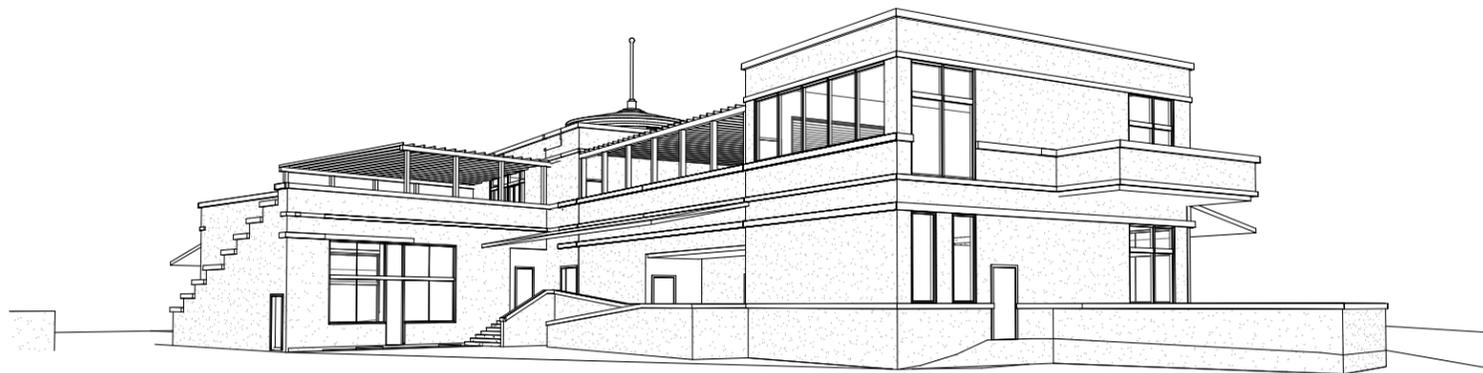
1 West Elevation
1/8" = 1'-0"



Northwest Oblique View



Southwest Oblique View



Northeast Oblique View



Southeast Oblique View



Sylvan Terrace - View from Southwest