

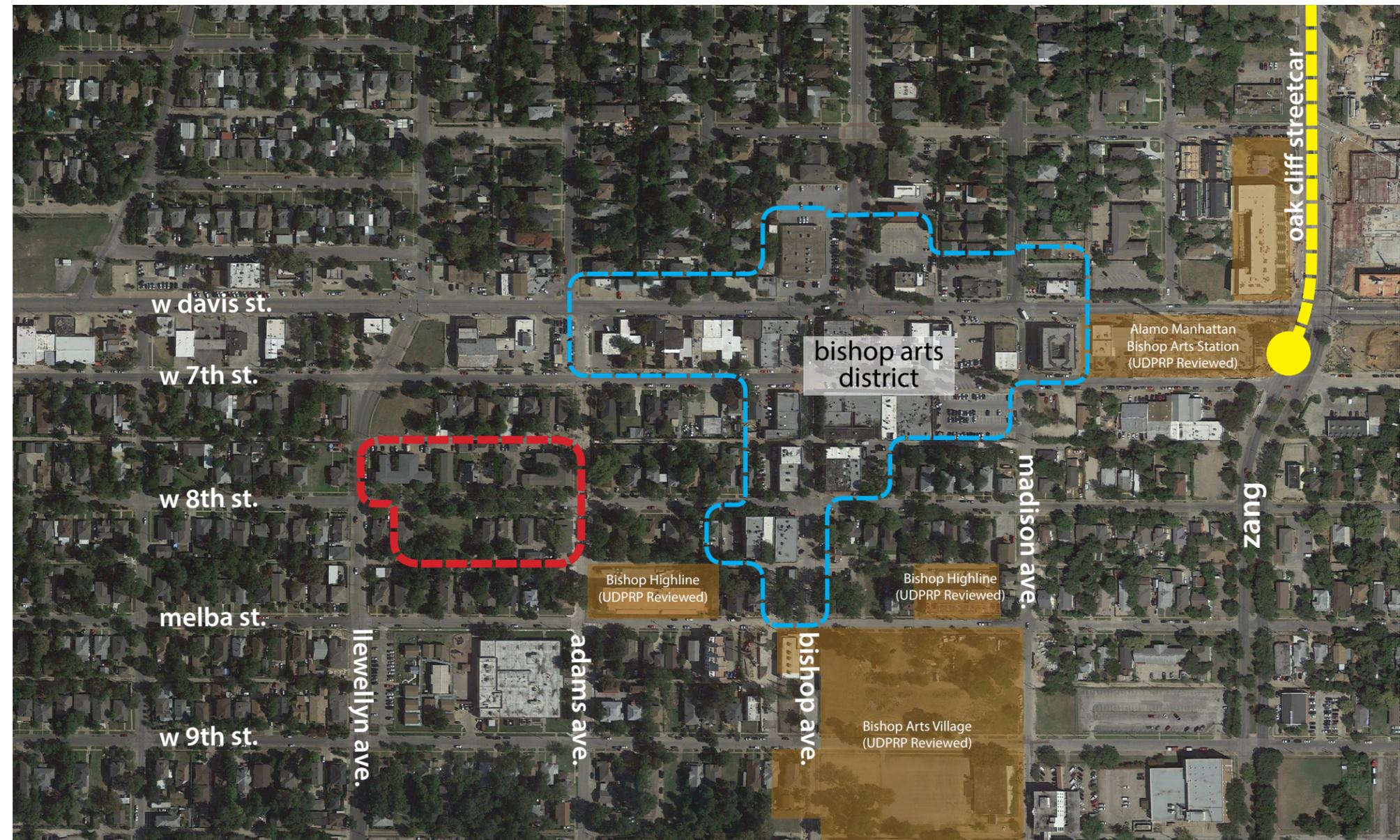
Applicable Urban Design Priorities that Project Should Achieve

- [1] Explore opportunities for ground floor to provide additional street activation to the public realm.

Providing ground-level unit access to individual units will help to promote activity and will actively engage the street while also promoting safety and interaction in the public realm. Additionally, the design team should explore other programming uses that could be located at the ground-level to enhance the street-level activation.

- [2] Attention should be given to both form and materiality within the overall neighborhood context.

The development team should continue to work closely with adjacent property owners and the surrounding neighborhood to coordinate any and all opportunities to complement and enhance both the existing and future neighborhood context.



Policy References

Forward Dallas!
Section 5 [urban design element]

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

Context Description

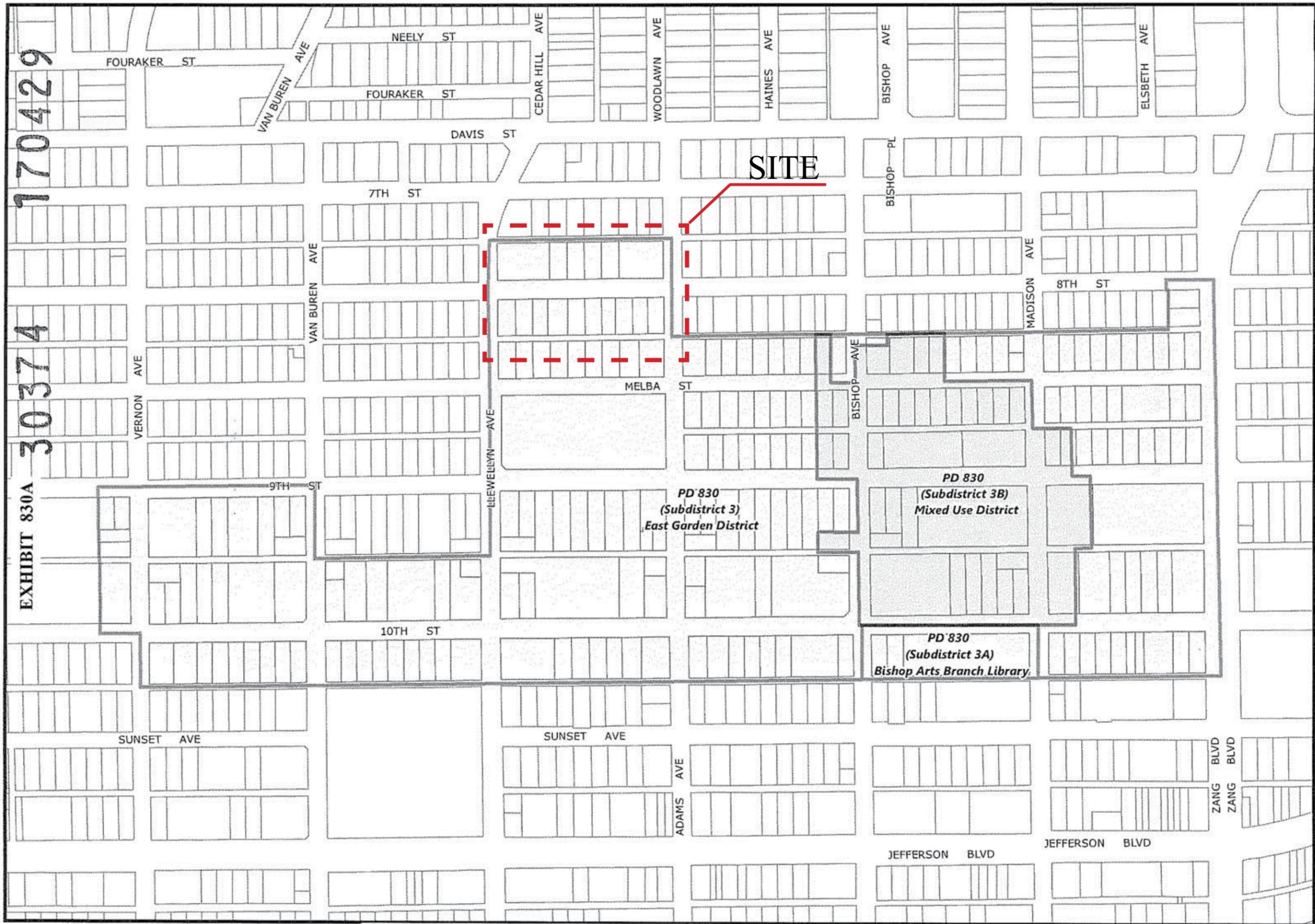
The project site is located near the western end of the Bishop Arts District fronting on to 8th Street, bounded by Adams to the east and Llewellyn to the west. The project consists of two separate multifamily structures located across from each other on 8th Street. Previous UDPRP-reviewed projects in close proximity include the Bishop Arts Village, Bishop Highline, and the Alamo Manhattan-Bishop Arts Station, all to the east of the site. Of note, this proposed development lies within the Demolition Delay Overlay District. 8 of 13 of the existing structures on the proposed site are contributing historic structures.

Primary project considerations are the design of ground-level along 8th Street, enhancing activation wherever possible, as well as sensitivity in design and context to the surrounding neighborhood.

Oaks Bishop Arts

Neighborhood:
Bishop Arts District

Program:
Multifamily



1:4,800

Printed Date: 2/21/2017

PD 830 TRACT MAP
Subdistrict 3, 3A and 3B

East Garden District, Bishop Arts Branch Library and Bishop Arts Mixed Use District

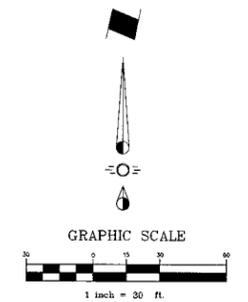
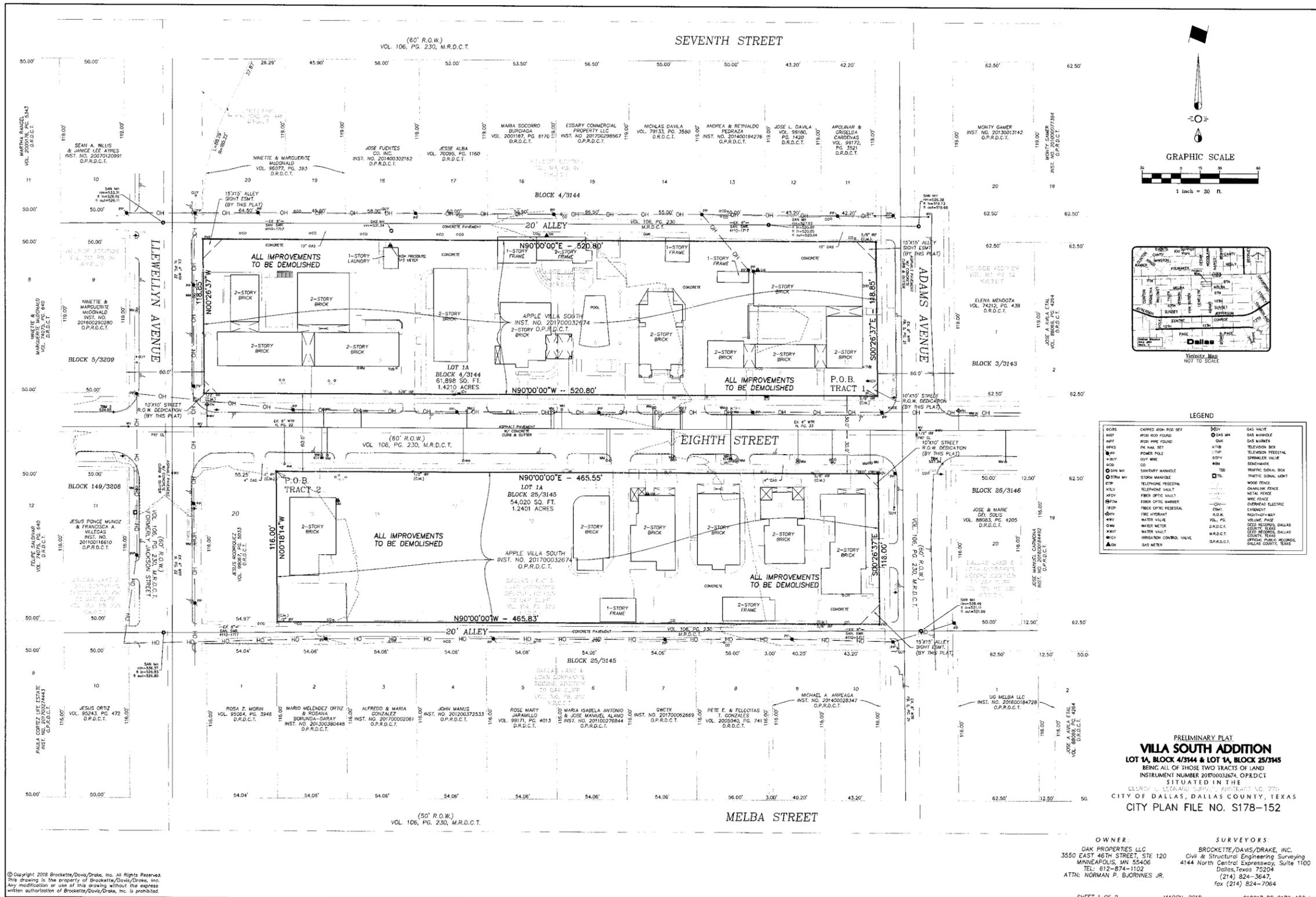


Oaks Bishop Arts



Tract Map

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LEGEND

OCRS	CAPPED IRON ROD SET	SDV	GAS VALVE
ORF	OPEN IRON ROD	SM	GAS MANHOLE
ORP	OPEN PIPE FOUND	SMK	GAS MARKER
ORPS	OPEN PIPE SET	TKTB	TELEPHONE BOX
ORFV	OPEN FIBER OPTIC VALVE	TVF	TELEPHONE FEEDLINE
ORFV	OPEN FIBER OPTIC VALVE	SPV	SPRINKLER VALVE
ORFV	OPEN FIBER OPTIC VALVE	SDM	SEWER MANHOLE
ORFV	OPEN FIBER OPTIC VALVE	TSB	TRAFFIC SIGNAL BOX
ORFV	OPEN FIBER OPTIC VALVE	TRSL	TRAFFIC SIGNAL LIGHT
ORFV	OPEN FIBER OPTIC VALVE	WTF	WOOD TRUSS
ORFV	OPEN FIBER OPTIC VALVE	CF	CHAMBER FENCE
ORFV	OPEN FIBER OPTIC VALVE	MF	METAL FENCE
ORFV	OPEN FIBER OPTIC VALVE	WF	WIRE FENCE
ORFV	OPEN FIBER OPTIC VALVE	OE	OVERHEAD ELECTRIC EXHIBIT
ORFV	OPEN FIBER OPTIC VALVE	ROR	RIGHT-OF-WAY
ORFV	OPEN FIBER OPTIC VALVE	VPL	VEHICLE PAID
ORFV	OPEN FIBER OPTIC VALVE	DEE	DEED RECORDS DALLAS COUNTY TEXAS
ORFV	OPEN FIBER OPTIC VALVE	DRDCT	D.R.D.C.T.
ORFV	OPEN FIBER OPTIC VALVE	MRDCT	M.R.D.C.T.
ORFV	OPEN FIBER OPTIC VALVE	OPR	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
ORFV	OPEN FIBER OPTIC VALVE	GRDCT	G.R.D.C.T.

PRELIMINARY PLAT
VILLA SOUTH ADDITION
LOT 1A, BLOCK 4/3144 & LOT 1A, BLOCK 25/3145
 BEING ALL OF THOSE TWO TRACTS OF LAND
 INSTRUMENT NUMBER 201700032674, O.P.R.D.C.T.
 SITUATED IN THE
 CLAYTON L. LEEBARD SURVIVOR PARTS 1 & 2, 776
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S178-152

OWNER:
 OAK PROPERTIES LLC
 3550 EAST 46TH STREET, STE 120
 MINNEAPOLIS, MN 55406
 TEL: 612-874-1102
 ATTN: NORMAN P. BJORNNESS JR.

SURVEYORS:
 BROCKETTE/DAVIS/DRAKE, INC.
 Civil & Structural Engineering Surveying
 4144 North Central Expressway, Suite 1100
 Dallas, Texas 75204
 (214) 824-3647,
 fax (214) 824-7064

SHEET 1 OF 2 MARCH, 2018 C18017 PP S178-152.dwg

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Oaks Bishop Arts
 Dallas, Texas



Project Number: 2016063
 Drawn By:
 Issue For:
 Permit Progress 11.30.18

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Revision	Date
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selfie
 broad ages, between 25-45
 living in the moment
 summer social life
 friends gathering
 progressive millennial democrat
 colorful happy social
 values relationships
 do what makes you happy
 value friendship
 contented
 vibrant-looking
 young adults
 people having fun
 selfies
 millennials
 hipsters
 happy positive friendly
 look to be enjoying life
 celebrating who they are
 in an urban environment
 out doing things
 experiencing their community
 proud of who they are/what they do

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living in the moment
 family happiness
 very few brand name clothes/logos
 shades/glasses/beards/hats
 family happiness
 quite a bit of local/Texas pride
 trending
 posing
 influencing our identity and authoring/influencing the image that others perceive
 social media auto-biographers they tell their own stories through social media, pictures, become defined by them
 confident
 photography in the moment
 vibrant millennials
 socializing
 very happy and without any problems
 lots of love and laughter and a good time
 could be an advertisement
 selfie overload
 social media
 relaxed

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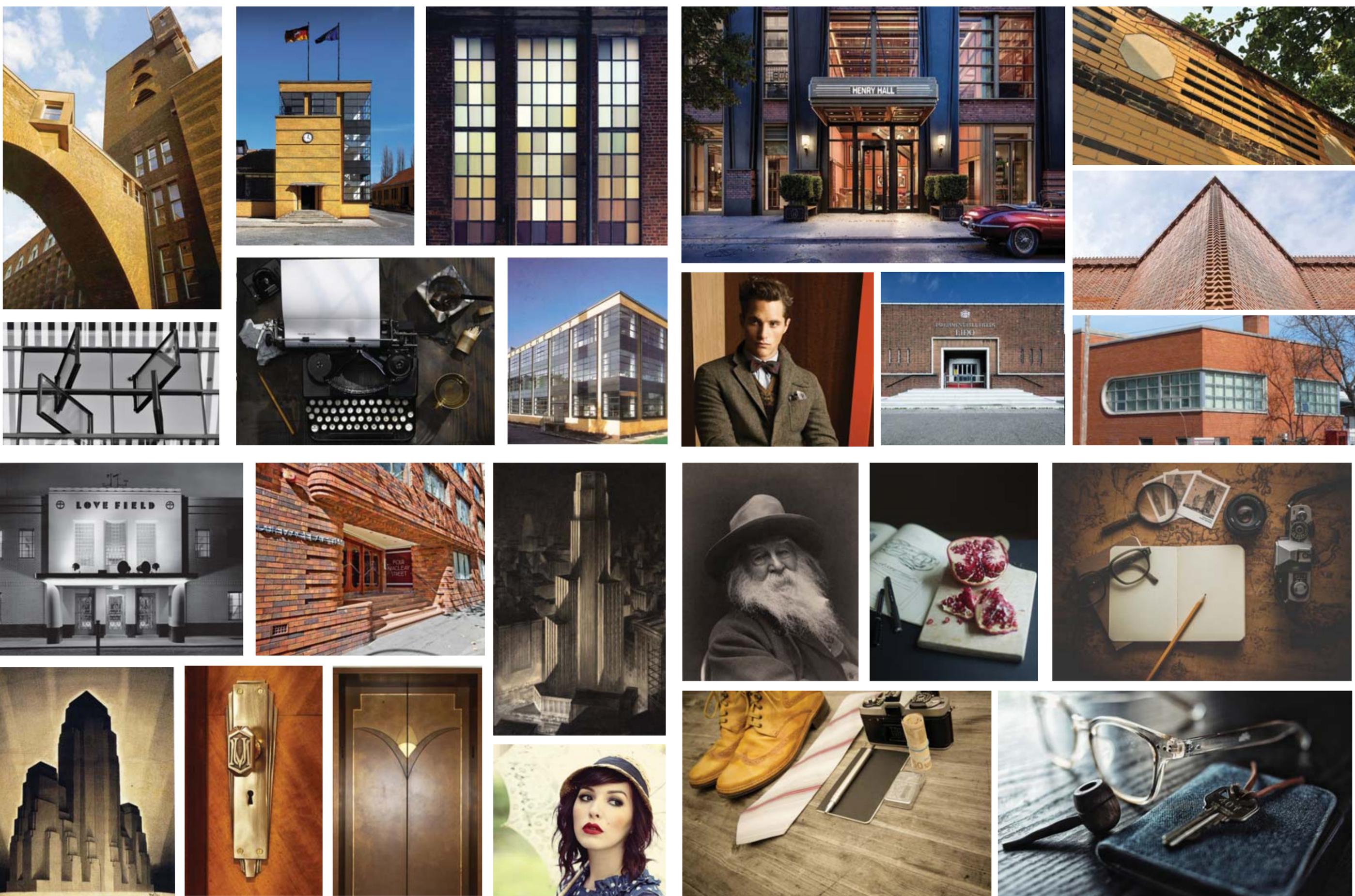
GEN Y.
 hip middle class
 everyday life which they considered as fun
 selfie age with technology in their hand
 more self-conscious
 the working class
 individual casual
 postmodern generation
 finding the new and adventurous in the everyday
 self expressive of their uniqueness
 portrait of the modern definition of identity as interchanging between perception of ourselves
 selfies
 uni ue
 selfies scruff
 hipsters
 generation Y
 sunday Funday
 make everyone else think your life is kick-ass
 enthusiasm
 a little edgy but still clean
 culture today
 selfies mobile

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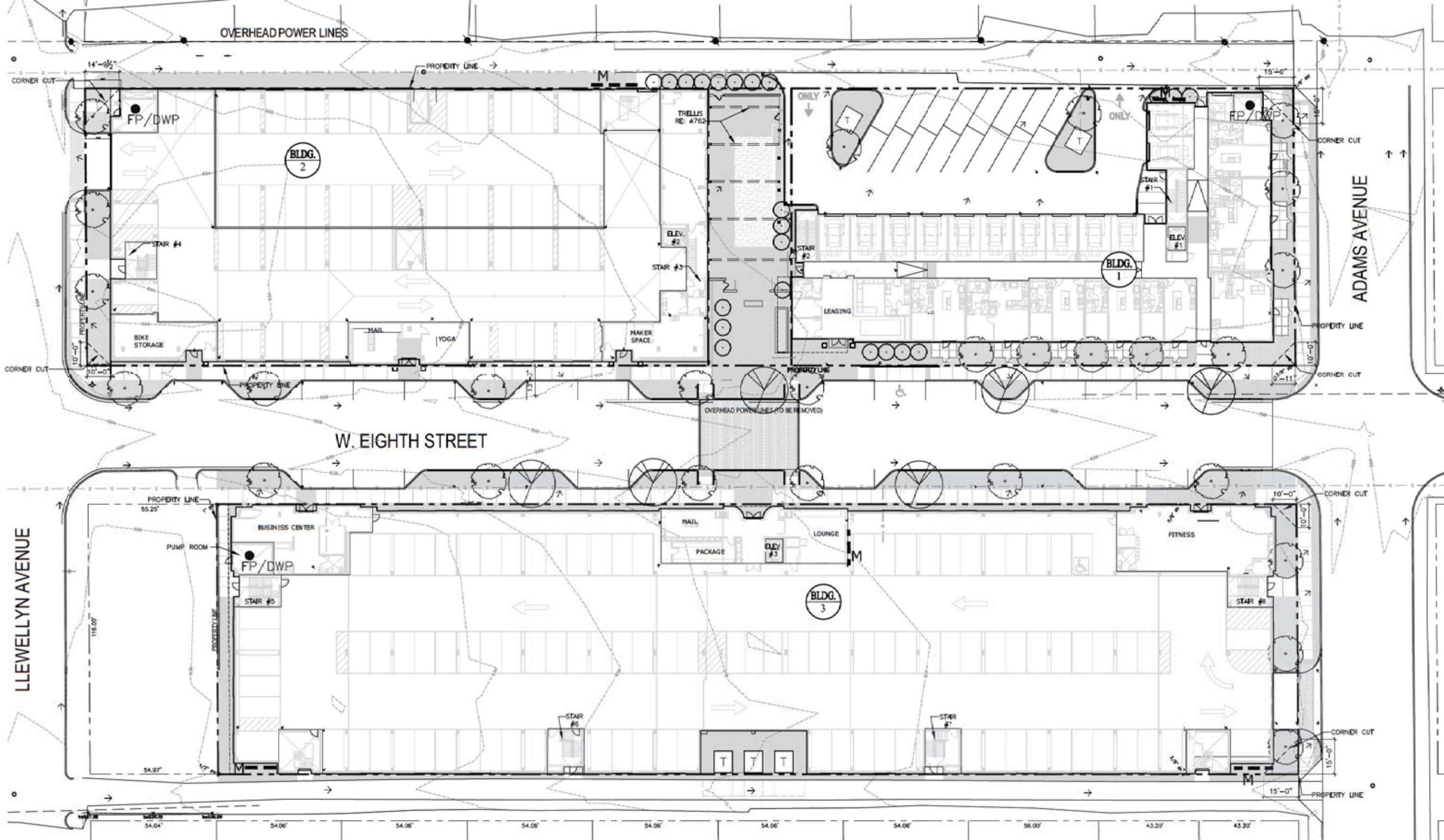


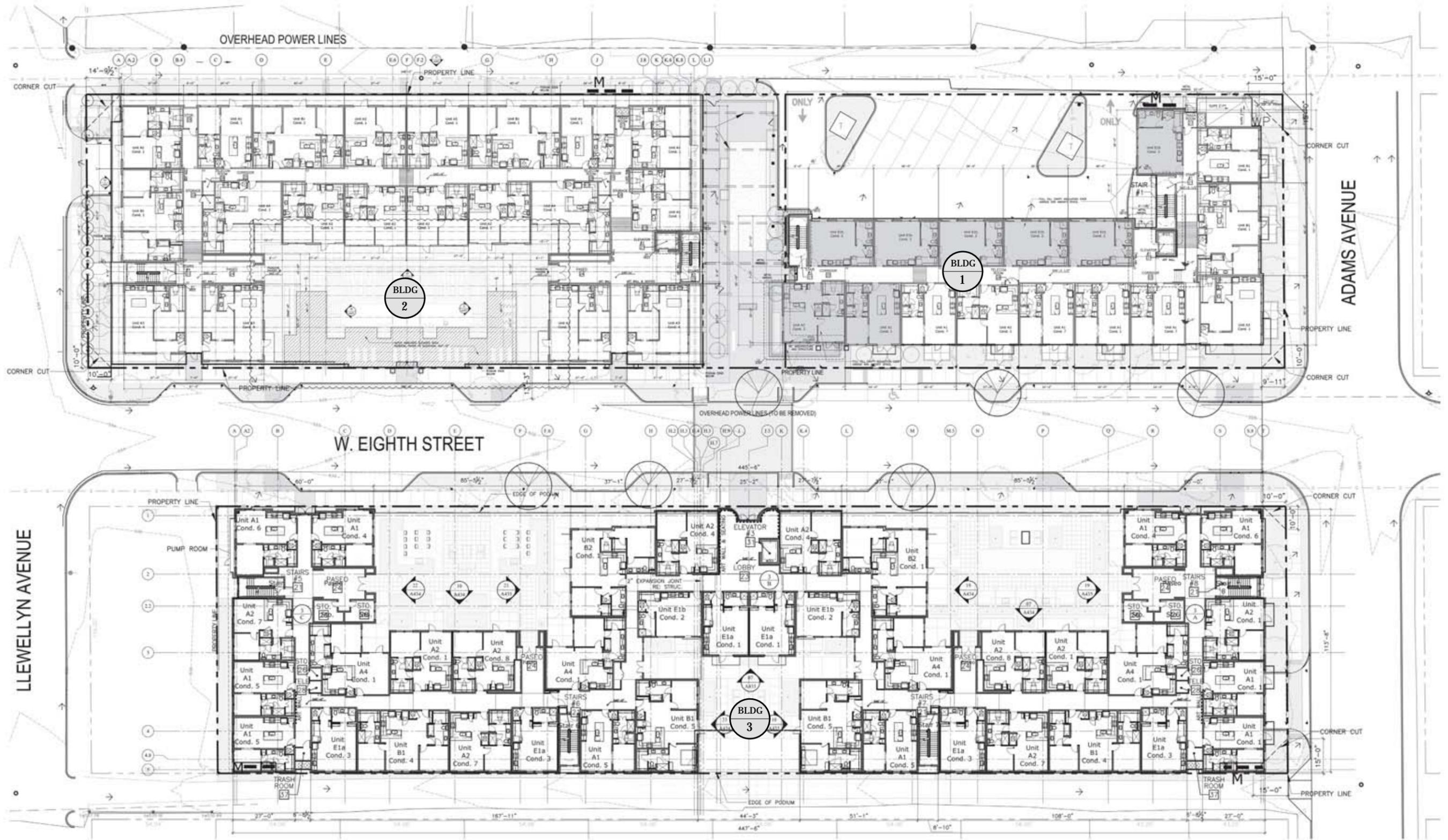












OAKS BISHOP ARTS GROUND/ SECOND FLOOR MASTER PLAN

DALLAS, TEXAS 2.13.2019



studioOutside 1



Oaks Bishop Arts
Dallas, TX



Landscape
Level 2 Site Plan

02.13.2019	201603.00	jb/bl
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