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DALLAS, TEXAS

**Joint Meeting with the City Plan Commission Trinity River Corridor Ad Hoc
Committee and the Urban Design Advisory Committee***
Tuesday, March 25, 2008
City Hall, Room 6ES
5:30 p.m.

AGENDA

- (I) Approval of Minutes**
- (II) Mixmaster Riverfront Study Area Recommendation (Z067-148)**
David Whitley, Chief Planner
Trinity River Corridor Planning & Development
- (III) Other Matters**
- (IV) Adjourn**

* A quorum of the City Plan Commission might be present

Memorandum



CITY OF DALLAS

DATE March 19, 2008

TO CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee Members

SUBJECT **APPROVAL OF MINUTES**

Attached for your review is the Meeting Record from the City Plan Commission Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee meeting held on March 11, 2008.

Please let me know if you have any questions or need additional information.

Paul Lehner
for Paul Lehner, Director of Planning & Development
Trinity River Corridor Project

Attachment

CPC Trinity River Corridor
Ad Hoc Committee Meeting
Meeting Record

Meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting Trinity River Corridor Project Office at 214-671-9500.

Meeting Date: 03/11/2008

Meeting Start time: 5:38 p.m.

Committee Members Present:

Neil Emmons
Michael Davis
Ann Bagley
Robert Ekblad
Robert Weiss

Staff Present:

Paul Lehner
John Rogers
Santiago Abasolo
Rick Roth

Erma Jones-Dodd
Virginia McAlester
Linda Tycher

CPC Members Present:

Committee Members Absent:

Tom Lueder
James Prothro
John Lozano
Lauren Odell
Judy Pollock

Guests:

Brian Caine, CHPD Property
Ignacio Bunster, WRT Design
Jonathan Vinson, Jackson Walker

AGENDA:

1. Approval of Minutes

Action Taken/Committee Recommendation(s):

It was moved to approve the minutes of the February 26, 2008 meeting, subject to corrections.

Motion made by: Weiss

Motion seconded by: Ekblad

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

2. Mixmaster Riverfront Study Area Recommendation

Presenter: Ignacio Bunster, WRT Design

Information Only: X

Speakers:

Brian Caine, CHPD Property

Jonathan Vinson, Jackson Walker

4. Other Matters

None were discussed

5. Adjourn

Meeting Adjourned: 6:42 p.m.

Neil Emmons, Chair

Memorandum



CITY OF DALLAS

DATE March 21, 2008

TO CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee Members

SUBJECT **Mixmaster Riverfront Study Area Recommendation**


On February 26 and March 11, the committee discussed a development proposal for property located at Reunion Boulevard and specific issues concerning the Mixmaster Riverfront study area recommendation. Attached is a presentation that outlines each of these issues. Staff is seeking action on these items prior to the anticipated City Plan Commission public hearing for the zoning case on April 24, 2008.

Please let me know if you have any questions.

Paul Lehner

Paul Lehner, Director of Planning & Development
Trinity River Corridor Project

Attachment



Mixmaster Riverfront Study Area Z067-148

City Plan Commission
Trinity River Corridor Ad Hoc Committee
Urban Design Advisory Committee
March 25, 2008



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Meeting Objective

- Get feedback and direction on remaining issues prior to CPC public hearing



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Outstanding Issues

- Street level uses
- Block perimeter
- Towers and views
- Residential density
- Pedestrian skybridges
- Applicability to renovated buildings



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Street Level Uses

- Current Recommendation
 - 30% of the street-level uses must be pedestrian oriented uses along Industrial Boulevard. 75% of the street-level uses must be pedestrian oriented uses along Reunion Boulevard and Commerce Street.
- Alternative
 - Create 3 tiers of streets: 75% pedestrian uses [Reunion]; 50% pedestrian uses [Industrial uses]; and 25% pedestrian uses [Commerce]



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Maximum Block Perimeter

- **Current Recommendation**
 - 1,600 feet maximum
- **Alternative**
 - Include a provision that allows for blocks to exceed this provision, provided that the block includes:
 - Plazas directly connecting the street network to the levee top with number of access points based upon frontage and buildings at plaza level must meet street level design standards; or
 - Mid-block publicly dedicated pedestrian passage of at least 8 feet wide that connects to another street; or
 - The block contains valuable natural features or significant historic resources that should not be crossed by a street.



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Maximum Block Perimeter

- **Issue raised by Committee**
 - Concerns about uninterrupted, monotonous block faces
- **Current Recommendation**
 - Current facade standards require design elements for 60% of street-level facade to create variety
 - Upper story fenestration requirements of 30% with no more than 50 continuous linear feet lacking a transparent surface
 - Parking garage design standards require structures to have appearance of multi-story building with similar materials and limitations on openings



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Maximum Block Perimeter

- Alternatives
 - Include provision that sloped ramped garage floors may not be visible from the street or Park
 - Include additional provisions for block faces exceeding 500 feet:
 - Prohibit the parking structure from within 75 feet of key intersections to ensure habitable buildings define the corner
 - Increase design standards to require cumulative length of 80% of street level facade
 - Include additional design standards for upper floors beyond fenestration requirements to include changes in plane and changes in material, color or texture.



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Towers and Views

- Current Recommendation
 - Height map sets maximum and minimum height requirement, with the current maximum of 375 feet
 - Maximum coverage above 75 feet is 12,500 sf and 50% of block area
- Alternatives
 - Create a matrix to allow flexibility in design based upon building size and height, reducing maximum coverages for taller buildings in exchange for more flexible footprint and orientation
 - Increase maximum height



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Towers and Views

Avg. Tower Floorplate	Building Orientation
Less than 12,500 sf	None
12,500 sf – 25,000 sf	1:1
Greater than 25,000 sf	1:3



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Towers and Views

Building Height	Max. Coverage
Less than 36 ft [Below levee height]	100%
36 ft – 75 ft	60%
75 ft – 240 ft	40%
Greater than 240 ft	25%



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Residential Density

- Current Recommendation
 - Minimum 60 dwelling units/acre when residential is included

$$\frac{\text{residential floor area}}{\text{total project floor area}} \times 60 \text{ units per acre} \times \text{acres} = \text{required dwelling units}$$

- Alternative
 - Maintain recommendation, and include an intent statement to clarify interpretation



Pedestrian Skybridges

- Current Recommendation
 - All are prohibited
- Alternative
 - Alter definition to only be defined as connecting to the levee and allow by SUP



Nonconforming Structures

- **Current Recommendation**
 - Applicability of building standards triggered by 50% of the value or 50% of the floor area
- **Alternative**
 - Follow 51A for building standards



Next Step

- CPC public hearing April 24, 2008

