

# **TATINIA PHINISEE**

ARC 5418: Advanced Design Studio I

Fall 2012 Semester

December 14, 2012

**ADS-1 aSSiGNMeNT 03: Live + Work + Play + Give Back**

Final Presentation

# Project Overview

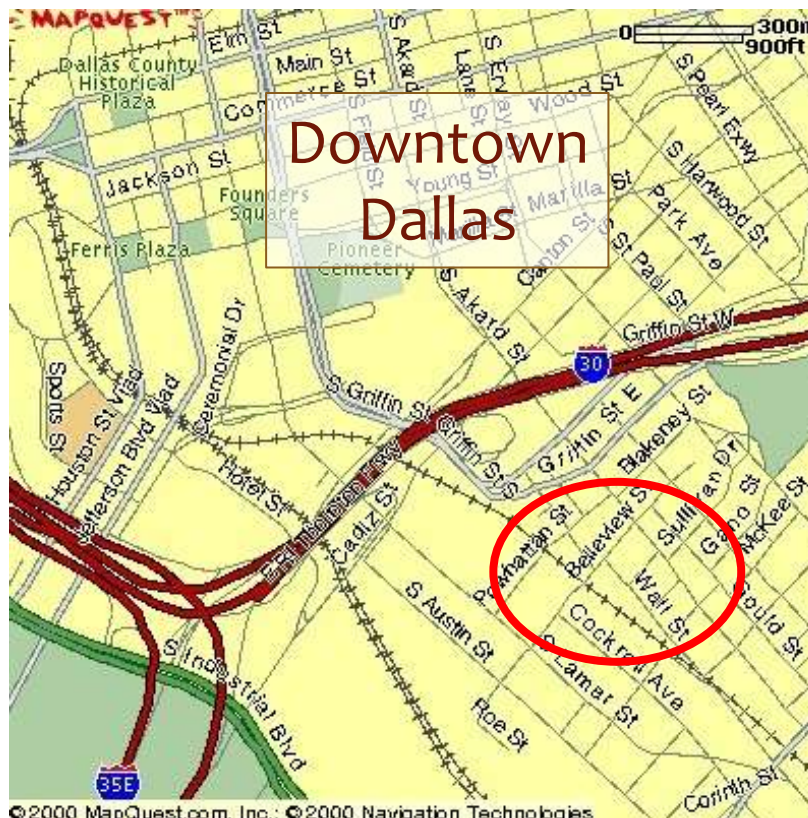
## Humanism, Urbanism and Environmentalism

The purpose of this project is to take the principles of humanism, urbanism and environmentalism and apply them to a hybrid mixed-use development in an urban setting.

# Site Selection

## The Cedars – Dallas, Texas

The goal in site selection was to find an urban setting that is in need of developments to improve the urban setting. The selected area, known as The Cedars, is an area slightly southwest of downtown Dallas, Texas. It is located approximately 2 miles south of the Dallas Convention Center.



# Site Selection

## The Cedars – Dallas, Texas

Despite its proximity to downtown, the area has long been neglected, consisting mainly of old abandoned warehouses, pharmacies, and industrial facilities. The City of Dallas has made valiant efforts recently to revitalize this area, including zoning and ordinance changes and the creation of a TIF district.

The particular site is located adjacent to a Dallas Area Rapid Transit (TART) rail station, and is on a major bus line into the downtown area.

# Site Selection

## The Cedars – Dallas, Texas

As can be seen from the following images, the site is really close to downtown but there are a lot of empty lots and dilapidated structures around it.





# Site Selection

The Cedars – Dallas, Texas



# Site Selection

The Cedars – Dallas, Texas





# The Cedars – Dallas, TX

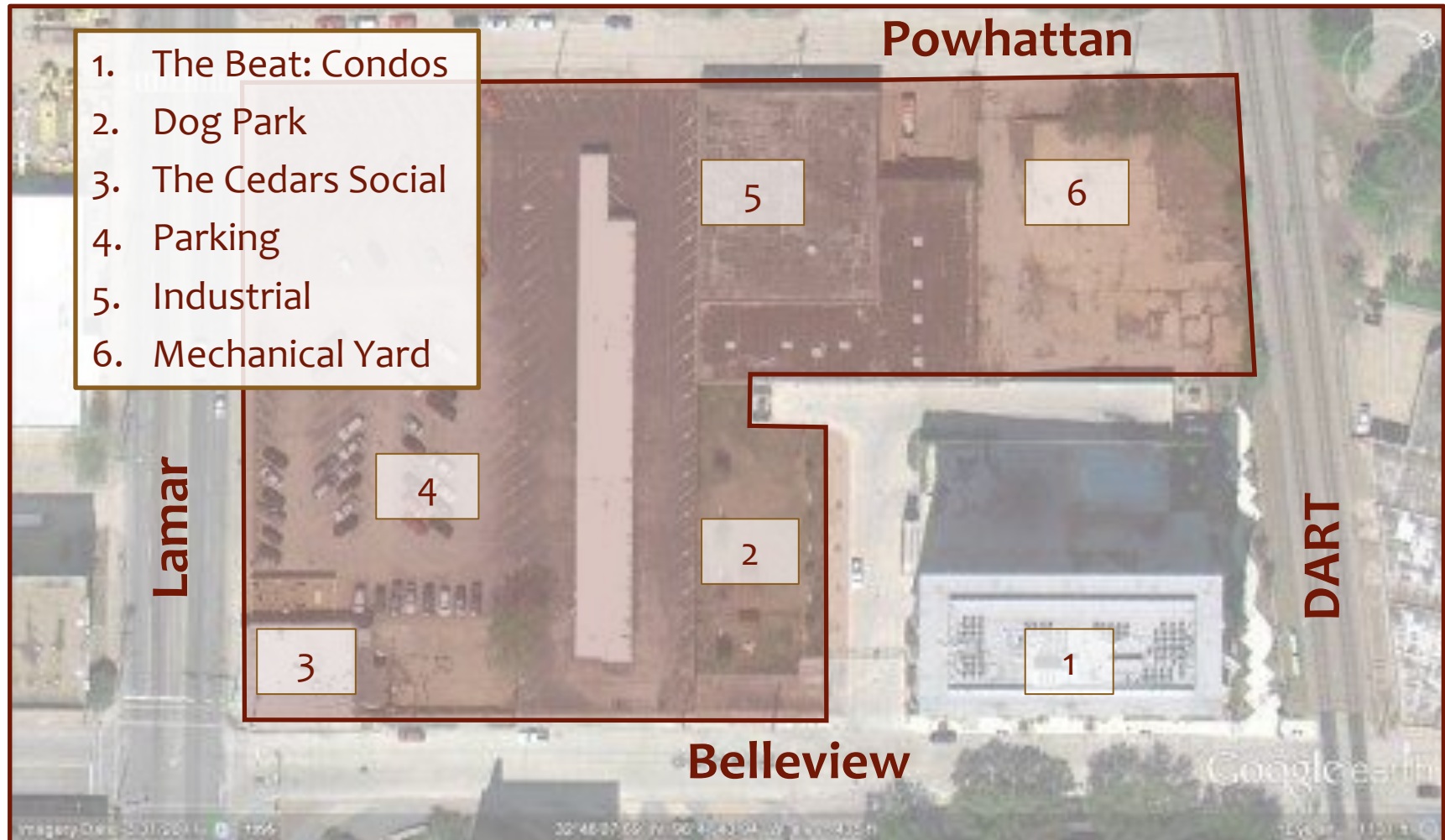
Site: 913 Bellevue, Dallas, TX 75215 | Approximately 163,200 SF



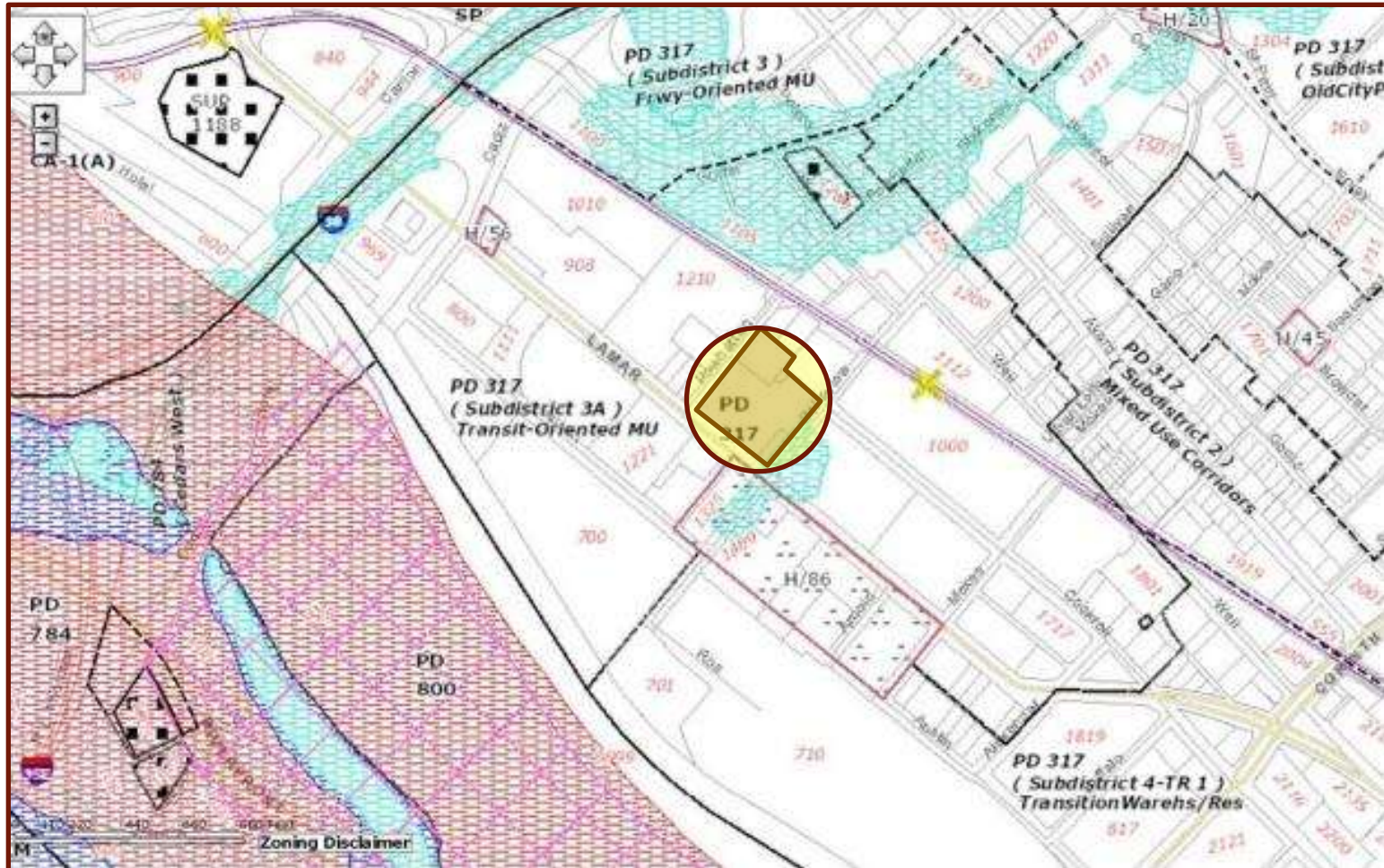


# The Cedars – Dallas, TX

## Existing Structures/Uses



# Zoning Map



# The Cedars – Dallas, TX

## Zoning Description

- Base Zoning PD 317: Cedars Area Special Purpose District
- PD Sub-District 3A: Transit-Oriented High Density Mixed Use)
- Special Provision Sign District (SPSD) Overlay: Southside Entertainment District

## Zoning Purpose:

To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night-time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces. – City of Dallas Development Code: Article 317, Sec. 51P-317.111(a) “Use Regulations and Development Standards.”



# The Cedars – Dallas, TX

## Zoning Highlights: Yard Lot and Space Regulations\*

- Front Yard Setback: No minimum front yard.
- Side and Rear Yard Setback: No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10’.
- Dwelling Unit Density: No maximum dwelling unit density.
- Floor Area Ratio: 4.5 for a structure with at least 50% of total floor area devoted to residential use and 50% or more of the ground floor area is restricted to retail and personal services uses; and 4.0 for all other structures.
- Height: Maximum structure height is 270’ for a structure where at least 50% of its total floor area devoted to residential uses and 50% or more of the ground floor is restricted to retail and personal services uses; and 90’ for all other structures.

\*These regulations are superseded by the yard, lot, and space regulations contained in Division 51A-4.400 in the event of a conflict.

# The Cedars – Dallas, TX

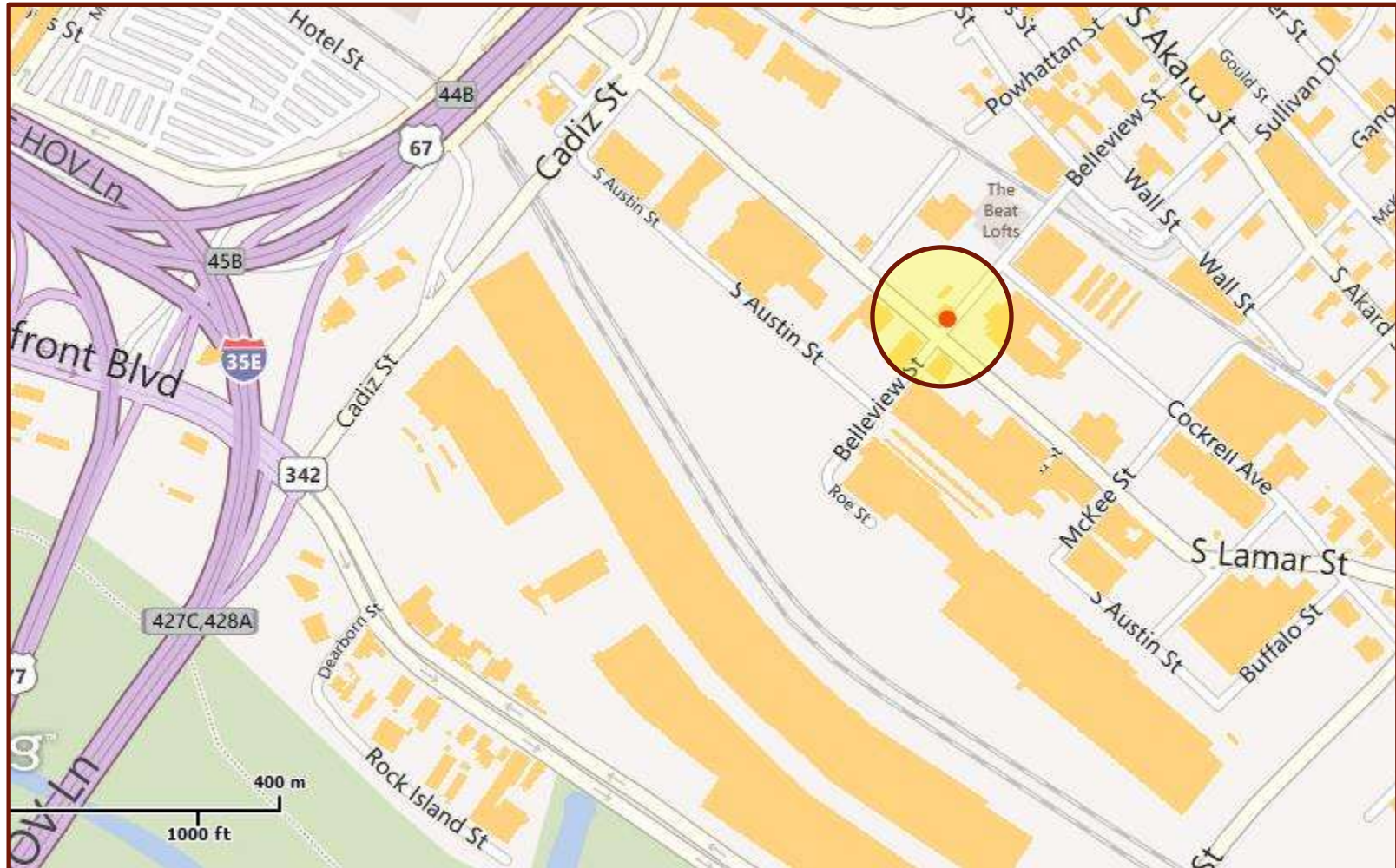
## Zoning Highlights: Enhanced Pedestrian Amenities

The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian incentives provided in this article:

- **Street Trees:** A minimum of one street tree per 25' of frontage in the pedestrian amenities area.
- **Enhanced Sidewalks:** A sidewalk with a minimum width of 10' in the pedestrian amenities area.
- **Pedestrian Street Lamps:** A minimum of one per 50' of frontage in the pedestrian amenities area.
- **Bicycle Parking Racks:** A minimum of 5 bicycle parking spaces per 100' of frontage in the pedestrian amenities area.
- **Benches:** A minimum of one per 100' of frontage in the pedestrian amenities area.
- **Trash Receptacles:** A minimum of one per 100' of frontage in the pedestrian amenities area.

# The Cedars – Dallas, TX

## Physical Data: Building Footprints





# The Cedars – Dallas, TX

## Transportation: The Cedars DART Station

- Located at the corner of Bellevue and Wall streets two blocks east of Lamar, Cedars Station is served by the Oak Cliff segment of the DART Rail Red and Blue lines, with connections to bus route 26. Facilities include a "kiss & ride" drop-off and pickup area and a bicycle rack.
- The Red and Blue lines stop at the Cedars station practically 24/7, operating approximately between 4:00 a.m. and 1:30 a.m. M-F and on weekends.
- The Bus stops at the Cedars station from approximately 5:00 a.m. until 12:00 a.m. (midnight) daily.

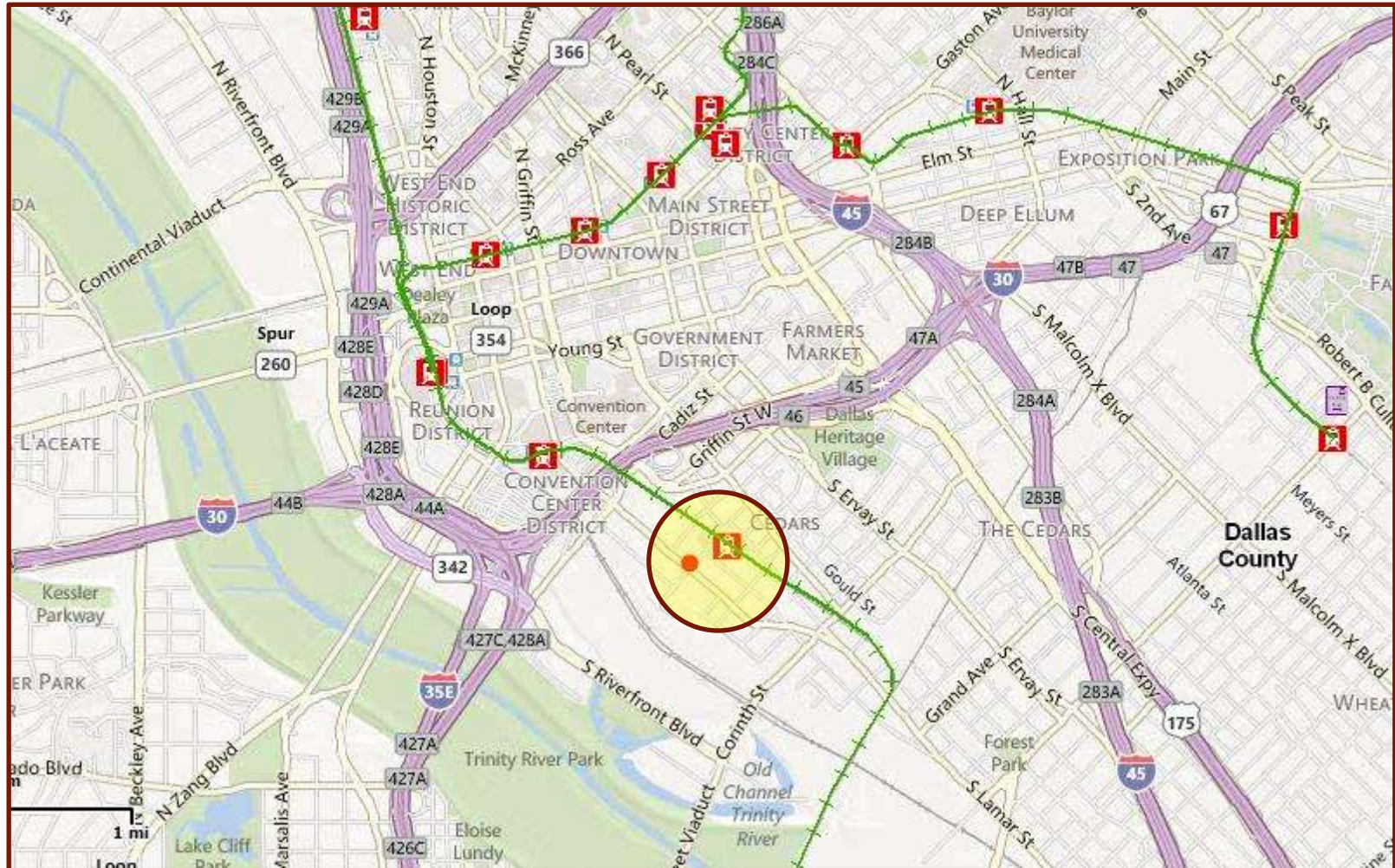
# The Cedars – Dallas, TX

## Transportation: DART Rail System





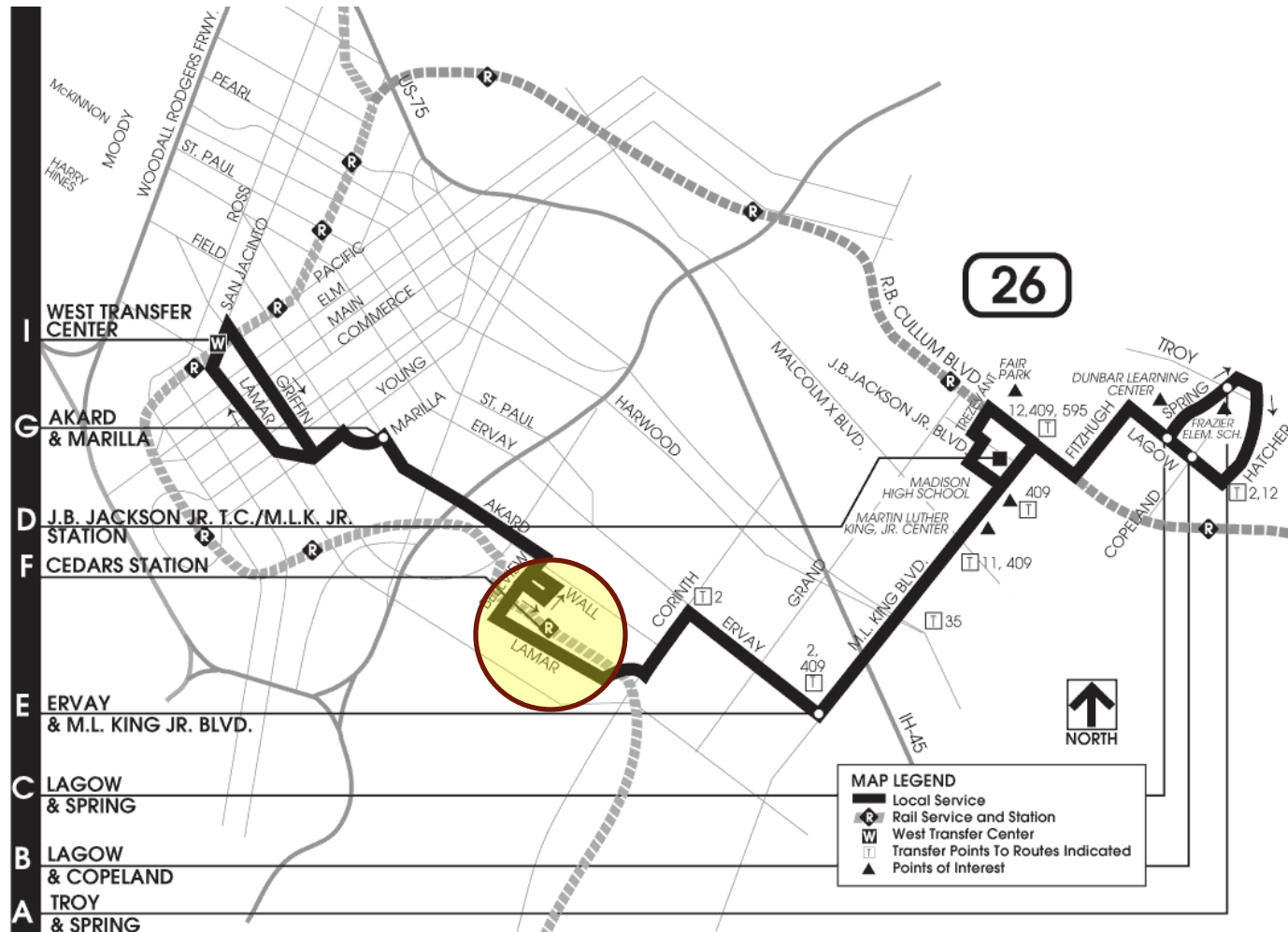
## Transportation: Adjacent DART Rail Stations





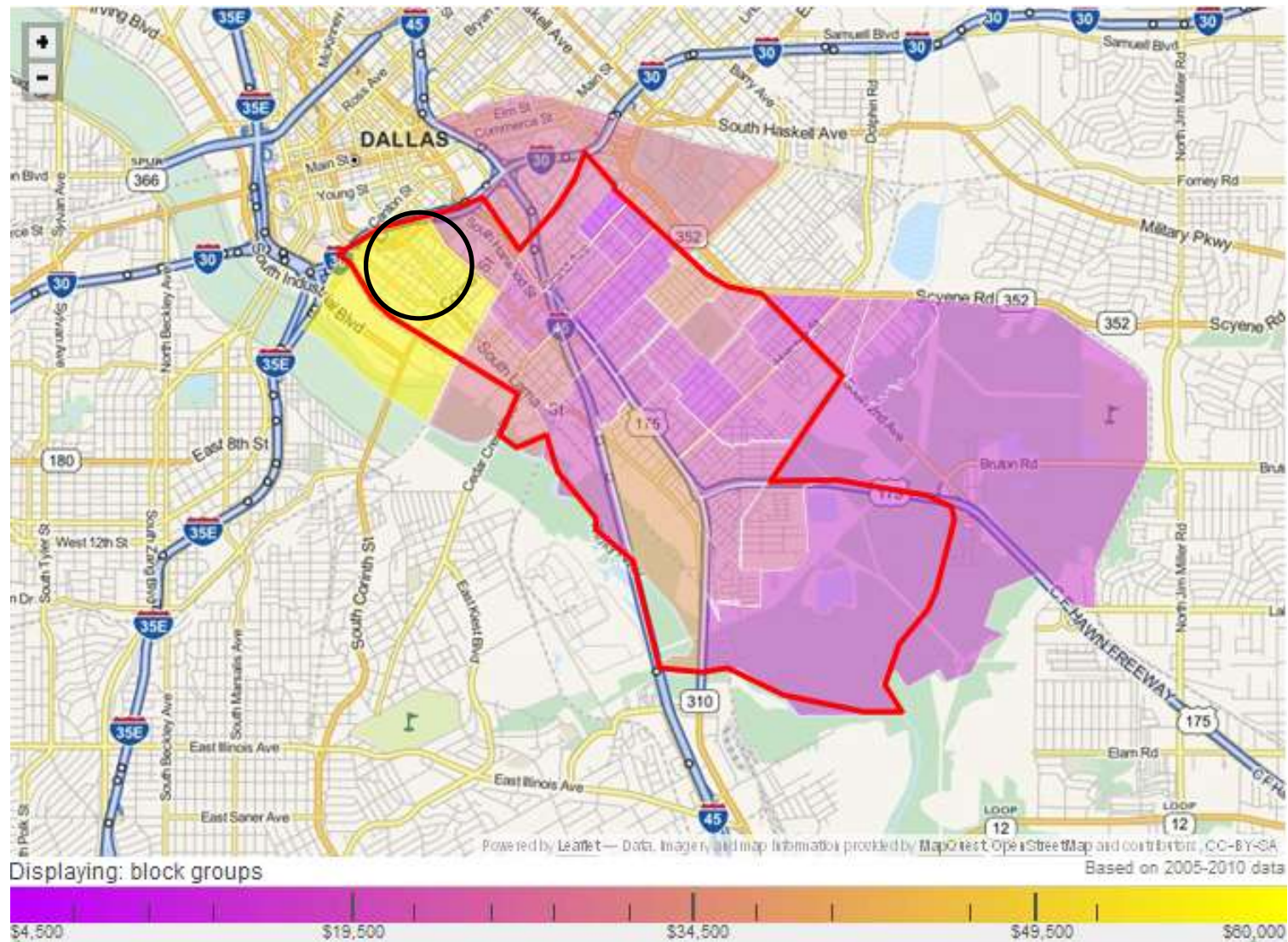
# The Cedars – Dallas, TX

## Transportation: DART Bus Route #26



# The Cedars – Dallas, TX

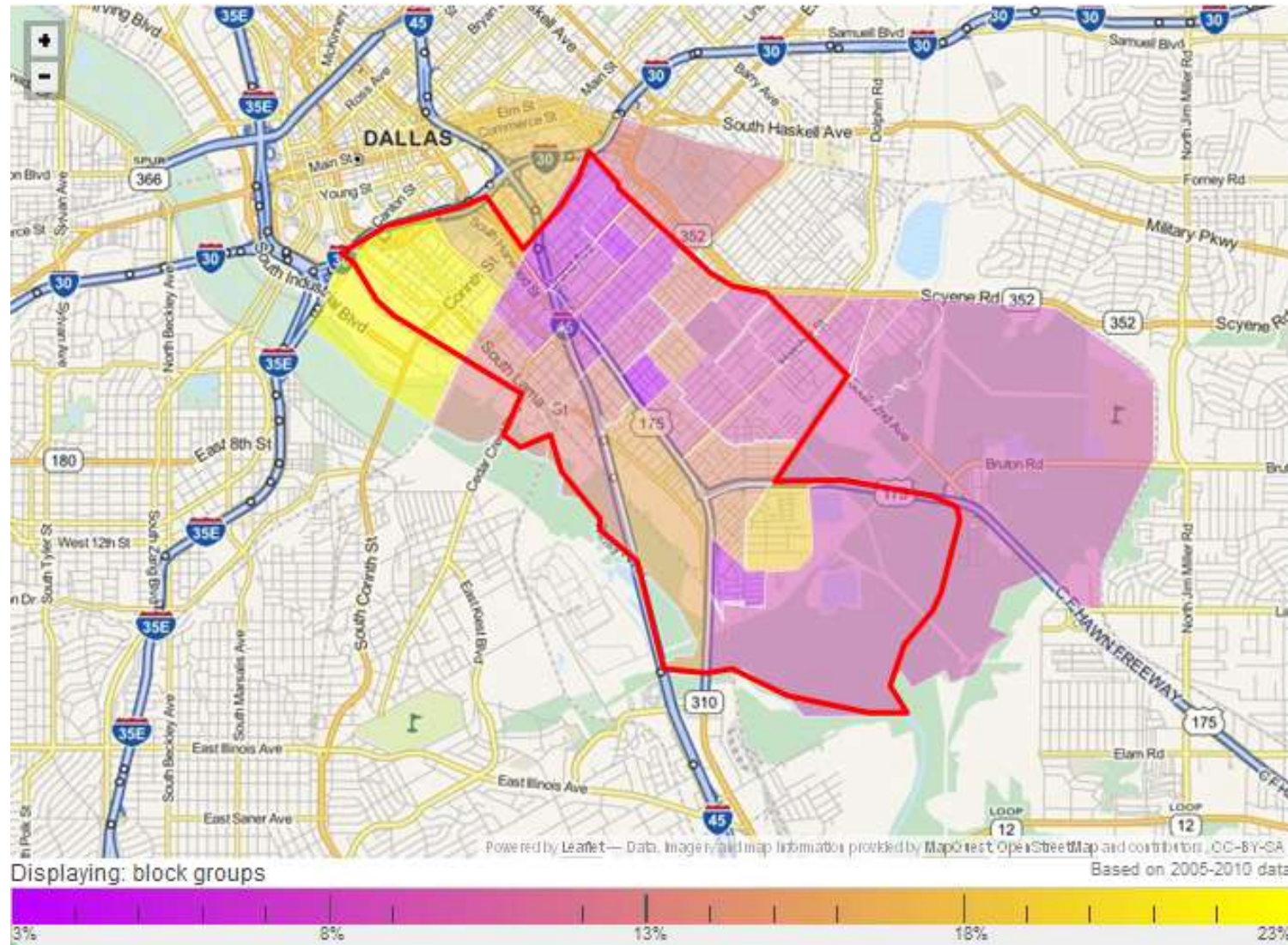
City-Data 75215: Median Household Income





# The Cedars – Dallas, TX

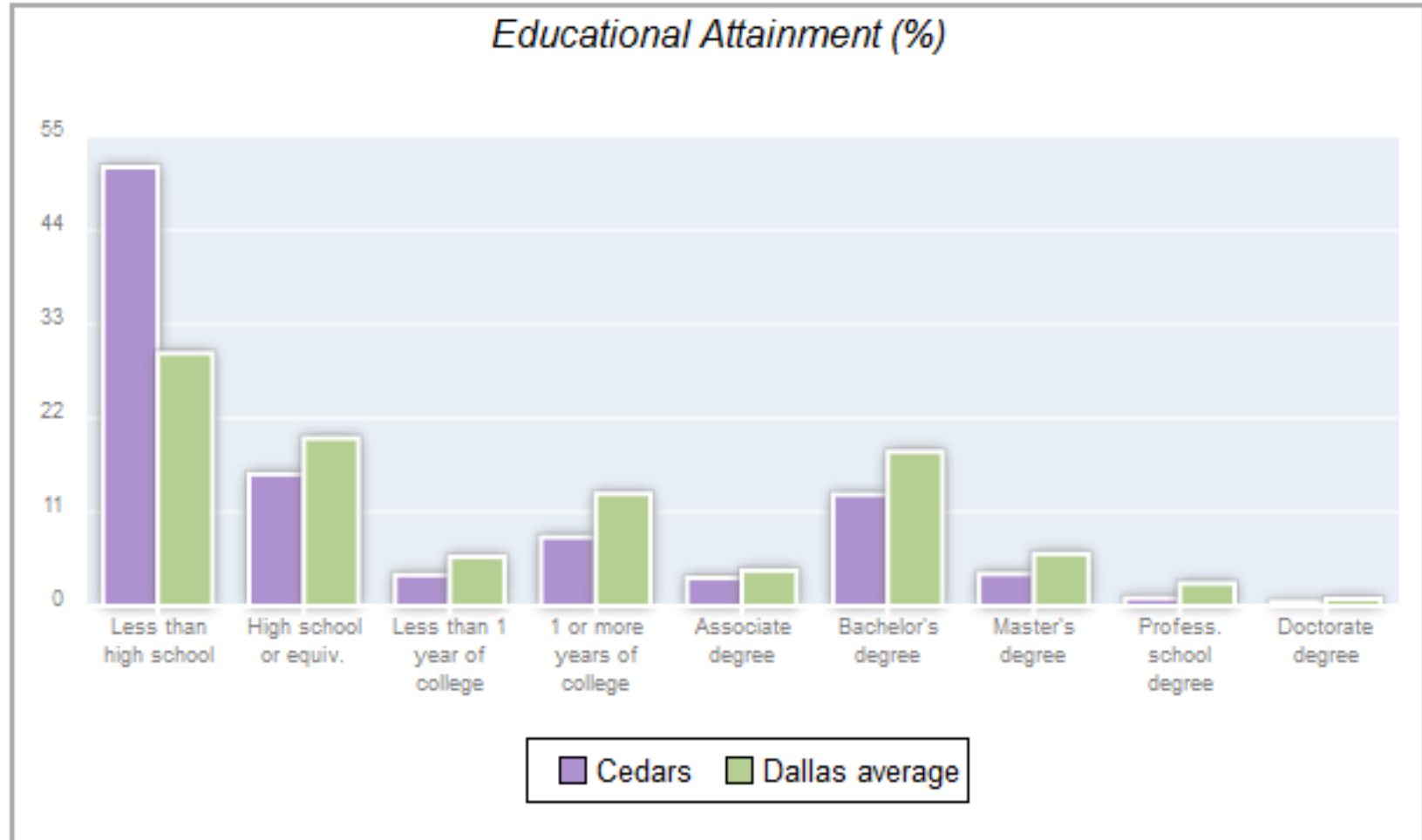
City-Data 75215: Unemployment (%)





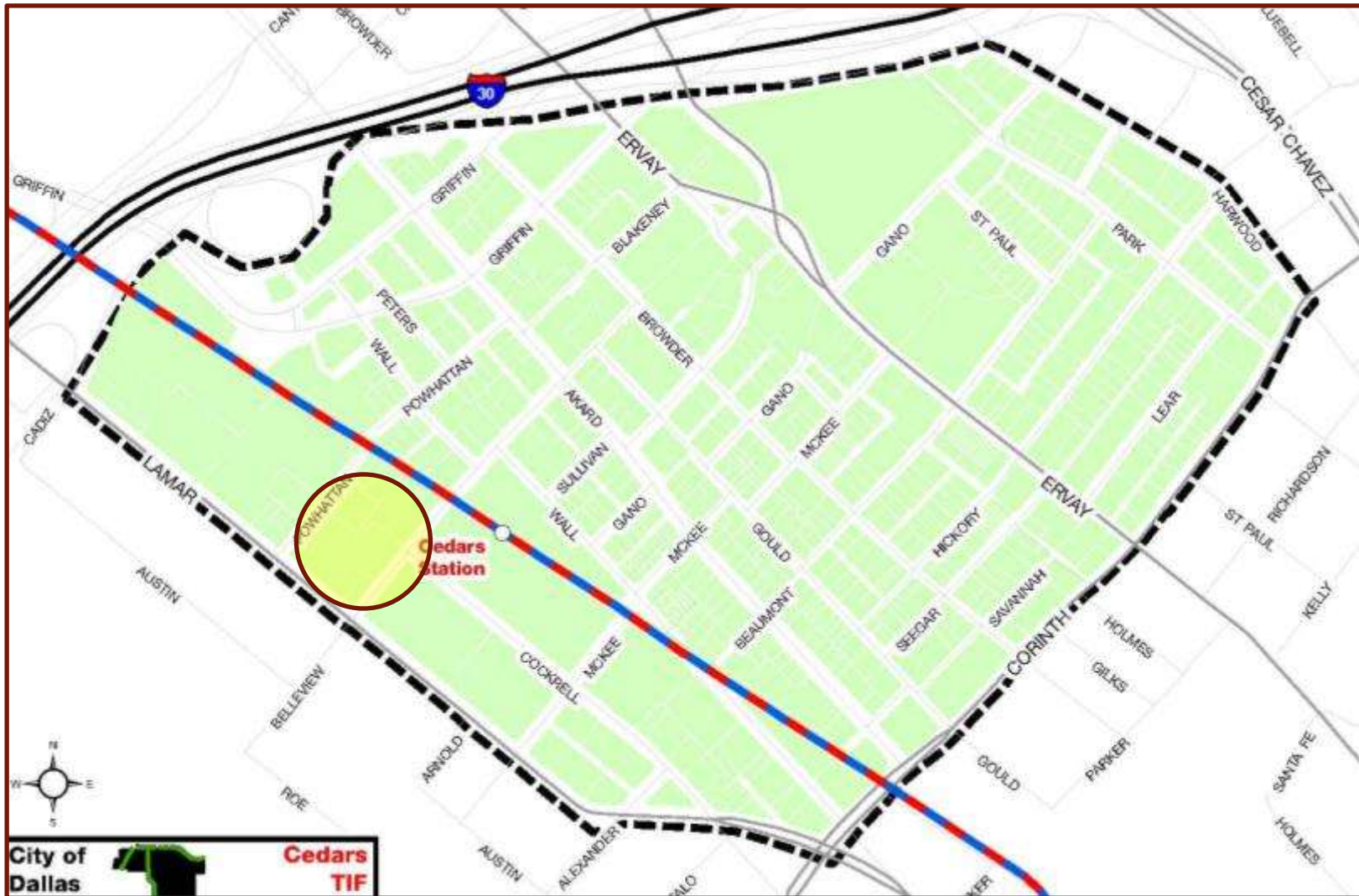
# The Cedars – Dallas, TX

City-Data “The Cedars”: Education



# The Cedars – Dallas, TX

## Tax Increment Financing (TIF) District: Map



# The Cedars – Dallas, TX

## Tax Increment Financing (TIF) District: Overview

- Planned Private Development: “The Cedars TIF development program includes:
  - 700 residential units
  - 400 hotel/motel rooms
  - 55,000 square feet of additional retail space
  - 300,000 square feet of service center/flex office space
- Increment collections in the Cedars TIF District have fallen well below initial projections. However, development interest in the area began to pick up in 2005. The 10-year extension will allow for additional needed development and this will generate a net present value of \$7,216,097 in tax increment revenue, which will be reinvested in the District.” – Project Plan & Reinvestment Zone Financing Plan, Amended June 22, 2011



# Project Overview

## Humanism, Urbanism and Environmentalism

- Humanism focuses on human values and concerns. For this project the focus was on the individual experience – perception of space and light. Effort was also made to identify individual and community needs unique to a particular setting and provide a project that would help address those needs.
- Urbanism focuses on the demographics, economy, density, and other items frequent in metropolitan settings. This project included focusing on density, networking (i.e. transportation), infrastructure, massing and scale.
- Environmentalism focuses on improving the quality of the natural environment by minimizing the impact of the built environment on its surrounding context. This project incorporates several passive and active sustainable features that reduce demands on traditional energy sources and assist in improving the ambient context of the project.

# H.U.E.

## Project Targets: General

- Include a minimum of 50% residential; a percentage of which shall be income-restricted housing
- Include a Goodwill center (or similar concept): Clothing donations accepted, processed, sold; the retail store hires those in need of financial assistance to do the work; connected is a community training center that provides basic education & computer skills, including GED assistance
- Include retail & office uses and venues that will be open during the evening and night hours, such as movie theaters and restaurants
- Work with police for increased patrols to create greater sense of security
- Consider overhead pedestrian walkway to cross busy Lamar Street
- Incorporate existing structure/use (The Cedars Social)
- Provide sufficient parking to satisfy code requirements, program needs, and any parking displaced by the project
- Work with adjacent properties to improve neighborhood aesthetics (i.e. mechanical yard for The Beat Condos)
- Promote social interactions & a sense of community

# H.U.E.

## Project Targets: Sustainability

- Provide incentives for people to take mass transportation (DART)
- Reduce storm water runoff by utilizing such features as rain gardens, rain water cisterns, vegetated swales, permeable pavers, green roofs and Filterra Filter Boxes
- Maximize use of existing infrastructure
- Use regional materials as much as possible
- Use renewable materials as much as possible
- Incorporate alternative energy sources
- Utilize technology to maximize efficiency of HVAC and lighting systems
- Promote daylighting and ventilation to extent feasible (balance with building systems)
- Incorporate native vegetation and xeriscaping
- Provide trees and water features to reduce ambient air temperatures
- Use project features to educate community on sustainability



# H.U.E.

## Community Needs: Give Back

- Lack of education and high levels of unemployment. Training is needed for people to obtain GED and preparation for college (there is a satellite of a community college down the street). Computer stations could be set up for this purpose. (Explain Goodwill concept in combination w/ retail as a possibility.)

# H.U.E.

## Community Needs: Give Back

- Site usage after typical hours due to DART station and pedestrian activity. There is a need for facilities to accommodate these people – can stay open practically 24-7 and contain restrooms and places to safely sit, eat, and wait for connecting trains/buses.

# H.U.E.

## Community Needs: Give Back

- 6 major hospitals w/in a 5-mile radius (Baylor, Methodist, UT Southwestern, Parkland, Texas Scottish Rite, and Children's), but the only one for those w/o insurance, etc. is Parkland, which is the furthest (5 miles away). There is a need for a local walk-in free clinic where community residents can come for medical check-ups, flu vaccines, blood pressure checking, etc. This clinic could also support social services such as providing fans for the elderly in the summertime and working with other organizations such as meals-on-wheels, etc.



# The Cedars – Dallas, TX

## Concept

- The vertical forms represent the community served by the project and its forward progression towards reaching urban goals
- The angles represent the faceted aspects of the community – its diversity
- The horizontal elements serve two purposes:
  - They represent the ties that bind the community together
  - They provide practical shading from the hot Texas climate

# The Cedars – Dallas, TX

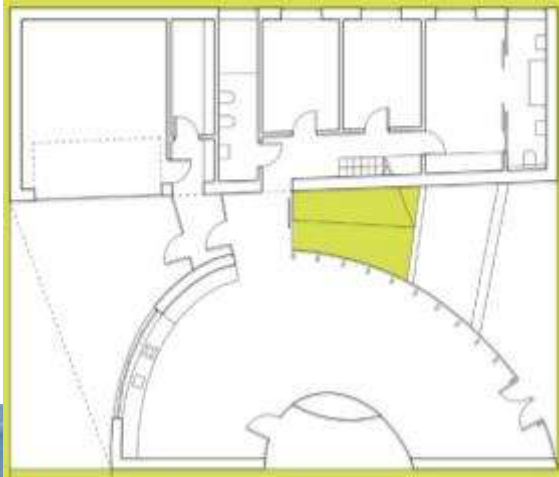
## Concept

The purpose of the project is to “give back” to the community in the following ways:

- Provide meeting spaces for community gatherings that people actually want to go to (interior and exterior)
- Green space provides urban oasis
- Provide education and healthcare for the community, as well as an opportunity for artistic expression

# The Cedars – Dallas, TX

Concept: The OUTrail House by KWK Promes



The green roof is accessed from the home's central atrium.

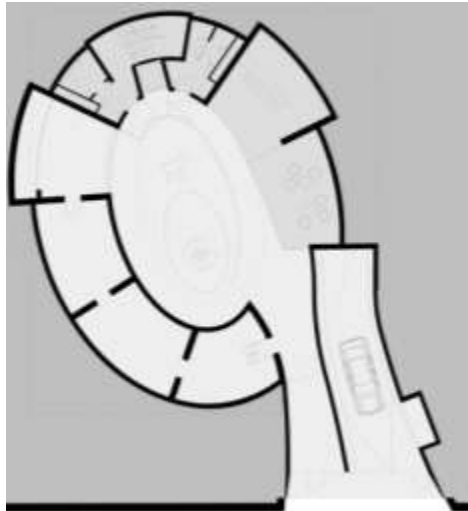


# The Cedars – Dallas, TX

Concept: Cocoon by Camenzind Evolution



Fluidity and continuity of space is created by arranging spaces around a gently rising ramp which encircles a central, light-flooded atrium.





# The Cedars – Dallas, TX

Concept: Vertical Earth



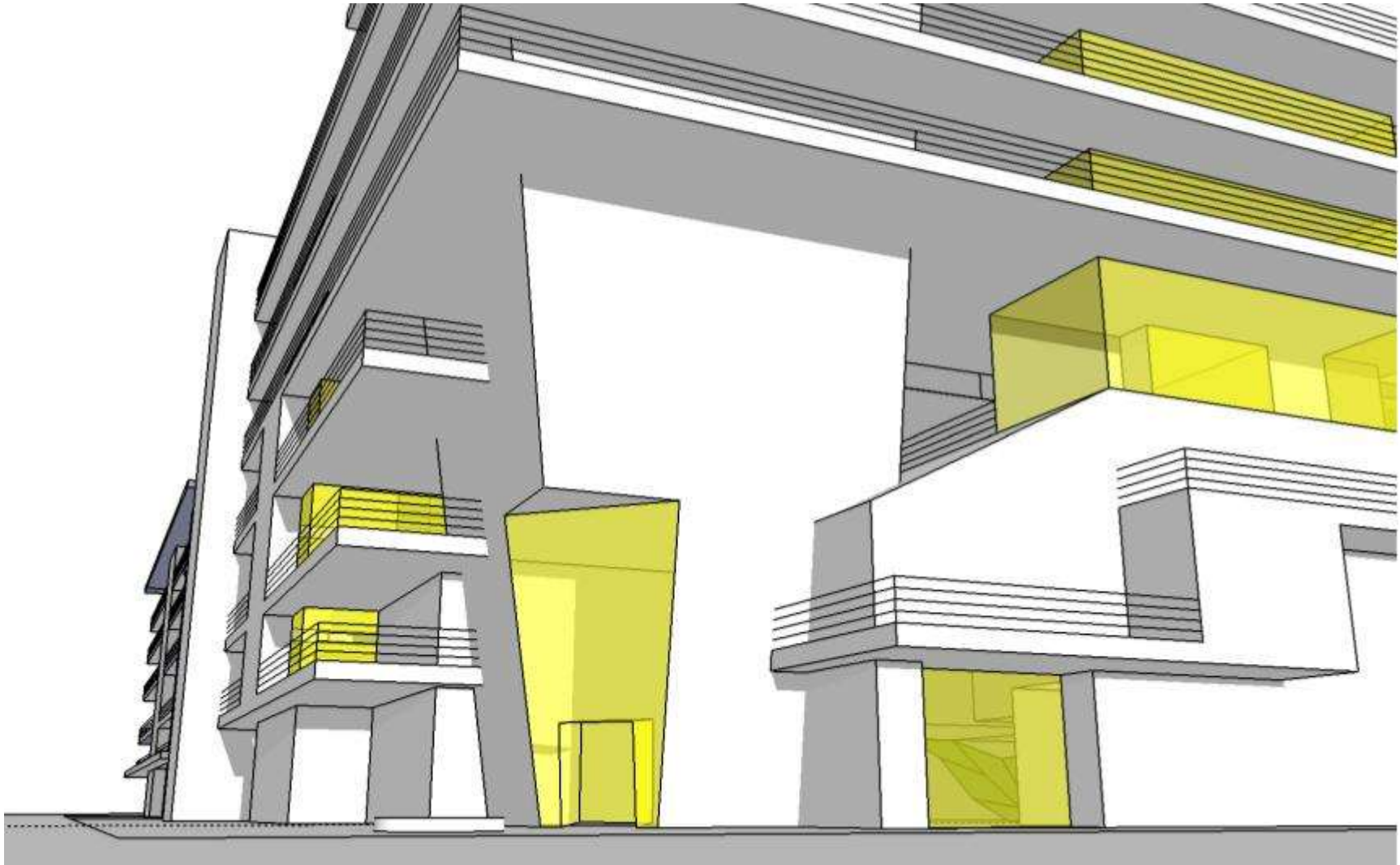
# The Cedars – Dallas, TX

Concept: Vertical Earth – Mass and Trellis



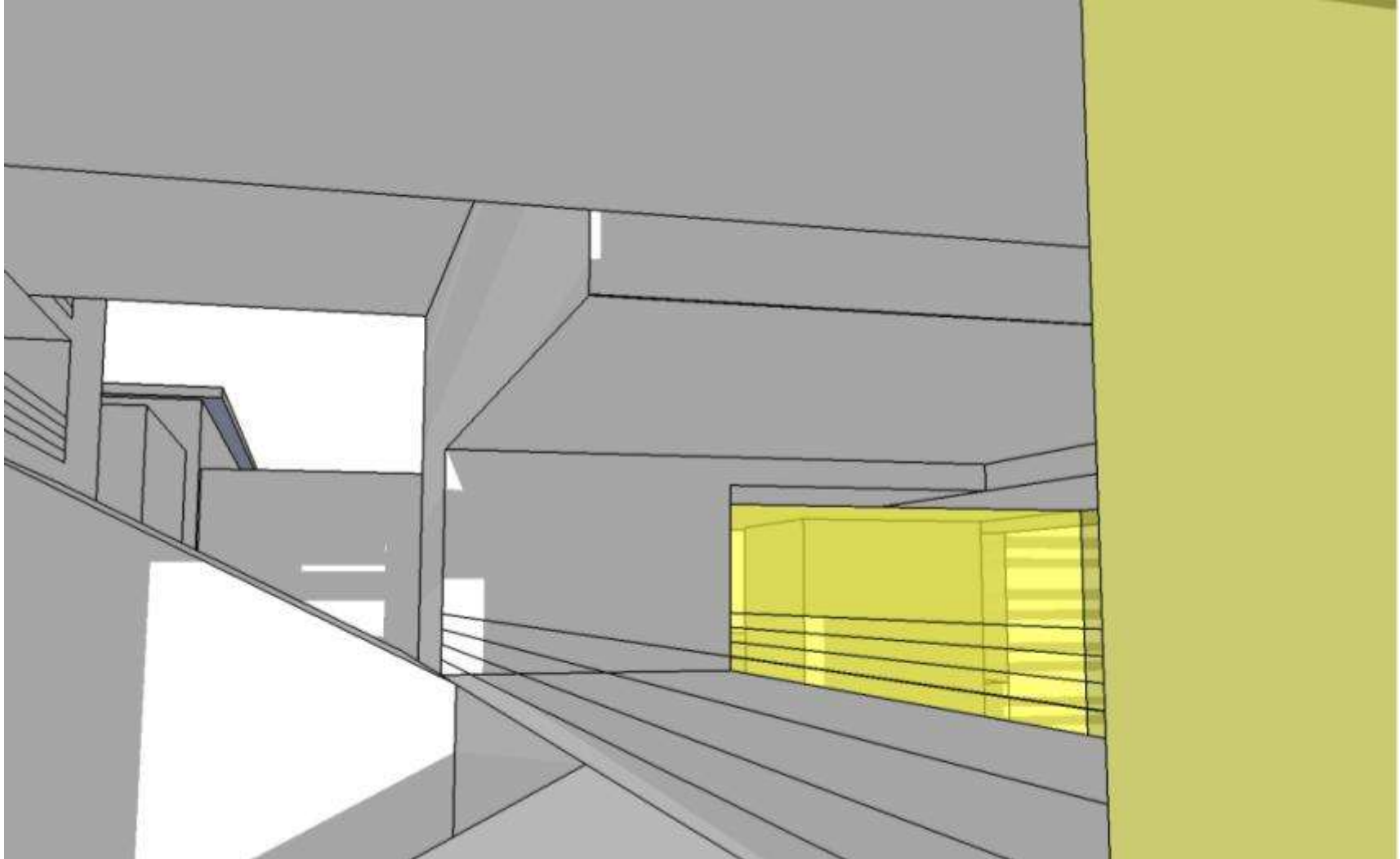
# The Cedars – Dallas, TX

Concept: Focal Point from Lamar



# The Cedars – Dallas, TX

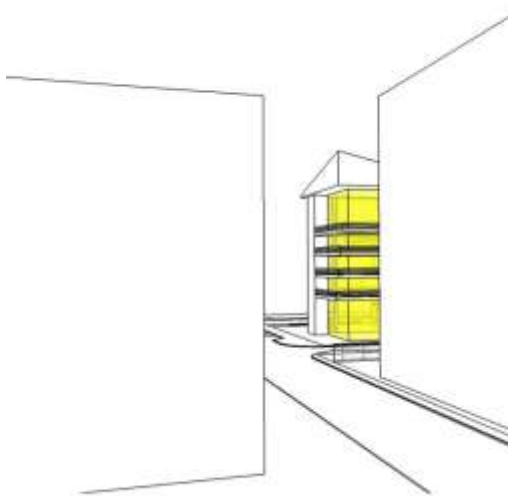
Concept: Light Wells





# The Cedars – Dallas, TX

Visibility from DART Station



# The Cedars – Dallas, TX

Visibility from DART Station



# The Cedars – Dallas, TX

## Calculations

Use	SF	%
Residential Studio	19,200	8%
Residential 1&2	28,800	12%
Residential Subsidized 2	19,200	8%
Residential 3	12,000	5%
Retail	26,400	11%
Office	52,800	22%
Café/Restaurant w/ Performance	26,400	11%
Public Green	26,400	11%
Community Space	28,800	12%
<b>Base Subtotal</b>	<b>240,000</b>	<b>100%</b>
<b>Give Back</b>	<b>60,000</b>	<b>25%</b>
<b>Floor Area Ratio (FAR)</b>	<b>4.5</b>	<b>4.0</b>
<b>163,200</b>	<b>734,400</b>	<b>652,800</b>

# The Cedars – Dallas, TX

## Calculations

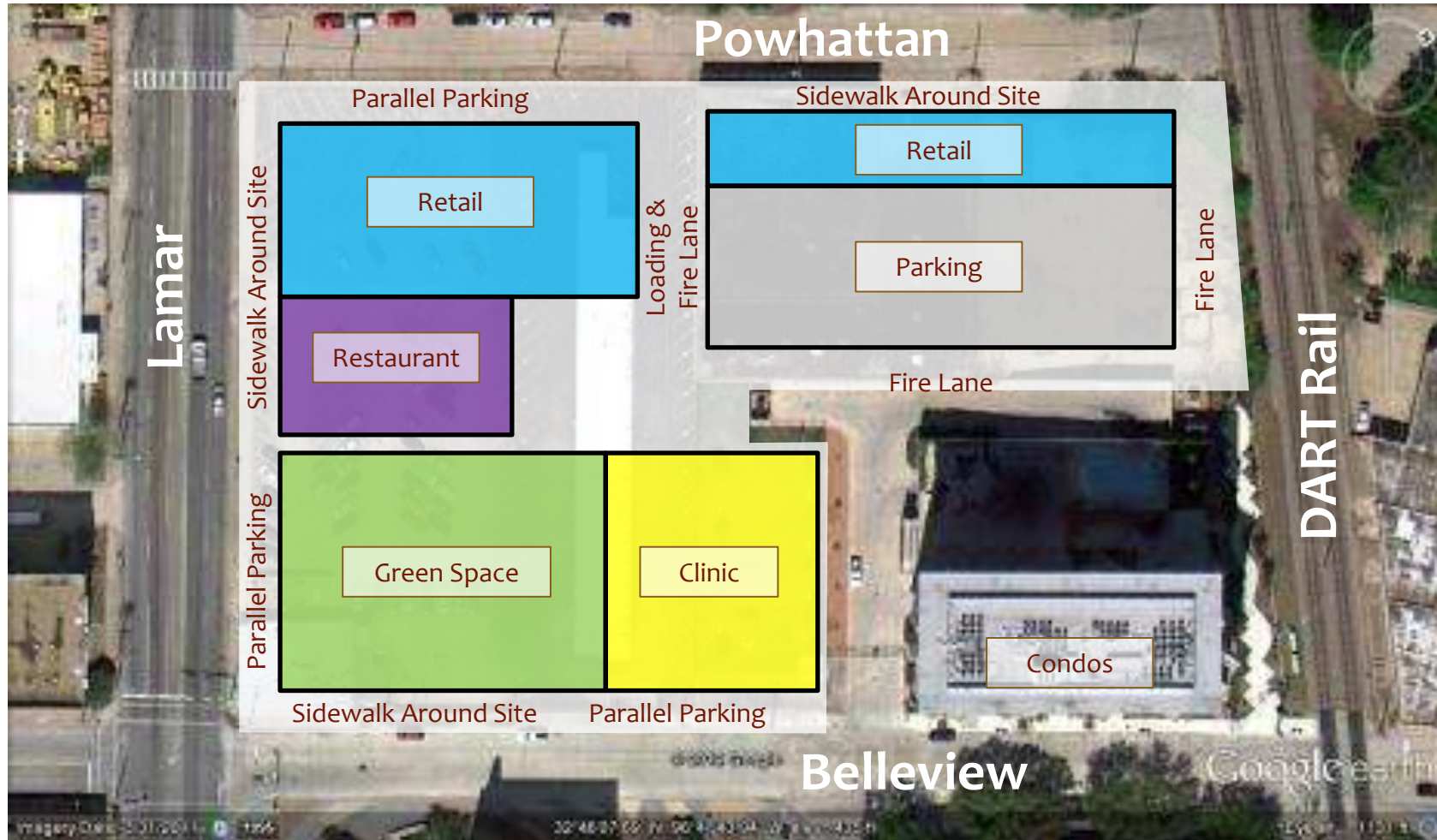
Use	SF	%	Basement	Level 1	Level 2	Level 3	Level 4	Level 5
Residential Studio	19,200	8%	0	5,700	1,400	1,300	3,800	3,800
Residential 1&2	28,800	12%	0	4,000	3,900	1,575	6,450	6,325
Residential Subsidized 2	19,200	8%	0	0	1,400	1,300	4,300	4,200
Residential 3	12,000	5%	0	0	1,400	1,300	2,200	2,200
Retail	26,400	11%	0	21,900	0	0	4,500	0
Office	52,800	22%	0	9,700	2,500	10,700	0	3,000
Café/Restaurant w/ Performance	26,400	11%	0	0	8,250	12,550	0	0
Public Green	26,400	11%	0	23,740	2,660	0	0	0
Community Space	28,800	12%	0	0	21,800	0	0	0
<b>Base Subtotal</b>	<b>240,000</b>	<b>100%</b>	<b>0</b>	<b>65,040</b>	<b>43,310</b>	<b>28,725</b>	<b>21,250</b>	<b>19,525</b>
Give Back	60,000	25%	0	6750	21800	18950	4500	3000
<b>Floor Area Ratio (FAR)</b>	<b>4.5</b>	<b>4.0</b>						
<b>163,200</b>	<b>734,400</b>	<b>652,800</b>						

Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Roof	Subtotal
3,200	0	0	0	0	0	0	0	19,200
4,950	800	800	0	0	0	0	0	28,800
4,600	2,600	800	0	0	0	0	0	19,200
400	2,300	2,200	0	0	0	0	0	12,000
	0	0	0	0	0	0	0	26,400
3,000	5,500	3,800	3,800	3,800	3,500	3,500	0	52,800
	2,600	3,000	0	0	0	0	0	26,400
0	0	0	0	0	0	0	0	26,400
	0	0	0	0	3,500	3,500	0	28,800
<b>16,150</b>	<b>13,800</b>	<b>10,600</b>	<b>3,800</b>	<b>3,800</b>	<b>7,000</b>	<b>7,000</b>	<b>0</b>	<b>240,000</b>
3000	2000	0	0	0	0	0	0	60,000



# The Cedars – Dallas, TX

## Schematic Design & Layout



# Site Plan

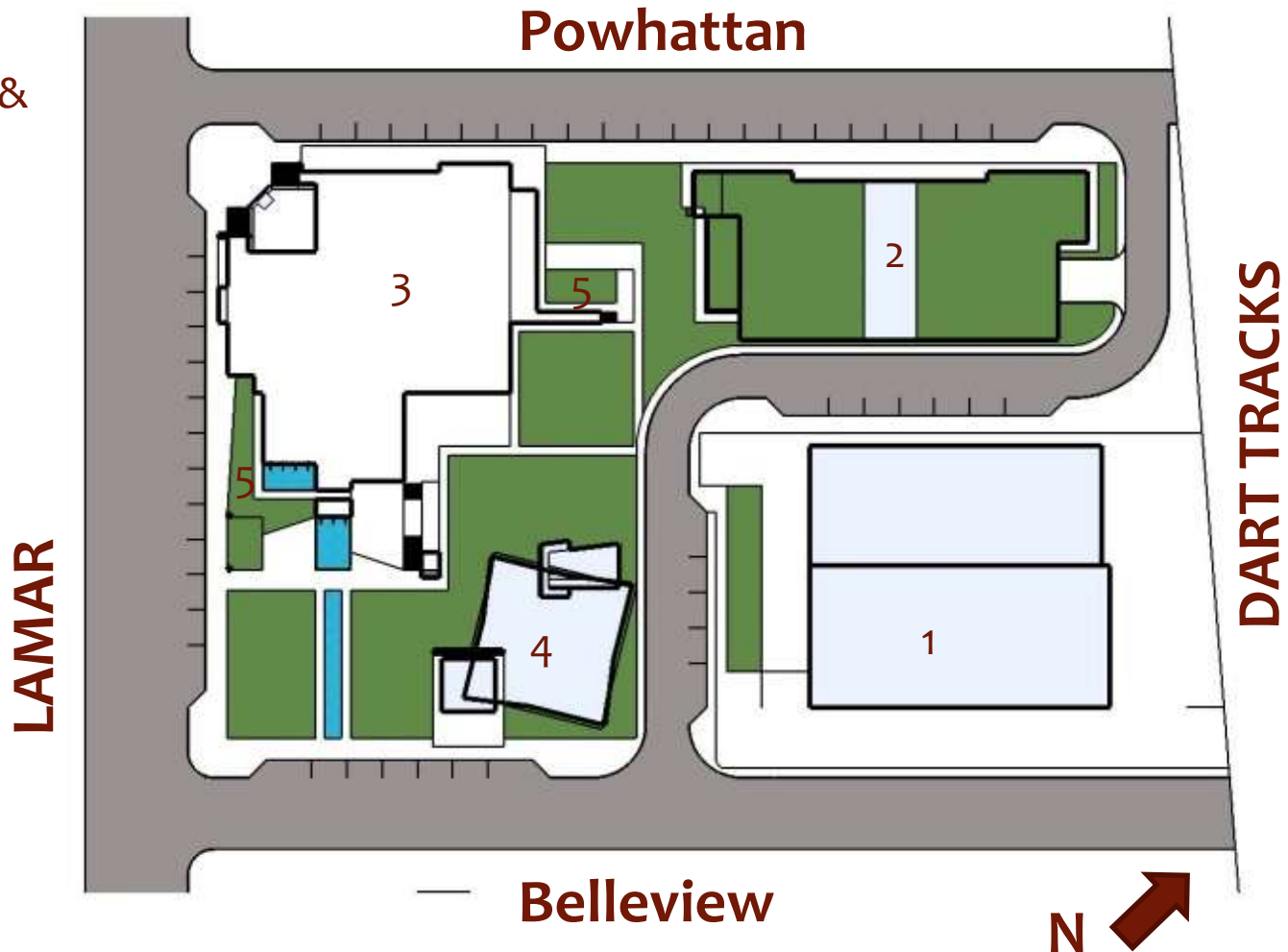
- # LAMAR



# The Cedars – Dallas, TX

## Level 2

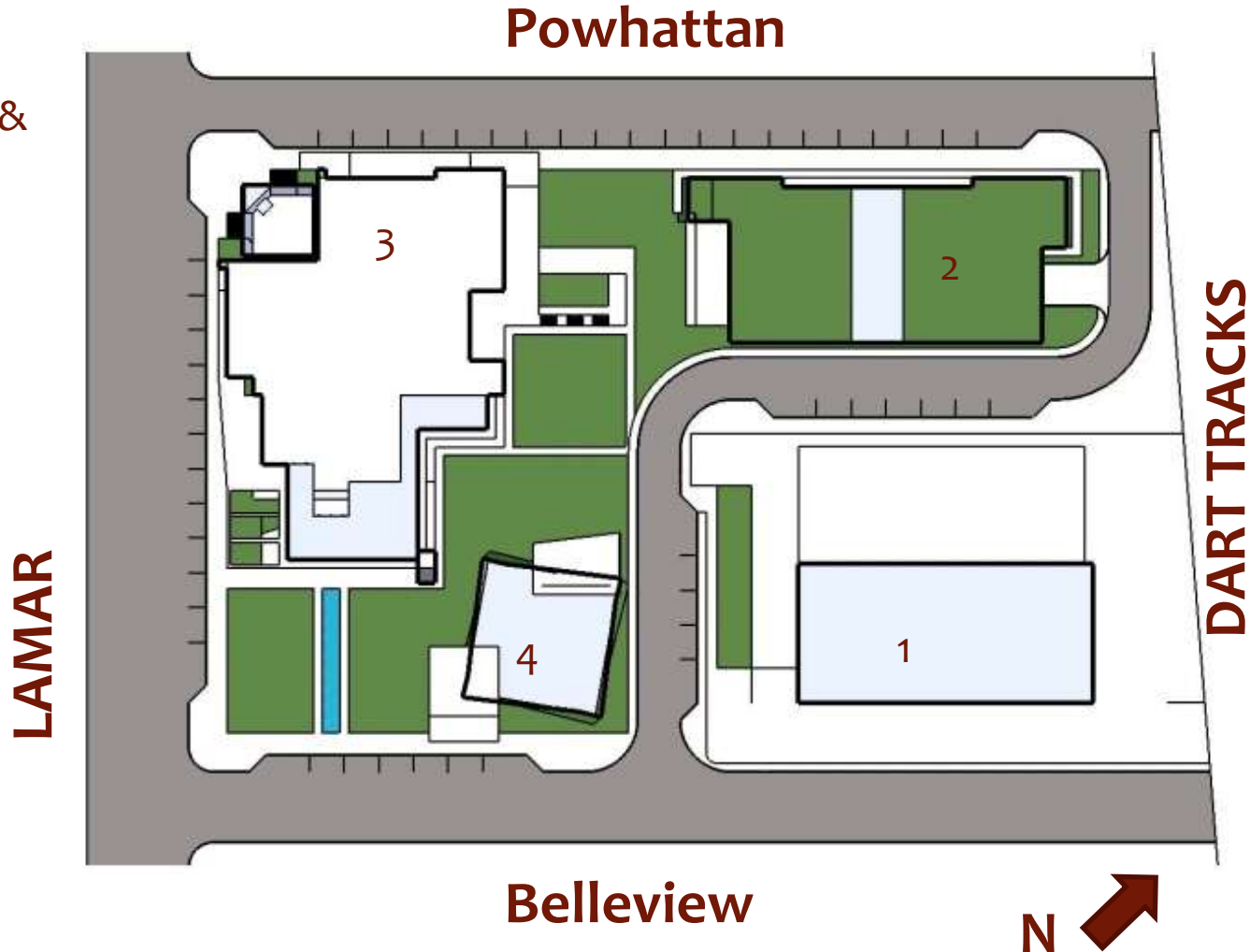
1. The Beat: Condos
2. Parking, Apts & Live|Work
3. Retail, Office, Restaurant, Community & Give Back
4. Office, Community & Give Back
5. Green Space



# The Cedars – Dallas, TX

## Level 3

1. The Beat: Condos
2. Parking, Apts & Live|Work
3. Retail, Office, Restaurant, Community & Give Back
4. Office, Community & Give Back
5. Green Space

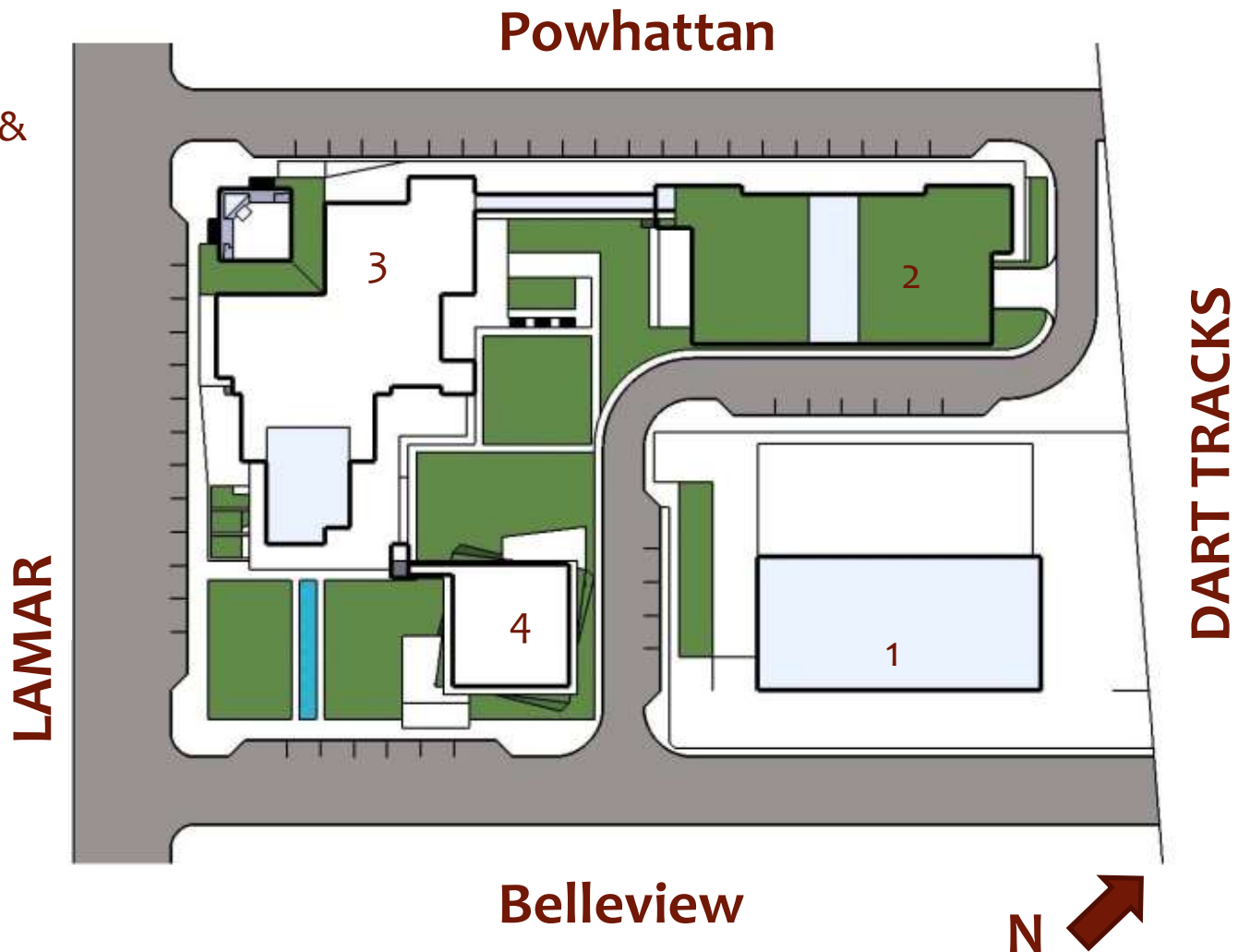




# The Cedars – Dallas, TX

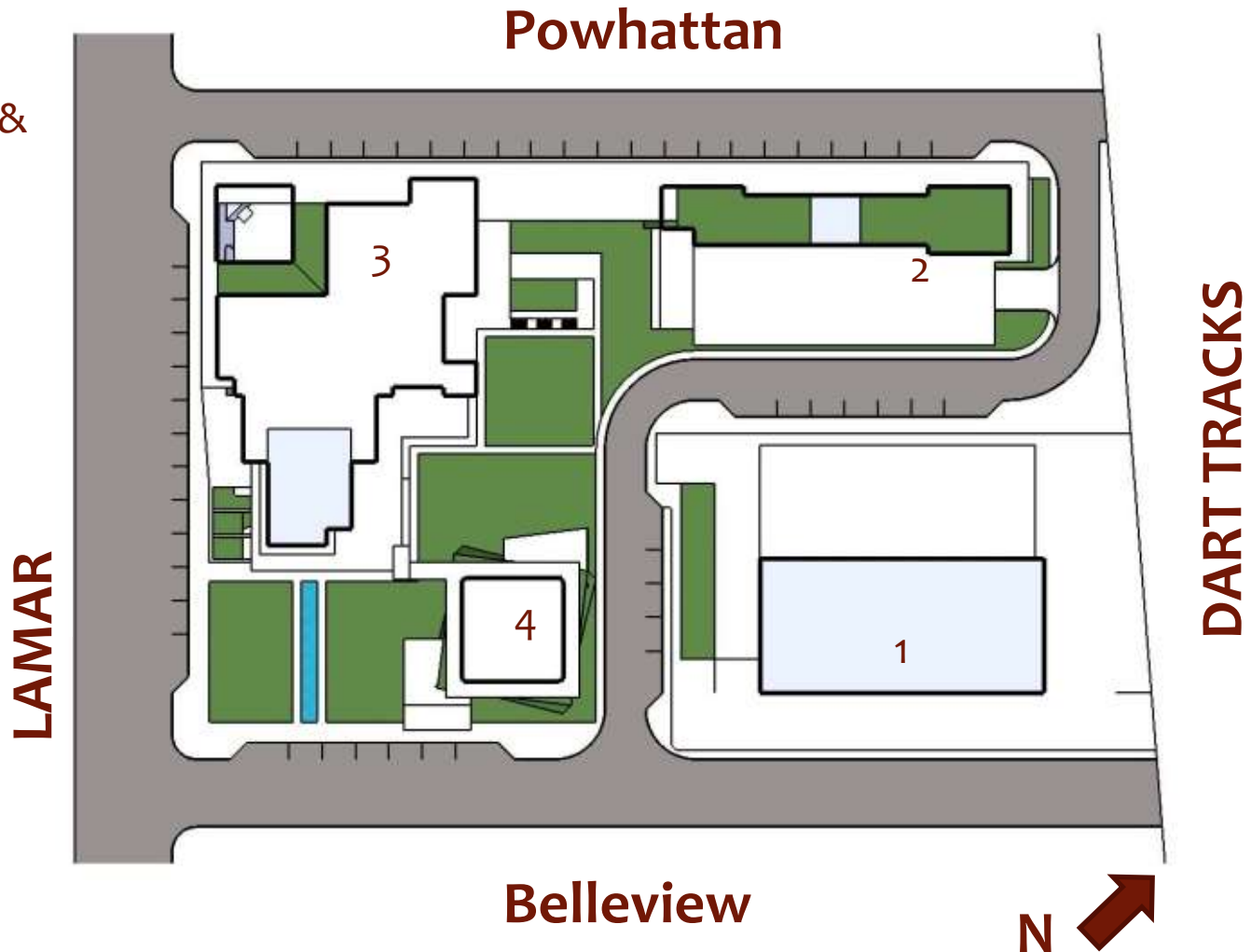
## Level 4

1. The Beat: Condos
2. Parking, Apts & Live|Work
3. Retail, Office, Restaurant, Community & Give Back
4. Office, Community & Give Back
5. Green Space



## Level 5

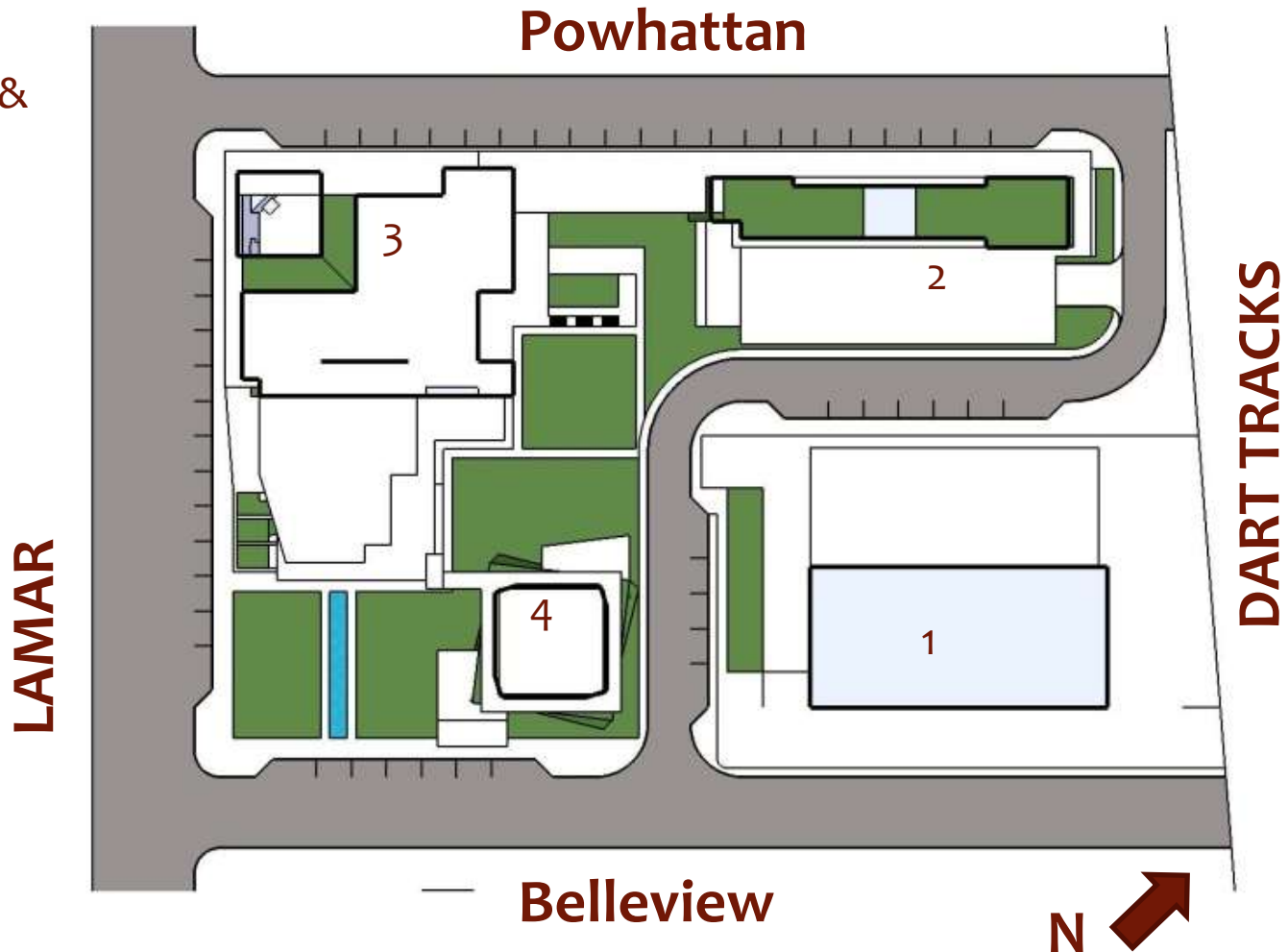
1. The Beat:  
Condos
2. Parking, Apts &  
Live|Work
3. Retail, Office,  
Restaurant,  
Community &  
Give Back
4. Office,  
Community &  
Give Back
5. Green Space



# The Cedars – Dallas, TX

## Level 6

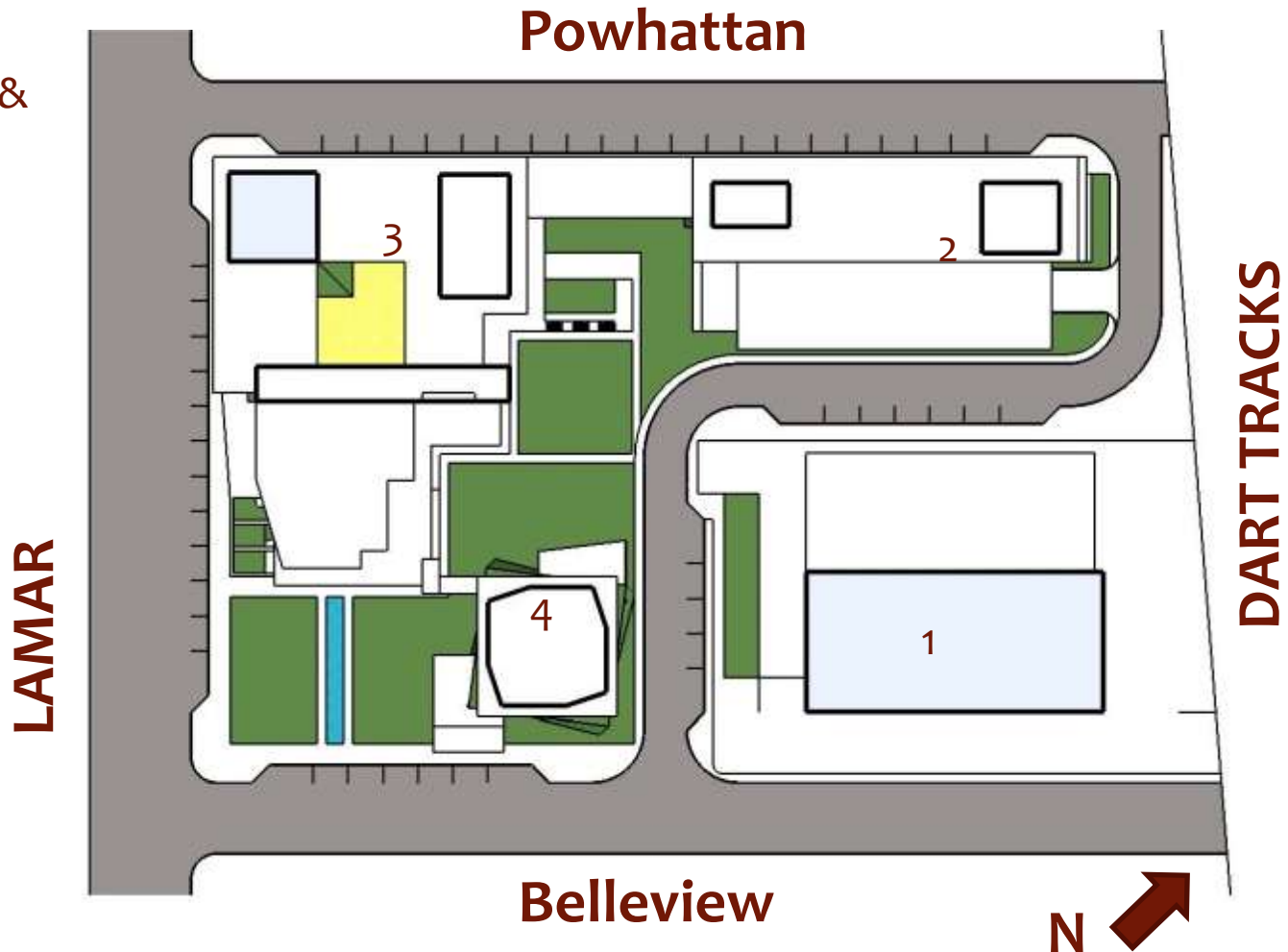
1. The Beat:  
Condos
2. Parking, Apts &  
Live|Work
3. Retail, Office,  
Restaurant,  
Community &  
Give Back
4. Office,  
Community &  
Give Back
5. Green Space



# The Cedars – Dallas, TX

## Level 7

1. The Beat:  
Condos
2. Parking, Apts &  
Live|Work
3. Retail, Office,  
Restaurant,  
Community &  
Give Back
4. Office,  
Community &  
Give Back
5. Green Space

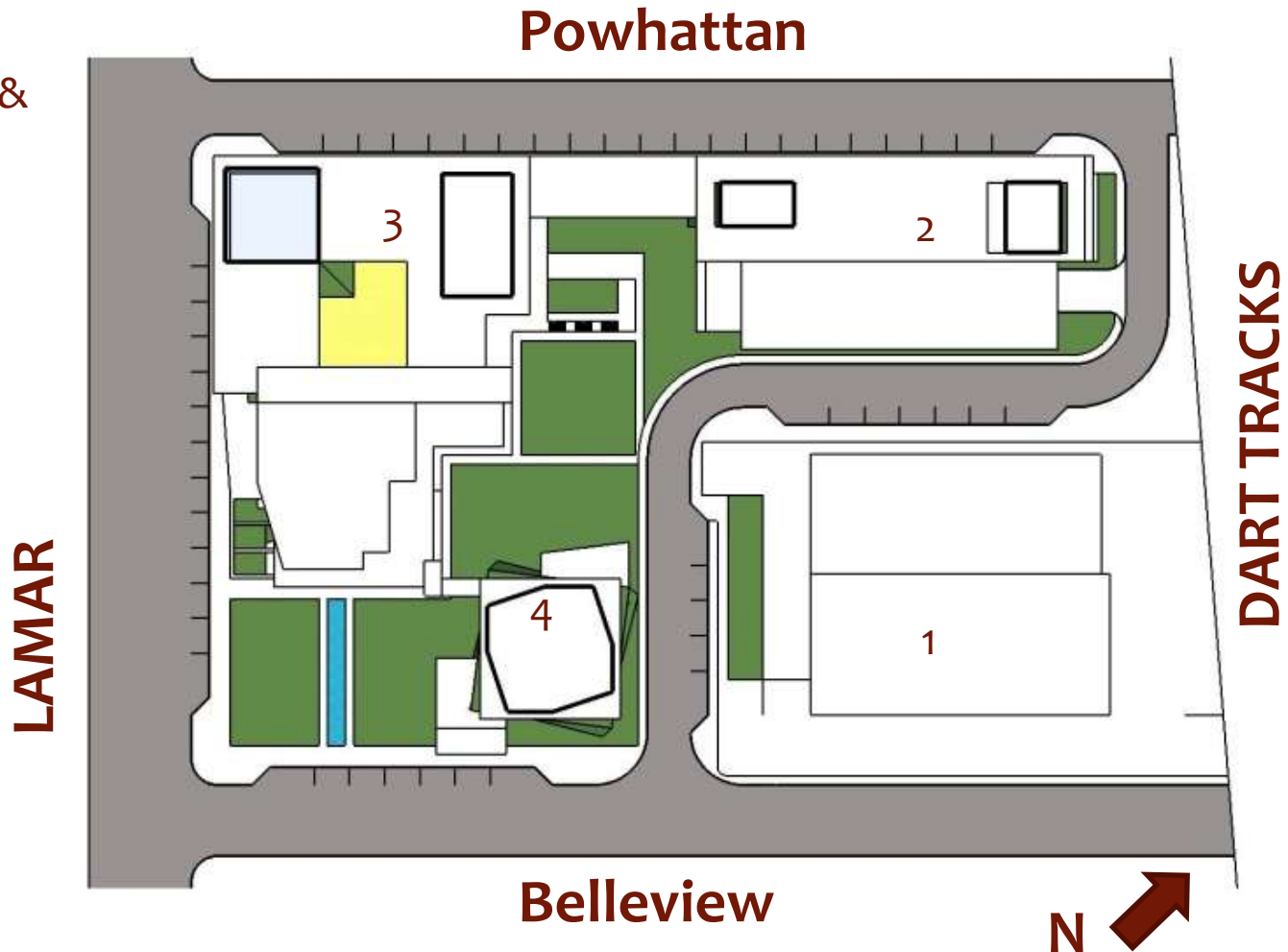




# The Cedars – Dallas, TX

## Level 8

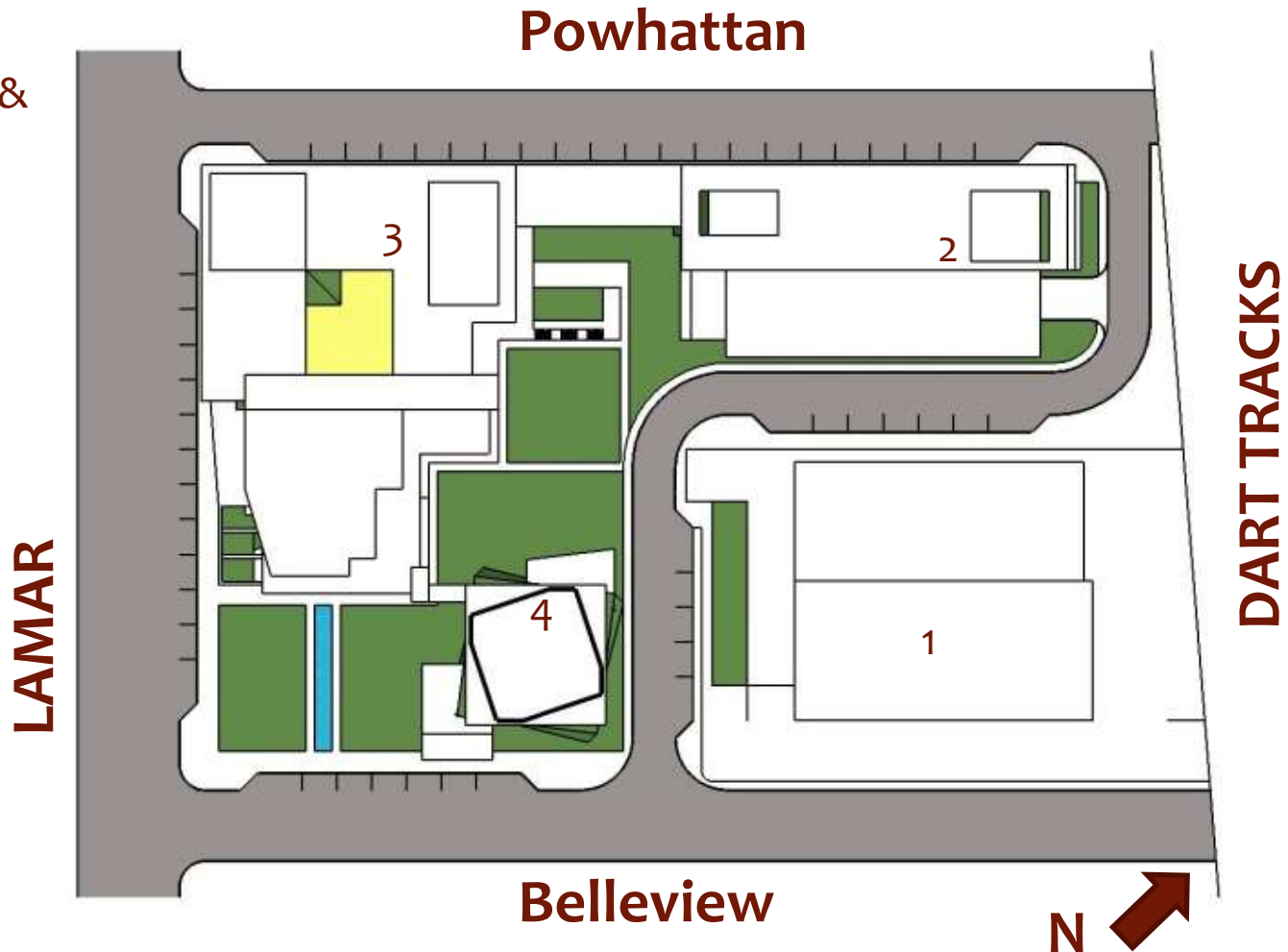
1. The Beat: Condos
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3. Retail, Office, Restaurant, Community & Give Back
4. Office, Community & Give Back
5. Green Space



# The Cedars – Dallas, TX

## Level 9

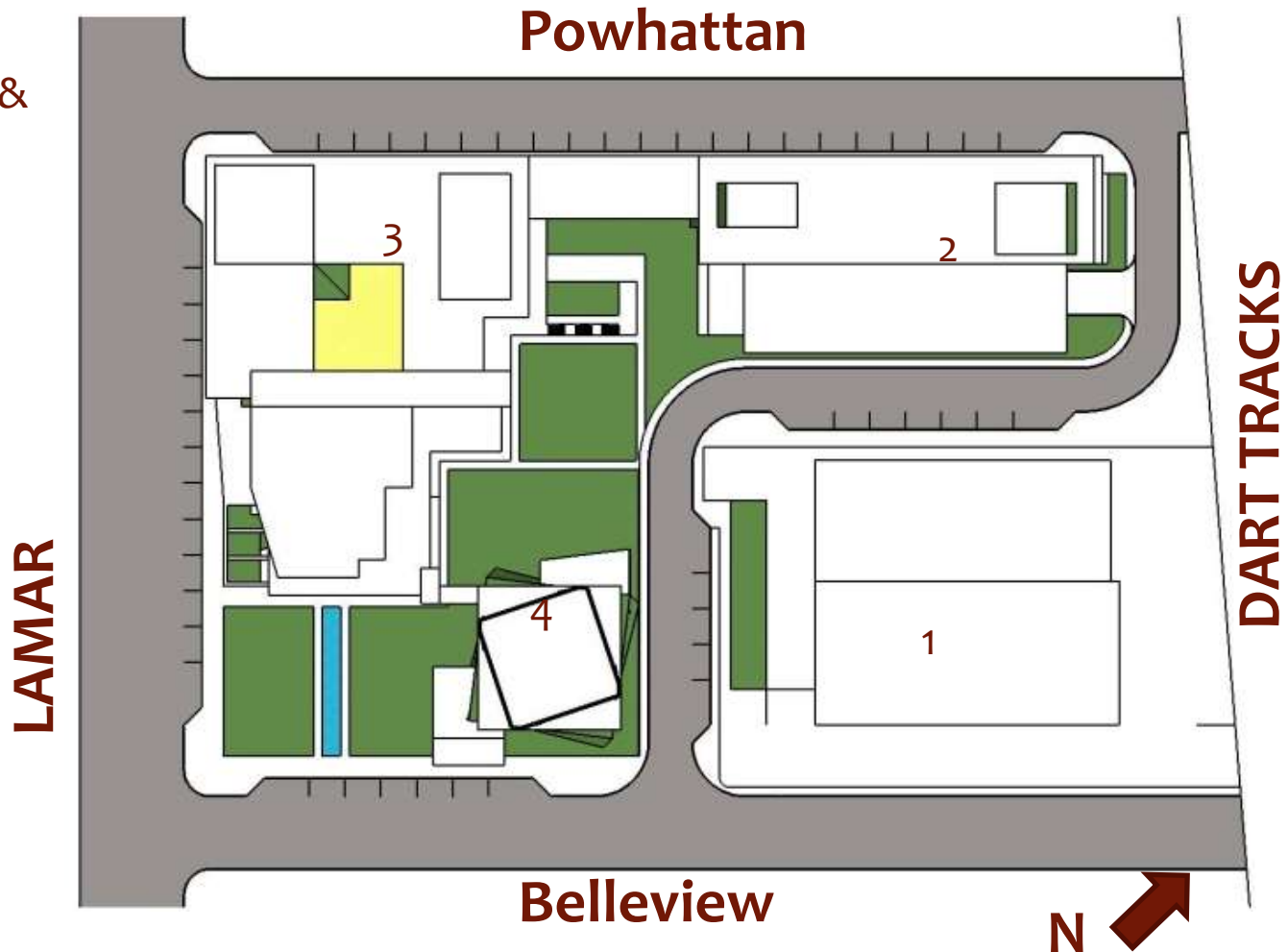
1. The Beat: Condos
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# The Cedars – Dallas, TX

## Level 10

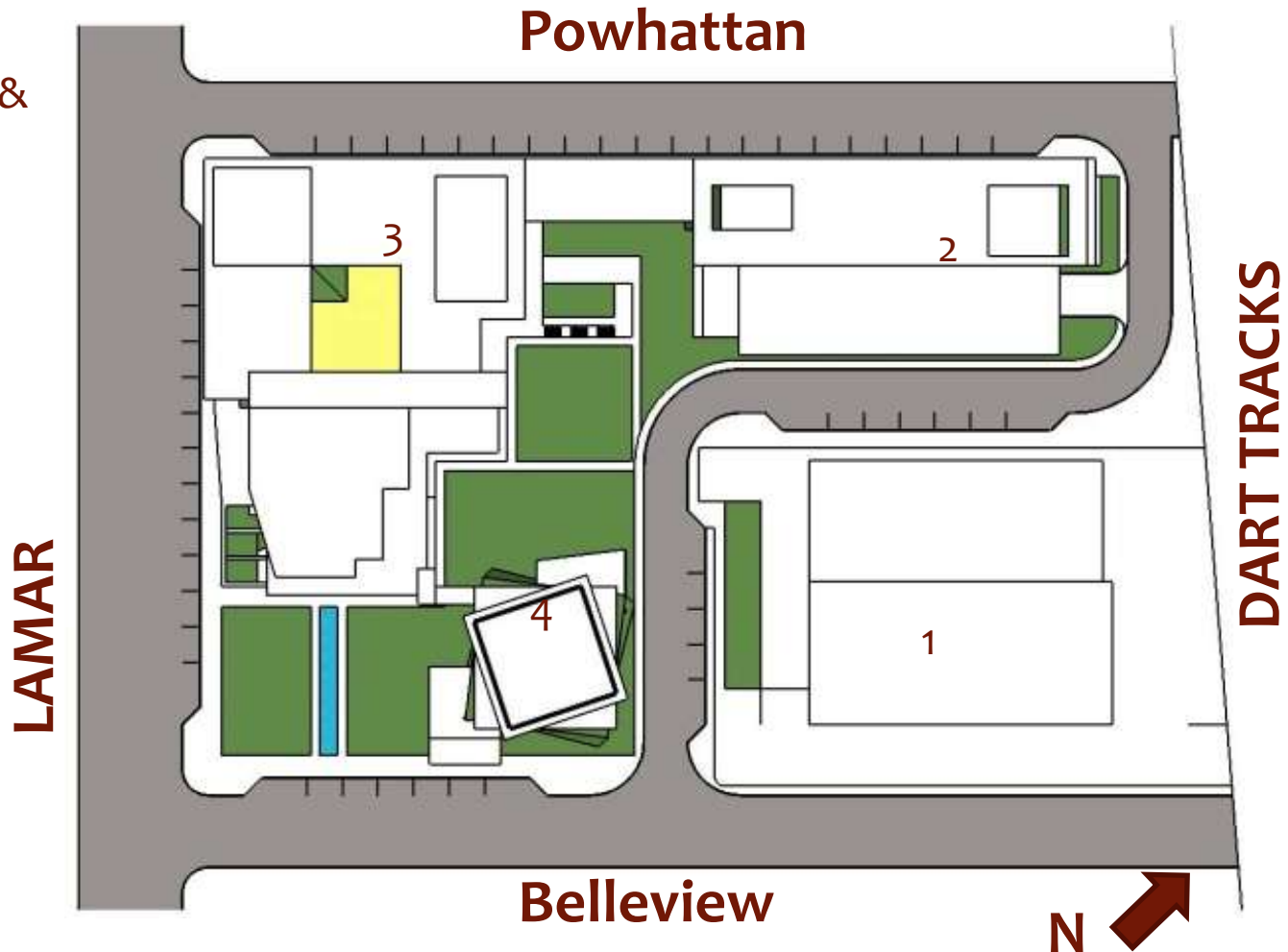
1. The Beat: Condos
2. Parking, Apts & Live|Work
3. Retail, Office, Restaurant, Community & Give Back
4. Office, Community & Give Back
5. Green Space



# The Cedars – Dallas, TX

Level 11

1. The Beat:  
Condos
2. Parking, Apts &  
Live|Work
3. Retail, Office,  
Restaurant,  
Community &  
Give Back
4. Office,  
Community &  
Give Back
5. Green Space

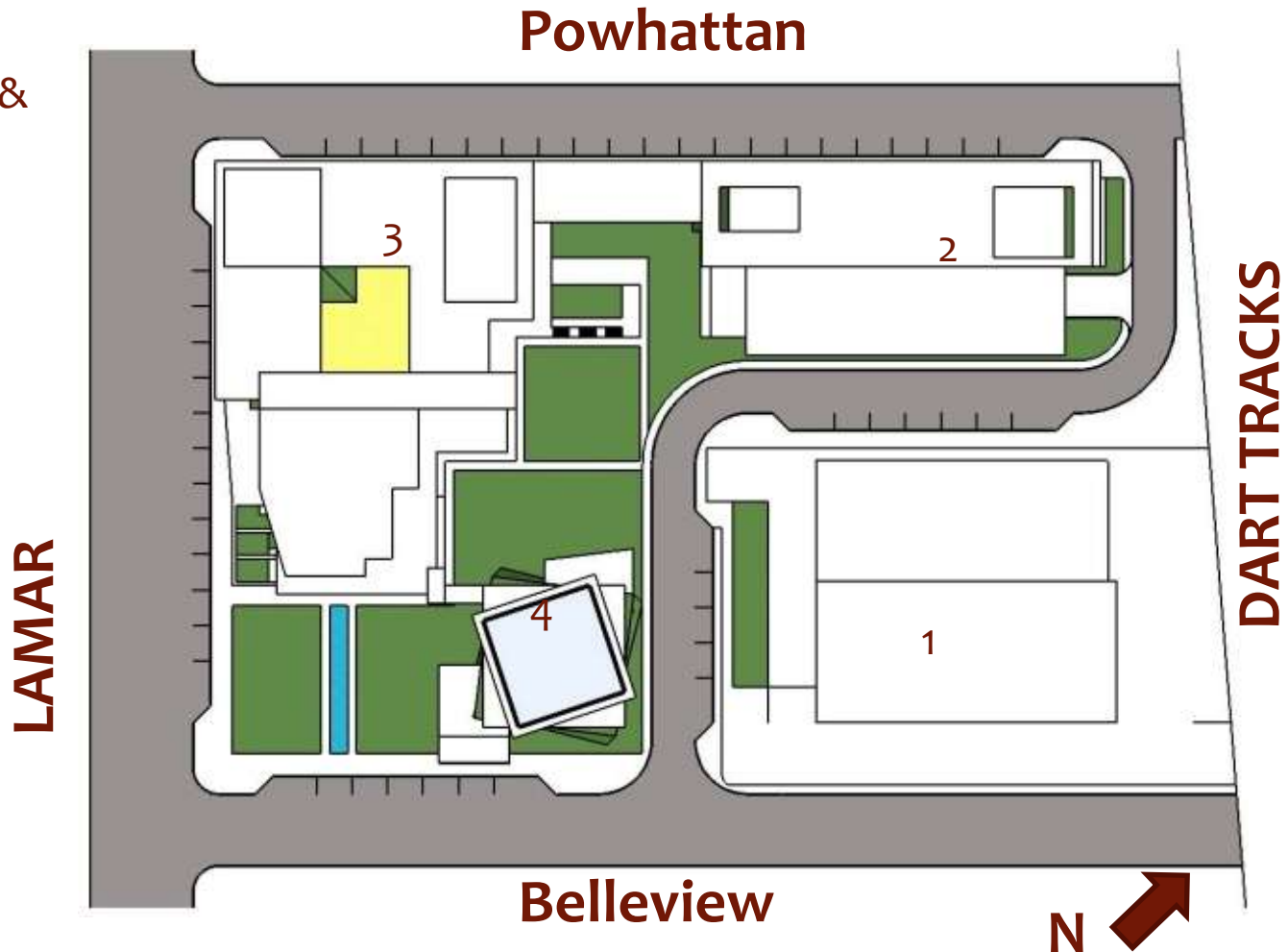




# The Cedars – Dallas, TX

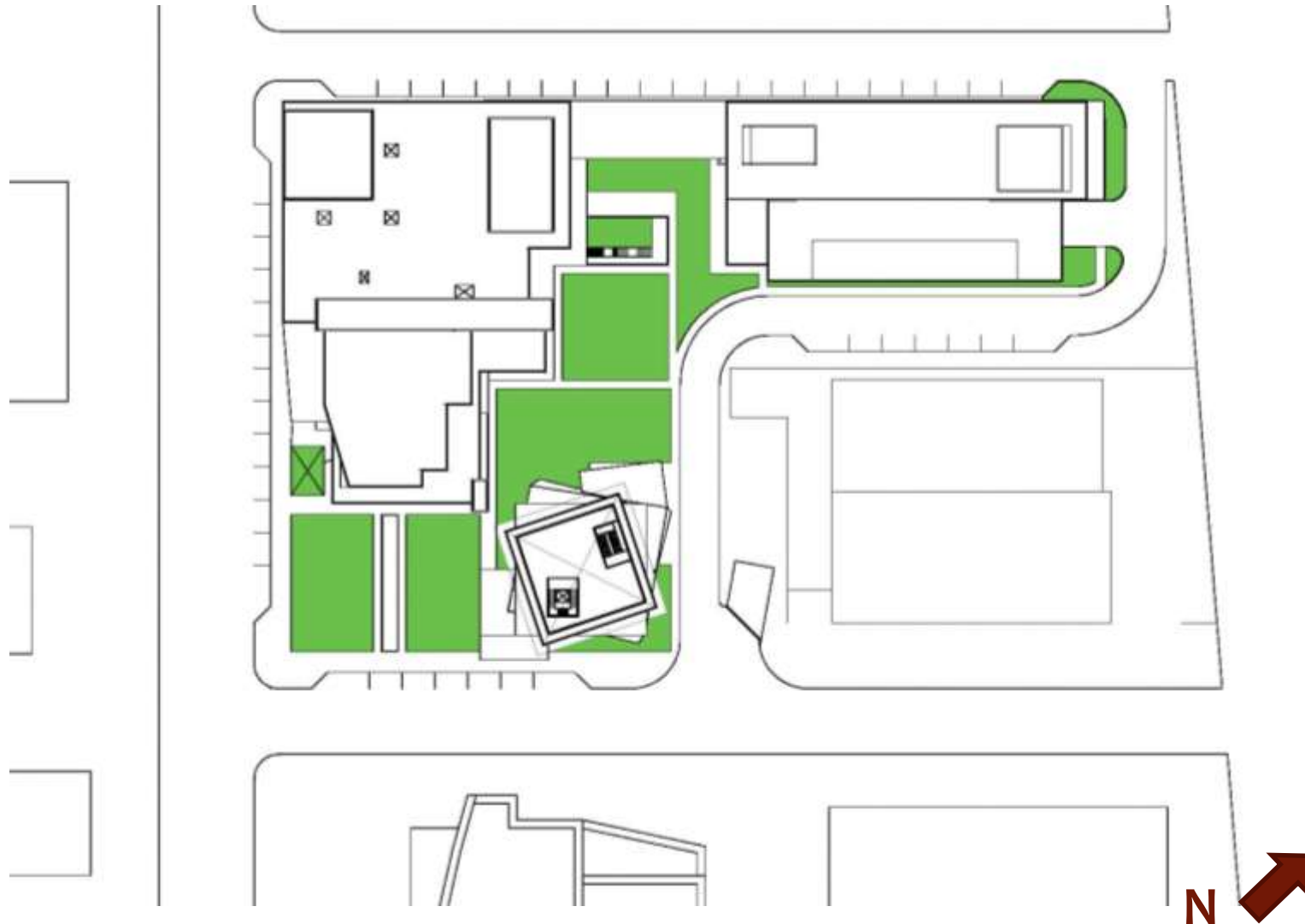
Level 12

1. The Beat:  
Condos
2. Parking, Apts &  
Live|Work
3. Retail, Office,  
Restaurant,  
Community &  
Give Back
4. Office,  
Community &  
Give Back
5. Green Space



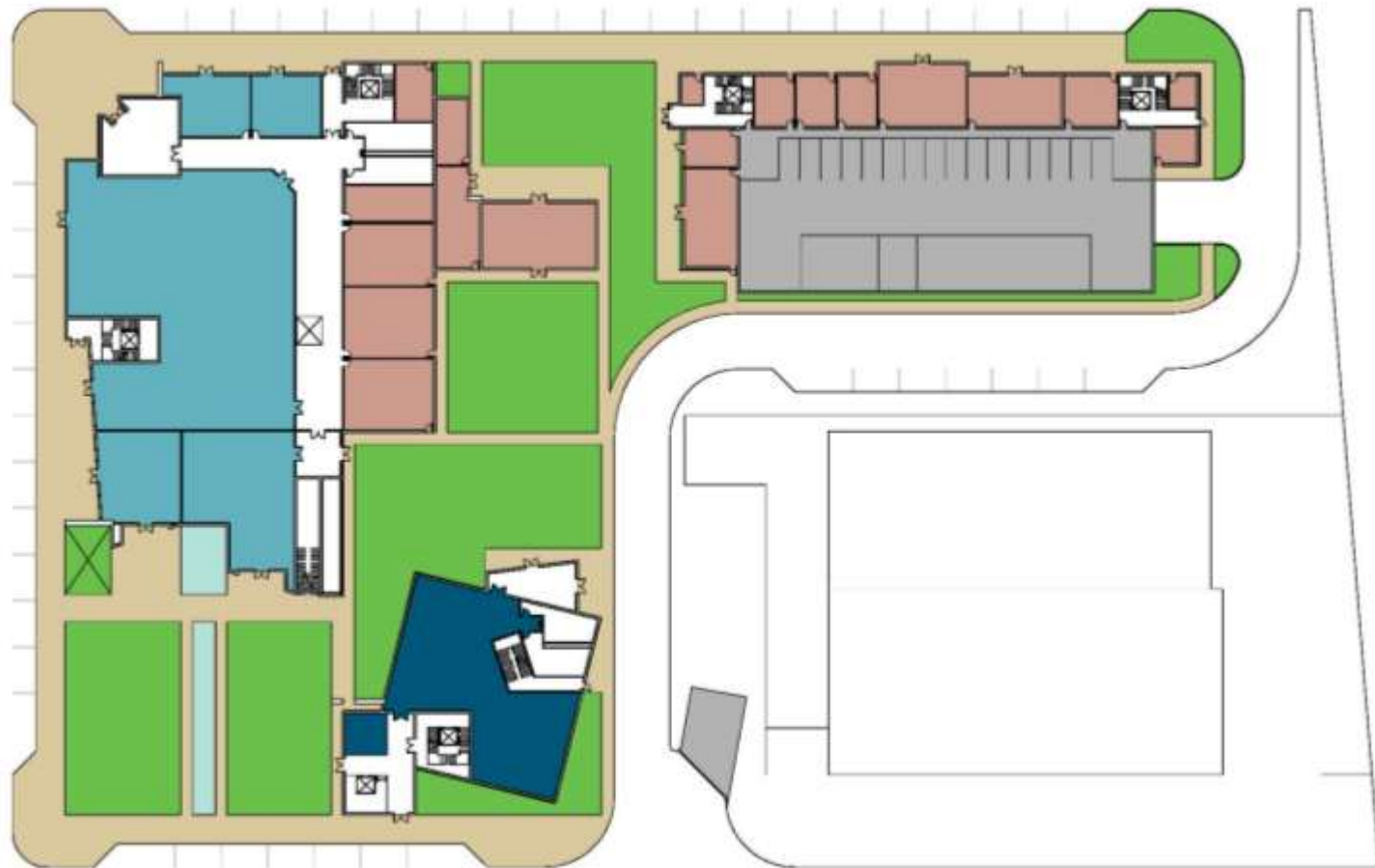
# The Cedars – Dallas, TX

## Site Plan



# The Cedars – Dallas, TX

Level 1



# The Cedars – Dallas, TX

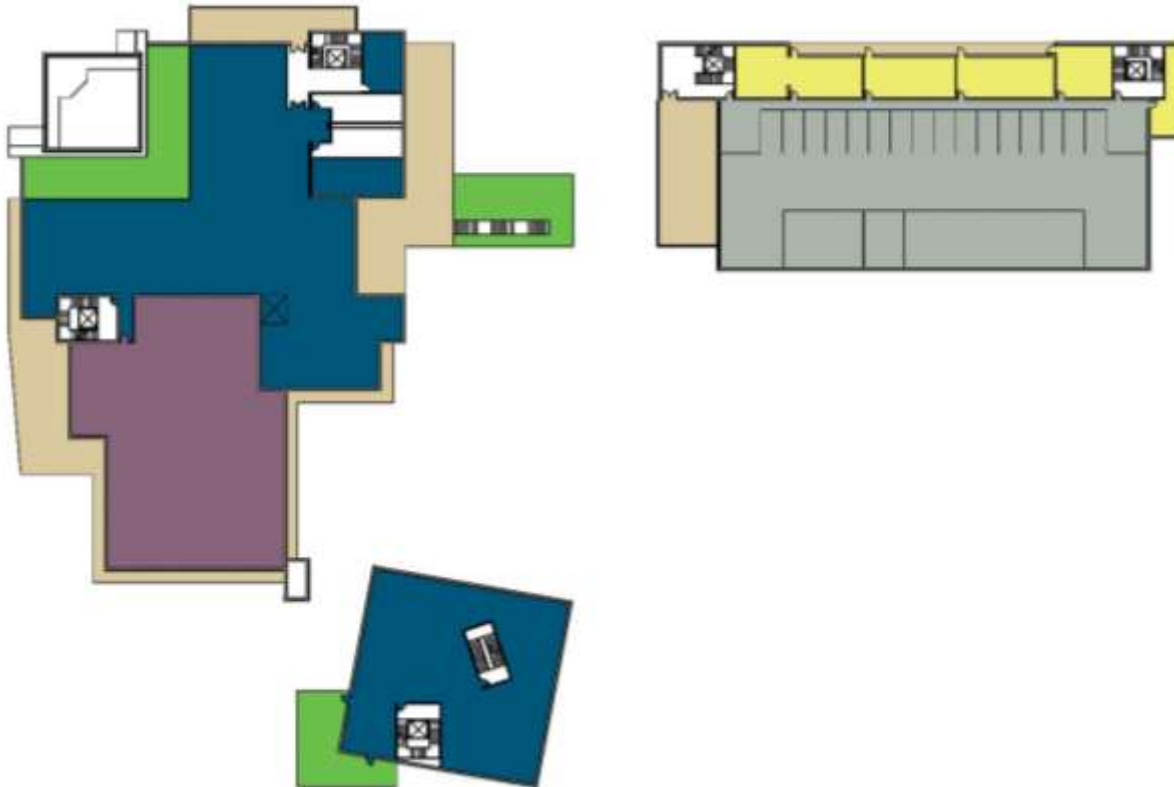
Level 2





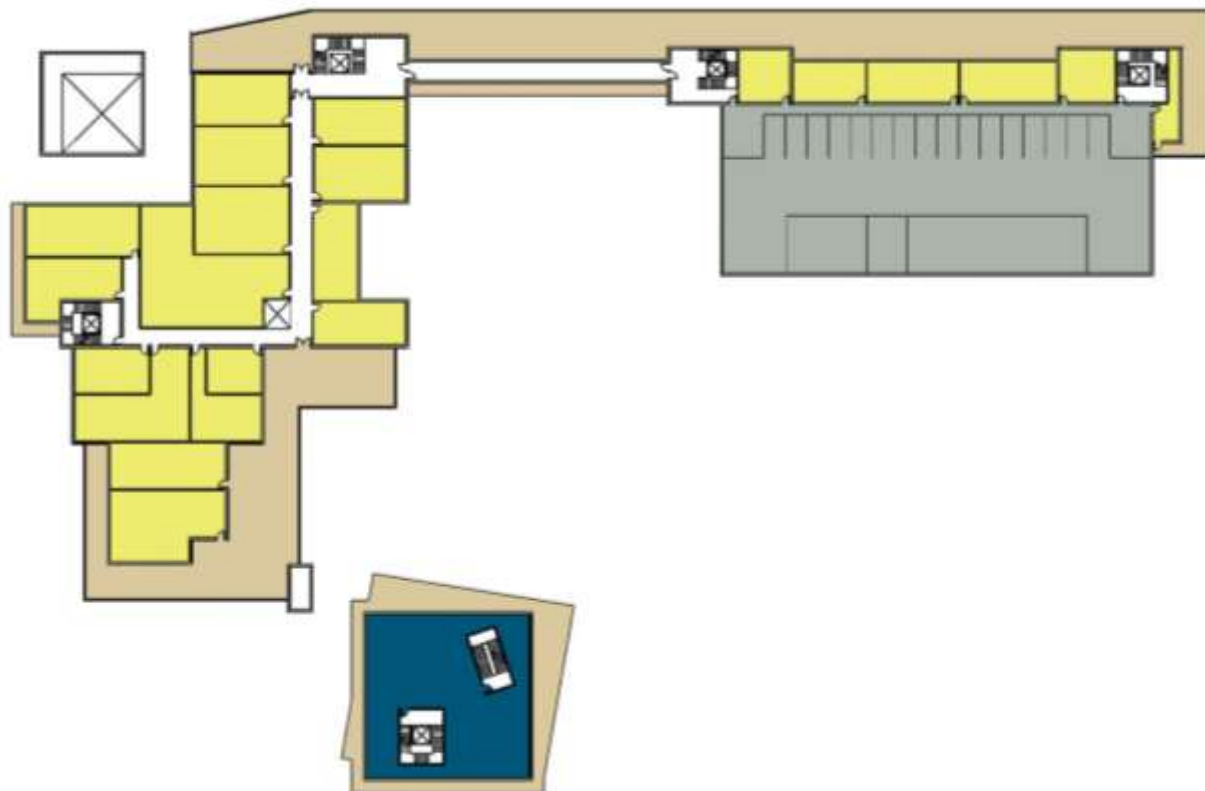
# The Cedars – Dallas, TX

Level 3



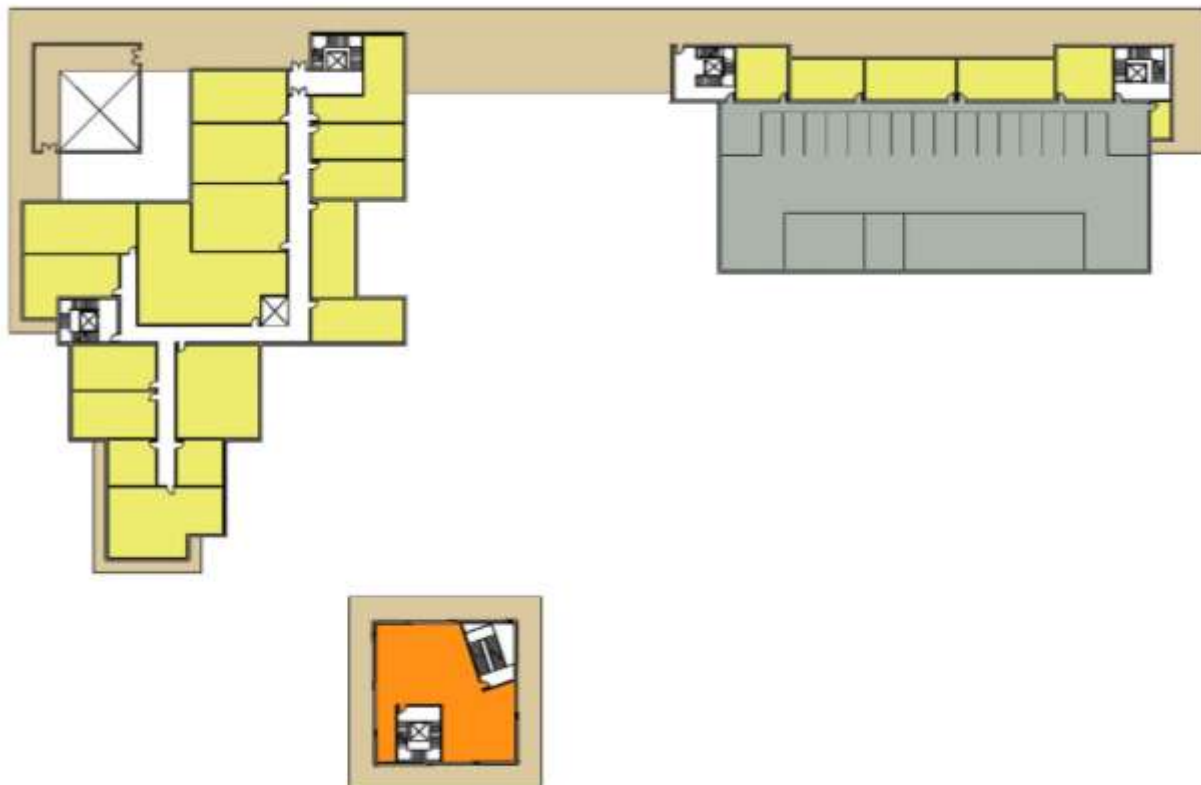
# The Cedars – Dallas, TX

Level 4



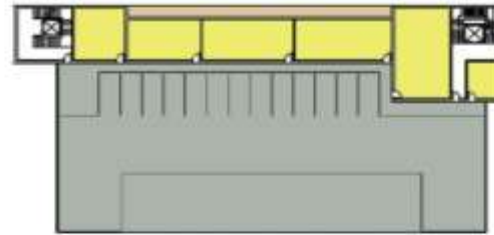
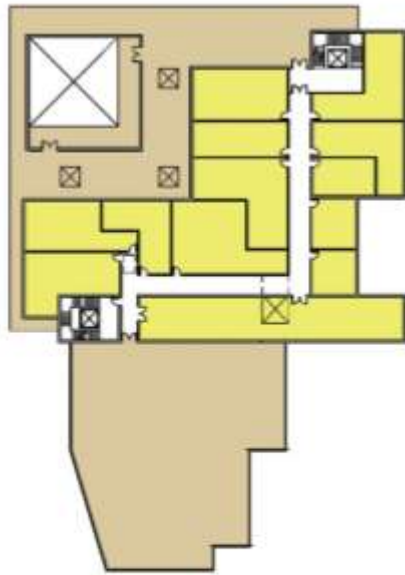
# The Cedars – Dallas, TX

Level 5



# The Cedars – Dallas, TX

Level 6





# The Cedars – Dallas, TX

Level 7



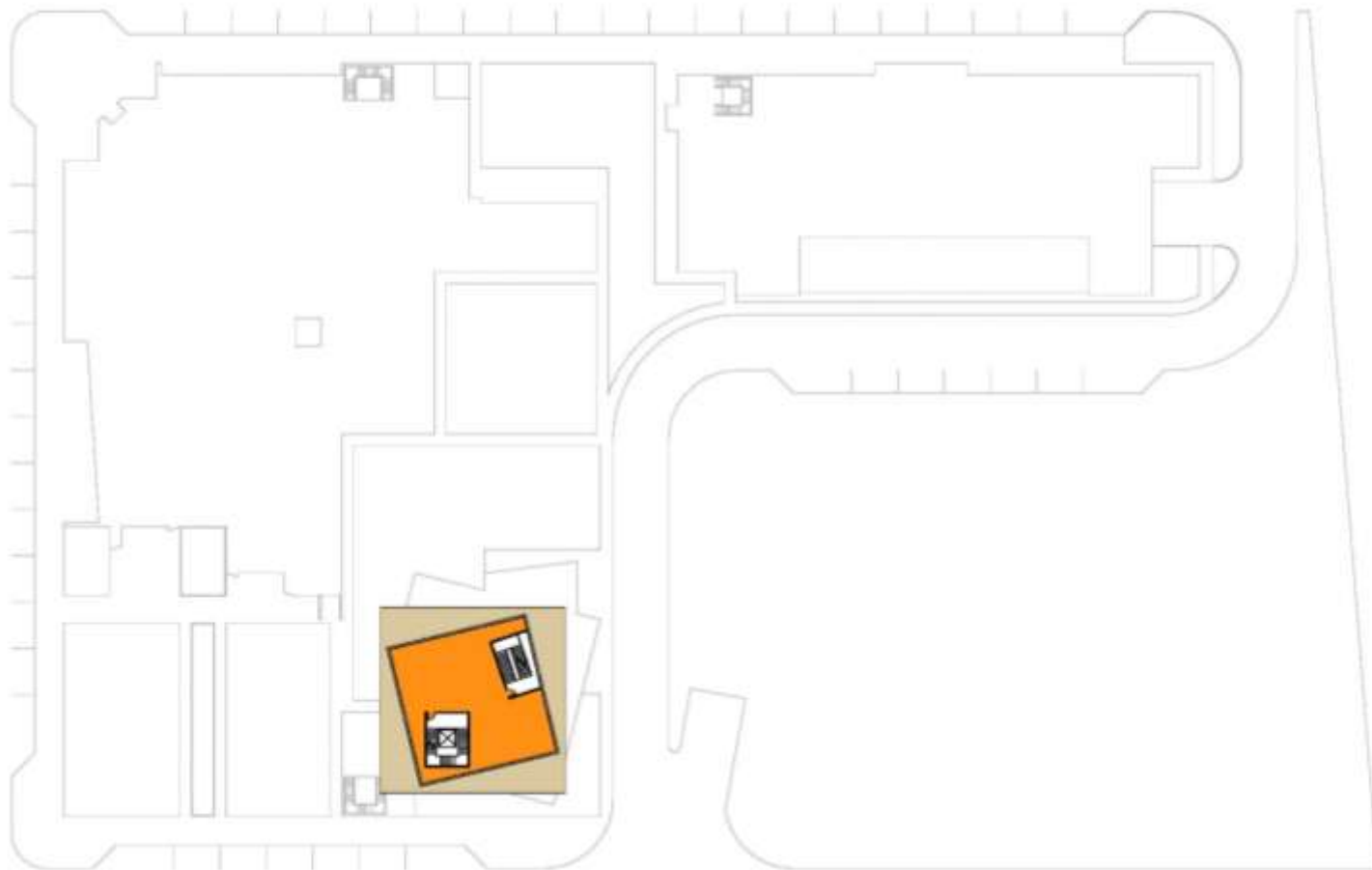
# The Cedars – Dallas, TX

Level 8



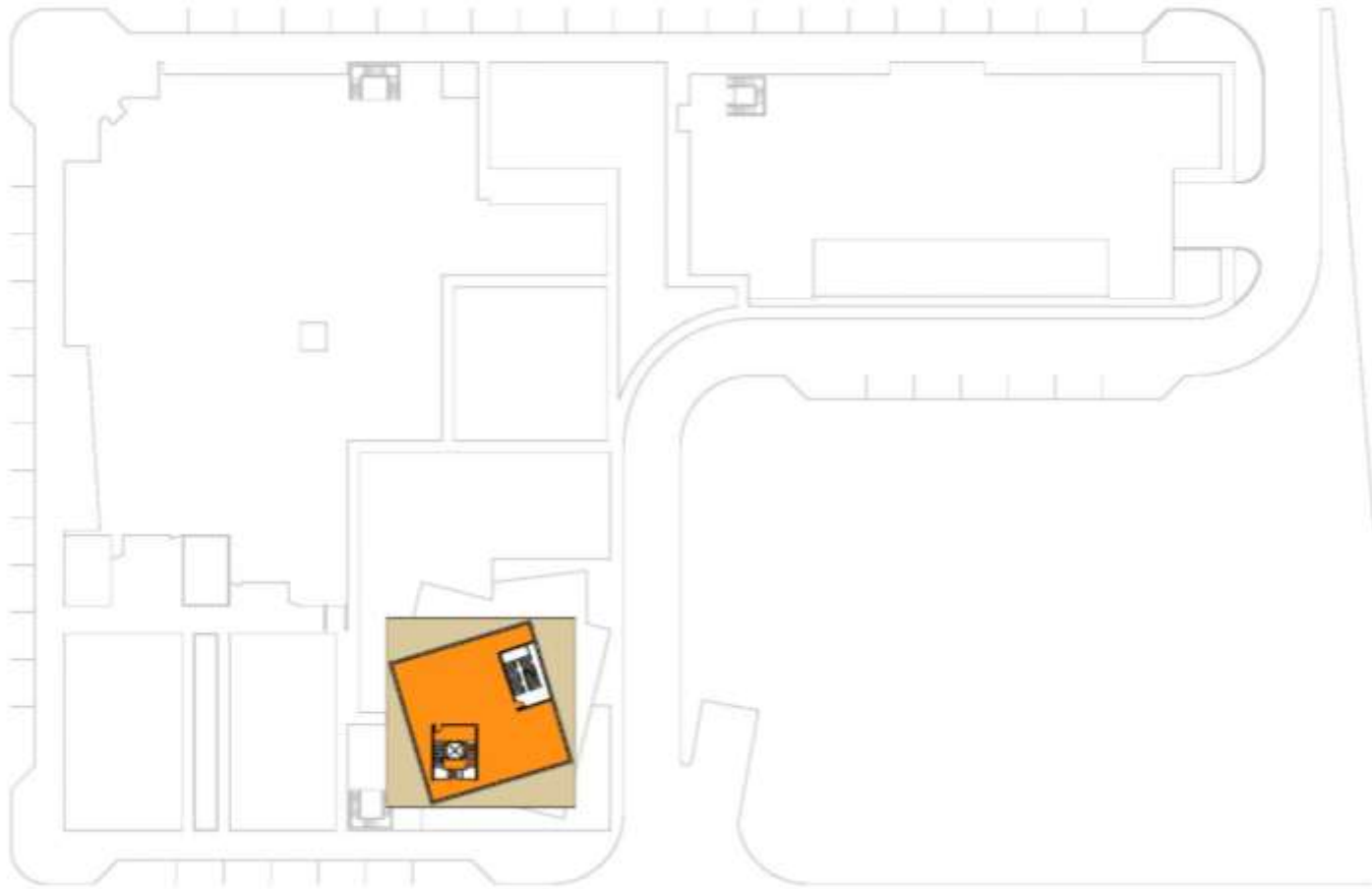
# The Cedars – Dallas, TX

Level 9



# The Cedars – Dallas, TX

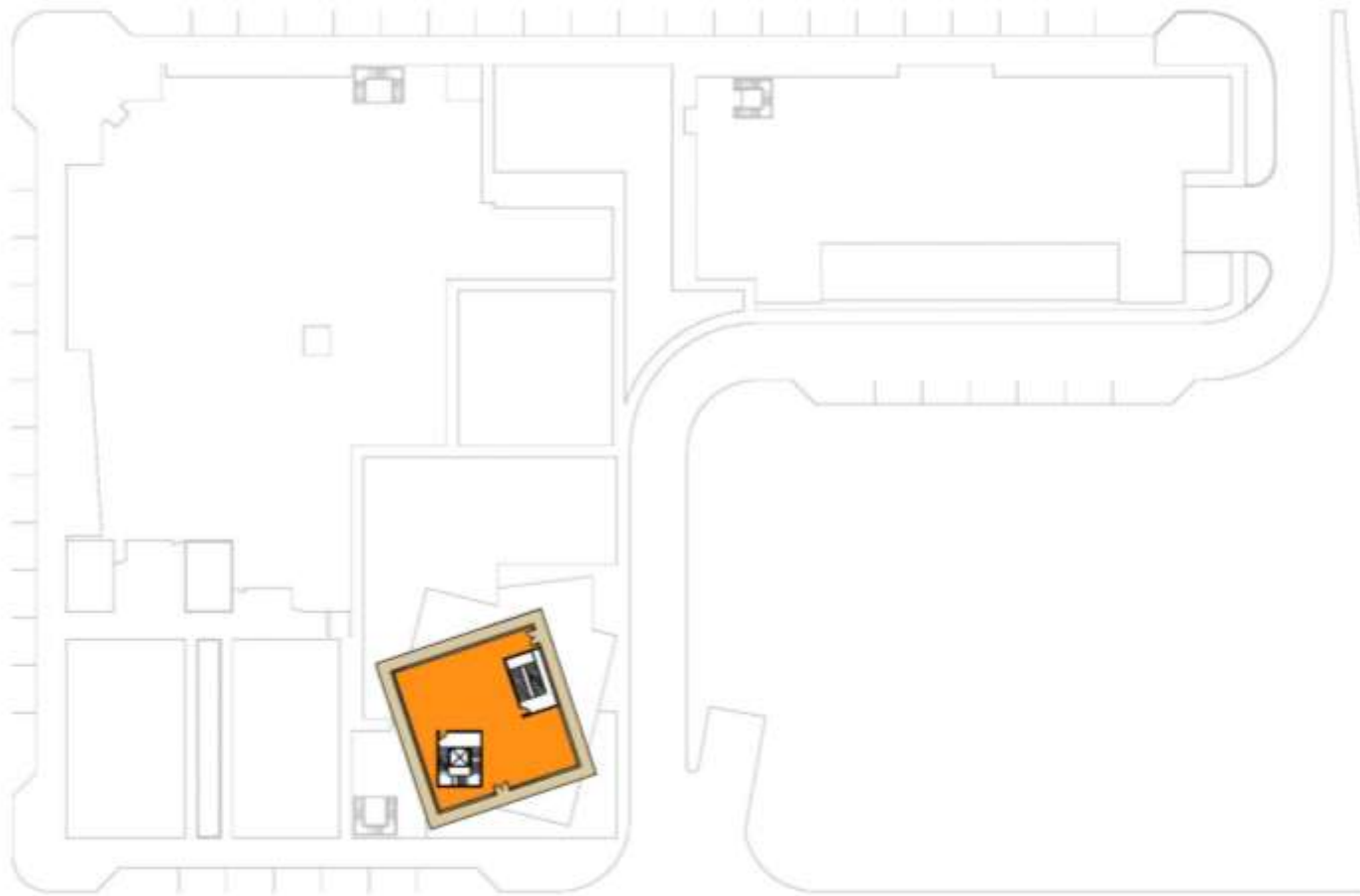
Level 10





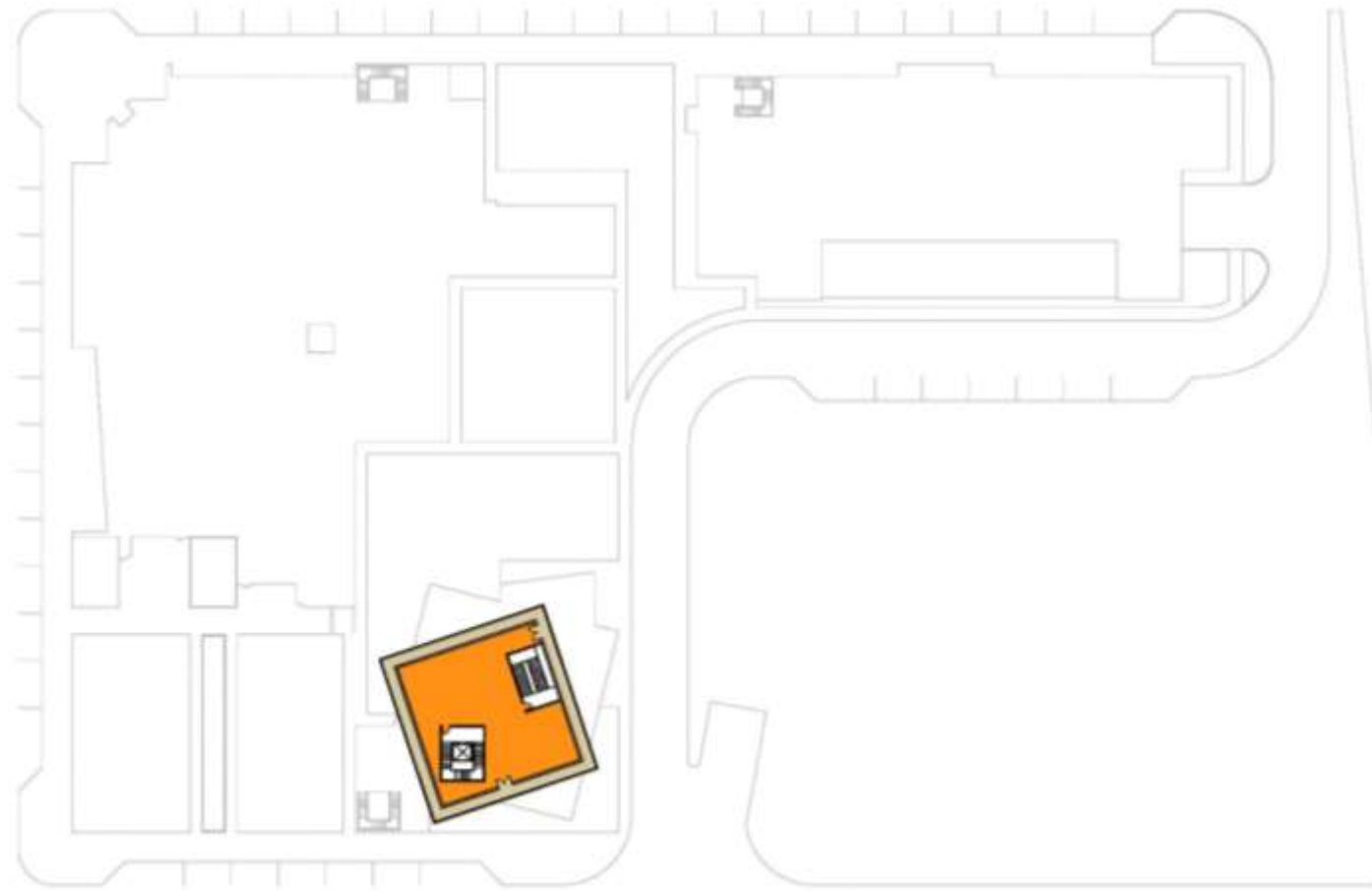
# The Cedars – Dallas, TX

Level 11



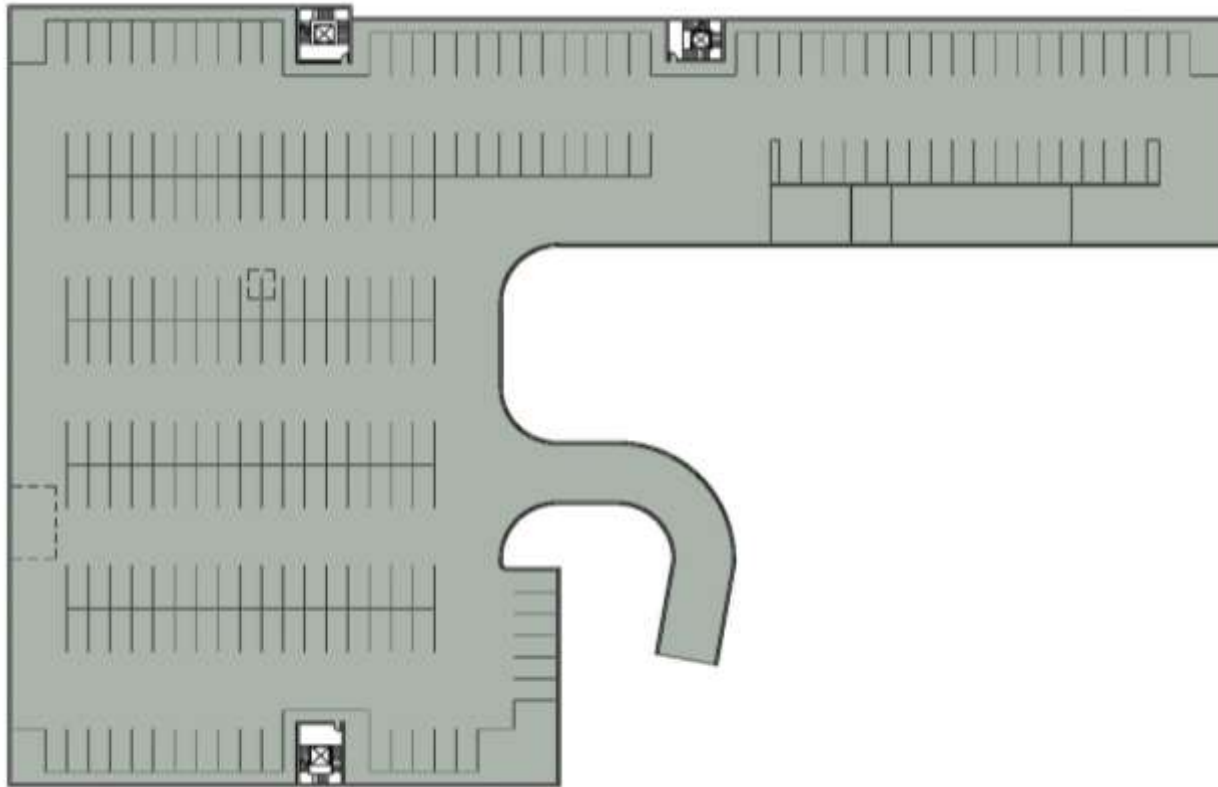
# The Cedars – Dallas, TX

Level 12



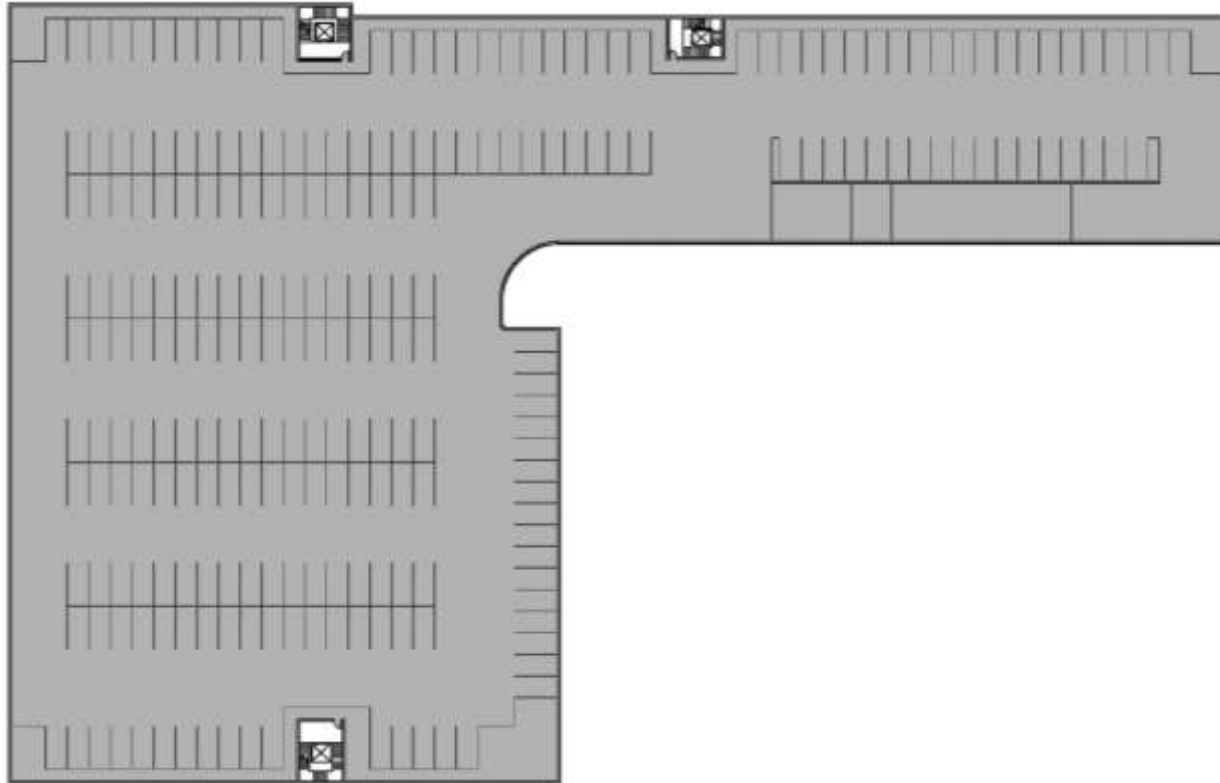
# The Cedars – Dallas, TX

## Basement 1



# The Cedars – Dallas, TX

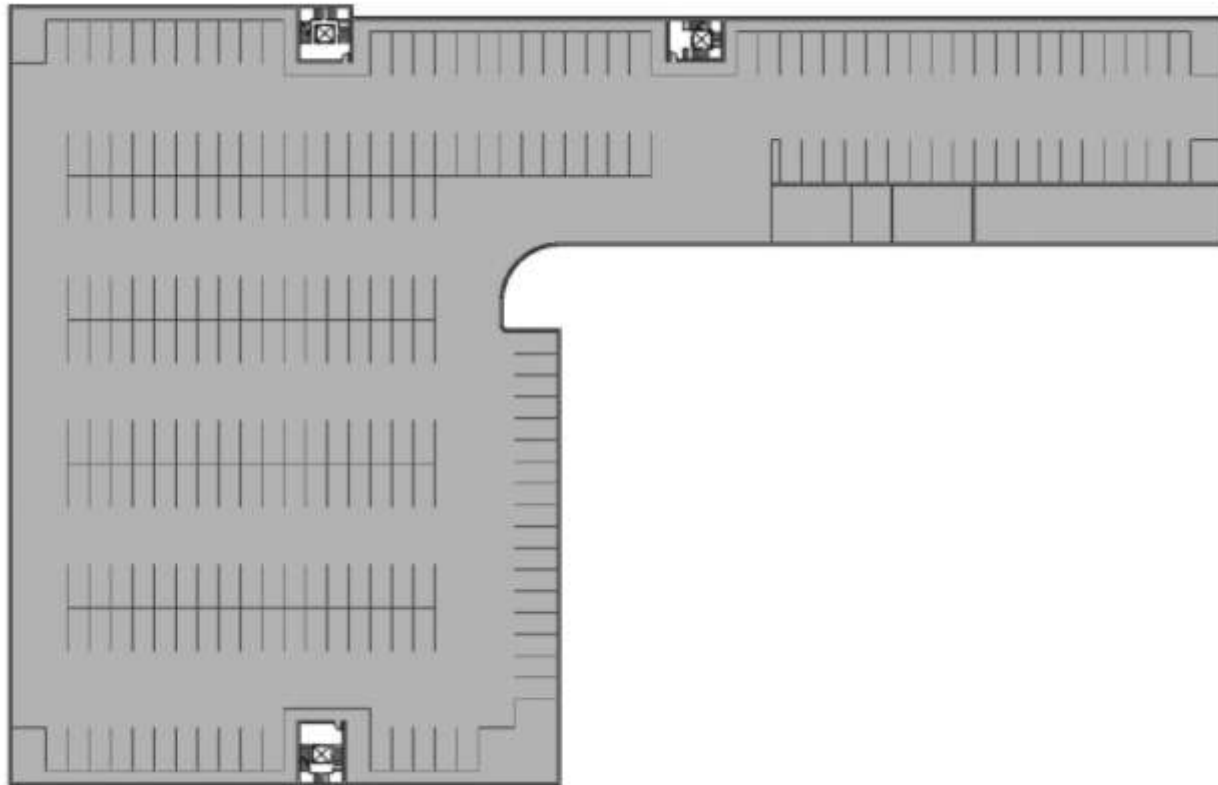
## Basement 2





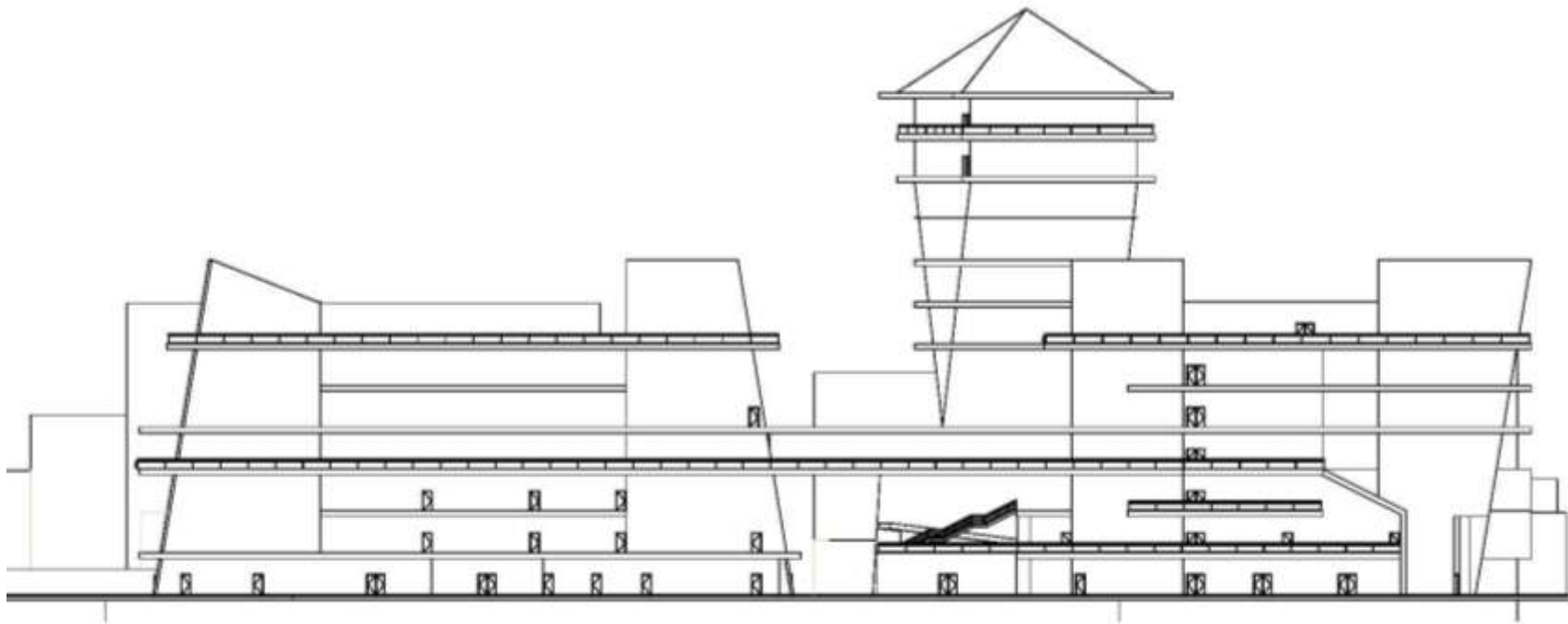
# The Cedars – Dallas, TX

## Basement 3



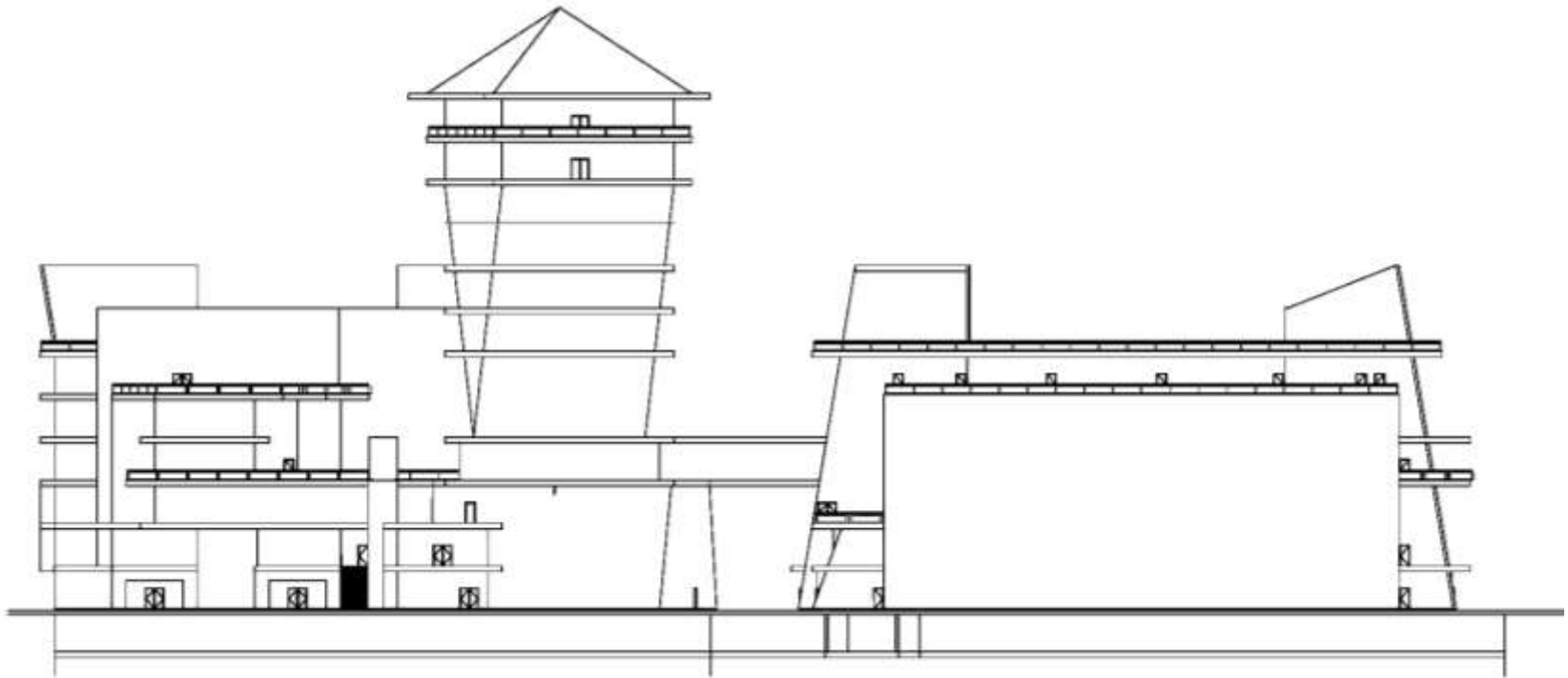
# The Cedars – Dallas, TX

## North Elevation



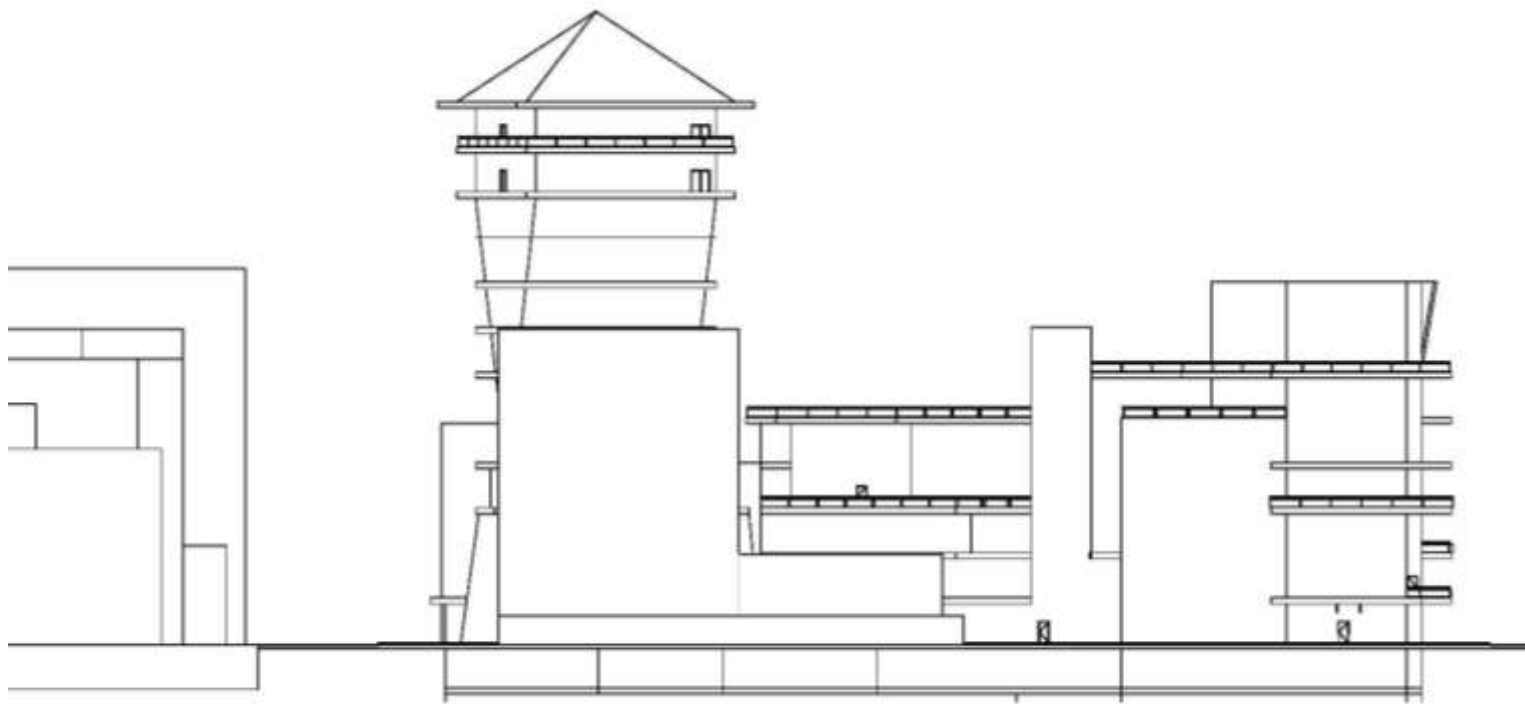
# The Cedars – Dallas, TX

## South Elevation



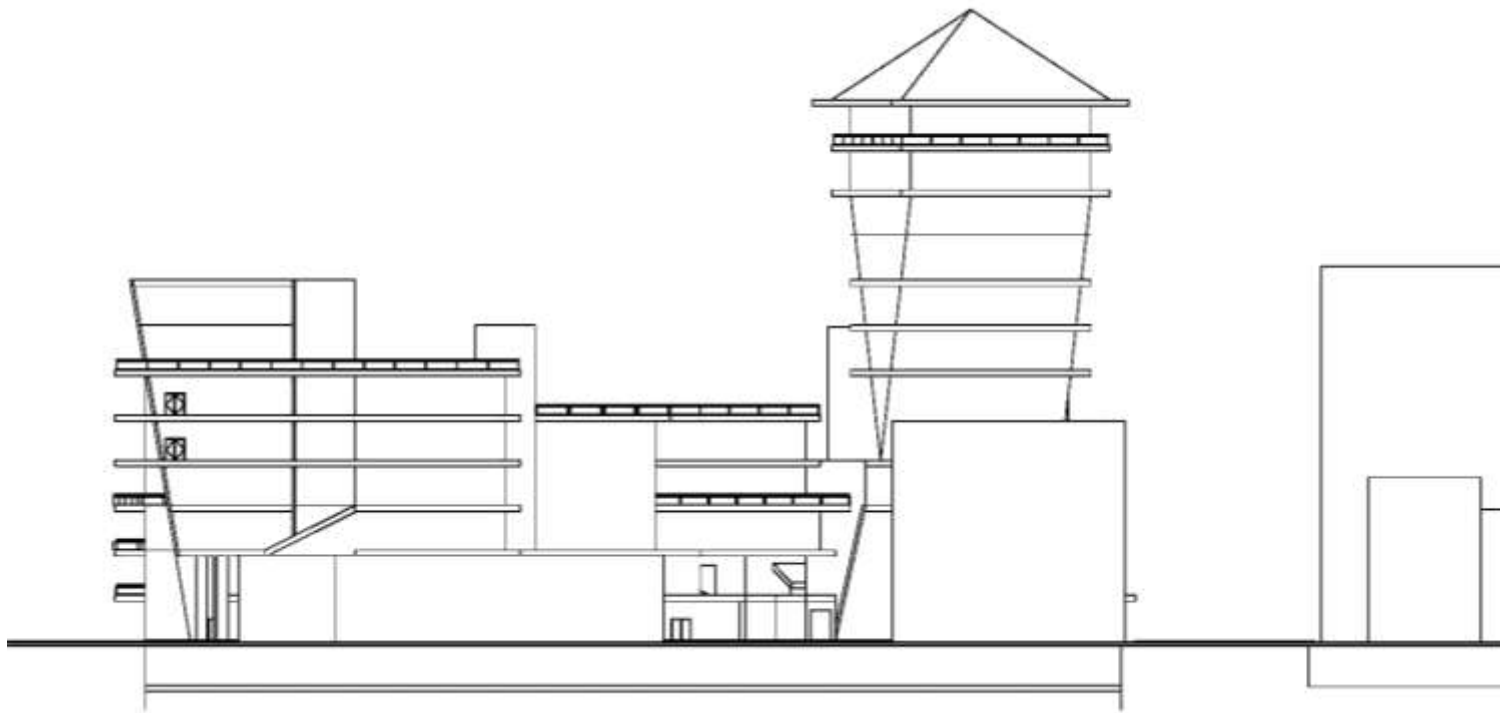
# The Cedars – Dallas, TX

## East Elevation



# The Cedars – Dallas, TX

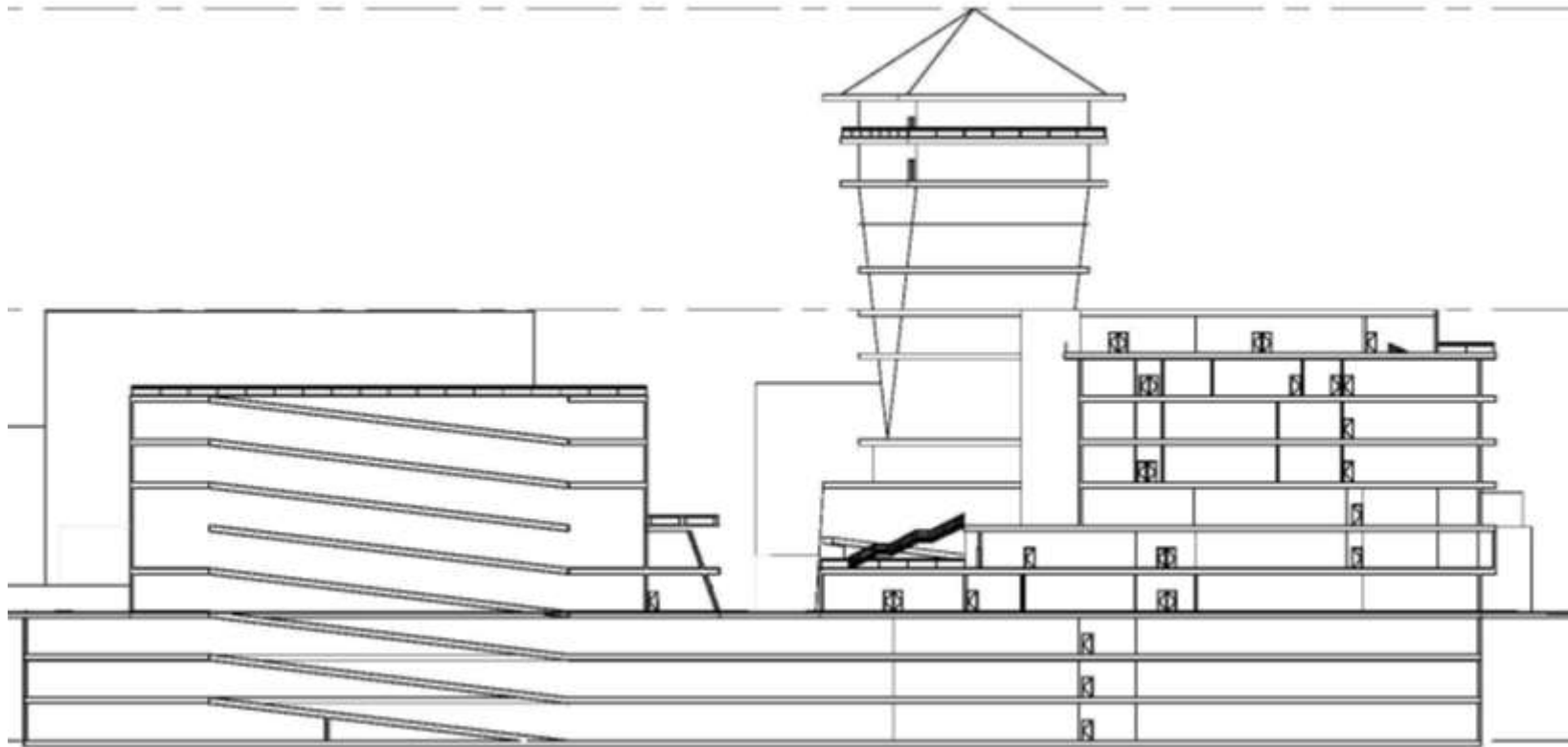
## West Elevation





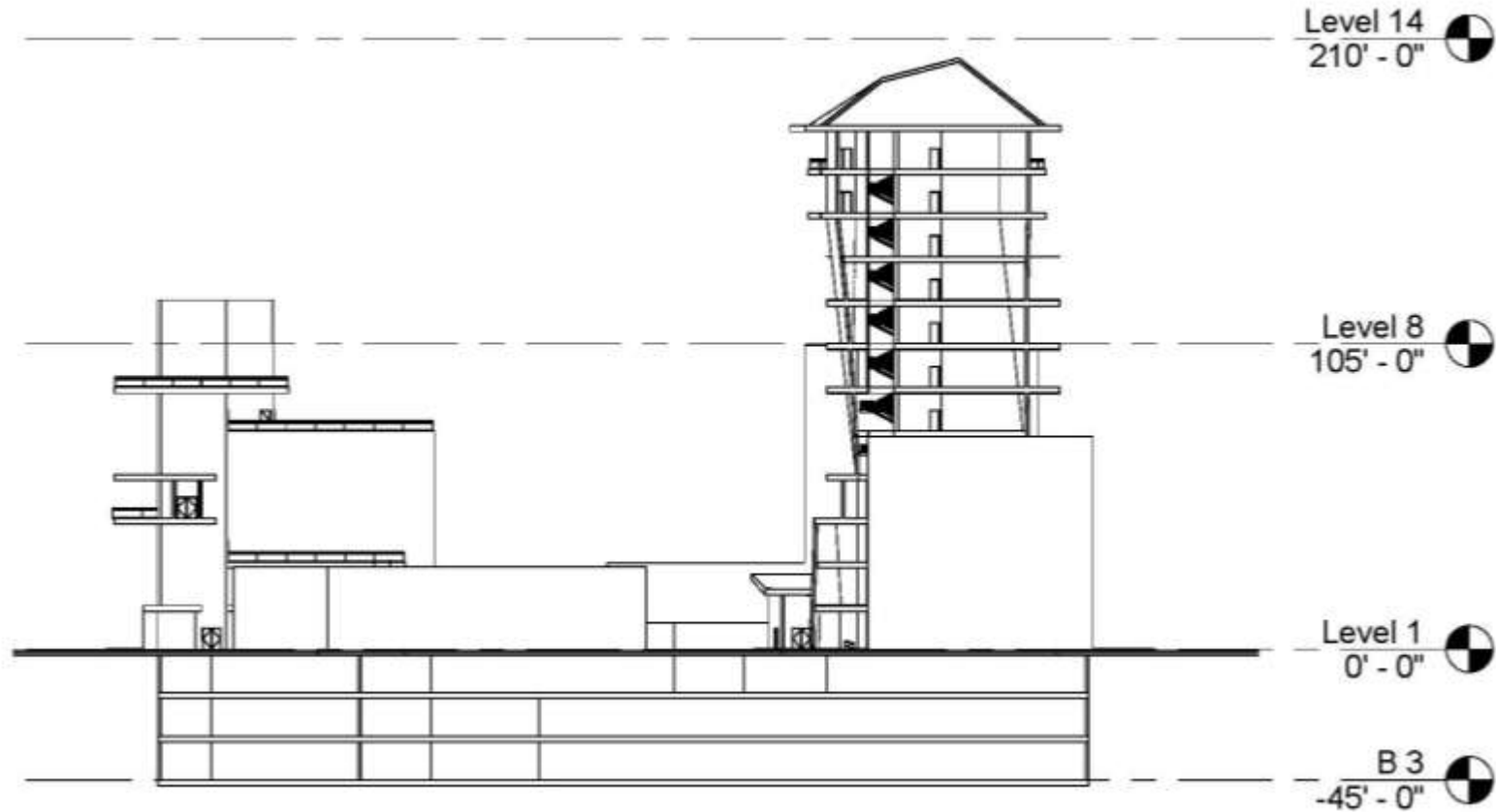
# The Cedars – Dallas, TX

## Longitudinal Section



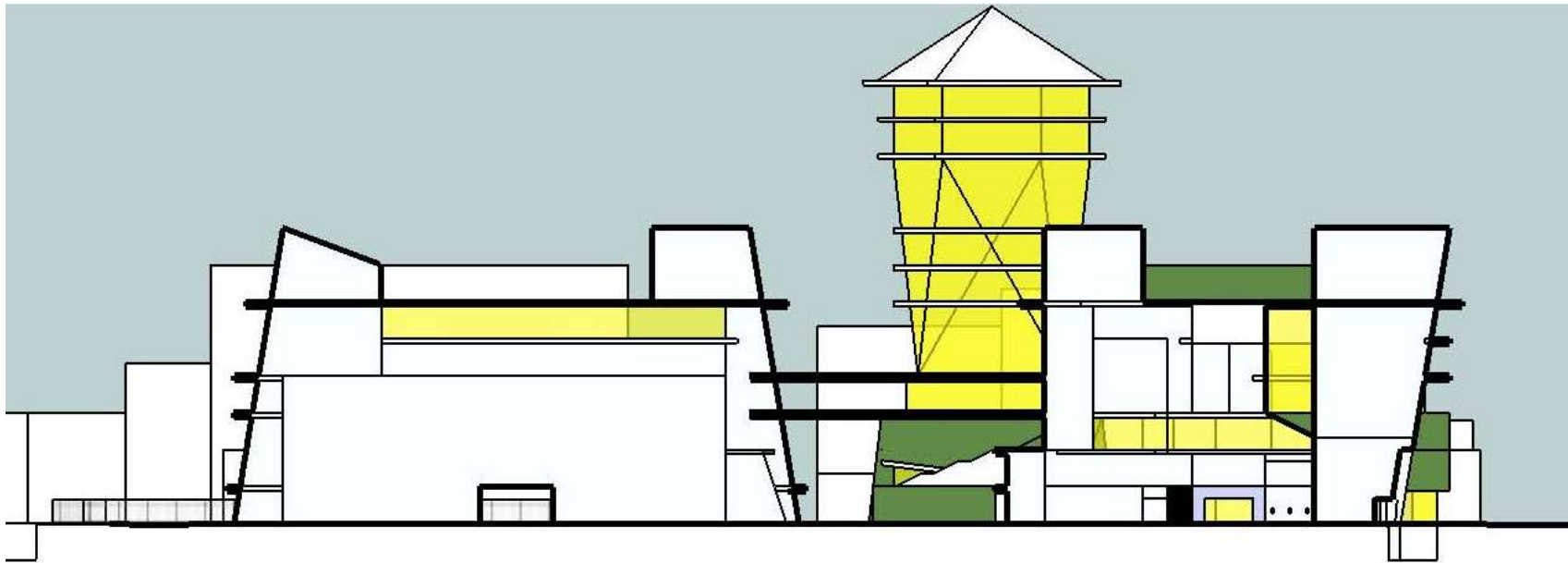
# The Cedars – Dallas, TX

## Transverse Section



# The Cedars – Dallas, TX

## Rendered Section



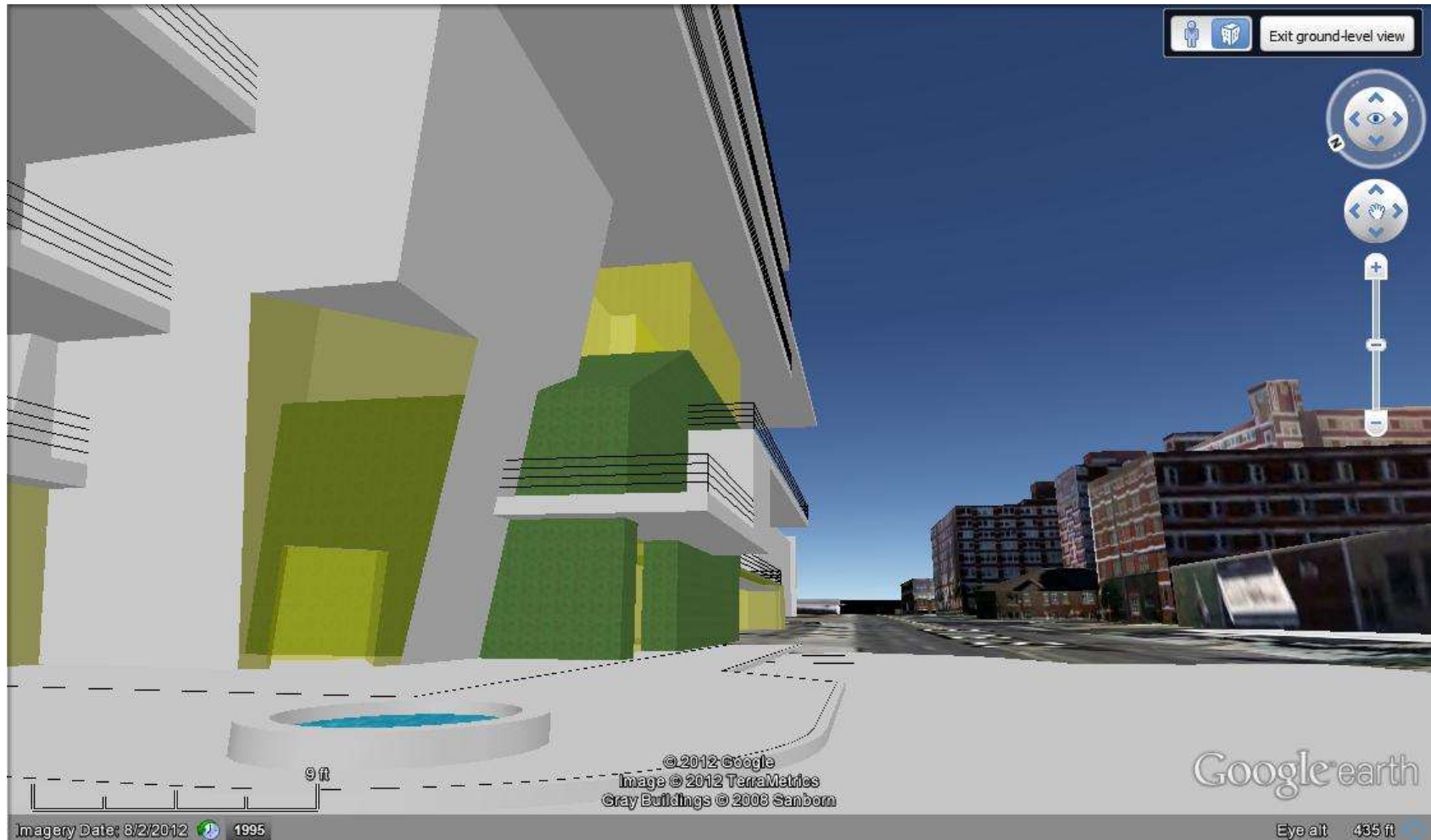
# The Cedars – Dallas, TX

Perspective



# The Cedars – Dallas, TX

## Context





# The Cedars – Dallas, TX

## Context

