



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: September 5, 2017

SUBJECT: Resolution 2017-101 – Detailed Site Plan for a Multi-family Community at 13501 Inwood Road

Summary

Site design: *1 multifamily buildings, 4 stories in height, 1 amenity center*

Units: *408 dwelling units (DU) with an average of 848 square feet/DU; a combination of one and two bedroom units; 68 DU/Acre*

Masonry: *Minimum 50% masonry*

Parking: *669 parking spaces, 1.64 ps/DU, 6-level parking garage*

Landscape: *30% of the property will be landscaped open space*

Existing Conditions

This 13.995-acre site is located 200 feet west of Dallas North Tollway, on the block between Alpha Road, Inwood Road, Simonton Road and Cambridge Concourse. The subject site zoned is Planned Development District No. 80 (PD-80). (See Location Map)

This proposed multi-family residential development was approved earlier this year with the adoption of Ordinance No. 3442 amending the Planned Development District No 80 (PD-80). The

zoning amendment revised the existing PD-80 to expand the palette of allowed uses to include compatible commercial uses, such as hotels, and with residential, institutional and community serving uses. The approved amendment to PD-80 included an associated Conceptual Site Plan.

The intent of the proposed amendment to PD-80 was to accommodate the proposed mixed-use development also known as “Bridgeview.” Bridgeview is mixed-use community containing 406 multi-family dwelling units, a 74,000 square foot hotel, approximately 204,970 square feet of office space and 27,650 square feet of restaurant and retail space. This Detailed Site Plan represents Phase 1 of the Bridgeview development.

The site is located on the southern portion of the future Bridgeview Master Development and is bordered to the east and west by light industrial uses and to the south by Broadstone, another multi-family community. (See Aerial Map)

Site Design

This proposed Detailed Site Plan for Phase One is consistent with the approved Conceptual Site Plan. The applicant, JPI, is proposing to develop a residential community containing one 4-story building wrapped around a 6-level parking garage. The building will contain approximately 408 dwelling units, a clubhouse, leasing office and two courtyards. This community will consist of 269 one-bedroom units (66%) and 139 two-bedroom units (34%). The dwelling units will average in size from 566 to 1,280 square feet. The proposed density for this development is 68 dwelling units per acre. (See Site Plan)

Phase 1 will include a leasing center with a club house (approximately 10,685 square feet) located at the northeast corner of the building. Two courtyards are proposed, one containing a pool and the second more passive in design. (See Landscape Plan)

Elevations

The applicant is proposing a contemporary architectural style, with large openings, clean surfaces and continuous lines to add a specific rhythm to the façades. The choice of exterior finishing materials was imposed by the theme of the contemporary style designed by the architectural team. (See Elevations)

All elevations of the multi-family building will be a combination of stone, porcelain tile, metal panel and stucco. All façades will be at least 50% masonry product of manufactured stone and porcelain tile. Stucco will be allowed as a secondary material and will be applied on limited continuous surfaces on the upper levels up to 30% of the façades. Metal panels and fiber cement boards will be used as accent materials up to 5% on each façade. All façades will have large fenestration areas and a glass storefront tower covering the leasing office and clubhouse at the northeast corner along Inwood Road.

Estimated cost for this proposed development is \$70 million.

Parking

The proposed community will be served by 669 on-site parking spaces. The ratio used was one parking space per bedroom adding up to an overall ratio of 1.64 parking spaces per dwelling unit. Almost all of the parking spaces (99% or 662 parking spaces) are contained in the 6-level parking garage. (See Site Plan)

Landscaping and Open Space

This development proposes extensive landscape coverage to create a community with an urban feel, to encourage the use of outdoor public spaces and contribute to the “desired synergistic land use mix” proposed by the Bridgeview Master Community. Walkability and the flow of residents between the neighboring areas are strongly emphasized in the East Side Plan as well. Thus, the building is proposed to be shifted to be closely adjacent to the wide sidewalks proposed on all sides. A 10-foot wide trail will be installed on the west side of the site along Cambridge Concourse and a portion of the northern side, this being the first portion of the trail network within the East Side. Six-foot wide sidewalks are proposed along Simonton Road and Inwood Road. A small linear plaza with seating areas is proposed on the northeast corner of the building, in front of the leasing office.

Two internal courtyards are included in this development. The eastern one will be 15,621 square feet in area and will contain a pool and other community amenities. The western courtyard, the garden, will be 12,803 square feet in area.

The proposed Landscape Plan contains approximately 30% landscaped open space. A dense canopy of trees will be planted along all streets and sidewalks/trails: Inwood Road, Simonton Road, Cambridge Concourse and the shared private drive. Currently there are 75 large canopy trees on site along all public streets that will have to be removed to accommodate the development of the site. The applicant is proposing to install 91 new trees, a combination of River Birch, Live Oak, Cypress and Crape Myrtle trees. (See Landscape Plan)

All utilities will be placed underground.

Signage

The applicant submitted a sign packet with the zoning amendment. The package contains standards for all wall signage that will be installed on this multifamily building. The sign package is in compliance with the City’s Sign Ordinance. (See Sign Packet)

On August 14th, the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as outlined in the Resolution No. 2017-101. The vote was unanimous.

Possible Council Action:

1. I move to adopt Resolution No. 2017-101
2. I move to adopt Resolution No. 2017-101 with the following modification(s)...
3. I move to table the item or take no action.