Rail-Volution 2007
Weaving TOD into Mature Communities
TOD/Mix-Use Case Studies

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JHP Architects
James, Harwick + Partners, Inc.
Planning, Architecture, Urban Design

www.jhparch.com   tel. 214-363-5687
Full Service Planning, Urban Design and Architectural Design Firm
Committed to TOD design and development
www.jhparch.com
Our Mission:

“We collaborate with our clients to create great places to live, work, and play. We have fun and stay creative through an interactive design process.”

Firm:

Established in 1979

Staff of 50+ includes - Licensed Architects - Certified Planners – LEED & Sustainable Design Specialists

National Practice

Based in Dallas, Texas
Whole Community Design

a guiding design approach for our firm – JH+P

“We create memorable environments for people that are rich in diversity, unique to the place and sustainable over time; bringing people together as a Whole Community.”

“Our primary goal is the enrichment of people’s lives through our work. By way of these principles: richness through diversity, uniqueness of place, and sustainability over time, we are committed, as a new vision for building communities.”
Whole Community Design

Whole Community Design Questions

- Is this project located near, and accessible by, diverse transportation routes?
- Does the design of this project lend itself both to the revitalization of the site and the adjacent community?
- Is this project unique and relevant to its location and to the people it will accommodate?
- Does the program lend itself to being adaptable, flexible and sustainable over time?
- Does this project create a “center” (physical or perceived) or preserve or enhance an existing center?
“How?”

How the Public Sector Plays a Pivotal Role in Mixed-Use Planning for TOD Redevelopments

- Provide public infrastructure improvements/upgrades
  - Streets/Road Improvement /Utilities (water/sewer)
  - Transit Stations/Facilities
  - Parking Facilities
- Economic developments/investments in public-civic facilities
  - Specific Project Requirements/Activators/Catalysts
  - Convention centers, libraries, museums, performing arts center, city halls, etc.
- Develop specific redevelopment urban plans & programs
  - RFP/RFQ process
  - Serving as Master Developer or actively directing development process
Mockingbird Plaza
Mockingbird Station (DART) – Dallas, TX

- DART Development RFP for their existing parking lots and transit transfer station
- Developed a specific redevelopment urban plan & program
- Mix-Use: Housing, Retail, and Transit Services
- Transit / DART is the catalyst for the Envisioned Plaza
Mockingbird Plaza
Mockingbird Station (DART) – Dallas, TX

New (Proposed) Plaza Deck Across DART LRT Lines Providing Linkage to Future Development to the North/Northwest and to SMU

New (Proposed) Dart Escalator/Elevator Access Down to LRT Track Level

Existing Stair Access at Mockingbird Station to be Enhanced

Dart Access Stepping down

Cascading Water Feature at Wall’s Edge (White Noise)

Dart Bus Transfer Stops

Enhanced Paving and Streetscaping Around Plaza Emphasizing Pedestrians and Slowing/Calming Traffic

Retail Kiosks (Newstands, Information, Hot Dogs/Food, etc.)

Kiss and Ride Stop Station

Retail/Restaurant Corner Plaza with Enhanced Streetscaping

Small Retail/Food Kiosks

Cafe Dining Area

Retail/Restaurants with Residential Terraces above (overlooking Plaza)

Rooftop Garden/Terrace above Parking

Proposed Extension of Katy Trail to White Rock Lake

Electrical Transmission Line Easement Service/Trash/etc.

Dart Parking Access

New Road (for Bus Traffic) under Elect Transmission Lines

Structured Parking Garage

Levels 1-2.5 dedicated to Dart Parking

Housing above Ground Floor Retail

Residential Terrace over Retail overlooking Plaza

Dart Information Kiosk

Retail Parking

Dart Bus Transfer Stops

Dart Parking Stair Tower

Pedestrian/Streetscape Connection from Garage

Transit/Bus Stop

Head-In Parking for Retail

Reconfigured Parking and Plaza at Phoenix Development

Parking Garage Wrapped with Units below

Existing Ground Floor Retail within Phoenix Development

Retail Access to Parking Garage and Service Road

Enlarged Conceptual Plan of Transit Plaza

scale 1” = 50’
Mockingbird Plaza
Mockingbird Station (DART) – Dallas, TX
Cityville SWMD

SWMD – Southwestern Medical District Station (DART) – Dallas, TX
Development Legend:

1 Multi-Story Commercial/Office/Retail
2 Ground Floor Retail with Housing Above
3 3-4 Story Housing
4 8-10 Story Housing (Mixed-Use)
5 Townhomes
6 Structured Parking Garage

A Motor Street/Dart Entry Plaza
B Public Plaza/Overlook Park
C Commons/Greenspace
D Pedestrian Trail/Bikeway
E Motorcourt Plaza
F Landscaped Slip-roads

Proposed TIF District
Conceptual Redevelopment Plan

scale 1" = 300'
Cityville SWMD
SWMD – Southwestern Medical District Station (DART) – Dallas, TX
Crestview Station Mix-Use
Crestview Neighborhood Station (CAP Metro) – Austin, TX
Crestview Station Mix-Use
Crestview Neighborhood Station (CAP Metro) – Austin, TX
Pitfalls & Process

Design & Planning Points for TOD/Mix-Use Projects

1.) Public/Private partnerships need to work together
   - Trust between all parties
   - Cooperation
2.) Understand what kind of mixed-use makes sense
   - Vertical vs. Horizontal mixed-use
   - Uses that are contextual/reinforce surrounding community
3.) Parking Requirements

- Mixed-use/TOD reductions/shared parking
- High cost of structured parking [don’t require overbuilding]
- Parking reflecting “urban market conditions”
- TOD’s Promote transit
4.) Mixed-use retail needs to “still” follow Basic Retail Tenets

- Fundamentals to Retail Still Apply:
  - Visibility
  - Location
  - Critical Mass
  - Demographics
5.) Scale and massing [through Zoning Ordinances]

- What is appropriate in the surrounding context?
- What is economically appropriate?
6.) Understand Density

- “Density” isn’t a four-letter word
- Density can help create (not harm) great neighborhoods when used appropriately and with the right measure/location
7.) Need flexibility in zoning

- PD’s or other zoning “tools” need to allow for market/economic changes

8.) Understanding what is “Urban” / regarding infill developments

- Don’t apply “suburban” standards to urban areas
- Regarding parking requirements
- Lot coverage / open space
9.) Everyone on the same page
- Municipal/City Inter-Agency/Department coordination
- Planning Dept.
- Fire Marshals
- Transportation/Streets Depts.
- Building Code/Inspections
- Utility Departments
TOD / Mix-Use Project Case Studies
Planning Pitfalls, Process and Progress

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