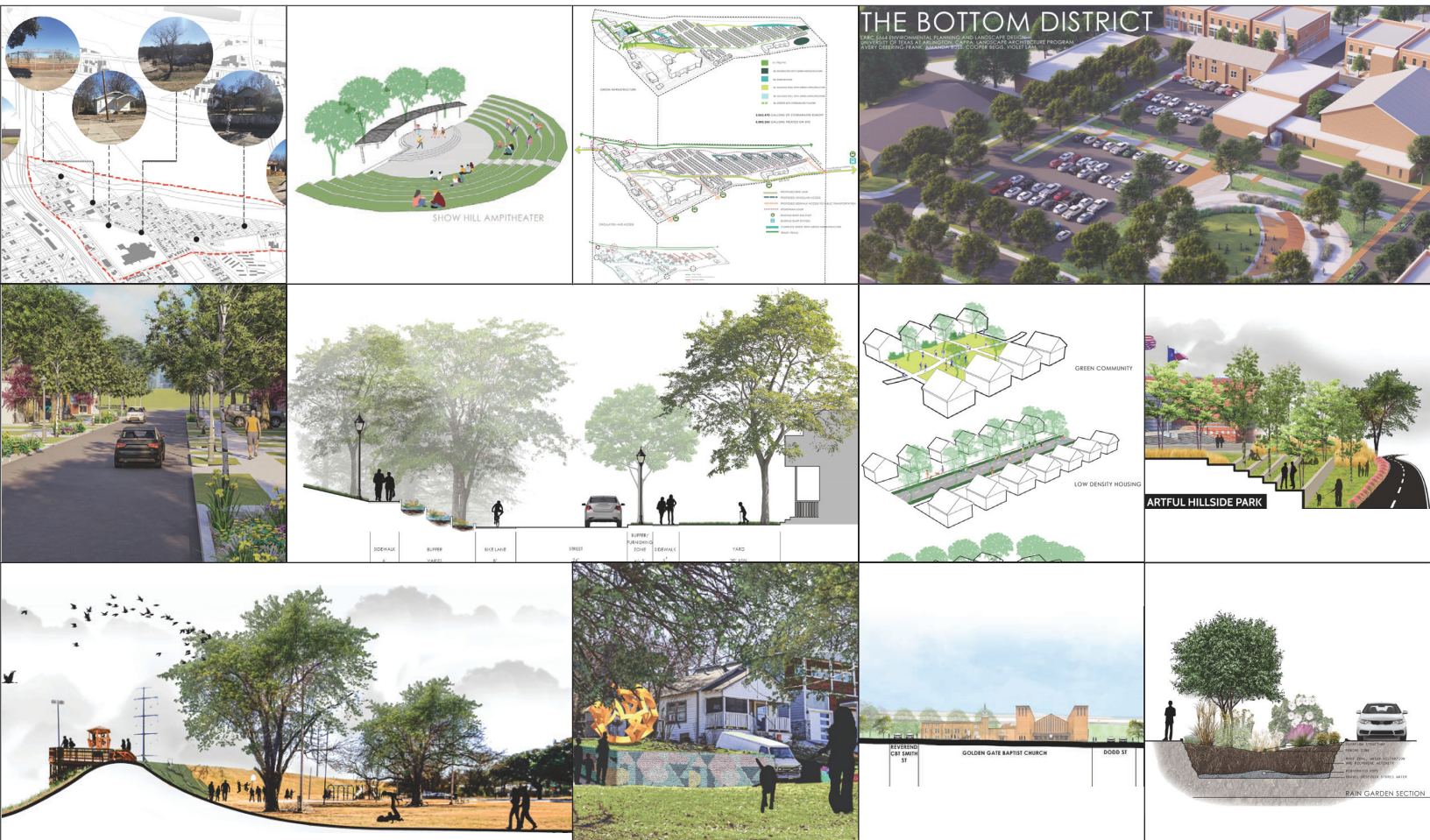


Blue-Green Beautification Design Guidelines

THE BOTTOM



Prepared by
The University of Texas at Arlington



Table of Contents

01	<i>Project Description</i>	p. 1	- Acknowledgment	p. 2
			- Project Timeline	p. 3
			- The Bottom District Project: Studio Course Work at UTA and the Project Background	p. 4
02	<i>The Bottom District</i>	p. 7	- City Level Site Analysis	p. 14
			- Neighborhood Site Analysis	p. 20
03	<i>Master Plans</i>	p. 39	- Master Plan: Alt. 1	p. 40
			- Master Plan: Alt. 2	p. 68
04	<i>Community Design Proposals</i>	p. 99	- Site 1. Entrance Park	p. 100
			- Site 2. Community Commons	p. 106
			- Site 3. Ascension Trails	p. 118
			- Site 4. Pocket Parks	p. 124
			- Site 5. The Bottom Community Garden	p. 134
			- Site 6. Eads Ave Enhancement	p. 140
			- Site 7. The Bottom Business Incubator	p. 148
			- Site 8. Cultural Trail	p. 156
	<i>References</i>	p. 164		
	<i>Final Note</i>	p. 165		

01

Project Description

Acknowledgment

The Bottom District Beautification Guideline was developed based on the studio course work (LARC 5664 (2022)) conducted by Dr. Joowon Im, an assistant professor of landscape architecture, and the master's students in the landscape architecture program at the College of Architecture, Planning and Public Affairs (CAPPA), the University of Texas at Arlington (UTA). The studio work won a national honor award in the urban design category of the 2022 Student ASLA (American Society of Landscape Architects) Award.

The Bottom District Beautification Guideline was funded by the Blue-Green-Grey Program Grant from the North Central Texas Council of Governments (NCTCOG) and Geisel Grant from CAPPA, UTA. The guideline aims to provide a vision for revitalizing the Bottom District through sustainable and community-based approaches.

We would like to thank NCTCOG and Geisel Grant for funding the Bottom District Blue-Green Beautification Design Guidelines and the following experts and community leaders who assisted us in navigating through the design development process:

Community Partners

Libbie Lee, Director, Golden S.E.E.D.S. Foundation
Vincent Parker, Pastor, Golden Gate Church

City of Dallas

Don Raines
Seferino Okoth
Arturo Del Castillo
Susan Alvarez

Practitioners

Xin Yang, Land Print
Mikel Wilkins, TBG
Laura Ruiz, Parkhill
Xie Tracz, Parkhill
Chad Davis, Parkhill

CAPPA, UTA

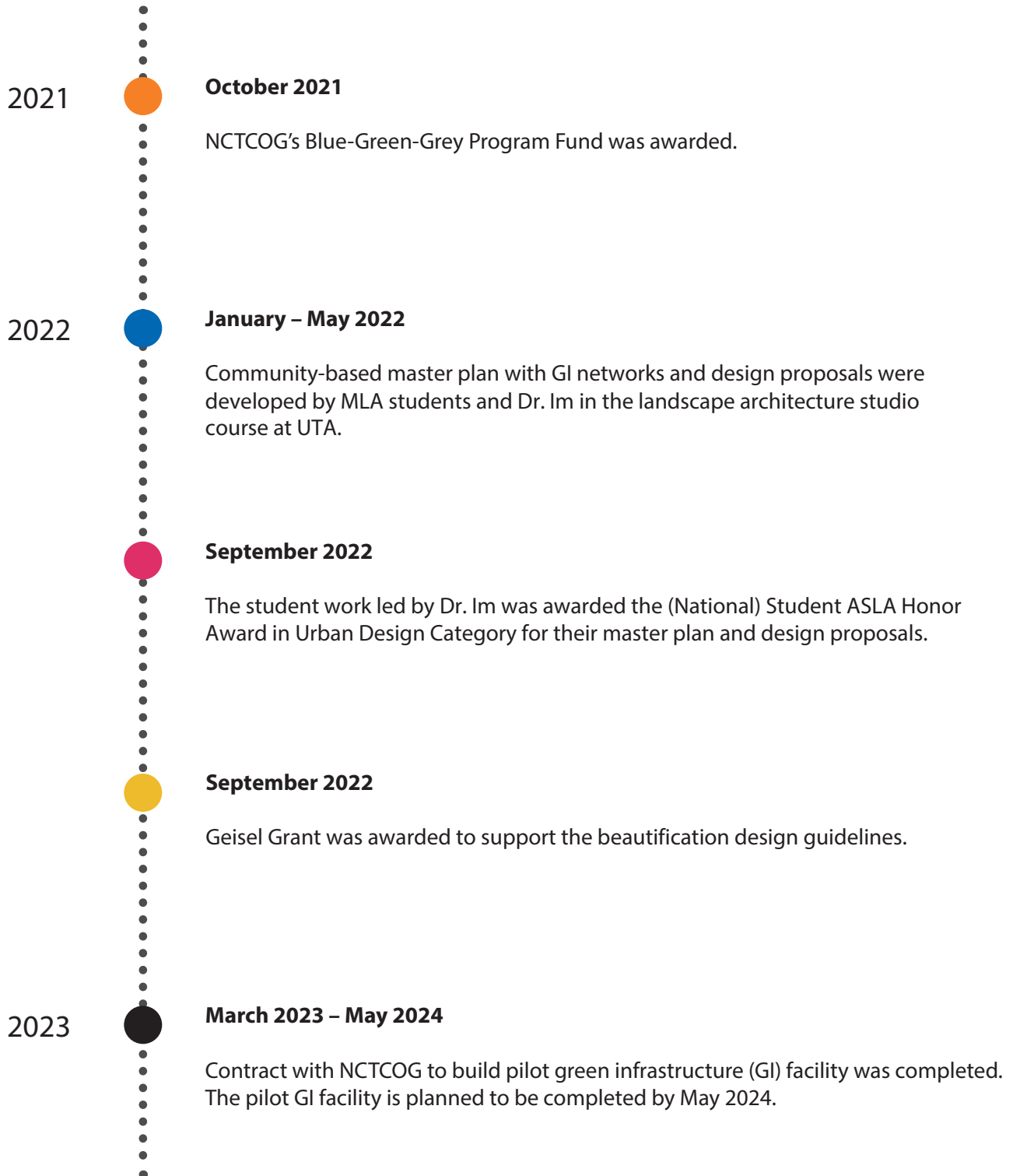
Austin Allen, Interim Associate Dean
Diane Jones Allen, Director of LA Program
Maria Martinez-Cosio, Interim Dean

MLA students who participated in the Bottom project and developed community-based master plans and site designs were as follows:

Amanda Buss
Cooper Begis
Avery Deering-Frank
Jessie Hitchcock
Violet Lam
Oren Mandelbaum
Dasom Mun
Ann Thuruthy

The Bottom District Beautification Guideline was developed by Dr. Joowon Im with assistance of her graduate research assistant Dasom Phoebe Mun.

Project Timeline



The Bottom District Project: Studio Course Work at UTA and the Project Background

The Bottom District is identified as one of the Historic Black neighborhoods located along the Trinity River. It is a neighborhood community that is bounded by the Trinity River Levee to the north, I-35 to the west, Eighth St. to the south, and N. Corinth Street Rd. and Bridge to the east. Similar to many underserved communities, The Bottom District has been historically susceptible to environmental hazards such as flooding due to degraded infrastructure and underinvestment from the municipality. Although the levee has provided protection against river flooding in the past decades as the primary infrastructure for The Bottom District, a significant portion of the neighborhood is still designated as a floodplain by FEMA due to stormwater runoff generated from inland areas. The neighborhood has often been disproportionately left out from gaining benefits provided by sustainable community development such as green infrastructure (GI) due to skewed funding and limited education provided by public agencies on the GI approach.

The current condition of the Bottom District being in the FEMA floodplain poses a significant challenge to neighborhood revitalization and makes home construction nearly impossible. As a result, any ongoing or planned projects, including the construction of mixed-use housing or any other initiatives, must adhere to comprehensive floodplain mitigation measures before obtaining any building or construction permits. This requirement ensures that appropriate measures are taken to address the flood risk and mitigate potential damage in the area.

Given the described situation and the

unpredictable nature of storm events in North Texas, it is crucial to have a sustainable development plan in place for neighborhoods like The Bottom District, particularly when new development plans are being implemented. These plans account for the creation of additional impervious surfaces, which will require effective stormwater runoff management.

The proposed GI design guidelines play a vital role in assisting the community in managing stormwater runoff sustainably. They provide a systematic approach that can offer multiple benefits to the neighborhood and serve as a Trinity River watershed model.

The project team consists of The Golden S.E.E.D.S. Foundation (TGSF), The University of Texas at Arlington (UTA - College of Architecture, Planning and Public Affairs), DesignJones LLC, and the City of Dallas to ensure the inclusion of interdisciplinary and diverse public and private entities. The project team collaborate to come up with sustainable blue and green neighborhood design guidelines and establish a pilot project at one of the selected locations in The Bottom District. The project includes three phases.

1. Phase 1 (Research & Outreach): The University of Texas Arlington team worked on gathering data and literature review for background research in collaboration with The Golden S.E.E.D.S. Foundation. It also included several community engagement workshops focusing on fully examining and helping to create the public acceptance of GI interventions adopted within the traditional landscape of The Bottom District through hands-on education sessions tied

to immediate residents' environmental and infrastructure needs.

2. Phase 2 (Design Development): Dr. Joowon Im and the graduate students in her advanced landscape architecture design studio course worked on developing an in-depth, sustainable, and community-based master plan containing a blue-green network linking small-scale GI design projects. In the design development process, community members, project team members, and professional reviewers outside the university provided their insight. It also included a series of community engagement workshops to articulate the community's stated needs into the design process.

3. Phase 3 (Implementation): The University of Texas Arlington graduate student work was delivered to the landscape architecture firm, DesignJones LLC, and the firm is in the process of working on construction documents and implementation processes to ensure the successful implementation of the proposed small-scale pilot project (e.g. rain garden, dry creek, green street, bioswale, trench drain or other interventions) at one of the series of selected sites. In this phase, the UTA team worked on creating a blue-green beautification guideline.

02

The Bottom District



Viewing Downtown Dallas from 8th Street



Viewing Eads Street from the Levee



N Corinth Street Road



1st Community Meeting at The Bottom District



Site Visit at The Bottom District Neighborhood



Eloise Lundy Park



Golden Gate Baptist Church



2nd Community Meeting at The Bottom District



3rd Community Meeting at The Bottom District



Golden Gate Baptist Church Parking Lot and Golden SEEDS CDC

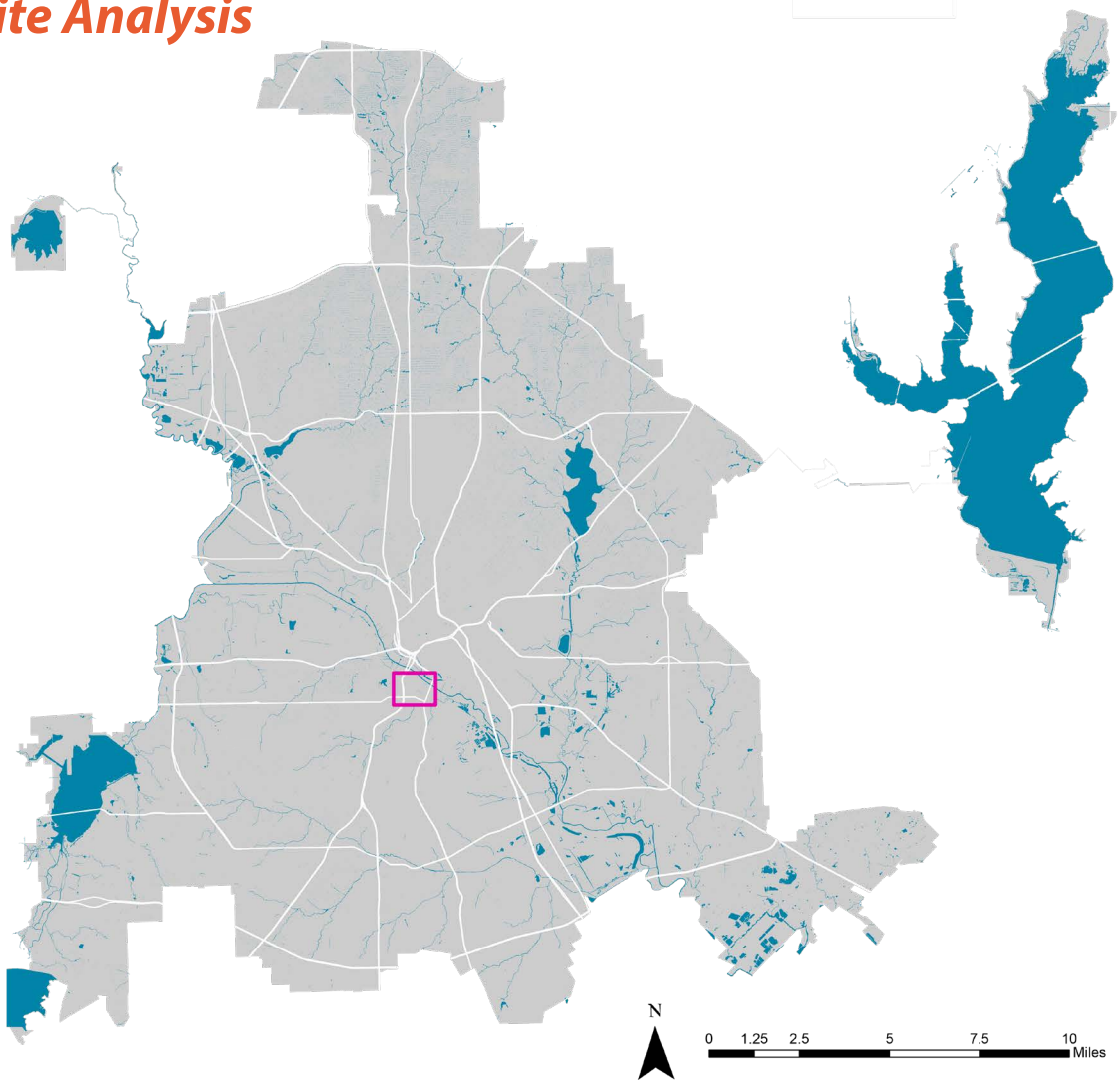


N Denley Drive and School for the Talented and Gifted



4th Community Meeting at The Bottom District





City Level Site Analysis

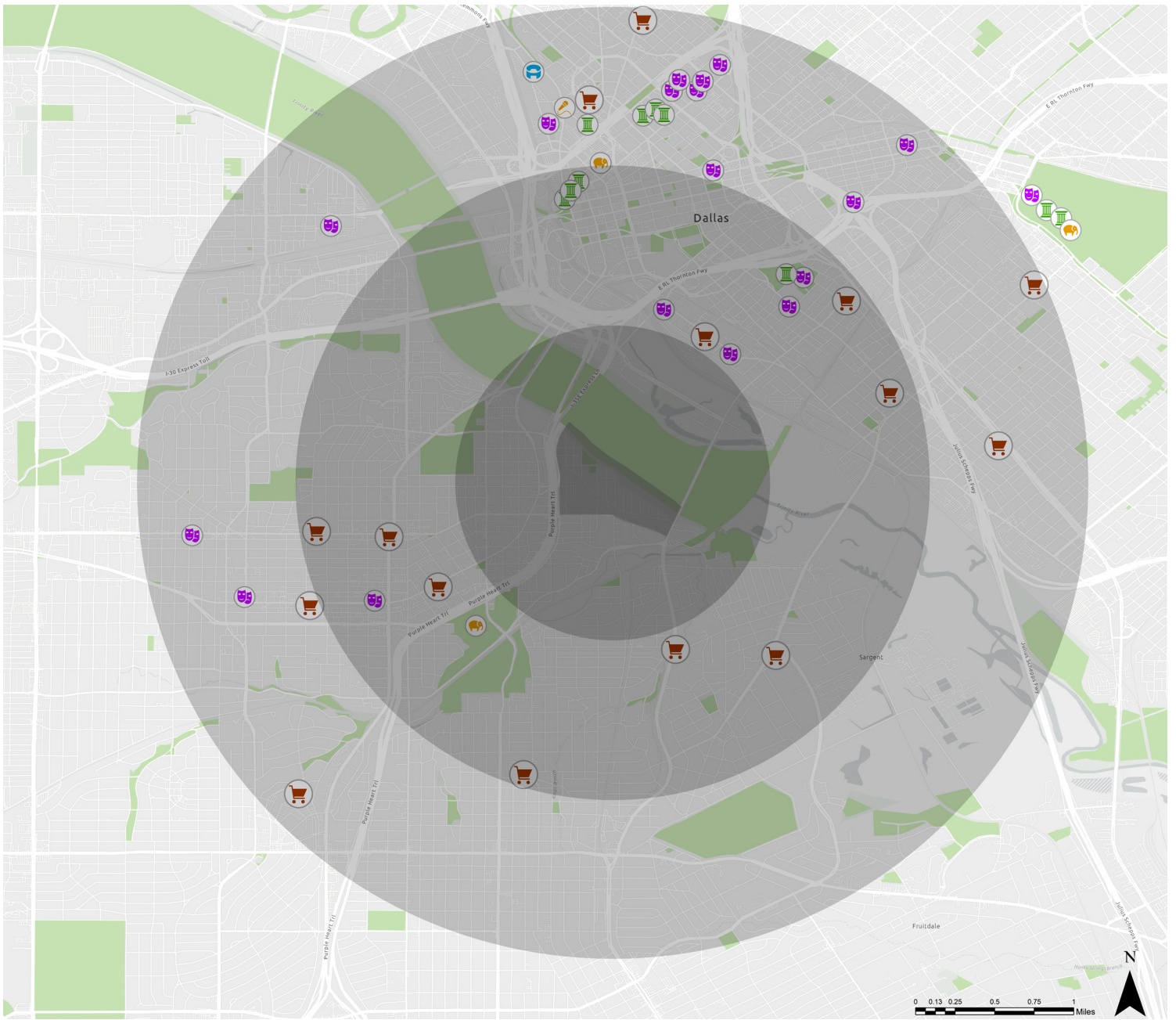


Regional Context

The Bottom is located south of Trinity River and next to I-35. The Bottom is in the center of Dallas and close to the Downtown.

Legend









-  Bottom_BO_site
-  HydroImp
-  CityLimit
-  Tx_Roads_Detail_TIGER

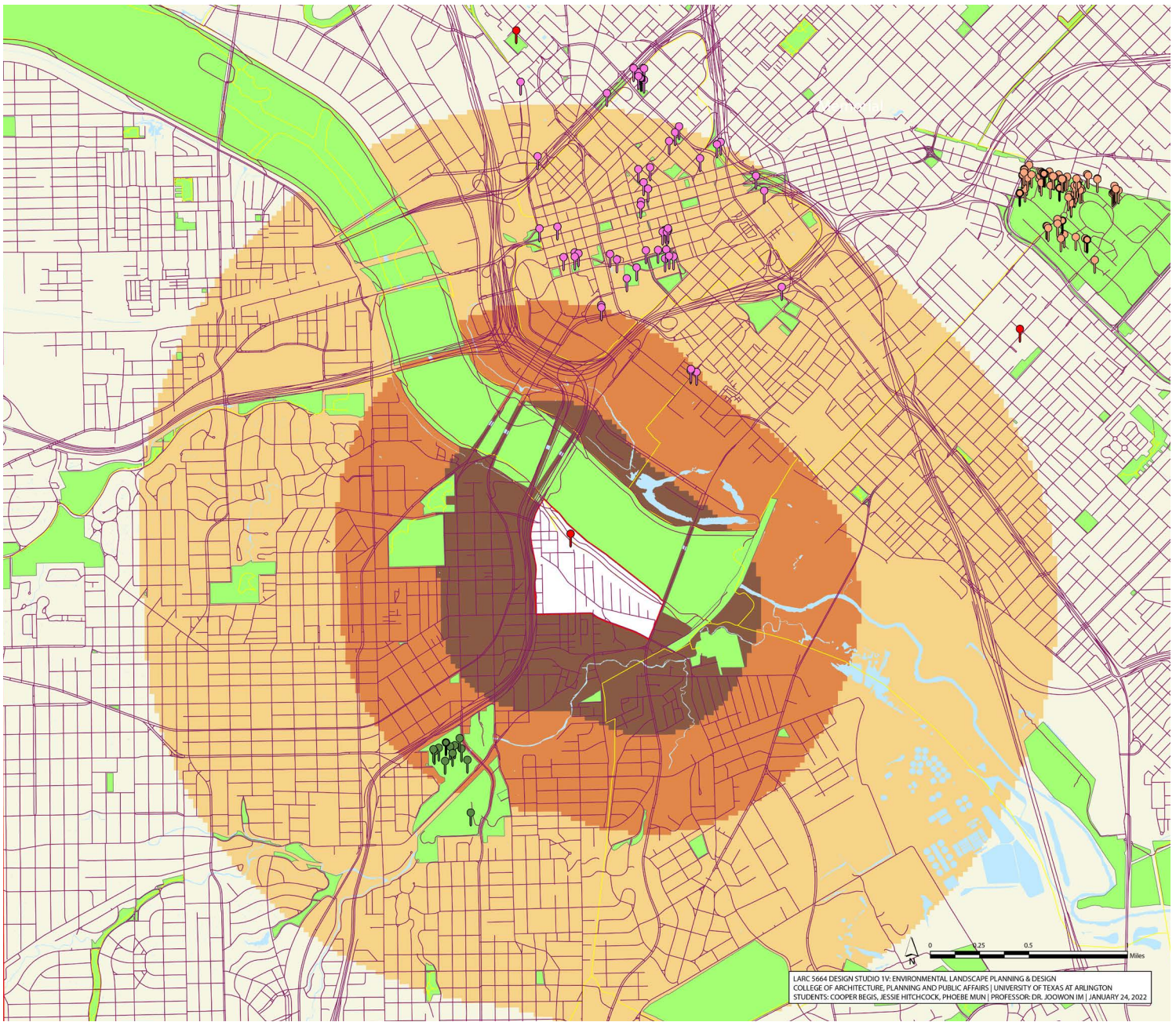


Amenities

Within half a mile of The Bottom, there are no significant amenities available to residents. However, half a mile away, there are various amenities, including grocery stores and a zoo.

Legend

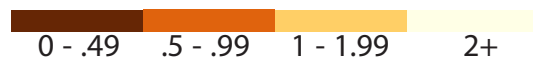
-  Grocery
-  Zoo
-  Theater/ Cinema
-  Museum
-  Concert Venue
-  Sports Stadium
-  Bottom Boundary
-  Parks



Dallas Public Art and Locations

This map shows the locations of known Dallas public art installations and their proximity to The Bottom District along with the road and trail accessibility throughout the city.

Euclidean Distance in Miles



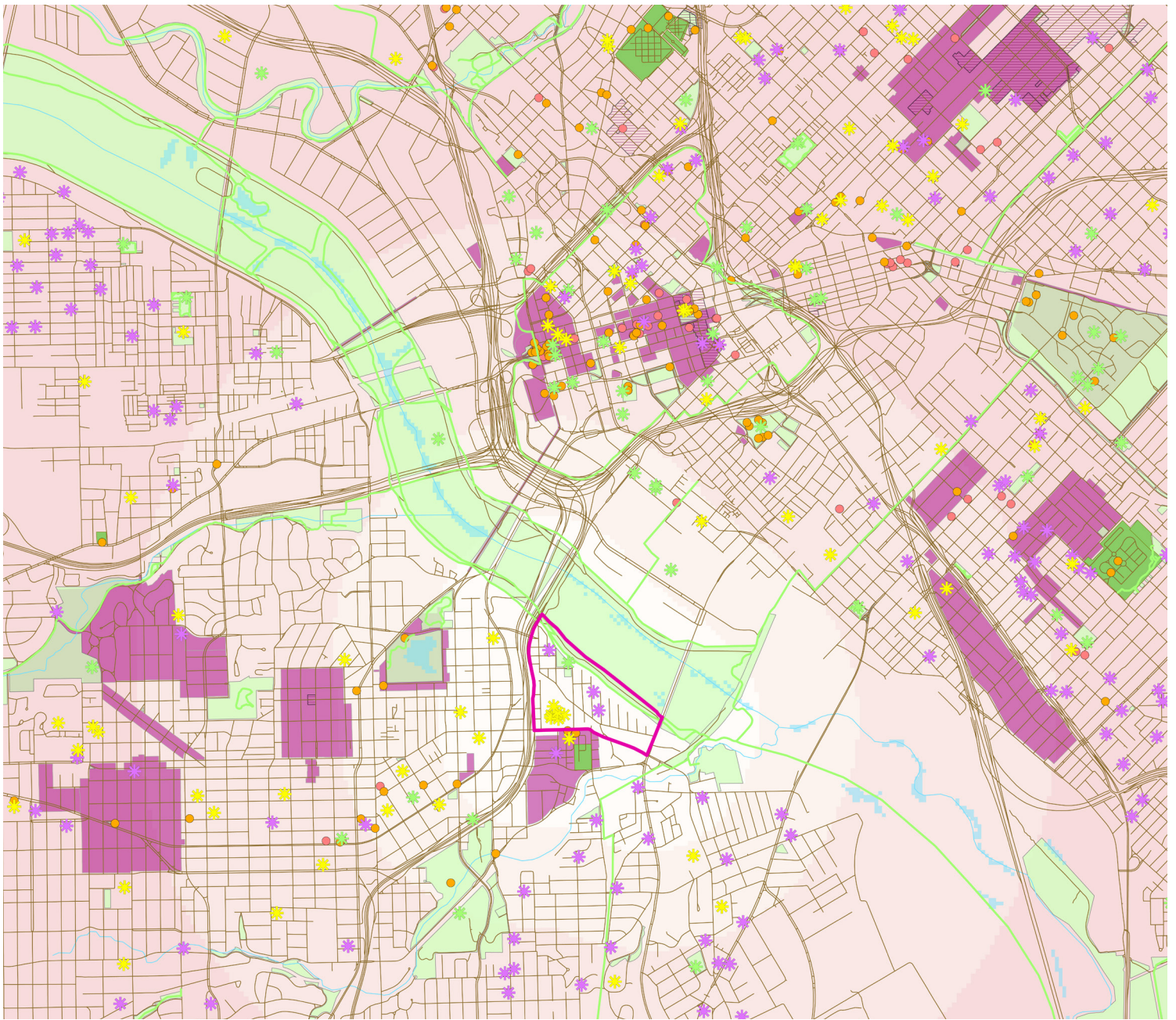
Gallery

- Downtown
- Fair Park
- Neighborhood Rec Center
- Zoo
- Pedestrian Trails
- Streets
- The Bottom Outline
- Parks
- Streets

Historical Markers
 3 within 1/2 mile
 98 within 2 miles

Arts + Entertainment
 2 within 1/2 mile
 93 within 2 miles

















Pedestrian Trails
 5.4 mi. within 1/2 mi.
 25.5 mi. within 2 mi.

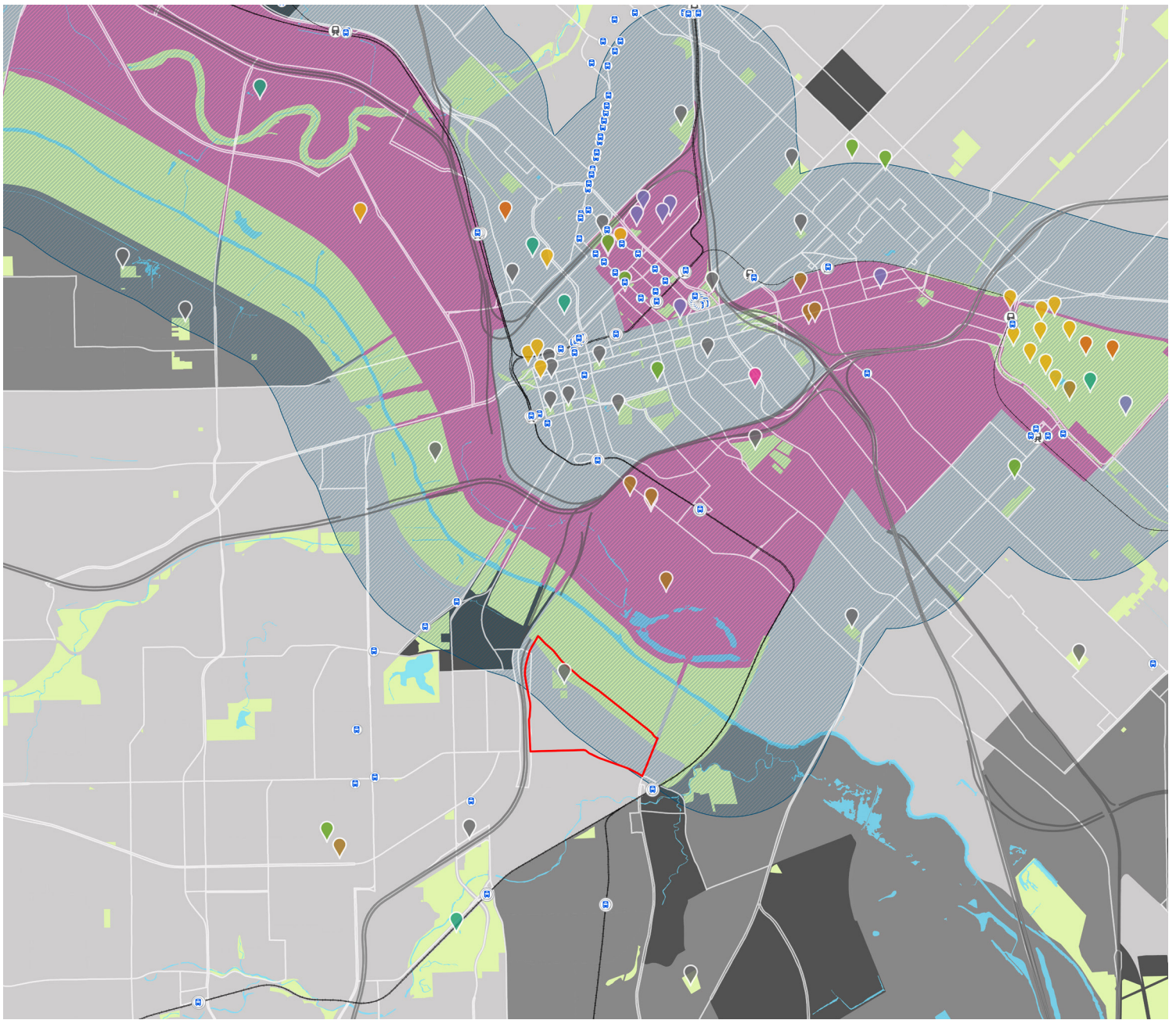


Socialization Opportunities in relation to Historical Places and The Bottom District

This map illustrates The Bottom District in proximity to educational, worship, and recreational opportunities along with historical sites and parks within the larger landscape. Accessibility is also highlighted through the nearby trails system and city streets. The proximity increments in the map's background provide helpful markers when assessing transportation options.

Legend

-  Bottom District Boundary
 -  Educational Center
 -  Place of Worship
 -  Recreational Facility
 -  Texas Historical Site
 -  National Register Historic Site
 -  Trails System
 -  City Streets
 -  Historical Sub-District
 -  National Historic District
 -  Cemetery
 -  City Park
- Distance from The Bottom District**
-  0.5 Miles
 -  1 Mile
 -  2 Miles
 -  >2 Miles



Cultural Neighborhood Typologies in Relation to The Bottom District

According to the cultural policy of the city of Dallas, their visions are making an equitable, diverse, and connected community whose residents and visitors thrive through meaningful arts and cultural experiences in every neighborhood across Dallas. When the buffer was created within a mile of the Urban core, the Bottom was included, and it can be shown the potential for improvement in the Dallas cultural ecosystem.

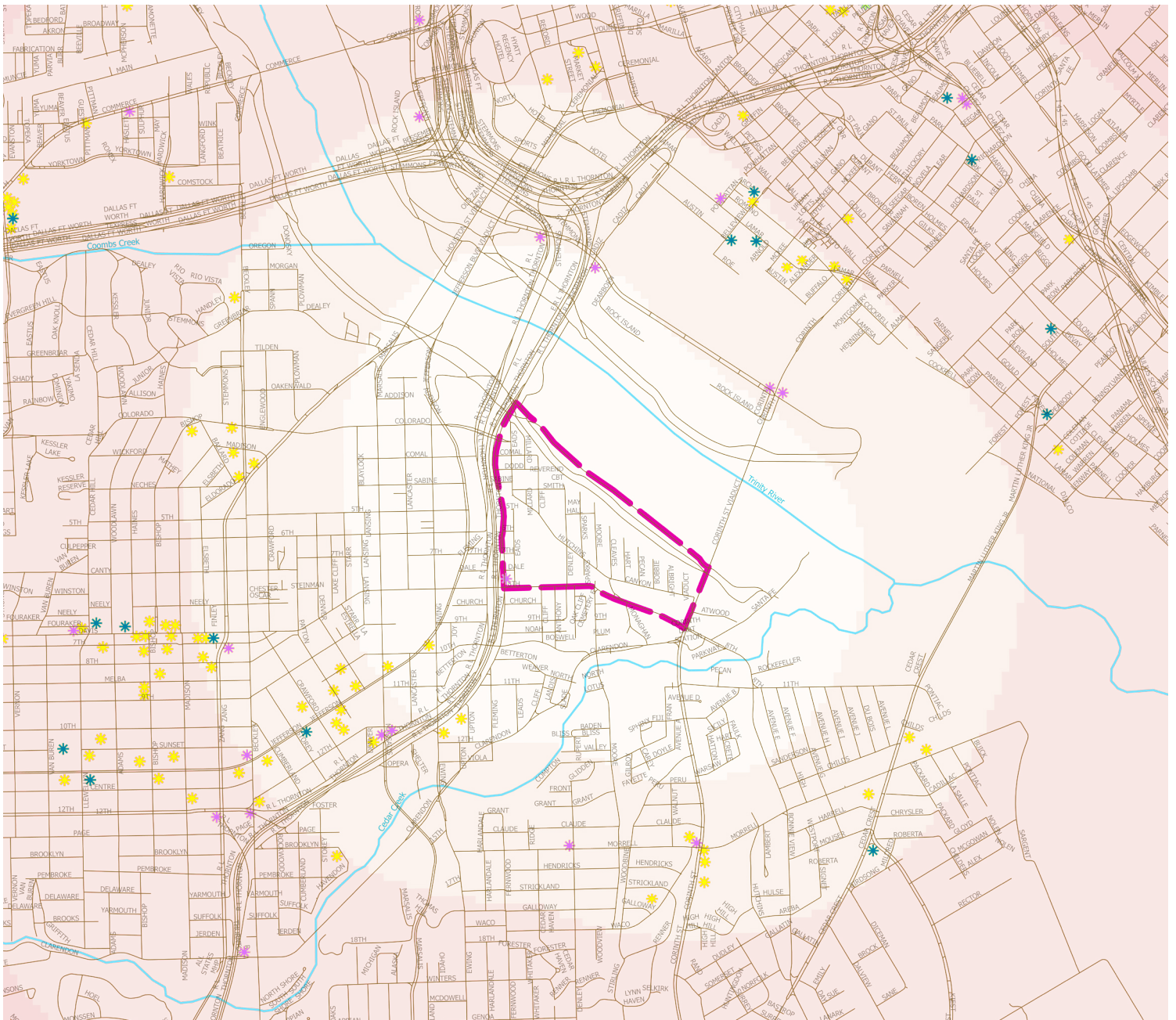
Art and Entertainment

- Amusement
- Arena/Stadium
- Fine Arts
- Landmark
- Library
- Museum
- Other Entertainment
- Park

- Bus Stop
- DART Station

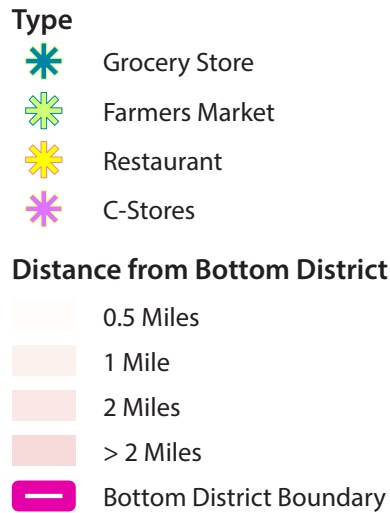
Cultural Neighborhood Typology

- Mixed Urbanism
- Non Traditional
- Residential Arts
- Urban Core
- Urban Core 1 Mile Buffer
- Bus Route
- Dart Line
- Dallas Highway
- Hydro
- Parks
- Site Boundary



Grocery and Dining Location in relation to The Bottom District

There are relatively few grocery stores and restaurants available to residents within a half-mile boundary centered on The Bottom.

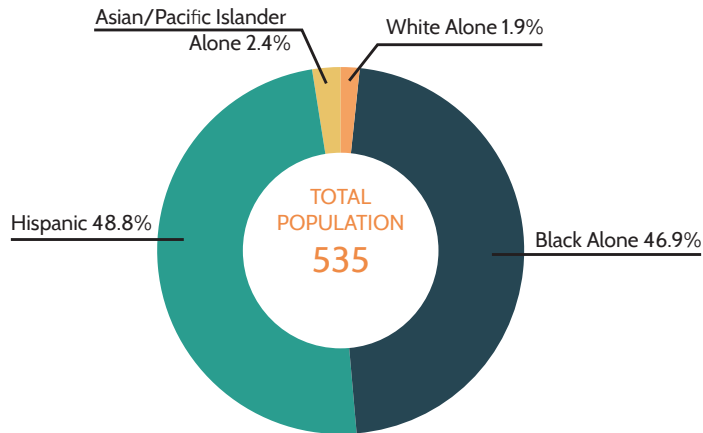


Neighborhood Site Analysis

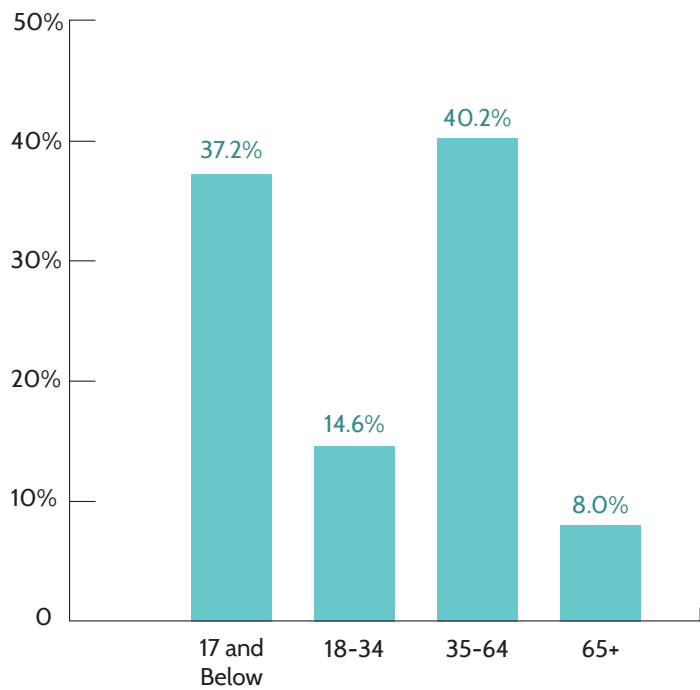
Socio-demographic Information

These information shows The Bottom's socio-demographic information.

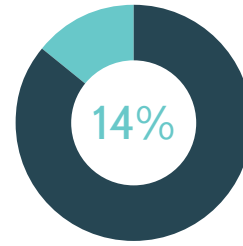
Race



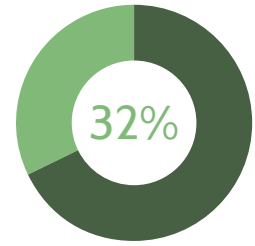
Age



Education Attainment

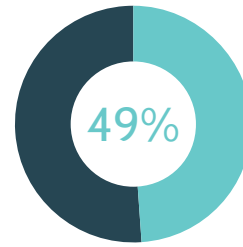


THE BOTTOM

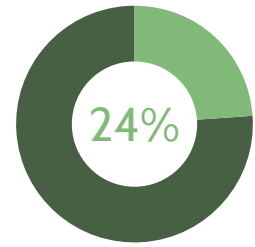


CITY OF DALLAS

Poverty Rate

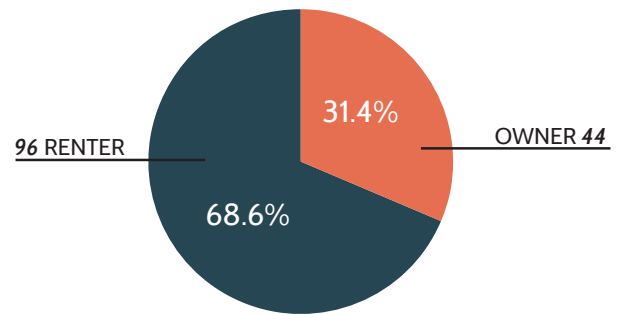


THE BOTTOM

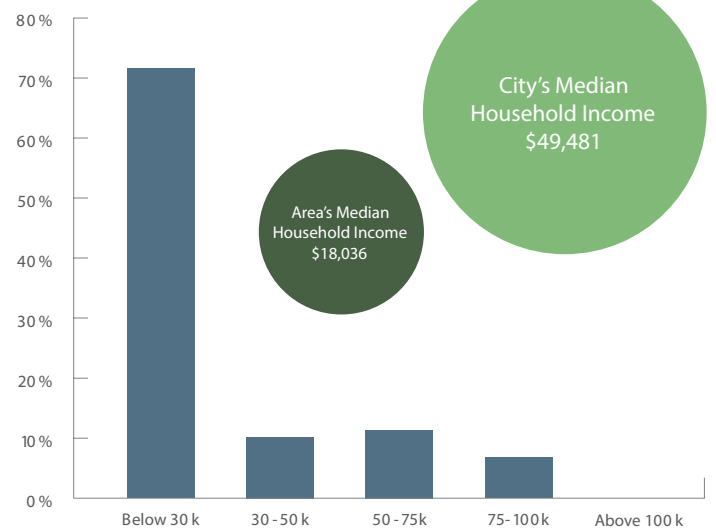


CITY OF DALLAS

Single Family Rental

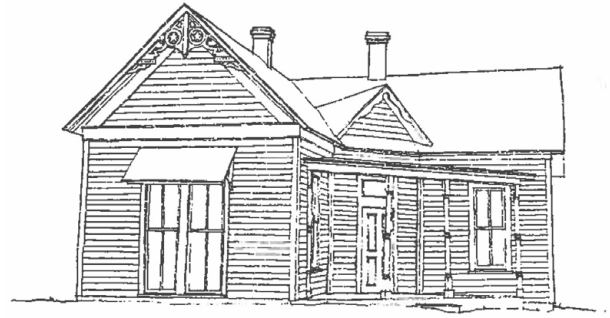


Income

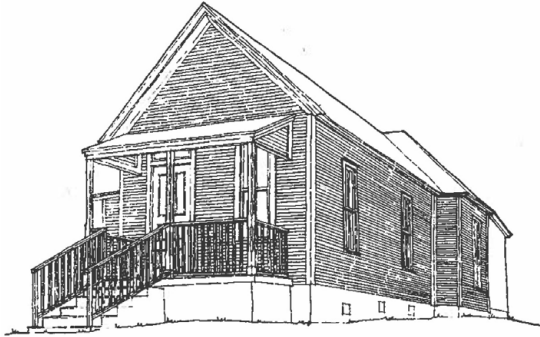


10th Street District Housing Types

Source: Tenth Street Historic District: A Historic African-American Neighborhood In Dallas, Texas



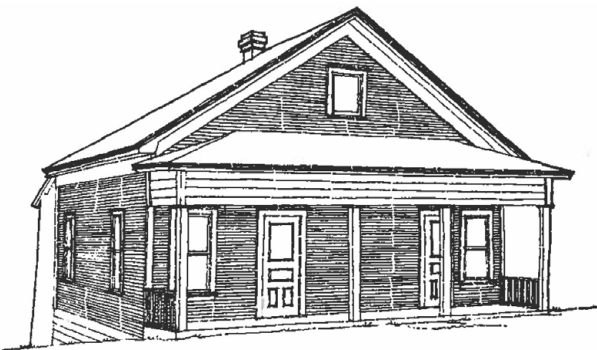
L-Plan



Shotgun



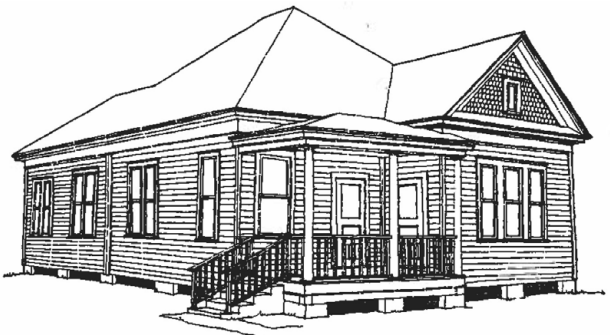
Pyramidal



Double Shotgun



Craftman Bungalow



One-Story Vernacular Queen Anne



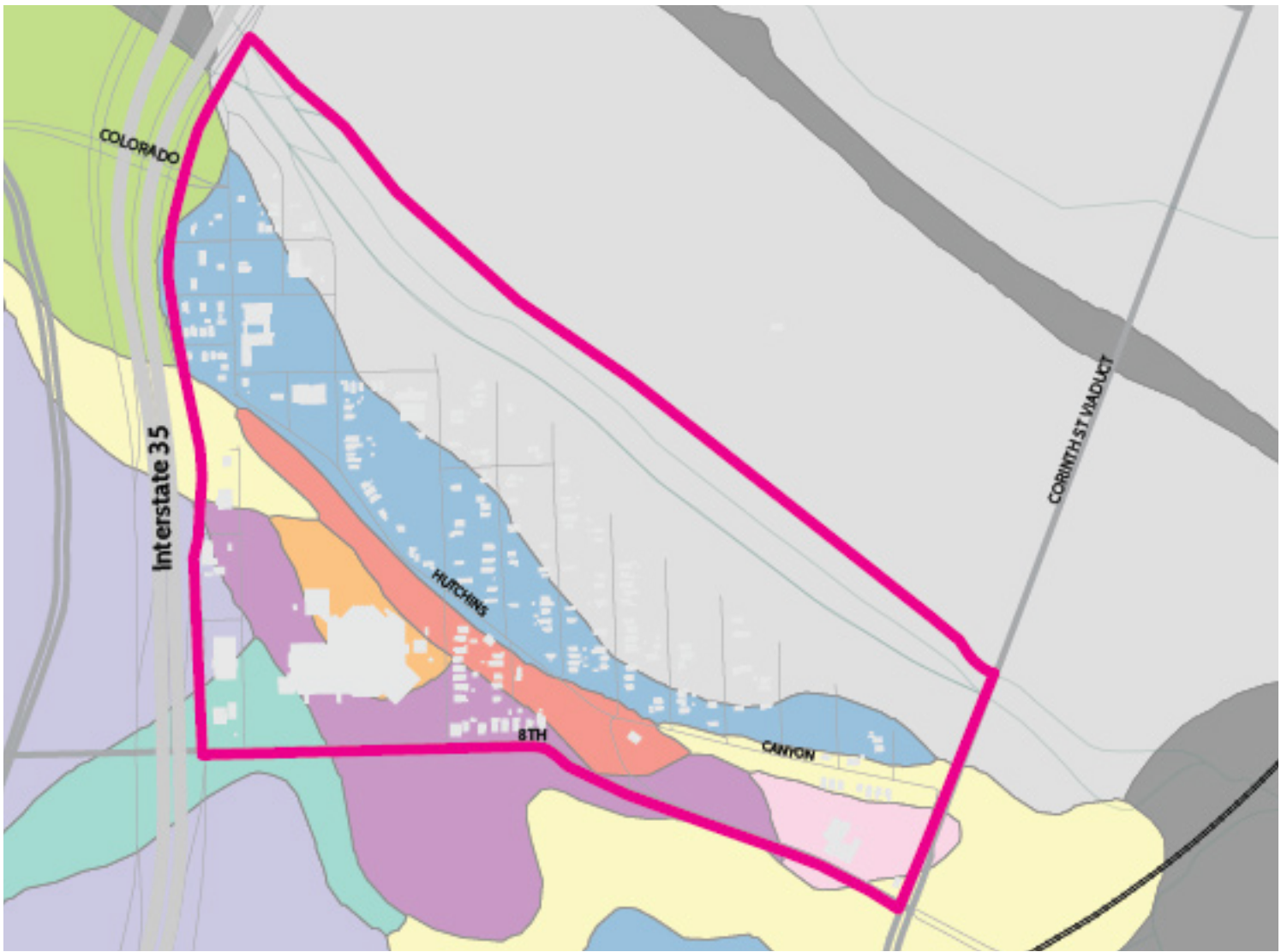
Camelback



Saddlebag



Two-Story Vernacular Queen Anne

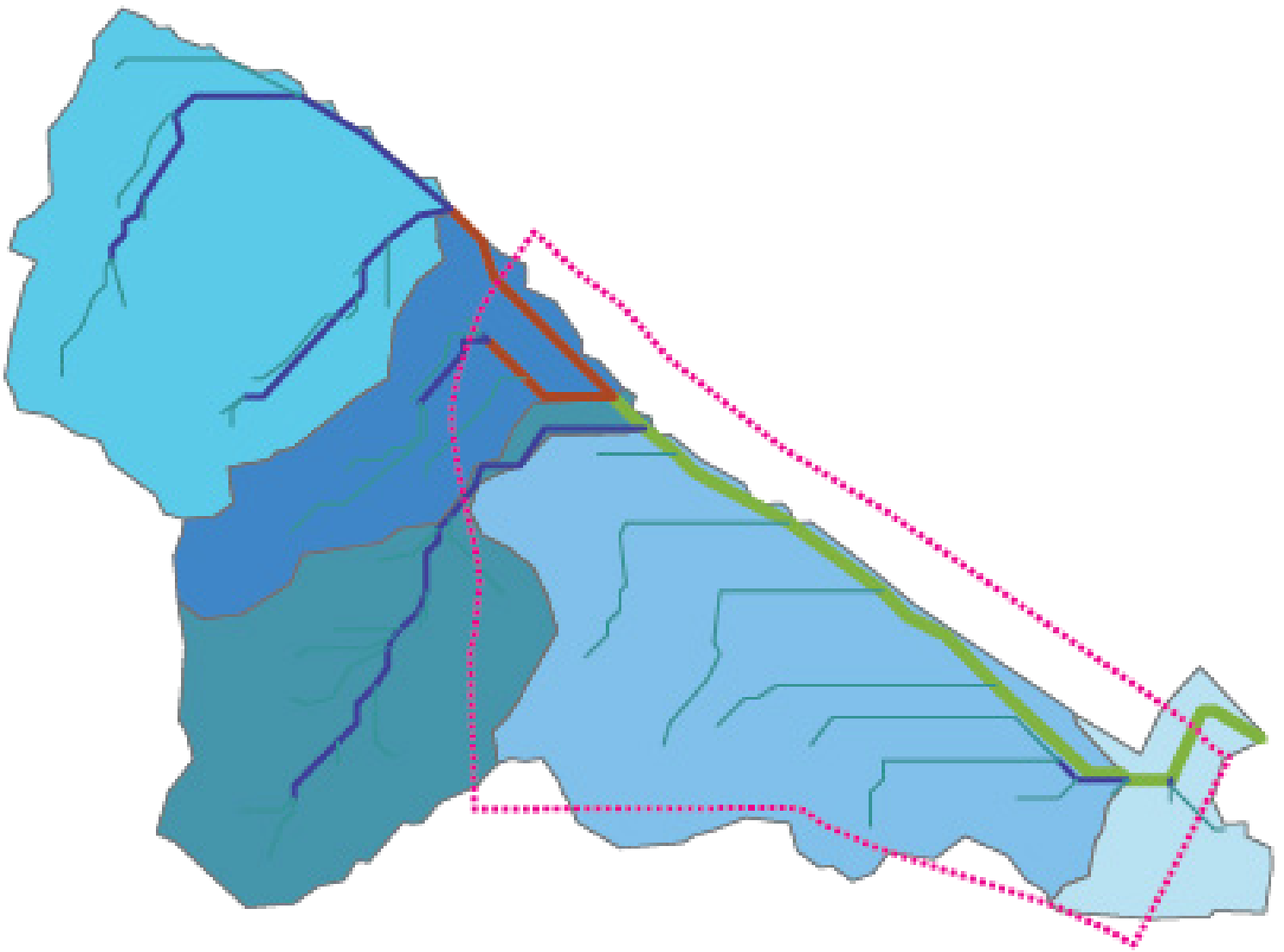


Soil Type

Most of the soil in The Bottom is made up of Urban Land Complexes.

Soil Types

- Austin-Urban land complex, 2 to 5 percent slopes
- Eddy-Urban land complex, 4 to 8 percent slopes
- Ferris-Urban land complex, 5 to 12 percent slopes
- Eddy-Whitewright-Urban land complex, 8 to 15 percent slopes
- Lewisville-Urban land complex, 0 to 4 percent slopes
- Lewisville-Urban land complex, 4 to 8 percent slopes
- Silawa-Urban land complex, 2 to 6 percent slopes
- Stephen-Urban land complex, 1 to 4 percent slopes
- Urban land
- Trinity-Urban land complex, 0 to 1 percent slopes, occasionally flooded








Sub-Basin and Stream Analysis

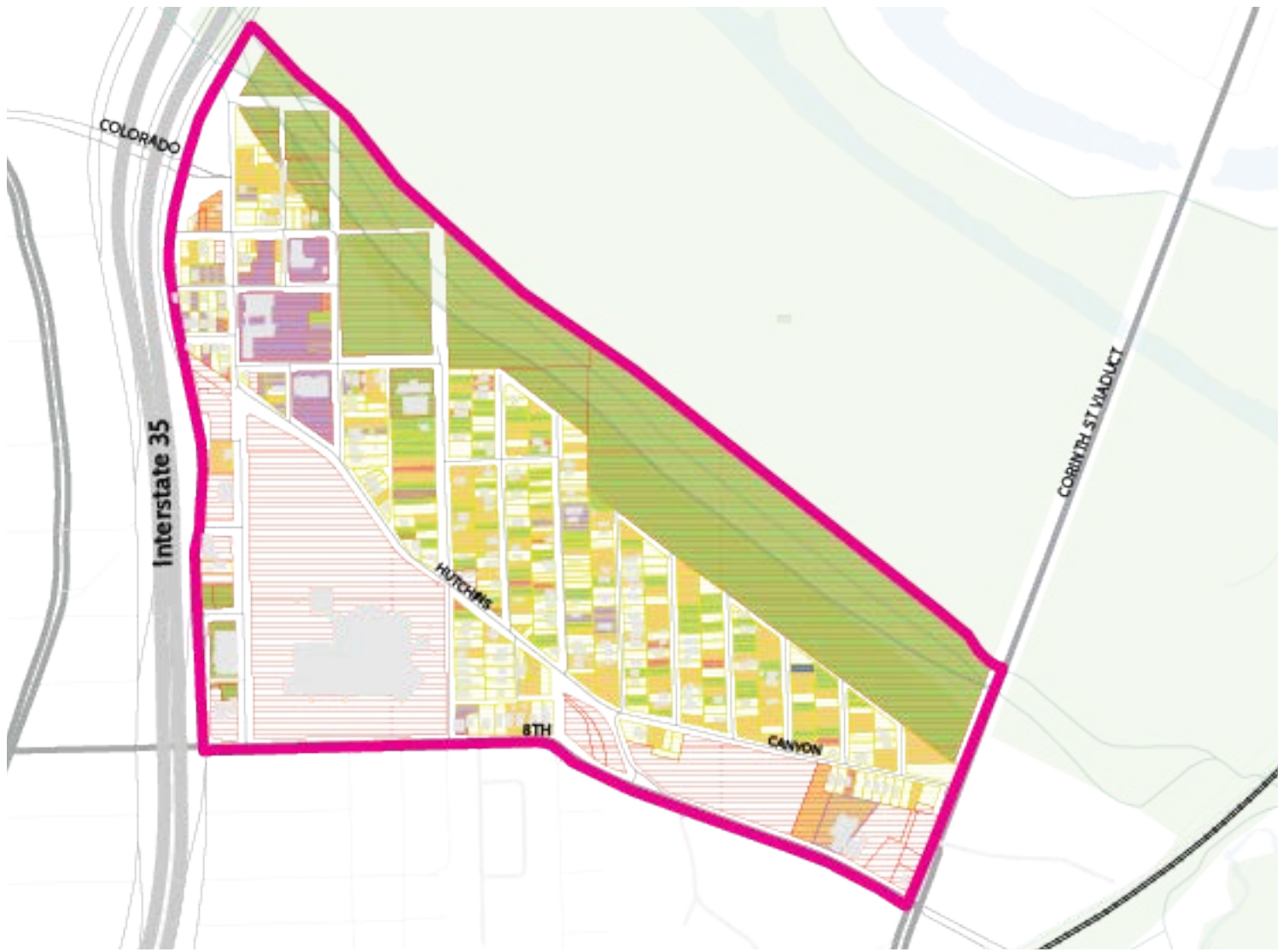
The micro-watershed and associated streams for the Bottom District were identified using ArcGIS analysis tools.

Streams

-  1
-  2
-  3
-  4

Sub-basins (Shape Area)

-  6.80750224149
-  1.42891729778
-  2.32290213500
-  3.13902014909
-  3.83590068449



Property Ownership by Type

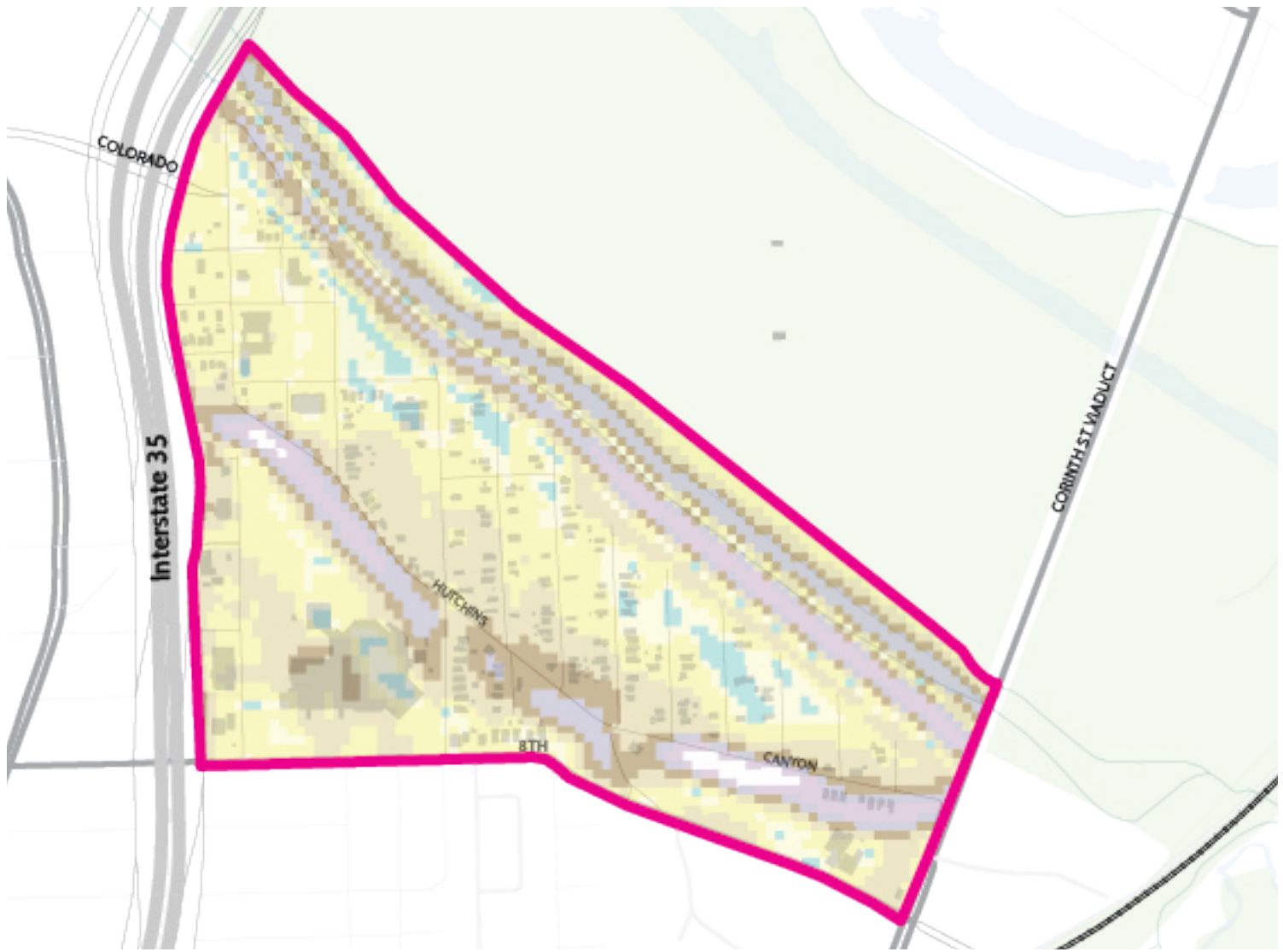
This analysis graphic shows the Bottom's property ownership typologies.

Owner Type

- Bank Owned
- Investor
- Estate
- City
- NPO

Property Type

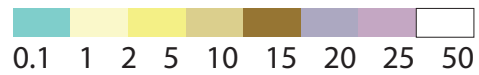
- BPP
- Commercial
- Residential

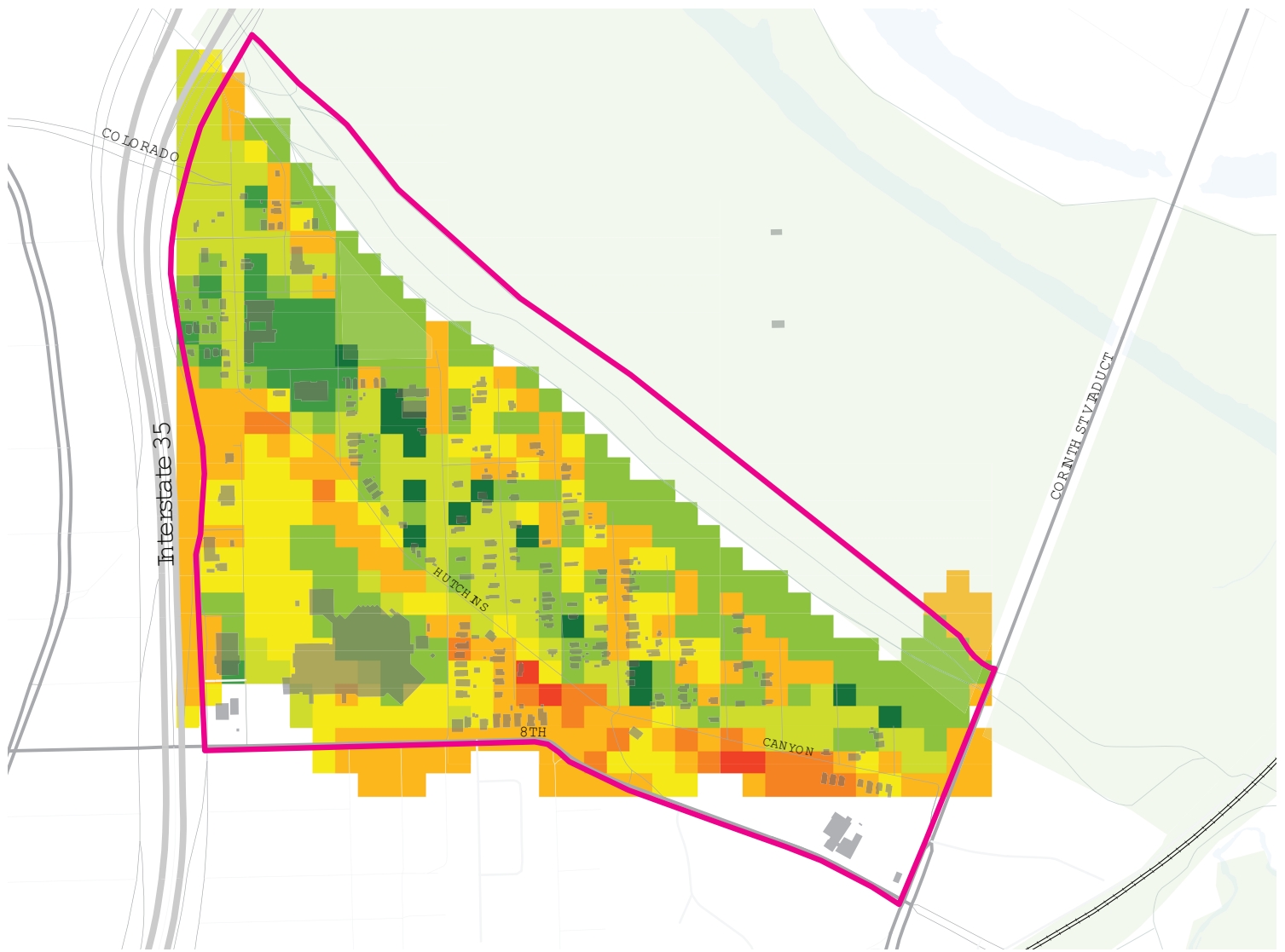


Slope Value by Percentage

Much of the land is sloped due to The Bottom's unique terrain. In particular, you can see a sharp slope at the levee and entrance of the neighborhood from 8th Street.

Slope Value by Percentage





Green Infrastructure Suitability Analysis -1

This map is an analysis of the suitability for the development of The Bottom. This map uses the GIS data on the slope, ownership, soil type, and distance from the water source. In particular, the low slope, distance from the water source, and whether it is a publically owned land determine the high score.

Suitability Value



Analysis Factors Ranking

Soil Type

- Type B = 2
- Type C = 1
- Type D = 0

City Owned Parcel

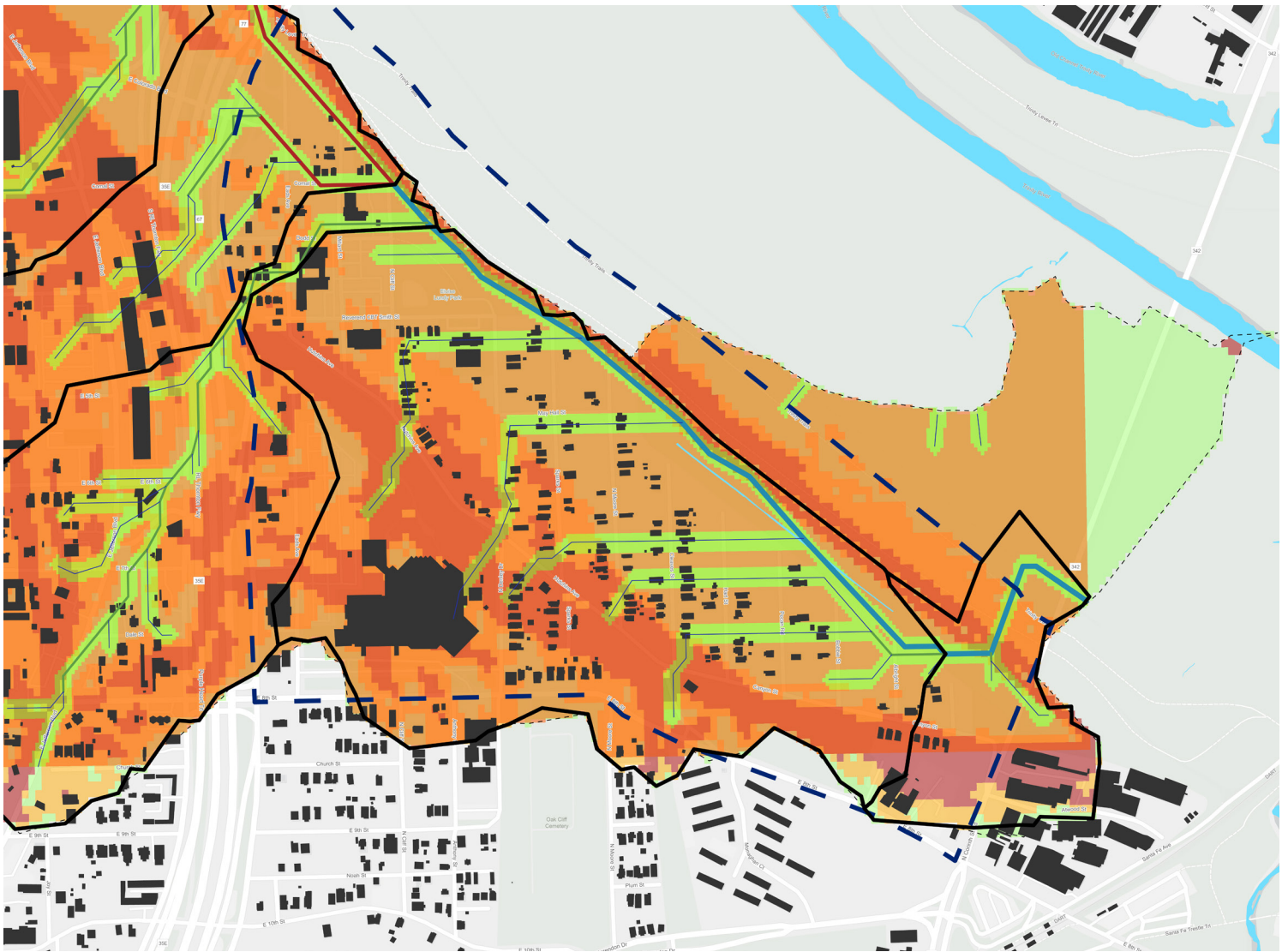
- City = 3
- Non-Profit = 2

Slope

- 0-5% = 4
- 5-8% = 3
- 8-10% = 2
- 10-30% = 1
- 30-35% = 0

Distance from Water-body





- < 30 ft = 5
- >30 ft = 2








Green Infrastructure Suitability Analysis -2

This map is an analysis of the suitability for the development of The Bottom. This map uses the GIS data on the sub-basin, slope, and distance from the water source.





Legend

-  Bottom Boundary
-  Hydro Imp
-  Structures
-  Watershed

Sub-basin

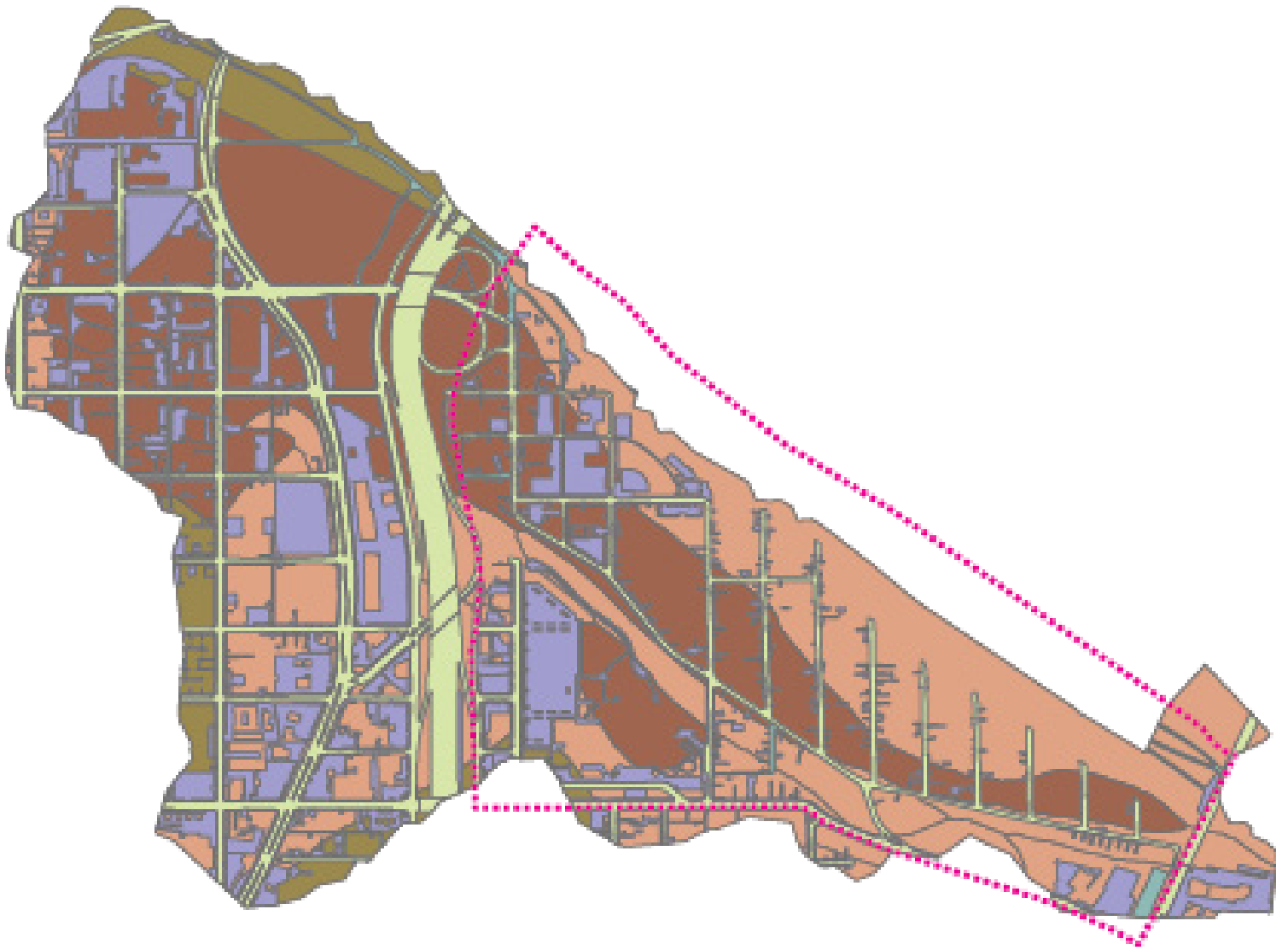
-  1
-  2
-  3
-  4
-  The Bottom Sub-basins

Slope Reclassification

-  1
-  2
-  3
-  Impervious Clip Layer

Reclass Euclidean Distance

-  1
-  2



Stormwater Runoff Analysis

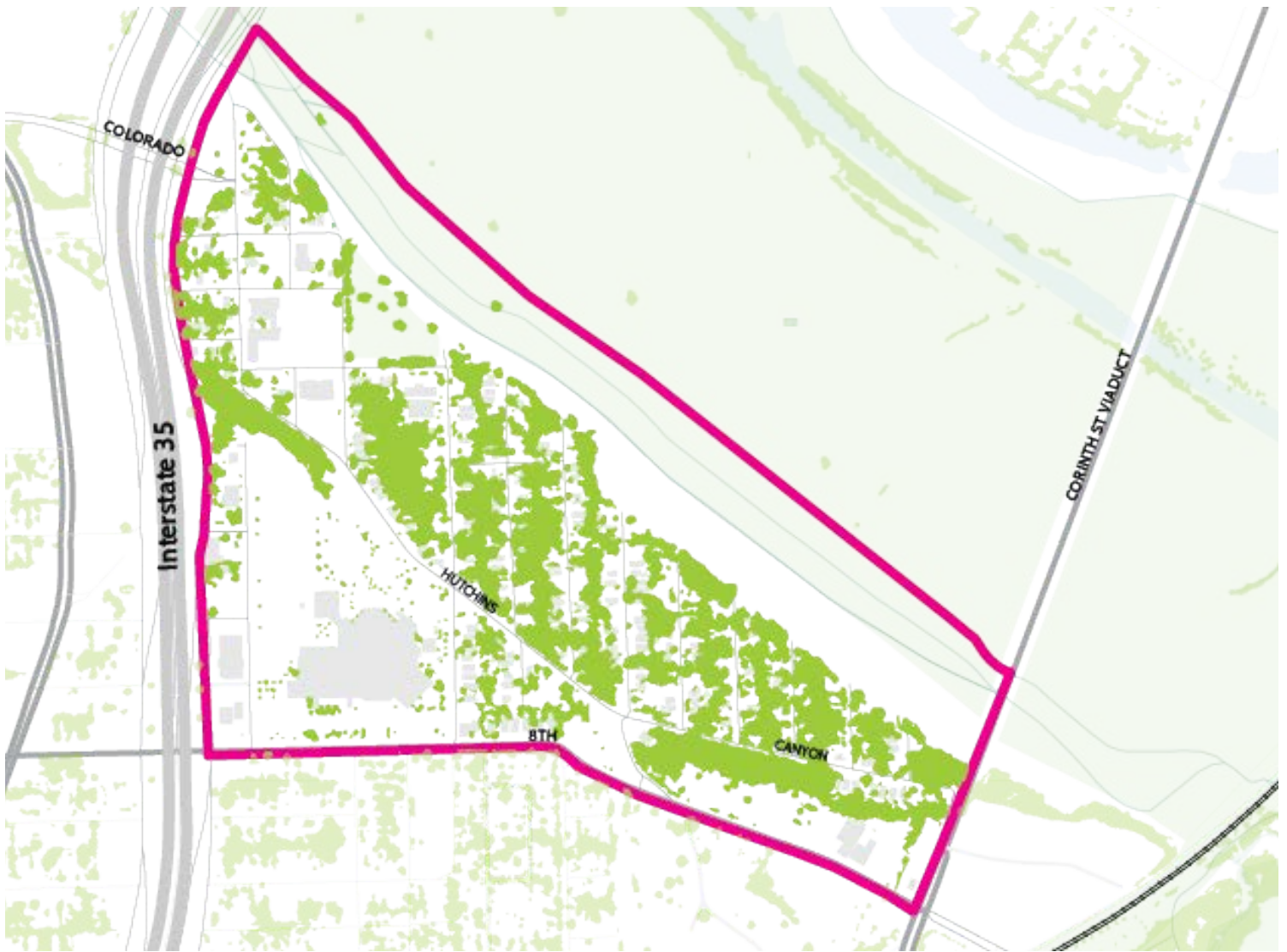
Permeability for each type of land cover was determined and total stormwater runoff was calculated using the Natural Resources and Conservation Service (NRCS) Curve Number Method.

Cover Type

- Gravel/Dirt Streets and Roads
- Paved parking lots, roofs, driveways, etc.
- Roads: Paved (curbs and storm drains)

Hydrologic Soil Group Descriptions

- A: Well-drained sand and gravel, high permeability
- B: Moderate to well-drained, moderately fine to moderately coarse texture, moderate permeability
- C: Poor to moderately well-drained, moderately fine to fine texture, slow permeability
- D: Poorly drained, clay soils with high swelling potential, permanent high water table, claypan

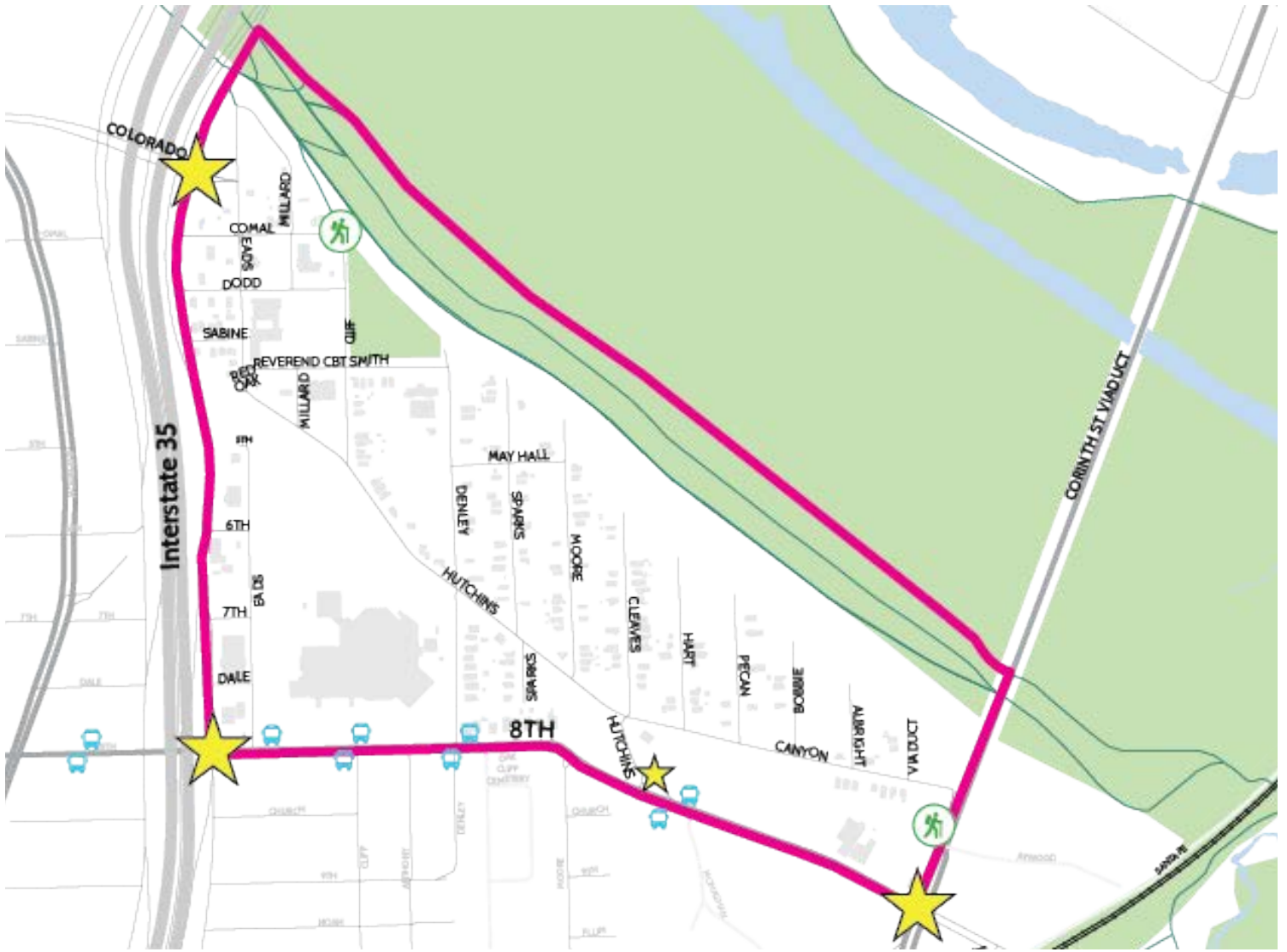


Tree Coverage

Legend

Tree Coverage





Data from Treeequity.com scores the Bottom Neighborhood with a tree equity score of 75/100. The evaluation considers data from the neighborhood’s existing tree canopy, population density, income, employment, surface temperature, race, age, and health; a higher score indicates a greater level of ecosystem services, including climate, air, and water benefit. Existing trees should be retained with new trees planted as the area is developed.

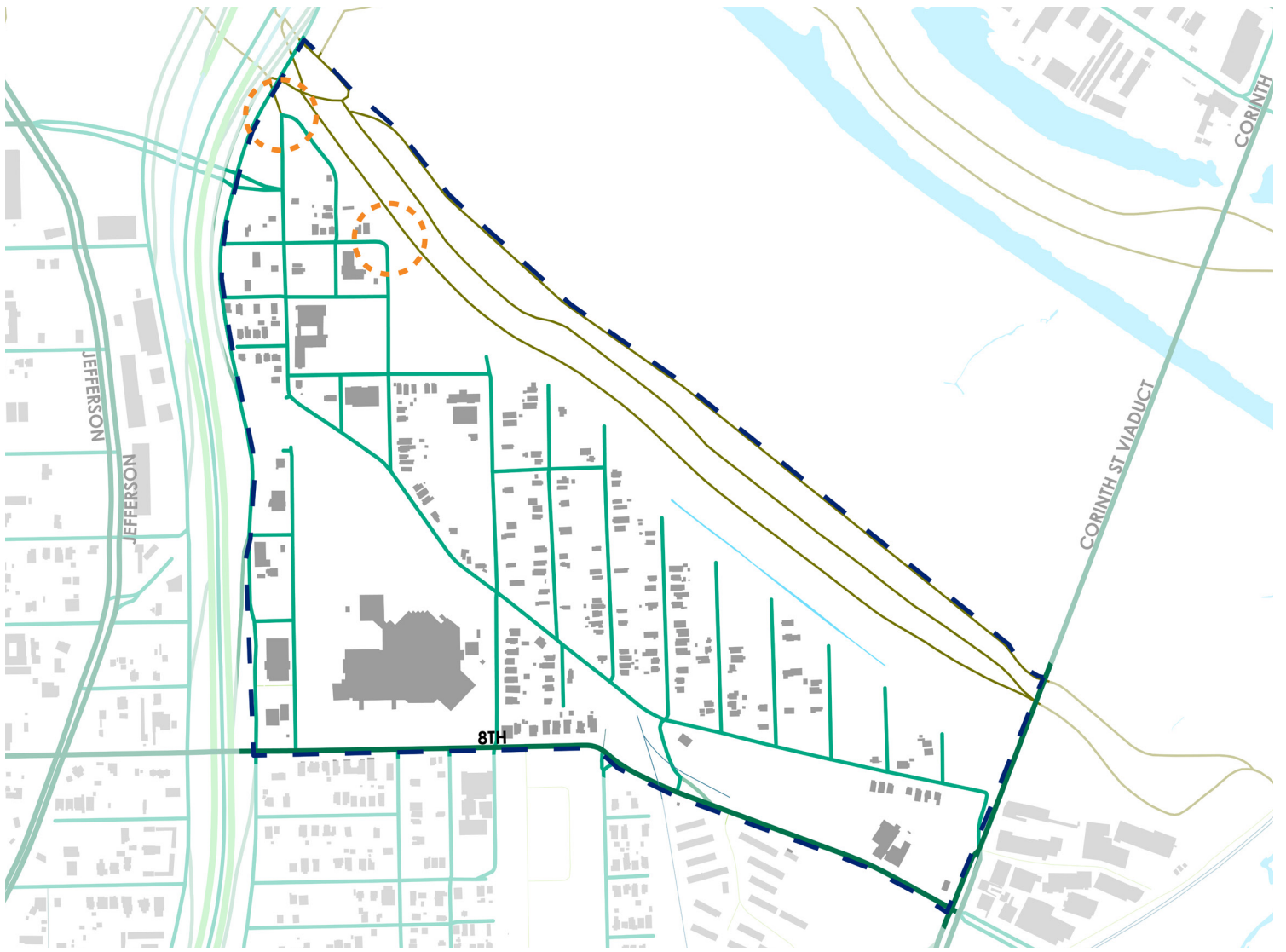


Accessibility

This map shows the accessibility of The Bottom. The neighbors and visitors can access The Bottom by public transportation such as buses and DART trains, walking through adjacent trails, and private vehicles.






Legend

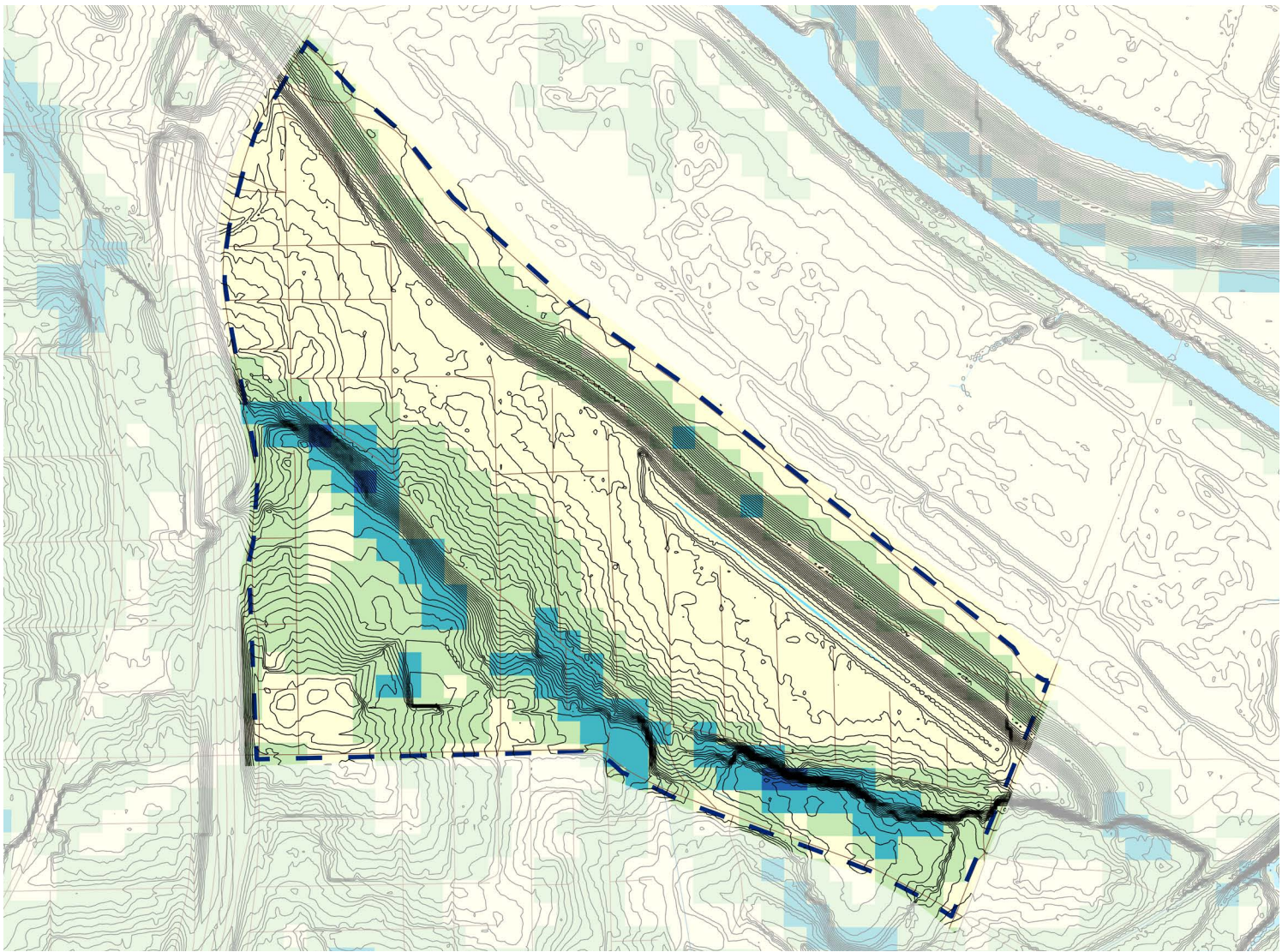
-  Vehicular Entrance
-  DART Station
-  Trail Entrance
-  DART Bus Stop



Street and Trail Circulation

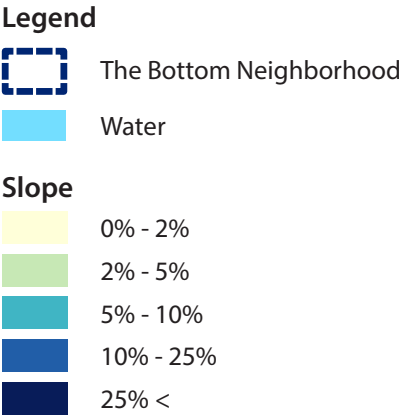
This map shows the hierarchy of the roads adjacent to the Bottom, and access points of the trails.

- Legend**
-  The Bottom Neighborhood
 -  Highway
 -  Major Arterial
 -  Minor Arterial
 -  Trail
 -  Water
 -  Access to Trail



Slope Analysis

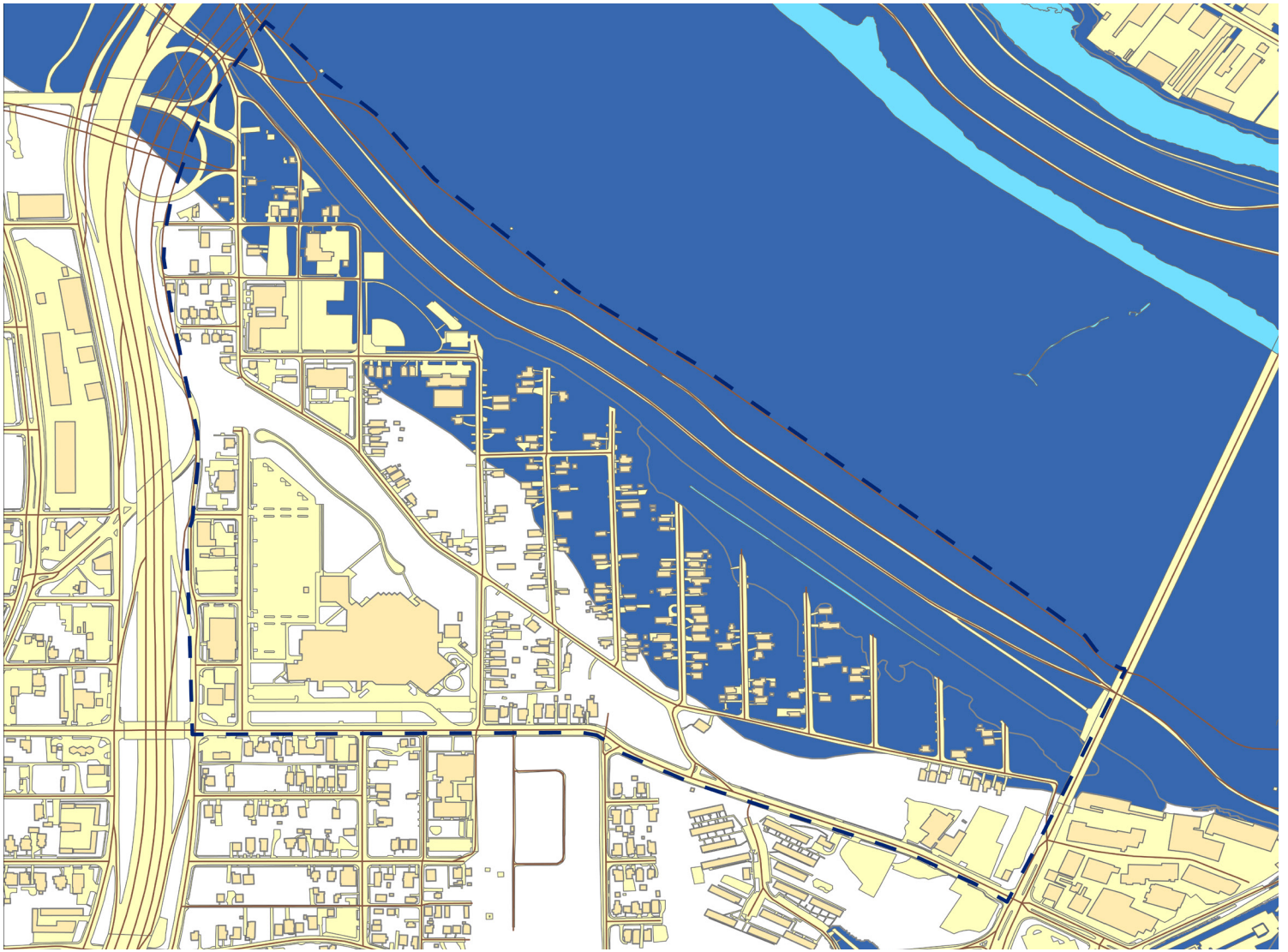
This map shows the slope of The Bottom. Hutchins Ave, Canyon St, and the levee appear to have the highest slope. Except for this, most topography has a slope of less than 2% or less than 5% and a sloping edge, representing The Bottom's unique bowl-shaped topography.





History of 1922-1945

This map shows the city limits that changed between 1922 and 1945. As shown on the map, unlike before, part of the original neighborhood is now disconnected from the levee.

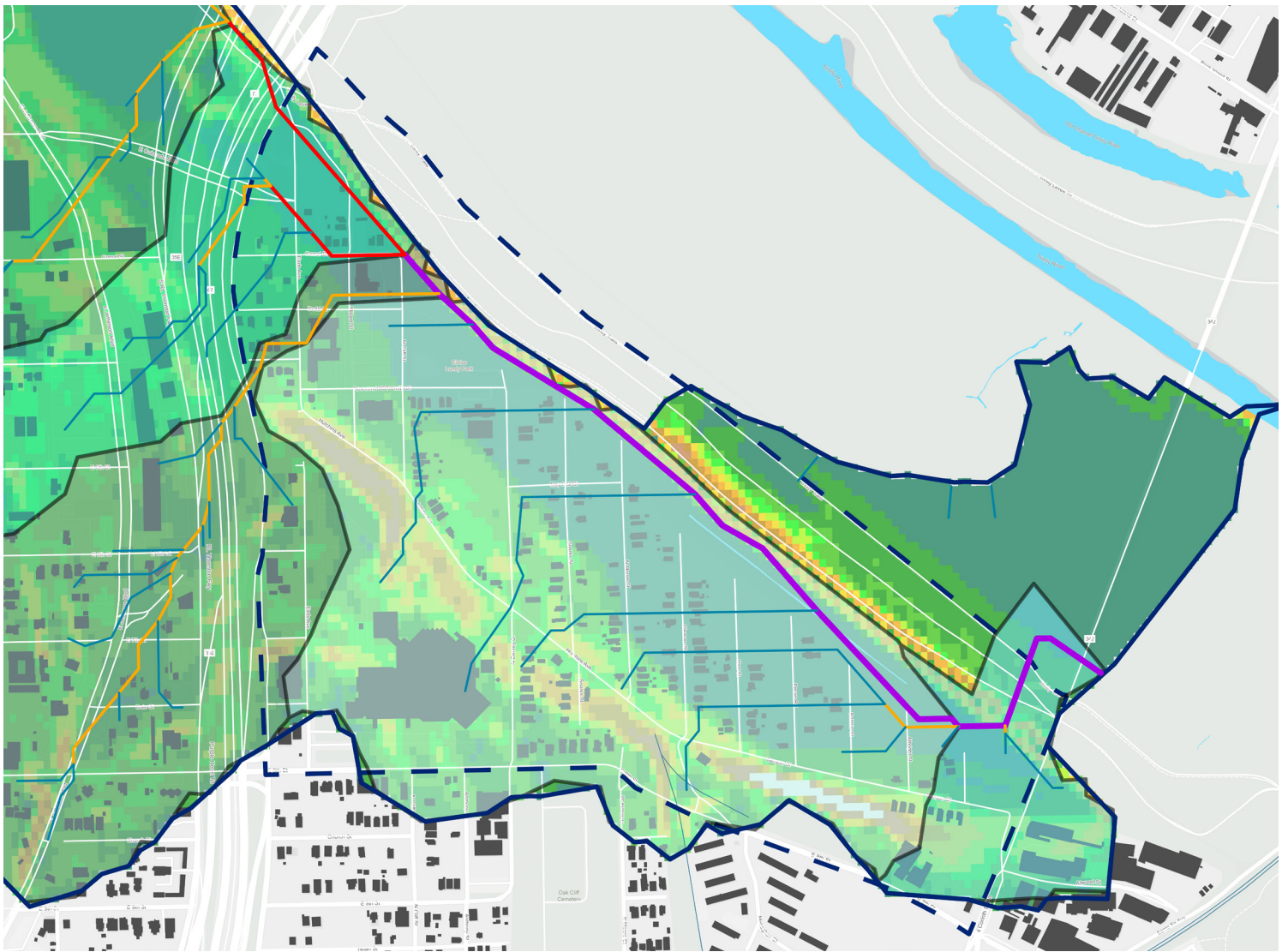


Structure and Impervious Surfaces in Floodplain

Originally settled in 1845 and later established as a Freedmen’s Town, The Bottom neighborhood was once a thriving, close-knit community occupying 240 acres adjacent to the Trinity River, just over a mile south of Downtown Dallas.

Legend



-  The Bottom Neighborhood
-  Streets
-  Bodies of Water
-  Impervious Surfaces
-  Existing Structures
-  Flood Plain



Flow Analysis

The Bottom comprises many impervious surfaces, and much of the area is located on the floodplain










Legend

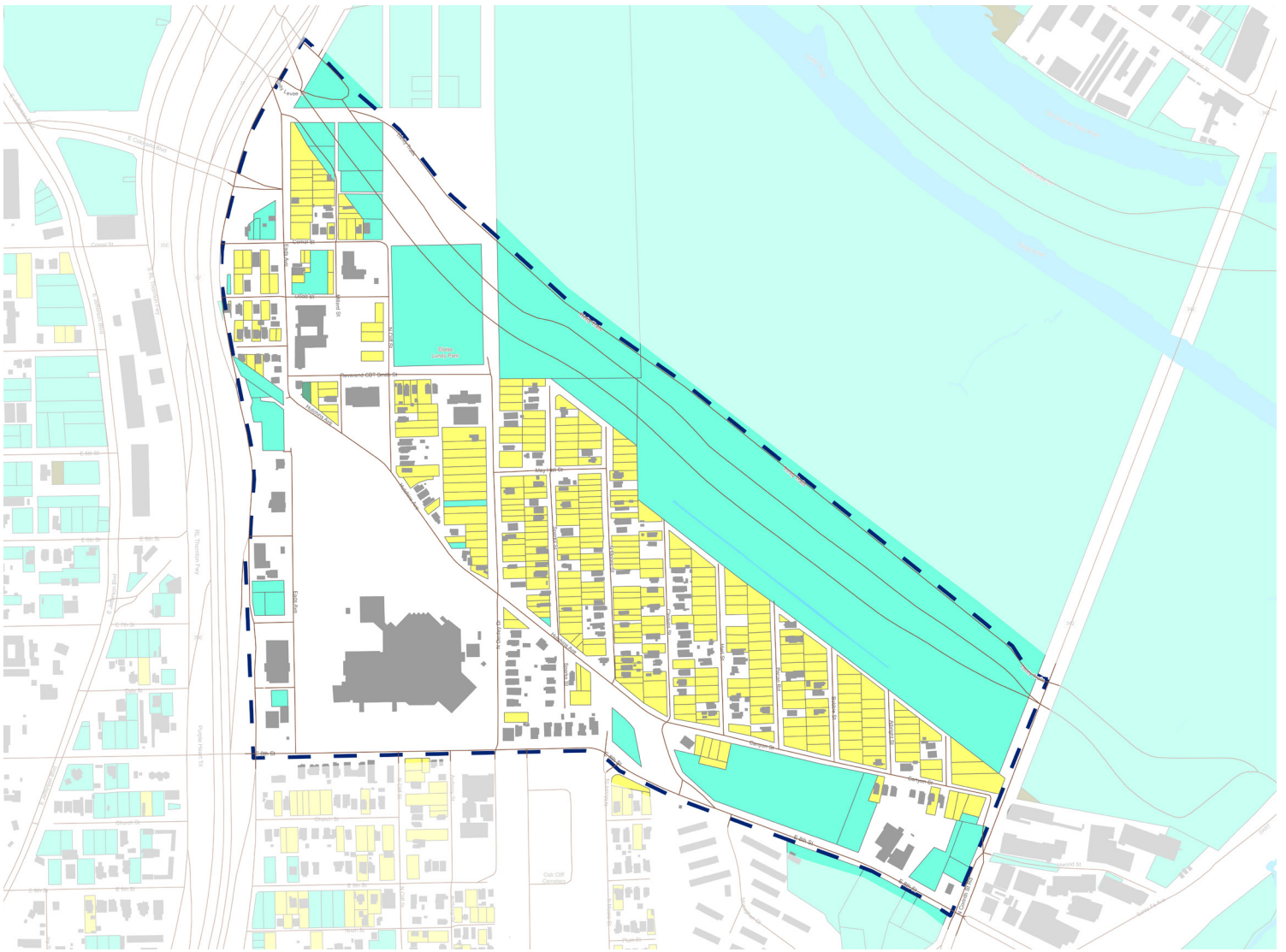
-  The Bottom Neighborhood
-  Watershed

The Bottom Stream Grid Code

-  1
-  2
-  3
-  4

Slope Value




- | | | | |
|---|-----------------|---|-----------------|
|  | 0.001 - 2.157 |  | 21.135 - 26.525 |
|  | 2.158 - 5.823 |  | 26.526 - 32.995 |
|  | 5.824 - 9.273 |  | 32.996 - 42.699 |
|  | 9.274 - 12.724 | | 42.7 - 54.991 |
|  | 12.725 - 16.605 | | |
|  | 16.606 - 21.134 | | |






Vacant Lots by Type

Many lots in The Bottom are currently vacant, and most of the empty lots are single-family residential.

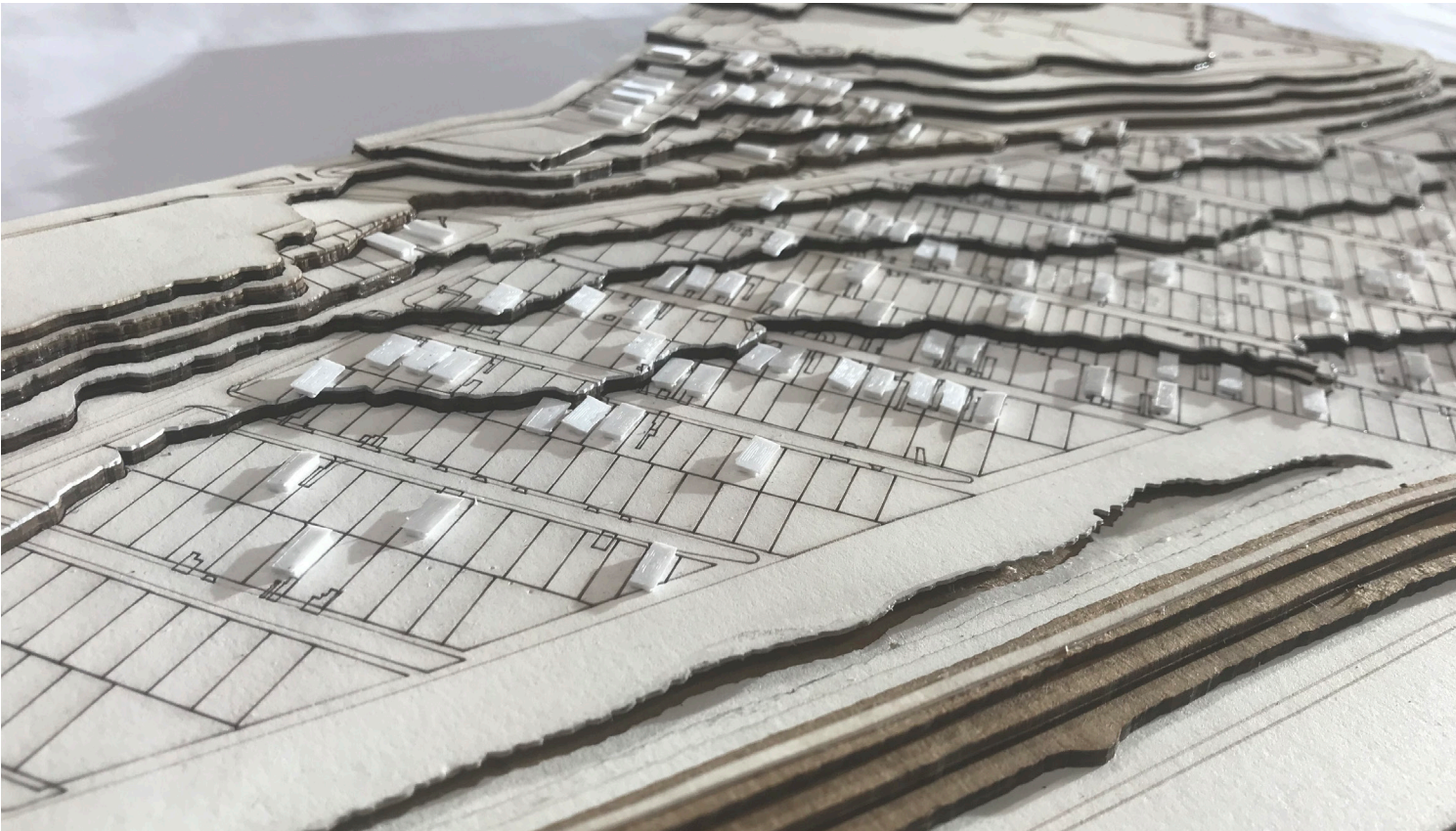
Legend

-  The Bottom Neighborhood
-  Water
-  Existing Structures

Vacant Lot Types

-  Commercial
-  Single Family Residential
-  Industrial

Site Model: Existing Conditions



03

Master plans

- Alt 1

- Alt 2

Master Plan : Alt. 1

Vision

The Bottom can become a thriving neighborhood that honors its history and embraces change through proper implementation of green infrastructure, public amenities, and community program initiatives.

Goal

Develop a green infrastructure network and plan to handle the unique stormwater runoff challenges the neighborhood faces

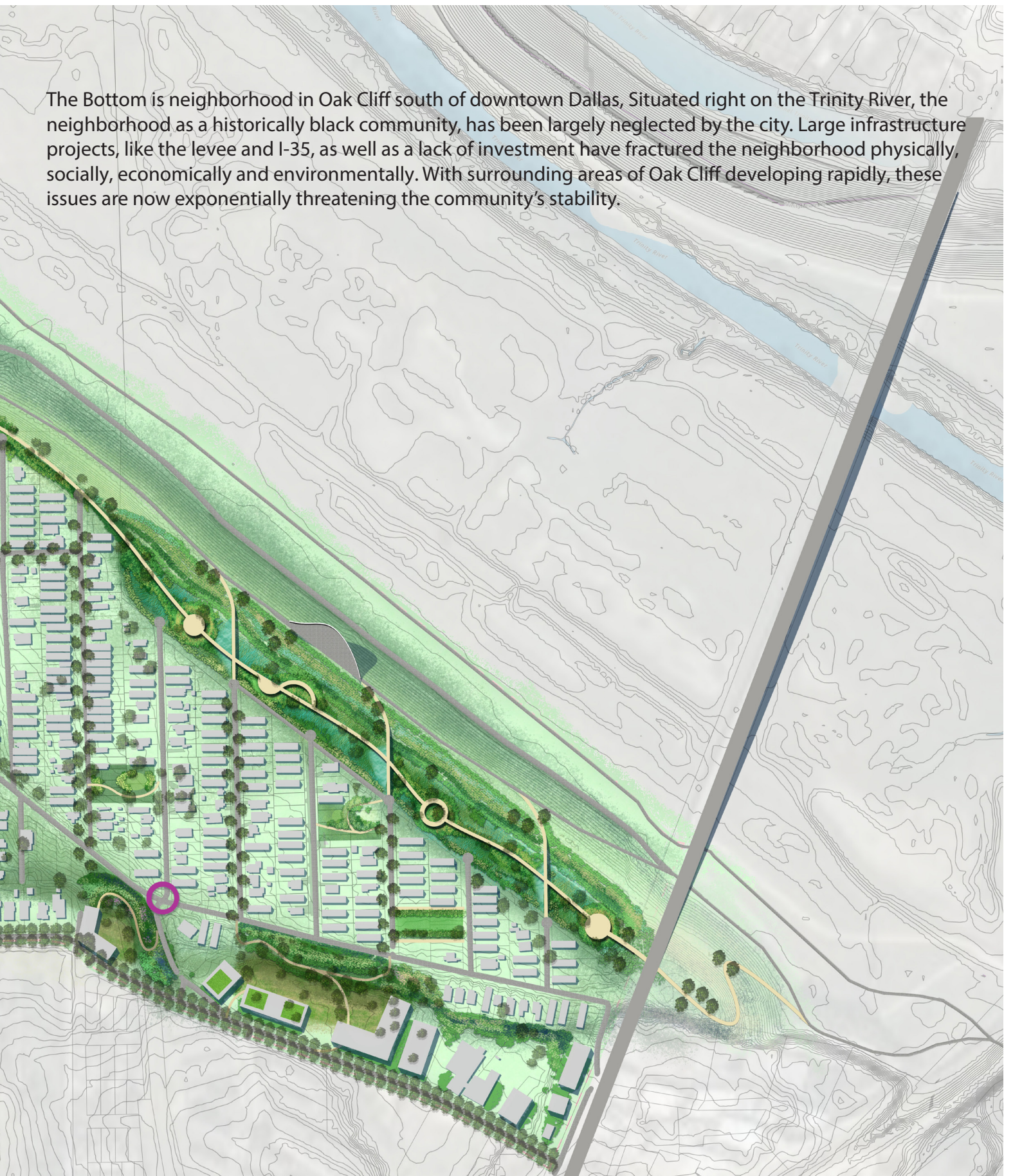
Design outdoor space that reflect The Bottom's culture and history, encourage community engagement, and engage with the site's natural landscape

Provide community zoning and programming guidelines that help to support and preserve The Bottom's existing neighborhood and residents feel while providing opportunity for investment within the community.



0.1 0.2 mile 

The Bottom is neighborhood in Oak Cliff south of downtown Dallas, Situated right on the Trinity River, the neighborhood as a historically black community, has been largely neglected by the city. Large infrastructure projects, like the levee and I-35, as well as a lack of investment have fractured the neighborhood physically, socially, economically and environmentally. With surrounding areas of Oak Cliff developing rapidly, these issues are now exponentially threatening the community's stability.



Phasing Plan

Phase 1: Neighborhood Focus

1-5 Years

Green Infrastructure/ Amenities

- Green Streets
- Pocket Parks/ Co-Development Spaces
- Community Plaza W/ Permeable Pavement

Social

- New Single Family Housing/ Affordable Housing

Economic

- Business Incubation District

Phase 2: Community Development

6-10 Years

Green Infrastructure/ Amenities

- Artful Sloped Park/ Sloped Biofiltration
- Mixed Use Courtyards
- Entry Gateways

Social

- New Single Family Housing/ Affordable Housing
- New Multi Family Housing

Economic

- Higher Density Mixed Use/ Commercial
- Commercial Art Corridor






Phase 3: Wetland Corridor

11+ Years

Green Infrastructure/ Amenities

- Terraced Wetland
- Eloise Lundy Park Sloped Playground
- Colorado Entry Space
- Overlook

LEGEND

-  PROPOSED BUILDINGS
-  PROPOSED GREEN SPACES
-  BUSINESS INCUBATION
-  COMMERCIAL ARTS CORRIDOR
-  NEW OUTDOOR STRUCTURES

PHASE 1



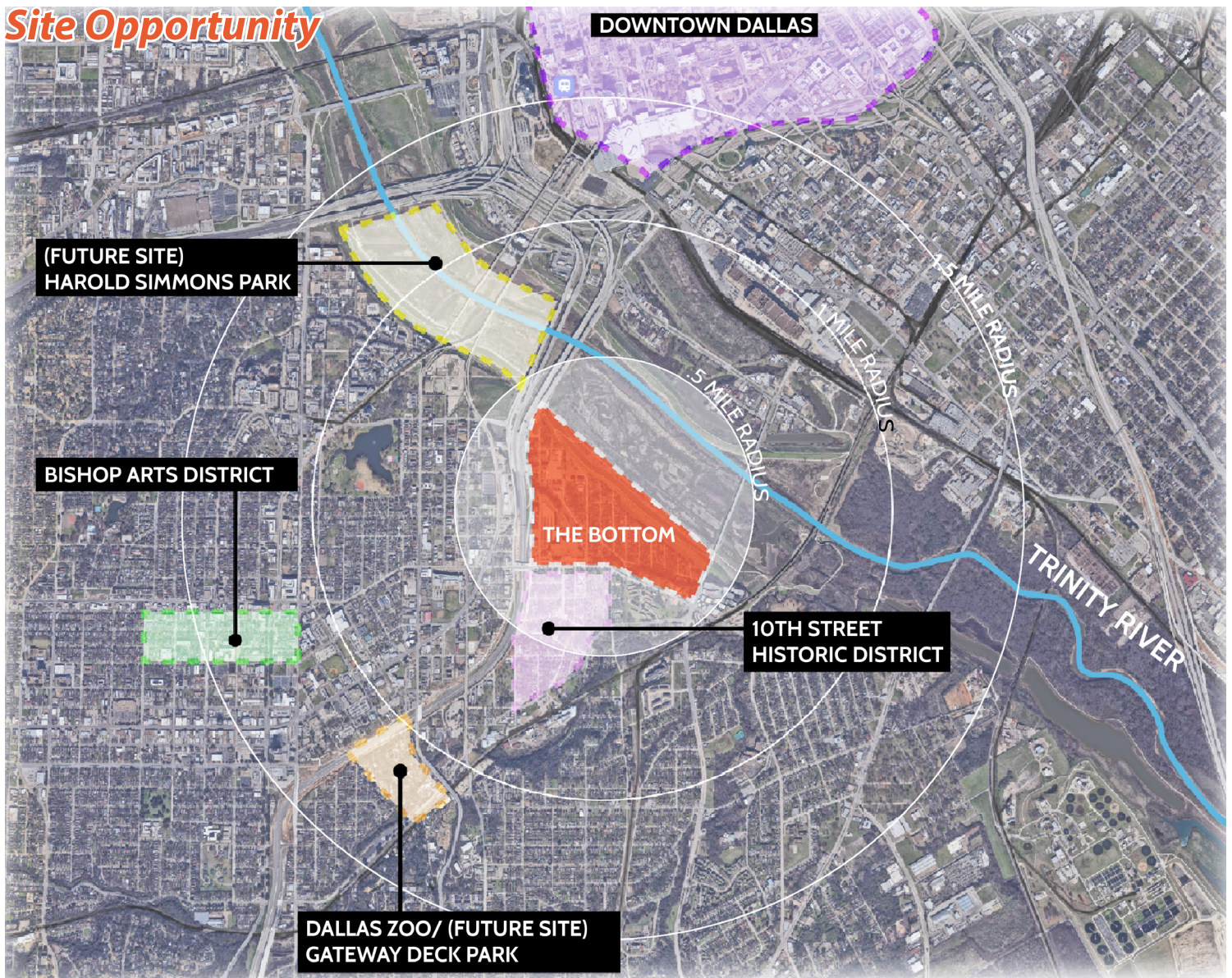
PHASE 2



PHASE 3



Site Opportunity



Environmental Opportunity

Goal: To reduce the impact of stormwater runoff, especially within the floodplain, on the structures, ecology and landscape within the bottom. Connect the Bottom District with other green networks.

Objectives: Create park and public spaces that incorporate green infrastructure and act as amenities for the neighborhood and the city.

Social and Development Opportunity

Goal: To revitalize the neighborhood and create economic opportunity for the community within The Bottom.

Objectives: Introduce different types of housing and land uses within the Bottom District. Transform 8th St into complete streets with connections to

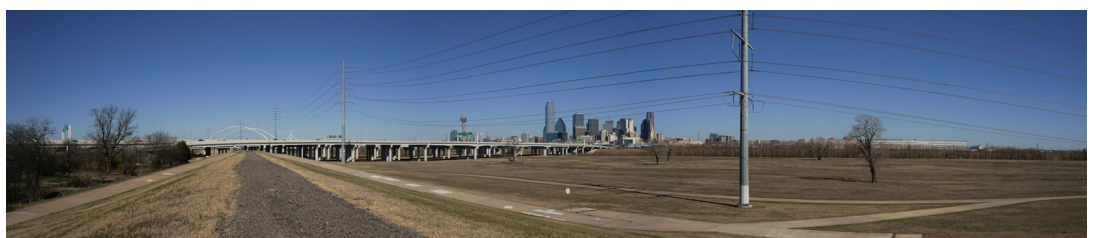
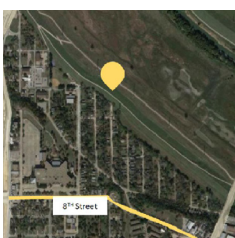
transportation and other districts. Create better access to The Trinity River and Harold Simmons Park to act as a catalyst for development in The Bottom. Introduce opportunity for community gather spaces throughout neighborhood.

Visual and Recreational Opportunity

Goal: Create a stronger sense of neighborhood pride and sense of place through beautification, maintaining the historic culture and enhancing social gathering opportunities.

Objectives: Beautify neighborhood through aesthetically pleasing green infrastructure and public spaces while embracing the existing typologies and history.

Site Images



History of The Bottom



Agriculture

- Community Gardens
- Local Businesses
- Business Incubator
- Farmer's Market



Social Equity

- Fostering Local Art
- Accessibility
- Affordable Housing



Transportation

- Neighborhood Connections
- Transit-Oriented Development
- Pedestrian Infrastructure
- Street Improvements

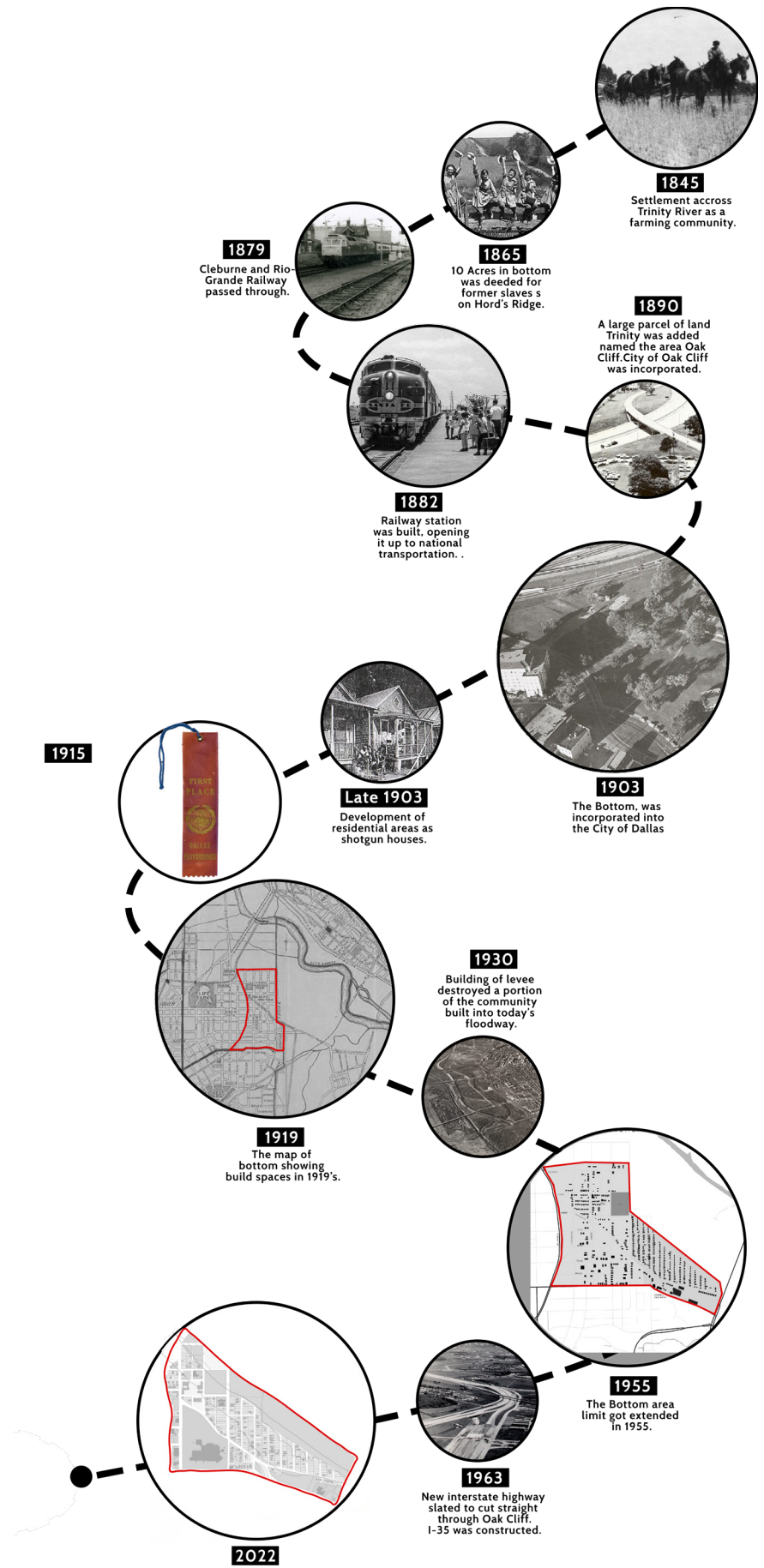


Water in the Bottom

- Embrace the Rainwater
- Connect to The Trinity River
- Green Infrastructure



Future of The Bottom



Historic Photographic Document



Eloise Lundy Park - 1960's



Former Recreation Center and Playground - 1970's



Dancers at Oak Cliff Neg o Park - 1956



Kite Flyers at Oak Cliff ark - 1956



View of Downtown from Oak Cliff - 1933



Trinity River Flood - 1935

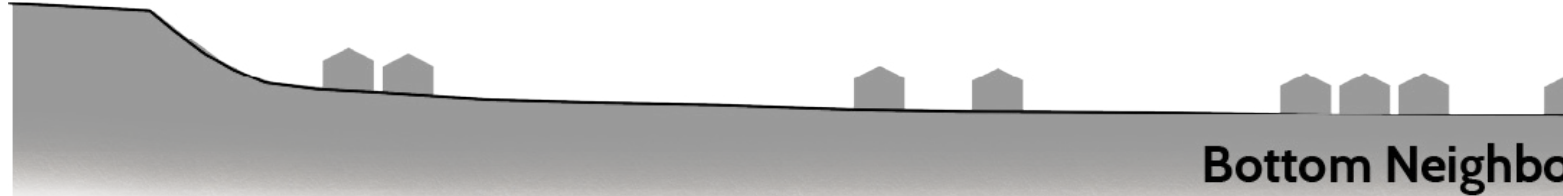
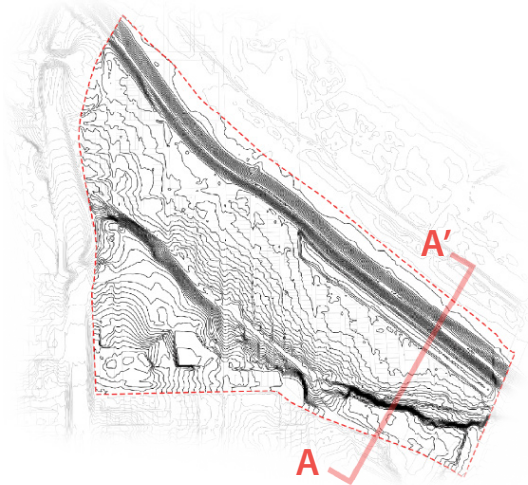


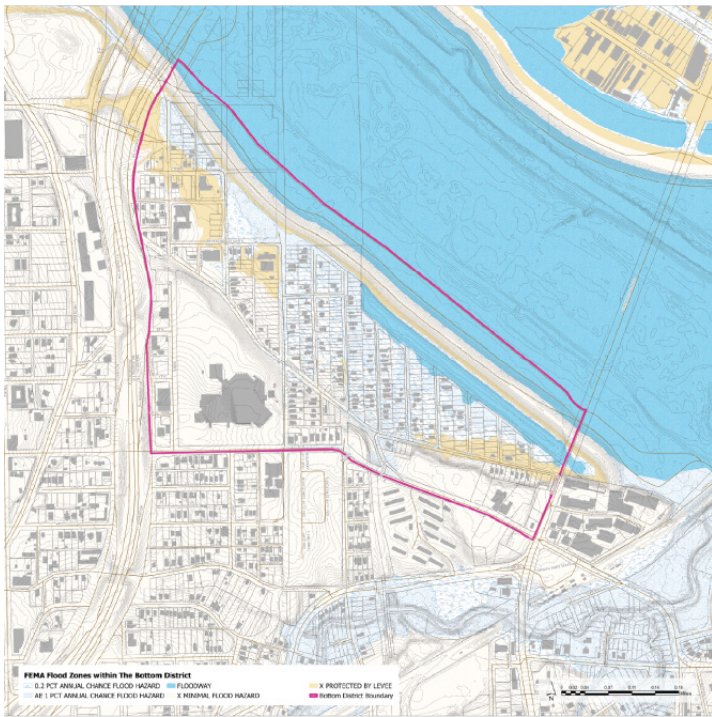
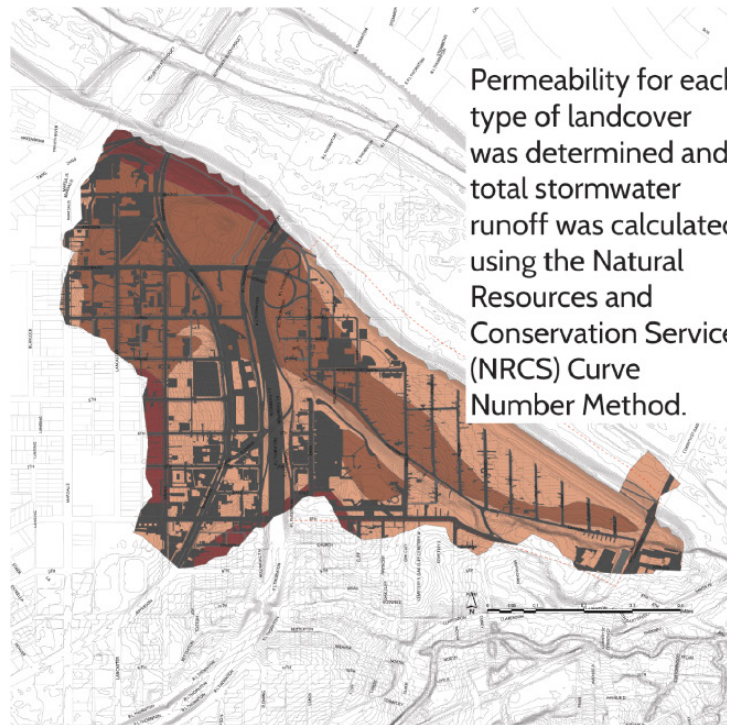
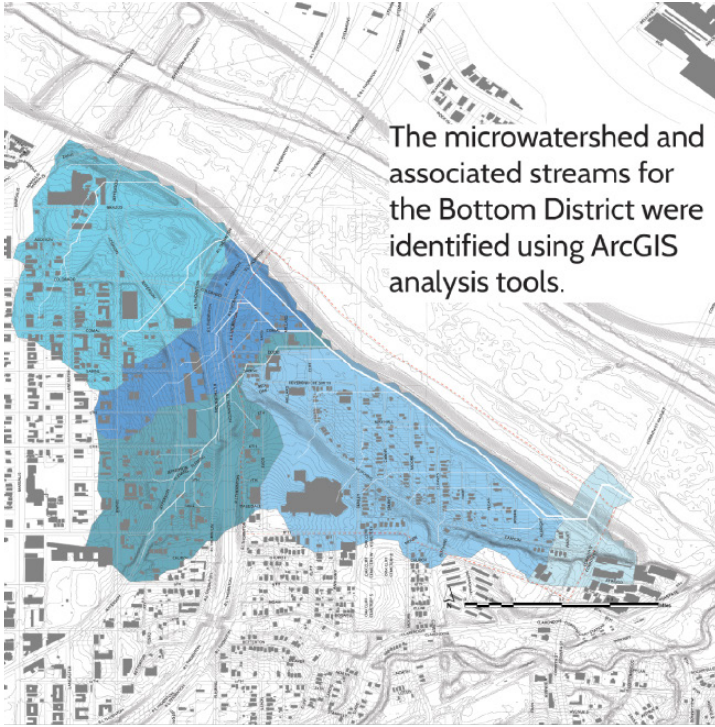
Star Theater - 1950's



Construction of I-35 - 1950's

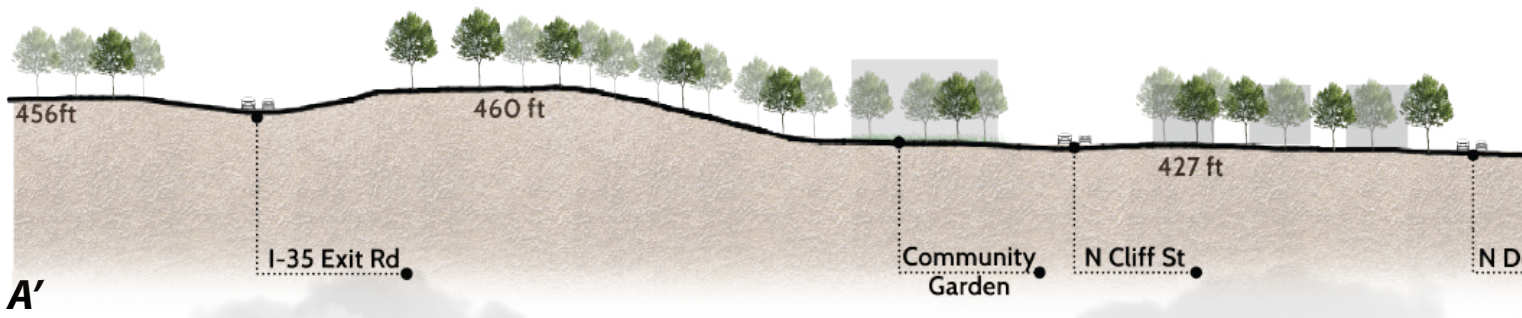
Stormwater Challenges



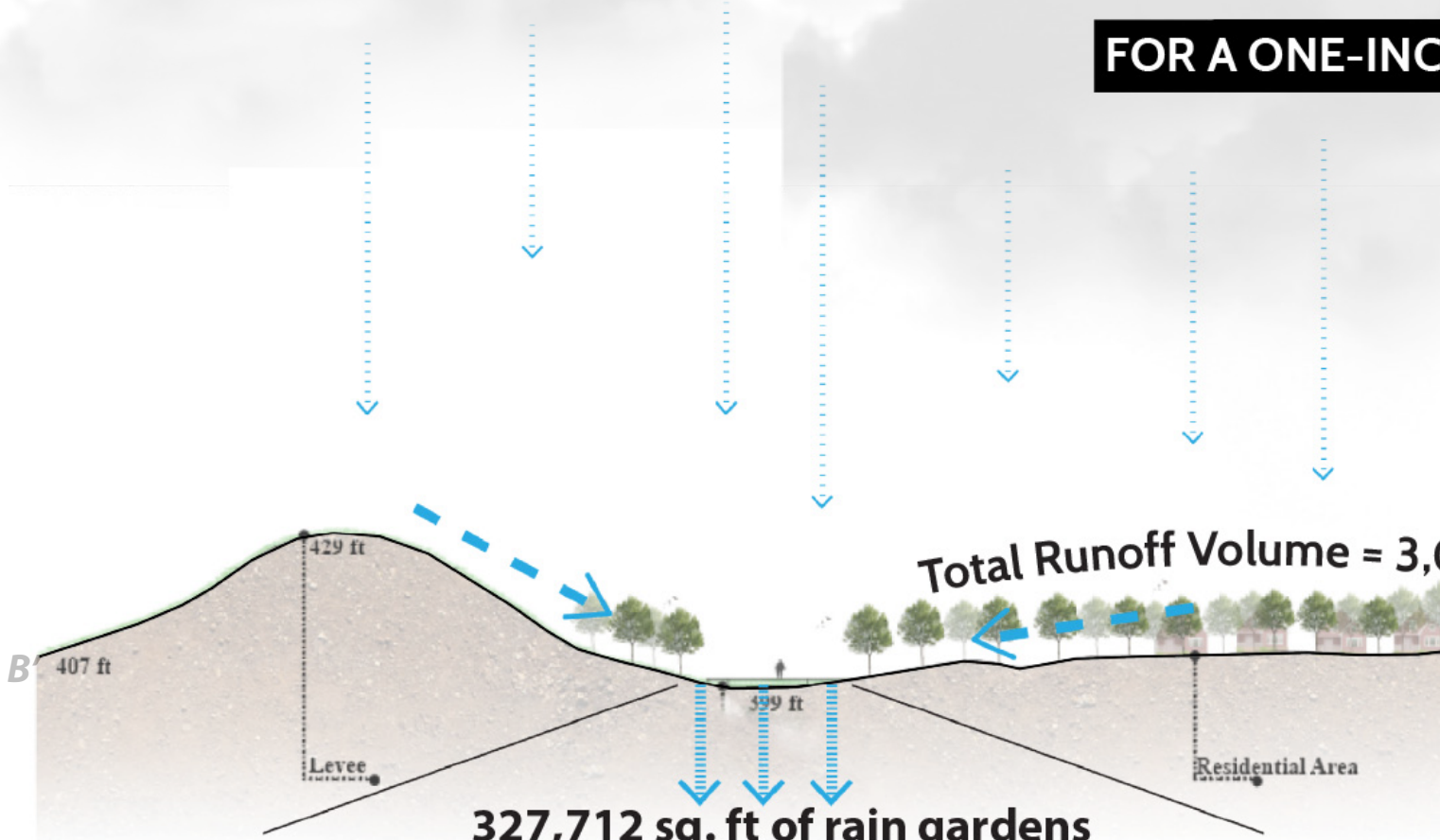


Stormwater Challenges

- * The Bottom is designated as a floodplain due to the bowl shape of elevation and the water flows in from 8th Street.
- * The significant amount of impervious surfaces within and surrounding.
- * The Bottom causes further runoff issue accelerating and heating water while collecting contaminants.

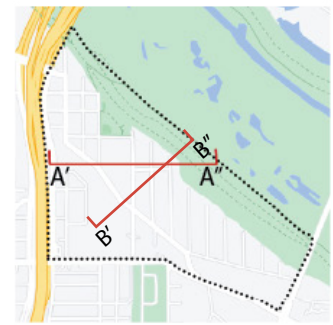


FOR A ONE-INCH

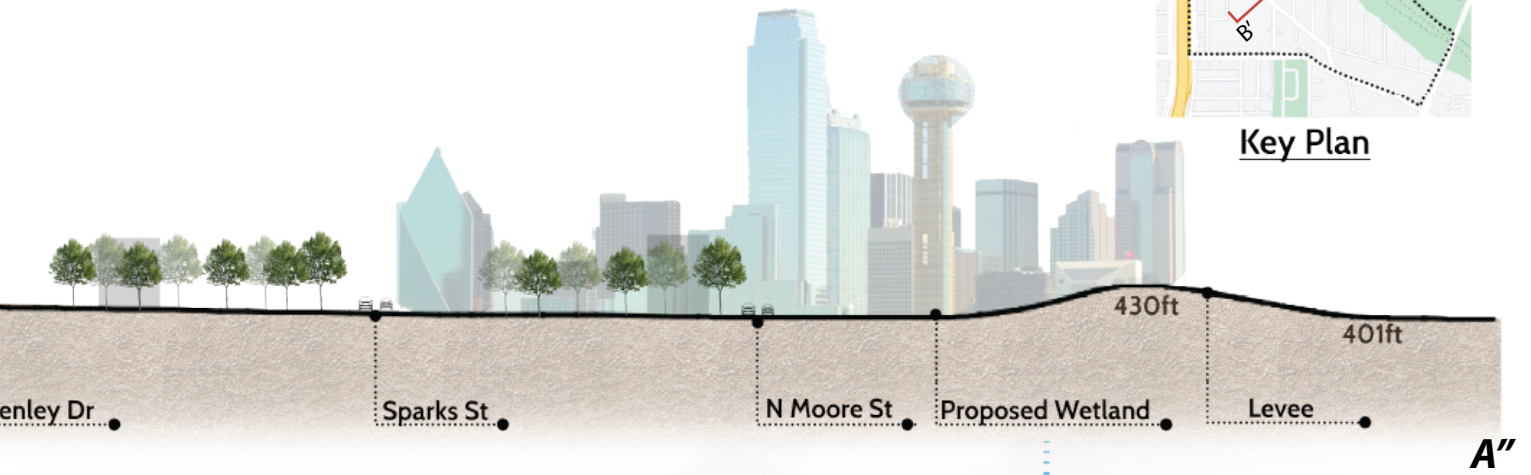


Total Runoff Volume = 3,0

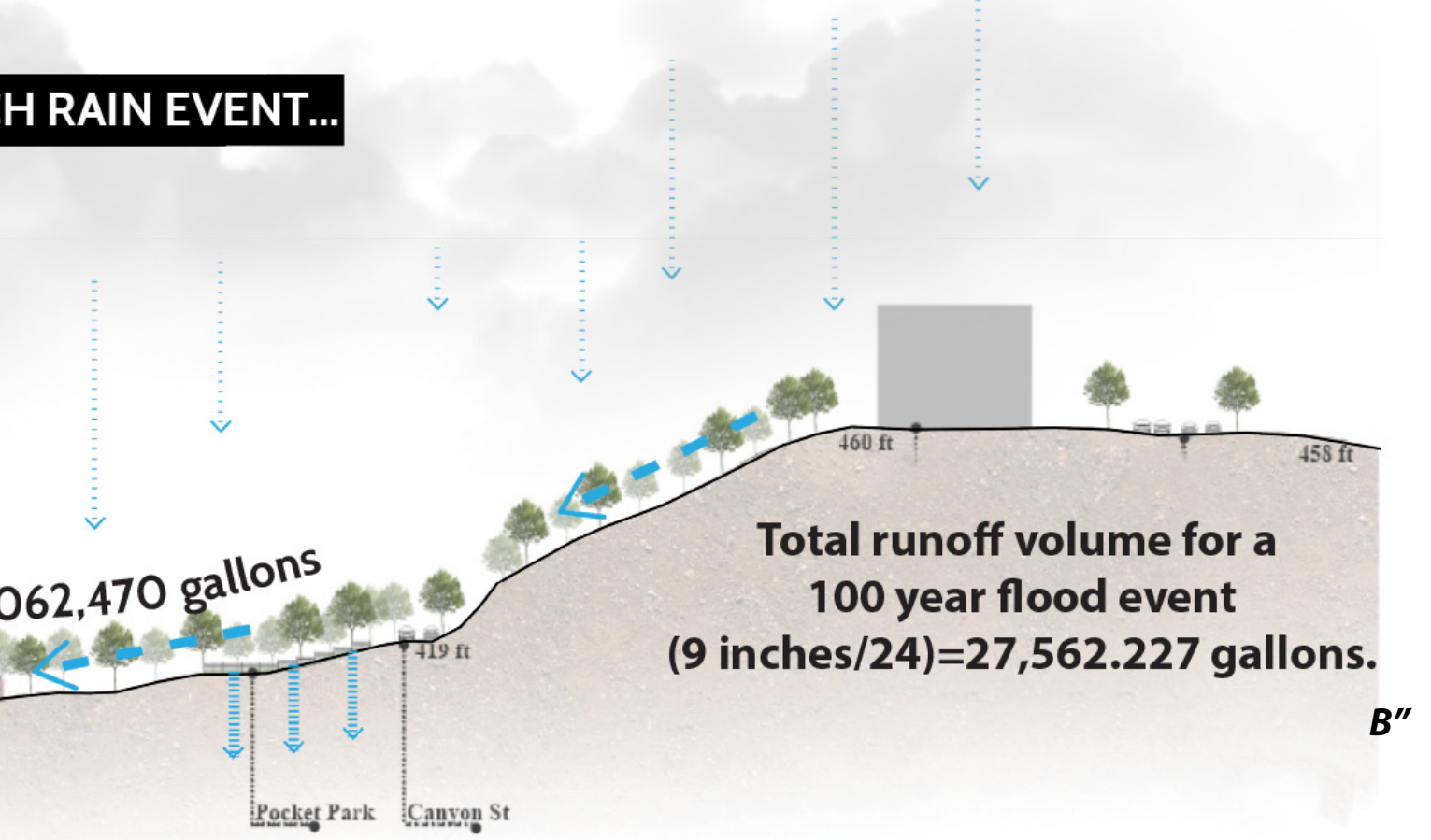
**327,712 sq. ft of rain gardens
(at 15 inches deep) are needed to
process this stormwater runoff**



Key Plan

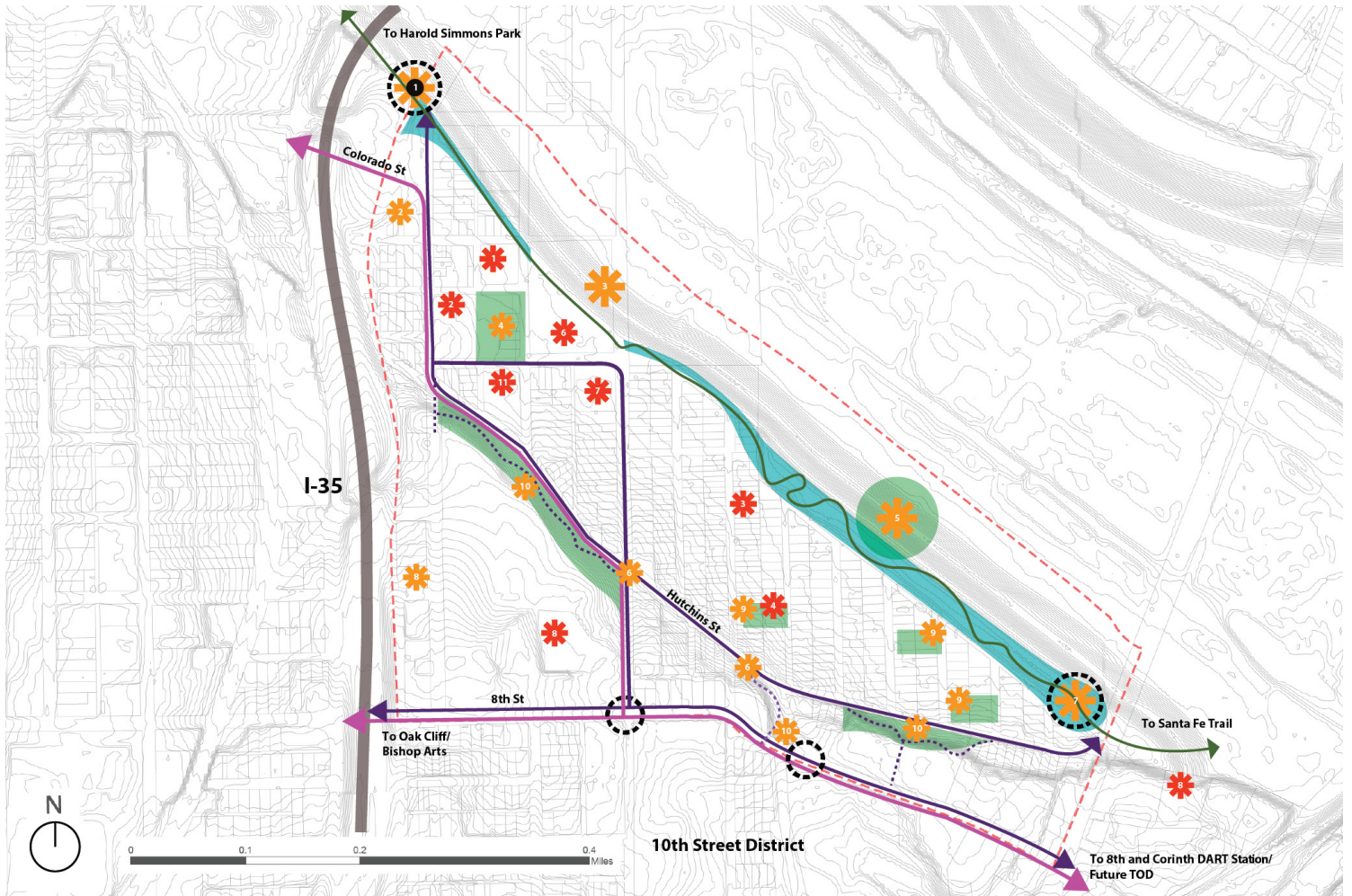


H RAIN EVENT...



062,470 gallons

The Bottom Neighborhood Circulation and Programming Plan



* Important Existing Sites

Church

1. Living Waters Family Worship Center
2. Golden Gate Missionary Baptist Church
3. True Mission Baptist Church
4. First Thompson Missionary
5. Baptist Church

Recreation

6. Eloise Lundy Park
7. Eloise Lundy Recreation Center

Cultural/Civic

8. Townview Center
9. Oak Cliff Cemetery
10. NW Harlee Early Childhood Center
11. Golden S.E.E.D.S. Foundation

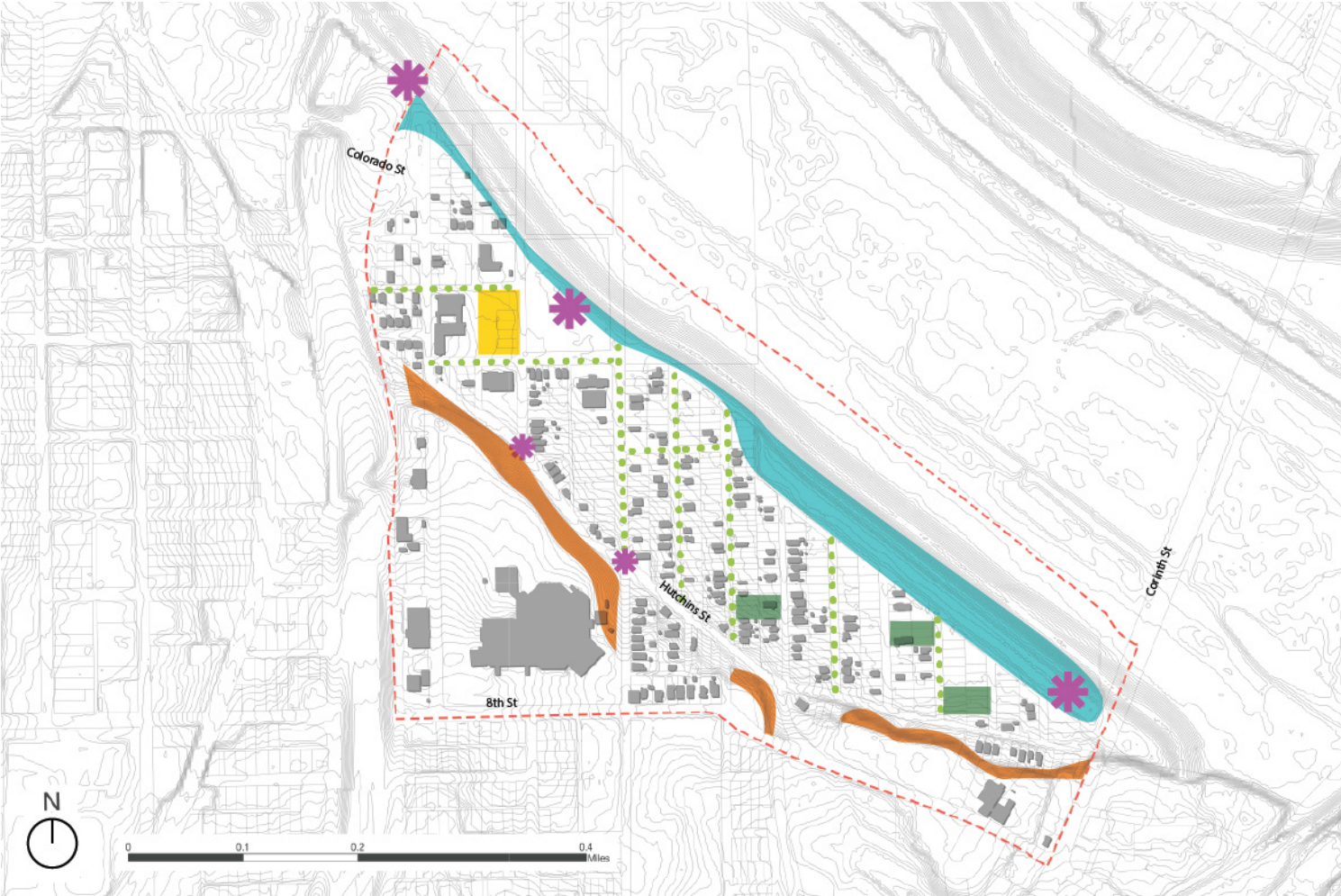
* Proposed Additions

1. Green underpass trail entry
2. Colorado entry area
3. Eloise Lundy sloped playground extension/overlook
4. Community plaza/parking
5. Boardwalk overlook
6. Entry gateways
7. The Bottom "Bottoms" water outlet
8. Bottom art street
9. Neighborhood co-development parks
10. Artful sloped park

Legend

- Terraced wetland
- Recreational space
- New neighborhood programs/amenities
- Important neighborhood sites
- Main pedestrian circulation
- Sloped pedestrian access
- Vehicular circulation
- Terraced levy boardwalk trail
- Entry points

Green Infrastructure Network Concept



Legend

- Constructed wetland
- Sloped biofiltration
- Park/ Pocket park
- Major runoff process node
- Permeable pavement
- Green street

The Bottom Proposed Zoning

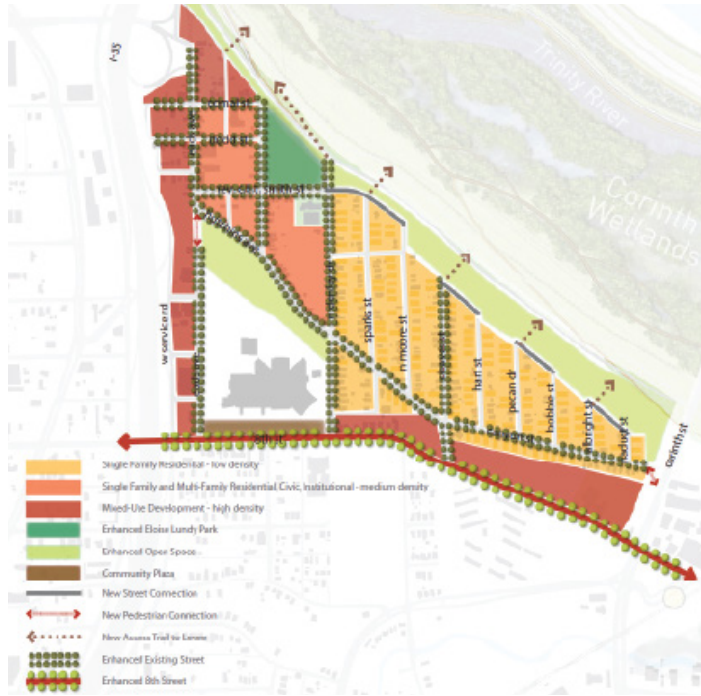


Proposed Zoning

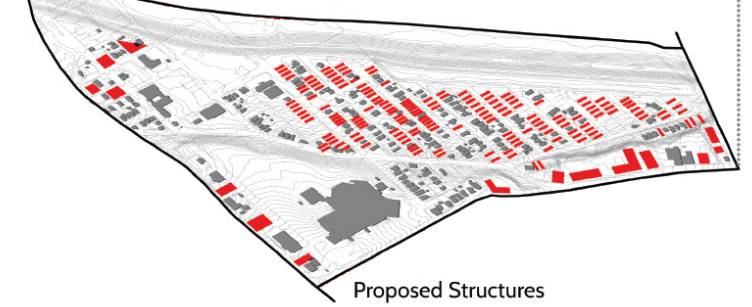
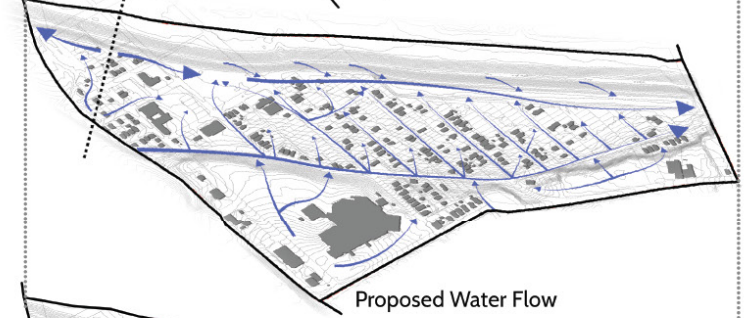
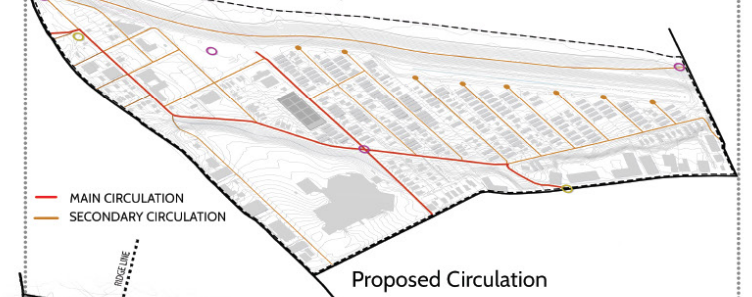
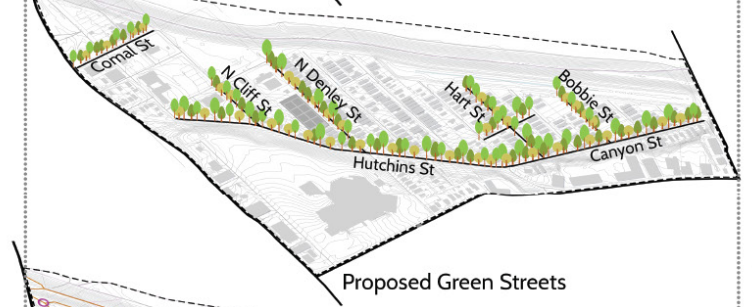
- Mixed Use
- Single use residential
- Institutional
- Commercial
- Parks/Recreation
- Townview center
- Bottom neighborhood center
- Business incubator zone
- Transit-oriented development

Concept Planning Layers

City Zoning Plan



Current Zoning



Proposed Site Design



Existing Site Conditions

Community Design Elements of Green Infrastructure

Art Walk



Community Plaza



Community Farming



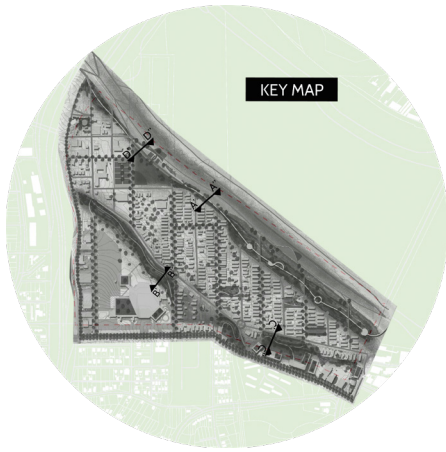
Community Design Elements of Green Infrastructure

Section A-A': Terraced Wet Trail

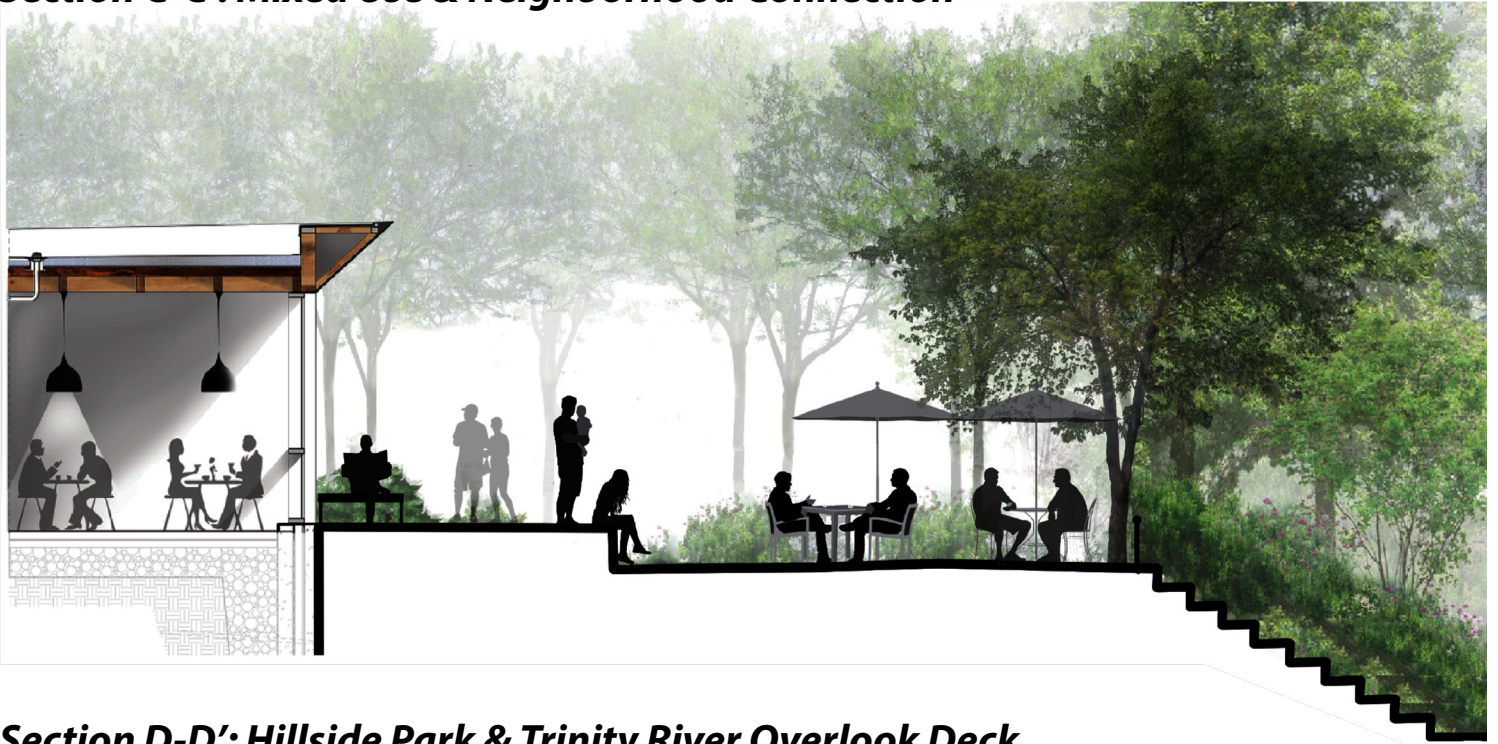


Section B-B': Artful Hillside Park





Section C-C': Mixed Use & Neighborhood Connection



Section D-D': Hillside Park & Trinity River Overlook Deck



Proposed Residential Housing Forms

Historic housing forms nod to the neighborhood's past and are readily integrated as part of the new development. Residential stormwater infiltration opportunities are incorporated throughout.

Double Shotgun



The Double Shotgun, was literally constructed with two single houses built side by side, beneath a common roof. The house was built in African-American settlements throughout Louisiana and Texas. (Source: Tenth Street Historic District: A Historic African American Neighborhood in Dallas (ArchiTexas, 1994))



Two-Story Vernacular Queen Anne



The example of this 19th century house type which is present in the Tenth Street Historic District is a two-story house with a central hipped roof, lower cross gables, and a full length porch which was altered in the 1920s or 1930s. (Source: Tenth Street Historic District: A Historic African American Neighborhood in Dallas (ArchiTexas, 1994))



L-Plan



The L-plan was a popularization of a traditional house type built to serve as worker housing in the mill towns of the southeast, as inexpensive farmhouses from the rural southeast into the midwest, and as company-provided and suburban housing in the urban areas of the midwest, south and southwest. (Source: Tenth Street Historic District: A Historic African American Neighborhood in Dallas (ArchiTexas, 1994))



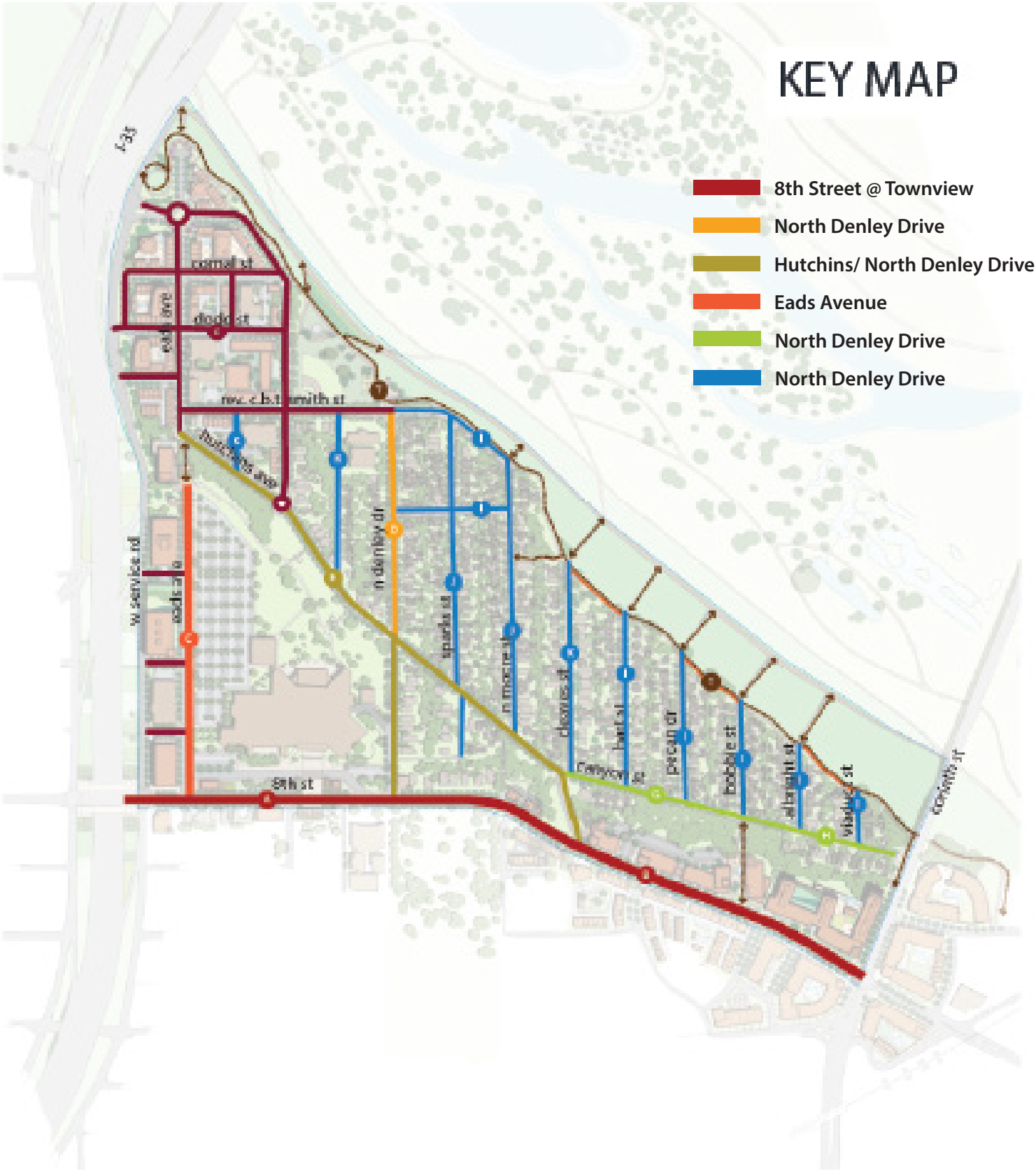
Camelback



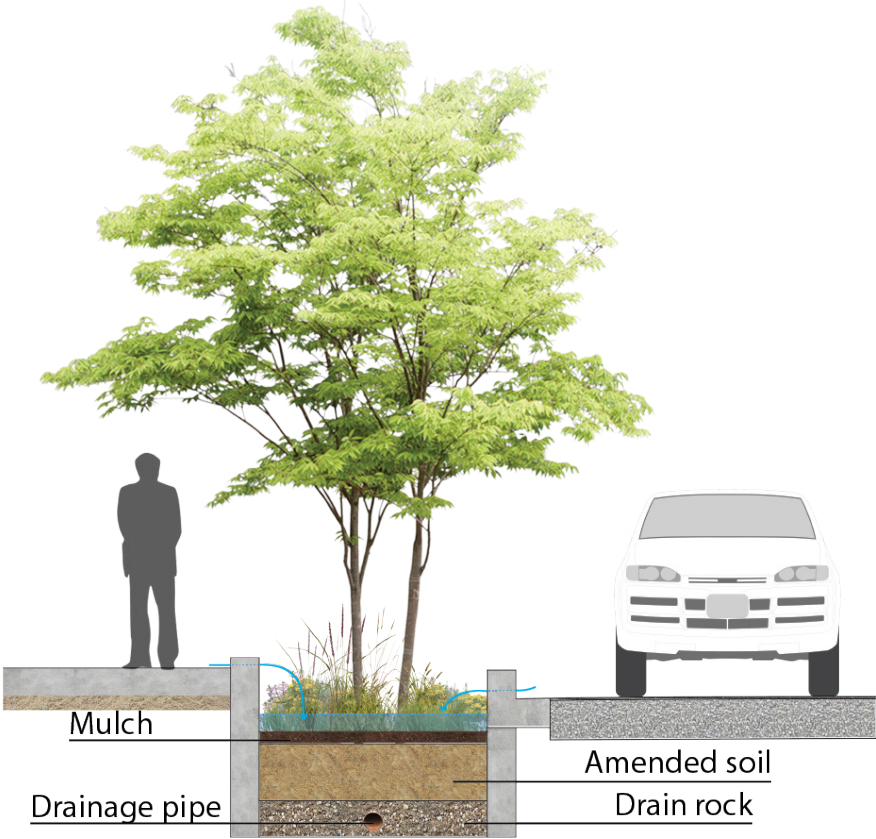
The Camelback constructed as either a single or double shotgun had a one-and-a-half or two-story rear addition. Appearing as early as 1832, this house type was another successful attempt by African-American developers to overcome the expensive purchase price for urban lots. (Source: Tenth Street Historic District: A Historic African American Neighborhood in Dallas (ArchiTexas, 1994))



Proposed Green Streets

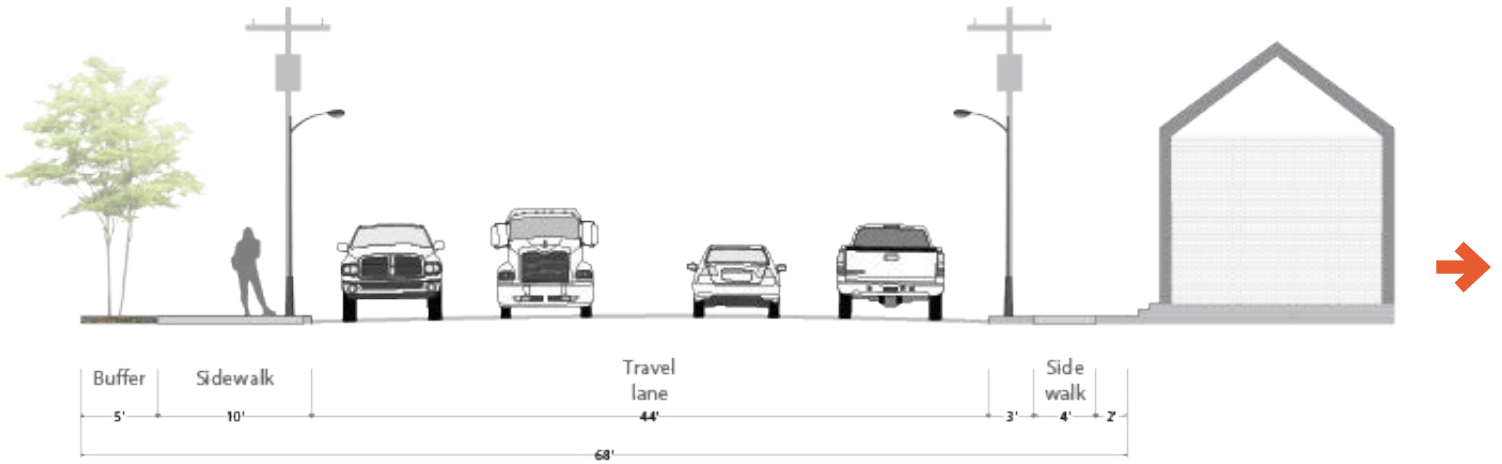


Street Rain Garden Section Samples

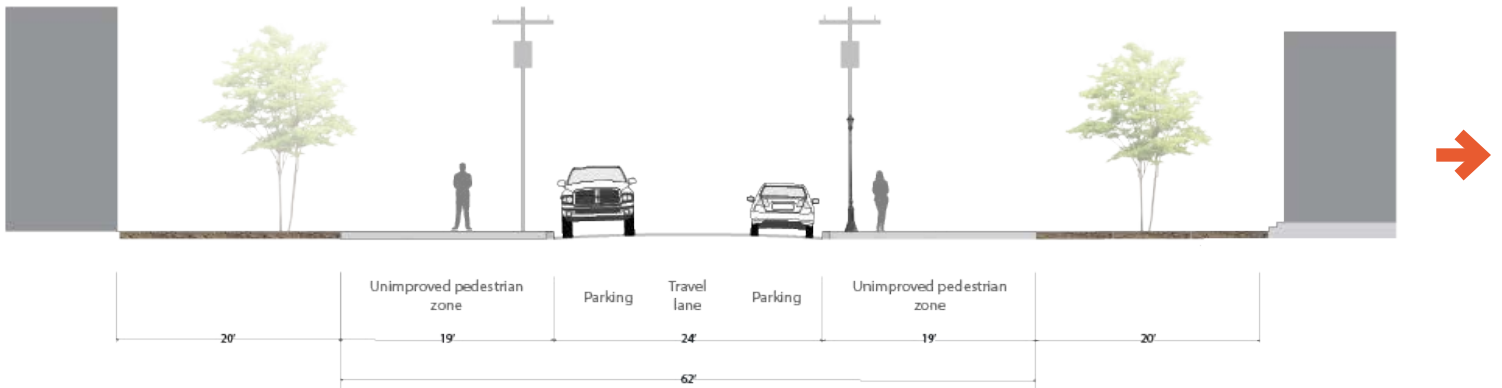


Existing Streets See the keymap on page 62.

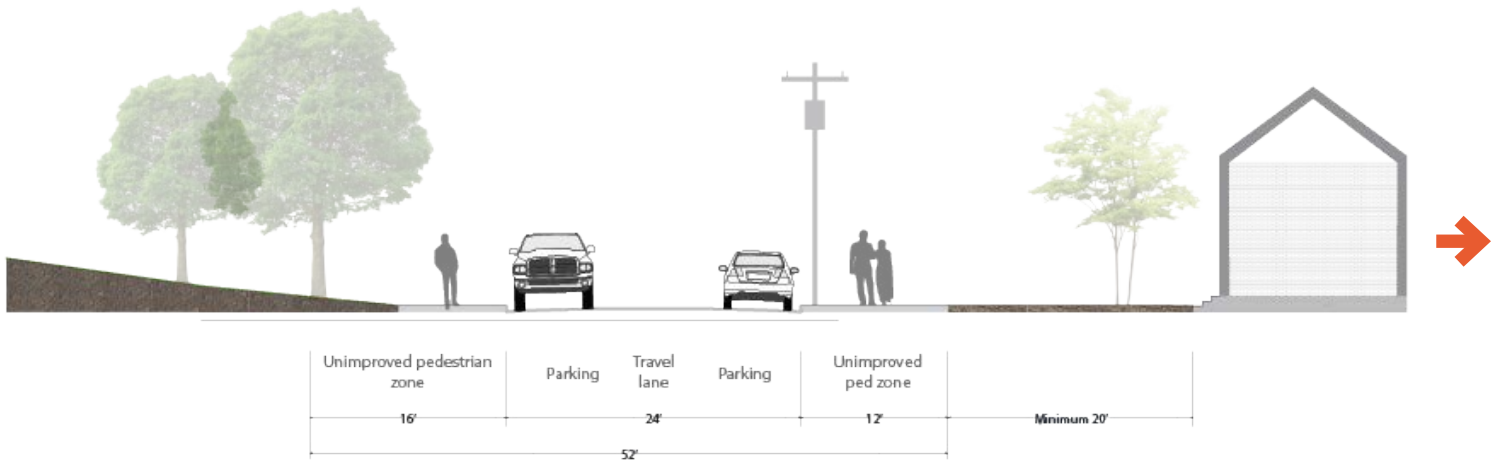
8th Street @ Townview



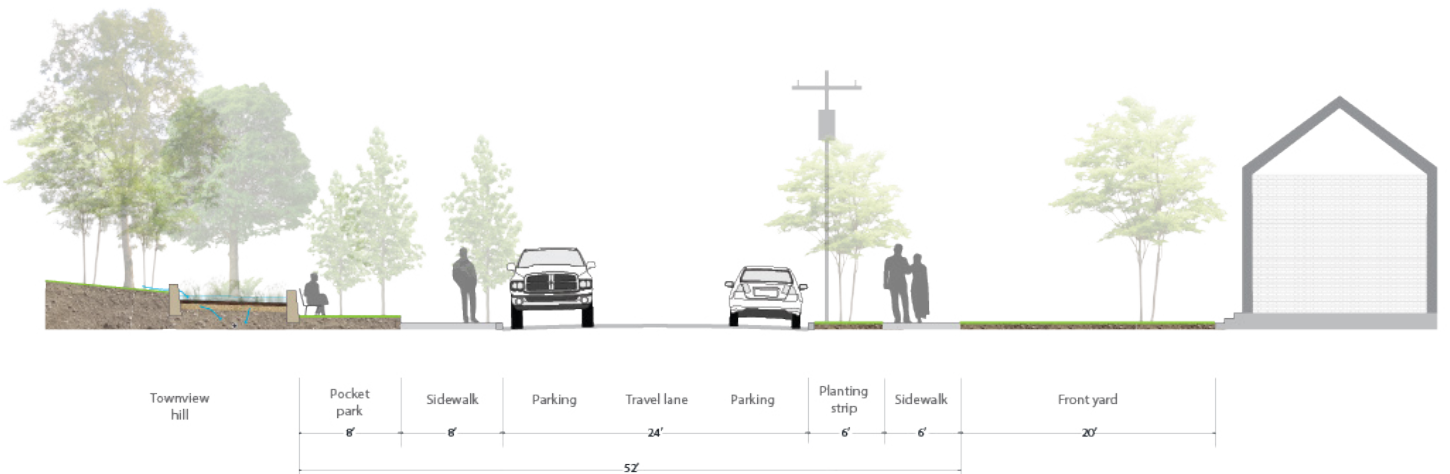
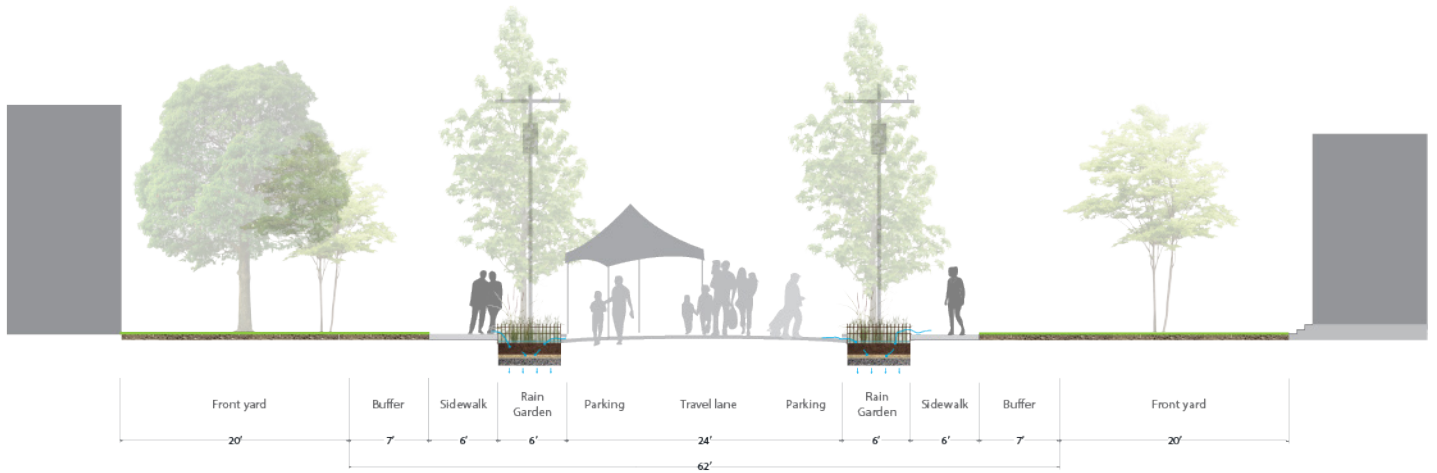
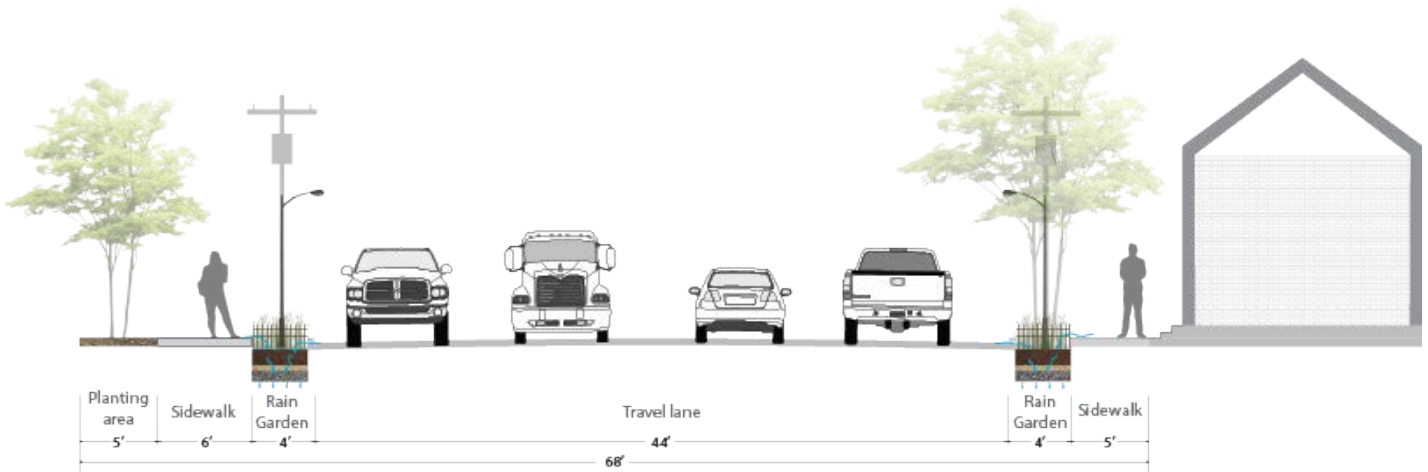
North Denley Drive



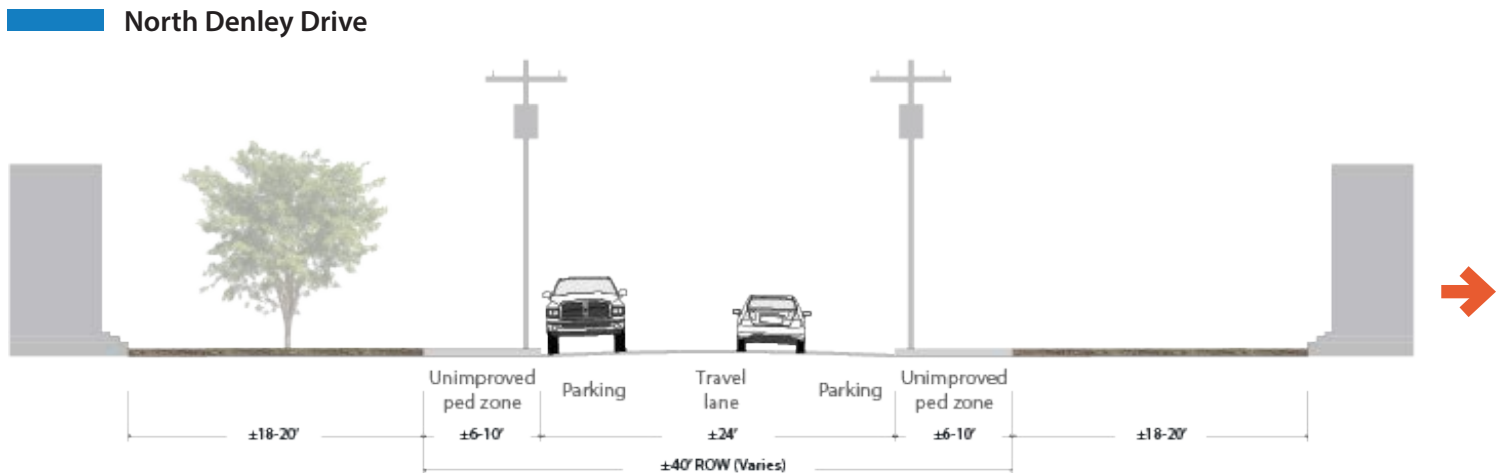
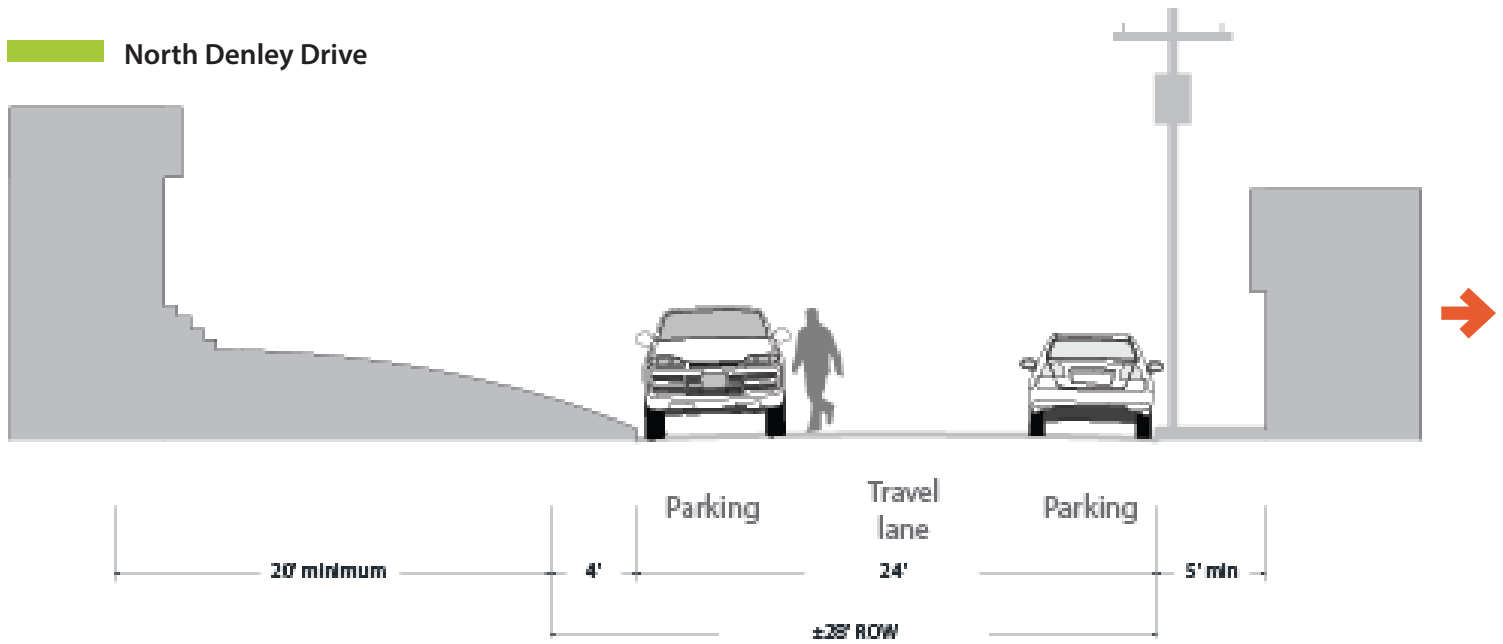
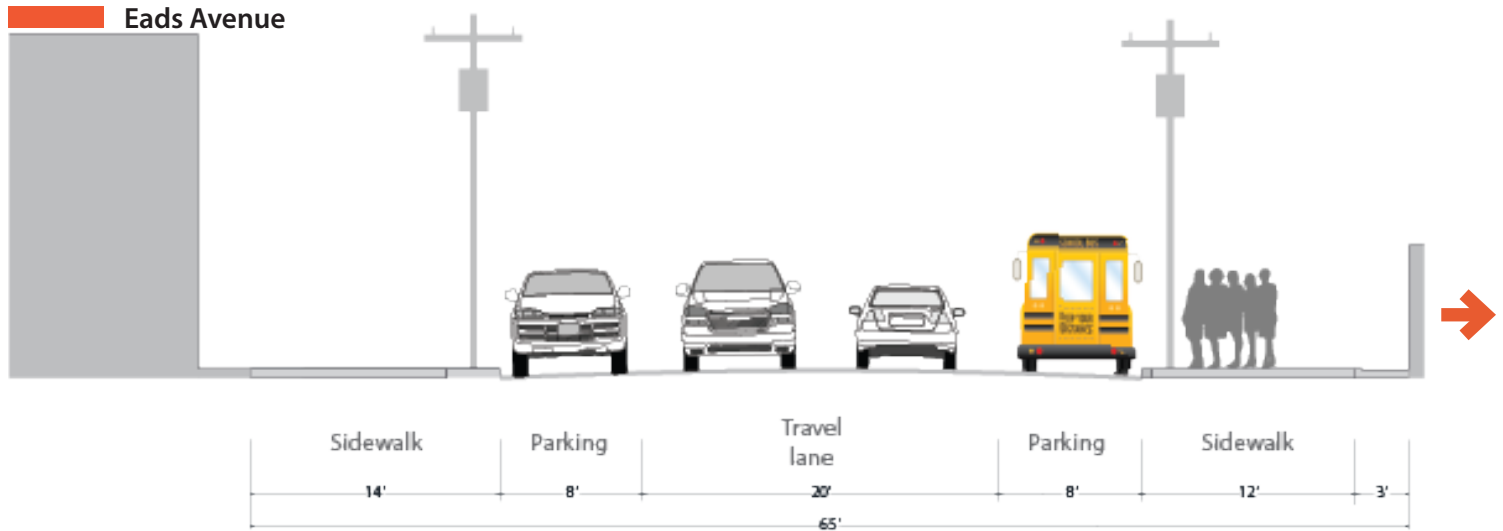
Hutchins/ North Denley Drive



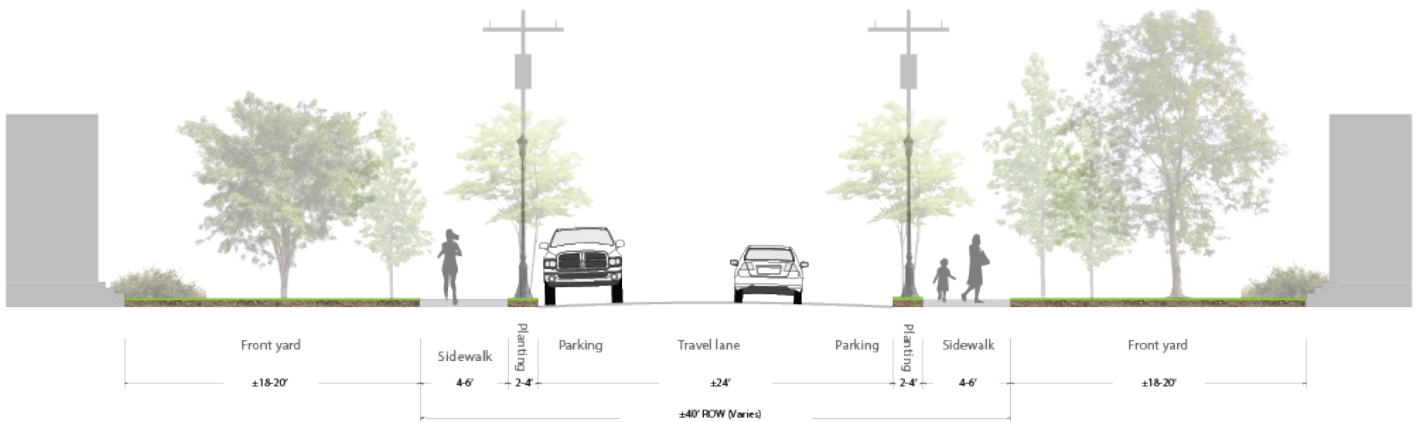
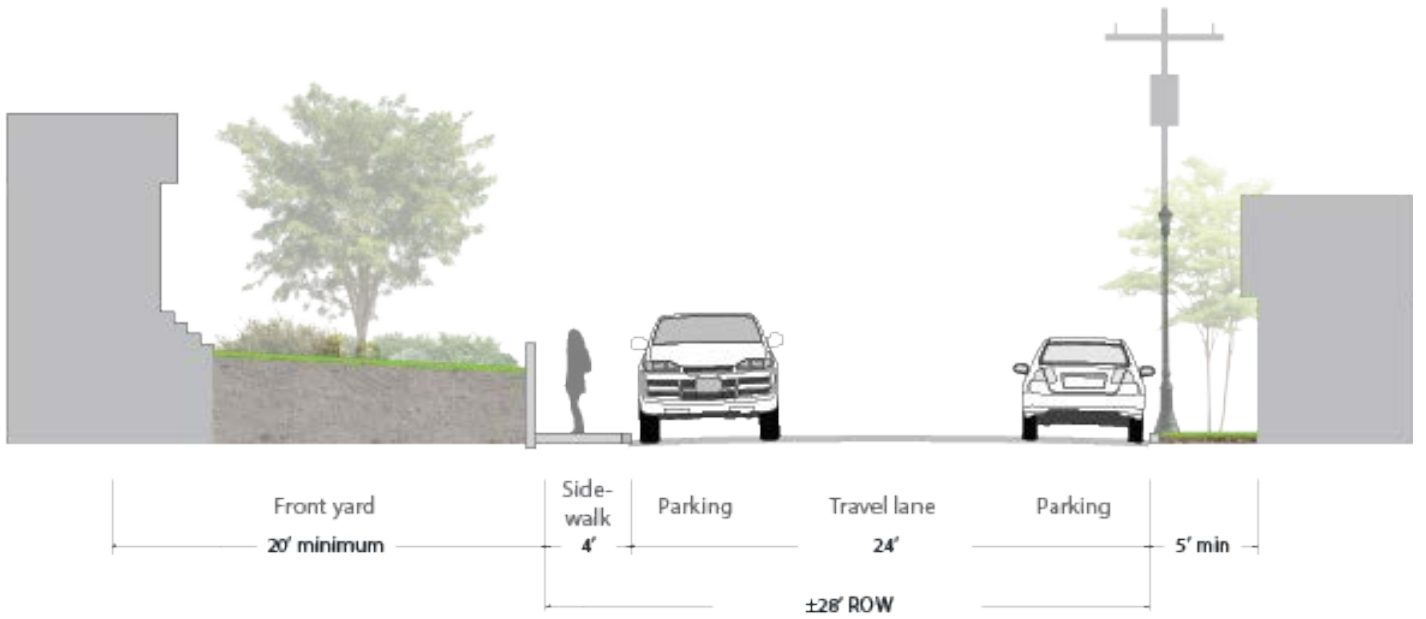
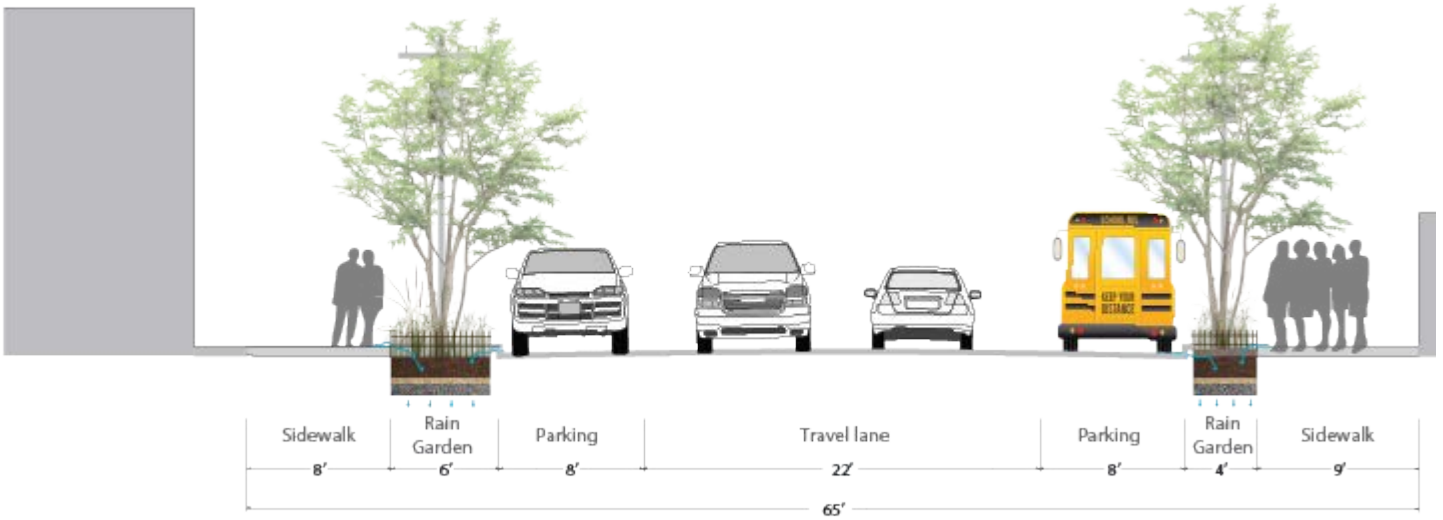
Proposed Streets



Existing Streets See the keymap on page 62.



Proposed Streets



Master Plan: Alt. 2

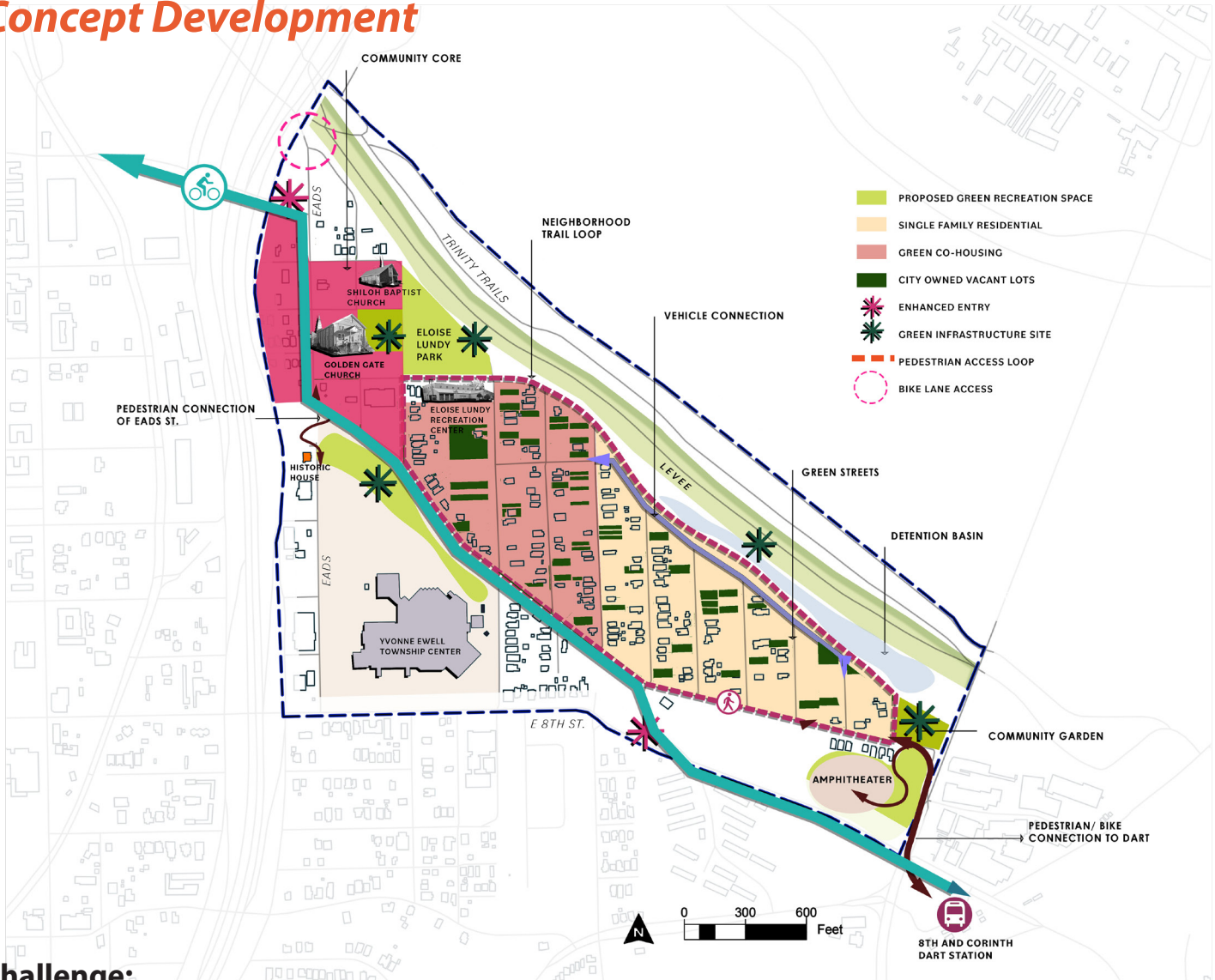


Once seen as the back door to the growing city of Dallas, the Bottom District Neighborhood sits hidden away between the Trinity River Levee to the north, Corinth Street to the east, Eighth Street to the south, and I-35 to the west. The neighborhood enjoys unforgettable views of downtown, access to the Trinity River neighborhood lies partially within the Trinity floodplain. The master plan design looks at opportunities to improve accessibility to all amenities within the neighborhood and connecting to the surrounding Dallas area as well as integrating stormwater infrastructure in a way that serves the functional, aesthetic, and environmental needs of the neighborhood. Through gradual phased development, the residents of the bottom can enjoy a sense of place and community through environmental stewardship and serve as an example of green stormwater management for neighborhoods surrounding the Trinity Floodplain.

MOISE LUNDY
RECREATION CENTER

1. Vegetated Entry Feature
2. Pedestrian Corridor to S. Eads St.
3. Linear Park and Bike Trail
4. Vegetated Bioswale
5. Street Tree Canopy
6. Detention Basin
7. Park Amenity Improvements
8. Showhill Theater

Concept Development



Challenge:

- Half of the neighborhood lays within the Dallas flood plain
- Lack of shade within public spaces
- Lack of pedestrian and bike circulation
- Lack of usable green spaces
- Steep slopes prevent access
- Lack of sense of place and arrival
- Lack of nodes within the neighborhood

Opportunities:

Ecological + Environmental

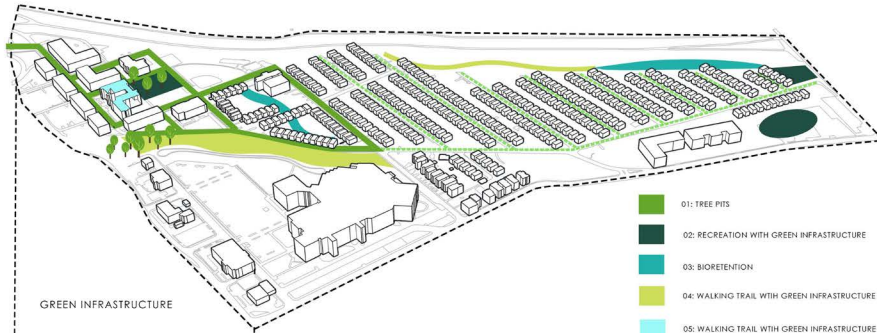
Goal: To create flood mitigating green infrastructure that serves the neighborhood functionally, ecologically, and recreationally.

Socioeconomic + Development

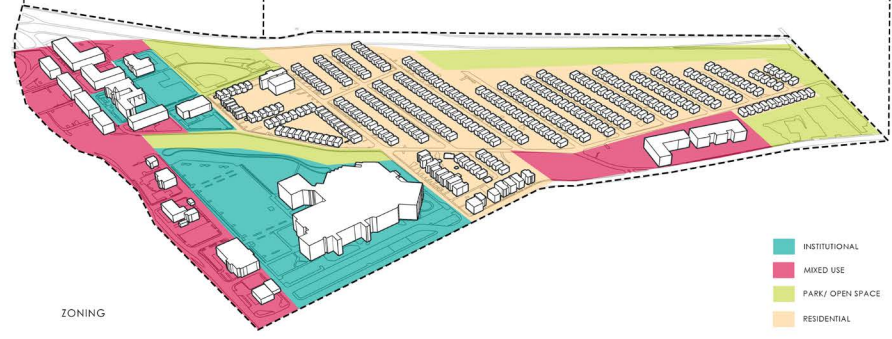
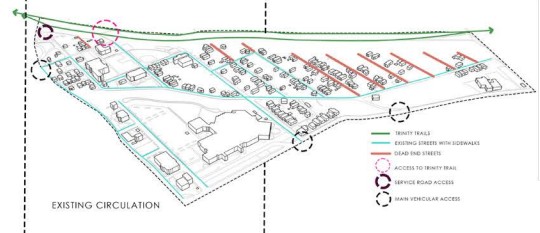
Goal: Integrate neighborhood connectivity larger access trail and transportation network in Dallas

Cultural + Aesthetic

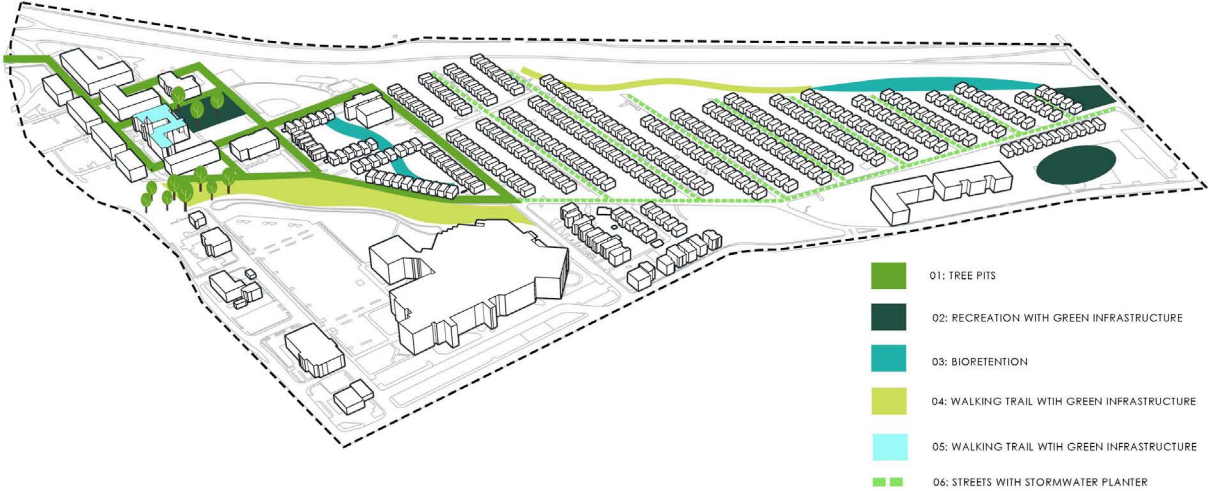
Goal: Create an aesthetically and culturally cohesive community that invites more people to the neighborhood as a destination to visit



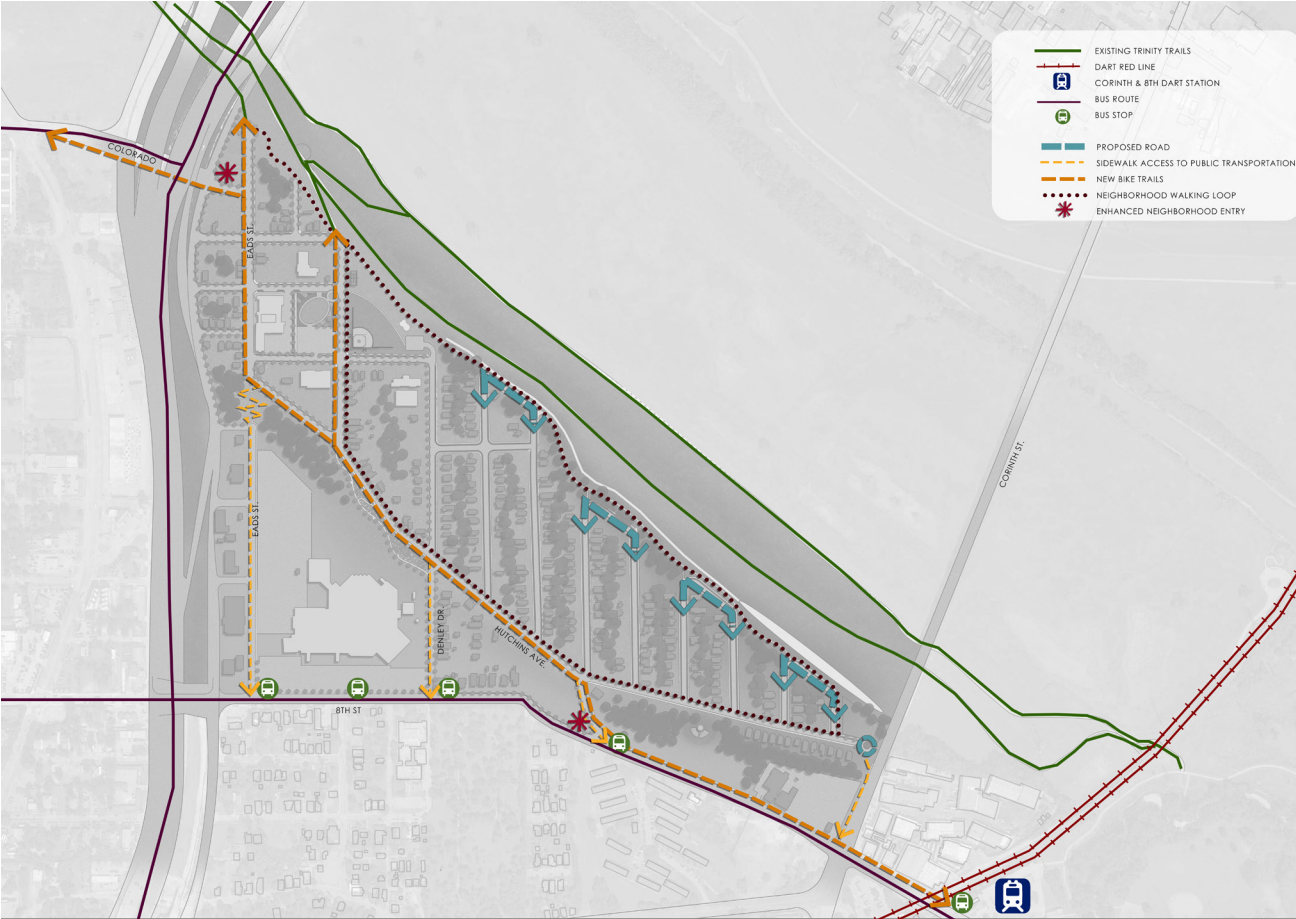
3,062,470 GALLONS OF STORMWATER RUNOFF
 5,003,355 GALLONS TREATED ON SITE



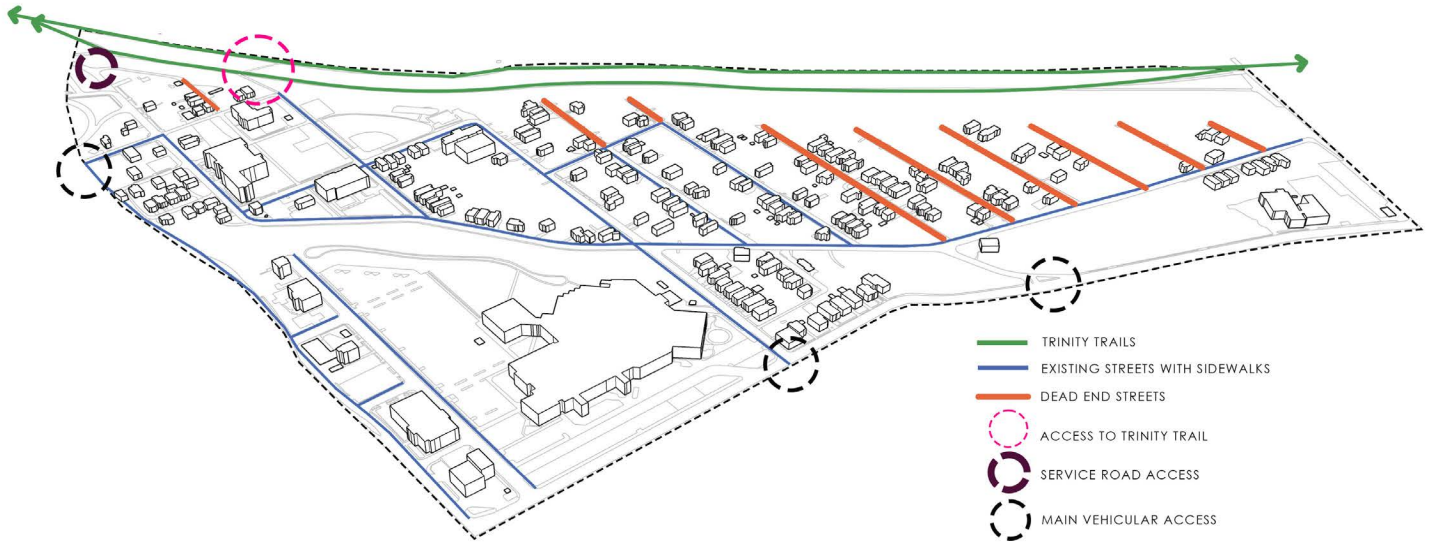
Proposed Green Infrastructure



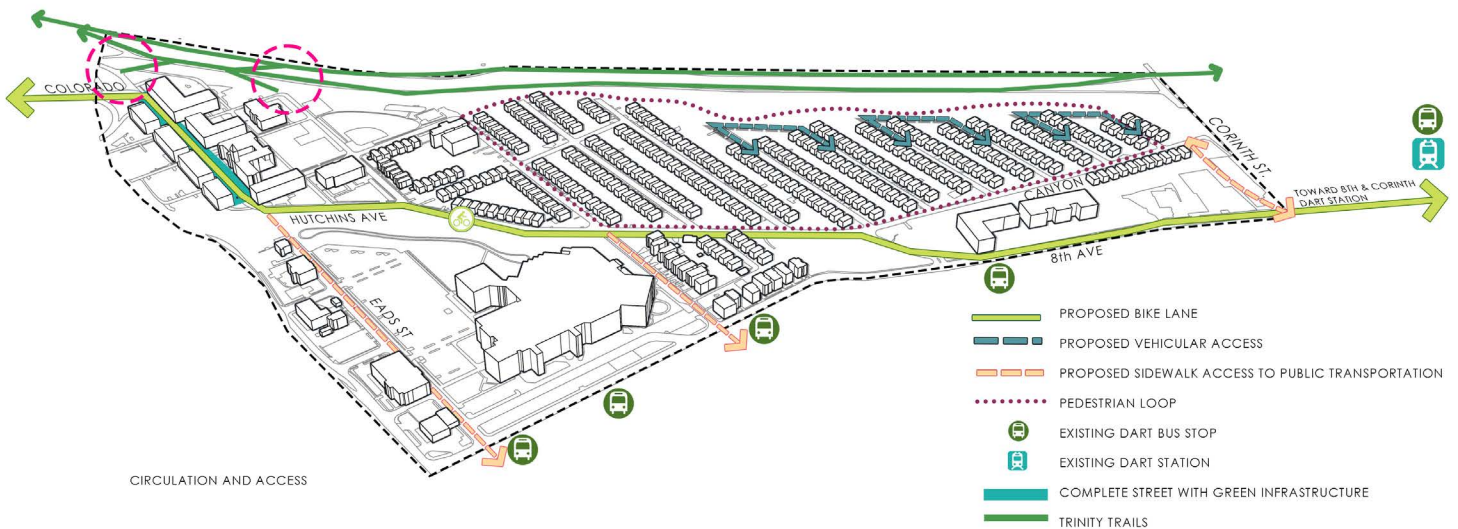
Proposed Circulation



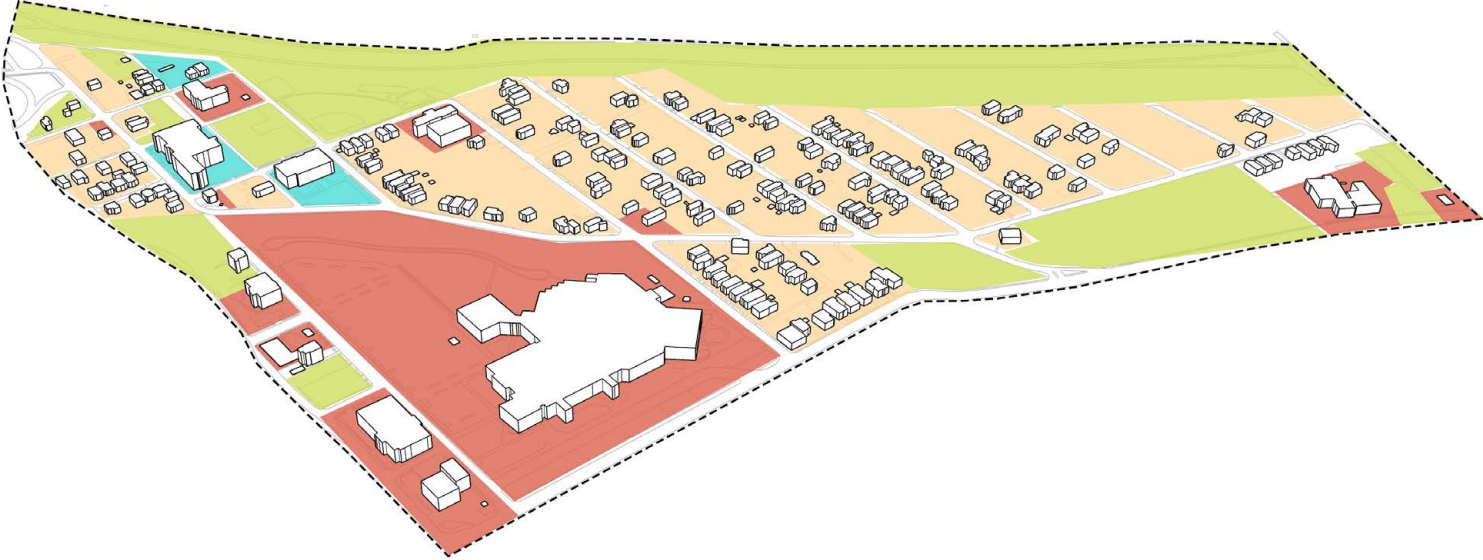
Existing Circulation



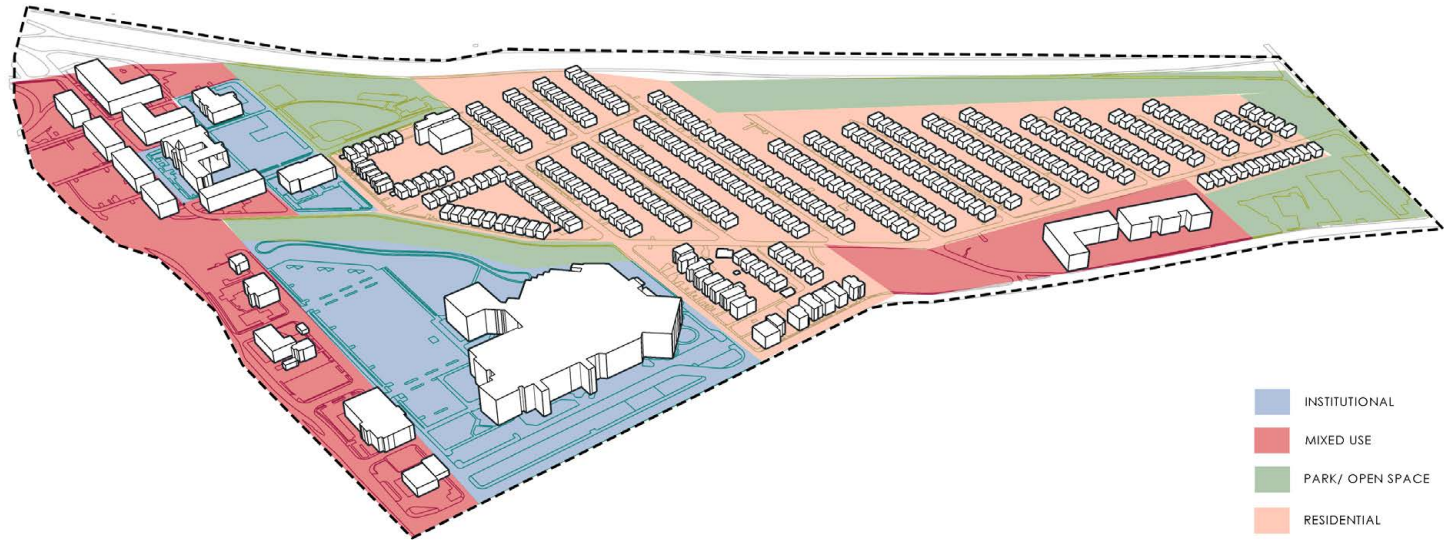
Proposed Circulation and Access



Existing Zoning



Proposed Zoning



History of the Bottom



Joe Kovandovich House built 1914



Plowing outside Downtown 1920's



Showhill Theater 1940's



Construction of I-35 1950's



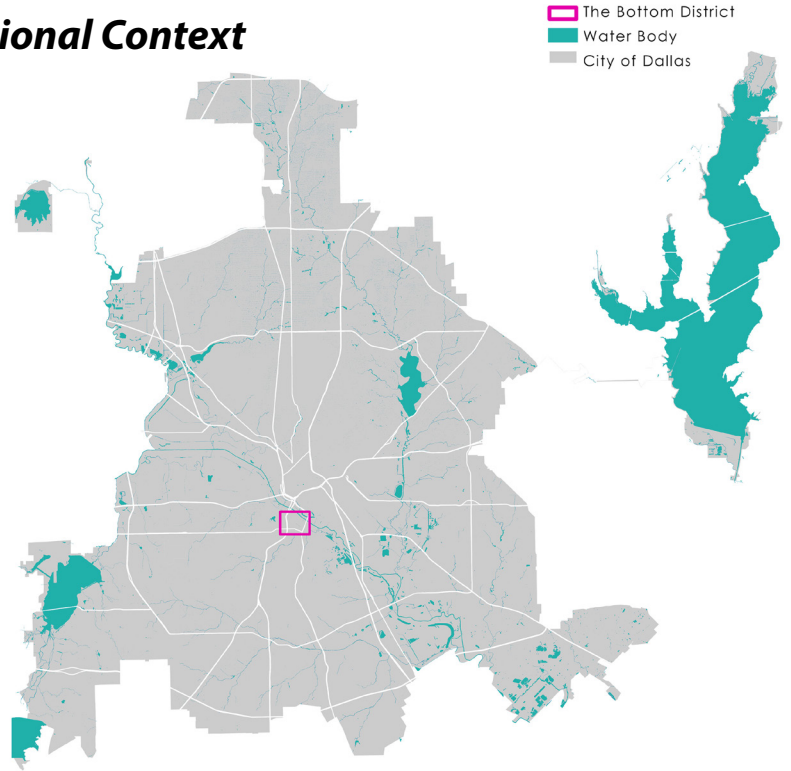
Eloise Lundy Park 1960's



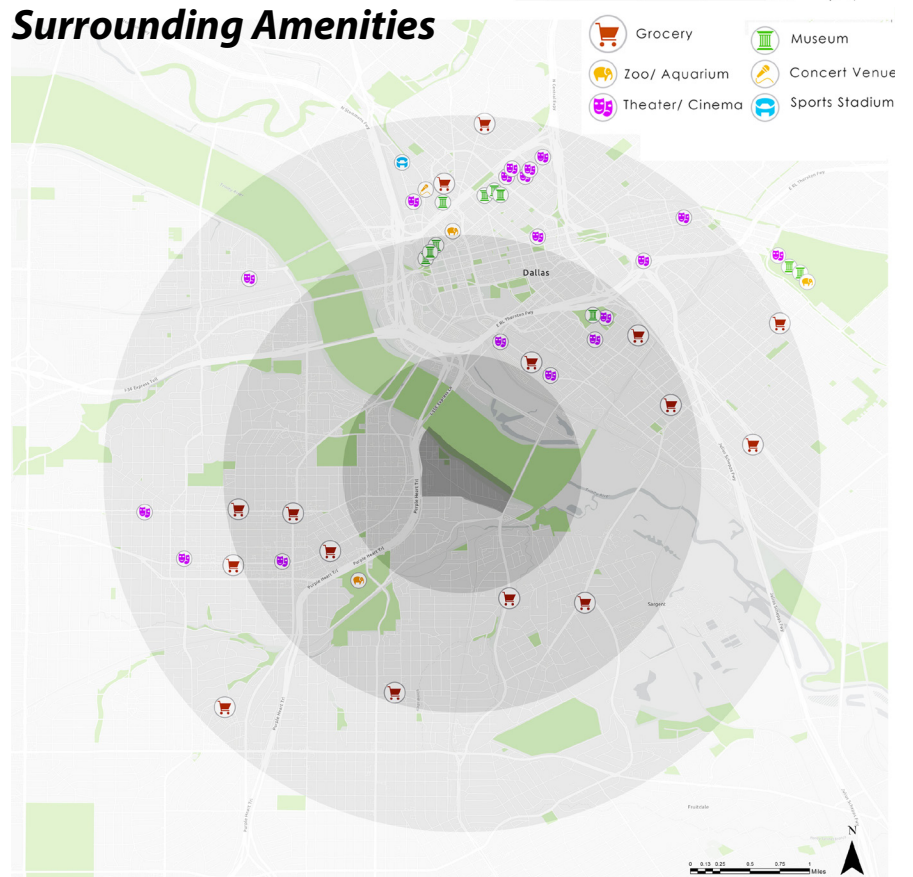
Dance at Eloise Lundy Park

Site Analysis

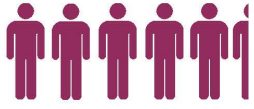
Regional Context



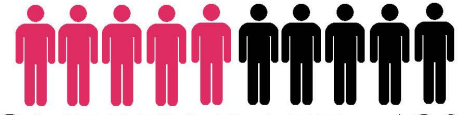
Surrounding Amenities



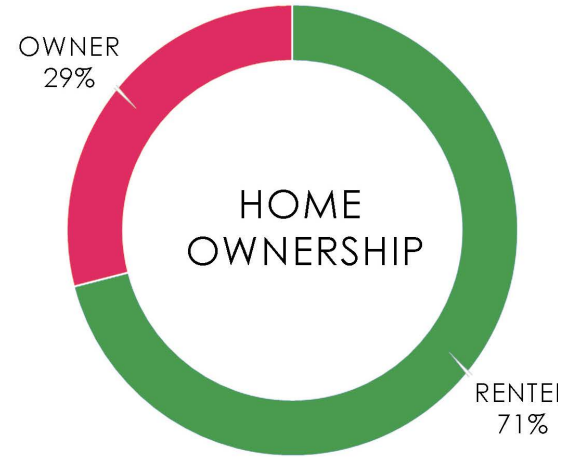
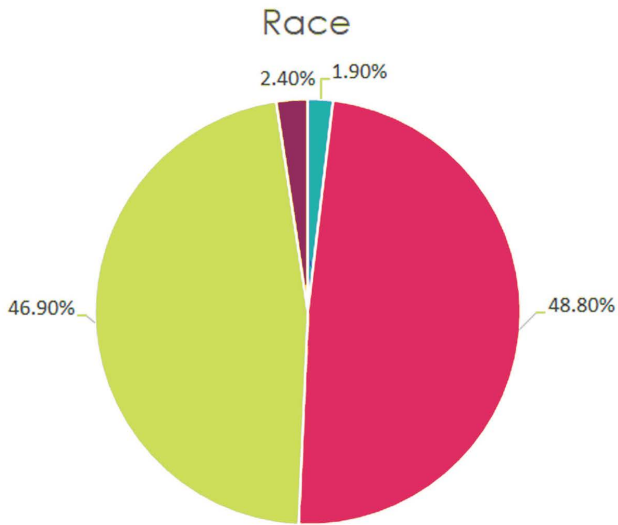
Demographics



TOTAL POPULATION: 535

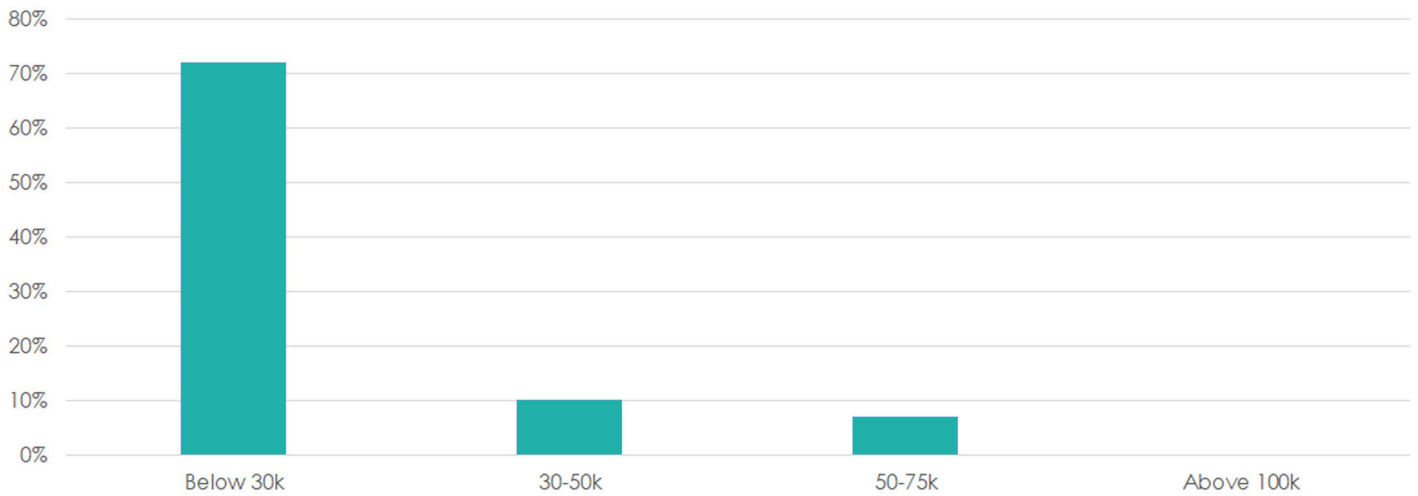


POVERTY RATE: 49%
(25% HIGHER THAN CITY OF DALLAS)

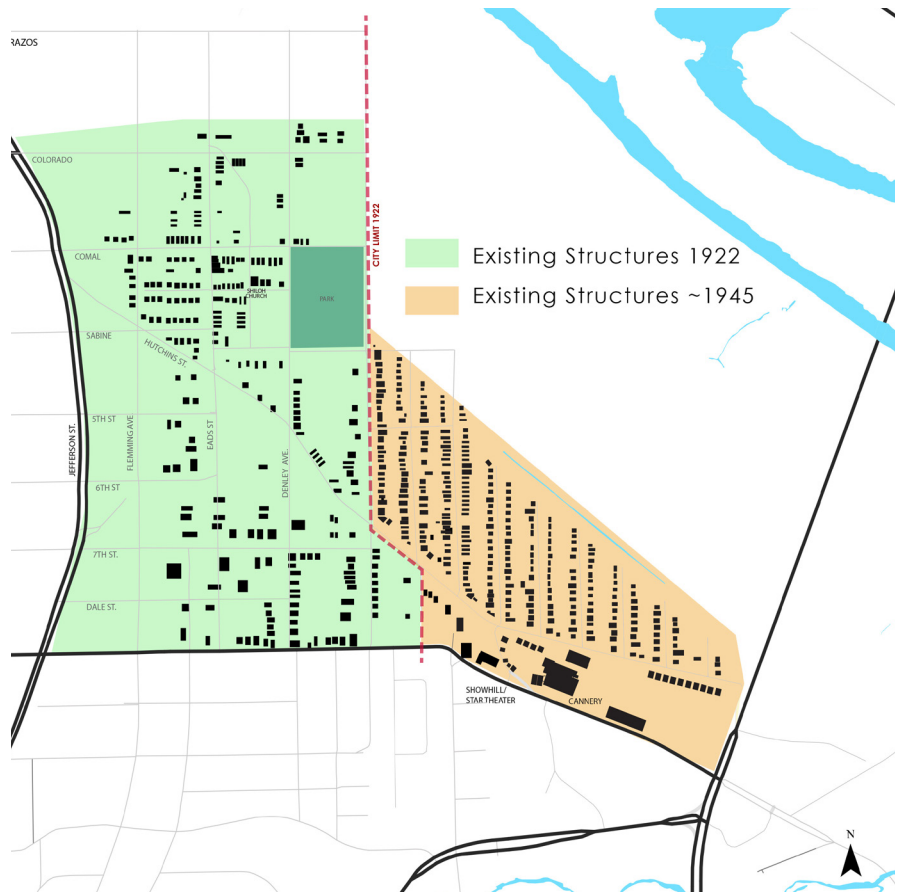


■ White Alone ■ Black Alone ■ Asian/Pacific Islander Alone ■ Hispanic

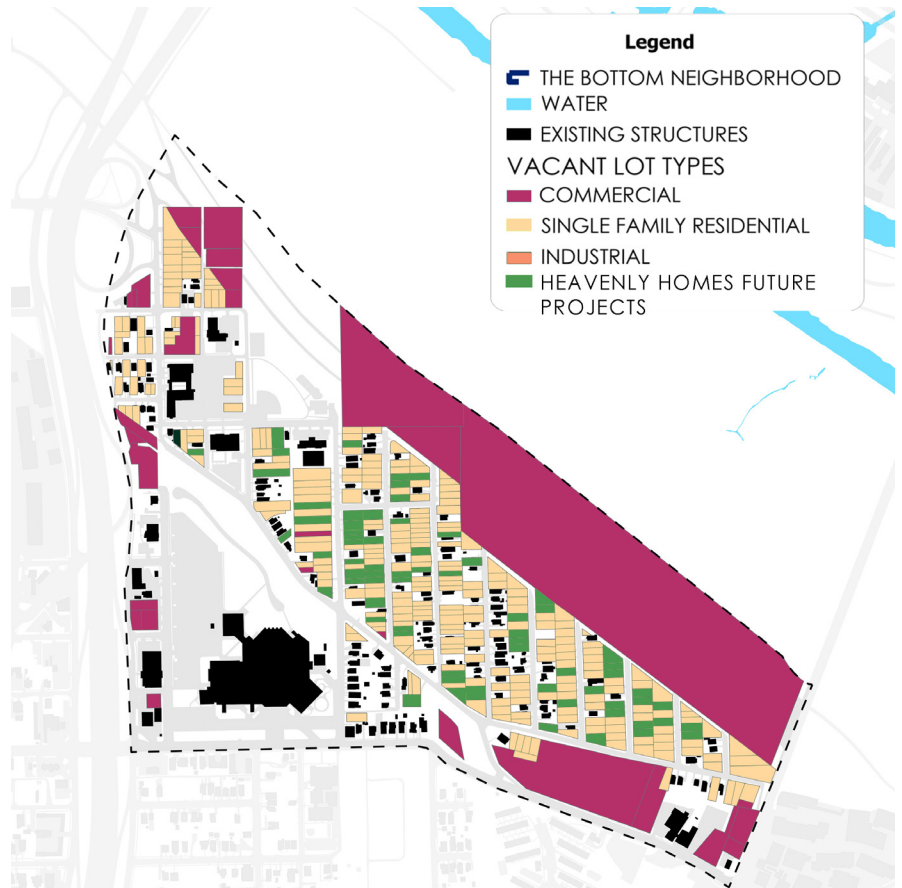
Income



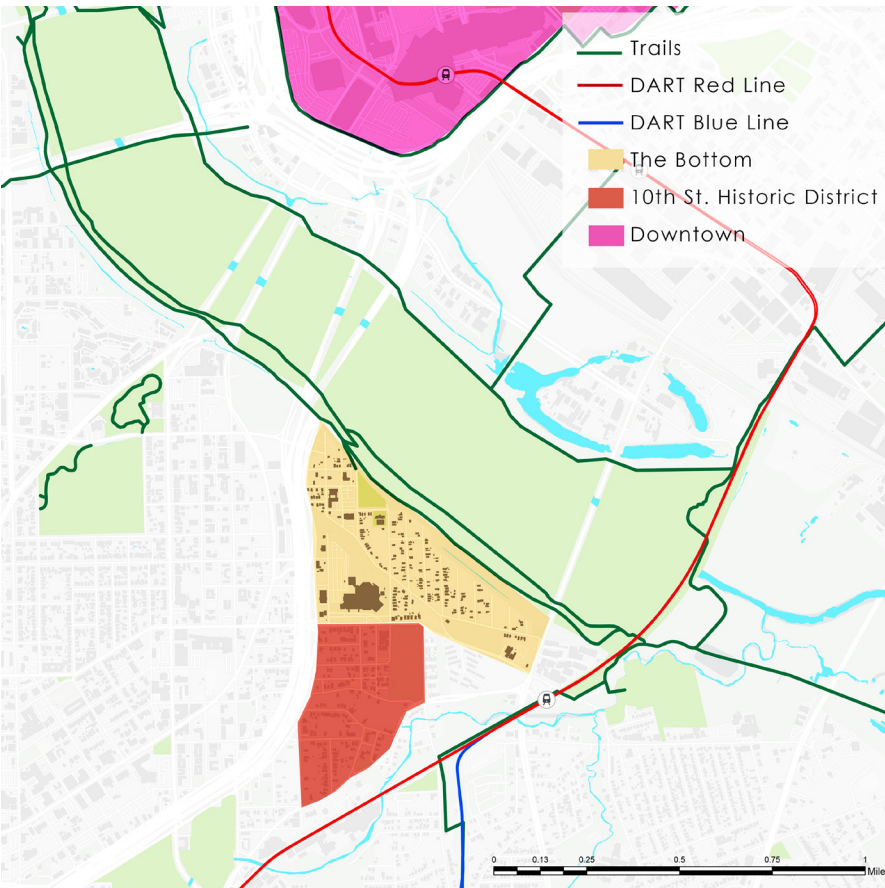
The Bottom History : 1992 and 1945



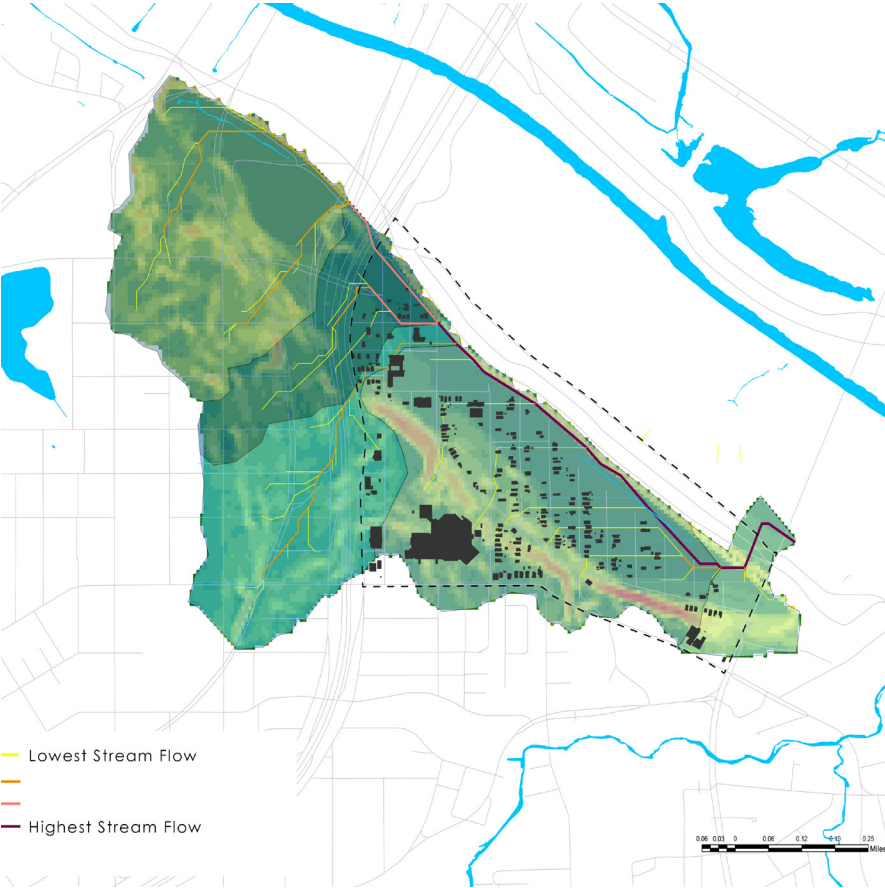
Vacant Lot Types



Connecting Neighborhoods



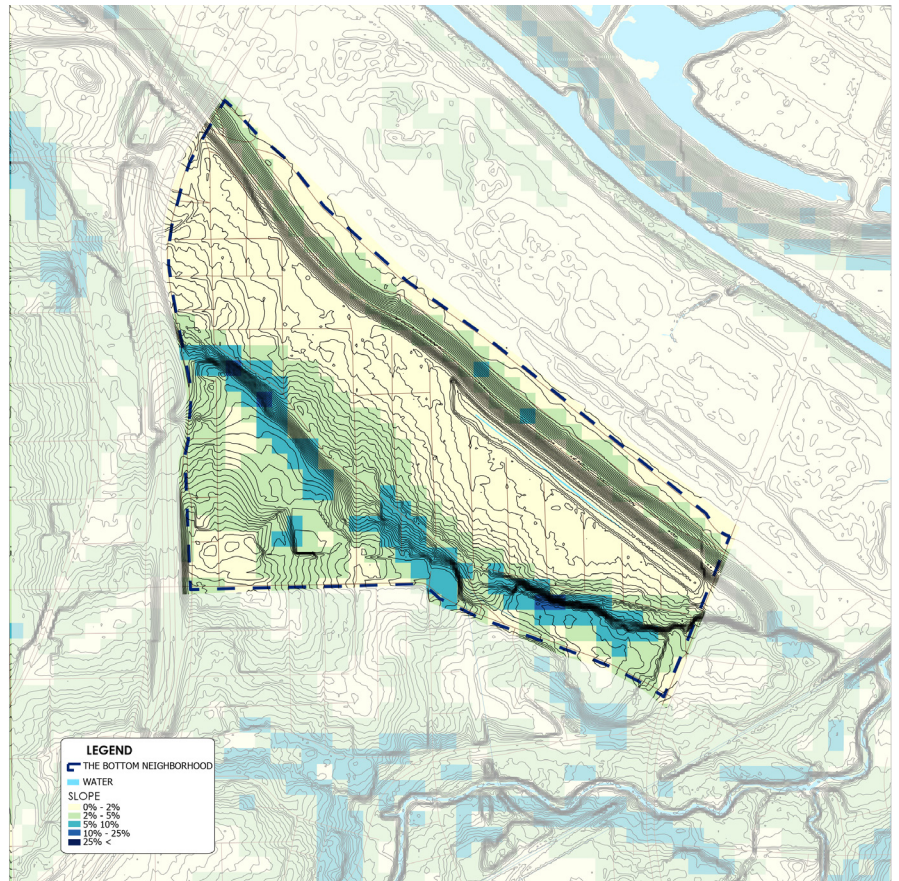
Watershed Analysis



Impervious Structure in Floodplain



Slope Analysis



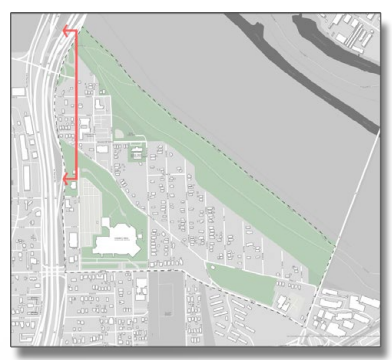
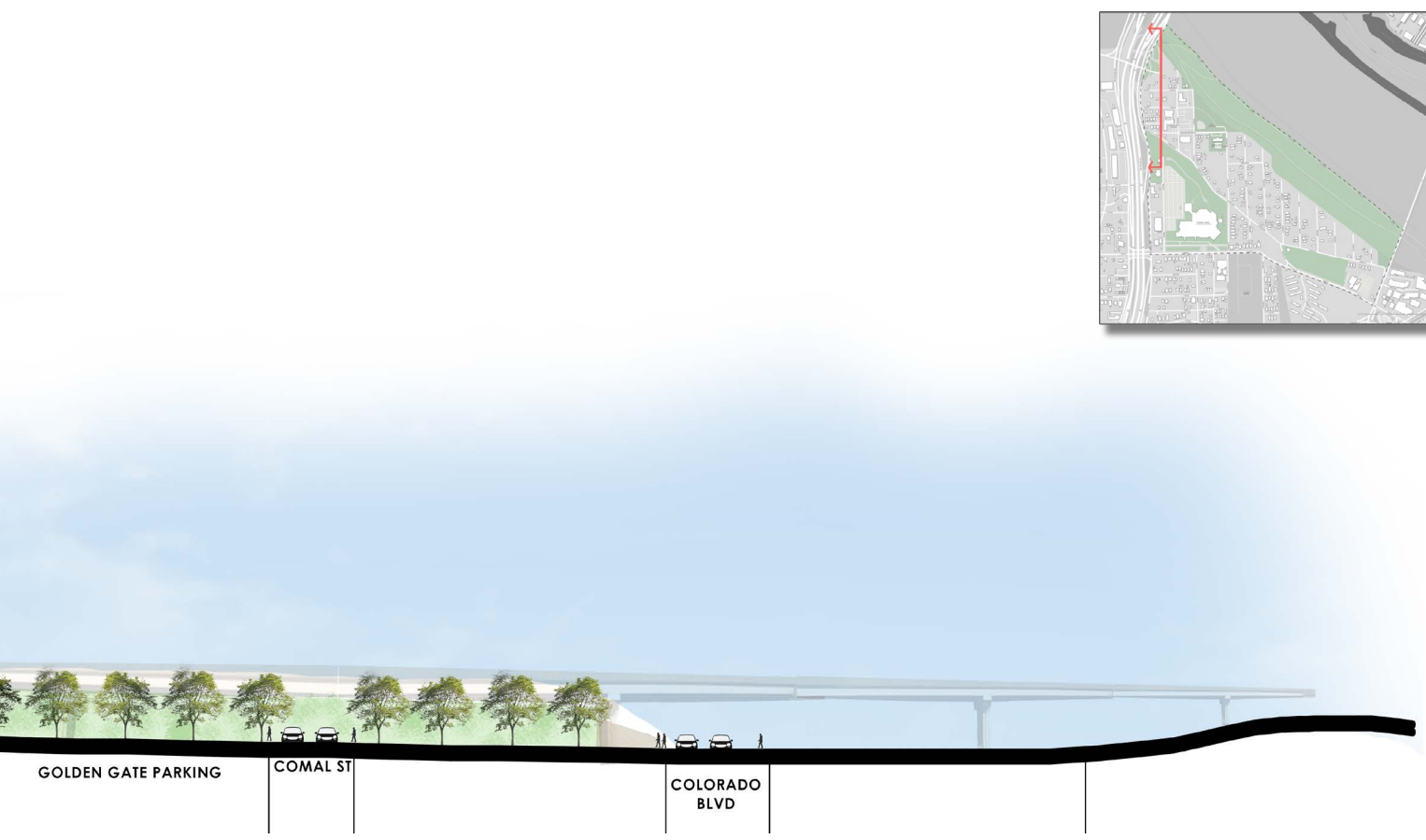
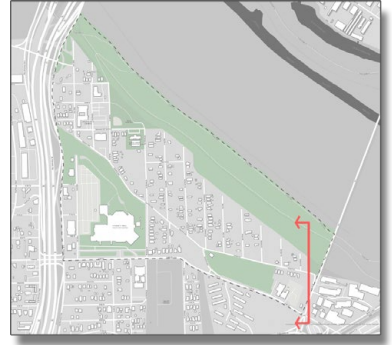
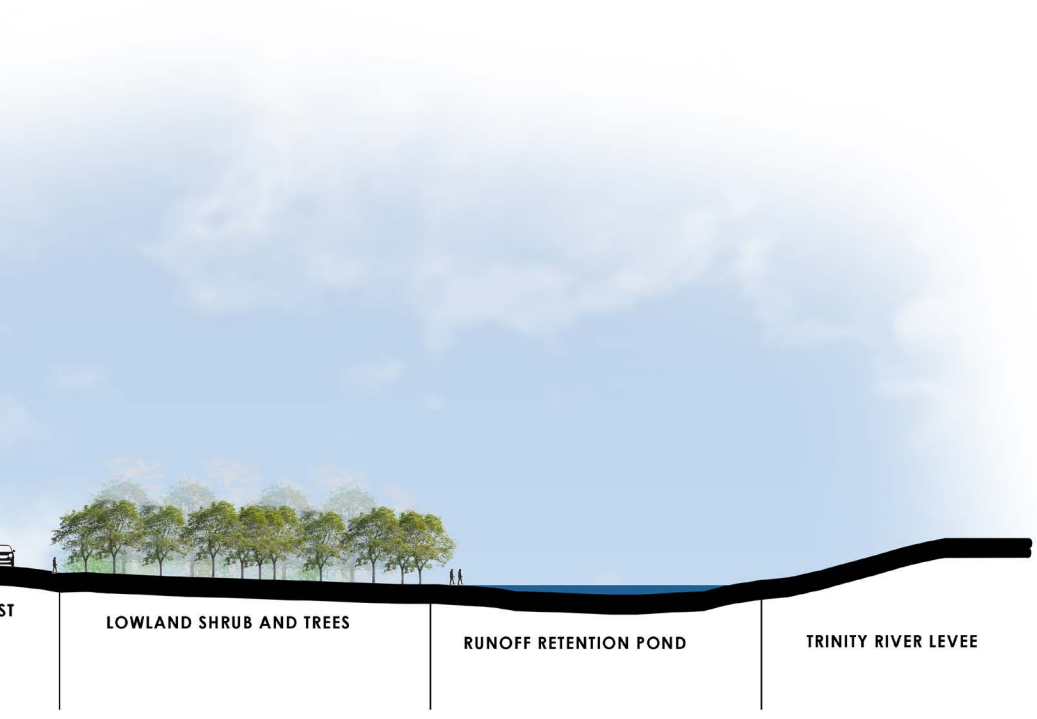
Existing Site Sections

DART Connection



Eads St. Section - Church and School



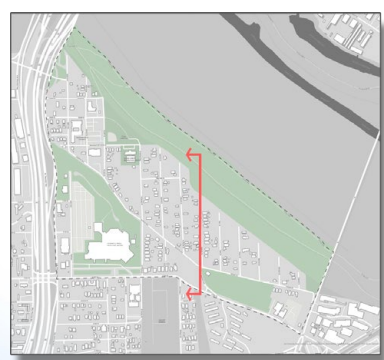
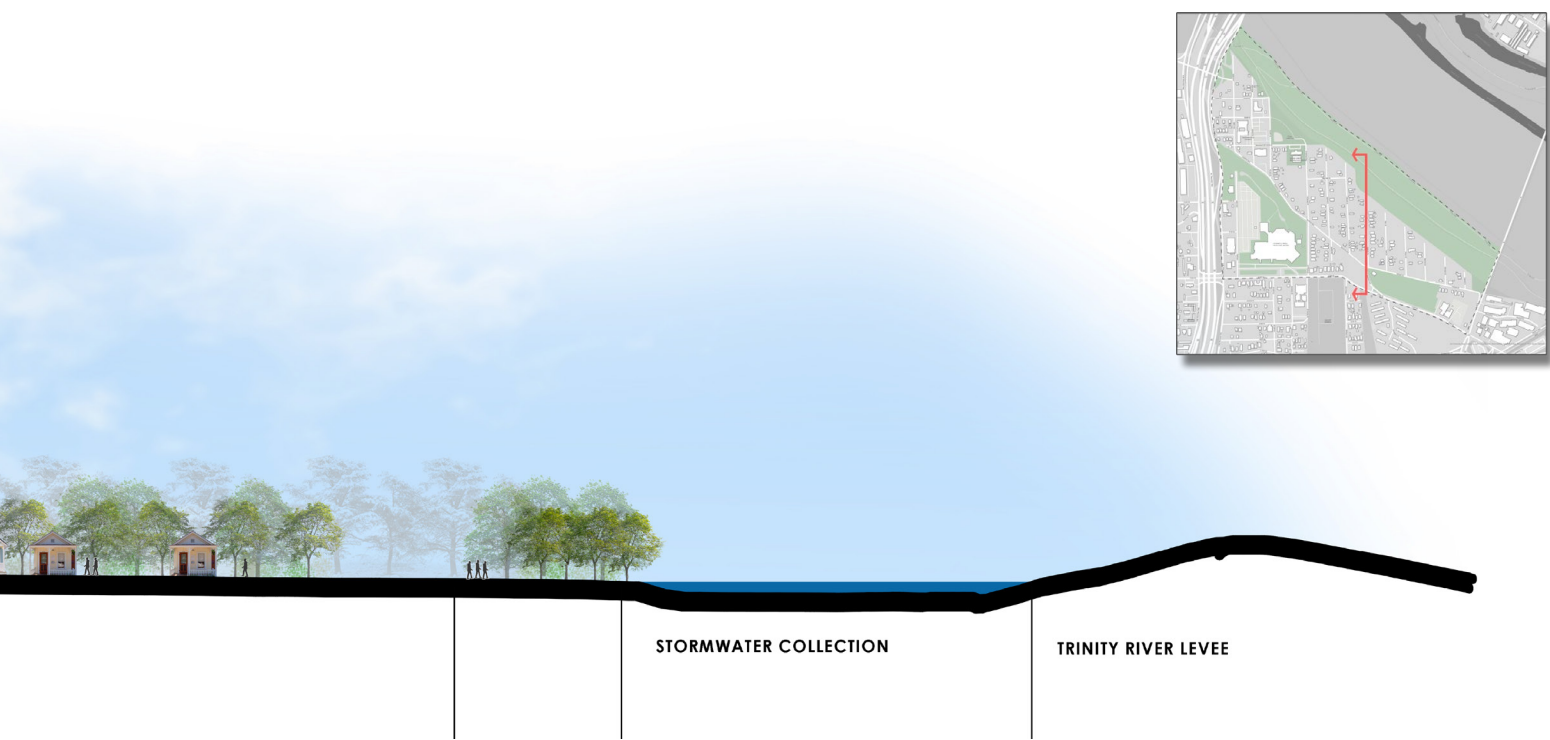
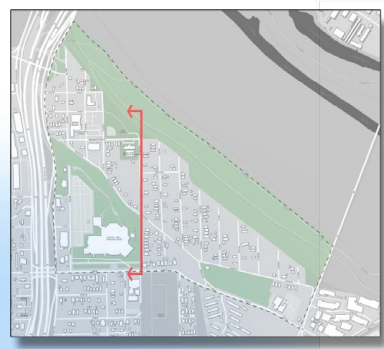


Denley Dr. Section



Hutchins and Cleaves Section



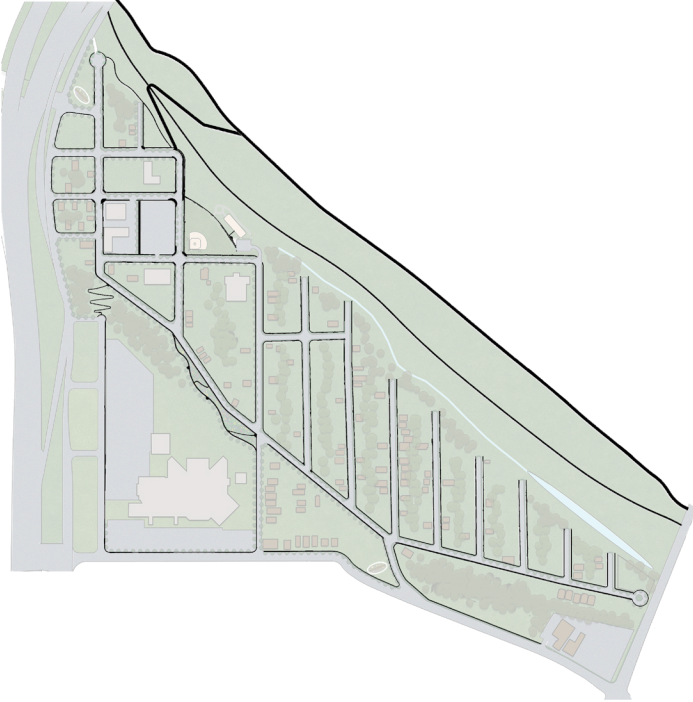


Master Plan: Phase 1



Phase 1 focuses on establishing fundamental, yet, essential infrastructure such as green infrastructure network, sidewalks, street trees, and ongoing housing development.

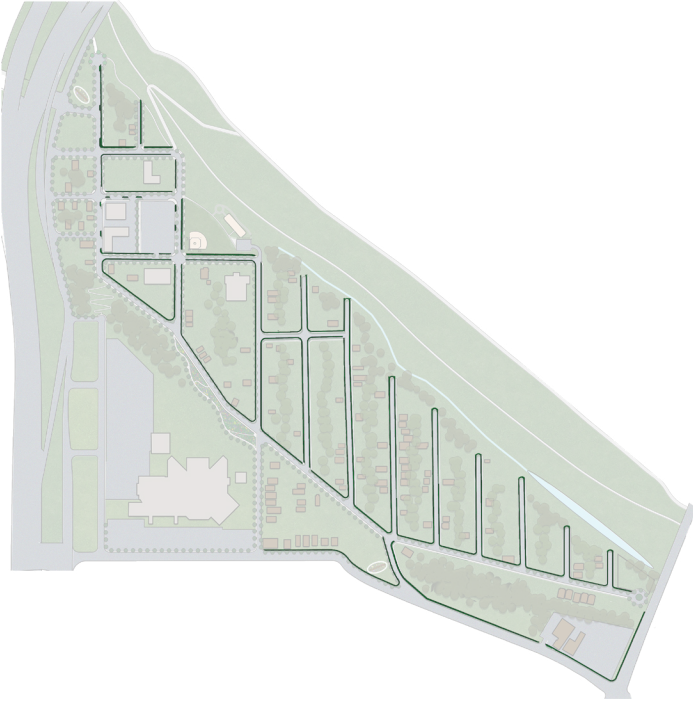
Sidewalks



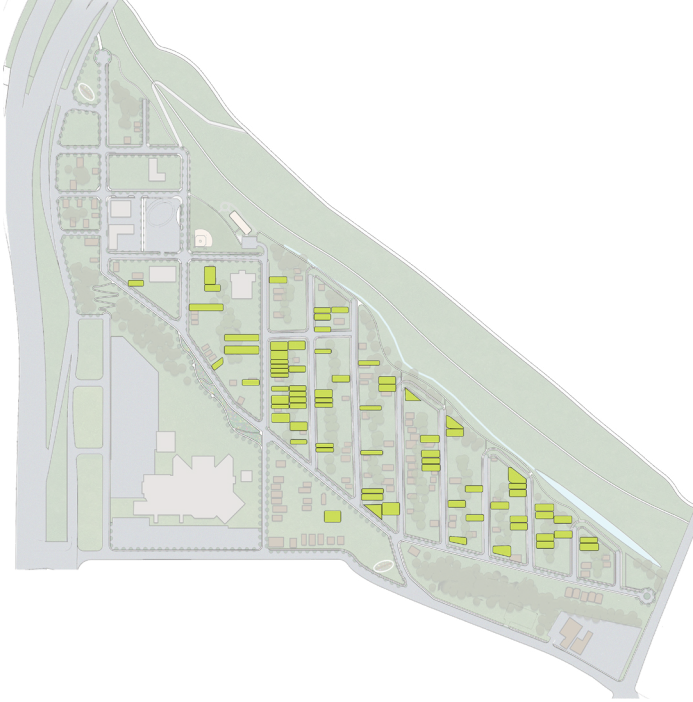
Street Trees



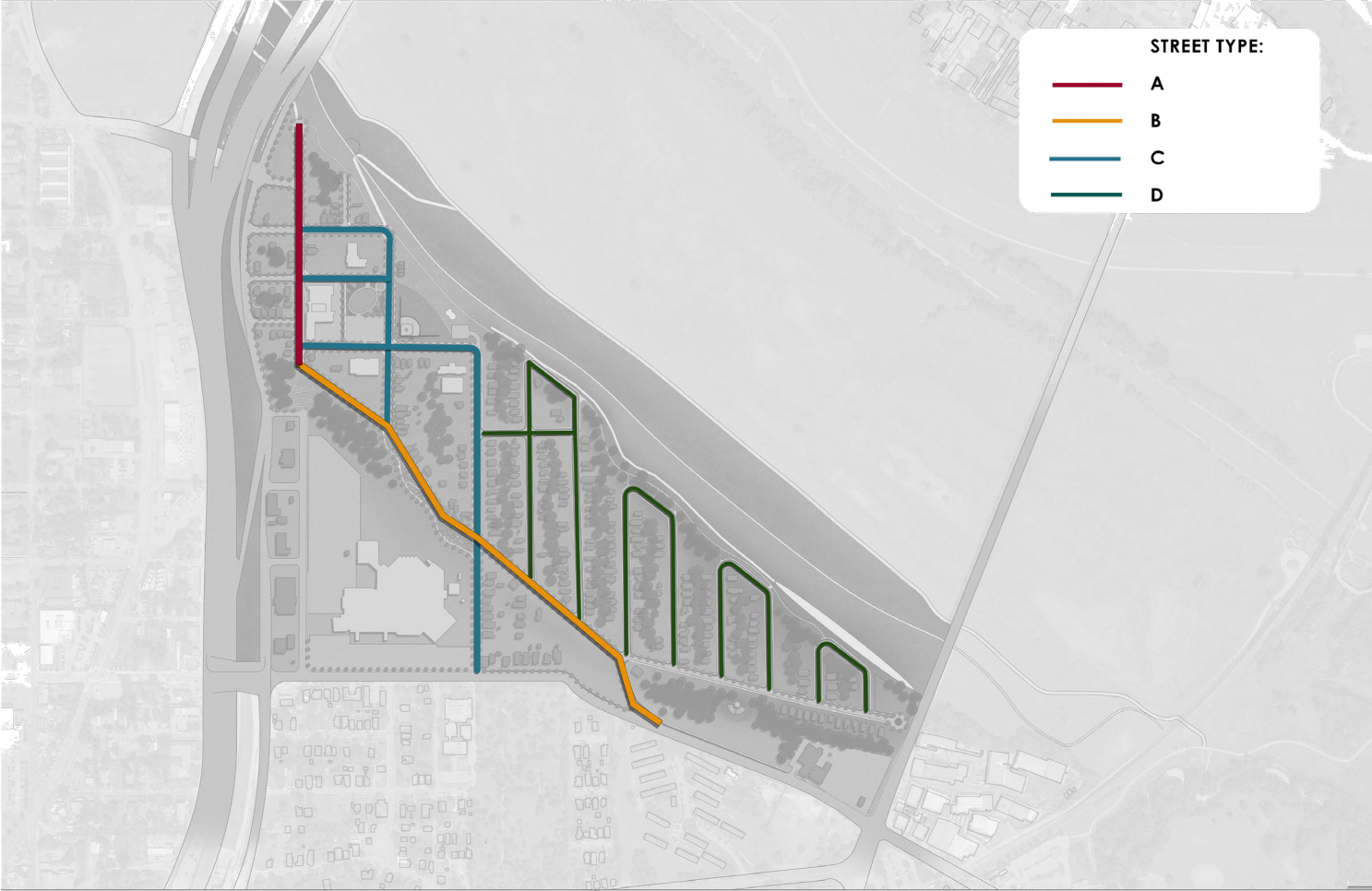
Green infrastructure



Heavenly Homes Housing Development



Street Improvement



Existing Street Photos



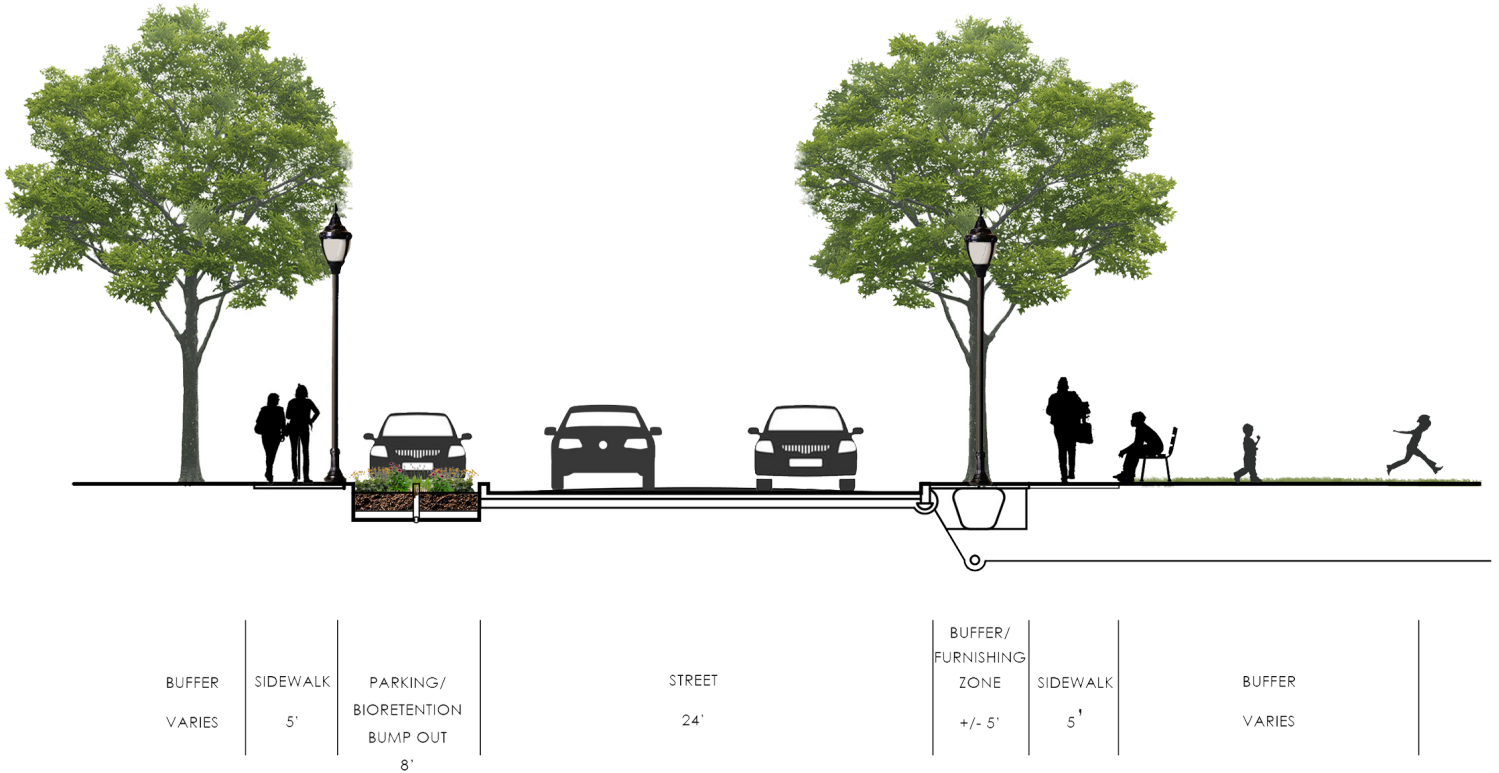
A Eads complete street



B Hutchins Ave



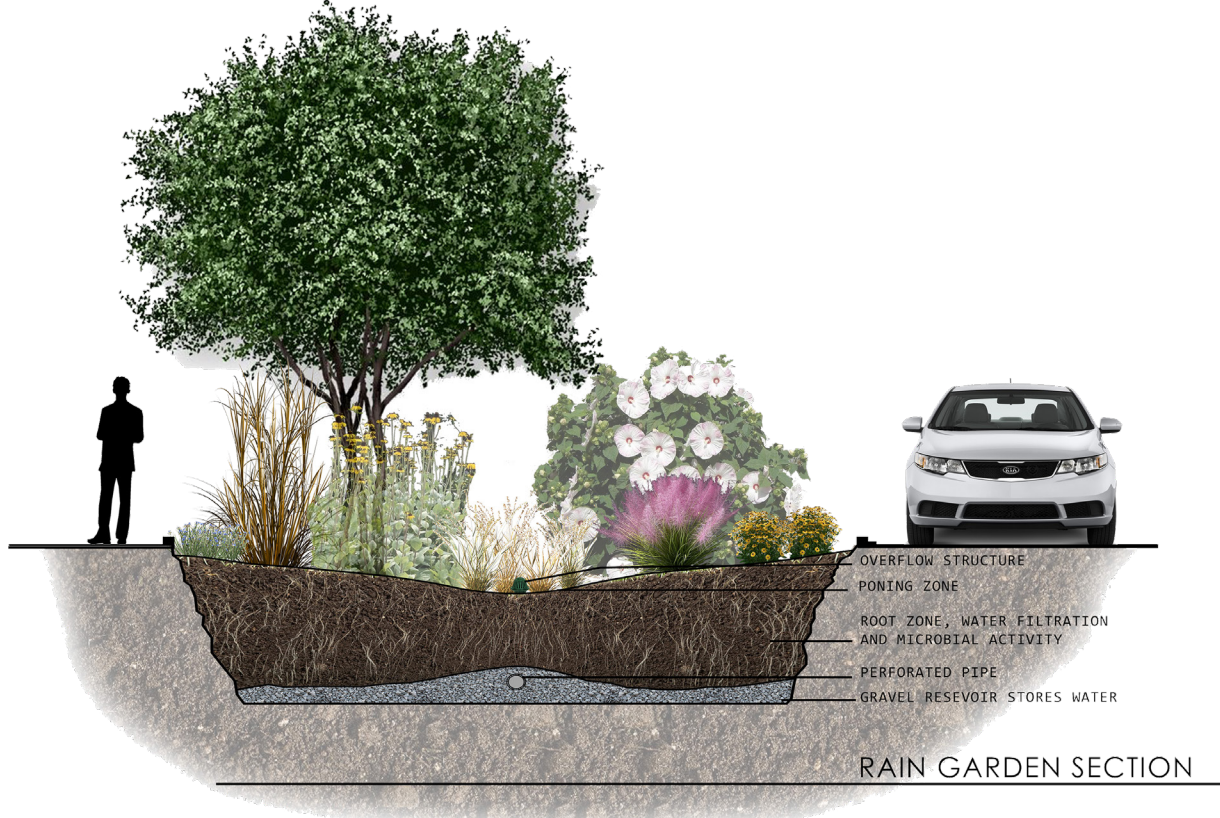
C Community cores streets



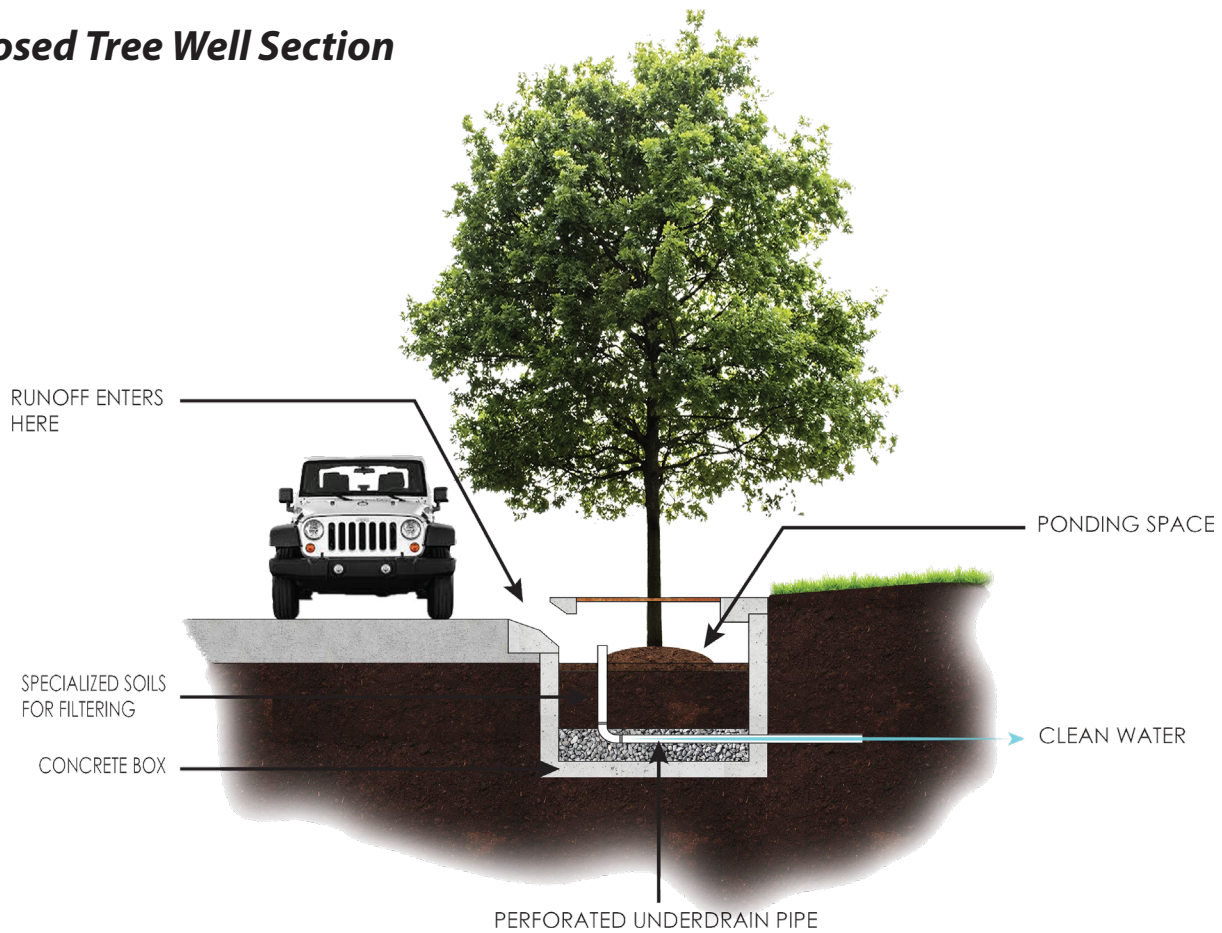
D Residential streets



Proposed Rain Garden Section



Proposed Tree Well Section



Master Plan: Phase 2



Phase 2 establishes improved accessibility and connectivity within the community by implementing community trails and adding street connections near the levee. In addition, more housing, such as green affordable housing, is planned to be constructed.

Community Green and Trails



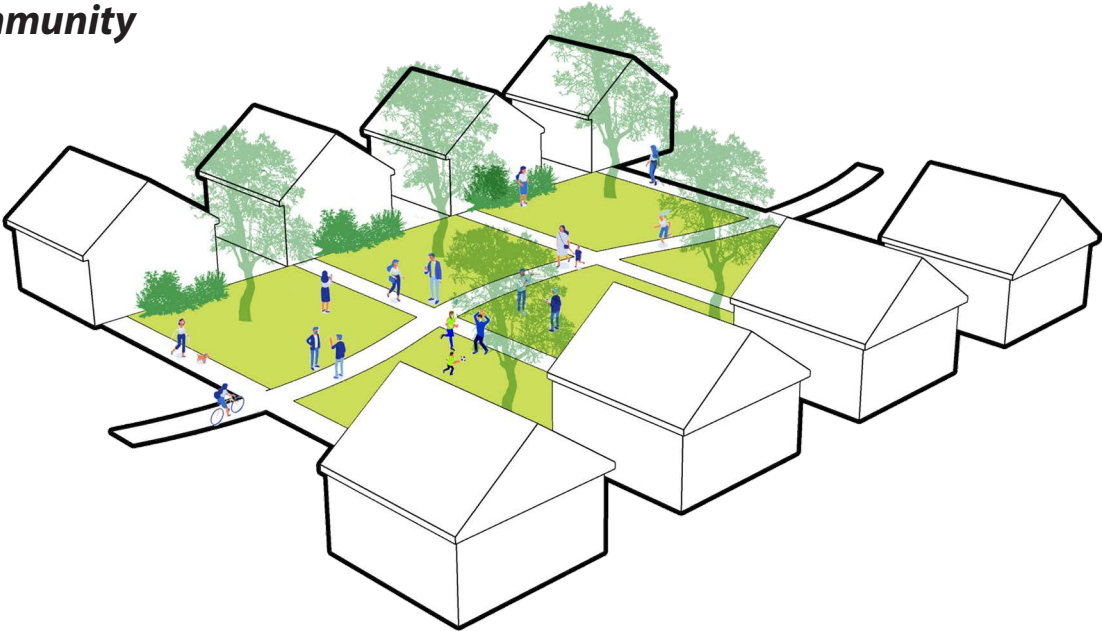
Affordable and Community Green Housing



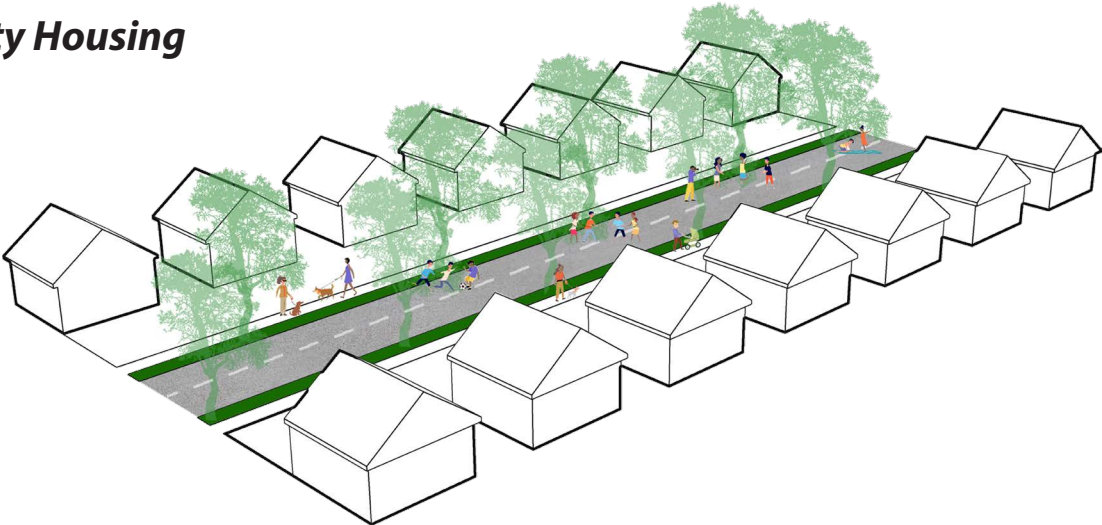
Street Connections



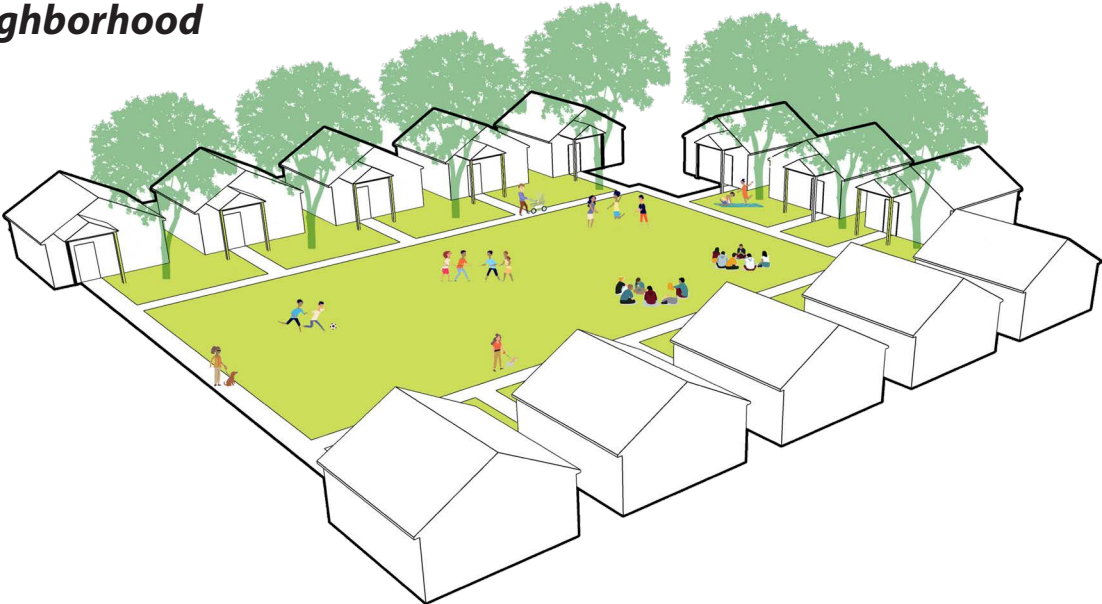
Green Community



Low Density Housing



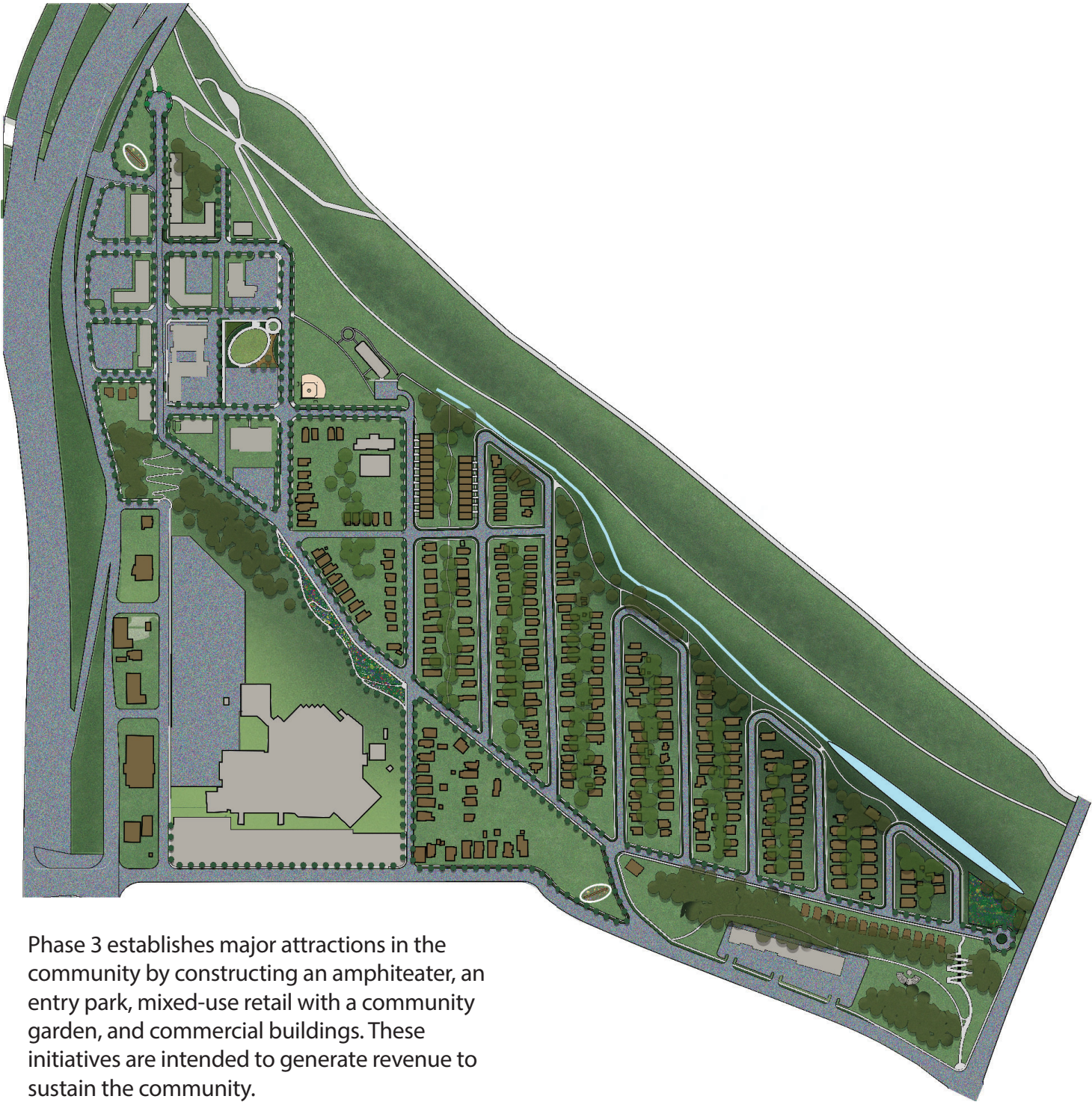
Pocket Neighborhood



Neighborhood Street - Existing and Proposed

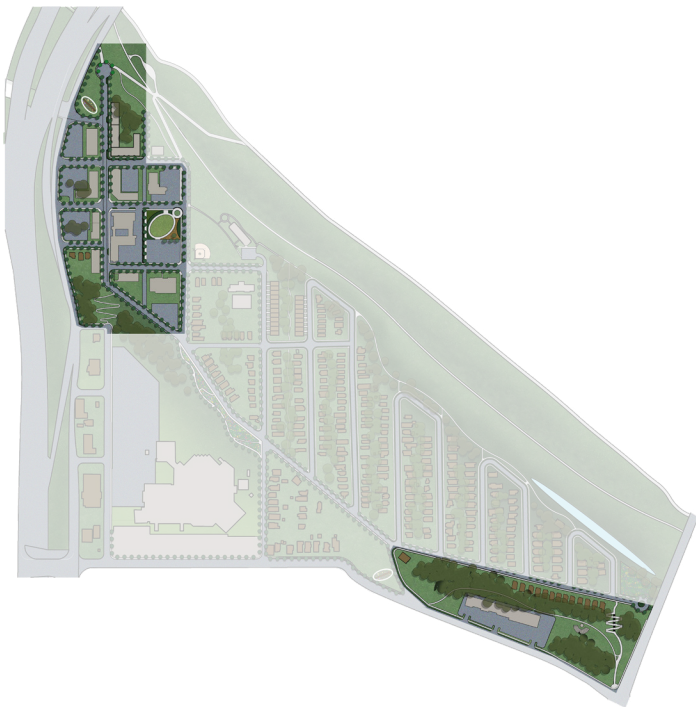


Master Plan: Phase 3

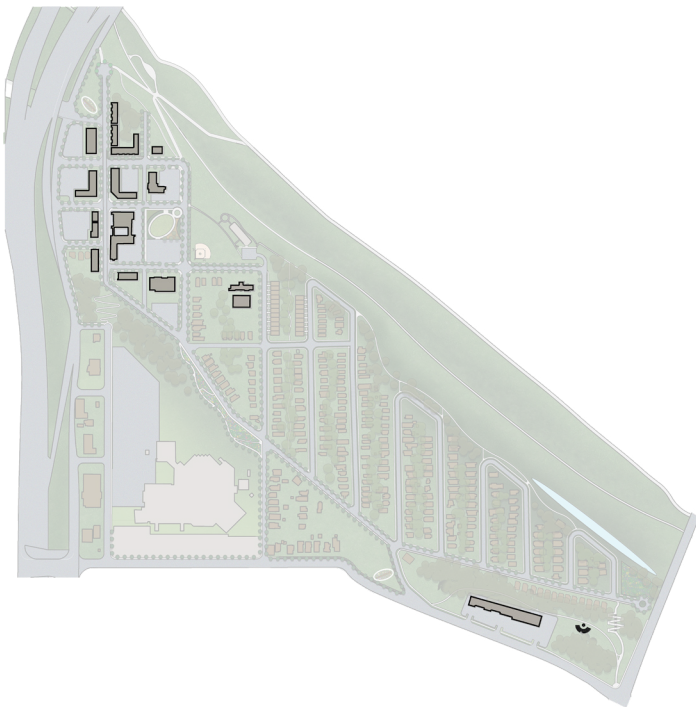


Phase 3 establishes major attractions in the community by constructing an amphitheater, an entry park, mixed-use retail with a community garden, and commercial buildings. These initiatives are intended to generate revenue to sustain the community.

**Amphitheater and Entry Park
Mixed Use Retail and Residential**



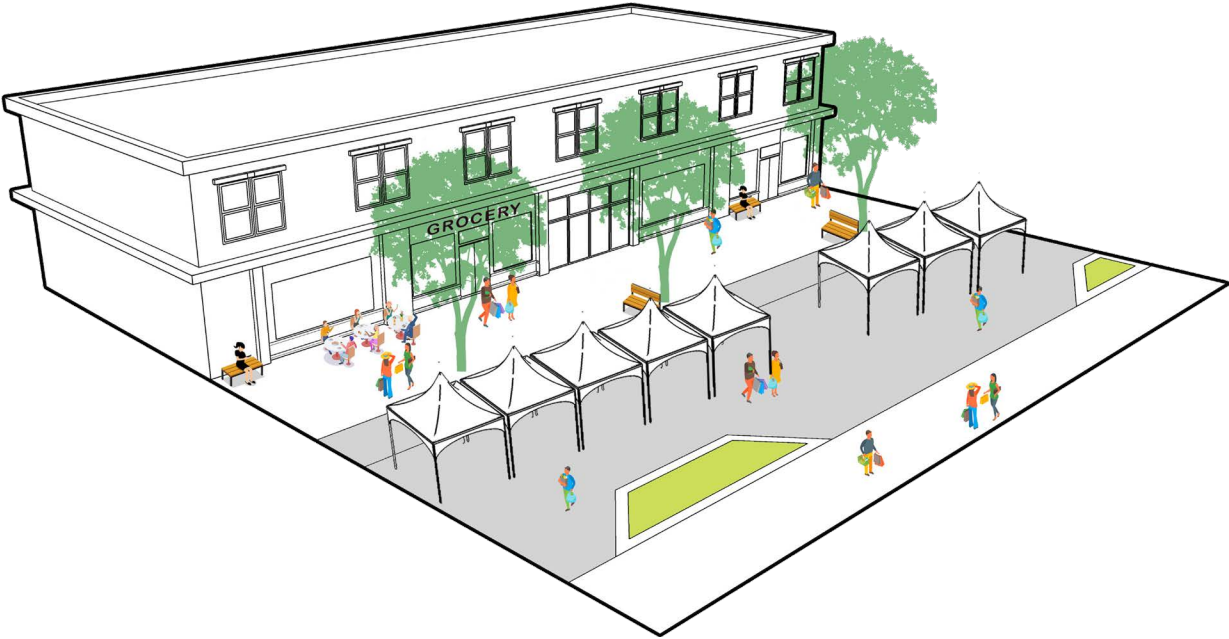
Commercial Buildings



Community Garden



Commercial Plaza



Show Hill Amphitheater



Eads Street - Existing and Proposed



04

Community Design Proposals

- ***Entrance Park***
- ***Community Commons***
- ***Ascension Trails***
- ***Pocket Parks***
- ***The Bottom Community Garden***
- ***Eads Ave Enhancement***
- ***The Bottom Business Incubator***
- ***Cultural Trail***

Entrance Park | proposed by Ann Mariya Joseph Thuruthy

Gateway to The Bottom



Project Narrative

The Bottom is fewer than ten miles from main activity centers, including Downtown Dallas. It is critical for the site to have major entry/exit points, especially since it has a lot of historical significance. The final design is the result of imagining a improved entry/exit exclusive to the bottom community. It was challenging to construct an entry/exit path because the transition should be seamless for individuals passing through the Bottom. It was critical to analyze the architectural pattern (e.g. building arches, bridge structures) that had been followed across the city of Dallas in order to make the transition more welcoming, particularly for the Bottom. To follow a pattern within the community, the design focuses on becoming more simplistic and repetitive. The proposed entrance park design can be used as a reference for the future community development.

Site Photos



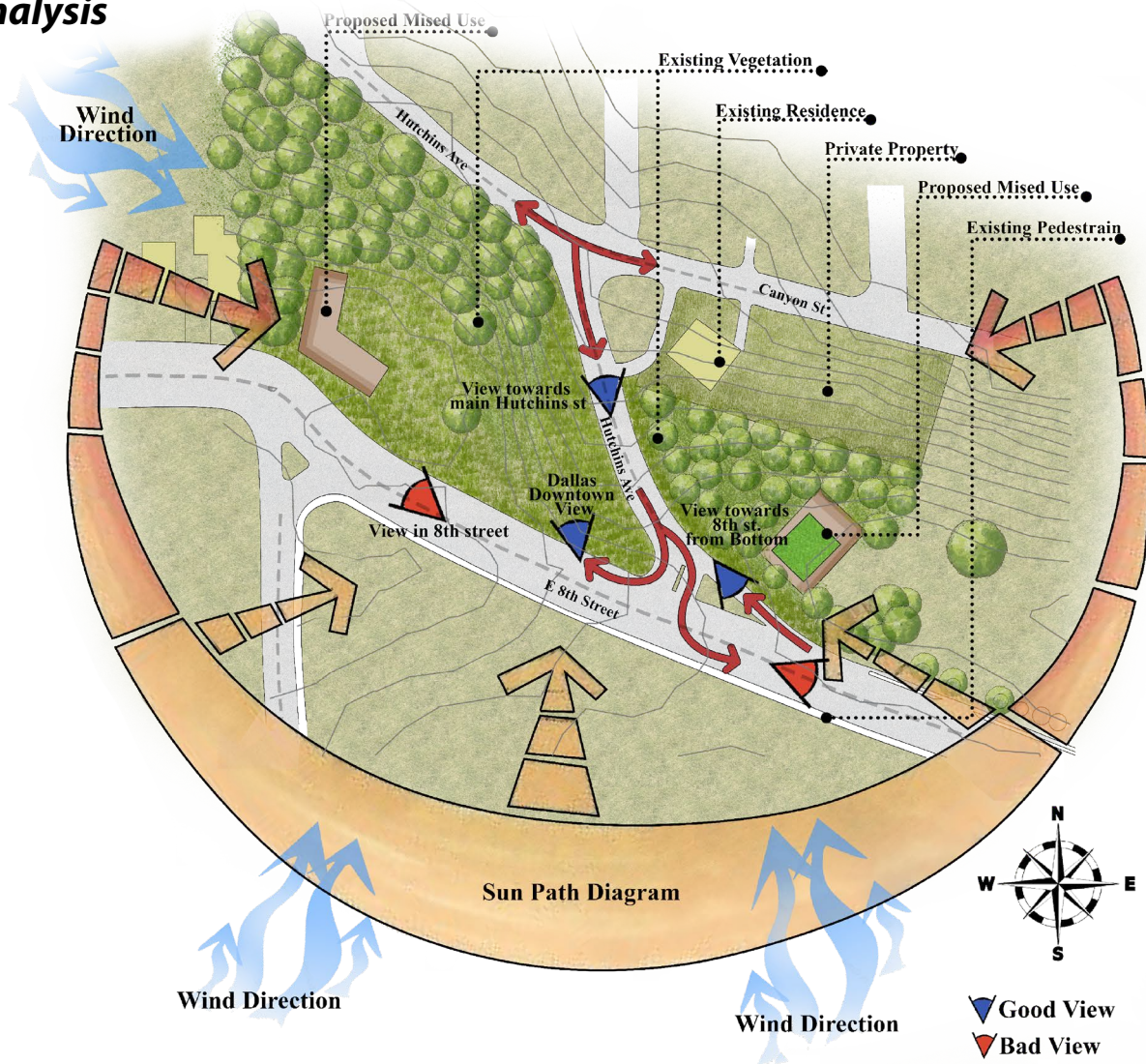
Evolution of Design



Traces of arched structures

Shape of a bridge across Trinity River

Site Analysis

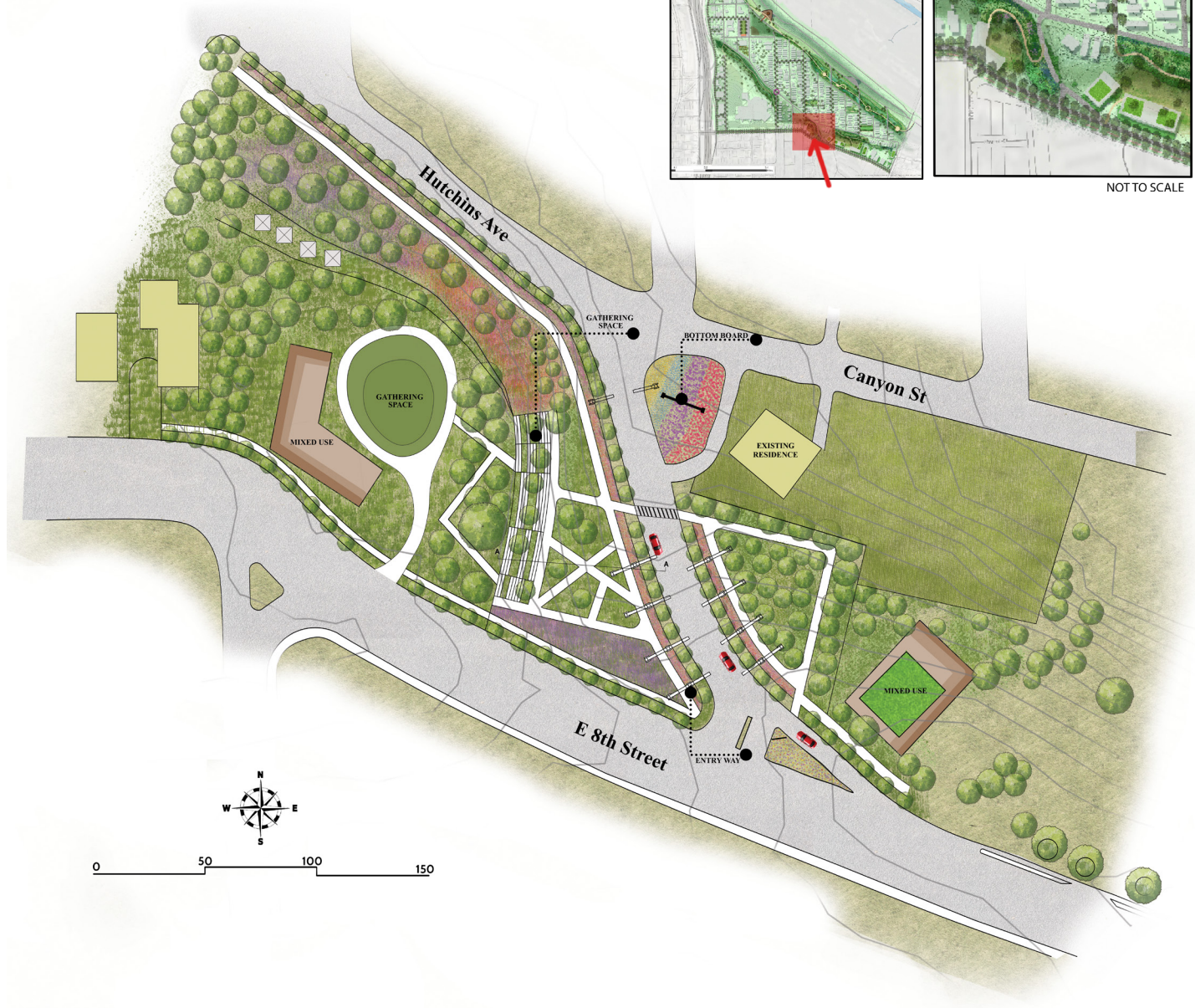


Site Plan

Site location proposed in Master Plan



NOT TO SCALE



Before
102



After

Illustration of the Proposed Design



Entry to The Bottom



Pedestrian walkway



Pedestrian walkway

**Conceptual
Section AA'**



CONCEPTUAL



SECTION AA

Community Commons | proposed by Avery Deering-Frank

Unification of Neighborhood through Informal Gathering and Recreation



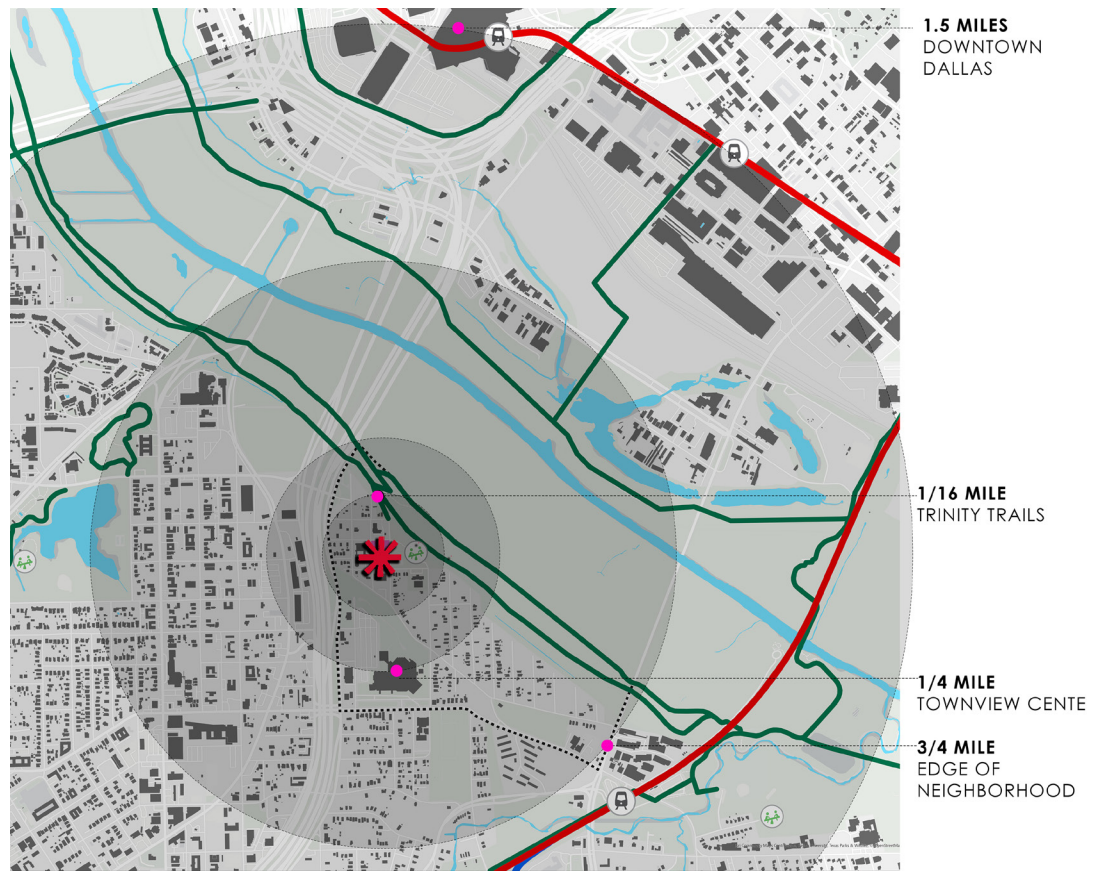
Illustration of the Proposed Design of Lawn and Water Feature

Project Narrative

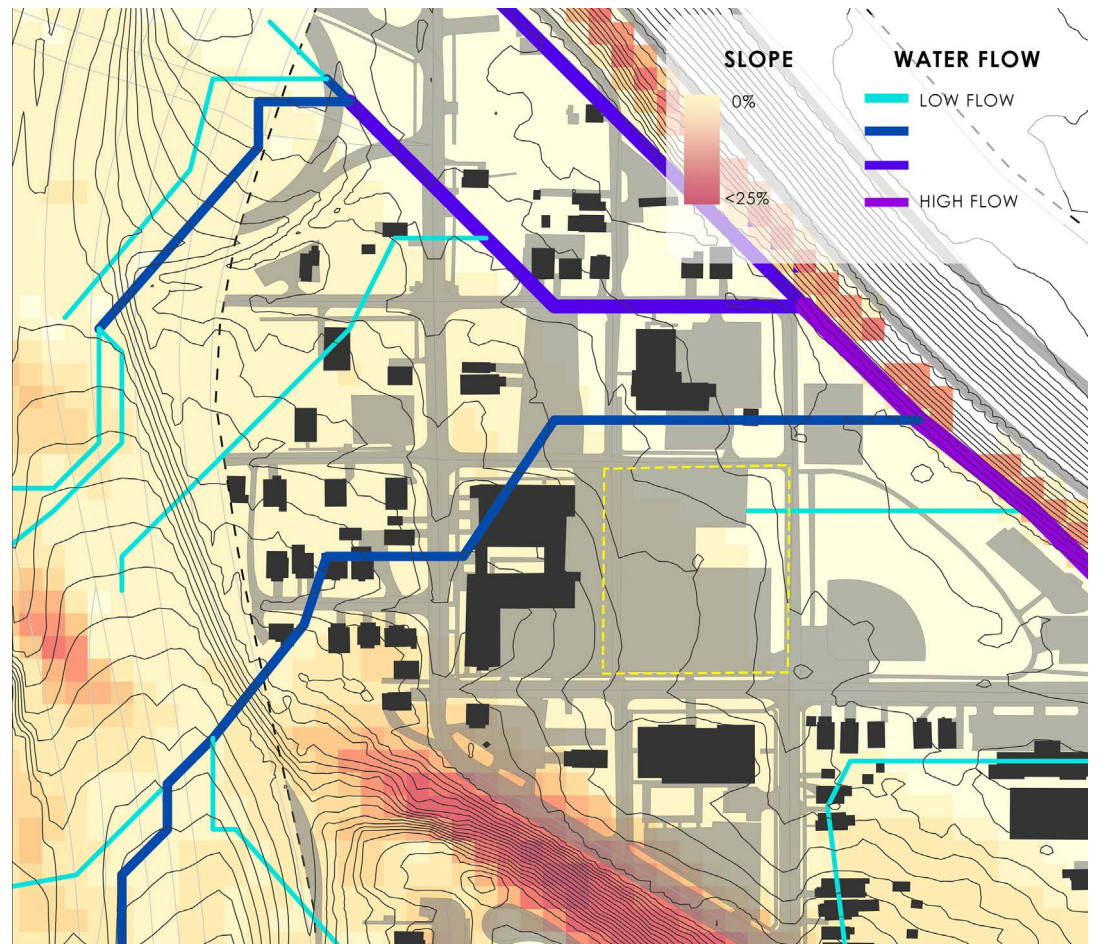
Currently an under used parking lot, the site of the Community Commons sits behind the Golden Gate Baptist Church, one of the most prominent amenities in the Bottom District Neighborhood. The church has informally adopted some of the green space in this lot and dedicated it to a prayer wall and open gathering space. The overall lack of this vital green space that the church can utilize is also contributing to increased stormwater runoff in a neighborhood where the threat of flooding towards the northeast end of the neighborhood is growing. As development in the neighborhood continues, the creation

of vital connections and centralized gathering spaces will contribute to a more unified and cohesive community for the future. The Commons serves to bridge the gap between the church and community by creating a space that can be used for events and gatherings as well as every day informal uses such as sitting with friends after school. The various seat walls and backdrop to the pavilion are intended to serve as an opportunity for community design input as well as a neighborhood building activity to mosaic the walls. The open lawn and water feature allow for play, gathering, and retreat within the resident's own neighborhood.

Proximity Map



Slope and Stream Analysis



Cultural Opportunities and Accessibility



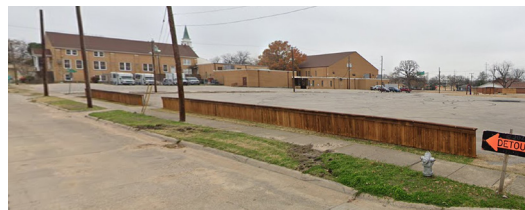
Opportunities

- 1 Close proximity to Trinity trail access point
- 2 Views of downtown Dallas
- 3 Connection to Eloise Lundy park and Golden Gate church
- 4 Proximity to Townview Center High School
- 5 Gray to green through removal of impervious parking
- 6 Opportunity for school and community involvement

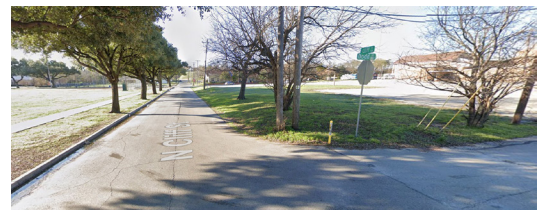
Constraints

- 7 Reduction of parking for church
- 8 Street divides site and Eloise Lundy park
- 9 Lack of sidewalks on surrounding streets
- 10 Lack of shade on site
- 11 Road access through existing parking lot

Site Images



View Northwest on Reverend CBT Smith St.



Connection Between Site and Eloise Lundy Park



View Northwest on Cliff St

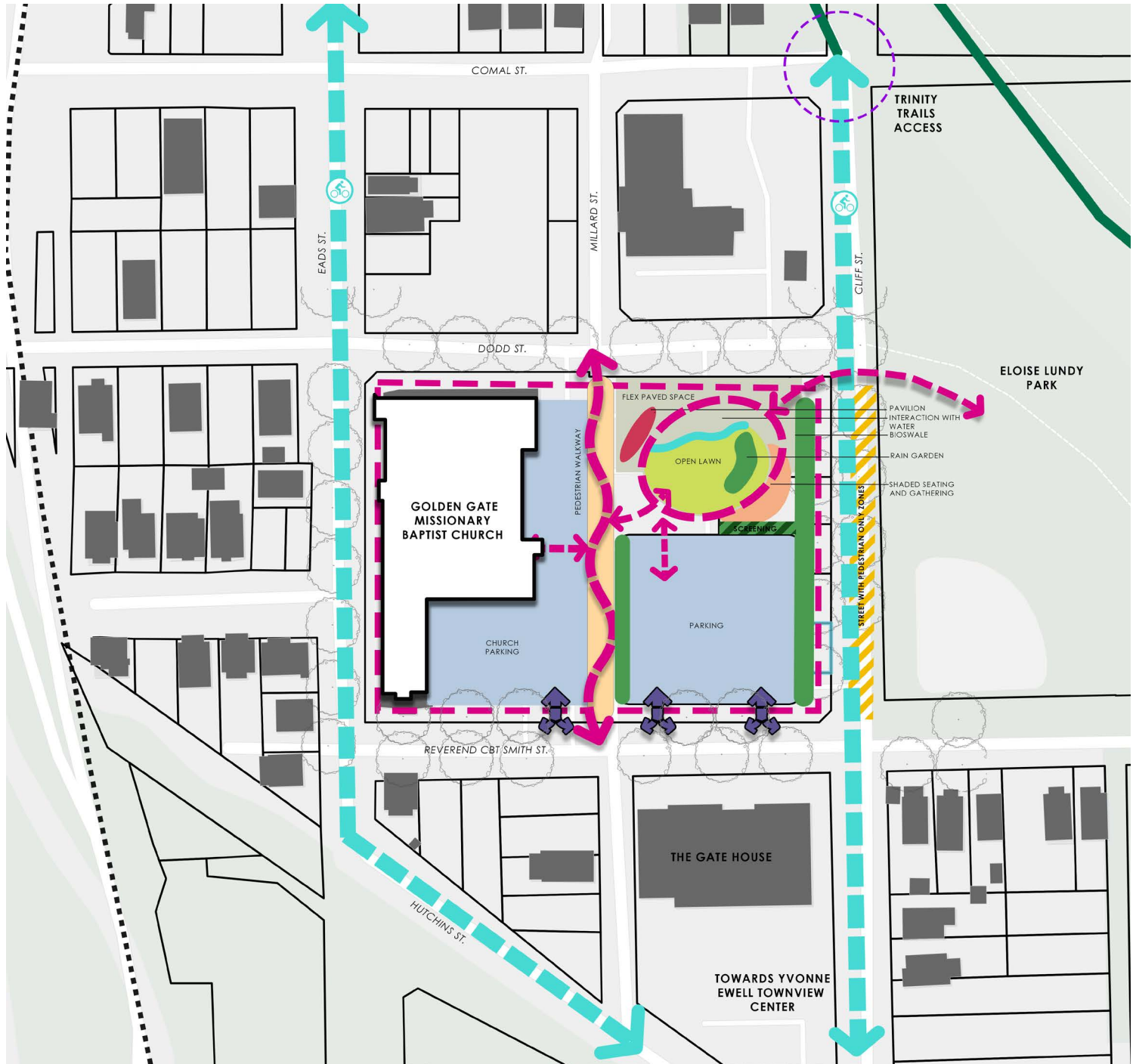


Millard St. Facing North



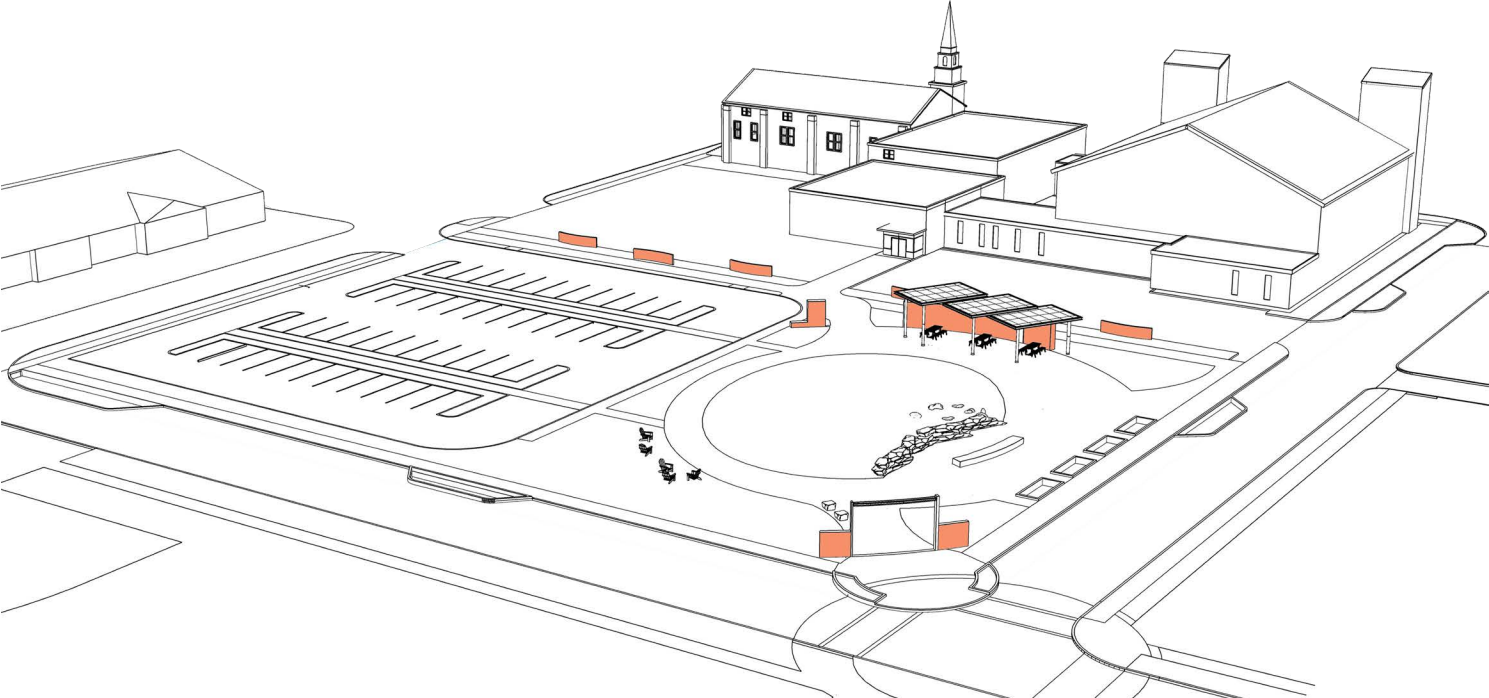
Prayer Wall

Concept Diagram

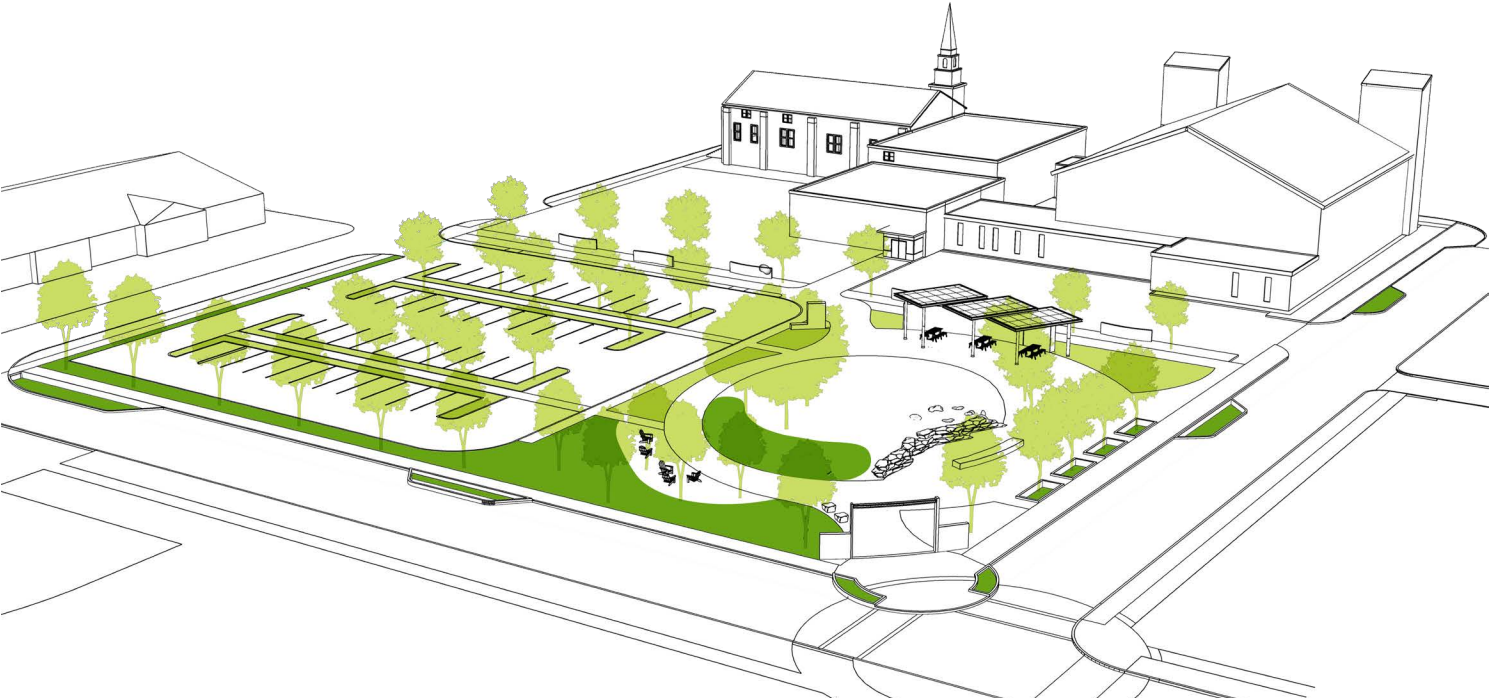


- Major Pedestrian Access
- Secondary Pedestrian Access
- Vehicular Access
- Bicycle Access

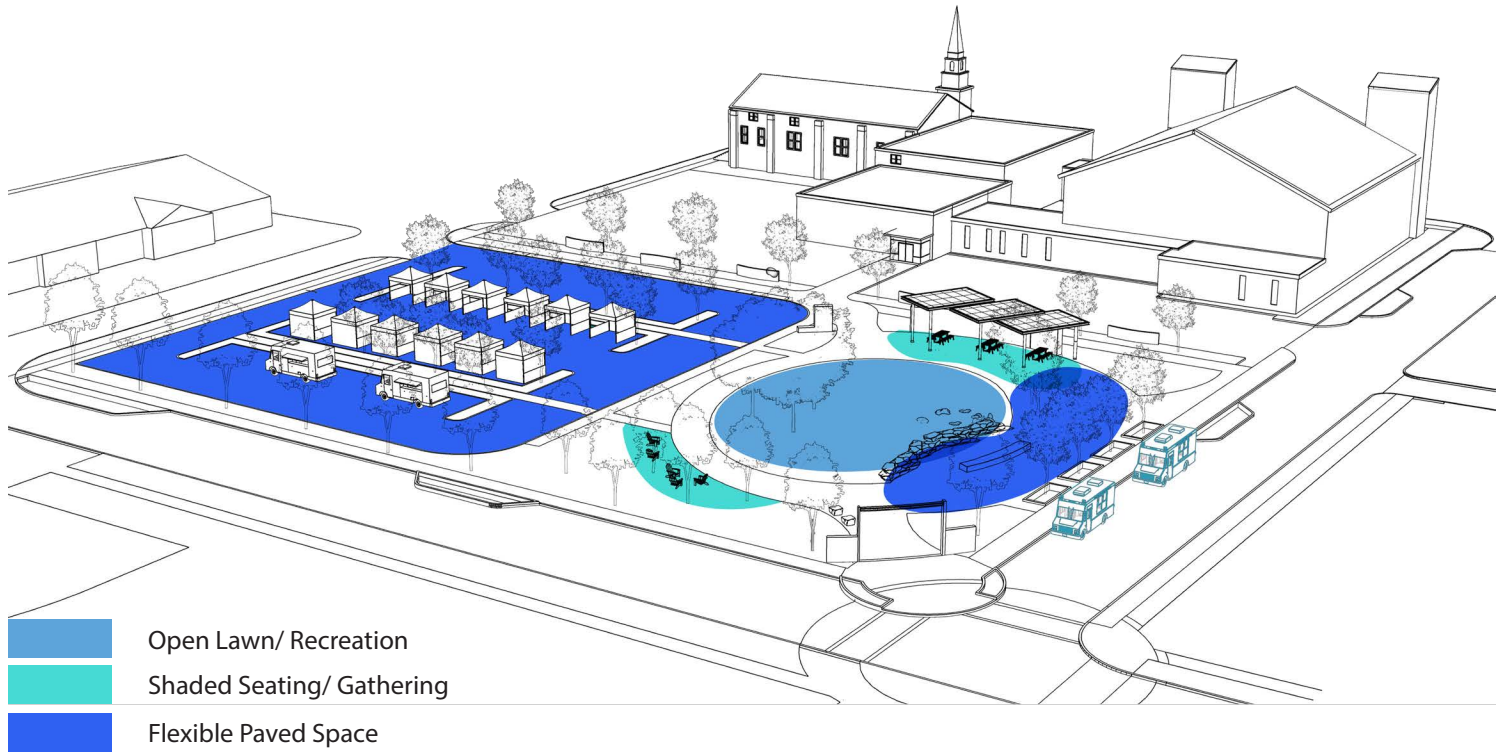
Community Art Engagement



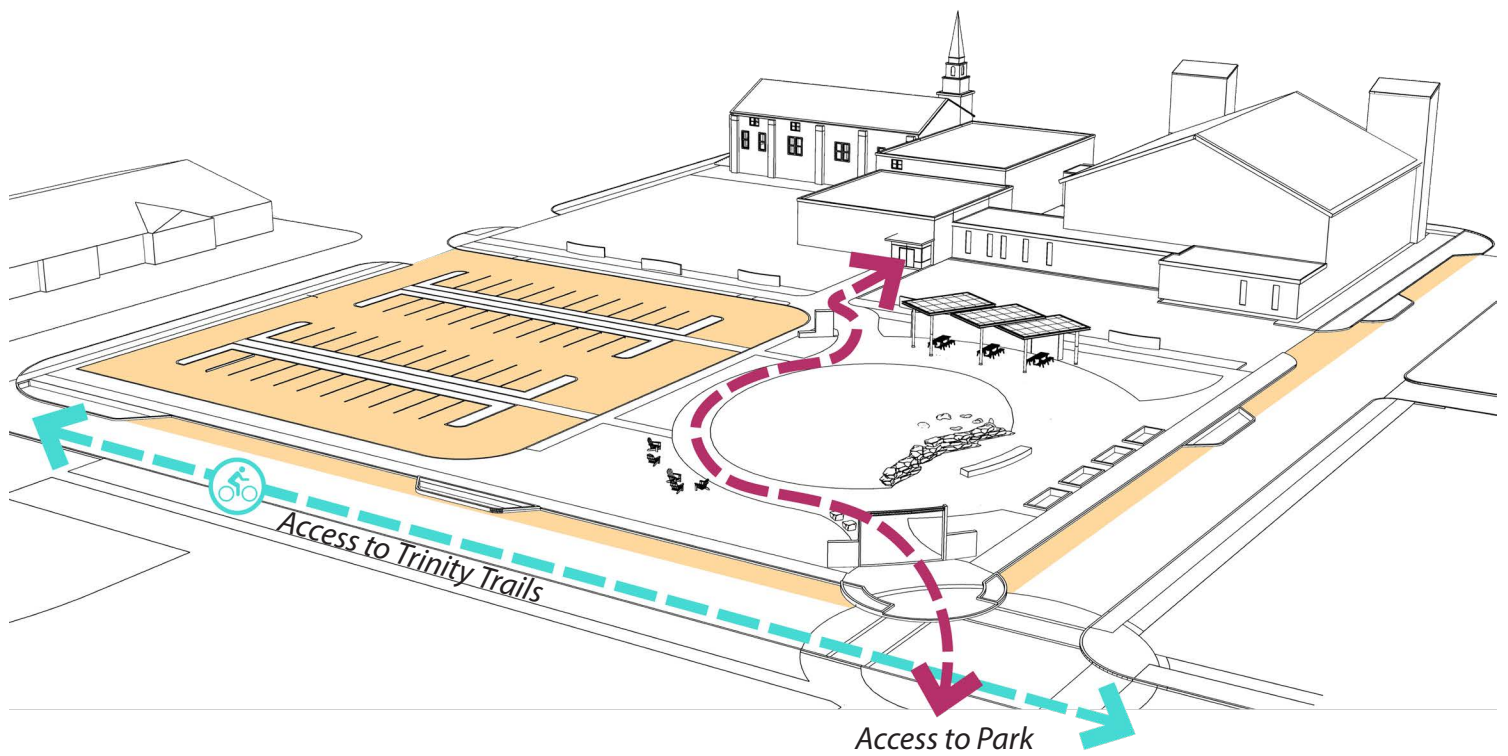
Green Infrastructure



Social Gathering



Access and Connectivity



Site Plan



Legend

1. Public Parking
2. Church Parking
3. Pavilion with Community Wall
4. Open Lawn
5. Shaded Gathering Space
6. Rain Garden
7. Bike Lane
8. Street Parking
9. Bump Out Bioretention Planters
10. Pedestrian Walk
11. Entry Gateway
12. Community Mosaic Walls
12. Water Feature



*Parking Before: 118 Spaces
Parking After: 66 Spaces*



45,843 Gallons of Water Captured by Rain Gardens



Community Building and Design Opportunity

Trail Components

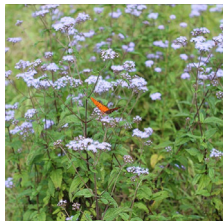
2,445 sq. ft of rain gardens needed to treat parking for 1 in rain event



Rain Garden Plants



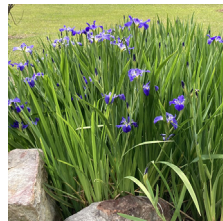
Black Eyed Susan



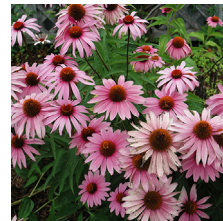
Blue Mistflower



Lamb's Ear



Louisiana Iris



Purple Coneflower



Wax Myrtle



Open Space Recreation



Open Space Recreation

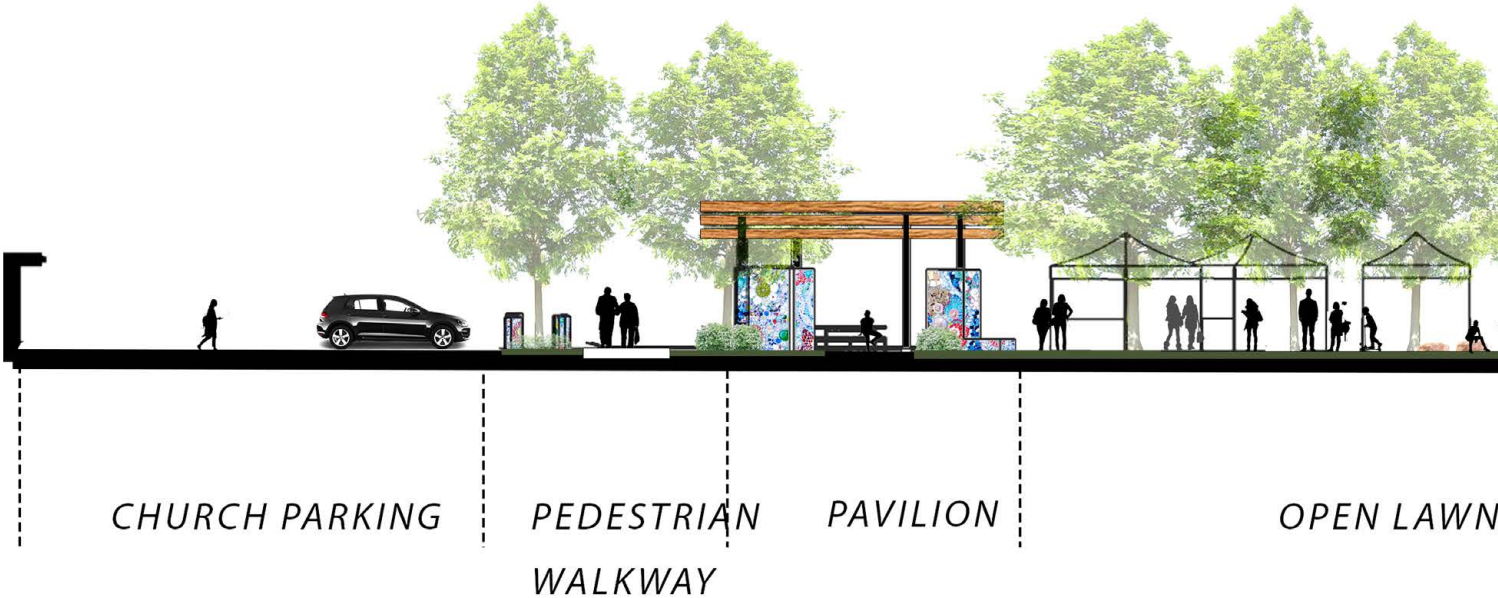


Pavilion for Seating/ Church Events



Water Feature

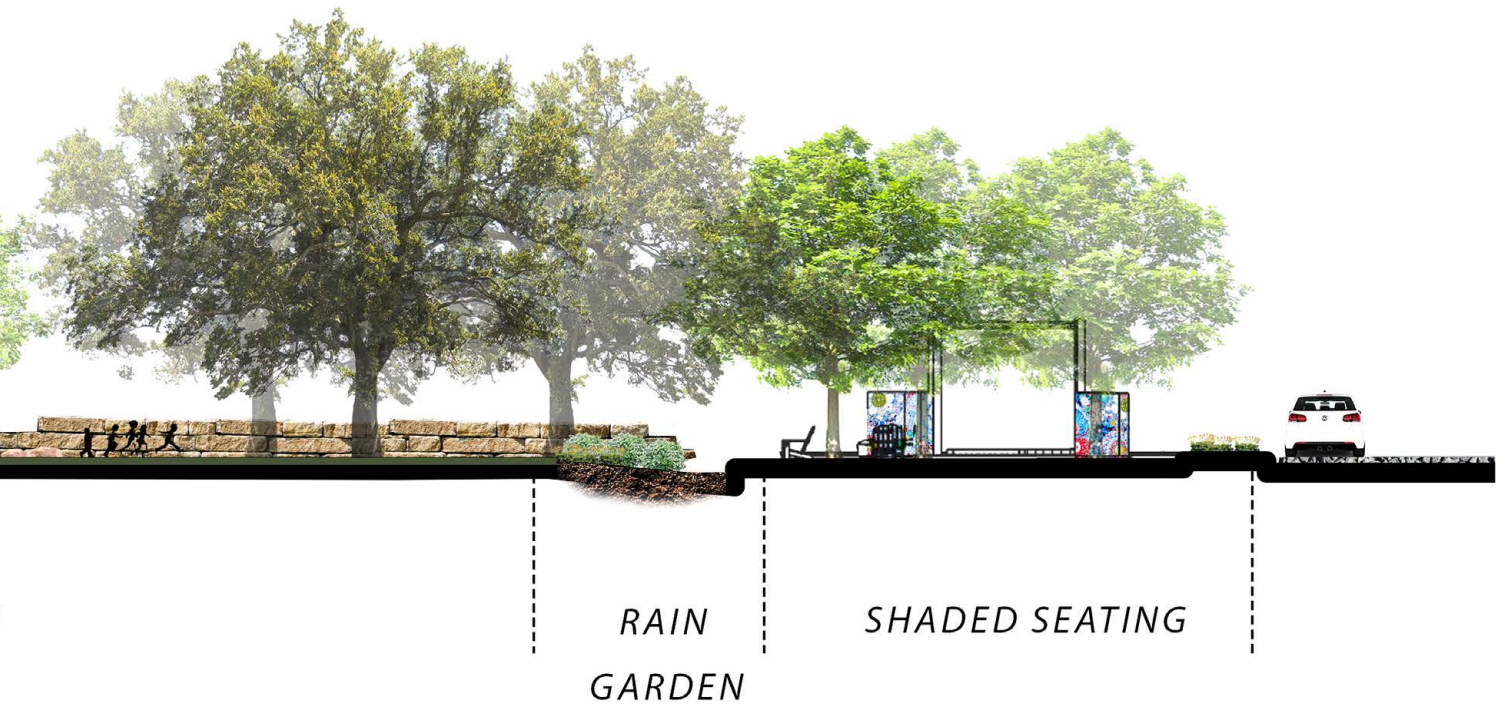
Section A



Section B

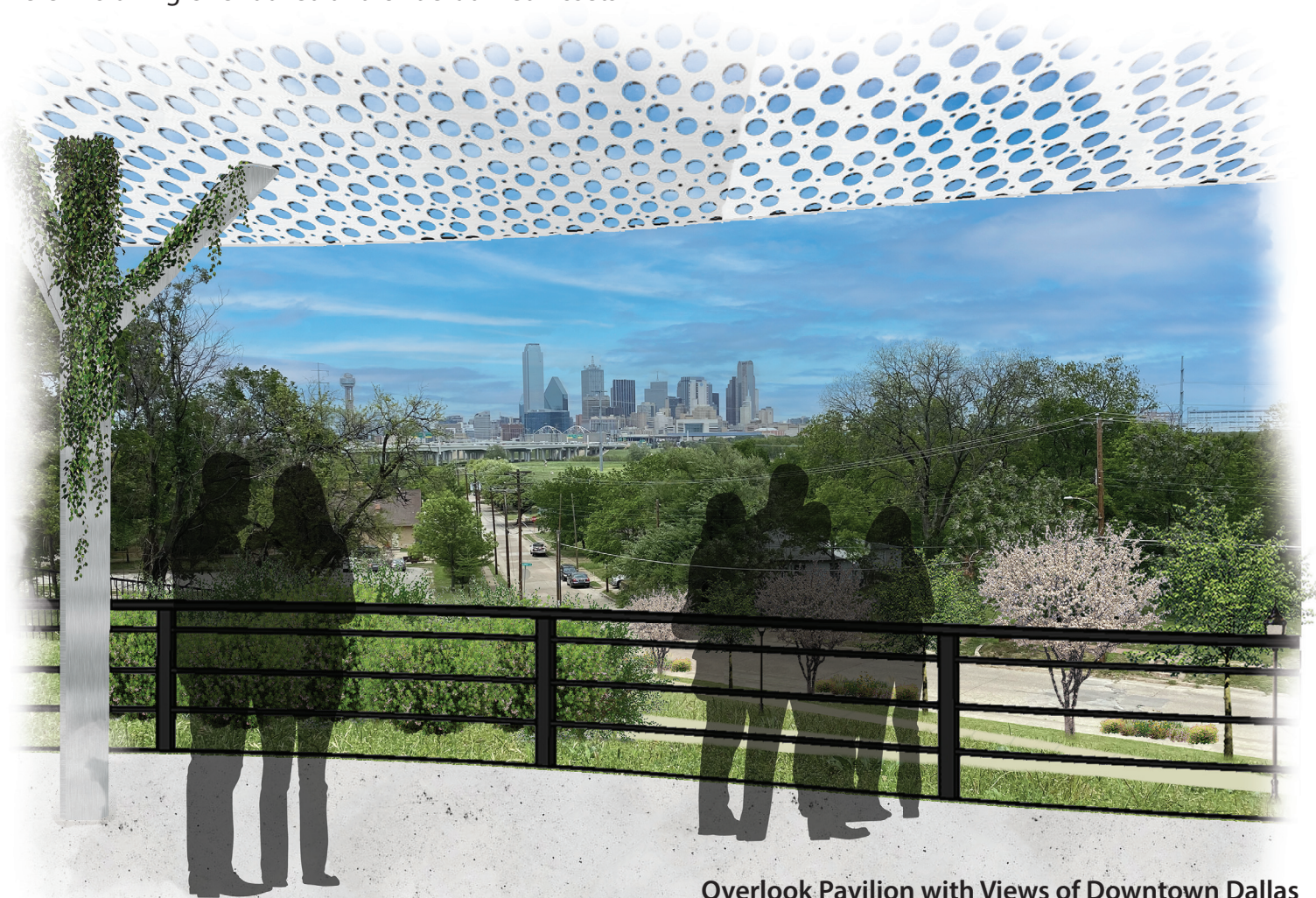


Connection to Eloise Lundy Park



Ascension Trails | proposed by Amanda Hinton

Re-envisioning Overlooked and Underutilized Assets



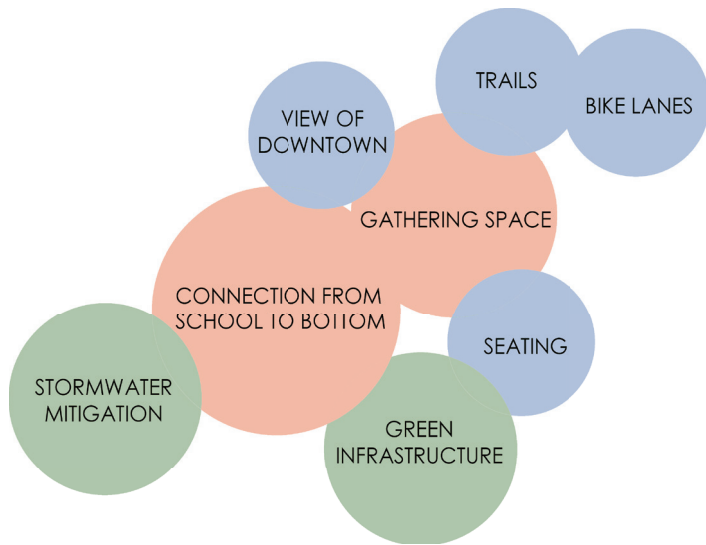
Overlook Pavilion with Views of Downtown Dallas

Project Narrative

Upon entering the Bottom District, visitors are greeted with sloping hills as they make their way through the aging neighborhood. Near the top of this region, a recently built school sits above the neighborhood separating it from the residents with a steep sloping hill of mown grass and overgrown brush. The hill acts as a barrier for connection and a spillway for the stormwater runoff from the school and surrounding impervious surfaces of the city. Ascension Trails looks at re-envisioning an overlooked piece of land. This project elevates the underutilized green space into

an asset for the community, school goers, and visitors. By adding multiple pathways through the space, users can enjoy a leisurely stroll through shaded tree groves and planted rain gardens for stormwater detention. Separate trails for biking allows pedestrians to feel safe as they walk at their own pace. An overlook deck pavilion, placed at the highest point of the hill, allows for exceptional views of the downtown Dallas skyline. Finally, artful seating at the entrance of the park provides a gathering space for the community and visitors.

Program



User Profil



Locals
Students
Visitors
Church Community
Trinity Trail Users

Existing Site Conditions



Existing wooded hill



Existing erosion on slope



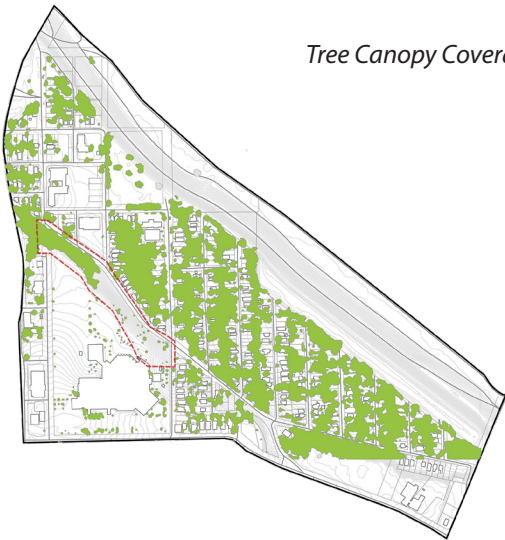
Views of downtown Dallas



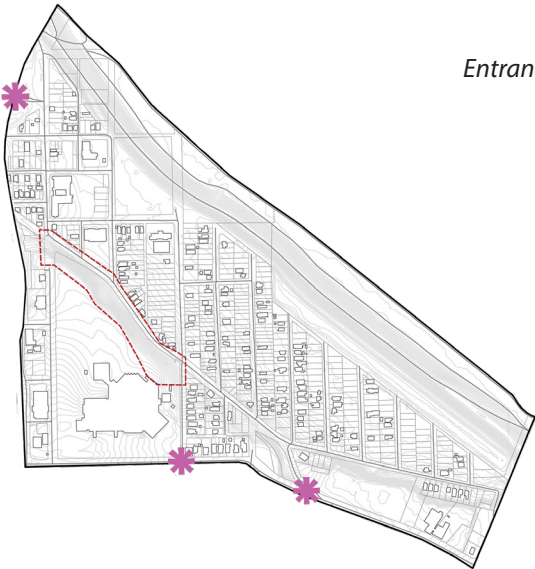
Existing grassy hill

Site Analysis

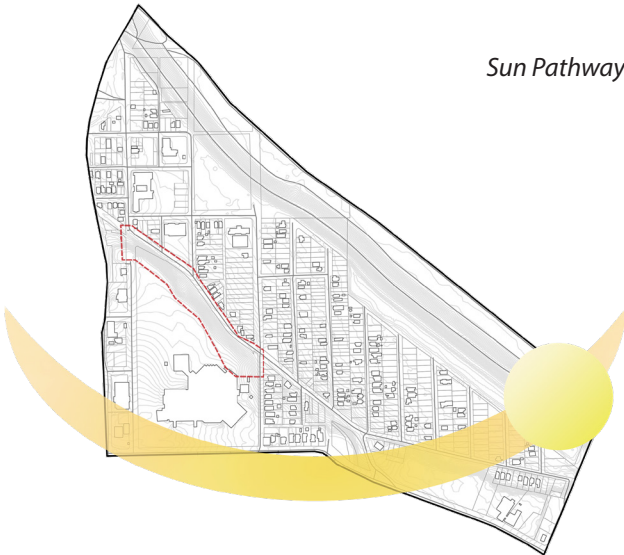
Tree Canopy Coverage



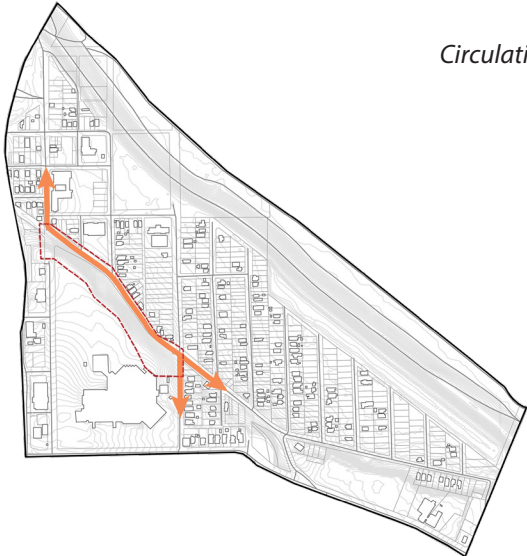
Entrances



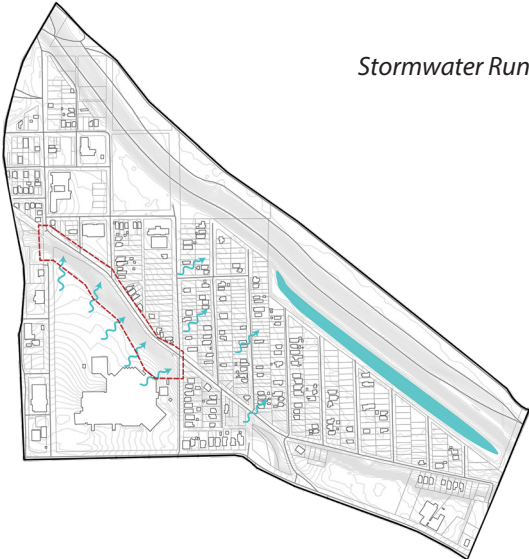
Sun Pathway



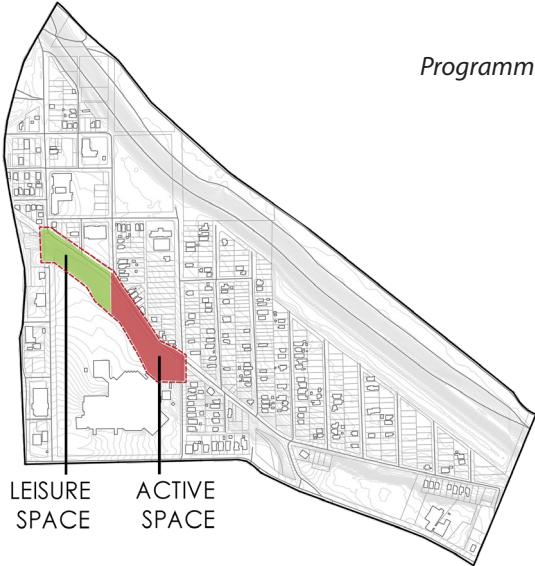
Circulation



Stormwater Runoff



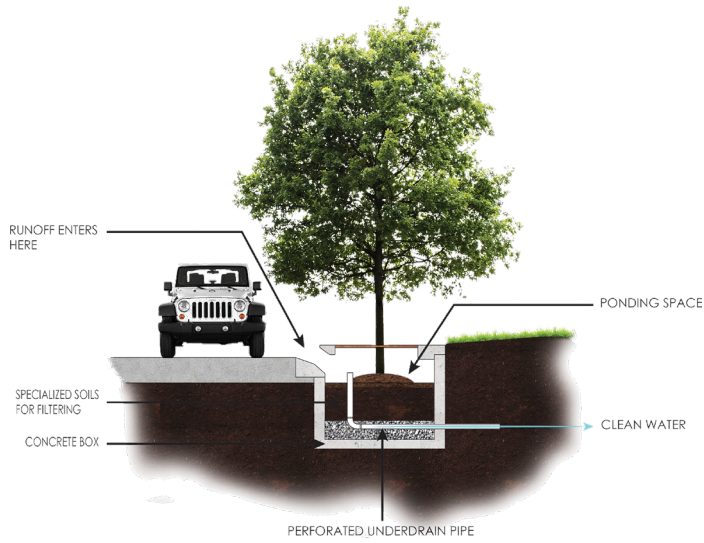
Programming



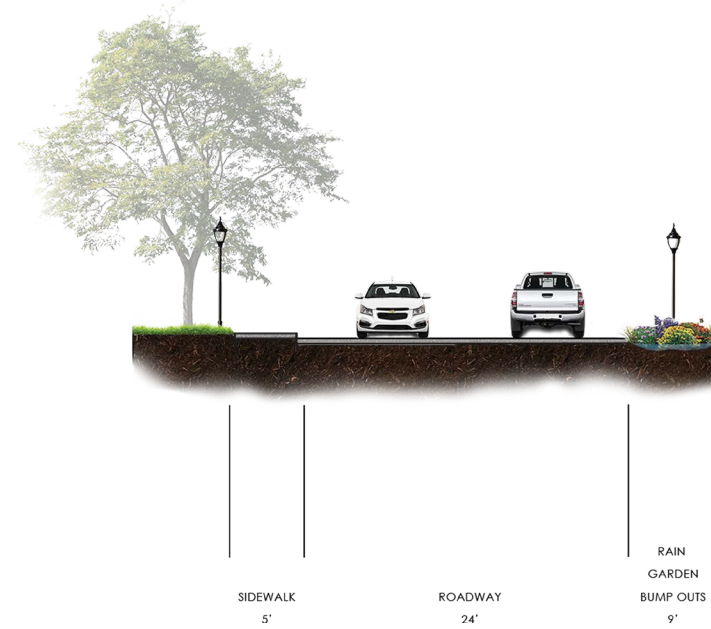
Ascension Trails Site Plan



Tree Well Example



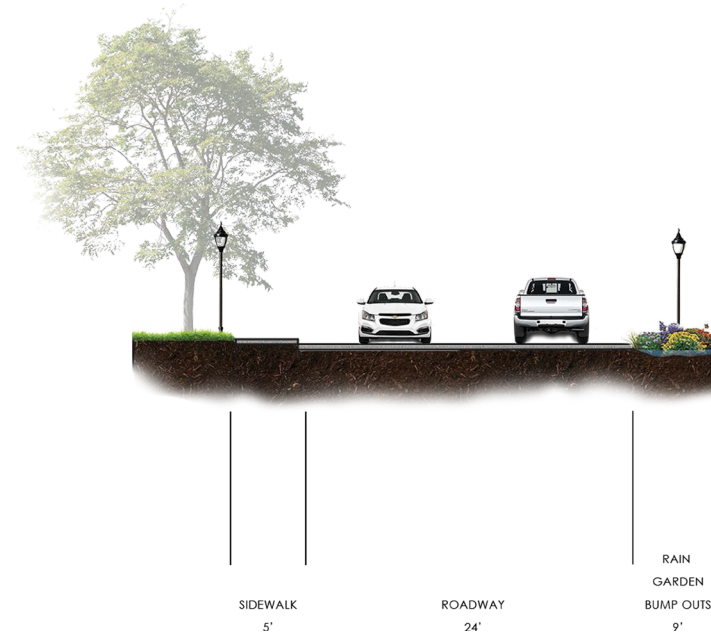
Sloping Forest Walk A-A'



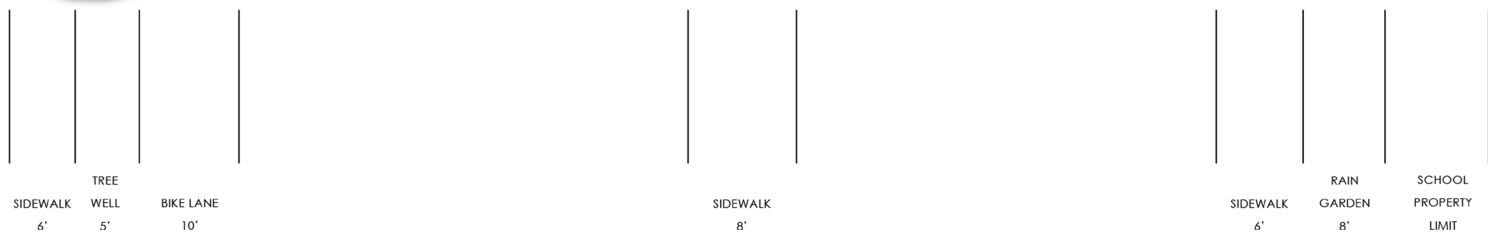
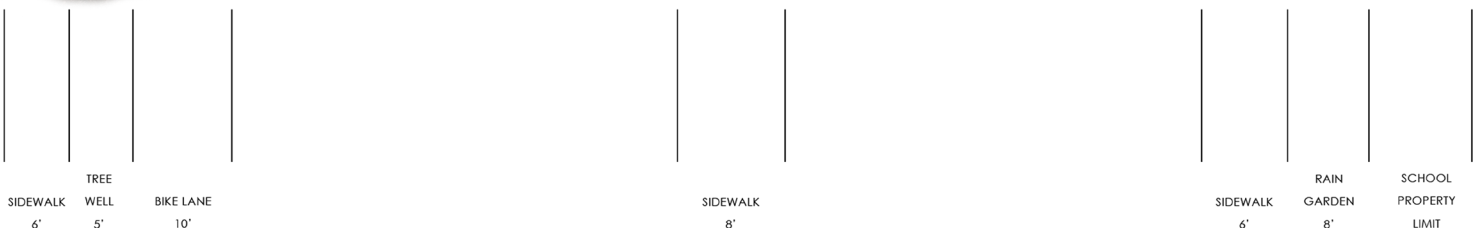
Rain Garden Examples



Sloping Meadow Walk B-B'



Source: WRT Design



Pocket Parks | proposed by Oren Mandelbaum

Vacant Lots to Community Spaces



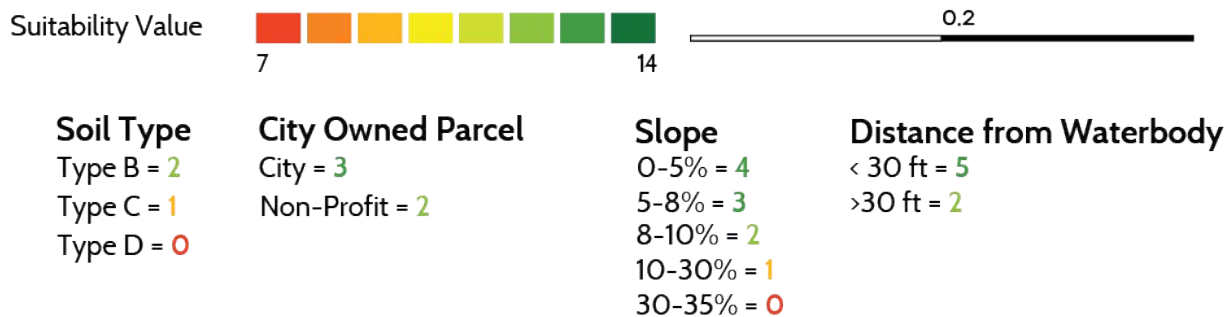
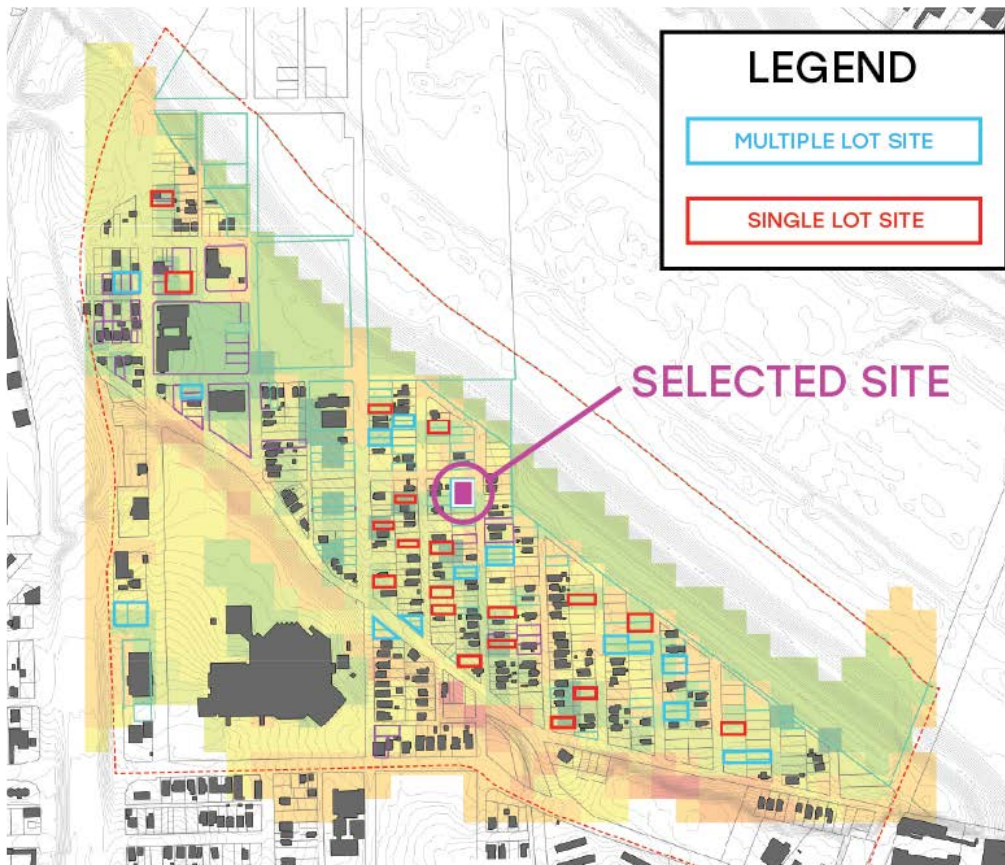
Project Narrative

Preserving green spaces throughout The Bottom is critical to the function of the green infrastructure network as nodes to process stormwater properly, especially as future development adds more permeable pavement. In addition, The Bottom's vacant lots can be seen as opportunities to repurpose these untouched green nodes into places of community importance, recreation, and social gathering.

This project first looks at what combination of potential sites and programming across the neighborhood would be the most viable. One of these sites was then designed to fit the project guidelines and meet neighborhood needs by including gathering space, outdoor furniture, native plants, and more to enhance the sense of community as addressing flooding issues.

Bottom Green Infrastructure Suitability Map Analysis

VACANT LOT SITE SELECTION



Site Selection Process

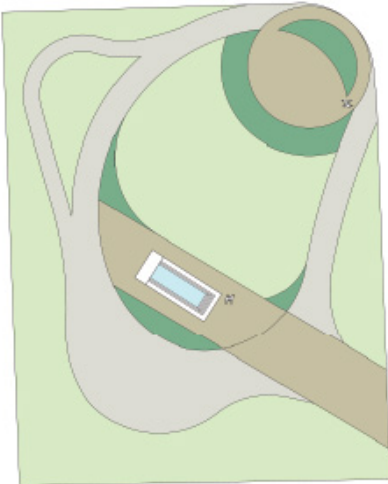
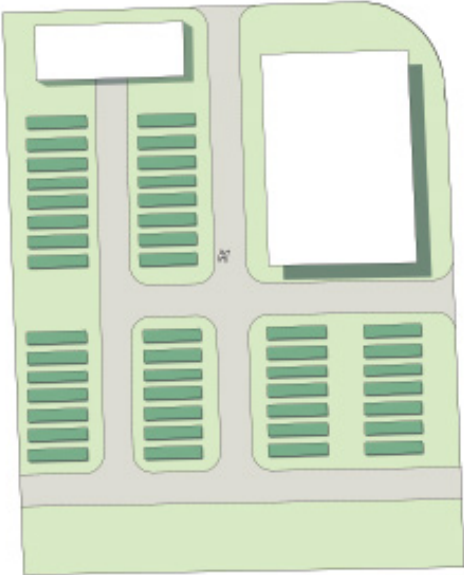
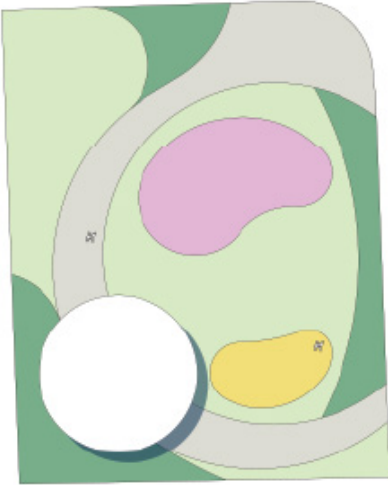
1. Analyze The Bottom utilizing the GI Suitability Map
2. Overlay vacant properties on City owned lots to find viable lots to develop
3. Lots were divided into two typologies
 - a. Multiple Lot Site
 - b. Single Lot Site

Programming Matrix

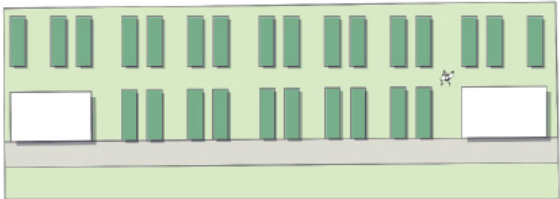
	PROPOSED DESIGN/PROGRAMS for SURROUNDING LAND USES				
SITE ELEMENTS	RESIDENTIAL	MIXED USE/ COMMERCIAL	TOWNVIEW	ART WALK	CHURCH/ INSTITUTIONAL
GREEN INFRASTRUCTURE	GI educates what can be done at home	GI can be integrated with higher density building through cisterns, rain garden etc/ lessen impact of development	GI education/ Bioswale/ Raingardens/ Graphics + Signage/ Kids can help maintain the system	Integrate with sculpture/ art reflects GI functions	Connect to church building/ church members can learn about GI
PLAYGROUND	Play equipment can be versatile and have other uses (seating etc) to maximize space/ host birthday parties or other kids events	Play equipment can be versatile and have other uses (seating etc) to maximize space	Unstructured Play can be introduced to appeal to more ages and not overlap with Lundy Park	Sculpture could act as play equipment	
COMMUNITY GARDEN	Community driven food source	Local businesses/ residents can help maintain garden and sell goods at farmers market	Educational opportunity for children		Church garden can act as an urban farm to provide food for community members in need
URBAN PLAZA	Events/ Festivals/ Markets/ Structured and comfortable place to enjoy outdoors	Central gathering space/ hold events/ attract customers	Outdoor classroom	Outdoor art gallery/ art markets/ flea markets/ antique markets	Outdoor worship space/ community gathering/ church events
SEATING	Benches and tables to allow for flexible use of space	Allow for places to eat/ meet/ flexible to allow for mix of uses	flexible and sturdy furniture	Creative furniture also sculpture/ mural seatwalls	Benches and tables to allow for flexible use of space
OUTDOOR GYM/ FITNESS	Outdoor Gym Equip/ Fitness (yoga, pilates, etc) classes/ small running or walking loop	Outdoor Gym Equip/ Fitness (yoga, pilates, etc) classes	Play fields, kids fitness equipment		
SCULPTURE/ ART	Place making elements	Placemaking elements/ murals on higher density buildings/ local art display	kids art classes/ chalk wall/ rubbings	Emphasis on local arts/ graffiti wall/ galleries/ markets/ adult art class	religious/ community/ local art
AESTHETIC PLANTING	Screening plants/ gardens provide pleasant respite/ shade/ keep existing trees	inviting plants attract visitors to businesses/ create welcoming environment	Planting can educate kids on native plants, ecosystems, environment	Use plants as artistic elements (line, color, texture gardens)/ highlight artworks	Screening plants/ gardens provide pleasant respite/ shade/ keep existing trees
PATHWAYS	Act as connection between roads/ walking or running loop	Connect park to mixed use buildings/ businesses/ road	connect Townview and park to road and neighborhood		connect to church
WATER FEATURE	Landmark and white noise	Landmark and white noise	Splash pad	Integrate sculpture	Landmark and white noise
SHADE STRUCTURE/ PAVILION	Eating/ leisure space	Integrate with building/ leisure space/ outdoor seating cover	Shade for play area/ leisure space	Design to be more artistic/ shade for galleries	Shade for visitors/ worshippers

Green cells indicate selected programming for designed site

Multi-Lot Program Concepts

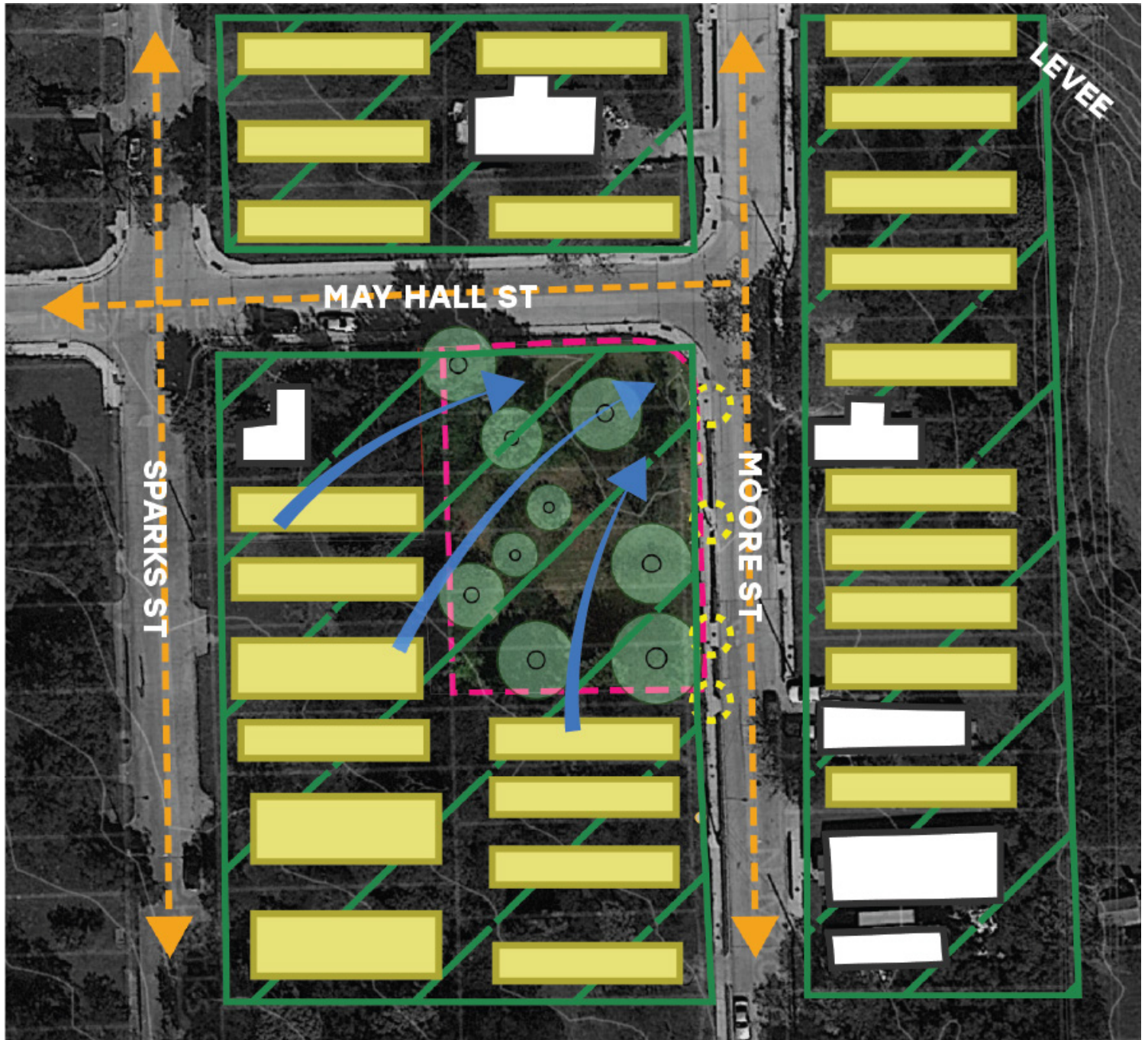


Single Lot Program Concepts







Design concepts looked at different programming adapted to the context of the site and surrounding land uses




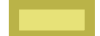
Site Analysis



LEGEND

-  Existing Curb Ramp Entry
-  Trees
-  Water Flow
-  Vehicular Circulation

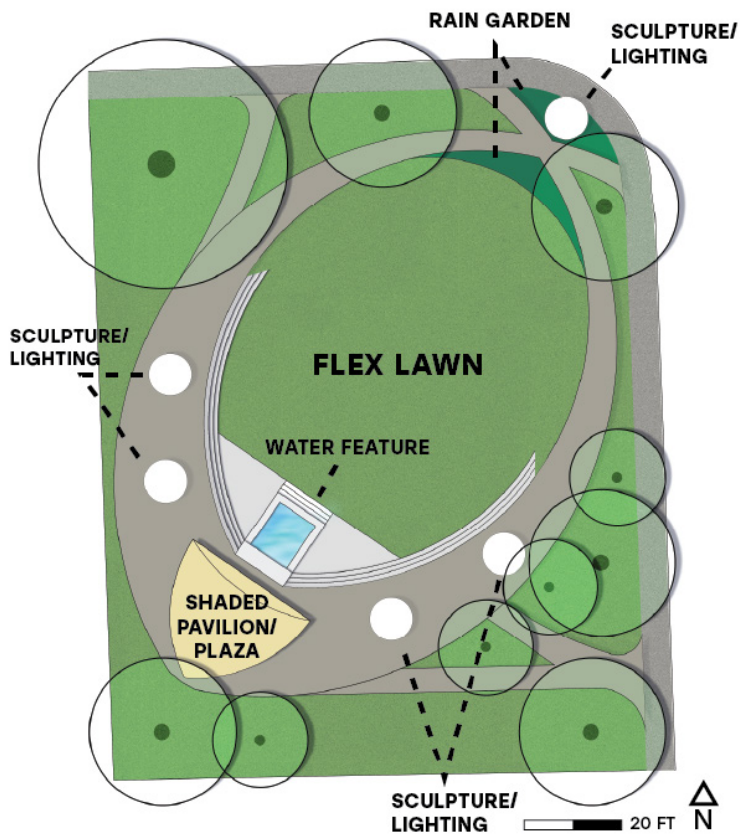


-  Park Boundary
-  Single Family Residential
-  Existing Home/ Structure
-  Potential New Housing

Existing Site Image



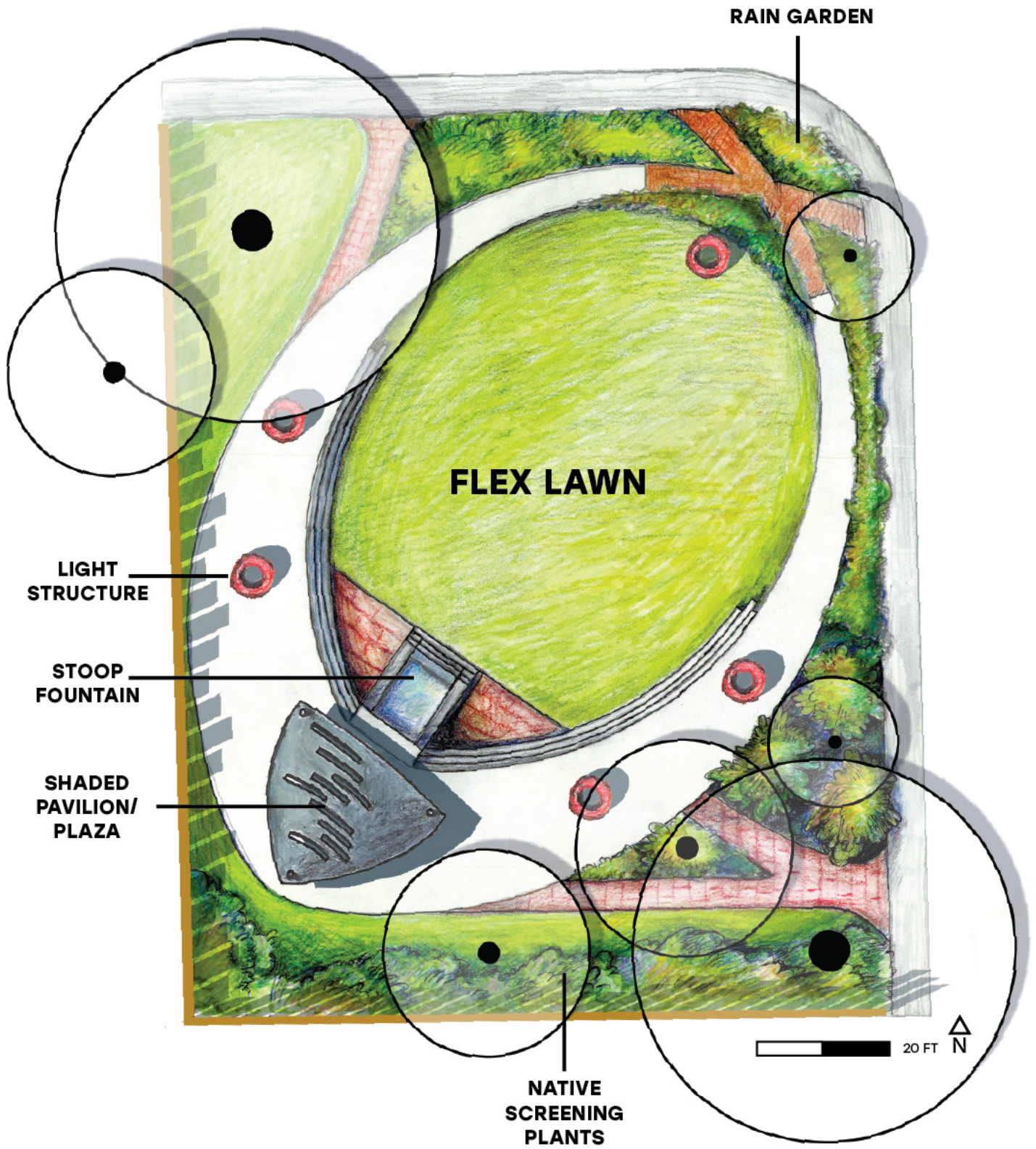
Concept Plan



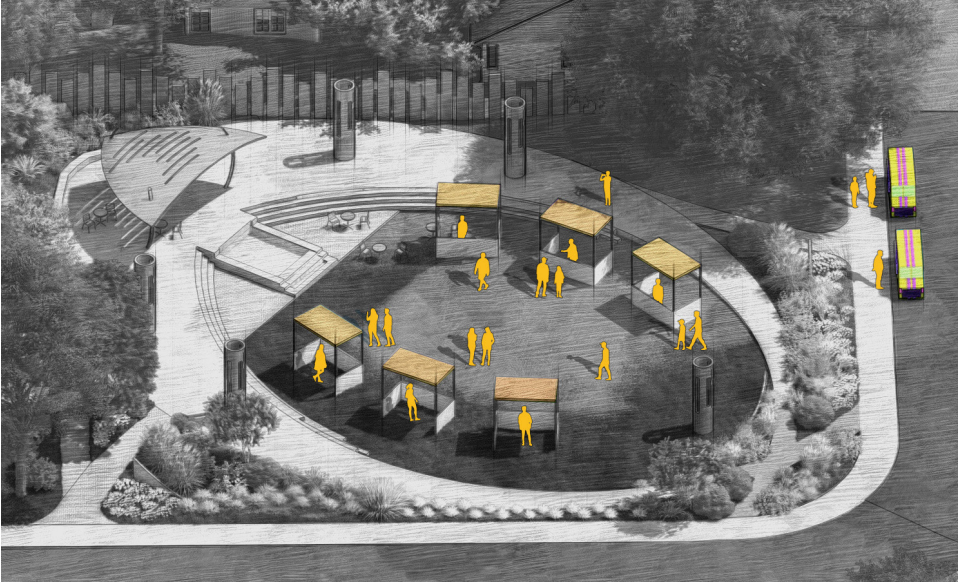
Concept Development

- This corner pocket park is meant to be used by the neighborhood residents
- The curved form conveys a formal outdoor public space within the neighborhood while maximizing the area of the site.
- Meant to evoke the natural elevation of The Bottom while also utilizing existing site topography
- Flexible lawn allows for multiple uses including recreation, relaxation, or even large community events
- Shaded plaza allows for a more relaxed and quiet outdoor space
- Fountain is an homage to the leftover stoops and foundations that can be found in The Bottom

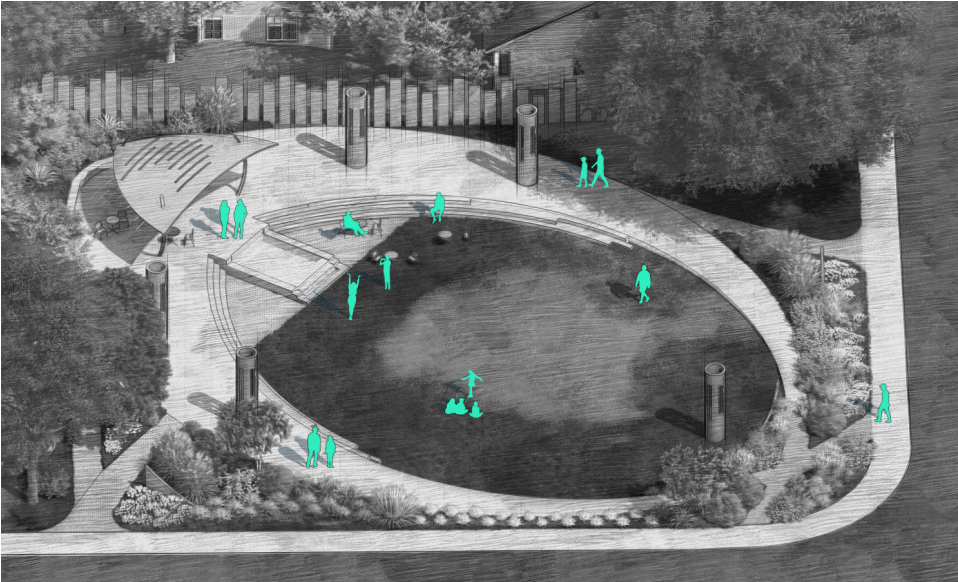
Master plan



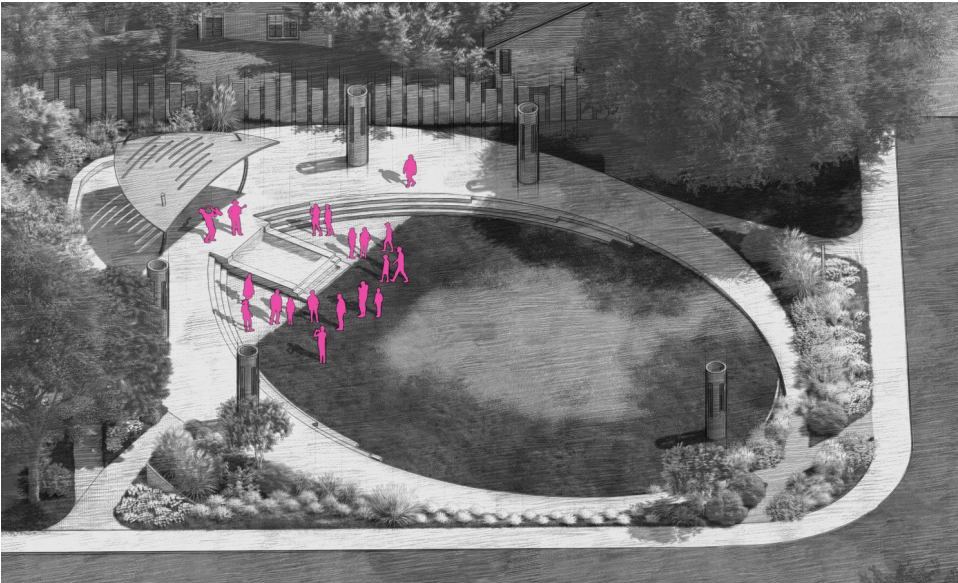
Flexible Use with Multiple Programs



Market/Festival



Weekend Afternoon



Community Event/ Concert

Illustration of the Proposed Design



Day View

Section



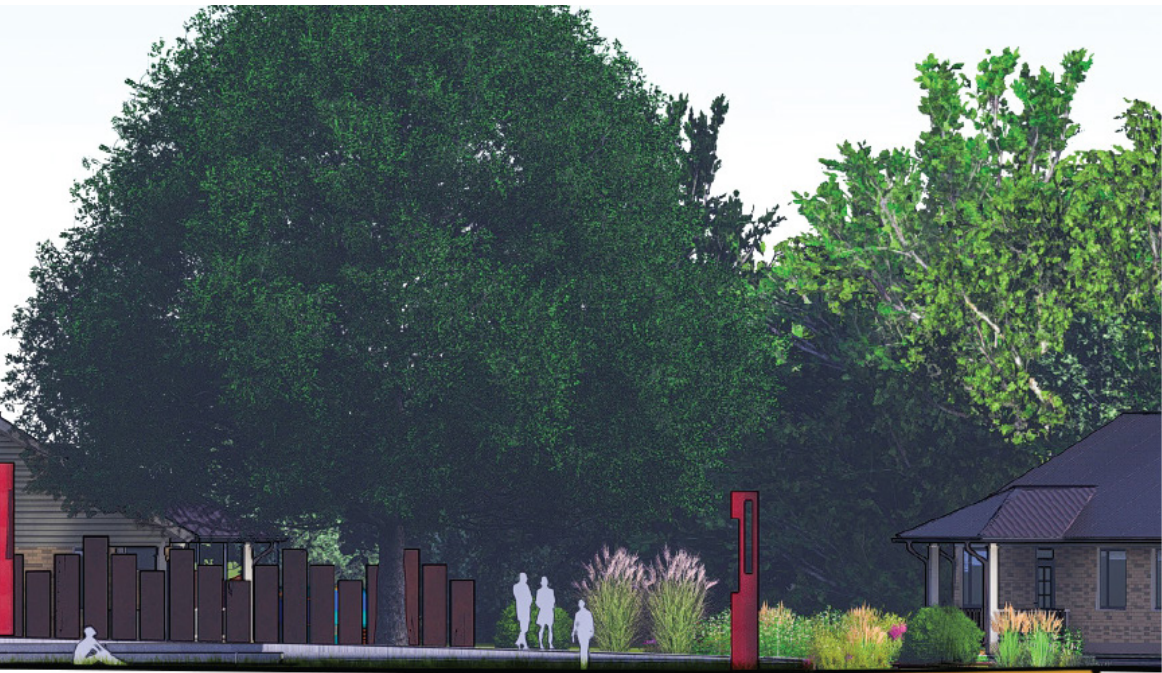
NATIVE PLANT AREA/
SCREENING

SHADED PLAZA/
PAVILION

STOOP
FOUNTAIN



Night View with Artful Lighting



FLEX MULTI-USE LAWN

ENTRY RAIN GARDEN/
BRIDGE

The Bottom Community Garden

proposed by
Cooper Begis

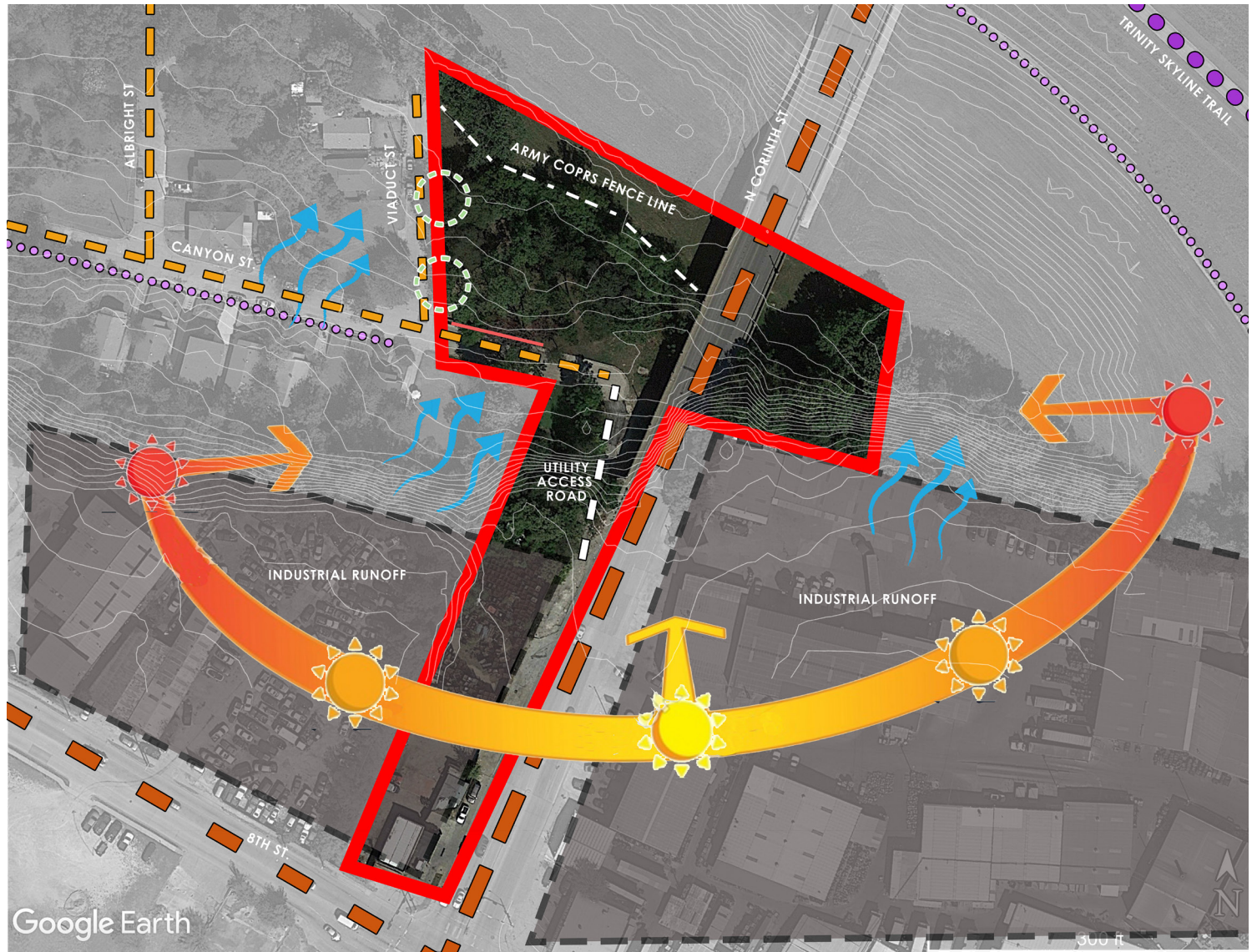
Neighborhood Comradery




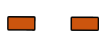


Project Narrative

Community Garden contains 1,600 sq.ft. of growing space that can produce upwards of 1,200lbs of food each year. 6 young fruit trees are capable of producing 40lbs off fruit per tree totaling 240lbs off fresh fruit each year. The garden could be utilized as an educational plot for adjacent schools and community members. It can also provide community gathering and event space for the residents and visitors as one of the attractions in the neighborhood.

Site Inventory



Legend

-  Existing Drive Entrance
-  Existing 2' Retaining Wall
-  Stormwater Runoff
-  Major Road
-  Minor Road
-  Major Pedestrian Path
-  Minor Pedestrian Path

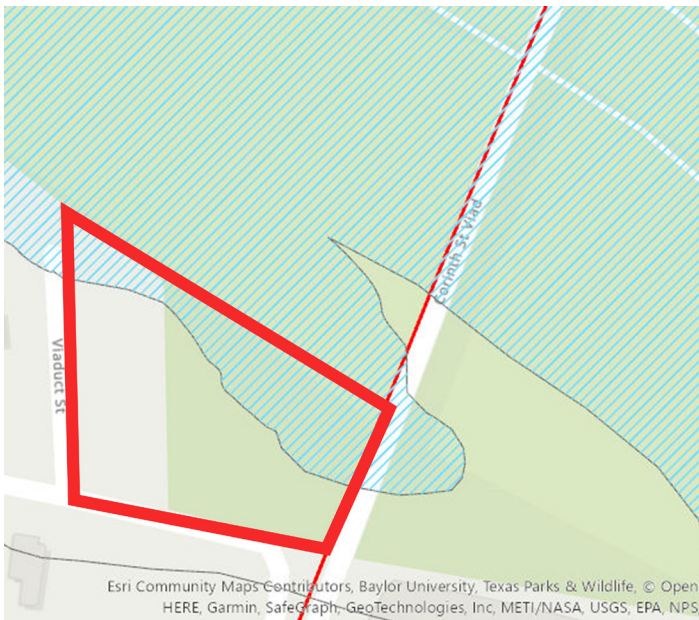
Site Location



Site Design



Flood Zone



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © Open HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS

Site specific information

- Lot size- 0.64 acres
- Partially in flood zone
- Industrial area runoff
- 6' slope down from road
- Little to no pedestrian access

Opportunities

- Connection to walking trails
- Connection to DART
- Programmable green space
- Community engagement
- Safe space

Illustration of the Proposed Design



Community Orchard

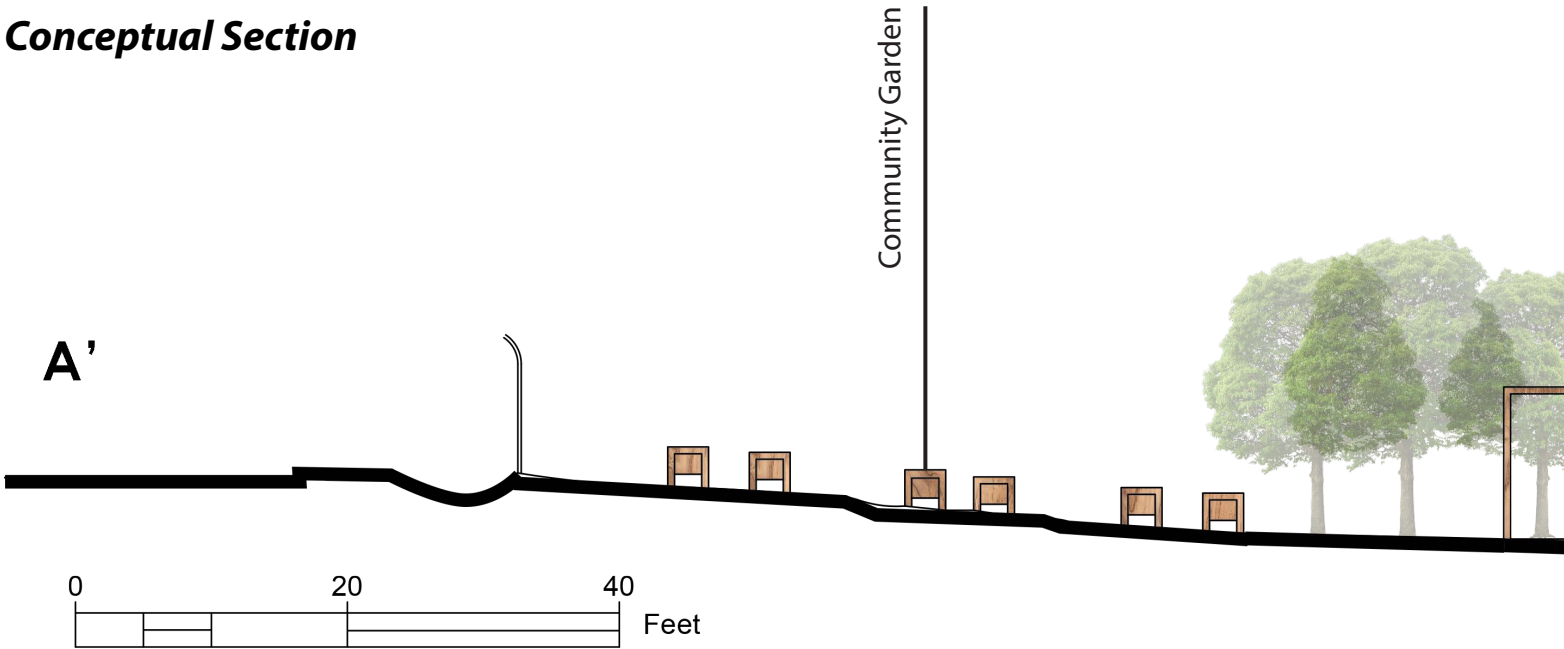


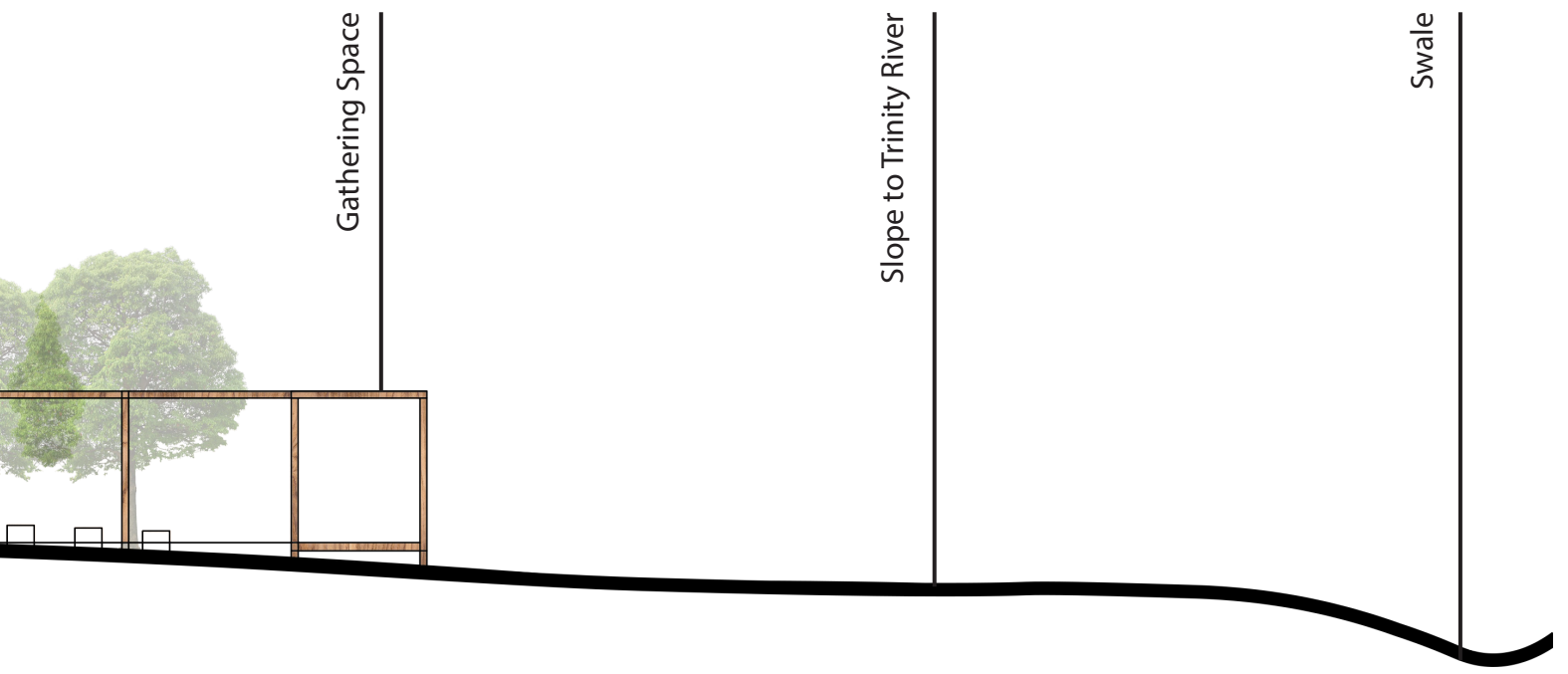
Community Garden



Event Space

Conceptual Section





Gathering Space

Slope to Trinity River

Swale

Eads Ave Enhancement | proposed by Violet Tu Man Lam

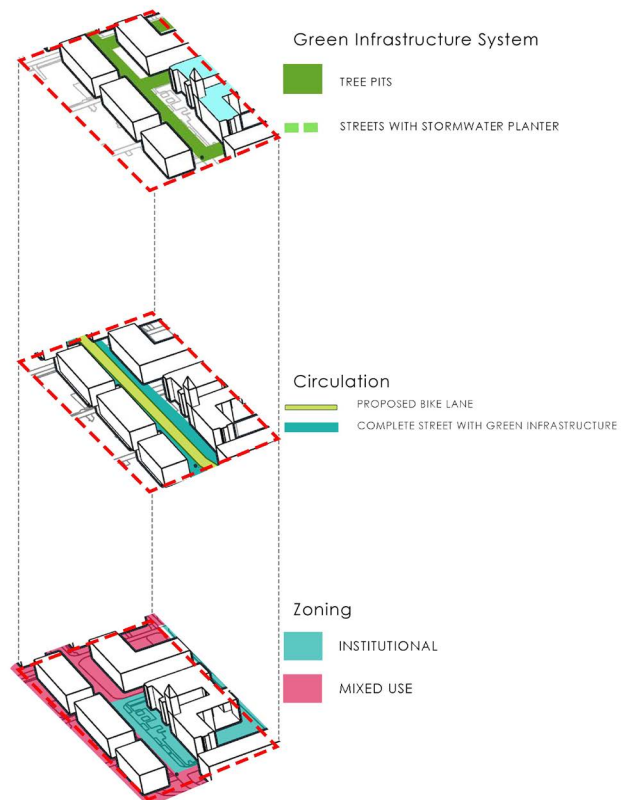
Improving Streetscape's Characteristics while Responding to the Land Use



Project Narrative

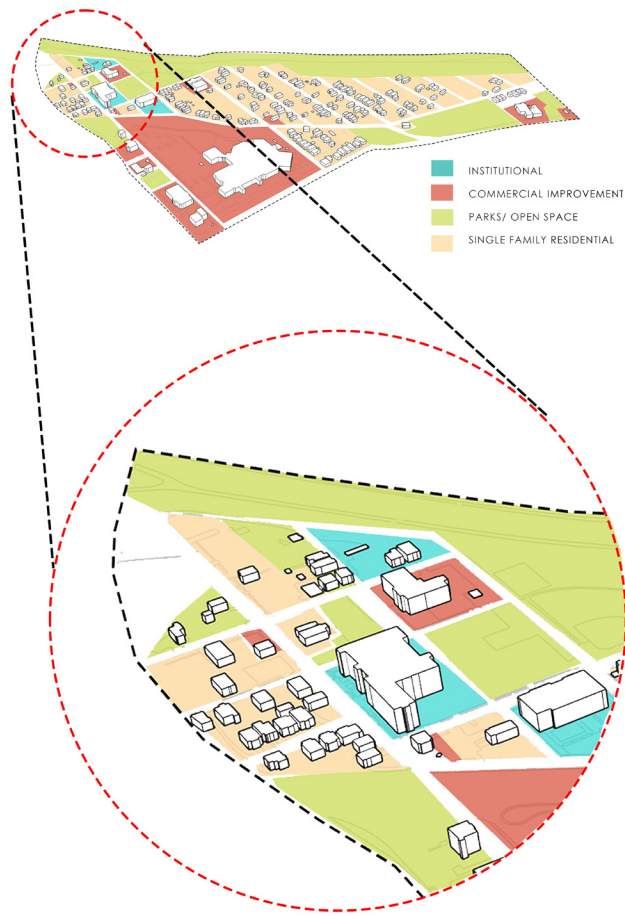
The development of Eads Ave responds to the programs along the street. From transitional streetscape to recreation and public buildings, this block focuses on more green vegetations to ease the eyes into the space. Each block will have the same fundamental elements such as street trees, Green Infrastructure planters, street lights, and more. However, the street characteristics that make up the sense of place will be based on the program and land use on the block.

Program Concept



Site Analysis

Zoning



Concept Plan



Existing Street Conditions



Colorado-Eads Intersection



Comal-Eads Intersection



Dodd-Eads Intersection



Reverend CBT Smith-Eads Intersection

Site Plan

Transitional Streetscape

- Art Crosswalk
- Green Intersection
- Neighborhood Welcome Sign
- Pedestrian Bridge
- Street Lights
- Green Infrastructure Planter

Recreation/ Public Buildings Streetscape

- Orange Intersection
- Street Signage
- Art Crosswalk

- Street Trees
- Curb-less Street Parking
- Street Lights
- Sculptural Plant Towers
- GI Planter

Commercial/ Services Streetscape

- Art Crosswalk
- Blue Intersection

- Street Trees
- Social Street Bench
- Existing Trees
- Pedestrian Bridge
- Curb-less Street Parking

Residential Streetscape

- Street Signage
- Art Crosswalk
- Red Intersection
- Fence with Hang Planting
- GI Planter
- Resident Rain Garden
- Yellow Intersection
- Art Crosswalk



Street Section

Commercial/ Services Streetscape Section - Before



Commercial/ Services Streetscape Section - After



Illustration of the Proposed Design



Transitional Streetscape



Commercial/Service Streetscape



Residential Streetscape

Illustration of the Proposed Design - Before and After



Colorado Blvd. and Eads St. - Before



Colorado Blvd. and Eads St. - After



Comal St. and Eads St. - Before



Comal St. and Eads St. - After



Dodd St. and Eads St. - Before



Dodd St. and Eads St. - After



Eads St. Facing North - Before



Eads St. Facing North - After

The Bottom Business Incubator

proposed by
Dasom Phoebe Mun

Filling People into the Bottom through out Culture, Commercial and Community



Project Narrative

Concept

The Bottom has a lot of potential for business and art for residents, local students, and Dallas citizens. By utilizing unoccupied lands and historic houses, this project tried to help the Bottom community and make it an attractive destination. The Bottom is located within a 1-mile buffer from Dallas Cultural Urban Core (City of Dallas). DART (Dallas Rapid Transit) railroad station and bus stops are located surrounding neighborhood, and they provide easy access and connection through Trinity River trails and surrounding areas. Low property price is also a strength. The Bottom is located in 100 years floodplain. Utilizing a street raingarden can help catch the first sormwater coming from the I-35 service road to mitigate the flooding issue.



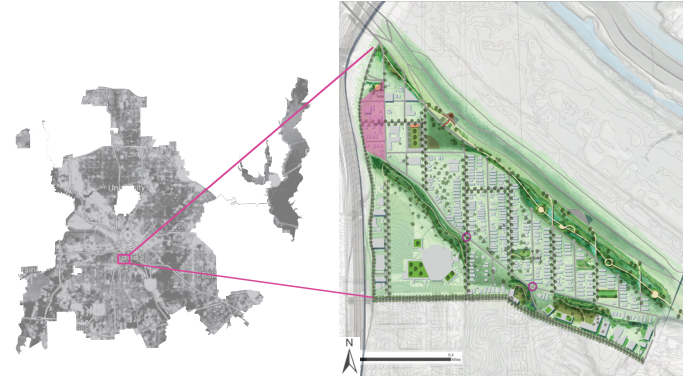
Enrich community
Make people easy to access
Attract people by making a place for business and art

Program



Site Location

The site is located between I-35 service road and Eads Ave. which is the center road of the Bottom Community. The site also has good accessibility from the outside and the inside of the community.



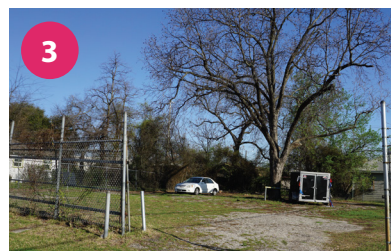
Existing Site Conditions

Much of the land in the target area remains bare land. In the case of empty houses, most of them were demolished, and only the site of the house remained. This area is very adjacent to the I-30 service road, so problems such as safety issues and noise pollution have been found.

1-3. Vacant land in the site

4. Assumed vacant house

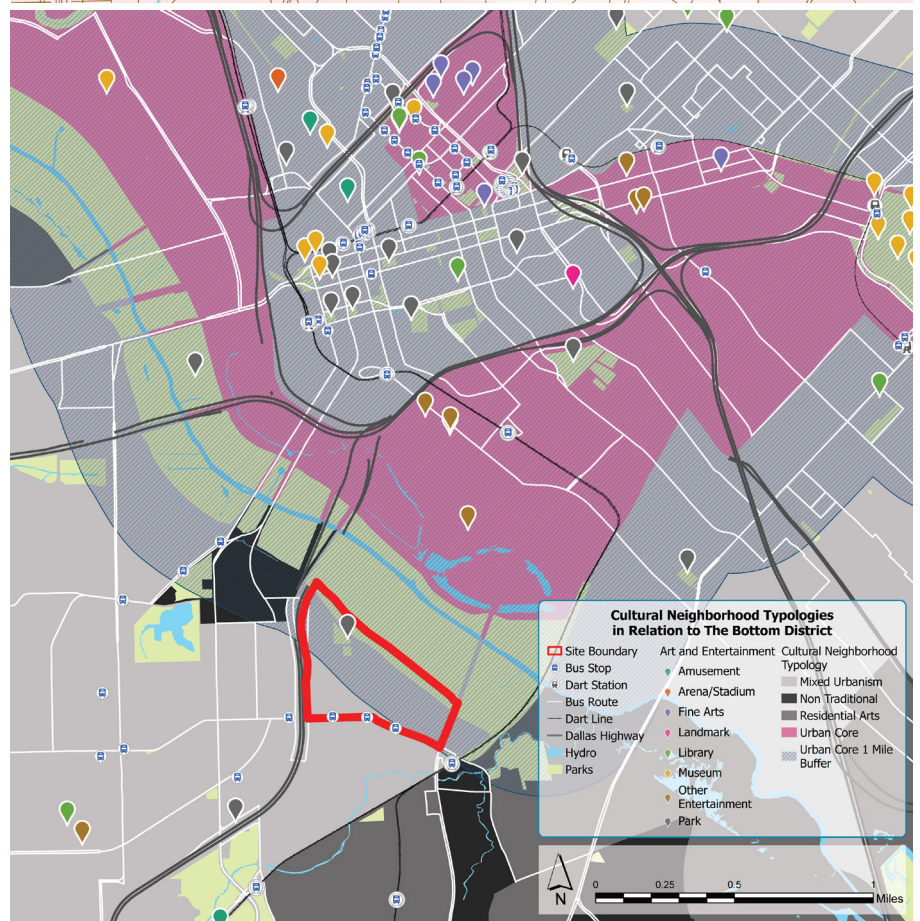
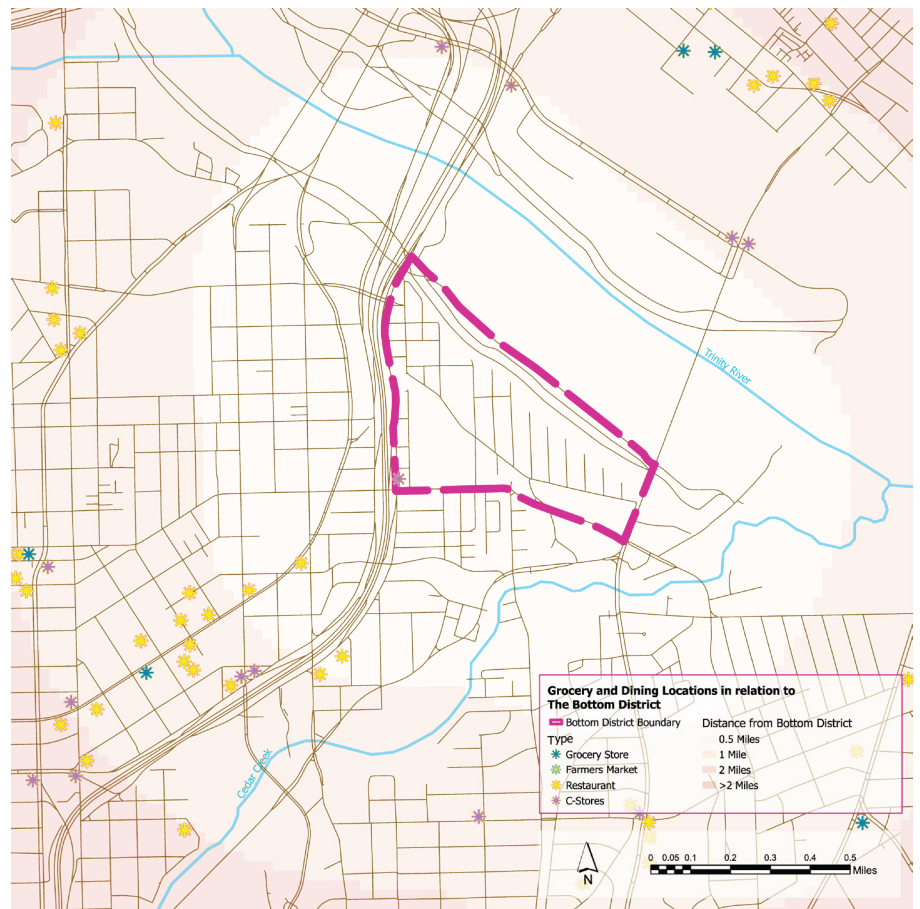
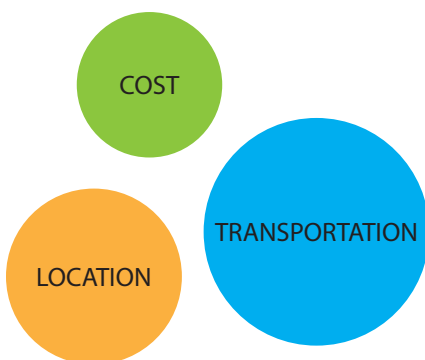
5. Eads Ave. and Reverend CBT Smith St



Site Analysis

The geographical location conditions of the site are reasonable, such as its proximity to downtown and good access to nearby parks or green spaces. In addition, it is convenient to access bus stops or DART railroad stations, so it can be said that public transportation is accessible. On the other hand, the target site lacks good amenities. So various amenities and facilities are suitable to be located. In addition, although it is adjacent to downtown, the low rent compared to downtown provides an amazing justification for making people move to this neighborhood.

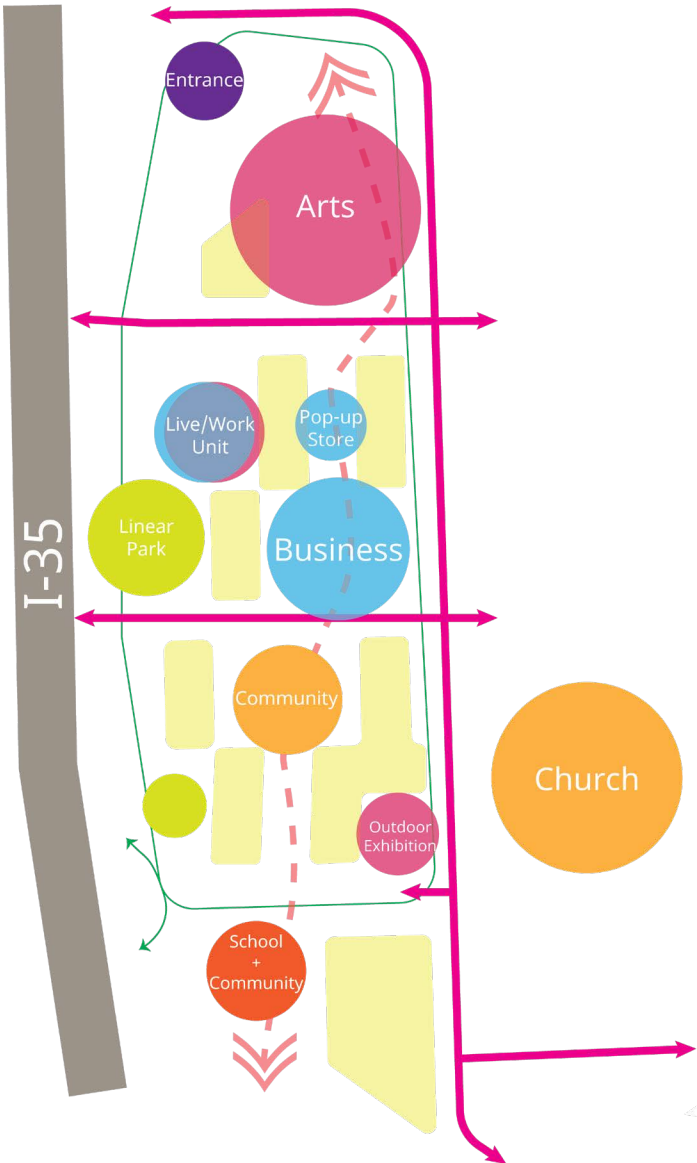
An analysis that supports this can be found in the Dallas Cultural Neighborhood Typology analysis, which will be an ideal opportunity to expand the boundaries of culture and art and business opportunities that Dallas City wants to grow through The Bottom.



Zoning Plan



Site Program



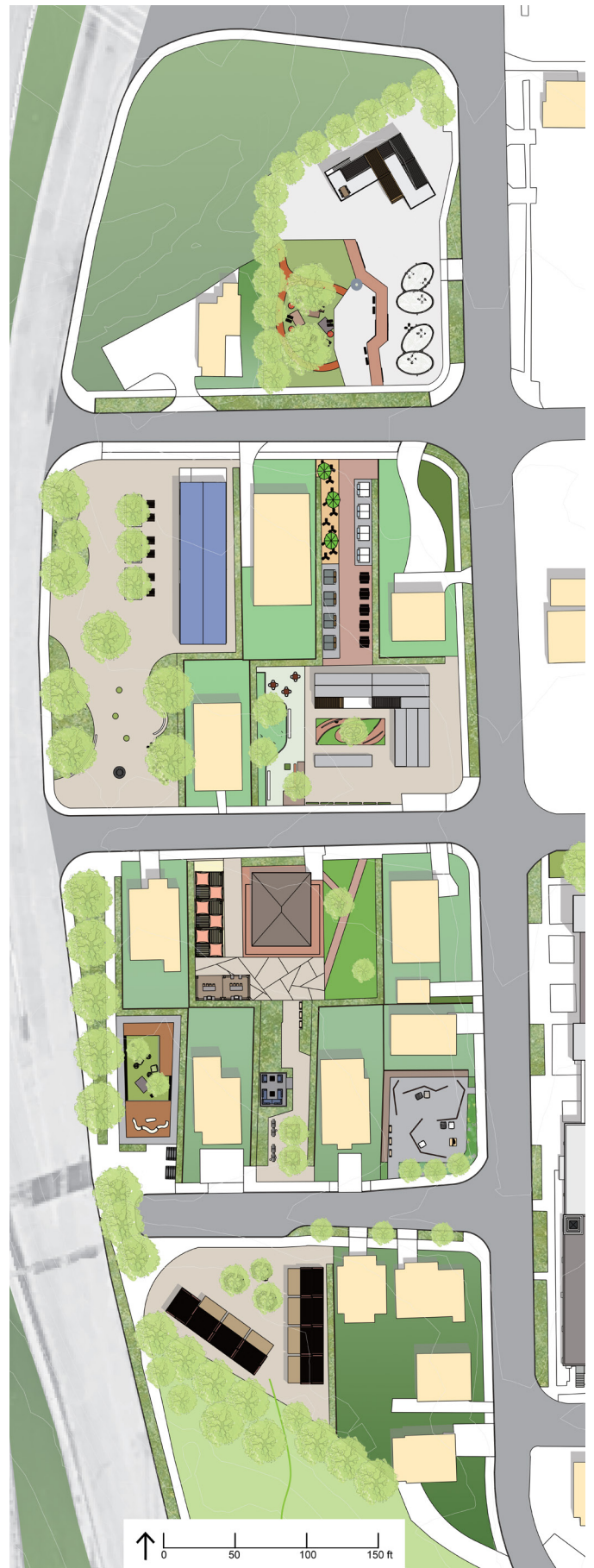
Proposed Zoning

- Low density residential
- Cultural and recreation
- Residential/ Commercial/ Office
- Business service
- Public buildings
- Public-Education (Public and private) & Religion
- Organized open space

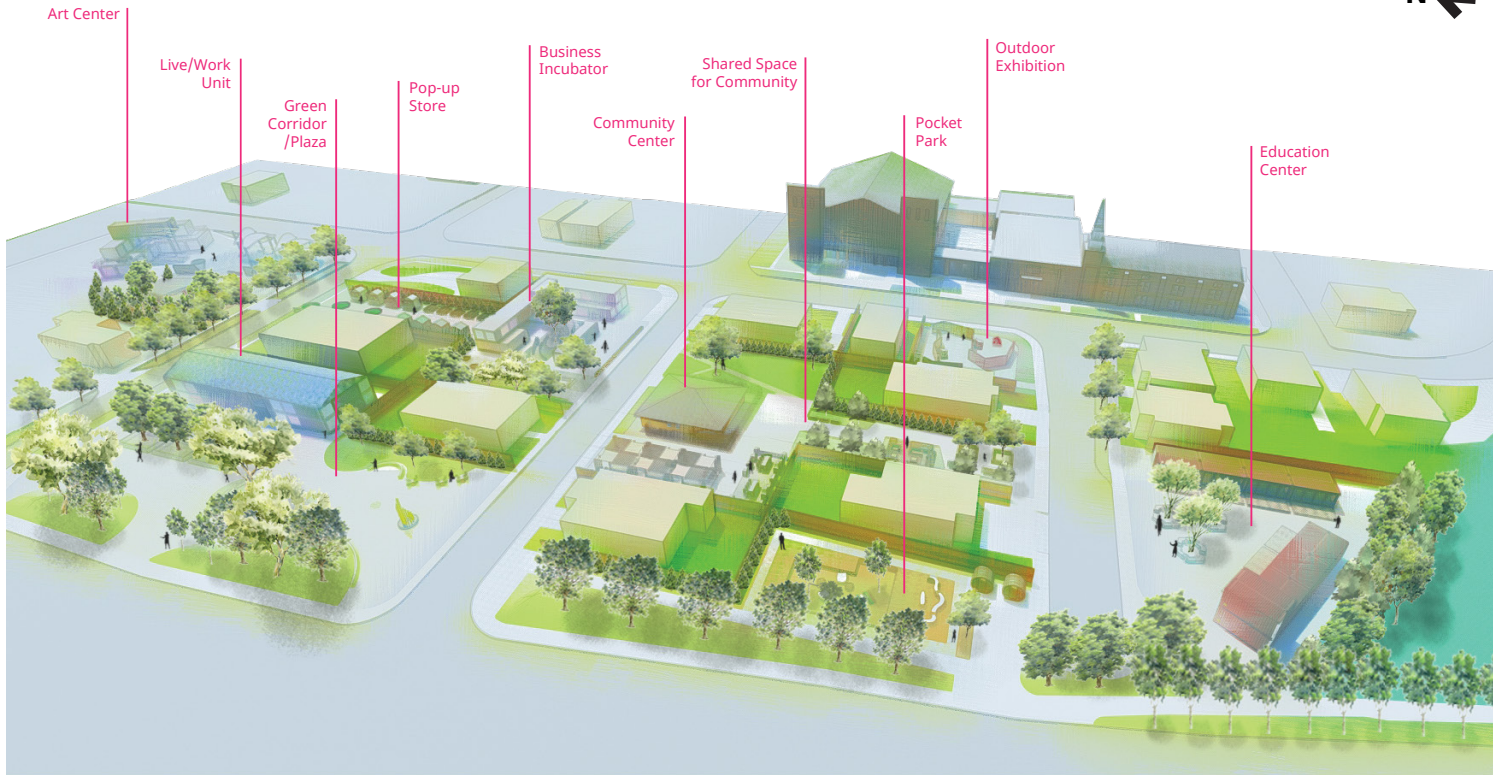
Schematic Plan

The business incubator is a type of organization that helps new and startup businesses develop by providing resources such as mentoring, networking, investor contracts, workspace, and expert assistance.

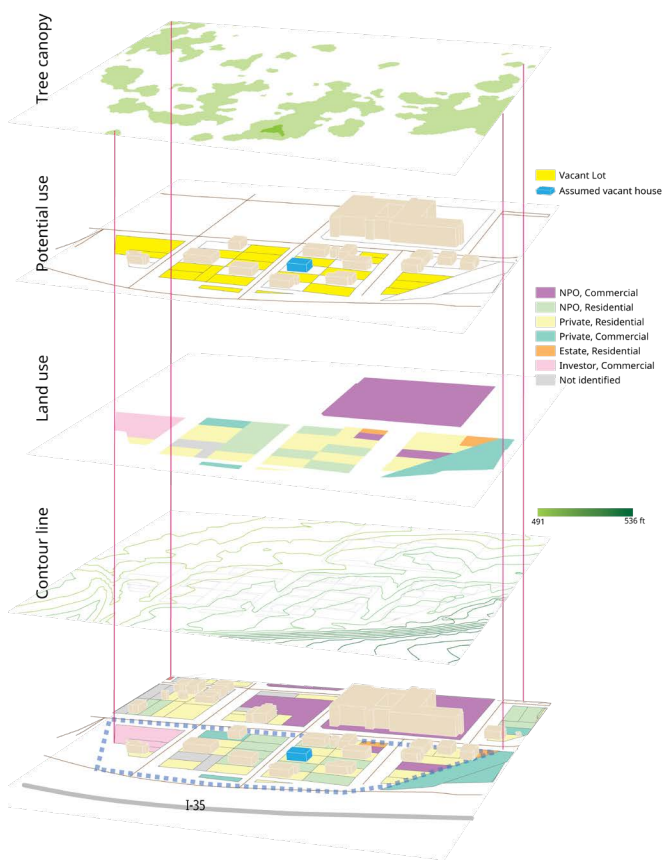
The site location has the potential connection between the city, students, neighbors, local artists, and new startup business owners. This site design provides and suggests physical workspaces and intangible network connections that make the district vibrant and livable. Events or businesses, such as local artist exhibitions, entrepreneurial seminars, agricultural markets, flea markets, project spaces for local schools, restaurants and small shops, and grocery stores for residents and visitors, can be established in the short and long term.



Site Program



Existing Conditions



Proposed Raingarden Typology

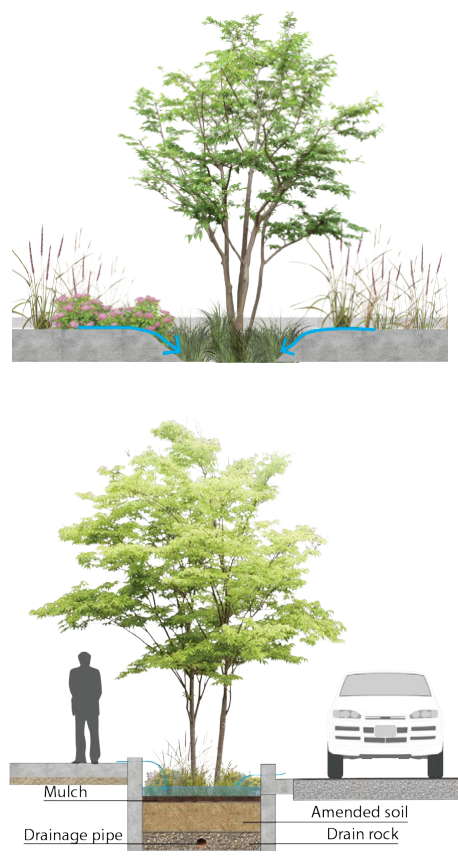


Illustration of the Proposed Design



Art Center



Outdoor Exhibition



Business Incubator



Pop-up Store



Community Center



Shared Space for Community



Pocket Park



Education Center

Cultural Trail | proposed by Jessie Hitchcock

Enhancing Community Identity through Wayfinding, Public Art, Historical Markers, and Gathering Spaces



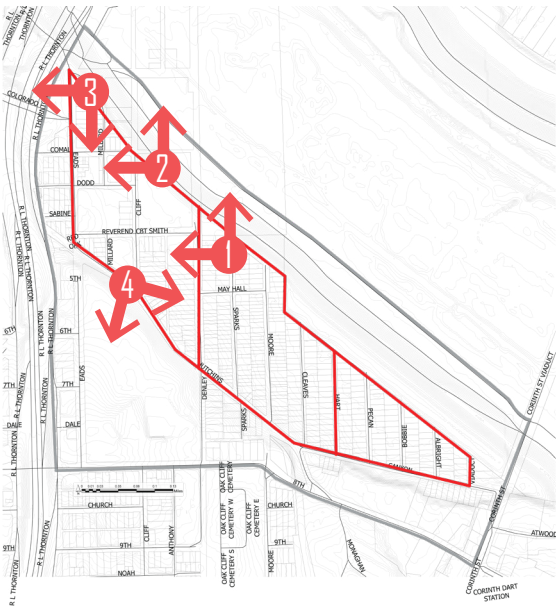
Project Narrative

Providing a place-specific framework that will unite this growing community, the Cultural Trail celebrates the Bottom District's ongoing heritage through a unique mix of history, art, wayfinding, and gathering spaces. Historic settlement patterns, local histories, and existing forms found within the neighborhood combine with community feedback and city initiatives, such as the 2018 Dallas Cultural Plan, to create a network that enhances the community's identity while considering multiple modes of transportation and accessibility. The Green Infrastructure Network previously designed in the group portion of this project serves as the foundation of this cultural trail, with opportunities to integrate the storm water mitigation elements identified into every aspect of this design. The overarching goal is to foster a partnership between community members, developers, the city, and artists, providing ample opportunity for the exhibitions, commissions, and markers to grow and evolve with the flourishing landscape of The Bottom District community.

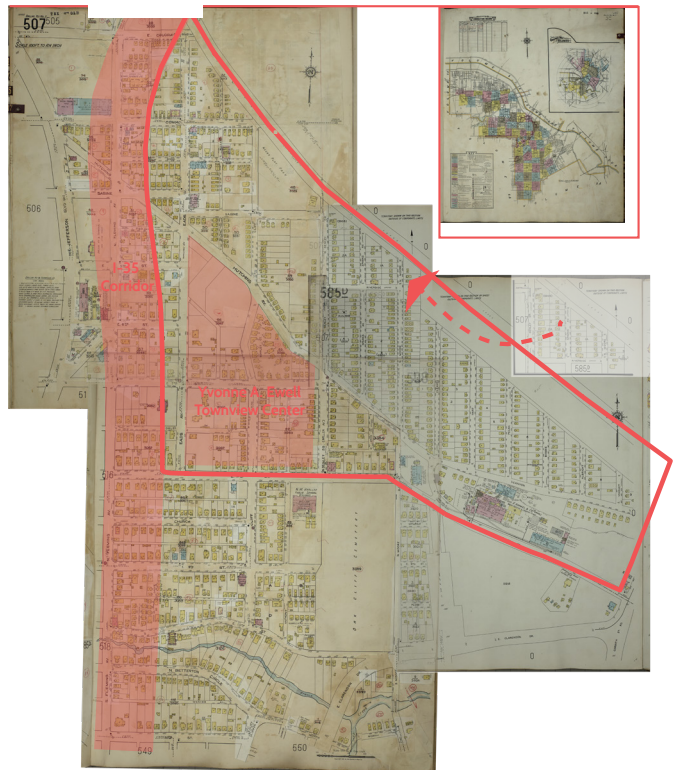
Concept



Existing Site Conditions



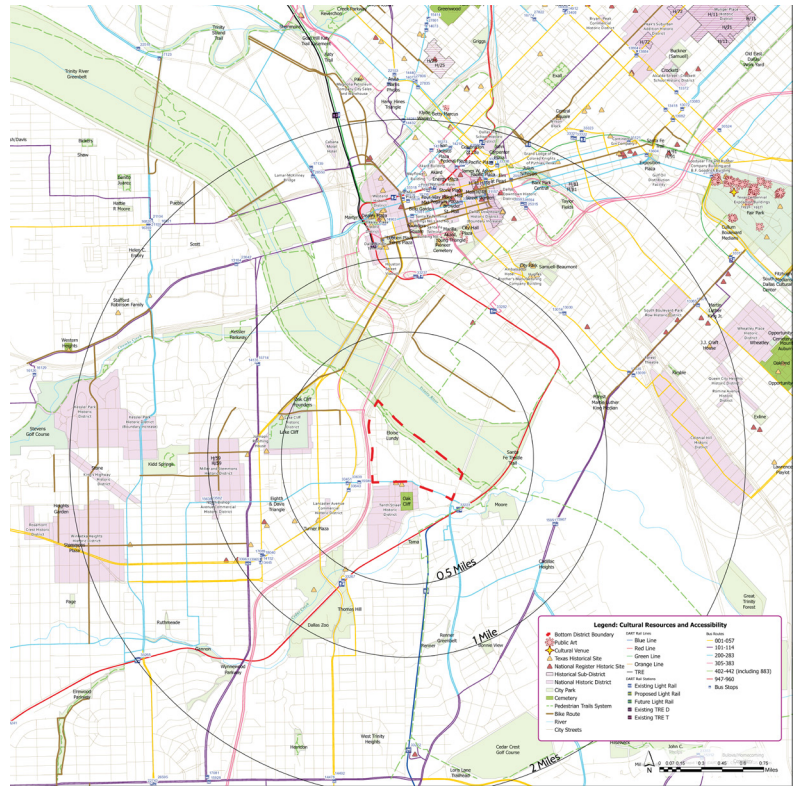
Sanborn Maps 1922-1950



Cultural Opportunities and Accessibility

Cultural Opportunities and Accessibility within Two Miles

The site is adjacent to various cultural resources. In particular, it has excellent access to downtown, which is located within 2 miles from the site. Adjacent to the highway, the neighborhood is accessible in a variety of ways, not only by car, but also by nearby major roads, and the Trinity river trail system. It has various possibilities to rebuild connectivity with the surrounding area that was broken by I-30.

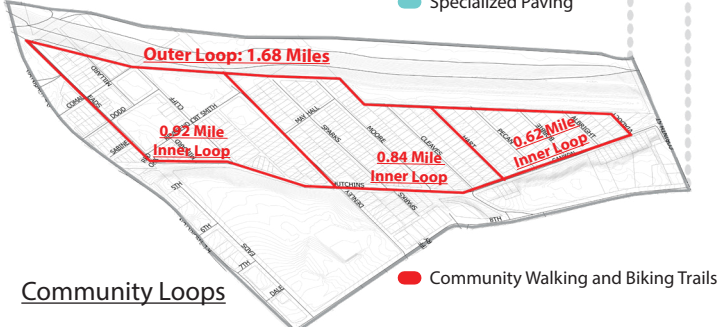
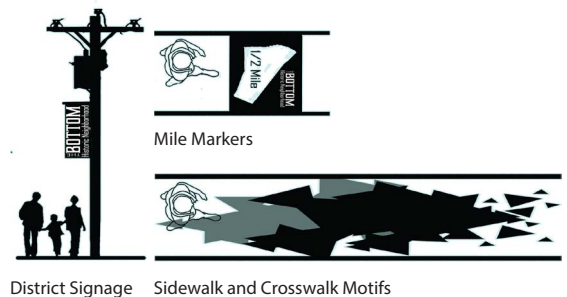
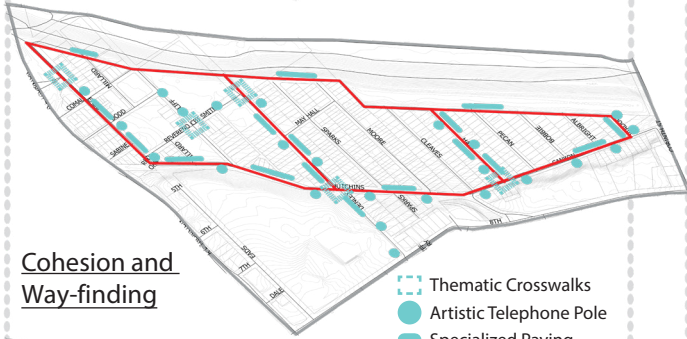
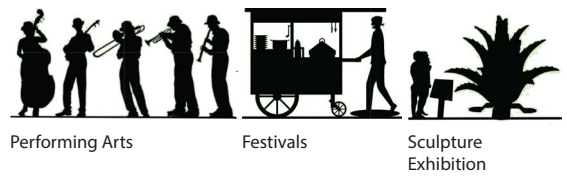
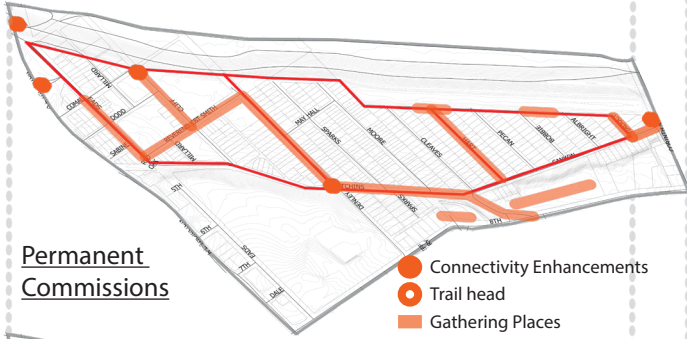
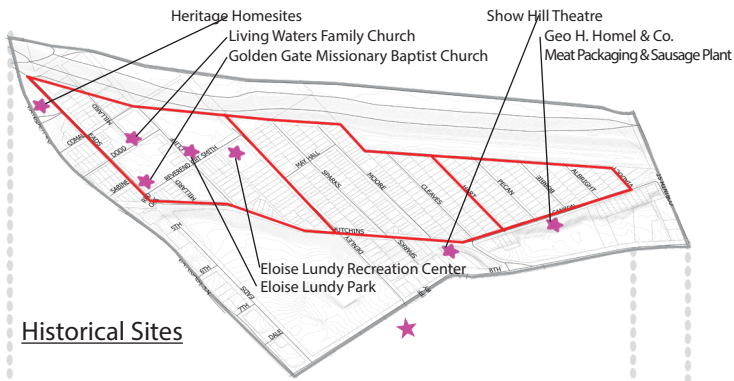


Internal and External Connections

The cultural trail system is proposed through various connections inside and outside the site. The overall design is proposed through various existing and potential landmarks, and connectivity with various traffic and walking networks inside and outside. Especially, by proposing connection between neighborhood and Trinity river trail system passing around the site, it seeks enhanced connectivity by increasing walking access to the site.



Trail Components



Comprehensive Experience



Eloise Lundy Park-
Rec Center Crosswalk

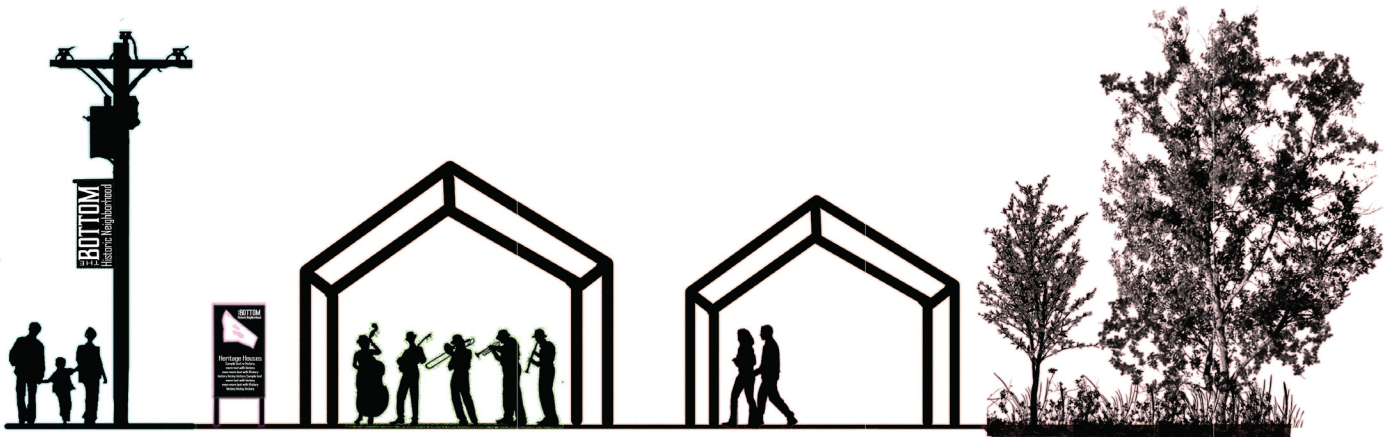


Skyline Trailhead

3



Heritage Homesites



Project Concept

- Rain Garden
- Wildflowers and Native Grasses
- Paving Motif
- Heritage Homesites
- Pedestrian Circulation
- Historical Signage
- To Underpass and Adjoining Neighborhood

4

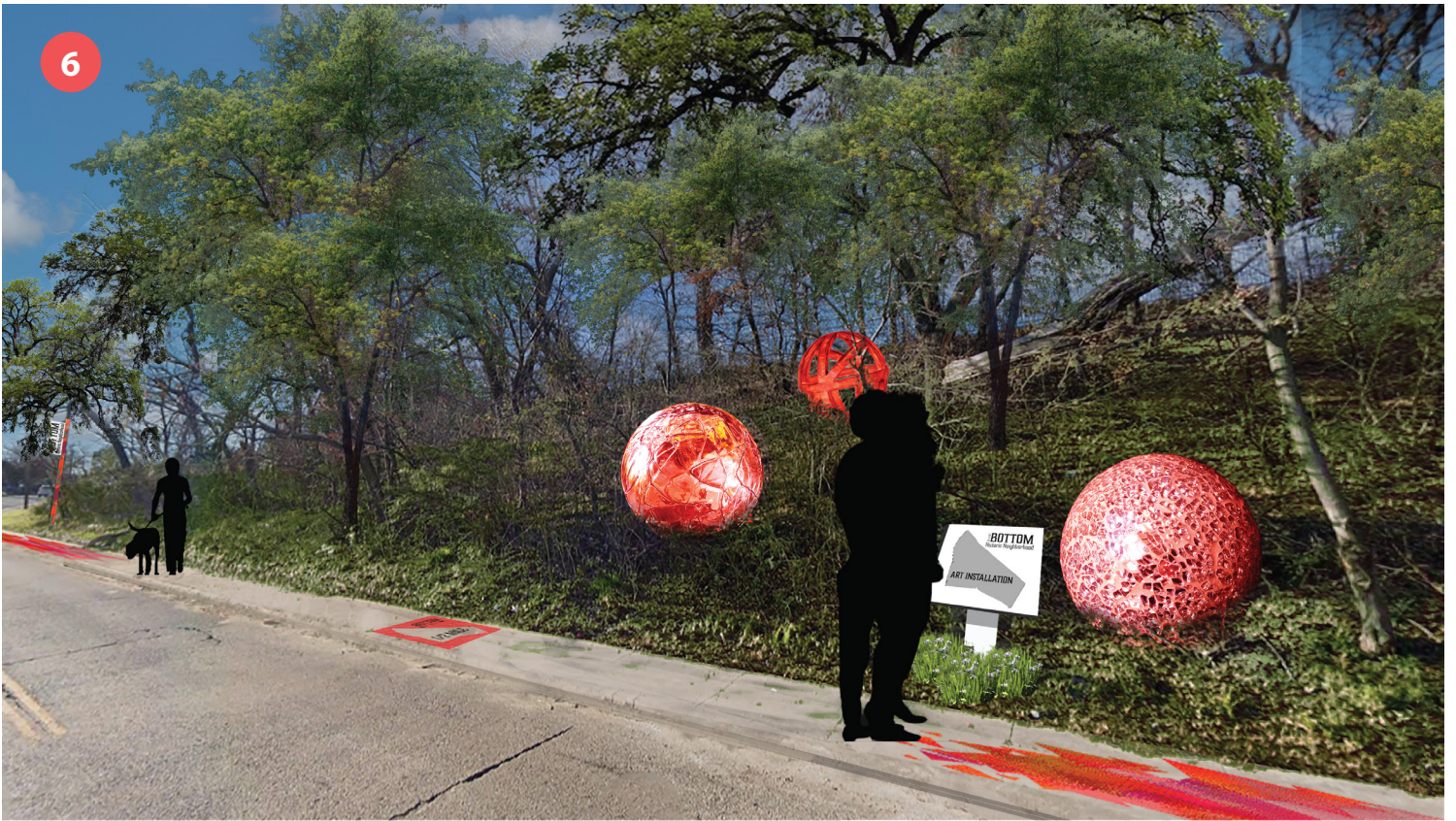


Enhanced Underpass

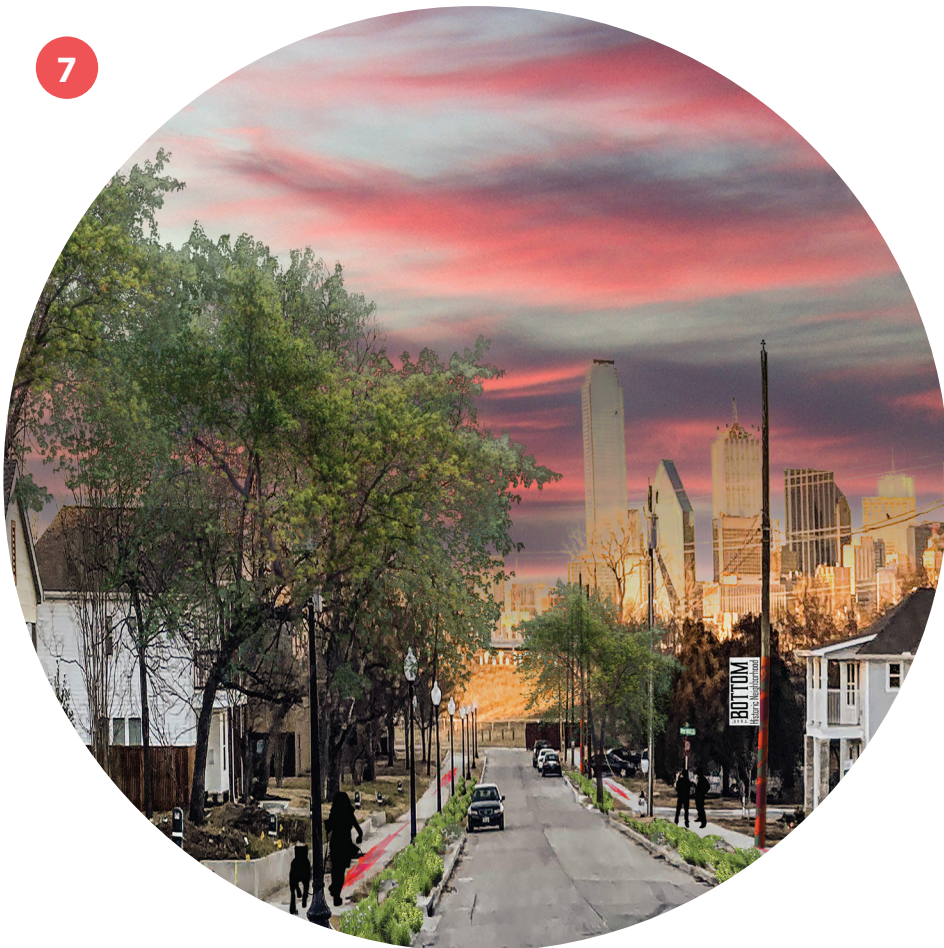
5



Historic Marker and Green Infrastructure



Art Exhibition



Neighborhood Street

References

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Final Note

We hope this guideline and design proposals help The Bottom District build sustainable and resilient future. On behalf of the project team, I would like to express my gratitude and appreciation for the opportunity to work with the members of The Bottom District community. The input and contributions from individuals within the community have been invaluable in shaping the content and direction of the guideline. The development of this guideline was the culmination of extensive teamwork and cooperation among community members, educators, students, and professionals. It is through this collaborative effort that we have been able to create a comprehensive and meaningful resource that addresses the unique needs and aspirations of The Bottom District. We are grateful for the engagement and support from all those involved, as their collective efforts have played a crucial role in the development of this guideline. Together, we strive to create a positive impact and contribute to the sustainable and inclusive future of The Bottom District and beyond.



Community-Based Mater Plan & Design Proposals