

Exhibit B

Applicable Urban Design Priorities that Project Should Achieve

- [1] Consider how the proposed site plan can maximize the success of the development and neighborhood over time.
Ensure project can remain responsive to evolving needs, capitalize on opportunities, provide infrastructure and public amenities that support the needs of residents, businesses, and visitors as the project evolves.
- [2] Design, building placement, access, and transparency should be leveraged to establish a vibrant and livable community near the DART rail lines that responds to it's unique location and mix of neighboring uses.
With emphasis on The Apron, development should include a mix of thoughtfully articulated retail, open space, and residential uses that engage the street. Consideration should be given to retail opportunities and community spaces that benefit from nearby residents and transit users.

Promote active transportation as a viable alternative to driving with convenient access to Cityplace/Uptown DART light rail station and McKinney Avenue streetcar.
- [3] Focus on human scale design as a fundamental element of creating great places that support walkability and transit.
Design sidewalks, walkways, open space, and programed space at a scale and with enough detail to make them usable and interesting. Provide human-scale details viewable at ground level on building frontages, street furniture, and landscaping.

Create a safe and uniform pedestrian experience across all street crossings. The streetscape should provide generous sidewalks that prioritize the pedestrian. Crossings of major vehicular entries into the site should be designed to prioritize pedestrian mobility and safety as this site is highly transit-oriented and walkable.
- [4] Consider how this development can help support the City's iSWM and CECAP goals.
Maximize opportunities to capture and reuse stormwater and reduce impact of impermeable surfaces in support of a sustainable development that enhances the health and well being of tenants and visitors.

Policy References

Forward Dallas 2.0

TIF Urban Design Guidelines

Comprehensive Environmental & Climate Action Plan (CECAP)

The 360 Plan
Chapters IV & V



Context Description

NexPoint is proposing a renovation to the 42-story CityPlace Tower into 526 multi-family residences, 112,000 sq. ft. of office space, a luxury hotel, and groundfloor retail with a fitness center. Additionally, the property's existing open space surrounding the tower will be developed into The Apron, a mixed-use collection of 553 residential units and 22,000 sq. ft. of proposed retail space.

The development's design emphasizes ease of access, with pedestrian-friendly pathways, landscaped sidewalks, and a central green connecting The Apron and CityPlace Tower to Haskell Avenue. This new development will be a destination and critical connection to surrounding neighborhoods, public transit, and parks.

CityPlace and The Apron

Neighborhood:

CityPlace

Program:

Multi-Family Residential

Retail

Hotel

Office

UDPRP

CityPlace

March 2025



Executive Summary

Exhibit B



FLOOR 42 – Luxury Hotel Event Space
19,000 SF

FLOOR 15-41 – Multifamily
526 Residential Units

FLOOR 11-14 – Office
112,000 SF

FLOOR 3-10 – Luxury Hotel
221 Keys
Restaurant & Pool Deck

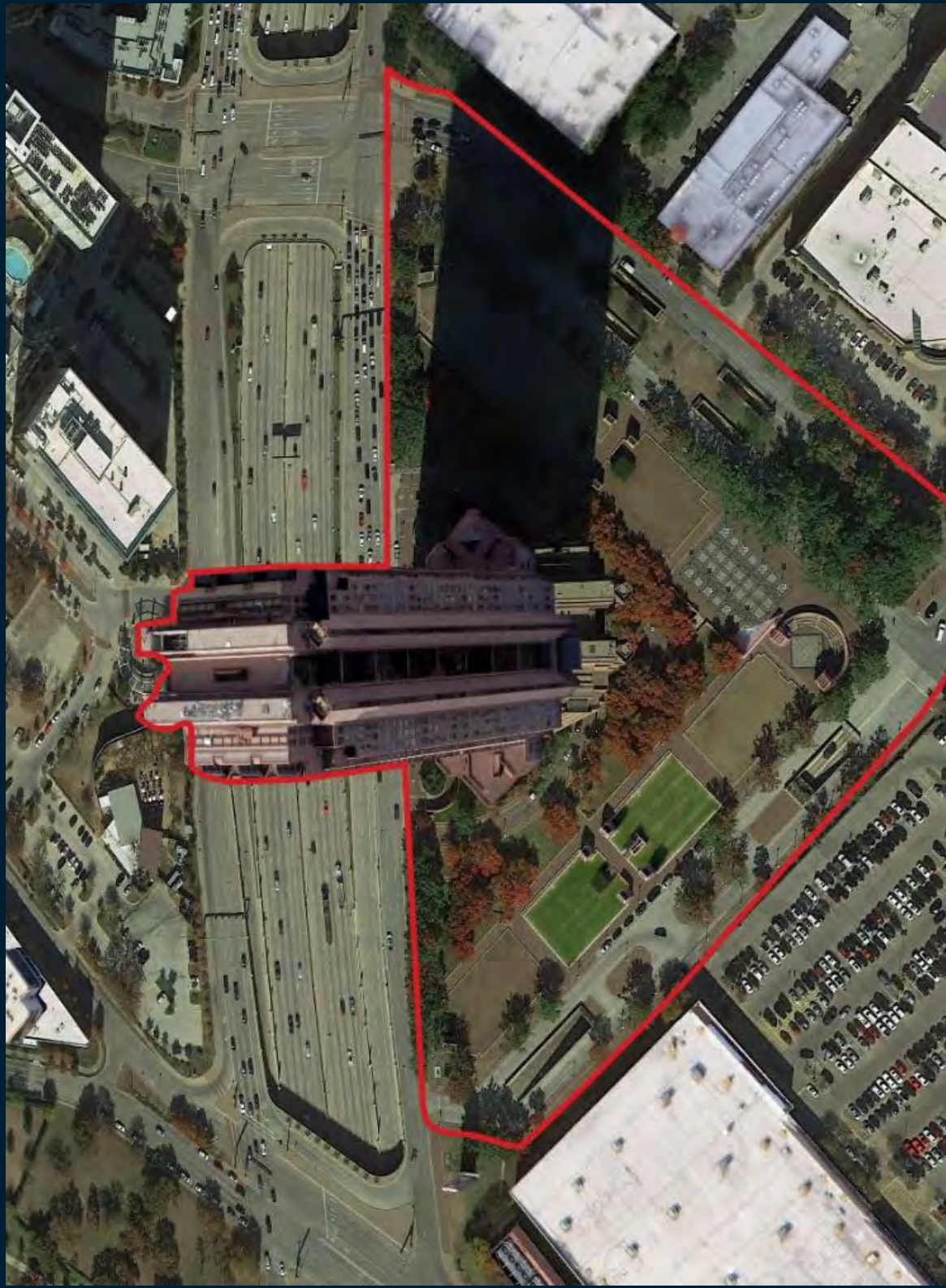
FLOOR 2 – Management Office
30,600 SF

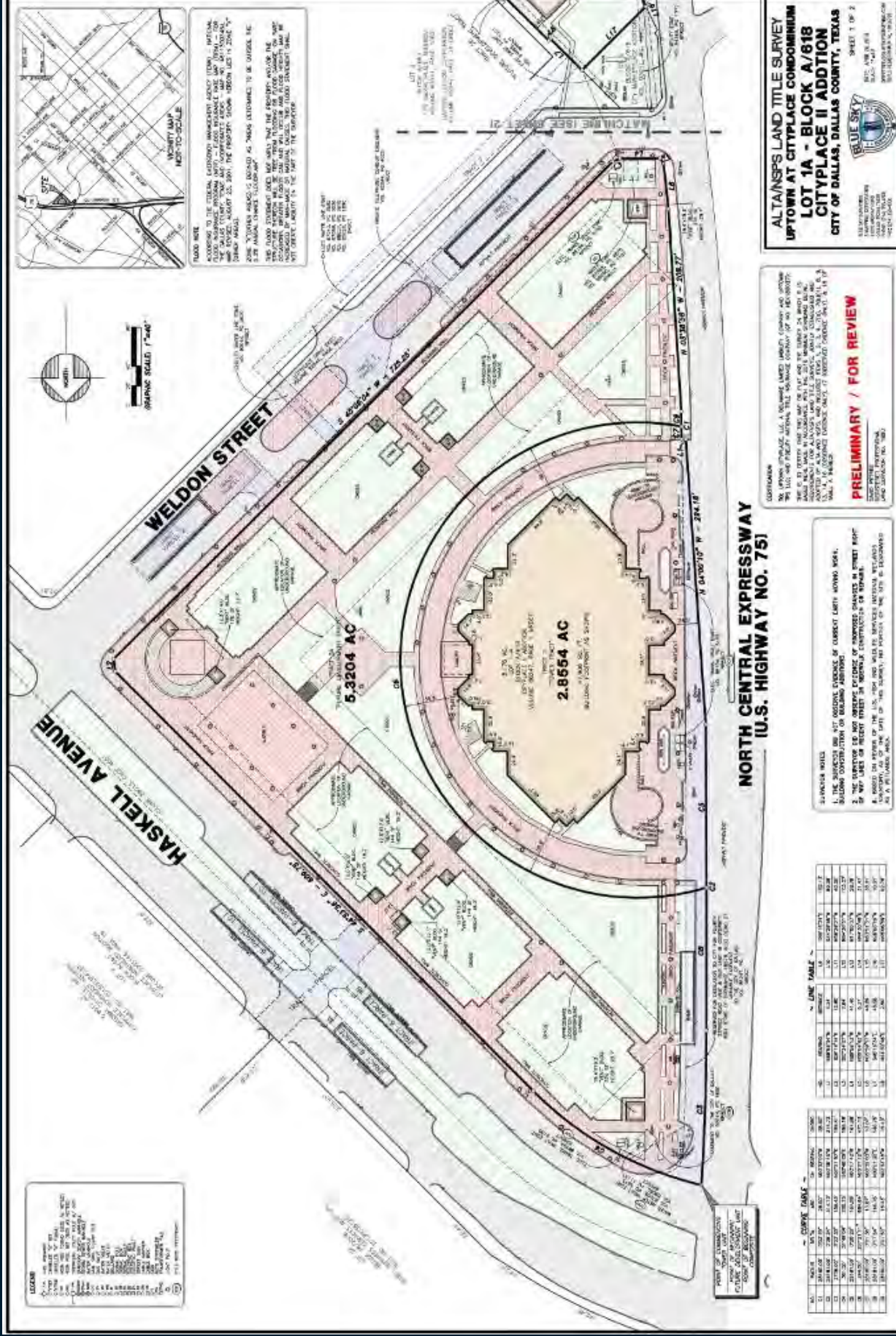
FLOOR 1 – Lobby & Event Space
31,500 SF

Concourse – Fitness Center & Retail
33,000 SF

Apron – Residential & Retail
553 Residential Units
22K SF Retail

Exhibit B





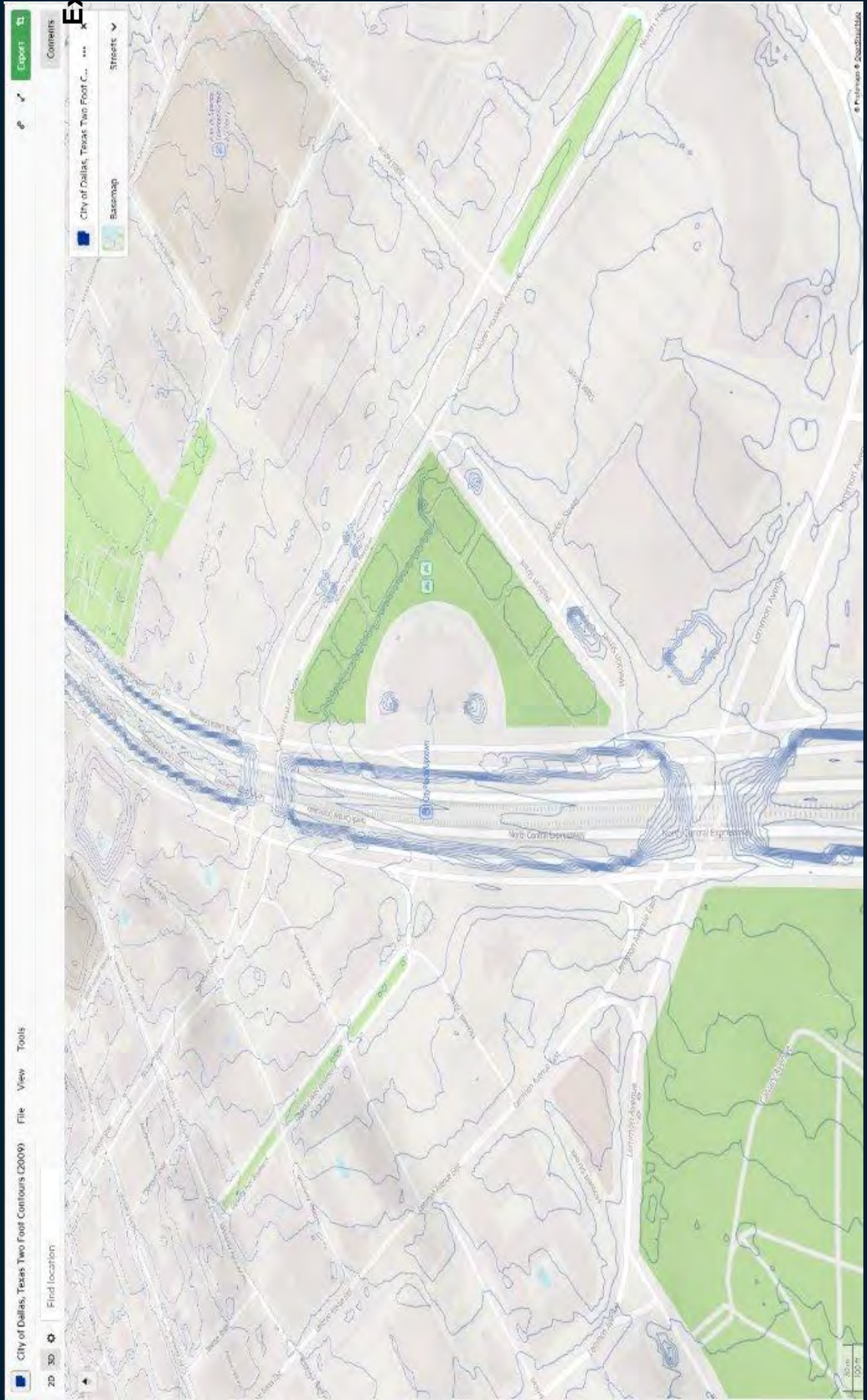
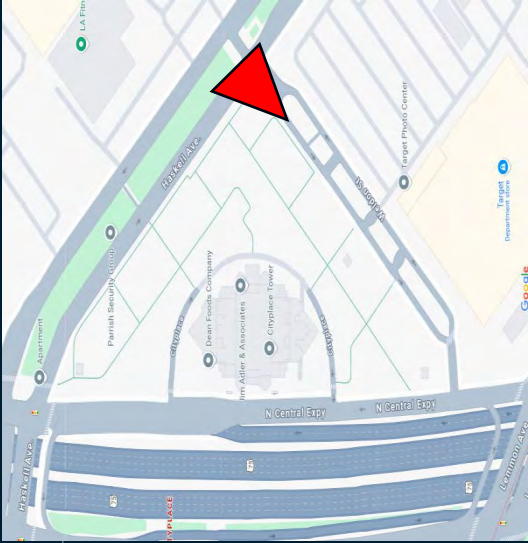


Exhibit B



← Share X

Exhibit B





Exhibit B

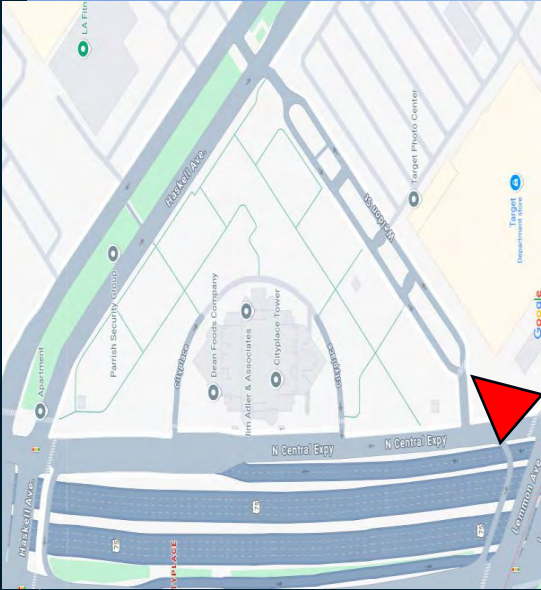


Exhibit B

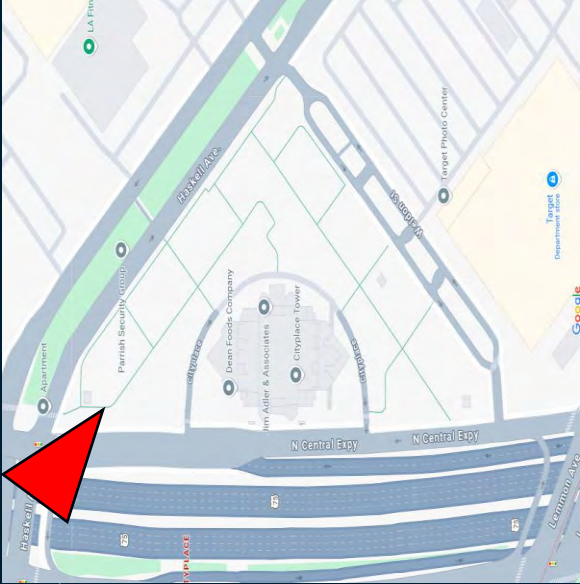


Exhibit B

Share

X

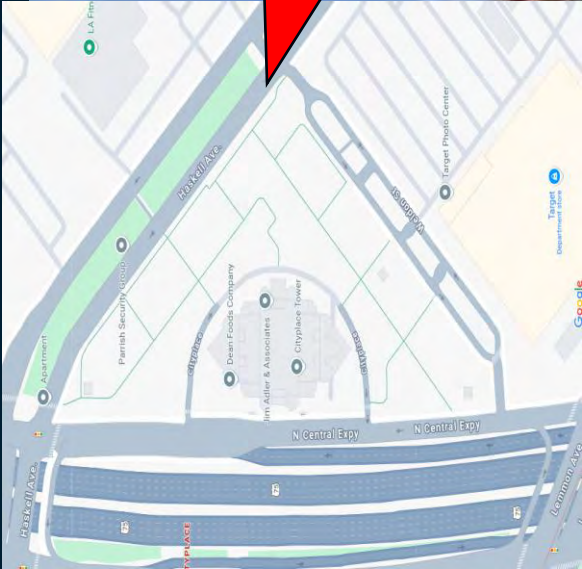
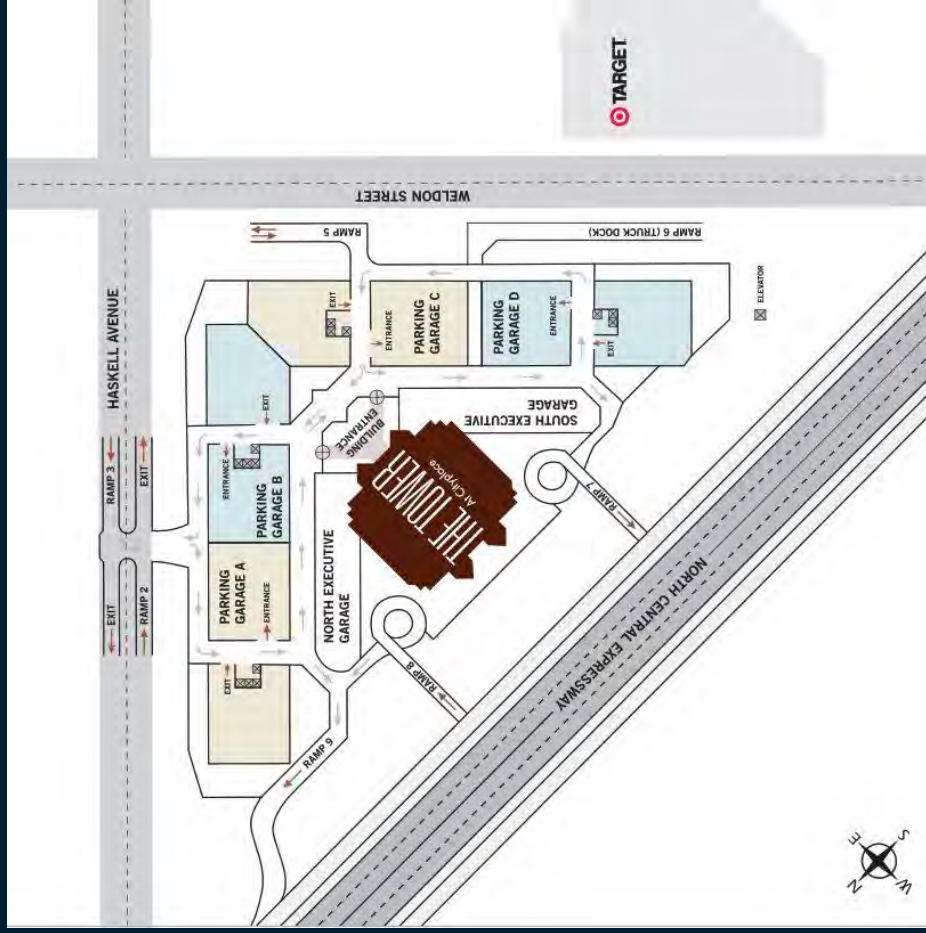


Exhibit B

Share

X



- 8 STORIES OF UNDERGROUND PARKING
- 6 GARAGES
- 9 ENTRANCE/EXIT RAMPS
- 3,700 TOTAL STALLS

Exhibit B



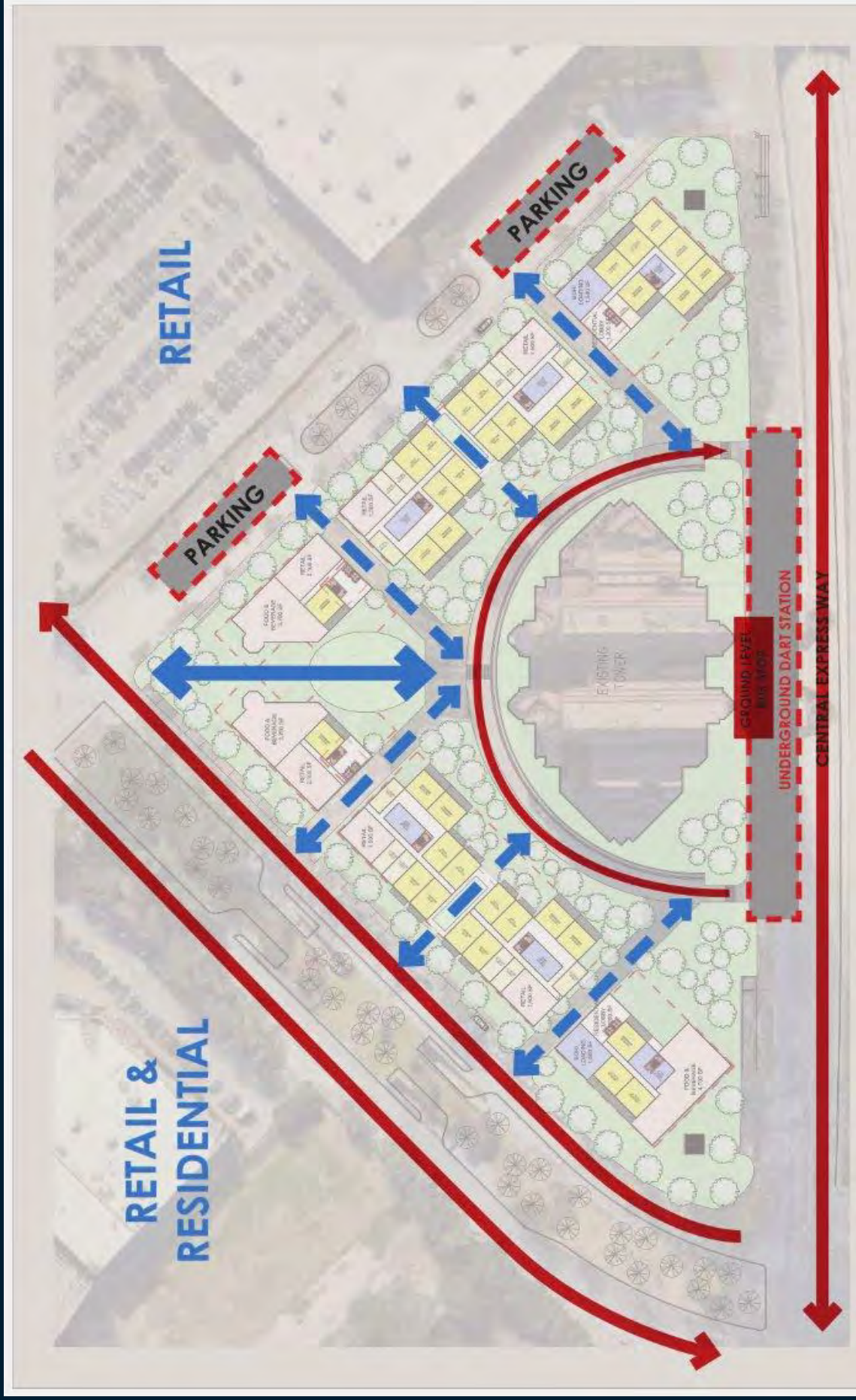


Exhibit B

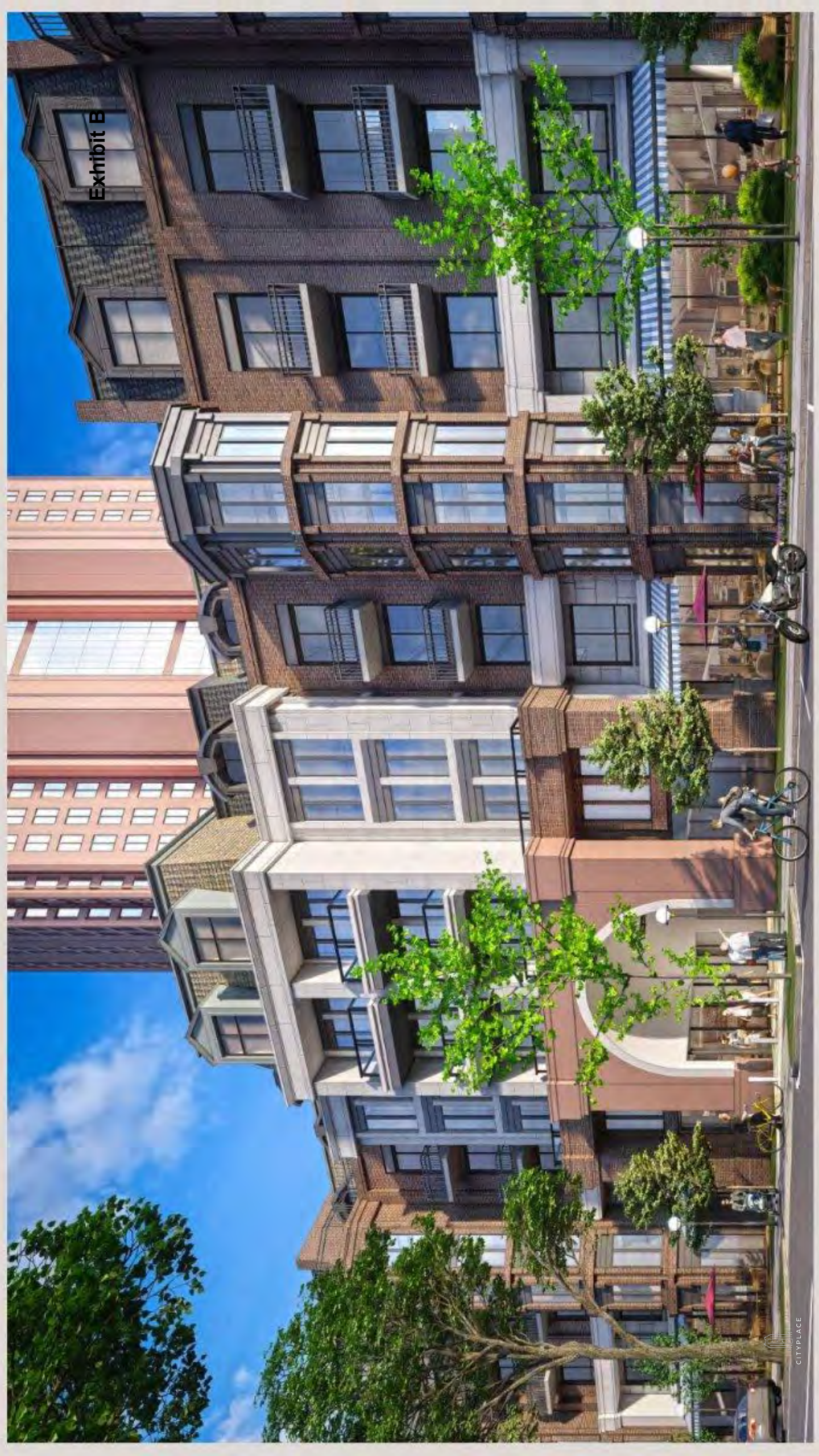


Exhibit B





UDPRP

CityPlace

March 2025

