

Exhibit C

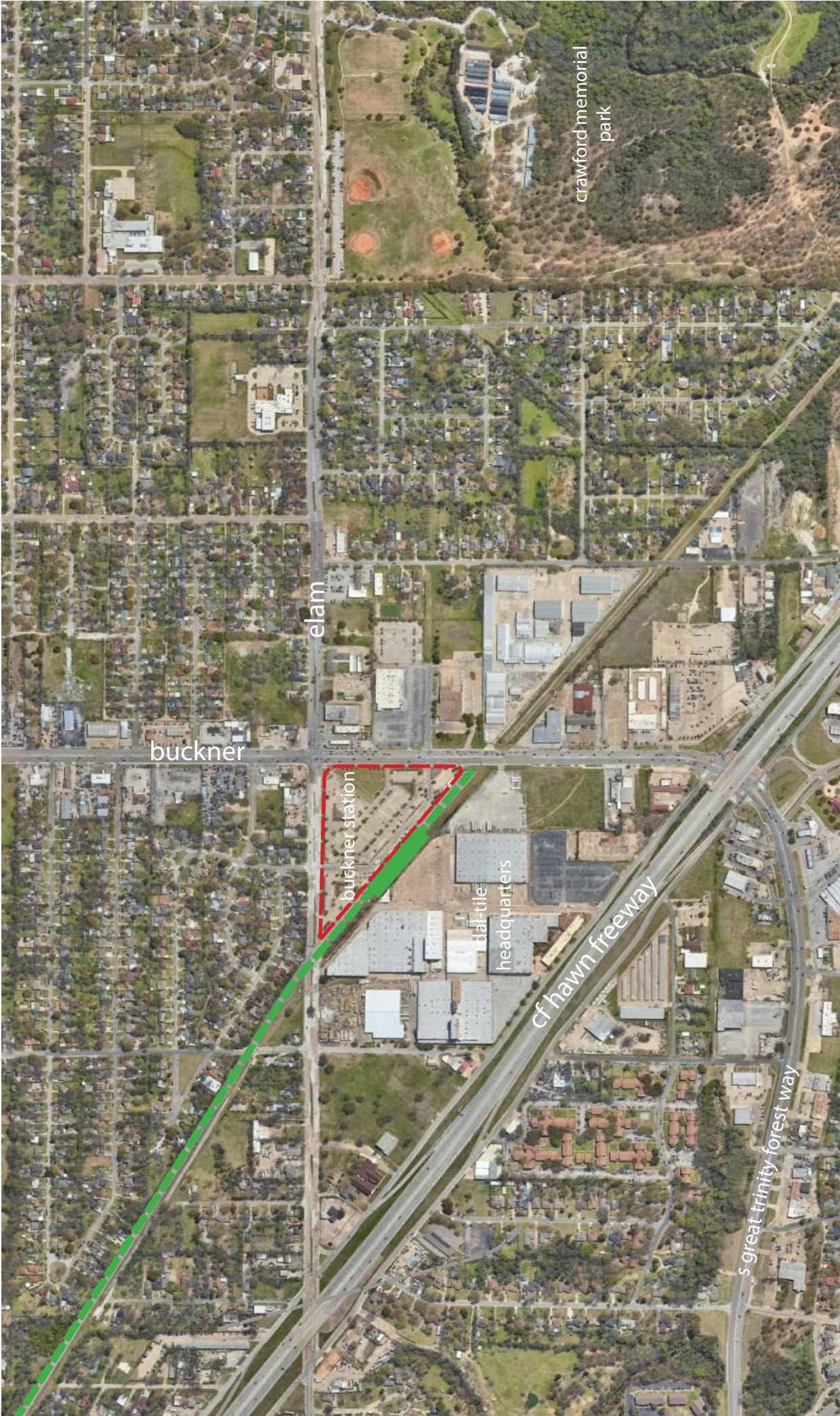
Applicable Urban Design Priorities Project Should Achieve

- [1]

Building design, placement, access, and transparency should be leveraged to establish a livable community at the end of the DART Green line that responds to it's unique location and its neighboring uses while encouraging transit use.
- The central pedestrian spine should be designed to frame a comfortable and active environment for residents and transit users with carefully delineated zones for semi-public and public uses. Building fronts on Buckner, Elam, and the internal road should be designed to create comfortable, safe and active pedestrian environments.
- [2]

Parking should be buffered from the public realm, located to accommodate convenient shared usage with transit riders, and designed to be easily converted to other uses in the future.
- Reduce visual and environmental impact of parking. Consider shading and strategies to help mitigate flooding, water pollution, urban heat island effect, and negative views from residential units.
- [3]

Maximize opportunity for meaningful use and benefit the open space at corner of Buckner and Elam can provide.
- Consider how landscaping, hardscaping, building articulation, access and transparency, street furniture, and public art can be used to create a comfortable environment for multiple uses throughout the day by residents, visitors, and transit users.



Policy References	Context Description	Palladium Buckner Station TOD
Forward Dallas! Section 5 [urban design element]	This proposal is one of five transit-oriented development projects on DART-owned property coming to the UDPR Panel for review. The Buckner Station TOD development seeks to maximize public benefit by increasing DART ridership, introducing a mix of market-rate and affordable housing and enhancing connectivity beyond the site consistent with DART Transit Oriented Development Policy and DART TOD Guidelines.	Neighborhood: Pleasant Grove
TIF Urban Design Guidelines	Primary considerations for this project include maximizing the use and benefit of transit adjacency with thoughtful design and arrangement of residential and support uses, safe and convenient pedestrian circulation through and along the perimeter activated by direct ground-floor residential access, and a shared buffered parking strategy.	Program: Transit Oriented Development
Urban Transit Design Guidelines		
DART Transit Oriented Guidelines		
Dallas TOD Buckner Station Area Plan		



CONTEXT PLAN / PALLADIUM AT BUCKNER STATION

SCALE: NTS



ELAM RD



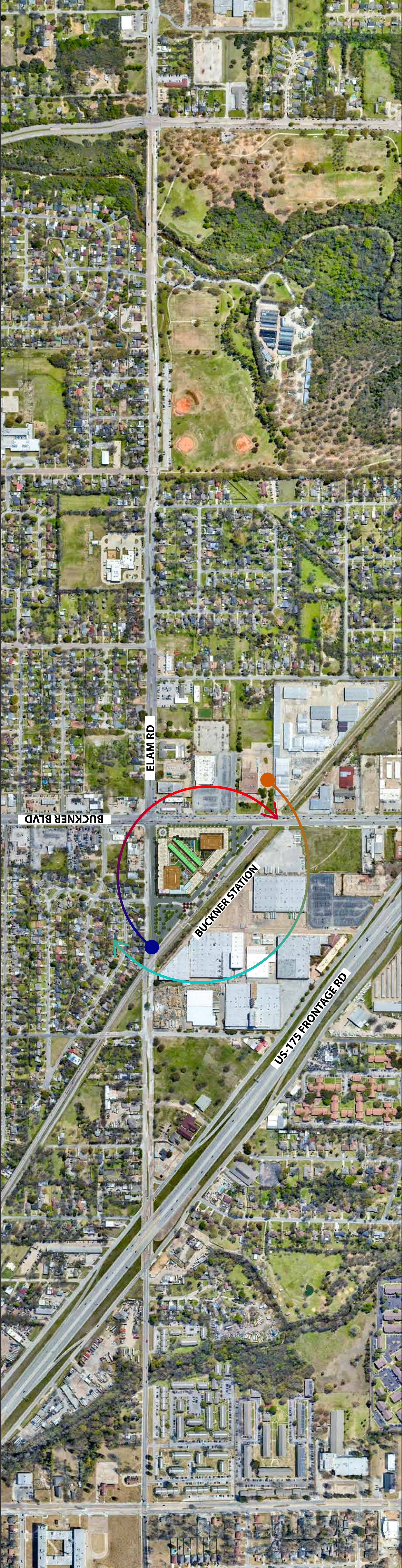
BUCKNER BLVD



RESIDENCE

AUTO CLINIC & SOUTH BUCKNER MARKET

7-ELEVEN & FAR WEST



BUCKNER STATION



INTERSECTION AT BUCKNER STATION & ELAM RD



BUCKNER STATION

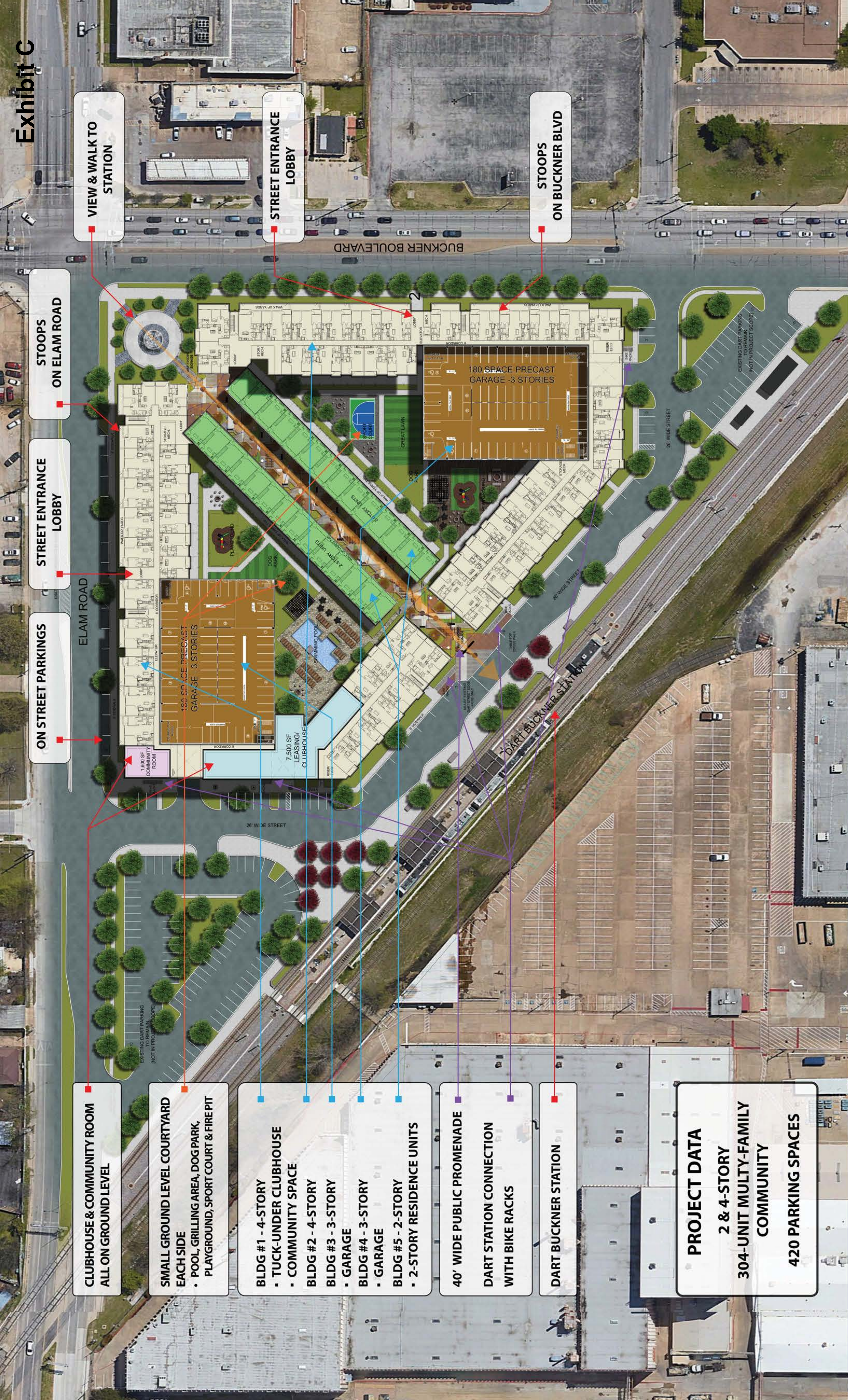


UNITED STATES POSTAL SERVICE

SURROUNDING / PALLADIUM AT BUCKNER STATION

SCALE: NTS

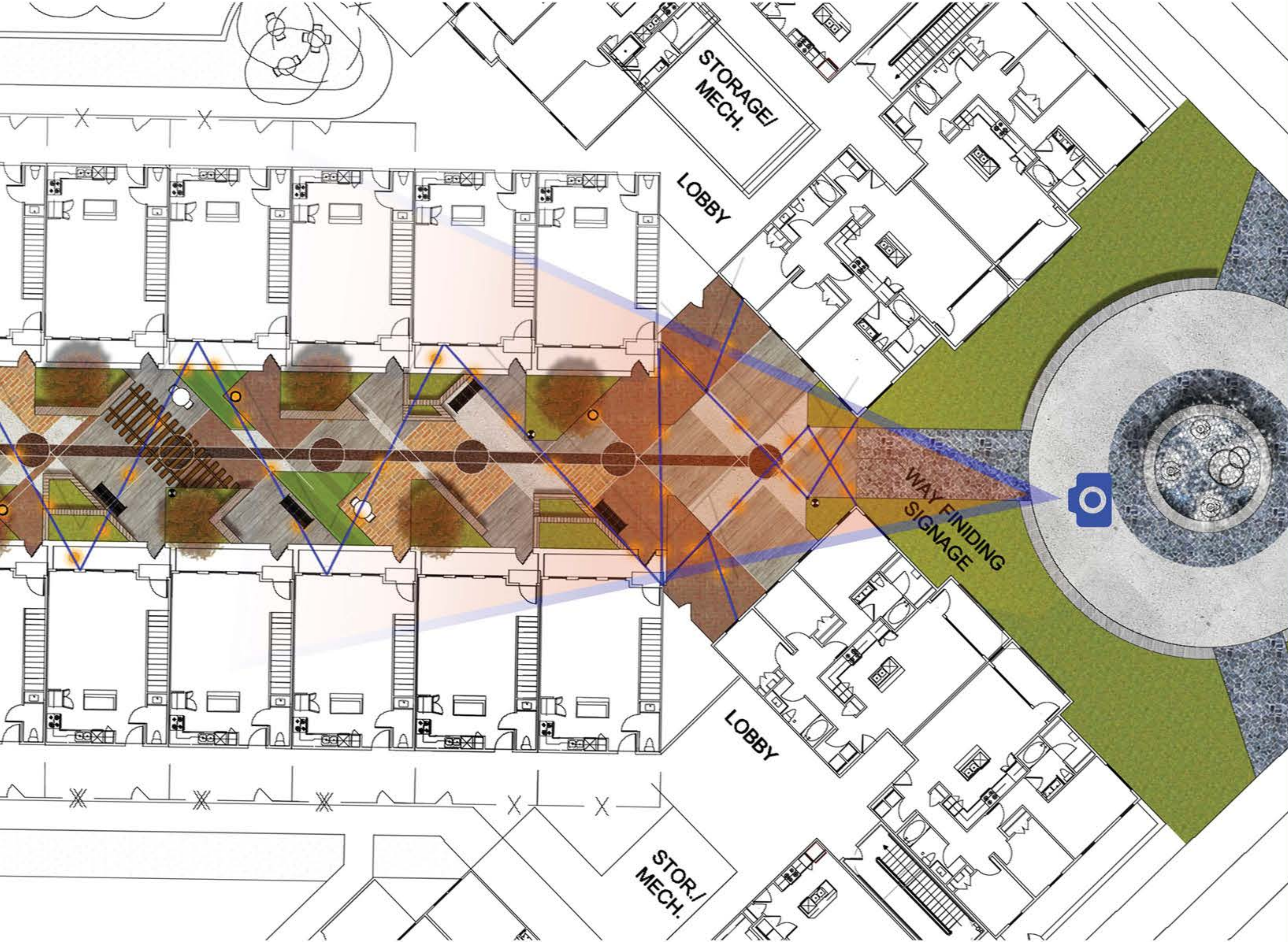






NE CORNER VIEW / PALLADIUM AT BUCKNER STATION

SCALE: NTS





COURTYARD VIEW / PALLADIUM AT BUCKNER STATION

SCALE: NTS



Exhibit C



NW CORNER VIEW / PALLADIUM AT BUCKNER STATION

SCALE: NTS





02 SECOND FLOOR PLAN
SCALE N.T.S.



01 GROUND FLOOR PLAN
SCALE N.T.S.



PARKING GARAGE

RESIDENTIAL

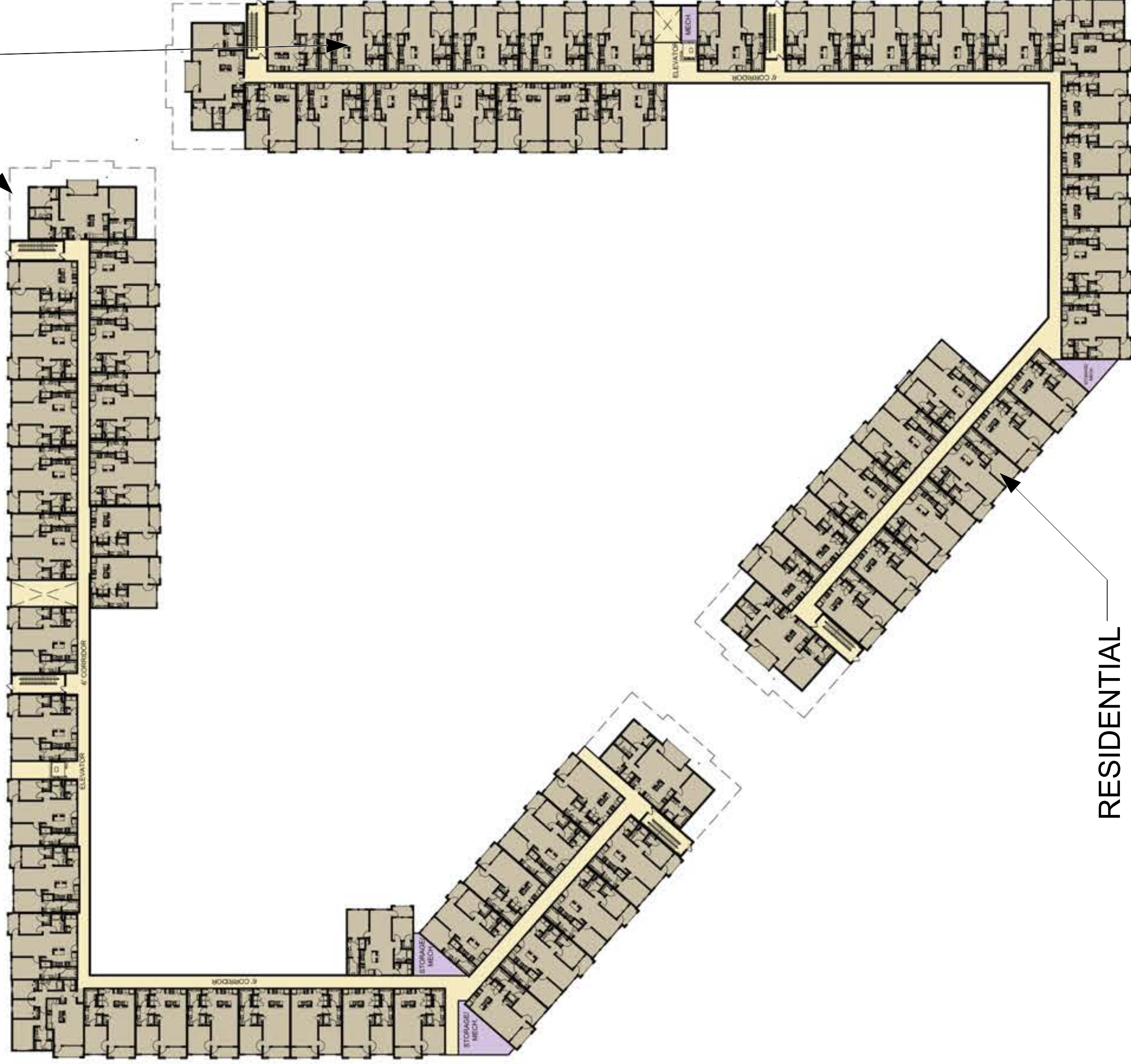


PARKING GARAGE

RESIDENTIAL

01 THIRD FLOOR PLAN
SCALE N.T.S.

RESIDENTIAL

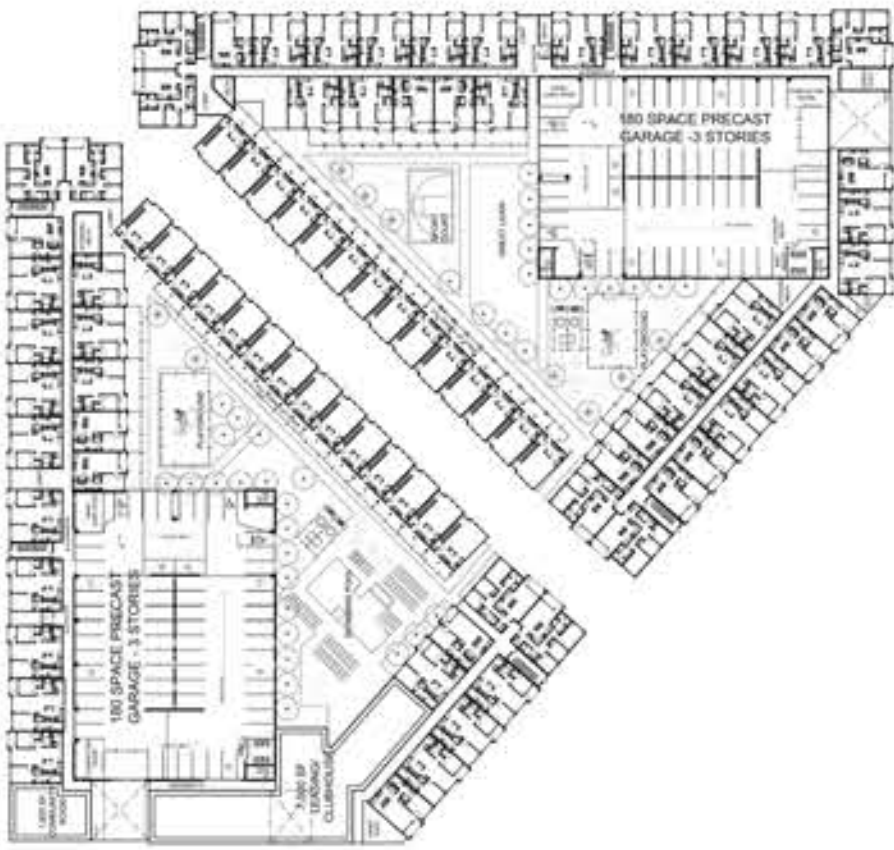


RESIDENTIAL

02 FOURTH FLOOR PLAN
SCALE N.T.S.



01



01 North
3/64" = 1'-0"



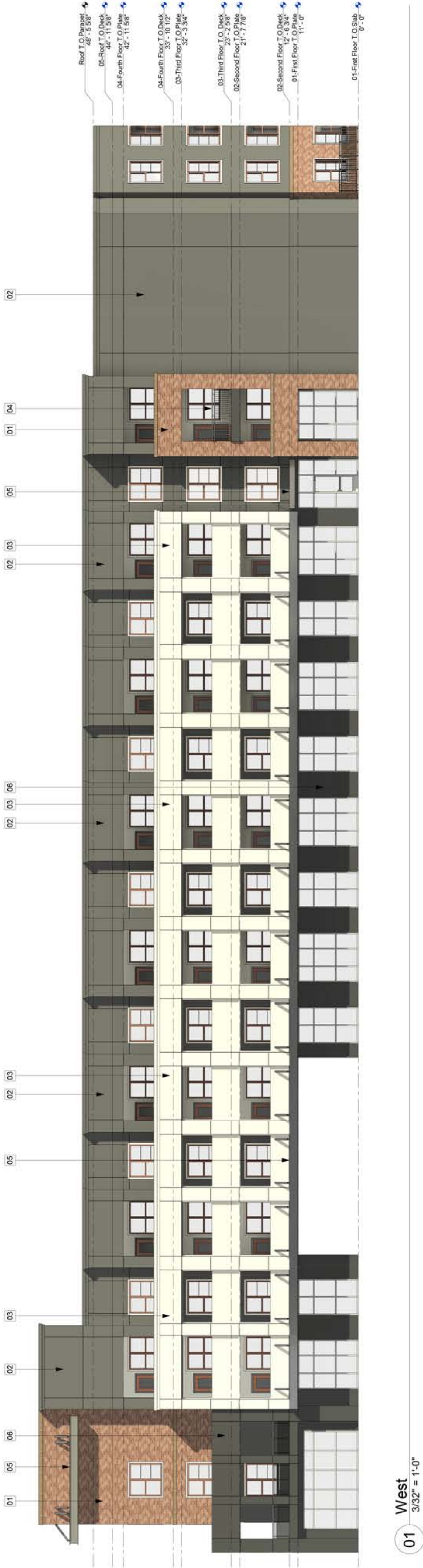
02 North Elevation 1
3/32" = 1'-0"



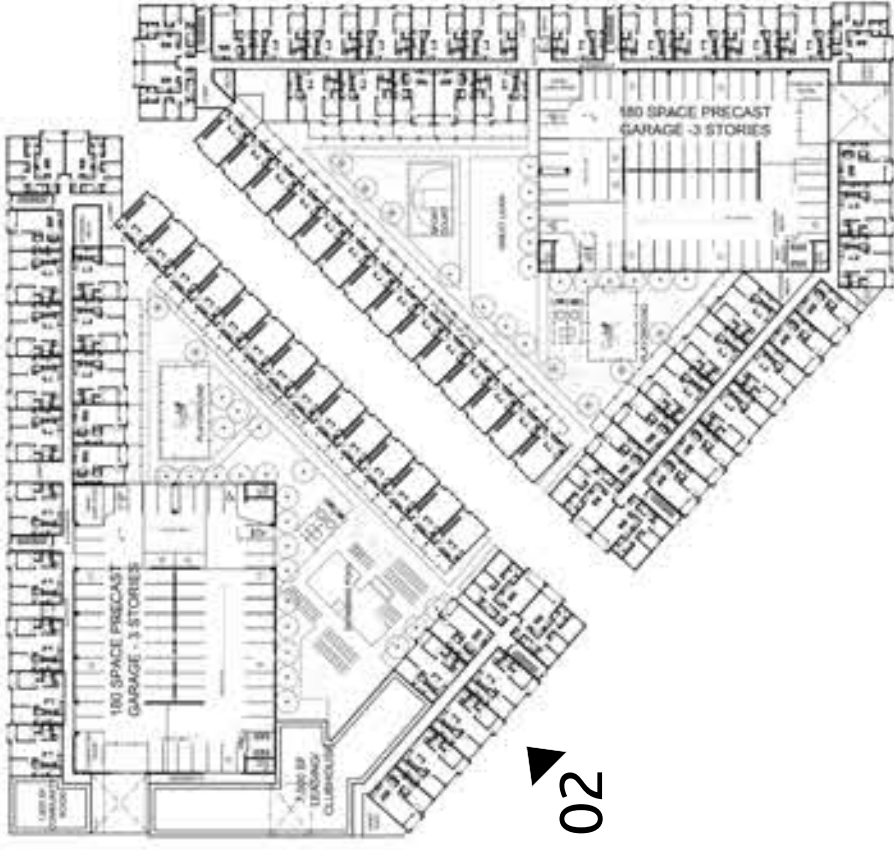
03 North Elevation 2
3/32" = 1'-0"

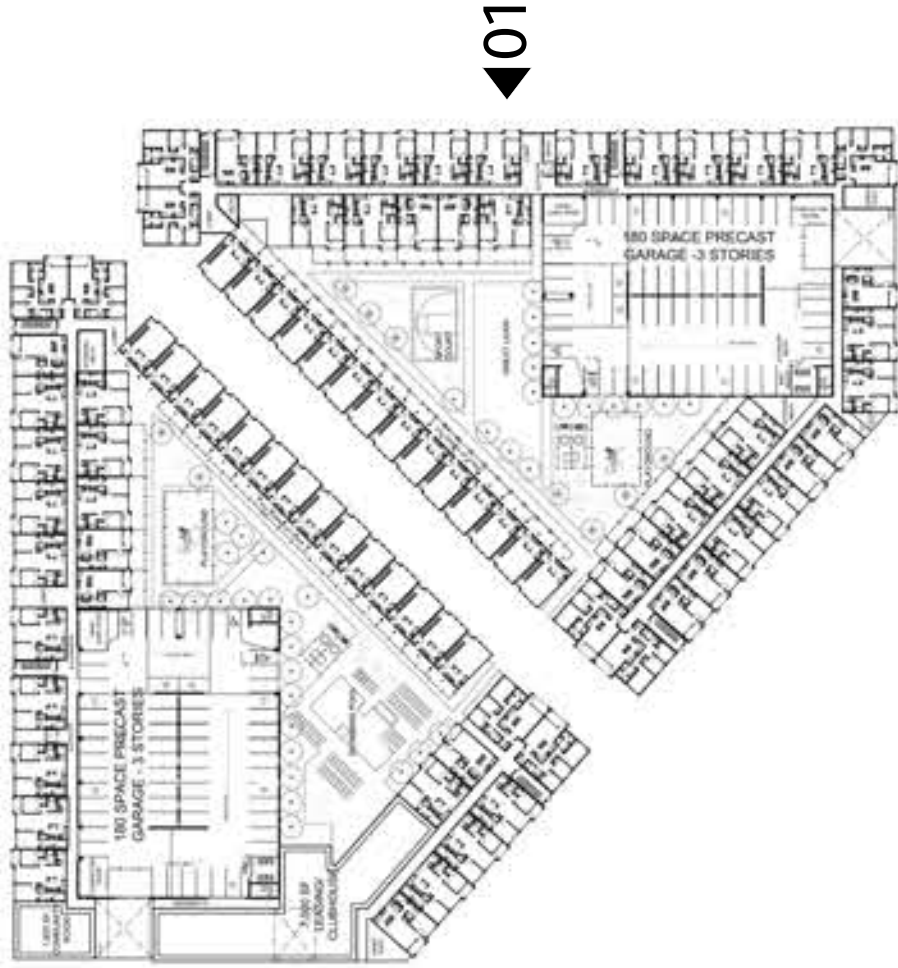
- MATERIAL LEGEND**
- 01 BRICK MASONRY VENEER - FIELD COLOR 1
 - 02 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01
 - 03 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02
 - 04 METAL RAILING SYSTEM
 - 05 METAL CANOPY
 - 06 METAL PANEL SYSTEM - FIELD COLOR 1
 - 07 CONCRETE COLUMN
 - 08 WOOD TRELLIS SYSTEM





- MATERIAL LEGEND**
- 01 BRICK MASONRY VENEER - FIELD COLOR 1
 - 02 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01
 - 03 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02
 - 04 METAL RAILING SYSTEM
 - 05 METAL CANOPY
 - 06 METAL PANEL SYSTEM - FIELD COLOR 1
 - 07 CONCRETE COLUMN
 - 08 WOOD TRELLIS SYSTEM





01 East
3/64" = 1'-0"



02 East Elevation 1
3/32" = 1'-0"



03 East Elevation 2
3/32" = 1'-0"

- MATERIAL LEGEND**
- 01 BRICK MASONRY VENEER - FIELD COLOR 1
 - 02 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01
 - 03 CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02
 - 04 METAL RAILING SYSTEM
 - 05 METAL CANOPY
 - 06 METAL PANEL SYSTEM - FIELD COLOR 1
 - 07 CONCRETE COLUMN
 - 08 WOOD TRELLIS SYSTEM





01 2 STORY UNITS Front
3/32" = 1'-0"

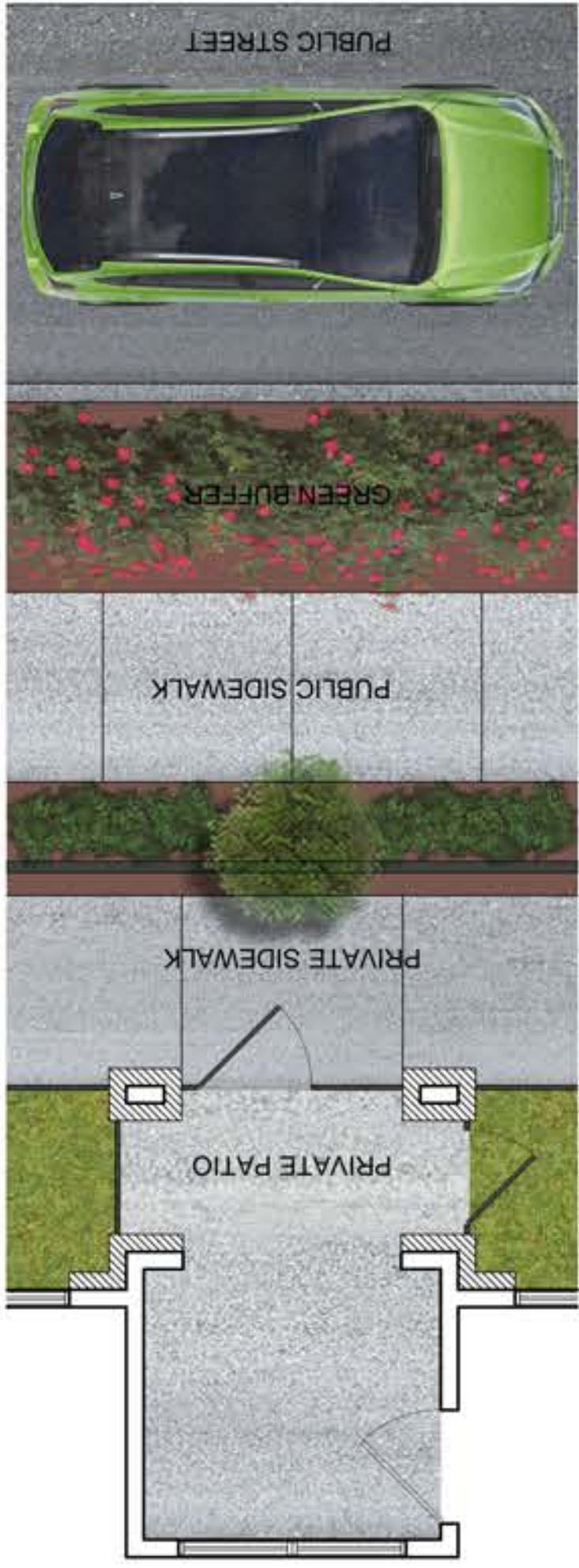
MATERIAL LEGEND

- 01 BRICK MASONRY VENEER -
FIELD COLOR 1
- 02 CEMENTITIOUS PANEL SYSTEM -
FIELD COLOR 01
- 03 CEMENTITIOUS PANEL SYSTEM -
FIELD COLOR 02
- 04 METAL RAILING SYSTEM
- 05 METAL CANOPY
- 06 METAL PANEL SYSTEM -
FIELD COLOR 1
- 07 CONCRETE COLUMN
- 08 WOOD TRELLIS SYSTEM
- 09 WOOD PANEL SYSTEM
- 09 METAL COLUMNS

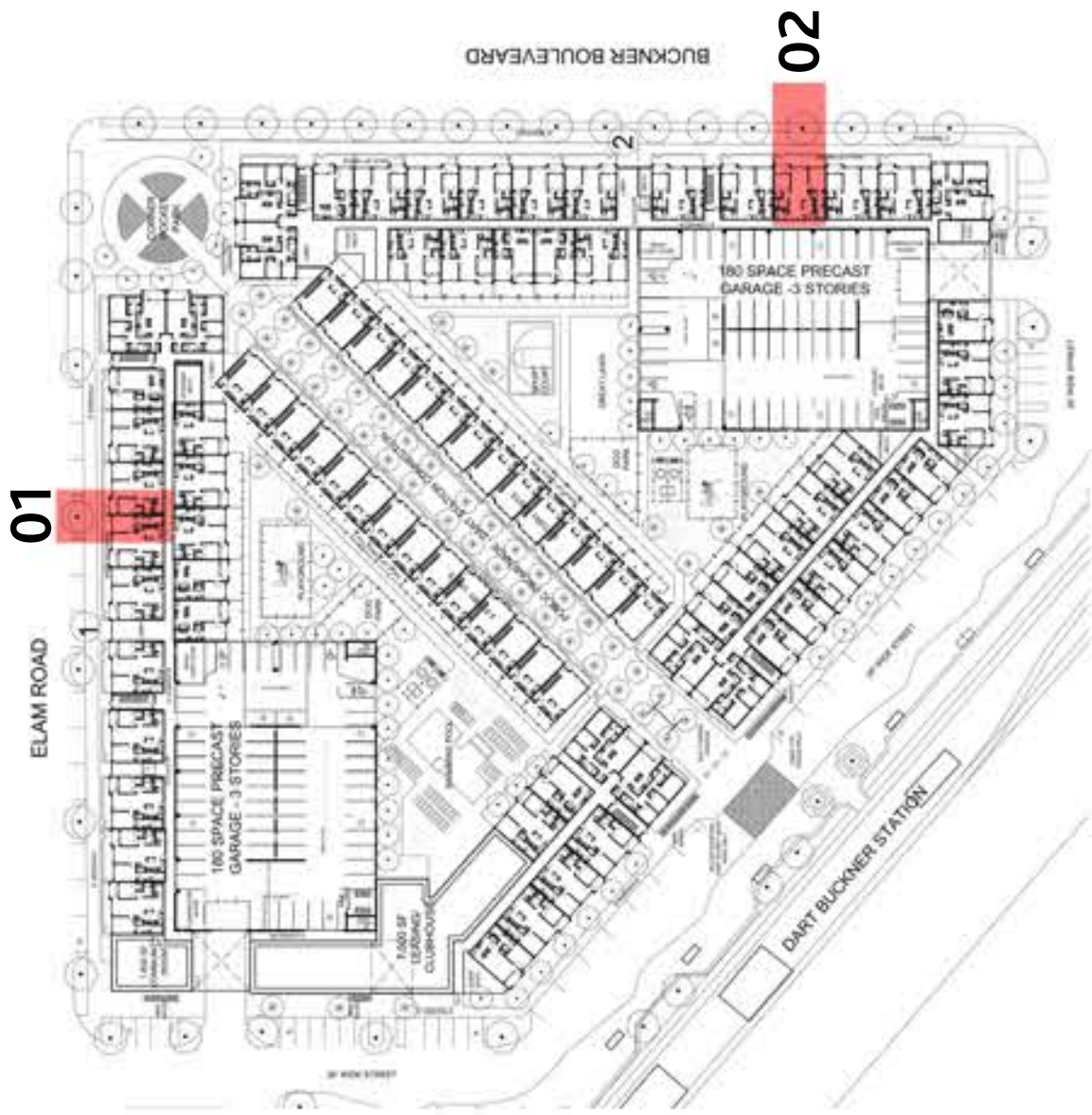




01 STREET SECTION ALONG ELAM ROAD
SCALE 1/4"=1'-0"

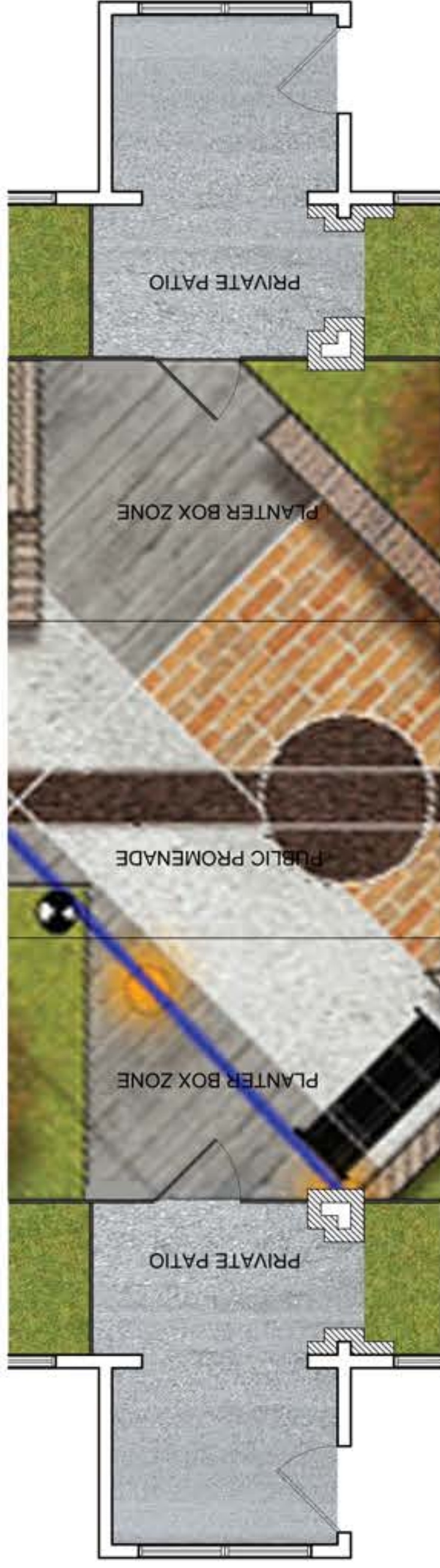


02 STREET SECTION ALONG BUCKNER BOULEVARD
SCALE 1/4"=1'-0"





01 STREET SECTION AT DART LINE SIDE
SCALE 1/4"=1'-0"



02 STREET SECTION AT PROMENADE
SCALE 1/4"=1'-0"



SECTIONS/PALLADIUM AT BUCKNER STATION

SCALE: NTS



