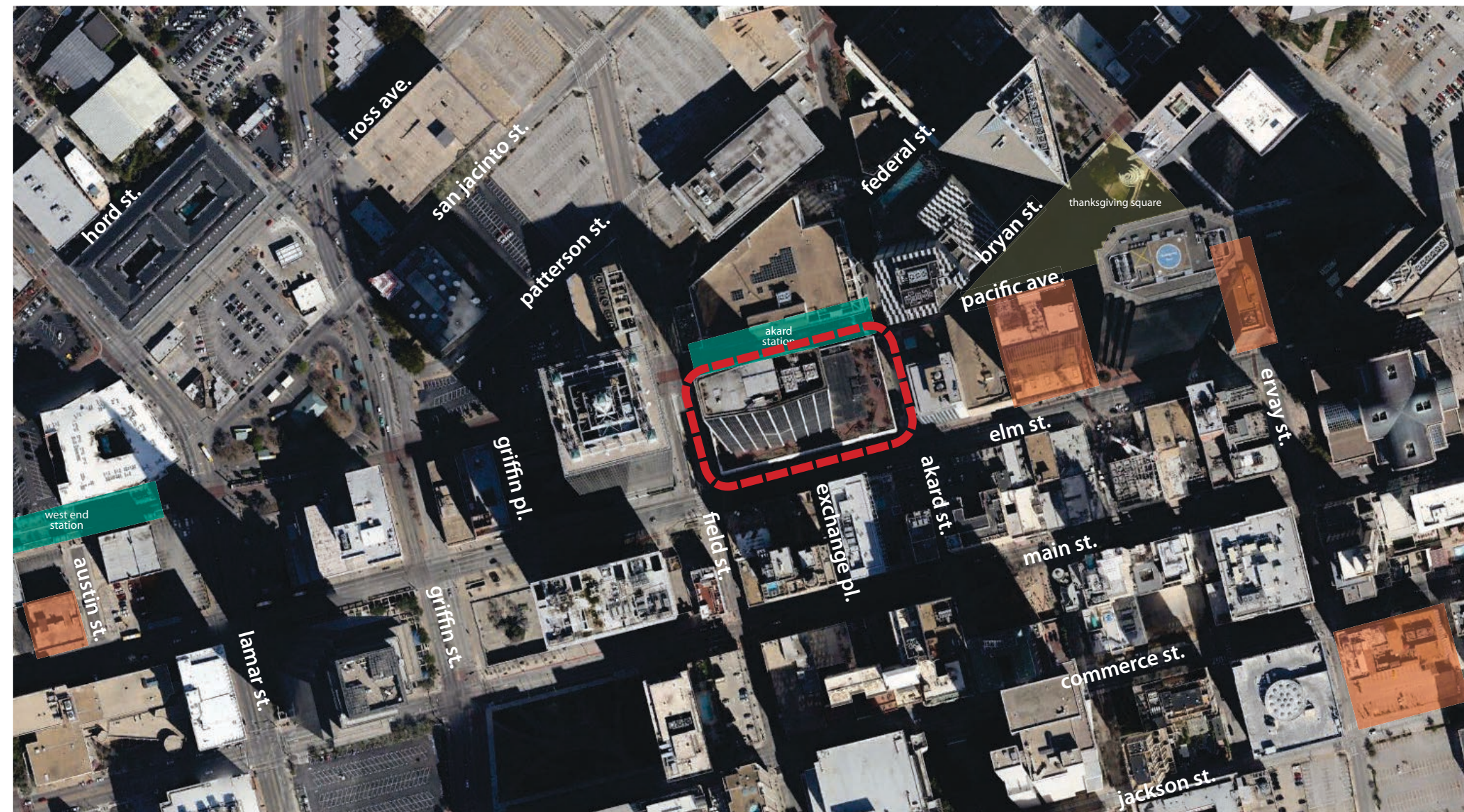


Applicable Urban Design Priorities Project Should Achieve

- [1] The design and patterning of the sidewalk should be sensitive to surrounding context and compatible with recent improvements on Elm - While many downtown sidewalks are utilized as opportunities to reinforce individual project identities, sensitivity should be made to negotiate individuality with the overall context of the project and street. This can be done through continuation of adjacent sidewalk zones and themes while still creating identity through subtle material changes and color variations.
- [2] Drive entrances and service areas should not interrupt pedestrian thoroughway and should incorporate consistent patterning and materiality with the sidewalk - Drives should be elevated to the sidewalk level rather than the sidewalk lowering to street level. This helps to minimize the interruption to the pedestrian sidewalk.
- [3] Explore potential for grand stair to further extend around the corner at Akard and Elm to better engage and increase presence on Elm - Increasing the presence of the proposed stair around elm street helps to open up the space as a public amenity for both sides of the block. This also helps the stair to appear as a greater public gesture and encourages engagement by pedestrians.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [City Center]

Context Description

The site is located on Elm street with direct adjacency to the Akard DART Station. The development proposal involves converting the vacant office tower at 1401 Elm into 512 residential units with ground floor retail along street level.

Key considerations include the introduction of retail with direct adjacency to the Akard DART stop and increasing access to the building along Elm. The project also proposes a grand public staircase at the corner of Elm and Akard. This would provide pedestrian linkage to a proposed second level along Elm. The the addition of a second public level, ground floor retail along Elm would also remain intact.

1401 Elm

Neighborhood:
Downtown

Program:
Retail / Residential
[512 Units]



1401 ELM

BUILDING PERSPECTIVE

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BDR
4SITE

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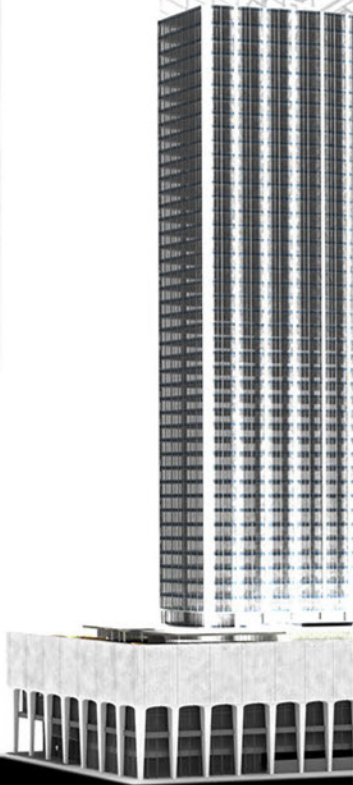
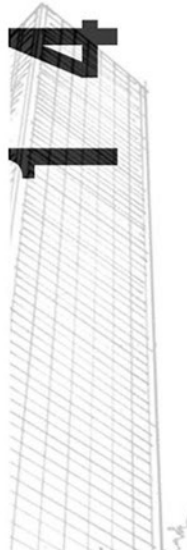
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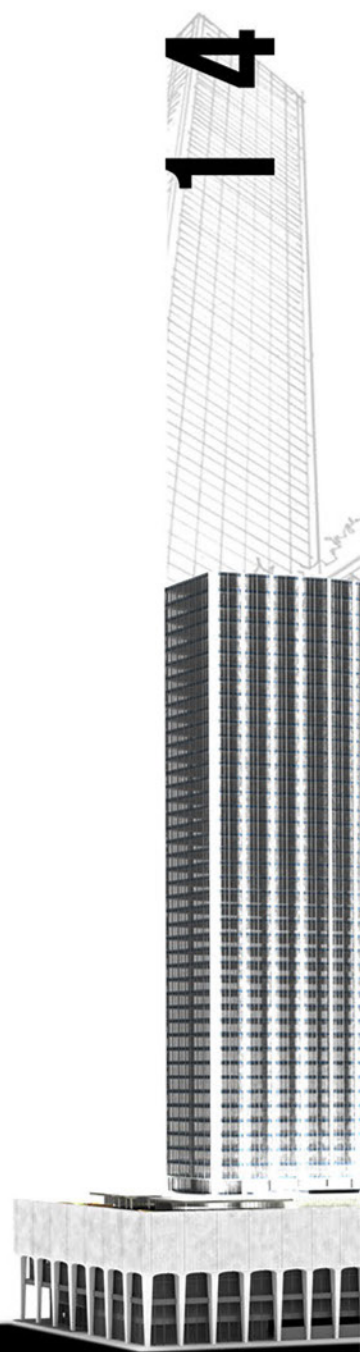
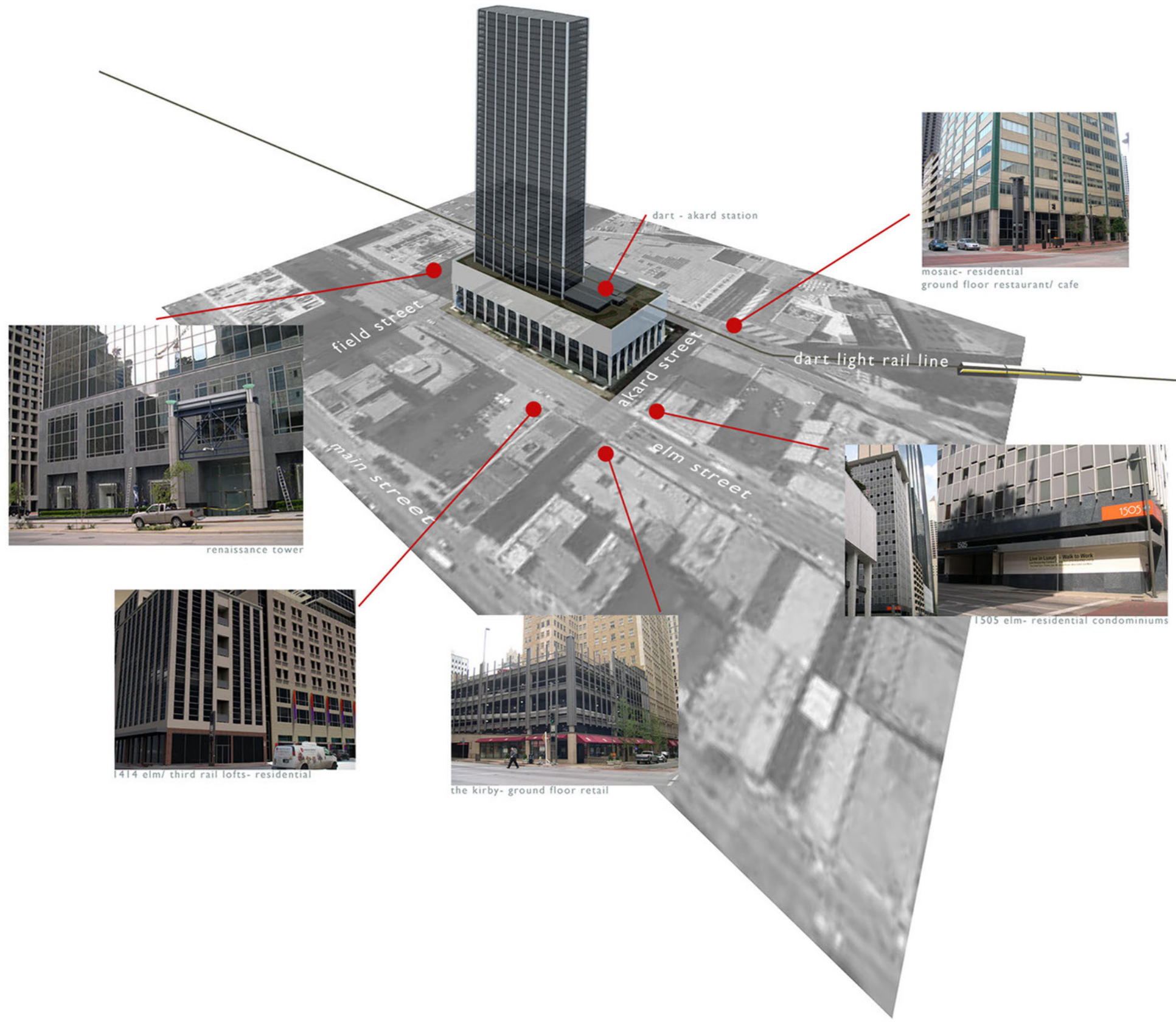
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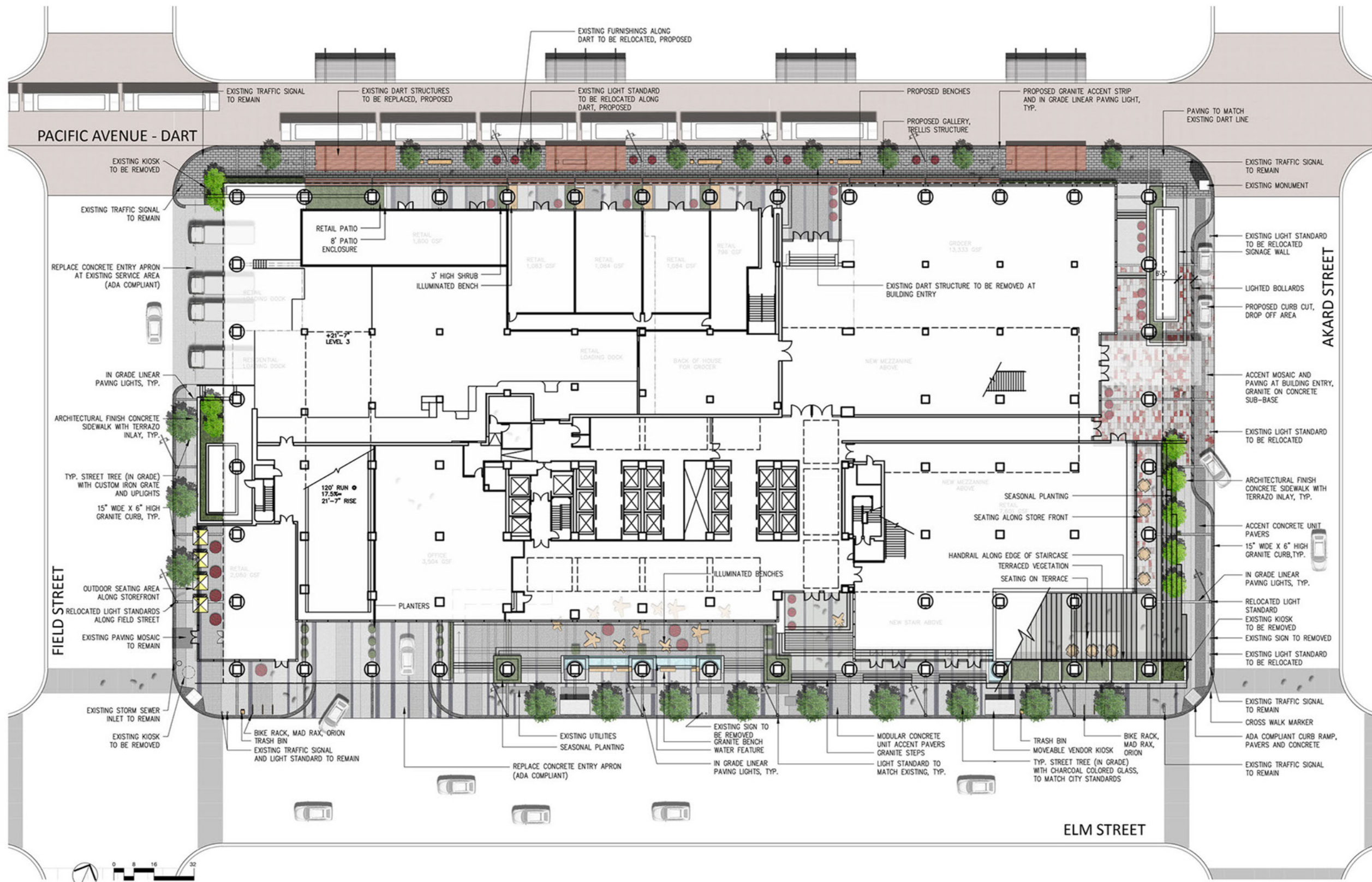
1401 ELM
LOCATION MAP



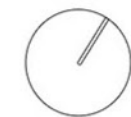


1401 ELM

SITE PLAN

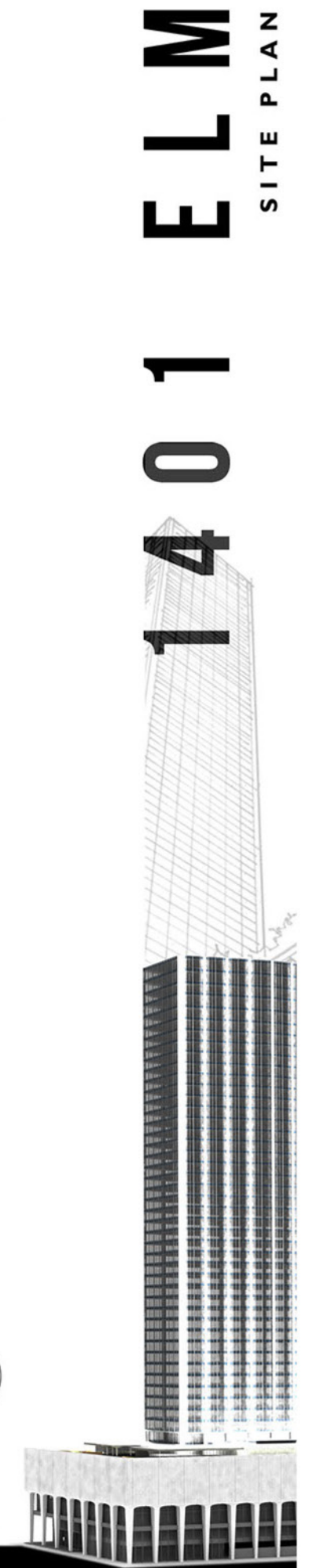


1401 ELM STREET LEVEL 2



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ILLUSTRATIVE - LEVEL 2

PACIFIC AVENUE - DART

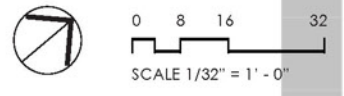
AKARD STREET

FIELD STREET

ELM STREET



- 01** MAIN BUILDING ENTRY
- 02** LOWER LEVEL CAFE
- 03** SERVICE AREA (EXISTING)
- 04** DROP OFF
- 05** WATER FEATURE
- 06** OUTDOOR DINING
- 07** ENTRY DRIVE (EXISTING)
- 08** PLANTED SHELVES





1401 ELM STREET

SEPTEMBER 2013

**FURNITURE**

- BENCHES
- OUTDOOR DINING

**LIGHTING**

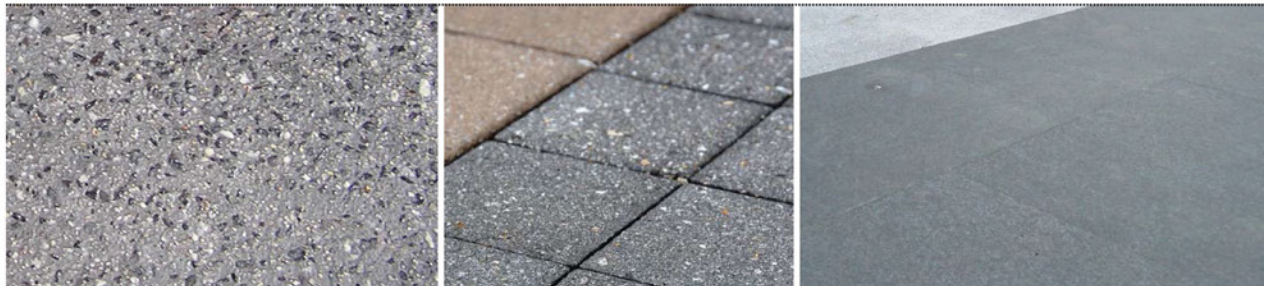
- LIGHT STANDARDS - TARGETTI POULSEN
- IN GRADE PAVING LIGHTS



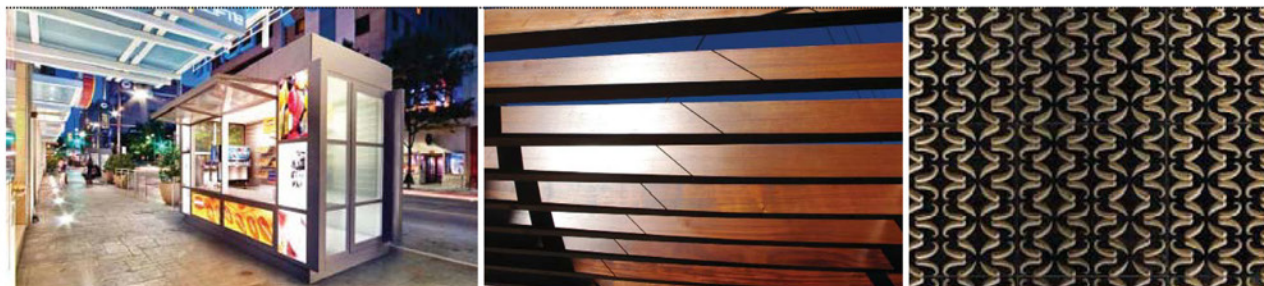
TRASH BINS - LANDSCAPE FORMS - METRO COLLECT

BOLLARDS - LANDSCAPE FORMS - METRO

BIKE RACKS - MAD RAX - ORION

**PAVING**

- CONCRETE WITH TERRAZO INLAY
- CONCRETE UNIT PAVERS (ACCENT)
- GRANITE BANDING (ACCENT)



VENDOR KIOSKS

GALLERY TRELLIS

SIGNAGE ACCENT WALLS

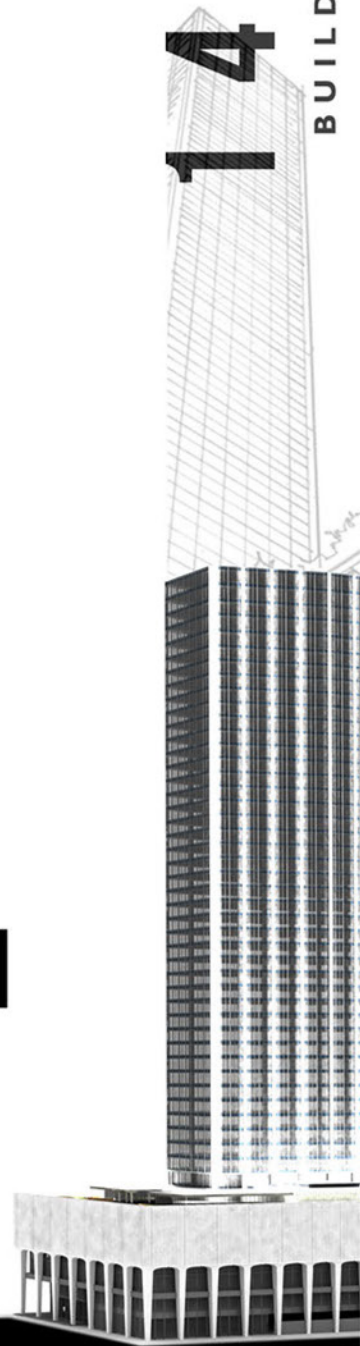
**PLANTING**

- STREET TREE (BALD CYPRESS, SHADE MASTER)
- SHRUBS & SEASONAL PLANTINGS



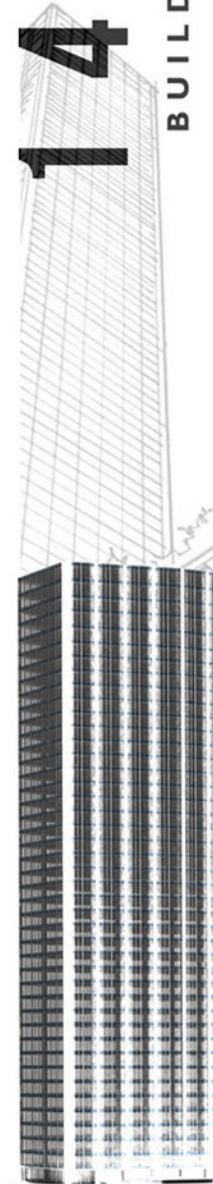
1401 ELM

BUILDING ELEVATION | SOUTH



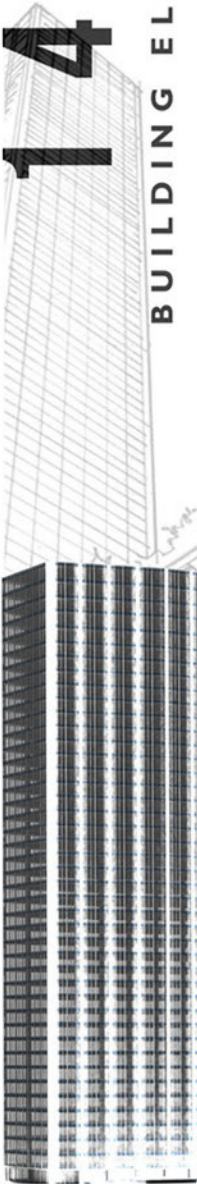


1401 ELM
BUILDING ELEVATION | NORTH



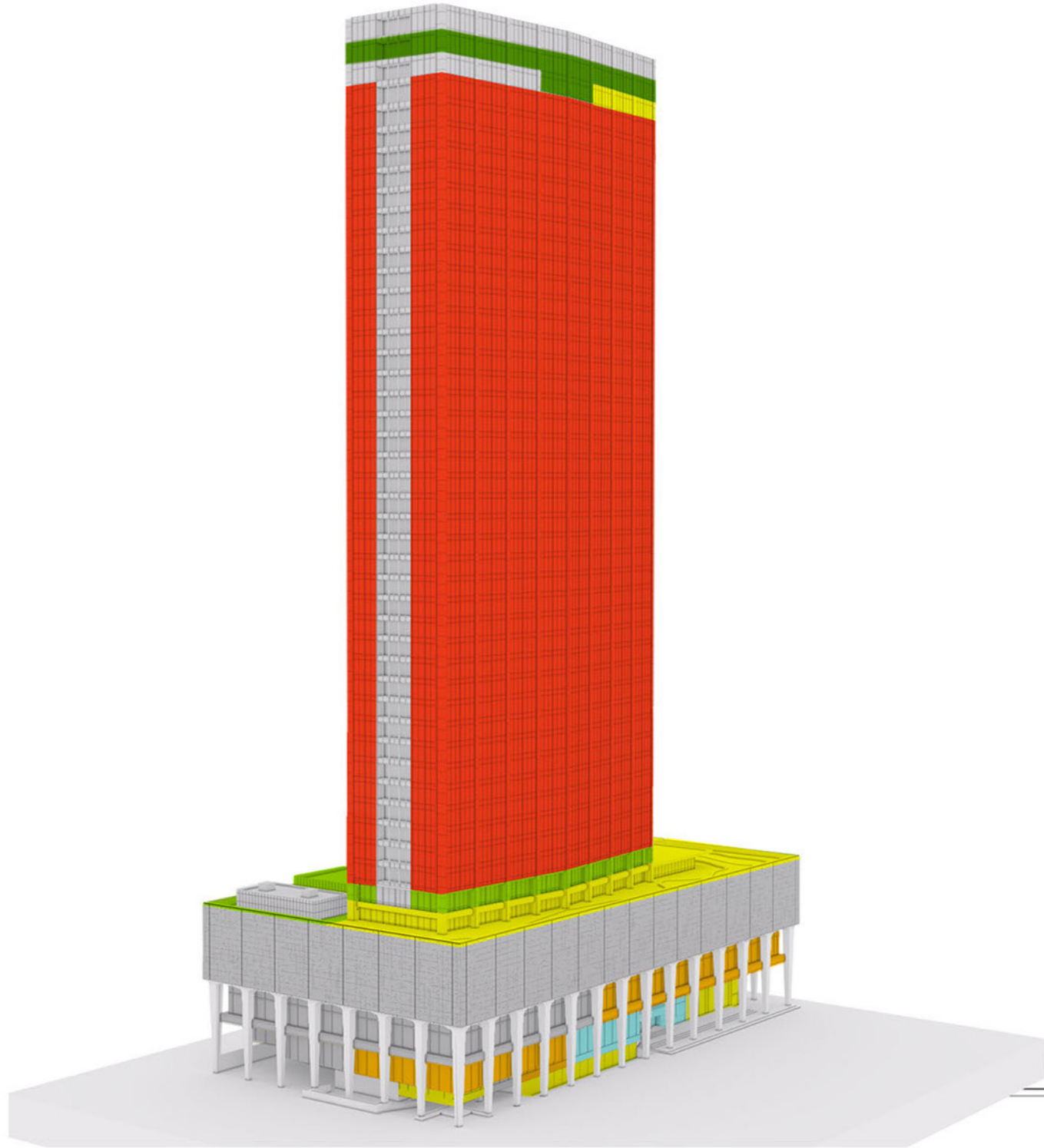


1401 ELM
BUILDING ELEVATIONS | EAST & WEST

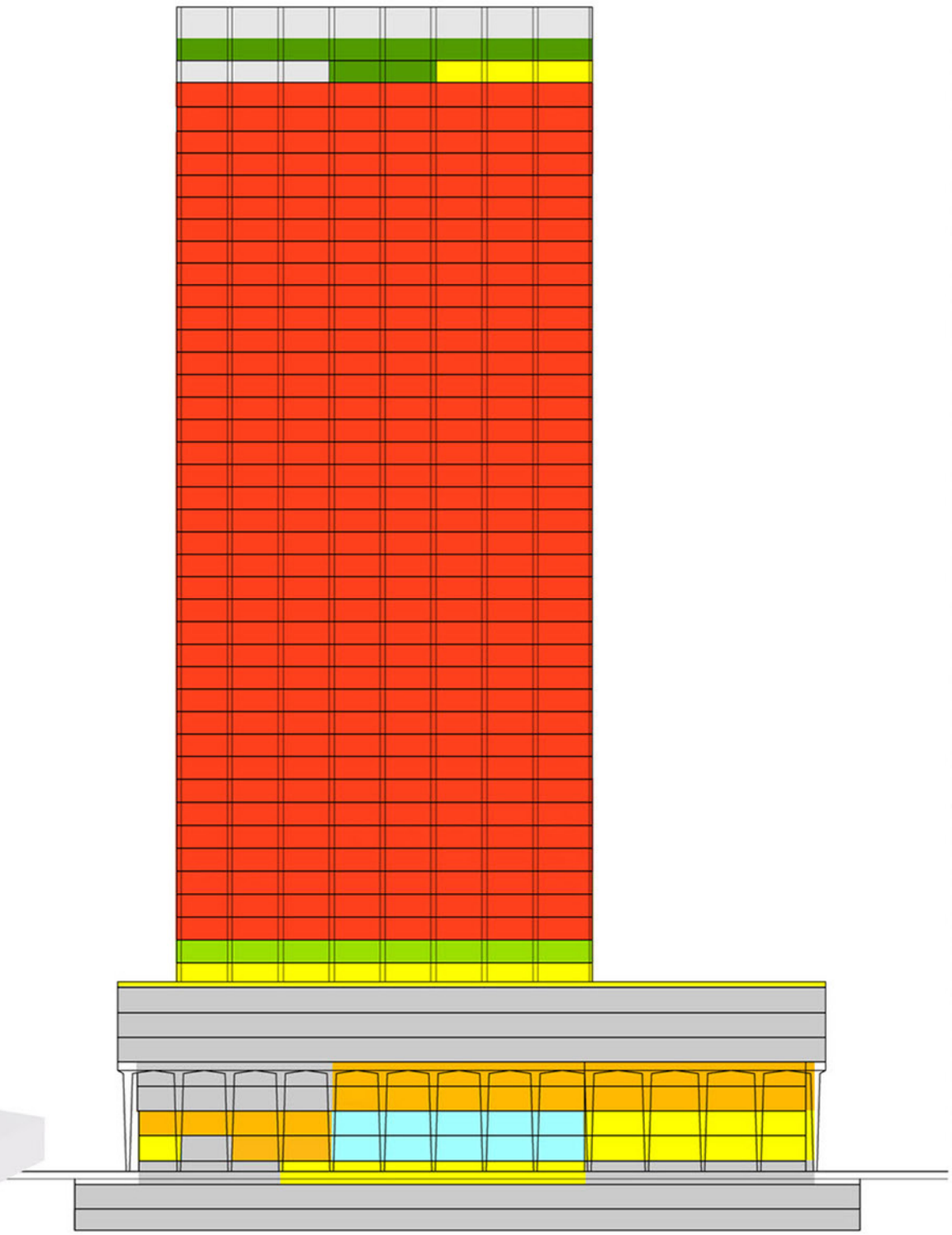


1401 ELM

SPATIAL DISTRIBUTION



SOUTHWEST AXONOMETRIC



SOUTH ELEVATION

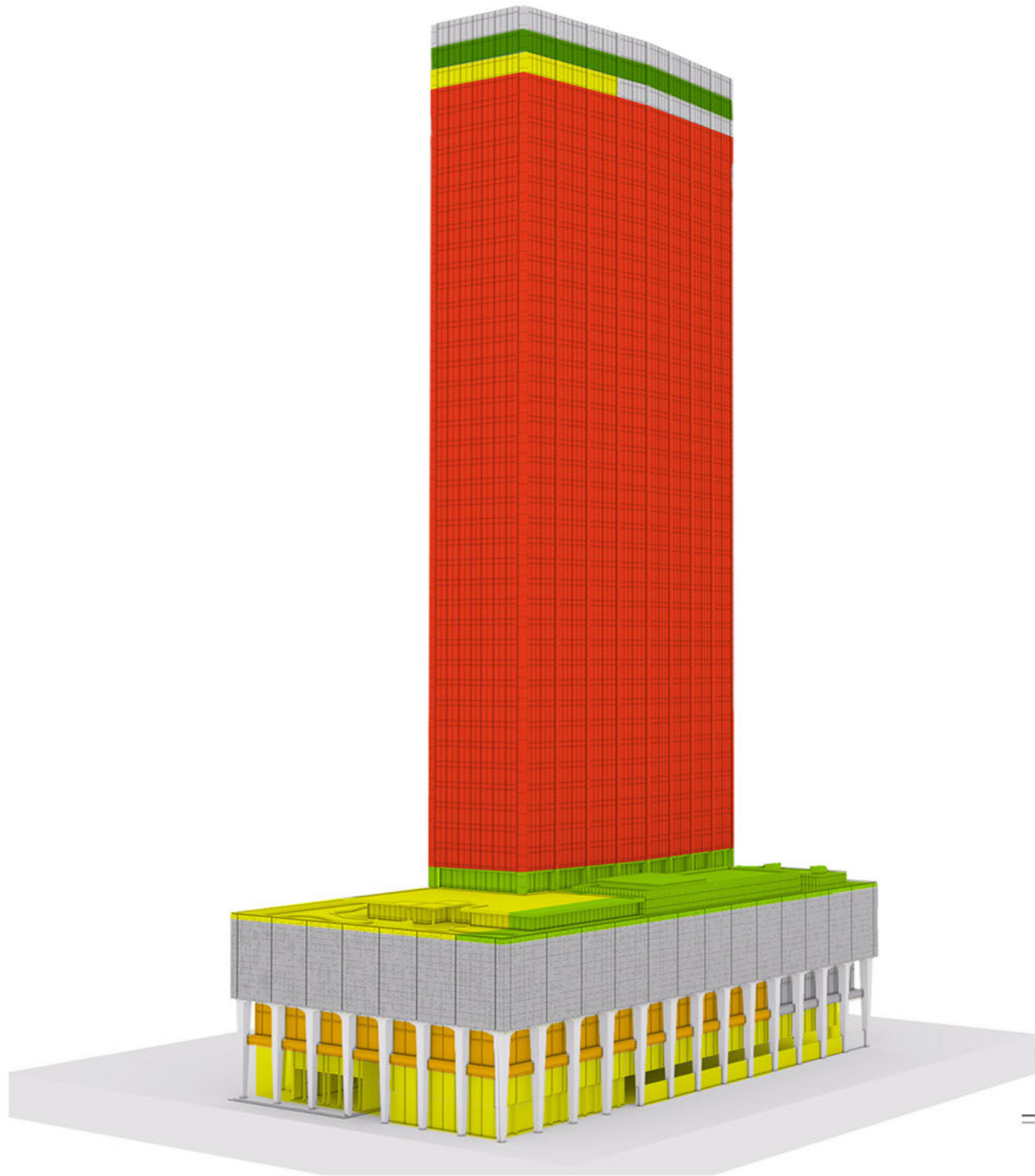
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- █ RESIDENTIAL
- █ OFFICE
- █ RETAIL
- █ AMENITY
- █ OBSERVATION
- █ LOBBY
- █ DINING
- █ BLDG. OPS.
- █ PARKING

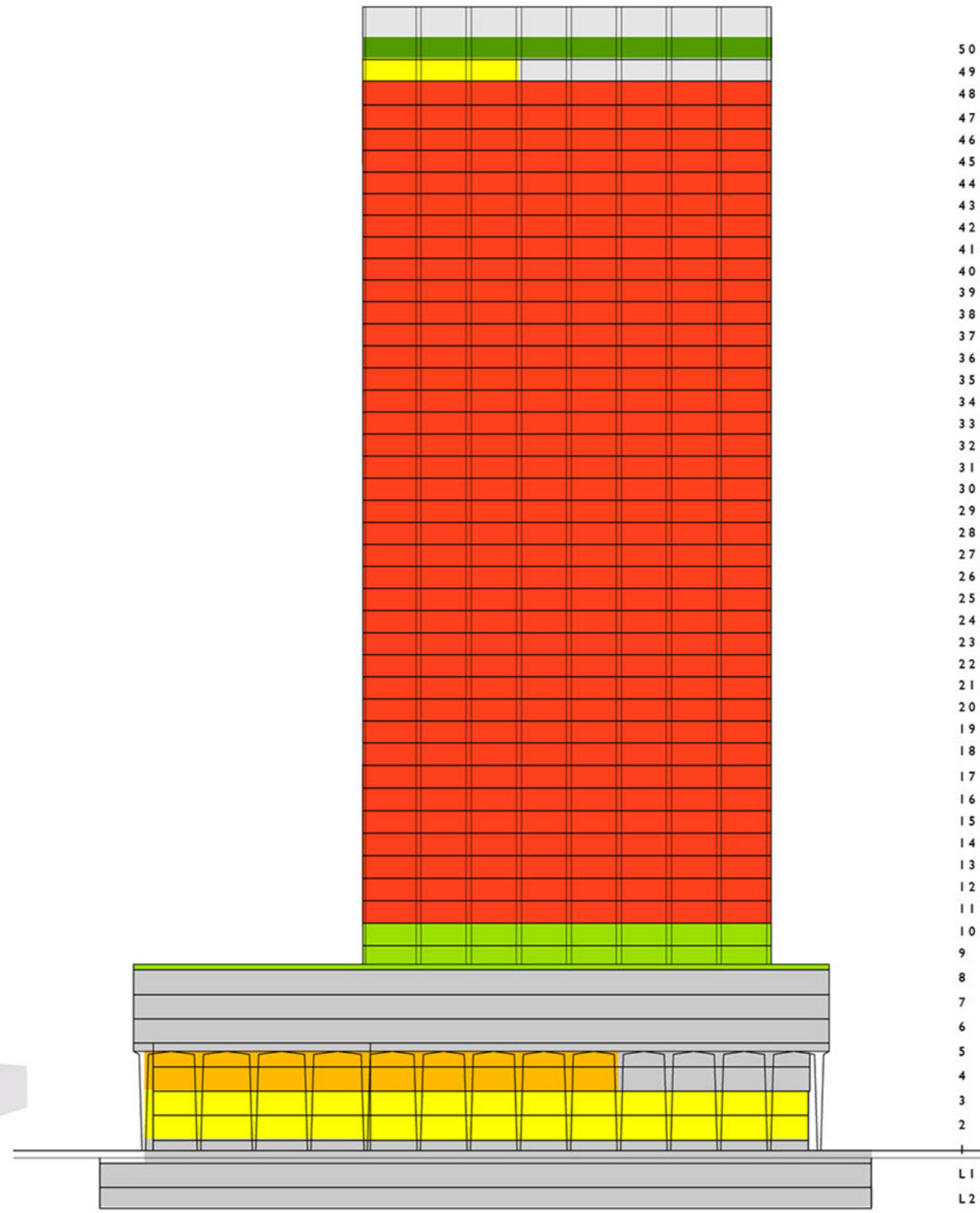


1401 ELM

SPATIAL DISTRIBUTION



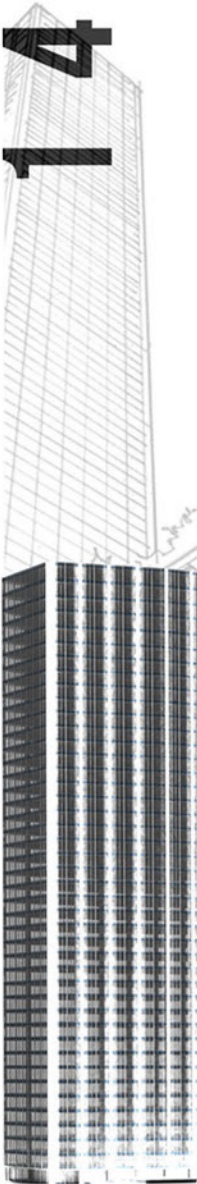
NORTHEAST AXONOMETRIC



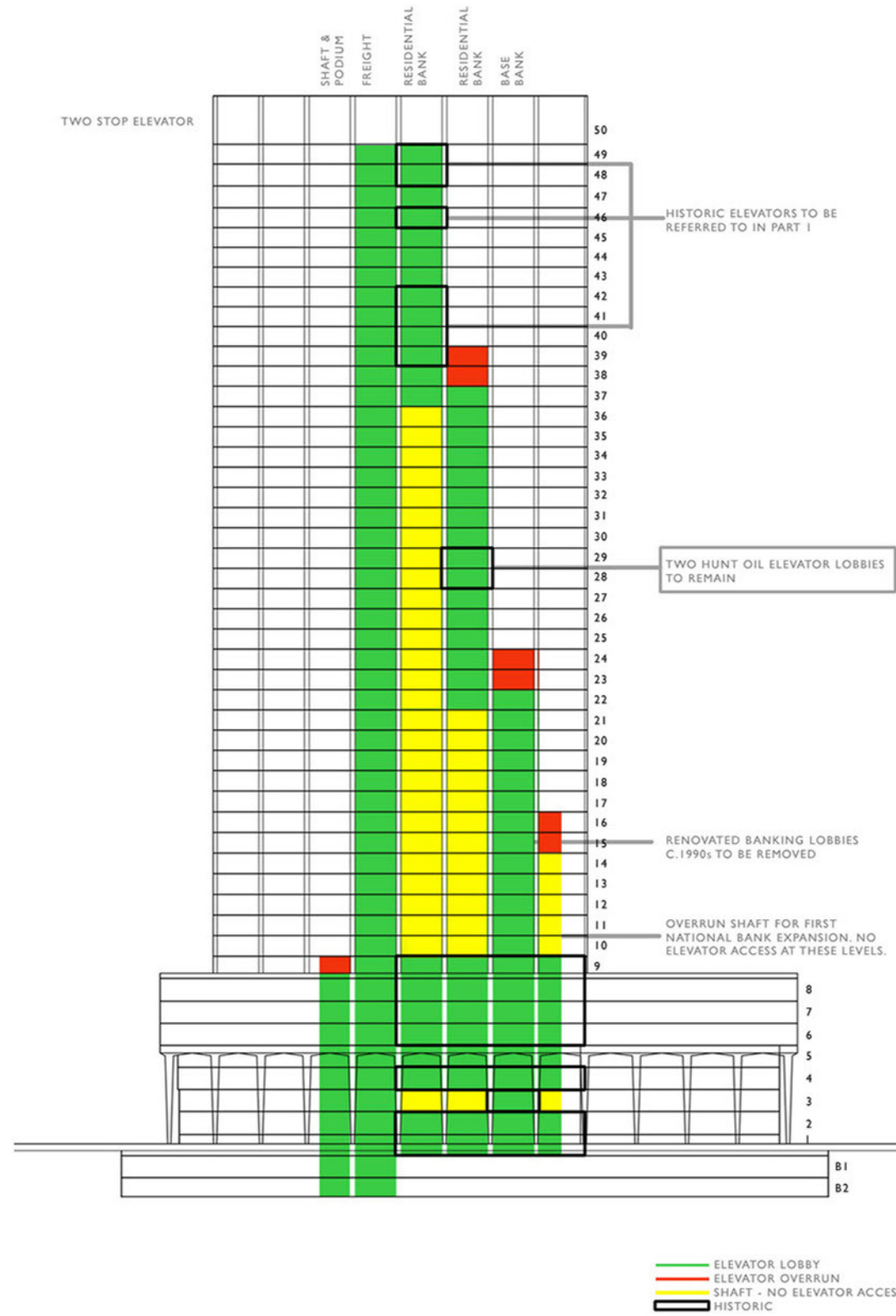
NORTH ELEVATION

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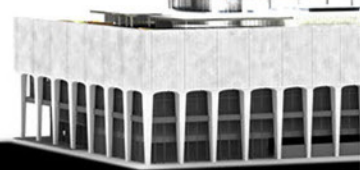
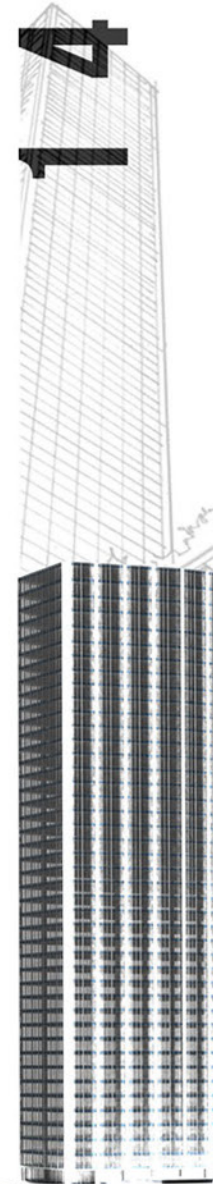
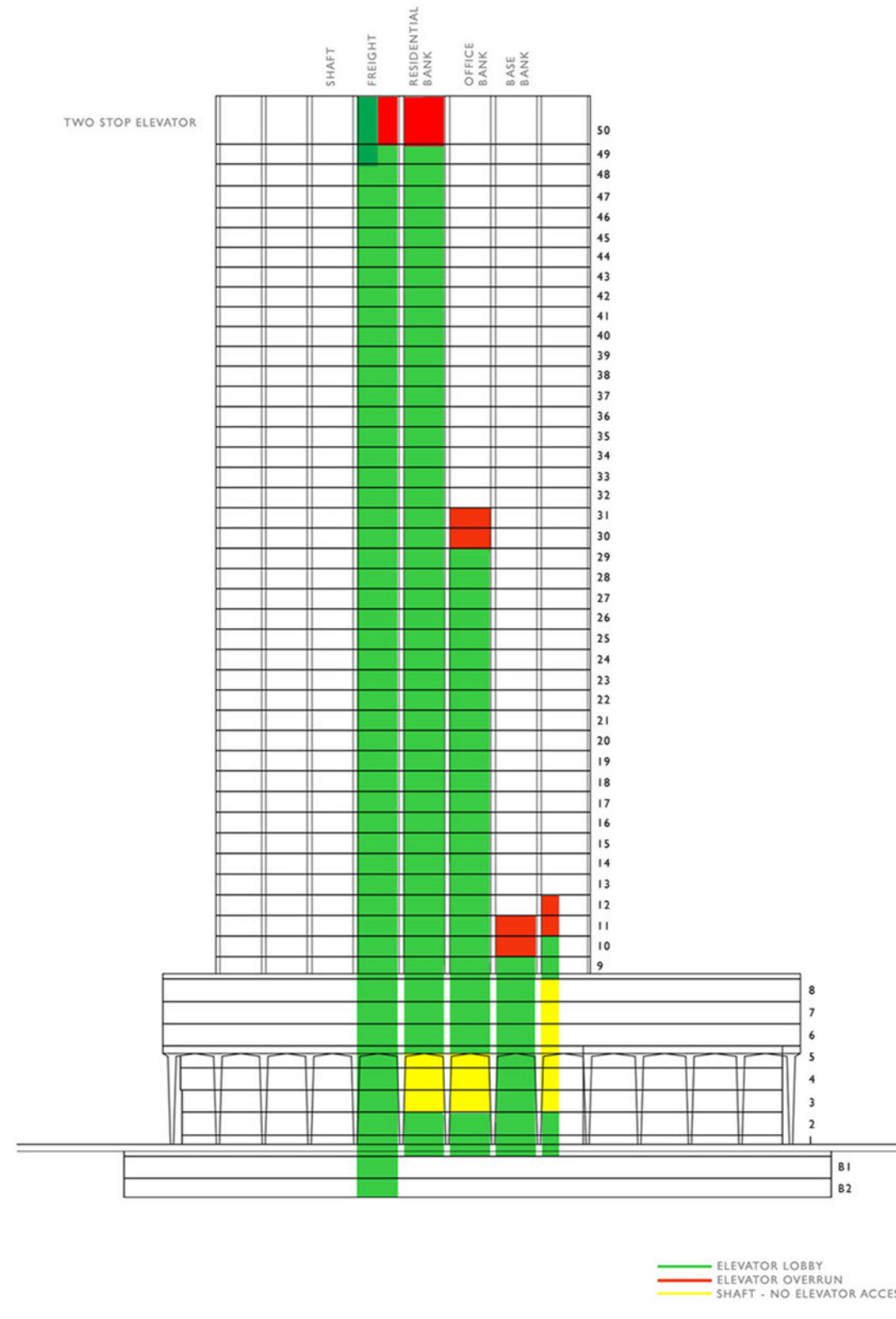
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



EXISTING ELEVATOR RUNS



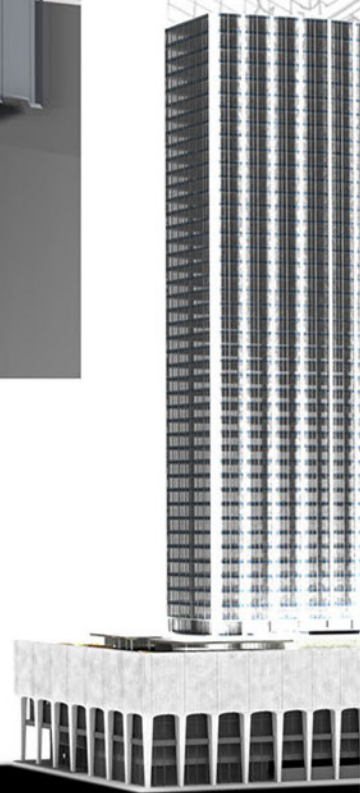
PROPOSED ELEVATOR RUNS





1401 ELM
PERSPECTIVE

PERSPECTIVE I

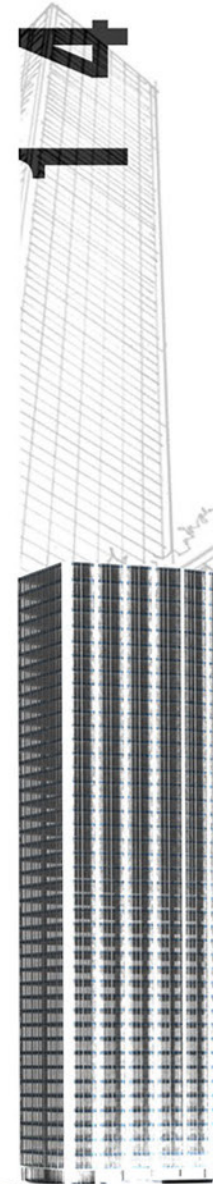




PERPECTIVE 2

1401 ELM

PERPECTIVE





PERSPECTIVE 3

1401 ELM

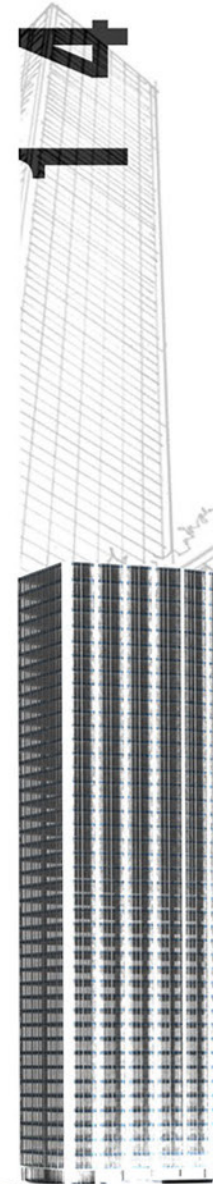
PERSPECTIVE





PERSPECTIVE 4

1401 ELM
PERSPECTIVE

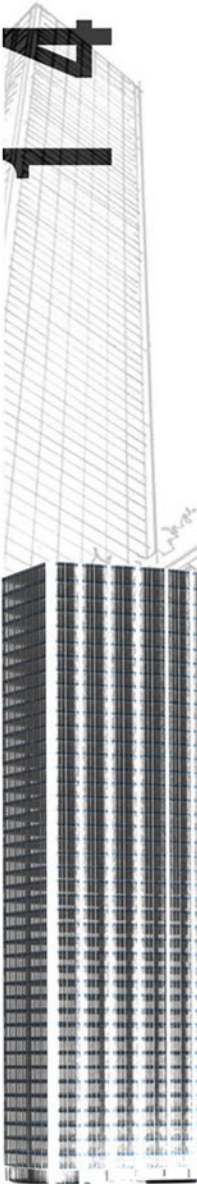




PERPECTIVE 5

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PERPECTIVE



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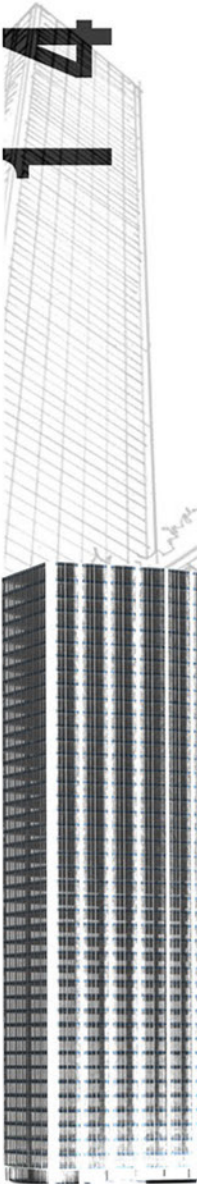




PERSPECTIVE 7

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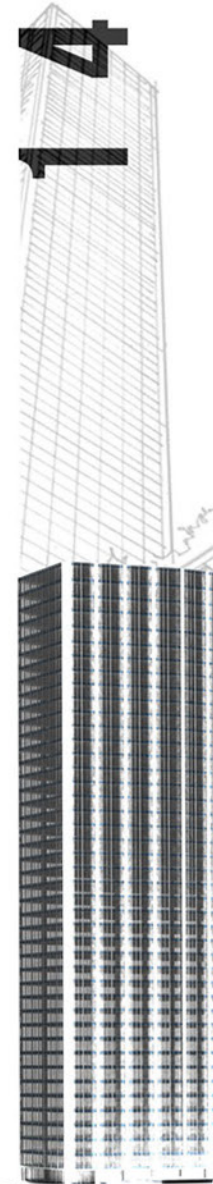
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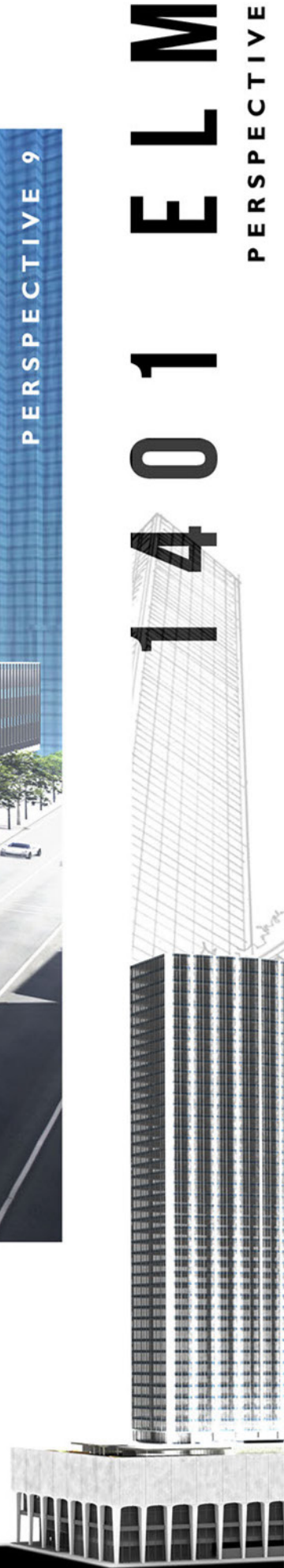
1401 ELM
PERPECTIVE





1401 ELM

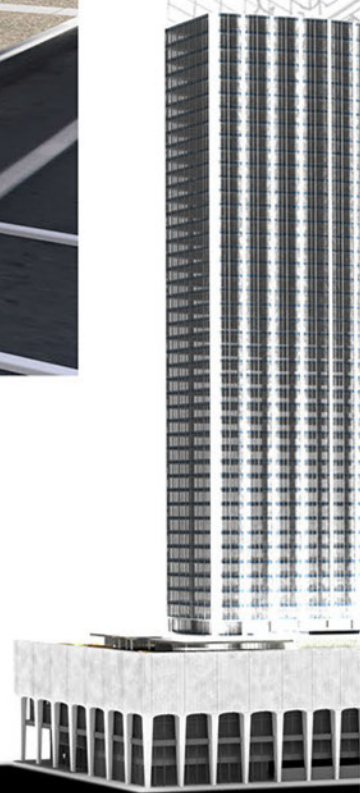
PERSPECTIVE





PERPECTIVE 10

1401 ELM
PERPECTIVE

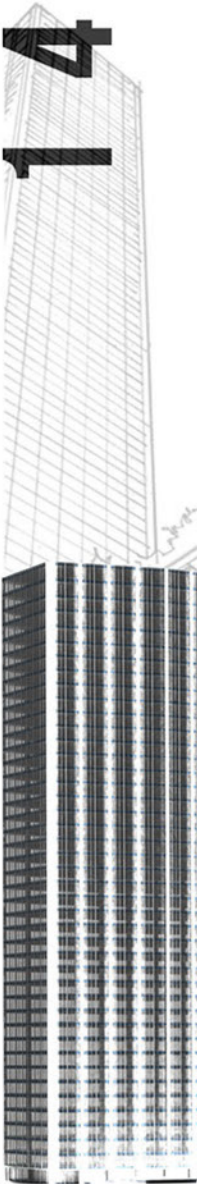




PERSPECTIVE I |

1401 ELM

PERSPECTIVE

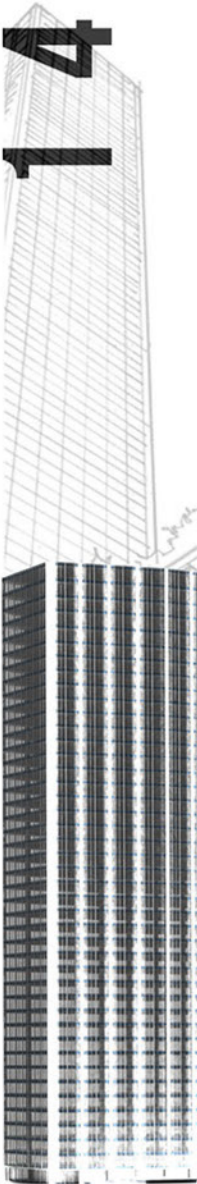




PERSPECTIVE 12

1401 ELM

PERSPECTIVE





PERSPECTIVE 13

1401 ELM

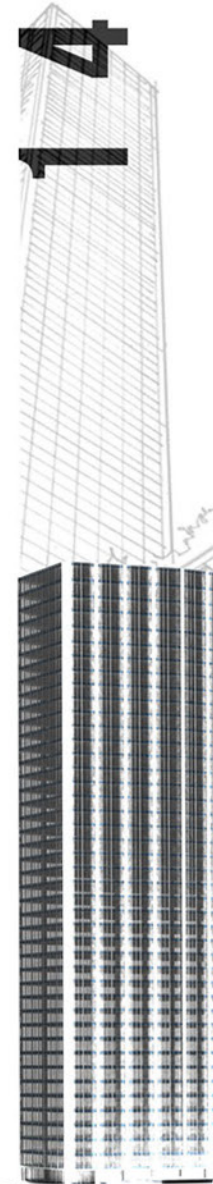
PERSPECTIVE





PERSPECTIVE 14

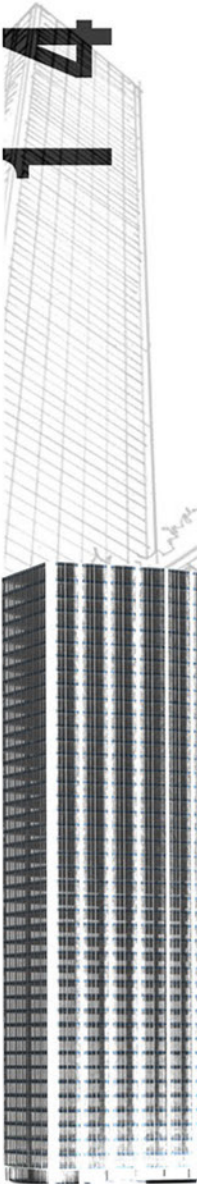
1401 ELM
PERSPECTIVE





PERSPECTIVE 15

1401 ELM
PERSPECTIVE



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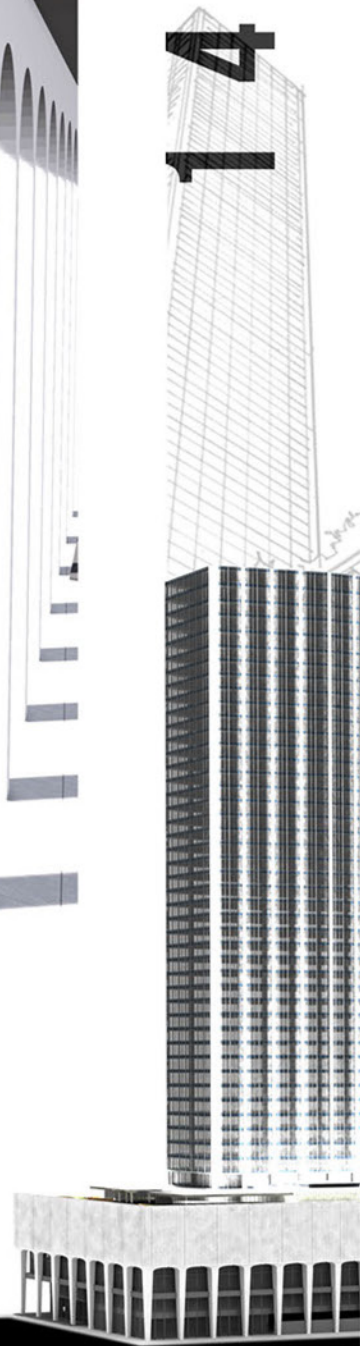
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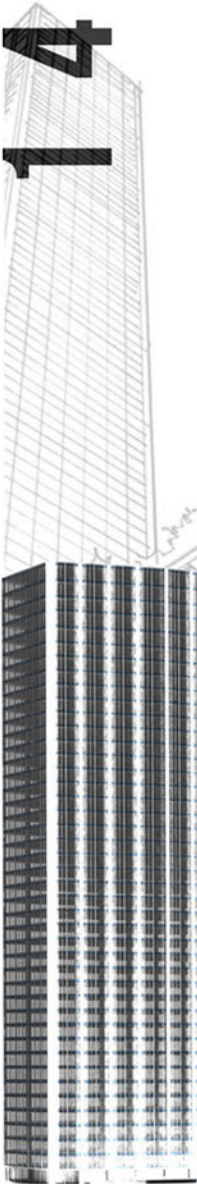
1401 ELM
PERSPECTIVE





PERSPECTIVE 17

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PERSPECTIVE



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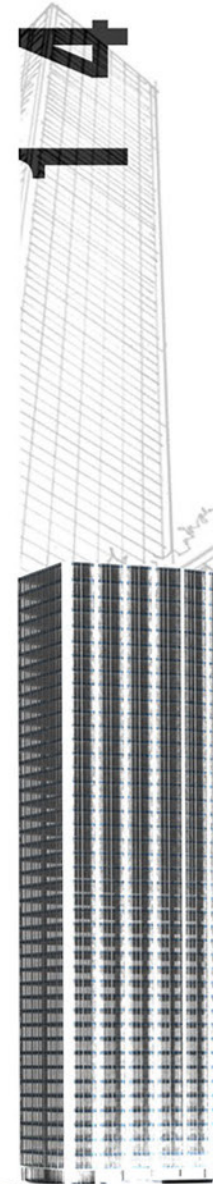
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PERSPECTIVE 18

1401 ELM
PERSPECTIVE



- NEW RECESSED BALCONY W/ GLASS RAIL AND NEW STOREFRONT SYSTEM
- COMPOSITE MESH PANELS
- EXTENTION OF SECOND FLOOR SLAB
- NEW ALUMINUM STORFRONT SYSTEM



ALL EXISTING MARBLE TO BE REMOVED ALONG BASE OF BUILDING

- LED LIGHING

- METAL COLUMN COVERS WITH LED LIGHTING

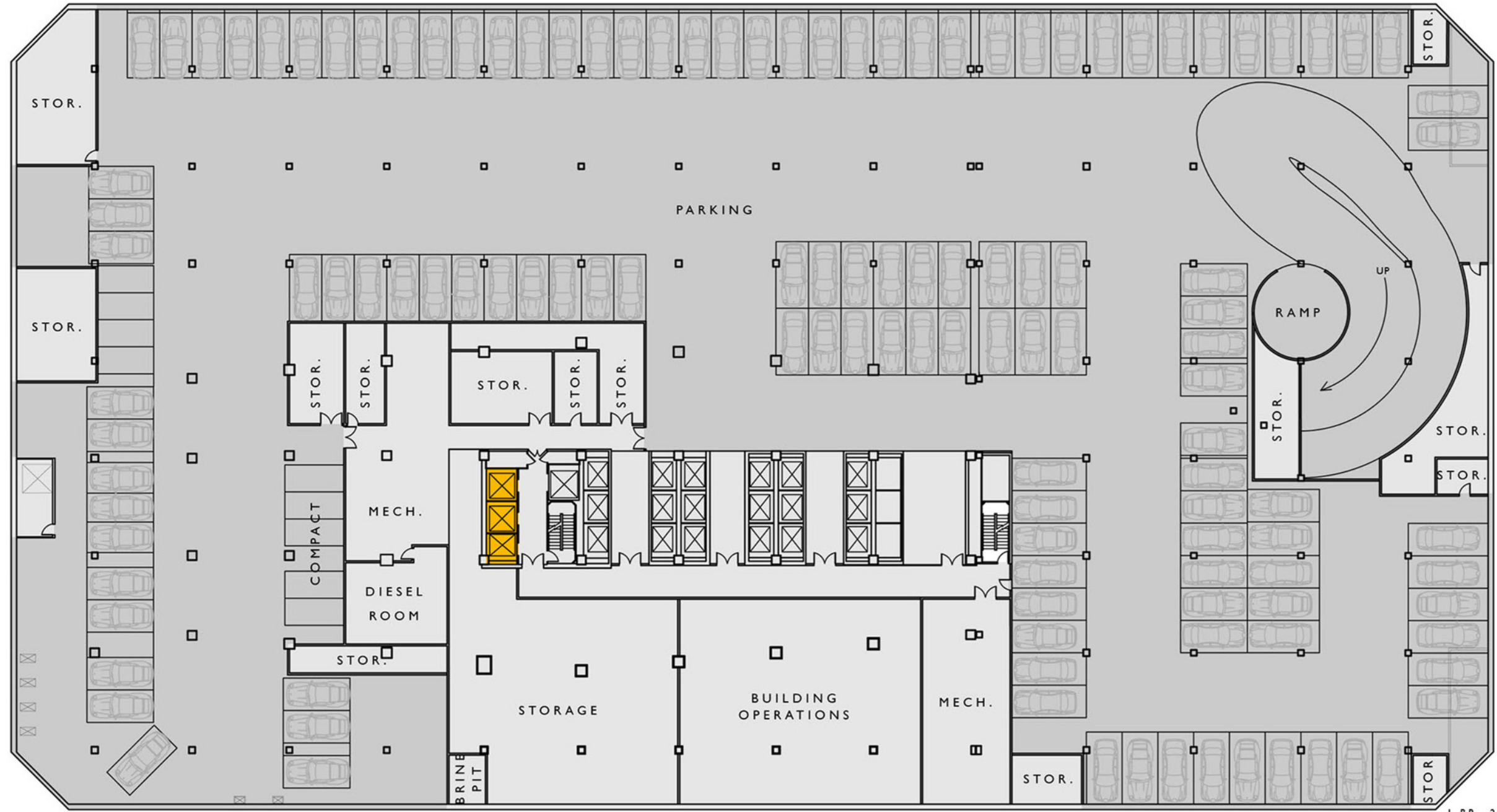
- LED GROUND LIGHING

- NEW VERTICAL "VERTICAL PARK"



1401 ELM

LOWER LEVEL 2 | PARKING/BUILDING OPS.



- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



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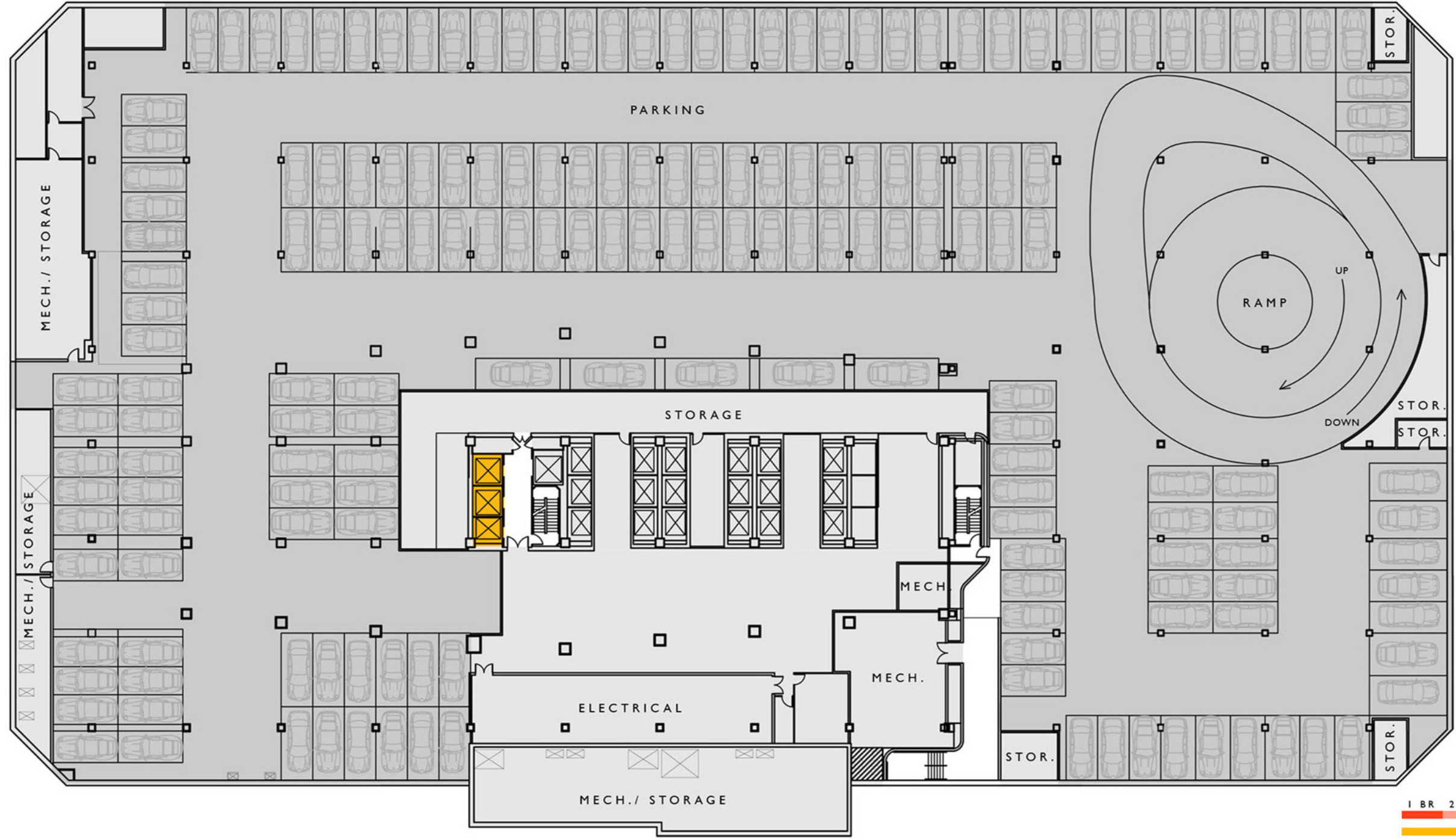


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1401 ELM

LOWER LEVEL I | PARKING/STORAGE



- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



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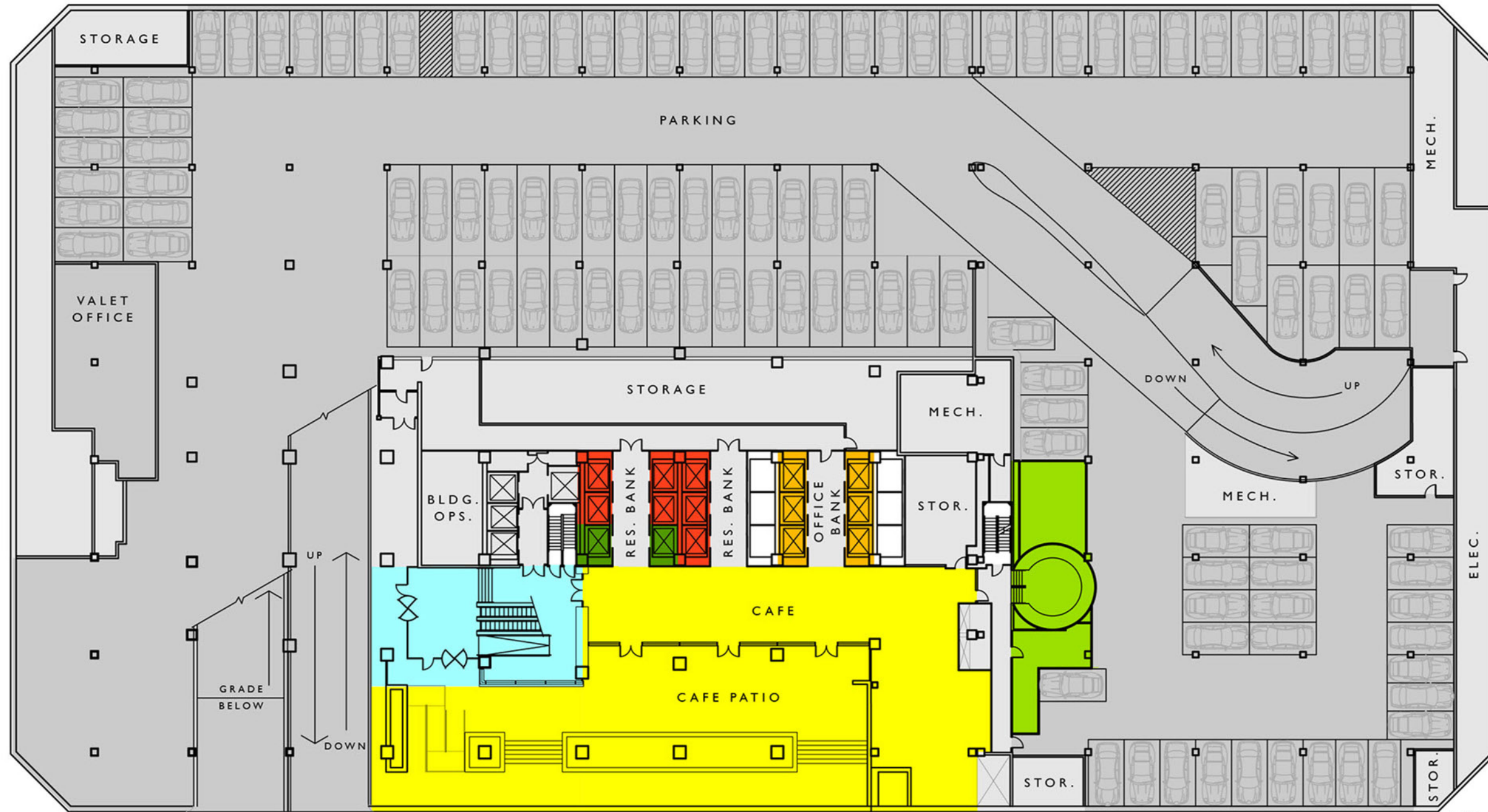


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1401 ELM

LEVEL I | PARKING/STORAGE/RETAIL

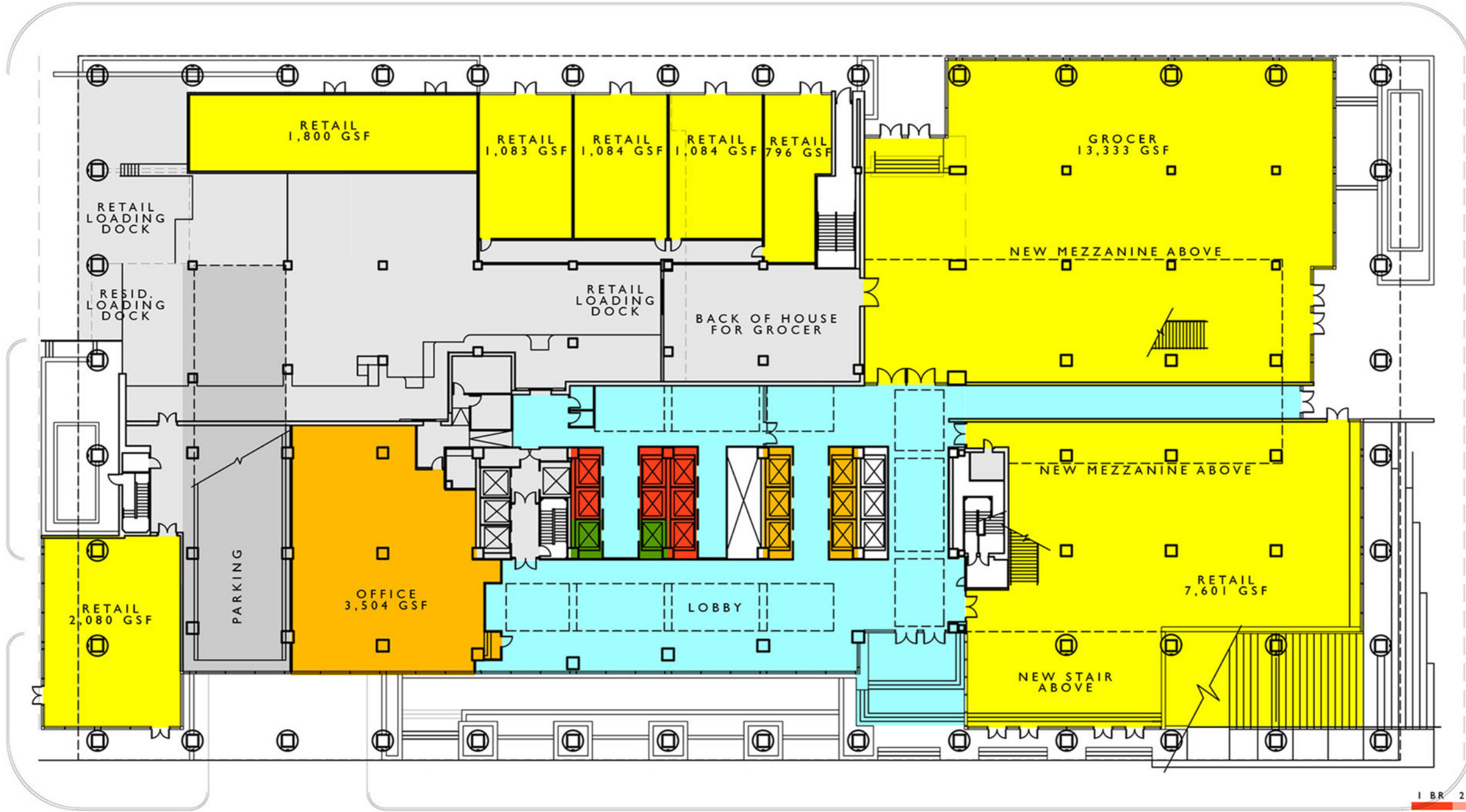
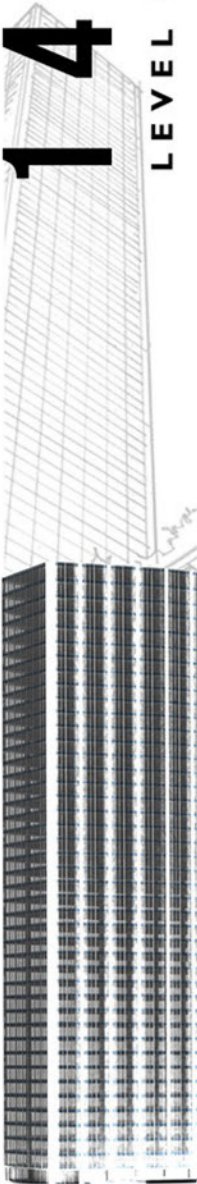


- 1 BR 2 BR RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



1401 ELM

LEVEL 2 | RETAIL/LOBBY/OFFICE



- 1 BR 2 BR RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING

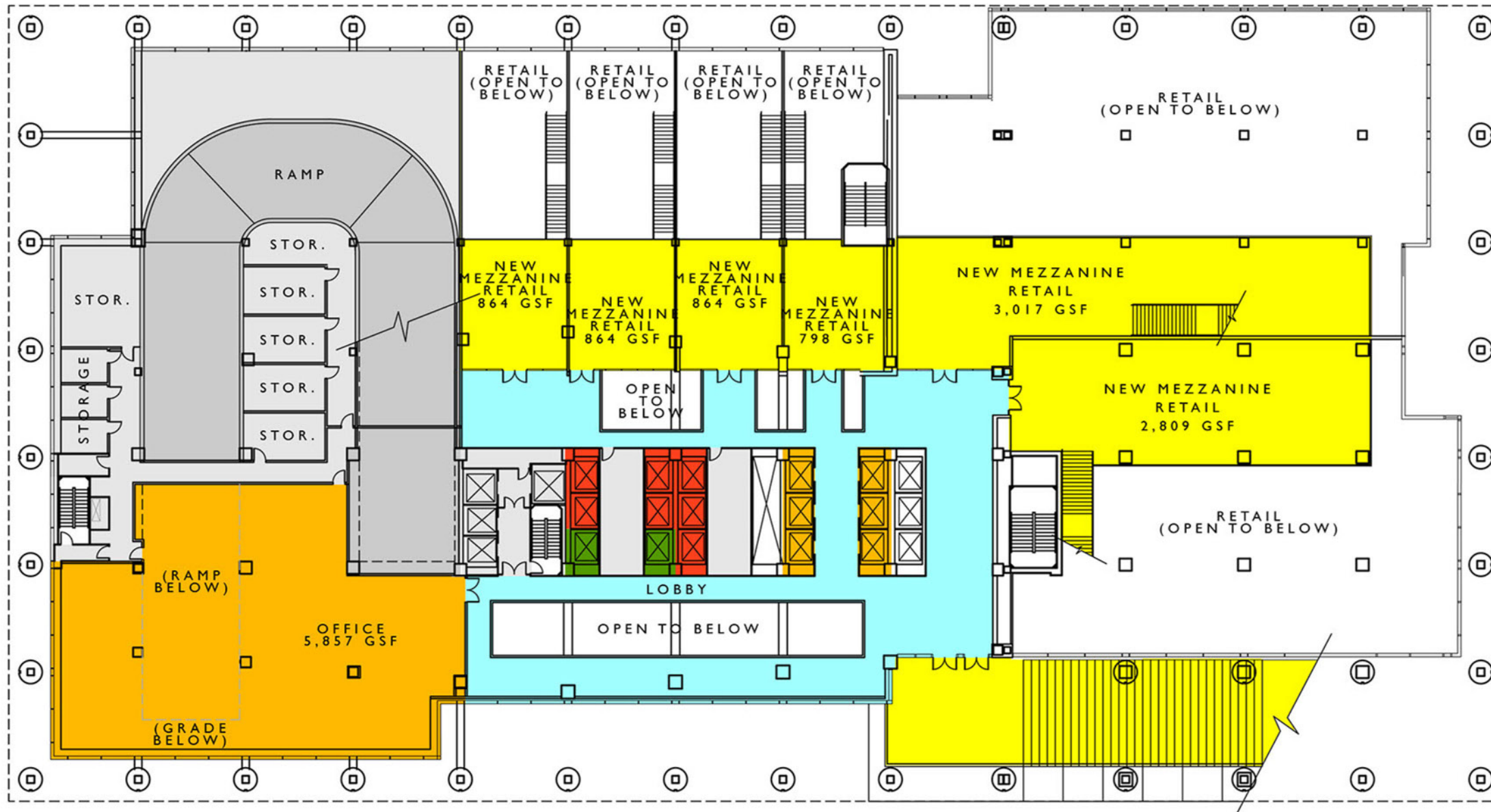


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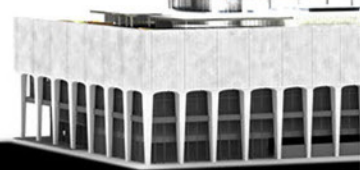


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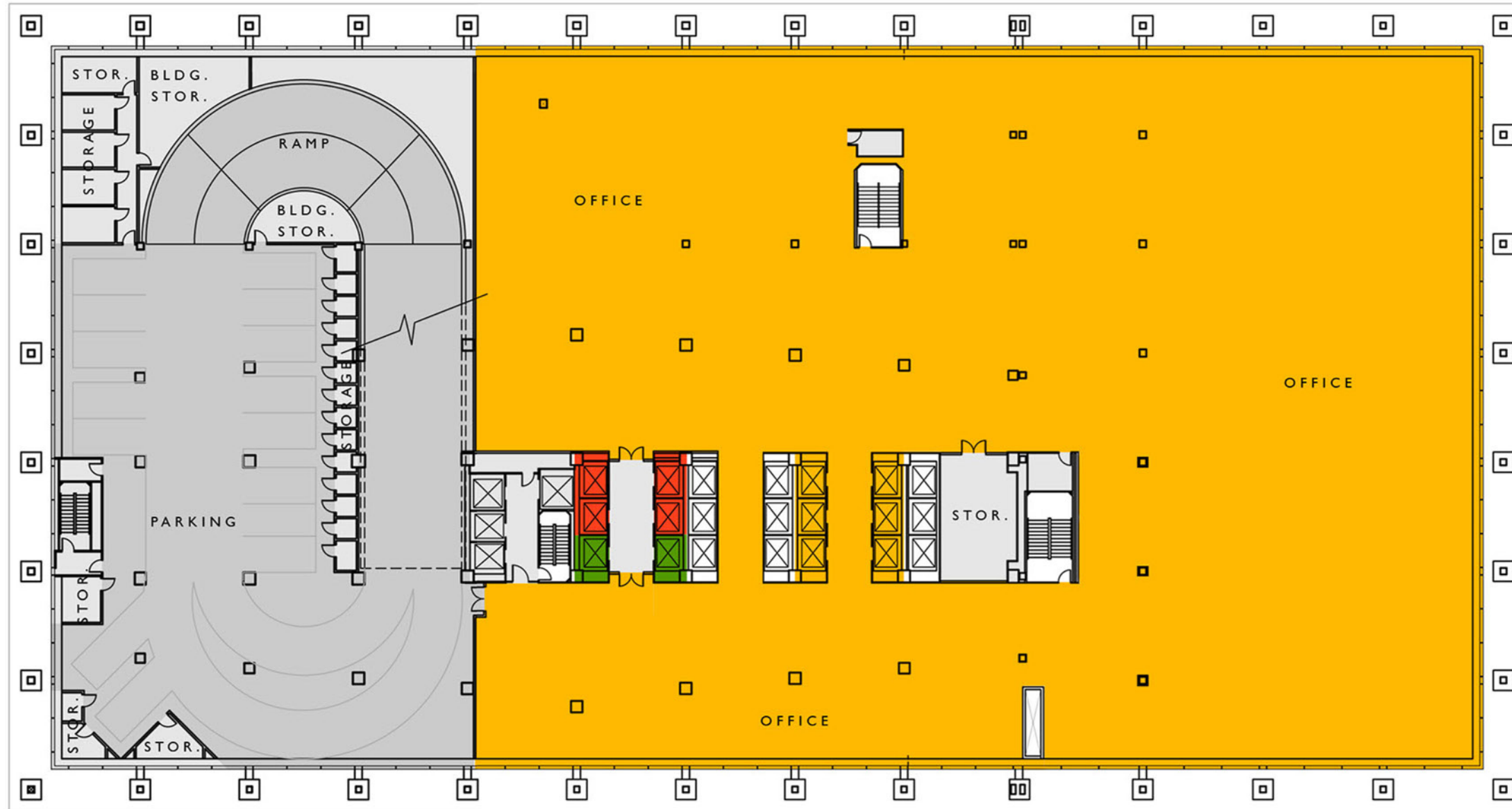


- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



1401 ELM

LEVEL 4 | OFFICE/PARKING



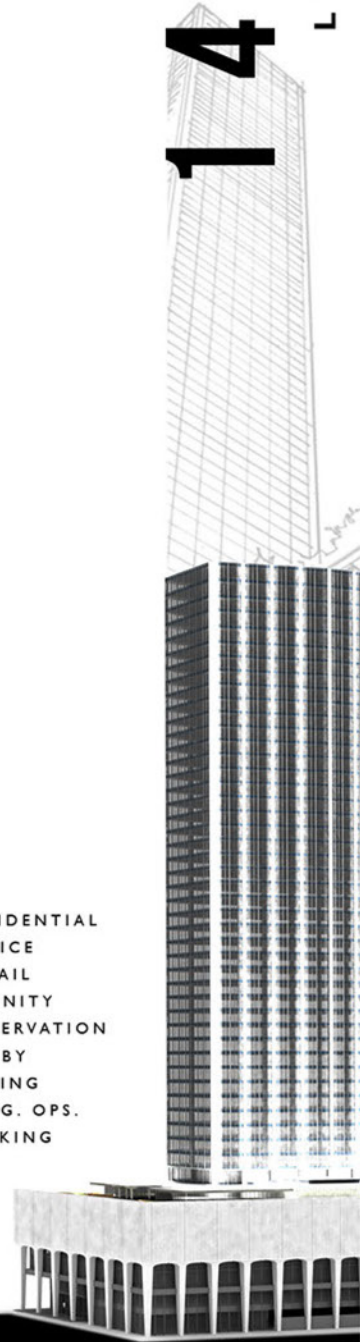
- 1 BR 2 BR RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



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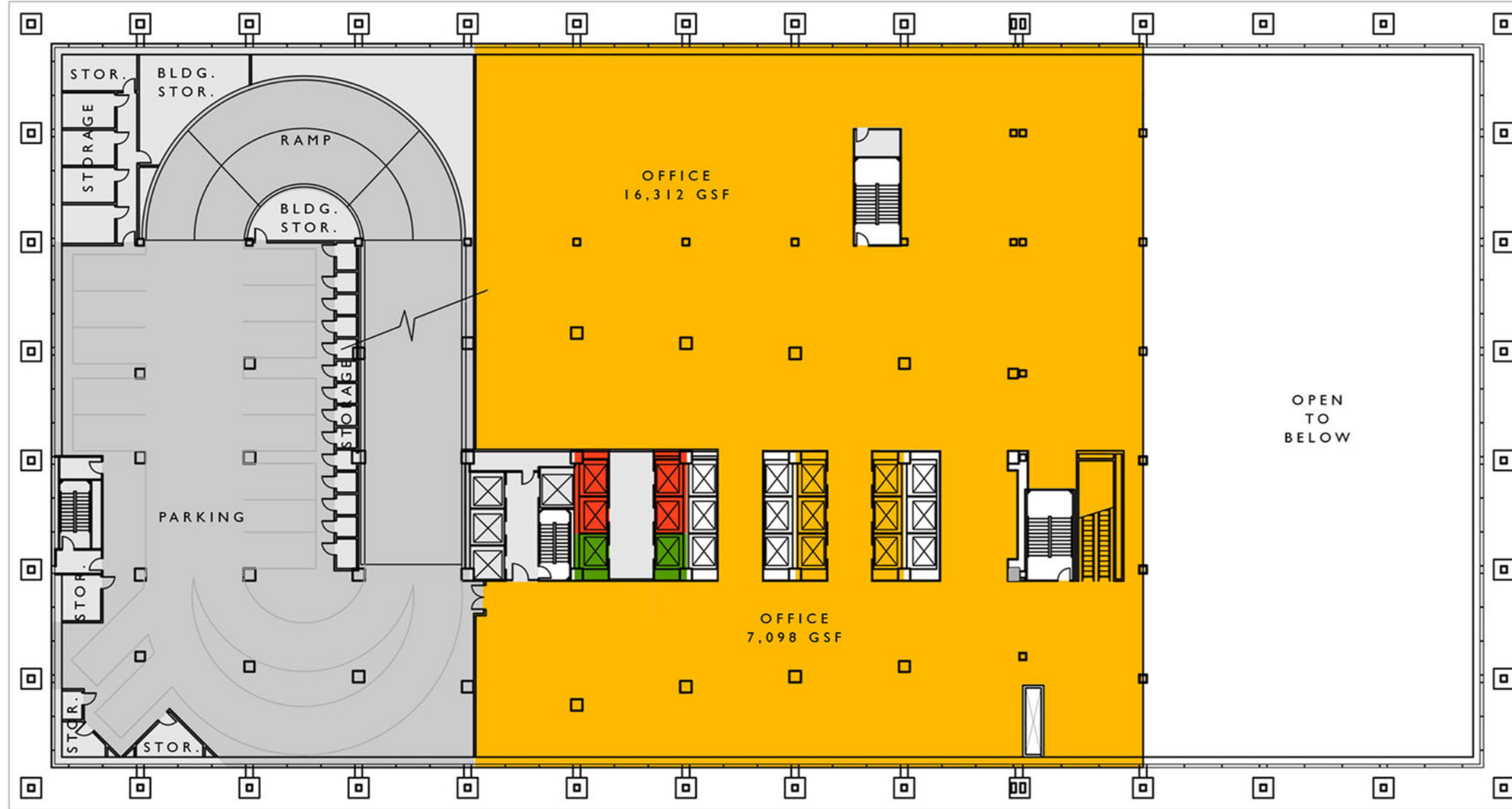


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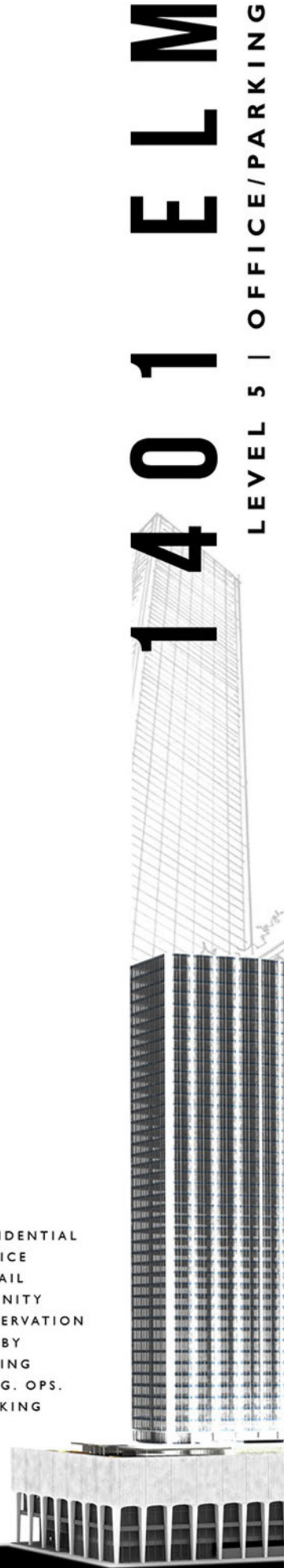


1401 ELM

LEVEL 5 | OFFICE/PARKING

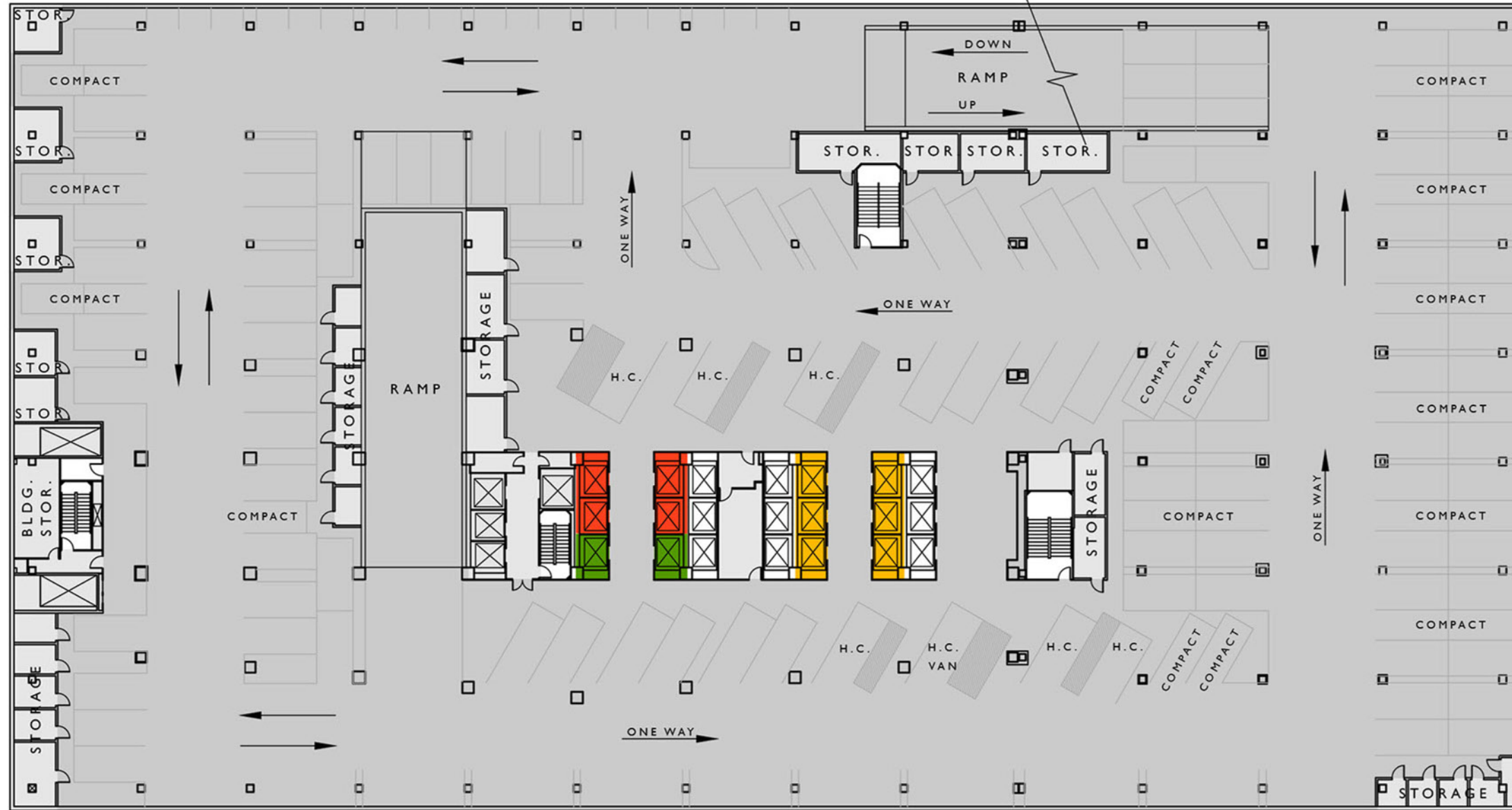


- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



1401 ELM

LEVEL 6 | PARKING/STORAGE



- 1 BR 2 BR RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING

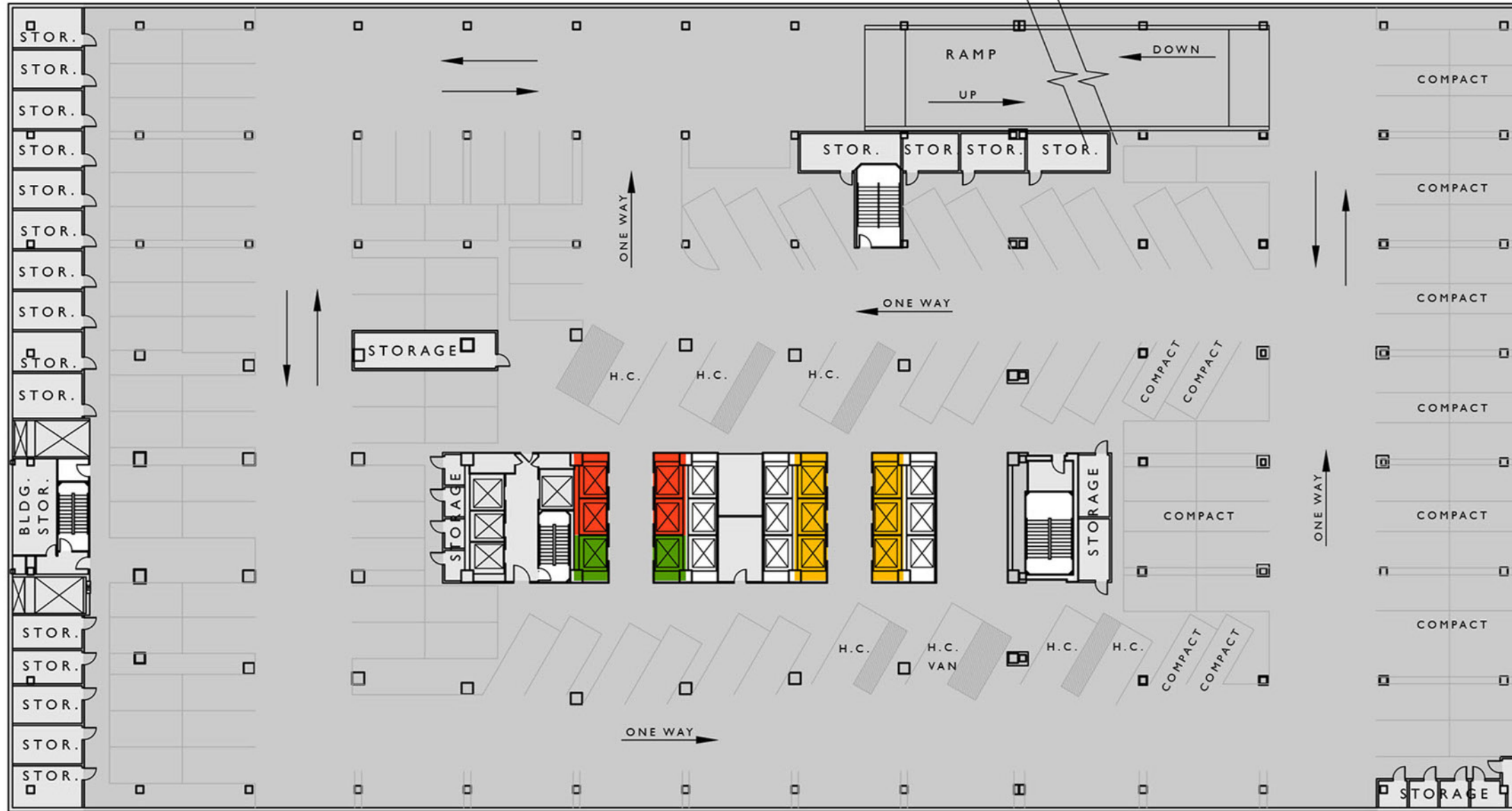
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1401 ELM

LEVEL 7 | PARKING/STORAGE

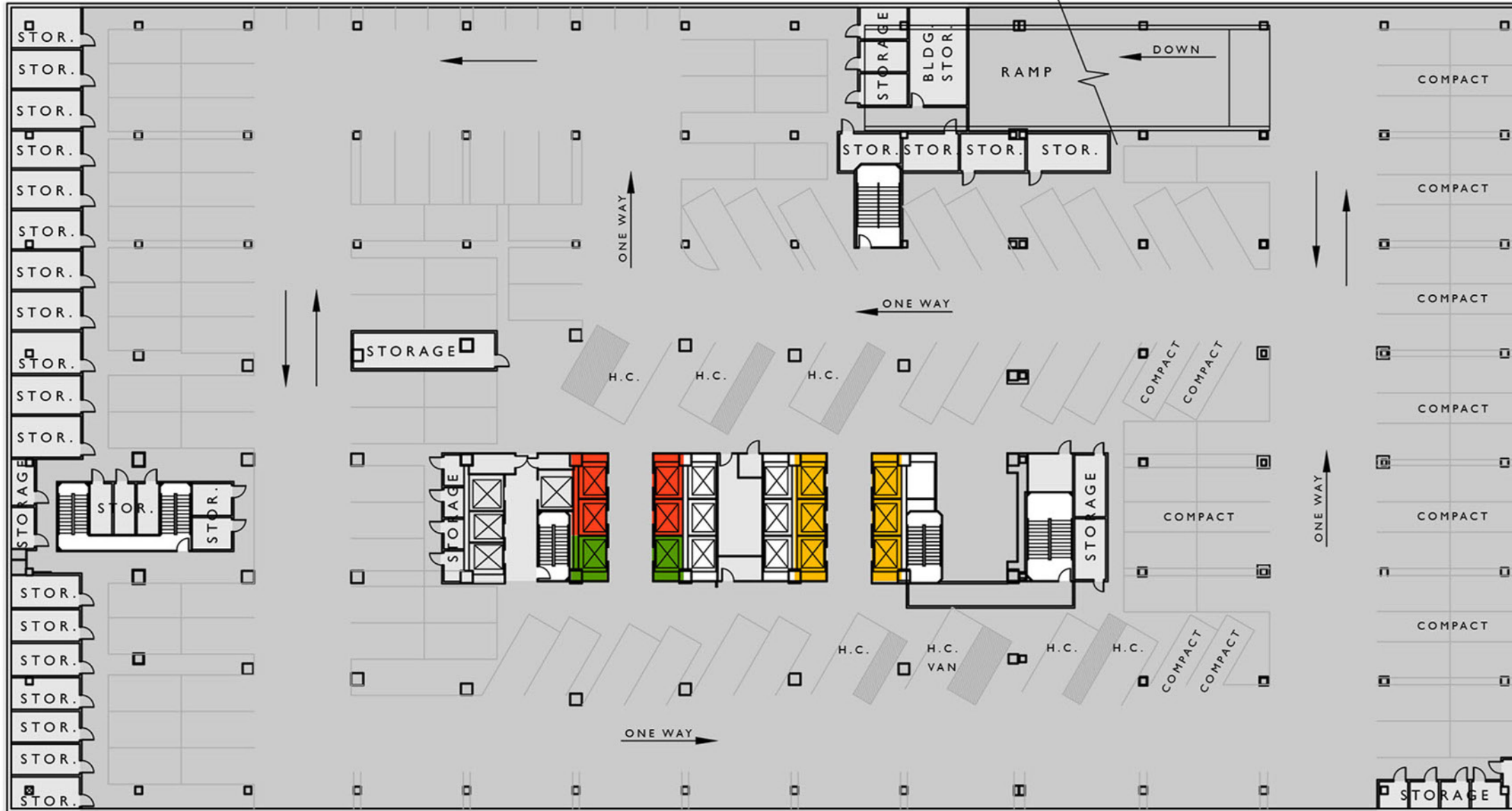


- 1 BR 2 BR RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



1401 ELM

LEVEL 8 | PARKING/STORAGE



- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



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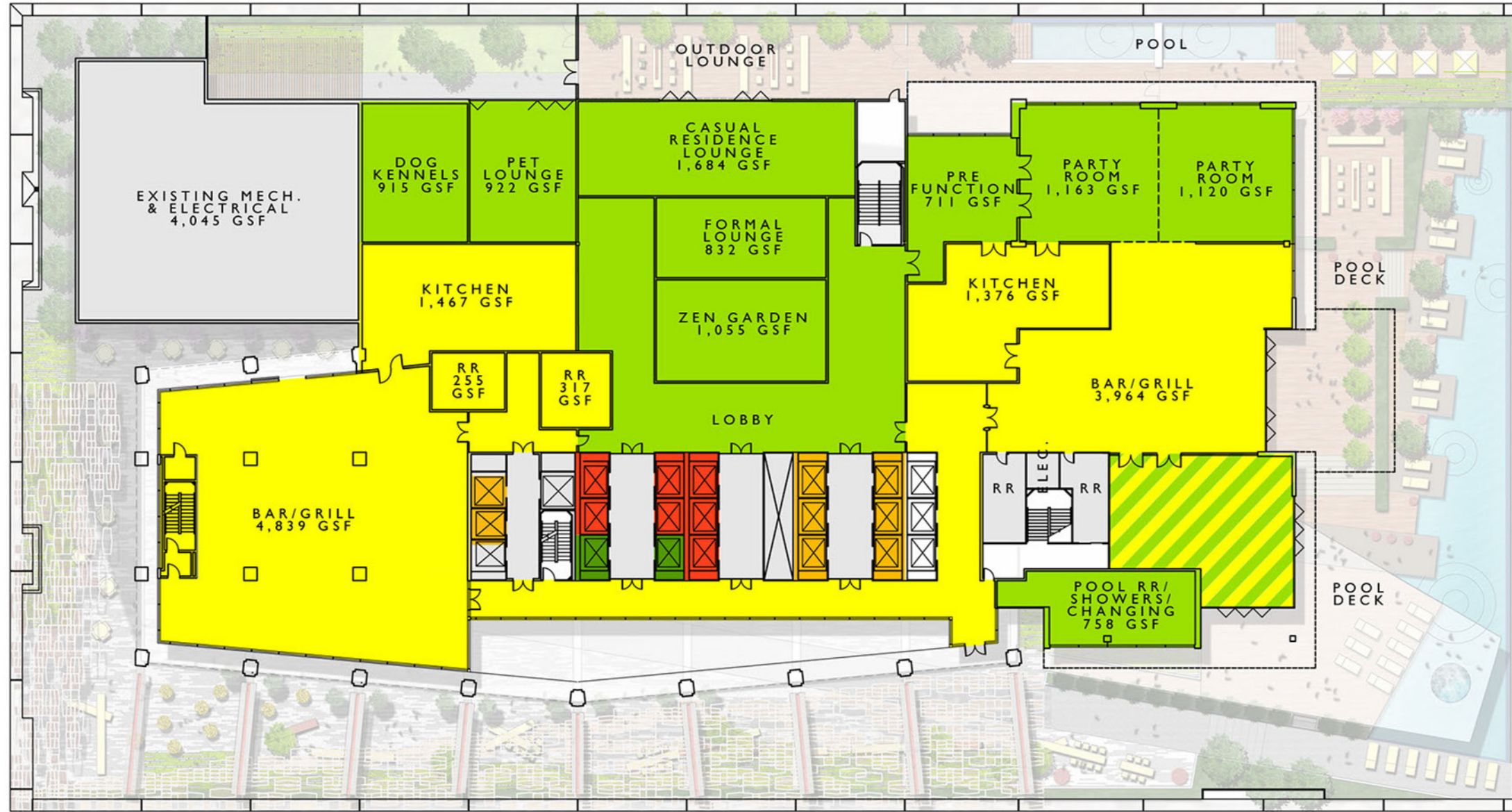


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1401 ELM

LEVEL 9 | RETAIL/AMENITY



- 1 BR 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



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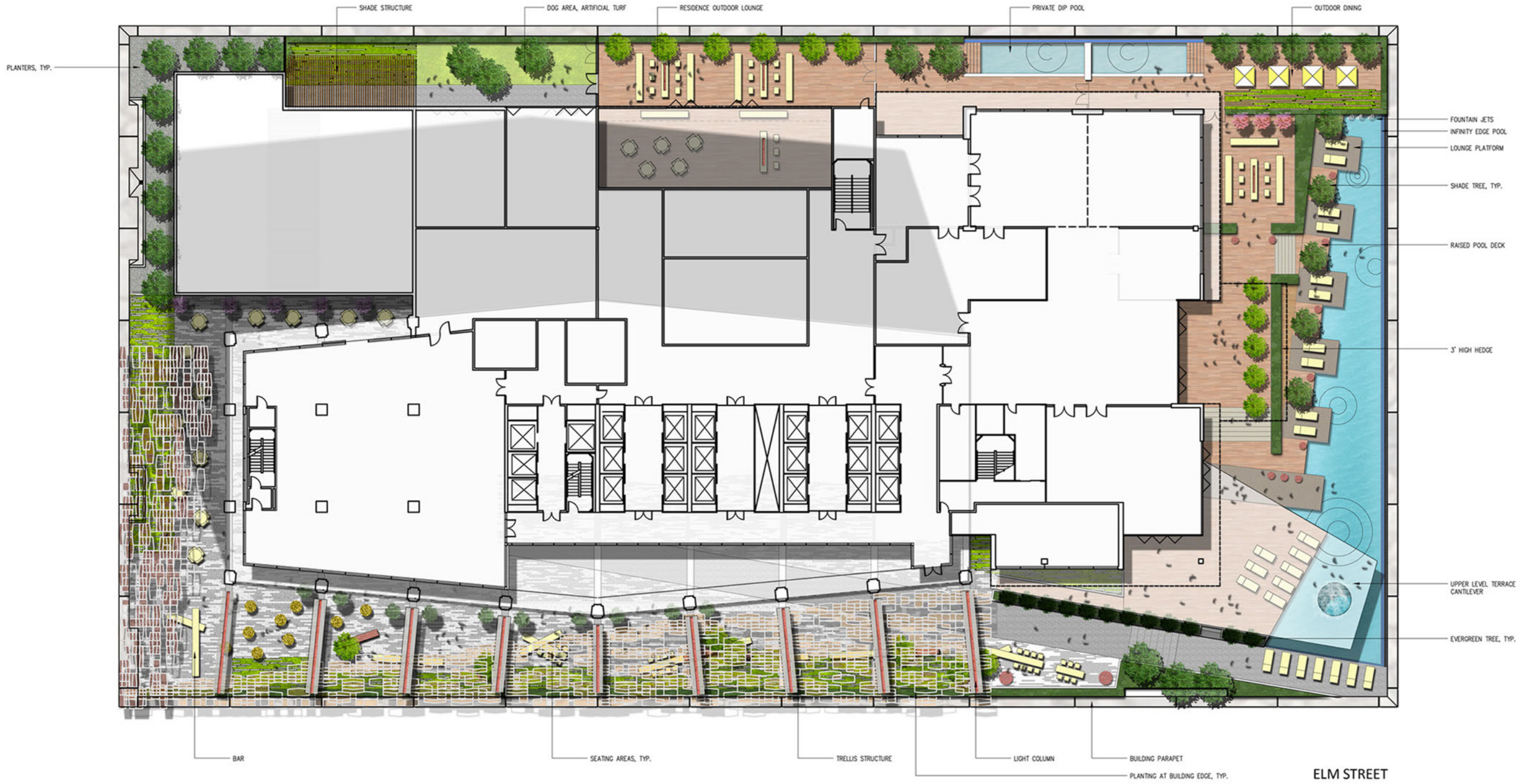
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PACIFIC AVENUE - DART



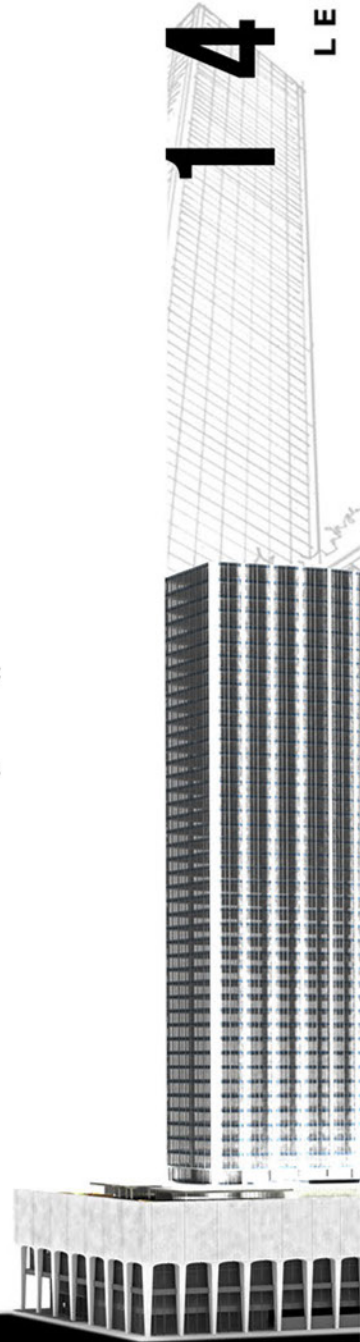
AKARD STREET

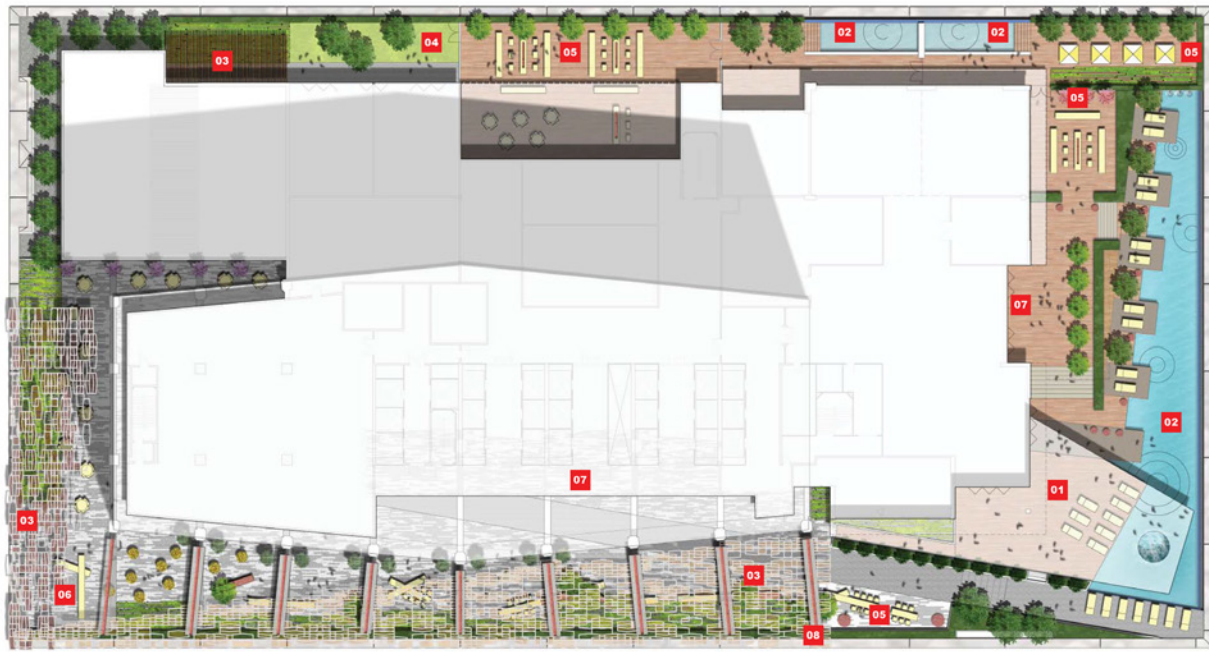
1401 ELM

LEVEL 9 | LANDSCAPE PLAN

FIELD STREET

ELM STREET





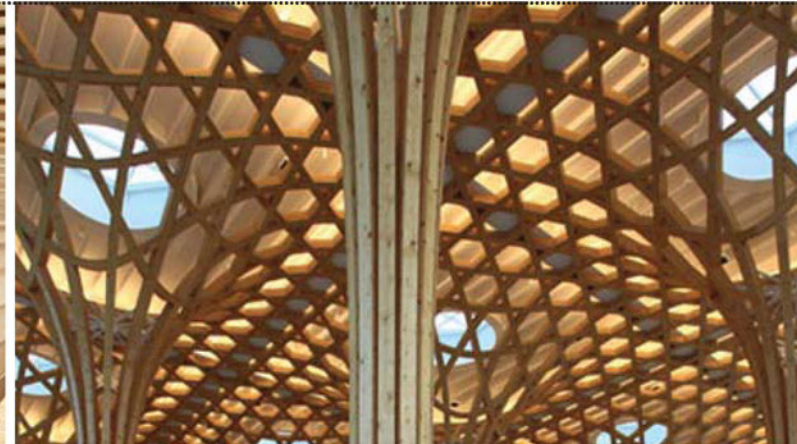
- 01 UPPER TERRACE
- 02 POOL
- 03 SHADE CANOPY
- 04 DOG AREA
- 05 OUTDOOR DINING
- 06 BAR
- 07 MAIN ENTRY/EXIT
- 08 LIGHT COLUMNS







FURNITURE



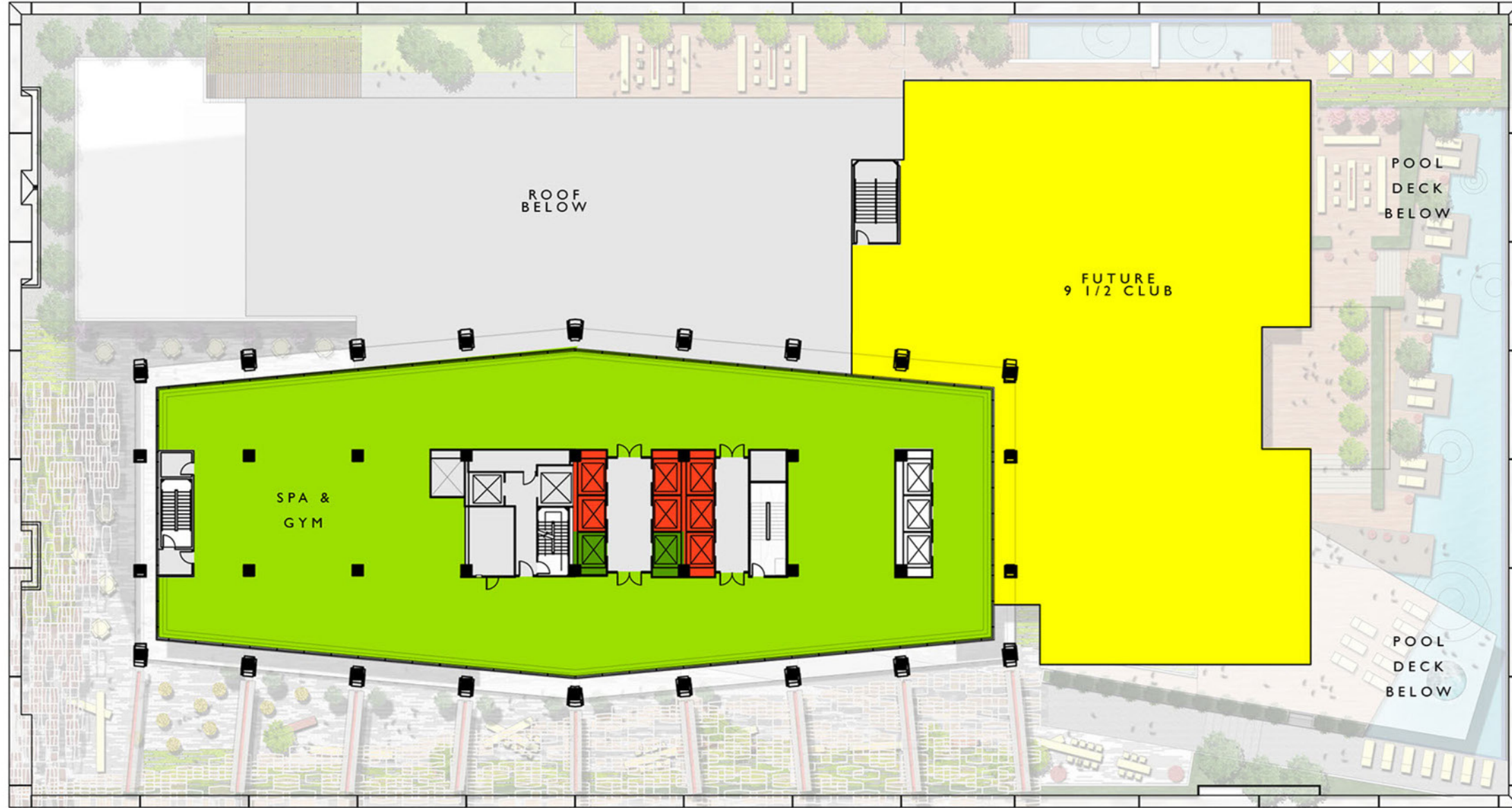
SHADE STRUCTURES



POOL & LOUNGE

1401 ELM

LEVEL 10 | RETAIL/AMENITY



- 1 BR
- 2 BR
- RESIDENTIAL
- OFFICE
- RETAIL
- AMENITY
- OBSERVATION
- LOBBY
- DINING
- BLDG. OPS.
- PARKING



43
09.26.13



1401 Elm Building Summary- DRAFT

September 23, 2013
maa # 2013115

BDRC Concept- Parking reduced for a partial valet and self-park concept

Project Component	Building Gross S.F.*	Rentable Amenity S.F.****	Rentable Retail/ Rest. S.F.	Usable Office S.F.	Rentable Storage S.F.	Vertical Shaft S.F.	Mech. / Elec. / Building Ops. S.F.	Lobby/ Corridor S.F.	Exterior Skin S.F.	Rentable Res. S.F.	Rentable Balcony S.F.	# Res. Units	Unit Type 1/1	Unit Type 2/2	Sub-Level Parking Gross S.F.	Sub-Level Parking Counts Per Gross S.F.	New Parking Counts Per Gross S.F.	New Parking & Ramp Gross S.F.
Base																		
Lower Level 2	91,389				10,721	2,838	11,378								66,452	133		
Lower Level 1	92,815				3,995	2,960	15,424								70,436	196		
Level 1 (sub-level at Elm)	86,572		2,091		3,964	3,220	9,160	6,967							61,120	121		
Level 2 (Lobby)	48,487		27,061	3,504		3,929	1,825	9,664									2,503	
Level 3	39,095		9,216	5,857	1,879	3,475	405	6,290									7,132	
Level 4	63,422			38,362	1,991	3,473	504	1,604									16,569	12
Level 5**	48,376			23,410	1,991	3,473	504	1,604									16,569	12
Level 6***	75,067				3,573	3,602	790	3,119									63,983	142
Level 7***	75,067				4,491	3,780	653	3,043									63,100	154
Level 8***	75,067				5,590	3,619	813	2,839									62,206	155
Tower																		
Level 9 (Amenity Deck)	37,550	8,497	8,803			3,216	4,177	6,428										
Level 10****	25,055	7,000	11,776			3,216	581	2,000	482									
Level 11	18,613					1,903	1,783	2,185	482	12,260		12	7	5				
Level 12	18,613					1,903	1,783	2,185	482	12,260		12	7	5				
Level 13	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 14	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 15	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 16	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 17	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 18	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 19	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 20	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 21	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 22	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 23	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 24	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 25	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 26	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 27	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 28	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 29	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 30	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 31	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 32	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 33	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 34	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 35	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 36	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 37	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 38	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 39	18,613					1,903	708	2,472	482	13,048		14	10	4				
Level 40	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 41	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 42	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 43	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 44	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 45	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 46	18,613				350	1,660	708	2,365	482	13,048		14	10	4				
Level 47	18,613				300	1,805	1,078	2,047	482	12,987		6		6				
Level 48	18,613				300	1,805	1,078	2,047	482	12,987		6		6				
Level 49	18,613		7,662			1,829	7,732	908	482									
Level 50	18,613		4,946			1,925	11,260		482									
	1,502,432																	
Total Gross SF: Includes Parking	1,502,432	15,497	71,555	71,133	41,245	114,972	95,000	136,229	19,762	494,126		512	354	158	198,008	450	232,062	475
Total Rentable SF	693,556	15,497	71,555	71,133	41,245					494,126								

* Gross Building Area is calculated by measuring to the outside finished surface of permanent outer building walls, including glass, without any deductions.

** Possible Mezzanine Floor at Level 5, add infill of 14,790 SF.

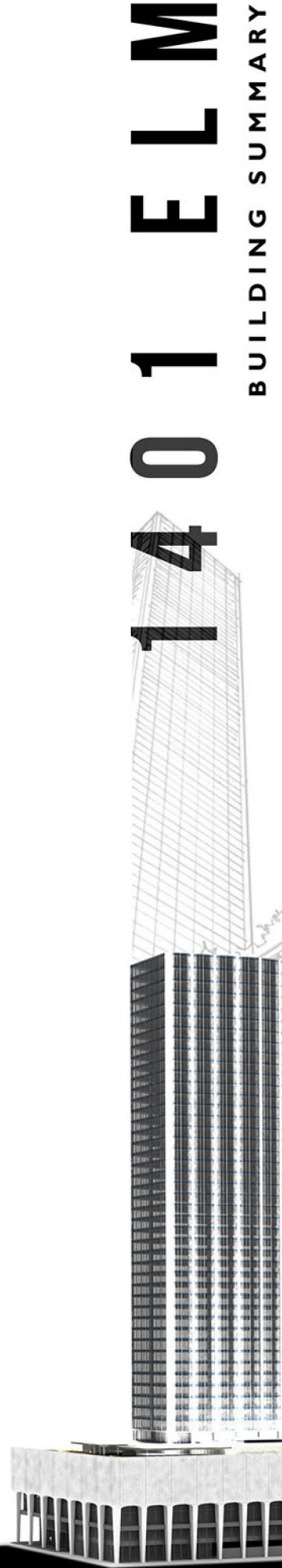
*** Due to existing bays parking widths vary from 8'-0" to 9'-0"

**** Includes 10,000 SF of new construction

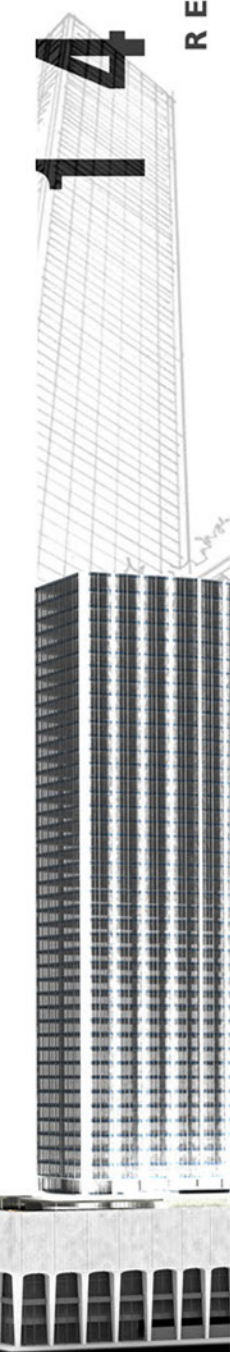
***** Rentable Amenity S.F. includes spaces such as Gym and Business Center

Parking Counts are contingent upon final field verification and structural and MEP modifications. All areas include existing SF and New Construction.

Parking Summary - Use		Spaces
Residential Parking Ratio = 1.25 Per Unit		640
Office Parking Ratio = 3 Space per 1,000 Gross SF		168
Misc. Parking		117
Total Provided =		925



1401 ELM
BUILDING SUMMARY



1401 Elm - Preliminary Unit Mix Updated 9/19/2013

Unit	Unit Type	Unit SF	Leasable SF	
36	A	2 BR/2 BA	1,331	47916
36	B	Efficiency "Studio"	696	25056
70	C	1 BR/1 BR	614	42980
72	D	2 BR/2 BA	1,244	89,568
38	E	1 BR/1 BA	722	27436
34	F	1 BR/1 BA	694	23596
34	G	1 BR/ 1 BA	1,000	34000
34	H	2 BR/2 BA	1,533	52122
34	J	1 BR/1 BA	637	21658
36	K	1 BR/1.5 BA/DEN	956	34416
36	L	1 BR/1.5 BA/DEN	985	35460
36	M	1 BR/1 BA	778	28008
4	N	2 BR/2 BA	1,484	5936
2	PH-A	2 BR/2 BA	2,047	4094
4	PH-B	2 BR/2.5 BA	1,890	7560
4	PH-C	3BR/2.5BA	2386	9544
2	PH-D	2BR/2.5BA/DEN	2,388	4776
512			494126	

354	1BR/1.5BA (INC. 1.5 BATHS)	71%
146	2BR/2BA	29%
12	PENTHOUSES (INC. 2 AND 3 BR)	