

Applicable Urban Design Priorities Project Should Achieve

- [1] Consideration should be given toward further integrating the existing sidewalk improvements at the corner of Lamar and Cadiz into the overall site and entry plaza design -

Existing public realm improvements at Lamar and Cadiz present an opportunity to achieve a more integrated design that utilizes the project entry to activate the street corner.

- [2] Consider introducing pedestrian facilities and parallel parking along the south side of Austin street adjacent to the southern parking area -

Parallel parking and a pedestrian path along Austin Street would help to formalize the street and also provide a clear pedestrian path from the east end of the parking to the primary pedestrian path leading to the primary building entry.

- [3] Explore the potential of responding to the adjacent building along the east edge of the parking area by introducing pedestrian facilities along the building frontage -

The adjacent building facade to the east exhibits a largely glazed, but currently inactive frontage. Allowing for pedestrian facilities along this edge enhances the opportunity for corresponding activation through current or future uses.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [The Cedars]

Context Description

The project site is located along the Lamar Street corridor in the Cedars neighborhood. Adjacent development includes Southside on Lamar, the NYLO Hotel, Beat condominiums, Gilley's, various bars and restaurants, and the Dallas Police Headquarters, as well as the recently reviewed 1210 Lamar currently under construction.

Important considerations for the site include improving adjacent streets and enhancing the public realm and streetscape as an integrated component of the project. The location of the buildings and character of the site improvements should promote and urban form and enhance the walkability and connectivity of the neighborhood.

Alamo Draft House

Neighborhood:
Cedars

Program:
Commercial

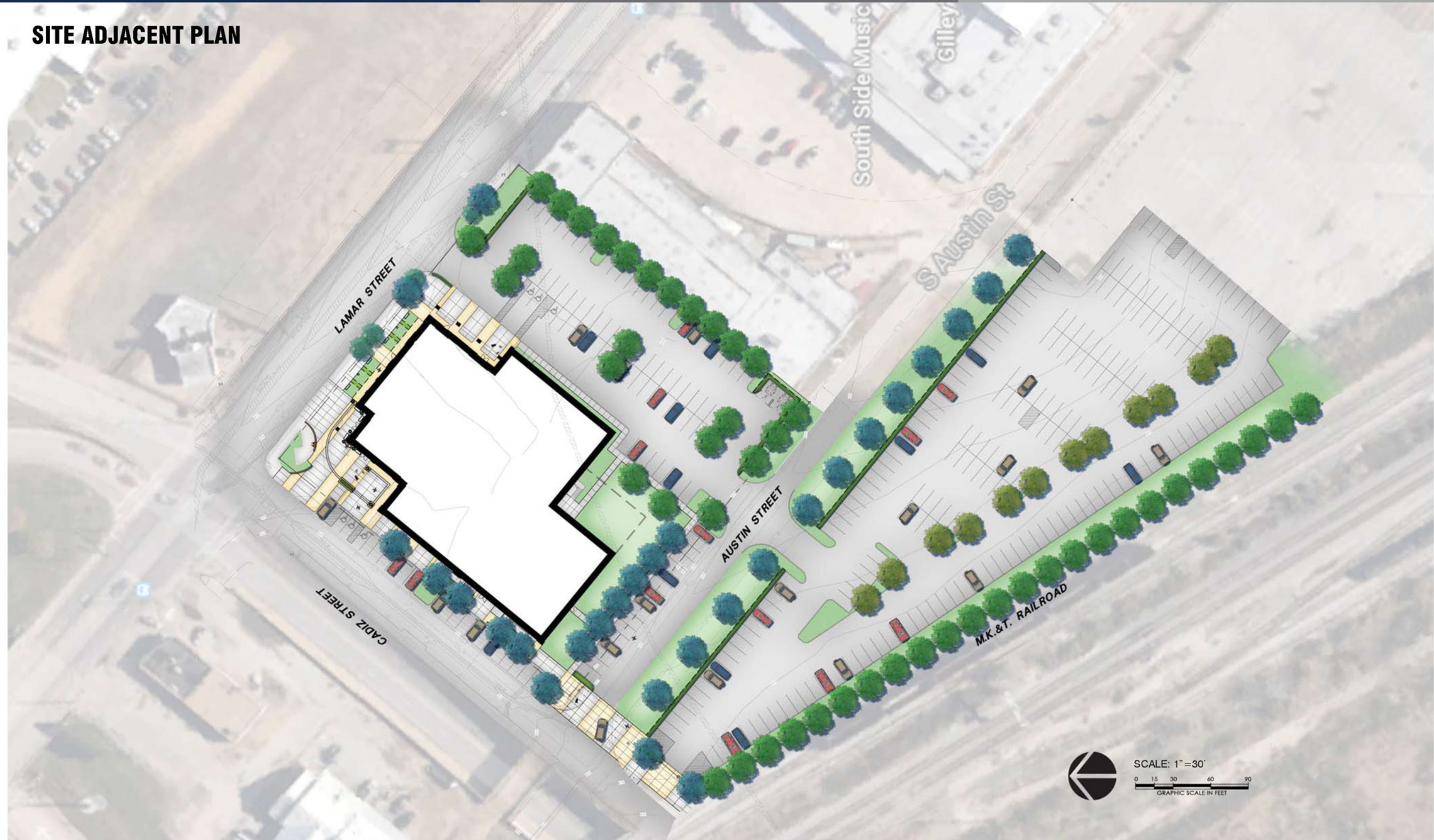


SOUTH LAMAR, DALLAS, TEXAS

CONTEXT PLAN



SITE ADJACENT PLAN

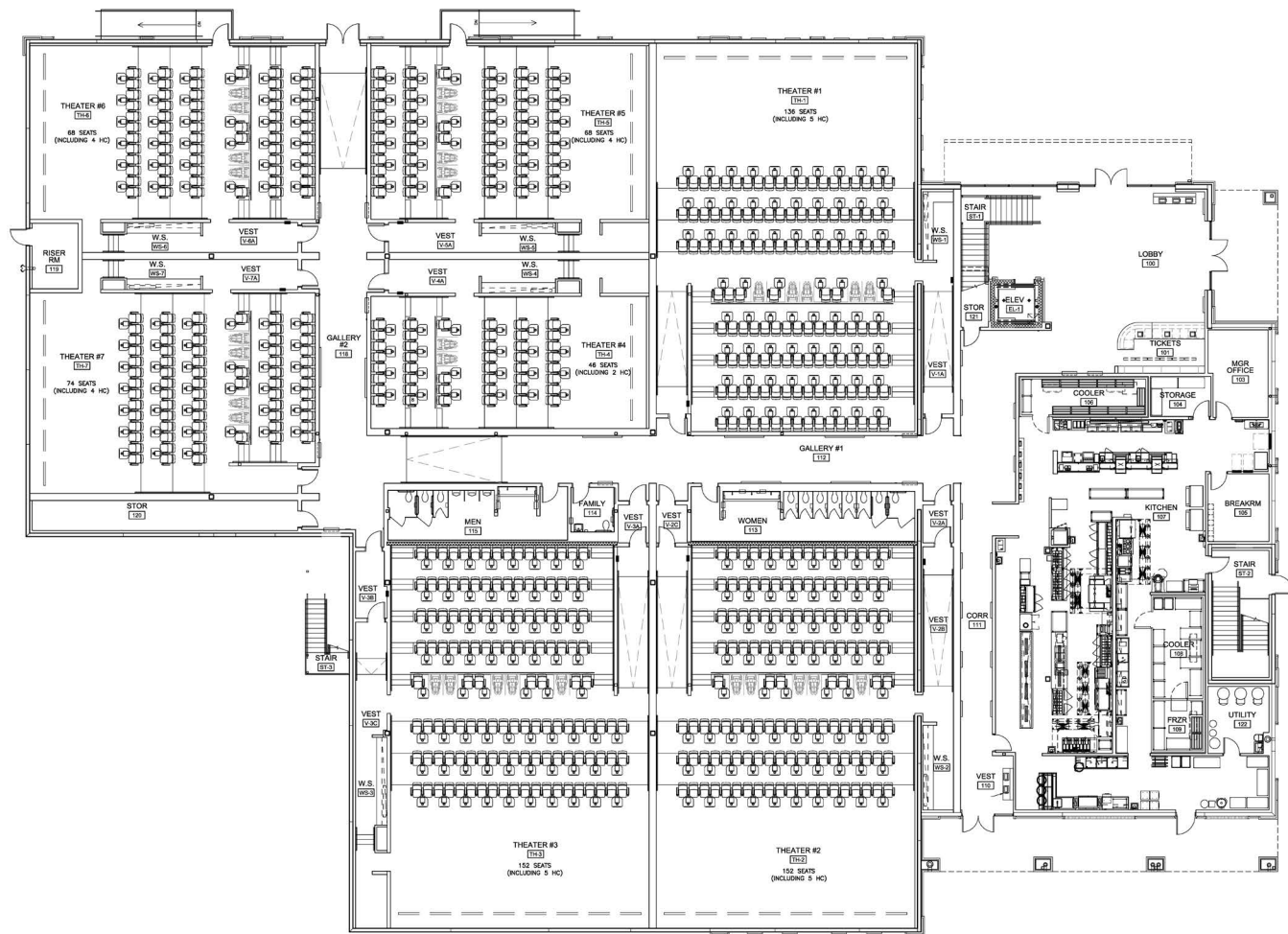




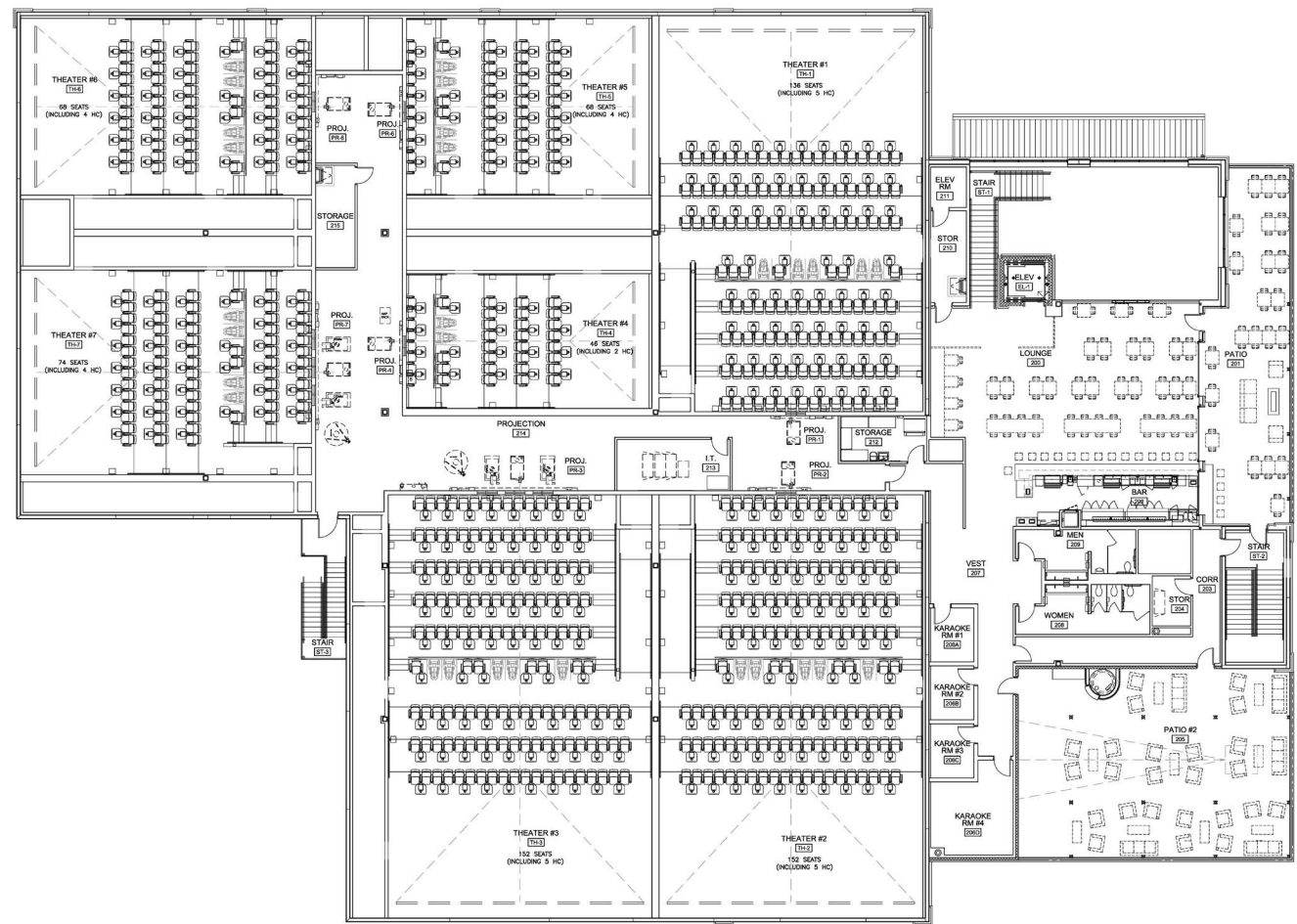
Context Plan

RENDERED SITE PLAN W/ LANDSCAPE & FIRST FLOOR PLAN





01 FURNITURE & EQUIPMENT PLAN - GROUND FLOOR LEVEL Scale: 1/8" = 1'-0"



01 FURNITURE AND EQUIPMENT PLAN- SECOND FLOOR LEVEL Scale: 1/8" = 1'-0"

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NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION
10/13/2014

Project Number:
14064-01

Drawn By: RBT Checked By: GH

Issue Log

No	Description	Date
355	REVIEW SET	10/13/14

A0.7
FURNITURE AND EQUIPMENT PLAN
SECOND FLOOR LEVEL

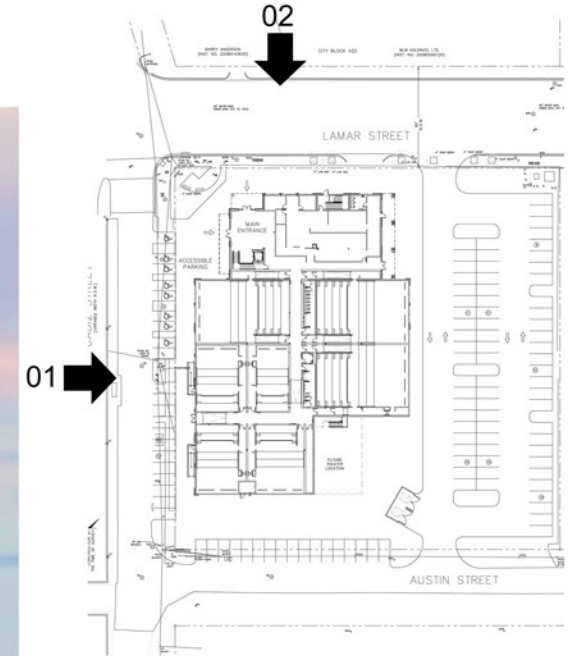
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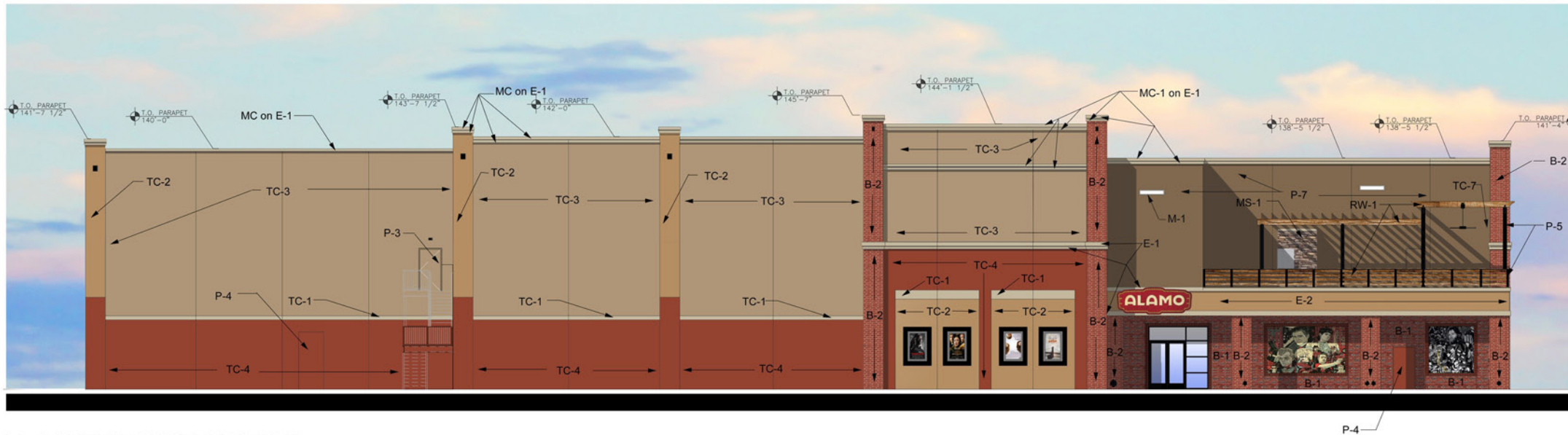


01 NORTH WEST ELEVATION

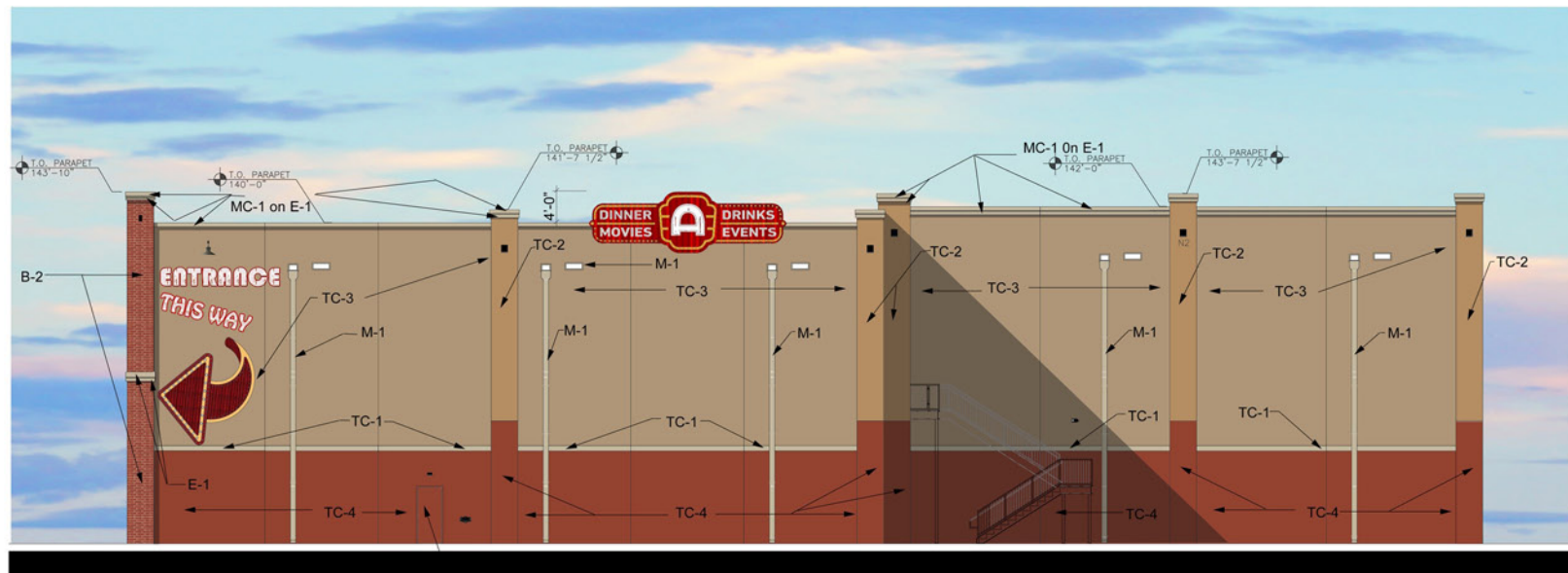


02 SOUTH WEST ELEVATION





01 SOUTH EAST ELEVATION



02 SOUTH WEST ELEVATION

