

Applicable Urban Design Priorities Project Should Achieve

- [1] Proposed loading/valet should be coordinated with current planning efforts for Elm. A shared loading solution for commercial spaces along this segment of Elm is encouraged -
 Loading challenges on this block of elm suggest a shared solution, possibly providing a common loading area that maximizes convenience and serves multiple spaces.



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]

Updated Considerations

The Mid Elm Lofts project involves the renovation of three adjacent downtown structures located on Elm Street. The existing buildings will be renovated as one development, though each facade will be restored individually to maintain the original appearance. The ground floor and basement levels are planned as commercial lease space, while the upper floors will accommodate approximately 25 residential units.

Primary considerations for the project include balancing the applicants desire for a permanent loading/valet zone with the operational needs for Elm. Concurrent preliminary discussions with DART and the City involving the reappropriation of the north lane of elm for extended sidewalks and parking/loading areas highlight the need for a coordinated strategy to accommodate the changing character of Elm through Downtown.

Mid Elm Lofts

Neighborhood:
Downtown
City Center TIF District

Program:
Residential / Retail

Residential : [25 units]
Retail : 17,736 sqft

Mid-Elm Lofts

Proposed Drawings

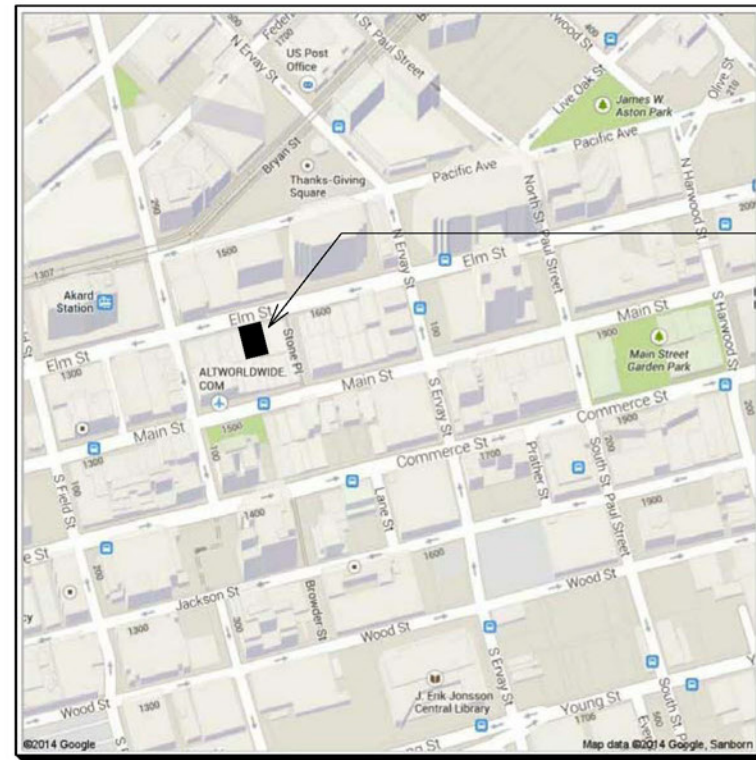
Dallas, Texas

INDEX OF DRAWINGS

- | | |
|----|----------------------------------|
| A0 | Cover Sheet |
| A1 | Basement & Ground Floor Plans |
| A2 | Mezzanine & Second Floor Plans |
| A3 | Third & Fourth Level Floor Plans |
| A4 | Fifth & Roof Level Floor Plans |
| A5 | North & South Elevations |
| A6 | East & West Elevations |

STREET MAP

CITY OF DALLAS

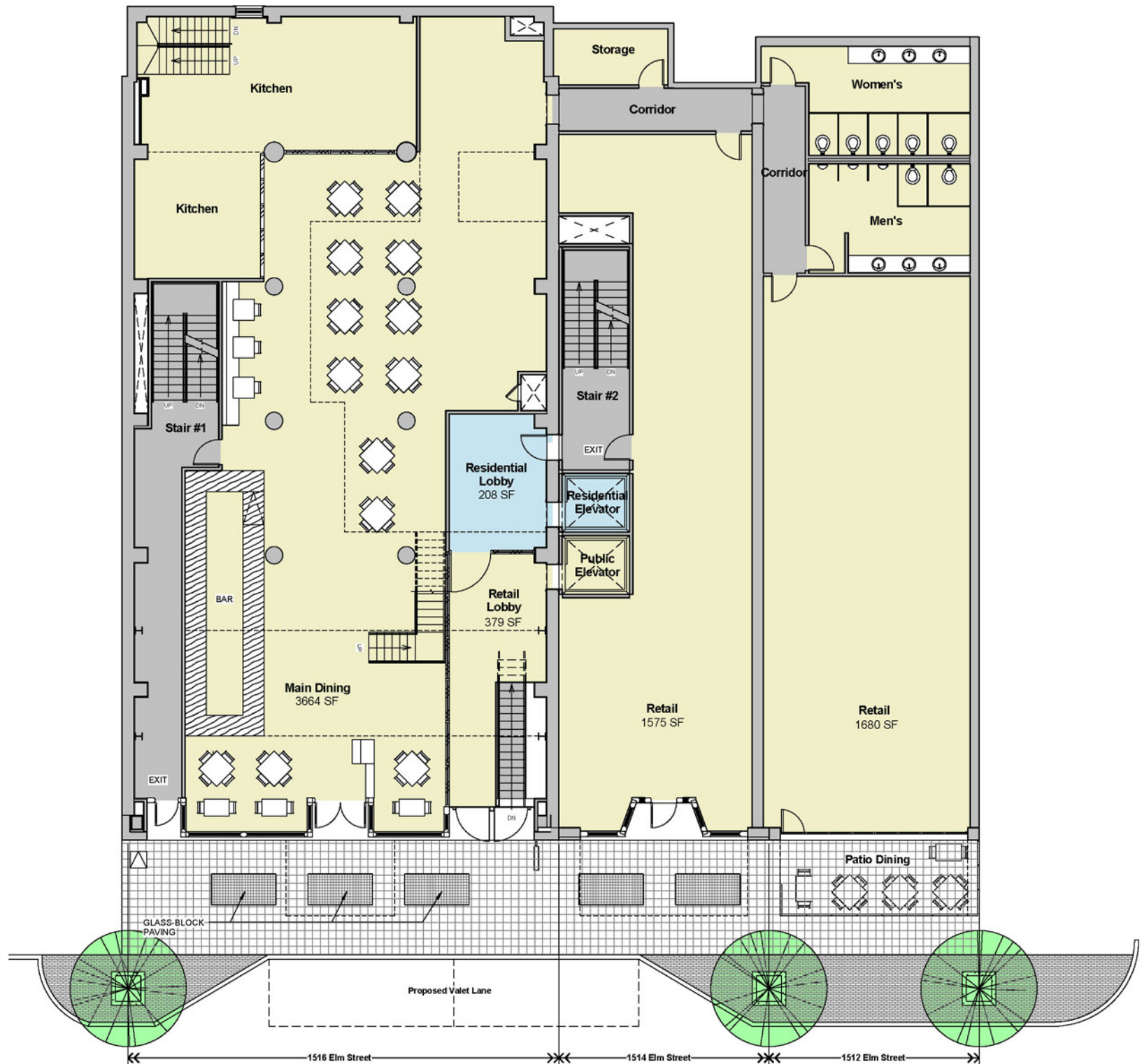



MID-ELM
LOFTS

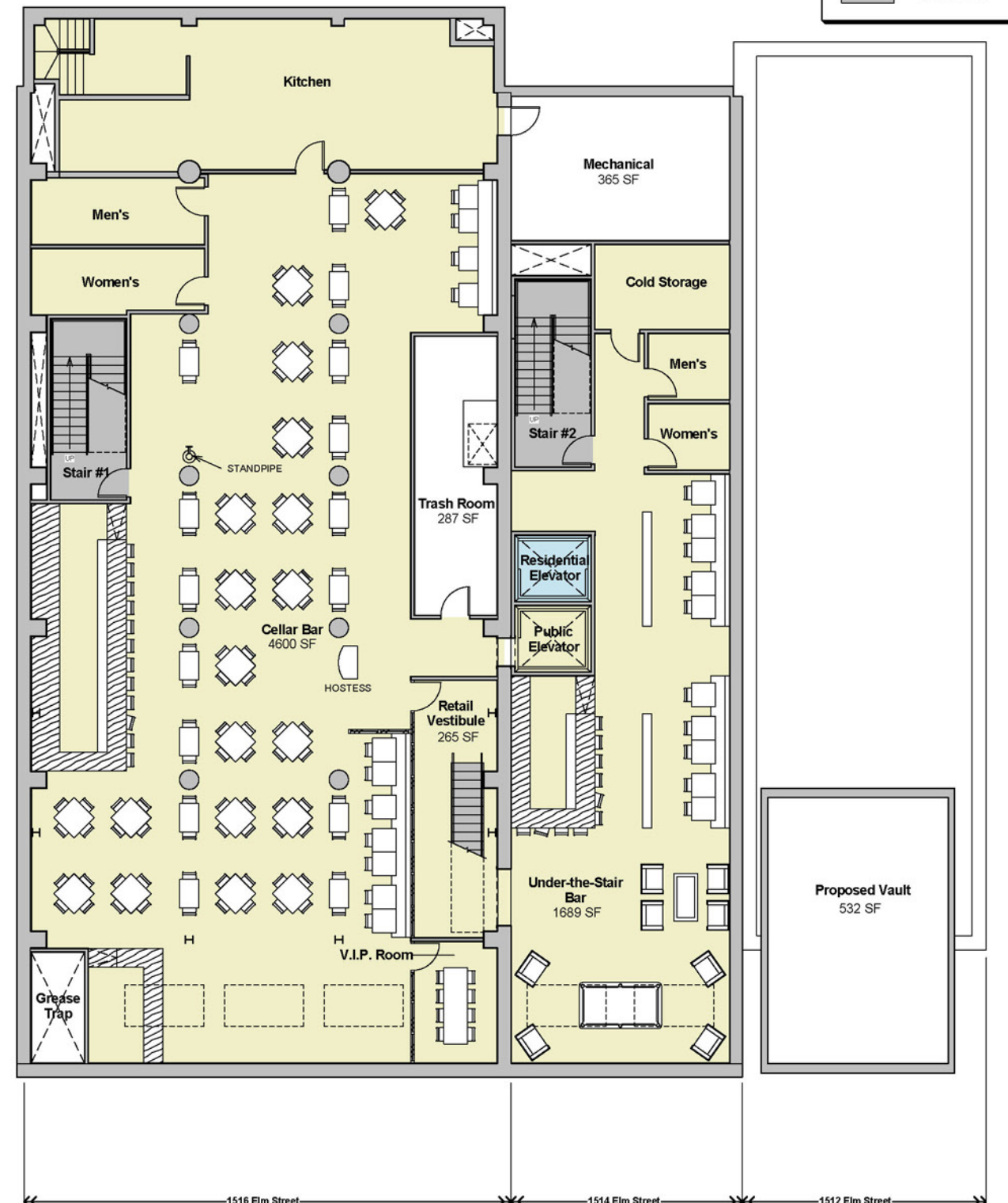



AREA LEGEND

	RETAIL
	RESIDENTIAL
	COMMON



→ ELM STREET →  **2** Ground Level Floor Plan
 1/16" = 1'-0"
 NORTH



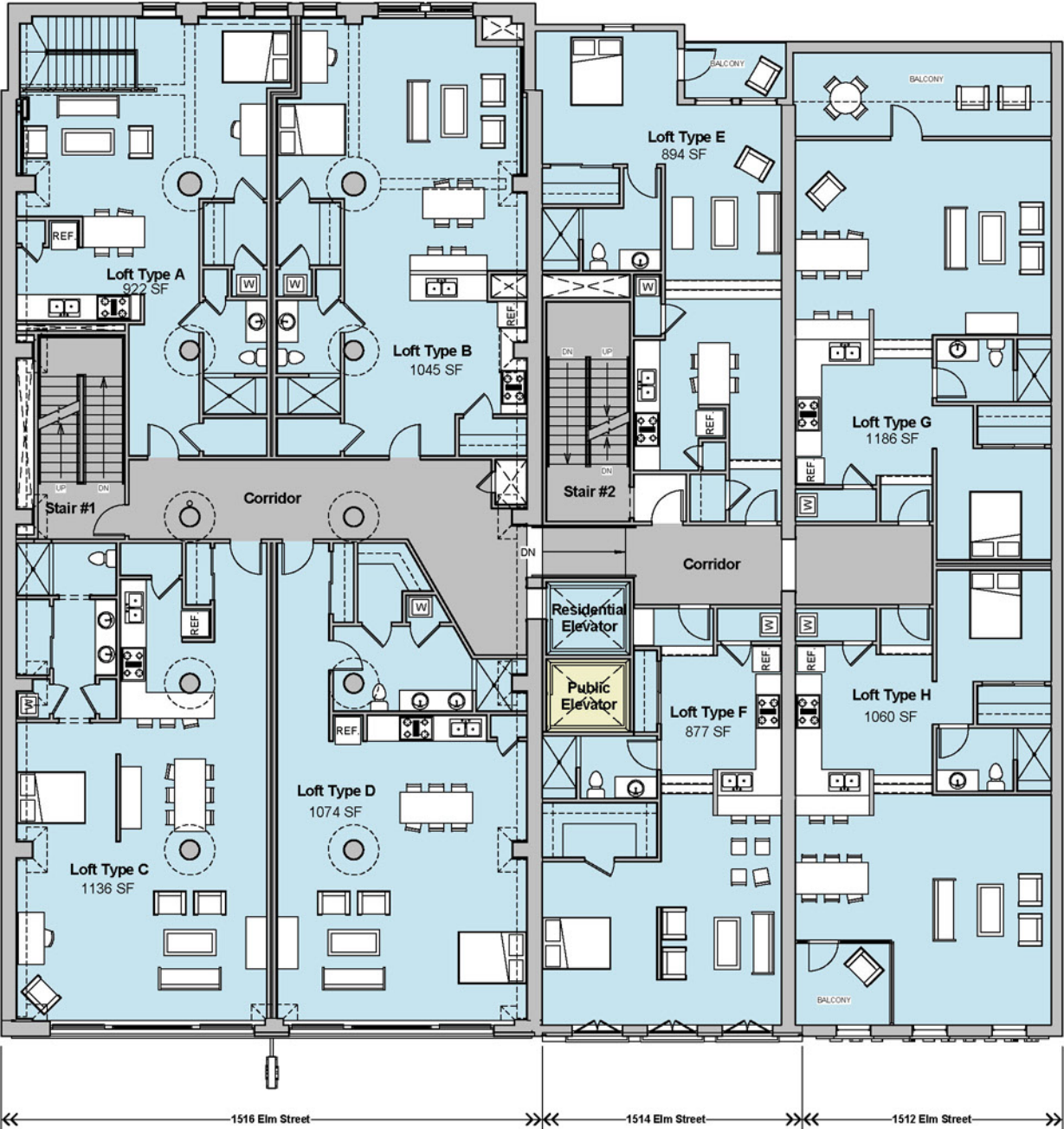
 **1** Basement Level Floor Plan
 1/16" = 1'-0"
 NORTH



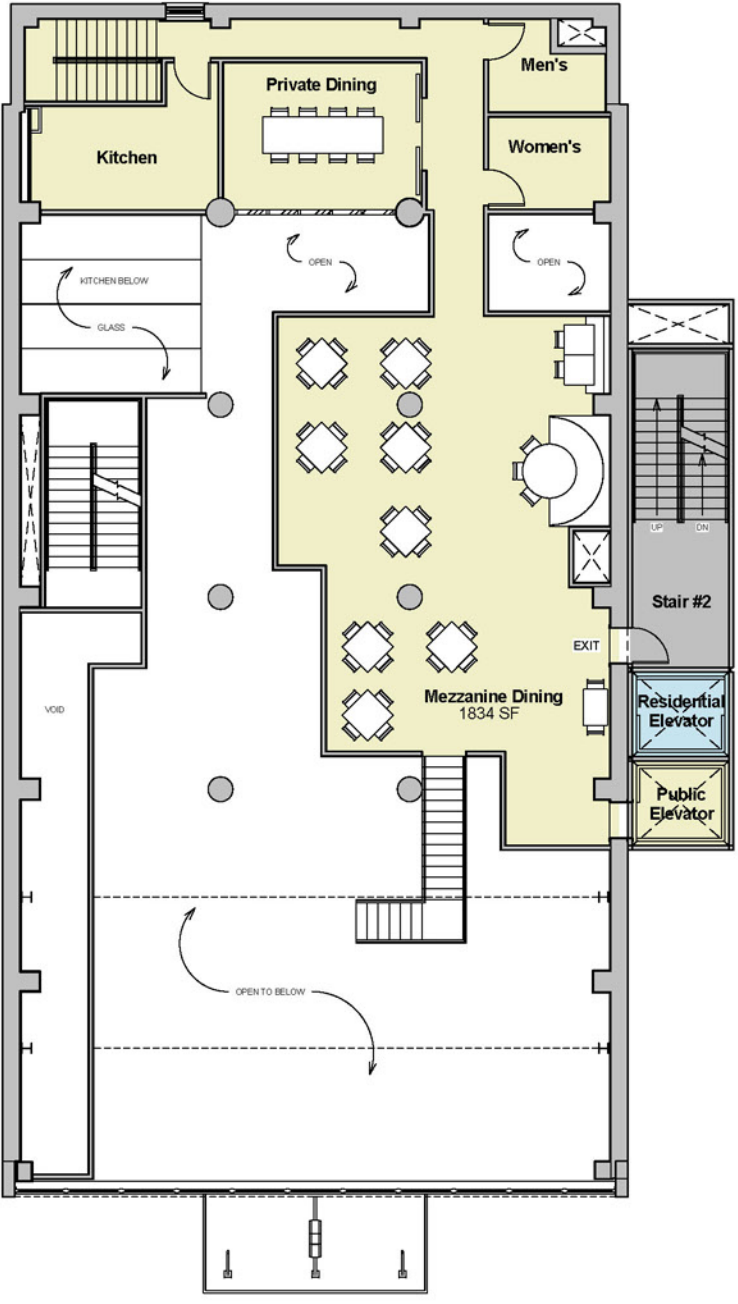
Mid-Elm Lofts
 1512 - 1516 Elm Street
 Dallas, Texas 75201

AREA LEGEND

	RETAIL
	RESIDENTIAL
	COMMON



2 Level 2 Floor Plan
 1/16" = 1'-0"
 NORTH



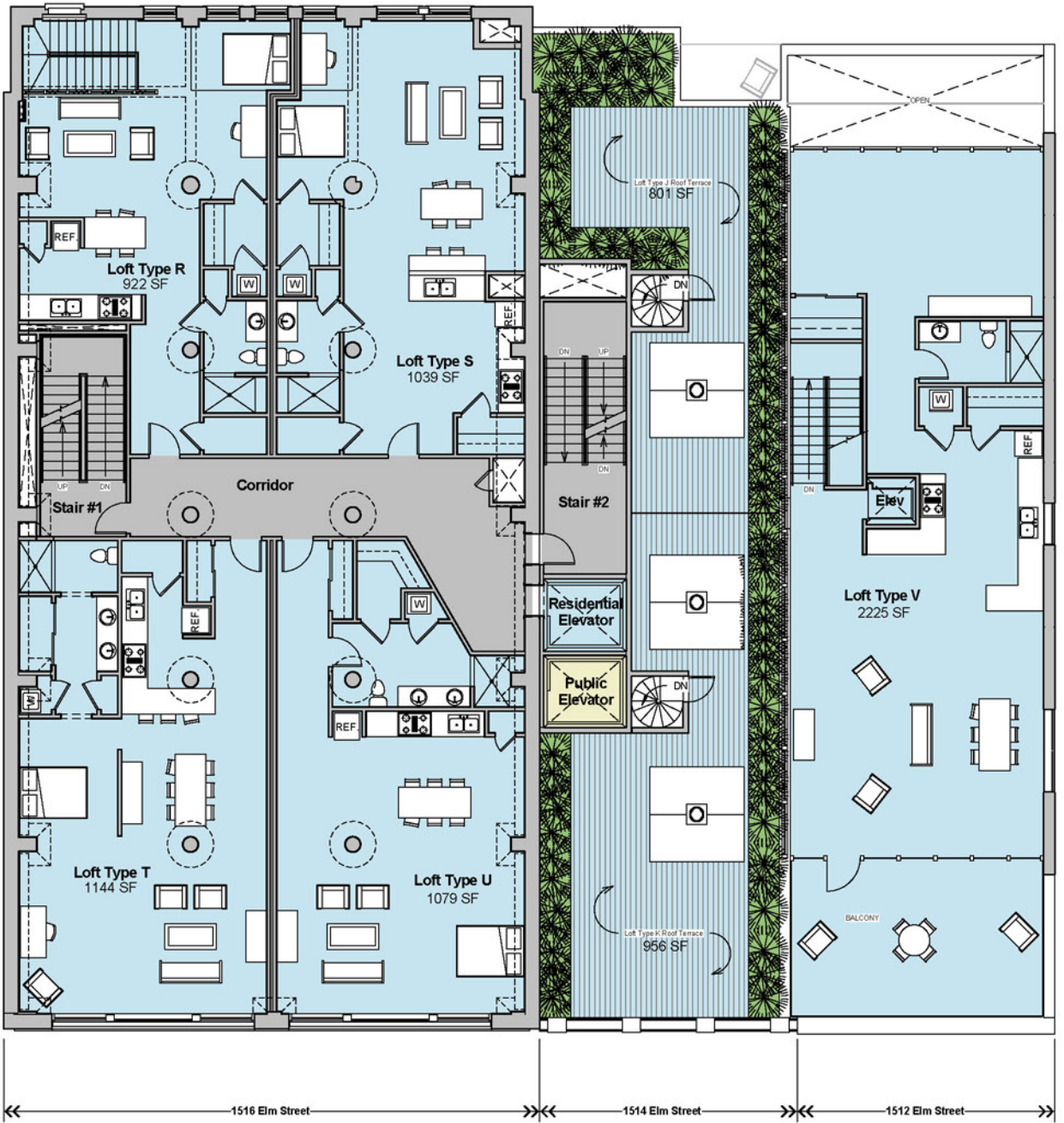
1 Mezzanine Level Floor Plan
 1/16" = 1'-0"
 NORTH



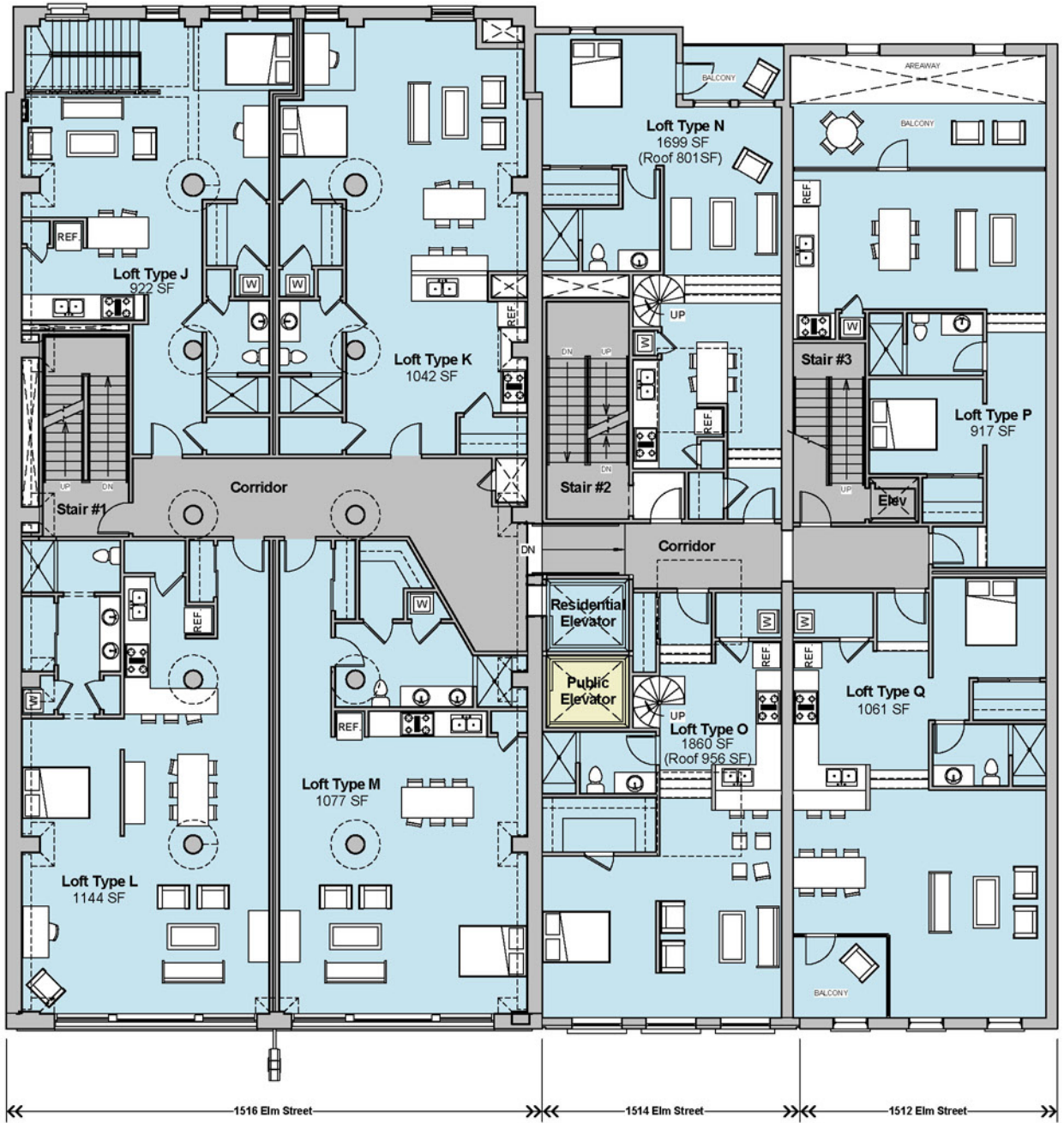
Mid-Elm Lofts
 1512 - 1516 Elm Street
 Dallas, Texas 75201

AREA LEGEND

	RETAIL
	RESIDENTIAL
	COMMON



2 Level 4 Floor Plan
1/16" = 1'-0"
NORTH



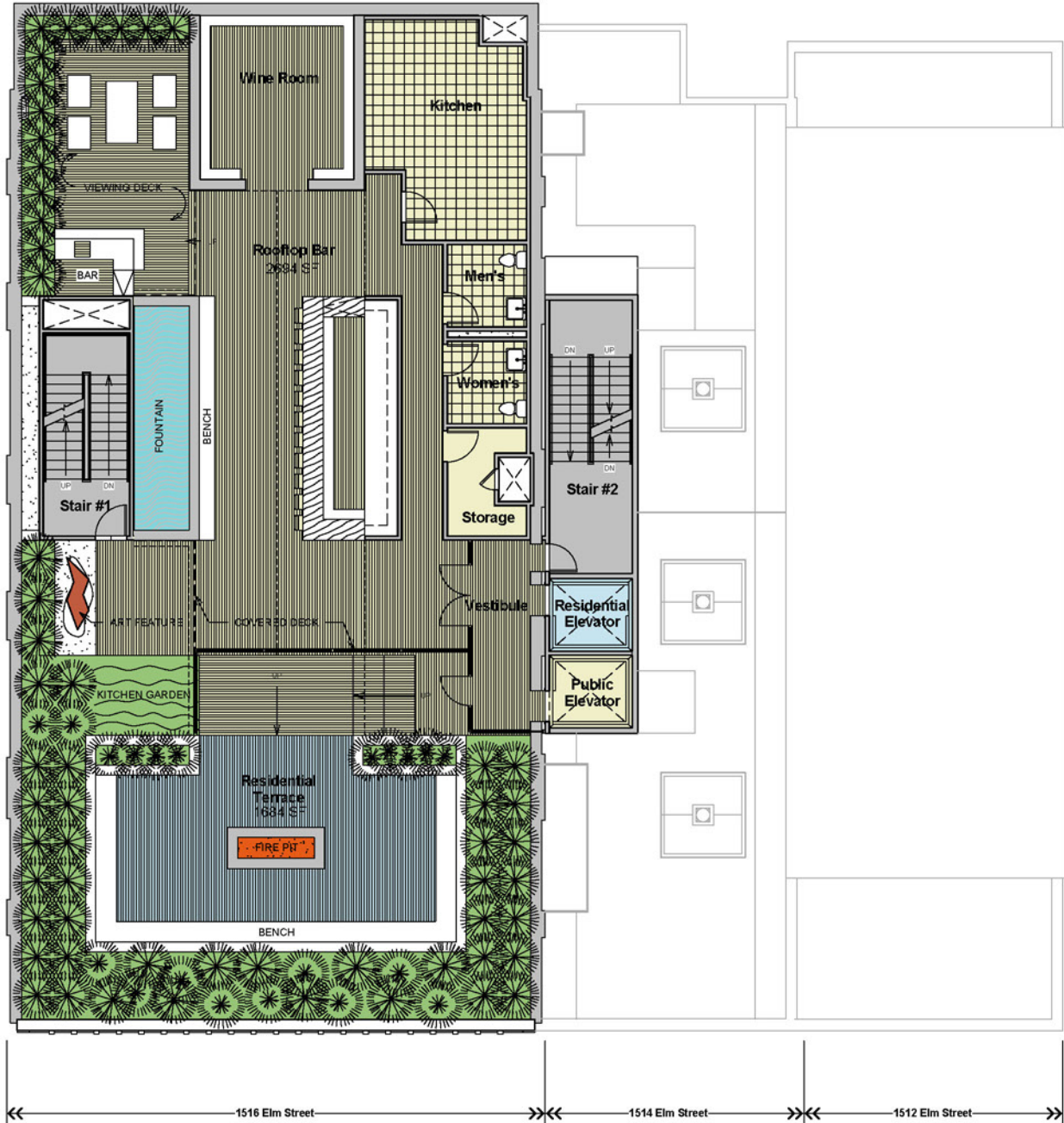
1 Level 3 Floor Plan
1/16" = 1'-0"
NORTH



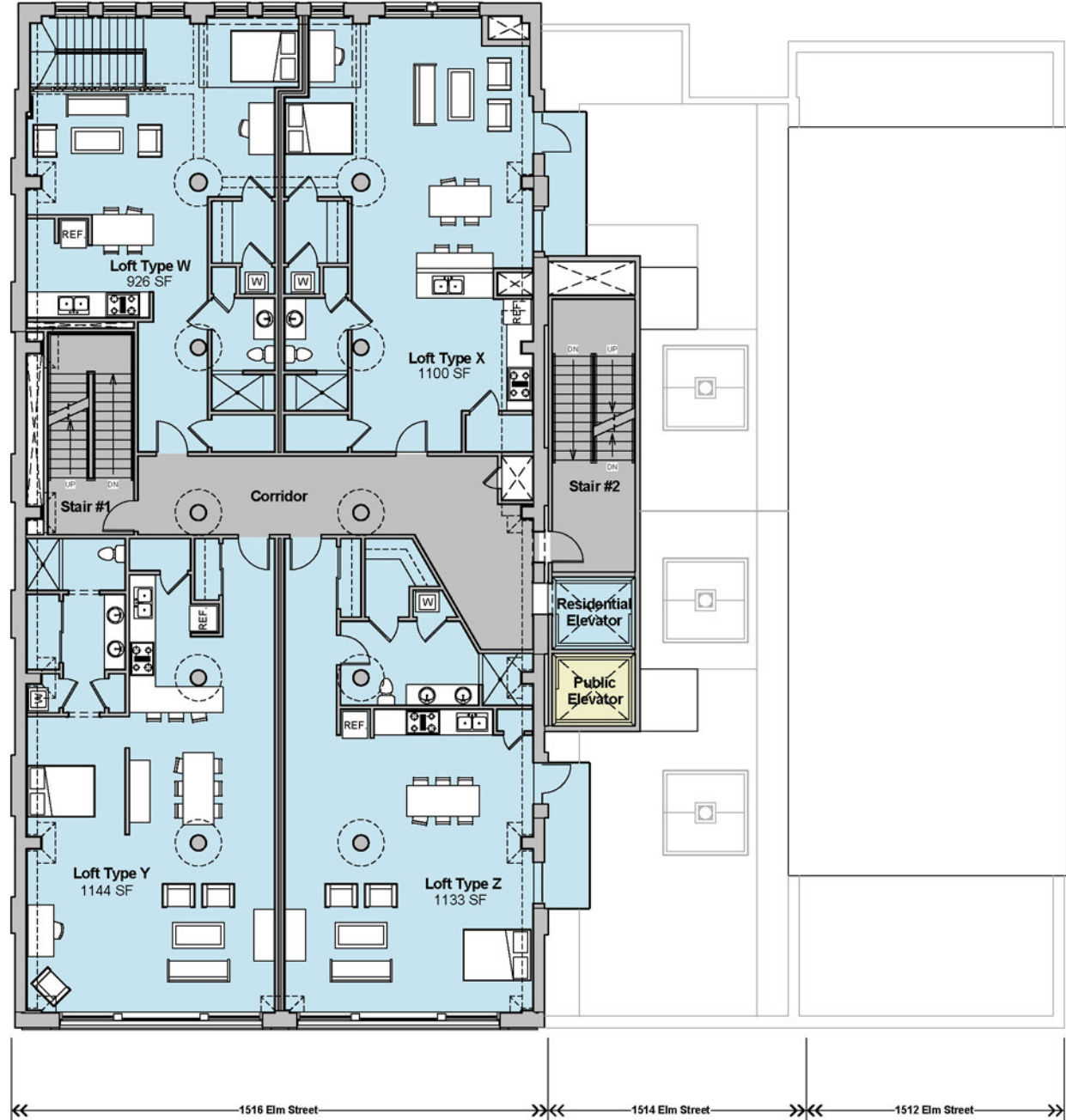
Mid-Elm Lofts
1512 - 1516 Elm Street
Dallas, Texas 75201

AREA LEGEND

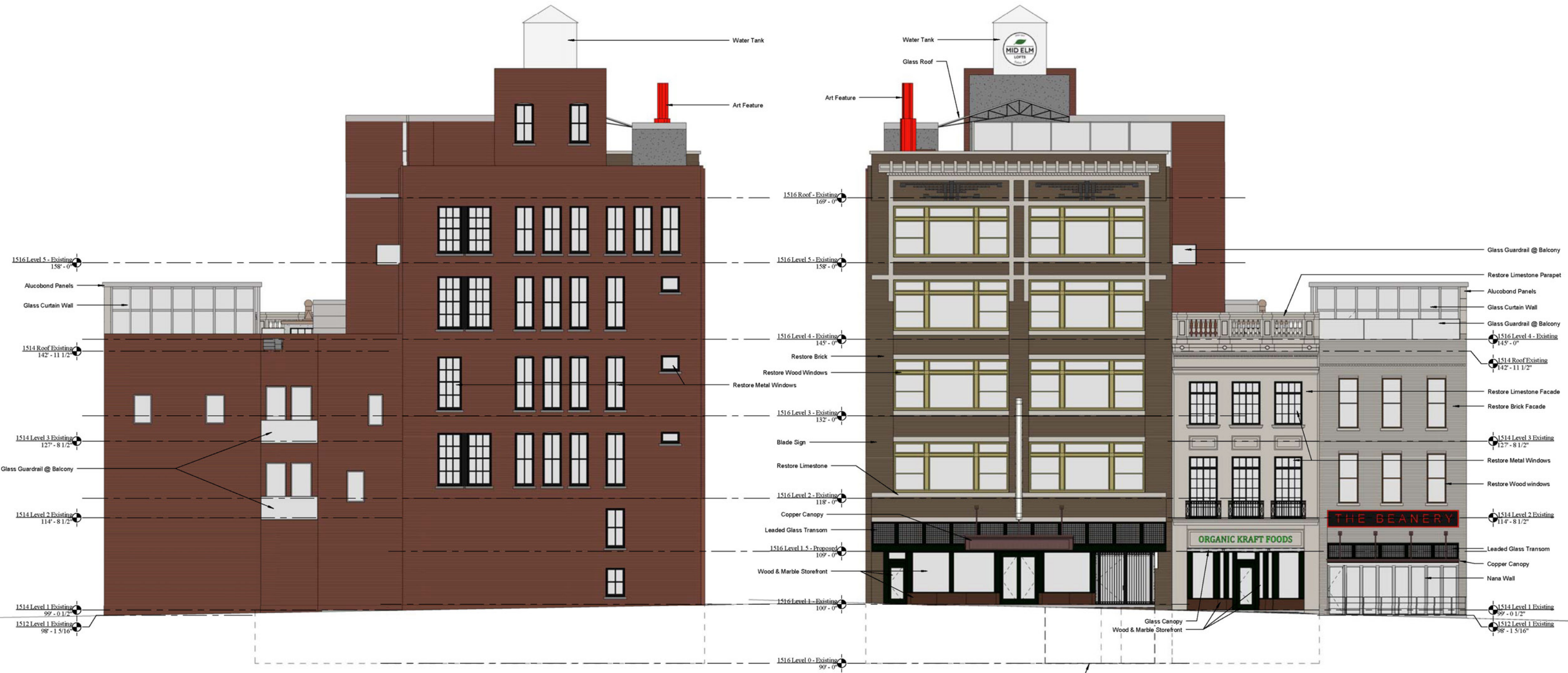
	RETAIL
	RESIDENTIAL
	COMMON



2 Roof Level Floor Plan
1/16" = 1'-0"
NORTH

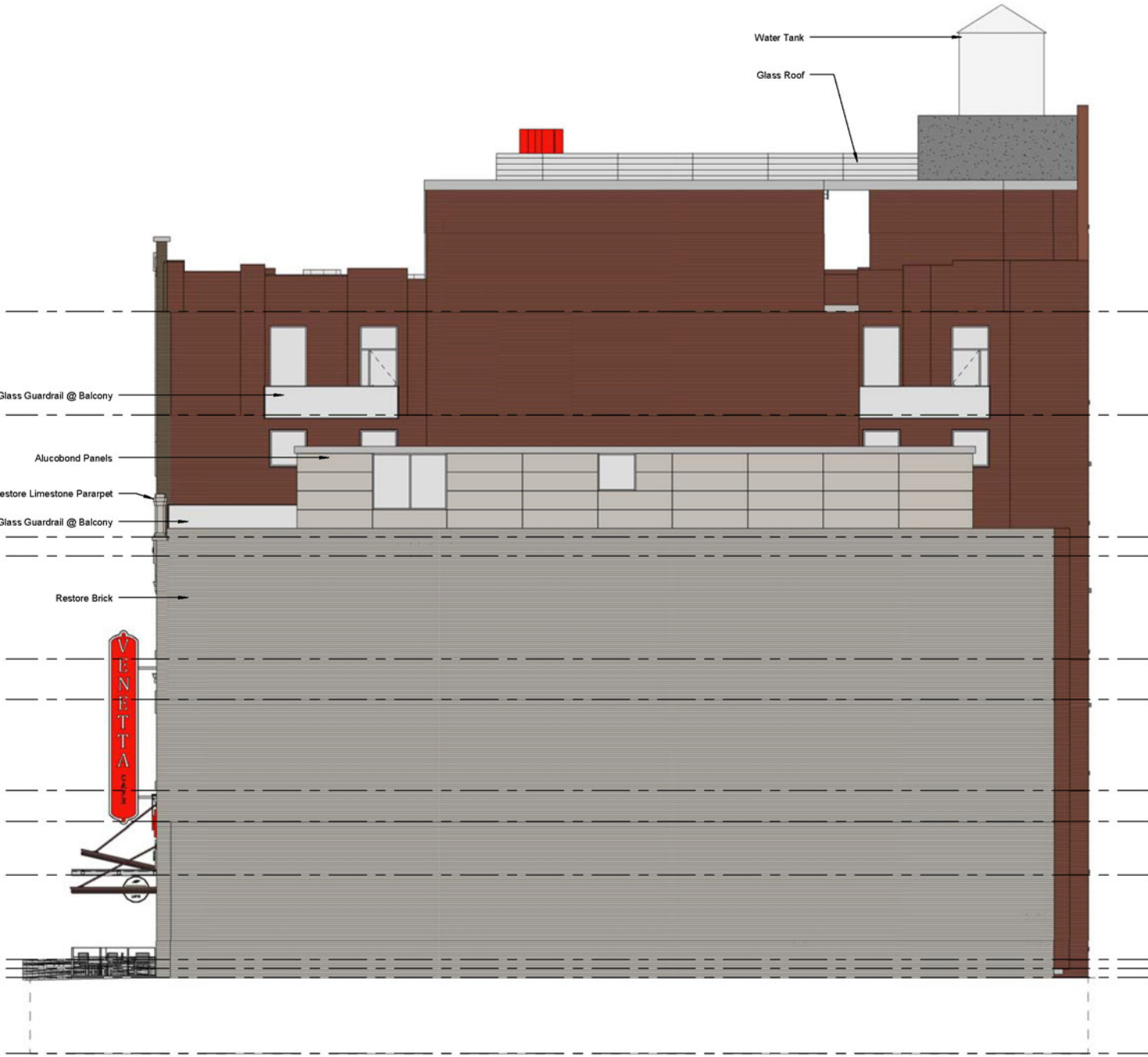


1 Level 5 Floor Plan
1/16" = 1'-0"
NORTH

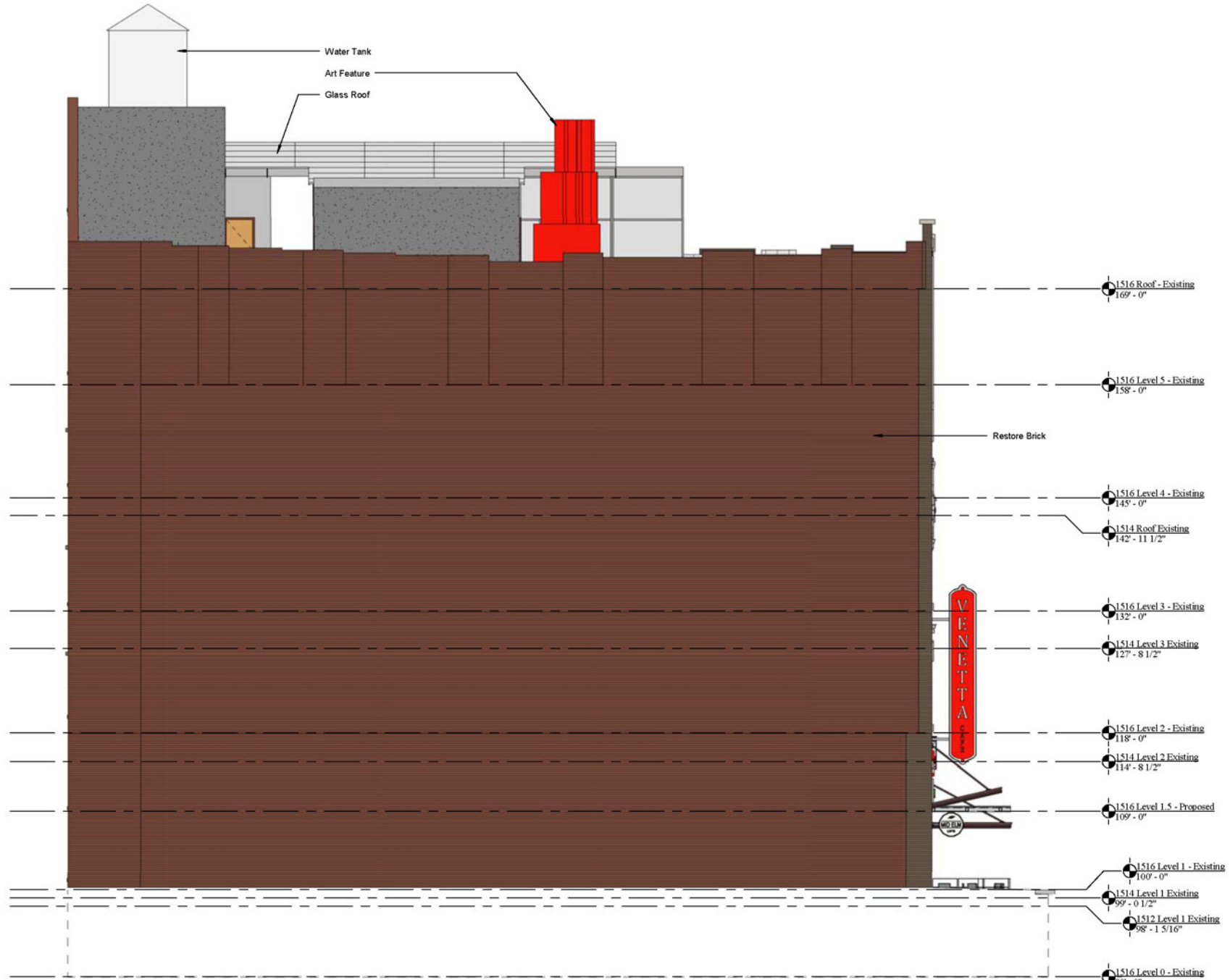


2 South Elevation
1/16" = 1'-0"

1 North Elevation
1/16" = 1'-0"



2 West Elevation
1/16" = 1'-0"



1 East Elevation
1/16" = 1'-0"







KRAFT

ORGANIC KRAFT FOODS

THE BEANERY





Building	Level	Area (SF)	Remarks
1516	0	4600	Cellar Bar
1514	0	1689	Under-the-Stair Bar
1516	1	3664	Main Restaurant
1514	1	1575	Retail
1512	1	1680	Retail w/ Patio Dining
1516	1.5	1834	Restaurant Mezzanine
1516	6 / Roof	2694	Roof Top Bar

1516-1512	
Number of Retail	7
Total Retail Area (SF)	17736

Room	Building	Level	Area (SF)	Remarks
Retail Vest	1516	0	265	
Stair #1	1516	0	164	
Grease	1516	0	69	
Chase 1	1516	0	36	
Chase 3	1516	0	11	
Trash Room	1516	0	287	
Chase 4	1516	0	26	
Elev	1514	0	69	
Stair #2	1514	0	189	
Mech	1514	0	365	
Chase 2	1514	0	34	
Vault	1512	0	532	
Stair #1	1516	1	428	Egress Corridor
Ret Lobby	1516	1	379	
Chase 1	1516	1	32	
Chase 3	1516	1	12	
Trash Chute	1516	1	18	
Stair #2	1514	1	252	
Elev	1514	1	69	
Chase 2	1514	1	34	
Chase 3	1516	1.5	11	
Trash Chute	1516	1.5	18	
Stair #2	1514	1.5	247	Mezzanine
Elev	1514	1.5	66	Mezzanine
Vestibule	1516	6/Roof	125	Shared w/ Res
Stair #1	1516	6/Roof	175	
Chase 1	1516	6/Roof	73	
Chase 3	1516	6/Roof	12	
Trash Chute	1516	6/Roof	19	
Elev	1514	6/Roof	66	

1516-1514	
Total Common Retail Area (SF)	4083

Common ADA Restroom (Retail)(Added to Building Factor)				
Room	Building	Level	Area (SF)	Remarks
Storage	1514	1	98	
Corridor	1514	1	132	
Corridor	1512	1	133	
Womens	1512	1	286	
Mens	1512	1	266	

1516-1514	
Total Common ADA Restroom Area (SF)	915

Loft Type	Building	Level	Area (SF)	Remarks
A	1516	2	922	
B	1516	2	1045	
C	1516	2	1136	
D	1516	2	1074	
E	1514	2	894	
F	1514	2	877	
G	1512	2	1186	
H	1512	2	1060	
J	1516	3	922	
K	1516	3	1042	
L	1516	3	1144	
M	1516	3	1077	
N	1514	3/4	1699	Loft w/Rooftop Terrace (801 SF)
O	1514	3/4	1860	Loft w/Rooftop Terrace (956 SF)
P	1512	3	917	
Q	1512	3	1061	
R	1516	4	922	
S	1516	4	1039	
T	1516	4	1144	
U	1516	4	1079	
V	1512	4/3	2225	Loft w/ Level 3 Stair & Elev (162 SF)
W	1516	5	926	
X	1516	5	1100	
Y	1516	5	1144	
Z	1516	5	1133	

1516-1512	
Number of Lofts	25
Grand Total Loft Area (SF)	28628

Room	Building	Level	Area (SF)	Remarks
Res Lobby	1516	1	208	
Elev	1514	1	69	
Stair #1	1516	2	175	
Corridor	1516	2	396	
Chase 1	1516	2	47	
Chase 3	1516	2	12	
Trash Chute	1516	2	18	
Stair #2	1514	2	228	
Chase 2	1514	2	24	
Corridor	1514/12	2	284	
Elev	1514	2	69	
Stair #1	1516	3	175	
Corridor	1516	3	396	
Chase 1	1516	3	47	
Chase 3	1516	3	12	
Trash Chute	1516	3	18	
Stair #2	1514	3	228	
Corridor	1514/12	3	242	
Elev	1514	3	69	
Chase 2	1514	3	24	
Stair #1	1516	4	175	
Corridor	1516	4	396	
Chase 1	1516	4	47	
Chase 3	1516	4	12	
Trash Chute	1516	4	18	
Stair #2	1514	4	253	
Elev	1514	4	70	
Chase 2	1514	4	35	
Stair #1	1516	5	175	
Corridor	1516	5	395	
Chase 1	1516	5	47	
Chase 3	1516	5	11	
Trash Chute	1516	5	18	
Stair #2	1514	5	249	
Elev	1514	5	69	
Chase 2	1514	5	32	
Res Terrace	1516	6/Roof	1684	
Stair #2	1514	6/Roof	244	Shared w/ Retail
Elev	1514	6/Roof	68	

1516-1512	
Grand Total Common Area (SF)	6739

Gross Building Area (1516)			
Building	Level	Area (Gross SF)	Remarks
1516	0	5768	Existing
1516	1	5082	Existing
1516	2	5078	Existing
1516	3	5082	Existing
1516	4	5150	Existing
1516	5	5184	Existing
1516	6/Roof	5107	New/Existg

1516	
Total Existing (SF)	31344
Total New (SF)	5107
Grand total (SF)	36451

Gross Building Area (1514)			
Building	Level	Area (Gross SF)	Remarks
1514	0	2617	Existing
1514	1	2303	Existing
1514	2	2360	Existing
1514	3	2368	Existing
1514	4	2256	New/Existg
1514	5	420	New
1514	6/Roof	388	New

1514	
Total Existing (SF)	9648
Total New (SF)	3064
Grand total (SF)	12712

Gross Building Area (1512)			
Building	Level	Area (Gross SF)	Remarks
1512	0	610	New
1512	1	2518	Existing
1512	2	2517	Existing
1512	3	2505	Existing
1512	4	1772	New

1512	
Total Existing (SF)	7540
Total New (SF)	2382
Grand total (SF)	9922

1516-1512	
Grand Total	59085