

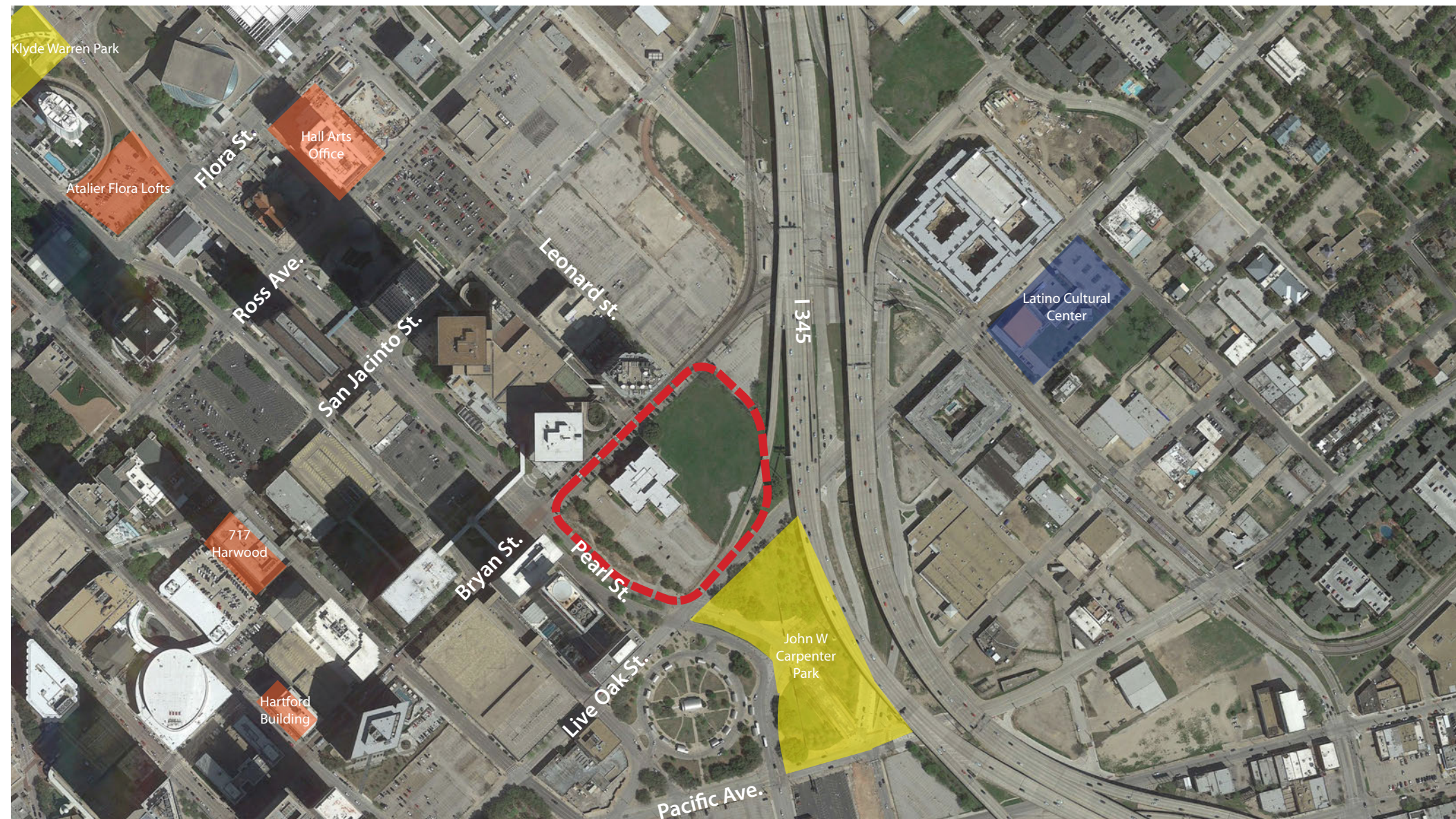
Applicable Urban Design Priorities Project Should Achieve

- [1] Recognizing the current proposal as a phase I of a larger development scheme, proposed site improvements should correspond to an overall long term masterplan for the site -

A site strategy is encouraged that helps to integrate the proposed building improvements, operational requirements such as circulation, and the relationship of the site to the public realm with an overall long term vision for the masterplan of the site.

- [2] The long term vision for the site should take into account improved connections to proposed Carpenter Park plans, potential site improvements at the existing DART station, and connection opportunities with adjacent future development sites -

The current site offers both short term and long term opportunities to inform and respond to adjacent conditions and future development. Long term site vision should leverage opportunities to enhance connectivity with the surrounding context.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Deep Ellum TIF

Forward Dallas!
Section 5 [urban design element]

Context Description

The site is located in the Thanksgiving Commercial Center of downtown. The Old Dallas High School building, later known as Krozier Tech, is located on the site and will be redeveloped as office and commercial. The Pearl DART Station is also located at the front door to the site as well as a proposed small existing greenspace along Pearl. To the south of the site is John W. Carpenter park, currently under design and slated to be improved as part of the Downtown Dallas Parks Masterplan.

The current proposal is limited to the renovation of the historic Dallas High School building as a phase 1 project. Future phases for redevelopment of the entire site are currently being studied. Uses and site layout are still being planned, but feedback around opportunities and/or contextual considerations is welcome.

Old Dallas High School

Neighborhood:
Downtown

Program:
Office/ Commercial



Dallas High School

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DALLAS HIGH SCHOOL
MATTHEWS SOUTHWEST
2214 BRYAN STREET
DALLAS, TEXAS

The former Dallas High School is an existing four story building located at 2400 Bryan Street on a 5.419 Acre tract bounded by the DART line on Bryan Street, I-45 Exit Ramp, and North Pearl Street. The 109,000 GSF Auditorium and Classroom Building was originally a component of the Dallas High School campus, a campus of five freestanding buildings. Constructed in 1907 with a rear 1911 addition by Chrisman and Nesbit and designed by the local firm of Lang and Witchell, the architecture is of Classical Revival style and remains largely intact. The principle façade features large Tuscan order columns flanking the elevated main entry. The building is largely organized around a central auditorium with intact Corinthian order columns with educational themed motifs. The Auditorium and Classroom Building is listed on the National Register of Historic Places and is a City of Dallas Landmark.

It is the goal of Matthews Southwest to revive the building as a sustainably designed speculative office with a potential restaurant or retail component on level 1. The project will seek LEED Certification and will boast several sustainable attributes afforded by the urban location, the reuse of the existing building, and the application of water efficient and energy efficient design. A long-term master plan for the site has been developed that will transform the site and provide positive urban form, pedestrian connectivity and will activate exterior public spaces.

Prepared by Merriman Associates/ Architects, Inc.
November 12, 2015
maa # 2015072
Contact : Aimee Sanborn

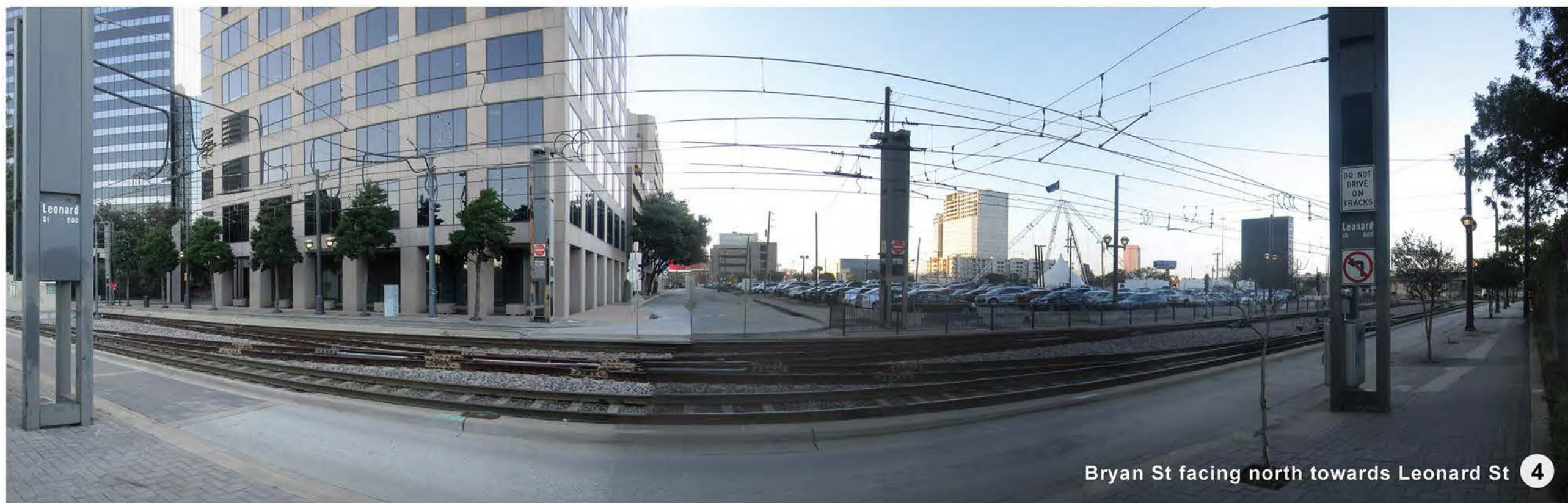
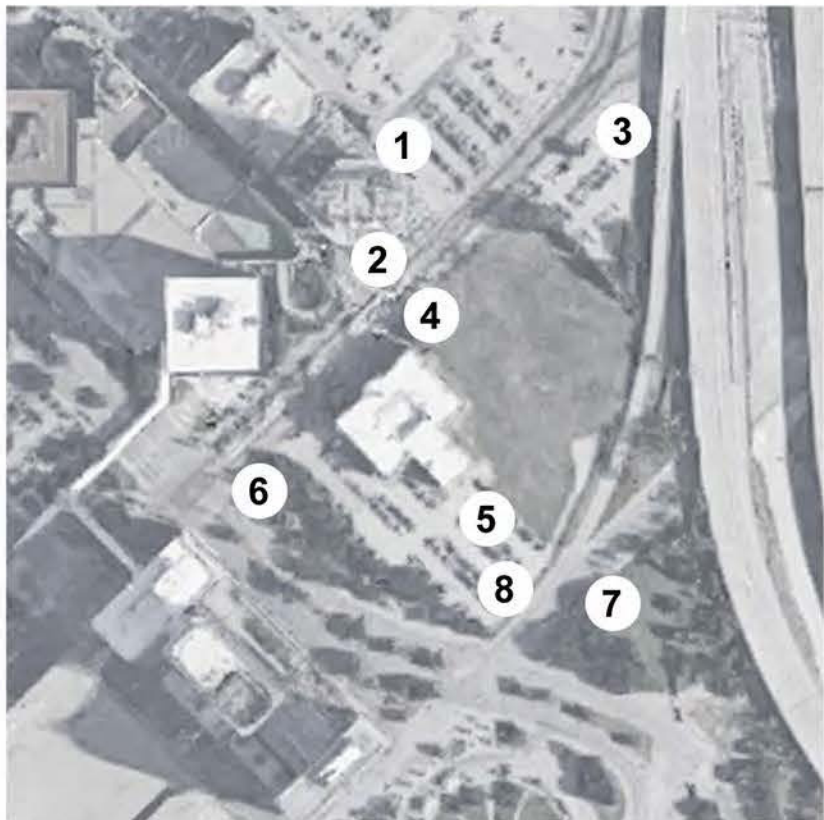
Dallas High School Site Diagram

-  DART Line
-  Main Vehicular Route
-  Pedestrian Site Access
-  Property Line



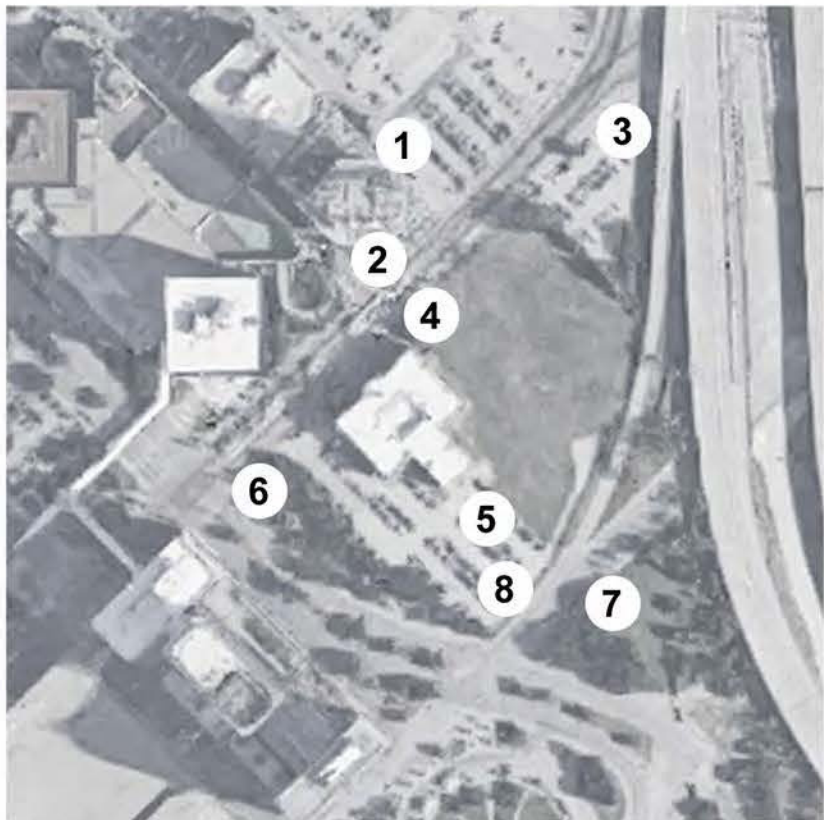
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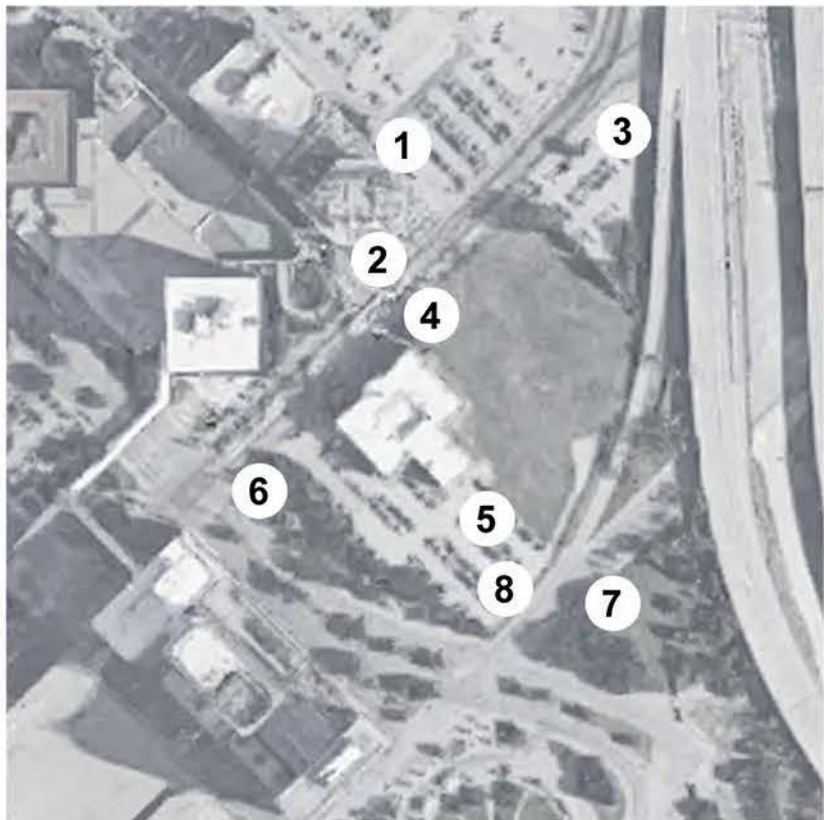
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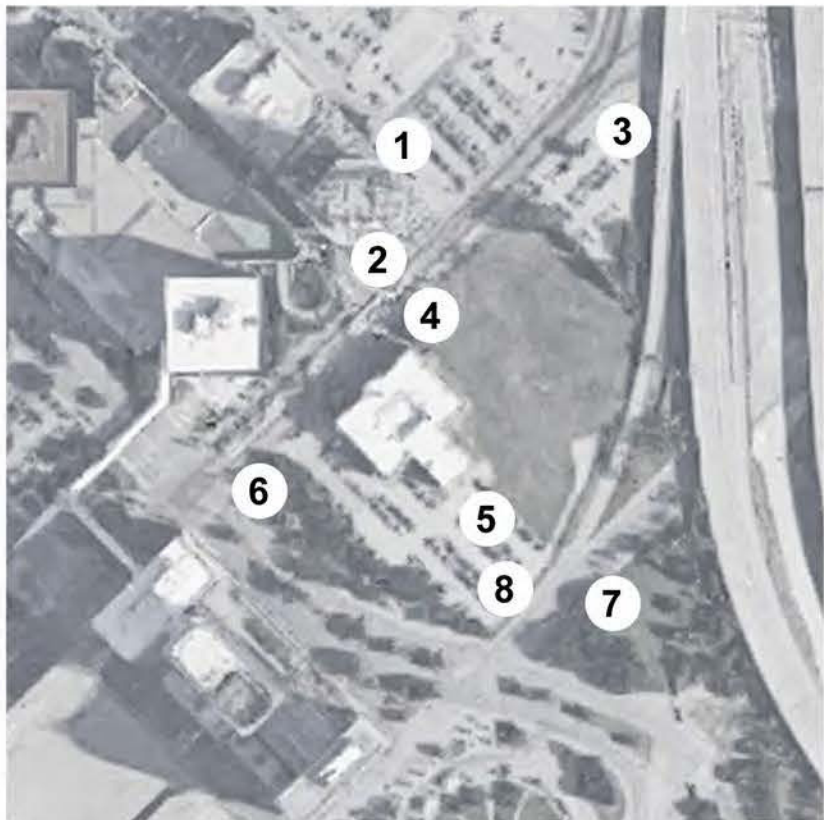
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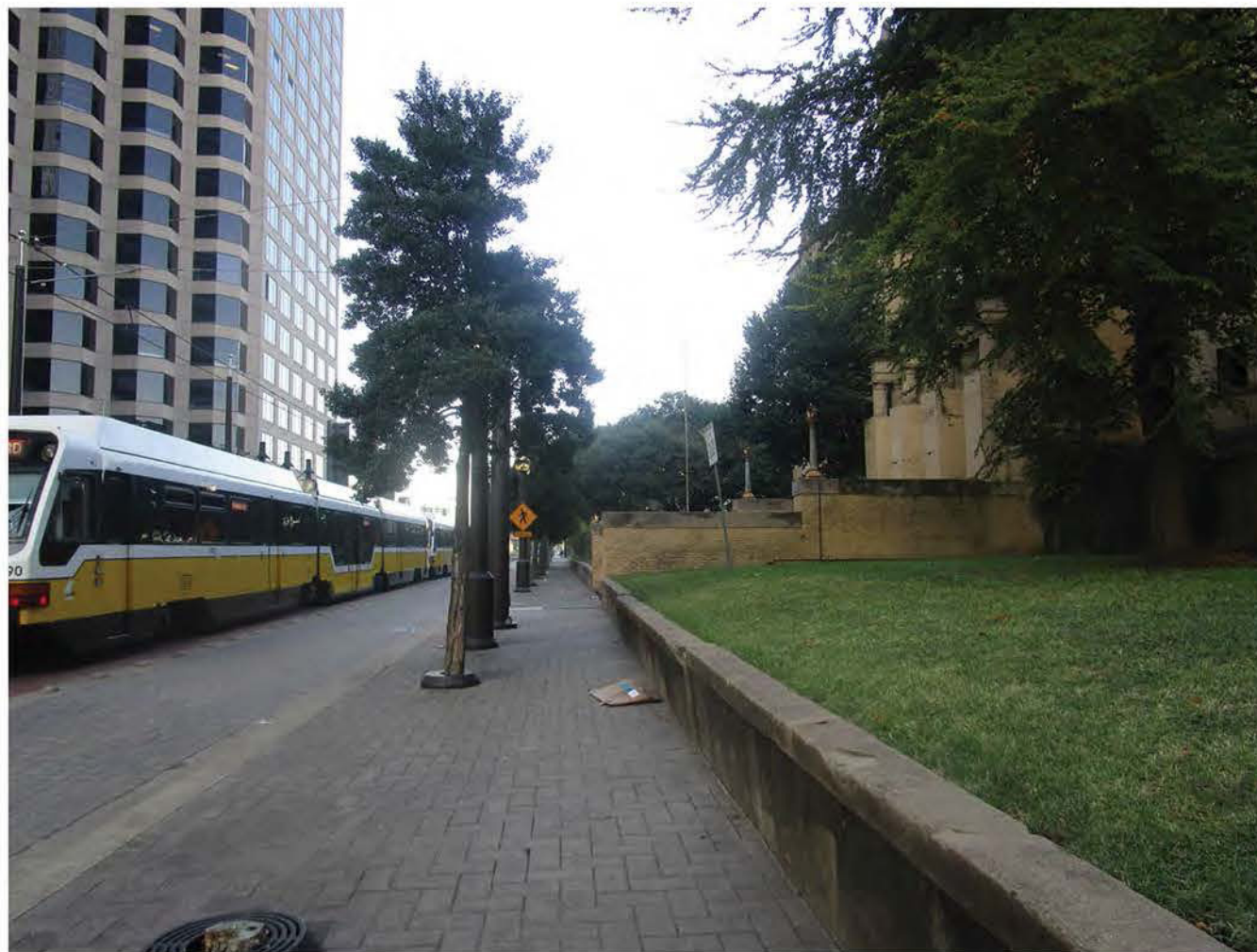


Existing site facing west 5



Corner of Bryan & N Pearl St facing east towards the project site 6





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CREPE MYRTLE



BALD CYPRESS



TAN LIMESTONE PAVERS



GREY LIMESTONE PAVERS



BENCHES - 'BANCAL' LANDSCAPE FORMS



IN GRADE PAVING LIGHTS



DWARF BURFORD HOLLY



BIKE RACKS - '35 LOOP' LANDSCAPE FORMS



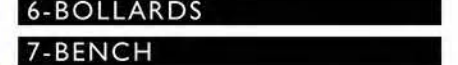
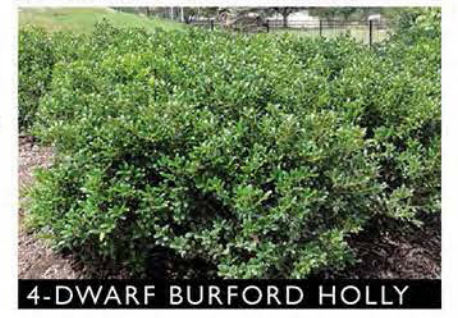
BOLLARDS - 'STOP' LANDSCAPE FORMS



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LEVEL ONE FLOOR PLAN

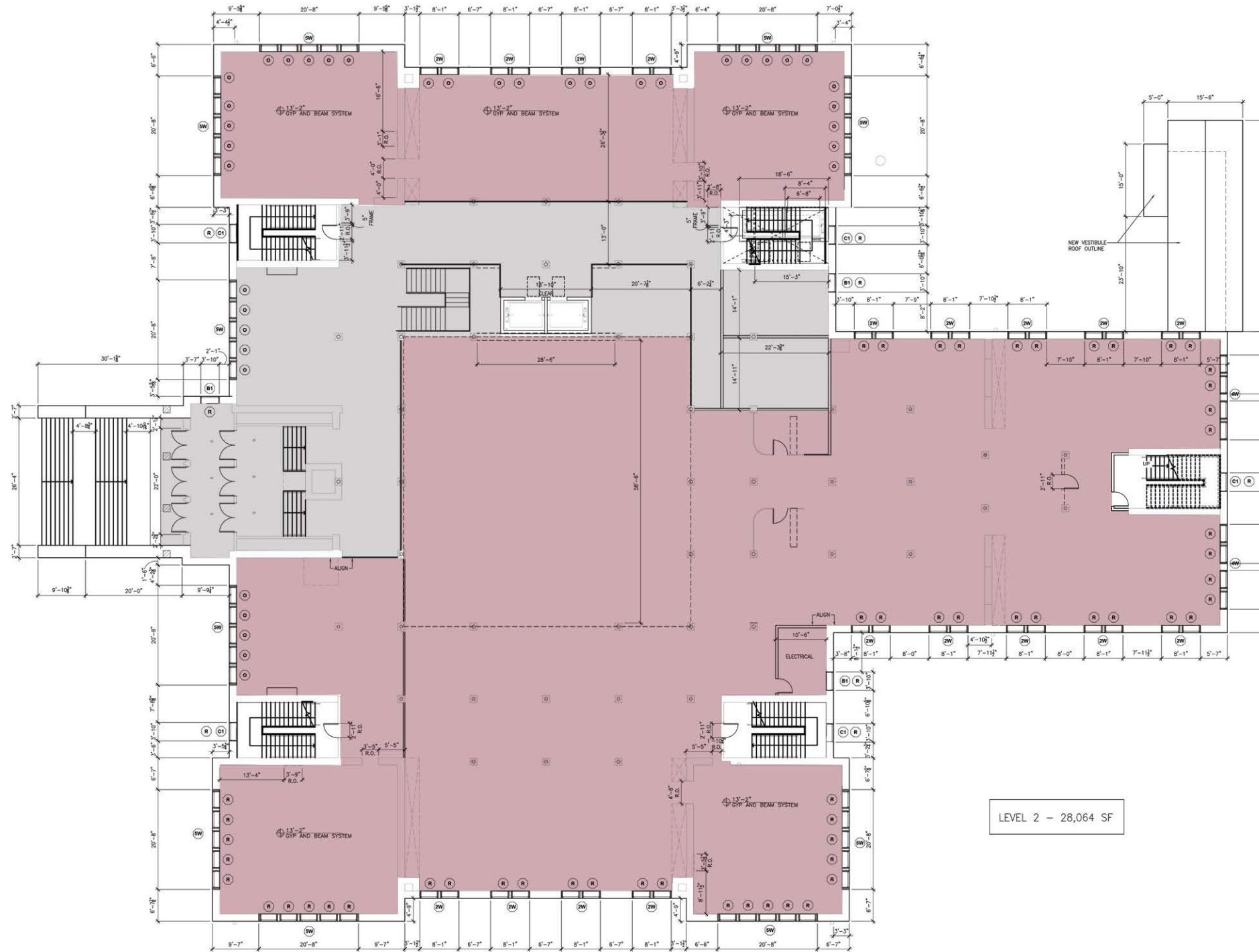
- Vender Space
- Dining Hall Space



New patio space connected to level one dining hall space & adjacent park.

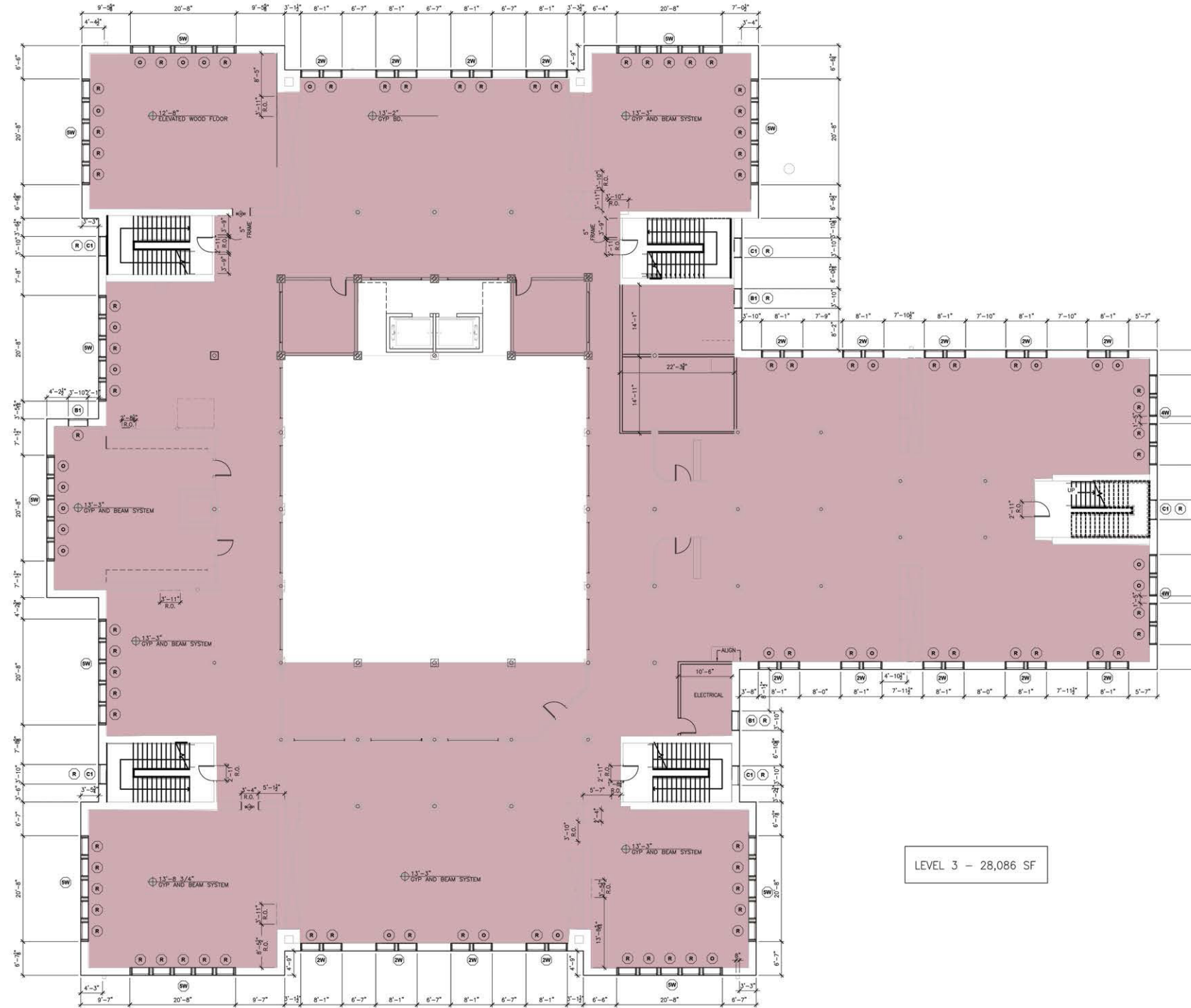
LEVEL TWO FLOOR PLAN

- Common Space
- Tenant Space



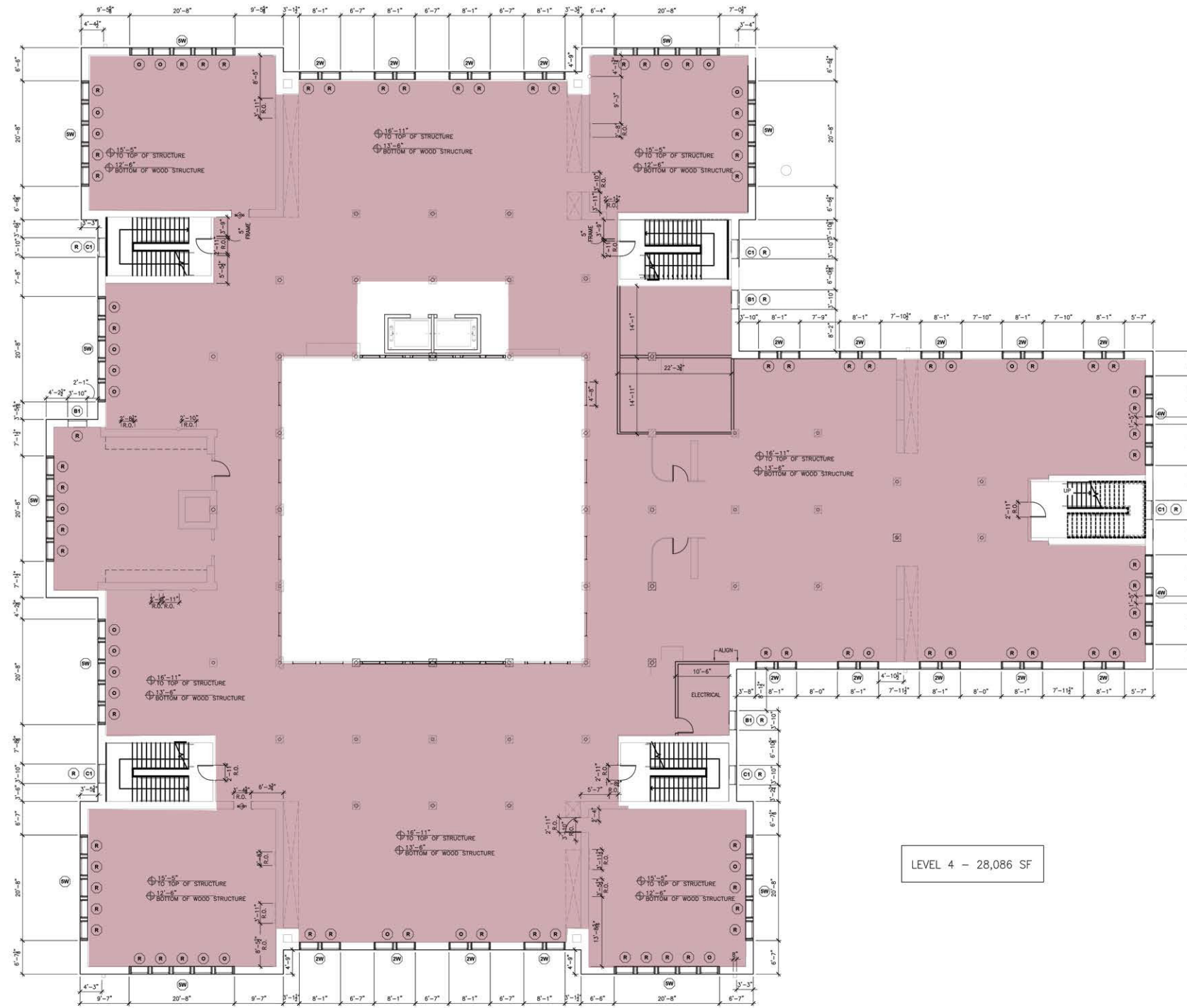
LEVEL THREE FLOOR PLAN

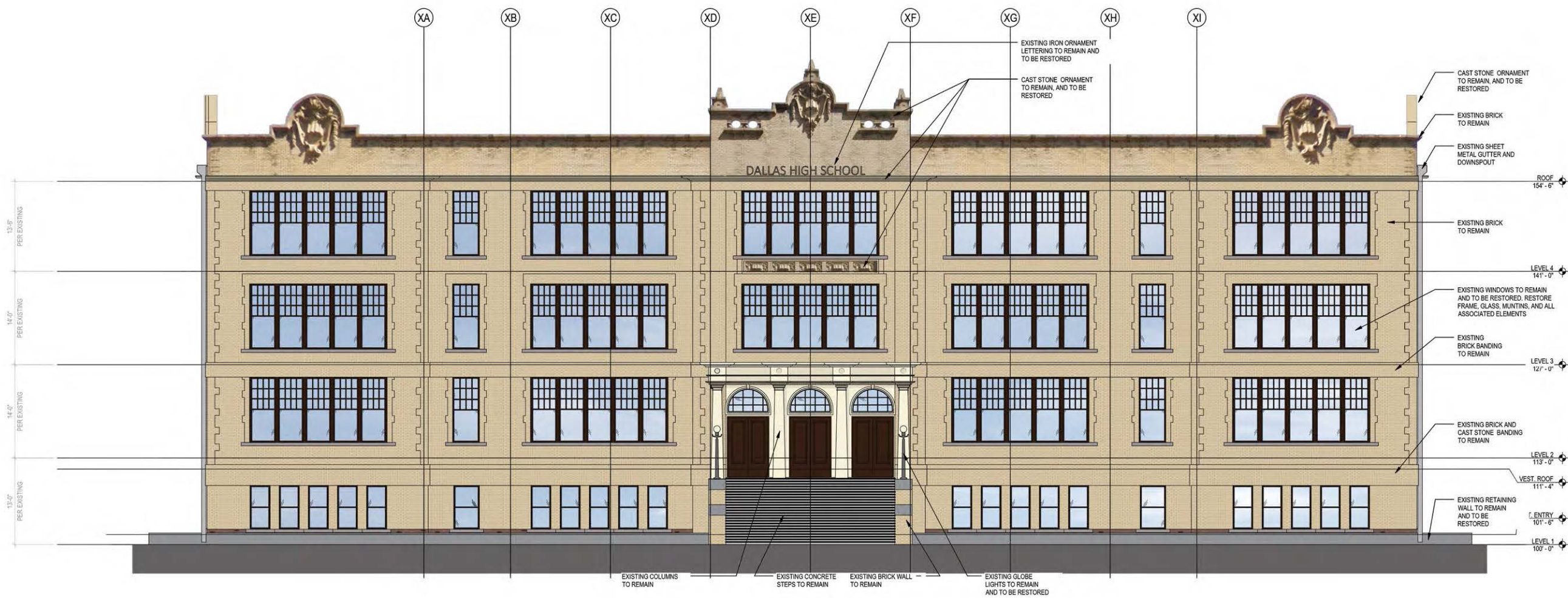
- Common Space
- Tenant Space



LEVEL FOUR FLOOR PLAN

- Common Space
- Tenant Space





DALLAS HIGH SCHOOL - WEST ELEVATION

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DALLAS HIGH SCHOOL - SOUTH ELEVATION

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DALLAS HIGH SCHOOL - EAST ELEVATION

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DALLAS HIGH SCHOOL - NORTH ELEVATION

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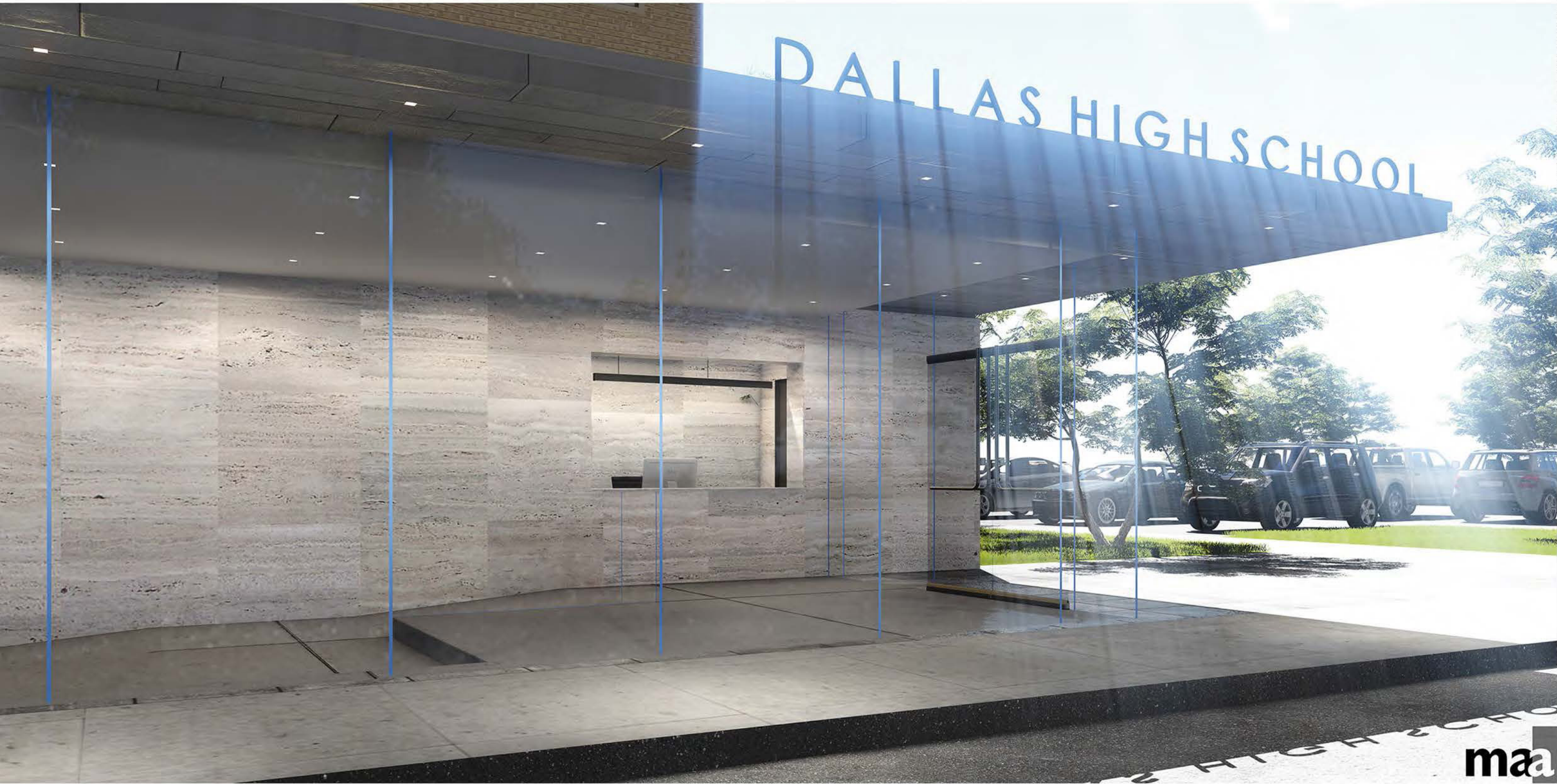
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NEW VESTIBULE ENTRANCE

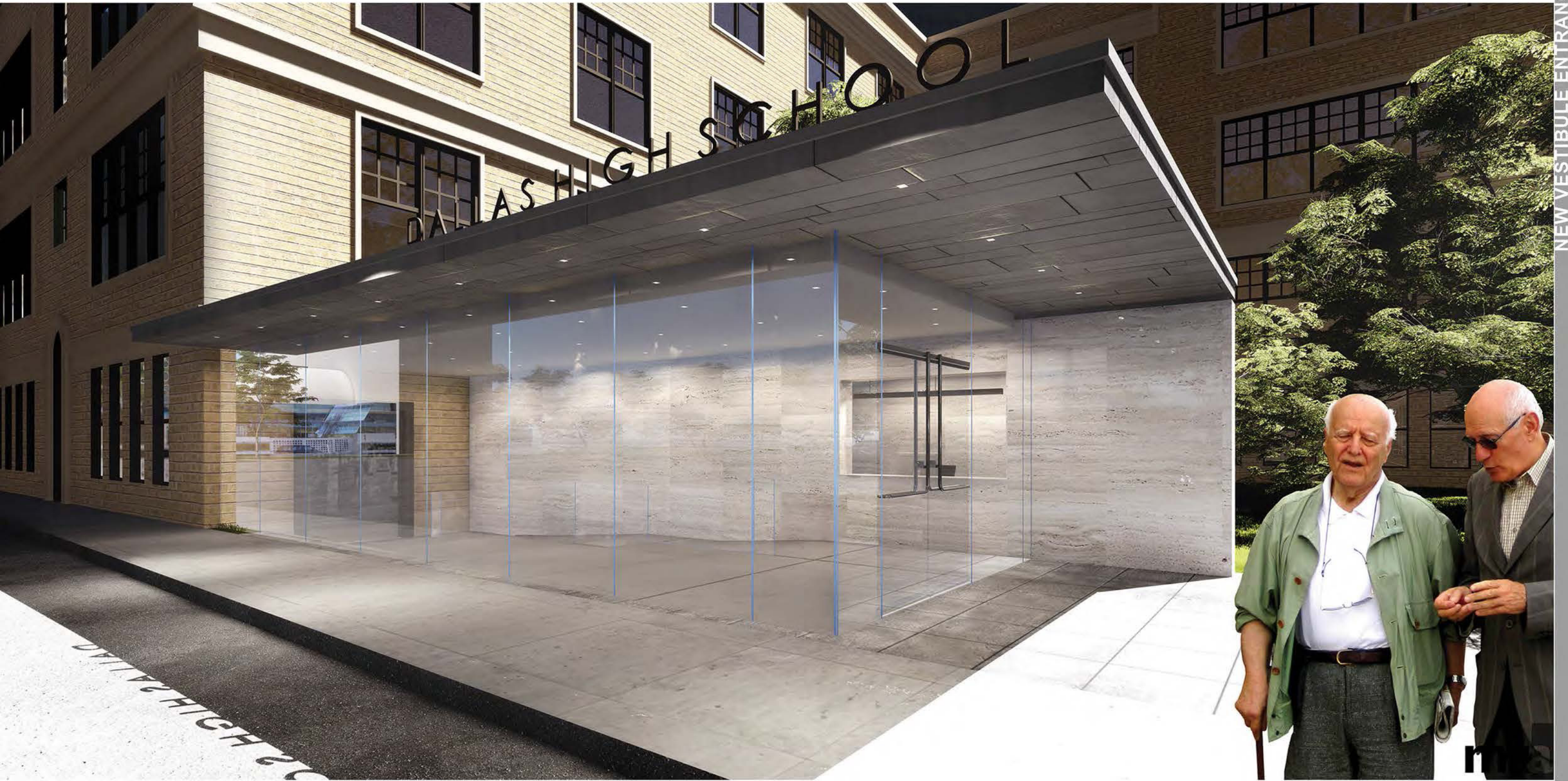
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NEW VESTIBULE ENTRANCE

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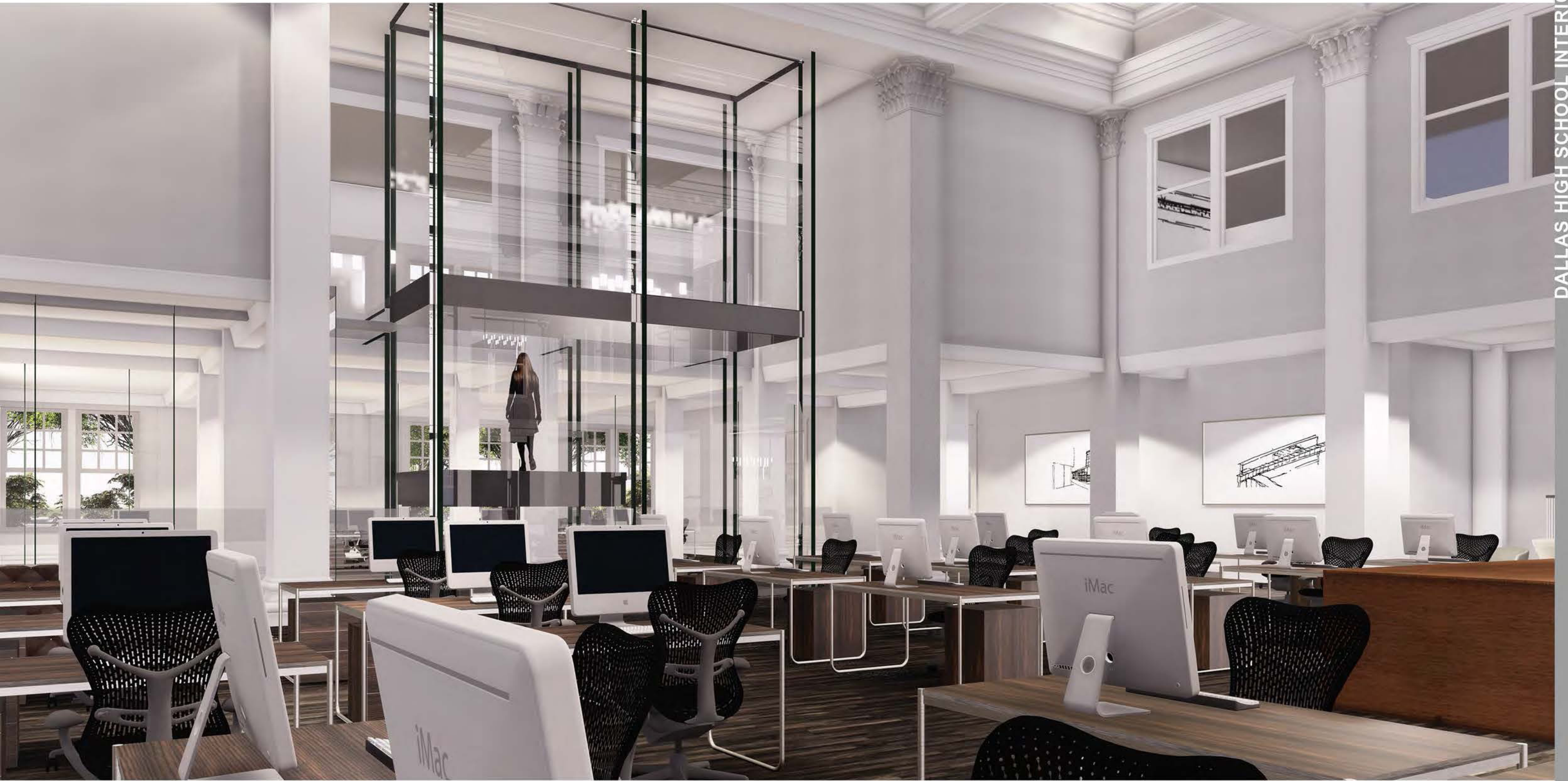
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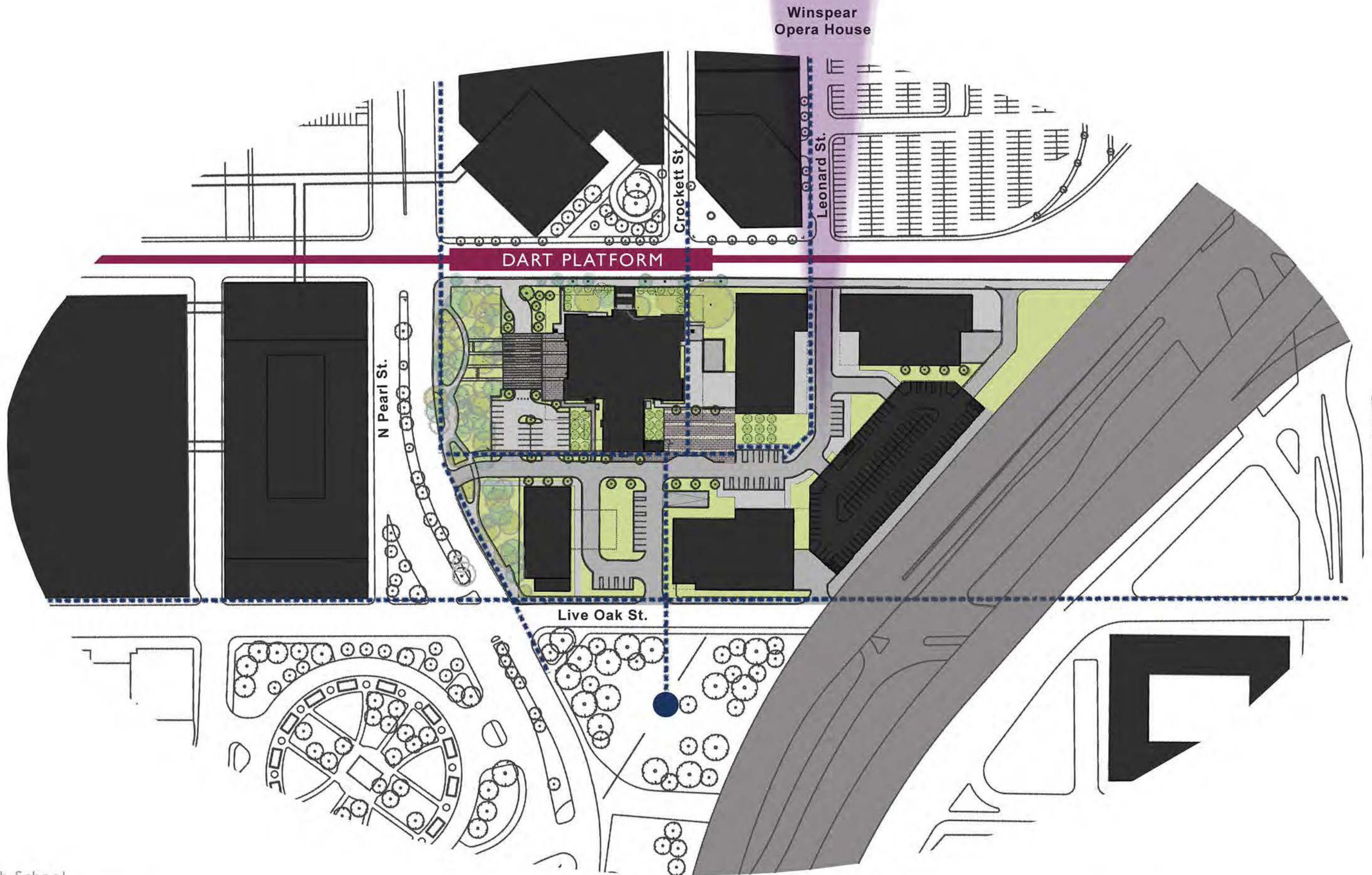
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Dallas High School Building, Dallas, Texas - Matthews Southwest

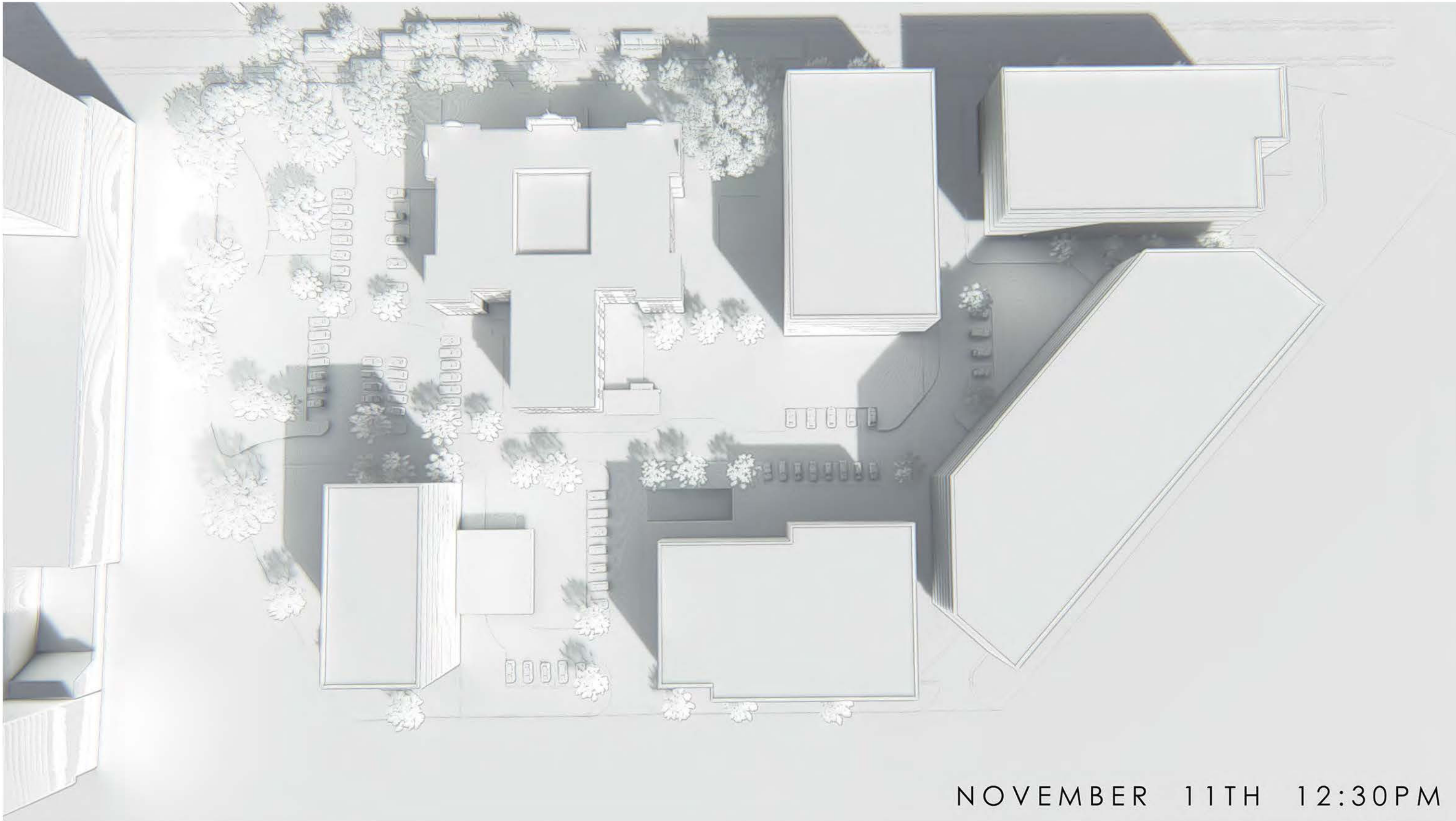
Master Plan

maa Project No. 2015072.00

11/12/2015

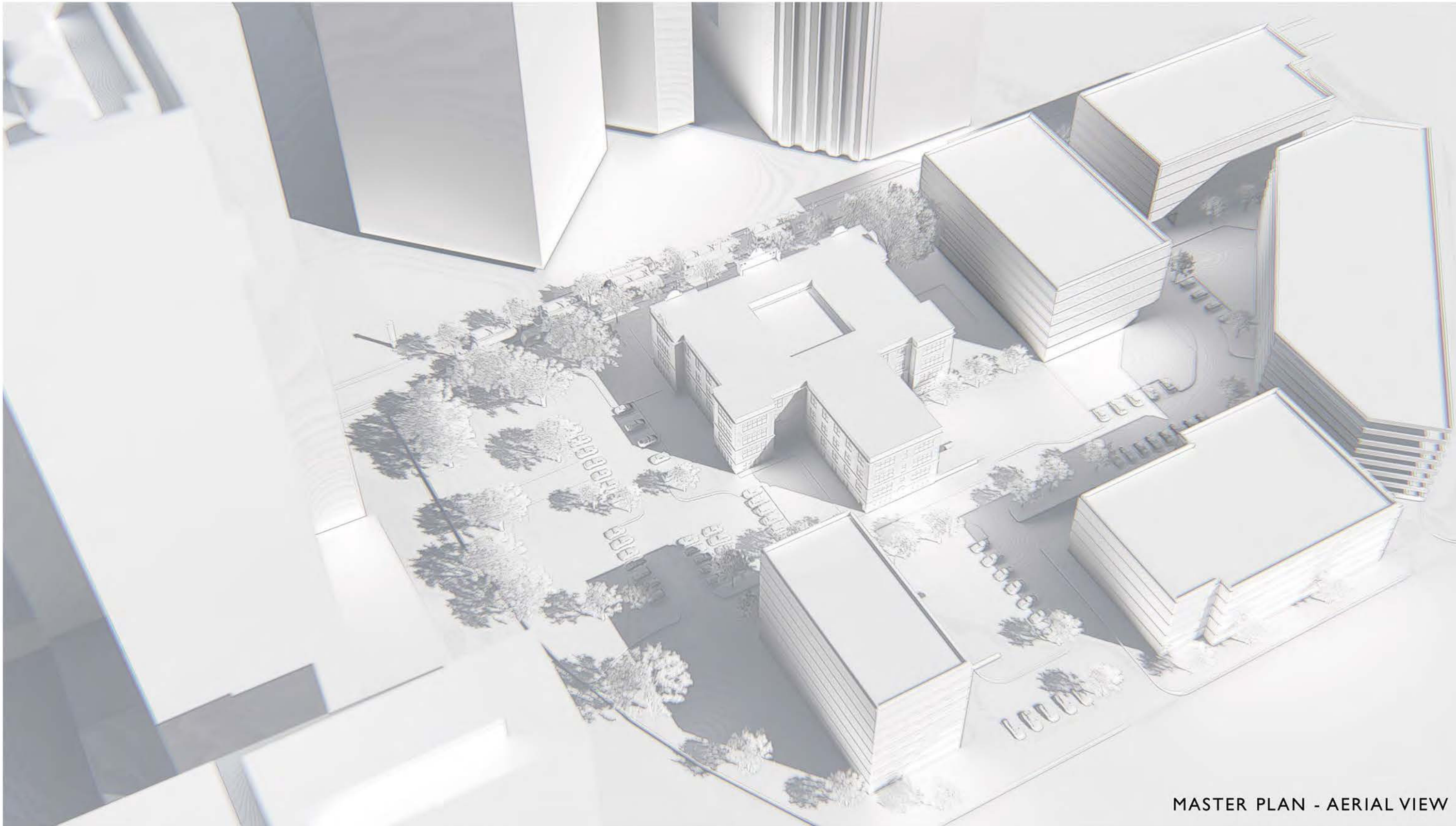
Proposed Uses	Parking	Proposed Master Plan		
		Area Calcs	Parking at 2 : 1,000	Parking at 3 : 1,000
DHS Building DHS-Restaurant DHS-Office	165 per code 2:1,000 or 3:1,000	26,000 RSF	165	165
		95,000 RSF	190	285
Hotel	1: key	88,000 GSF 108 Keys	108	108
Offices	2:1,000 or 3:1,000			
Office A		100,000 GSF	200	300
Office B		100,000 GSF	200	300
Office C		100,000 GSF	200	300

Total Parking Req.	1063	1458
Total Parking Provided Garage levels required	1072 4 + 1 subsurface	1524 8 + 1 subsurface



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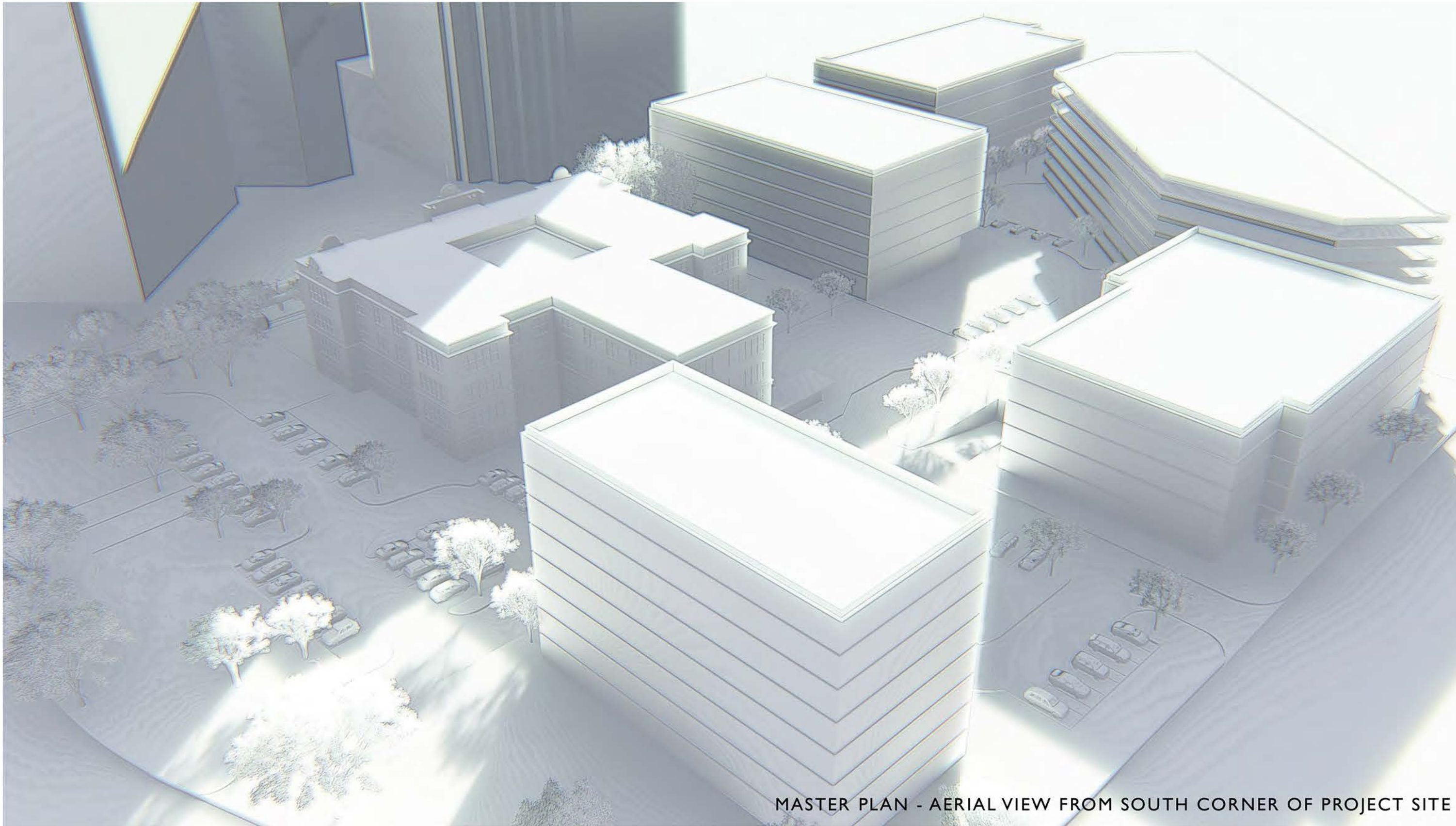
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MASTER PLAN - AERIAL VIEW

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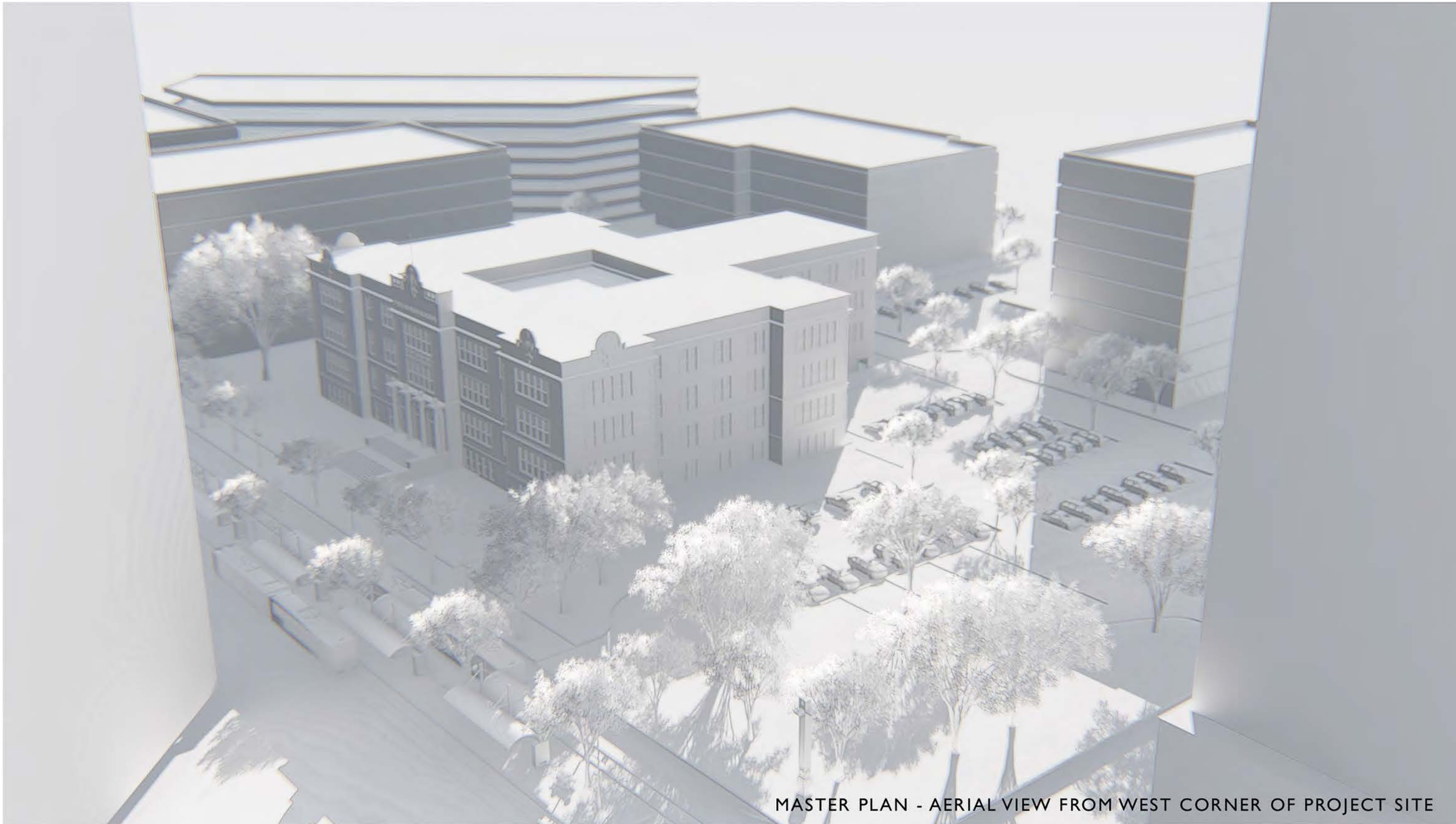
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MASTER PLAN - AERIAL VIEW FROM SOUTH CORNER OF PROJECT SITE

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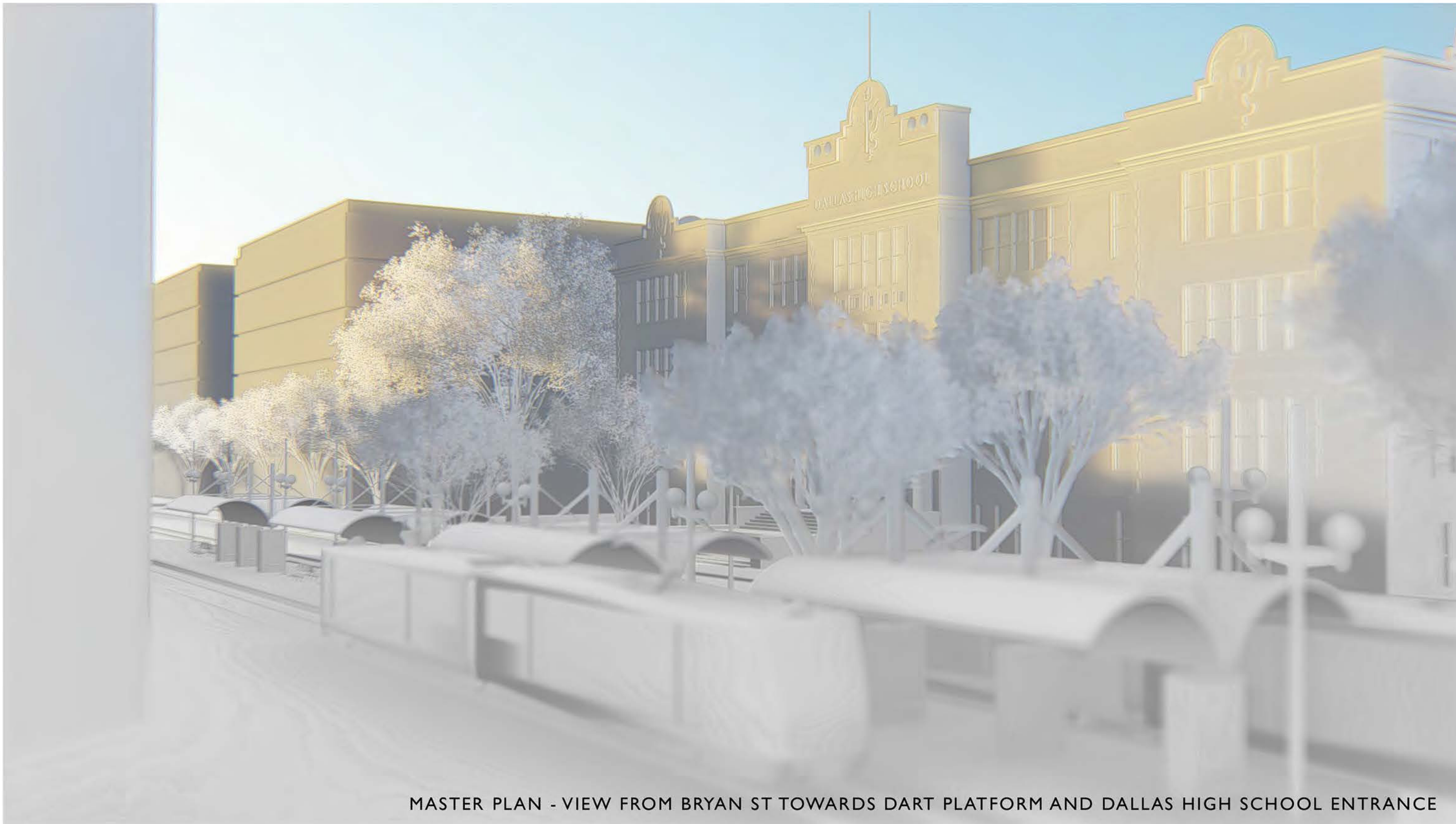
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MASTER PLAN - AERIAL VIEW FROM WEST CORNER OF PROJECT SITE

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MASTER PLAN - VIEW FROM BRYAN ST TOWARDS DART PLATFORM AND DALLAS HIGH SCHOOL ENTRANCE

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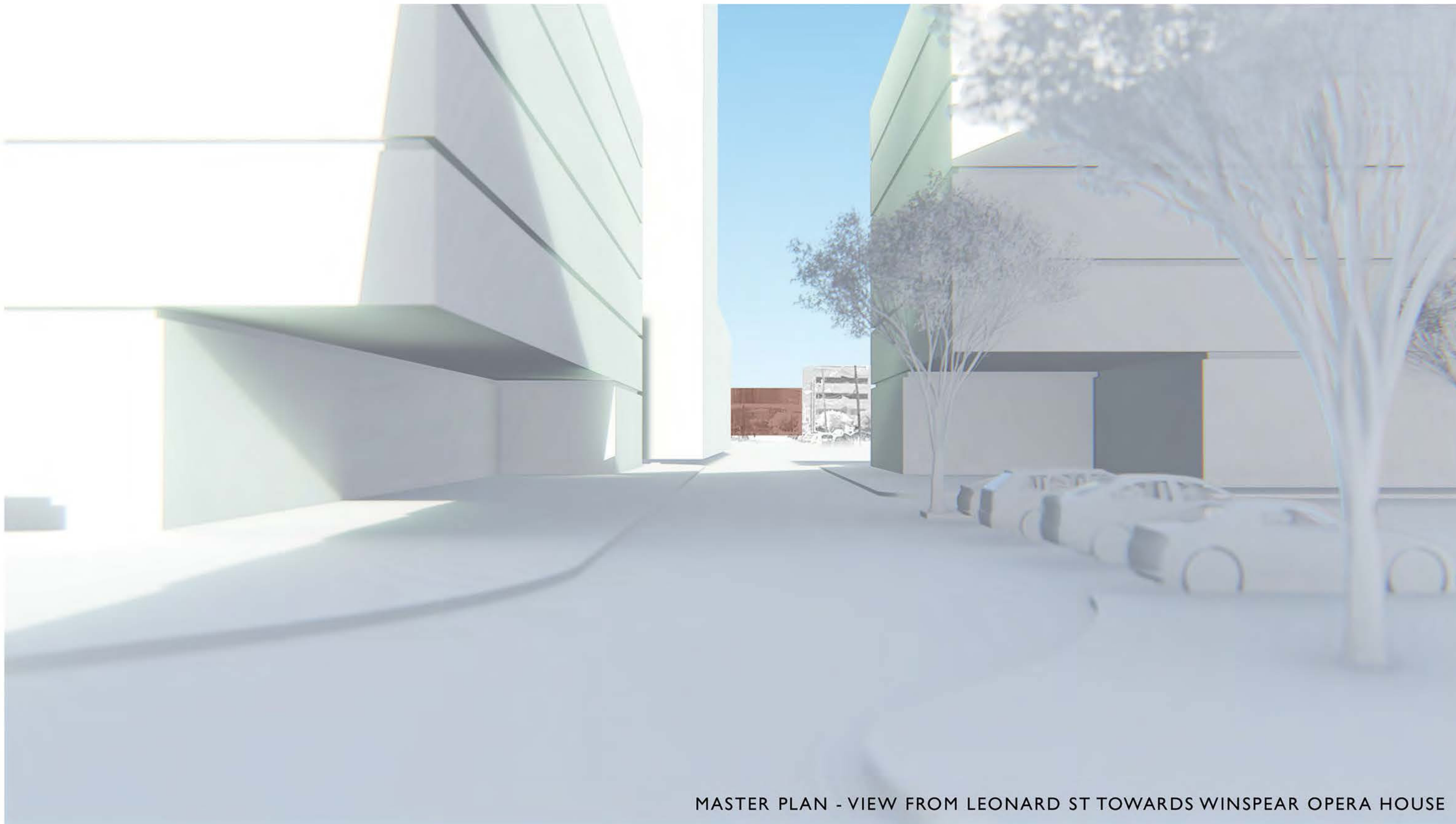
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MASTER PLAN - CENTER OF SITE FACING WEST

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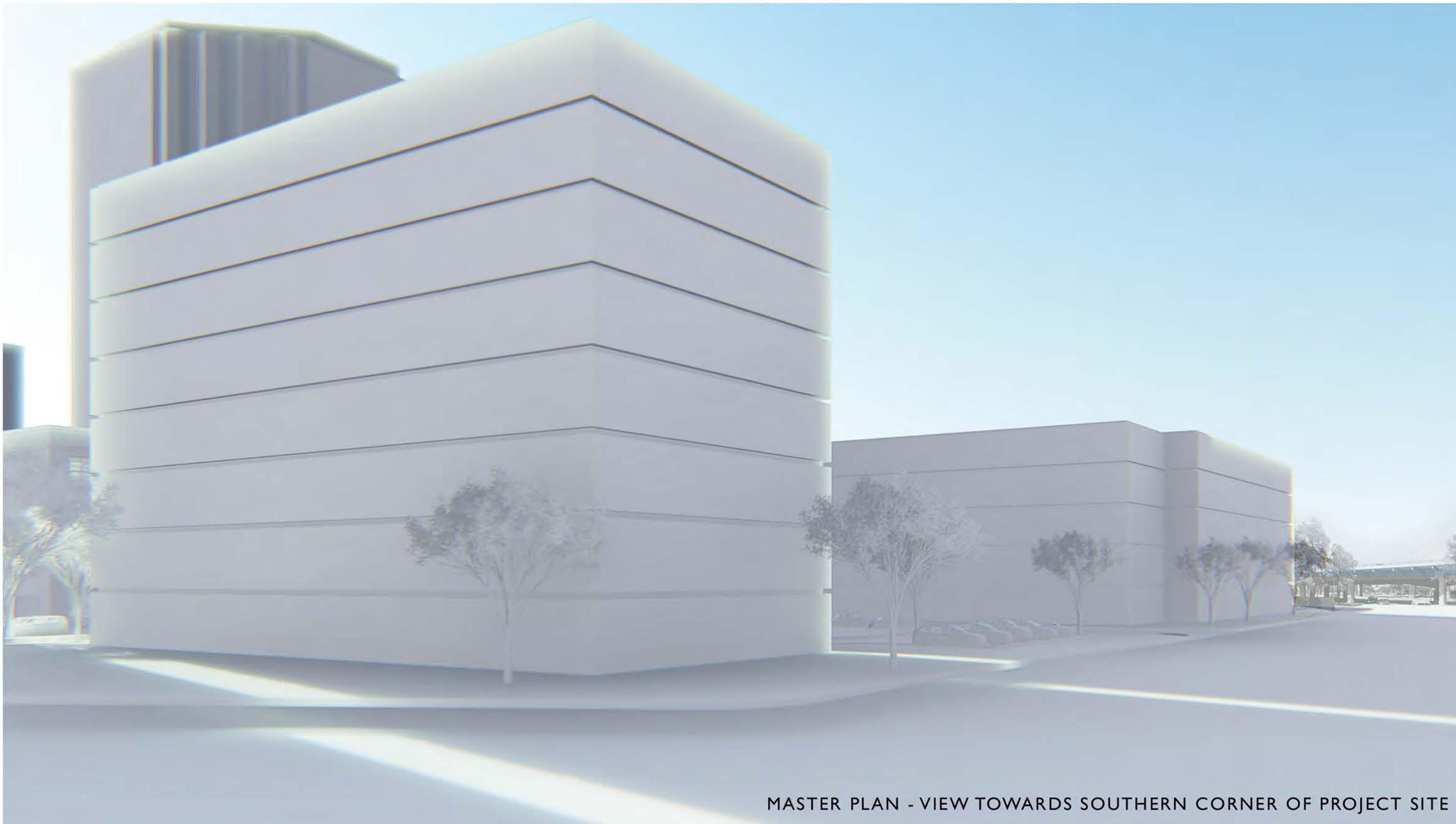
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MASTER PLAN - VIEW FROM LEONARD ST TOWARDS WINSPEAR OPERA HOUSE

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MASTER PLAN - VIEW TOWARDS SOUTHERN CORNER OF PROJECT SITE

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