

Applicable Urban Design Priorities that Project Should Achieve

[1] Introduce connections to public open space from both Akard and Cedar Springs -

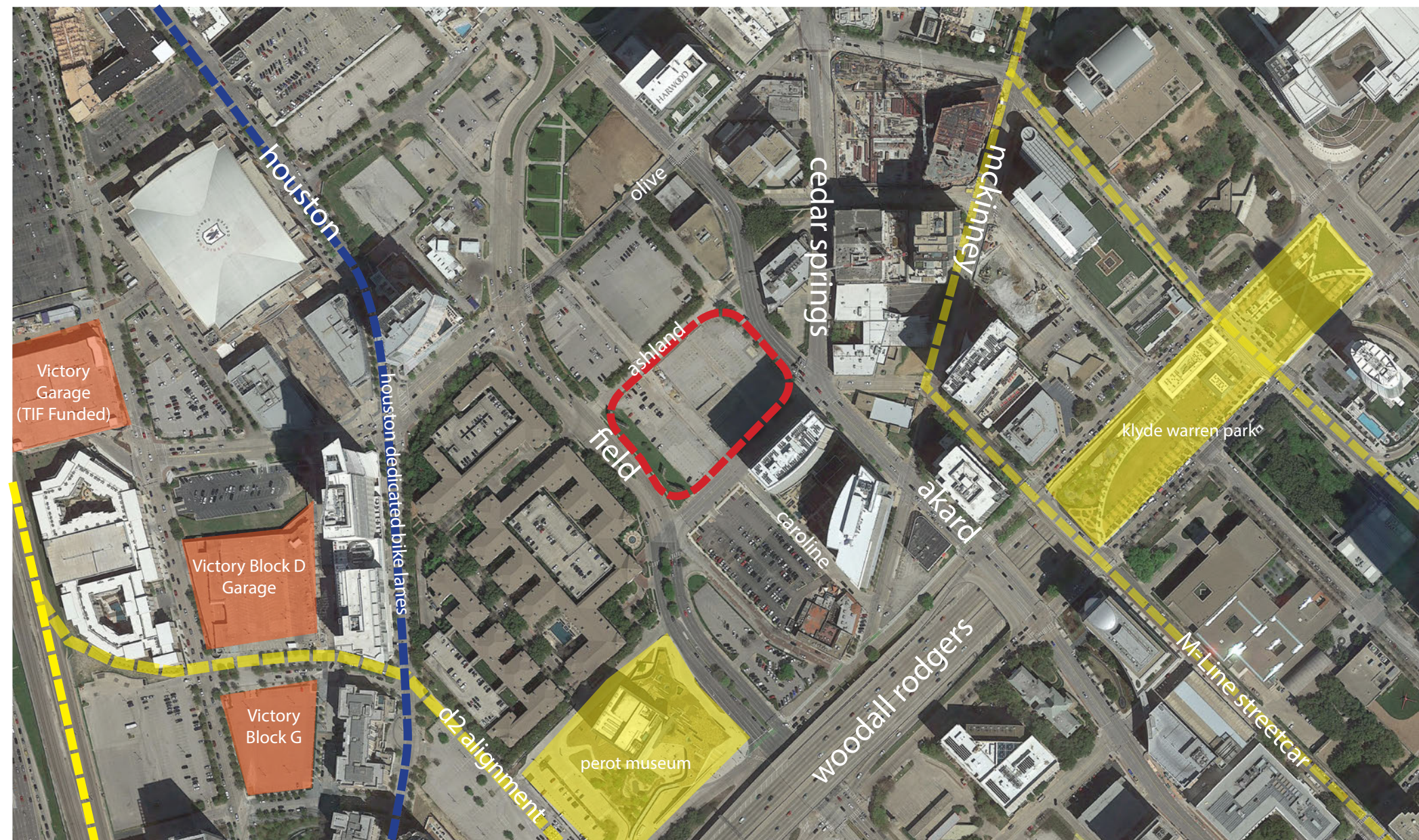
Open space should be directly accessible from both Cedar Springs and Akard. Stair on Cedar Springs should allow for both access and opportunities to linger through accommodating seating or other means of passive activity.

[2] Engage Cedar Springs with active uses -

Recognizing challenges posed by grade, retail uses along Cedar Springs should relate back to the public realm through an occupiable terrace or other means of engaging the street.

[3] All vehicular ingress/egress should be minimized and decel and valet lanes should be minimized or eliminated where at all possible -

Sidewalks should be designed as continuous conditions through vehicular access points. The decel and/or valet lane located on Field street should be reconsidered to allow for a widened pedestrian sidewalk.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [sports arena]

Context Description

The site for The Union is located in lower Uptown at the northeast corner of Cedar Springs and Field Street. The site is bounded by Akard Street, Cedar Springs, Ashland, and Field. Currently, the site serves as a surface parking lot for adjacent development.

The project calls for two towers, one 22-story tower containing residential apartments and a 22-story tower containing commercial office. The plans also call for ground-level retail, including a 60,000 square foot Tom Thumb grocery store.

Considerations for this proposal include addressing retail frontages with conditions appropriate to the surrounding context. Additional considerations include the plans for public open space, connections to surrounding amenities such as Klyde Warren and the Perot Museum, as well as reducing space dedicated to vehicular use on Cedar Springs, Field, and at garage entrances.

The Union

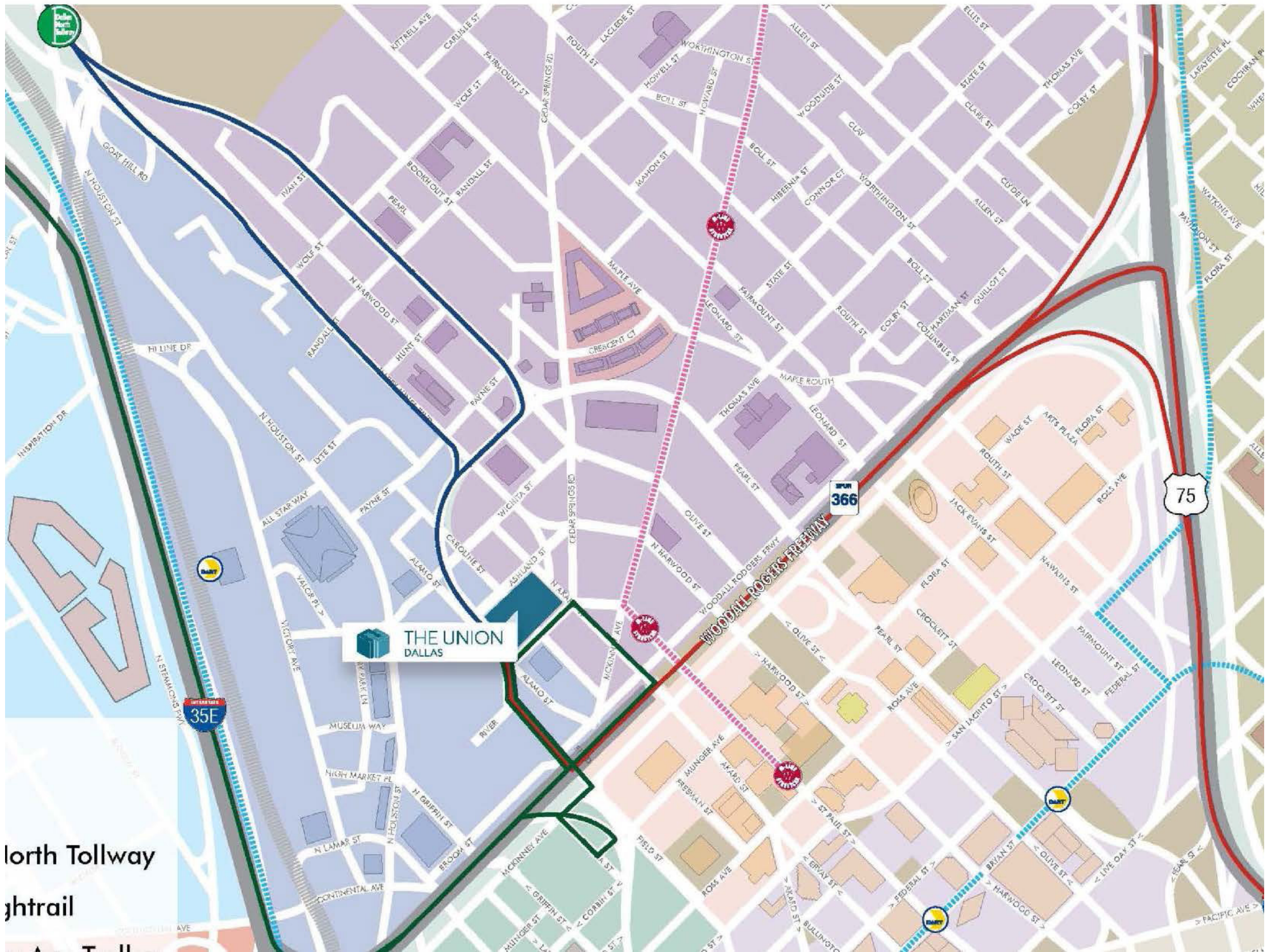
Neighborhood:
Victory Park/ Uptown

Program:
Retail / Office/ Residential



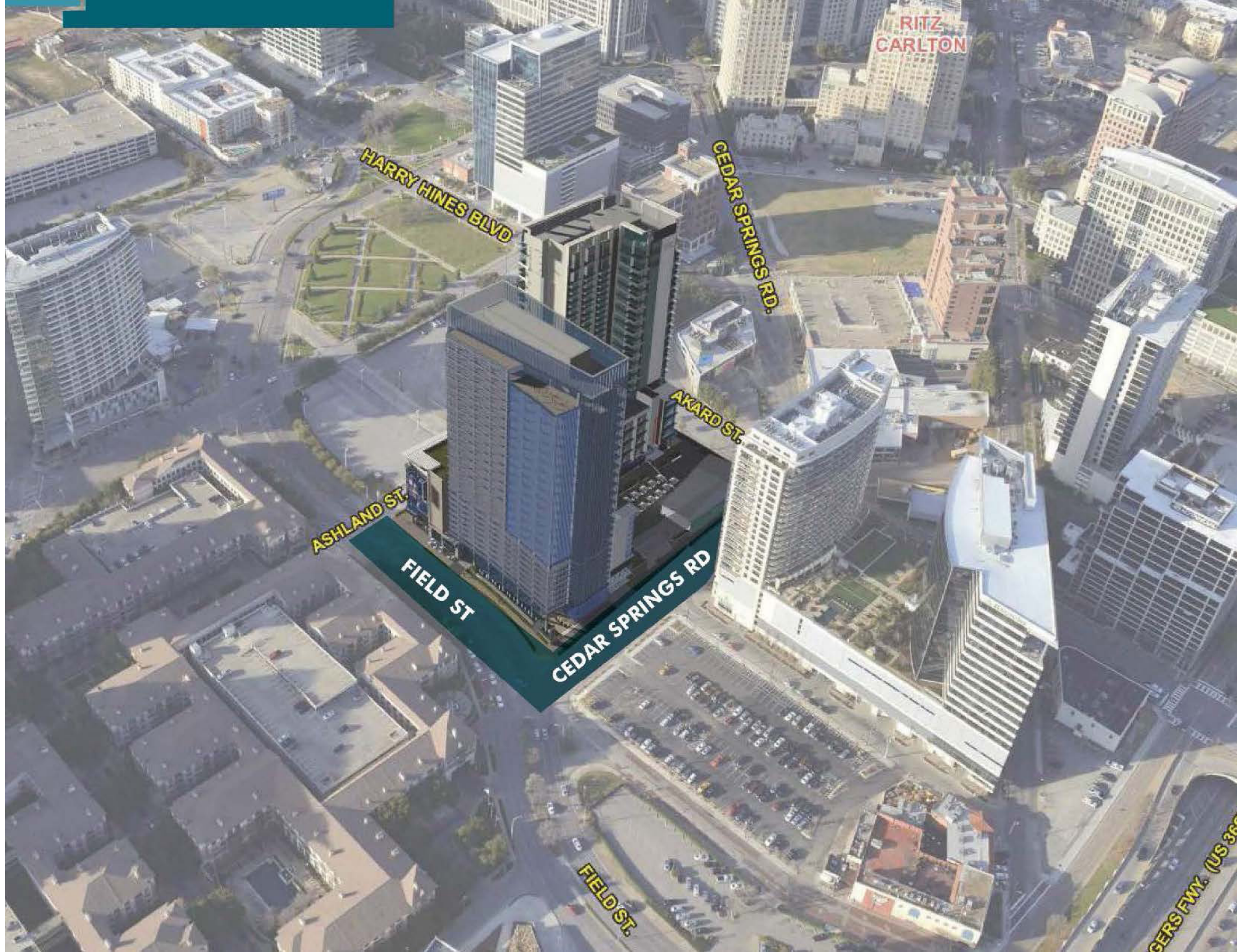
THE UNION

DALLAS



North Tollway
Light Rail

THE UNION



RITZ
CARLTON

HARRY HINES BLVD

CEDAR SPRINGS RD.

AKARD ST.

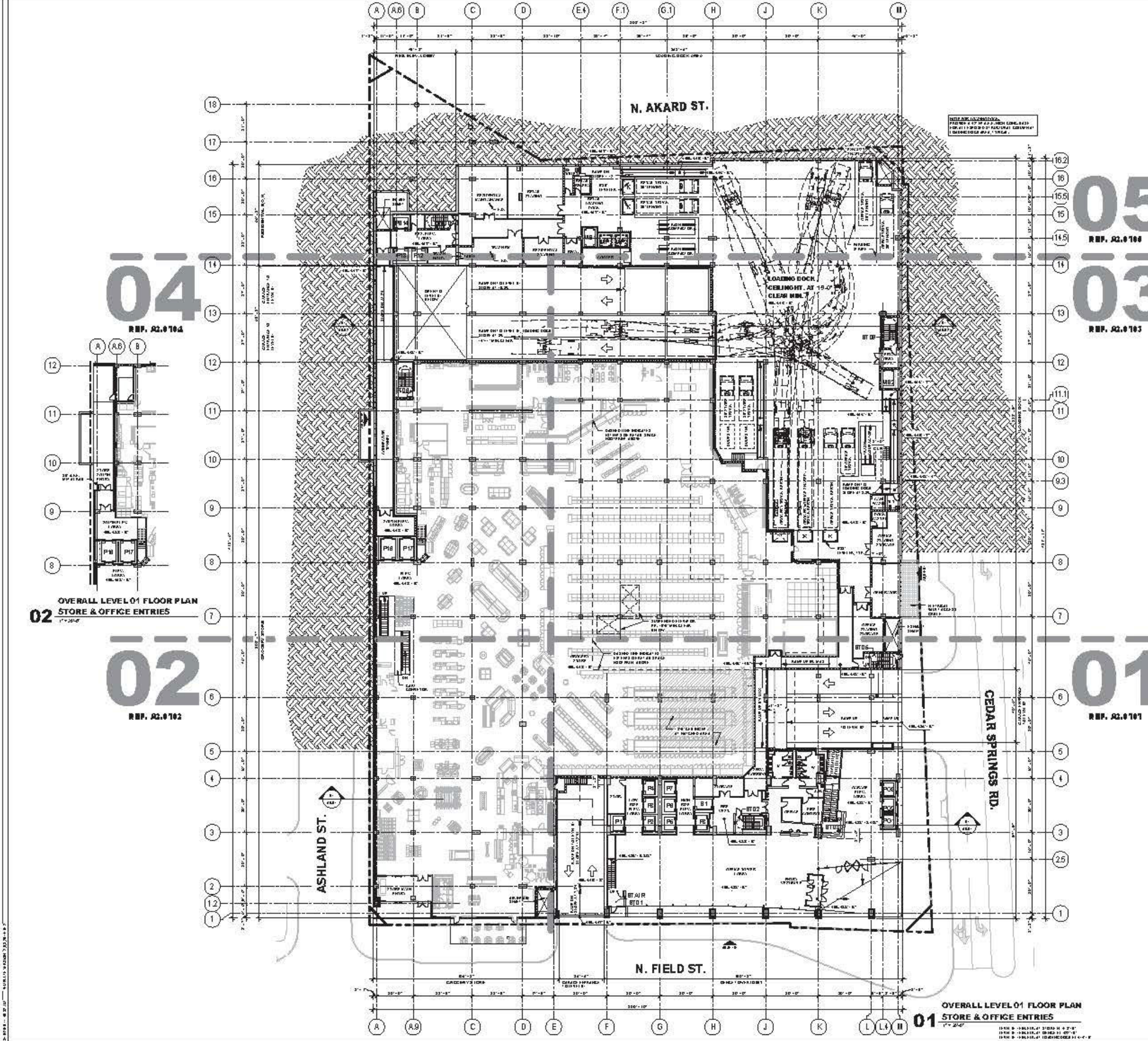
ASHLAND ST.

FIELD ST

CEDAR SPRINGS RD

FIELD ST.

GERS FWY. (US 36)



OVERALL PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

HKS

OWNER:
PROJECT NUMBER:
DATE:
DRAWING NUMBER:

04
RFP: A2.0104

05
RFP: A2.0105

02
OVERALL LEVEL 01 FLOOR PLAN
STORE & OFFICE ENTRIES
RFP: A2.0102

01
OVERALL LEVEL 01 FLOOR PLAN
STORE & OFFICE ENTRIES
RFP: A2.0101

AKARD PLACE

INTERIM REVIEW ONLY

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER:
18331.000
DATE:
MAR 20, 2015
ISSUE:
DD ISSUE

OVERALL LEVEL
01 FLOOR PLAN -
STORE & OFFICE
ENTRIES
A2.01

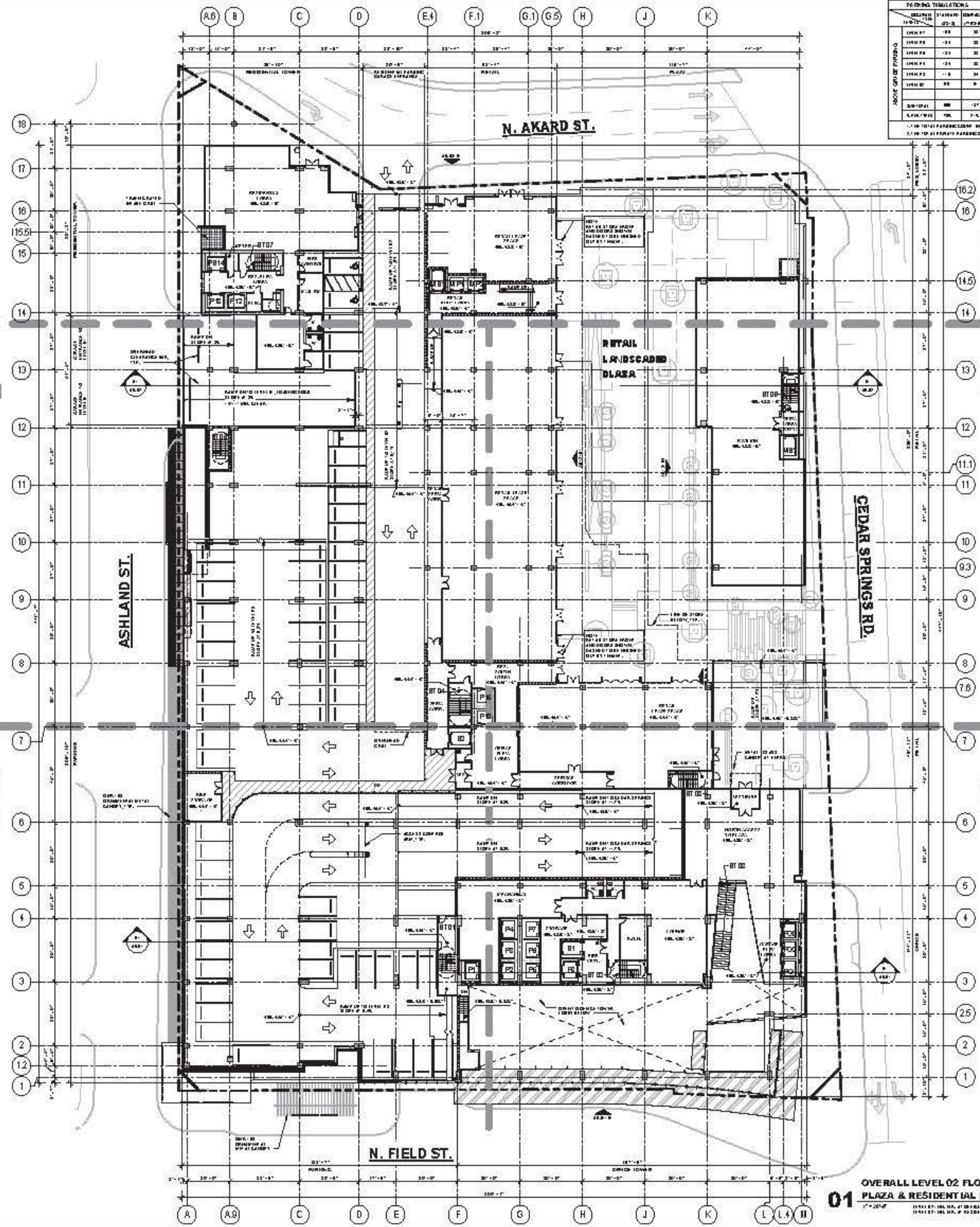
DATE PLOTTED: 03/10/2015 10:48:45 AM

04
REF. A2.024

02
REF. A2.023

05
REF. A2.026

01
REF. A2.021



NO.	DESCRIPTION	AREA			PERIMETER			TOTAL
		PLAZA	RES.	ENTR.	PLAZA	RES.	ENTR.	
1	PLAZA	10000	0	0	10000	0	0	10000
2	RES.	0	10000	0	0	10000	0	10000
3	ENTR.	0	0	10000	0	0	10000	10000
4	TOTAL	10000	10000	10000	10000	10000	10000	30000

- OVERALL PLAN GENERAL NOTES**
- SEE REFERENCE DRAWING FOR ALL DIMENSIONS AND NOTES.
 - ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 - ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
 - ALL STEEL SHALL BE A36.
 - ALL GLASS SHALL BE 1/2" CLEAR GLASS UNLESS NOTED OTHERWISE.
 - ALL METALS SHALL BE GALVANNEAL UNLESS NOTED OTHERWISE.
 - ALL PAINT SHALL BE AS SHOWN ON THE PAINT SCHEDULE.
 - ALL ELECTRICAL SHALL BE AS SHOWN ON THE ELECTRICAL SCHEDULE.
 - ALL MECHANICAL SHALL BE AS SHOWN ON THE MECHANICAL SCHEDULE.
 - ALL SANITARY SHALL BE AS SHOWN ON THE SANITARY SCHEDULE.
 - ALL STRUCTURAL SHALL BE AS SHOWN ON THE STRUCTURAL SCHEDULE.
 - ALL LANDSCAPING SHALL BE AS SHOWN ON THE LANDSCAPING SCHEDULE.
 - ALL EXISTING CONDITIONS SHALL BE SHOWN WITH DASHED LINES.
 - ALL NEW CONDITIONS SHALL BE SHOWN WITH SOLID LINES.
 - ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
 - ALL FINISHES SHALL BE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 - ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
 - ALL STEEL SHALL BE A36.
 - ALL GLASS SHALL BE 1/2" CLEAR GLASS UNLESS NOTED OTHERWISE.
 - ALL METALS SHALL BE GALVANNEAL UNLESS NOTED OTHERWISE.
 - ALL PAINT SHALL BE AS SHOWN ON THE PAINT SCHEDULE.
 - ALL ELECTRICAL SHALL BE AS SHOWN ON THE ELECTRICAL SCHEDULE.
 - ALL MECHANICAL SHALL BE AS SHOWN ON THE MECHANICAL SCHEDULE.
 - ALL SANITARY SHALL BE AS SHOWN ON THE SANITARY SCHEDULE.
 - ALL STRUCTURAL SHALL BE AS SHOWN ON THE STRUCTURAL SCHEDULE.
 - ALL LANDSCAPING SHALL BE AS SHOWN ON THE LANDSCAPING SCHEDULE.

01 OVERALL LEVEL 02 FLOOR PLAN PLAZA & RESIDENTIAL ENTRIES



OWNER: AKARD PLACE LLC
DATE: 03/10/2015
PROJECT: AKARD PLACE

CONTRACT NO.: 15-0001
SHEET NO.: 02.02

ARCHITECT: HKS INC.
SCALE: AS SHOWN

STRUCTURAL ENGINEER: HKS INC.
SCALE: AS SHOWN

Mechanical Engineer: HKS INC.
SCALE: AS SHOWN

Civil Engineer: HKS INC.
SCALE: AS SHOWN

Landscaping: HKS INC.
SCALE: AS SHOWN

Electrical: HKS INC.
SCALE: AS SHOWN

Sanitary: HKS INC.
SCALE: AS SHOWN

Structural: HKS INC.
SCALE: AS SHOWN

Landscaping: HKS INC.
SCALE: AS SHOWN

Electrical: HKS INC.
SCALE: AS SHOWN

Sanitary: HKS INC.
SCALE: AS SHOWN

Structural: HKS INC.
SCALE: AS SHOWN

Landscaping: HKS INC.
SCALE: AS SHOWN

Electrical: HKS INC.
SCALE: AS SHOWN

Sanitary: HKS INC.
SCALE: AS SHOWN

Structural: HKS INC.
SCALE: AS SHOWN

Landscaping: HKS INC.
SCALE: AS SHOWN

Electrical: HKS INC.
SCALE: AS SHOWN

Sanitary: HKS INC.
SCALE: AS SHOWN

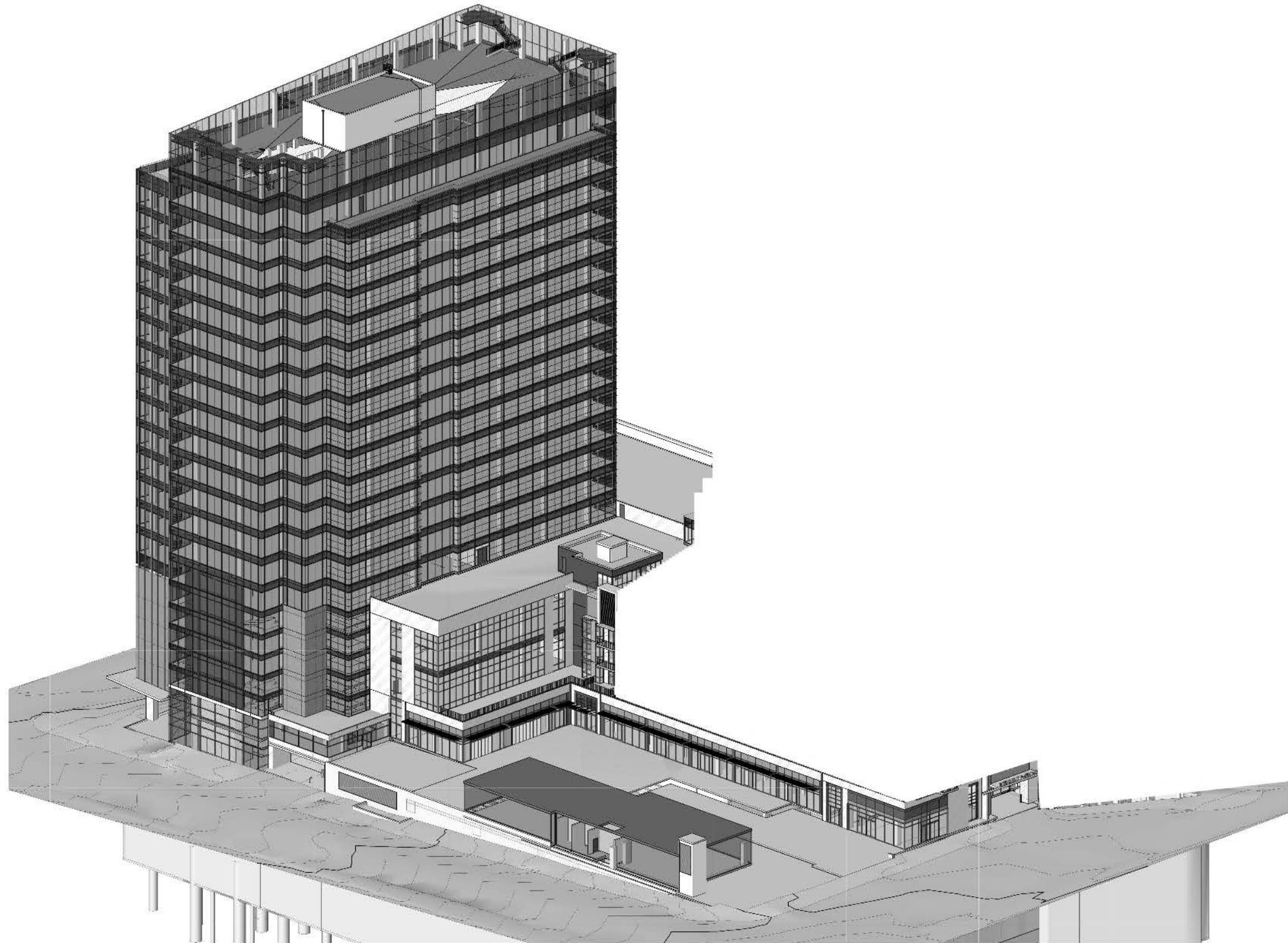
Structural: HKS INC.
SCALE: AS SHOWN

Landscaping: HKS INC.
SCALE: AS SHOWN

Electrical: HKS INC.
SCALE: AS SHOWN

Sanitary: HKS INC.
SCALE: AS SHOWN

Structural: HKS INC.
SCALE: AS SHOWN



OVERALL VIEW FROM NORTHEAST CORNER

OWNER
 HKS DEVELOPMENT LLC
 ONE EAST DOWNTOWN
 SUITE 900
 HOUSTON, TEXAS 77002

OWNER'S REPRESENTATIVE
 THE TRUST ADVISORS, P.C.
 4900 WESTHELL BLVD., SUITE 2000
 HOUSTON, TEXAS 77056

ARCHITECT
 HKS INC.
 7000 DOWNTOWN PLACE, SUITE 100
 HOUSTON, TEXAS 77002

STRUCTURAL ENGINEER
 BECHTEL HOLDING CORP.
 4500 GULF FRIEDLAND ROAD, SUITE 1000
 HOUSTON, TEXAS 77054

MEP ENGINEER
 BLANCK CONSULTING ENGINEERS, INC.
 7800 WESTHELL BLVD., SUITE 2000
 HOUSTON, TEXAS 77056

CIVIL ENGINEER
 KIMLEY-HORN
 10700 WESTHELL BLVD., SUITE 1000
 HOUSTON, TEXAS 77056

LANDSCAPE
 OFFICE OF JAMES SPURR
 10111 WESTHELL BLVD., SUITE 1000
 HOUSTON, TEXAS 77056

AKARD PLACE



INTERIM REVIEW ONLY
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. HKS AND ITS AFFILIATES ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. DATE: 03/20/2015
 DESIGNED BY: JAMES SPURR
 DRAWN BY: JAMES SPURR

REVISED

NO.	DESCRIPTION	DATE

18331.000
 DATE:
MAR 20, 2015
 DD ISSUE

OVERALL VIEW FROM NORTHEAST CORNER

HKS ARCHITECTURE INTERIOR DESIGN GROUP
 7000 DOWNTOWN PLACE, SUITE 100, HOUSTON, TEXAS 77002

© 2015 HKS, INC.

OWNER
 PRO DEVELOPMENT LLC
 400 WEST 104th STREET
 SUITE 200
 MINNEAPOLIS, MN 55426

OWNER'S REPRESENTATIVE
 CANNON DESIGN & BUILD
 400 WEST 104th STREET
 SUITE 200
 MINNEAPOLIS, MN 55426

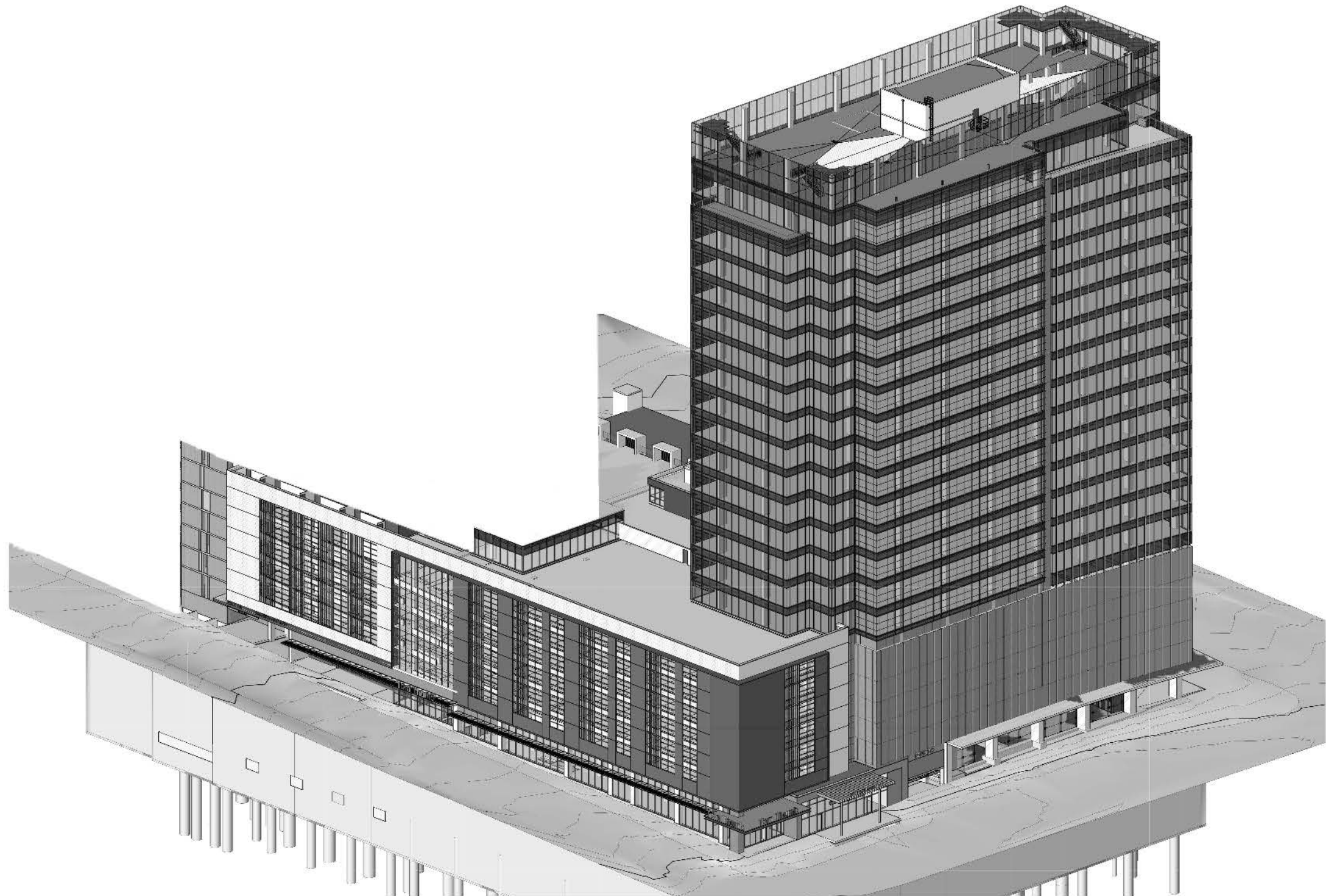
ARCHITECT
 HKS INC.
 300 N. SAN JACOB ST.
 SUITE 400
 MINNEAPOLIS, MN 55401

STRUCTURAL ENGINEER
 ENGINEERING DESIGN CENTER, INC.
 1100 S. KENNAWICK AVENUE
 SUITE 100
 MINNEAPOLIS, MN 55404

MEP ENGINEER
 RTI ENGINEERING CONSULTANTS, INC.
 2445 GALEVILLE LANE
 SUITE 200
 MINNEAPOLIS, MN 55422

CIVIL ENGINEER
 HOLEY-HORN
 1700 KENYON STREET
 SUITE 100
 MINNEAPOLIS, MN 55401

LANDSCAPE
 OFFICE OF JAMES BARNETT
 3150 PARK AVENUE
 MINNEAPOLIS, MN 55409



AKARD PLACE



INTERIM REVIEW ONLY
 This drawing is for informational purposes only and is not intended for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of HKS Inc.

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
18331.000

DATE
MAR 20, 2015

ISSUE
DD ISSUE

SHEET TITLE
OVERALL VIEW FROM SOUTHWEST CORNER

SHEET NO.
A5.00B

OVERALL VIEW FROM SOUTHWEST CORNER

EXTERIOR MATERIALS
 1. TO PREVENT PENETRATION, SNOW REMOVAL, THE FLAT TO ALUMINUM WINDOW WALL SYSTEM SHALL BE COMPLETELY WEATHER-TIGHT. FINISH SHALL BE AT LEAST 40 SQ. FT. AREA, SPACED AROUND THE PERIMETER AT LEAST 1/4" DIA. AT NOT MORE THAN 18" DIA. FOOT INTERVALS.

EXTERIOR MATERIALS

ALUM	ALUMINUM WINDOW WALL SYSTEM
BRK	BROOKLYN BRICK
CL	CONCRETE
CMU	CONCRETE MASONRY UNIT
GL	GLASS
GR	GRANITE
IR	IRON
MS	MASONRY
PL	PLASTER
SM	SMOOTH
ST	STEEL
TR	TERRAZZO
W	WOOD
Y	YACHT

HKS

OWNER
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

OWNER'S REPRESENTATIVE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

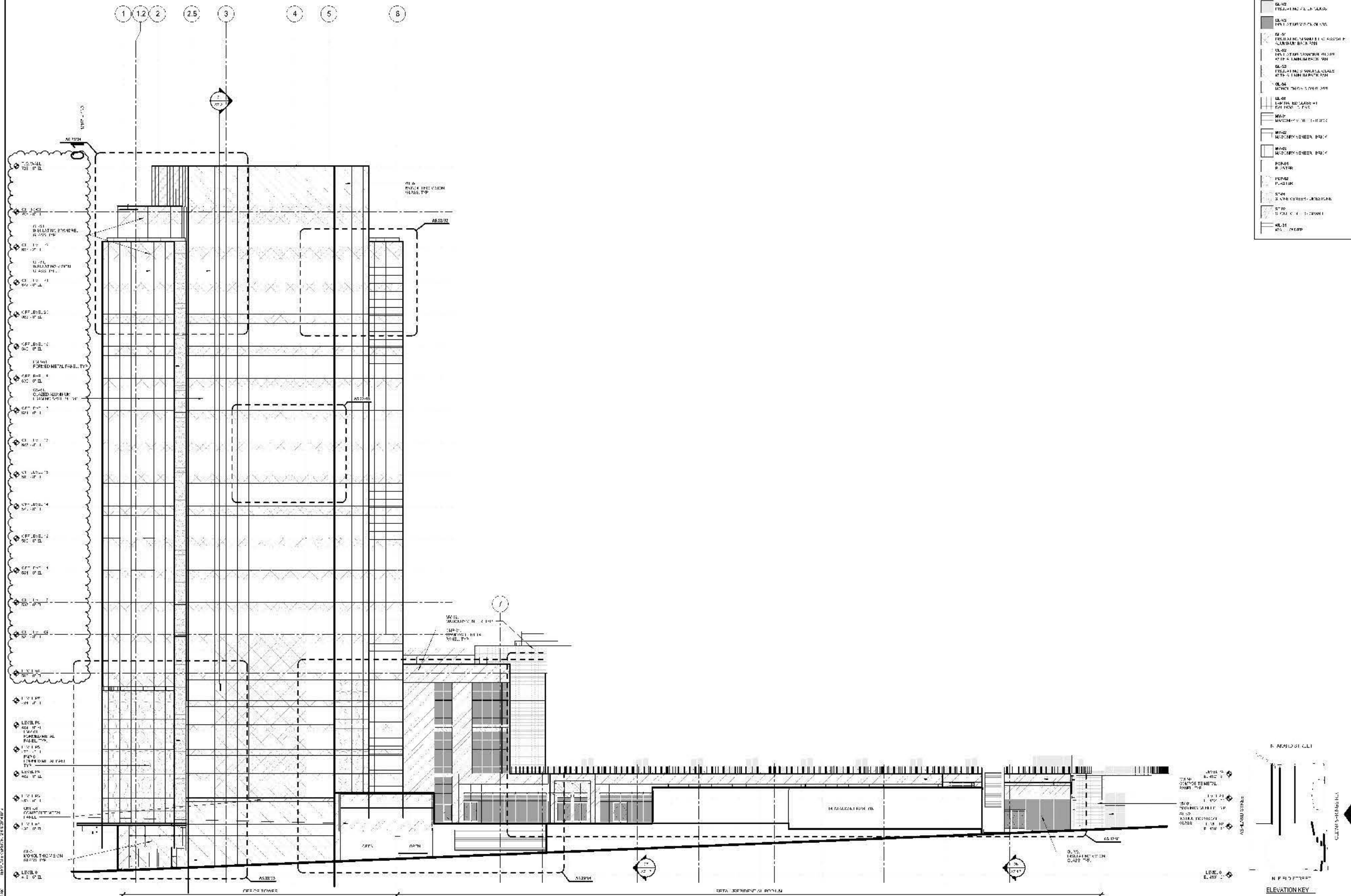
ARCHITECT
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

STRUCTURAL ENGINEER
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

MEP ENGINEER
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

CIVIL ENGINEER
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE

LANDSCAPE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE
 ONE EIGHT THREE ONE



AKARD PLACE

INTERIM REVIEW ONLY
 THIS DRAWING IS FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

NO. 18331.000
 DATE: MAR 20, 2015

18331.000
 MAR 20, 2015
 DD ISSUE
 OVERALL EAST ELEVATION

A5.04

AKARD PLACE
1000 AKARD PLACE
HOUSTON, TEXAS 77002
ARCHITECT
2000 AKARD PLACE
HOUSTON, TEXAS 77002
ARCHITECT

DATE: 08/11/10

PROJECT: AKARD PLACE

NO.:

DATE:

BY:

CHECKED:

DATE:

BY:

CHECKED:

DATE:

BY:

CHECKED:

DATE:

BY:

CHECKED:

DATE:

BY:

CHECKED:

DATE:

BY:

CHECKED:

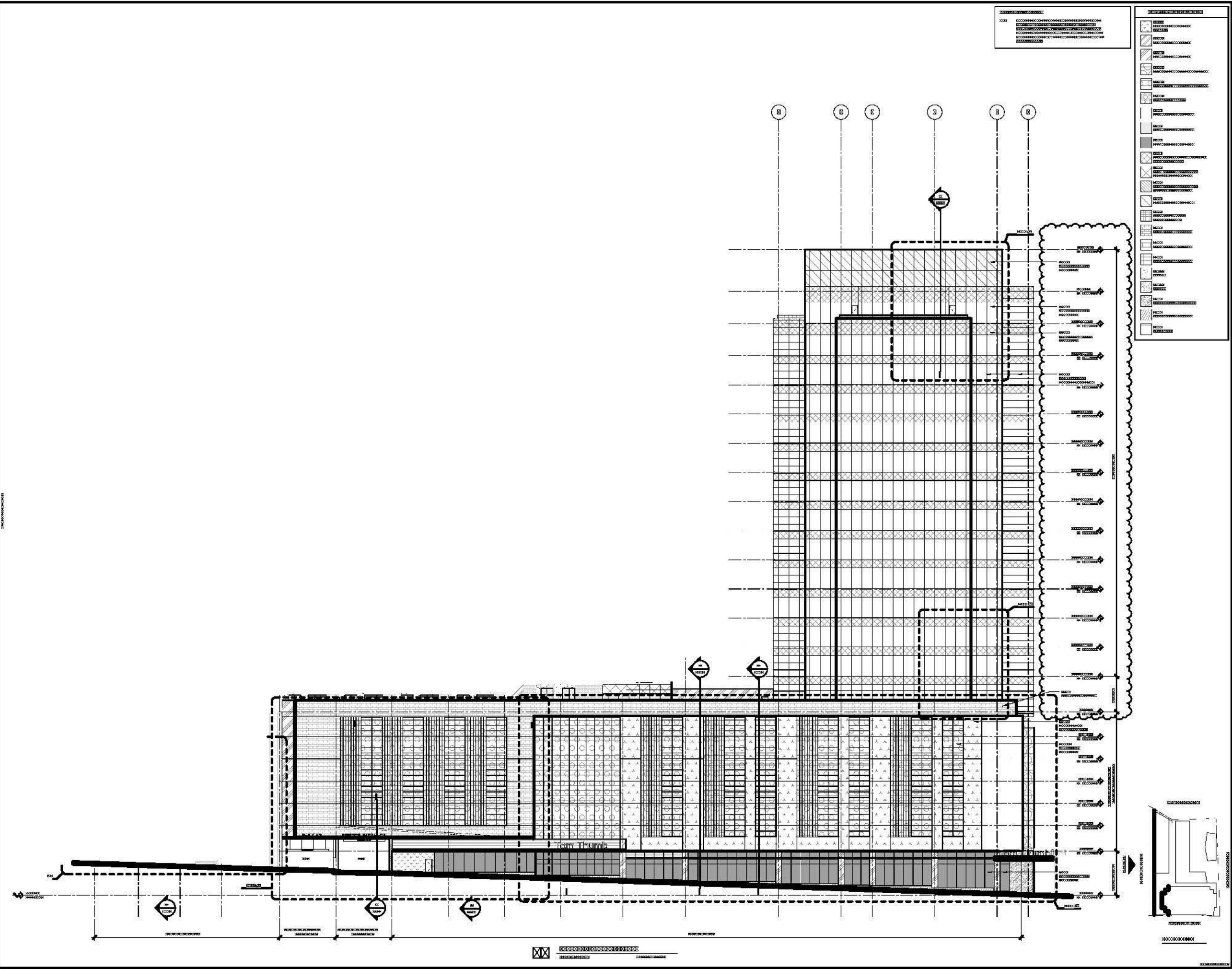
DATE:

BY:

CHECKED:

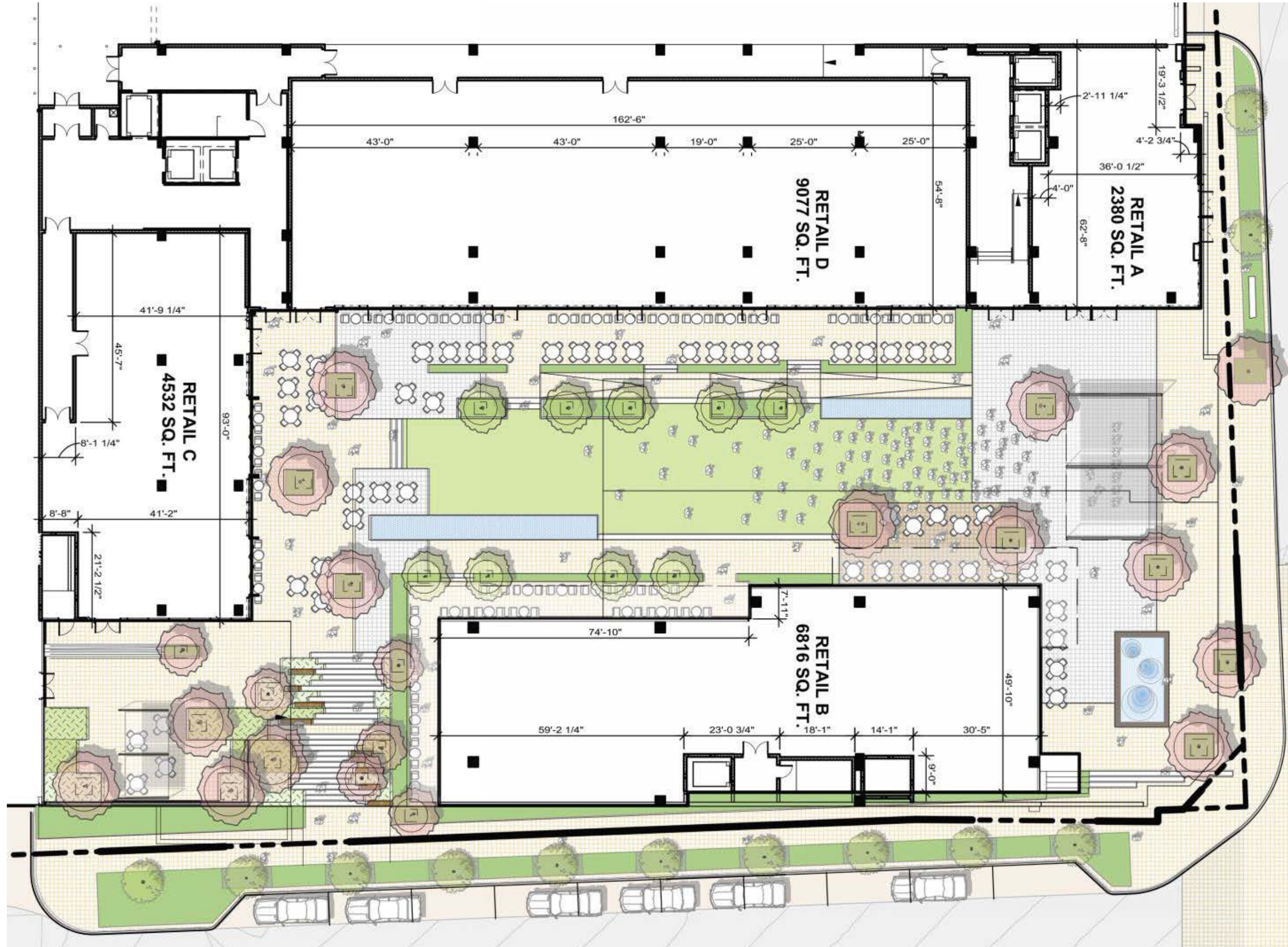
DATE:

BY:



Retail Plaza

W. HIGHWAY STREET
NORTH AKARD STREET















Tom Thumb

FRESH FRUIT & VEG

HEALTHY

FRESH FRUIT & VEG

HEALTHY

Tom Thumb

Tom Thumb Tom Thumb

STARBUCKS COFFEE





