

## Applicable Urban Design Priorities Project Should Achieve

- [1] Prioritize the continuation of active ground floor uses along the western side of the project frontage along the proposed internal street -

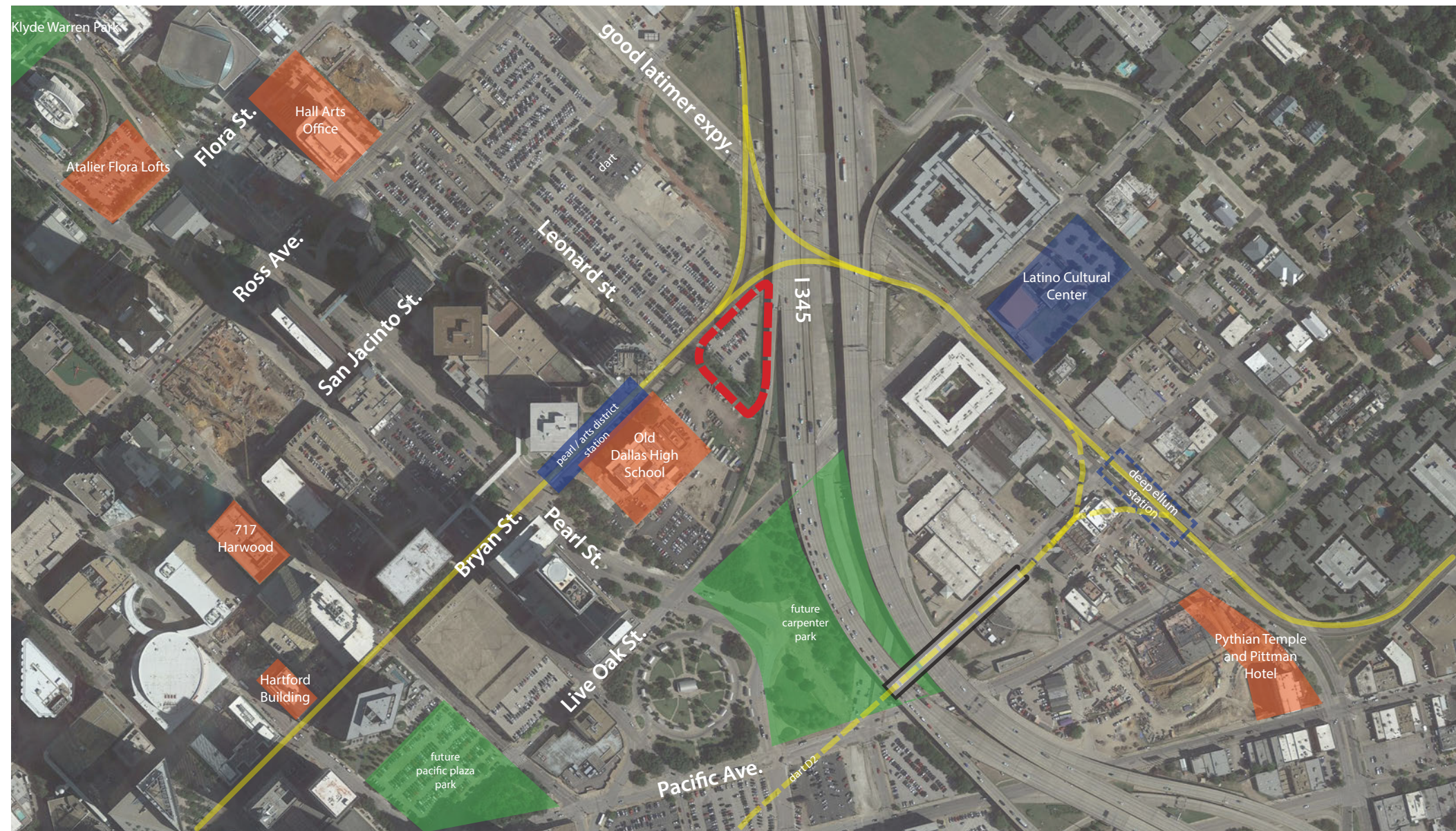
The western ground floor frontage presents an opportunity to complement active ground floor uses along adjacent future development to the west; between the Old Dallas High School project and the proposed new development.

- [2] Internal site circulation should play a key role in introducing convenient and lively pedestrian connections within the site, and also linking out toward the surrounding neighborhoods -

Design internal site circulation as a pedestrian oriented street network that frames and supports both current and future development sites by introducing a clear and logical block structure/circulation network.

- [3] Exposed structured parking should be concealed within building envelope or visually integrated into the overall building facade design, where visible from the public realm -

Exposed garage faces should be avoided where visible from the public realm. This is particularly important at the pedestrian level where ground floor uses are encouraged.



## Policy References

Downtown Dallas 360  
Chapter 3, Chapter 4

Deep Ellum TIF

Forward Dallas!  
Section 5 [urban design element]

## Context Description

The project site is on in the northeast corner of the property surrounding the The Old Dallas High School building redevelopment. The Pearl DART Station is also adjacent to the site, with I 345 bounding the eastern edge. To the south of the site is John W. Carpenter park, currently funded to be improved as part of the Downtown Dallas Parks Masterplan.

The current proposal consists of a residential and commercial mixed use project, and is the second development project representing the overall redevelopment of the Old Dallas High School site. Design considerations include continuing to develop a clear street network for pedestrians while introducing a lively and active pedestrian experience both within the site and out to the surrounding neighborhoods.

## 2400 Bryan Street

Neighborhood:  
Downtown

Program:  
Residential / Commercial





# BRYAN ST. MIXED-USE PRELIMINARY STUDY

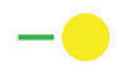



JANUARY 19, 2018

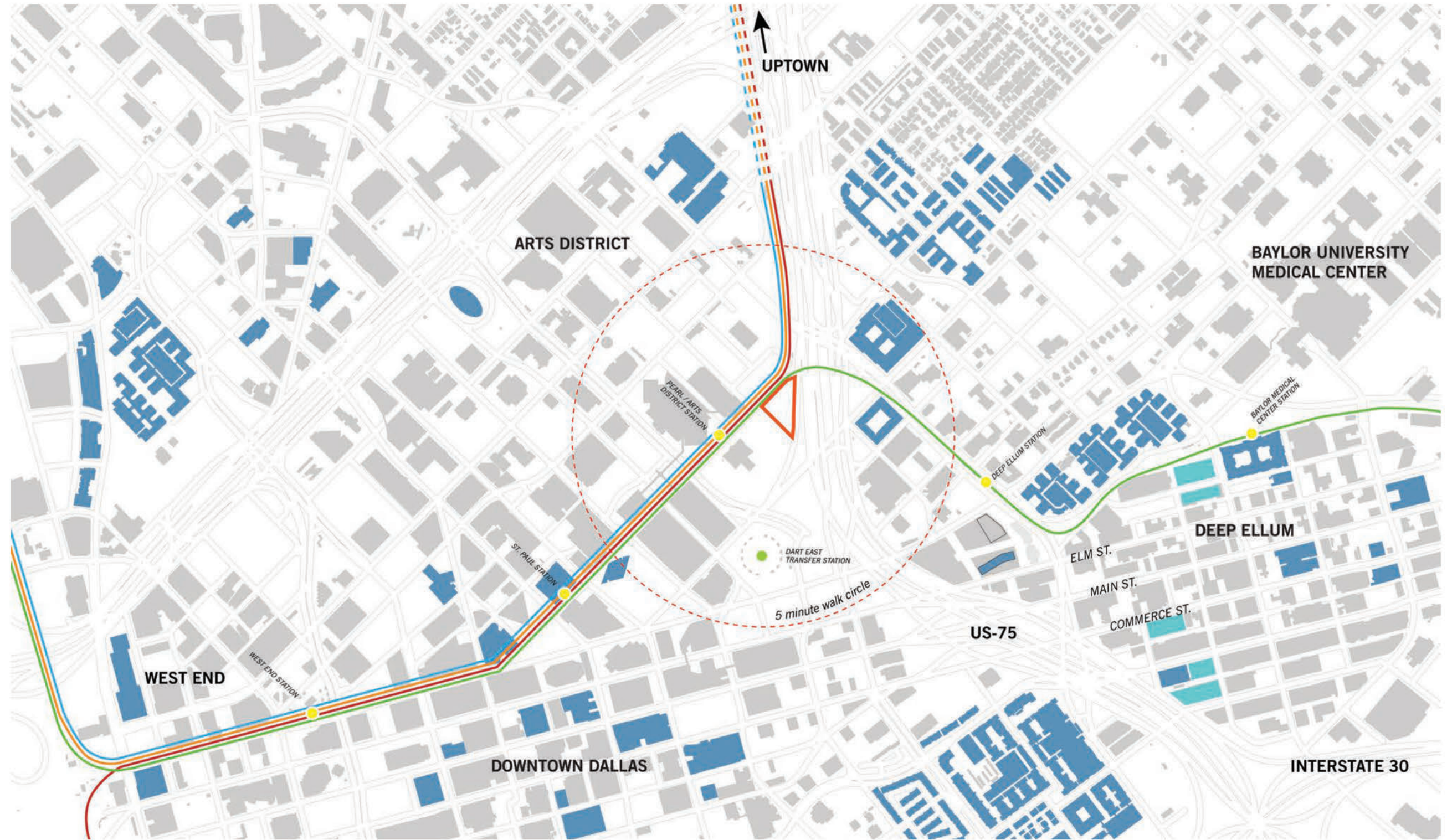


PERKINS+WILL



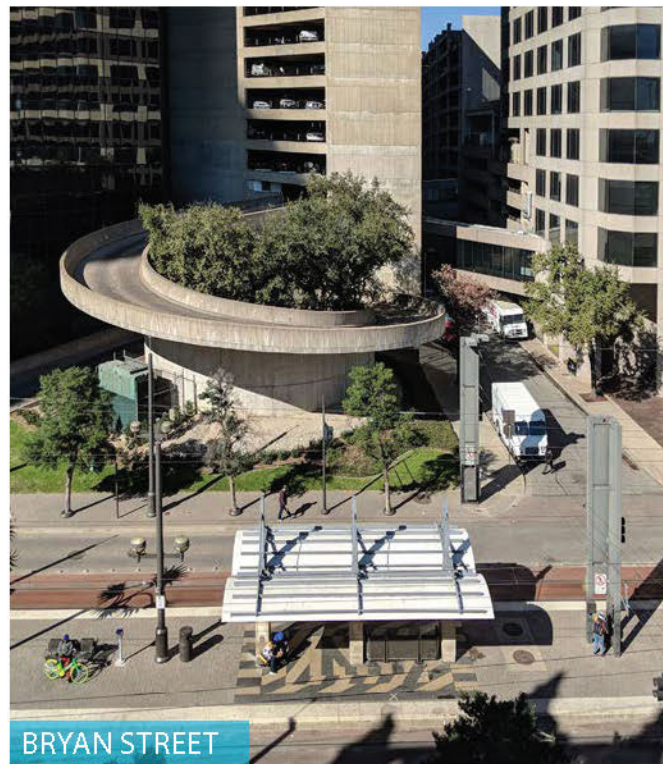
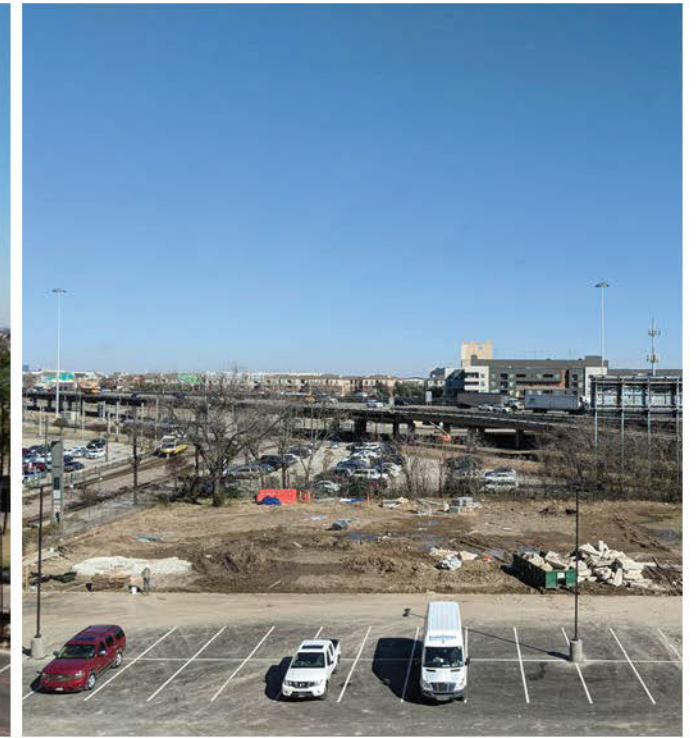
# BRYAN ST. MIXED-USE CONTEXT PLAN

-  Dart Rail Stations
-  Multi-Family Residential
-  Future Residential
-  Site



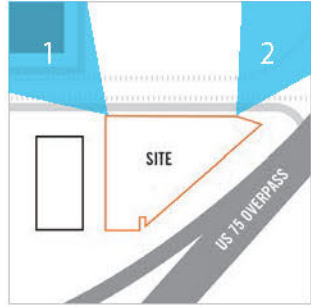


# BRYAN ST. MIXED-USE CONTEXT PHOTOS



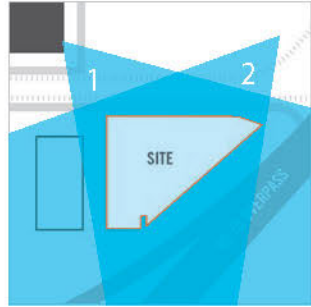


# BRYAN ST. MIXED-USE CONTEXT PHOTOS





# BRYAN ST. MIXED-USE CONTEXT PHOTOS





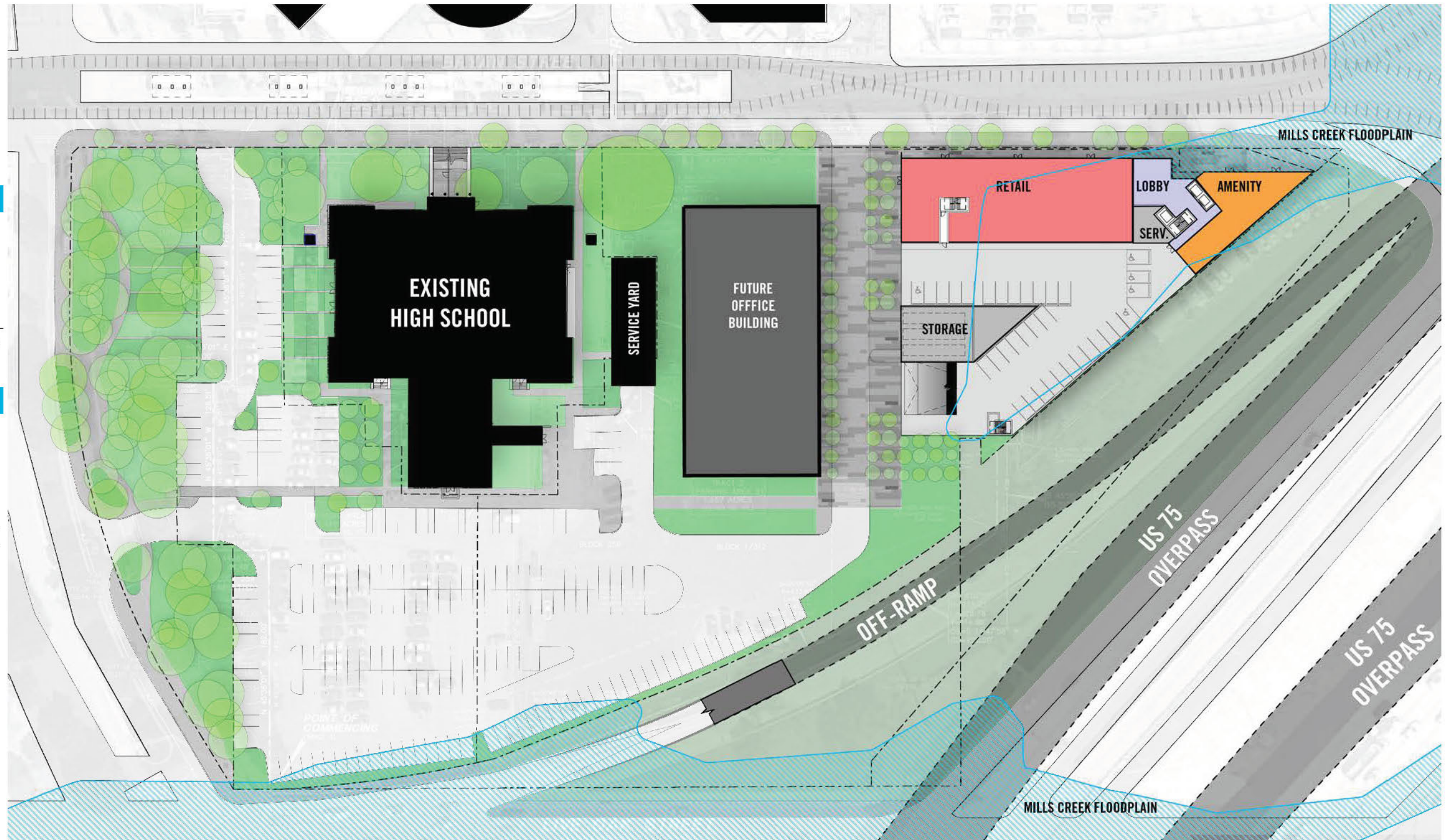
# BRYAN ST. MIXED-USE SITE PLAN

## ACCESSIBLE UNITS

|              |           |
|--------------|-----------|
| 0 BR         | 1         |
| 1 BR         | 5         |
| 2 BR         | 3         |
| 3 BR         | 1         |
| <b>TOTAL</b> | <b>10</b> |

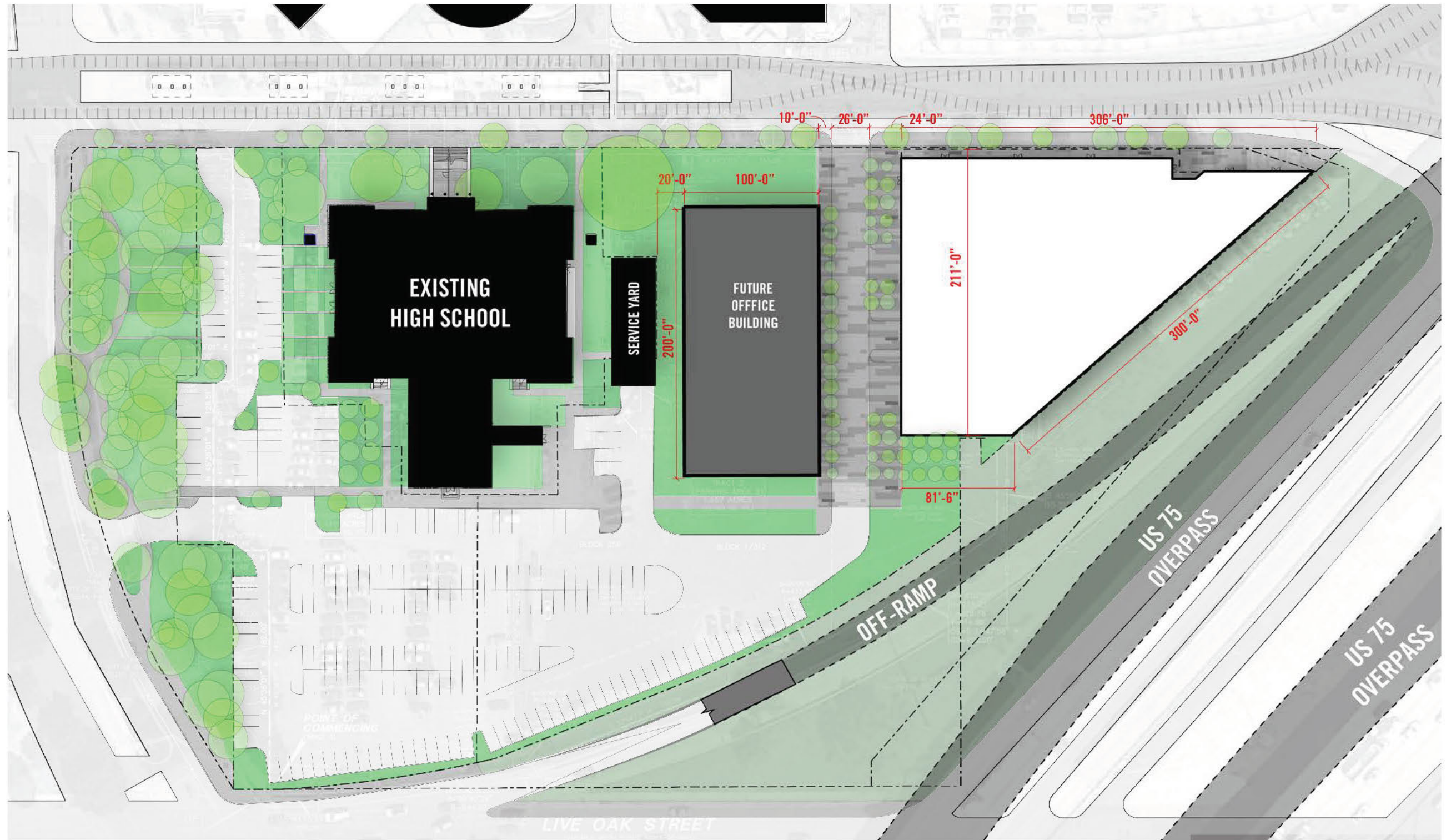
## PARKING

|                       |           |
|-----------------------|-----------|
| ACCESSIBLE PARKING    | 5         |
| VAN ACCESSIBLE SPACES | 3         |
| <b>TOTAL ON SITE</b>  | <b>15</b> |








# BRYAN ST. MIXED-USE SITE DIMENSIONS

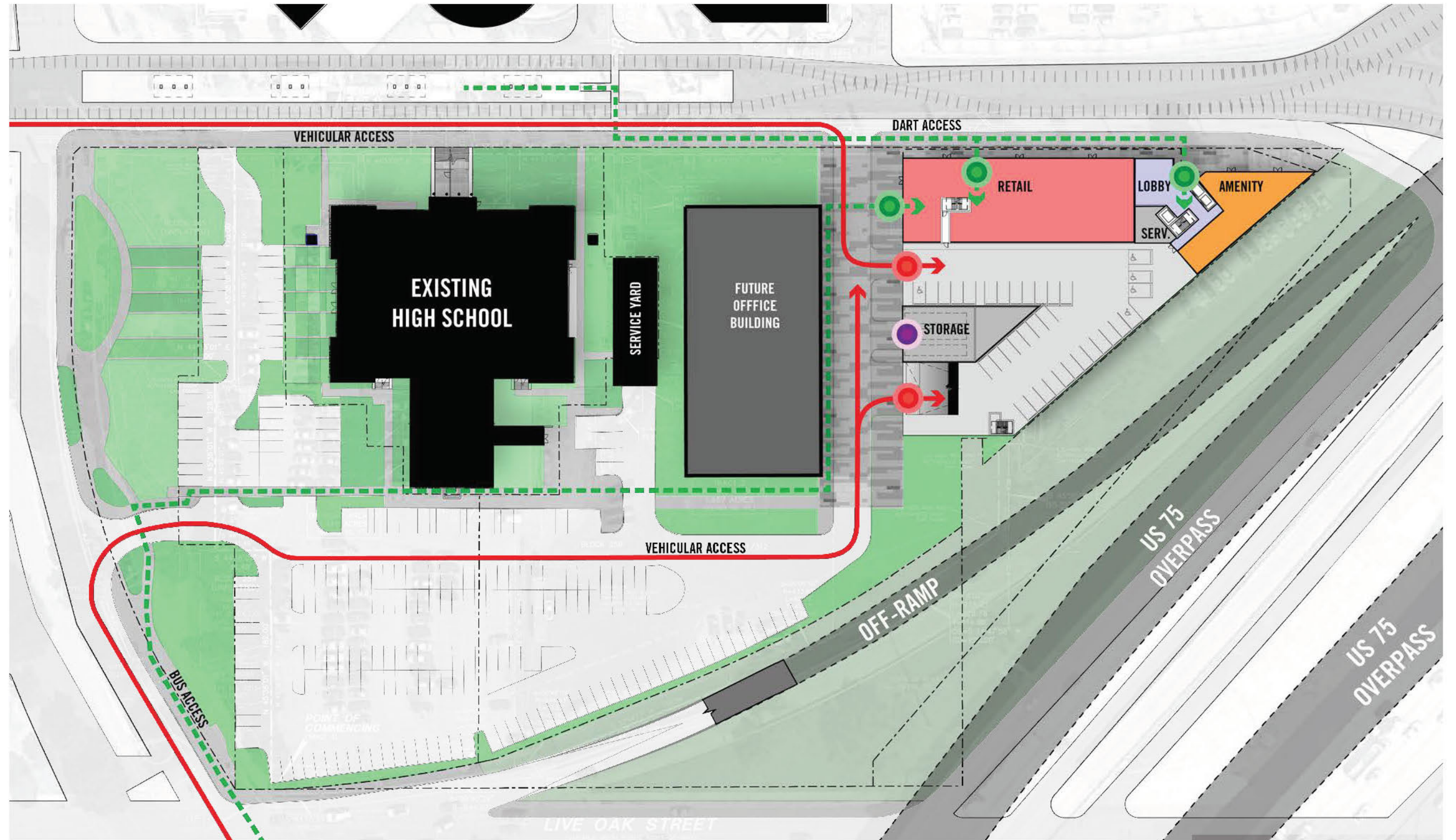




# BRYAN ST. MIXED-USE SITE ACCESS

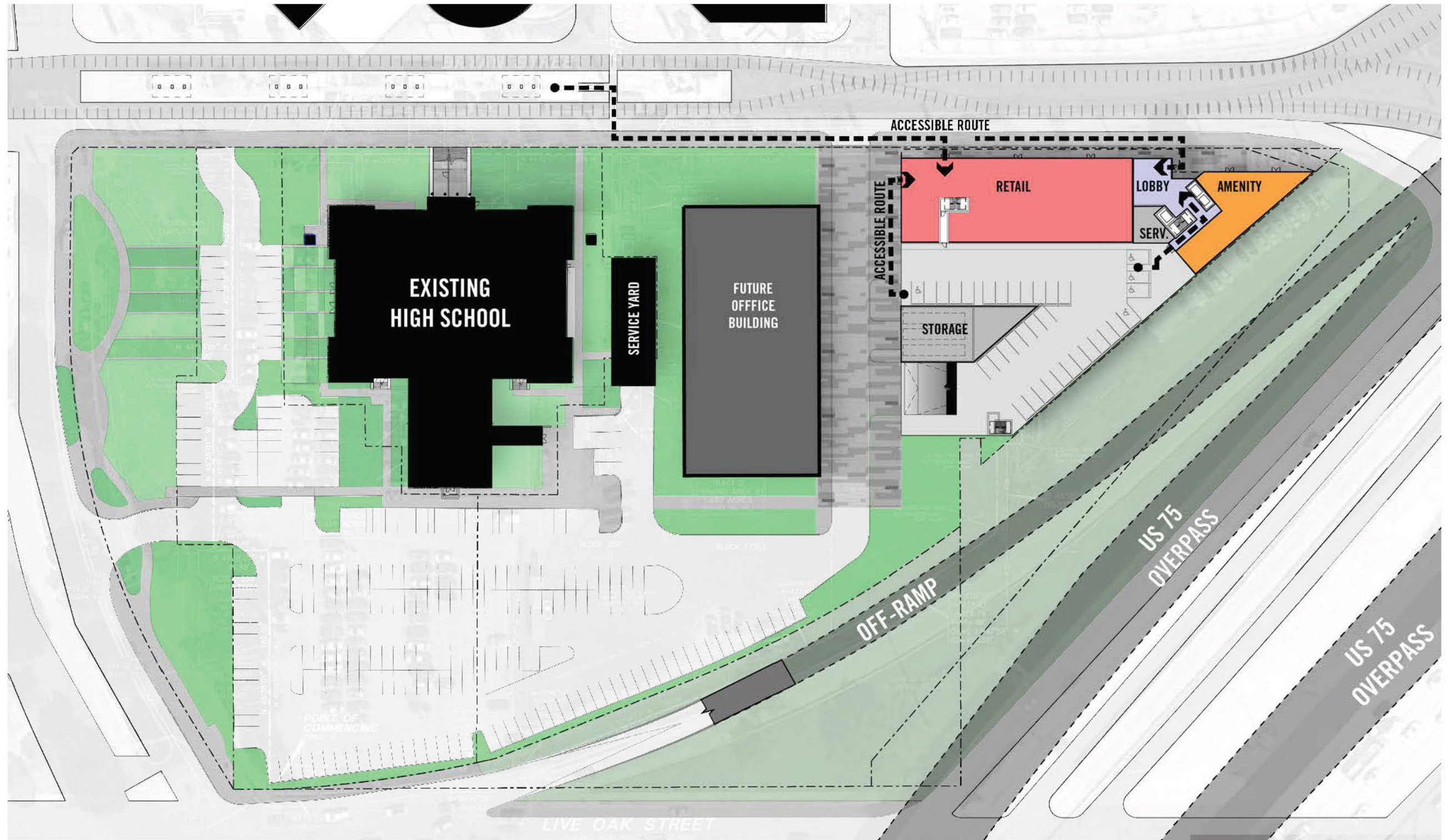
## ACCESS POINTS

-  Pedestrian
-  Vehicular
-  Service /  
Trash/  
Delivery





# BRYAN ST. MIXED-USE SITE ACCESSIBILITY





# BRYAN ST MIXED-USE CODE ANALYSIS

|                                     |  |  |   |
|-------------------------------------|--|--|---|
| Address:                            | 2400 Bryan St<br>Dallas, TX 75201  |  |   |
| Lot Area:                           | 50,000 GSF   |  |   |
| Zoning:<br>DDC 51-4.101             | CA-1(A)<br>Floor Area Ratio: 20.0<br>Height Limit: Unlimited<br>Setbacks: None<br>Open Space: TBD<br>Lot Coverage: 100%  |  | Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2 percent, but no fewer than one space, of all the parking spaces not covered by 208.2.3.1 shall comply with 502. (208.2.3.2) |
| FEMA Floodplain:                    | None<br>Mill's Creek Floodplain  |  | For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502. (208.2.4)   |
| Accessible Units:<br>IBC 1107.6.1.1 | 200-300 units requires 7 units without roll-in showers and 3 units with roll-in showers  | Off Street Loading:<br>DDC 51-4.201.3d | 100,000 to 300,000 sf of Residential use requires 2 loading berths<br>Each additional 200,000 or fraction thereof 1 additional  |
| Parking:<br>DDC 51-4.201.3c         | In CA-1 and CA-2 districts, only one space per dwelling unit is required   | DDC 51-4.211.1d                        | 0-10,000 sf of Retail use requires no loading births  |
| DDC 51-4.211.1c                     | One space for each 200 square feet of Retail floor area  |  |   |
| TAS-208.2.3<br>Accessible Spaces:   | Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with 502 shall be provided for each residential dwelling unit required to provide mobility features complying with 809.2 through 809.4.(208.2.3.1) |  |   |



# BRYAN ST MIXED-USE FLOODPLAIN

| REFERENCE MARK | ELEVATION (FEET MVD) | DESCRIPTION OF LOCATION  |
|----------------|----------------------|--|
| RM535          | 421.40               | Square set on top of curb, on the northern corner of the intersection of Bryan Street and Wood Street.   |
| RM534          | 428.43               | Ballroad spike set in the north side of utility pole #25-28-32, on the southeast corner of the intersection of Cobble Hill Avenue and Wood Street, set vertically in the east face of the concrete foundation west of the centerline of Wood Street, 1.3 feet south of the extended centerline of Wood Street, and 0.7 feet north of the northeast corner of building.               |
| RM545          | 427.35               | COS Bench Mark Disk set in a foundation. Well 1, 4800 ft. deep, located in Dallas, 1924, located in Dallas, at the intersection of Bryan Street and Wood Street, set vertically in the east face of the concrete foundation west of the centerline of Wood Street, 1.3 feet south of the extended centerline of Wood Street, and 0.7 feet north of the northeast corner of building. |

### LEGEND

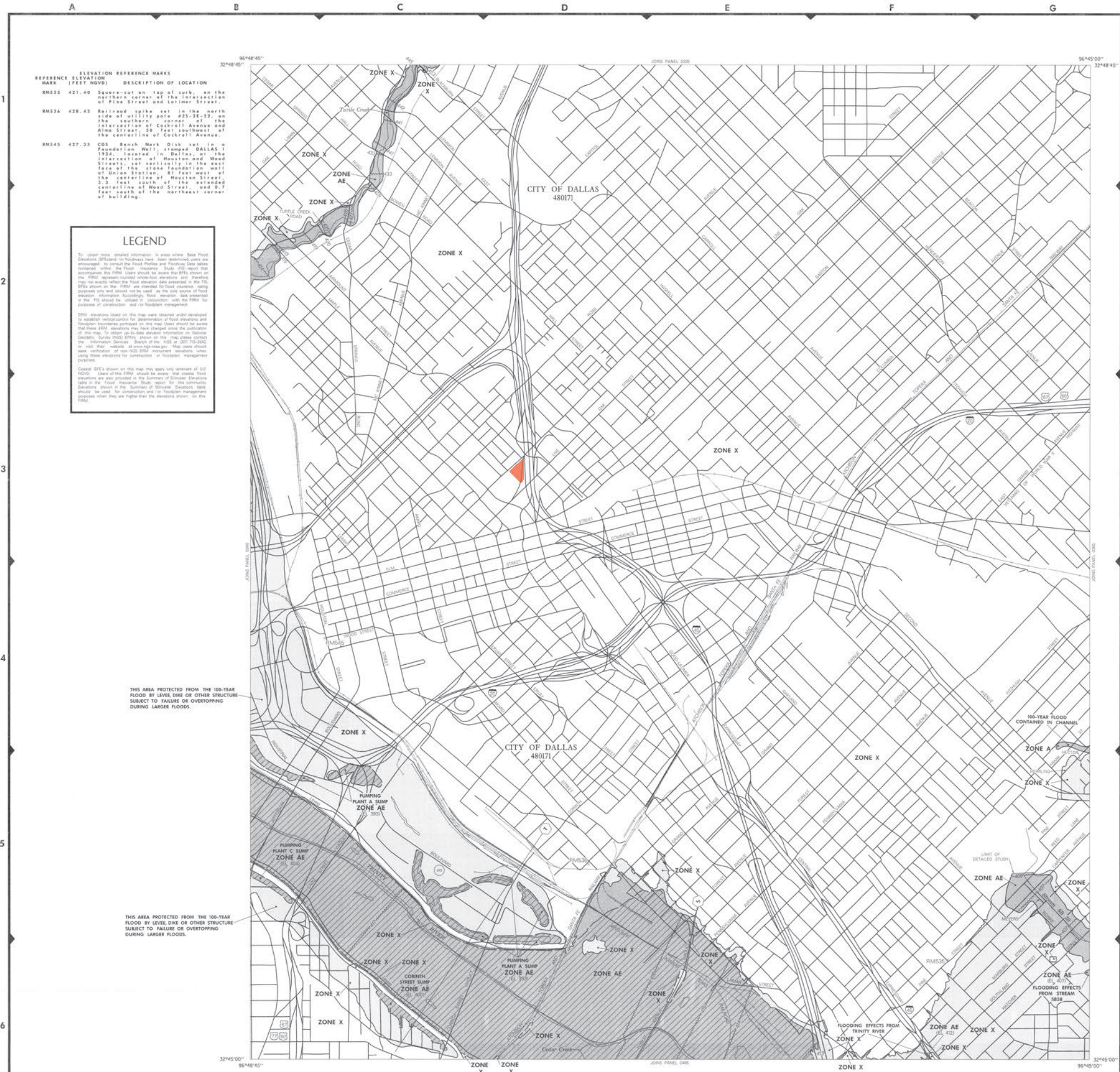
To obtain more detailed information in areas where Special Flood Hazard Boundaries are shown, users are encouraged to consult the Flood Profiles and Floodway Data sheets prepared under the Flood Insurance Study (FIS) report that accompanied the FIS. Users should be aware that the FIS data may not exactly reflect the flood elevation data presented in the FIS. FIS data shown on the FIS are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS should be used in conjunction with the FIS for purposes of construction and/or floodplain management.

FIS elevations listed on this map were prepared under developed to establish vertical control for determination of flood elevations and floodway boundaries shown on this map. Users should be aware that these FIS elevations may have changed since the publication of this map. To obtain up-to-date elevation information on National Geospatial-Intelligence Agency (NGA) users should contact the information Service Branch of the NGA at 2025-2025 or visit their website at [www.nga.mil](http://www.nga.mil). Map users should use verification of non-FIS elevation elevations when using these elevations for construction or floodplain management purposes.

Coastal FIS's shown on this map may apply only to landward of 500 MVD. Users of this map should be aware that coastal flood elevations are also provided in the Summary of Elevations table in the Flood Insurance Study report for this community. Elevations shown in the Summary of Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this map.

THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEL DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS.

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### LEGEND

**SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**

**ZONE A** Areas of minimal flood damage potential. Flood depths of 1 to 3 feet usually occur on grading; base flood elevation determined.

**ZONE AE** Flood depths of 1 to 3 feet usually occur on grading; base flood elevation determined.

**ZONE AH** Flood depths of 1 to 3 feet usually occur on grading; base flood elevation determined.

**ZONE AD** Flood depths of 1 to 3 feet usually occur on grading; base flood elevation determined.

**ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevation determined.

**ZONE V** Coastal flood with velocity hazard; no base flood elevation determined.

**ZONE VE** Coastal flood with velocity hazard; no base flood elevation determined.

**FLOODWAY AREAS IN ZONE AE**

**OTHER FLOOD AREAS**

**ZONE X** Areas of 100-year flood areas or 100-year flood with average depths of less than 1 foot or with average wave heights of less than 1 foot and areas protected by levees from 100-year flood.

**OTHER AREAS**

**ZONE D** Areas in which flood hazard is undetermined.

**UNDEVELOPED COASTAL BARRIERS**

Identified  
Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

Identified  
Floodway Boundary

Identified  
Zone D Boundary

Boundary of Special Flood Hazard Areas, and Boundaries of Different Coastal Flood Hazard Zones

Base Flood Elevation Line  
Elevation in Feet See Map Index for Elevation Datum

Coastal Barrier Line  
Base Flood Elevation in Feet Where Uniform Zone See Map Index for Elevation Datum

EL 9871  
RM7  
M2  
91°07'30", 32°22'30"

**NOTES**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources or land use, or all potential Federal Disaster Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on FIS, and for any information on floodway determinations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AD, A99, V, VE, and X.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and are not shown between cross sections. The floodways were based on hydrologic considerations, with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Tables where floodway widths are shown at 100 feet.

Coastal barrier flood elevations apply only to landward of 500 MVD and include the effects of wave action. These elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Coastal barrier lines shown are current as of the date of this map. The user should consult appropriate agencies to determine if any changes to these lines have occurred subsequent to the issuance of this map.

This map incorporates appropriate boundaries of Coastal Barrier Resources Areas and/or Other Protected Areas established under the Coastal Barrier Resources Act of 1982 (PL 97-353).

For community map revision history prior to community mapping see Section 6.0 of the Flood Insurance Study Report.

For additional maps and base map source see separate printed Map Index.

**MAP REPOSITORY**  
Refer to Repository Listing on Map Index

**EFFECTIVE DATE OF COUNTRYWIDE FLOOD INSURANCE RATE MAP:**  
AUGUST 23, 2001

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL:**

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when revision dates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available contact an insurance agent or call the National Flood Insurance Program at 800-368-8622.

APPROXIMATE SCALE IN FEET  
0 1000 2000

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM FLOOD INSURANCE RATE MAP**

**DALLAS COUNTY, TEXAS AND INCORPORATED AREAS**

**PANEL 345 OF 725**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY NUMBER PANEL SUFFIX  
DALLAS COUNTY 48130345 J

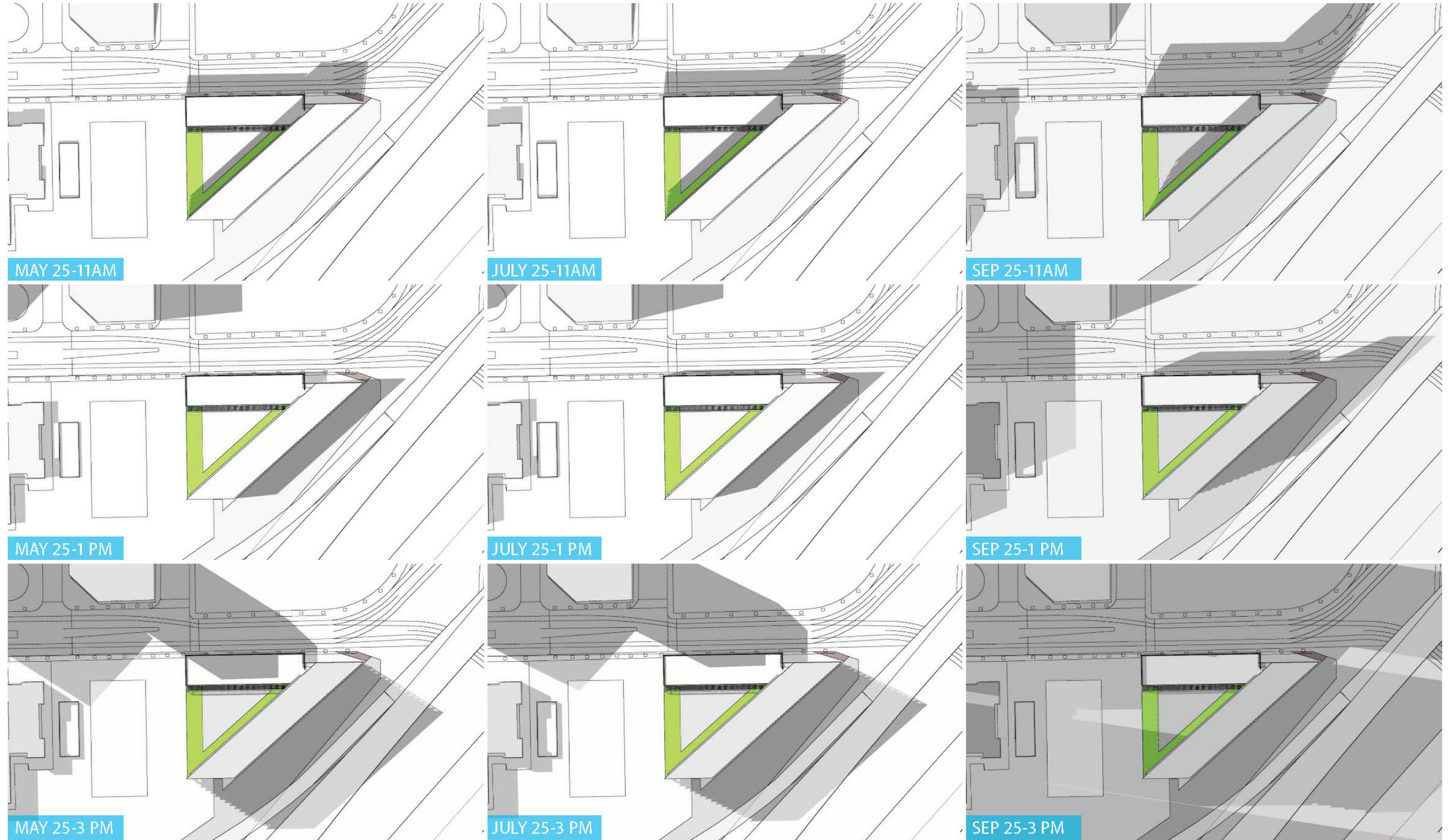
**MAP NUMBER 48130345 J**

**EFFECTIVE DATE: AUGUST 23, 2001**

Federal Emergency Management Agency



# BRYAN ST. MIXED-USE SOLAR ANALYSIS

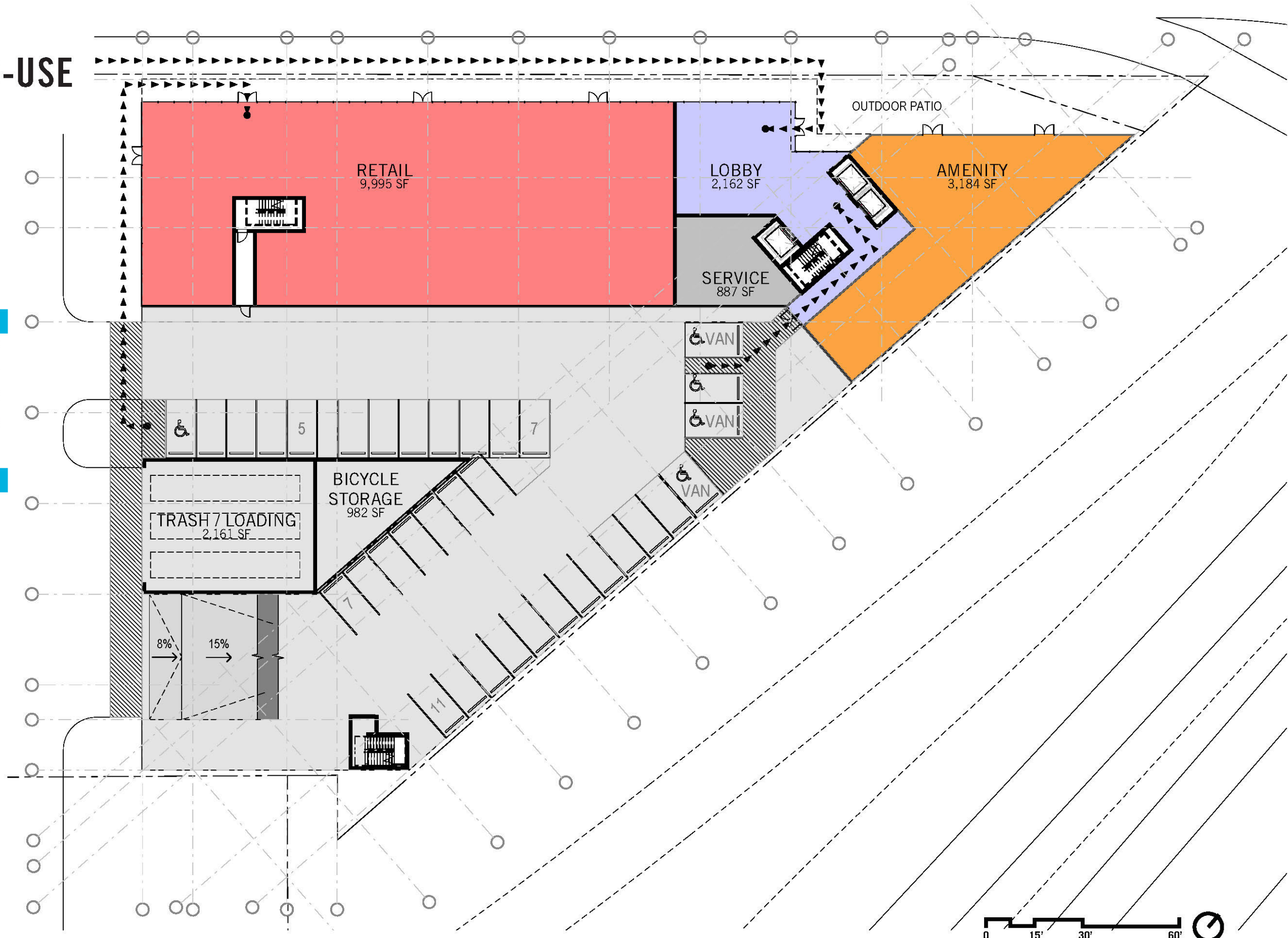




# BRYAN ST. MIXED-USE LEVEL 01 FLOOR PLAN

| PROGRAM |          |
|---------|----------|
| RETAIL  | 9,995 SF |
| LOBBY   | 2,162 SF |
| AMENITY | 3,184 SF |
| SUPPORT | 4,030 SF |

| GARAGE                |    |
|-----------------------|----|
| PARKING SPACES        | 34 |
| ACCESSIBLE SPACES     | 5  |
| VAN ACCESSIBLE SPACES | 3  |



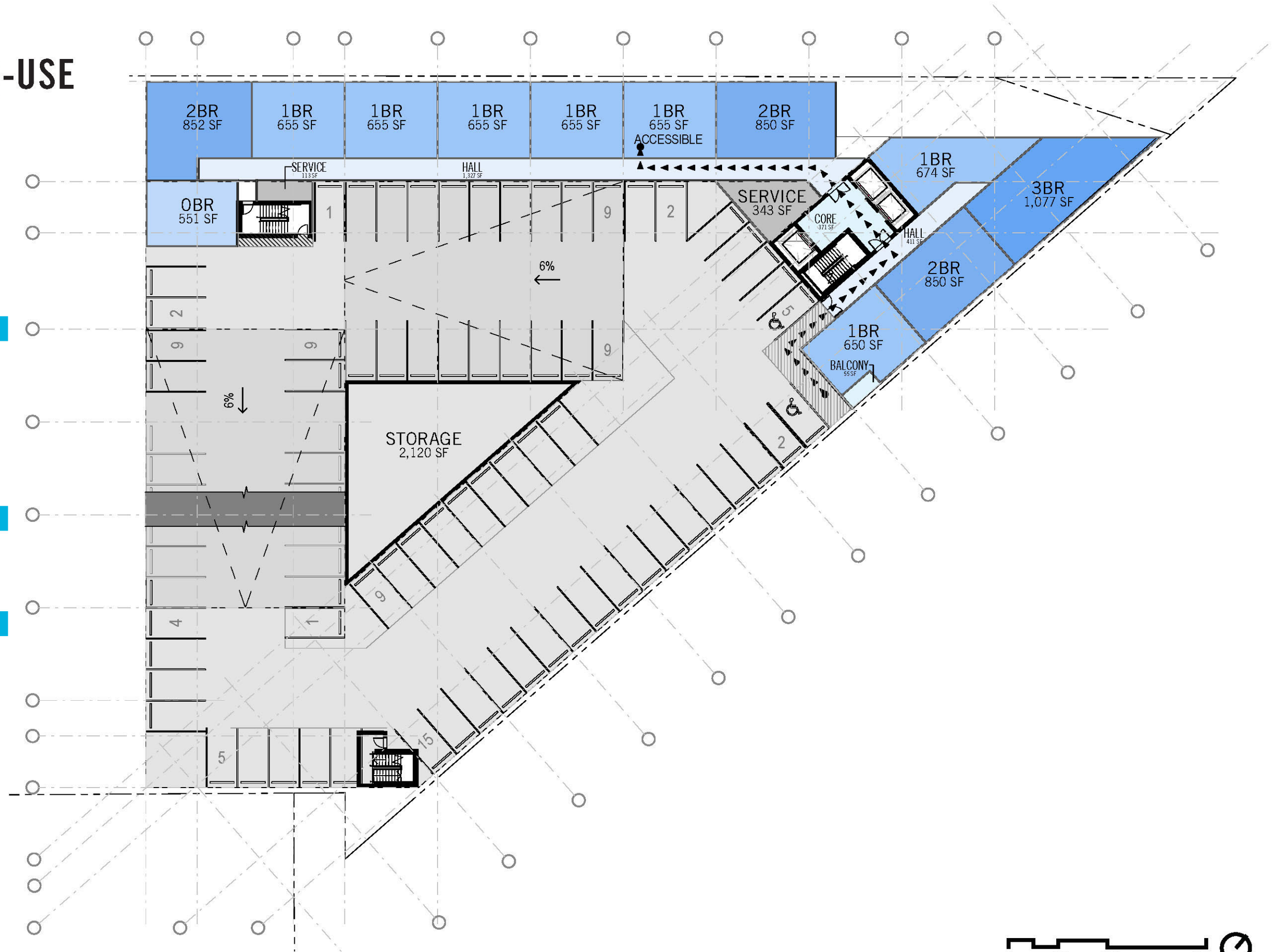


# BRYAN ST. MIXED-USE TYPICAL GARAGE FLOOR PLAN LEVELS 02-06

| PROGRAM     |          |
|-------------|----------|
| UNIT AREA   | 8,779 SF |
| CIRCULATION | 3,133 SF |
| SUPPORT     | 2,463 SF |
| BALCONIES   | 56 SF    |

| UNITS      |    |
|------------|----|
| UNIT TOTAL | 12 |
| 0 BEDROOM  | 1  |
| 1 BEDROOM  | 7  |
| 2 BEDROOM  | 3  |
| 3 BEDROOM  | 1  |

| GARAGE            |    |
|-------------------|----|
| PARKING SPACES    | 82 |
| ACCESSIBLE SPACES | 2  |





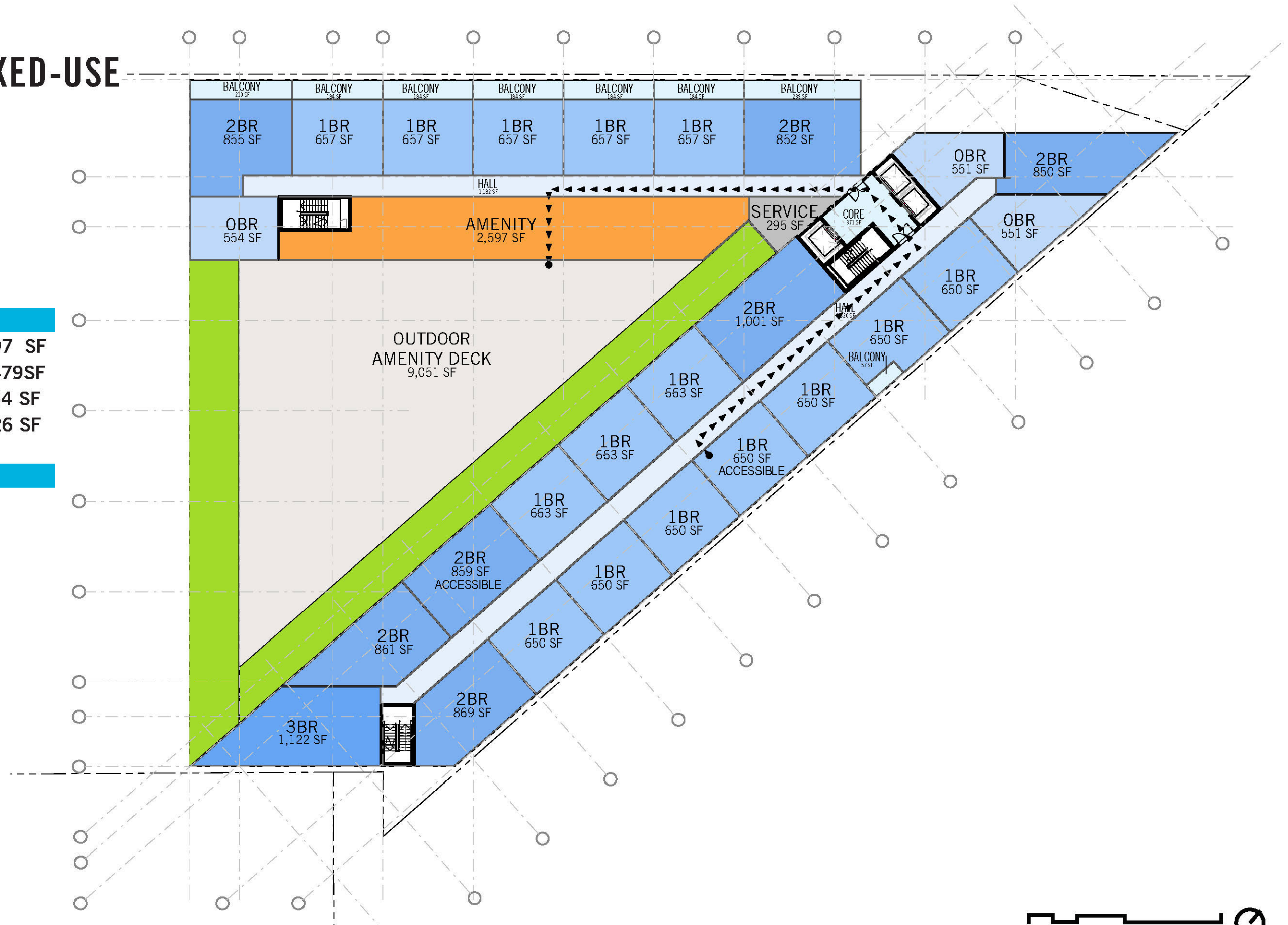
# BRYAN ST. MIXED-USE

## AMENITY FLOOR PLAN

### LEVEL 07

| PROGRAM       |          |
|---------------|----------|
| AMENITY       | 2,597 SF |
| UNIT AREA     | 18,479SF |
| SERVICE+CIRC. | 4,764 SF |
| BALCONIES     | 1,426 SF |

| UNITS      |  |
|------------|--|
| UNIT TOTAL |  |
| 0 BEDROOM  |  |
| 1 BEDROOM  |  |
| 2 BEDROOM  |  |
| 3 BEDROOM  |  |





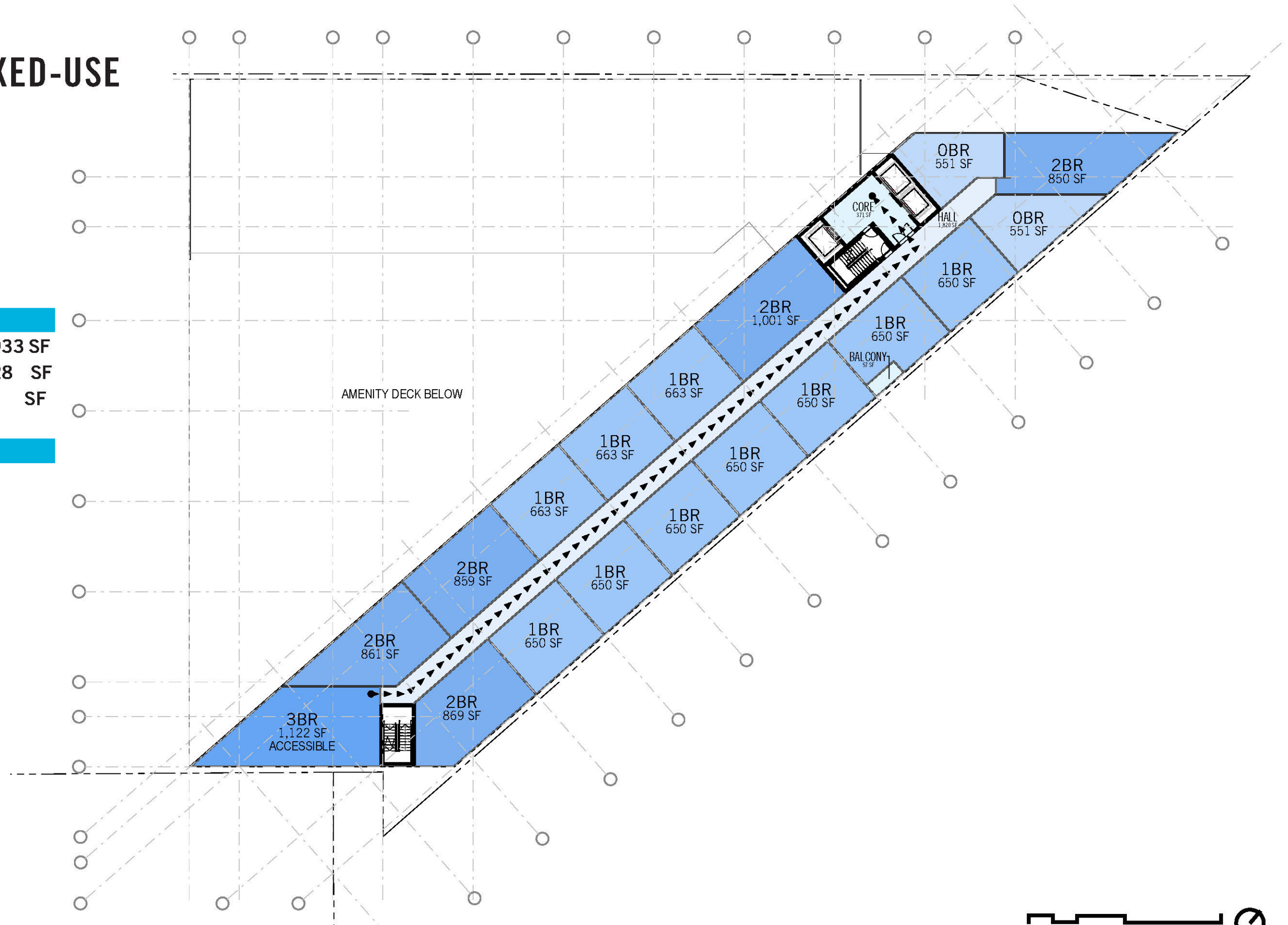
# BRYAN ST. MIXED-USE TYPICAL RESIDENTIAL FLOOR PLAN LEVELS 08-15

## PROGRAM

|               |           |
|---------------|-----------|
| UNIT AREA     | 12,933 SF |
| SERVICE+CIRC. | 3,028 SF  |
| BALCONIES     | 57 SF     |

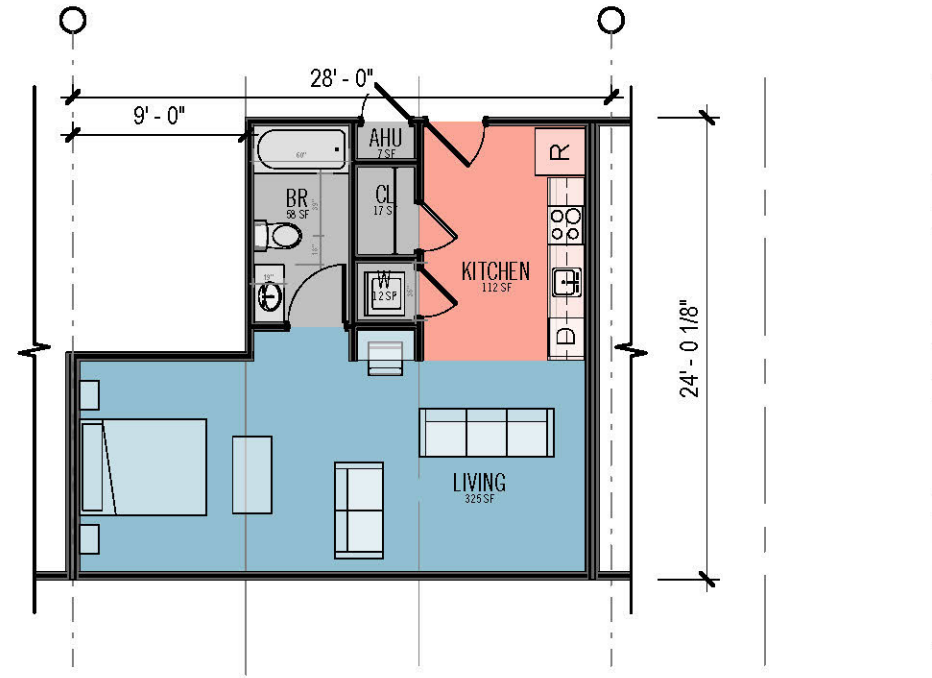
## UNITS

|            |    |
|------------|----|
| UNIT TOTAL | 18 |
| 0 BEDROOM  | 2  |
| 1 BEDROOM  | 10 |
| 2 BEDROOM  | 5  |
| 3 BEDROOM  | 1  |





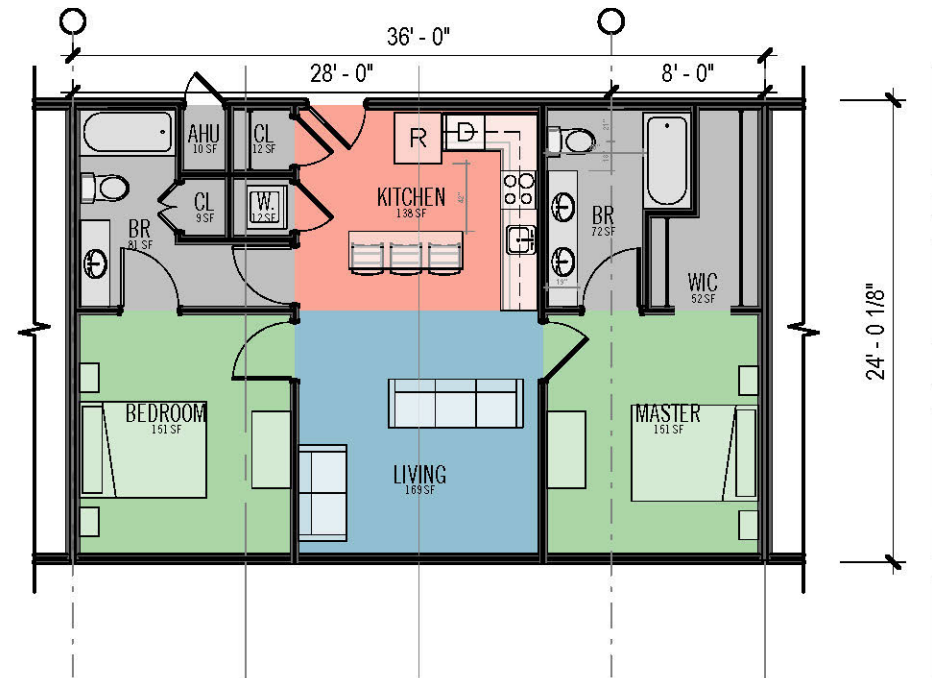
# BRYAN ST. MIXED-USE TYPICAL UNIT PLANS



EFFICIENCY- 550 SF



1 BEDROOM- 650 SF



2 BEDROOM- 950 SF



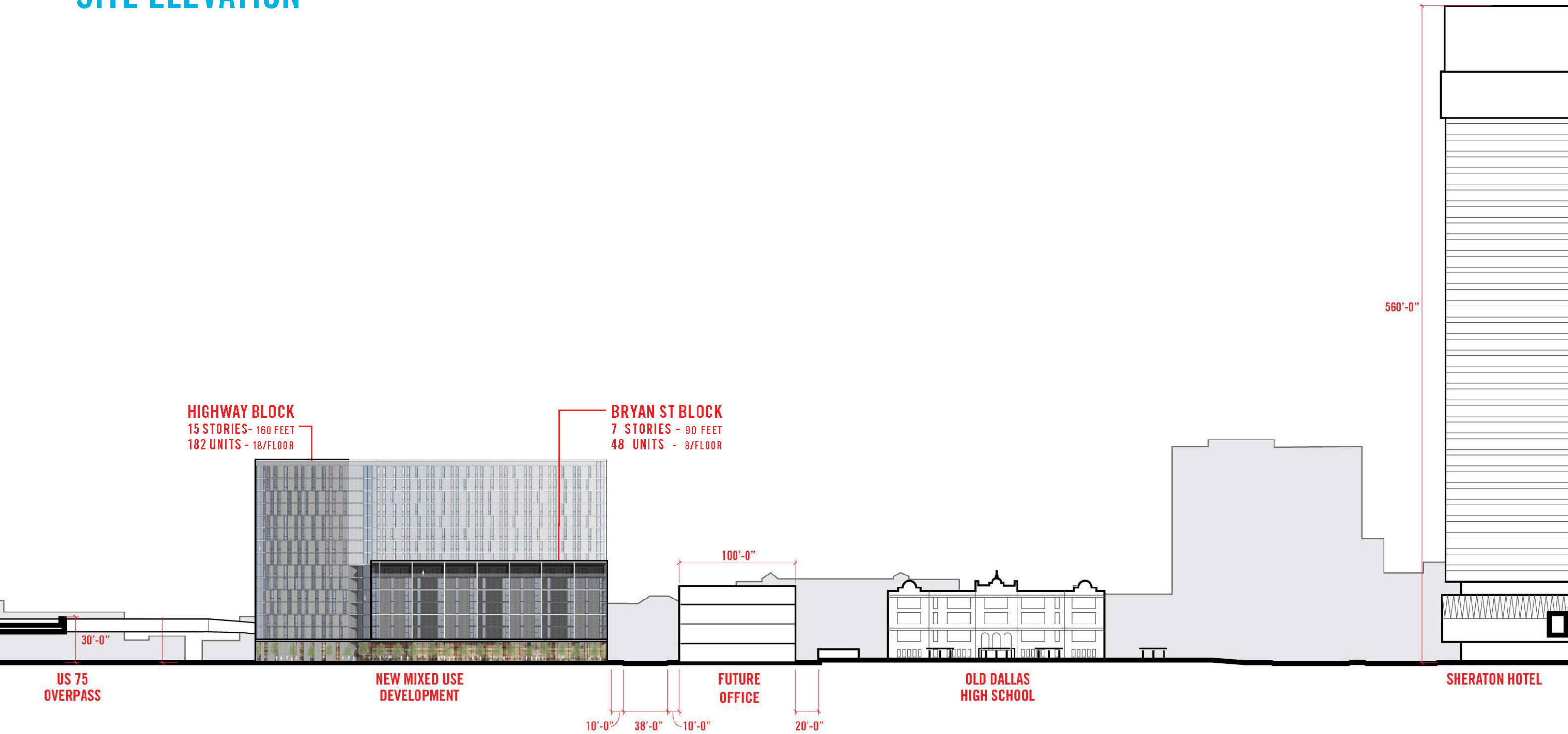
3 BEDROOM- 1050 SF







# BRYAN ST. MIXED-USE SITE ELEVATION





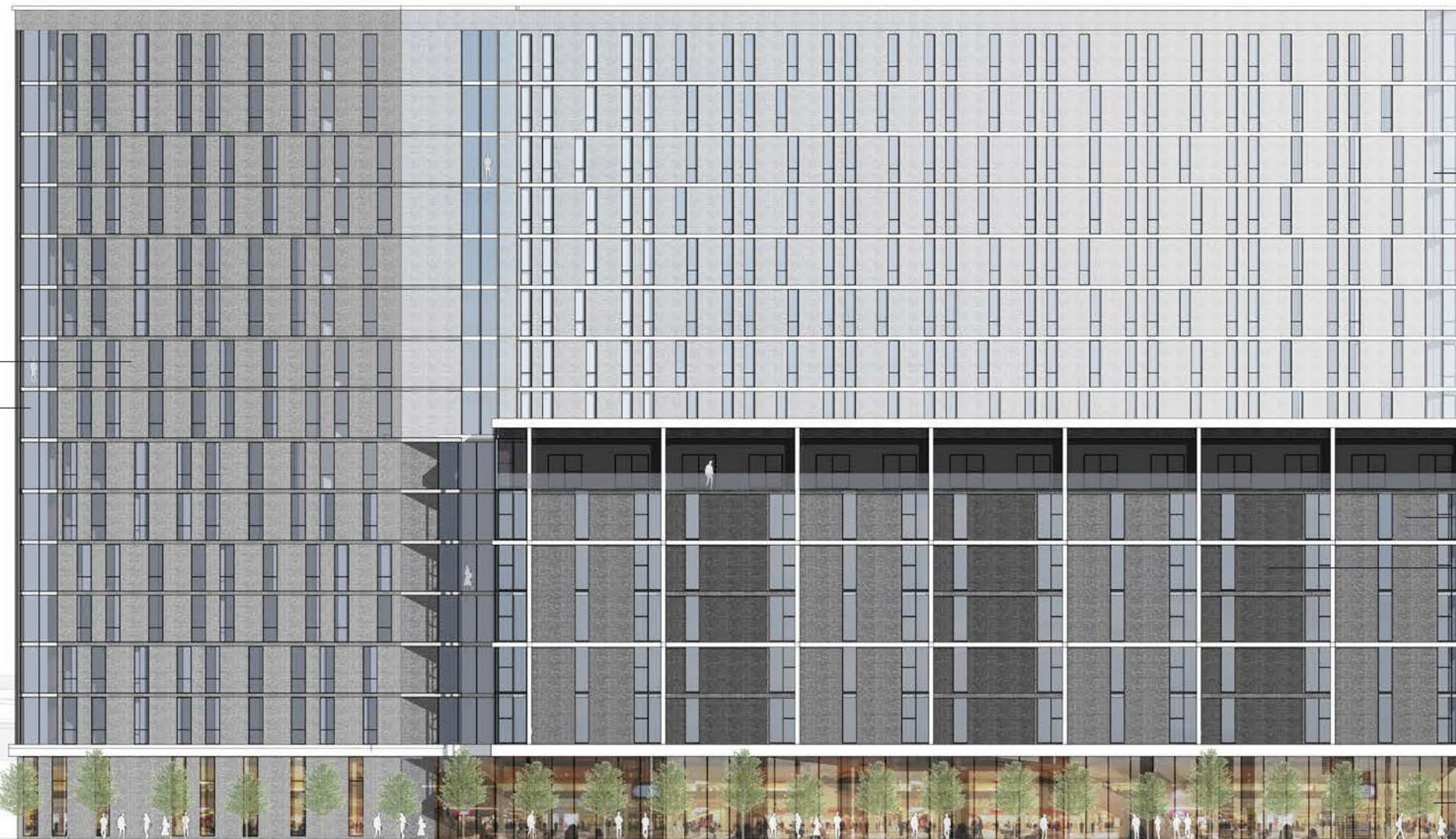
# BRYAN ST. MIXED-USE

## BRYAN ST. ELEVATION

- BRICK- IRONSPOT 45%
- BRICK- FLAT GREY 20%
- STOREFRONT GLAZING 10%
- EXPOSED CONCRETE 05%
- CASEMENT WINDOWS 20%

- BRICK- IRONSPOT
- STOREFRONT GLAZING

US 75 OVERPASS



- FLAT ROOF
- CONCRETE SLAB
- CASEMENT WINDOW

- FLAT ROOF
- CASEMENT WINDOW
- BRICK- IRONSPOT
- BRICK- FLAT GREY

STOREFRONT GLAZING

RESIDENT LOBBY

RETAIL SPACE

INTERNAL STREET





# BRYAN ST. MIXED-USE HIGHWAY ELEVATION

- BRICK- IRONSPOT 45%
- BRICK- FLAT GREY 02%
- STOREFRONT GLAZING 03%
- EXPOSED CONCRETE 05%
- CASEMENT WINDOWS 20%
- GARAGE SCREEN 25%

- BRICK- IRONSPOT
- CASEMENT WINDOW

METAL GARAGE SCREEN

US 75 OVERPASS

- FLAT ROOF
- CONCRETE SLAB
- CASEMENT WINDOW
- BRICK-FLAT GREY
- STOREFRONT GLAZING
- BRICK- IRONSPOT



BRYAN STREET





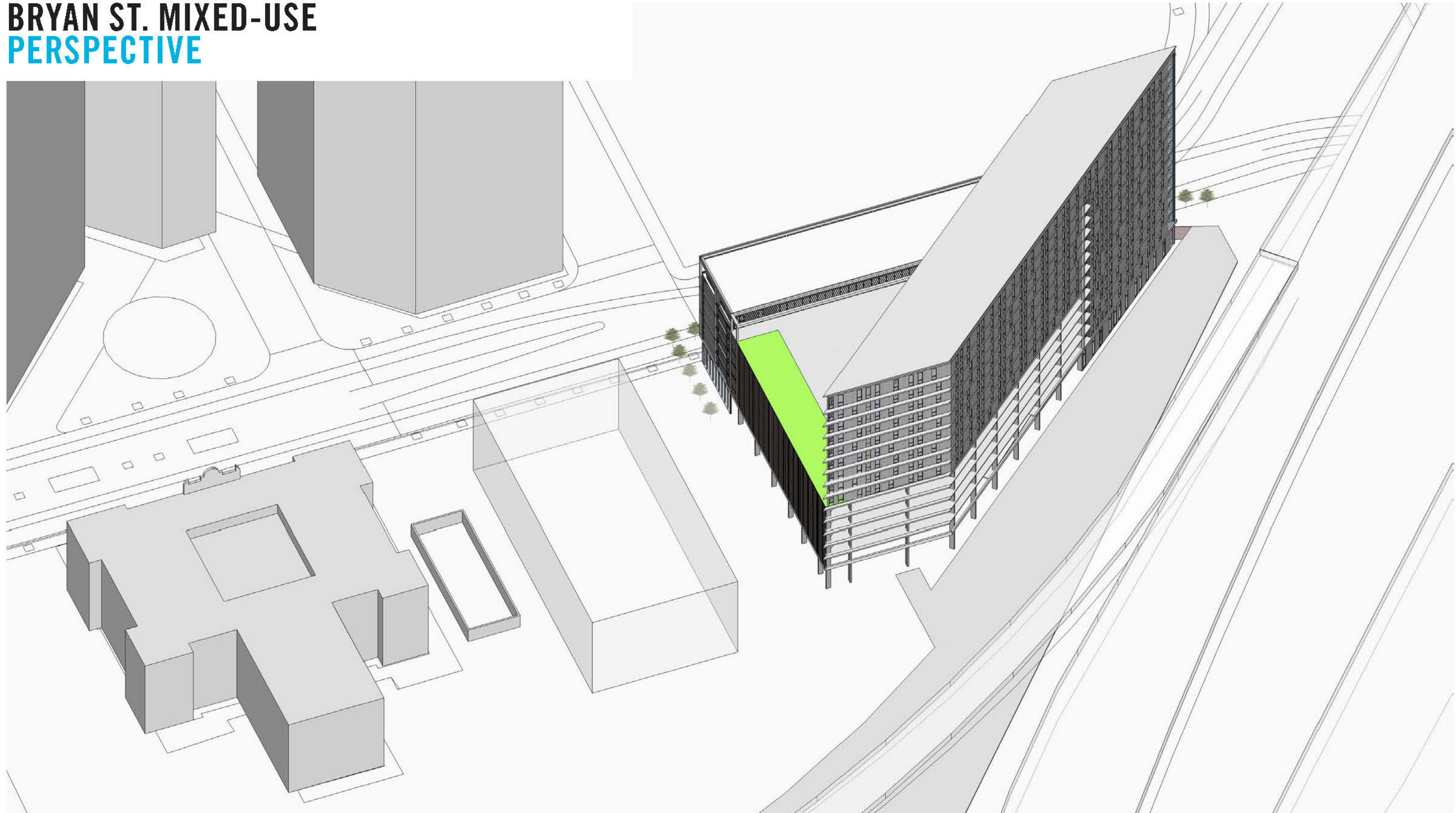
# BRYAN ST. MIXED-USE INTERNAL ST ELEVATION

|                    |     |
|--------------------|-----|
| BRICK- IRONSPOT    | 35% |
| BRICK- FLAT GREY   | 07% |
| STOREFRONT GLAZING | 06% |
| EXPOSED CONCRETE   | 03% |
| CASEMENT WINDOWS   | 17% |
| GARAGE SCREEN      | 25% |
| OPEN GARAGE        | 03% |
| FIBER CEMENT PANEL | 04% |





# BRYAN ST. MIXED-USE PERSPECTIVE





# BRYAN ST. MIXED-USE PERSPECTIVE





# BRYAN ST. MIXED-USE PERSPECTIVE





# BRYAN ST. MIXED-USE PERSPECTIVE





# BRYAN ST. MIXED-USE PERSPECTIVE









# BRYAN ST. MIXED-USE PROJECT DATA

|                    |           |
|--------------------|-----------|
| Proposed Site Area | 50,000    |
| Req. Setbacks      | 0'        |
| Max FAR            | 20.00     |
| Allowable Height   | Unlimited |
| Allowable GSF      | 1,000,000 |

| Building       |                |            |                |                |              |              |               |               |                |             | Elevation (ft) | Floor Height (ft-in) |    | Room Type: |    |    |    |   |
|----------------|----------------|------------|----------------|----------------|--------------|--------------|---------------|---------------|----------------|-------------|----------------|----------------------|----|------------|----|----|----|---|
| Floor          | Parking Spaces | Accessible | Parking Area   | GFA            | Retail       | Amenity      | Support       | Circulation   | Unit Area      | Resi. Units |                |                      |    | OB         | 1B | 2B | 3B |   |
| Roof           |                |            |                |                |              |              |               |               |                |             |                | 160.00               |    |            |    |    |    |   |
| 15*            |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 150.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 14             |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 140.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 13             |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 130.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 12             |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 120.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 11             |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 110.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 10             |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 100.00               | 10 | 0          | 2  | 10 | 5  | 1 |
| 9              |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 90.00                | 10 | 0          | 2  | 10 | 5  | 1 |
| 8              |                |            |                | 15,961         |              |              |               | 3,028         | 12,933         | 18          |                | 80.00                | 10 | 0          | 2  | 10 | 5  | 1 |
| 7              |                |            |                | 25,840         |              | 2,597        | 295           | 4,469         | 18,479         | 26          |                | 70.00                | 10 | 0          | 3  | 15 | 7  | 1 |
| 6              | 48             | 2          | 27,001         | 14,375         |              |              | 2,463         | 3,133         | 8,779          | 12          |                | 60.00                | 10 | 0          | 1  | 7  | 3  | 1 |
| 5              | 82             | 2          | 27,001         | 14,375         |              |              | 2,463         | 3,133         | 8,779          | 12          |                | 50.00                | 10 | 0          | 1  | 7  | 3  | 1 |
| 4              | 82             | 2          | 27,001         | 14,375         |              |              | 2,463         | 3,133         | 8,779          | 12          |                | 40.00                | 10 | 0          | 1  | 7  | 3  | 1 |
| 3              | 82             | 2          | 27,001         | 14,375         |              |              | 2,463         | 3,133         | 8,779          | 12          |                | 30.00                | 10 | 0          | 1  | 7  | 3  | 1 |
| 2              | 68             | 2          | 20,656         | 14,375         |              |              | 2,463         | 3,133         | 8,779          | 12          |                | 20.00                | 10 | 0          | 1  | 7  | 3  | 1 |
| 1              | 34             | 5(3 van)   | 19,298         | 19,371         | 9,995        | 5,346        | 4,030         |               |                |             |                | 0.00                 | 20 | 0          |    |    |    |   |
| <b>Totals:</b> | <b>396</b>     |            | <b>147,958</b> | <b>244,774</b> | <b>9,995</b> | <b>7,943</b> | <b>16,640</b> | <b>35,274</b> | <b>165,838</b> | <b>230</b>  |                |                      |    |            |    |    |    |   |

|                     |         |
|---------------------|---------|
| FAR                 | 4.90    |
| Total Building Area | 392,732 |

| Parking Requirements | Code Required Spaces | Pro Forma Required Spaces | Parking Efficiency (sf/space) | Replacement | 1/2000gsf | 1/200sf | 1.0 / Unit |
|----------------------|----------------------|---------------------------|-------------------------------|-------------|-----------|---------|------------|
|                      | 402                  | 150                       | 374                           |             | 122       | 50      | 230        |
|                      |                      |                           |                               | 150         |           |         |            |

| Totals  | OB    | 1B    | 2B    | 3B    |
|---------|-------|-------|-------|-------|
| 24      | 130   | 62    | 14    |       |
| %       | 10.4% | 56.5% | 27.0% | 6.1%  |
| Avg. SF | 550   | 650   | 850   | 1,050 |

\* - Highest occupiable floor



# BRYAN ST. MIXED-USE FACADE REFERENCES

