

## Applicable Urban Design Priorities Project Should Achieve

### [1] Locate street trees wherever possible along Akard and adjacent building frontages -

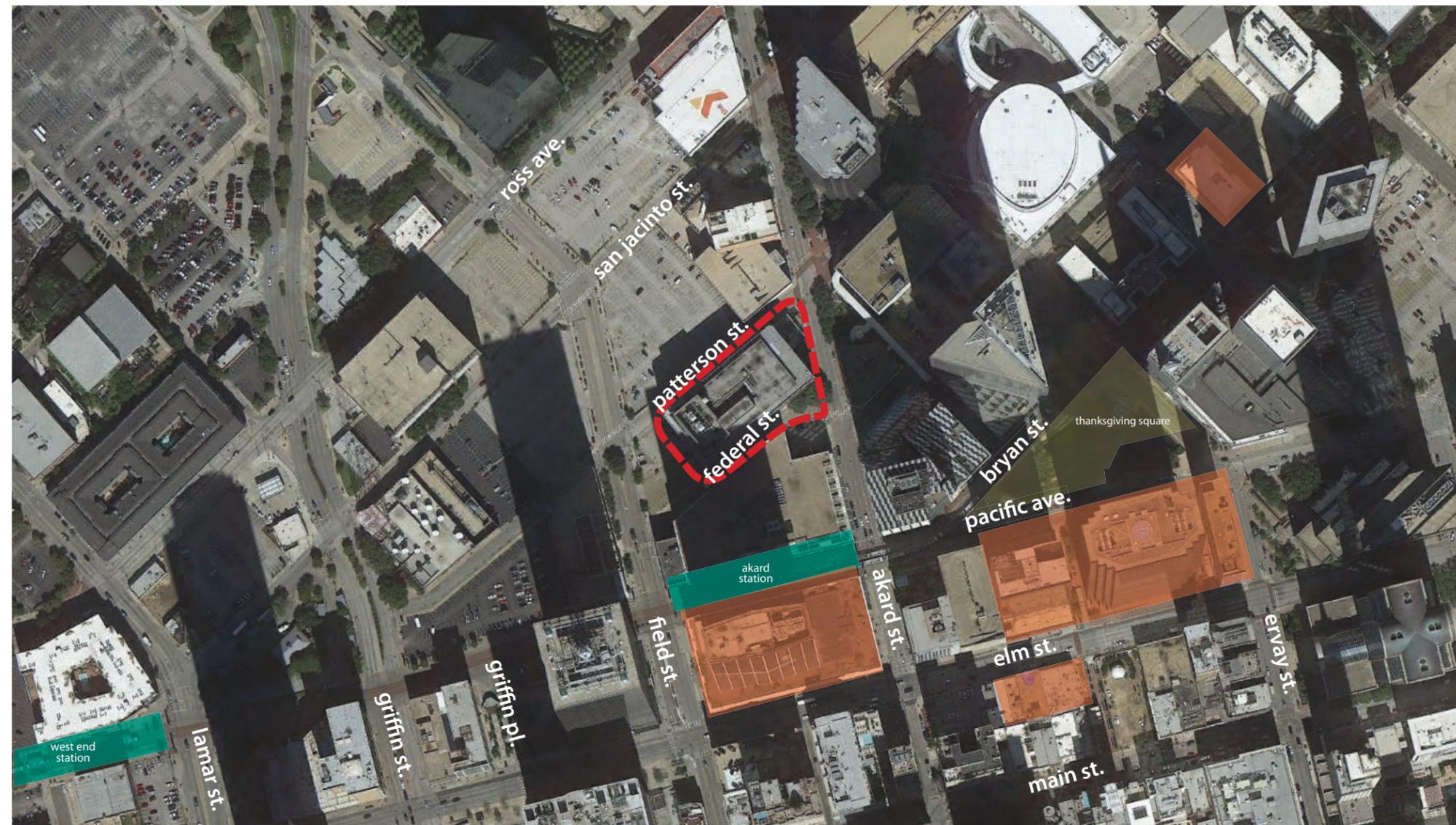
Additional street trees are recommended along all sidewalk frontages. Consideration should be made to extending sidewalks along Patterson to accommodate additional street trees between parallel parking stalls.

### [2] Explore strategies to minimize garage vents and allow for outdoor seating and other related usable pedestrian spaces -

Existing garage vents located in the public realm should be minimized and integrated into a public realm solution that accommodates more usable area for pedestrians.

### [3] Consider active uses that promote pedestrian activity wherever possible-

Given the exiting challenges created by the separation of the first floor above the sidewalk level, active pedestrian uses should be accommodated wherever possible to better engage the building to the street and activate larger areas of the public facade.



## 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]

## Context Description

The project site is located at the corner of Patterson and Akard downtown. the proposal includes the redevelopment of 411 Akard as a residential development and will be submitting for both state and federal historic tax credits in addition to TIF reimbursement.

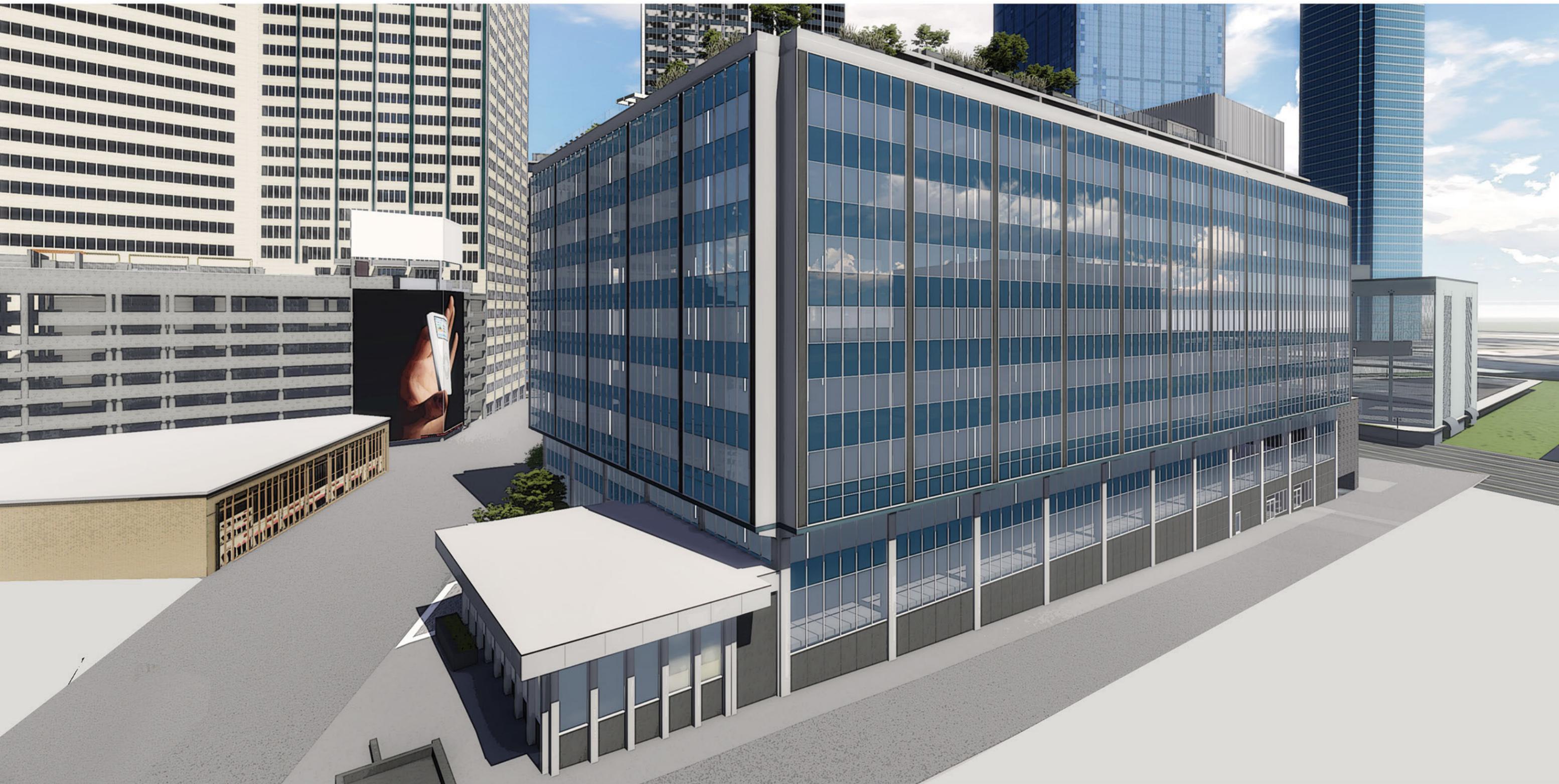
Important components of the project are maximizing pedestrian sidewalks, adding additional street trees, along with locating pedestrian oriented uses along the ground level wherever conditions permit.

## 411 Akard

Neighborhood:  
Downtown

Program:  
Retail / Residential





concept package  
09.30.2014

# 411 Akard

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**maa**  
merriman  
associates

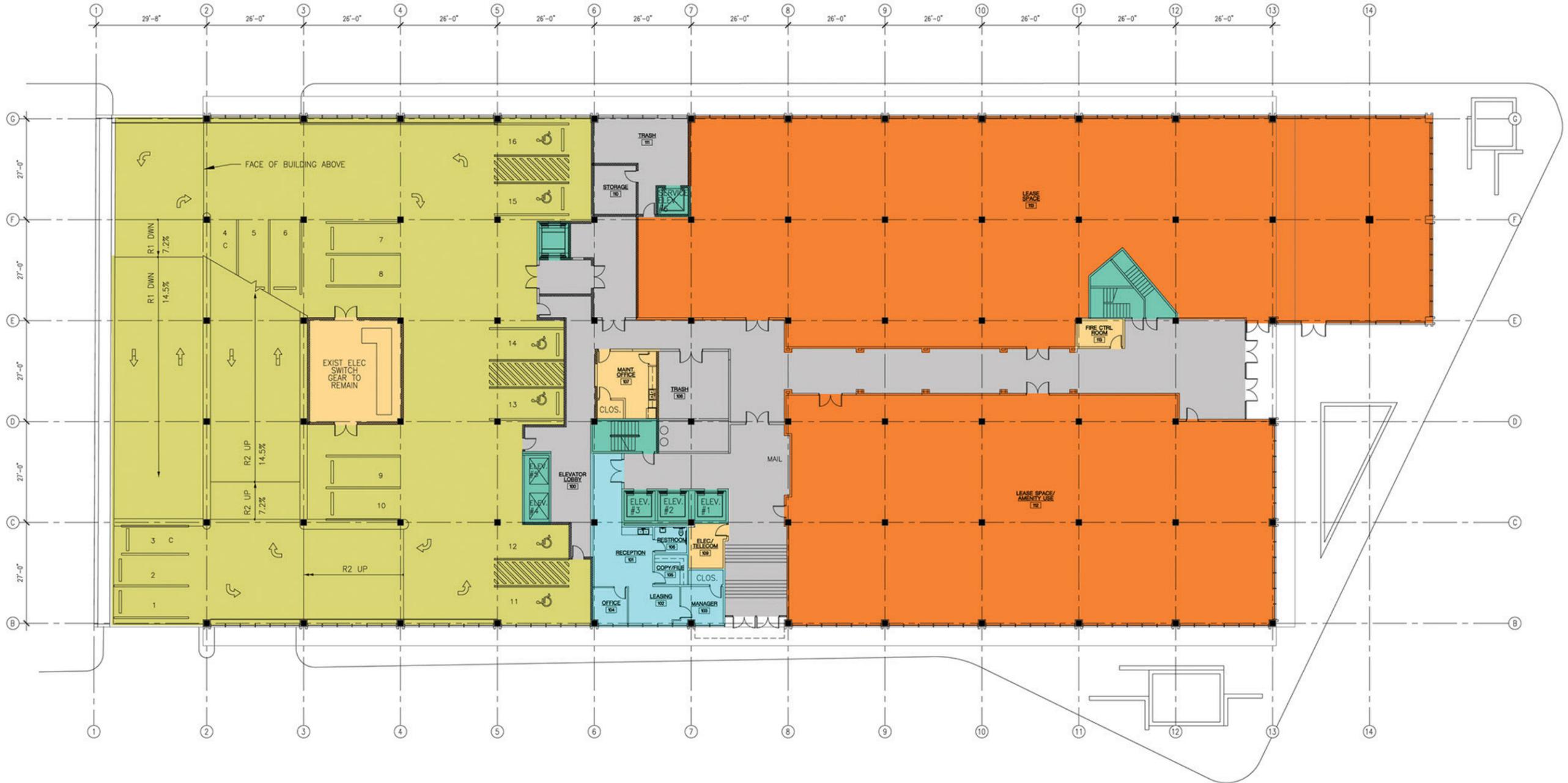
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411 Akard  
 dallas, texas  
 maa.2014084  
 11.14.2014

GROUND LEVEL & FIRST FLOOR LANDSCAPE / STREETScape PLAN

- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing



411 Akard  
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LEVEL I PLAN



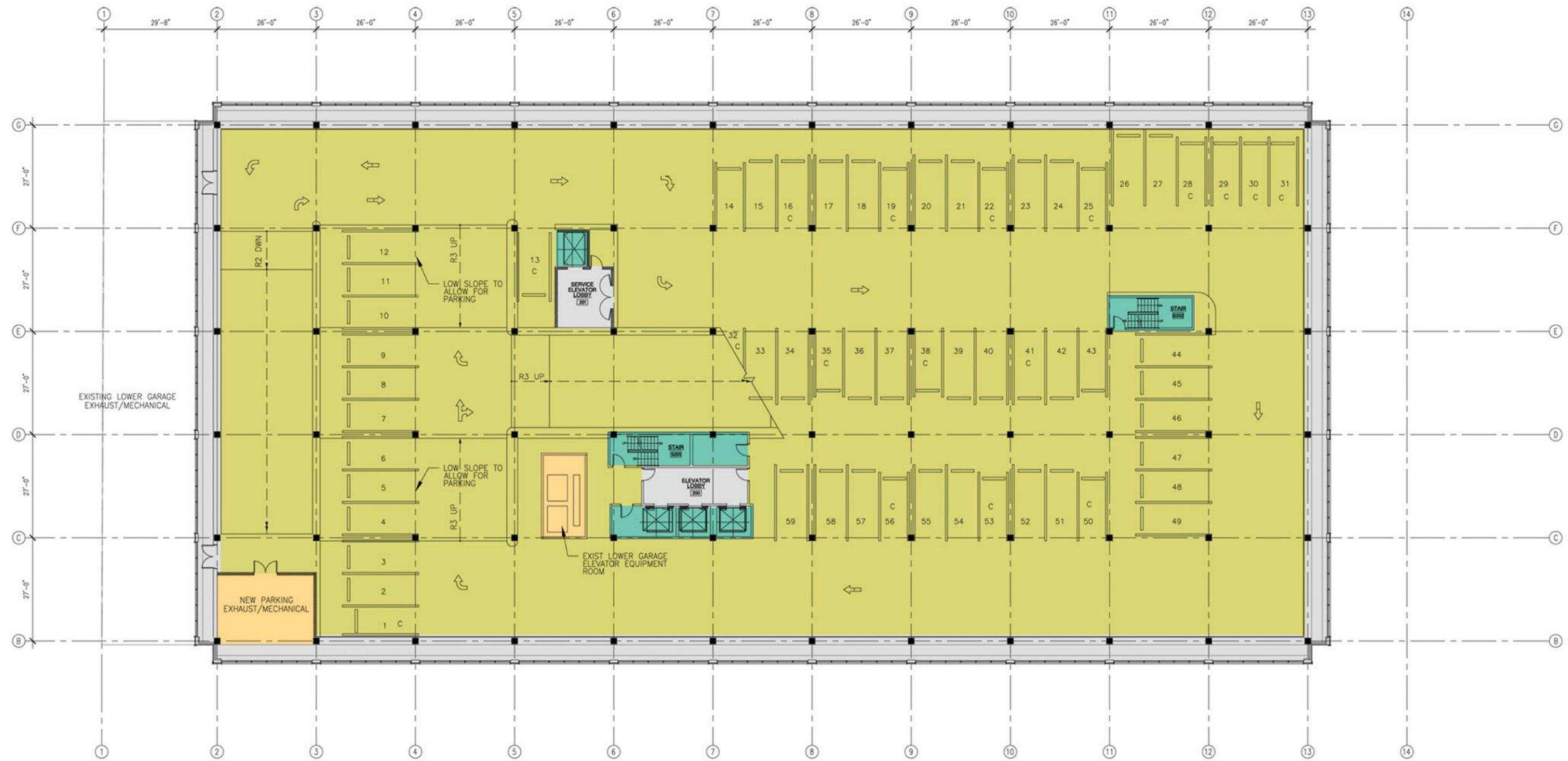


- amenity
- vertical circula
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing

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GROUND LEVEL PLAN



- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing

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LEVEL 2 PLAN





- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing

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LEVEL 3 PLAN





- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing

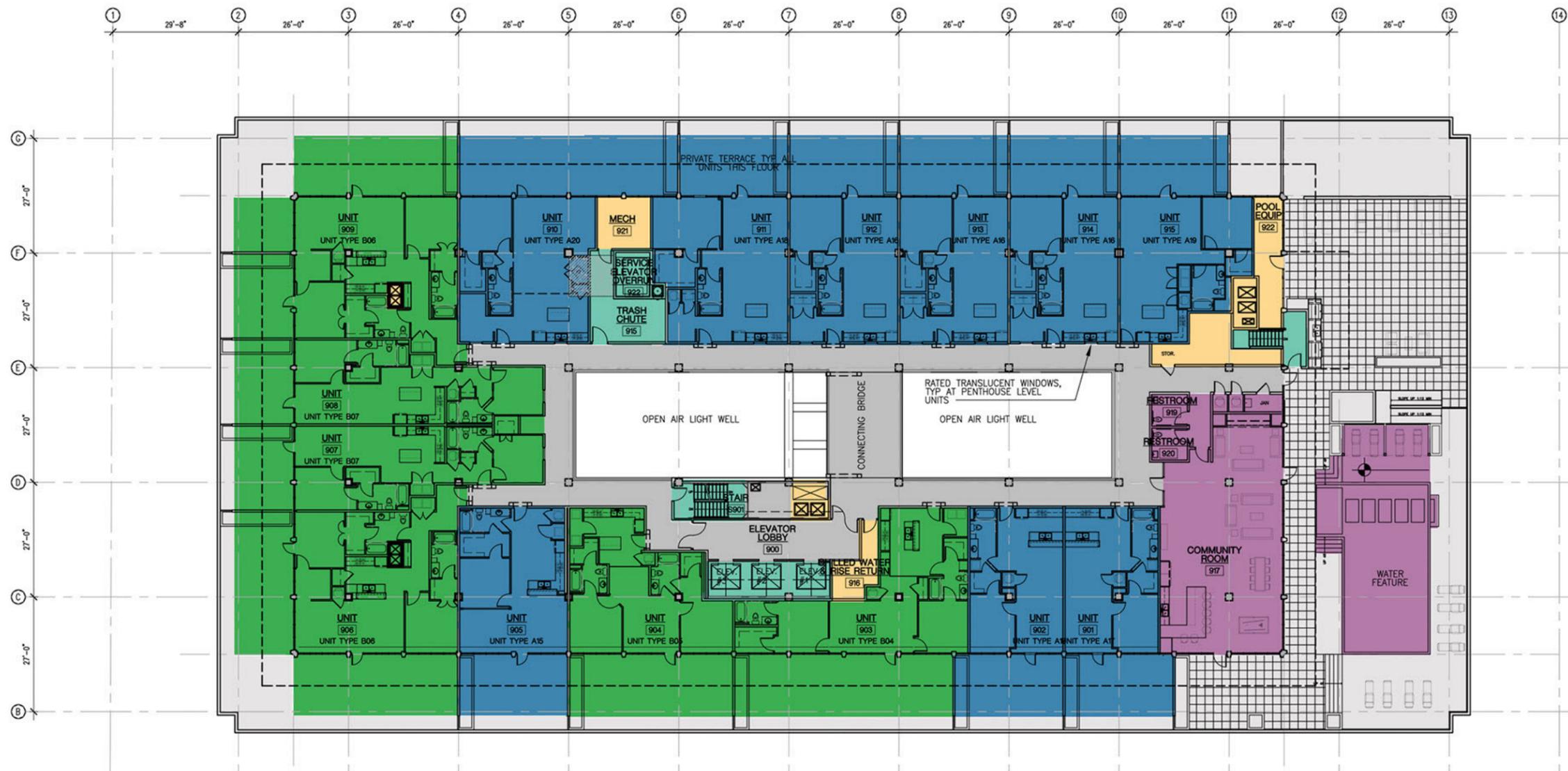
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LEVEL 4 PLAN

30'





- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing

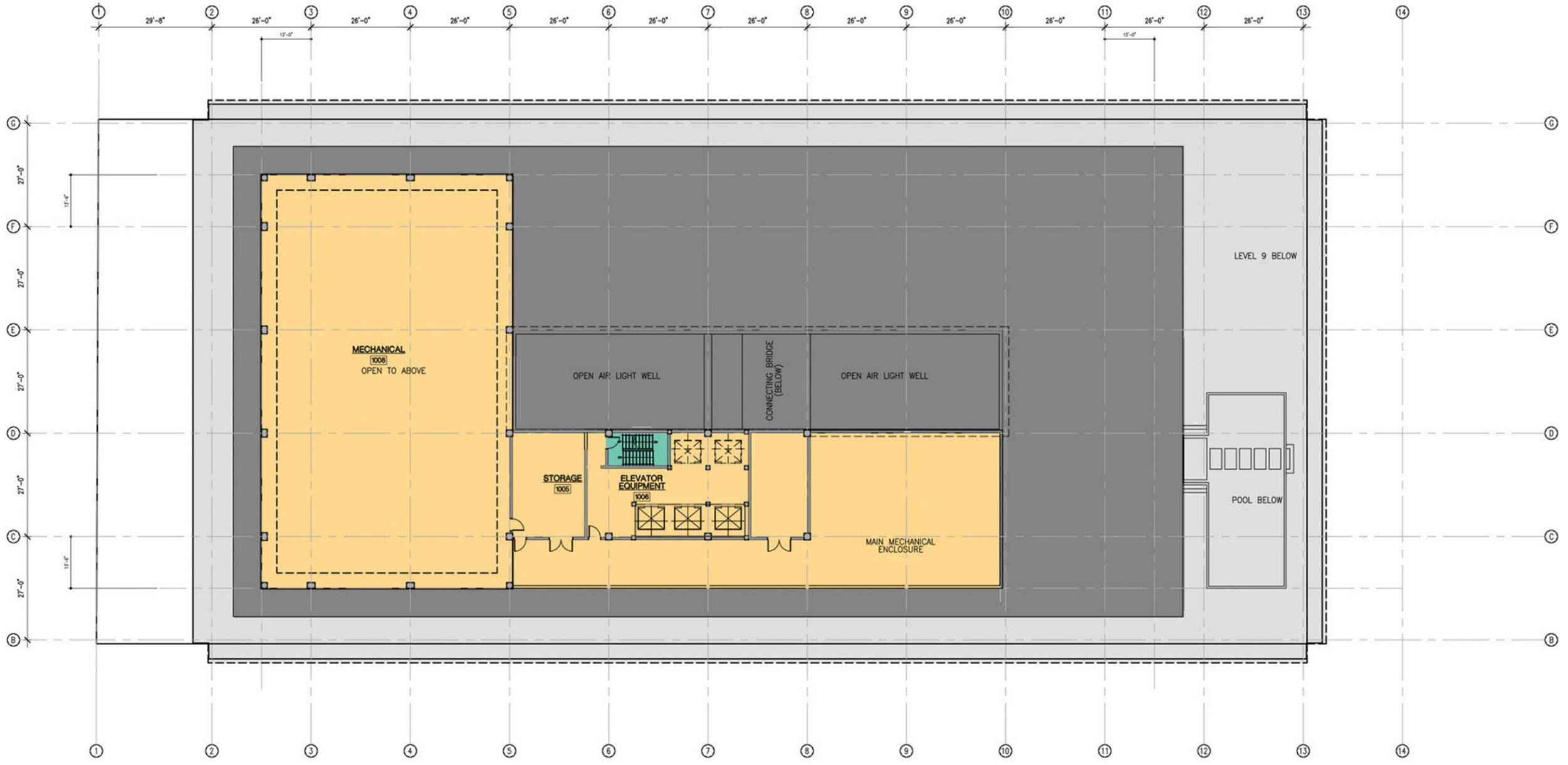
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LEVEL 9 PLAN



- amenity
- vertical circulation
- storage/mech
- 1-bedroom
- 2-bedroom
- garage
- retail
- leasing



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LEVEL 10 PLAN

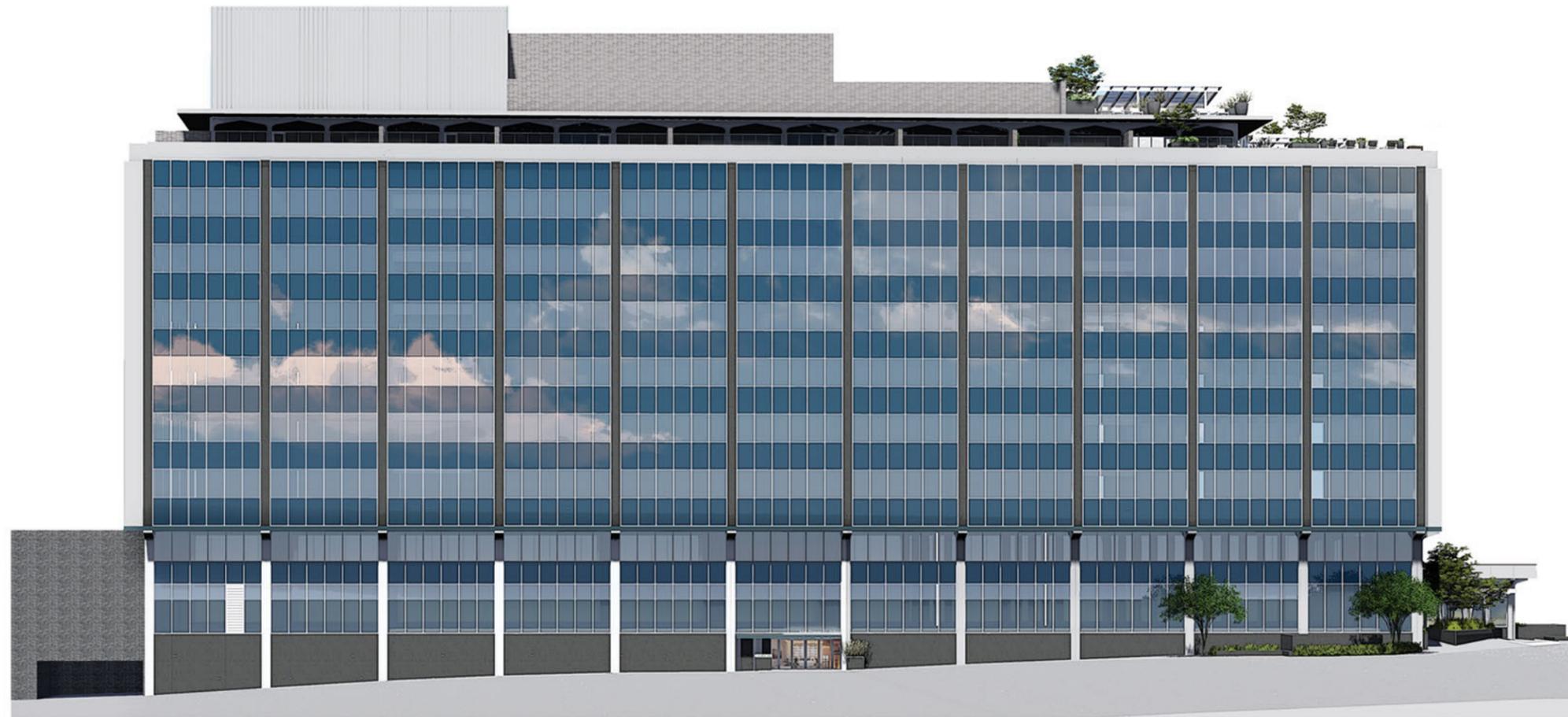




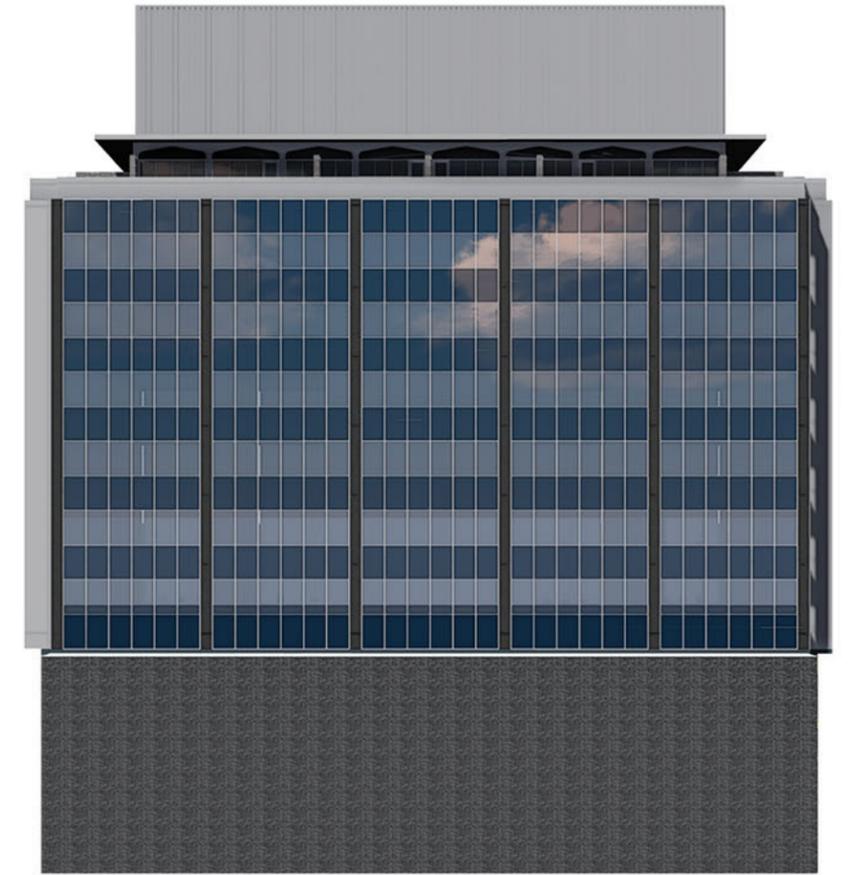
EAST



NORTH



SOUTH



WEST

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EXTERIOR ELEVATIONS



EXISTING



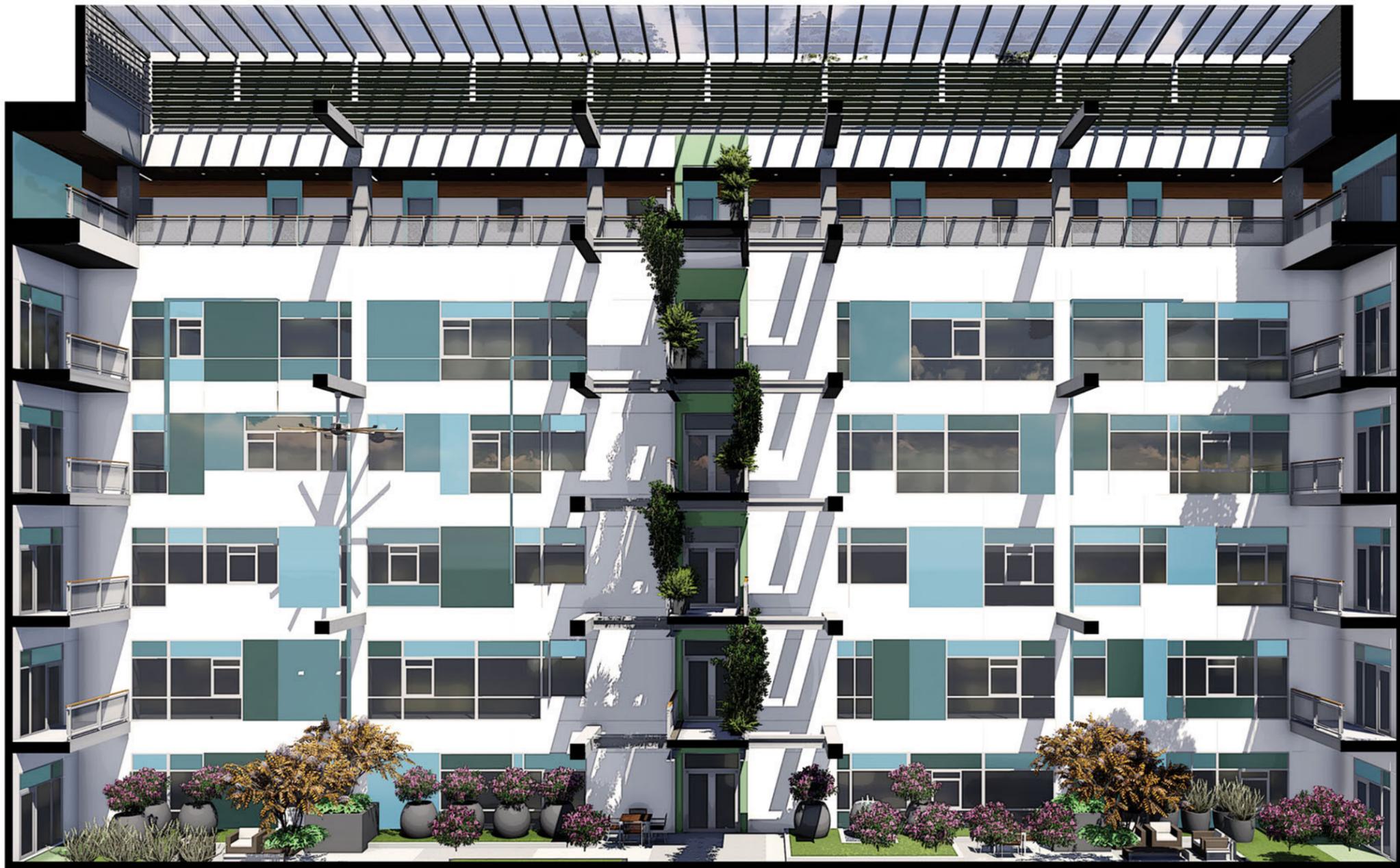
PROPOSED



EXISTING



PROPOSED



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LIGHT WELL PLAN AND ELEVATION



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LIGHT WELL PERSPECTIVE

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LIGHT WELL PERSPECTIVE



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LIGHT WELL PERSPECTIVE



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PERSPECTIVE



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CLUB ROOM PLAN

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