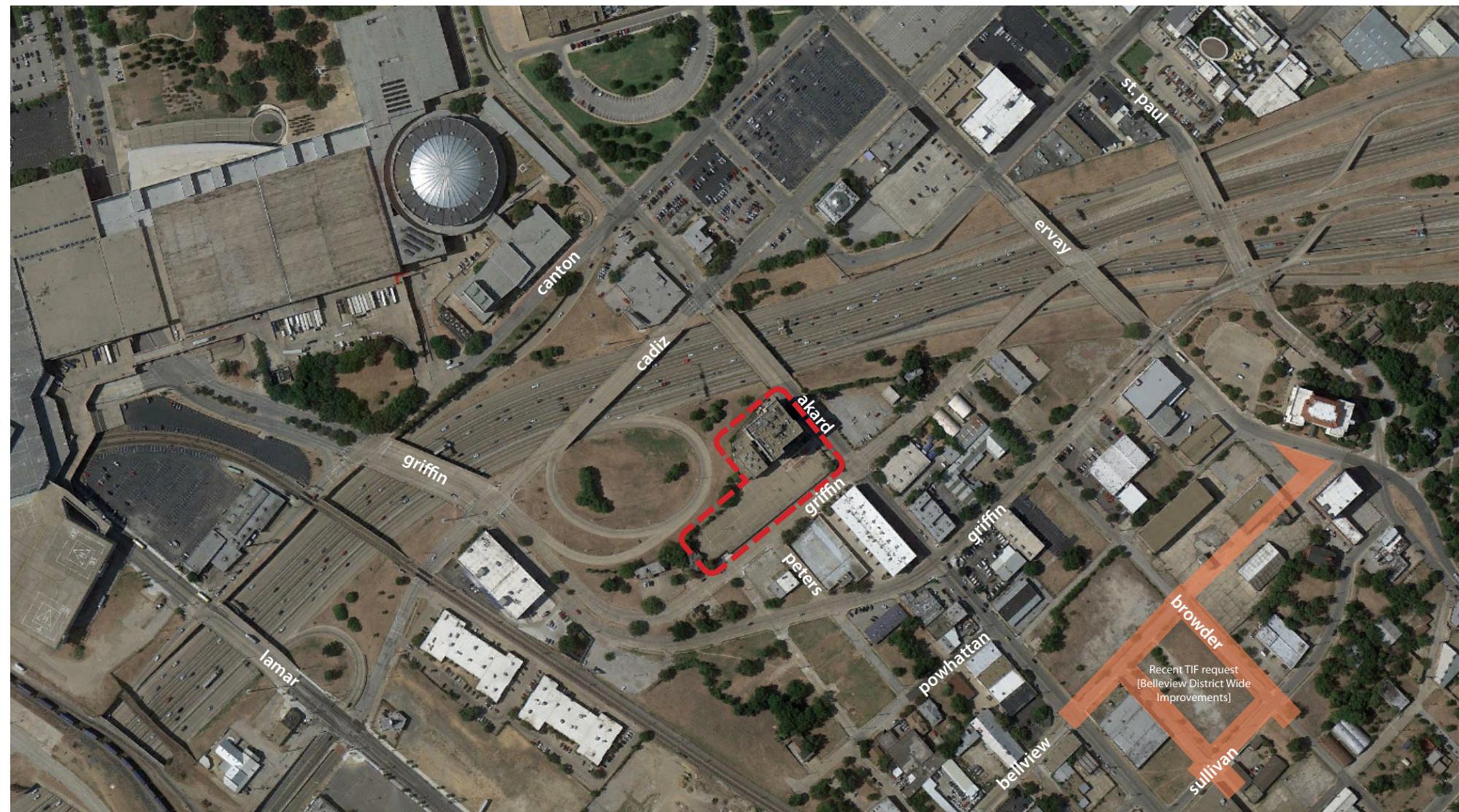


Applicable Urban Design Priorities Project Should Achieve

- [1] Improve the pedestrian connection to downtown by improving walkability along the Akard bridge - As a gateway to the cedars, the Akard Bridge should be designed to reduce the space allocated for vehicular lanes and increase sidewalk and bicycle infrastructure.
- [2] Activate the corner of Akard and Griffin - The corner of Akard and Griffin is currently under utilized. The parking structure along Griffin creates a wall at the street edge and visual separation from adjacent development. Economically feasible, market driven solutions should be explored to create activity in the street corner and provide access to the parking deck at the street corner where it meets the sidewalk at grade.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Cedars]

Context Description

The site is located at Akard and Griffin just south of I-30 in the Cedars neighborhood. Notable development on adjacent blocks includes the Buzz Lofts to the southeast; a 49 unit residential development built in 2006.

This property has been vacant for a number of years. This project intends to re-brand and renovate the hotel as a Holiday Inn. Two major considerations for the application of City TIF funds to this development are proposed pedestrian improvements to the Akard I-30 bridge to downtown and the activation of the corner of Akard and Griffin.

South Akard Street connection |
Downtown Dallas Holiday inn
Neighborhood:
Cedars

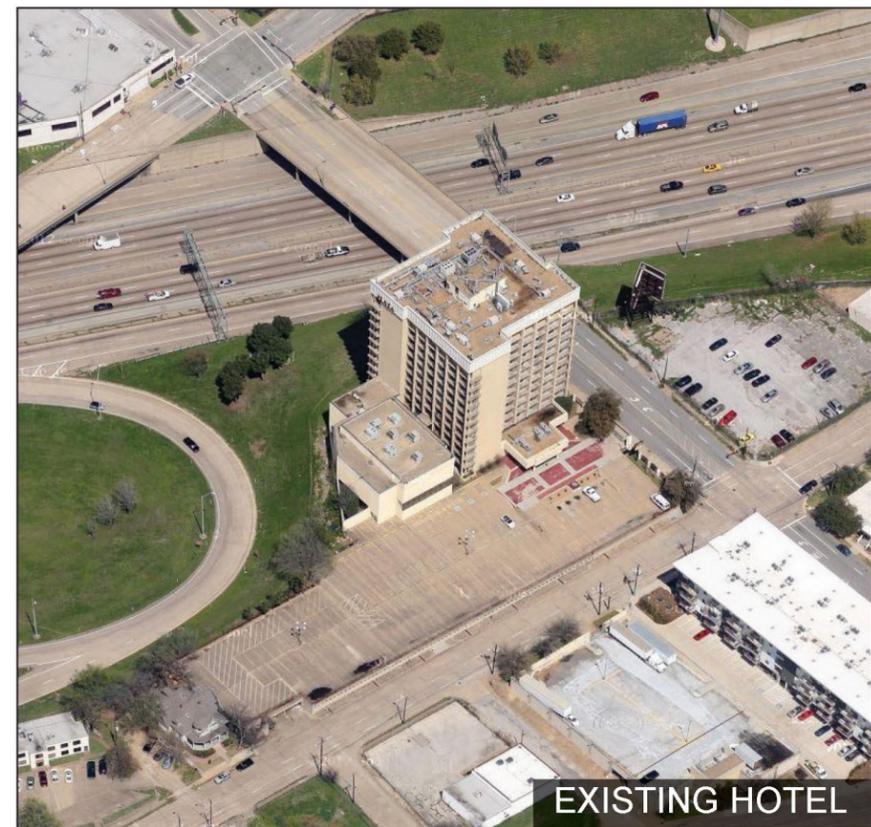
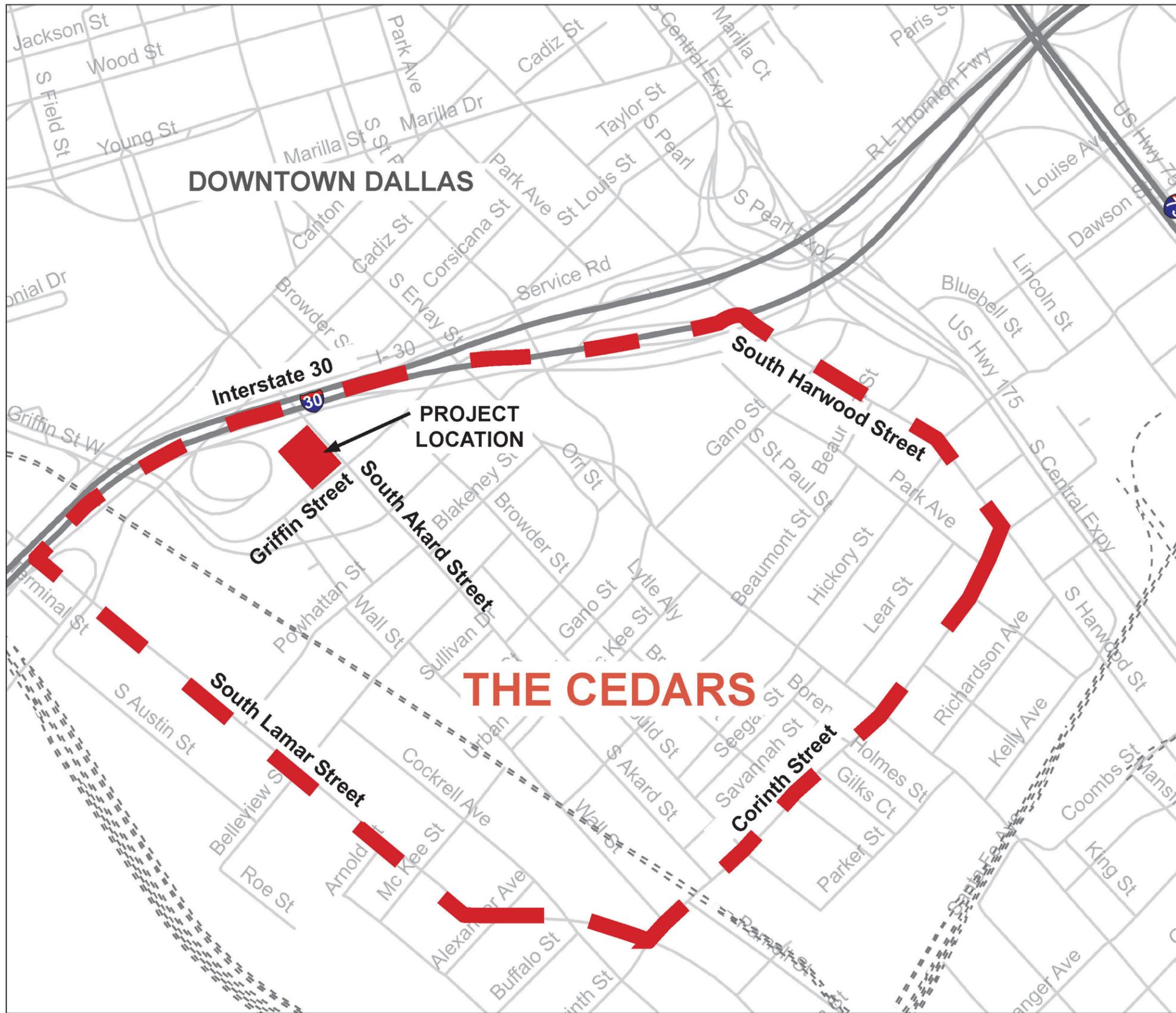
Program:
Hotel
Retail

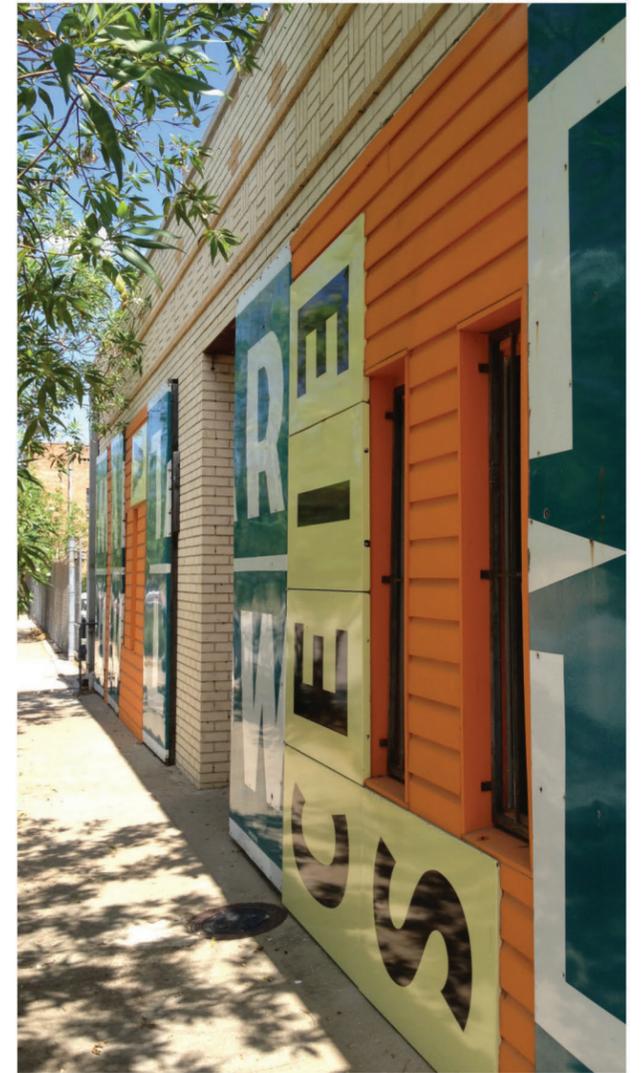


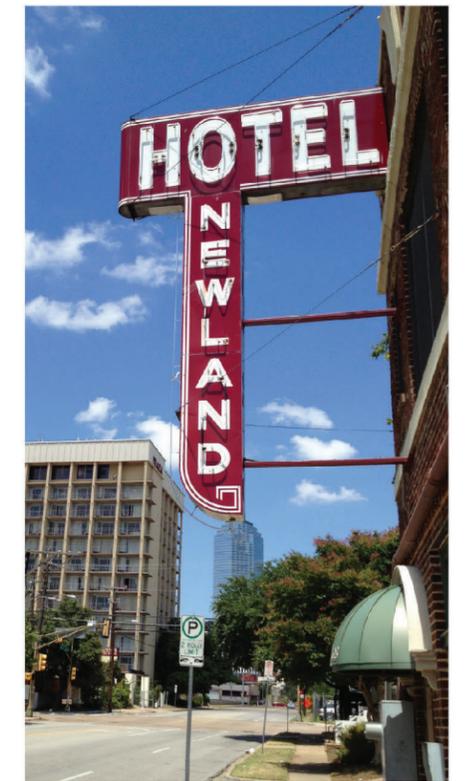
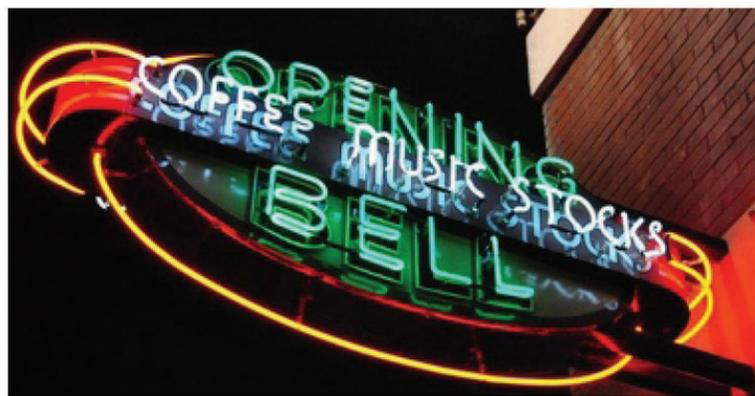
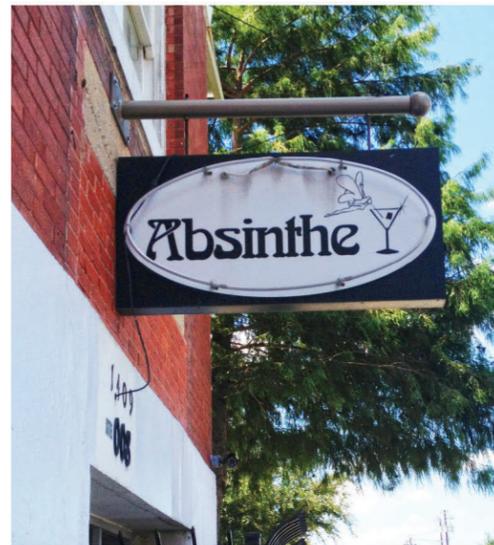
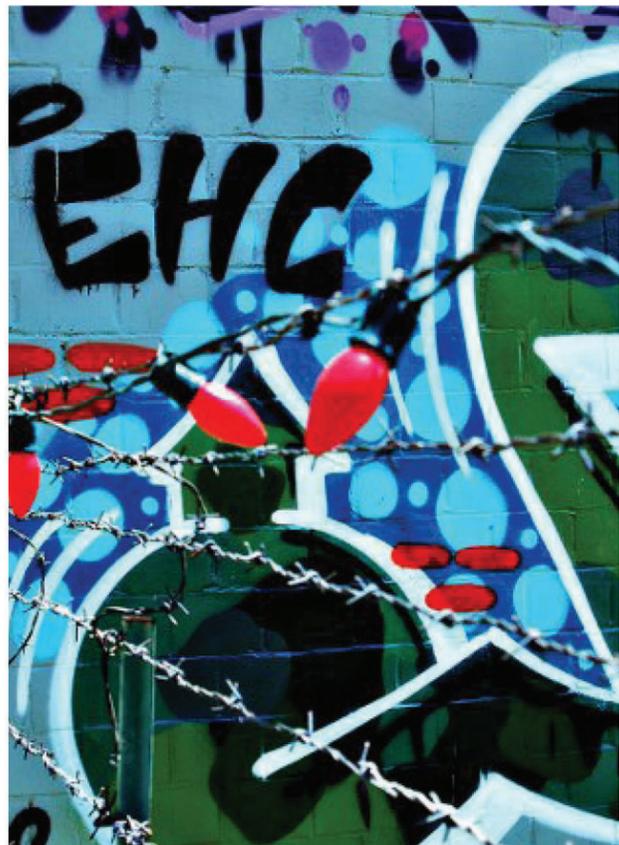
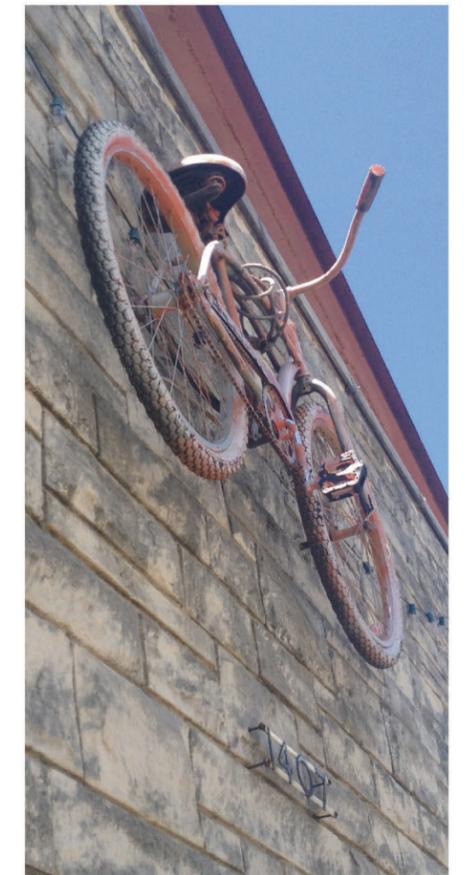
SOUTH AKARD STREET CONNECTION

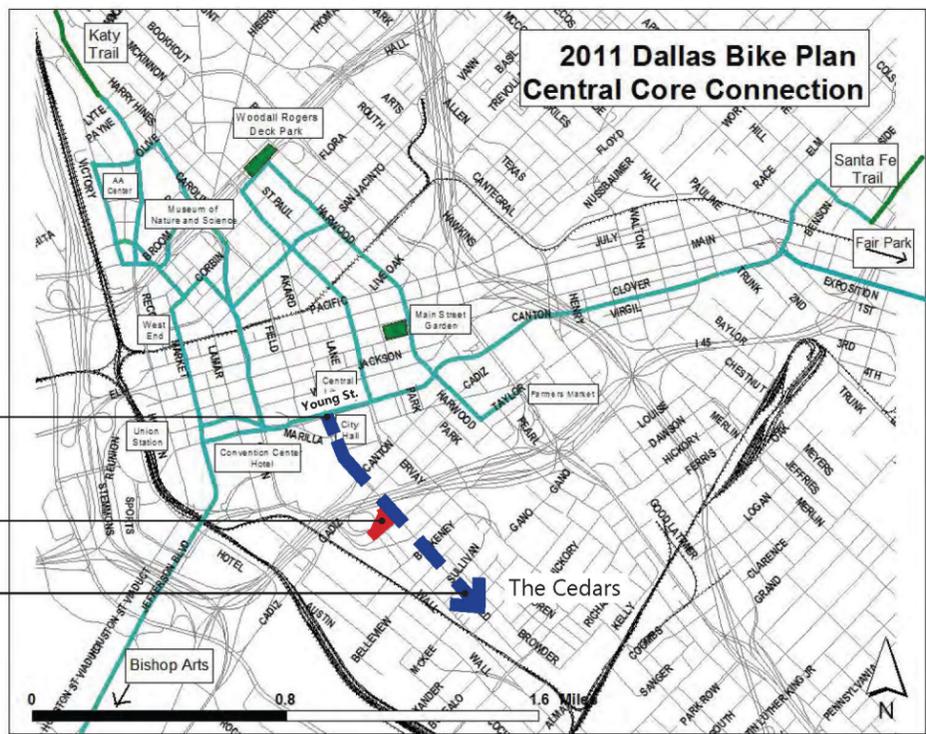
August 2013











SOUTH AKARD STREET CONNECTION: SITE PLAN

August 2013









CORNER OF AKARD STREET & GRIFFIN STREET ENLARGEMENT PLAN

KOLACHE KORNER: PLAN ENLARGEMENT

August 2013



