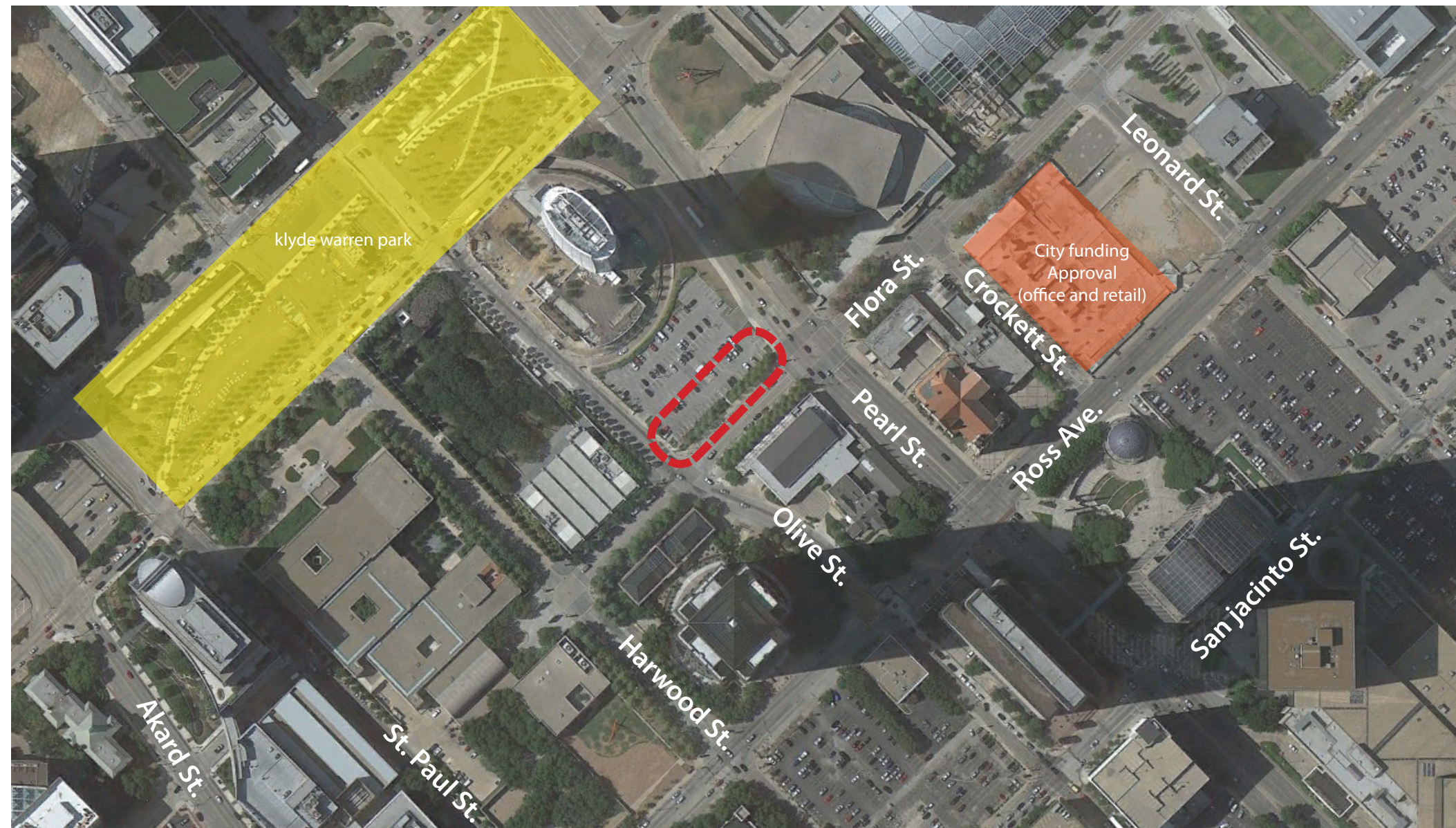


Applicable Urban Design Priorities Project Should Achieve

- [1] **Creating a consistent street edge along Flora** - Ground floor elevation should maintain a high level of transparency and offer uses that foster pedestrian activity on the street. Entryways should be visually prominent, with attention given to visually marking public entrances through materials and/or awnings. Specific attention should be given to the ground level facade of the building as it transitions to both Pearl and Olive streets which offer direct connections to Klyde Warren Park.
- [2] **Maintain an inviting, cohesive pedestrian sidewalk at proposed garage entry stair**- Proposed garage entry should incorporate the same quality of materials as the entire building facade. Special care should be given toward creating a well lit, inviting pedestrian entrance.
- [3] **Coordination with the Office of Sustainable Development and Planning is required to meet the design criteria as outlined in the Dallas Arts District Sasaki Plan** - As the development in the Dallas Arts District should conform to the Dallas Arts District Sasaki Plan, design recommendations will need to be coordinated and approved with the appropriate decision makers in the Office of Sustainable Development and Planning.



Policy References

Dallas Arts District Sasaki Plan

Downtown Dallas 360
Chapter 3, Chapter 4

Context Description

The site is located in the Arts District with the primary building facade fronting Flora Street. Klyde Warren Park is located along the back side of the block which is also shared with museum tower. 2121 Flora is one of the few remaining development sites along Flora Street, and represents an important opportunity to reinforce the built edge of the street and introduce additional neighborhood residents, retail and activity in the Arts District.

Considerations for the development have been identified as providing public underground parking with direct pedestrian access on Flora Street, maintaining an inviting streetscape and creating retail use with opportunities for sidewalk activity.

2121 Flora St.

Neighborhood:
Dallas Arts District

Program:
Retail/Residential
47 residential units
8356 sqft. retail

FLORA LOFTS

Flora Street Lofts, Ltd.
2121 Flora Street
Dallas, Texas 75201

March 15, 2013

GREENarc Corporation

1925 San Jacinto #300
Dallas, Texas
214.954.0430

LA REUNION TX

4848 Lemmon Avenue
PMB 100-117
Dallas, Texas 75219
469.951.7323

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Flora Street Lofts, Ltd.
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Dallas, Texas 75201

www.floralofts.com

LA REUNION TX

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GROSS AREAS

RESIDENTIAL:
56,350sf + 5,300sf of private
terrace/garden

RETAIL:
8,356sf

PARKING:
111,950sf subsurface parking
20,730sf surface parking

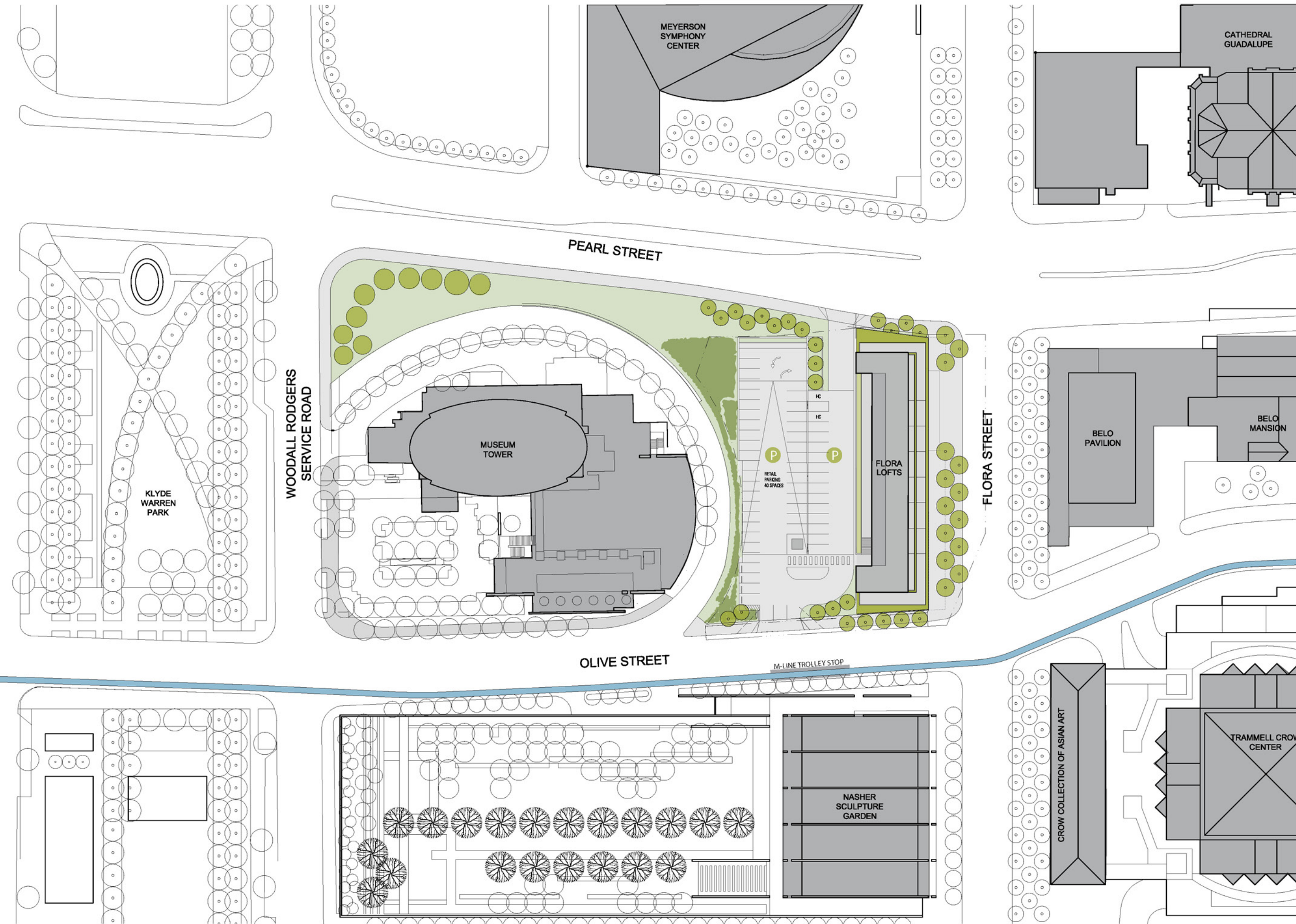
PRELIMINARY

MAY NOT BE USED FOR
PERMITTING, CONSTRUCTION,
OR REGULATORY APPROVAL.

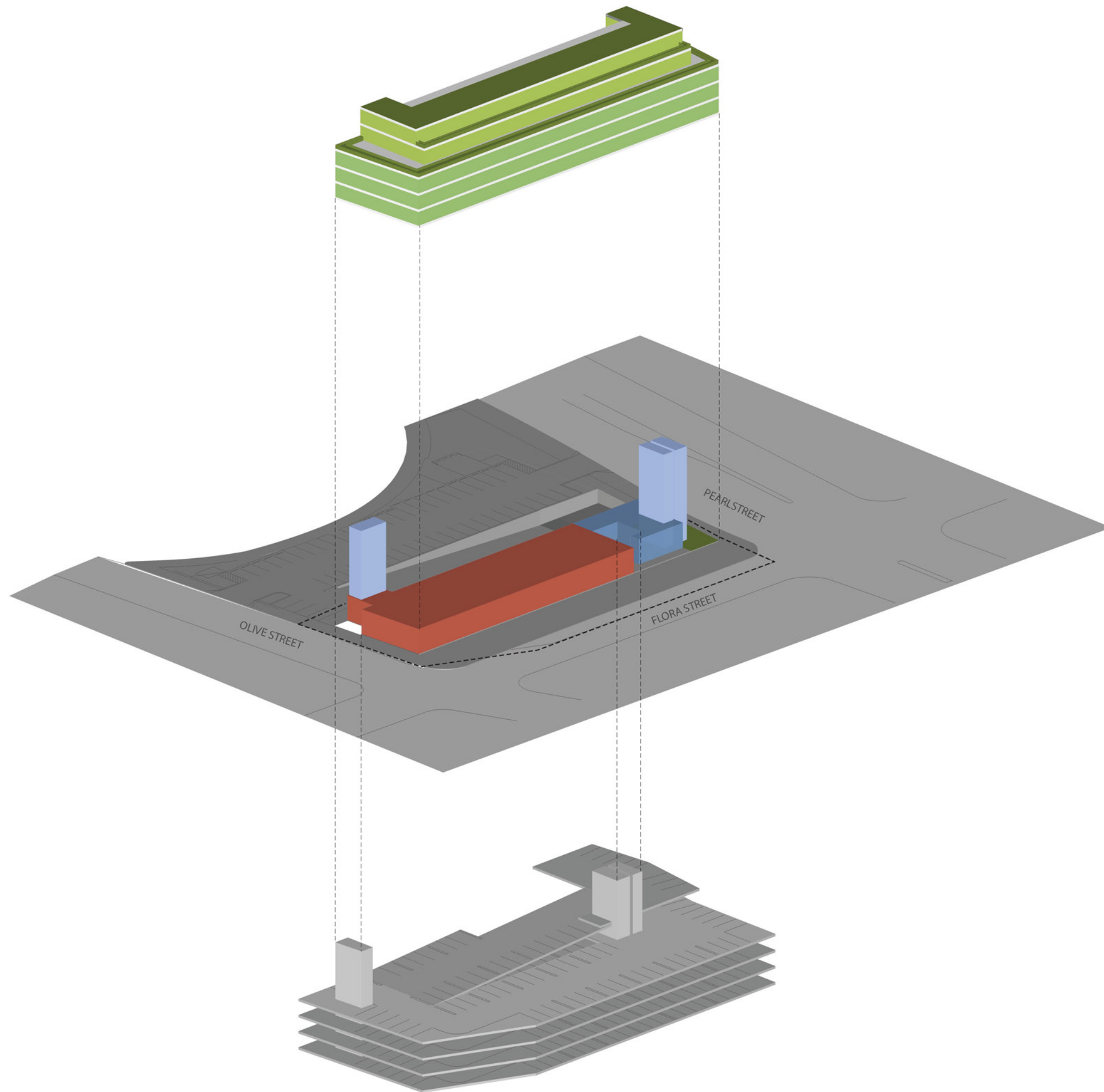
0 10 20 40 80 160

SCALE: 1" = 80' - 0"

03 . 15 . 2013



CONTEXT PLAN



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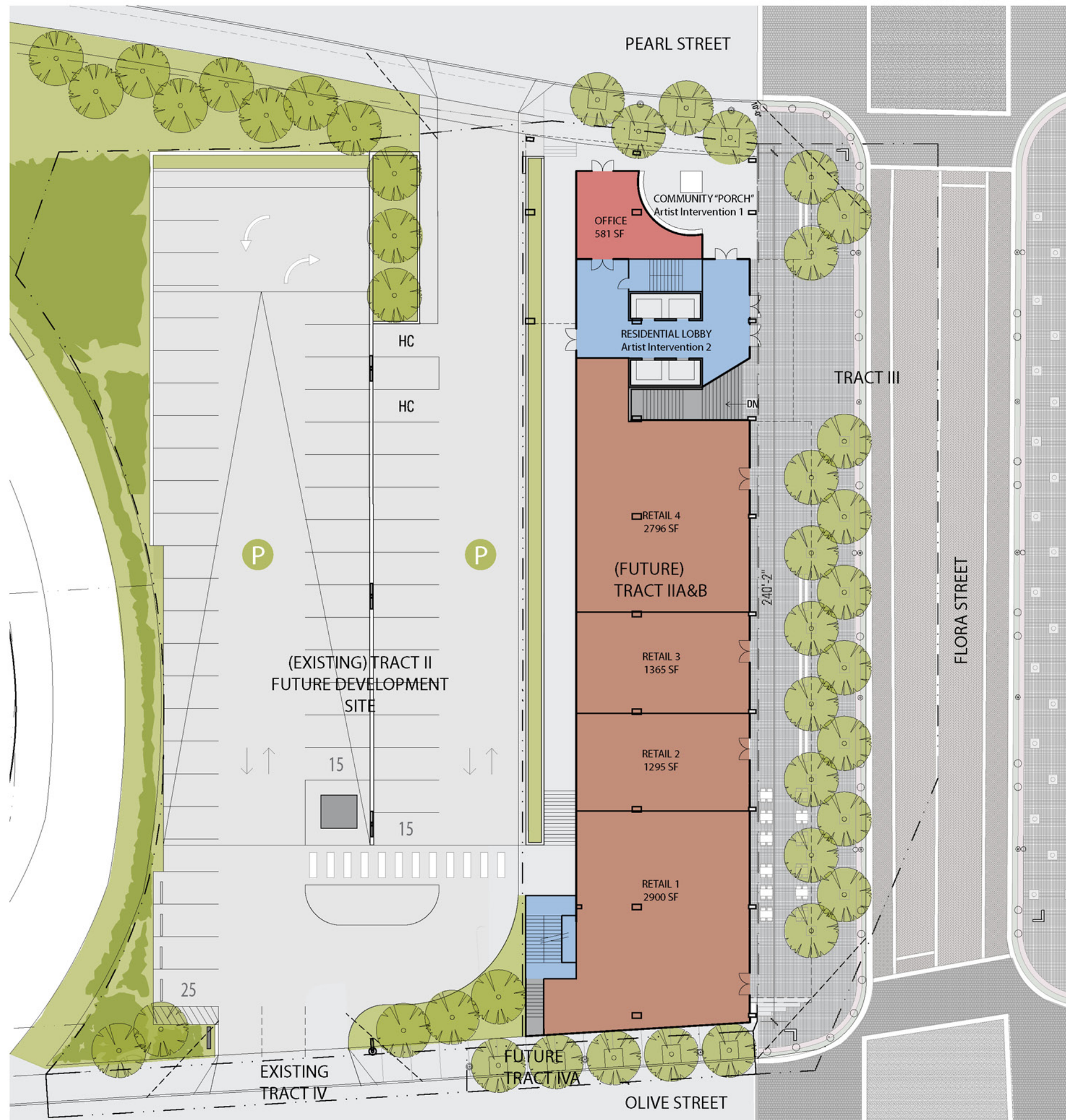
1925 San Jacinto #300
 Dallas, Texas 75201
 214.954.0430

- Retail
- Affordable Housing
- Market Rate Housing
- Lobby
- Residential Circulation
- Parking
4 levels below + surface parking

PRELIMINARY

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EXPLODED DIAGRAM



GROUND LEVEL SITE PLAN

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OFFICE: 581sf
 LOBBY: 1,527sf
 RETAIL: 8,356sf
 TOTAL: 10,464sf

PRELIMINARY

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SCALE: 1" = 30' - 0"

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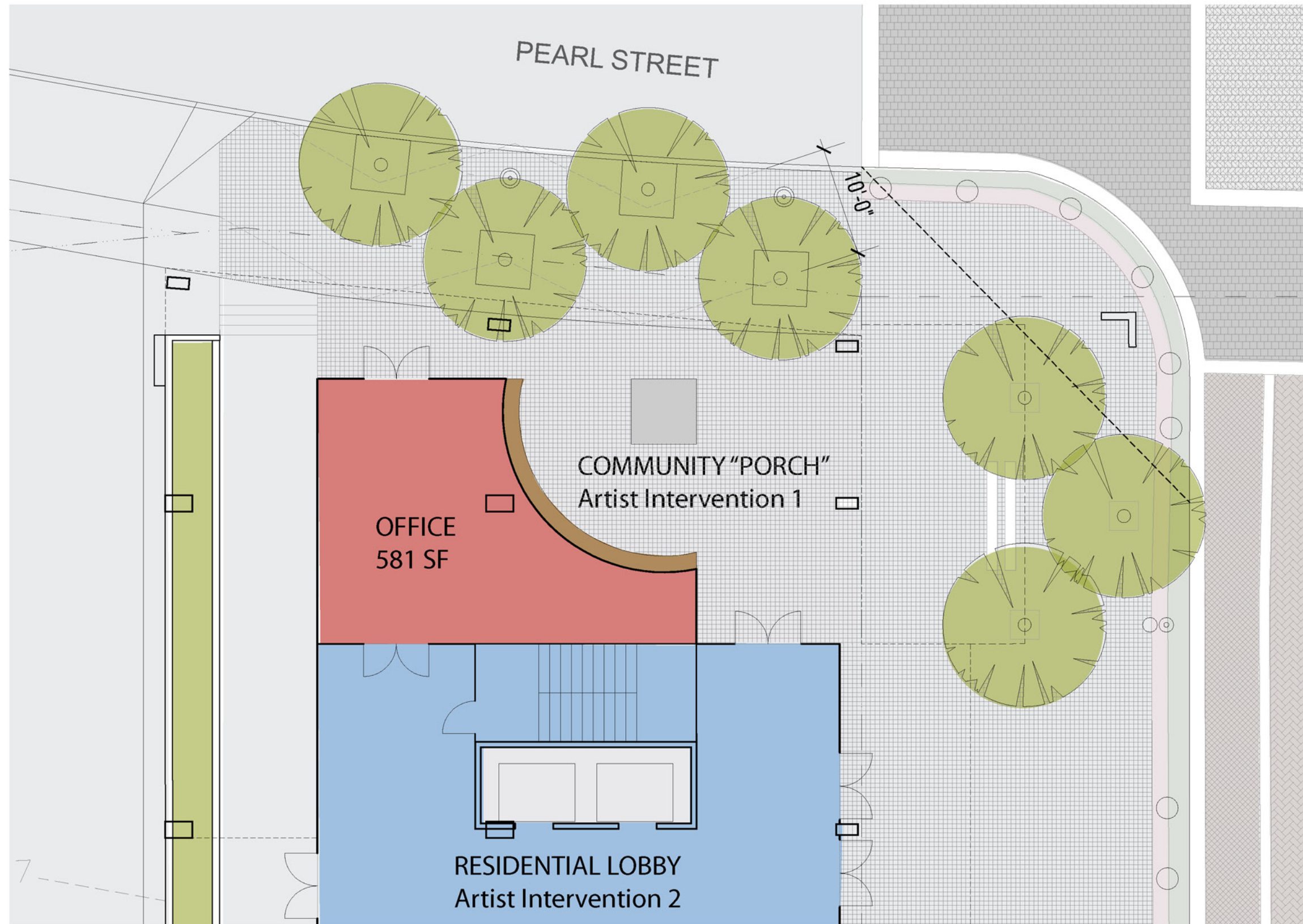
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ENLARGED PAVING PLAN

PRELIMINARY

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SCALE: 1" = 10'-0"

03 . 15 . 20 13

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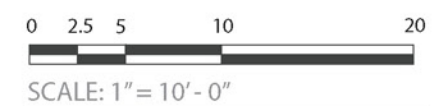
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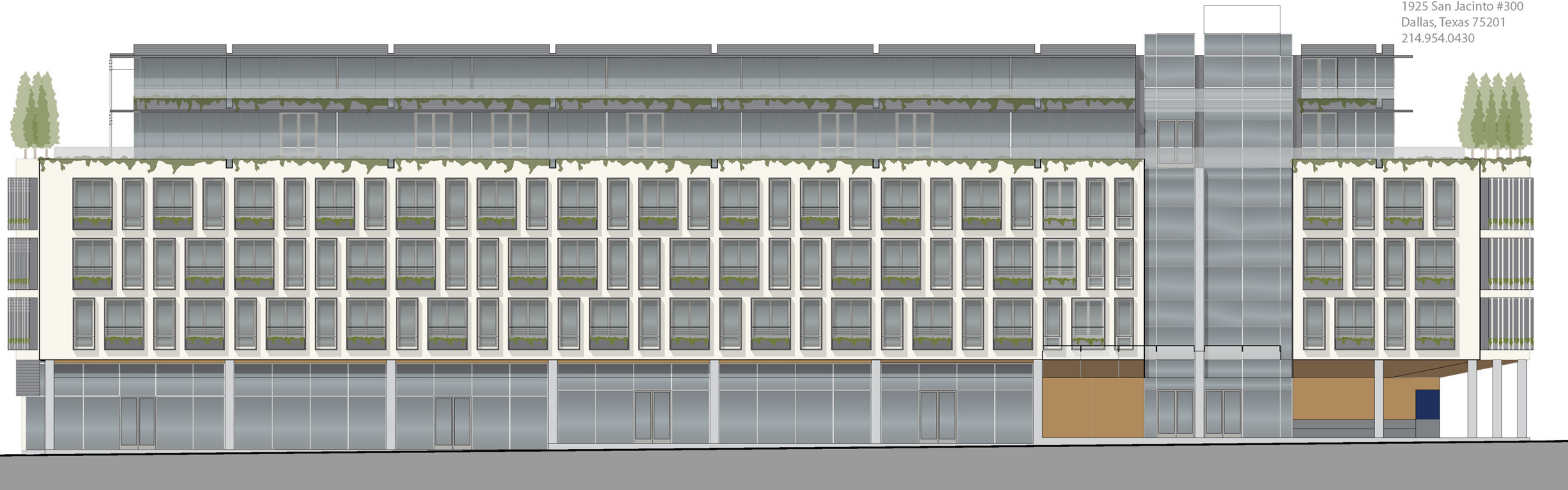
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FLORA ST. ELEVATION

PRELIMINARY

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SCALE: 1/16" = 1'-0"

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PEARL ST. ELEVATION

PRELIMINARY

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OLIVE ST. ELEVATION

PRELIMINARY

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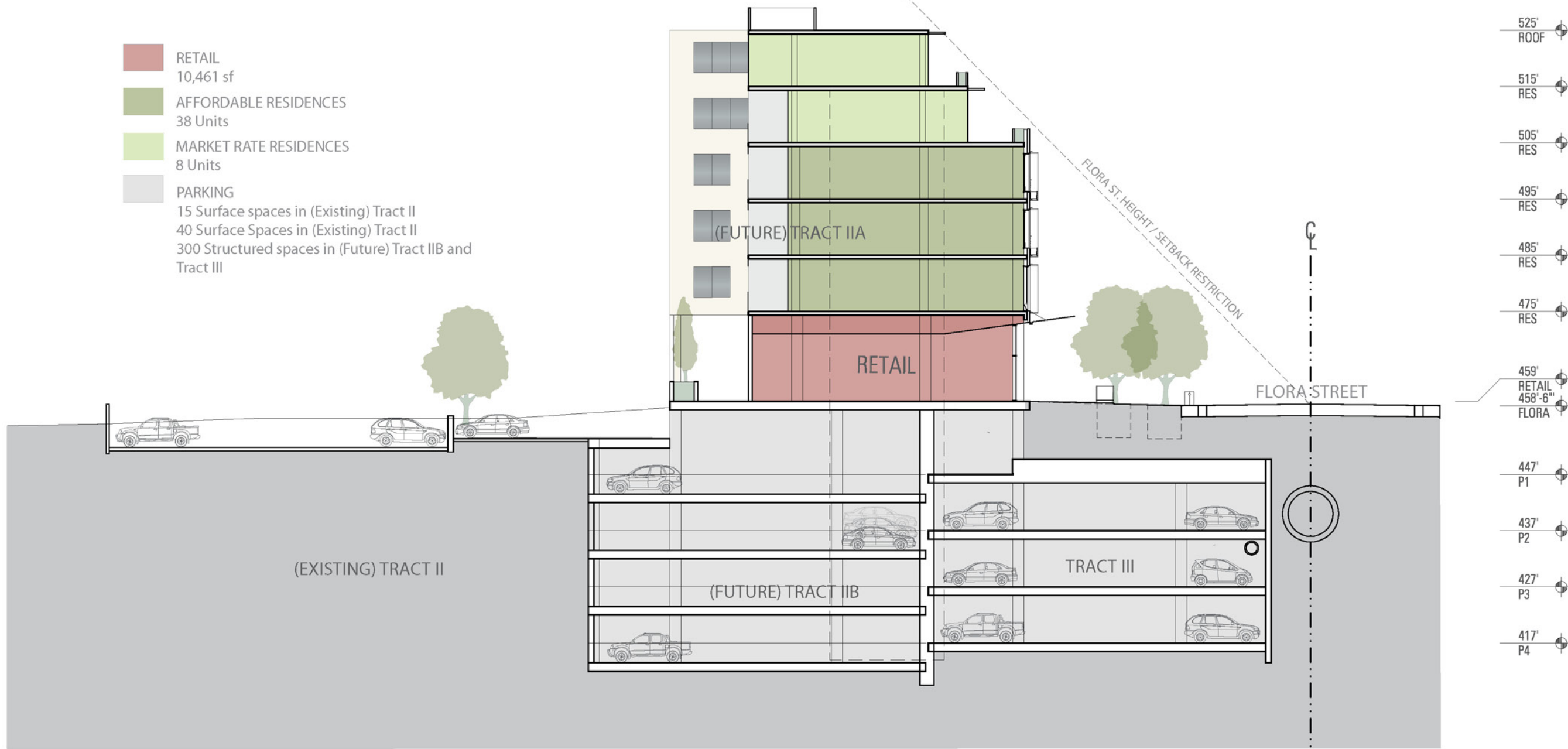
(EXISTING) TRACT II
28,947sf

(FUTURE) TRACT IIA
16,040sf - 1,293,375 cu. ft.

(FUTURE) TRACT IIB
16,040sf - 802,000 cu. ft.

TRACT III
11,460sf - 573,000 cu. ft.

- RETAIL
10,461 sf
- AFFORDABLE RESIDENCES
38 Units
- MARKET RATE RESIDENCES
8 Units
- PARKING
15 Surface spaces in (Existing) Tract II
40 Surface Spaces in (Existing) Tract II
300 Structured spaces in (Future) Tract IIB and Tract III



- 525' ROOF
- 515' RES
- 505' RES
- 495' RES
- 485' RES
- 475' RES
- 459' RETAIL
458'-6" FLORA
- 447' P1
- 437' P2
- 427' P3
- 417' P4

TYPICAL SECTION

PRELIMINARY

MAY NOT BE USED FOR PERMITTING, CONSTRUCTION, OR REGULATORY APPROVAL.

0 5 10 20 40

SCALE: 1" = 20'-0"

03 . 15 . 2013

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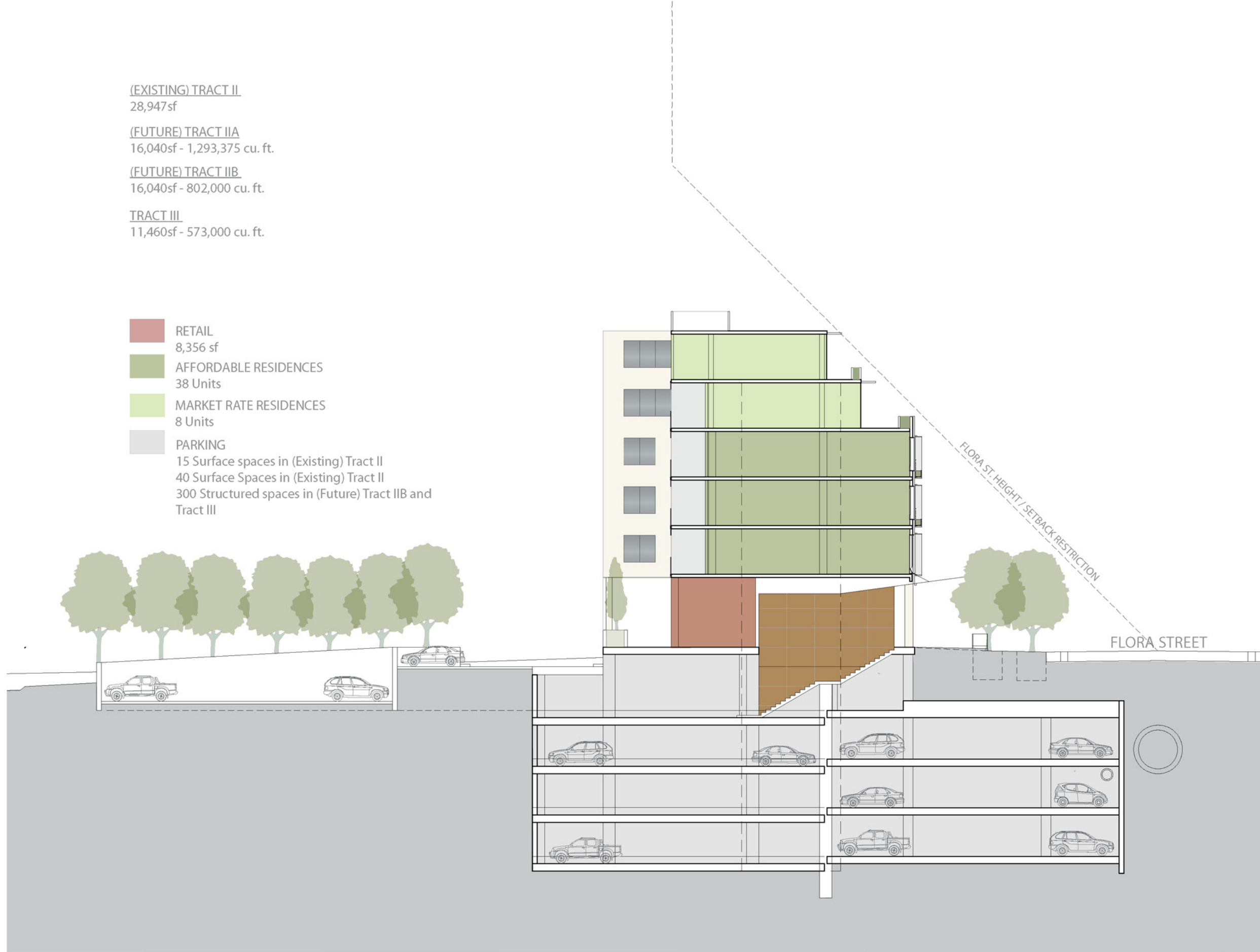
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300 Structured spaces in (Future) Tract IIB and Tract III



- 525' ROOF
- 515' RES
- 505' RES
- 495' RES
- 485' RES
- 475' RES
- 460' RETAIL
459'-3" FLORA
- 447' P1
- 437' P2
- 429' P3
- 419' P4

MAY NOT BE USED FOR PERMITTING, CONSTRUCTION, OR REGULATORY APPROVAL.

0 5 10 20 40

SCALE: 1" = 20'-0"

03 . 15 . 2013

SECTION AT GRAND STAIR