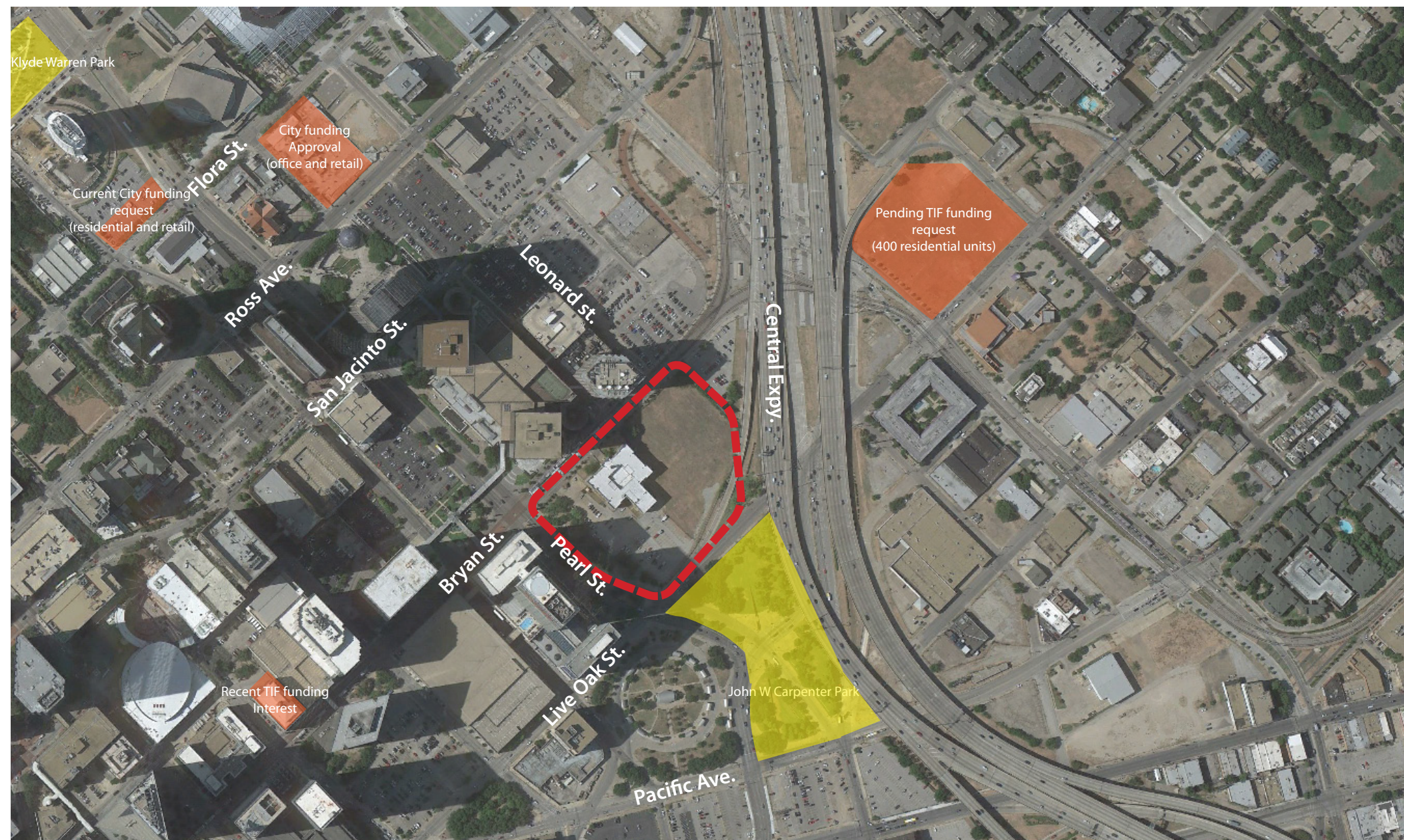


## Applicable Urban Design Priorities Project Should Achieve

- [1] **Responding to adjacent connections and view corridors** - Facade should respond to Leonard street view corridor to the arts district through building form, facade treatment and/or detailing. The Leonard St. corridor has much potential for development. Setting up a strong terminus helps to create an activity center and encourages future development.
- [2] **Creating direct access points into the park in order to foster active use rather than passive interaction** - Creating direct access opportunities to the park from the residences helps promote active regular use, which promotes safety of the park and adjacent areas.
- [3] **Masking or treating the exposed face of parking garage** - The parking garage, located on the southern edge of the site, should be treated in a way that softens its appearance. As the garage will be visible along Live Oak when entering downtown from the east, it will have a high visual impact on the corridor.
- [4] **Balance ownerships desire for site security with the need for walkable pedestrian connection and integration into the neighborhood** - The development should be designed to adapt to increased desire for walkability and connectivity to the adjacent neighborhood. Items to consider are usable ground level entries, stoops and porches, active uses at the ground level, and regular access points to the public sidewalk, adjacent parks and DART station.



## Policy References

Downtown Dallas 360  
Chapter 3, Chapter 4

Forward Dallas!  
Section 5 [urban design element]

## Context Description

The site is located in the Thanksgiving Commercial Center of downtown. Old Dallas High School, later known as Krozier Tech, is located on the site and will be redeveloped as a component of the residential development. The Pearl DART Station is also located at the front door to the site as well as a proposed improvement an existing greenspace along Pearl. The the south of the site is John W. Carpenter park, also slated for future expansion to the southern edge of the development.

Site security has been expressed as a major consideration by the development team and thus the addition of a security fence has been proposed for portions of the site. Through previous conversations with the Design Studio, it has been shared that designing in a way that secures direct access from residential buildings to the park the and DART station, with obvious and inviting entry points, is critical to the future development's potential to become a better connected development with its neighborhood.

## Old Dallas High School Redevelopment

### Neighborhood:

Downtown

### Program:

Residential



# Old Dallas High School

Presentation to Design Review Committee

W Y N N E  J A C K S O N

Trammell Crow Company





View Looking North on Pearl



View Looking Northwest from Site



View Looking West from Site  
(City Owned Park Land)



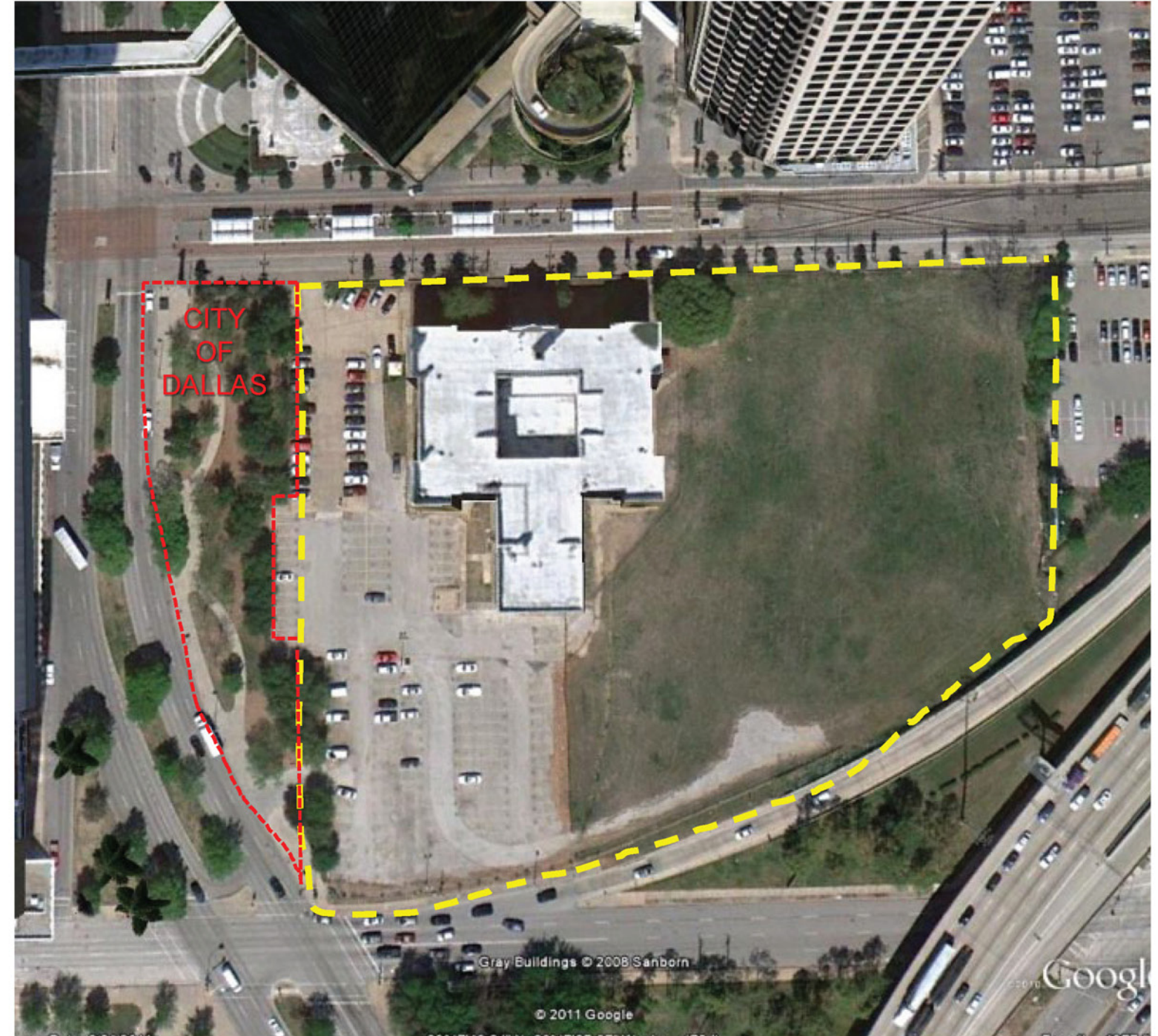
View Looking Northwest from Site



View Looking North from Site



Site Context



Existing Site



Building C West Elevation (Partial)

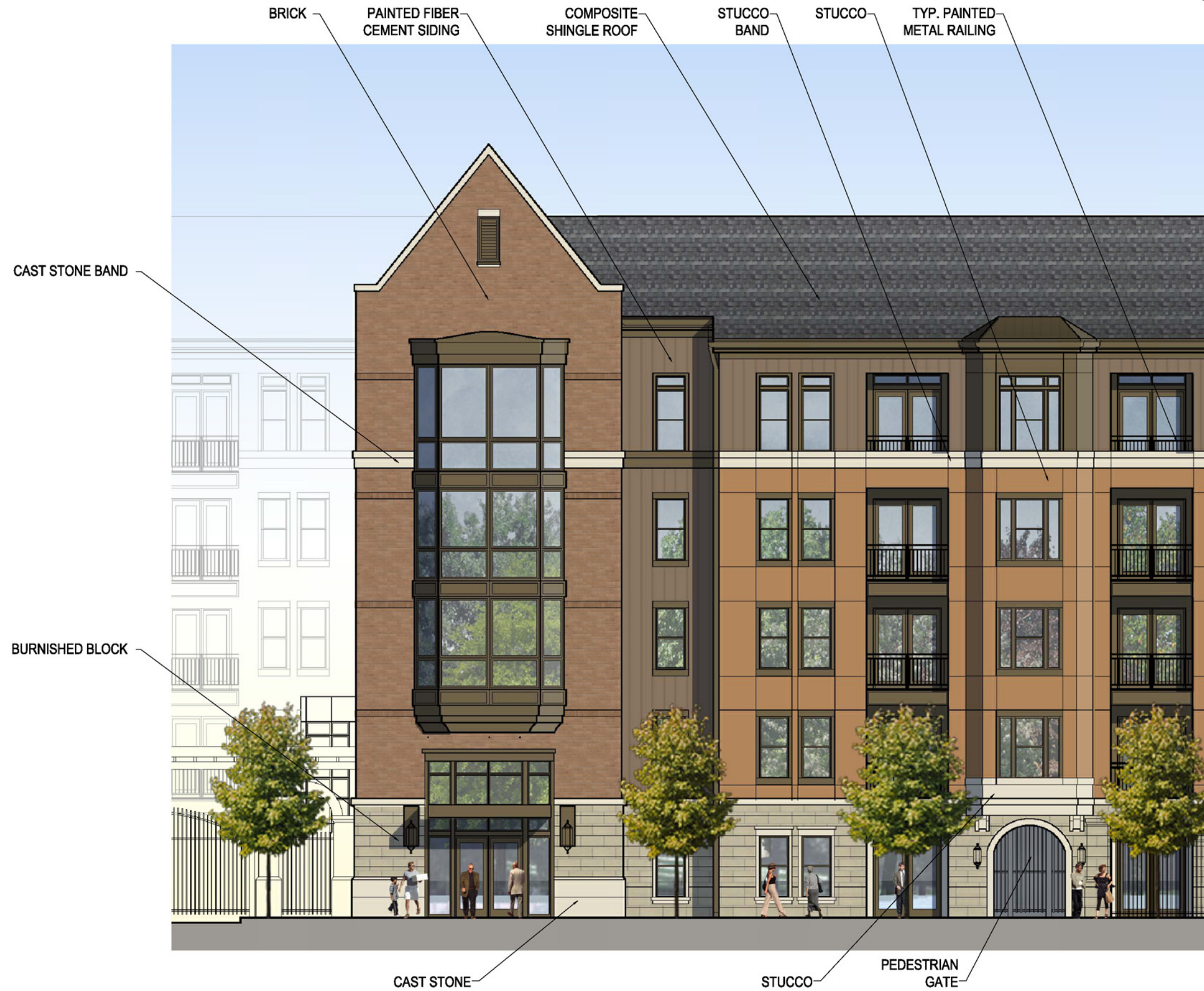


Bryan Street Elevation



Pearl Street Elevation

# Building Elevations and Materials





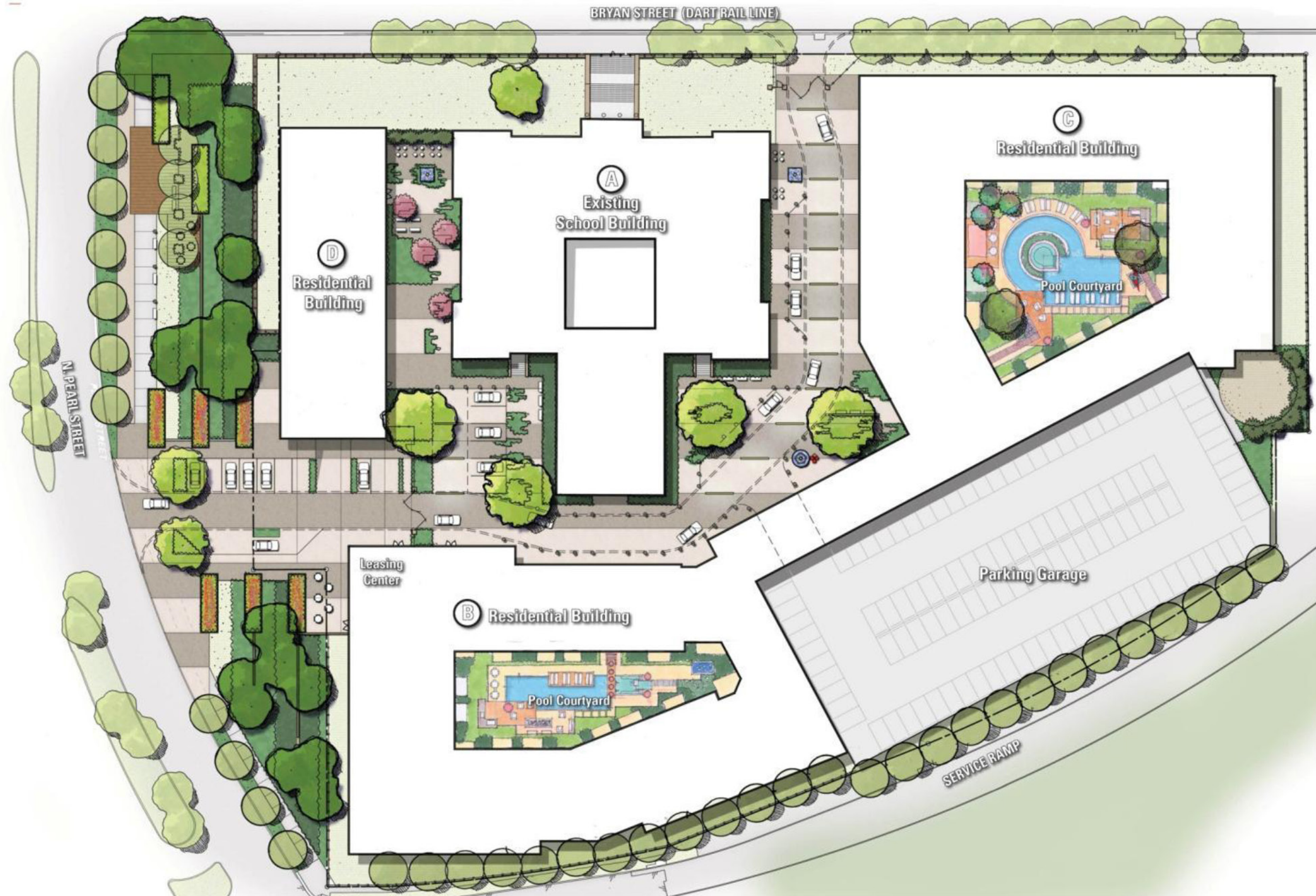
Building Elevations and Materials

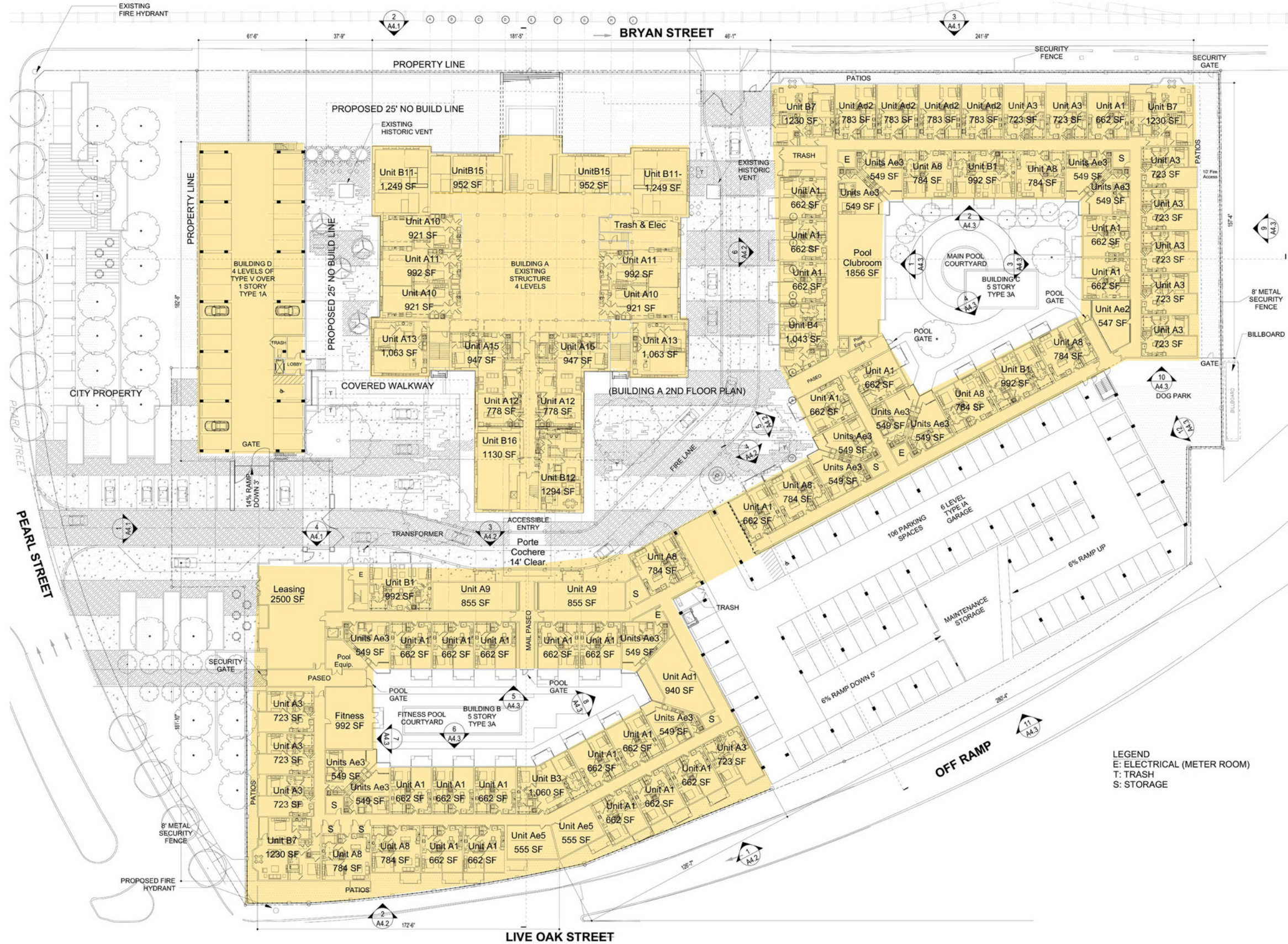




# Building Elevations and Materials







## Description of the Project

- Development of Wynne/Jackson & Trammell Crow Company
- Redevelopment of the Old Dallas High School
- 5.4 acre site
- Existing structure built in 1907
  - City's oldest high school building
  - 4 story
  - Historical designation
  - Vacant since 1995
- Urban Residential Campus
  - Walkable
  - Access Control
  - Transit oriented
  - Variety of products
- 73 "Finished Lofts" in the Old Dallas High School
- 437 modern Class A units in three new buildings
- 670 car parking structure
- Highly amenitized and heavily landscaped

## Development Team

WDG Architecture - Design

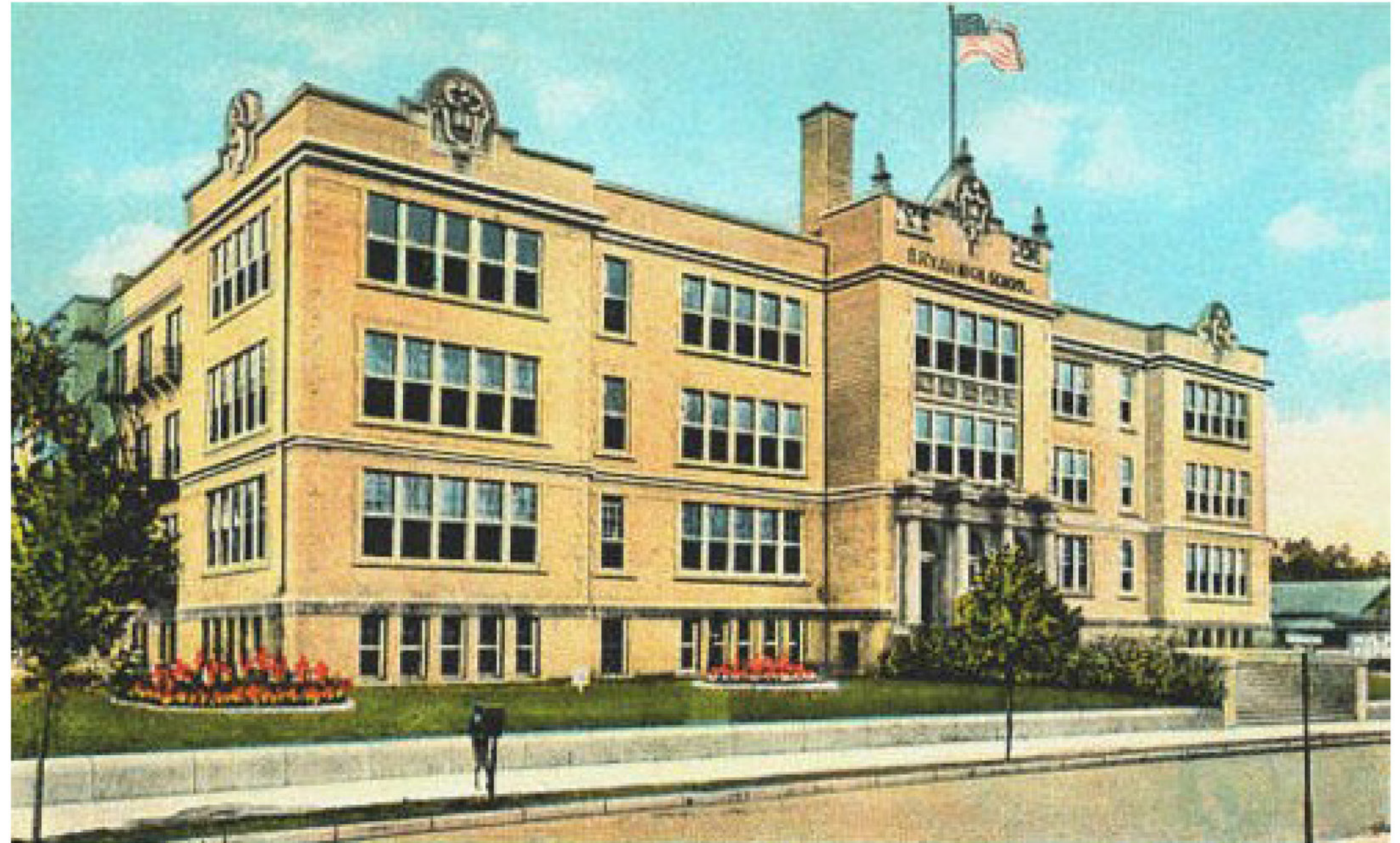
Norman Alston - Historic Architect

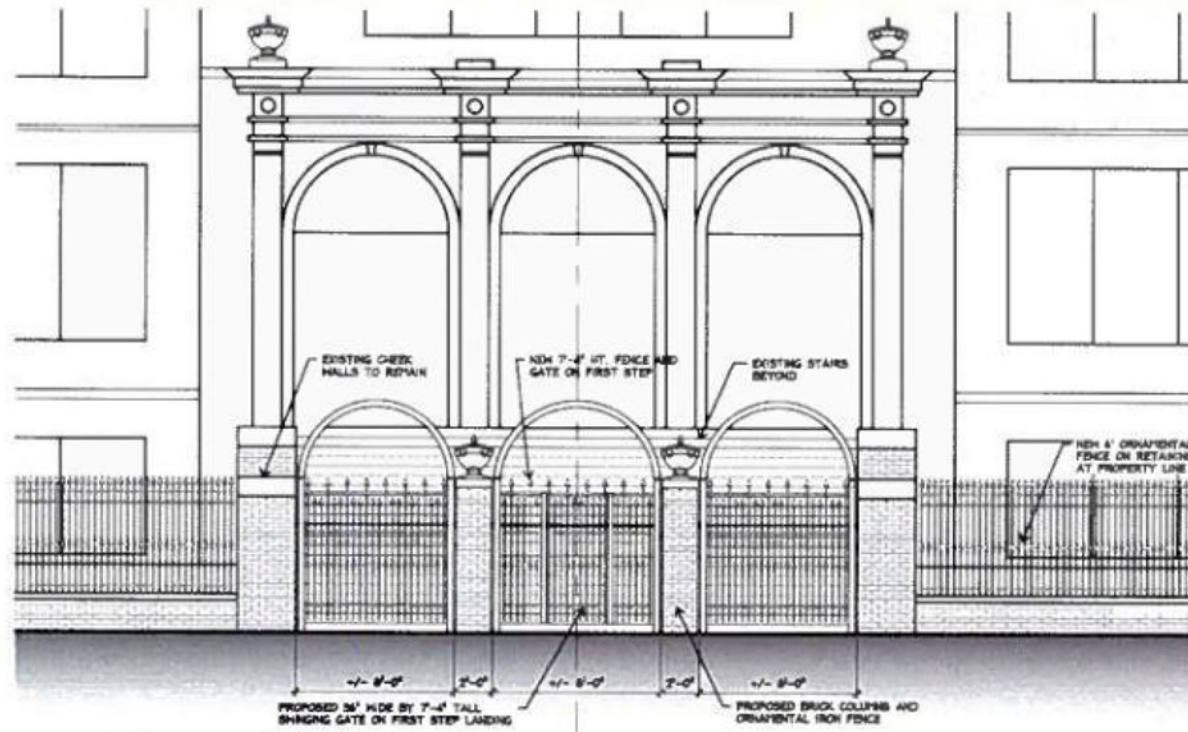
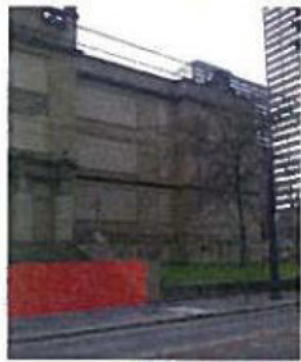
TGB Partners - MEP and Civil

Marly & Co. - Interiors

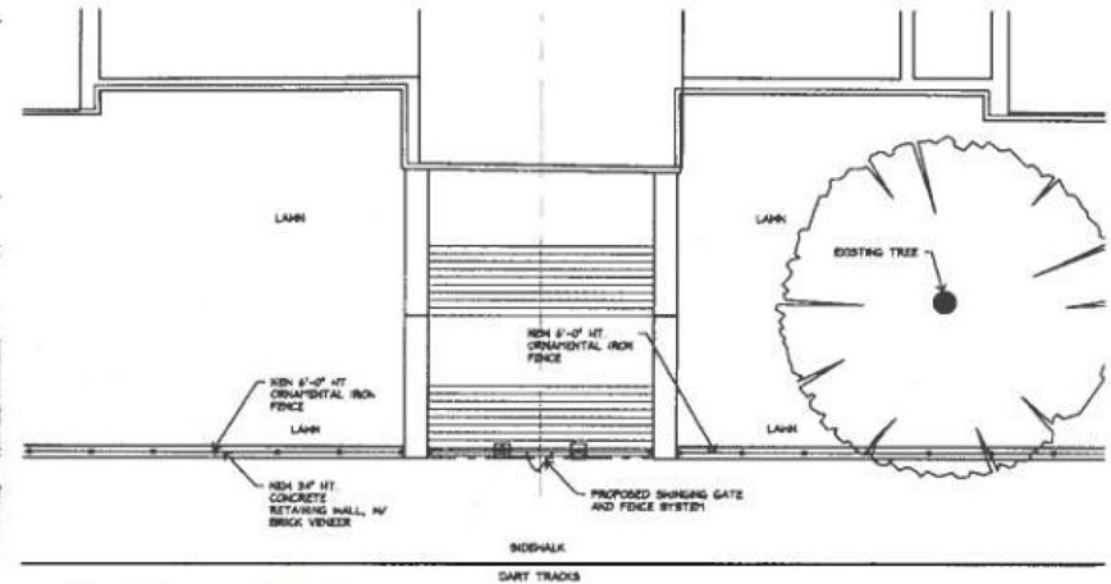
Lincoln Property Company - Leasing & Management

Andres Construction - Contractor





**3** Entry Fence and Gate Enlargement  
Elevation SCALE: 1/4"=1'-0"



**4** Entry Fence and Gate Enlargement  
Plan SCALE: 1"=10'

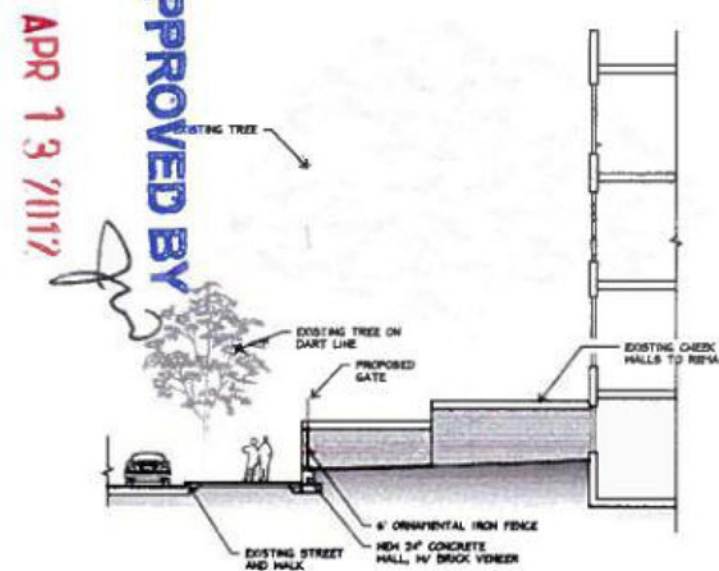


**1** Entry Fence and Gate  
Elevation SCALE: 1"=10'

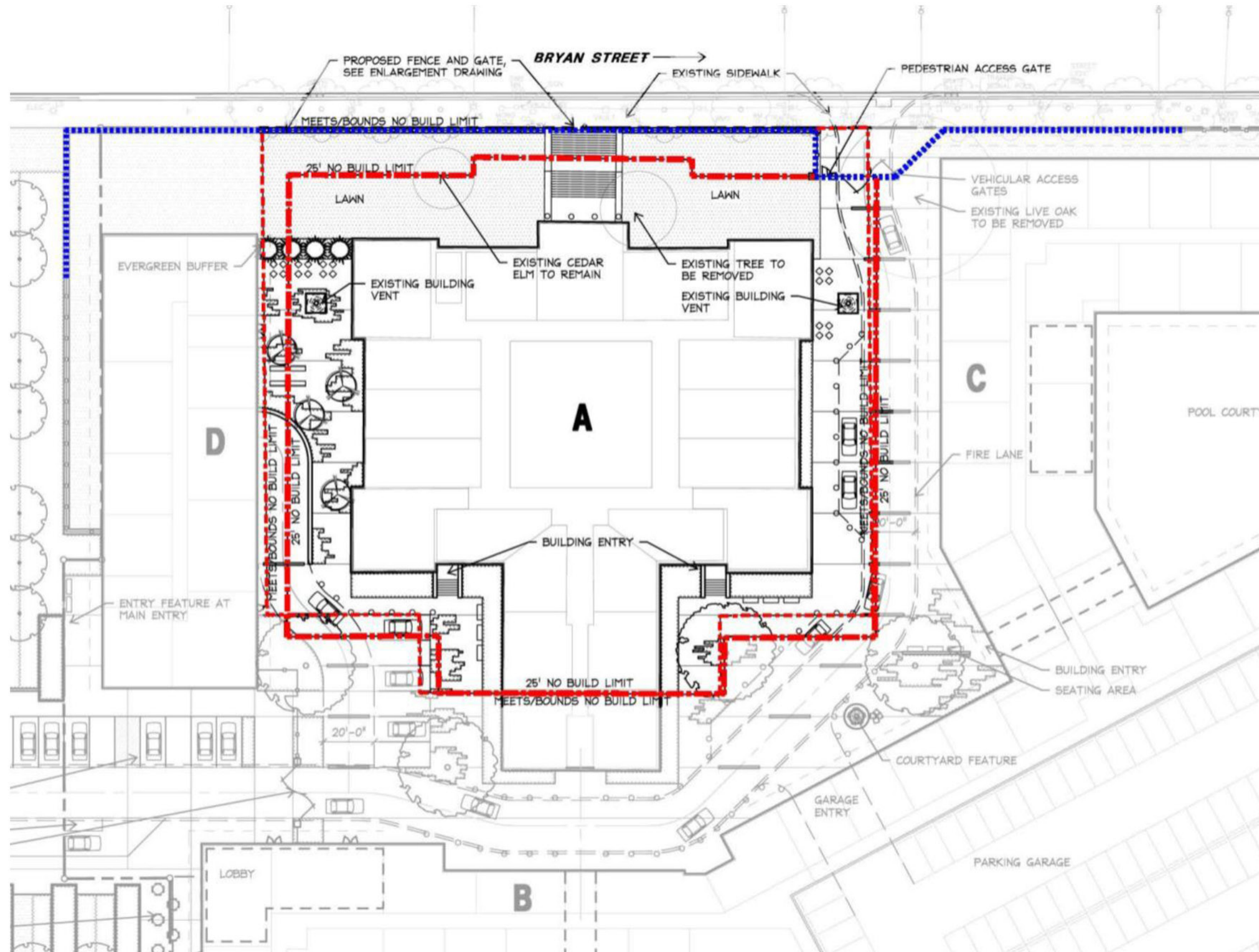
**CERTIFICATE OF APPROPRIATENESS**  
 Developmental Services  
 Long Range Planning

**APR 13 7117**

**APPROVED BY**



**2** Grand Stairs  
Section SCALE: 1"=10'







Old Dallas High School



36" Wide by 7'4" Tall  
Swinging Gate

Brick Columns and  
Iron Fencing



New 6'0" Ornamental Iron Fence

New 24" High Concrete Retaining Wall With Brick Veneer