

Uptown Villa

APARTMENTS

PROJECT SCOPE

Address:
-4209 McKinney Ave, Dallas, TX 75205

Industry/Occupancy:
-Multi-Family/Residential

Focus:
-Multi-Family Community
-Tenant Living

FORM GIVERS

-Community Context

-Cultural

PROPOSED DESIGN CONCEPT

The Uptown Villa Apartments are designed to enhance community activities through the Place Attachment Theory. Within all space planning one will encounter high considerations regarding the well-standards. All interior community spaces are ADA compliant and feature additional accessible FF&E selections. The design intent is to create a multifunctional space focused on user-centered design and community outreach through place attachment.

CASE STUDIES

-33 North Apartments is a student living apartment complex that revolves around a music theme in all the community spaces. Denton is a city known for its music background that is highly swayed by the University of North Texas and their highly-respected music programs.

-Elysian at Stonelake is a multi-family space located in Henderson, Nevada which is a city near Las Vegas, Nevada. The design consists of community spaces that feature pool tables, slot-machines, and lounging areas in a Vegas Glamour style.



RESEARCH QUESTIONS

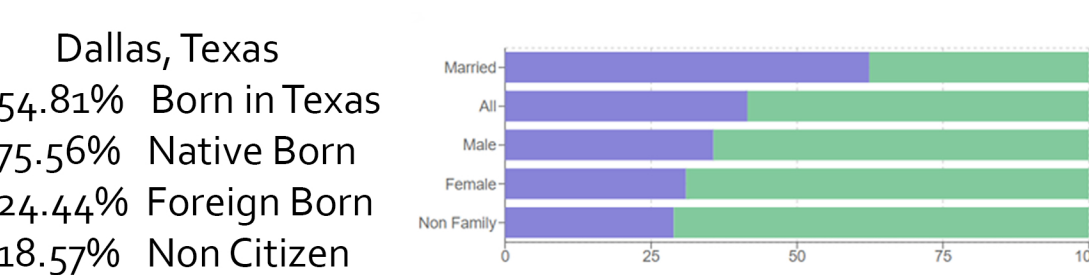
-Can place attachment bring multi-family communities closer?

-How many people in the Dallas area are born Texans, and what is their population in the multi-family housing industry?

-What standards should be best considered for a multi-family space focusing on human-centered design and community?

RESEARCH

Place Attachment Theory is understood as a positive affective relationship between a person and a place, and it often translates into being proud of one's residential area and its appearance. Any physical attributes of the environment may be filtered through an emotional bond with the place.



WELL-STANDARDS

Considered in all design aspects of the project.

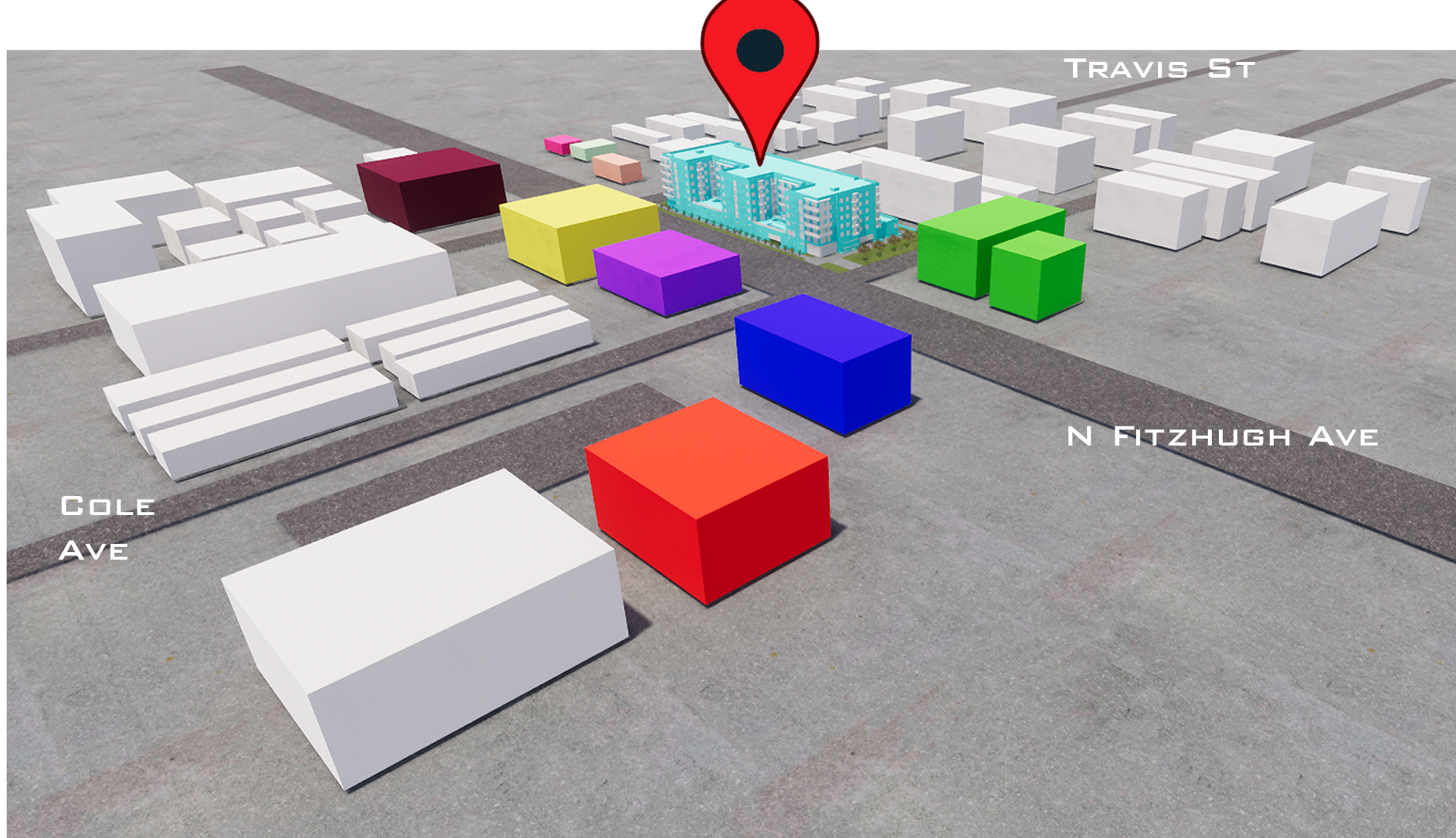
AIR	Quality standards including filtration, cleaning protocols, microbe control, and material safety.
WATER	Testing and monitoring to control public water additives and system contaminants.
NOURISHMENT	Promotion of healthy food options, nutrition, labeling, and safe food preparation and sourcing.
LIGHT	Glare free and circadian lighting design, effects of surfaces and contrast, light quality, and daylighting.
FITNESS	Active design, enhanced ergonomics, activity incentives, and structured fitness programs.
COMFORT	Physical and visual ergonomics; thermal, olfactory, and acoustic comfort.
MIND	Organizational policies and transparency, biophilic design, flexible and adaptable spaces.



MODEL 1

This One Bedroom Apartment design features a walk-in shower with natural stone finishes, a flexible dining/living space, and a modern kitchen style with a light tone of veneer and river rock backsplash. The design claims a modern approach while promoting natural materials and referencing a vintage touch.

NEIGHBORHOOD



POPULAR SURROUNDINGS

- Uptown Villa
- Ben Millan Elementary School
- Comerica Bank
- Dry Clean Super Center
- Kwik Kar
- Sigel's Fine Wine & Great Spirits
- Kwik Kar Automotive
- VCA Animal Hospital
- Chevron
- McDonald's



MODEL 2

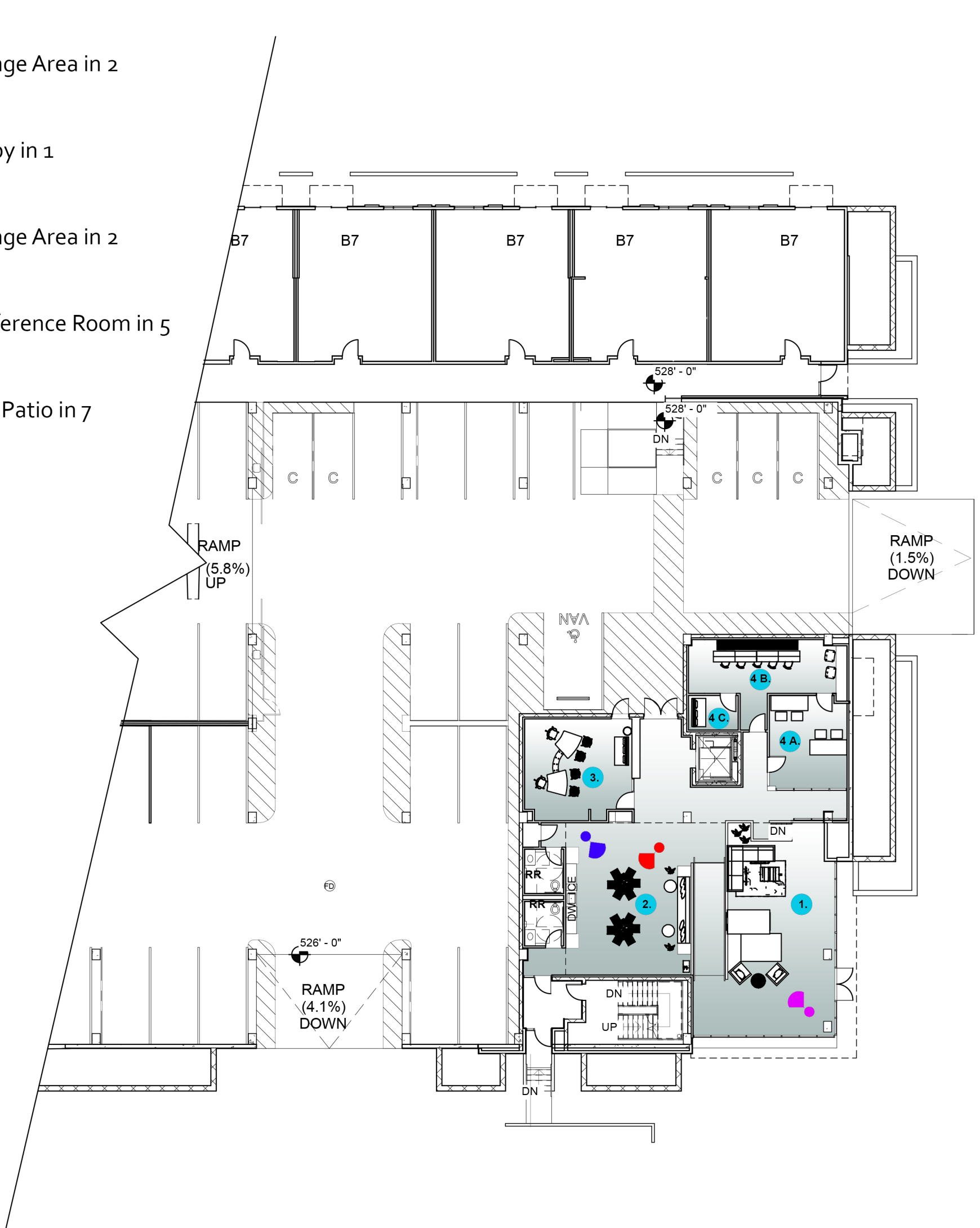
This One Bedroom Apartment design features a tub/shower alternative, a combined kitchen dining space with marble, and a dark toned veneer finishes. The design offers additional space, features such as a bedroom with a window, and designated dining and living spaces. This approach offers modern luxury on an industrial palette created with sustainable material finishes and FF&E selections.

ROOM KEY

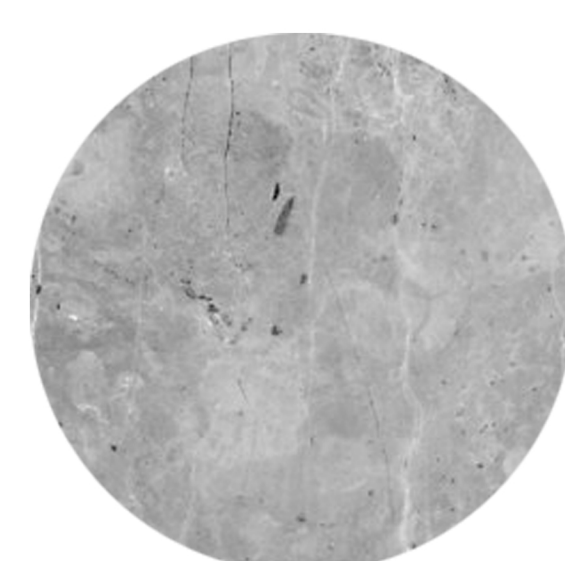
- Lobby Area
- Lounge Area with Sink and Appliances
- Leasing Office
- Private Study Room
- Semi-Private Study Room
- Flexible Space
- Conference Room
- Quiet/Reading Lounge Room
- Pool Patio

PERSPECTIVE KEY

- Lounge Area in 2
- Lobby in 1
- Lounge Area in 2
- Conference Room in 5
- Pool Patio in 7



PRIMARY FINISH SELECTIONS



Exposed Concrete Flooring with Finishes



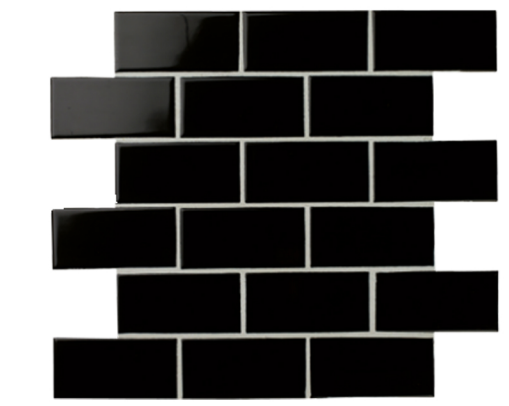
Armstrong Phyzm Luxury Vinyl Plank



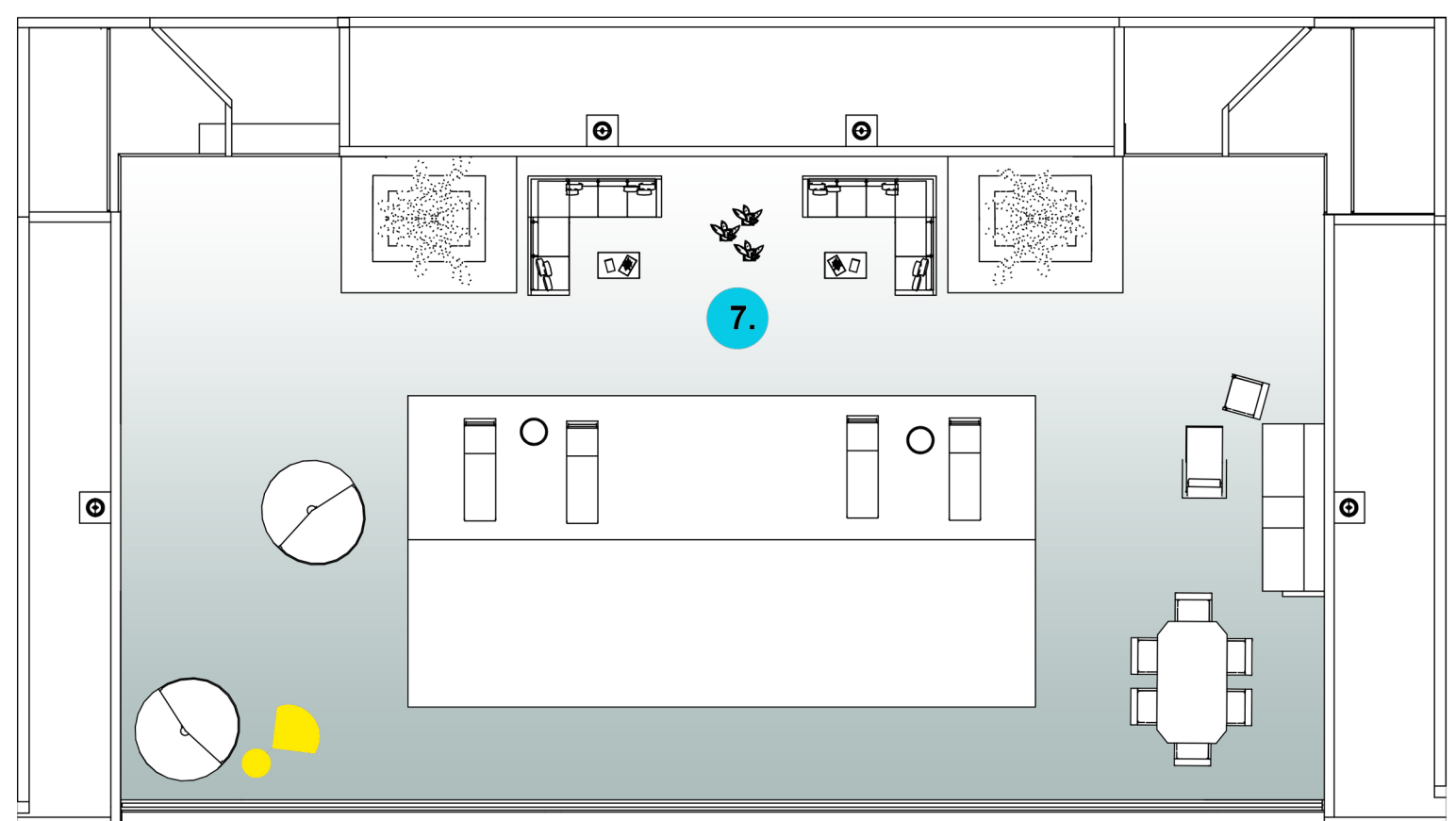
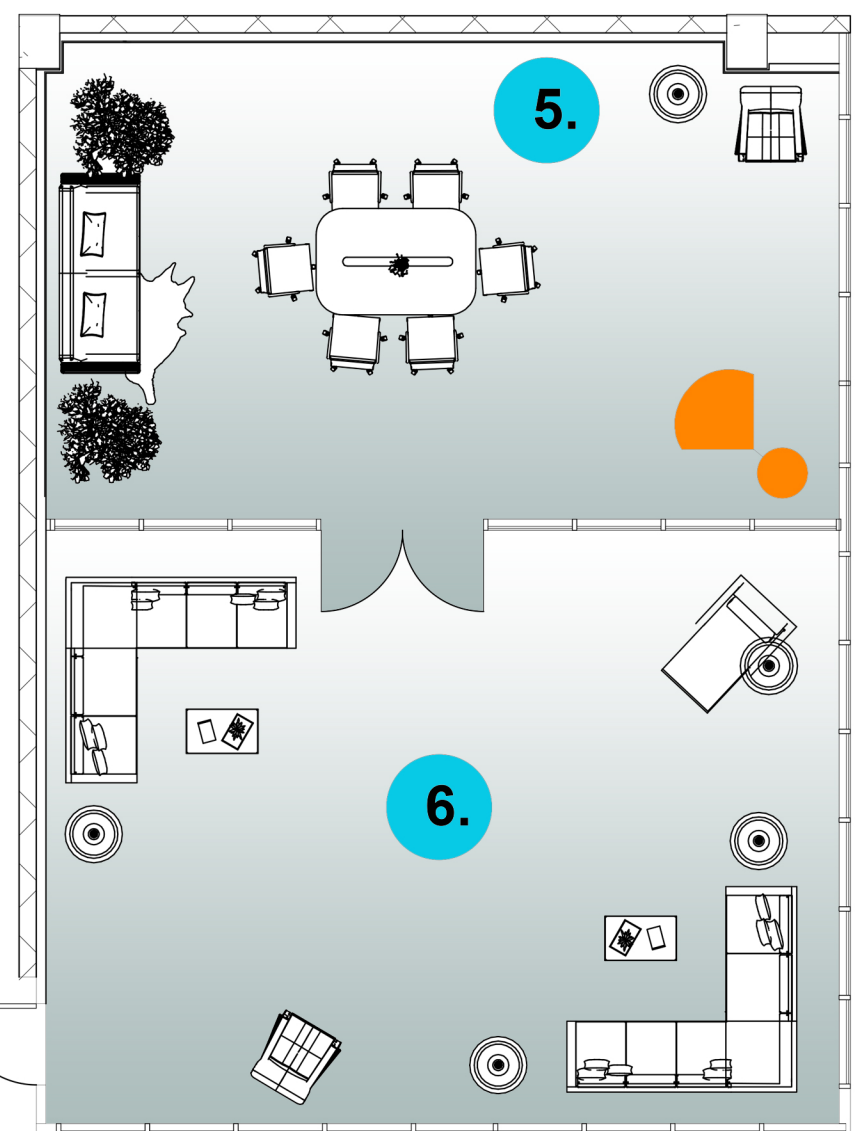
Custom Silver with Black Brush Strokes Wall Covering



Carlton Fieldstone Tall Panels



Domino Black Gloss Mosaic Tile



Sloan Sectional Sofa by Interior Define



Owens Chaise by Interior Define



Owens Accent Armchair by Interior Define



Pinero Conference Chair by Mercury Row



Custom Modern Patio Round Wicker Bed by Ratana



Vintage Industrial Modern Cocktail Table, Rustic Brown by HomeBelle



Rattan Sydney 6-Piece Wicker Sectional by Wicker.com



REFINED INDUSTRIAL

-Architectural Features
-Finishes
-FF&E Selections

MOD COLLECTOR

-FF&E Selections

This lobby space is a main entrance guest area with clear view of most of the featured community spaces. The panel dividing the lobby and lounging spaces is a custom Dallas Skyline doubling as an LED overhead that floats above a lounging bench and tables.



REFINED RUSTIC

-Architectural Features
-Finishes

FARMHOUSE CHIC

-FF&E Selections
-Lighting Suggestions
-Finishes

This space is meant for community lounging. The custom tables are designed to encourage board games during community events and poker nights.



ATOMIC

INDUSTRIAL

-Architectural Features
-FF&E Selections
-Finishes

MOD ENTHUSIAST

-FF&E Selections
-Lighting Suggestions
-Finishes

This space is a communal conference room. It is connected to the quiet/reading room for acoustical purposes. Finishes and FF&E selections were highly considered to tie the popular Dallas history to the modern culture the city shows today.



CONTEMPORARY MINIMALIST

-Architectural Features
-FF&E Selections
-Finishes

This outdoor patio with a pool focal point takes a much simpler approach, as it allows the exterior architecture of the building to reinforce the desired design style.

A SPECIAL THANKS TO

PROFESSIONAL

-Faulkner Design Group
-Modsy

EDUCATIONAL

-Bruce Nacke
-Philip Park
-Zahid Islam
-Christina Donaldson
-Hept Wachter
-Johnnie Stark
-Cynthia Mohr
-IDSA Officers & Members
-Classmates

PERSONAL

-"Miami" (Maria Rivera)
-"Papi" (Marco Rivera)
-Dakota Pando
-David Pando
-Melissa Pando
-Marco Jr. Rivera
-Verenisse Rivera
-Christina Rivera
-Mary Rivera
-Ramon Rivera
-Christina Rivera & Family
-Friends

REFERENCES

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