

**News Release**

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## New Urban Infill Chosen For Site of ULI Lecture Series

HOUSTON, TX - On Thursday, May 14, the Houston chapter of the Urban Land Institute hosted a Young Leaders Lecture Series at 2125 Yale, an urban infill multifamily development on a prominent two-acre site in the heart of The Heights. Speaking to a crowd of over 50 real estate professionals, Tim Myers, Managing Partner of Allied Realty Services, discussed the challenges that Allied faced during the planning and development process in one of Houston's oldest established neighborhoods.

Donald J. Meeks, AIA  
*Chairman*

Somkiat Petchrisom, AIA  
*Partner*

Jon Préjean, NCARB  
*Partner*

Keith Malone, AIA, LEED AP  
*Associate Partner*

Designed by Houston-based architectural firm Meeks and Partners, this full block development is the first high-density podium-style multifamily community in The Heights. "2125 Yale is a carefully designed, pedestrian friendly development first envisioned by the Allied team," said Tim Myers. "This exceptional development will stimulate the revitalization of commerce in The Heights by attracting young professionals who want to live The Heights experience."

The property opened its doors November 15, 2008 and is currently 51.8 % leased.

Myers addressed key points of 2125 Yale, which included site acquisition, permitting, site planning, design, construction and additional issues that affected the development. In addition, he touched on some of the green building initiatives Allied undertook by following standards designed for multi-family and single family properties developed by The National Association of Home Builders and the International Code Council in conjunction with the National Multi Housing Council.

They include:

- The pedestrian-friendly property's high density design and close proximity to mass transit;
- Saving all Live Oak trees that dot the perimeter of the site;
- A two-level structured parking under residential buildings and common areas;
- Use of reclaimed wood flooring from Kaplan's Ben-Hur store
- Using insulated double-studded party walls;
- Low energy double-pane glass in doors and windows;
- Low-water volume commodes; water-saving showerheads; Energy Star appliances.

Many more sustainable practices were incorporated into the design and construction of the property. Offering 195 units at a density of 93 units per acre, the four-story urban infill is designed with an industrial aesthetic, including exposed masonry, structural steel and metal siding. To maintain an open feel, the design solution for 2125 Yale focused closely on site planning and spatial composition by wrapping the four-story structures around two courtyards. The distinct modern architecture maintains the urban framework of the city with pedestrian-friendly street-walls addressing the four streets, principally Yale and 22nd Street.

The property transitions from a commercial zone on Yale Street to a single family neighborhood along 22nd Street, consisting mostly of restored Victorian homes. In order to alleviate traffic and limit concerns from the Victorian Heights Association, the property's entrance was positioned near Yale Street, with another entrance to the garage, along 21st Street.



Allied purchased the land from Martin Kaplan whose family owned Kaplan's Ben-Hur. Formed in 1913 as a small family-owned country feed store, the store evolved into a small emporium and department store in the 1930s. After more than 90 years in business, the store closed its doors. To preserve the site's historic and sentimental value it had in the area, Allied salvaged and restored the southern yellow pine flooring from the store and incorporated it in select apartment homes and in the clubhouse.

Fronting Yale Street, a raised patio area creates an outdoor café setting for residents. Entering the leasing space, a curved glass wall greets residents into a two-story glass-enclosed clubhouse. The 5,880 square-foot space features 12-foot brick interior walls a billiard table, a flat-screen TV, open seating areas, a professional open demonstration kitchen, a Cyber Lounge and conference room, and a fully-equipped fitness center.

Within the leasing center, a centrally-located elevator and stairwell lead to an exterior pool-deck courtyard, parking garage and residential levels. The main courtyard features a swimming pools, lounge and grilling area as well as a covered entertainment space with kitchen, seating and dining areas. Connecting the clubhouse to the residential building, a pedestrian bridge offers a bird's eye view of the downtown skyline beyond.

According to Donald J. Meeks, AIA, Chairman Meeks + Partners, "2125 Yale offers a distinctive and bold architecture with modernist fluid spaces that provide an outstanding lifestyle for its residents. We were very excited to see the property rise on the site of a Houston landmark to create a new one for this historic area of town."

*About Allied Realty Services/Orion Real Estate Services*

Allied Realty Services and Orion Real Estate Services are a full service real estate company devoted exclusively to multi-family rental housing. Allied is active in acquisitions and new project development while Orion provides on-site management services, marketing, and management operations consulting to financial institutions and other owner-clients. Offices are located in Houston, Austin, Dallas, Denver, and West Palm Beach. *For more information, contact Ricardo Rivas, (713) 622-4949.*

*About Meeks + Partners*

Formed in 1974, Meeks + Partners is a full-service architecture and land planning firm specializing in award-winning multifamily, luxury and urban mixed-use projects as well as student housing, independent senior housing, mid- and high-rise buildings. M+P has planned and designed more than 600,000 residential and commercial units in the United States, including Central America, Europe, Russia and China. Visit [www.meekspartners.com](http://www.meekspartners.com) for more information.

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