

Applicable Urban Design Priorities Project Should Achieve

UDPRP recommendations from both the April 30, 2013 and June 28, 2013 peer review meetings listed below:

City of Dallas

UDPRP Review Summary 04.30.13

Urban Design Peer Review Panel

DATE: 04.26.13

PROJECT: 1712 Commerce

Advice Summary

- [1] Panel advises that parking is an inappropriate use for the ground level in an urban downtown setting. Panel strongly recommends that retail space or other interim pedestrian oriented uses be introduced at the ground level of the proposed parking garage.
- [2] Treatment of the scale, pattern and materials of parking garage facade should be designed to be more suitable to an urban setting.
- [3] Panel recommends that care be given to the development of the roof as a 5th building facade and are encouraged by the proposal to locate tenant amenities on upper level of garage.
- [4] Panel strongly recommends opening up the black granite panels along Prather Street to allow for an interactive pedestrian facade.

City of Dallas

UDPRP Review Summary 06.28.13

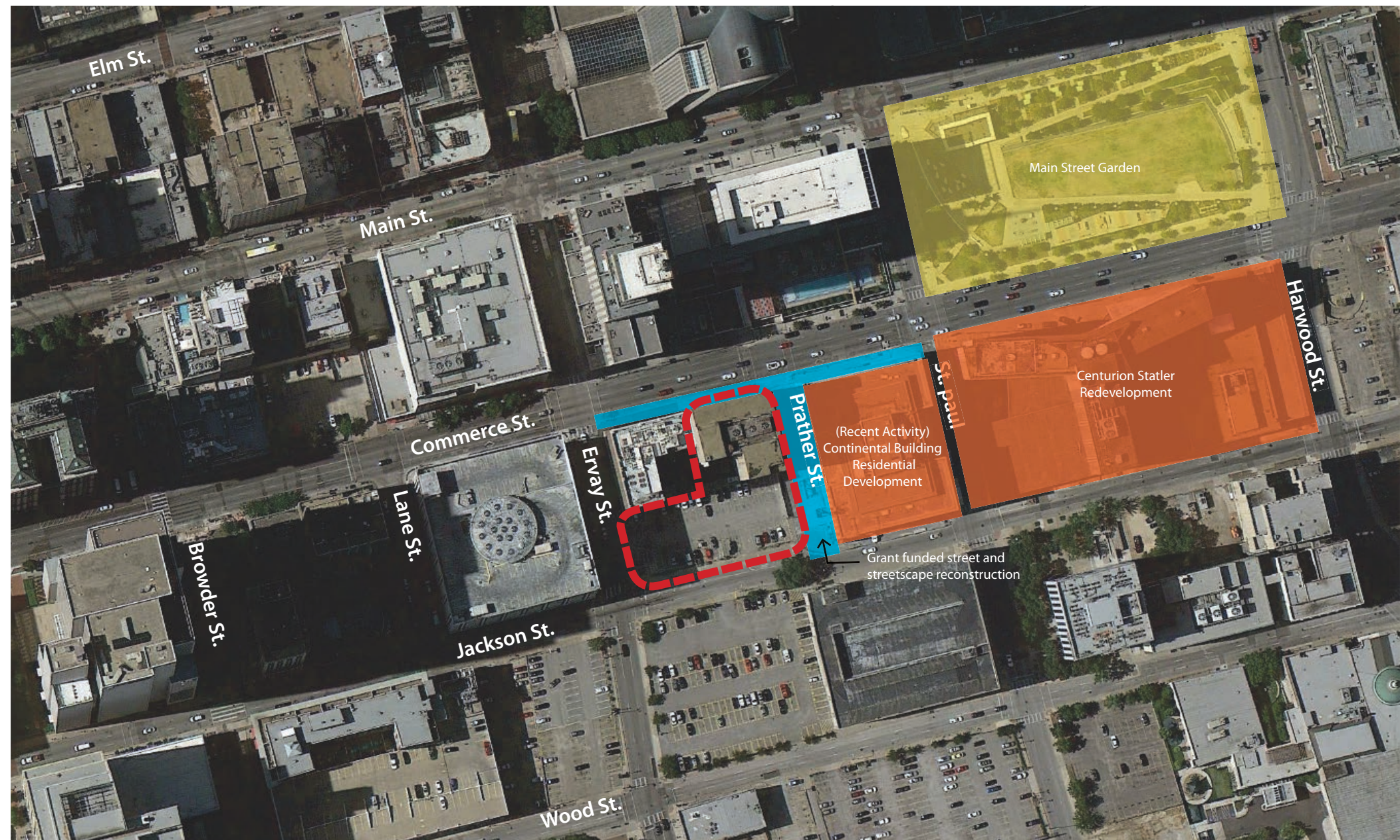
Urban Design Peer Review Panel

DATE: 06.28.13

PROJECT: 1712 Commerce

Advice Summary

- [1] Panel is highly enthusiastic about the enhancements that have been made and the impact they will have to create a better urban environment.
- [2] Panel recommends additional street trees be incorporated into the public realm improvements.
- [3] Consider relocating the garage stairs away from the building corners to allow for more effective future corner retail opportunities.
- [4] If relocating the stairs is not possible, the character and articulation of the stair at the southeast corner is greatly preferred to the stair at the southwest corner.
- [5] Consider additional parallel "teaser" parking along Jackson Street Frontage.



Context Description

The site is located in the edge of the Main Street district of downtown. The block currently consists of an occupied tower on the northwest corner and the vacant 1712 Commerce at the northeast corner. The rear of the block currently exists as a surface parking lot. The redevelopment of 1712 Commerce proposes that the existing surface lot is converted to structured parking.

1712 Commerce was reviewed by the UDPRP while under different ownership in both April and June of 2013. The current ownership proposes reprogramming the development from residential/retail to hotel/retail.

The recommendations for the prior proposal have been included on the left for reference as the general urban design considerations remain relevant for either proposed use.

1712 Commerce

Neighborhood:
Downtown

Program:
Hotel
Retail



1712 COMMERCE

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VIEW SOUTHWEST ACROSS COMMERCE STREET



VIEW SOUTHEAST ACROSS COMMERCE STREET



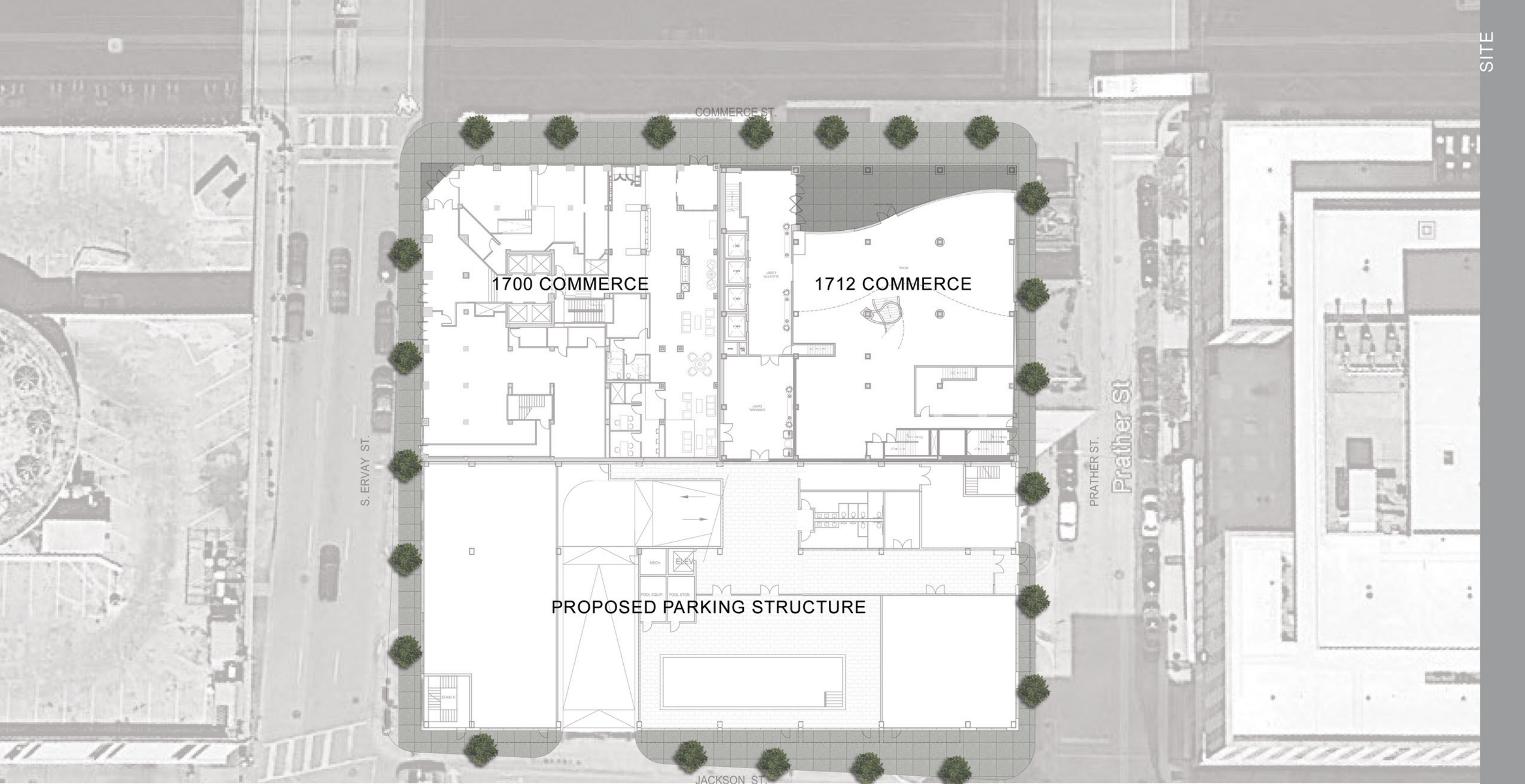
VIEW SOUTHWEST



VIEW SOUTHWEST ACROSS MAIN STREET GARDEN



VIEW NORTH OF SOUTH ELEVATION



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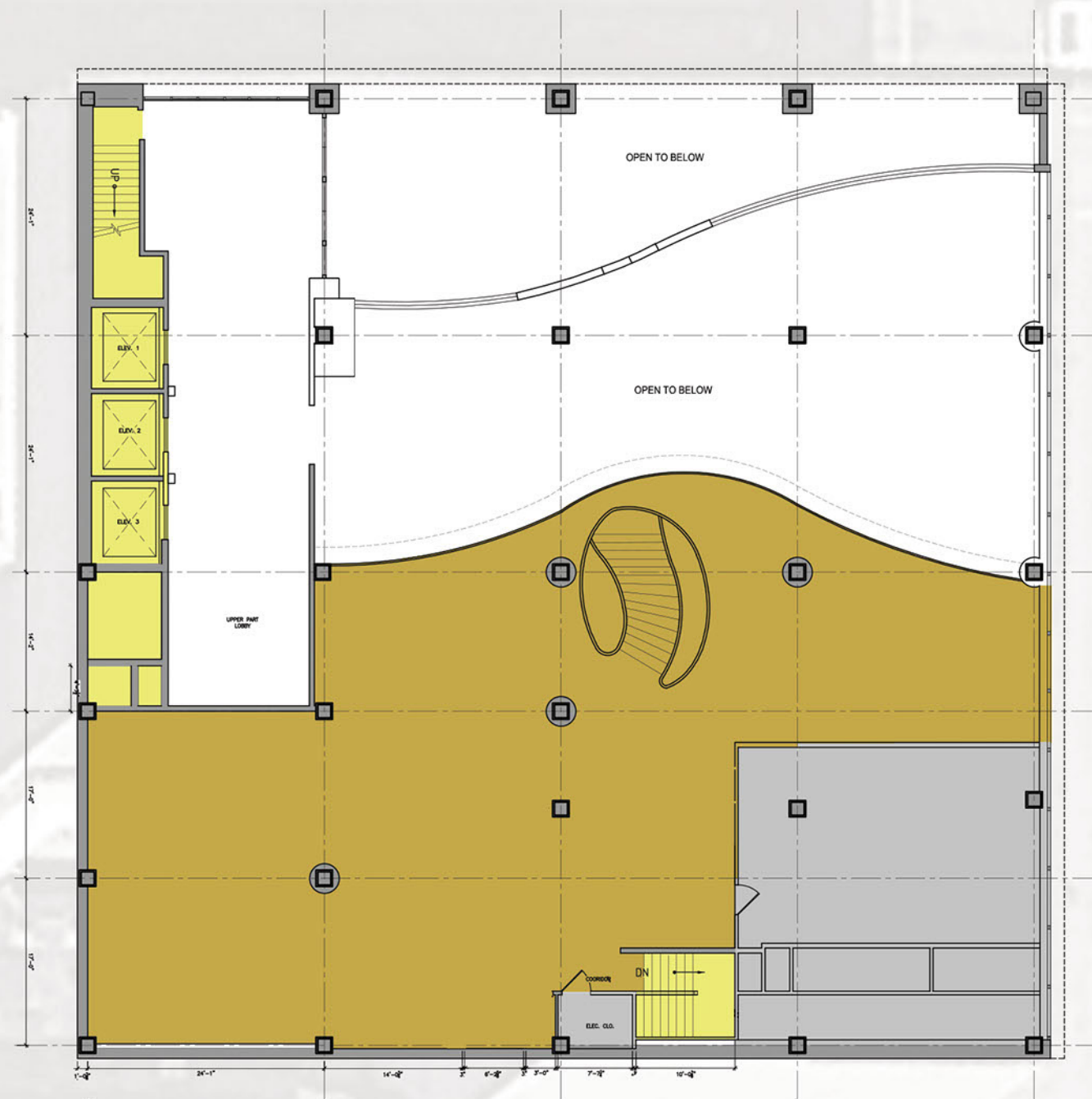




16' 

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16' 

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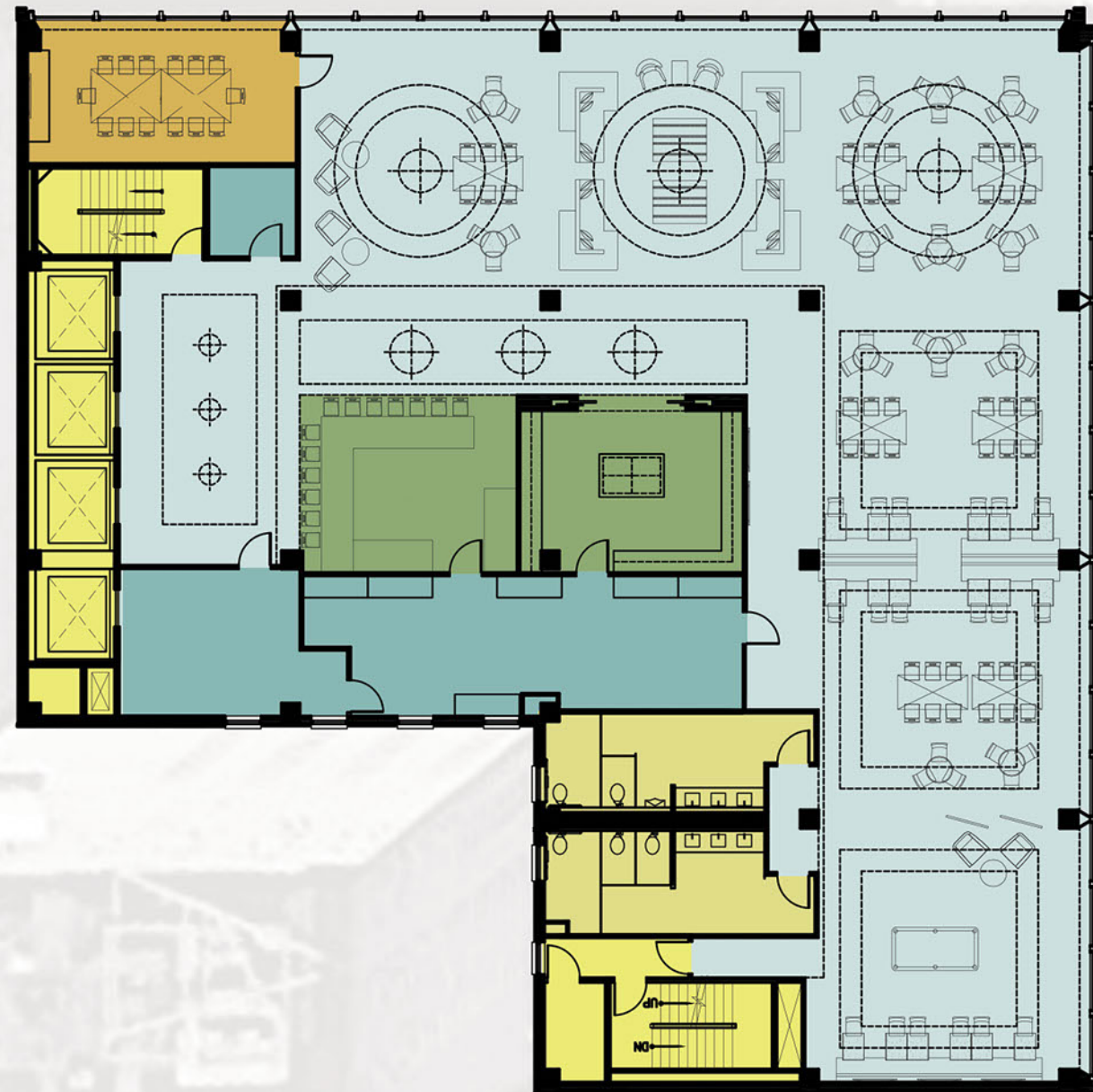


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1712 COMMERCE DALLAS, TEXAS



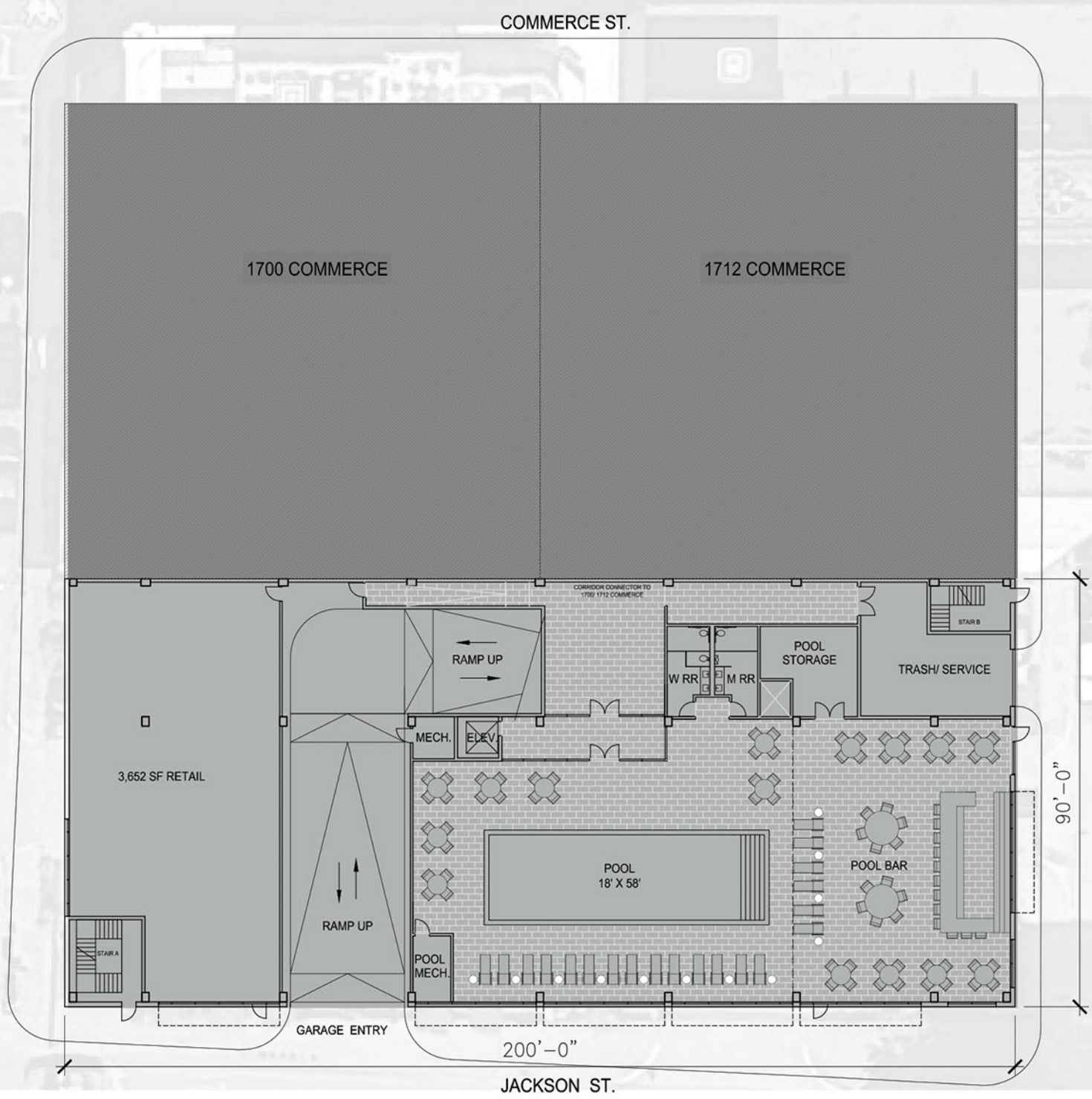
NEW GARAGE

*NOTE: ALL SF CALCULATIONS ARE APPROXIMATE

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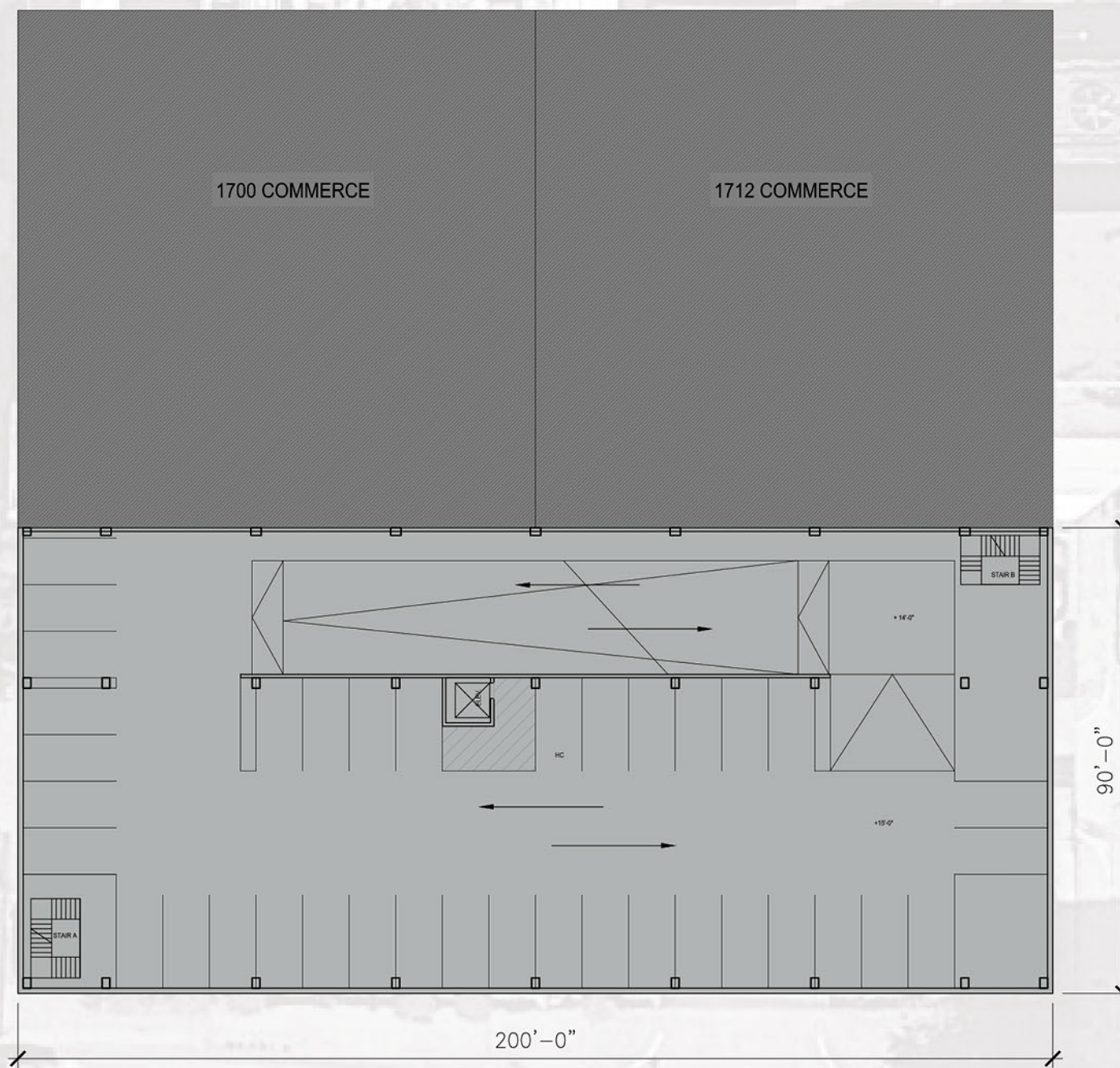
SUMMARY

COMMON / LOBBY	GSF		RETAIL	CONFERENCE	POOL	PARKING SPACES
LEVEL 1	18,000		5,652		3687	-
LEVEL 2	18,000					40
LEVEL 3	18,000					40
LEVEL 4	18,000					40
LEVEL 5	18,000					40
LEVEL 6	18,000					40
LEVEL 7	18,000					40
LEVEL 8	18,000					40
LEVEL 9	18,000					40
LEVEL 10	14,846					40
LEVEL 11	14,400			14,400		-
SUBTOTAL			5,652	14,400	3,687	
TOTAL	191,246					360



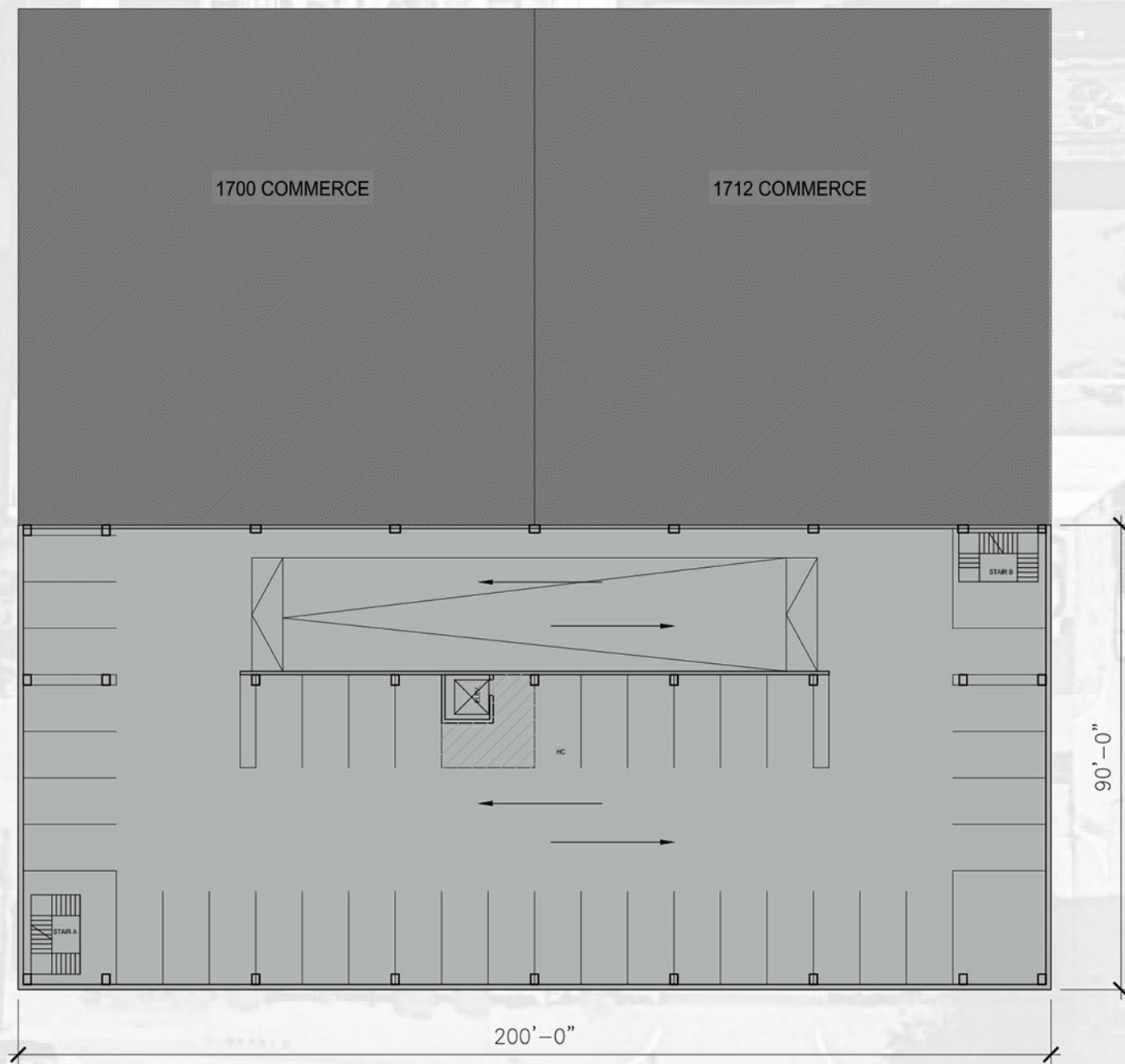
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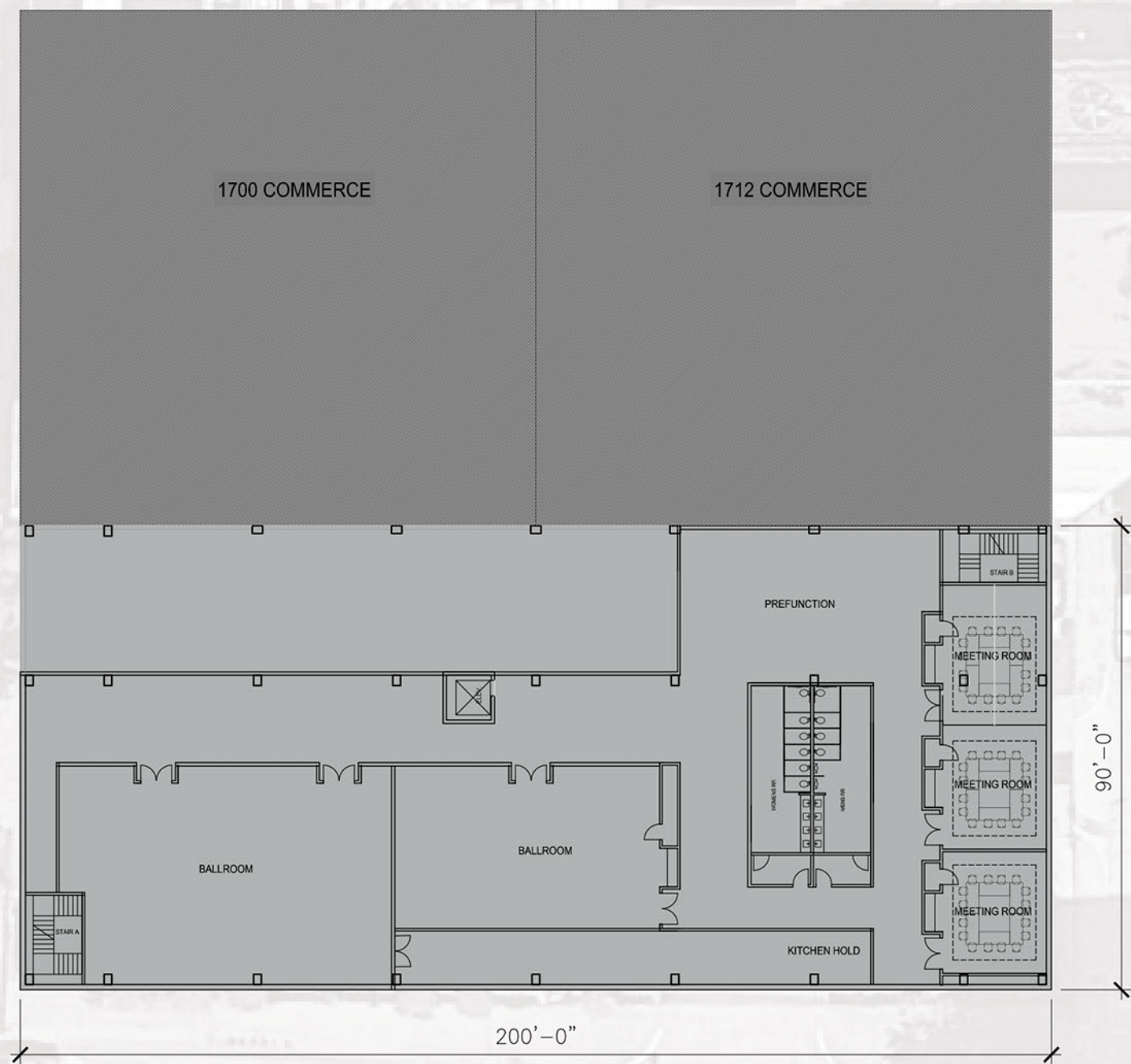
Prather St



1712 COMMERCE

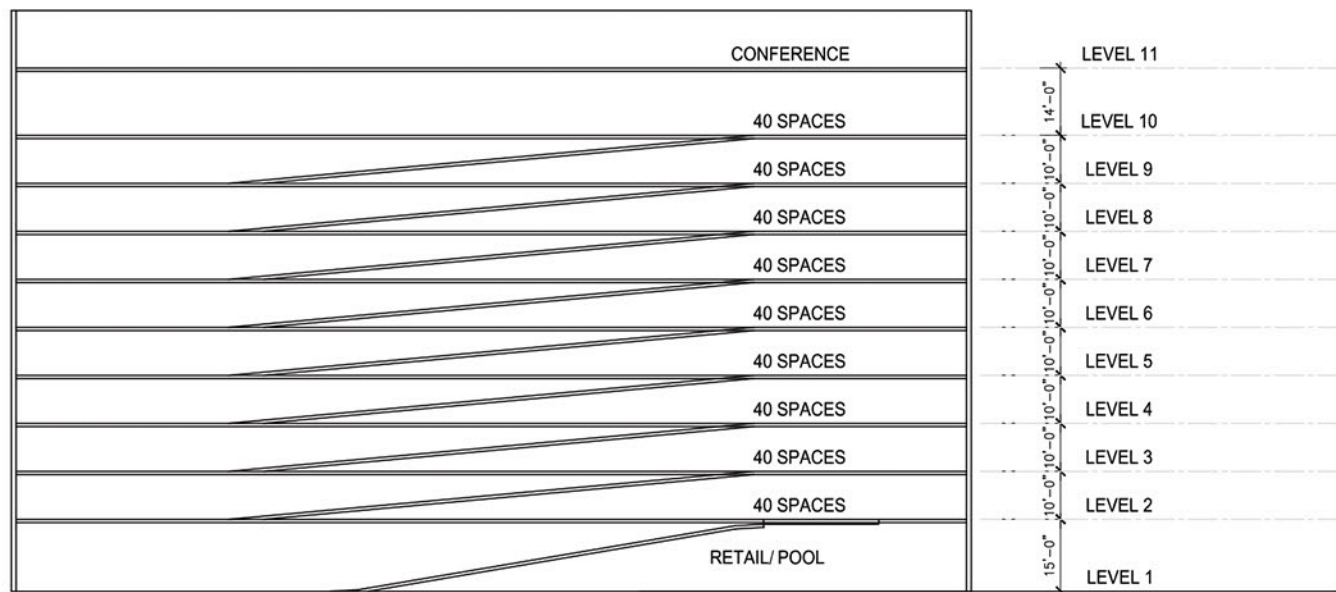
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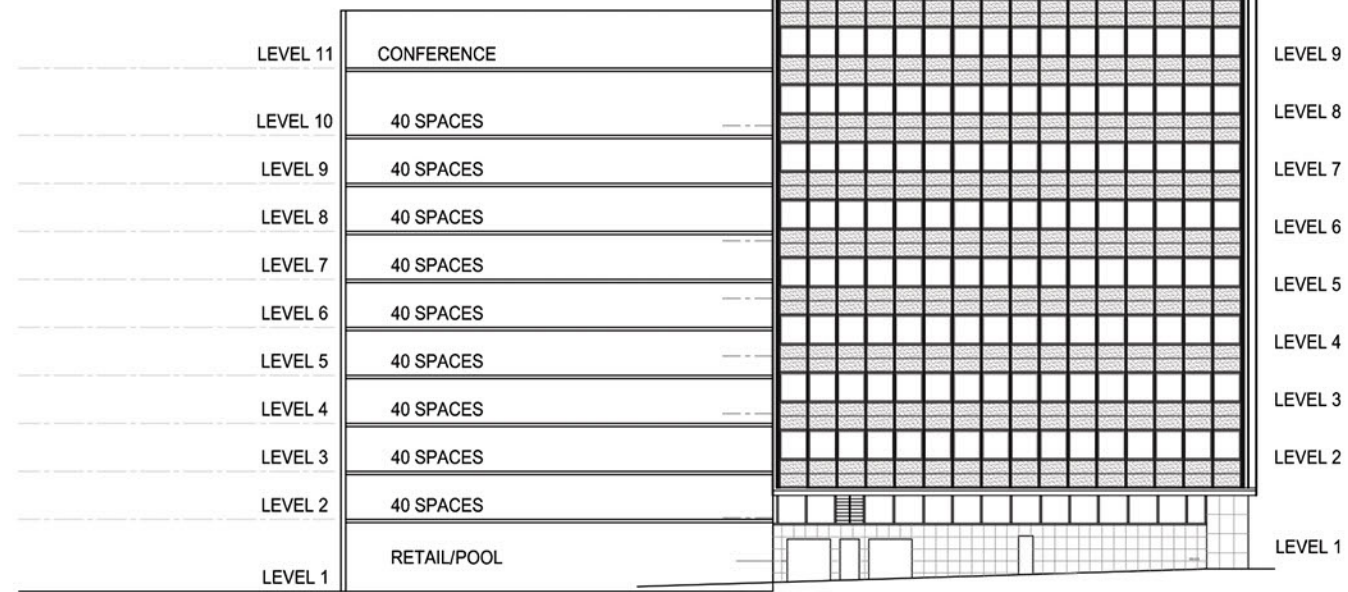


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EAST/ WEST SECTION



NORTH/ SOUTH GARAGE SECTION

1712 COMMERCE- EAST ELEVATION

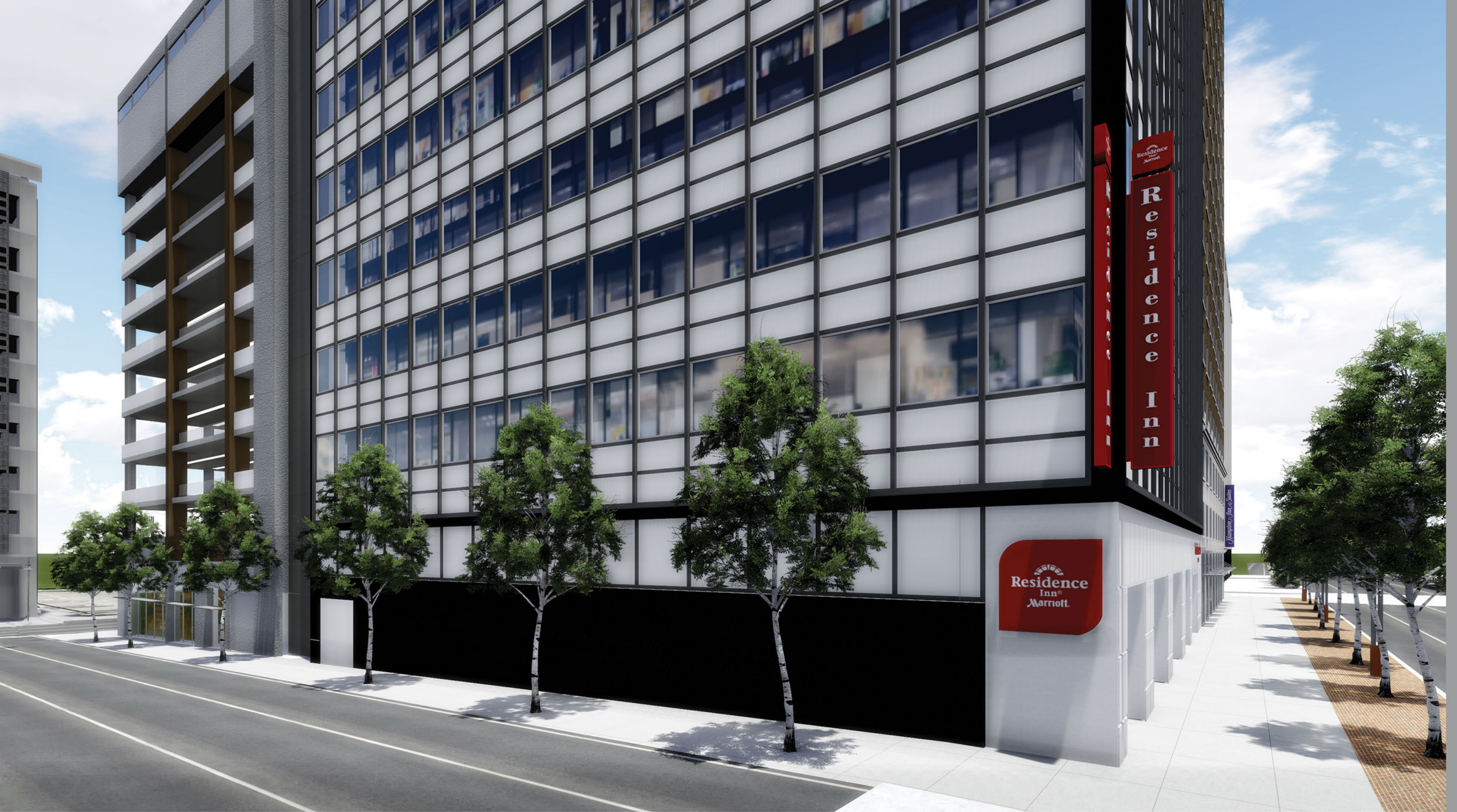


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RESIDENCE INN

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SUMMARY

COMMON / LOBBY	GSF					
BASEMENT (COMMON BACK OF HOUSE)	11,575					
LEVEL 1 (RETAIL)	6,081					
LEVEL 1 (LOBBY)	2,197					
MEZZANINE (RETAIL)	4,695					
LEVEL 2 (RESIDENCE INN LOBBY-MEETING ROOMS)	10,000					
SUBTOTAL	34,548					
		ROOM TYPE				
RESIDENCE INN	GSF		ONE BEDROOM	STUDIO CONNECTOR	STUDIO	KEYS
LEVEL 3	8,368		2	1	6	9
LEVEL 4	8,368		3	1	7	11
LEVEL 5	8,368		3	1	7	11
LEVEL 6	8,368		3	1	7	11
LEVEL 7	8,368		3	1	7	11
LEVEL 8	8,368		3	1	7	11
LEVEL 9	8,368		3	1	7	11
LEVEL 10	8,368		3	1	7	11
LEVEL 11	8,368		3	1	7	11
LEVEL 12	8,368		3	1	7	11
LEVEL 13	8,368		3	1	7	11
LEVEL 14	8,368		3	1	7	11
LEVEL 15	8,368		3	1	7	11
LEVEL 16	8,368		3	1	7	11
LEVEL 17	8,368		3	1	7	11
LEVEL 18	8,368		3	1	7	11
LEVEL 19	8,368		3	1	7	11
LEVEL 20	8,368		3	1	7	11
LEVEL 21 (BREAKFAST/ LOUNGE)	8,368					
SUBTOTAL	158,992		53	18	125	196
TOTAL	193,540					

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