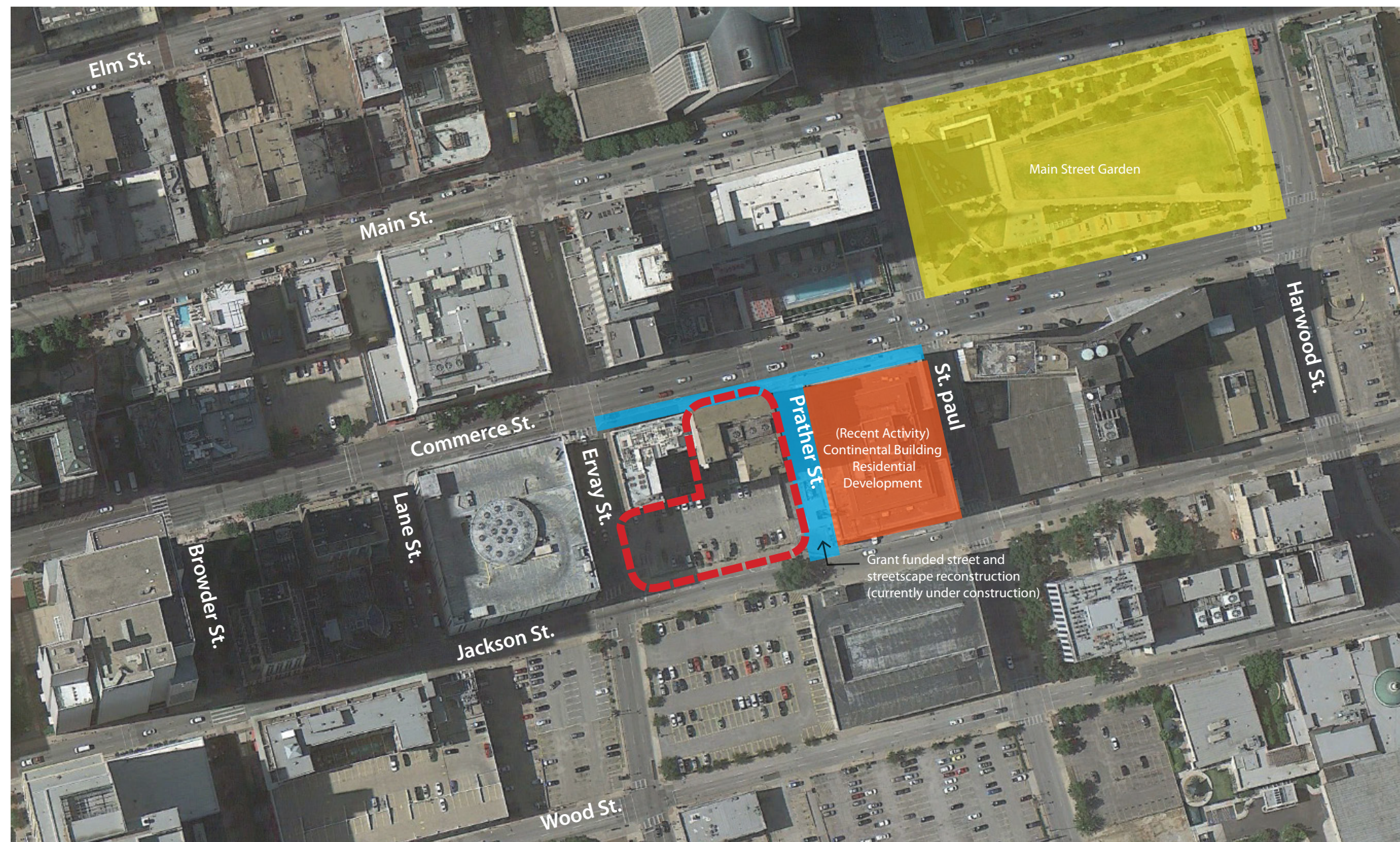


Applicable Urban Design Priorities Project Should Achieve

- [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.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

Context Description

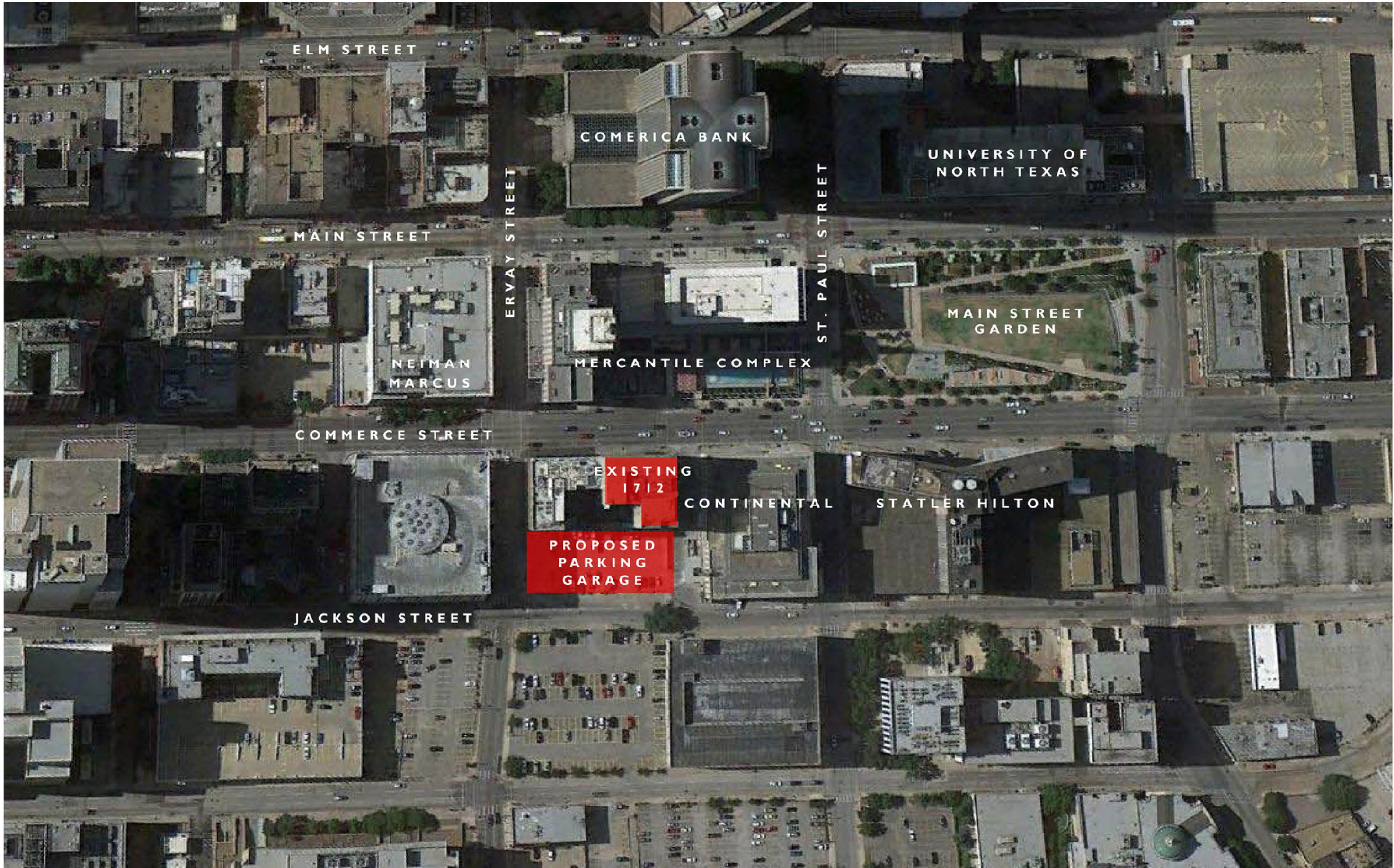
The site is located in the edge of the Main Street district of downtown. The block currently consists of an occupied tower on the northwest corner and the vacant 1712 Commerce at the northeast corner. The rear of the block is currently used as surface parking lot. The redevelopment of 1712 Commerce proposes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

Major considerations for this site include coordination with plans for adjacent Continental Tower, east of the development. Retail space at the ground level at the northwest corner of Continental Tower present an opportunity to support ground level activity through direct access to Prather Street. There is also opportunity to strengthen existing retail on the block and Ervay corridor by introducing leasable space at ground level of garage along Ervay. The adjacent conditions of the site also suggest that service uses should be oriented toward the Jackson street frontage.

1712 Commerce

Neighborhood:
Downtown

Program:
Residential
Retail



LOCATION MAP/ CONTEXT PLAN





VIEW SOUTHWEST ACROSS COMMERCE STREET



VIEW SOUTHEAST ACROSS COMMERCE STREET



VIEW SOUTHWEST

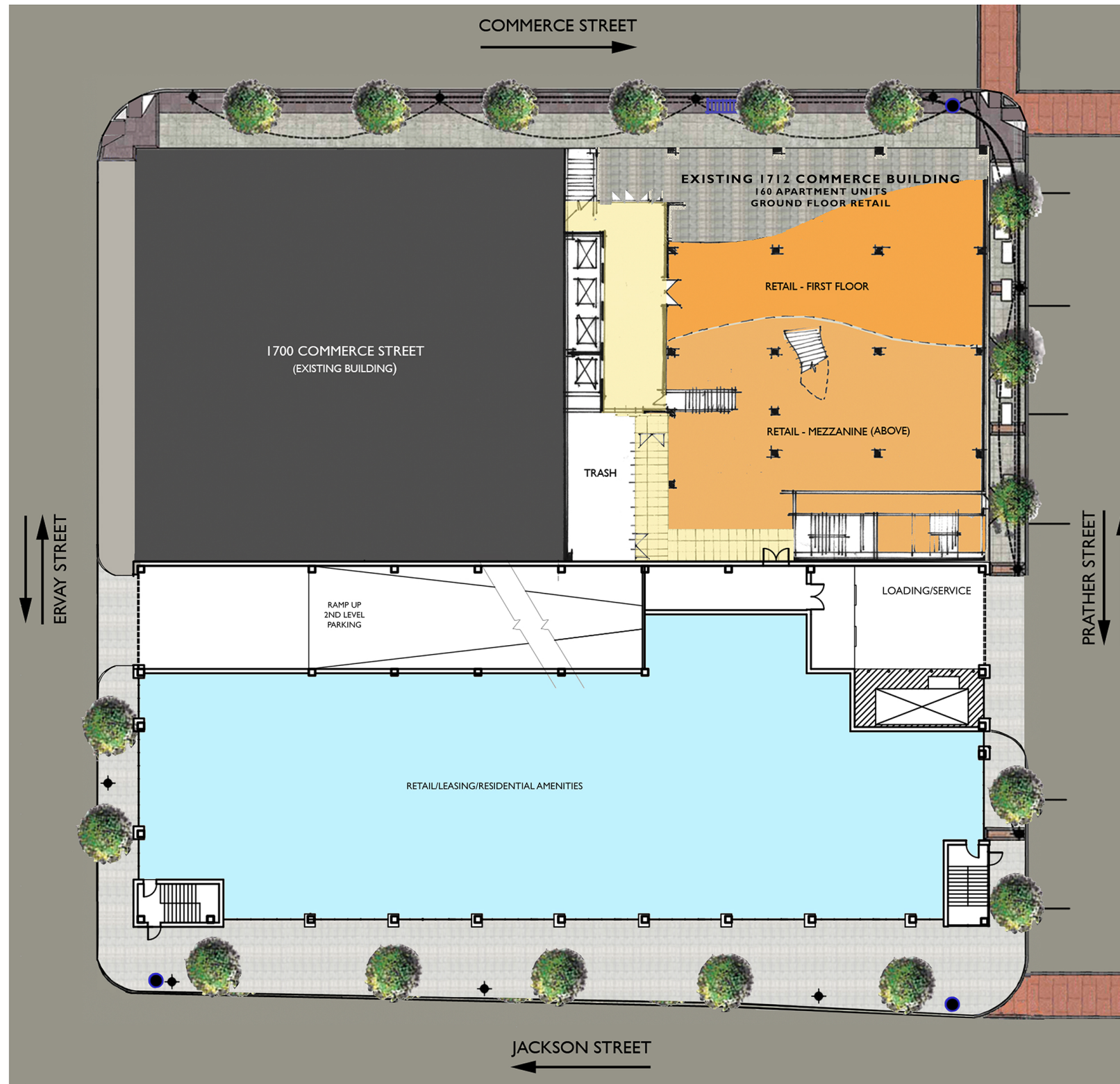


VIEW SOUTHWEST ACROSS MAIN STREET GARDEN



VIEW NORTH OF SOUTH ELEVATION



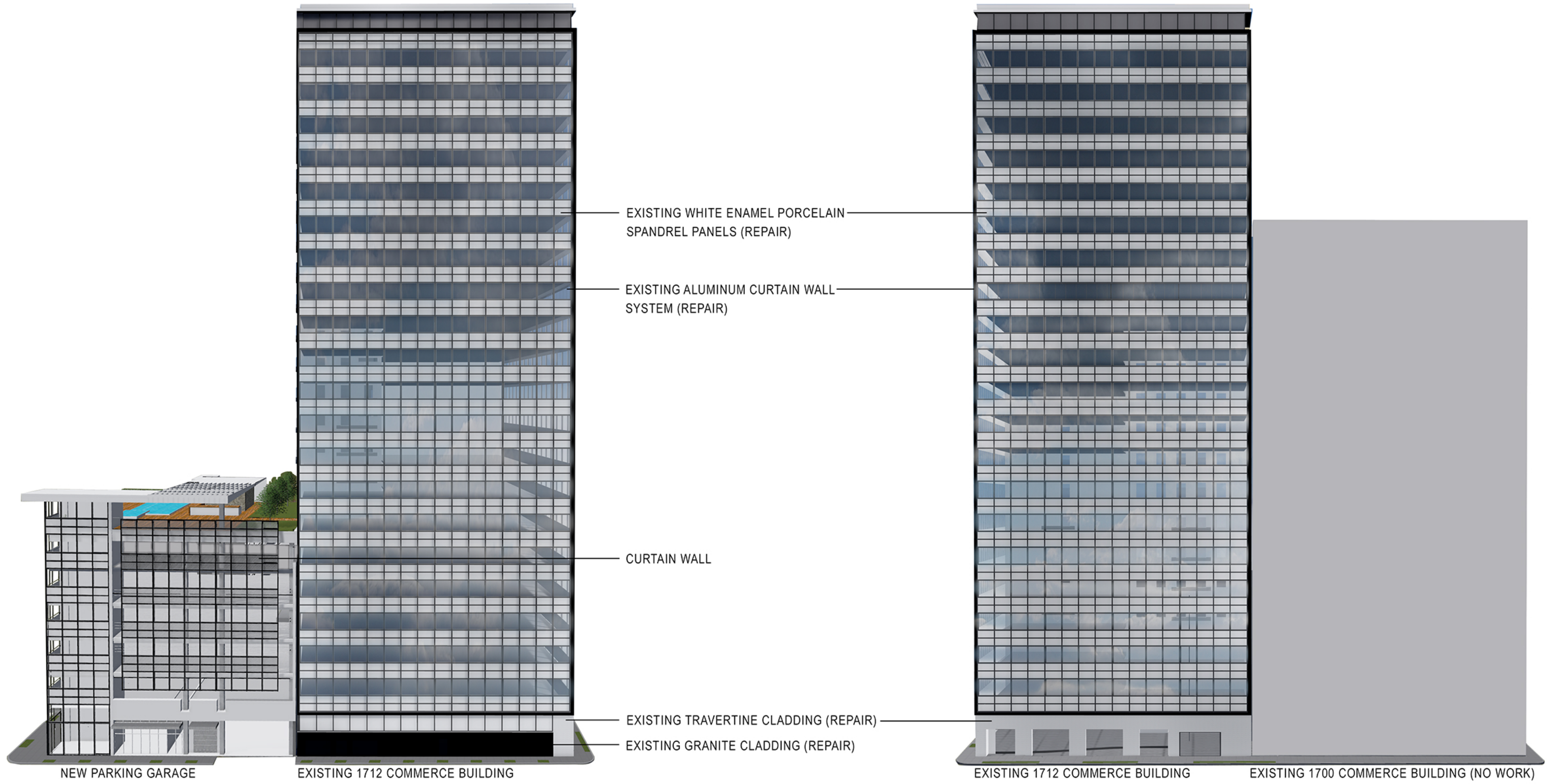


MATERIALS LEGEND:

	SCORED CONCRETE SIDEWALK 2X2' GRID
	PEDESTRIAN PAVERS
	VEHICULAR PAVERS ON 8' CONCRETE BASE
	PEDESTRIAN PAVERS
	PROPOSED PEDESTRIAN LIGHT
	TREE W/ 5X5' PAVER GRATE
	PROPOSED PEDESTRIAN BENCH
	PROPOSED PEDESTRIAN WASTE RECEPTACLE

**SITE PLAN/
GROUND FLOOR PLAN**

30'



EXISTING WHITE ENAMEL PORCELAIN SPANDREL PANELS (REPAIR)

EXISTING ALUMINUM CURTAIN WALL SYSTEM (REPAIR)

CURTAIN WALL

EXISTING TRAVERTINE CLADDING (REPAIR)

EXISTING GRANITE CLADDING (REPAIR)

NEW PARKING GARAGE

EXISTING 1712 COMMERCE BUILDING

EXISTING 1712 COMMERCE BUILDING

EXISTING 1700 COMMERCE BUILDING (NO WORK)

**EAST ELEVATION
PRATHER STREET**

**NORTH ELEVATION
COMMERCE STREET**

