

Applicable Urban Design Priorities that Project Should Achieve

[1] Panel comments for Tower Petroleum below. Project originally reviewed at the March 21 2014 UDPRP.

City of Dallas

UDPRP Review Summary 3.21.14

Urban Design Peer Review Panel

DATE: 3.21.14

TIME: 8:30am

PROJECT: Tower Petroleum

LOCATION: Dallas City Hall, Room 5E South

Overview

Below is a summary of the Urban Design Peer Review Panel for the Tower Petroleum redevelopment as derived from the March 21 Peer Review session.

Advice Summary

- [1] The panel commends the project and supports the sensitive renovation of the existing building.
- [2] The panel recommends the introduction of a consistent row of street trees along both pearl and elm, while also exploring the ability to introduce a double row of trees located where the sidewalk will potentially be expanded.
- [3] The panel supports the rehabilitation of the historic paving pattern and recommends the continuation to adjacent properties as improvements are planned.
- [4] Due to the relocation of the DART bus stop, the panel recommends that the extended curb condition proposed for the western end of the block at St. Paul be mirrored on the eastern end at Harwood.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [city center]

Context Description

The project scope of the original Tower Petroleum project, reviewed by the UDPRP in March, has increased to include Corrigan Tower to the north as part of the same Hotel concept.

The development team has responded to the original comments and proposes to continue the streetscape and street trees around the norther side of the block. Building improvements to the Corrigan Tower component are limited to rehabilitation of existing facade and interior finish out of lower levels.

1907 Elm St

Neighborhood:
Main Street District

Program:
Redevelopment of existing
155,739 SF building for hotel use

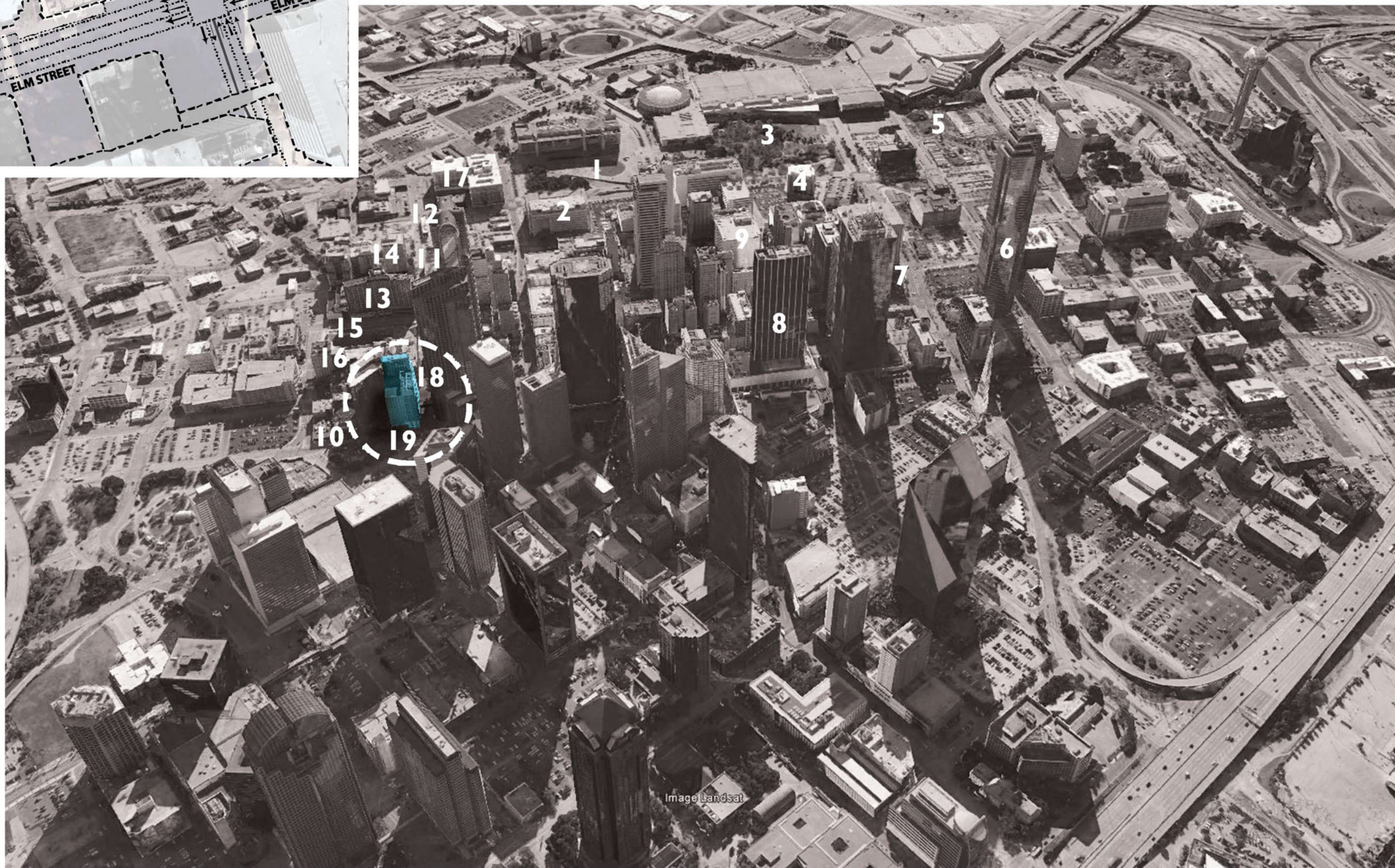
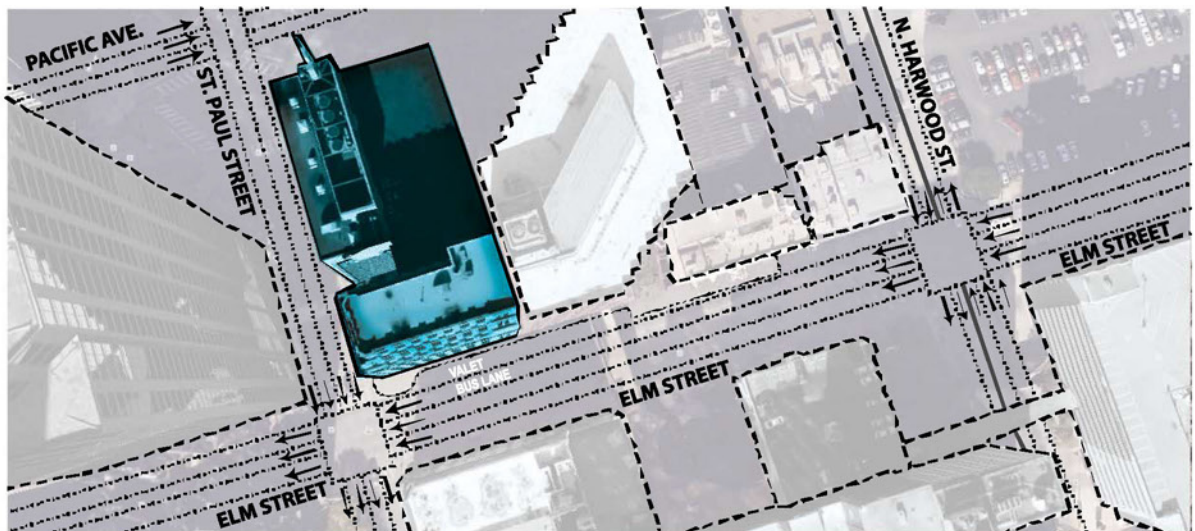
Use :
148-room hotel

The SAINT ELM Hotel

dallas, texas

maa.2014024

08.01.14



MAP LEGEND

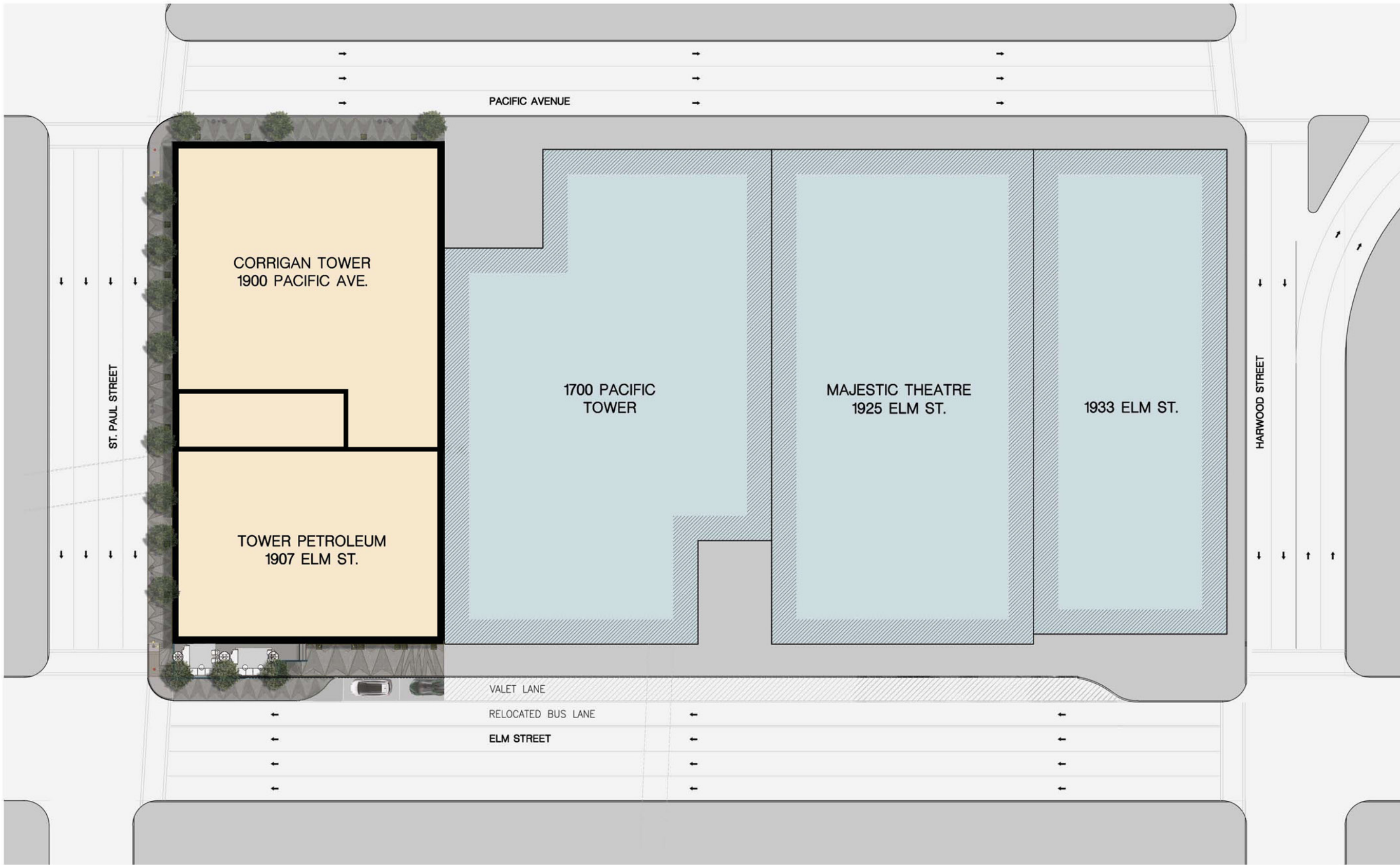
- 1. CITY HALL + CITY HALL PLAZA
- 2. DALLAS CENTRAL LIBRARY
- 3. DALLAS CONVENTION CENTER
- 4. ALOFT HOTEL
- 5. OMNI DALLAS CONVENTION CENTER HOTEL
- 6. BANK OF AMERICA TOWER
- 7. BELO GARDEN
- 8. 1401 ELM
- 9. ATT CORPORATE HEADQUARTERS
- 10. MAJESTIC THEATER
- 11. THE MERC
- 12. CONTINENTAL
- 13. STATLER
- 14. ATMOS COMPLEX
- 15. MAIN STREET GARDEN
- 16. UNIVERSITY OF NORTH TEXAS
- 17. 500 SOUTH ERVAY
- 18. TOWER PETROLEUM HOTEL
- 19. CORRIGAN TOWER

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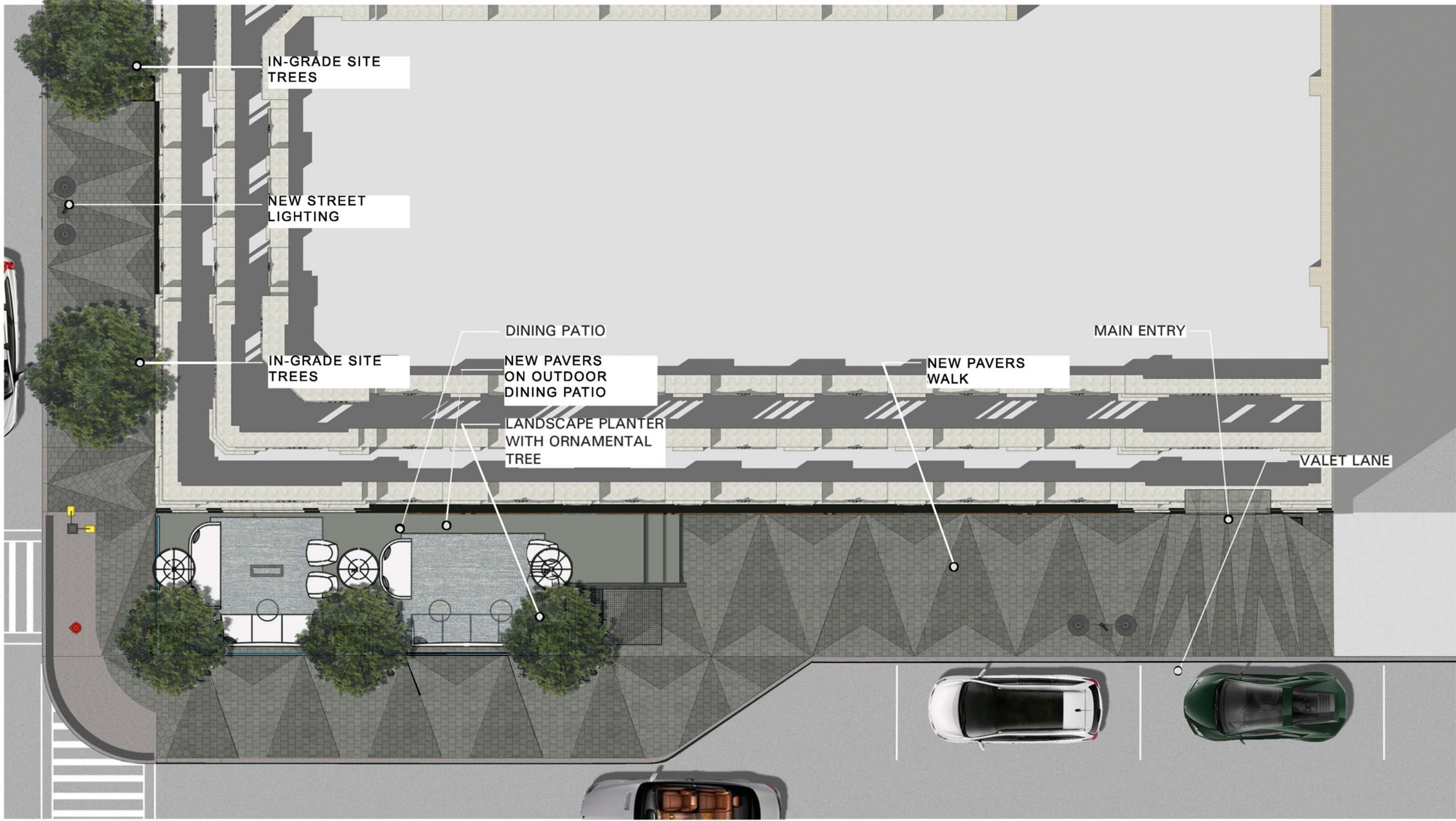


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IN-GRADE SITE TREES

NEW STREET LIGHTING

IN-GRADE SITE TREES

DINING PATIO

NEW PAVERS ON OUTDOOR DINING PATIO

LANDSCAPE PLANTER WITH ORNAMENTAL TREE

NEW PAVERS WALK

MAIN ENTRY

VALET LANE

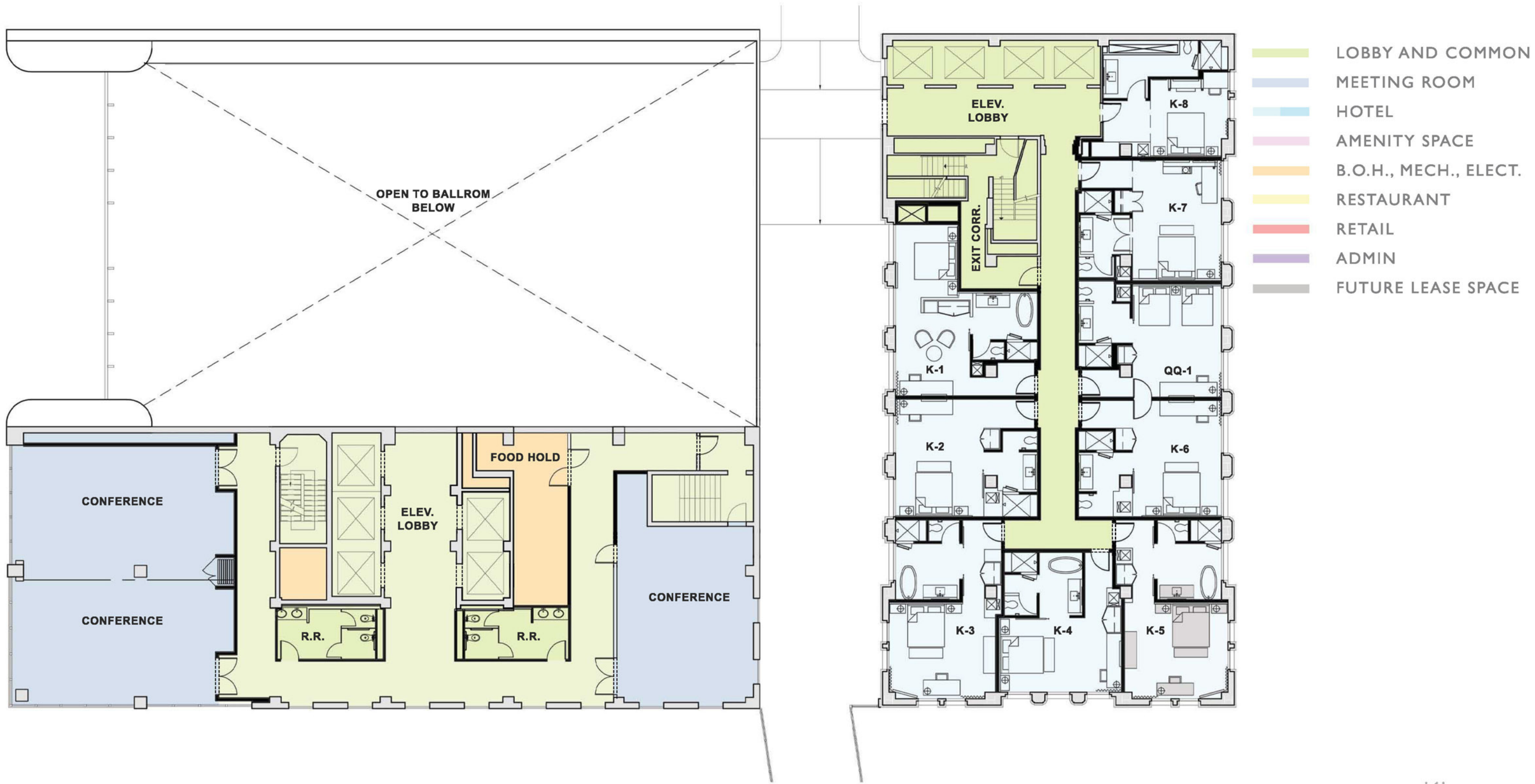
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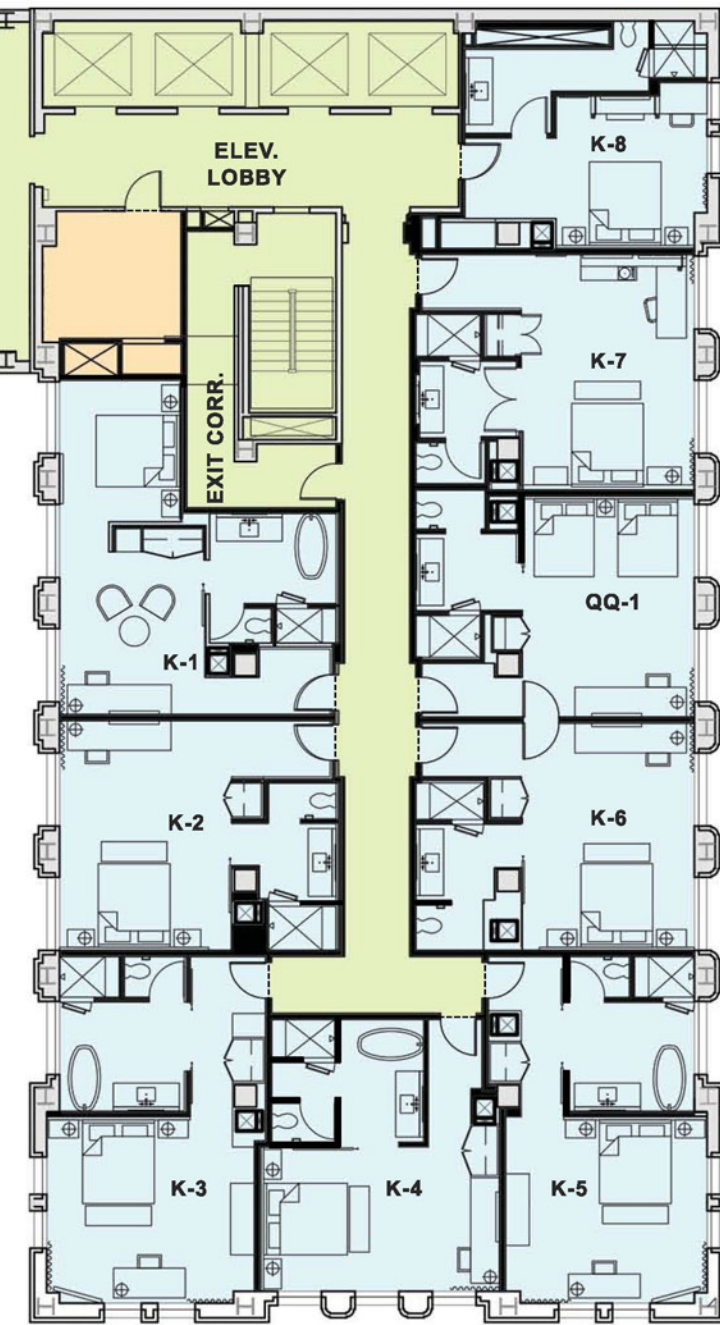
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CORRIGAN TOWER 4TH FLOOR



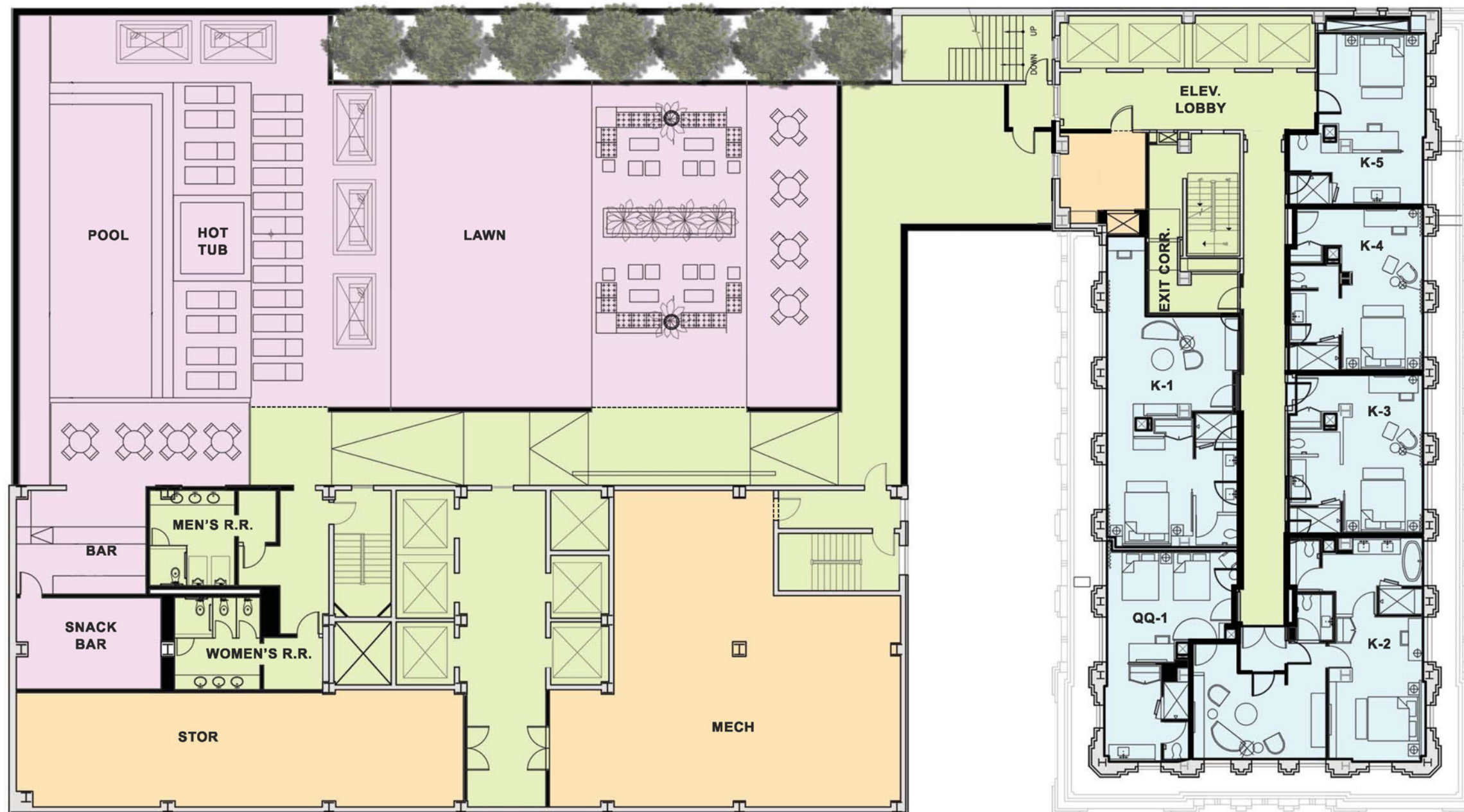
TYPICAL HOTEL LEVEL - TOWER PETROLEUM

- LOBBY AND EGRESS
- MEETING ROOM
- HOTEL
- AMENITY SPACE
- B.O.H., MECH., ELECT.
- RESTAURANT
- RETAIL
- ADMIN
- FUTURE LEASE SPACE



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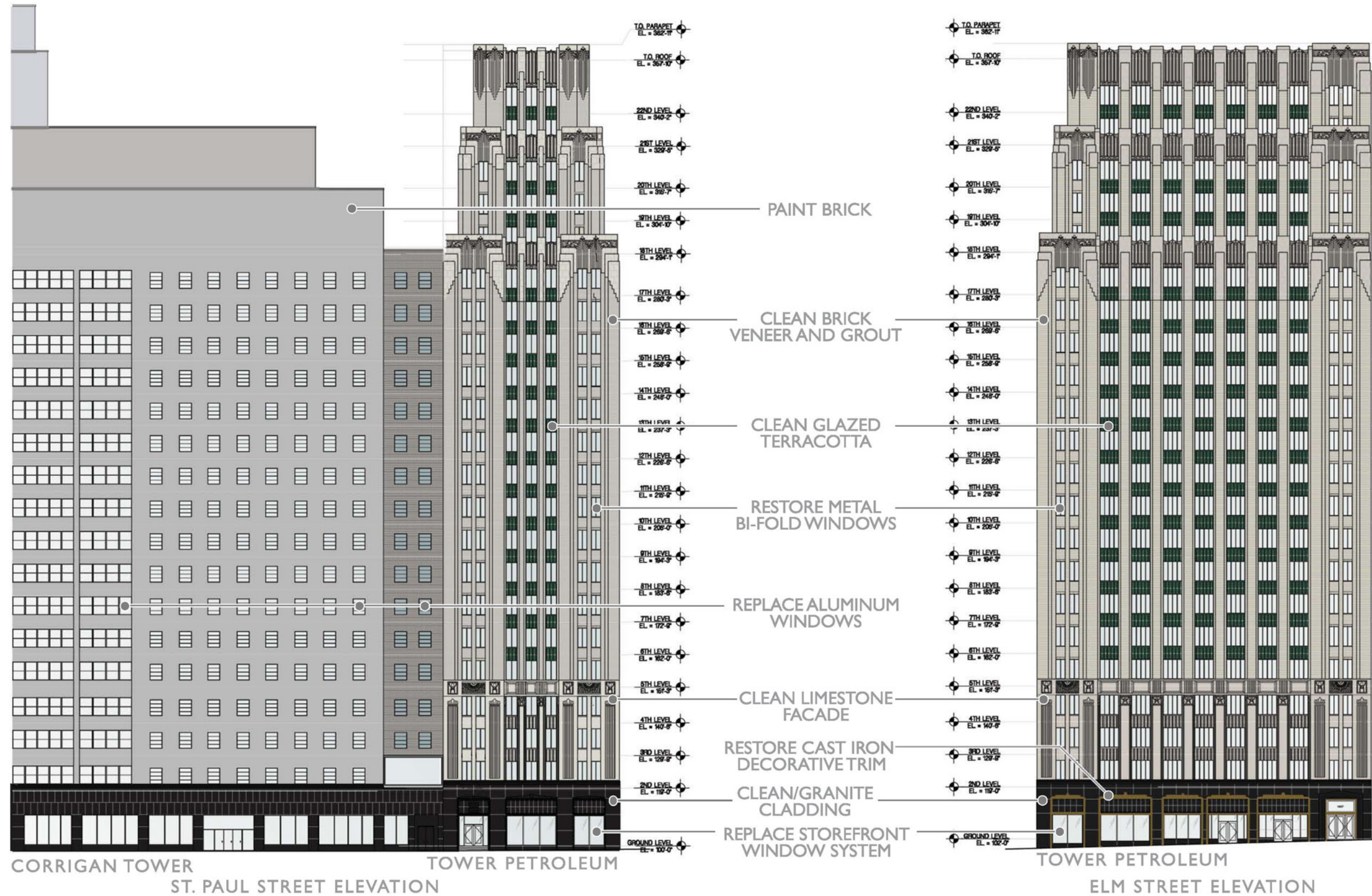


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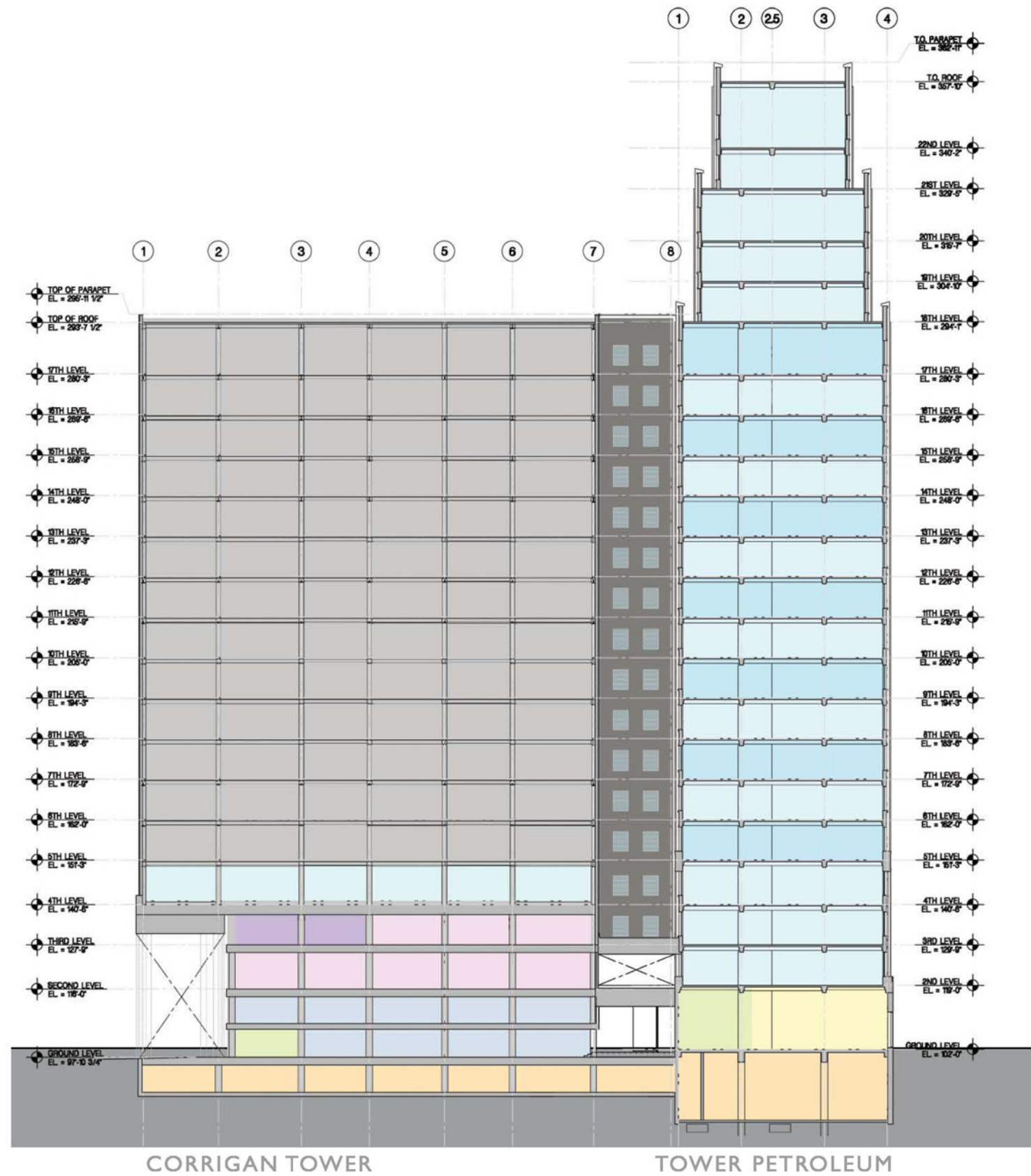


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CORRIGAN TOWER TOWER PETROLEUM

NORTH-SOUTH BUILDING SECTION

32'

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