

Applicable Urban Design Priorities Project Should Achieve

- [1] Ground floor should incorporate flexible space that can be used for future commercial or other active pedestrian uses -

The lower level of the garage along Harwood, with its facade adjacent to the future park, should be designed so that active uses can be located along the public realm.

- [2] The garage facade should be designed in a way that helps to break up the massing and scale of the building and should incorporate openings or facade systems that help to mask the parking and appear more as a building complementary to the district context -

The facade design of the parking structure presents an opportunity to more sensitively relate to the surrounding context while also masking the upper levels of parking. Care and attention should be given to architecturally breaking down the scale of the overall structure through the facade design.

- [3] Remove indented parking and drop-off lanes wherever possible -

With commercial leasing space on the ground-level of the garage and the proposed Harwood Park across the street, the streetscape surrounding the garage should be built in order to maximize the pedestrian realm.



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 site is located at the northeast corner of Jackson and Harwood Streets in the Harwood Historic District.

The Jackson St. Garage is being proposed as a component of The Statler redevelopment which is nearing completion and is being reviewed as a component of the original project. The garage project component consists of a 7-level, 785 space garage with ground floor commercial lease space along Harwood and Jackson.

Primary considerations include appropriate treatment of the garage facade within the overall historic district and active use along Harwood and the Future Harwood Park.

The Statler Jackson St. Garage
Neighborhood:
Downtown

Program:
Structured parking / Commercial

Parking : 785 spaces
Commercial : 8,500 sqft

REQUIRED SUBMISSION MATERIALS

- [1] Context Plan
- [2] Photographs of the surrounding streetscape and adjacent area
- [3] Rendered Site Plan including Landcape
- [4] Colored renderings showing the proposed development and its relationship to the adjacent area
- [5] Floor plans for all ground related floors
- [6] Building elevations and materials
- [7] Brief project description



PROPOSED PARKING STRUCTURE
JACKSON AT HARWOOD
IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

EXISTING CONTEXT CONDITIONS 
 SCALE: NO SCALE

OCTOBER 21, 2016

**Robert
 Boyd
 ARCHITECTS
 Inc.**

4004 Bellline Road
 Suite No. 220
 Addison, Texas 75001
 (214)-969-7000 PH.
 (214)-481-9816 FAX
 rbe@rbestudios.com



STREETSCAPE FROM JACKSON & HARWOOD LOOKING EAST



STREETSCAPE FROM JACKSON & HARWOOD LOOKING SOUTH



STREETSCAPE FROM JACKSON & HARWOOD LOOKING WEST



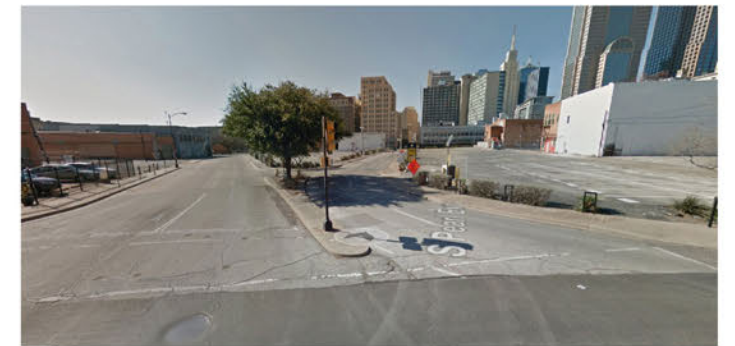
STREETSCAPE FROM PEARL & WOOD LOOKING EAST



STREETSCAPE FROM PEARL & WOOD LOOKING NORTH



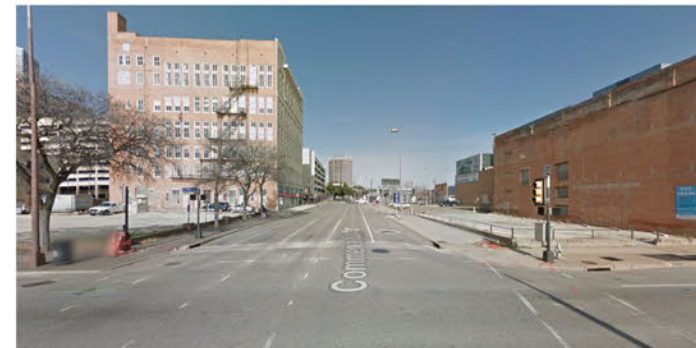
STREETSCAPE FROM PEARL & WOOD LOOKING SOUTH



STREETSCAPE FROM PEARL & WOOD LOOKING WEST



STREETSCAPE FROM PEARL & COMMERCE LOOKING EAST



STREETSCAPE FROM PEARL & COMMERCE LOOKING NORTH



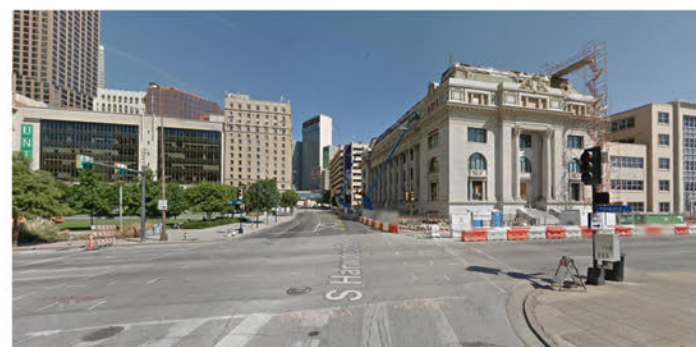
STREETSCAPE FROM PEARL & COMMERCE LOOKING SOUTH



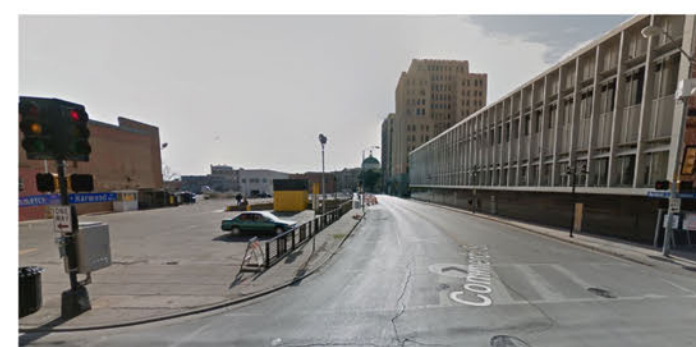
STREETSCAPE FROM PEARL & COMMERCE LOOKING WEST



STREETSCAPE FROM HARWOOD & COMMERCE LOOKING EAST



STREETSCAPE FROM HARWOOD & COMMERCE LOOKING NORTH



STREETSCAPE FROM HARWOOD & COMMERCE LOOKING SOUTH



STREETSCAPE FROM HARWOOD & COMMERCE LOOKING WEST

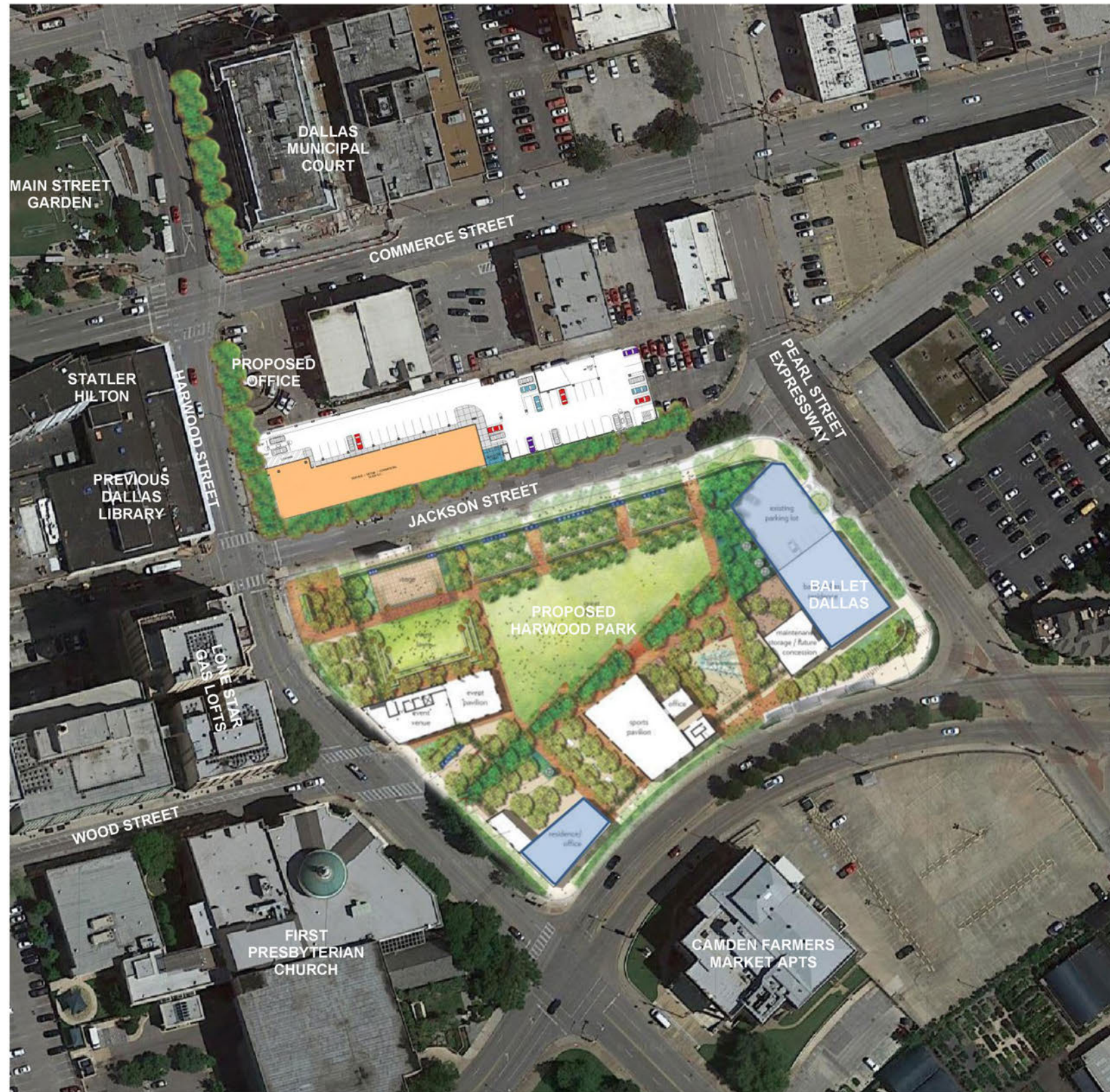
PROPOSED PARKING STRUCTURE JACKSON AT HARWOOD IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

STREETSCAPES
SCALE: NO SCALE

OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Beltline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

PROPOSED CONTEXT PLAN

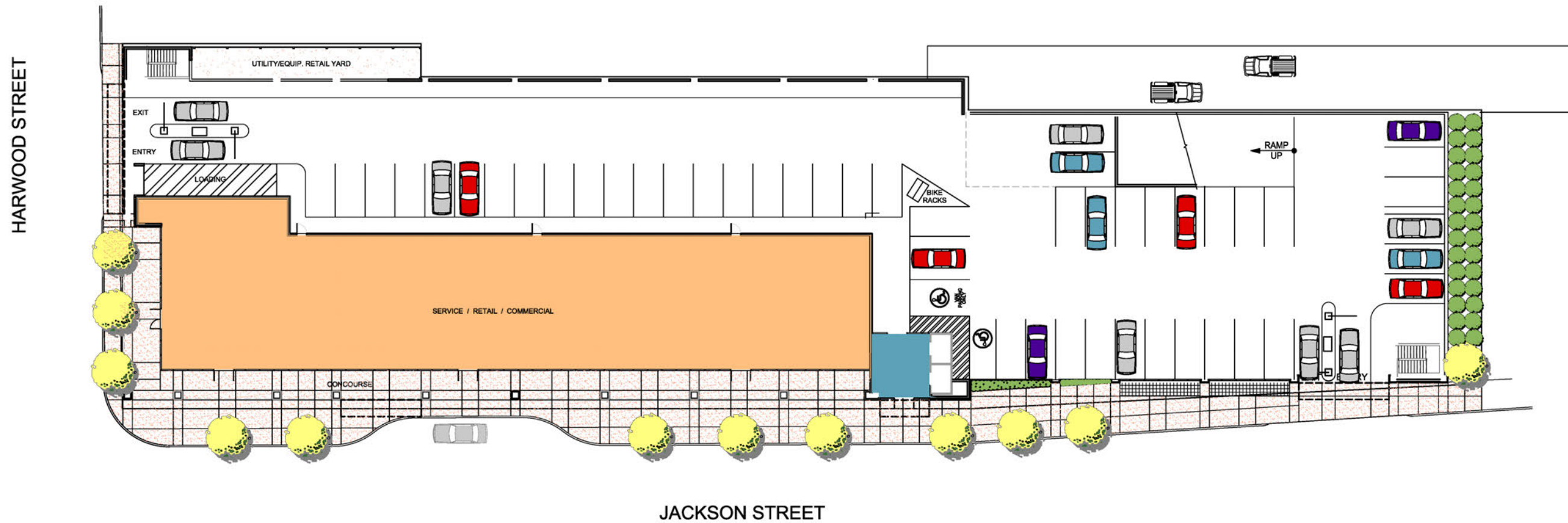
SCALE: NO SCALE



OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Bellline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

SITE PLAN

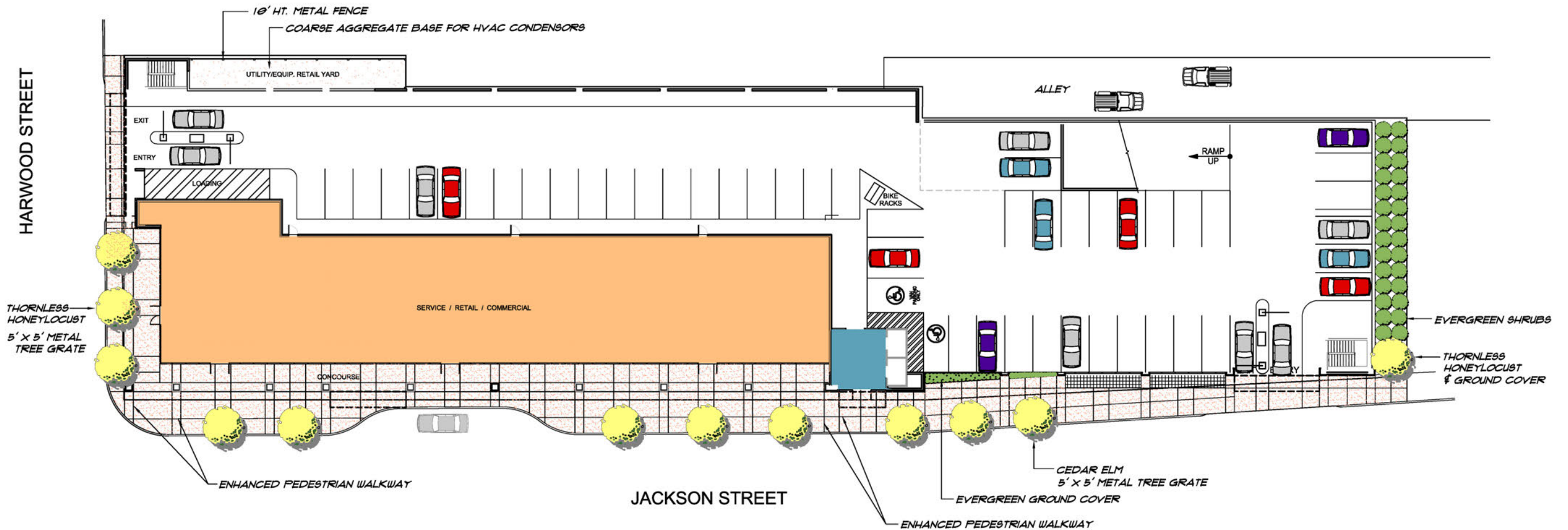
SCALE: 1/16" = 1'-0"



OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Beltline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

LANDSCAPE PLAN

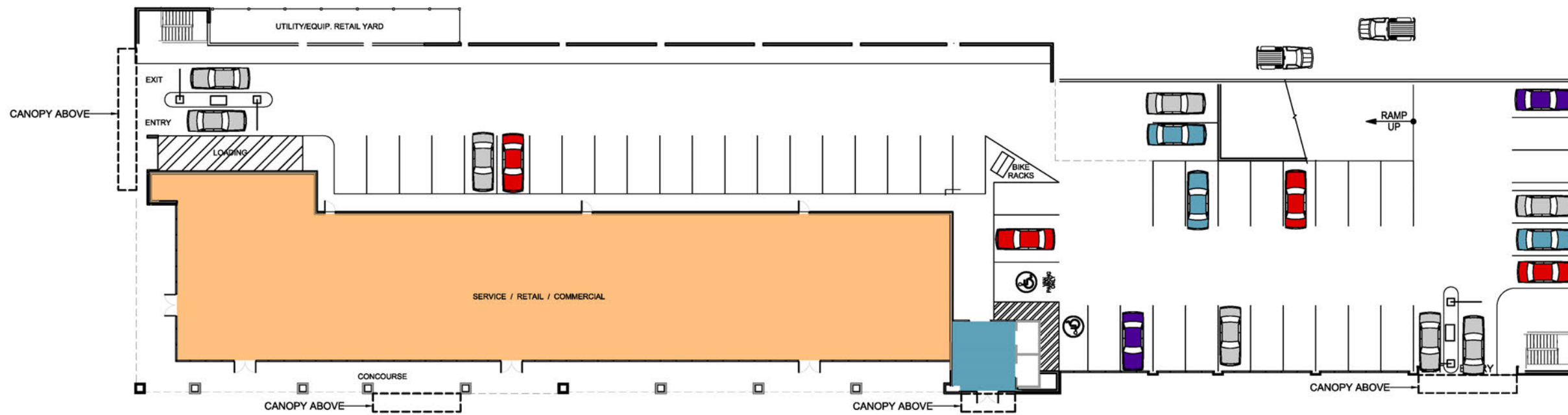
SCALE: 1/16" = 1'-0"



OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Bellline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com



PROPOSED PARKING STRUCTURE
JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

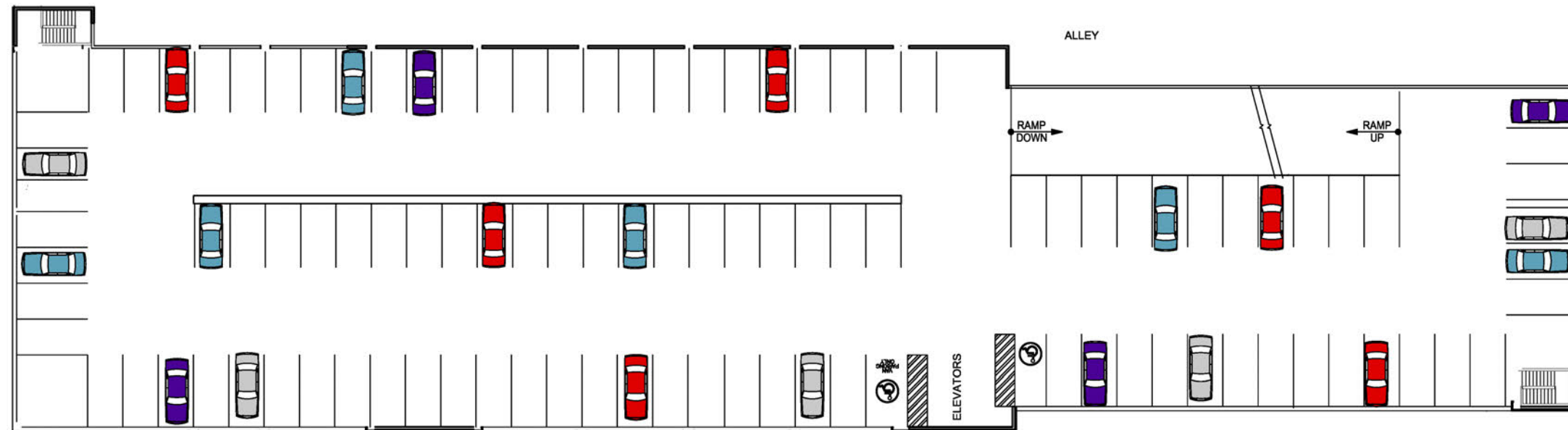
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

OCTOBER 21, 2016

**Robert
 Boyd
 ARCHITECTS
 Inc.**

4004 Beltline Road
 Suite No. 220
 Addison, Texas 75001
 (214)-969-7000 PH.
 (214)-481-9816 FAX
 rba@rbastudios.com



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

TYPICAL ELEVATED PLAN

SCALE: 1/16" = 1'-0"

OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Beltline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com

8



PROPOSED PARKING STRUCTURE
JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

BUILDING RENDERING

SCALE: NTS

OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Bellline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com

13



PROPOSED PARKING STRUCTURE
JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

BUILDING ELEVATION VIEW FROM HARWOOD

SCALE: NTS

OCTOBER 21, 2016

**Robert
 Boyd**
 ARCHITECTS
 Inc.

4004 Beltline Road
 Suite No. 220
 Addison, Texas 75001
 (214)-969-7000 PH.
 (214)-481-9816 FAX
 rba@rbastudios.com

12



PROPOSED PARKING STRUCTURE
JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

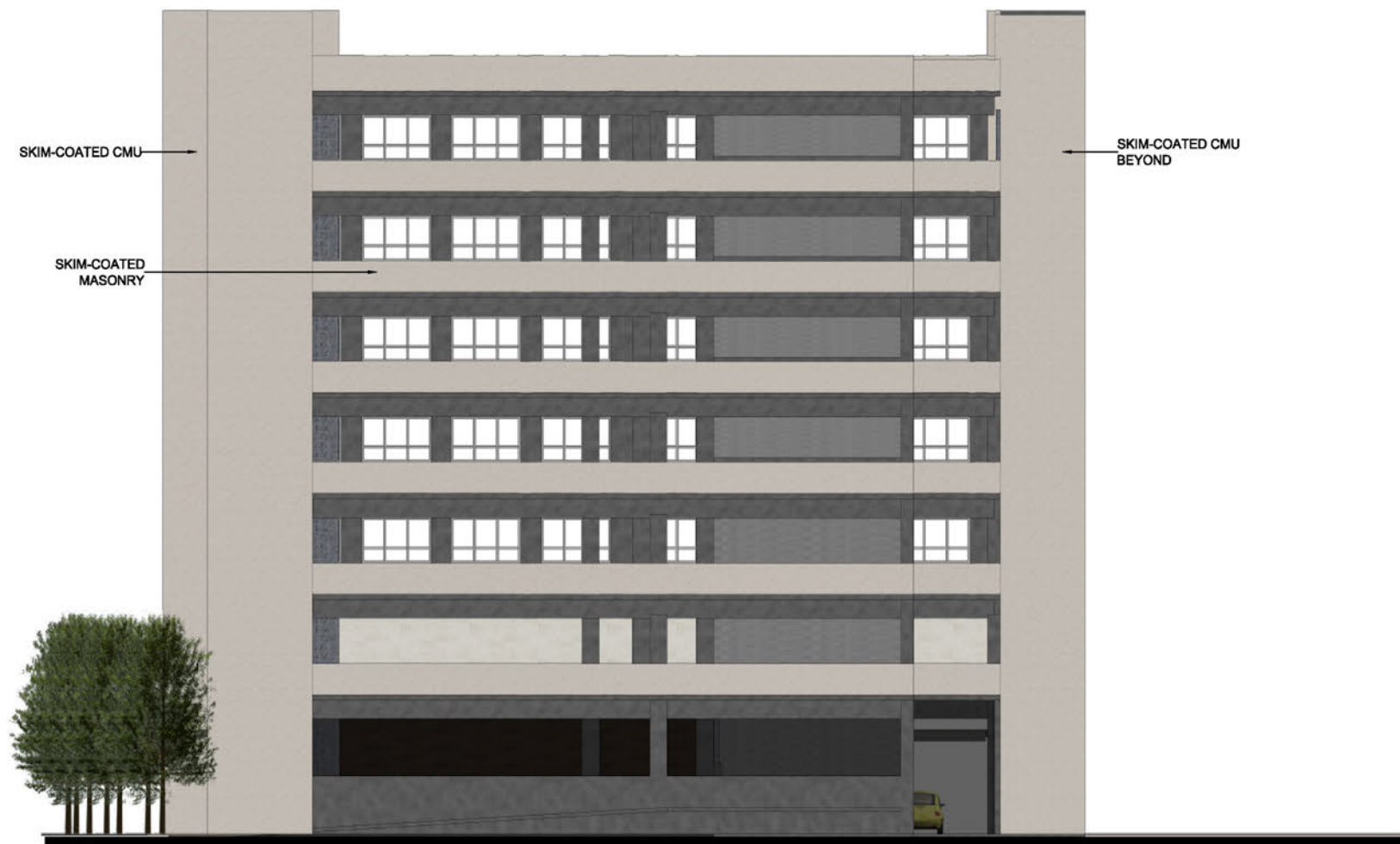
BUILDING ELEVATION VIEW FROM JACKSON
 SCALE: NTS

OCTOBER 21, 2016

**Robert
 Boyd
 ARCHITECTS
 Inc.**

4004 Beltline Road
 Suite No. 220
 Addison, Texas 75001
 (214)-969-7000 PH.
 (214)-481-9816 FAX
 rba@rbastudios.com

11



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

EAST BUILDING ELEVATION

SCALE: NTS

OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Beltline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com

9



PROPOSED PARKING STRUCTURE

JACKSON AT HARWOOD

IN THE HARWOOD HISTORICAL DISTRICT, DALLAS, TEXAS

NORTH BUILDING ELEVATION

SCALE: NTS

OCTOBER 21, 2016

**Robert
Boyd
ARCHITECTS
Inc.**

4004 Beltline Road
Suite No. 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
rba@rbastudios.com

10

