

## Applicable Urban Design Priorities Project Should Achieve

- [1] **Strengthening the sidewalk connection along Austin Street from the West End Station** - The site provides a heavily trafficked sidewalk connection between West End Station and El Centro College. The design of the sidewalk should incorporate streetscape elements that fit within the district and enhance the significance of the connection. Applicants should consider the continuation of streetscape from the building to the rail station.
- [2] **Introducing street trees and amenities along both Elm and Austin** - Austin street and Elm Street should incorporate the same quality of streetscape including the addition of street trees and lighting that compliment the district.



## 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]

## Updated Considerations

Located in the West End historic district, the Elm Street garage sits adjacent to the West End Station and El Centro College. Austin Street is currently utilized as a pedestrian link between the college and the DART rail station.

The proposal for the Elm Street garage includes the repair and rehabilitation of the original 1925 building facade and the renovation and activation of existing ground floor retail space. Key considerations for this project are primarily related to the public realm and include introducing streetscape enhancements along Austin and Elm, as well as enhancing this connection to the West End DART Station.

## Elm Street Garage

Neighborhood:  
West End  
*City Center TIF District*

Program:  
Retail / Garage

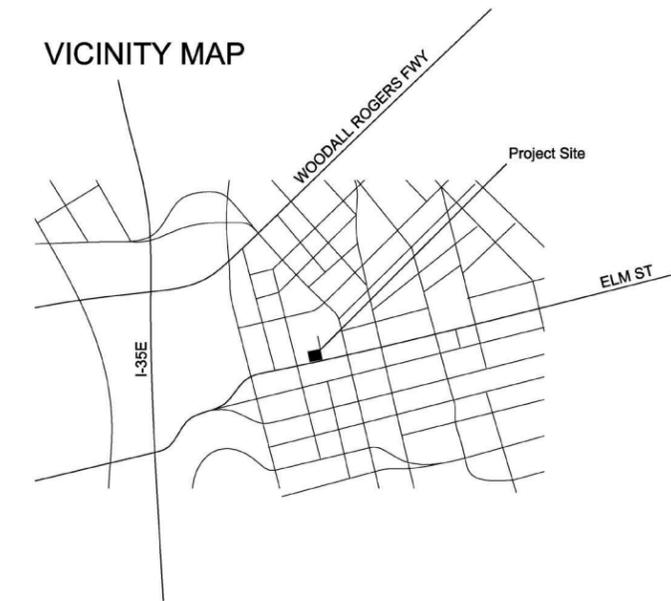


# Elm Street Garage

Urban Design Peer Review

September 20, 2013

711 Elm Street  
Dallas, Texas 75202



Owner:  
Dollar-Flowers Realty Partners

Architect:  
Edwin Brantley Smith & Associates, Inc.

Landscape Architect:  
Kendall Landscape Architecture

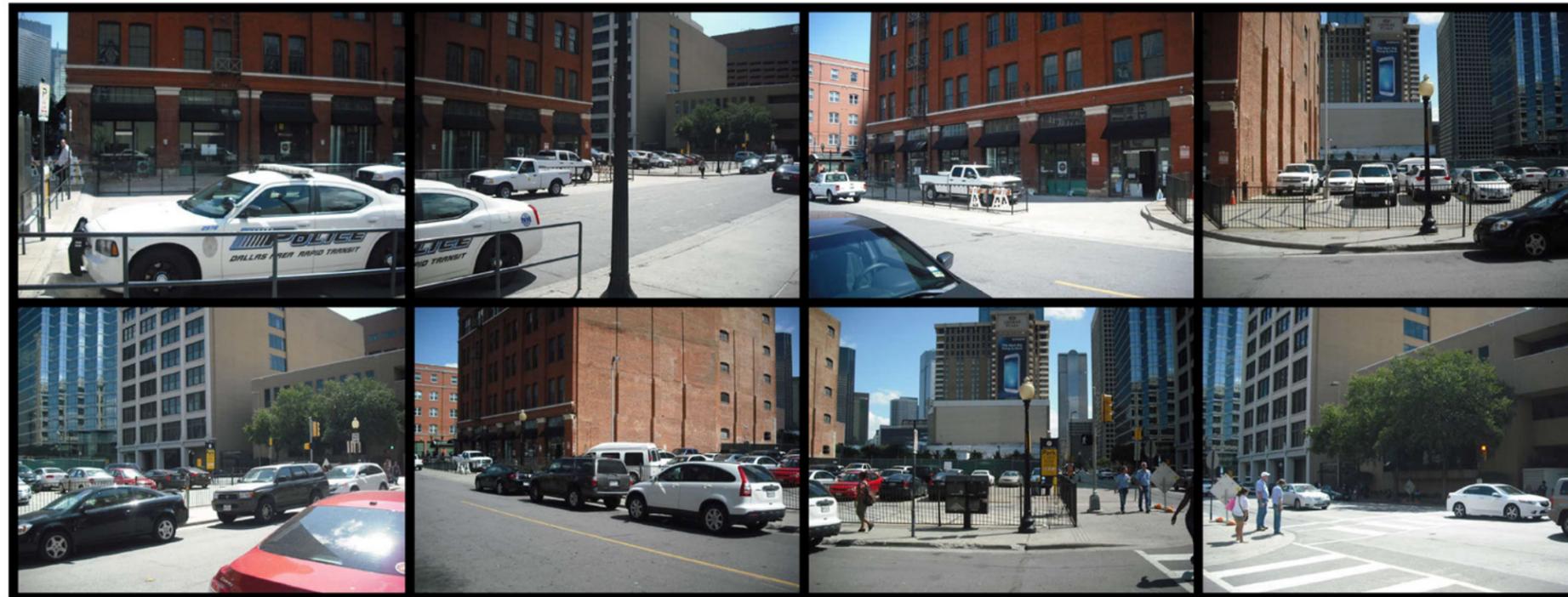
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North Austin Street Facing West



North Austin Street Facing East



Elm Street Facing North



Elm Street Facing South

Elm Street Surrounding Photographs

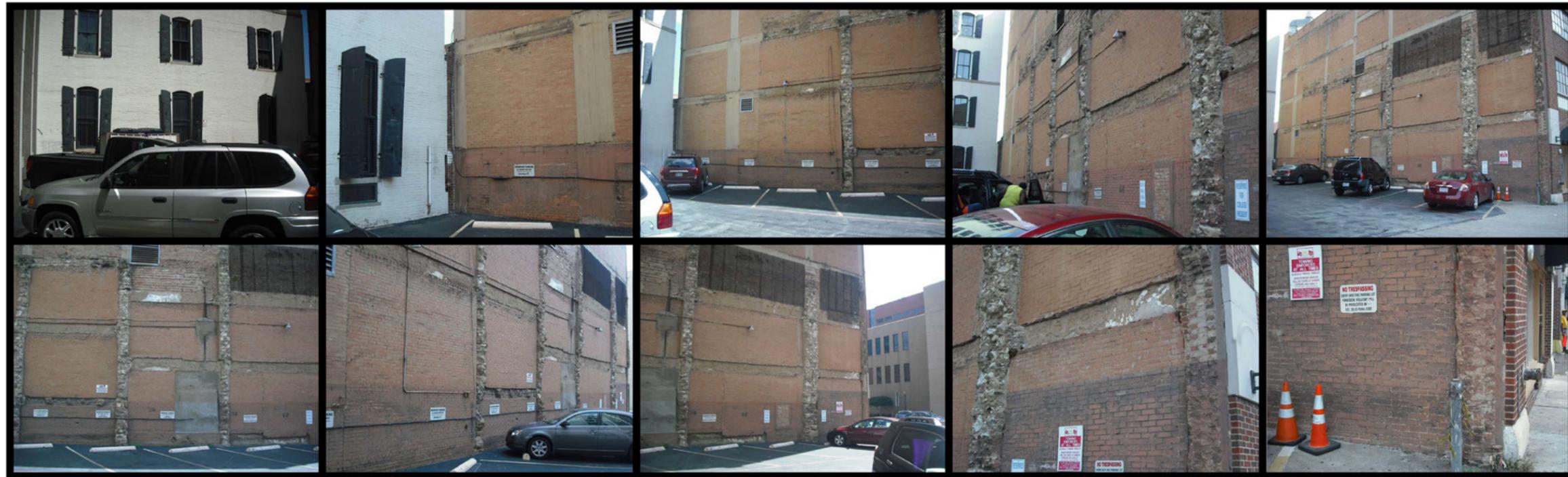
Elm Street Garage

Dollar-Flowers Realty Partners

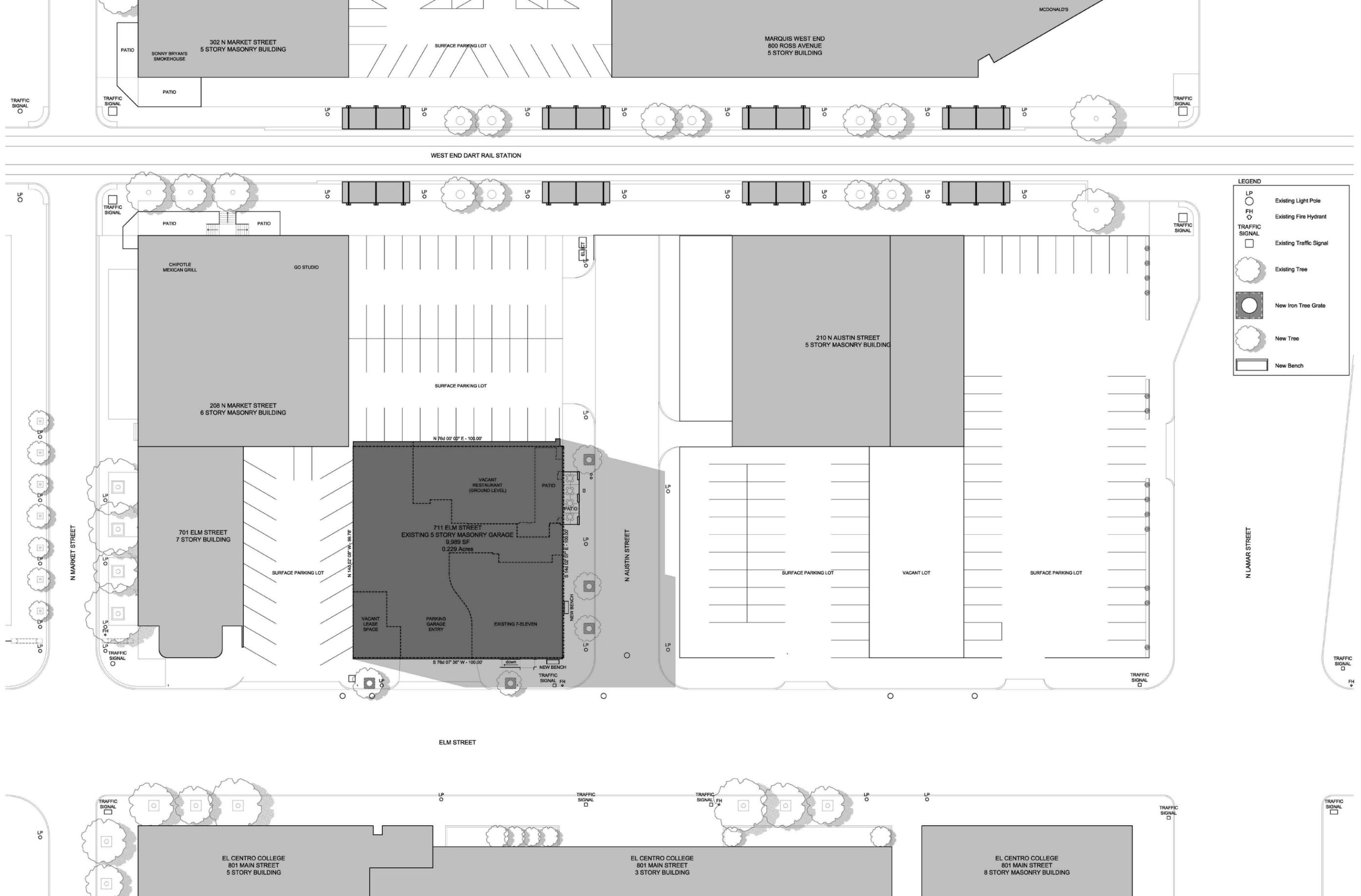
Edwin Brantley Smith & Associates, Inc.



West End DART



Elm Street Facing South



208 N MARKET STREET  
6 STORY MASONRY BUILDING

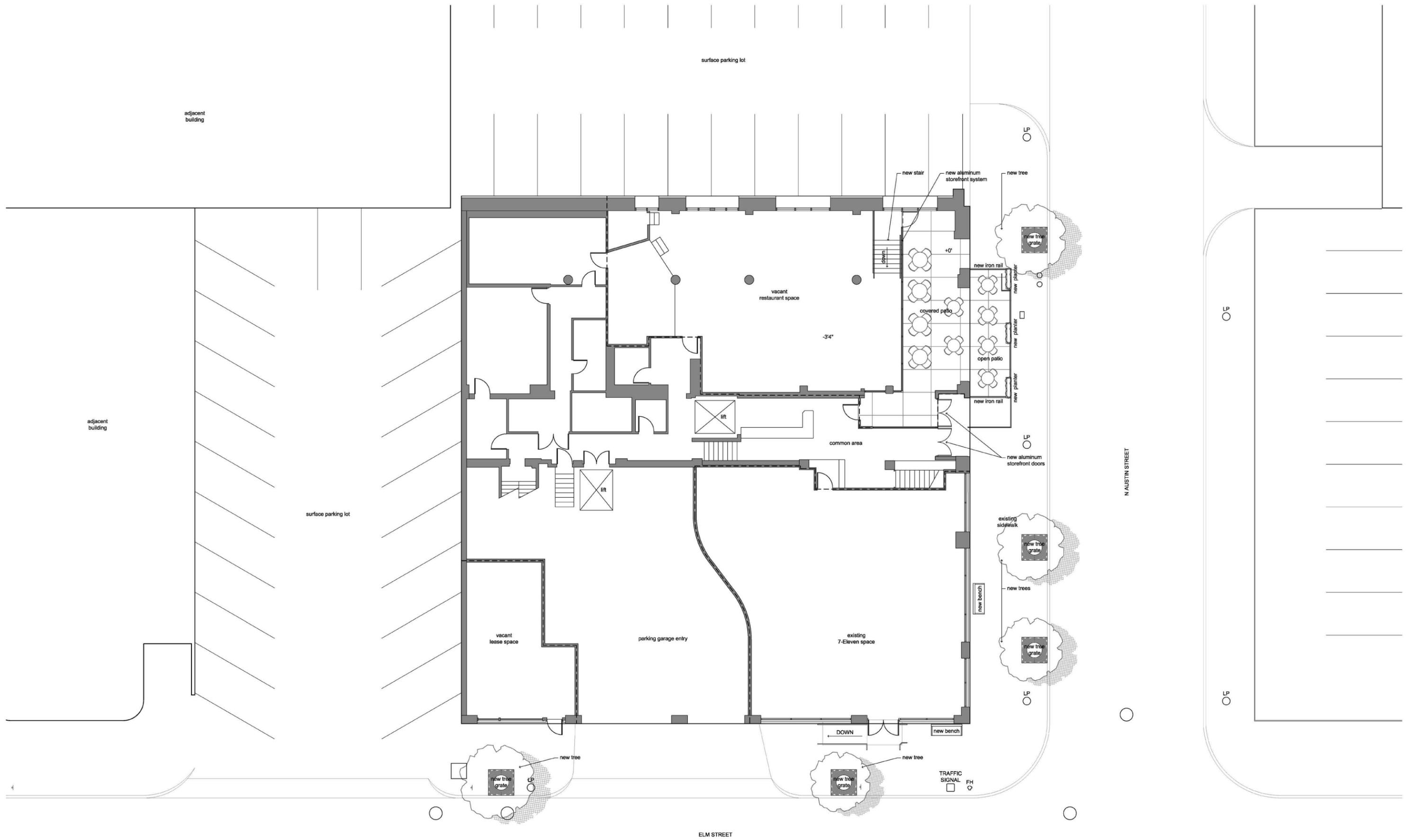
701 ELM STREET  
7 STORY BUILDING



**LEGEND**

- LP Existing Light Pole
- FH Existing Fire Hydrant
- TRAFFIC SIGNAL Existing Traffic Signal
- Existing Tree
- New Iron Tree Grate
- New Tree
- New Bench

remove paint from bricks and lightly sandblast columns to original condition  
 new tree (typical)  
 new iron tree grate (typical)  
 property line  
 new iron rail at 2'-4"H (typical)  
 new cast stone planters at 2'-6"H (typical 3 locations)  
 concrete walk, repair or replace as needed  
 new doors set back from the building facade  
 new doors set back from the building facade  
 existing sidewalk  
 new bench (typical)  
 property line  
 new tree (typical)  
 new iron tree grate (typical)



Proposed First Floor Plan

Elm Street Garage Dollar-Flowers Realty Partners

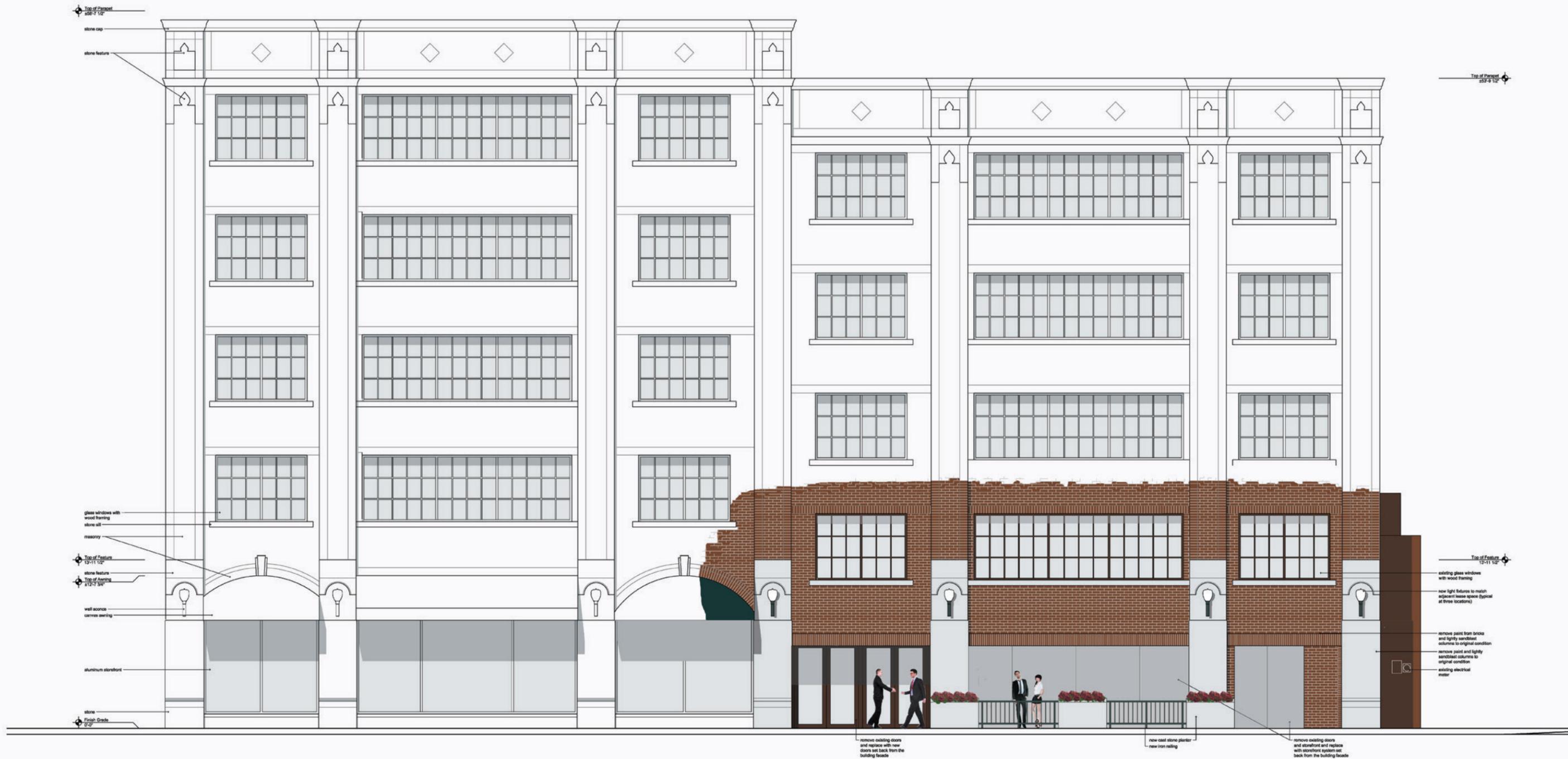
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Proposed Elevation East Enlarged

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Proposed Elevation East

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Existing Elevation South

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