

Applicable Urban Design Priorities Project Should Achieve

- [1] Maximize usable space of the park area by modifying the central raised planter to reduce its size and allow increased area for tenant usage - Modifying central planter in the park area to create a more open space maximizes the flexibility of the area. By keeping this area open and at grade, the space creates an opportunity for movable seating and an outdoor area to hold tenant activities.
- [2] Retain a generous pedestrian thoroughway along the sidewalk in the location where patio seating is proposed - Patio seating is encouraged to bring activity outside of the building envelope. While there exists a large area to locate seating, a clear pedestrian thoroughway should be retained.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Downtown Connection]

Context Description

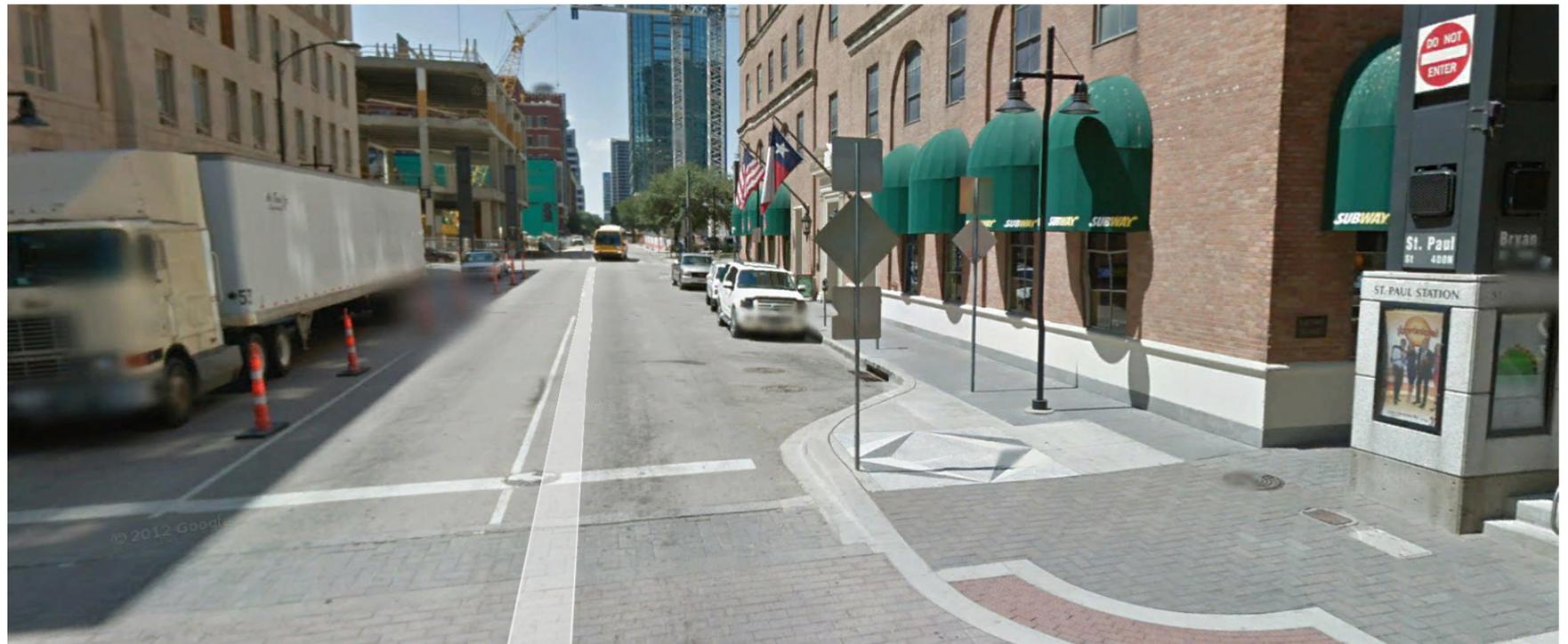
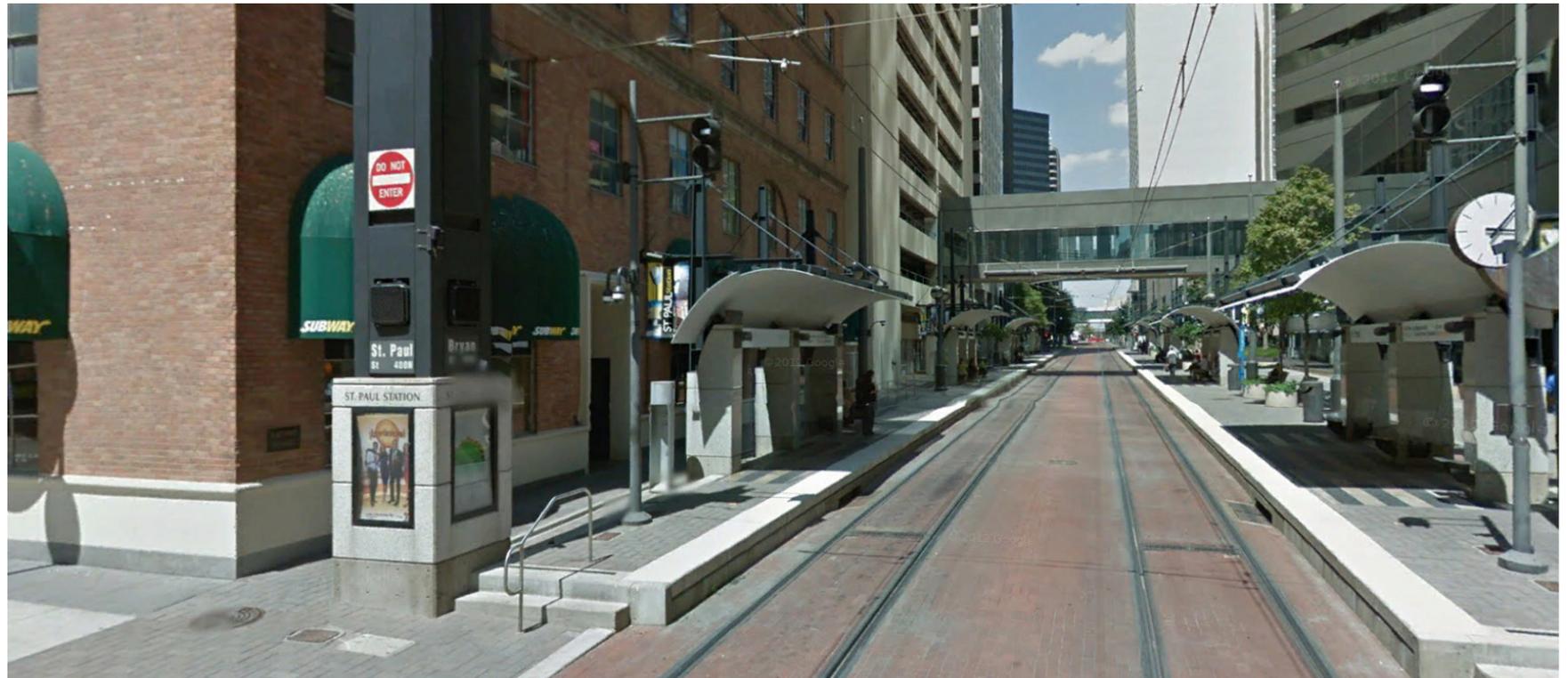
The site is located in the commerce center district of downtown with frontages along N St. Paul and Federal Street. St. Paul Station is located one block south of the site. An existing park area is located adjacent to the site with several trees and informal terraced seating along the edges of the existing walkways.

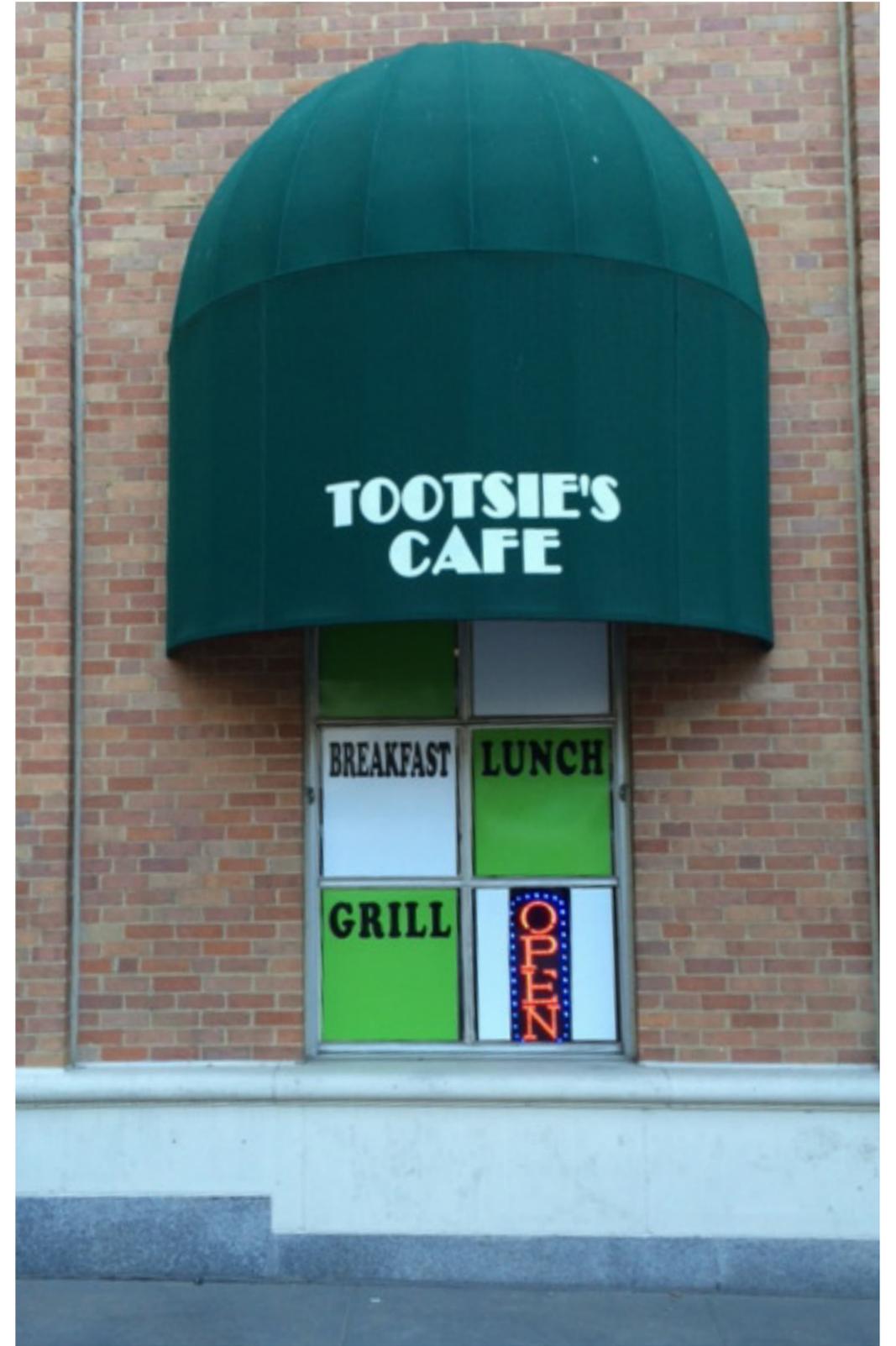
Considerations for the proposed enhancements include facade improvements to fenestration and awnings, and public realm enhancements to the sidewalk and park area that promote usability by the building tenants and encouraging activity in the public realm.

Hartford Building

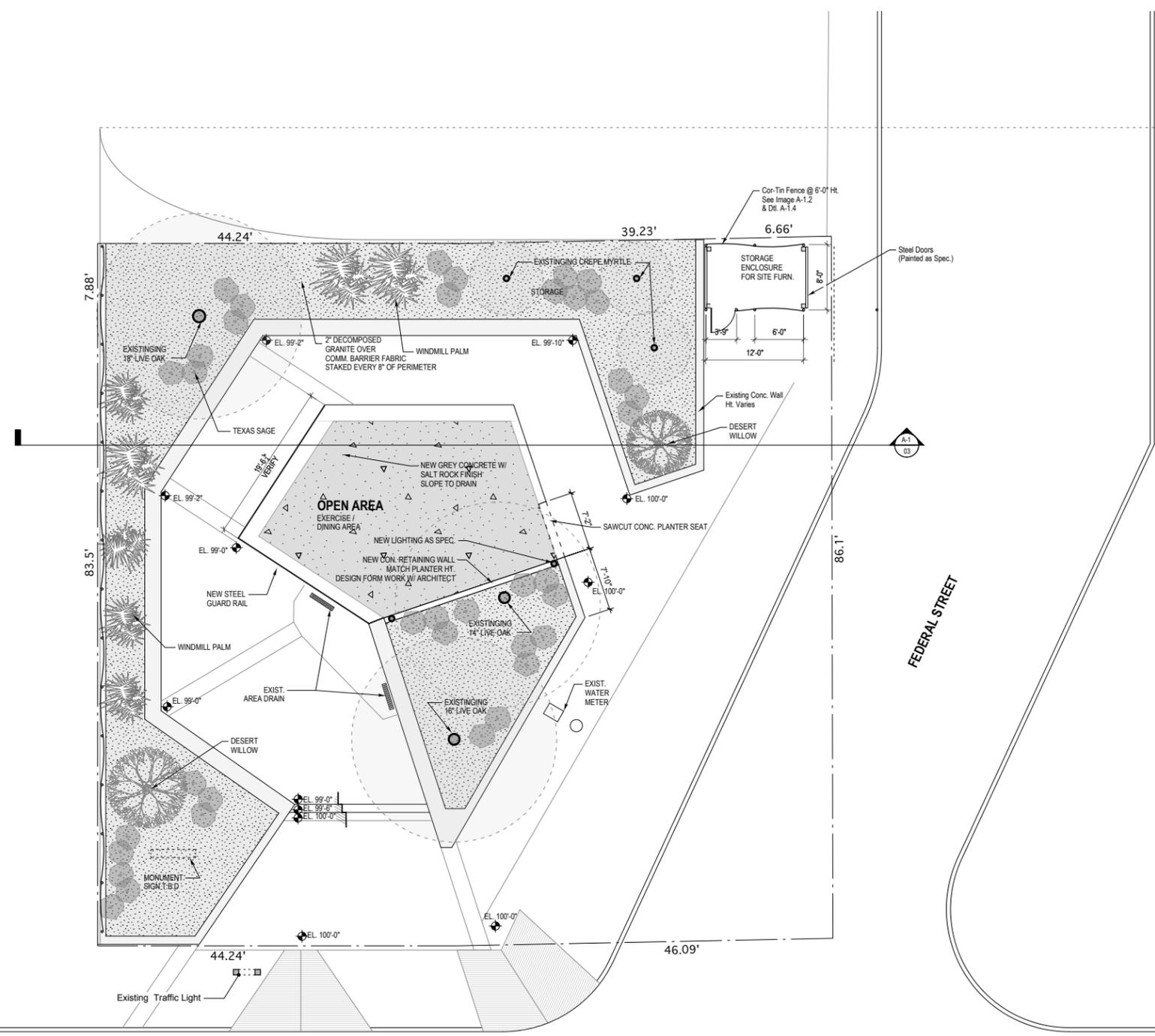
Neighborhood:
Thanksgiving/Commerce Center

Program:
Retail/Office





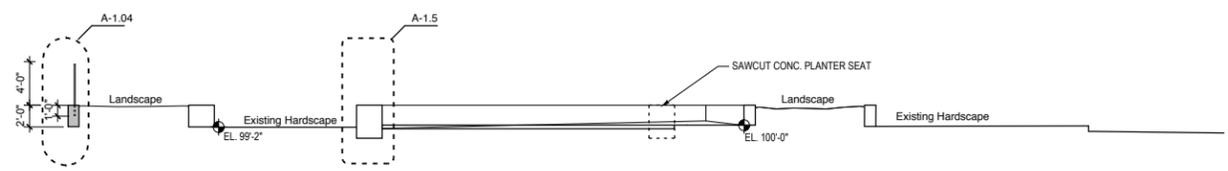




ST. PAUL STREET

FEDERAL STREET

01 | SITE PLAN
1/8"=1'-0"



03 | SITE SECTION
1/8"=1'-0"



Cor-Tin Fence

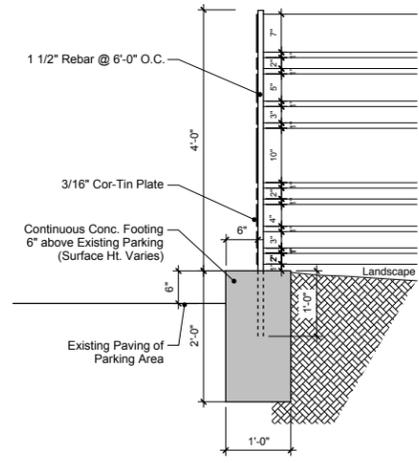


Trex Deck

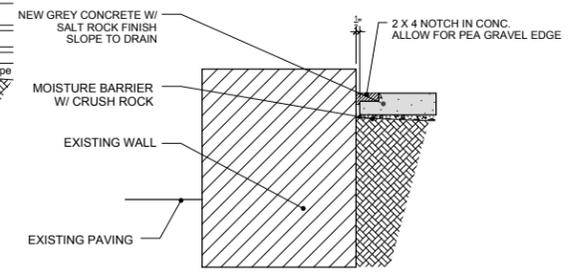


Concrete - Rock Salt Finish

02 | MATERIAL IMAGES
3/4"=1'-0"



04 | SECTION DETAIL
3/4"=1'-0"



05 | SECTION DETAIL
3/4"=1'-0"





