

Applicable Urban Design Priorities Project Should Achieve

- [1] Minimizing the Hotel drop off lane located along Commerce- Hotel drop off and valet stacking should be minimized. Attention should be given to treat this area as a plaza through patterning and materiality. The design should also allow for pedestrian circulation both against the hotel lobby entrance and along the street.



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 site is located in the main street district of downtown. The primary building facade of the hotel is located along Commerce and the proposed parking garage and retail is located along Harwood. Main Street Garden is located directly across the street from the Hotel's primary facade.

The proposed garage and retail site currently is comprised of four separate parcels which run along Harwood, directly across from the Old Dallas Central Library. Below grade parking currently exists at the northeast corner of the site.

Primary considerations include securing historic tax credits and utilizing the scope of the project to encourage district wide public realm enhancements.

Centurion American Statler & Jackson St. Garage

Neighborhood:
Main Street District

Program:
Retail/Residential/Hotel

Residential : 151,713 sqft [178 units]
Hotel : 122,874 sqft [221 units]
Commercial : 72,561 sqft
Hotel Amenity : 57,729 sqft



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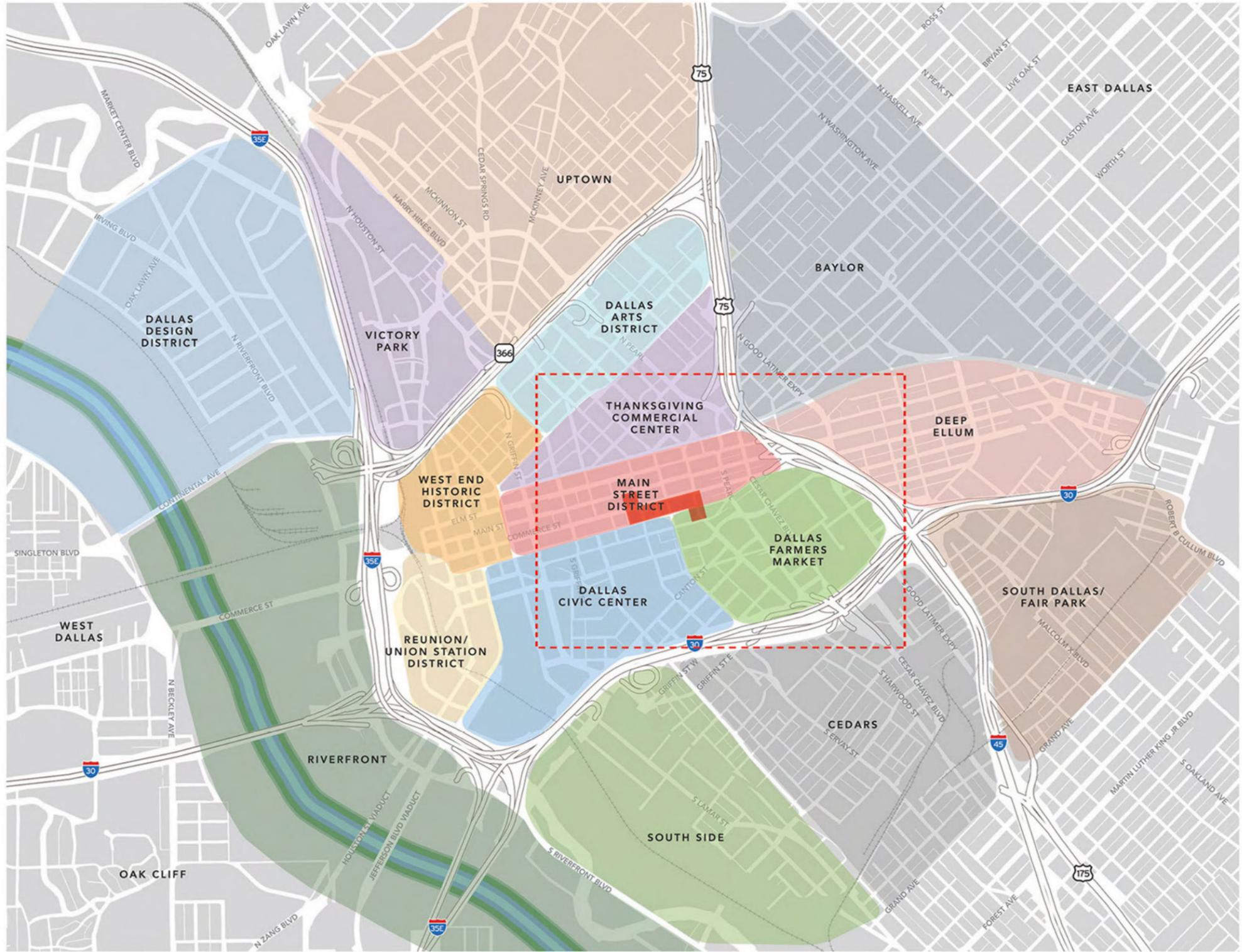
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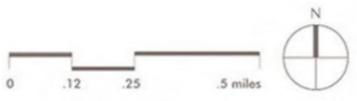
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- DOWNTOWN DISTRICTS**
- CORE/SUPPORTING DISTRICT**
 - SURROUNDING DISTRICT**
 - STATLER STRIP RETAIL**
 - "MICRO VIEW"
REFER TO ENLARGED PLAN**

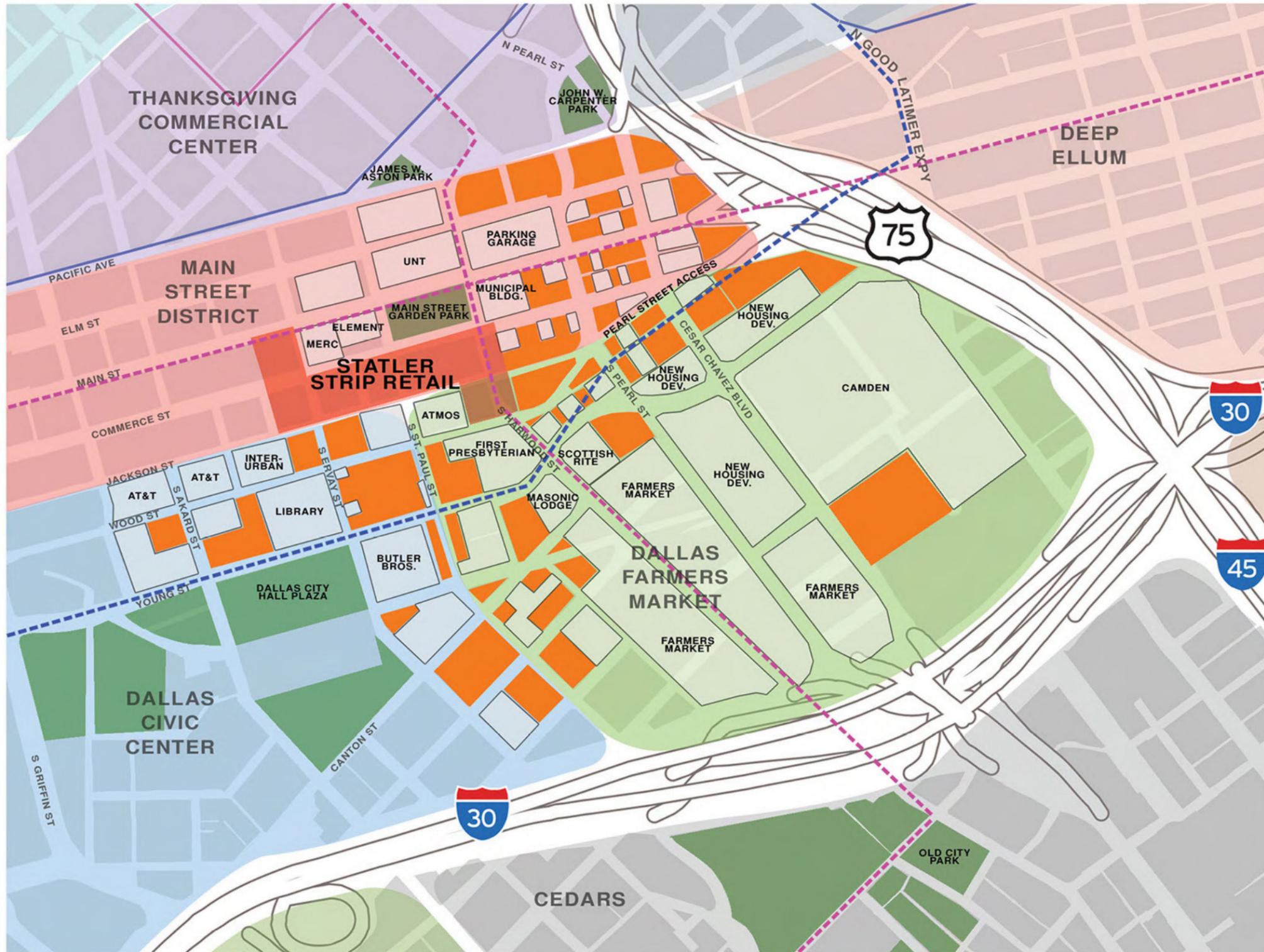


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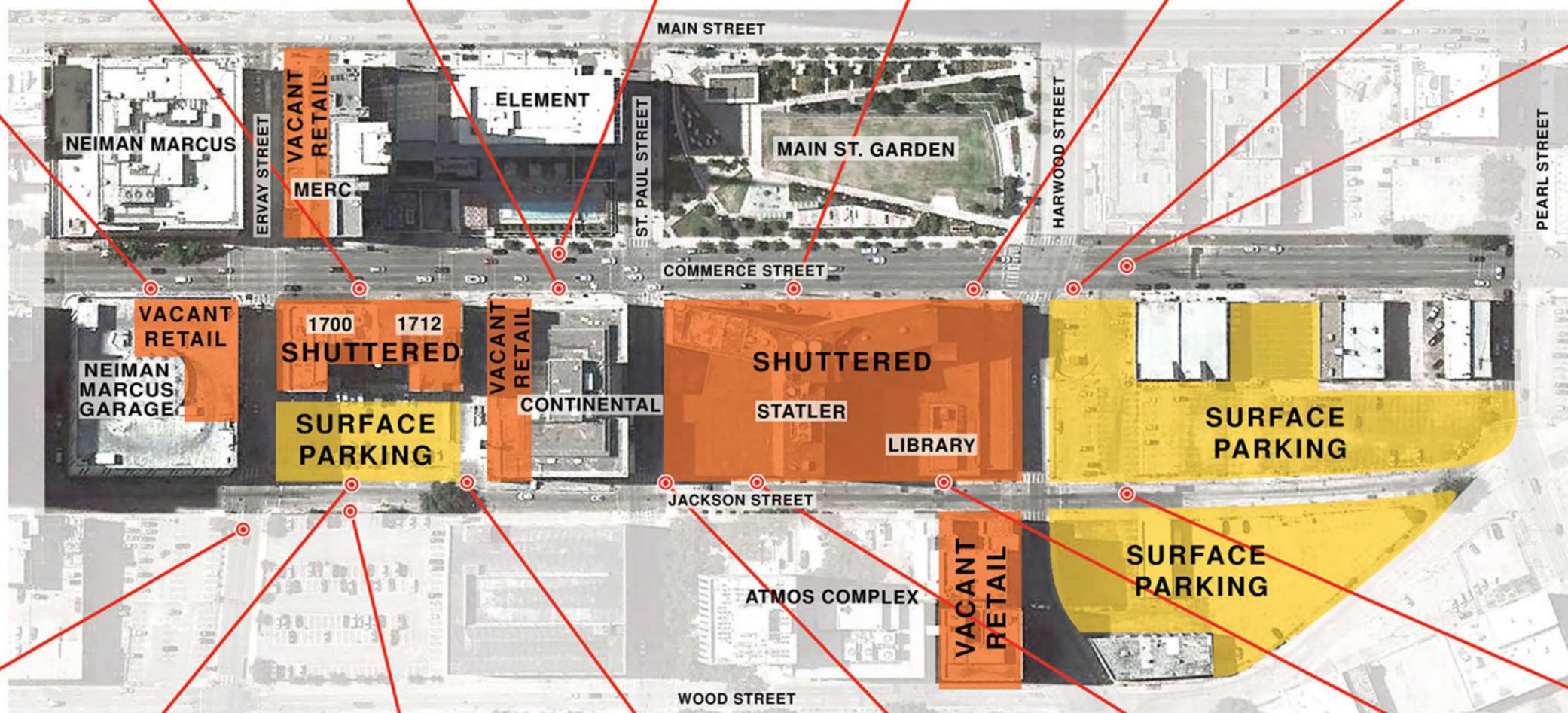
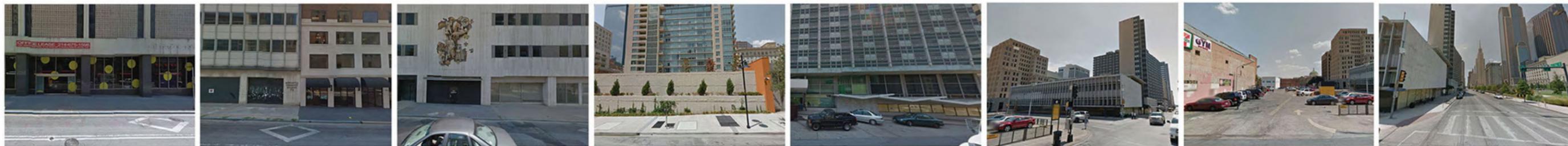


DOWNTOWN AREAS

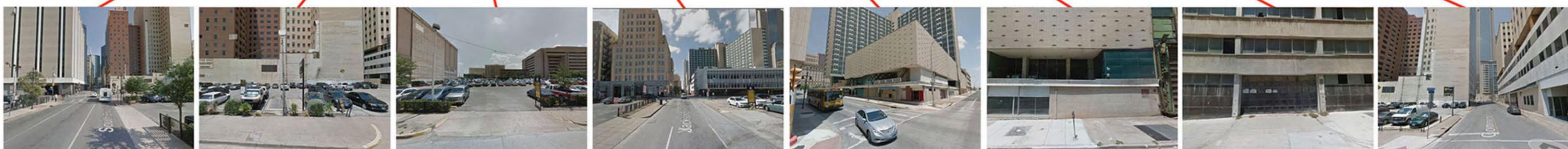
- CORE/SUPPORTING DISTRICT
- SURROUNDING DISTRICT
- STATLER STRIP RETAIL
- EXISTING STRUCTURE/POINTS OF INTEREST
- EXISTING SURFACE PARKING/VACANT LOT
- EXISTING PARKS
- EXISTING DART RAIL
- EXISTING M-LINE TROLLEY
- DALLAS 360 PROPOSED DART RAIL
- DALLAS 360 PROPOSED STREETCAR LINE



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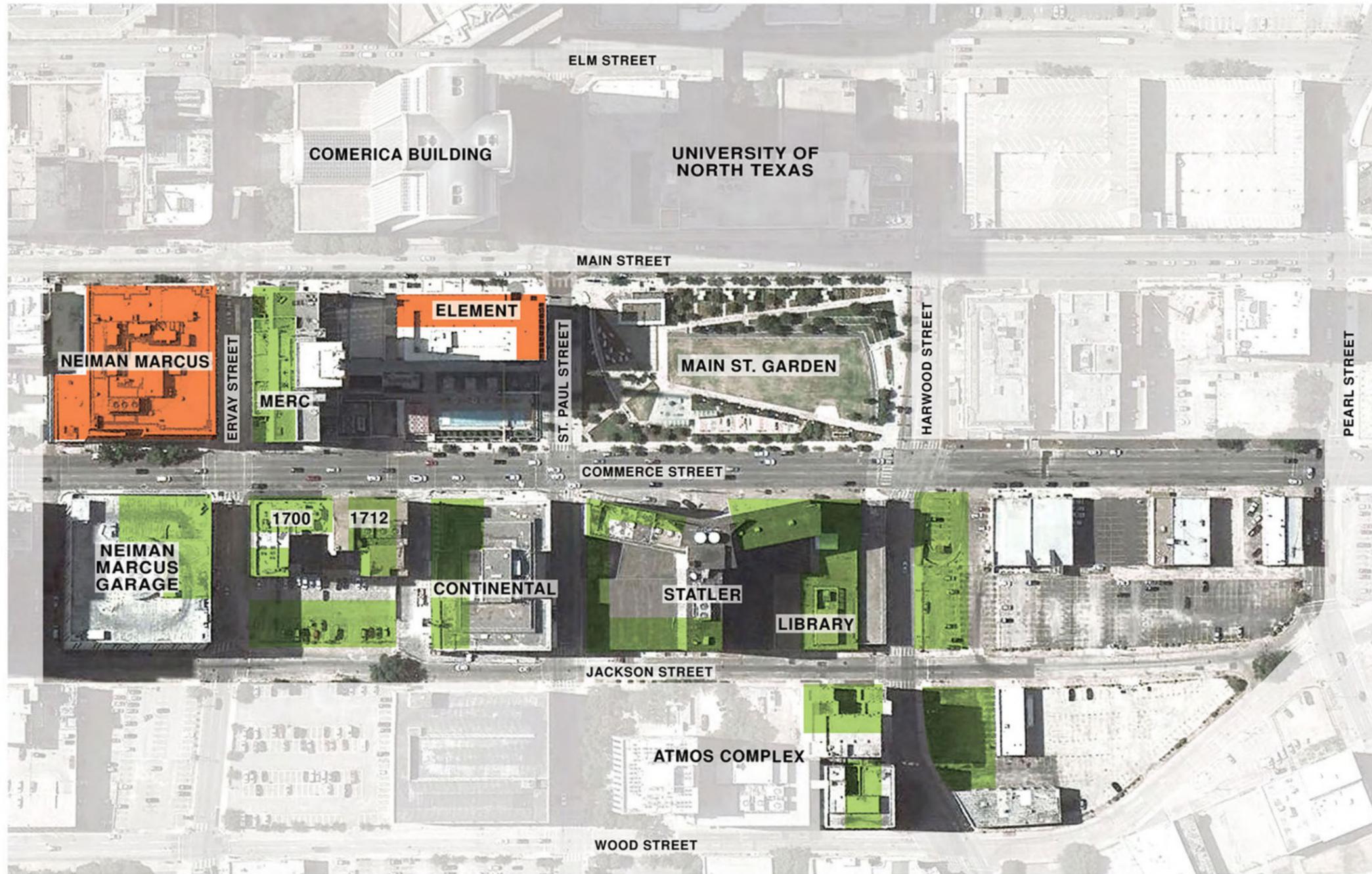


- SURFACE PARKING
- SHUTTERED/VACANT RETAIL



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- EXISTING RETAIL
- POTENTIAL RETAIL

RETAIL INFORMATION

STATLER/LIBRARY:
APPROX. 80,000 SF

TOTAL STATLER STRIP RETAIL:
APPROX. 250,000 SF

- POTENTIAL RETAILERS:**
- DESIGN WITHIN REACH
 - THEORY
 - LOUIS VUITTON
 - MARC JACOBS
 - GIVENCHY
 - RON HERMAN
 - SEPHORA
 - CENTRE
 - SOLSTICE
 - NIKE
 - TONI & GUY
 - AMERICAN APPAREL
 - COFFEE SHOP
 - FEDEX OFFICE
 - RONIN
 - GOYARD
 - OBSIDIAN
 - DEAN & DELUCA
 - SHAKE SHACK
 - KIKI DE MONTPARNASSE
 - J. CREW
 - H&M
 - UNIQLO
 - CB2
 - 7-11
 - APPLE
 - TASCHEN
 - BALENCIAGA
 - HELMUT LANG
 - THE COFFEE BEAN & TEA LEAF
 - KARTELL

EXISTING AND POTENTIAL RETAIL

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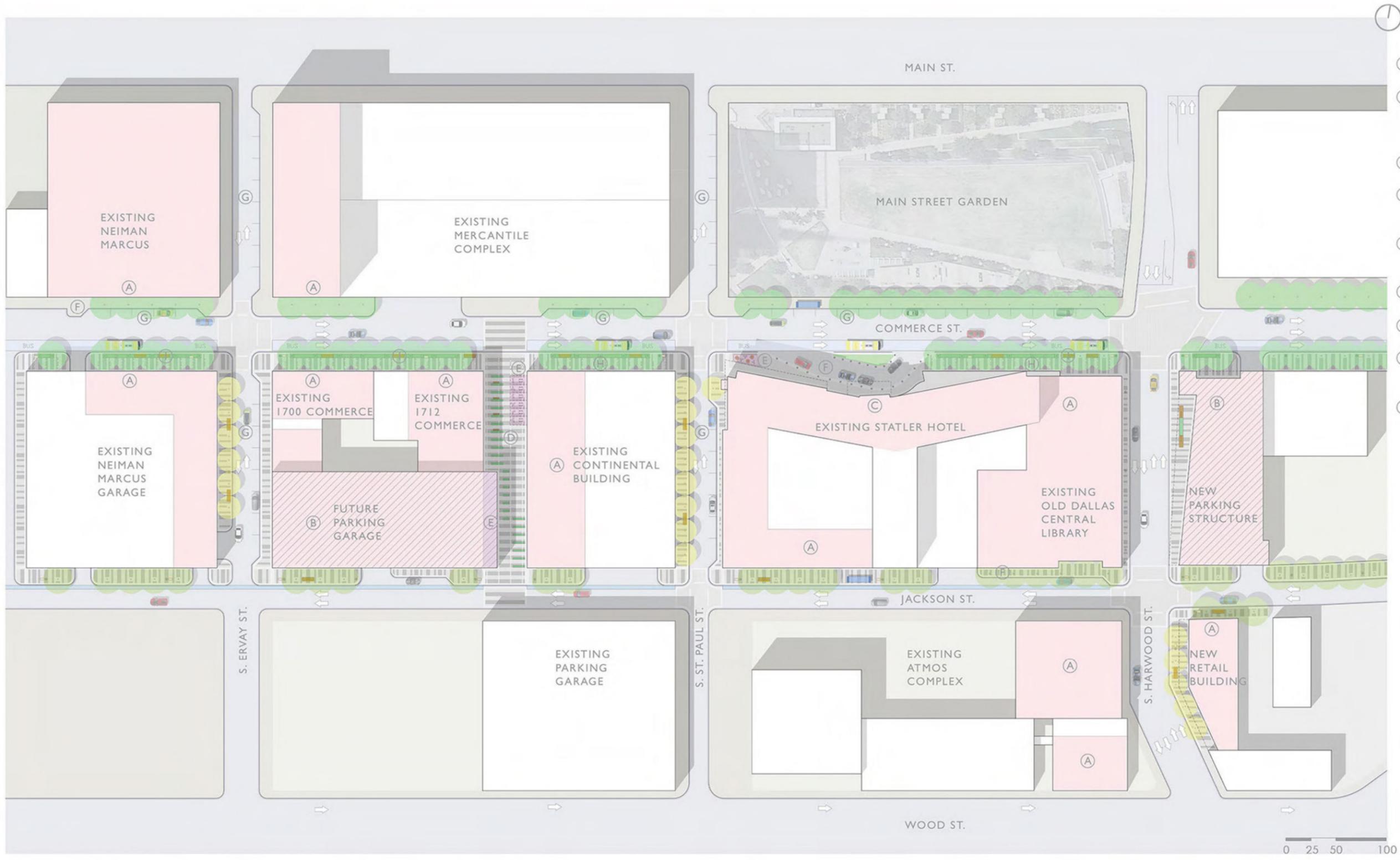
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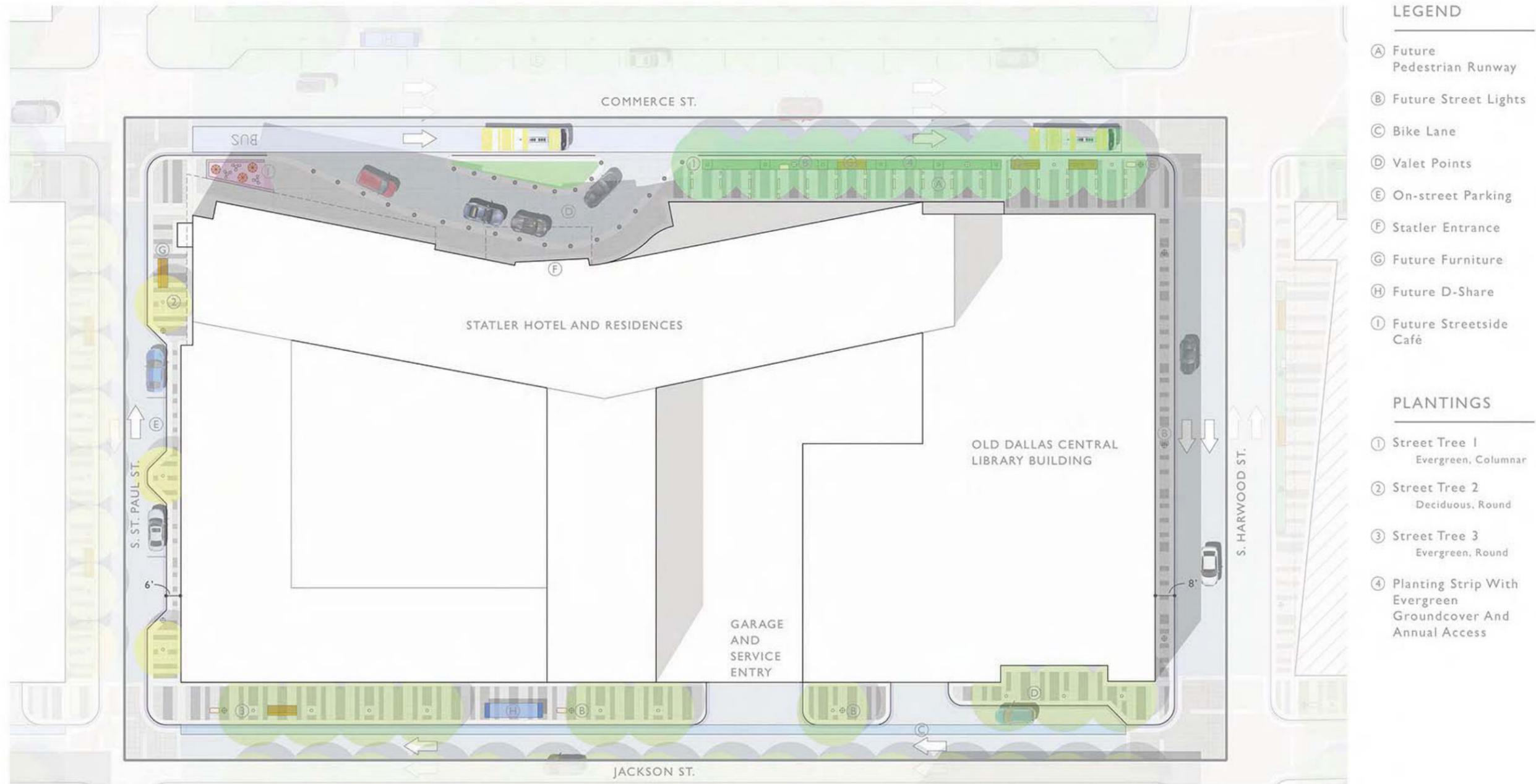
- LEGEND**
- (A) Retail
 - (B) Parking Garage With Ground Floor Retail
 - (C) Statler Entrance
 - (D) Future Prather Pedestrian Arcade
 - (E) Future Streetside Café
 - (F) Valet Points
 - (G) On-street Parking
 - (H) Future Pedestrian Runway
 - (I) Future Street Furniture

0 25 50 100

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enlarged site plan (scope of work)



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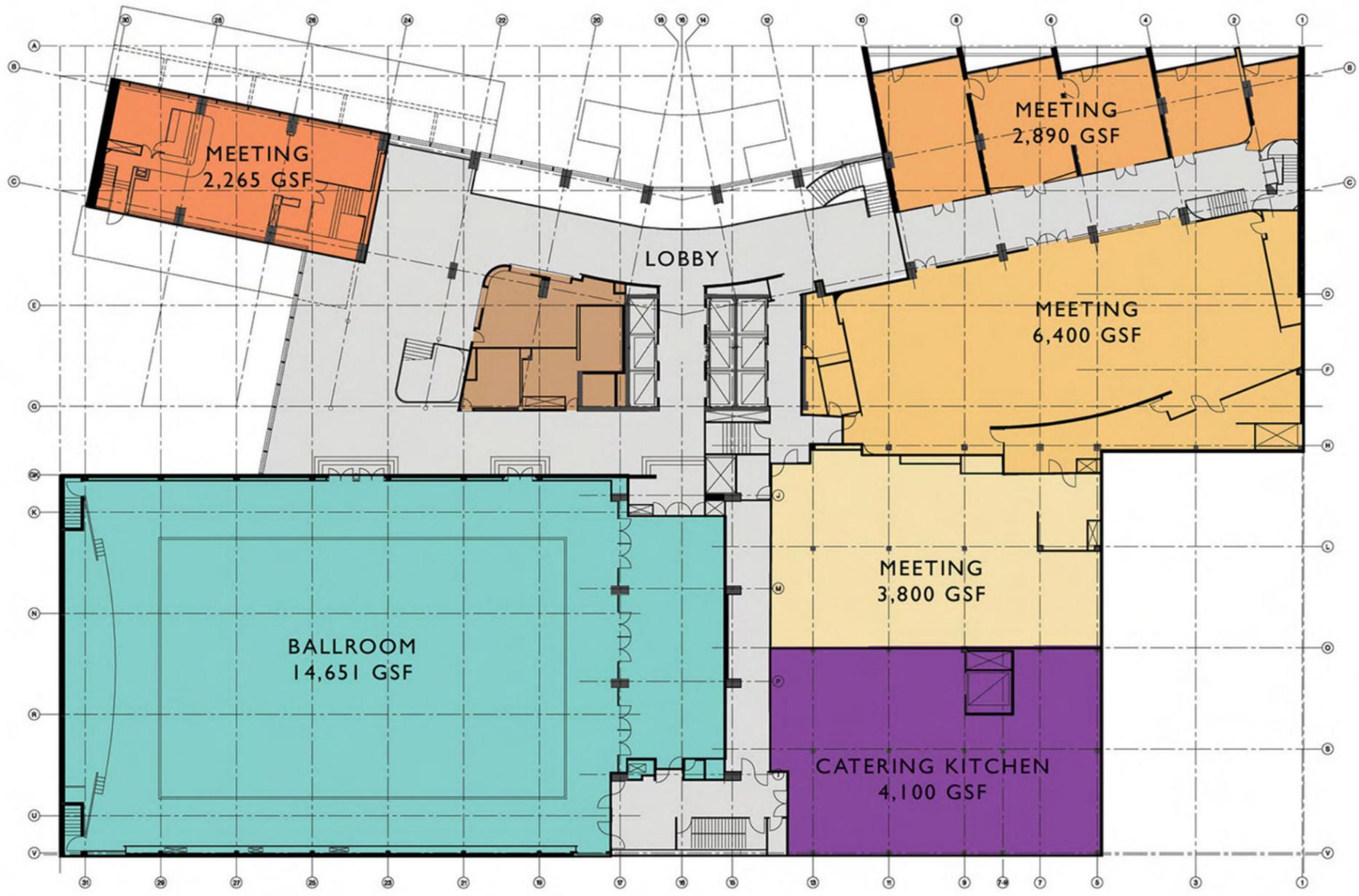


32'

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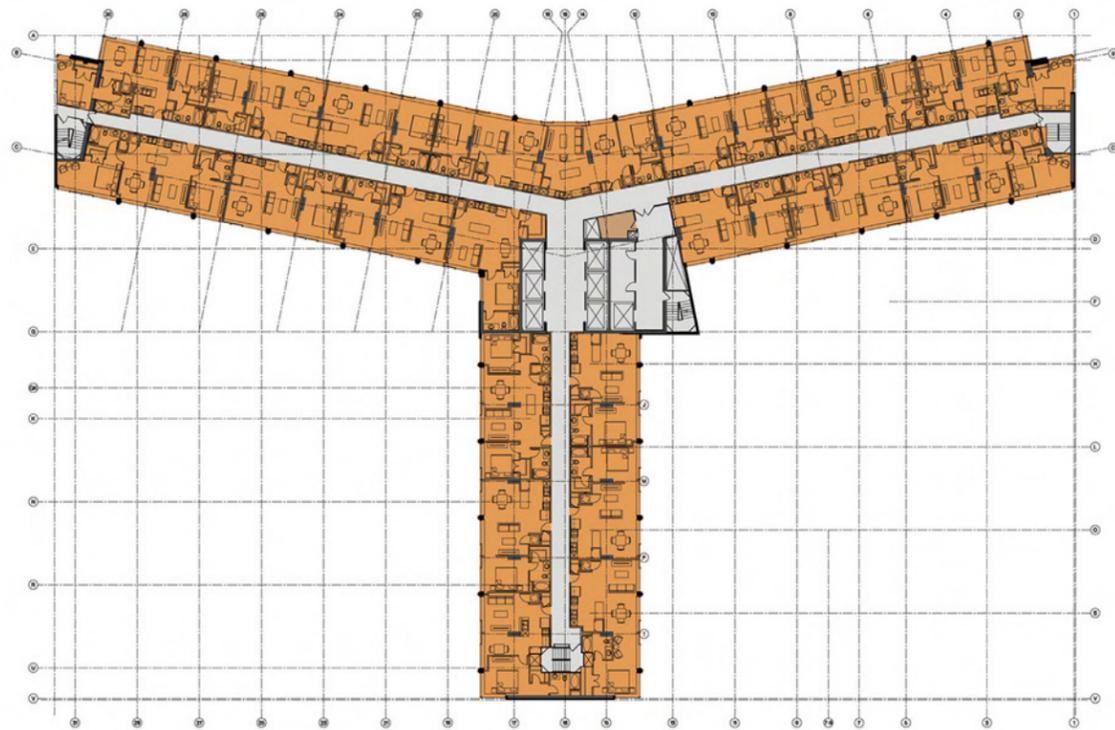


32'

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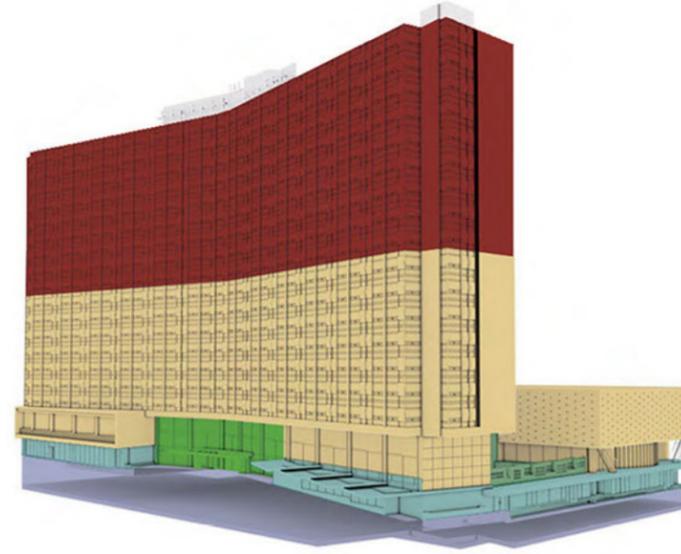


16,857 RSF (RES) PER FLOOR

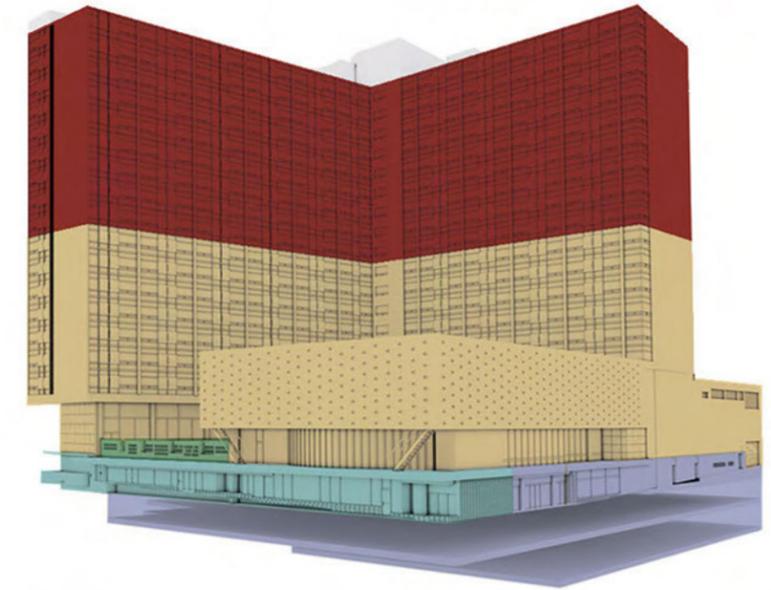


33 KEYS PER FLOOR (HOTEL)

- RESIDENTIAL
- OFFICE
- HOTEL
- AMENITY
- LOBBY
- RETAIL/DINING
- MECHANICAL
- PARKING



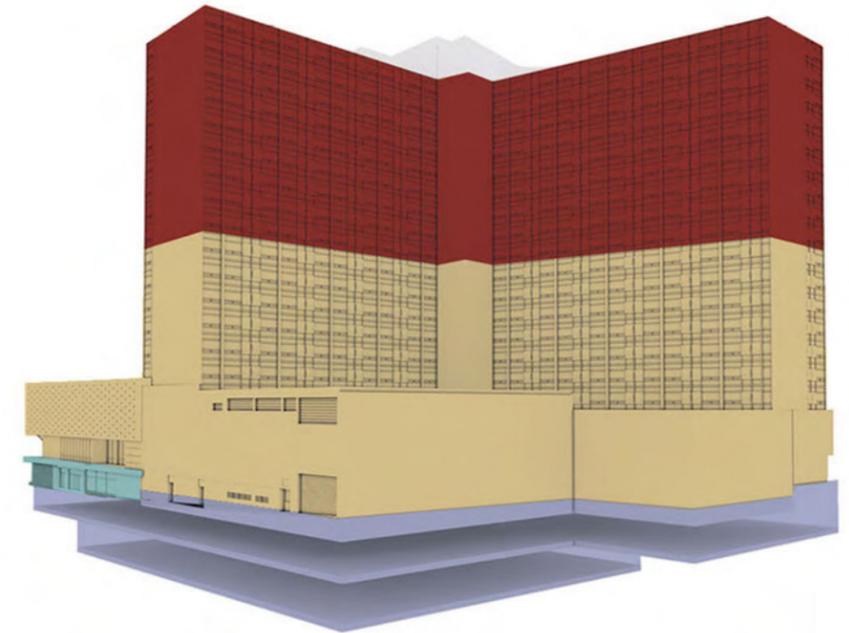
STATLER SOUTHEAST AXONOMETRIC



STATLER NORTHEAST AXONOMETRIC



STATLER SOUTHWEST AXONOMETRIC



STATLER NORTHWEST AXONOMETRIC



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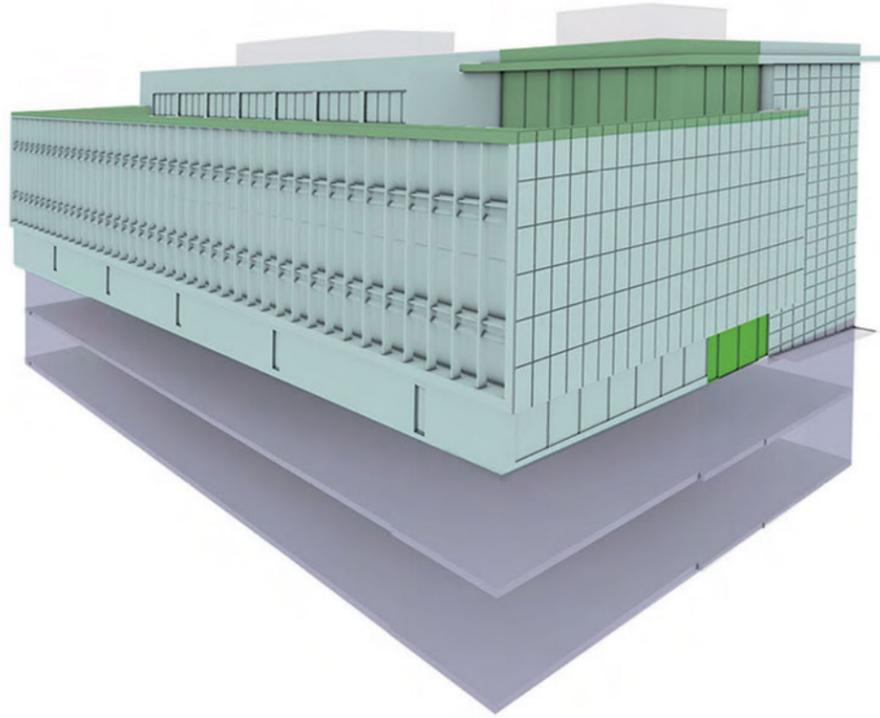
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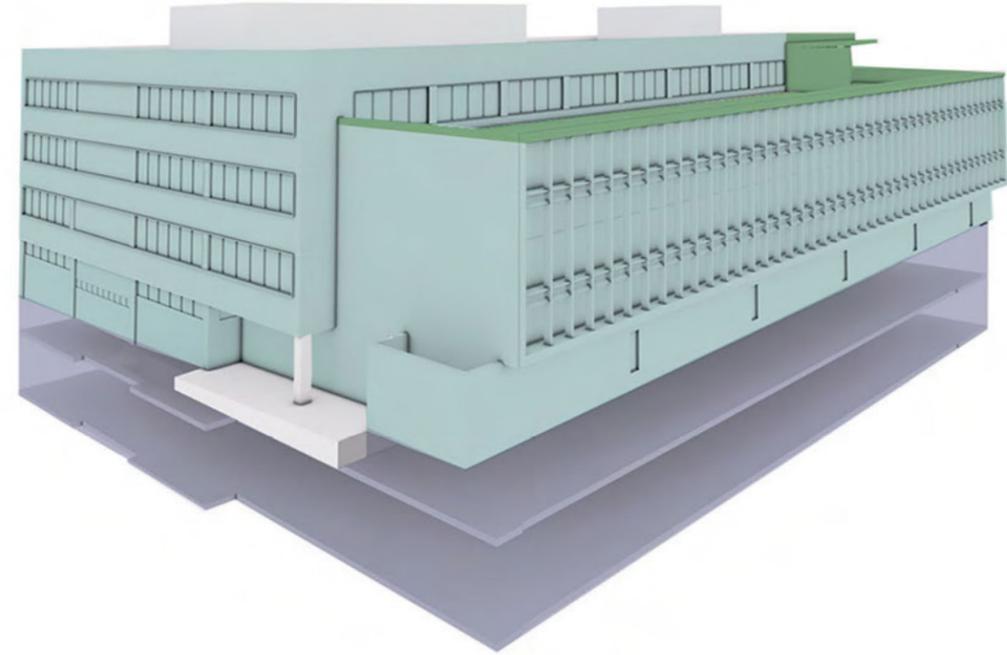
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- RESIDENTIAL
- OFFICE
- HOTEL
- AMENITY
- LOBBY
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- MECHANICAL
- PARKING



LIBRARY SOUTHWEST AXONOMETRIC



LIBRARY NORTHWEST AXONOMETRIC



SUB-BASEMENT



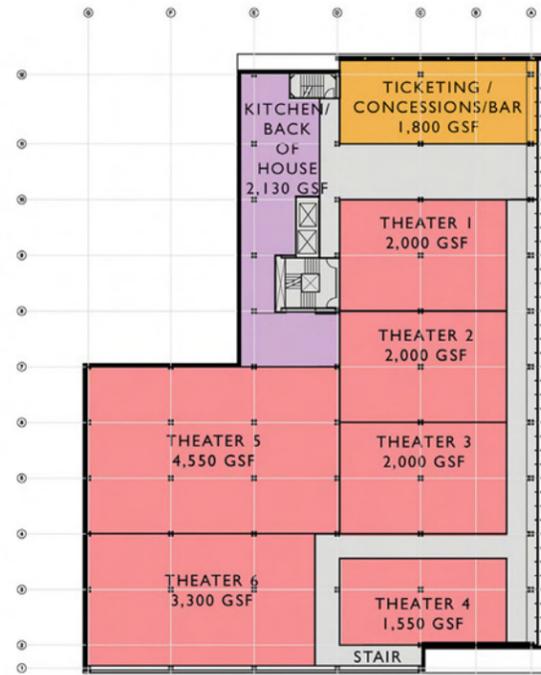
BASEMENT

32' 

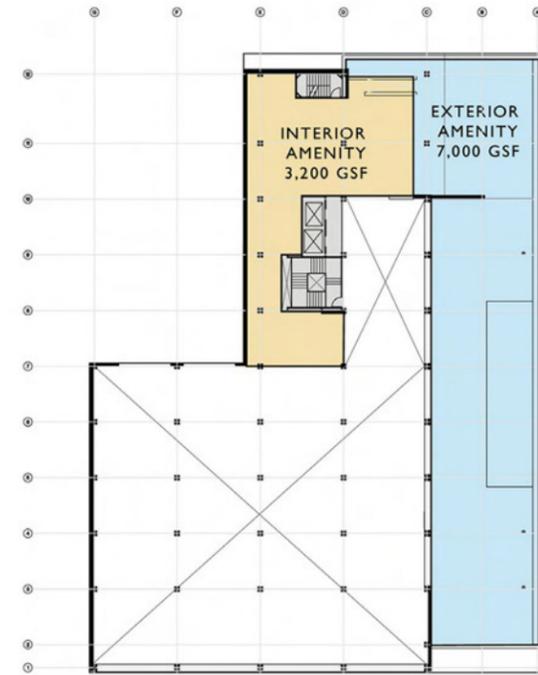
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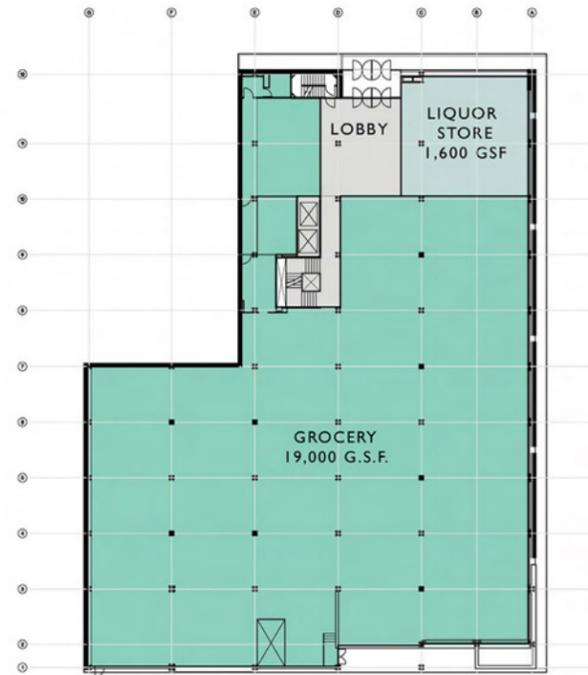




2ND FLOOR



3RD FLOOR



1ST FLOOR



MEZZANINE LEVEL



VIEW OF THE NORTH ELEVATION OF THE STATLER

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VIEW SOUTHEAST OF THE STATLER BUILDING STREETScape

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VIEW ACROSS COMMERCE ST OF THE NORTH ELEVATION OF THE STATLER & LIBRARY

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VIEW SOUTHWEST OF THE LIBRARY/STATLER AT CORNER OF S HARWOOD & COMMERCE ST

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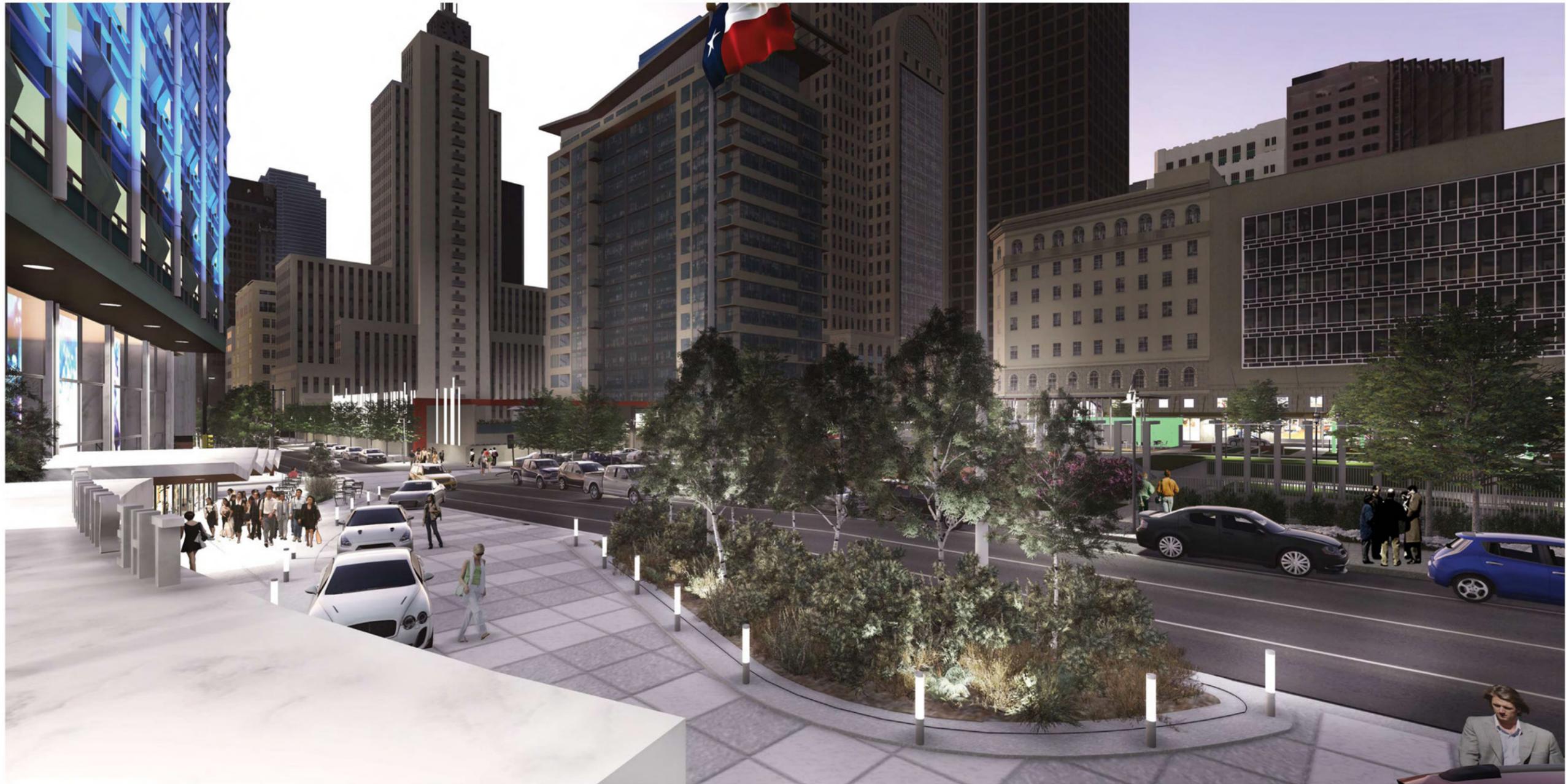
VIEW WEST ALONG COMMERCE ST AT THE LIBRARY/STATLER STREET EXPERIENCE

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night view of statler entrance toward main st garden park



VIEW AT SOUTHEAST CORNER OF JACKSON ST & S HARWOOD ST

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VIEW SOUTHEAST OF STATLER

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VIEW AT STATLER ENTRY

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VIEW WEST DOWN COMMERCE ST

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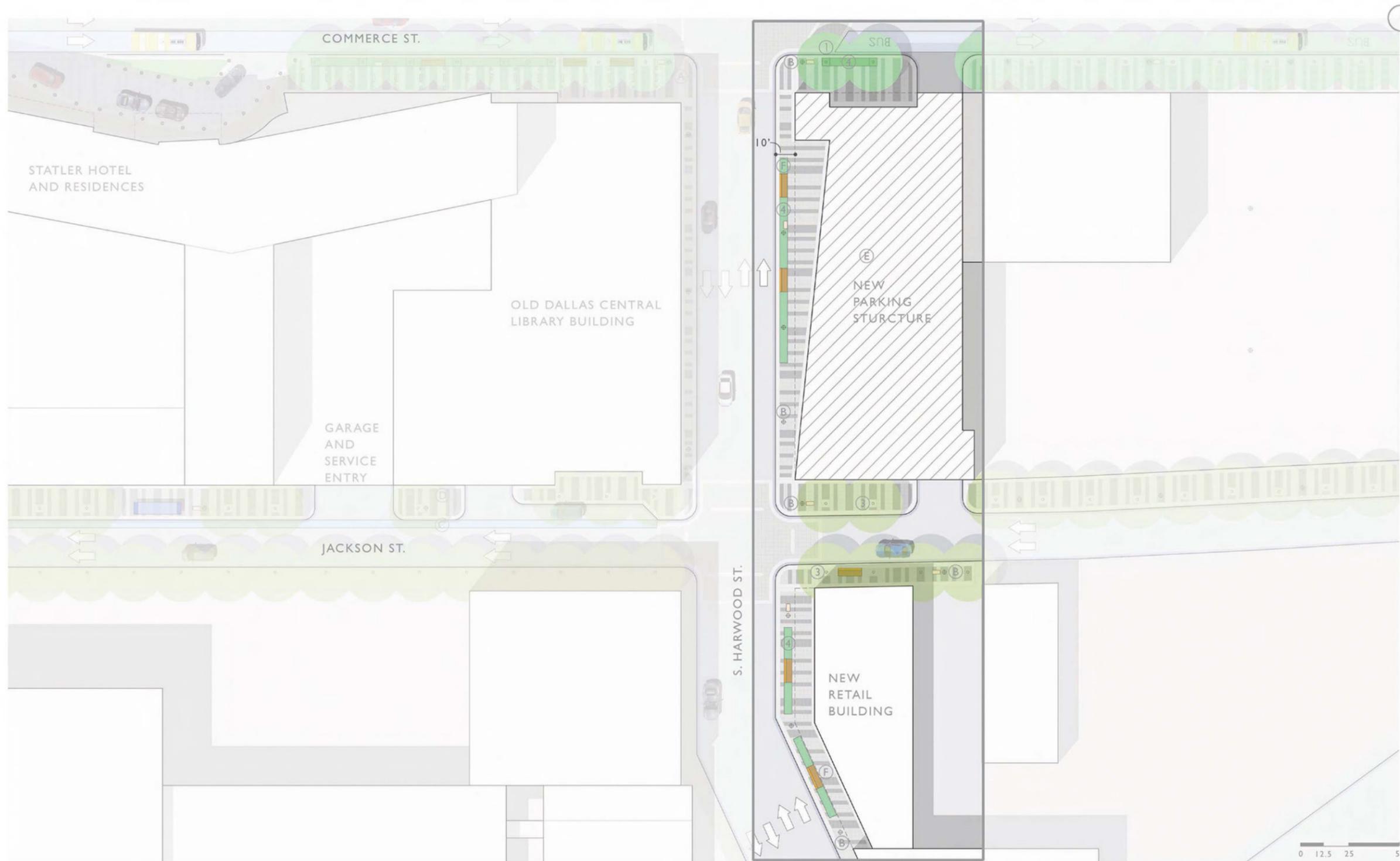
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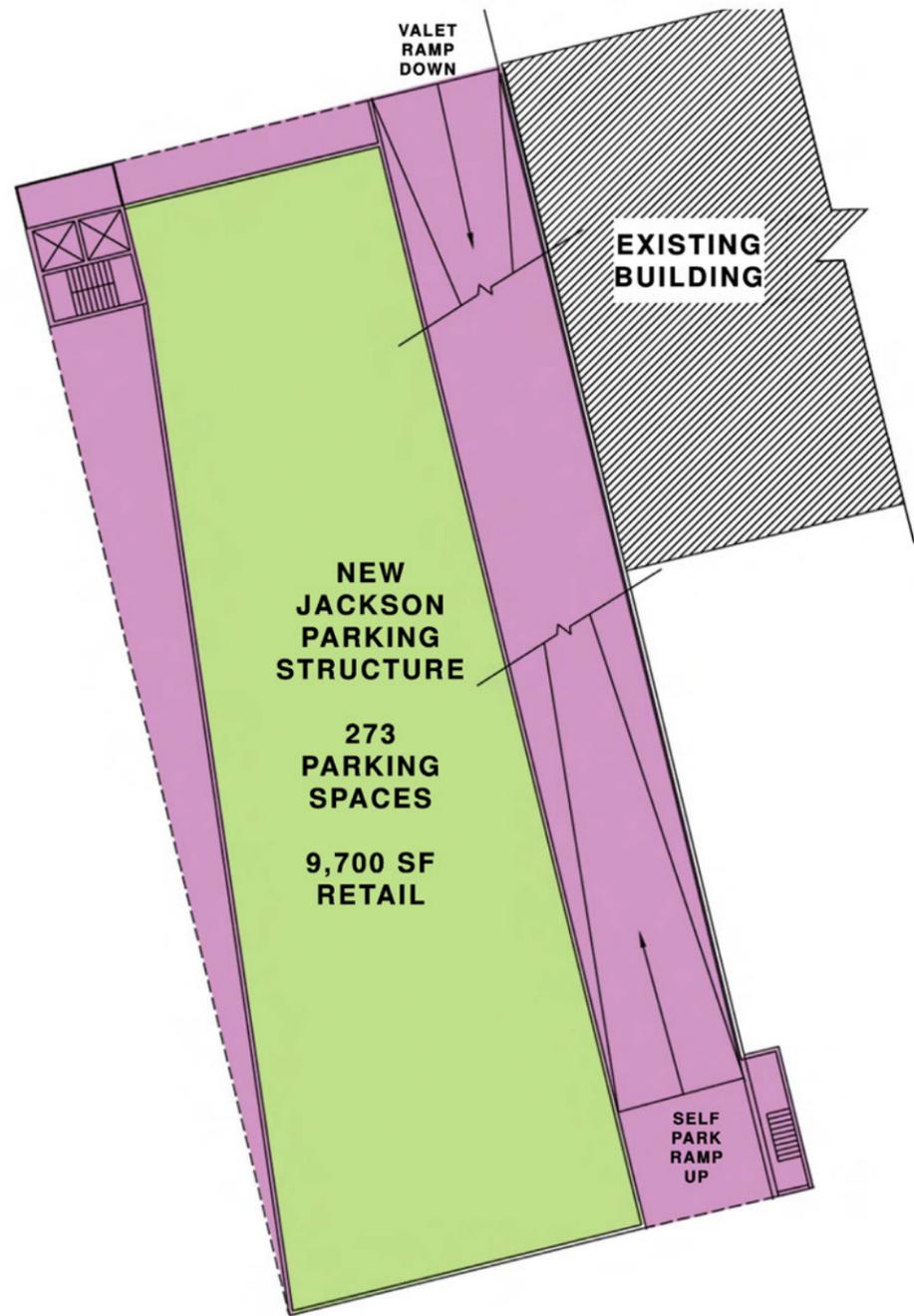
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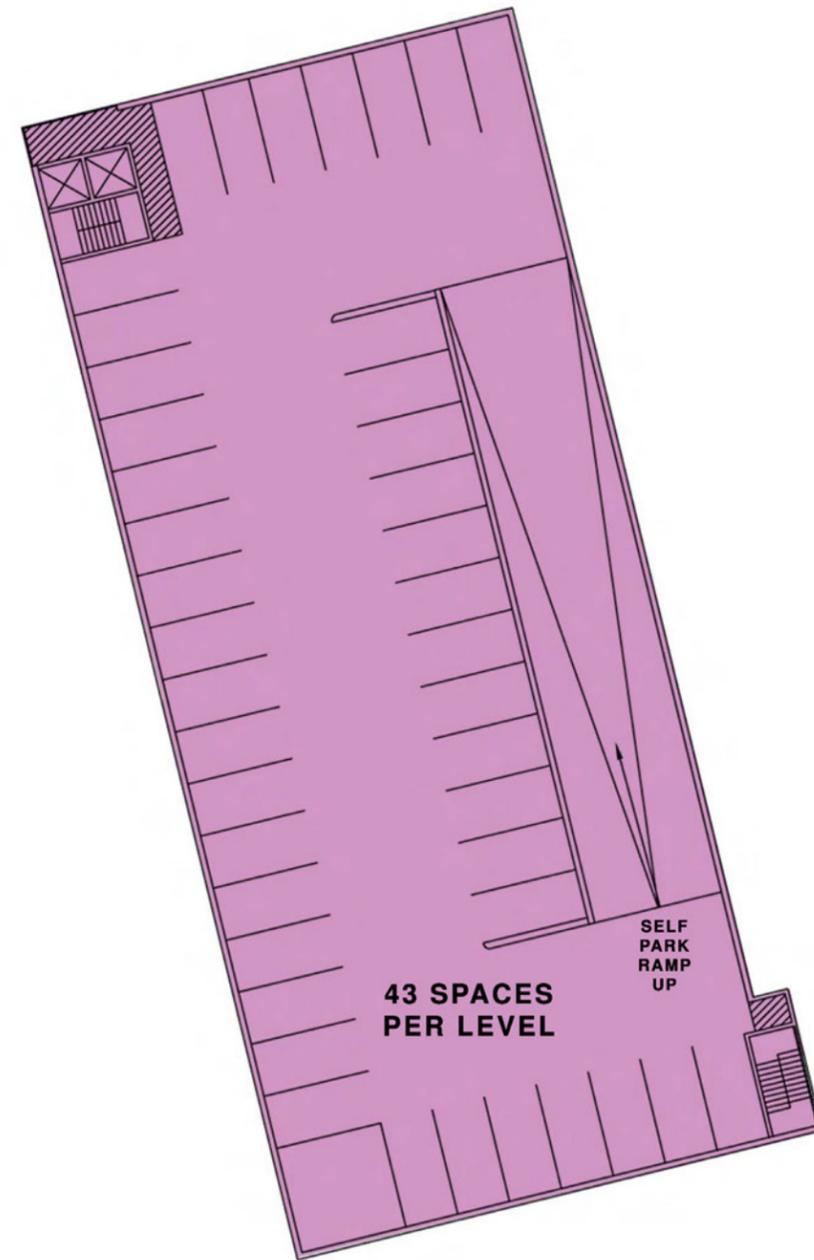




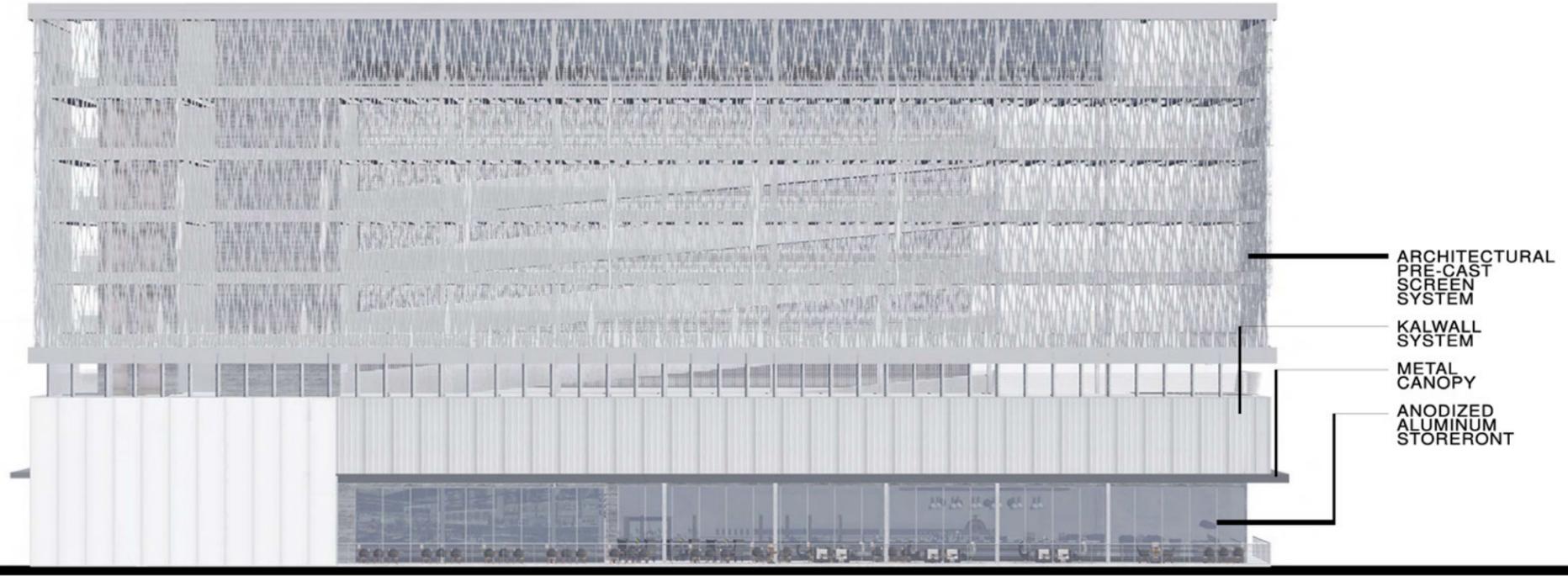
site plan



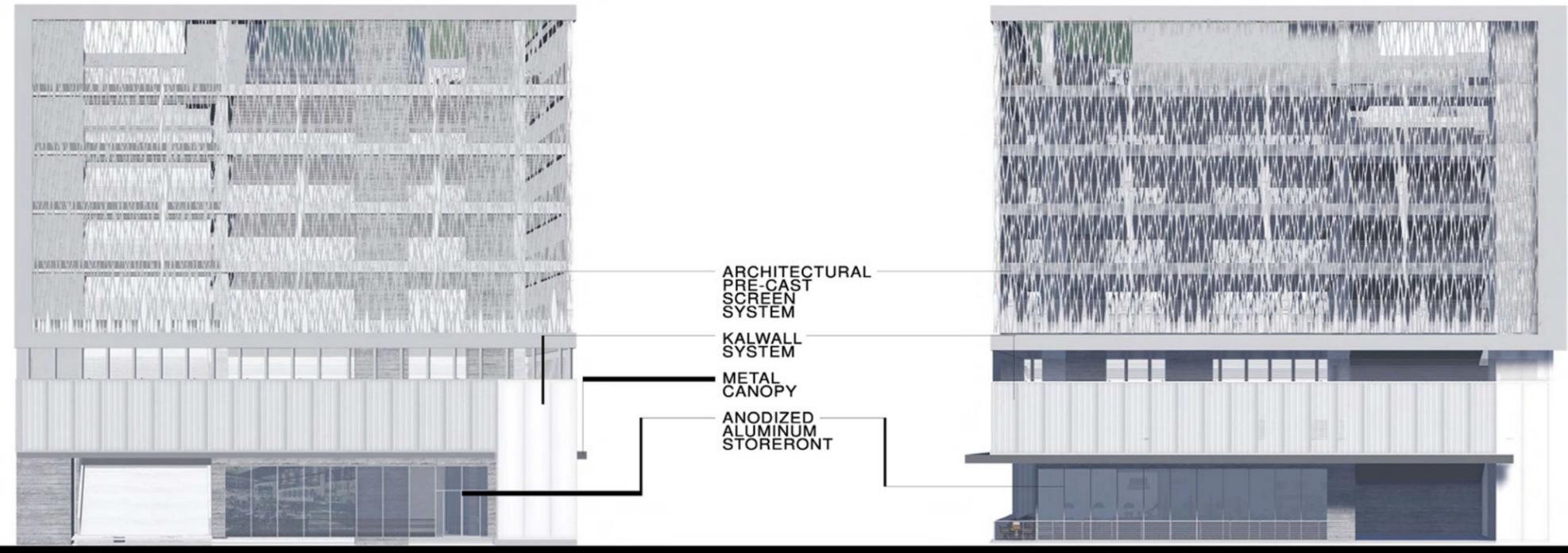
ground level



2nd to 6th level



west elevation



north elevation

south elevation



WEST ELEVATION



NORTH ELEVATION

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night view of new retail/parking structure



view southeast of new retail building



view northeast down s harwood st



view across main street garden park toward commerce st & s harwood st



VIEW OF NEW PARKING/RETAIL STRUCTURE FROM SIDEWALK DOWN S HARWOOD ST

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