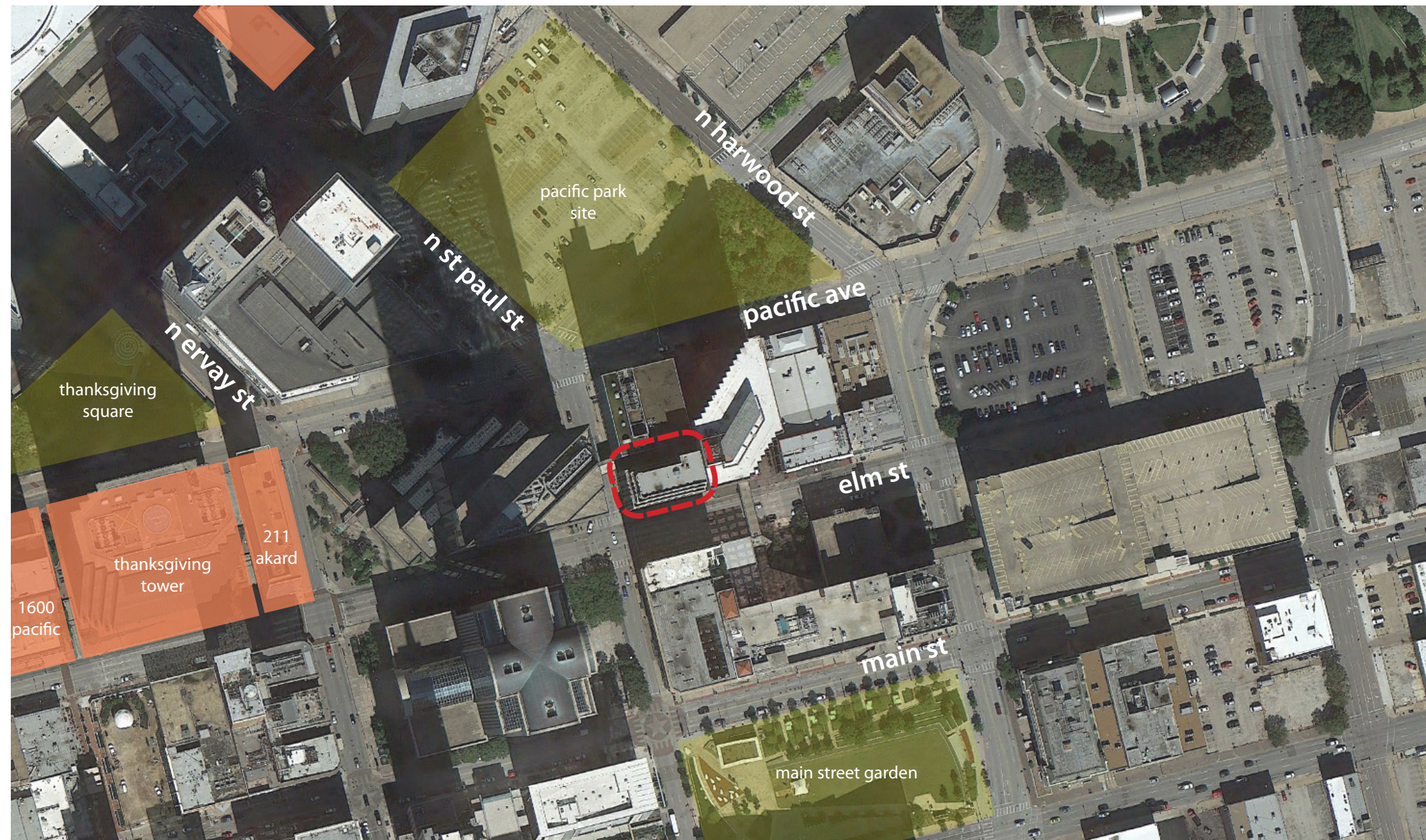


Applicable Urban Design Priorities that Project Should Achieve

- [1] Explore opportunities to introduce direct access to proposed sidewalk seating area -
Taking into considerations the historic district requirements, explore opportunities to provide direct access from retail space to the proposed outdoor seating area.
- [2] Continue street trees around both sides of building frontage -
Introduction of street trees should be continuous on both Elm and St. Paul frontages.



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

Tower Petroleum is located in downtown's main street district with primary building facades along Elm St and St Paul Street. The Majestic Theatre is also on the same block. St. Paul Station is the closest DART Station two blocks away from the development. To the north of the project is the proposed site for Pacific Park currently being discussed as an additional greenspace for downtown.

This building falls within the Harwood Historic District and will subsequently require review from historic preservation to verify compliance with the district requirements.

1907 Elm St

Neighborhood:
Main Street District

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

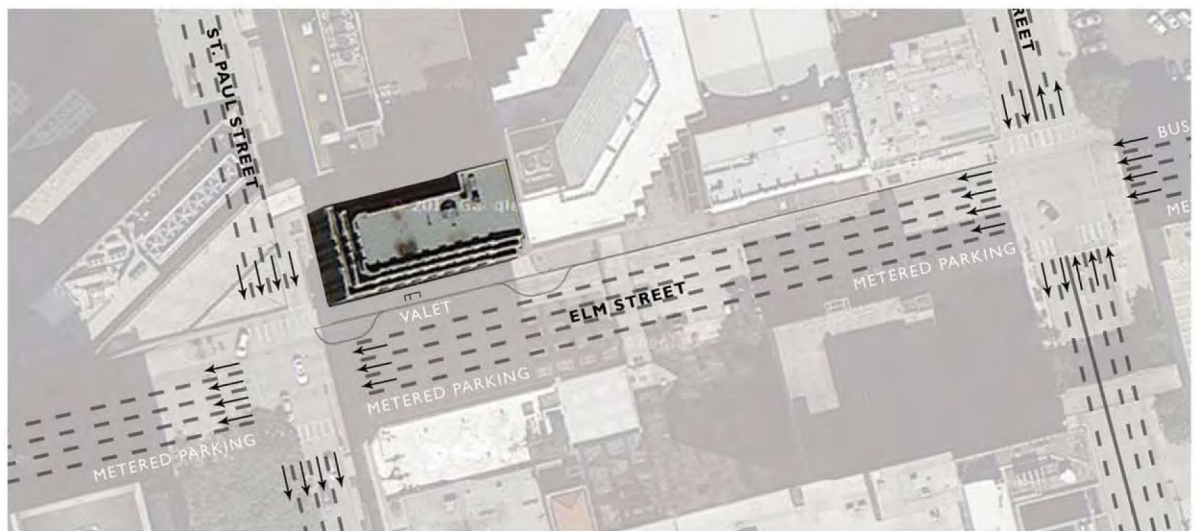
Use :
148-unit hotel

TOWER PETROLEUM

dallas, texas

maa.2014024

03.07.14



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 (RESIDENTIAL, RETAIL, TBD)
- 9. ATT CORPORATE HEADQUARTERS
- 10. MAJESTIC THEATER
- 11. THE MERC (RESIDENTIAL, RETAIL, RESTAURANTS)
- 12. CONTINENTAL (RESIDENTIAL, RETAIL)
- 13. STATLER (RESIDENTIAL, HOTEL, RETAIL, TBD.)
- 14. ATMOS (RESIDENTIAL)
- 15. MAIN STREET GARDEN
- 16. NORTH TEXAS UNIVERSITY
- 17. 500 SOUTH ERVAY (RESIDENTIAL TBD.)
- 18. TOWER PETROLEUM HOTEL

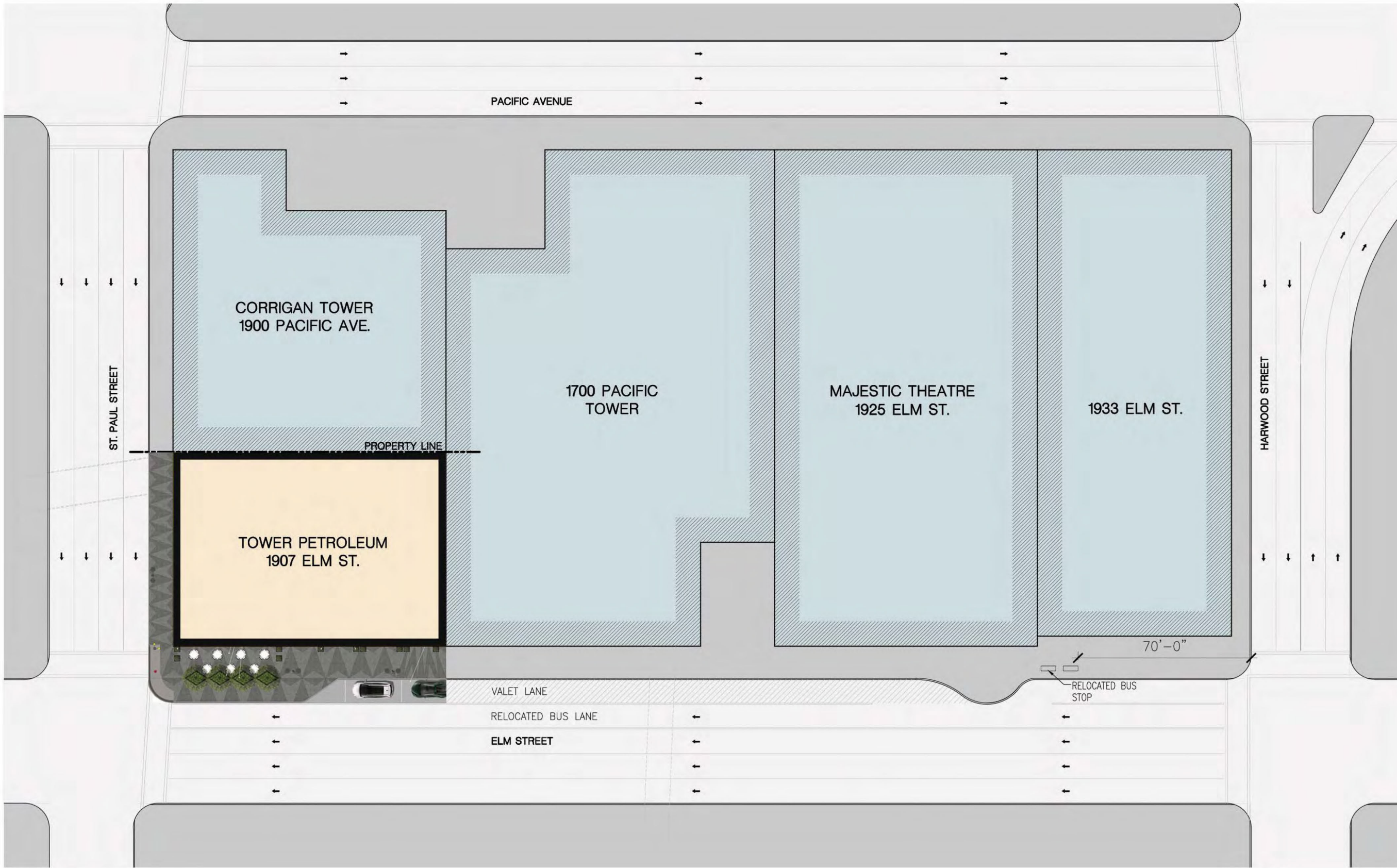


TOWER PETROLEUM

dallas, texas

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

16'

TOWER PETROLEUM

dallas, texas

maa.2014024

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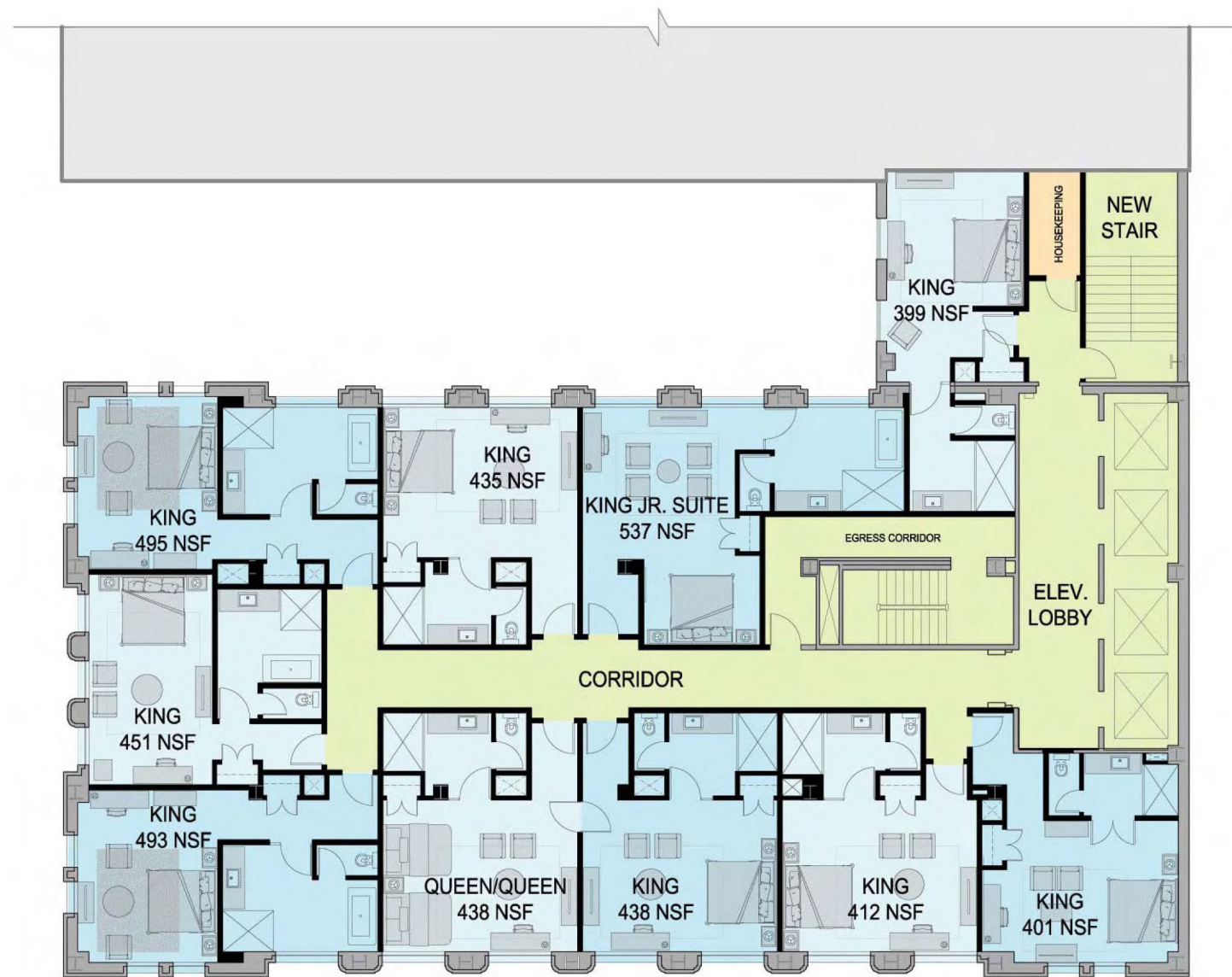


TOWER PETROLEUM

dallas, texas

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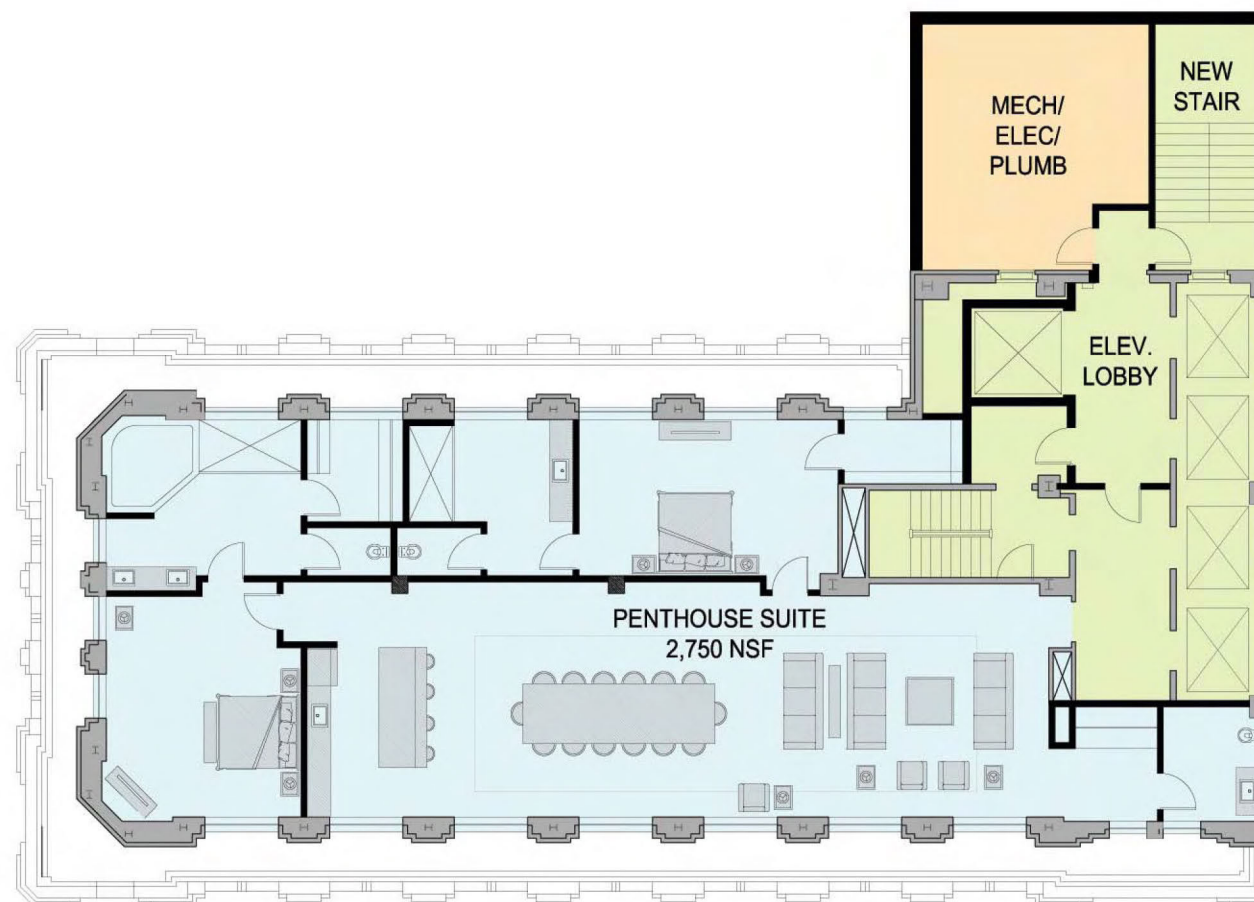
16'

TOWER PETROLEUM

dallas, texas
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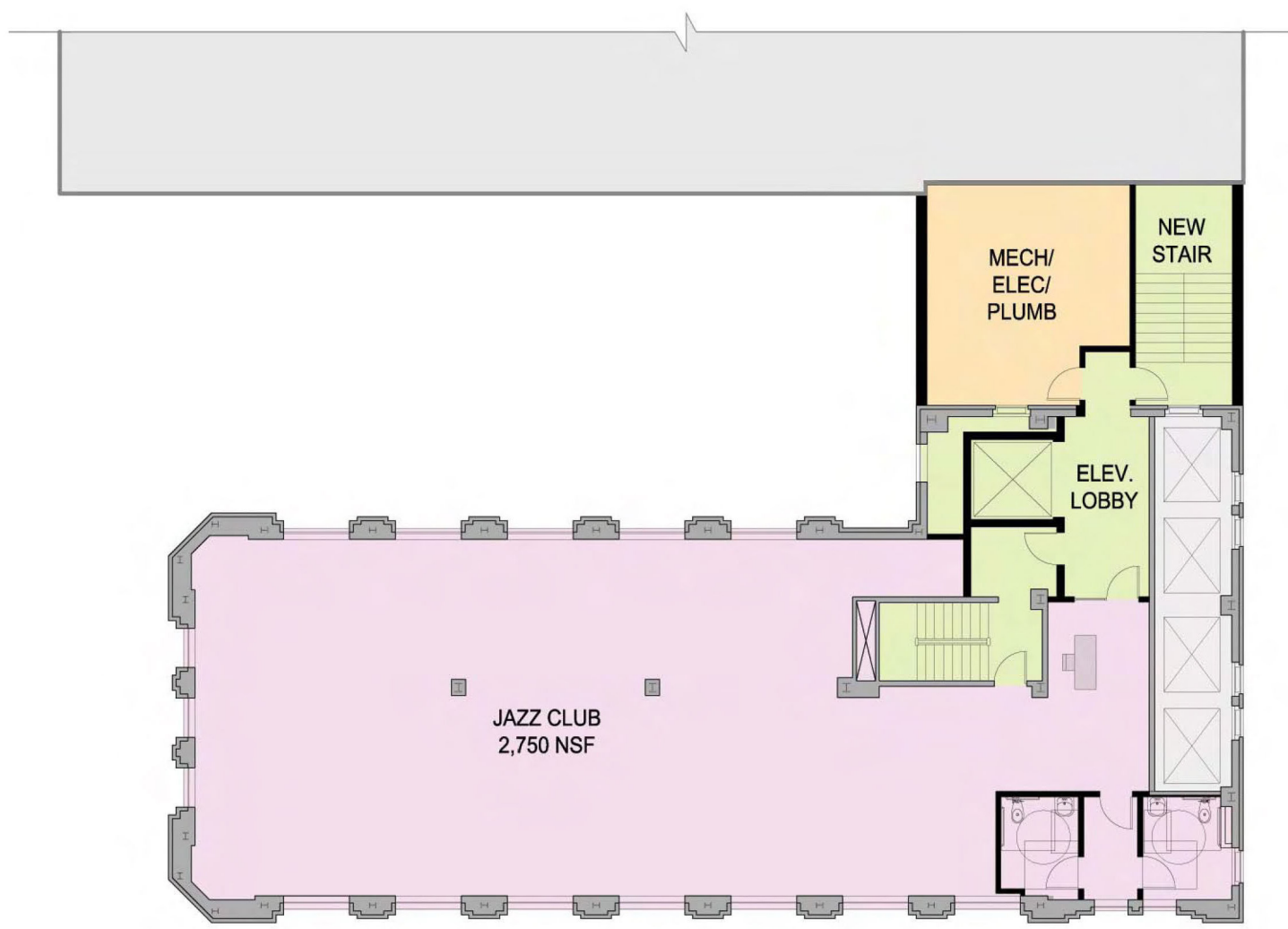
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TOWER PETROLEUM

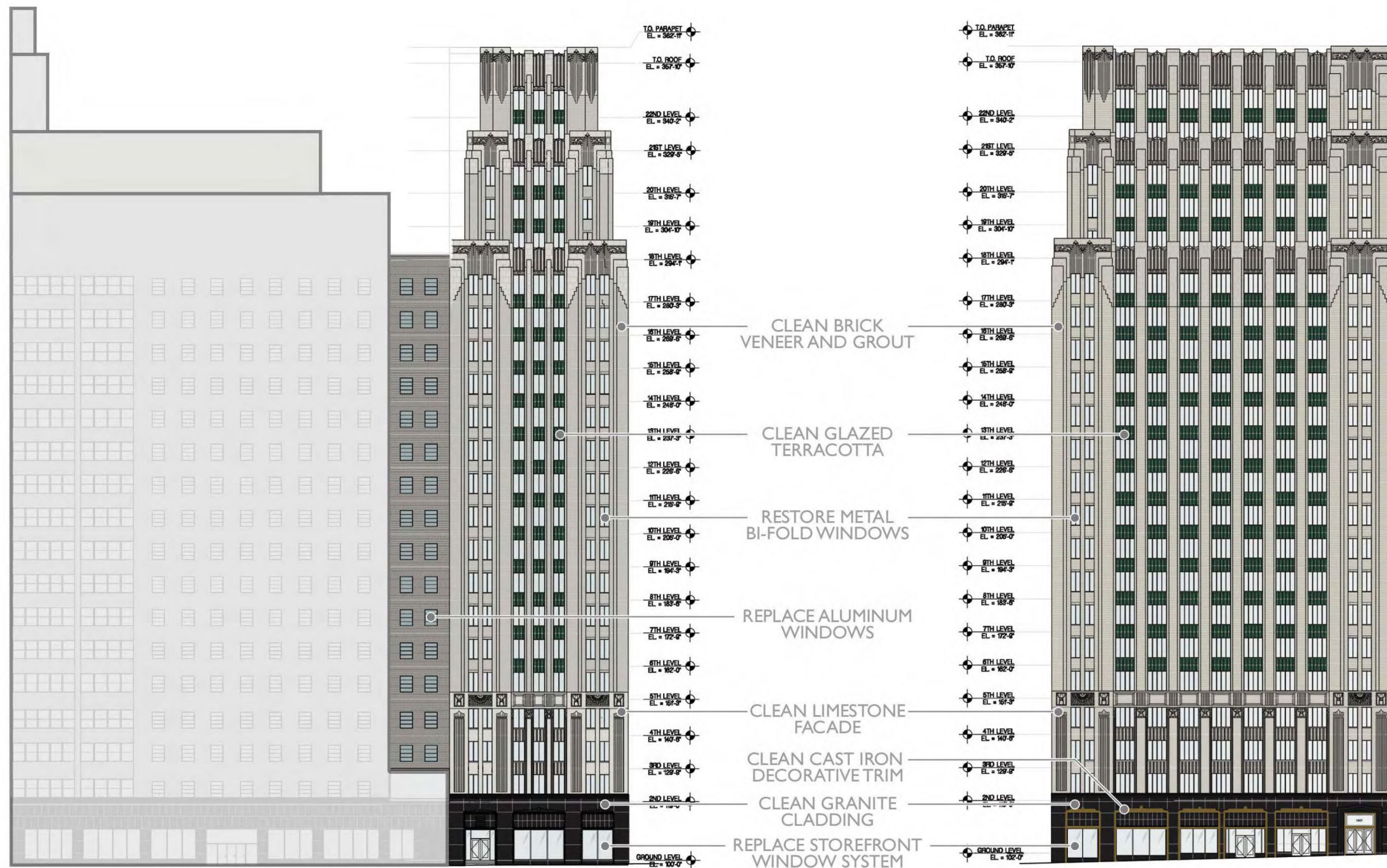
dallas, texas
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ST. PAUL STREET ELEVATION

ELM STREET ELEVATION

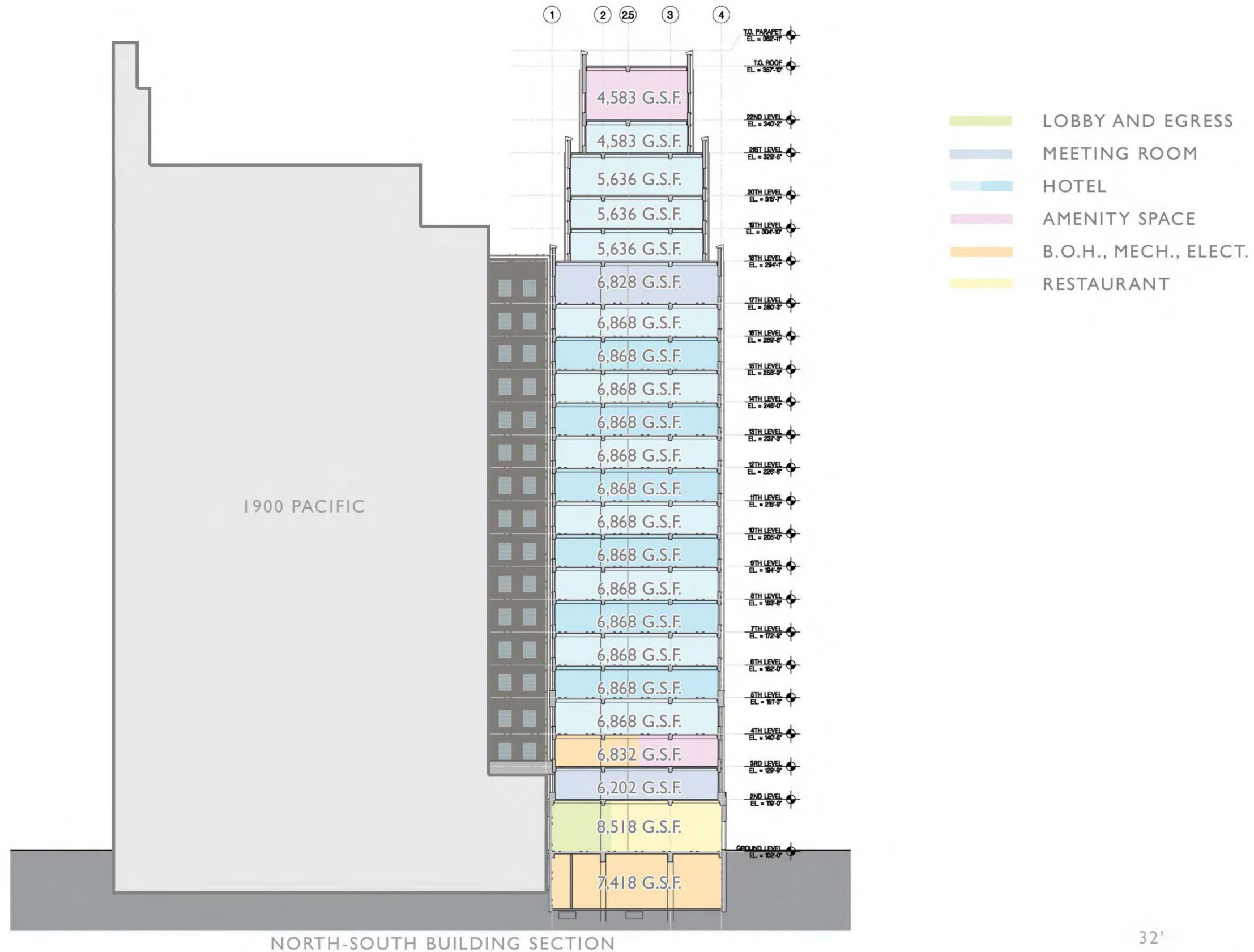
32'

TOWER PETROLEUM

dallas, texas

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TOWER PETROLEUM

dallas, texas

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TOWER PETROLEUM HOTEL



*NOTE: ALL SF CALCULATIONS ARE APPROXIMATE
 3/7/2014
 maa # 2014024

TOWER PETROLEUM HOTEL														
LEVEL	ELEV. IN FEET	EXISTING GSF	LOBBY/ CIRCULATION/ BOH	RESTAURANT/ KICTHEN	MEETING ROOM/FLEX SPACE	AMENITY SPACE	HOTEL KEYS						TOTAL KEYS	
							KING	QUEEN/ QUEEN	KING SUITE	KING JUNIOR SUITE	KING/ KING SUITE	CORPORATE SUITE		PENTHOUSE SUITE
BASEMENT	88	7,418	7,418	-	-	-								-
GROUND	102	8,518	5,031	3,487	-	-								-
LEVEL 2	119	6,202	2,994	-	3,208	-								-
LEVEL 3	129.75	6,832	5,330	-	-	1,502								-
LEVEL 4	140.5	6,868	2,405	-	-	-	8	1						9
LEVEL 5	151.25	6,868	1,804	-	-	-	8	1		1				10
LEVEL 6	162	6,868	1,804	-	-	-	8	1		1				10
LEVEL 7	172.75	6,868	1,804	-	-	-	8	1		1				10
LEVEL 8	183.5	6,868	1,804	-	-	-	8	1		1				10
LEVEL 9	194.25	6,868	1,804	-	-	-	8	1		1				10
LEVEL 10	205	6,868	1,804	-	-	-	8	1		1				10
LEVEL 11	215.75	6,868	1,804	-	-	-	8	1		1				10
LEVEL 12	226.5	6,868	1,804	-	-	-	8	1		1				10
LEVEL 13	237.25	6,868	1,804	-	-	-	8	1		1				10
LEVEL 14	248	6,868	1,804	-	-	-	8	1		1				10
LEVEL 15	258.75	6,868	1,804	-	-	-	8	1		1				10
LEVEL 16	269.5	6,868	1,804	-	-	-	7	1		1		1		10
LEVEL 17	280.25	6,828	1,799	-	5,029	-								-
LEVEL 18	294.083	5,636	1,715	-	-	-	4		1		1			6
LEVEL 19	304.83	5,636	1,715	-	-	-	4		1		1			6
LEVEL 20	315.583	5,636	1,715	-	-	-	4		1		1			6
LEVEL 21	329.416	4,583	1,613	-	-	-						1		1
LEVEL 22	340.16	4,583	1,449	-	-	3,134								-
ROOF	357.83	4,583	-	-	-	-								-
SUBTOTAL														
TOTAL		155,739	54,832	3,487	8,237	4,636	115	13	3	12	3	1	1	148