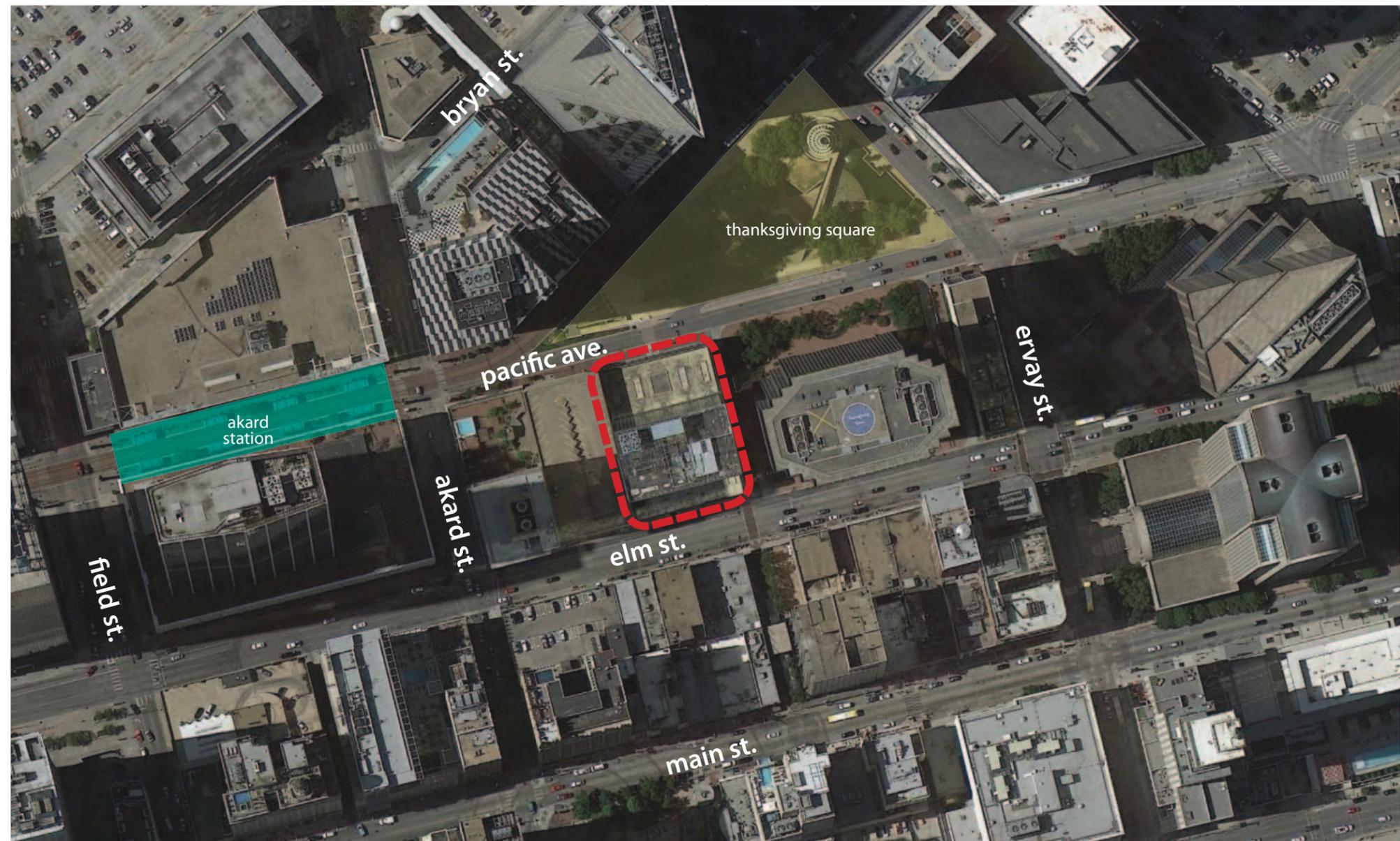


## Applicable Urban Design Priorities that Project Should Achieve

- [1] **Designing the proposed hotel entry drive as a shared and inviting pedestrian pass through** - The proposed hotel entry drive should be designed as a functional, inviting pedestrian connection linking Elm St. and Pacific Avenue. This also creates a new link from the Stone St. pedestrian connection to Thanksgiving Square. Special considerations should be made regarding sidewalk drive entries, materiality, lighting, and the safe blending of zones for pedestrian and vehicle.
- [2] **Strengthening DART linkage and neighborhood connectivity through enhanced streetscape and pedestrian realm amenities** - Special attention should be made to the quality of streetscape linking the project to the adjacent DART station. By continuing a strong pattern of *street trees, pedestrian friendly sidewalks, and pedestrian amenities and crosswalks*, individual projects ensure and contribute to the overall success of a coherent and appealing pedestrian network throughout downtown. Careful attention to details such as curb treatment and crosswalk transitions are crucial to pedestrian realm continuity and connectivity.
- [3] **Organizing ground floor uses to best utilize opportunities to foster sidewalk interest and activity while connecting to adjacent active uses** - Careful consideration should be made to the location of proposed ground level uses, and how they interact with the pedestrian realm. Uses should respond to local active zones, as well as create opportunities to add activity and interest to the street.
- [4] **Minimizing or consolidating loading and utility zones along direct street frontage** - While there are clear challenges due to existing site conditions and programmatic need for utility uses, careful consideration should be made to thoroughly research solutions to minimize impacts of utility zones and drives on the pedestrian experience. Drives should be treated to have minimal impact on physical and visual continuity of the sidewalk.



## 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 with the primary building facades located along Elm St. and Pacific Ave. Thanksgiving Square is located directly across the street from the Pacific Ave. facade, while the stone street pedestrian connection currently terminates at the Elm St. elevation. Akard Station is located one block from the development. The building exhibits an existing exterior pass through framing a potential pedestrian connection between Elm St. and Pacific Ave.

A particular consideration for the proposal should be the quality and usability of a pedestrian connection from Elm to Pacific via the proposed main hotel entry. Ground floor organization, glazing frontage, and uses will also be crucial in the fostering of a vibrant and active pedestrian realm.

## 1600 Pacific Ave.

Neighborhood:  
Downtown  
*City Center TIF District*

Program:  
Hotel/Residential

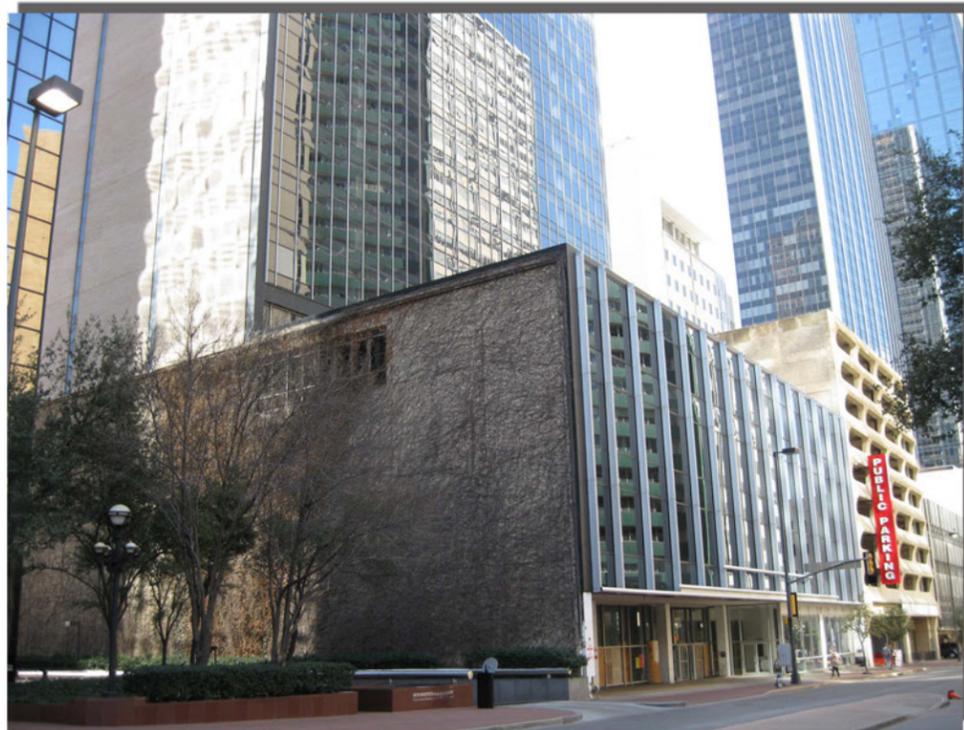
Residential : 205,631 sqft [156 units]  
Hotel : 276,774 sqft  
Commercial : 29,598 sqft



LTV MIXED-USE

1600 Pacific Avenue, Dallas, Texas  
maa.2012175 02.19.13

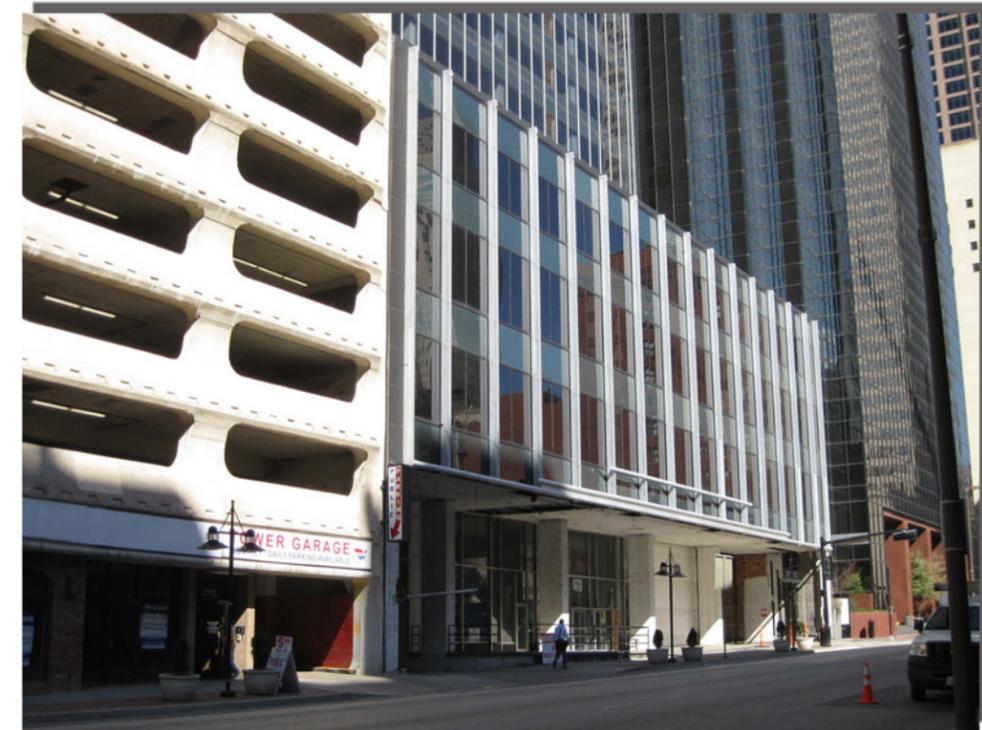




VIEW OF THE PACIFIC STREET FACADE LOOKING WEST



VIEW OF THE NORTH FACADE LOOKING ACROSS  
THANKSGIVING SQUARE



VIEW OF THE ELM STREET FACADE LOOKING EAST



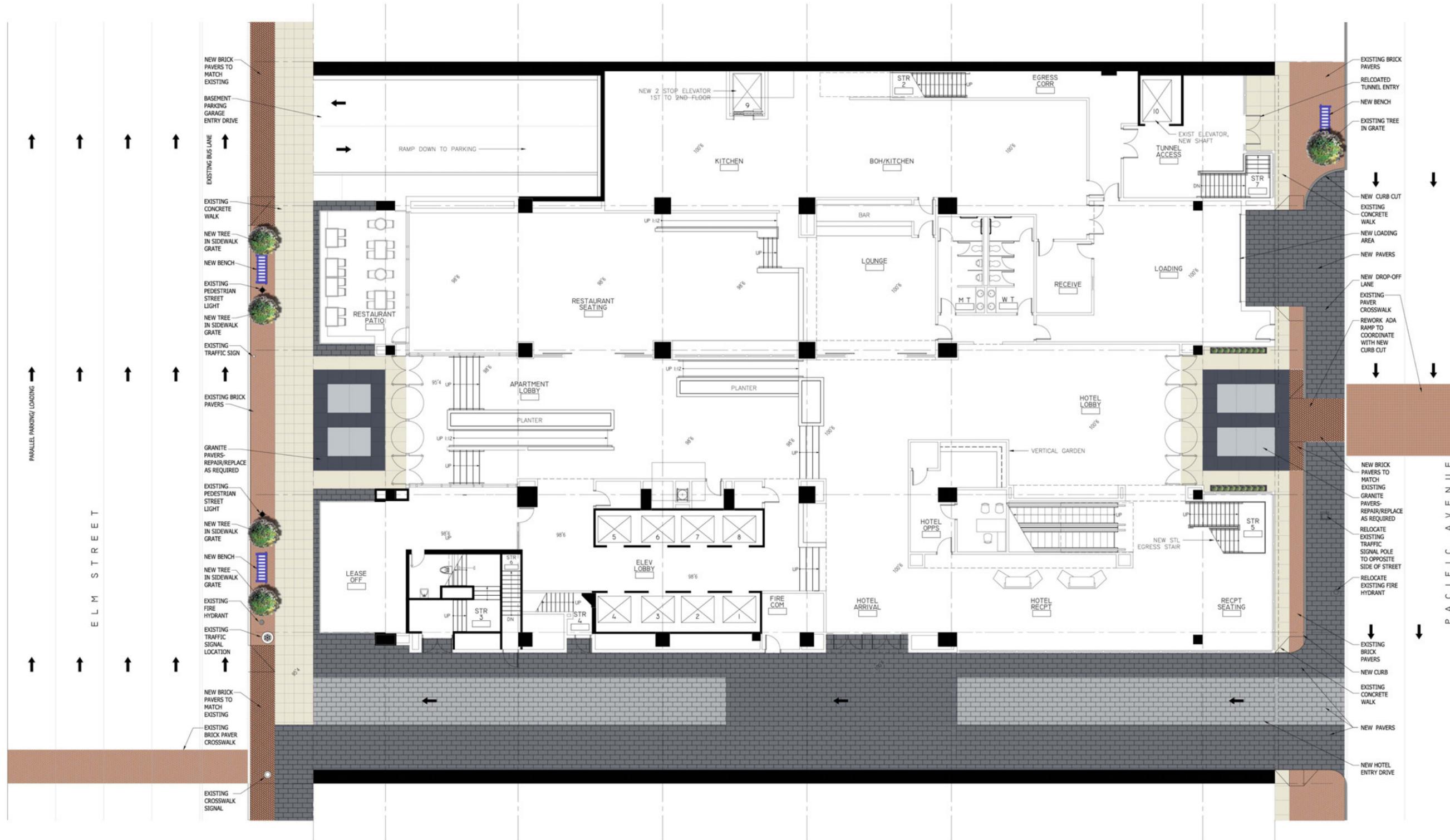
VIEW OF THE PACIFIC STREET FACADE LOOKING EAST



VIEW OF THE ELM STREET FACADE LOOKING WEST

LTV MIXED-USE

1600 Pacific Avenue, Dallas, Texas  
maa.2012175 02.19.13

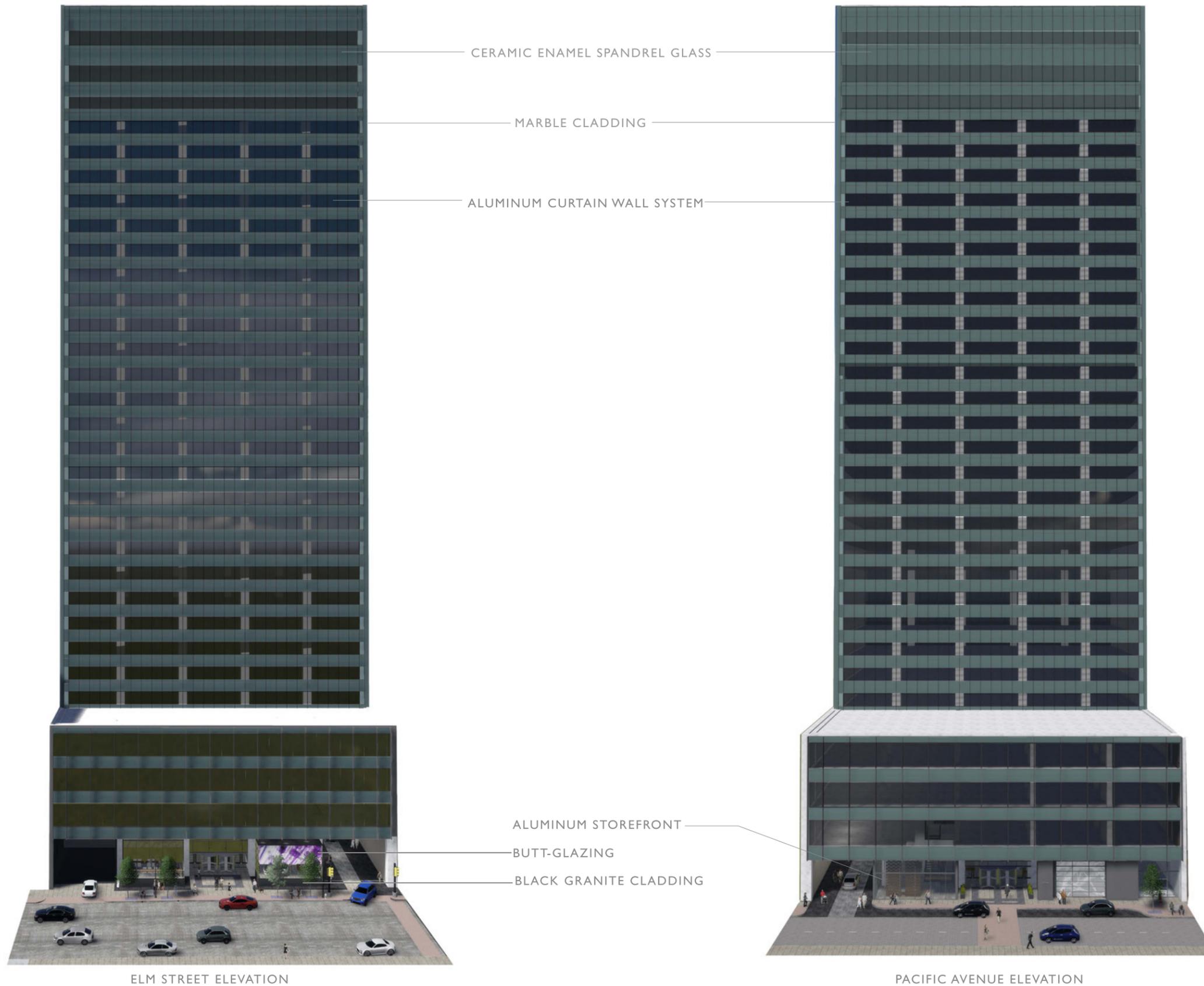


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1600 Pacific Avenue, Dallas, Texas  
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PERSPECTIVE VIEW OF ELM STREET FACADE LOOKING NORTH

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PERSPECTIVE VIEW OF PACIFIC AVENUE FACADE LOOKING WEST

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PERSPECTIVE VIEW OF ELM STREET FACADE LOOKING WEST

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PERSPECTIVE VIEW OF PACIFIC AVENUE FACADE LOOKING SOUTH

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PERSPECTIVE VIEW OF HOTEL MOTOR COURT

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