

UDPRP Review Summary 03.01.13

Urban Design Peer Review Panel

DATE: 02.22.13

TIME: 8:30am

PROJECT: 1600 Pacific Ave. Tower Redevelopment

LOCATION: Dallas City Hall Room 2BN

Overview

Below is a summary of Urban Design Peer Review Panel advice for the 1600 Pacific Tower Redevelopment as derived from the February 22 Peer Review session.

Advice Summary

[1] Enhanced connection between the Stone St. crosswalk and Thanksgiving Tower Plaza should be a major goal of the renovation.

Specific considerations include:

- Look into limiting automobile traffic within the existing interior drive/corridor.
- Open the existing interior drive/corridor to Thanksgiving Tower Plaza as much as can be achieved
- Consider expanding crosswalk and paving area across Pacific Avenue, connecting 1600 Pacific and Thanksgiving Square

[2] Concern was expressed regarding general direction of vehicular and service circulation around the building. Elm should be investigated as a more appropriate location for the vehicular entrance to hotel.

[3] Consider elimination of access to the tunnel in favor of enclosed service bay. The City Design Studio can be utilized as a resource to involve necessary decision makers.

[4] The Panel expressed a generally favorable impression of the architectural moves being proposed for the storefront façade, in consideration of the early phase negotiations with the historic building regulatory bodies.

[5] The Panel recommends that the project return for another session after further design development and conversations.