

UDPRP Review Summary

03.23.18

Urban Design Peer Review Panel

DATE: 03.23.18

TIME: 8:30am

PROJECT: Adolphus Tower

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for Adolphus Tower as derived from the March 23rd Peer Review session.

Advice Summary

[1] The panel expresses concern with the reduction of sidewalk width proposed along both the Akard and Main Street building frontages and recommends the following elements be considered:

- The panel recommends the design be altered to provide more with than is currently proposed for the pedestrian throughway along Akard to ensure that a minimum of 10' be provided.
- Within the overall designation of available sidewalk area, the panel encourages priority be given to the addition of street trees along Akard, spaced at regular intervals.
- As a means to conserve sidewalk space and enhance the articulation of the facade plane at ground level, explore alternatives that re-incorporate elements of the historic relationship of glazing to column through the inseting of glazing within structural bays, while potentially bringing out awnings within the existing facade rhythm.
- The panel also suggests the elimination of patio barriers wherever possible. In circumstances which they become required, they should be designed to minimize their emphasis through size, scale, materiality and transparency.

[2] The panel recommends amplifying the proposed sky-lighting of the basement, and incorporating up-lighting at night as a means to add additional pedestrian interest, in lieu of the proposed permanent bollards and planter approach.

[3] The panel recommends care be given to maintain continuity in sidewalk color and materiality, particularly along the Main Street frontage.