

Applicable Urban Design Priorities Project Should Achieve

[1] Introduce a consistent row of street trees along Houston Street wherever possible -

The Houston Street frontage should incorporate an evenly spaced row of street trees consistent with the adjacent street frontage.

[2] Consider relocating or introducing an additional entry from Houston Street to the existing Corgan office lobby -

The existing primary office lobby is entered from the current northern surface parking lot. Relocating the primary lobby entry to Houston Street, as a means of additional street presence, should be considered as a component of the office expansion and reorganization of the site.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Downtown Connection]

Context Description

The expansion of the Corgan building is proposed as an addition to the existing office building located at Houston Street and Ross Avenue. The site is bounded by DART light rail along the western edge, surface parking to the north and proposed structured parking to the south. The recently completed multifamily project is located directly to the east.

Primary considerations for the project include streetscape design appropriate to the surrounding West End streetscape scheme, as well as the location of active uses along the Houston Street frontage to enhance and enliven the street at a pedestrian scale.

Corgan Expansion

Neighborhood:
West End

Downtown Connection
TIF District

Program:
Office



401 NORTH HOUSTON STREET EXPANSION

CITY OF DALLAS URBAN DESIGN REVIEW

02.17.17

To summarize the project's purpose and scope we have provided the following narrative:

We have been fortunate at Corgan to have reached capacity in our current facilities at 401 North Houston Street, a 60,000sf three story office that we developed and originally moved into on February 12th 2007. After an exhaustive search and much consideration last year, Corgan felt it was both economically feasible and culturally appropriate to stay in the West End, our home for over thirty years. The solution was to construct a seven story, 100,000sf addition matching in character to our existing building while providing future growth space. Additionally, the project adds a five level, 437 space parking structure obscured from the public right of way that allows the facility to be independent of surface parking lots in the district.

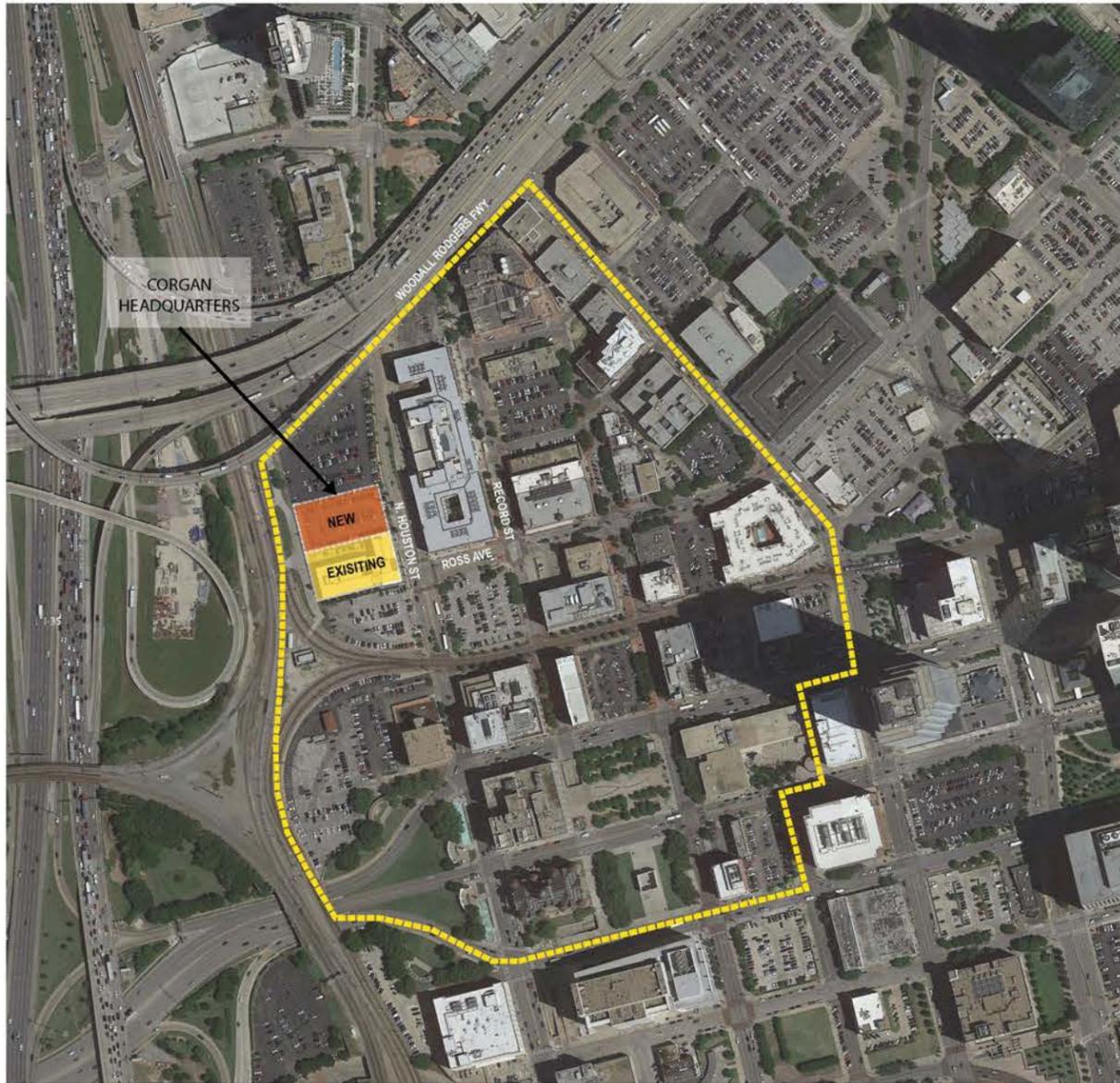
Corgan has partnered with Crescent Real Estate in order to develop this addition. A company with a long history of projects sensitive to the urban environment, Crescent will be the owner of the entire facility after its completion estimated for the fall of 2018. Corgan will occupy the bottom four levels of the completed facility while the upper three levels are slated for speculative office. We have made great effort to enhance the urban edge of our property considering its importance of linking the Victory district to the Convention Center district. While the project does not include for retail space at this time, Corgan is working to locate heavily trafficked program space that reflects our firm's design culture on the ground level.

We are very excited about this proposed LEED Silver project, and believe it to be a responsible addition to the urban fabric of the West End. We are in receipt of a Certificate of Appropriateness from the Landmark Commission and are excited to engage in dialogue with the Peer Review Panel.

Sincerely,

A handwritten signature in black ink, appearing to read 'JMA', with a long horizontal stroke extending to the right.

James Adams, AIA RIBA
Senior Associate
CORGAN



WEST END DISTRICT BOUNDRY MAP



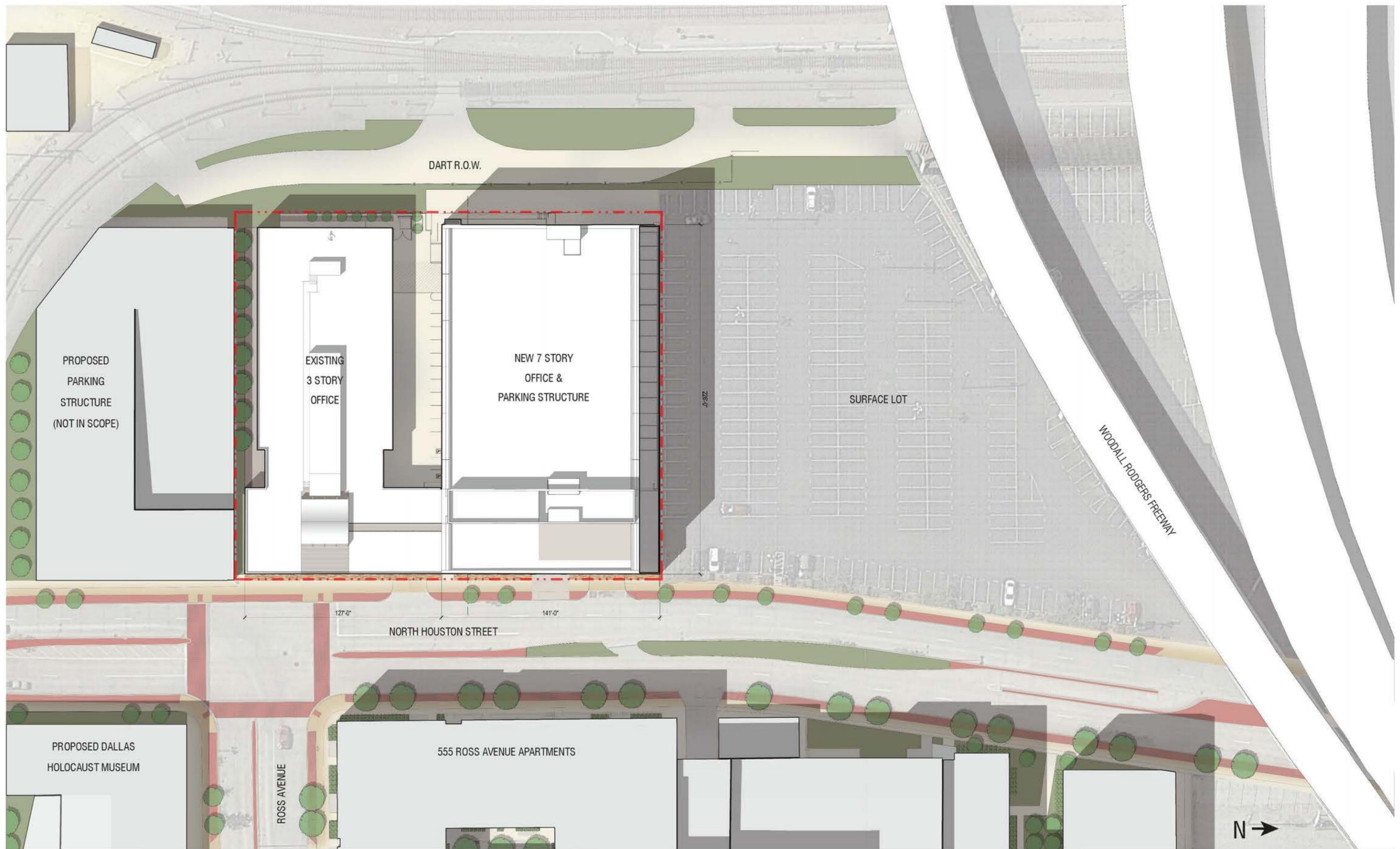
EXISTING CONDITIONS



LOOKING SOUTH ON HOUSTON STREET

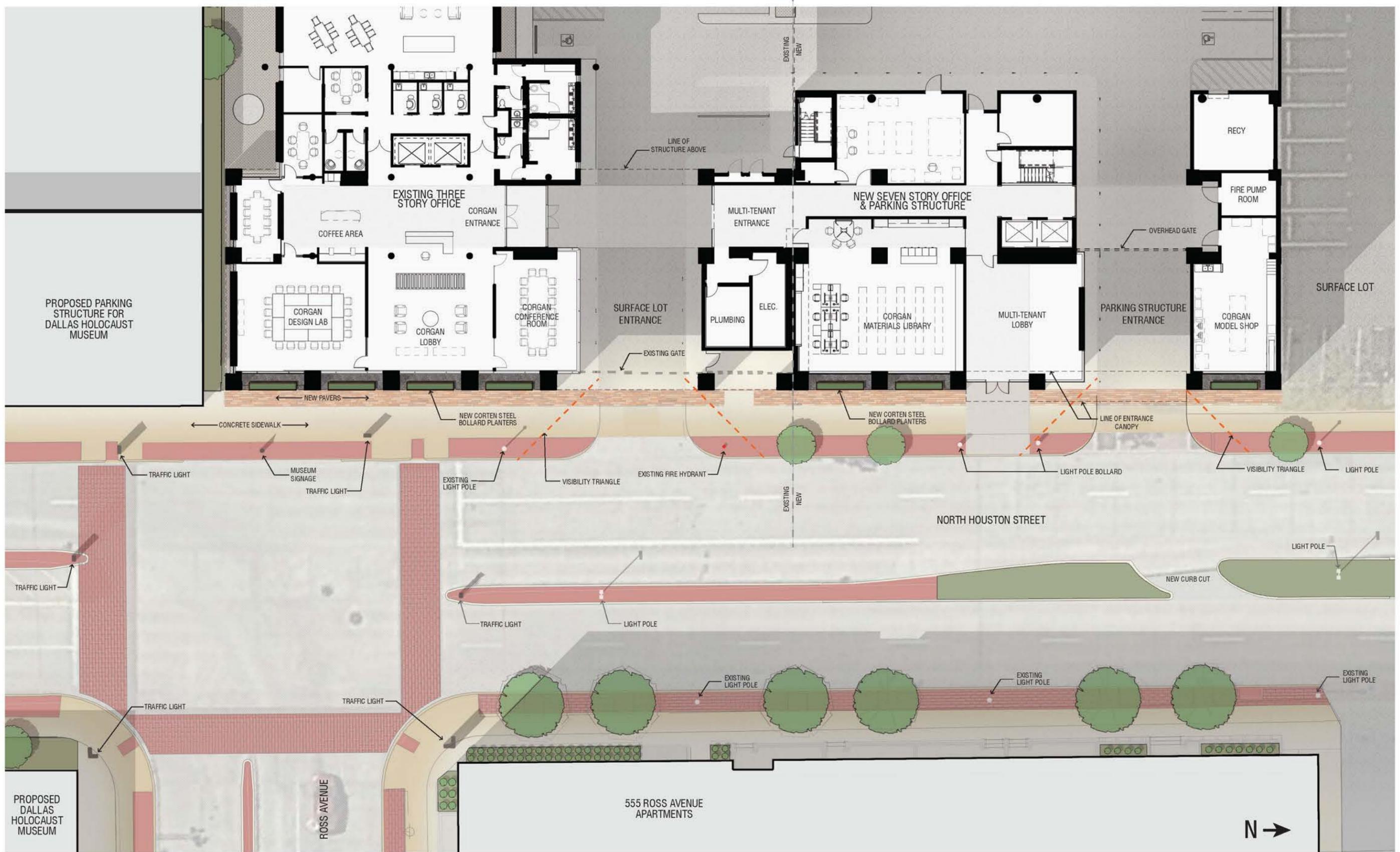


LOOKING WEST ON ROSS AVENUE



401 NORTH HOUSTON STREET EXPANISON
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PERSPECTIVE FROM SOUTHEAST



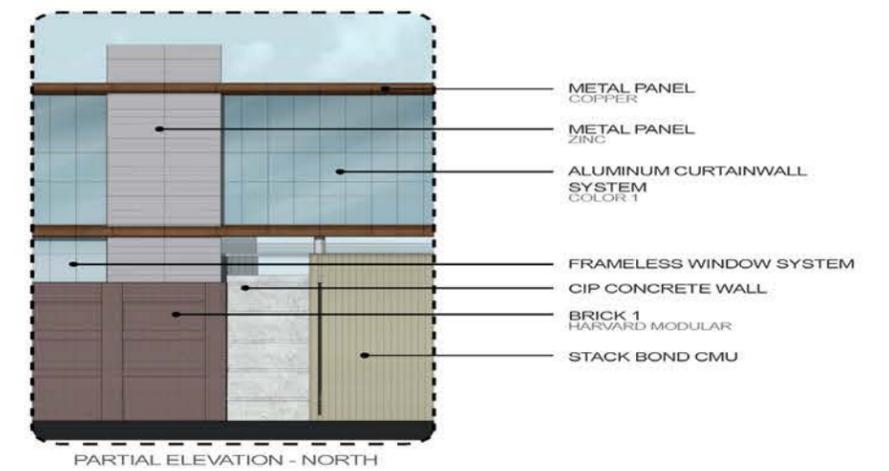
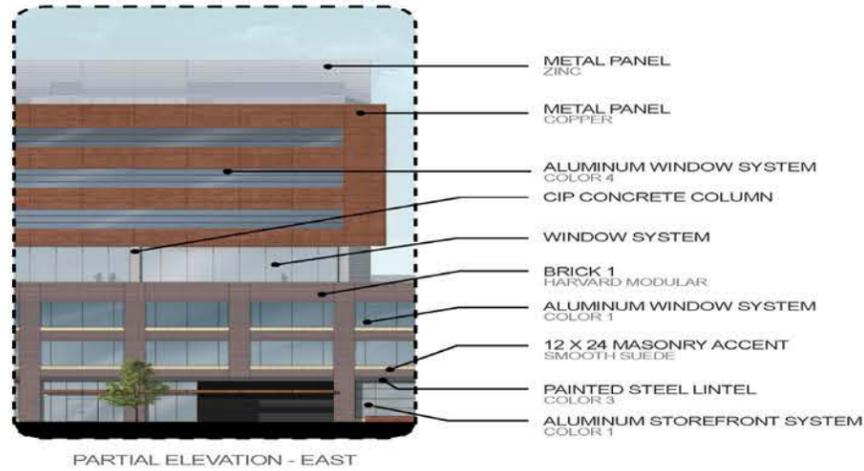
EAST ELEVATION
EXISTING BUILDING NEW EXPANSION

401 NORTH HOUSTON STREET EXPANSION

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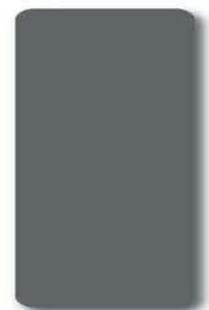
PERSPECTIVE FROM SOUTHWEST



COLOR 1



COLOR 2



COLOR 3



COLOR 4



HARVARD MODULAR BRICK



FRENCH GREY MODULAR BRICK



STACK BOND CMU



12 X 24 MASONRY SMOOTH SUEDE



ZINC METAL PANEL



COPPER METAL PANEL