

UDPRP Review Summary 3.21.14

Urban Design Peer Review Panel

DATE: 3.21.14

TIME: 8:30am

PROJECT: Thanksgiving Tower

LOCATION: Dallas City Hall, Room 5E South

Overview

Below is a summary of the Urban Design Peer Review Panel for the redevelopment of Thanksgiving Tower as derived from the March 21 Peer Review session.

Advice Summary

- [1] The panel applauds and commends the impulse to rework the base of the building and the general effort to simplify existing site conditions.
- [2] The panel supports the modification of the building enclosure at the base of the tower and the aesthetic moves proposed to open up the ground floor and create a more inviting ground level presence.
- [3] The panel strongly recommends the addition of regular street trees on south side of the site recognizing it as a predominant and significant pedestrian edge. In the case that subsurface conflicts restrict this ability, consider other methods for creating shade and an inviting street presence through structures, vegetation or other penetrable landscape elements.
- [4] The panel recommends the removal of the proposed planter walls on the south side to allow for the enhanced engagement of the exterior retail spaces to the public sidewalk.
- [5] The panel strongly recommends the reorganization of the site elements on the north side of the building, specifically the addition of more trees and the minimization of the drop off lane or its relocation to the outer lane of Pacific Avenue.
- [6] The panel encourages the exploration of utilizing stand-alone commercial programming on the site to support a more engaged street presence and activate potential park-like spaces and seating areas throughout the site.
- [7] The panel also recommends exploration of the ability to reduce or eliminate ramps to subsurface parking in an effort to provide enhanced through block connectivity.
- [8] The panel recognizes the challenges presented by existing site grading and subsurface conditions of the project. In an effort to address some of the challenges presented by the existing grading, the panel encourages exploration of the feasibility of re-grading to allow for more flexibility in resolving these conditions.