

# UDPRP Review Summary 03.26.13

Urban Design Peer Review Panel

DATE: 03.22.13

TIME: 8:30am

**PROJECT: 1600 Pacific Ave. Tower Redevelopment**

LOCATION: Dallas City Hall Room 5ES

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## Overview

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

## 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]** Explore the ability for the City to create an entrance to Thanksgiving Square in alignment with pedestrian pass through. If this is possible, then consider relocating the pedestrian crosswalk to Thanksgiving Square.
- [6]** Carefully consider treatment of the planter area located at the southeast corner of the building to better animate and enliven the building edge.
- [7]** Explore flipping the loading dock and tunnel egress along Pacific Avenue to achieve greater separation between loading area and building entrance. Treating the loading entrance in a way that creates minimal impact on the pedestrian realm should also be considered.