

UDPRP Review Summary

10.20.17

Urban Design Peer Review Panel

DATE: 10.20.17

TIME: 8:30am

PROJECT: Pythian Temple and Pittman Hotel

LOCATION: Dallas City Hall Room 6FN

Overview

Below is a summary of Urban Design Peer Review Panel advice for The Pythian Temple and Pittman Hotel as derived from the October 20th Peer Review session.

Advice Summary

- [1] The panel strongly recommends a revisited public realm design approach that greatly amplifies the pedestrian experience by creating a comfortable and highly walkable urban environment through elements such as widened sidewalks, increased shade, and buffering of pedestrians from vehicular traffic.
- [2] The panel expresses concern regarding the public realm design and lack of ground level activity along the Good Latimer frontage and suggests the following design approaches to improve the pedestrian experience:
 - Explore an alternative design scheme that further engages and urbanizes the Good Latimer public realm design by eliminating potential barriers and engaging the building with the sidewalk, while also exploring the opportunity for indented parallel parking as a further buffer between vehicles and pedestrians.
 - Explore an alternative orientation of internal equipment/service areas to allow for additional primary entries and better engagement with Good Latimer.
 - The panel recommends urbanizing the sectional relationship between the private, semi-private, and public space along the length of the amenity area through elimination of solid barriers, introduction of layered landscape elements, and increased pedestrian buffers and shade to create a better urban experience and more comfortable walking environment.
- [3] The panel expresses significant concern regarding the treatment of the corner of Good Latimer and Elm street, particularly regarding the relationship of the private amenity area to the streetscape, noting the need for publicly accessible plaza space.
- [4] The panel urges the city to avoid any proposals to widen or expand the existing Good Latimer Right-of-Way due to the potential negative impact on pedestrian walkability.