

Applicable Urban Design Priorities Project Should Achieve

- [1] Consider alternative outdoor seating scenarios that utilize two-top tables with no physical barriers along Akard to preserve sidewalk width for pedestrians while allowing of public realm activation -

The introduction of outdoor seating is encouraged downtown as a means to bring activity to the street. Given the site constraints, any seating should be arranged to utilize space efficiently and not impede pedestrian circulation.

- [2] Explore attached awnings or an inset patio as a means to provide shade and protection while preserving public realm space for outdoor seating and pedestrians -

Alternatives that provide shade and protection for patrons and pedestrians, with minimal impact on the usability of the public realm, are encouraged.



Policy References

Forward Dallas!
Section 5 [Urban Design Element]

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

The 360 Plan
Chapter IV [Transformative Strategies]

Context Description

The Adolphus Tower is located at the southwest corner of the intersection of Akard and Main. Notable adjacent assets include Pegasus Plaza to the east and Akard Plaza to the south. Akard Plaza is currently undergoing renovations as part of the larger AT&T Discovery District, a pedestrian focused series of public spaces and public realm design linking multiple AT&T properties.

The scope of work for Adolphus Tower includes public realm enhancements, increased leasable ground floor commercial space, and lower level facade improvements. Key considerations are introducing active uses at this central and prominent downtown intersection while maintaining and enhancing pedestrian movement and walkability, and liveliness at street level.

Adolphus Tower Ground Floor Activation

Neighborhood:
Downtown

TIF District
Downtown Connection

Program:
Ground floor retail activation



 **ADOLPHUS**
TOWER

1412 MAIN ST.
DALLAS, TEXAS

Executive Summary of the project

The Adolphus Tower

1412 Main Street, LLC

Located at 1412 Main Street, Dallas, TX 75202 (The southwest corner of Main Street & Akard)

The applicant has plans to redevelop the historic Adolphus office tower. The building was never maintained or updated over the years. The project improvements are out dated and the street level retail was never occupied with true retail tenants, which would generate pedestrian traffic, anchor the corner or brand the identity of this Main and Main Location.

The Proposed redevelopment will include improvements to streets, sidewalks, landscaping, lighting and enhanced crosswalks which will tie this intersection together with Pegasus Park, the Dallas Fish Market and Chophouse Burger; thus creating a true quality entrance into the Main Street Retail and restaurant corridor to Wild Salsa, Dallas Chop House and the main Street Garden Park. Integrated outside seating areas around the property will provide a unique dining experience.

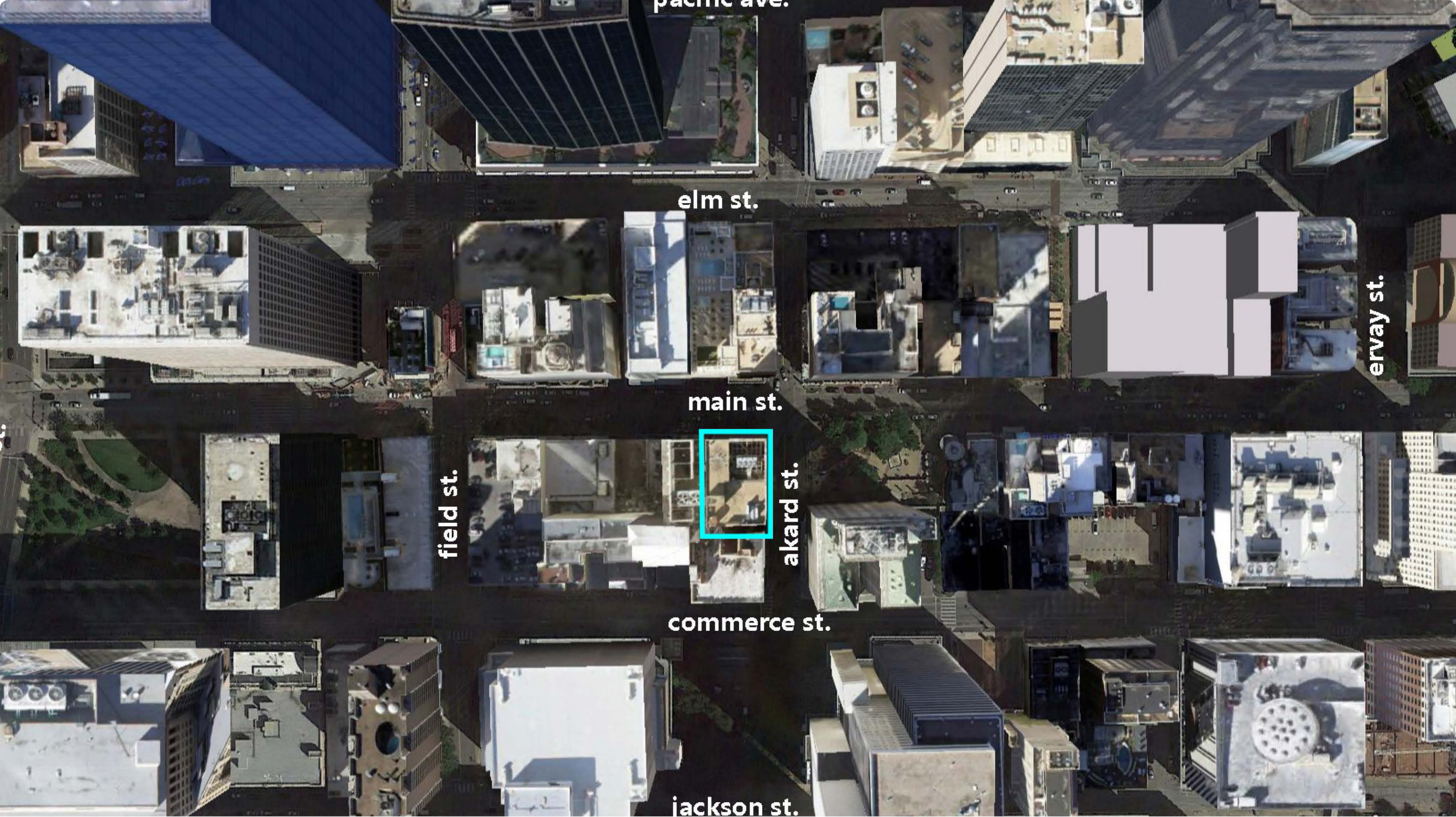
The applicant is requesting TIF funding because this project would directly assist the TIF in achieving the following objectives and actions items per the Amended and Restated Project Plan And Reinvestment Zone Financing Plan. The amended plan includes the following specific objectives, which should set the framework for the planned public improvements within the City Center TIF District:

- “Improve the pedestrian environment through landscaping, lighting and design standards” (Page 10) and,
- “Encourage development of street-front retail.” (Page 10)

Both of these objectives are being met through the applicant’s investment in Streetscape, Sidewalks, Lighting, and Landscape costs. The streetscape plan depicts the much-improved pedestrian experience and activated street environment that the applicant plans to invest in.

The Amended and Restated Project Plan And Reinvestment Zone Financing Plan, page 17, also states that the TIF should, “Provide TIF incentives to fund a ground floor activation program based on the recommendations of the Downtown 360 Plan’s retail activation strategy.” The Downtown Dallas 360 Plan states that, “While the Main Street Retail Activation Area has experienced a tremendous upsurge in public and private investment, the area does not yet offer the bustling, dynamic environment found in other large cities.” The plan goes on to say, “A core improvement for the Main Street Retail Activation Area is in the consistency of the public realm. Sidewalk and crosswalk materials, street furniture, outdoor dining and signage should reflect the district’s vision and identity as a modern and sophisticated destination.”

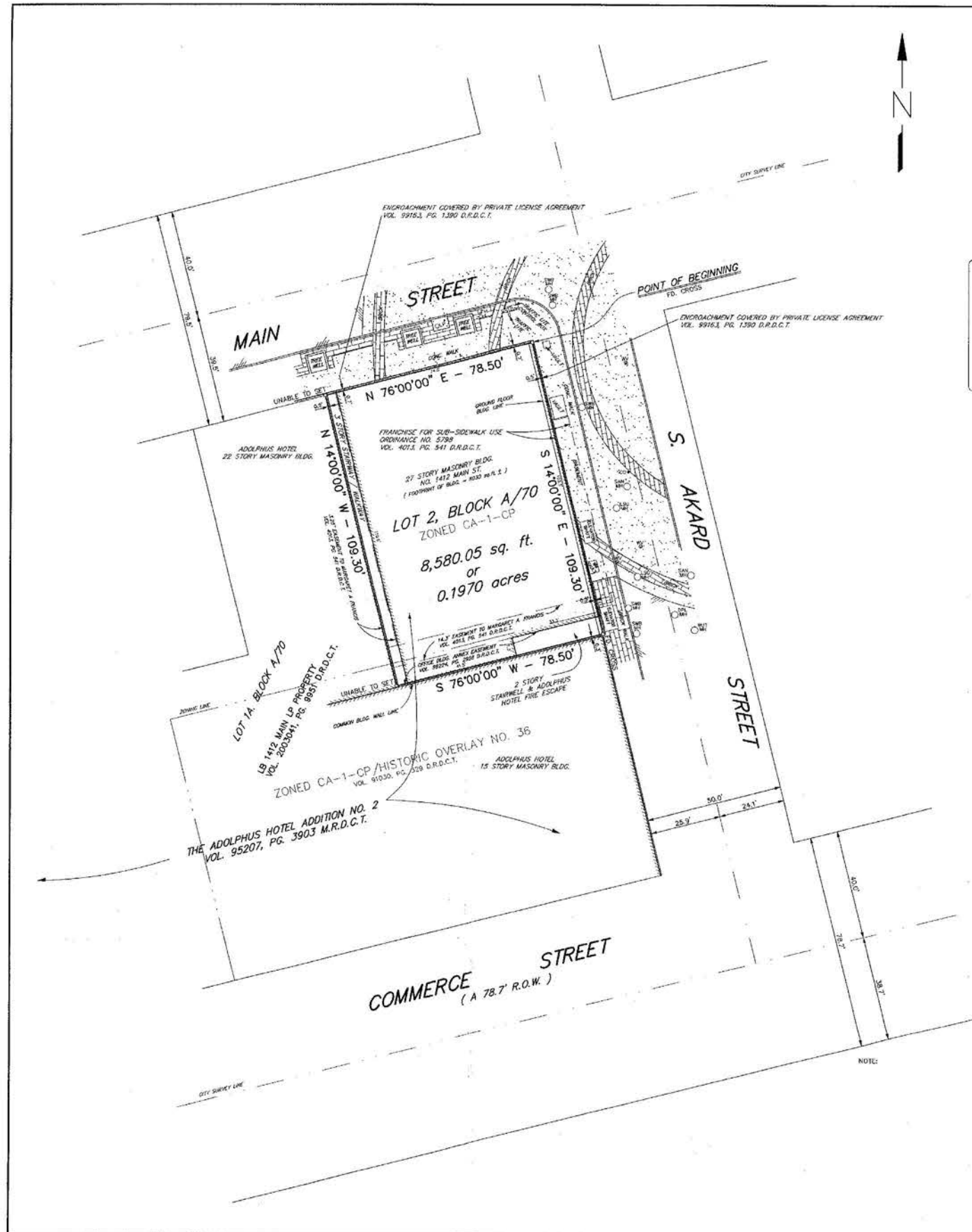
The applicant’s investment includes converting space within the existing lobby to ground floor retail. The amount of retail will increase from 2,142 SF to over 6,000 SF. This incentive will allow the applicant to renovate and finish out the space in such a way that it will attract first class tenants and fulfill the vision of the Downtown Dallas 360 Plan.



27 STORIES
181,000 S.F.
COMPLETED 1955

MAIN TENANTS
WICH WHICH H.Q.,
CaCo ARCH., ATTORNEYS,

location



NOTE: 1. THE NONSPECIFIC EASEMENTS AND AGREEMENTS MENTIONED IN THE DOCUMENT RECORDED IN VOL. 83252, PG. 171 DO AFFECT THIS PROPERTY.
2. THE HALLWAY ACCESS EASEMENT MENTIONED IN THE DOCUMENT RECORDED IN VOL. 96224, PG. 2951 IS FOR THE BENEFIT OF THIS PROPERTY.
3. THERE ARE AN UNDEFINED 150 PARKING PERMITS MENTIONED IN THE DOCUMENT RECORDED IN VOL. 96224, PG. 2951 FOR THE BENEFIT OF THIS PROPERTY.
4. THE RECIPROCAL EASEMENT MENTIONED IN THE DOCUMENT RECORDED IN VOL. 99238, PG. 6307 DOES AFFECT THIS PROPERTY.

THE BLDG. IS 326' TALL AT THE CORNER OF MAIN ST. & AKARD ST.

LEGEND

FD	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
GW	GUY
O/H	OVERHEAD
U/G	UNDERGROUND
LP	LIGHT POLE
GM	GAS METER
SM	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
TEL	TELEPHONE MANHOLE
TEL PED	TELEPHONE PEDESTAL
UCRM	UNDERGROUND CABLE MARKER
C/L	CHAIN LINK
CONC.	CONCRETE
BLDG.	BUILDING
H/C	HANDICAPPED
PP	POWER POLE
FH	FIRE HYDRANT
CO	CLEANOUT
TPAD	TRANSFORMER PAD
ASPHALT	ASPHALT

PROPERTY DESCRIPTION

BEING all of Lot 2, Block A/70 of THE ADOLPHUS HOTEL ADDITION NO. 2, in the City of Dallas, Dallas County, Texas, recorded in Volume 95207, Page 3903, of the Map Records of Dallas County, Texas, and being all of that same tract of land described in corrective deed to B/N 1412 Main LP, recorded in Volume 2005040, Page 9444 of the Deed Records of Dallas County, Texas, and said lot being more particularly described as follows:

BEGINNING at a cross found for corner at the present intersection of the south R.O.W. line of Main Street (a 78.5' R.O.W.) with the west R.O.W. line of S. Akard Street (a 50' R.O.W.);

THENCE S 14°00'00" E, 109.30' along the west line of S. Akard Street to a cross found at the southernmost northeast corner of Lot 1A of said addition, and of that same tract of land described as "The Hotel Parcel" in deed to LB 1412 Main LP, recorded in Volume 2003041, Page 9951 of the Deed Records, Dallas County, Texas;

THENCE S 76°00'00" W, 78.50' along a north line of said Lot 1A and said LB 1412 Main LP property to a point for corner (unable to set);

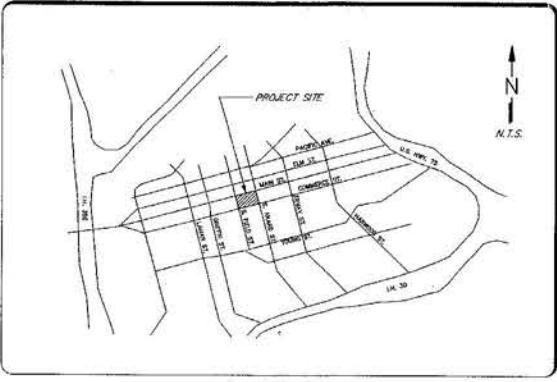
THENCE N 14°00'00" W, 109.30' along an east line of said Lot 1A and said LB 1412 Main LP property to a point for corner (unable to set) in the south line of Main Street;

THENCE N 76°00'00" E, 78.50' along the south line of Main Street to the point of beginning and containing 8,580.05 square feet or 0.1970 acres of land.

TO B/N 1412 MAIN, LP, SOUTHWEST BANK, LANDAMERICA AMERICAN TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION AND ALL OTHER PARTIES INTERESTED IN PREMISES SURVEYED:

The undersigned does hereby certify that this plat correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements or as show hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey was prepared in accordance with minimum standards of a Category 1A, Condition 1 Survey required by the Texas Society Of Professional Surveyors and was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS in 2005. As of the date of this survey, this property does not lie within any known designated flood plain or flood hazard area. This property lies within Zone X, as shown on Flood Insurance Rate Map No. 48113C0345, dated 8/23/01.

Len Davis
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1625



SURVEY PLAT
OF LOT 2, BLOCK A/70 OF THE ADOLPHUS HOTEL ADDITION NO. 2, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

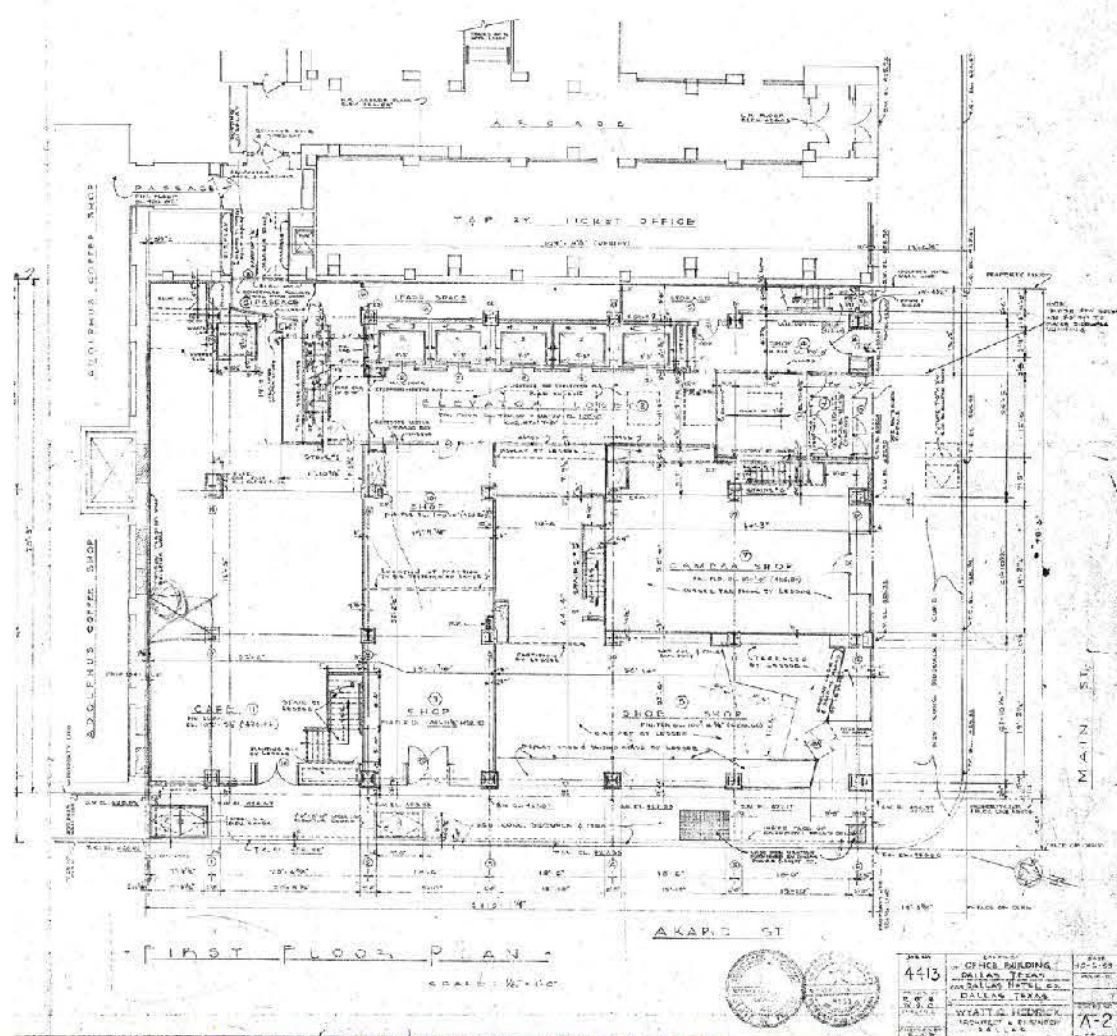
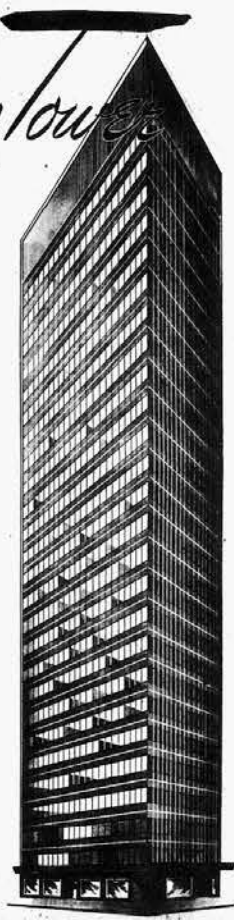
SCALE: 1" = 20'

Adolphus Tower

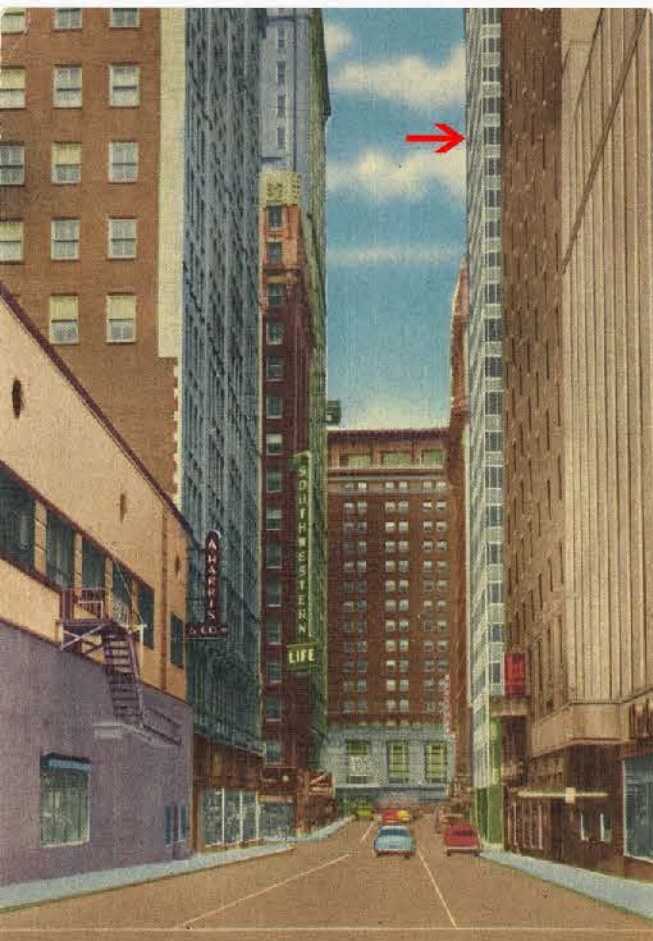
In the Heart of Downtown Dallas
at Main and Akard—
The Busiest Corner in the Southwest

Offering a distinguished address, central location
and conveniences not found in any other Dallas office
building, the Adolphus Tower is now ready for occupancy.
The Adolphus Tower bears the distinguished name of, and epitome,
The Adolphus—for more than 40 years a famous hotel.
This skyscraper gives office in the Adolphus Tower the desirable
advantage of connection with the hotel restaurants for dining
and entertainment, rooms and suites for visiting execu-
tives, etc.—all without exposure to outside weather and traffic.
And in addition an 800-car garage—the next unit to be con-
structed in the Adolphus Center Development — will soon
afford car parking joined to both Hotel Adolphus and Adolphus
Tower by convenient passageways.
This ideal arrangement makes possible parking, offices, restaurants,
entertainment facilities, living quarters and all other conven-
iences, close by and connected. Recognizing these unique
advantages, the following firms are among those that have
removed space to Adolphus Tower:

- Herrill Lynch, Pierce, Fenner & Smith
- D.H. Chamber of Commerce, Southwestern Division
- Sam. P. Hancock & Shreve, Jones
- Alford Merriman & Company
- Warrington & Harney
- Morgan Stanley Company
- Continental Petroleum Company
- Wells Fargo, Incorporated
- David M. Little
- Edwin L. Cio and Edwin B. Cio
- Kilgus & Kilgus
- City Club
- P. V. Montgomery
- Henry Thayer
- Old World Building Company
- California Western States Life Insurance Company
- P. J. Wiggins, Jr., Wm. J. Wiggins,
and P. N. Wiggins III
- Joseph M. Miller
- Robert Miller & Replige
- Dallas Union Real Estate Company
- Franklin-Walker & Company
- W. L. Perkins



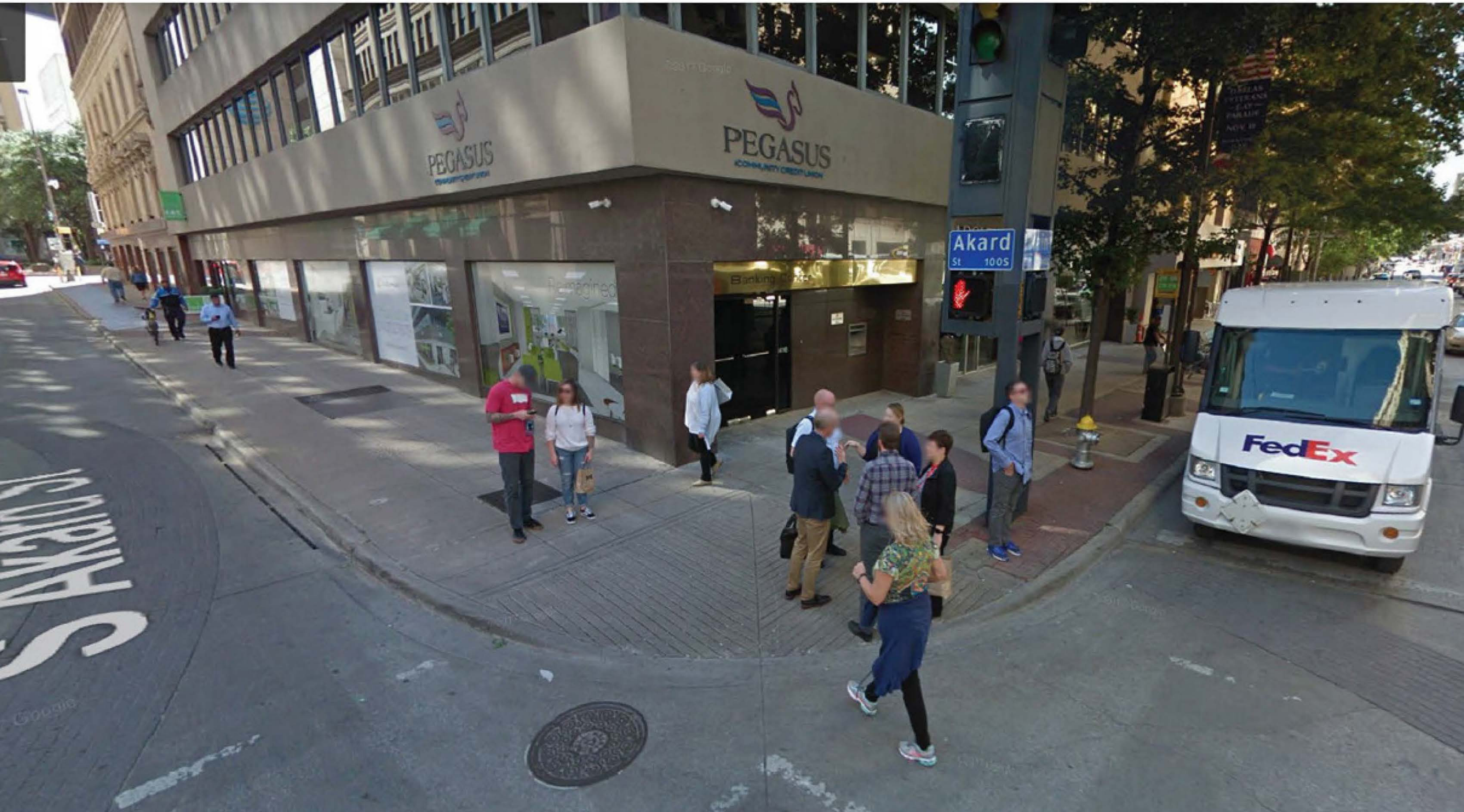
historical significance



current condition

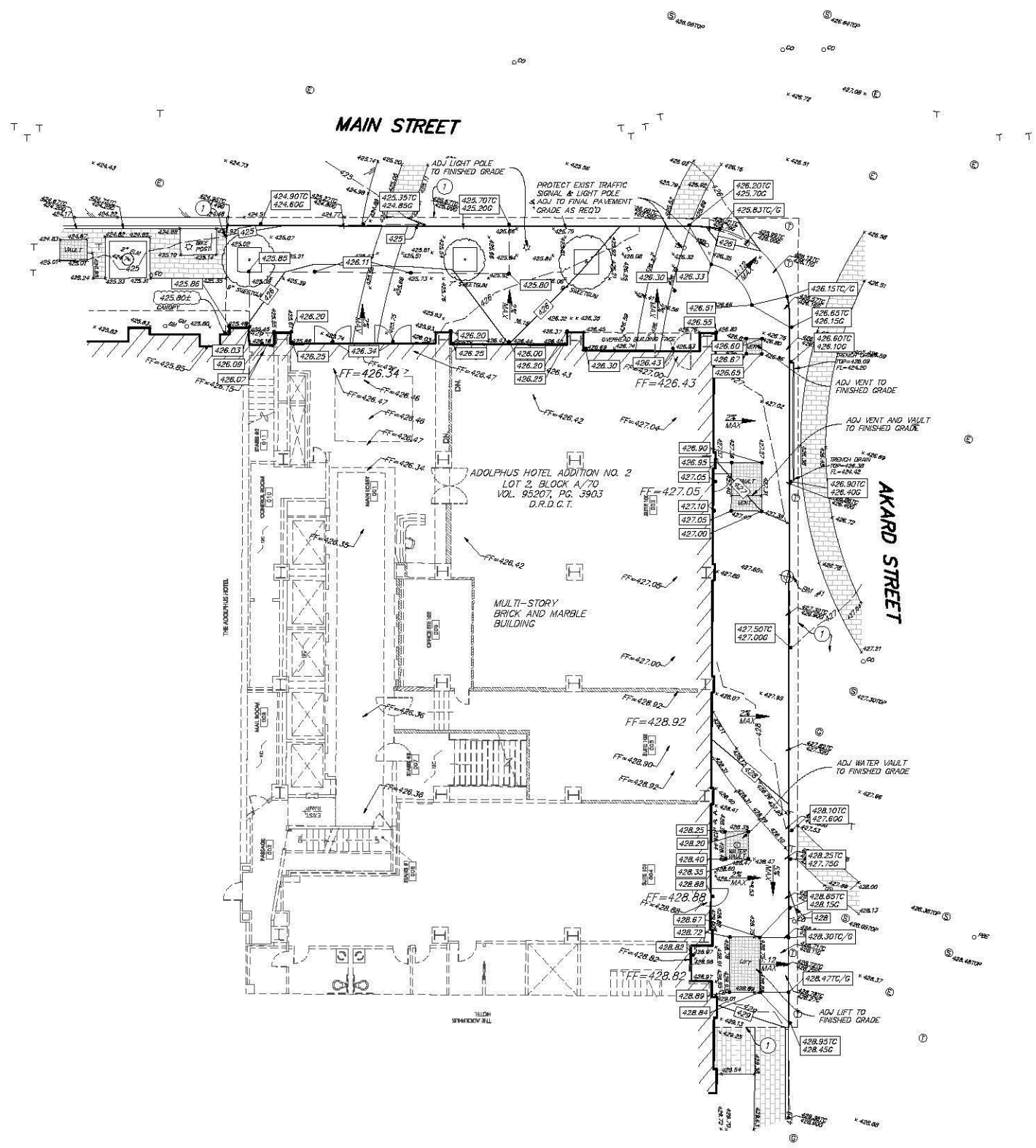
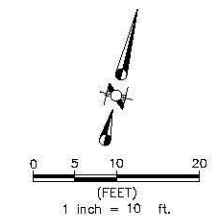


current condition



current condition





LEGEND

- 588 — EXISTING CONTOUR LINE
- 588 — PROPOSED CONTOUR LINE
- 667.55TC EXISTING SPOT ELEVATION
- 667.53 EXISTING SPOT ELEVATION
- 667.53 CALCULATED SPOT ELEVATION
- 668.80TC PROPOSED SPOT ELEVATION
- 667.70G LIMITS OF PAVEMENT SAWCUT
- ① MATCH EXIST PAVEMENT

NOTE:
 1) CONTRACTOR IS RESPONSIBLE FOR INSURING ALL ACCESSIBLE RAMPS, ACCESSIBLE ROUTES, PARKING SPACES AND SIDEWALKS MEET ALL ADA REQUIREMENTS.
 2) PAVEMENT SLOPE ON ADA ACCESSIBLE ROUTES AND SIDEWALKS MUST NOT EXCEED 5% ALONG THE ROUTE AND 2% CROSS SLOPE.

BENCHMARKS:

- BM #1 - A CHISEL MARK ON TOP OF CURB WEST SIDE OF AKARD STREET 100'± SOUTH OF MAIN STREET. (ELEVATION = 427.20')
- BM #2 - A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB 20' FROM THE CENTERLINE OF HARWOOD STREET AND 15' FROM THE CENTERLINE OF LIVE OAK STREET, AT THE SOUTHWEST CORNER OF THE INTERSECTION (ELEVATION = 464.158')
- BM #3 - SQUARE CUT ON CONCRETE CURB IN CENTER OF STORM SEWER INLET ON WEST CURB OF GRIFFIN ST. AND 15' SOUTH OF SOUTH PROPERTY LINE OF YOUNG ST. (ELEVATION = 418.810')

RLG RAYMOND L. GOODSON JR., INC. CONSULTING ENGINEERS
 12501 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TEXAS 75243 214-738-8100
 E-MAIL: rlg@rlg.com FIRM REG. 1-183

PROGRESS SET - FOR REVIEW ONLY
 Issued 12/6/17

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
 Stephen D. Schwind, P.E. #108868
 Raymond L. Goodson, Jr., Inc.

SHEET NO.
C3.00
 311T-9500

GRADING PLAN						
ADOLPHUS TOWER						
1412 MAIN STREET						
HOQUE GLOBAL						
CITY OF DALLAS, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/6/17	1"=10'	1713.060	1713	060
JOB NO. 1713.060 SUBMITTAL: CONSTRUCTION DOCUMENTS						

THE CITY OF DALLAS, TEXAS, IS THE OWNER OF THIS PROJECT. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE PROVISIONS OF THE DRAINAGE CODE, CHAPTER 51A, SUBCHAPTER 51A.001, ARTICLE 51A.001, SECTION 51A.001.01. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE USE OF THIS PLAN.



Existing Retail
2,142 S.F.

New Retail
1,365 S.F.

New Retail
2,795 S.F.

Lobby

THE ADOLPHUS HOTEL

THE ADOLPHUS HOTEL

NEW PEDESTRIAN
LIGHTING BOLLAR

MAIN STREET

KEEP EXISTING
CONCENTRIC
BRICK PAVERS

NEW PATIO DIVIDERS
WITH GREENERY

NEW SIDEWALK SKYLIGHTS
INTO BASEMENT LEVEL

NEW CONCRETE A.D.A.
SIDEWALK

NEW PEDESTRIAN LIGHTING
BOLLARDS

NEW A.D.A.
CORNER RAMP

AKARD STREET

site plan



current condition

completed improvements

electrical bus duct replacement \$2.5M

new automated HVAC system

new gas, sewer & riser lines

renovated restrooms on 10 floors

basement demo & asbestos abatement

new sprinkler system floors 1-5

4th floor conference center & tenant lounge
under construction

improvements





vision for the new A.T.



before/after



lobby



tenant lounge & conference center



tenant lounge & conference center



basement level

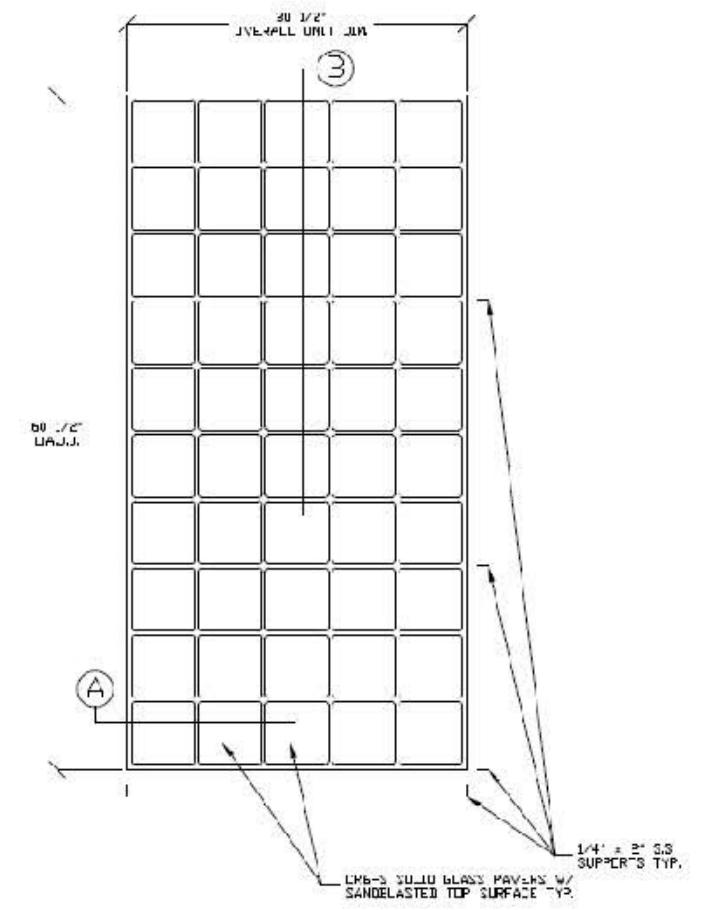




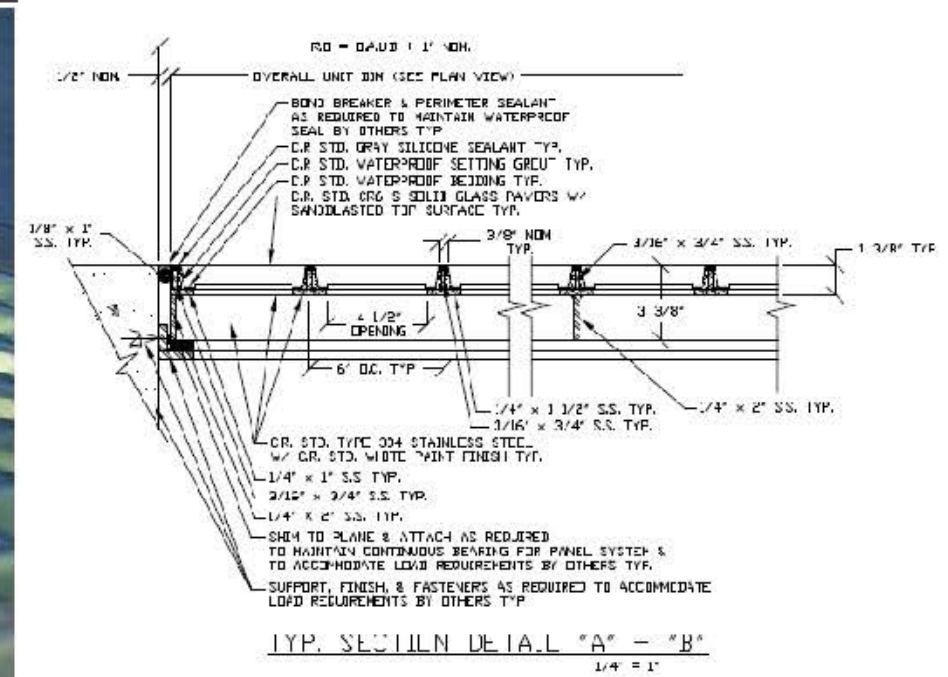
MAIN ST. ELEVATION



AKARD ST. ELEVATION

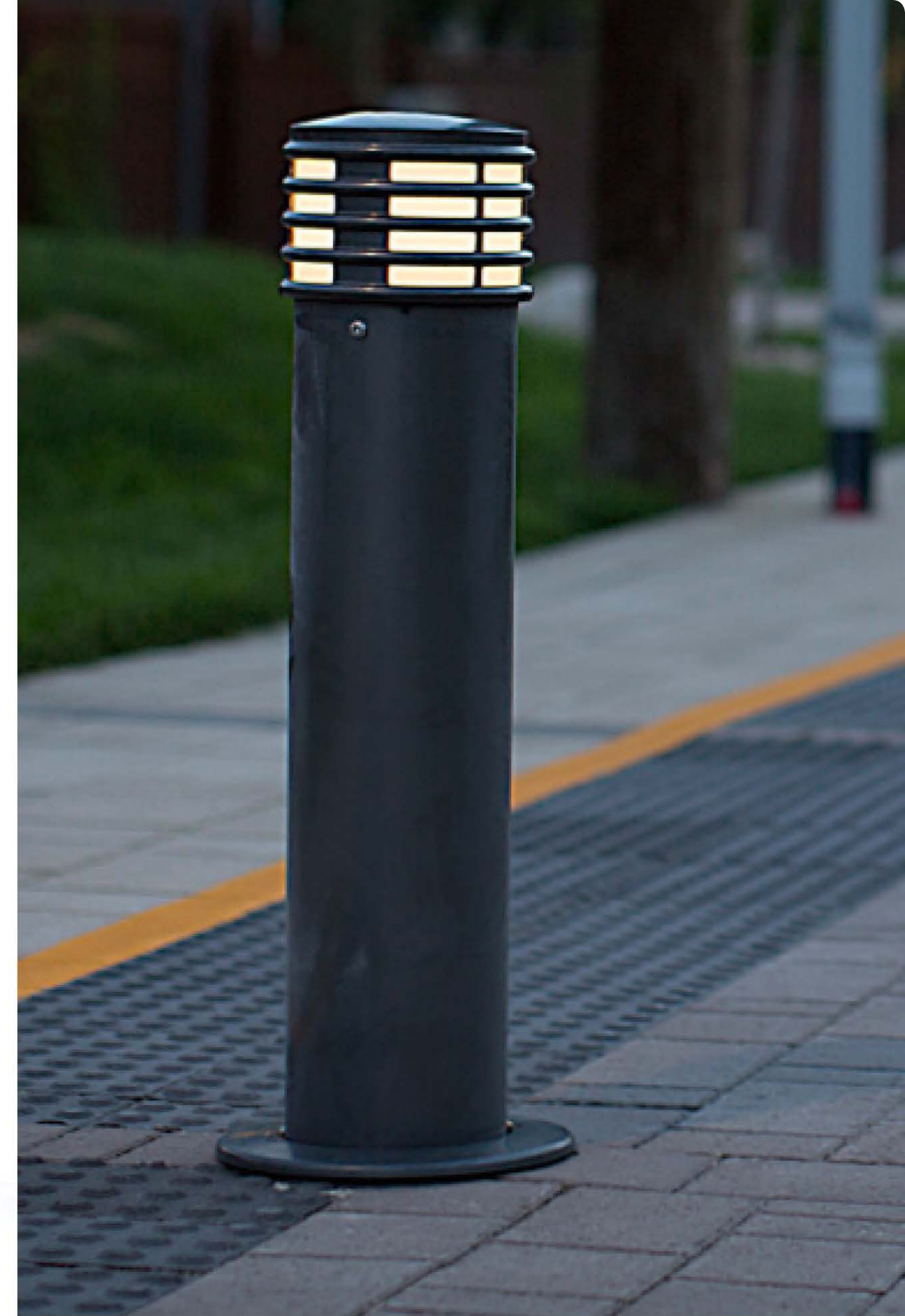


PLAN VIEW (2 REQ.)



TYP. SECTION DETAIL "A" - "B"
1/4" = 1'

sidewalk skylights



lighted bollards



exterior



main entrance



aerial view