

Applicable Urban Design Priorities Project Should Achieve

City of Dallas

UDPRP Review Summary 10.25.13

Urban Design Peer Review Panel

DATE: 10.25.13

TIME: 8:30am

PROJECT: 1401 Elm Tower Redevelopment

LOCATION: Dallas City Hall Room 6FN

Overview

Below is a summary of Urban Design Peer Review Panel for 1401 Elm Tower as derived from the October 25 Peer Review session.

Advice Summary

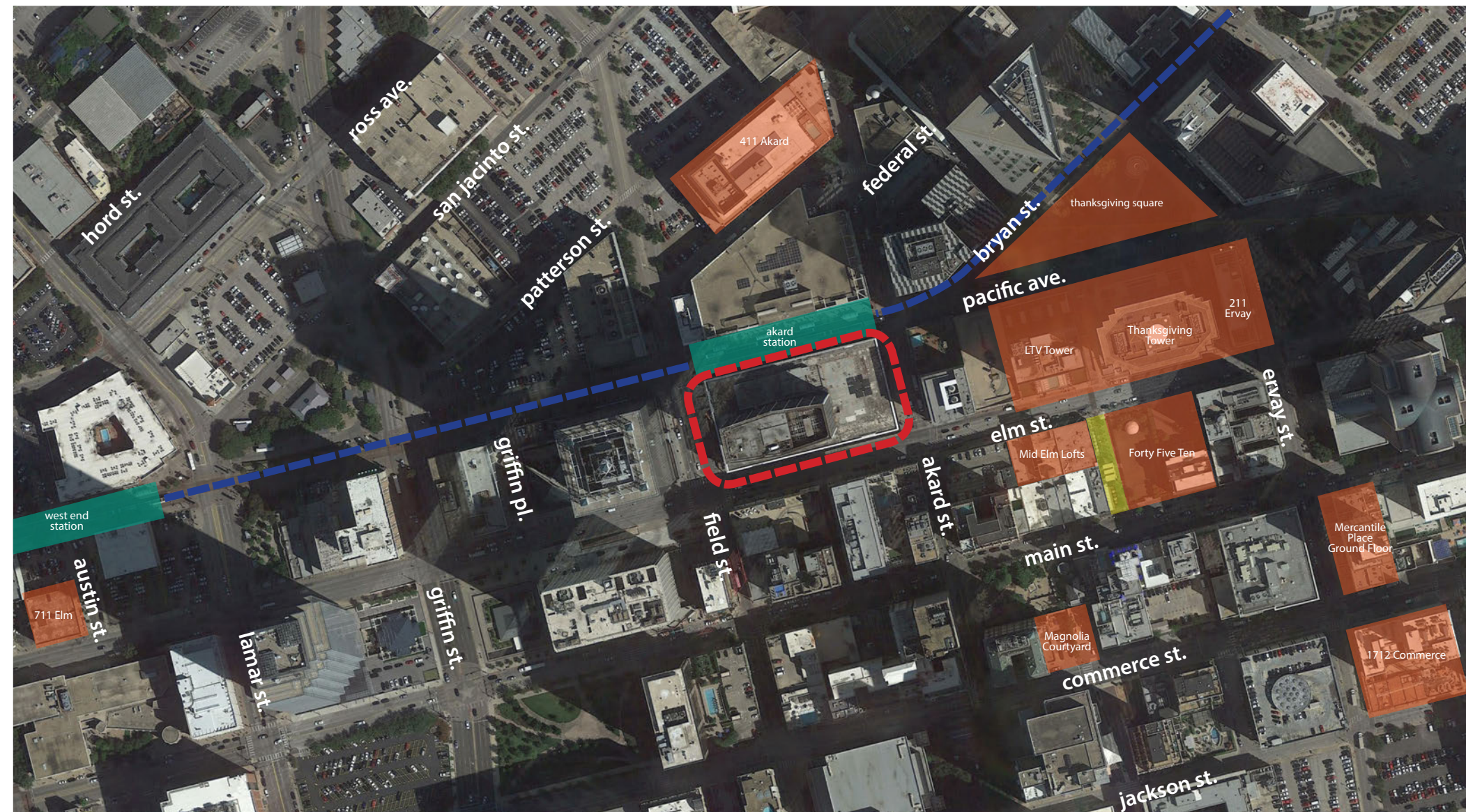
- [1] The panel applauds the overall vision and scope of the project as an opportunity to create a transformative destination for Downtown Dallas.
- [2] The stair is a grand and generous gesture, but as currently proposed is somewhat underutilized. The panel expresses concern regarding the lack of destination at the top of the stairway and therefore encourages program that activates all levels of the building, especially those located at the top of the stair, with vibrant uses such as entertainment or other traffic generating uses.
- [3] The stair should be opened up to allow for greater visibility and access allowing for enhanced integration into the overall project circulation concept.
- [4] The panel supports the proposed landscape and hardscape concept for the project and concurs that project specific streetscape design is appropriate at this location.
- [5] The panel encourages cooperation of the various City of Dallas departments concerning any signage variances or approvals necessary to achieve an overall retail mixed-use destination.

Policy References

The 360 Plan
Section III, IV, V, VI, VII

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [City Center]



Context Description

The project site for the Drever development is located on the north side of Elm Street between Field and Akard Streets, with direct adjacency to the Akard DART Station. The development proposal involves converting the vacant office tower at 1401 Elm into residential units, hotel rooms, and providing ground floor retail along the primary block faces.

Key considerations include the introduction of retail with direct adjacency to the Akard DART stop and increasing access to the building along Elm. The project also proposes various art installations including a proposed public realm installation at the corner of Elm and Akard. The project is seeking historic tax credits through NPS and THC, as well as LEED NC certification.

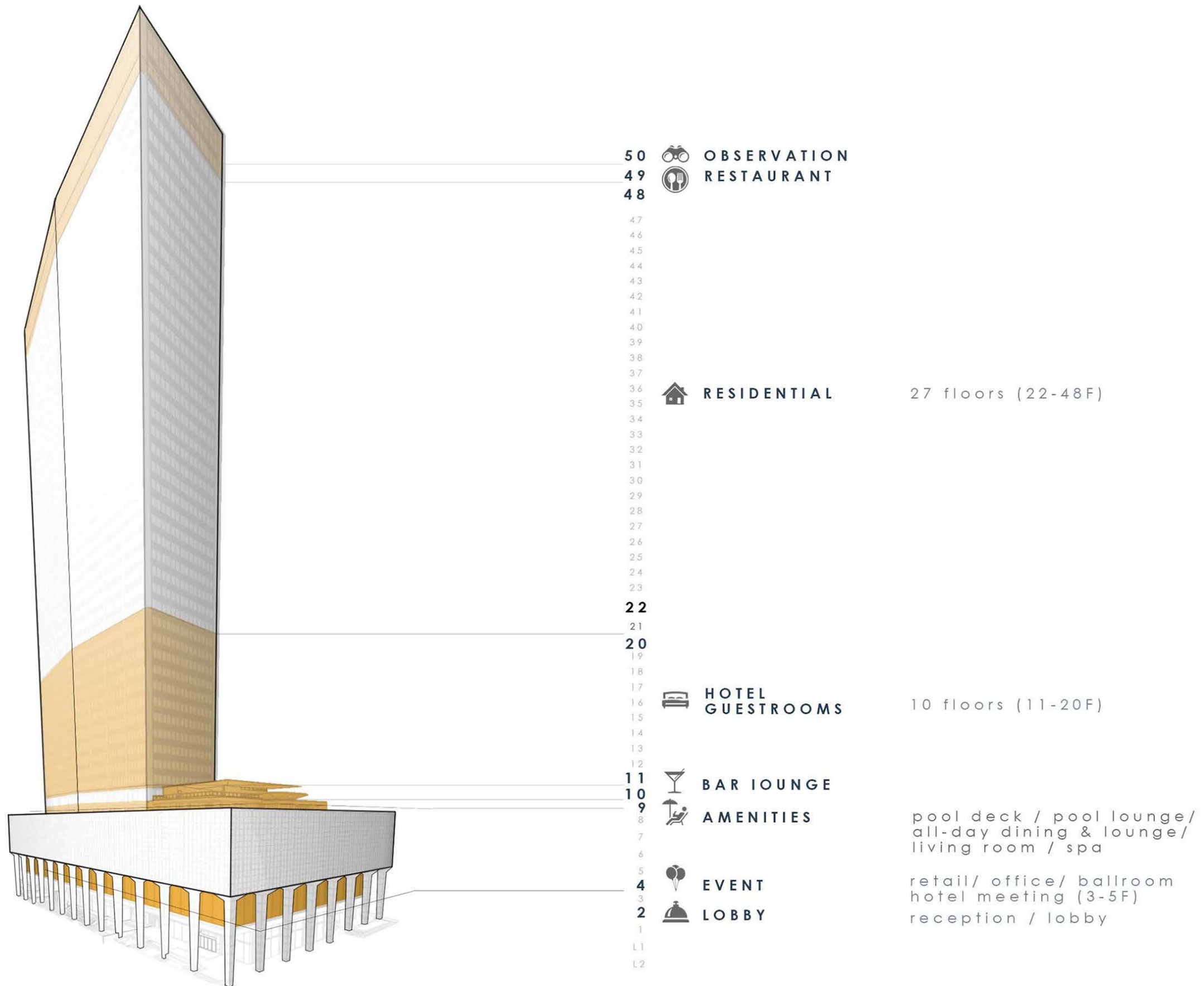
The Drever
1401 Elm

TIF District:
City Center

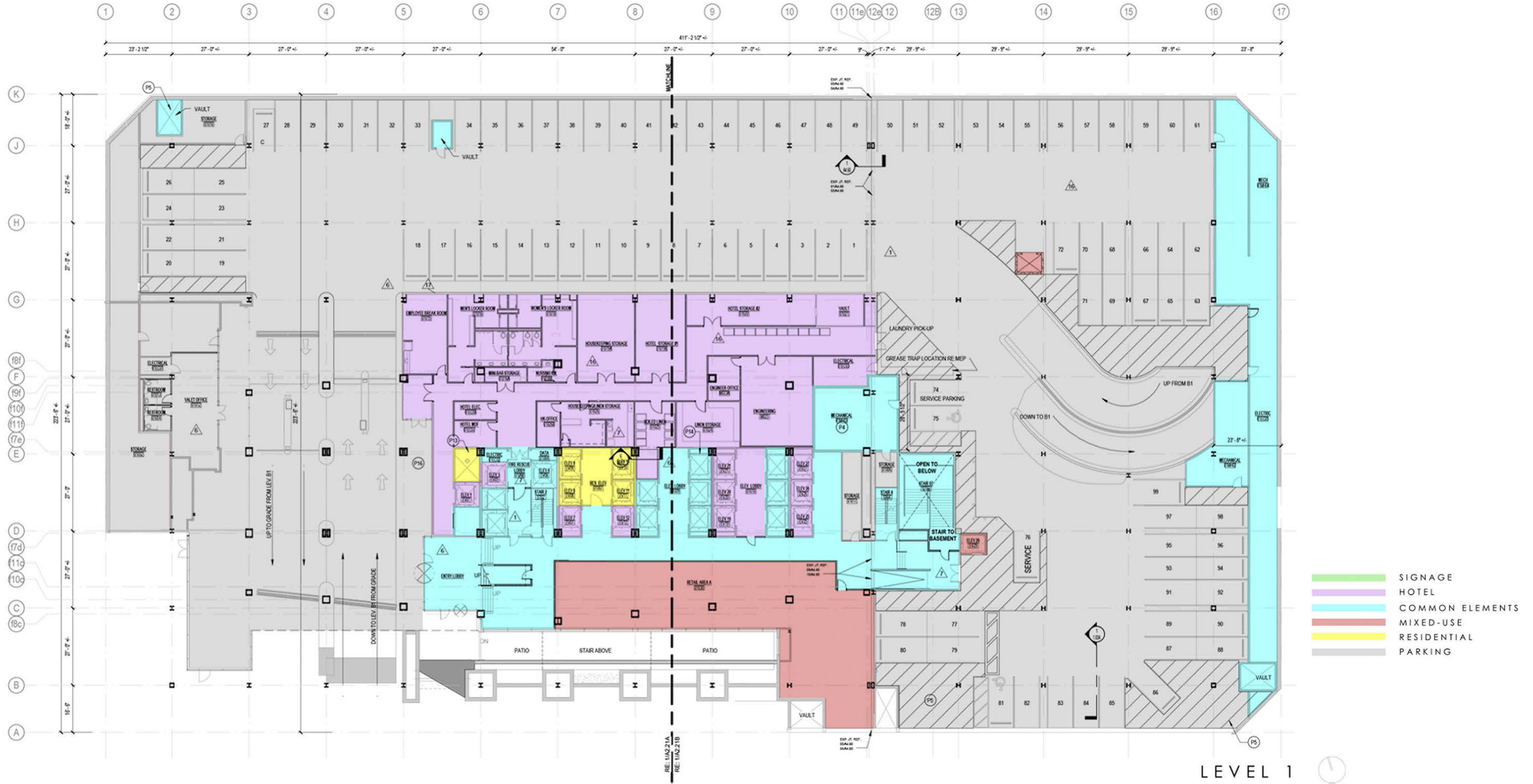
Program:
Retail / Residential / Hotel











- SIGNAGE
- HOTEL
- COMMON ELEMENTS
- MIXED-USE
- RESIDENTIAL
- PARKING

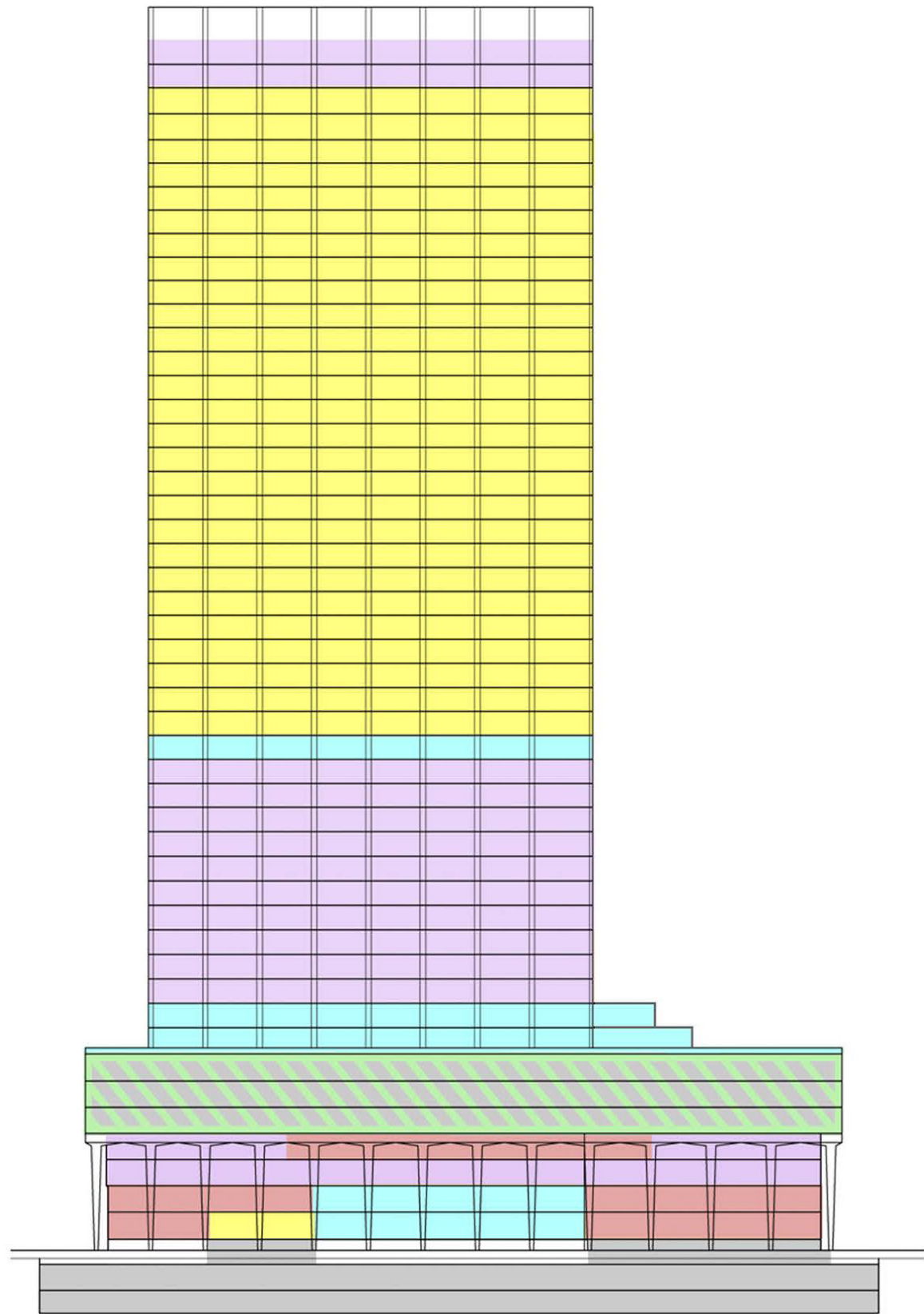
LEVEL 1 FLOOR PLAN
1401 ELM DALLAS TEXAS



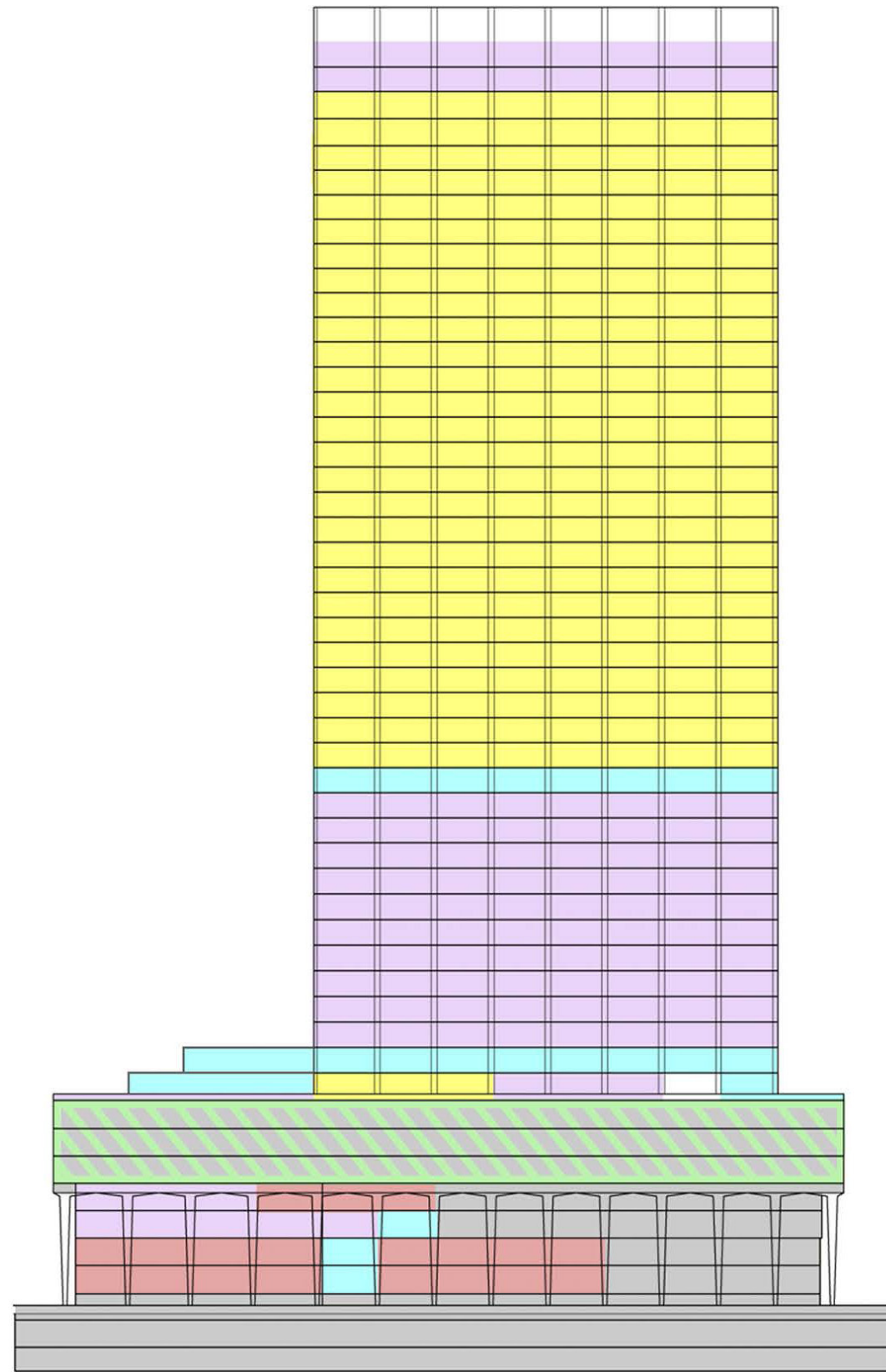
- SIGNAGE
- HOTEL
- COMMON ELEMENTS
- MIXED-USE
- RESIDENTIAL
- PARKING

LEVEL 2

LEVEL 2 FLOOR PLAN
1401 ELM DALLAS TEXAS



SOUTH ELEVATION



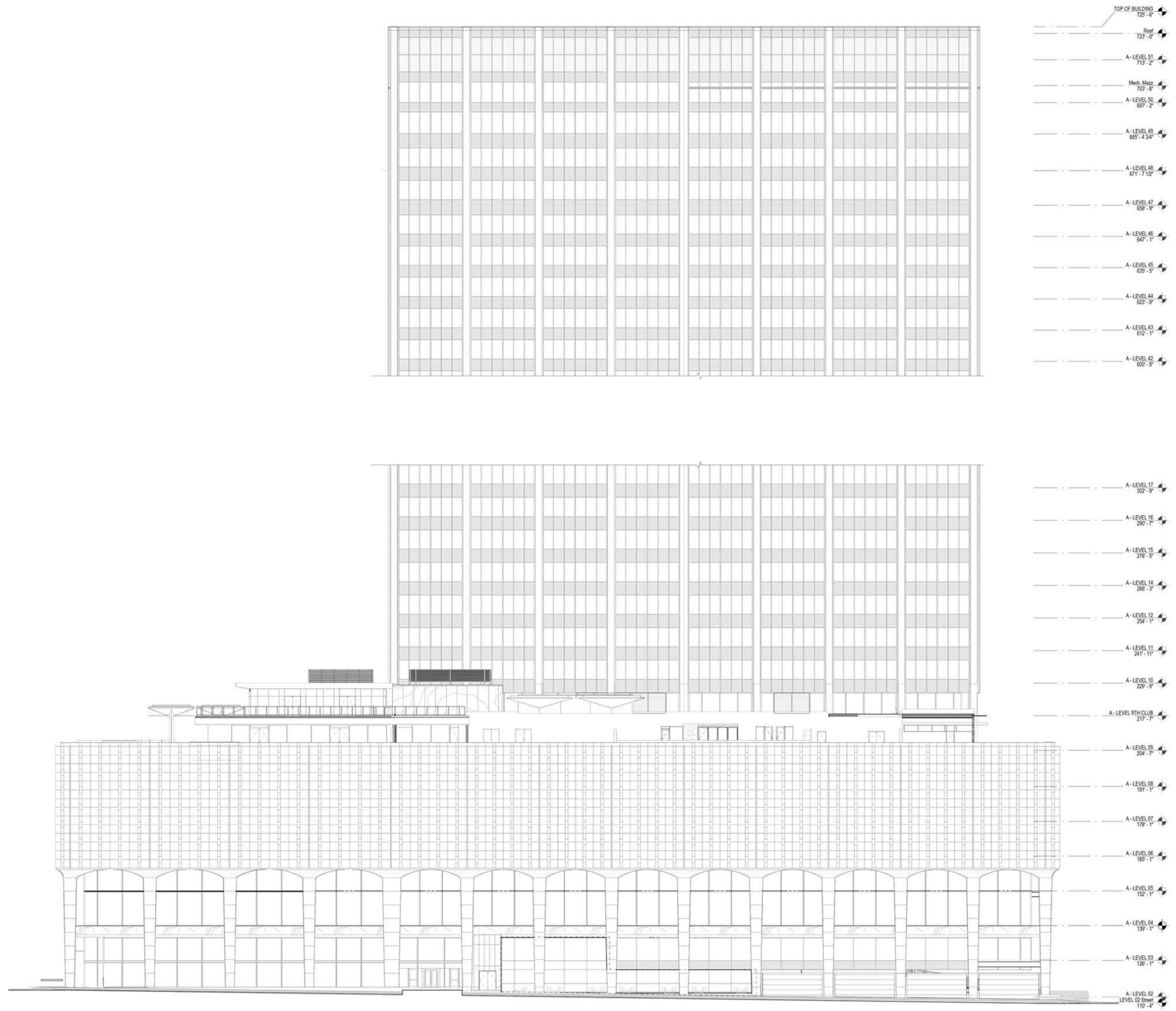
NORTH ELEVATION

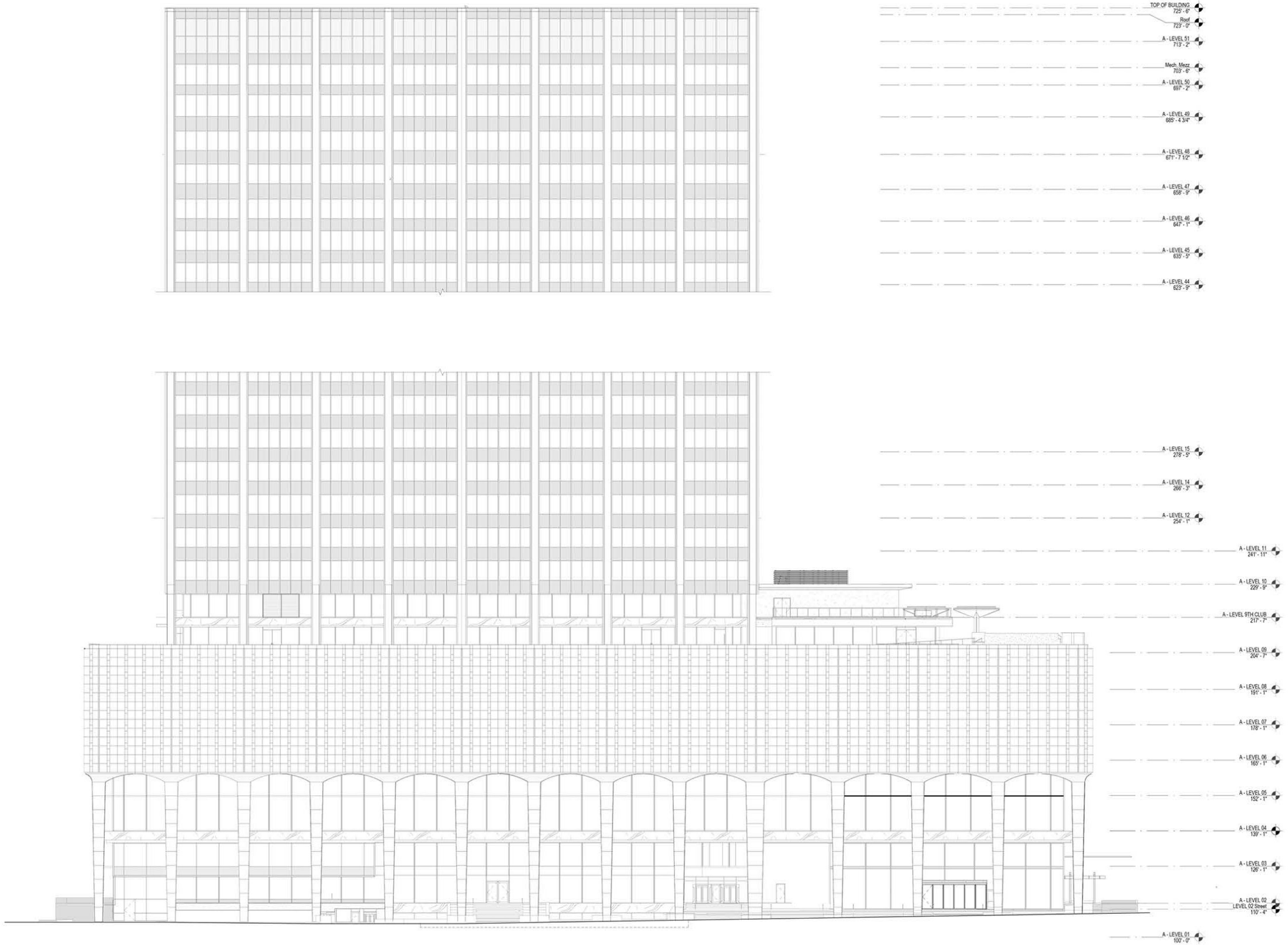
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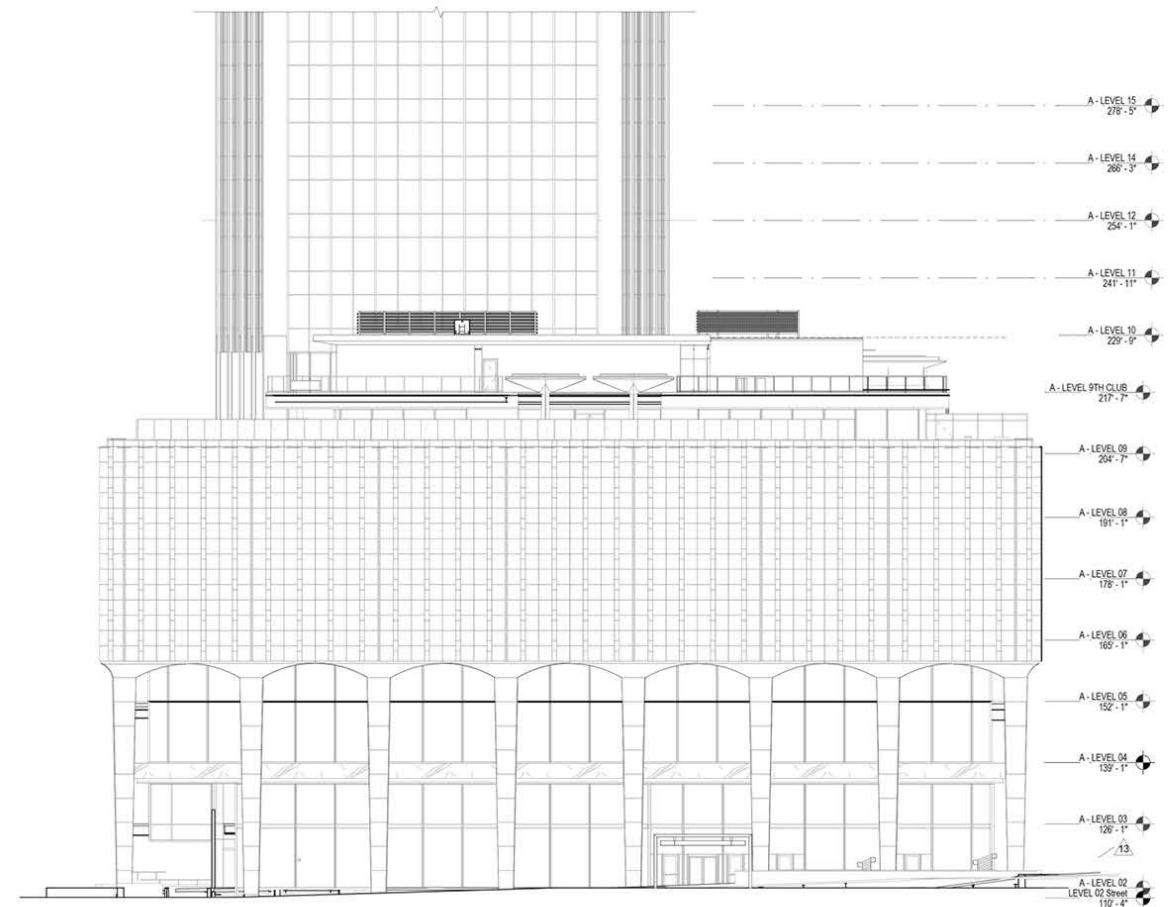
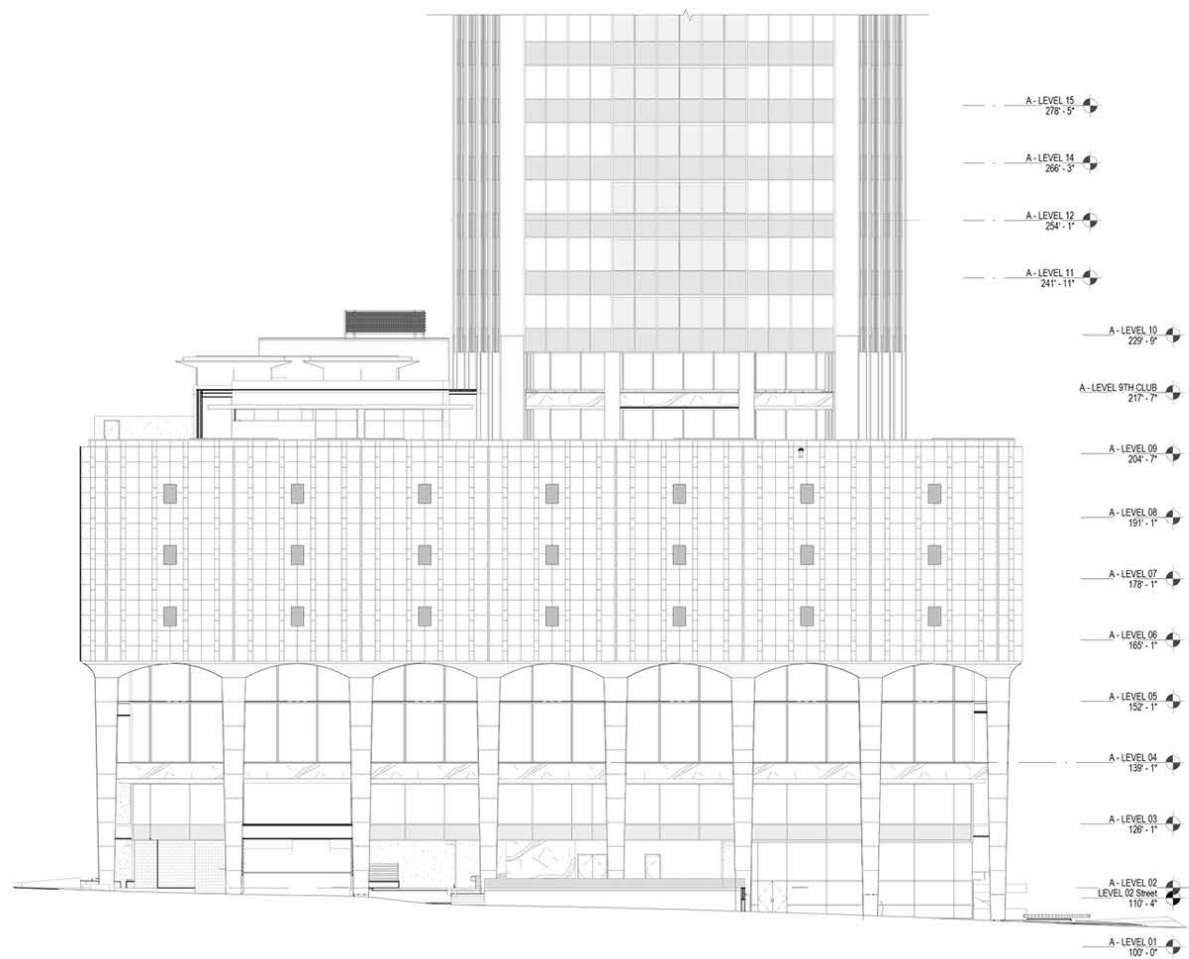
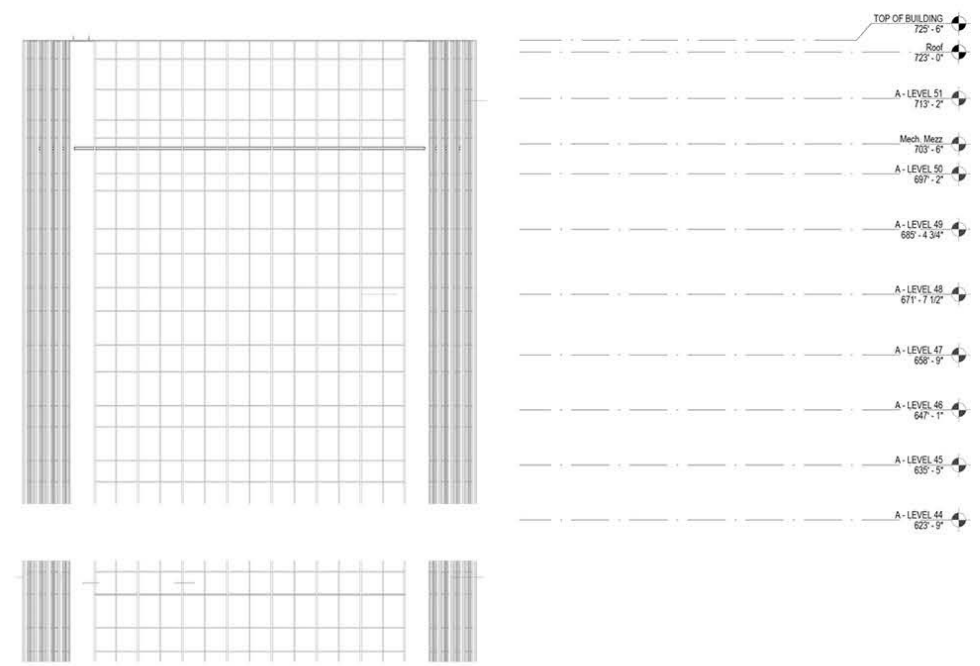
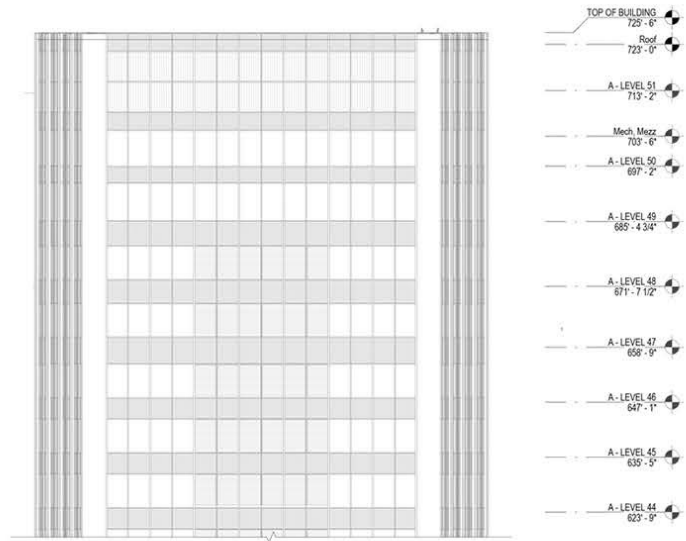
- SIGNAGE
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- RESIDENTIAL
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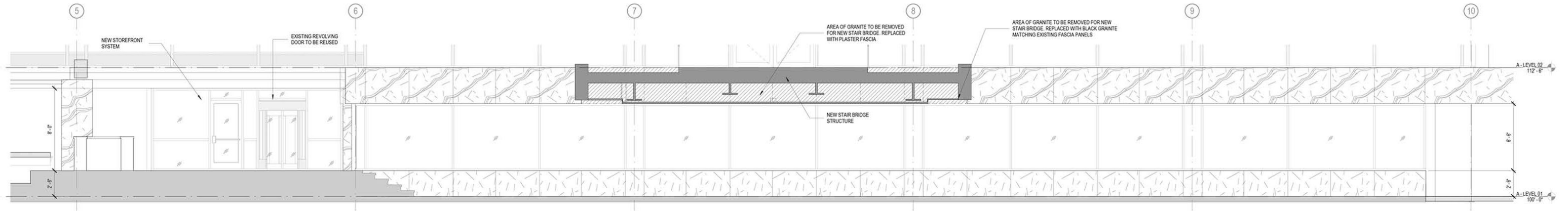
ELEVATIONS

1401 ELM DALLAS TEXAS

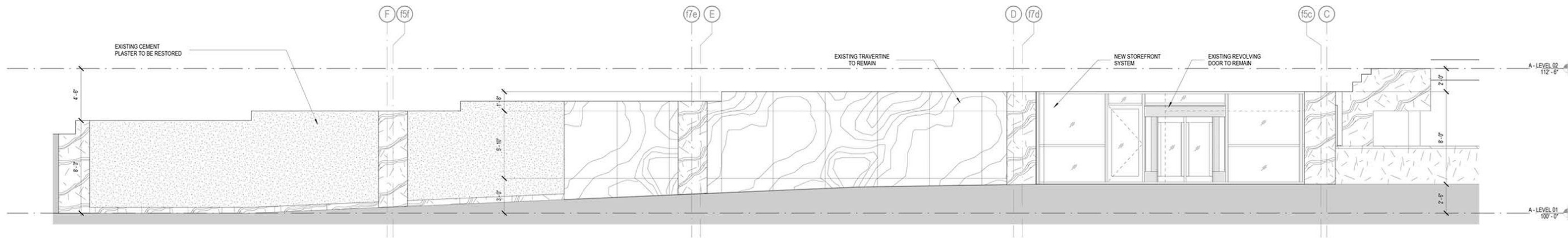




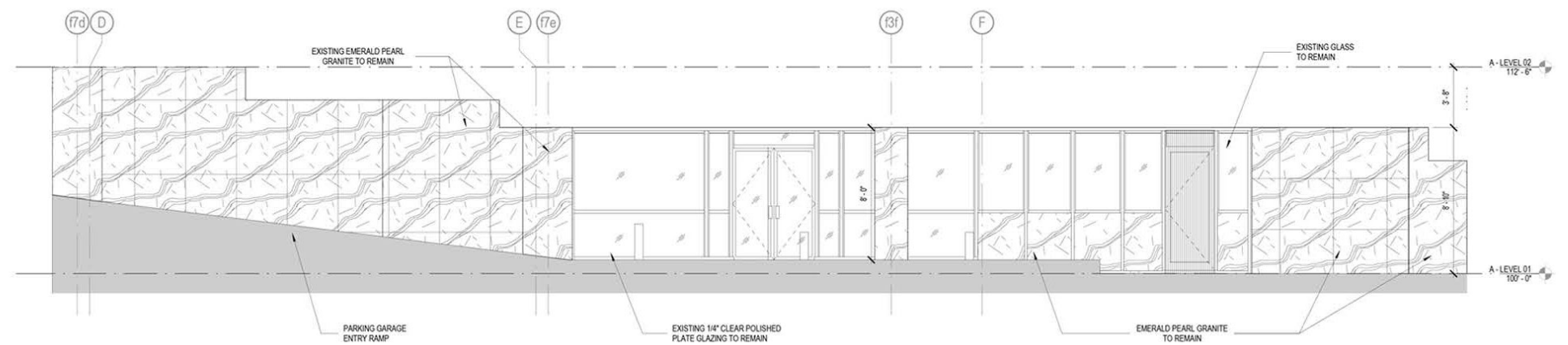




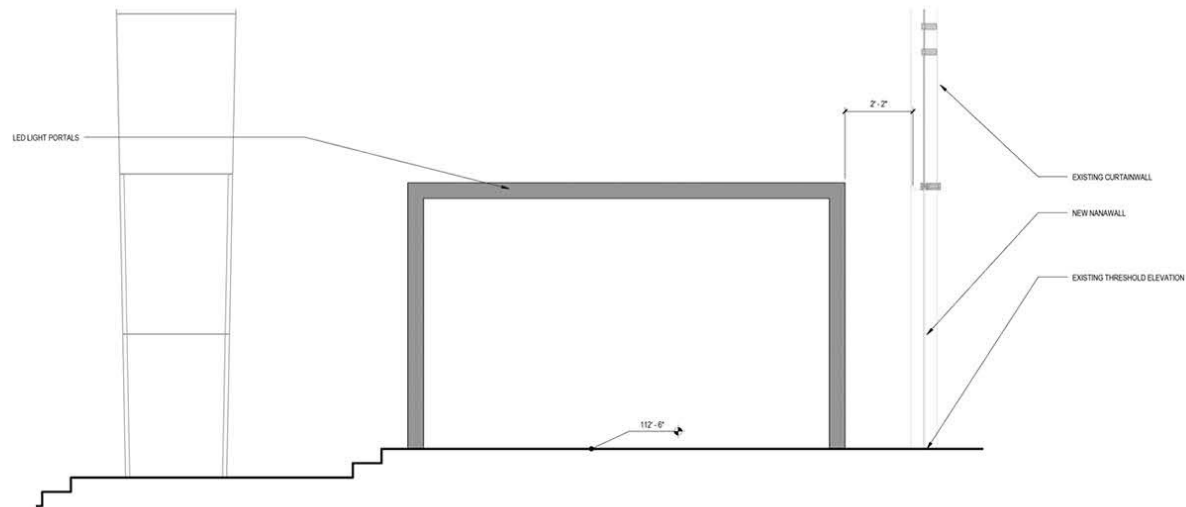
3 PARTIAL SOUTH ELEV AT LEVEL 1 STOREFRONT



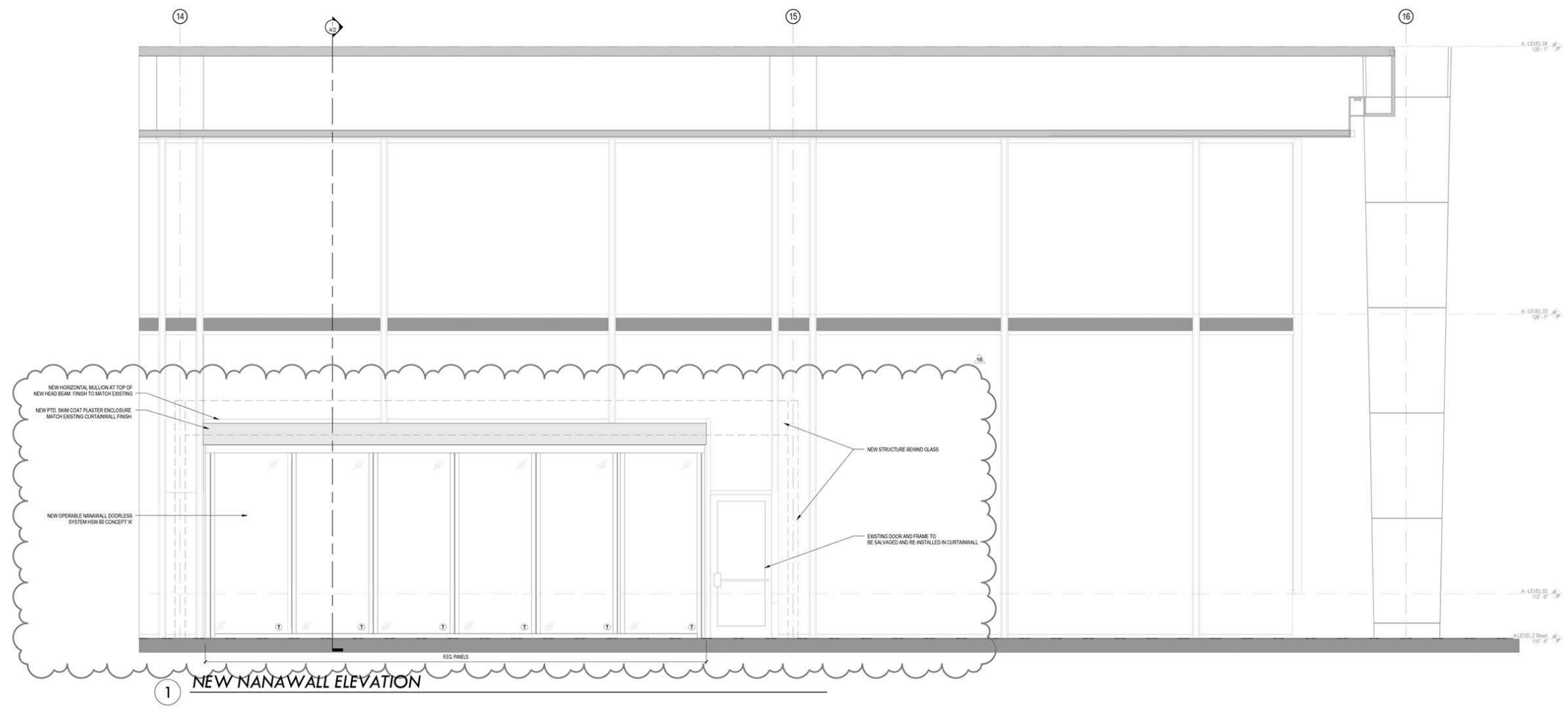
2 EAST ELEVATION AT LEVEL 1 PARKING RAMP



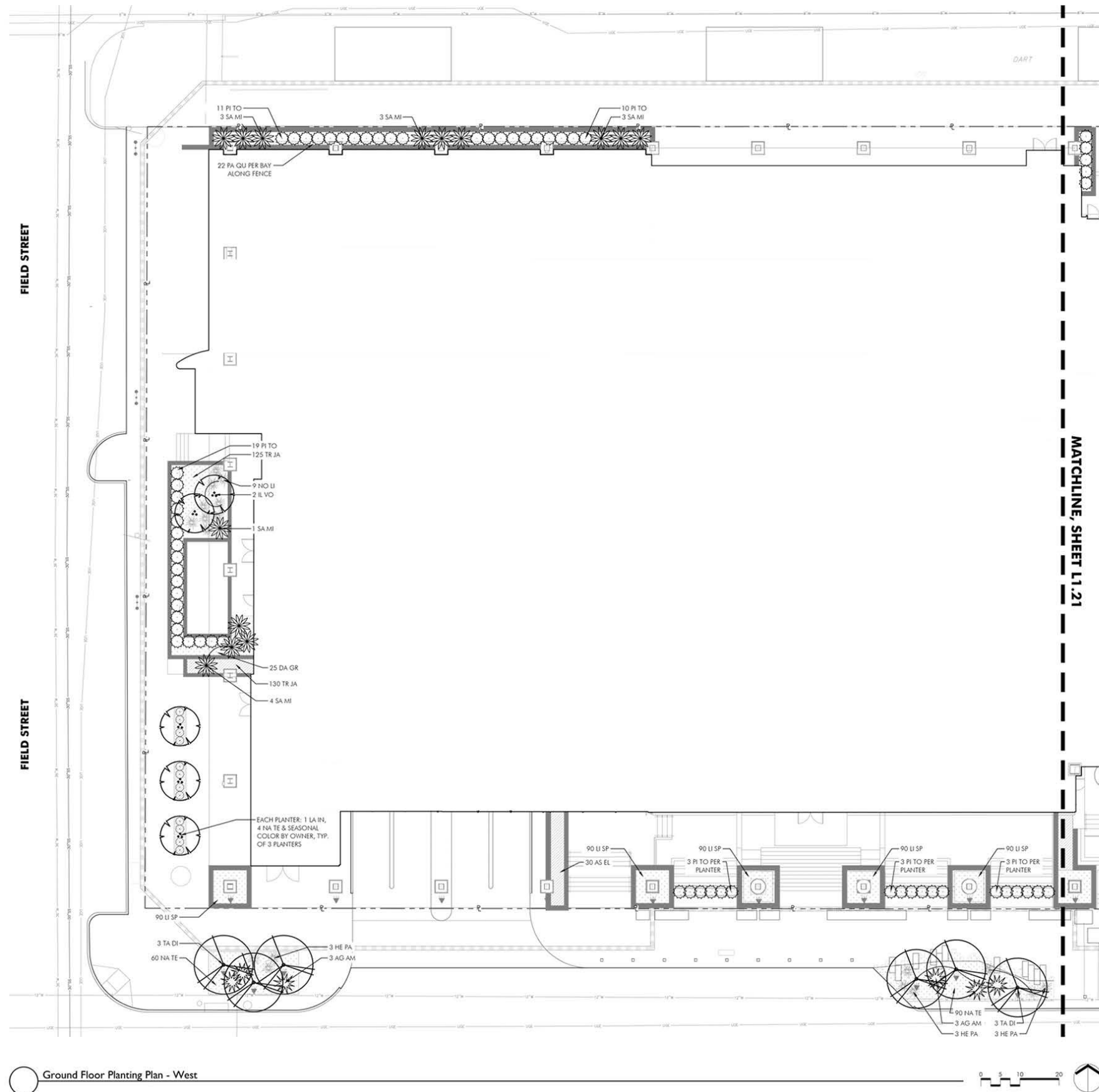
1 VALET OFFICE STOREFRONT ELEVATION



2 LED PORTAL ELEVATION



1 NEW NANAWALL ELEVATION

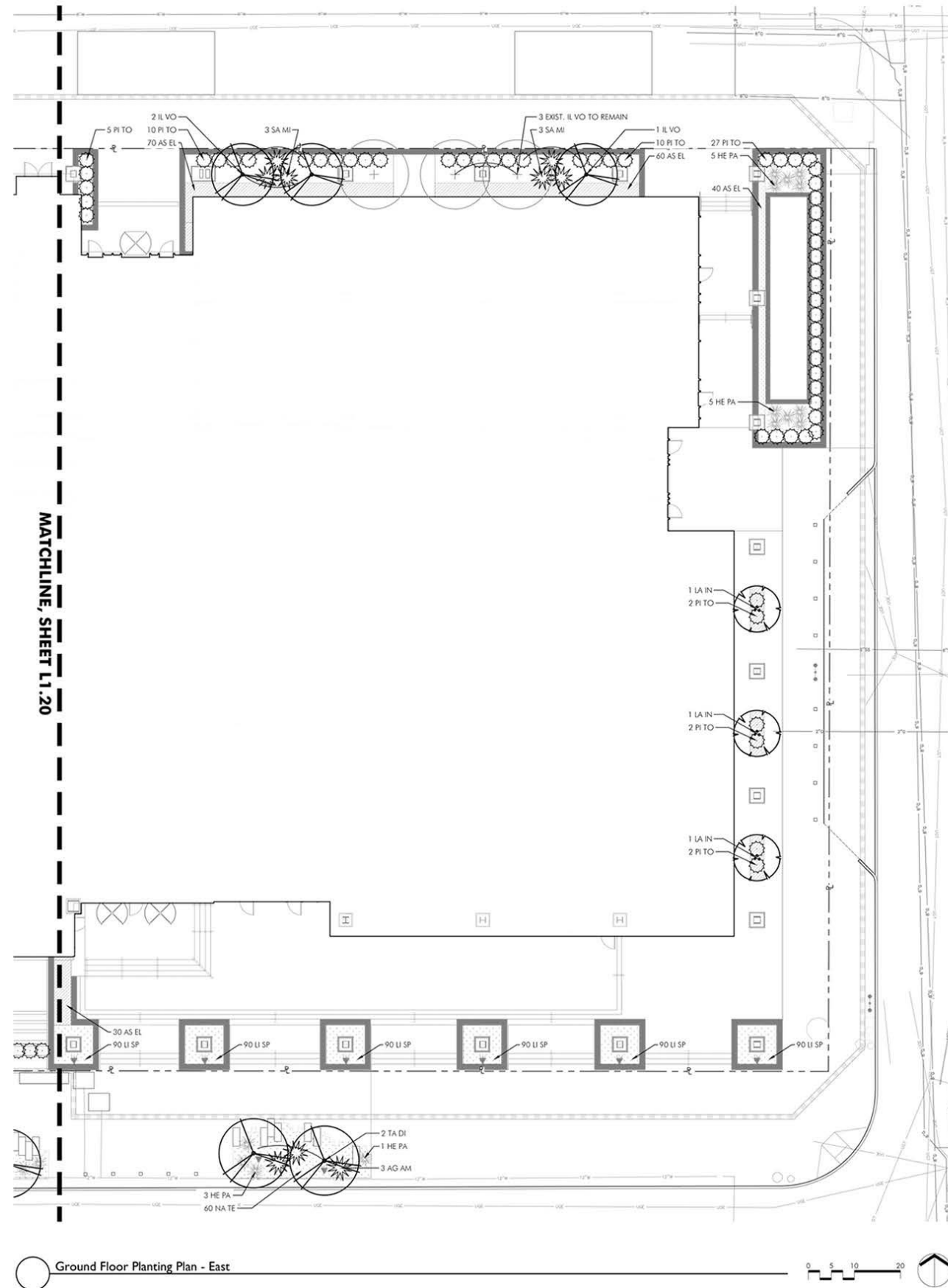


GROUND FLOOR PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
TREES					
IL VO	<i>Ilex vomitoria</i>	Yaupon Holly (multi stem)	8' ht.	B&B	As Shown
LA IN	<i>Lagerstroemia indica</i>	Crape Myrtle (multi stem)	8' ht.	B&B	As Shown
TA DI	<i>Taxodium distichum</i>	Baldcypress	10' ht.	B&B	As Shown
SHRUBS					
PI TO	<i>Pittosporum tobira</i> 'Wheeler'	Dwarf Pittosporum	24" ht.	B&B	As shown
SA MI	<i>Sabal minor</i>	Bush Palmetto	24" ht.	B&B	As Shown
PERENNIALS & GROUNDCOVERS					
AS EL	<i>Aspidistra elatior</i>	Cast Iron Plant	1 gal.	Cont.	18" o.c.
DA GR	<i>Dorla greggii</i>	Gregg Dalea	1 gal.	Cont.	18" o.c.
LI SP	<i>Liriope spicata</i>	Creeping Lily Turf	1 qt.	Cont.	12" o.c.
PA QU	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 gal.	Cont.	18" o.c.
TR JA	<i>Trachelospermum jasminoides</i>	Asian Jasmine	2" call	Flat	6' o.c.
GRASSES, CACTI & SUCCULENTS					
AG AM	<i>Agave americana</i>	American Century Plant	1 gal.	Cont.	18" o.c.
HE PA	<i>Hesperaloe parviflora</i>	Red Yucca	1 gal.	Cont.	18" o.c.
NO LI	<i>Nolina liriodoriana</i>	Devil's shoestring	1 gal.	Cont.	As Shown
NA TE	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 gal.	Cont.	18" o.c.
NO TE	<i>Nolina texana</i>	Bunchgrass	1 gal.	Cont.	18" o.c.
YU FI	<i>Yucca filamentosa</i>	Adam's Needle	1 gal.	Cont.	As Shown

PLANT INSTALLATION NOTES

- CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER'S REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO TAKING ANY ACTION.
- TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- FOR ALL PLANT BEDS, THE CONTRACTOR SHALL ADD THE FOLLOWING SOIL AMENDMENT: ADD PH BALANCED COMPOST FROM SOIL BUILDING SYSTEMS (OR APPROVED EQUAL) AND TILL INTO THE TOP 6" OF SOIL.
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Ground Floor Planting Plan - East

GROUND FLOOR PLANT LIST

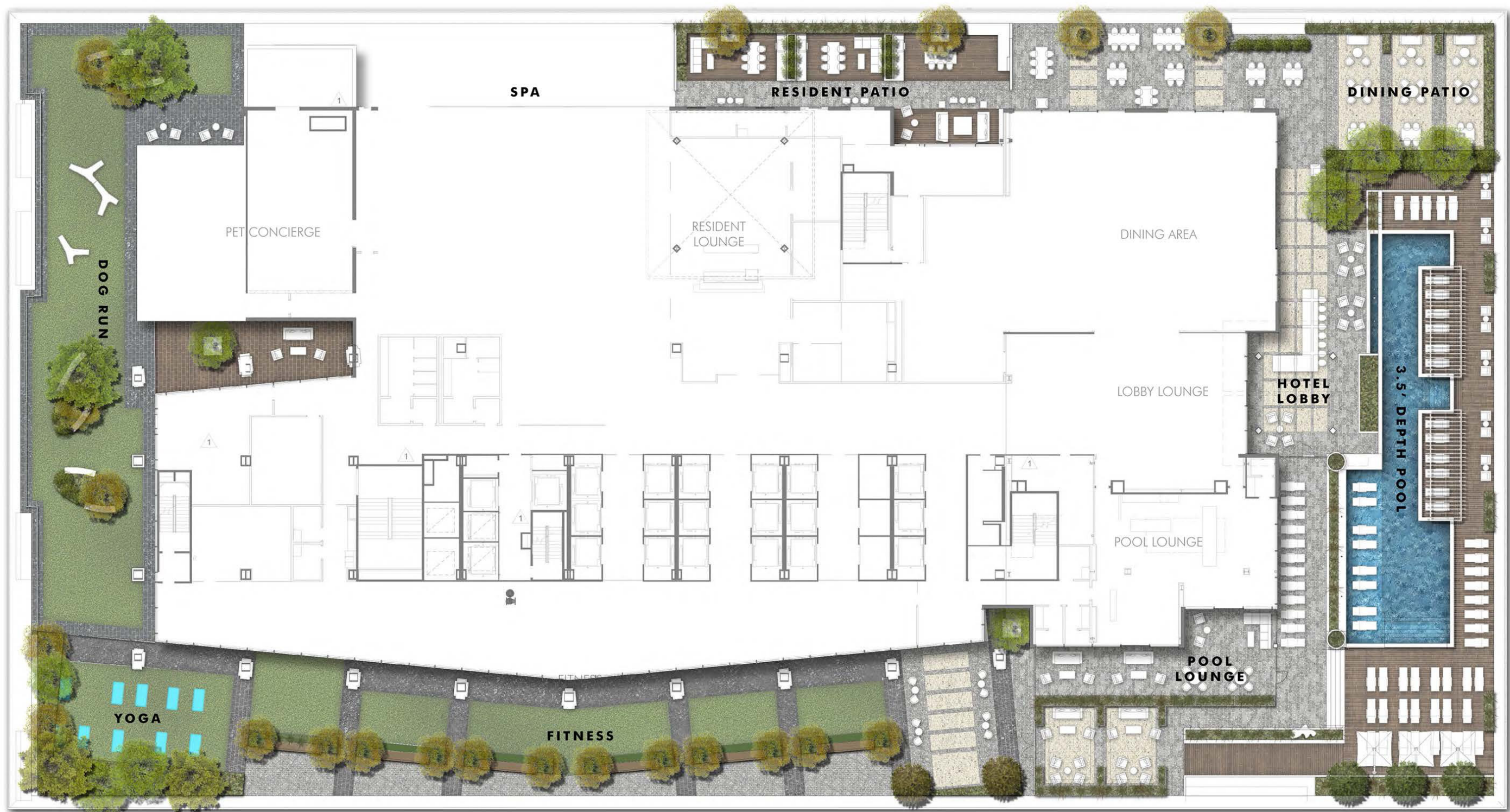
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GROUND LEVEL - PLANTING PLAN EAST
1401 ELM DALLAS TEXAS

PACIFIC AVE.



ELM ST.



LEVEL 9

1401 ELM DALLAS TEXAS







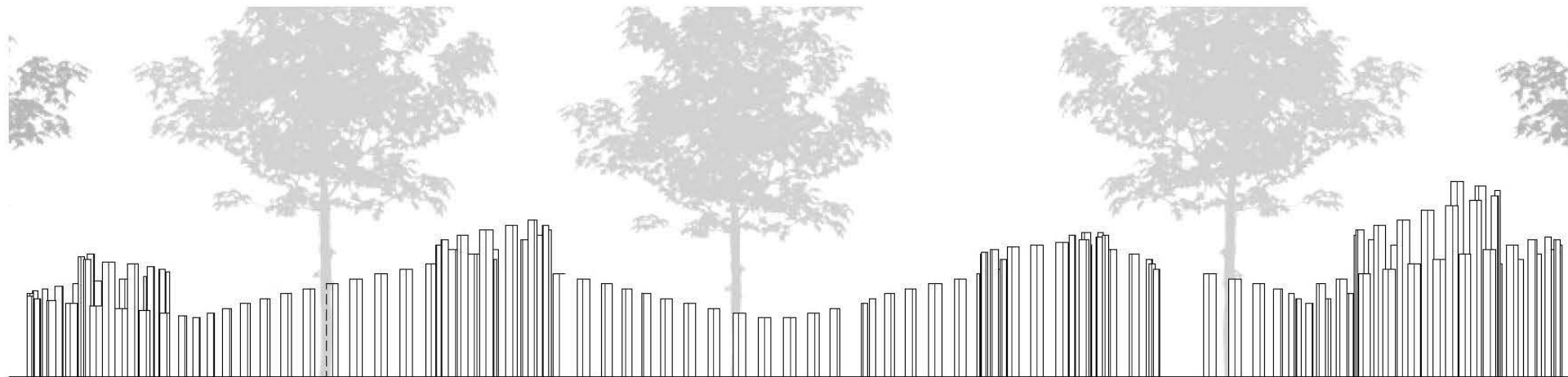
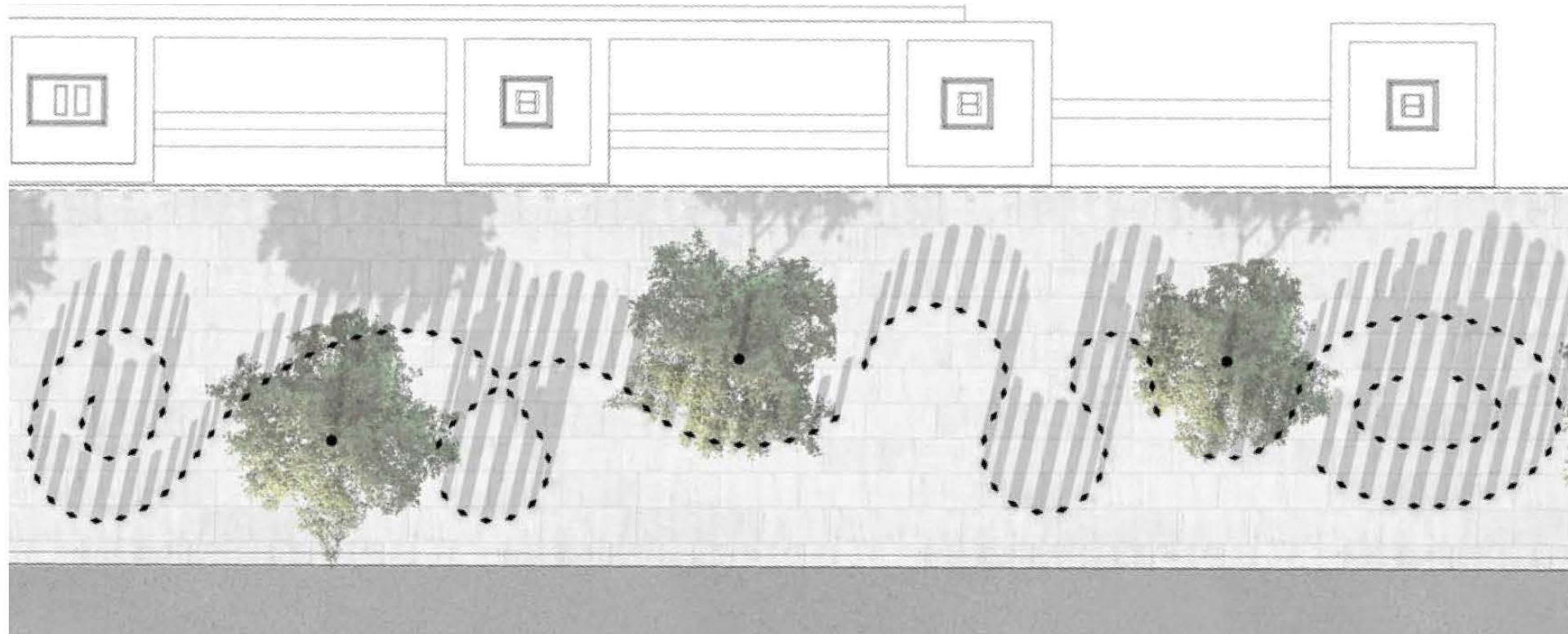




EXTERNAL PERSPECTIVE

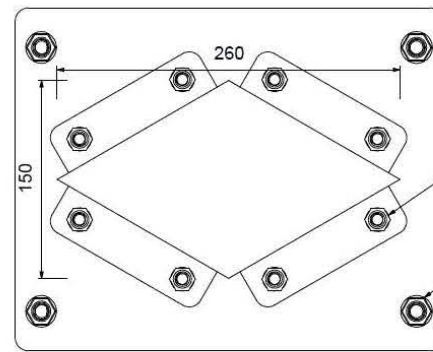


INTERNAL PERSPEKTIVE



FLOOR PLAN and ELEVATION
1:100

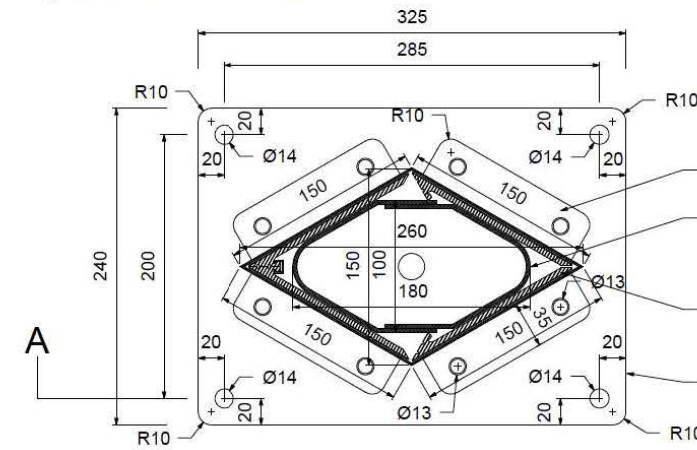
PRELIMINARY



Fixing of mirror to baseplate of inner load bearing column:
Screw: 8 x DIN933 - ISO 4017 A4 M10-70 x 40 / Ripp-lock
Nuts: ripp-lock A4 M12

Fixing of mirror column to base:
Screw: 4 x DIN933 - ISO 4017 A4 M12-70 x 85 / Ripp-lock
All nuts: ripp-lock A4 M12

top view mirror column



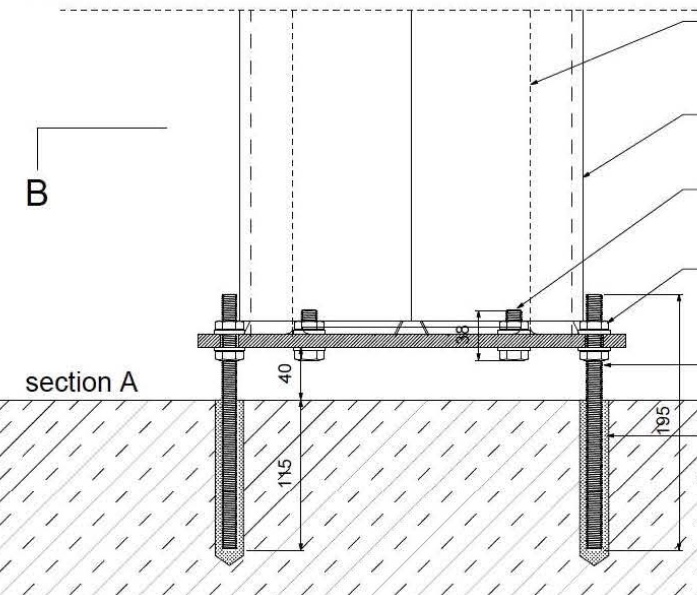
Lugs folded from mirror polished steel for fixing outer (mirror) material to load bearing inner structure.

Inner load bearing column
custom made box section (180 x 100 mm; height varies)
3 mm stainless steel 1.4404
welded to inner column baseplate

Aluminium core construction glued to mirror polished steel

Inner column (baseplate)
10 mm stainless steel (1.4404)

section B



Inner load bearing column
custom made box section (180 x 100 mm; height varies)
3 mm stainless steel 1.4404
welded to inner column baseplate

Mirror column
2 mm high grade mirror polished
stainless steel (1.4404)

Fixing of mirror to baseplate of inner load bearing column:
Screw: 8 x DIN933 - ISO 4017 A4 M10-70 x 40 / Ripp-lock
Nuts: ripp-lock A4 M12

Fixing of mirror column to base:
Screw: 4 x DIN933 - ISO 4017 A4 M12-70 x 85 / Ripp-lock
All nuts: ripp-lock A4 M12

4x Threaded steel rod A4 M12 x 195
Nuts: ripp-lock A4 M12

Würth Composite mortar WIT-VM 250

Concrete foundation

JEPPE HEIN GMBH

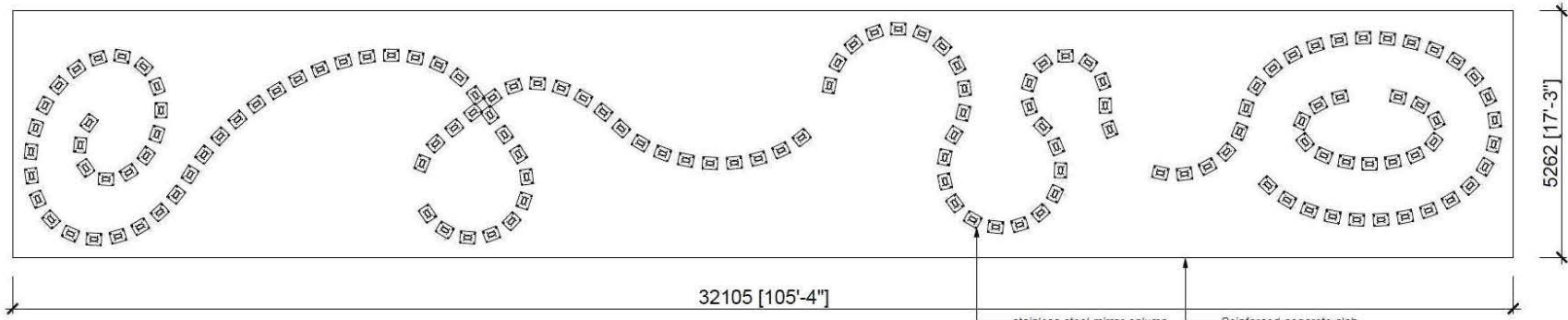
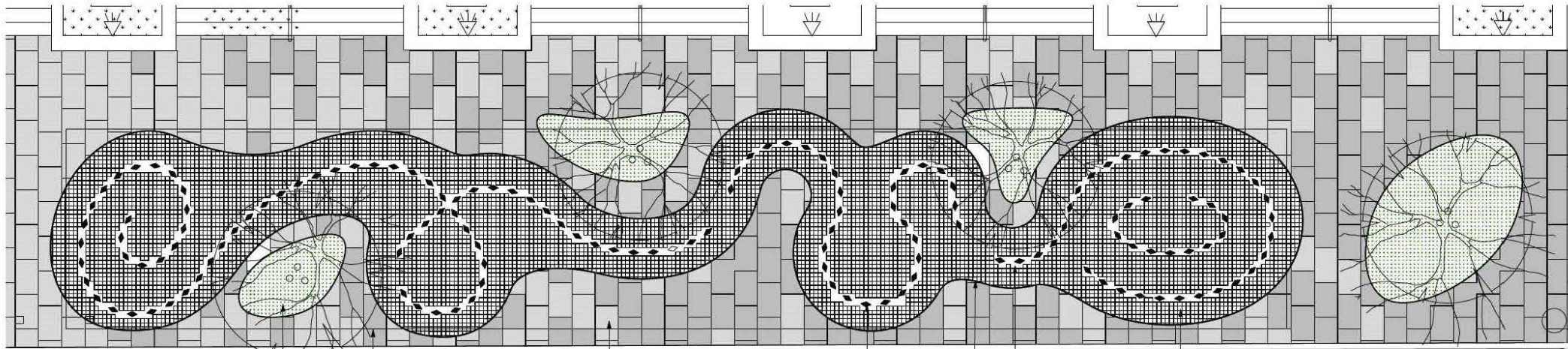
Denauer Straße 6-7
10963 Berlin
Germany

www.jeppehein.net

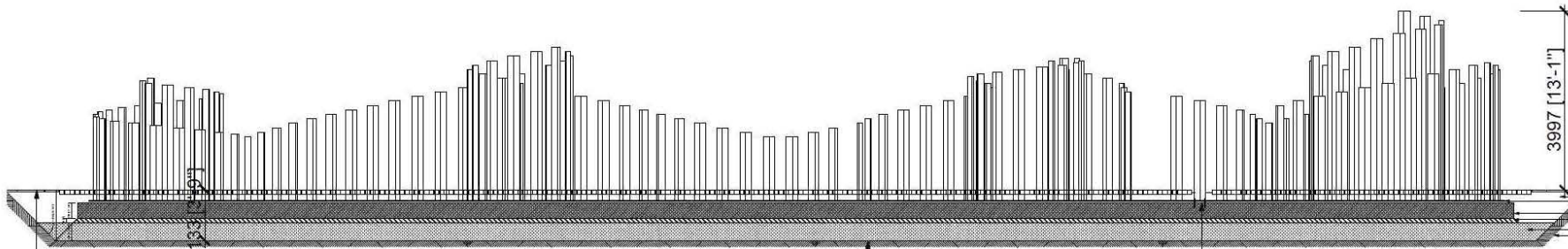
T. +49 (0)30 6160519 170
F. +49 (0)30 6160519 179

Project Dallas Drever
Content Mirror column fixing detail
Date 180125
Drawn by RB
Scale 1:5
Size A1

PRELIMINARY



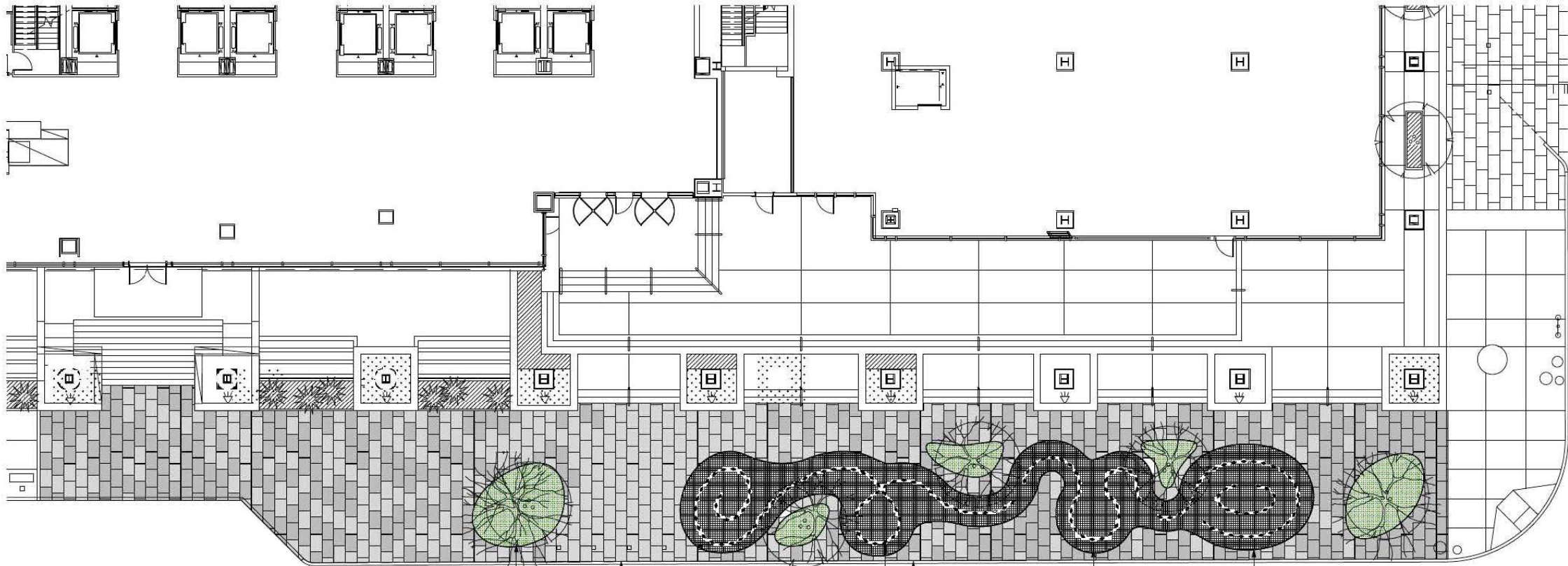
stainless steel mirror column mounting foot fixed to ground with four A4 stainless steel bolts M12



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Project: Dallas Drever
 Content: Foundation/ Landscaping proposal JH
 Date: 180125
 Drawn by: RB
 Scale: 1:50
 Size: A1

PRELIMINARY



Green "islands"
Grass, tree, potentially
seating (e.g. bench)

Entrance to building framed
by art installation and a
green island with a larger
tree on sidewalk.

Mirror columns

Idea of gradient pattern for
paving taken over from IWA
Architects and extended
towards Akard street.
Granite and concrete slabs of
same dimensions.

hard surface paving /
cobblestone. Color of
cobble to match color of the
granite pavers

compacted gravel / Sand
fill between and around the
mirror columns

Elm street

JEPPE HEIN GMBH

Dessauer Straße 6-7
10063 Berlin
Germany

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Project	Dallas Drever
Content	Plan / Landscaping proposal JH
Date	180125
Drawn by	RB
Scale	1:100
Size	A1



