

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.