

# UDPRP Review Summary 11.21.14

Urban Design Peer Review Panel

DATE: 11.21.14

TIME: 8:30am

**PROJECT: 411 Akard**

LOCATION: Dallas City Hall Room 5E South

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## Overview

Below is a summary of Urban Design Peer Review Panel 411 Akard as derived from the November 21st Peer Review session.

## Advice Summary

- [1] The panel recognizes the difficulties of revitalizing existing midcentury buildings, many of which were designed in an era of less concern about the character of the urban environment.
- [2] The panel expresses particular concern regarding unfriendly conditions at street level and the ground floor.
- [3] The panel strongly recommends flexibility by historic preservation authorities at all levels in standards concerning ground floor modifications intended to preserve building character while improving the pedestrian experience, such as creating additional openings, location of glass, and transparency of glass and similar aspects of the building.
- [4] The panel recommends that City staff require a minimum of two additional entrances to the building at street level at both the northeast and southeast retail spaces along Akard.
- [5] Eliminate the loading lane along Patterson to enable a continuous row of large caliper street trees at regular spacing.
- [6] As a recommendation to City staff, the panel strongly recommends that the City hosts a discussion with THC staff to illuminate issues with midcentury buildings and possible approaches to balancing historic concerns with those of a revitalized urban core.