

UDPRP Review Summary 05.23.14

Urban Design Peer Review Panel

DATE: 05.23.14

TIME: 8:30am

PROJECT: Mid Elm Lofts

LOCATION: Dallas City Hall Room 5E South

Overview

Below is a summary of Urban Design Peer Review Panel for Mid Elm Lofts as derived from the May 23rd Peer Review session.

Advice Summary

- [1] The panel supports the concept of widening the sidewalk to create a more pedestrian friendly environment while gracefully accommodating service and valet functions.
- [2] The panel expresses concern over the proposed streetscape appearing as a mid-block anomaly that would visually and functionally interrupt the continuity of the block.
- [3] The panel encourages looking at the length of block from Ervay to Akard to create a continuous streetscape and encourage compatible upgrades by adjacent properties.
- [4] Consider solutions for the streetscape that blur the distinction between vehicle and pedestrian zones to create zones that are poly-functional, utilizing design details such as low curbs, unified materials, etc.