

UDPRP Review Summary 04.30.13

Urban Design Peer Review Panel

DATE: 04.26.13

TIME: 8:30am

PROJECT: 1712 Commerce

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for 1712 Commerce as derived from the April 26 Peer Review session.

Advice Summary

- [1] Panel advises that parking is an inappropriate use for the ground level in an urban downtown setting. Panel strongly recommends that retail space or other interim pedestrian oriented uses be introduced at the ground level of the proposed parking garage.
- [2] Treatment of the scale, pattern and materials of parking garage facade should be designed to be more suitable to an urban setting.
- [3] Panel recommends that care be given to the development of the roof as a 5th building facade and are encouraged by the proposal to locate tenant amenities on upper level of garage.
- [4] Panel strongly recommends opening up the black granite panels along Prather Street to allow for an interactive pedestrian facade.