

UDPRP Review Summary 03.01.13

Urban Design Peer Review Panel

DATE: 02.22.13

TIME: 8:30am

PROJECT: 211 N. Mixed Use Development

LOCATION: Dallas City Hall Room 2BN

Overview

Below is a summary of Urban Design Peer Review Panel advice for the 211 N. Ervay Mixed Use Development as derived from the February 22 Peer Review session.

Advice Summary

- [1] Simplify and unify the streetscape and sidewalk design along all three sides of the building.
- [2] Benches and planter boxes in the 8' sidewalk are not advisable due to existing sidewalk dimensions, unless perhaps, the loggia is created and planters/benches are incorporated therein.
- [3] Consider creating a continuous loggia or colonnade along Ervay St. as alternative to inset corners as shown on submittal ground level plan. Explore maintaining the existing mullion rhythm, or alternatively, keeping the mullions in place as a move to preserve the historic character of the building.
- [4] Strongly encourage applicable historic building regulatory bodies to consider these changes favorably and flexibly in light of a changed urban design context.
- [5] Consider unifying the sidewalk through materials or colors, such as through extending stain along or materials along length of Ervay St.
- [6] Tenant signage criteria should be developed to be compatible with original character of building, and to create an inviting pedestrian experience.
- [7] Applicant is encouraged to update the panel after further discussion with the historic building regulatory bodies, and subsequent development of the design.