

# UDPRP Review Summary 09.20.13

Urban Design Peer Review Panel

DATE: 09.20.13

TIME: 8:30am

**PROJECT: The Avenue**

LOCATION: Dallas City Hall Room 5ES

---

## Overview

Below is a summary of Urban Design Peer Review Panel advice The Avenue mixed use development as derived from the Sept 20 Peer Review session.

## Advice Summary

- [1] The panel applauds the efforts and the initiative of the developer and the design team and acknowledges the pioneering effort of this project along a newly redeveloping part of Dallas. The panel also applauds the approach and urban character of a potentially transformational project for the neighborhood.
- [2] The panel encourages that the unique opportunity to create a cohesive urban design environment on both sides of Ft. Worth Avenue continues to be explored through streetscape landscape, materials and massing.
- [3] The panel encourages exploration of a pedestrian connection to adjacent residential areas to the immediate south.
- [4] Explore the central avenue as an enhanced street connection from Ft Worth Avenue to Stephens Park through decreased vehicular space and increased landscape and pedestrian space.
- [5] Explore the opportunity to enhance the drive along eastern edge of grocer parking as an internal street as well as enhancing the east/west pedestrian connection from the residential component to the grocer.
- [6] Continued study is encouraged concerning the orientation and treatment of the proposed drive through lane at the northeast corner of the site.
- [7] The panel encourages any incorporation of Integrated Storm Water Management techniques wherever possible.
- [8] Consider ways to strengthen the connection along the northern edge of the grocer parking to extend the urban edge along Fort Worth Avenue.
- [9] Recognizing the particular economics of this project, consider additional uses above second floor of Ft. Worth Ave. retail buildings where feasible.