

UDPRP Review Summary **APPROVED 04.26.13**

Urban Design Peer Review Panel

DATE: 03.22.13

TIME: 8:30am

PROJECT: Flora Lofts

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for the Flora Lofts as derived from the March 22 Peer Review session.

Advice Summary

- [1] Relative to the architecture of the building and the social impulse of the project the panel is extremely positive about the proposal.
- [2] Diagrammatic representation showing how subsequent phases will address the perimeter of the urban block and street edges should be developed noting edge condition at street level, entrance locations and service areas.
- [3] Panel rendered various opinions regarding how the development proposal addresses the recommendations of the Sasaki Plan.

Individual opinions are as follows:

- Triple row of trees is not recommended as it occludes and conceals the uses, activity and light infiltration at the ground floor. Interruption of the tree line at the building entry helps to reveal the concept of the community porch.
- Triple row of trees is recommended as it reinforces the urban façade of Flora Street and contributes to the formation of public space. A continuous tree line does not pose an economic threat to the lobby of the building.
- Triple row of trees is recommended as it helps to support outdoor activity and the overall pedestrian realm. Continuation along the lobby entrance also helps to reinforce the importance of the pedestrian realm.
- Triple row of trees is recommended and supports the overall intent of the plan.
- Triple row of trees is recommended due to the likelihood of nontraditional retail uses who's leaseability are not driven by immediate visibility. A gap in the tree line would look inconsistent with intent of area.