City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 7.28.23

TIME: 8:30am

PROJECT: Tom Thumb at RedBird

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's design recommendations for the Tom Thumb at RedBird project as derived from the July 28th Peer Review session.

Design Recommendations Summary

[1] The Panel advises Building A's location and/or configuration be adjusted to meet the east-west connecting street, better align with RedBird's West Wing, and create a stronger pedestrian connection. Similarly, location and treatment of the rear of Building B should be studied to better address and activate the northeast corner of the site.

[2] The Panel recommends Tom Thumb's rear loading dock be more thoroughly screened from view.

[3] The Panel suggests adding landscape islands in the parking lot closest to the sub-surface box culverts and to be treated as bio-retention cells.

[4] The Panel recommends planned walking paths and fronts of buildings be shaded as much as possible using trees and/or architectural shading devices.

[5] The Panel advises a portion of the parking lot be designed for compact vehicles to allow space for a pedestrian path between Tom Thumb and Building B.

[6] The Panel recommends additional thought be given to the pedestrian connection from the Palladium apartments to Tom Thumb to strengthen the path, making the path more usable and a pleasant environment by reconsidering the potential inefficiencies in rear service and parking areas.