

# UDPRP Review Summary

1.28.22

Urban Design Peer Review Panel

DATE: 1.28.22

TIME: 8:30am

**PROJECT: Vista at Kessler**

LOCATION: HYBRID: WebEx Teleconference/ City Hall 6ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Vista at Kessler project as derived from the January 28<sup>th</sup> Peer Review session.

## Advice Summary

- [1] The Panel supports the addition of a fresh grocer to this area of Dallas.
- [2] The Panel strongly expresses that the proposed site plan does not align with the goals outlined in the Ft. Worth Avenue Zoning and Land Use Plan, including the aims to create a walkable corridor with strong building edges, and feels that existing grade conditions can be mitigated through creative site design.
- [3] Acknowledging existing grade is an issue but also acknowledging the vision for future land use in the area, the Panel strongly advises changes to the site plan, recommending the following options for consideration:
  - Leaving the proposed Sprouts in its existing location, while relocating both pad-site restaurants along Fort Worth Avenue to create an active edge along that frontage, designing them to ideally not function as drive-thrus to promote walkability and engaging street design.
  - Locating Sprouts and one pad site restaurant along Fort Worth Avenue with the Hampton frontage having the ability to add liner/outparcel buildings in the future.
  - Exploring using the change of grade as an asset to allow for below-grade parking for the grocer, freeing up parking fields for development or greenspace.
  - Exploring adding mixed-use (particularly residential) to the site to better utilize the property and reinforce the land use vision for the Fort Worth Avenue corridor.
- [4] The Panel recommends that the design team consider how stormwater is handled on site including:
  - Conducting a stormwater study now to determine potential impacts such as necessary detainment
  - Consider how stormwater inlets are handled near areas such as dumpsters
  - Explore opportunities for integrated stormwater management practices in landscape island, while also working to increase tree canopy and pervious surfaces on site.
- [5] Should site plan changes present severe financial and engineering impediments, the Panel recommends the design team widen the sidewalks along Hampton Road and Fort Worth Avenue to be a minimum of 10', with along with landscaped buffer between the back of curb and sidewalk. Additionally, substantial improvements to pedestrian movement through the site are needed to improve site access and safety.
- [6] The Panel recommends the design team conduct an analysis to determine the feasibility of preserving existing trees on site, working to incorporate as many of the existing trees as possible into the development plan, letting their location determine the design of the parking lot.
- [7] The Panel advises that pedestrian enhancements along the Remond Road frontage be considered to improve neighborhood walkability and access to the site.