

UDPRP Review Summary

07.20.18

Urban Design Peer Review Panel

DATE: 07.20.18

TIME: 8:30am

PROJECT: Hillcrest Village

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for Hillcrest Village as derived from the July 20 Peer Review session.

Advice Summary

- [1] Recognizing the precedent setting potential of the proposal, the panel recommends the larger site be considered and integrated as a key component of the overall design strategy by addressing the following items:
 - Introducing strategically located pedestrian connections that integrate with, and complement surrounding uses to produce a shaded and contiguous pedestrian network between adjacent uses and to the surrounding neighborhoods.
 - Altering the orientation and treatment of the remaining parking fields to reorganize pedestrian pathways, and to better integrate the proposal with the larger site.
 - Addressing the balance of onsite surface parking as a thoughtfully designed and contributing component of the overall project vision.
- [2] The panel encourages that the future park design be in service to supporting the attached retail uses, while also delivering missing open space opportunities tailored to the neighborhood.
- [3] Noting the scale of the park within the existing context, the panel recommends exploration of a design approach that produces a greater sense of enclosure for the overall open space, potentially employing moments of smaller, condensed spaces to help mitigate scale.
- [4] The panel encourages that a hierarchy of sidewalk spaces is established, appropriate in scale to adjacent uses, to avoid large inactive zones between the park and buildings.
- [5] As the architectural improvements and park design evolve, the panel recommends a thoughtful approach to each so that they do not compete visually, but rather are designed intentionally as one element in service to the other.