

UDPRP Review Summary

05.29.20

Urban Design Peer Review Panel

DATE: 05.29.20

TIME: 8:30am

PROJECT: One City View

LOCATION: WebEx Teleconference

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the second review of the One City View development as derived from the May 29th Peer Review session.

Advice Summary

- [1] The Panel applauds this development in providing an additional mixed-use urban grocer in the urban core of Dallas.
- [2] The Panel recommends the design team improve the connection of this project to the surrounding neighborhood context by better activating and enhancing facades along Cochran, Hall, and Flora Streets through new ground-level programming such as liner apartments, townhomes, or other active uses such as a larger apartment lobby.
- [3] Alternatively, given potential design and engineering constraints, the design team should explore techniques such as a recessed building facade on Hall Street and enhanced transparency to improve the pedestrian experience at ground-level.
- [4] The Panel suggests reconfiguring the grocer layout to allow the Hall/Flora corner to serve as a primary entry and façade to the store in order to improve the relationship of that corner to the public realm. If unachievable, other design enhancements such as art, benches, and plantings, should be made to soften that corner.
- [5] The Panel suggests the design team explore a revised development plan that flips the relationship of the Kroger and parking at the ground-level, locating the grocery at the corner of Hall and Cochran, being more respectful to the adjacent townhomes and multifamily.
- [6] The Panel advises that further architectural detail be given to the parking garage façade and streetscape details along Hall to soften the experience and mitigate the scale of the project to the scale of the pedestrian.