

UDPRP Review Summary

Urban Design Peer Review Panel

01.24.20

DATE: 01.24.20

TIME: 8:30am

PROJECT: The Villas at Western Hills

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for The Villas at Western Hills as derived from the January 24th Peer Review session.

Advice Summary

- [1] The Panel commends the development team for making moves to secure affordable housing and the ability to age-in-place in a rapidly transitioning neighborhood.
- [2] The Panel suggests re-orienting the massing of the structure and the parking to provide a building facade along Castile Street and locate the parking along Windowmere. One suggestion was to re-orient the porte-cochere location as a part of this massing redesign.
- [3] The Panel advises the development team and City staff further study and better understand the existing residential proximity slope requirement in order to determine if more density along Ft. Worth Avenue and Castile Street is possible.
- [4] The Panel recommends further exploration be given to the orientation of the building along Ft. Worth Avenue to improve the building's urban form, exploring ways to provide a three-story elevation along the Ft. Worth Avenue façade.
- [5] The Panel advises the development team to provide street-facing entry to ground-level units wherever possible, possibly including a small fenced front-yard for residents.
- [6] The Panel suggests a public realm containing a landscape buffer with street trees be provided wherever possible between the back-of-curb and the sidewalk to enhance the feeling of safety along the sidewalk.
- [7] The Panel recommends exploring reducing the building setback from the back-of-curb to create a consistent urban edge along all street-oriented facades. It was noted that a distance between 14 and 16 feet allows for a strong urban edge with adequate dimensions for sidewalks and landscaping.
- [8] The Panel advises barrier-free ramp design at intersection corners be rethought to be at 90 degrees to intersections, enhancing pedestrian movements for disabled pedestrians.