

UDPRP Review Summary 3.21.14

Urban Design Peer Review Panel

DATE: 3.21.14

TIME: 8:30am

PROJECT: Cliff View

LOCATION: Dallas City Hall, Room 5E South

Overview

Below is a summary of the Urban Design Peer Review Panel for the Cliff View development as derived from the March 21 Peer Review session.

Advice Summary

- [1] The panel encourages the use of integrated storm water management techniques throughout the site as a method of managing storm water runoff.
- [2] Ground level units along Willomet should be designed to utilize the proposed setback as front yard areas for the individual units as a means to further integrate into the form and organization of the neighborhood.
- [3] The panel encourages investigation of alternative structured garage locations that would allow for the positioning of units along and around the north side of the development to take advantage of dramatic views and allow for further reinforcement the urban edge of Seale Street. This would also mitigate concerns regarding the exposure of the garage to the surrounding neighborhoods by concealing it further within the building envelope.
- [4] Alternatively, if the structured garage location remains as proposed, the exposed garage faces should be visually integrated into the development through facade articulation and materials.
- [5] The panel encourages further breaking up of the massing on the site by differentiating individual buildings through varied roof lines or variations in architectural characteristics.