

UDPRP Review Summary 12.19.14

Urban Design Peer Review Panel

DATE: 12.19.14

TIME: 8:30am

PROJECT: Victory Block D Garage

LOCATION: Dallas City Hall Room 5E South

Overview

Below is a summary of the Urban Design Peer Review Panel review for the Victory Park Block D Garage proposal as derived from the December 19th Peer Review session.

Please note that at the time of this review, the UDPRP did not achieve a quorum and the following advice is provided informally for consideration by the project team.

Advice Summary

The panel expresses an overall positive reaction to the impulse of the project.

The panel expresses support for the impulse to introduce uniqueness or individual identity within the district, but expressed minor concern regarding the application to the project as a whole. Discussion was made around isolating the unique architectural treatments to either the overall project architecture or to the tenant storefront identity, rather than to both elements.

The panel expresses minor concern regarding some of the specific material choices and recommends careful attention be given to the individual materials and their application in relation to either fitting into or deviating from the overall character of the district.

The panel was supportive of the active space programmed at the second level above the primary garage entry while recognizing that it will have to be operator driven to ensure that it can be utilized successfully.

The panel suggests that the architectural treatment at the north east corner be considered along larger portions of the façade along victory park lane.

Staff continues to express concern regarding the north, east and south facades recommending further discussion around the treatment of each to contribute to the overall vibrancy of the district.