

UDPRP Review Summary 03.09.18

Urban Design Peer Review Panel

DATE: 03.09.18

TIME: 8:30am

PROJECT: DCH Topeka

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for DCH Topeka as derived from the March 9th Peer Review session.

Advice Summary

- [1] The panel notes that the partnership with the City offers the opportunity to provide an example of the positive impact small scale development can have on a surrounding neighborhood, and urges staff to pursue improvements that support this goal with the following specific recommendations;
- [2] The panel supports and recommends the narrowing of the shared access drive and relocation of existing lighting along the southern edge of the property to allow for an improved pedestrian connection between Topeka and Sylvan, also serving as a buffer between the proposed development and adjacent uses.
- [3] The panel recommends exploring a landscape solution that employs a single row of larger trees between sidewalk and curb as an alternative to a higher number of smaller trees located throughout the site.
- [4] Care should be given to the form, materials and fenestration of the proposed buildings to express sensitivity toward compatibility with the surrounding neighborhood.
- [5] Explore the opportunity to utilize front yard setback area as a usable amenity space, and as a programmatic opportunity.
- [6] Explore creative opportunities to utilize the existing median space for neighborhood, and/or tenant related open space; potentially as a supporting project to the current development.