

UDPRP Review Summary **DRAFT 07.22.16**

Urban Design Peer Review Panel

DATE: 07.22.16

TIME: 8:30am

PROJECT: Factory Six03

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for the Factory Six03 development proposal as derived from the July 22nd Peer Review session.

Advice Summary

- [1]** The panel applauds the sensitivity toward preserving, embracing, and revealing the historical value of the site, and the interest in bringing activity and vibrancy to this part of the West End neighborhood.
- [2]** Explore alternative opportunities to introduce a geometric relationship of plaza elements to create a more “room-like” condition.
- [3]** Amplify the role of the plaza place as a collector rather than as a circulator.
- [4]** Plaza design should place a high value on open and flexible space as a primary organizing element.
- [5]** Consider the merits of simplifying the plaza design, potentially through reducing the amount of constructed elements.
- [6]** Explore the opportunity to orient the geometry of elements toward the plaza space rather than to the building entries.
- [7]** As two potential approaches, consider extending the plaza stair to eliminate the object between the plaza and the ramp or realigning the plaza stairs to the building to better define and open up the lower plaza area.
- [8]** The panel urges a future effort to amplify and improve the connection beyond Dallas Alley to Victory Park.