

UDPRP Review Summary

02.22.19

Urban Design Peer Review Panel

DATE: 02.22.19

TIME: 8:30am

PROJECT: Oaks Bishop Arts

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for the Oaks Bishop Arts proposal as derived from the February 22nd Peer Review session.

Advice Summary

- [1] The panel commends the design research and the attention to detail given to the architectural touches made on the building facades.
- [2] The panel expresses concern related to the lack of ground-level active uses and residential units in Buildings 2 and 3, recommending greater design focus be given to the design of the ground-level plane in order to improve its overall relationship with the public realm.
- [3] The panel suggests the design team explore reorientation of the massing and the courtyard placement to create a more urban edge along 8th Street.
- [4] The panel recommends further design detail be given to the streetscape along 8th Street in order to create a more regular pattern of street trees and pedestrian elements, enhancing this street as a more formalized and urban pedestrian experience. Furthermore, the panel recommends exploring the opportunity to widen the streetscape along the southern block face in front of Building 3.
- [5] The panel expresses frustration at the development form outcomes produced by the existing zoning. Additionally, the panel recommends the opportunity to review projects earlier in the design process in order to have a greater impact on reviewed project's development form outcomes.