

City of Dallas

## UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 3.29.24

TIME: 8:30am

**PROJECT: Palladium Buckner Station TOD**

LOCATION: City Hall 5ES

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### Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Palladium Buckner Station TOD project as derived from the March 29<sup>th</sup> Peer Review session.

### Design Recommendations Summary

- [1] The Panel advises that retention areas be confirmed and that low-impact development stormwater best management practices (BMPs) be explored.

**Applicant Response 4.30.24:** Please find attached our Stormwater best management practices narrative from Cross Engineering for design at Buckner Station. The final engineering design has not been completed at this time but we feel that the space and design concept will more than satisfy this recommendation.

(City Response 5.6.24) With clarification that any additional storage needs will be met by modifying the existing ponds and adding above and below-grade storage, you have met the Panel's recommendation.

- [2] The Panel recommends that the internal resident-only sidewalks at Elam and Buckner be eliminated to allow for a larger semi-private outdoor space, a ground-level tenant, wider public sidewalk, and tree planting space.

**Applicant Response 4.30.24:** Please find attached revised site plan. The double sidewalks along Elam and Buckner have been simplified to one large public sidewalk of 8-10' on each street. At the back of each sidewalk there will be a 4' metal fence. The residential units will all have a sidewalk up the fence and gate that allow access to the sidewalk. Each residents "yard" space will also have fencing between their neighboring units.

(City Response 5.6.24) With this change, you have met the Panel's recommendation.

- [3] The Panel advises that the promenade's cross-section be revised to allow for more semi-private outdoor residential space by reconfiguring the planter box and public promenade spaces.

**Applicant Response 4.30.24:** Please find attached the revised site plan and promenade cross section. The center clear space has been increased from 12' wide to 20' wide. The planter boxes and public space have been altered to allow more semi-private outdoor residential space.

(City Response 5.6.24) With this change, you have met the Panel's recommendation.

- [4] The Panel recommends additional thought be given to the internal DART road frontage to allow a more generous sidewalk and tree well space by eliminating the private sidewalk.

**Applicant Response 4.30.24:** Please find attached revised site and building plans. The double sidewalks along the DART road have been simplified to one large public sidewalk of 8-10'. At the back

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of the sidewalk there will be a 4' metal fence. The residential units will all have a sidewalk up the fence and a gate that will allow access to the sidewalk. Each resident's "yard" space will also have fencing between their neighboring units. Please note the 17 parallel parking spaces on the DART road have been removed at the request of the DART Board. They felt that stopping and parking cars would interfere with bus loading and unloading in those areas.

(City Response 5.6.24) With these changes and response to DART's concerns for impact to the bus operations, you have met the Panel's recommendation.

- [5] The Panel advises exploring building to the corner of Buckner and Elam and removing/reducing the corner plaza outdoor space to enhance walkability and introduce a future retail opportunity.

**Applicant Response 4.30.24:** See attached revised site plan that shows the overall size of the corner plaza outdoor space being reduced. The buildings along Elam, Buckner and the promenade have been pushed closer together. The corner is now truly part of the Promenade. Also, an archway that contains a functional 3rd floor breezeway connects the two buildings across the promenade.

(City Response 5.6.24) With this change to the overall size of the plaza, you have met the Panel's recommendation. As design progresses, please ensure hard and softscape design reinforces the pedestrian and gateway function of the space.

- [6] The Panel recommends a sun/shade study be conducted to ensure landscape material selection can best fit the planned location and orientation (specifically in the interior courtyards as well as along Elam and Buckner frontages).

**Applicant Response 4.30.24:** Please find attached our Sun/Shade study of the project. We will utilize this study and design our landscape materials accordingly.

(City Response 5.6.24) With the shade study provided and your intent to utilize it to select and appropriately locate landscape material, you have met the Panel's recommendation. Please provide a final landscape design exhibit.

- [7] The Panel advises this development group to embrace the design opportunity for this TOD project setting the architectural standard and precedent for the area as it continues to develop.

**Applicant Response 4.30.24:** Please find attached revised building elevations based on this comment. The new design focuses more attention to the first floor level. It also crafts the architecture to be more residential and intentional in feel for the area.

(City Response 5.6.24) With these building design updates, you have met the Panel's recommendation.

- [8] The Panel believes there are opportunities on Buckner and Elam to include thoughtful ground level patio screening and building articulation to provide better privacy, soften the streetscape, and enhance individual and common entries.

**Applicant Response 4.30.24:** Please find attached revised building elevations based on this comment. Overall we feel we have enhanced all entrances, created unique residential spaces and softened the streetscapes with these changes.

(City Response 5.6.24) With these updates and design changes to the sidewalks on Elam and Buckner, you have met the Panel's recommendation.

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- [9] The Panel recommends improved visual cues to make it clear the promenade entry leads to the DART station and that it balances the needs of transit riders using it as a pass-thru space, a community space, and as a space for residents.

**Applicant Response 4.30.24:** The revised site and building plans and elevation all strive to make the promenade entrance more clear and inviting. By taking the promenade we extend it up to Buckner and Elam thus the entrance is easier to find. The side buildings are then moved up the streets and an added archway over the promenade will help in navigating through the promenade. We will continue to explore ways to additionally achieve this goal.

(City Response 5.6.24) With these changes, you have met the Panel's recommendation. Please provide updated documents if there are any additional revisions.

- [10] If removal of one parking garage becomes necessary, the Panel recommends the design team explore removal of the central promenade units to accommodate a revised site plan with a larger single garage and storm water detention.

**Applicant Response 4.30.24:** Palladium and their design team feel the current design utilizing two parking garages is the best and highest design for the site.

(City Response 5.6.24) We understand the current parking configuration of two separate garages best meets the needs of future tenants and DART's users and therefore removal of one parking garage is not feasible. With this clarification, meeting this specific Panel recommendation is not necessary.

- [11] The Panel recommends the community room, leasing space, common amenity room, and corner plaza be relocated to face the DART station and/or the promenade to bring more activity to these areas.

**Applicant Response 4.30.24:** The main Clubhouse, including the leasing spaces and common amenity room, will slide to the South and East to engage the promenade. They will have direct access to the promenade. Also the pocket park at corner of Elam and Buckner was reduced in size and crafted to be a part of the promenade. The open plaza space was moved down the promenade to be directly across from the DART station and adjacent to the clubhouse. Please see the attached revised site and building plans.

The Community Room, with its needs for larger amounts of direct parking for meetings and events, was kept in its same location on Elam. Moving it away from parking in our opinion would severely limit its use.

(City Response 5.6.24) We understand the logic for keeping the location of the community room along Elam. With the changes listed above, you have met the Panel's recommendations.

- [12] The Panel advises internal green spaces to be allowed to visually connect to one another across the central promenade.

**Applicant Response:** In the new site and building plans the two-story units along the promenade have been changed to allow an 18' connection via a pathway and gate on each side from one courtyard to the other. The residential unit front yards have been simplified and enlarged as well. The connection crosses through the relocated plaza-pocket park. This will create a unified visual connection between both courtyards.

(City Response 5.6.24) With this change, you have met the Panel's recommendation.