

City of Dallas

UDPRP Review Summary

DRAFT 5.31.23

Urban Design Peer Review Panel

DATE: 5.26.23

TIME: 8:30am

PROJECT: Vista at Kessler

LOCATION: City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Vista at Kessler project as derived from the May 26th Peer Review session.

Advice Summary

- [1] The Panel encourages that material selection for pedestrian path designations crossing the parking lot, drives, and driveways be carefully considered guard against damage where heavy truck-use will occur without compromising on the overall design aesthetic.
- [2] The Panel recommends additional attention be given to the sidewalk condition on Hampton Road to provide a more comfortable pedestrian area.
- [3] The Panel advises required ADA ramps accessing the site be designed to work well for Fort Worth Ave and the open space component.
 - The Panel is concerned about the location of the pedestrian path from Fort Worth Ave and suggest the walkway line up with the grocery store's front area and that the ramp from Fort Worth Ave be relocated to run north/south along the open space instead of east/west along Fort Worth Ave.
 - In addition, the Panel suggests readjusting the parking layout to replace parking spaces that would be lost otherwise.
- [4] The Panel recommends the new open space be designed to activate the surrounding uses. The Panel suggests the open space provide various opportunities to gather and sit. The Panel also suggests that trees, lighting, entry stair and pergola components be incorporated to enhance the design and use of the open space.
- [5] The Panel advises permeable paving be used throughout the parking lot where possible to accommodate sustainable drainage and water capture opportunities. The Panel additionally suggests permeable paving strategies be used on parking spots directly adjacent to the open space to help visually enhance the open space.
- [6] The Panel commends the development team for accommodate bicyclists by providing bike parking facilities and encourages incorporating shading components to enhance their experience and use.