

Urban Design Changes

Pearl Lofts

12.14.21

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First UDPRP Review: May 21, 2021

Advice Summary

1. The Panel appreciates this proposed development for providing a new, active, mixed-use development on a challenging site in an already vibrant part of the city.
2. The Panel recommends that more thought be given to the way this development interfaces with the removal of Cesar Chavez, including providing a potential Phase II diagram. Another possibility is a future extension of the proposed garage to allow for new retail/office along the Pearl Street frontage.
3. The Panel advises that the design team explore opportunities for on-site rain capture and low-impact development to be used for on-site irrigation and improved stormwater management.
4. The Panel suggests the design team further explore the design of the ground-level along Pearl Street and Jan Pruitt Way to provide more transparency and activity along those facades to reinforce the pedestrian nature of this district.
5. The Panel recommends further design detail be given to the plaza space between the Harvest Lofts and Pearl Lofts, advising a new location for a dog park/relief area might be warranted. Consideration should also be given for the terminating lawn to be used for integrated stormwater management and underground storage opportunities.
6. The Panel recommends that further design refinement be given to the streetscape along Jan Pruitt Way to create a more inviting pedestrian space, including replacing the landscape buffer with tree wells and giving more focused design to the driveway entries into the garage.
7. The Panel suggests further design refinement be given to the design of the parking garage façade on all sides to further screen the parking uses and improve the proportionality between openings on the First and Second floors.
8. The Panel advises the project return in the future with the recommended changes and additional diagrams.

Second UDPRP Review: June 25, 2021

Advice Summary

1. The Panel thanks the design team for the noted changes to the project, including highlighting the potential new green space at the rear of the site.
2. The Panel notes the need to address the façade facing the future green space, including opportunities for paneling or continuing the façade design around the entire building. Additionally, better interaction with the future green space through building design elements and programming is recommended.
3. The Panel advises that the design consider stormwater management and processing along the edge of the site to improve water quality.
4. The Panel recommends further design detail be given to the streetscape and façade along Jan Pruitt Way, including widening the sidewalk and enhancing ground-level transparency.
5. The Panel notes a lack of notable change in the garage façade design facing Pearl Street and Jan Pruitt Way, highlighting the need to better reflect recommended changes noted in the first review.
6. The Panel recommends further thought be given to how loading will occur in the proposed plaza, considering the need to treat this as a people-oriented space.

Notable Design Changes/ Improvements

- As noted in both reviews, the UDPRP was particularly concerned about the screening of the garage on the first and second level. On Page 3, the before and afters of the garage are shown.
- The Panel was also concerned about sustainable design practices, included low-impact development and integrated stormwater management. New on-site practice, notably rainwater catchment for on-site irrigation, were added.
- As a part of the second review, the Panel advised the development team better consider ways in which this development could be thought of as part of future development which could occur as a result of the reconstruction of I-30 and the freeing up of City and TXDOT right-of-way. The development team provided a diagram highlighting what that might look like in the future.
- The UDPRP was also concerned about the dimensions and interaction of the structure on the ground-level with Jan Pruitt Way. Enhancements were added as a result.

Before / After

Garage Screening

Before: Garage was not screened on the rear, and along Pearl Street ROW and Jan Pruitt Way, it was not reflective of the remainder of the façade on the front of the building



After: A green/vegetated screening wall was added to the rear façade to soften the edge in the interim and better interact with a future open space. Additional façade enhancements were added on the other garage facades to better screen the parking.

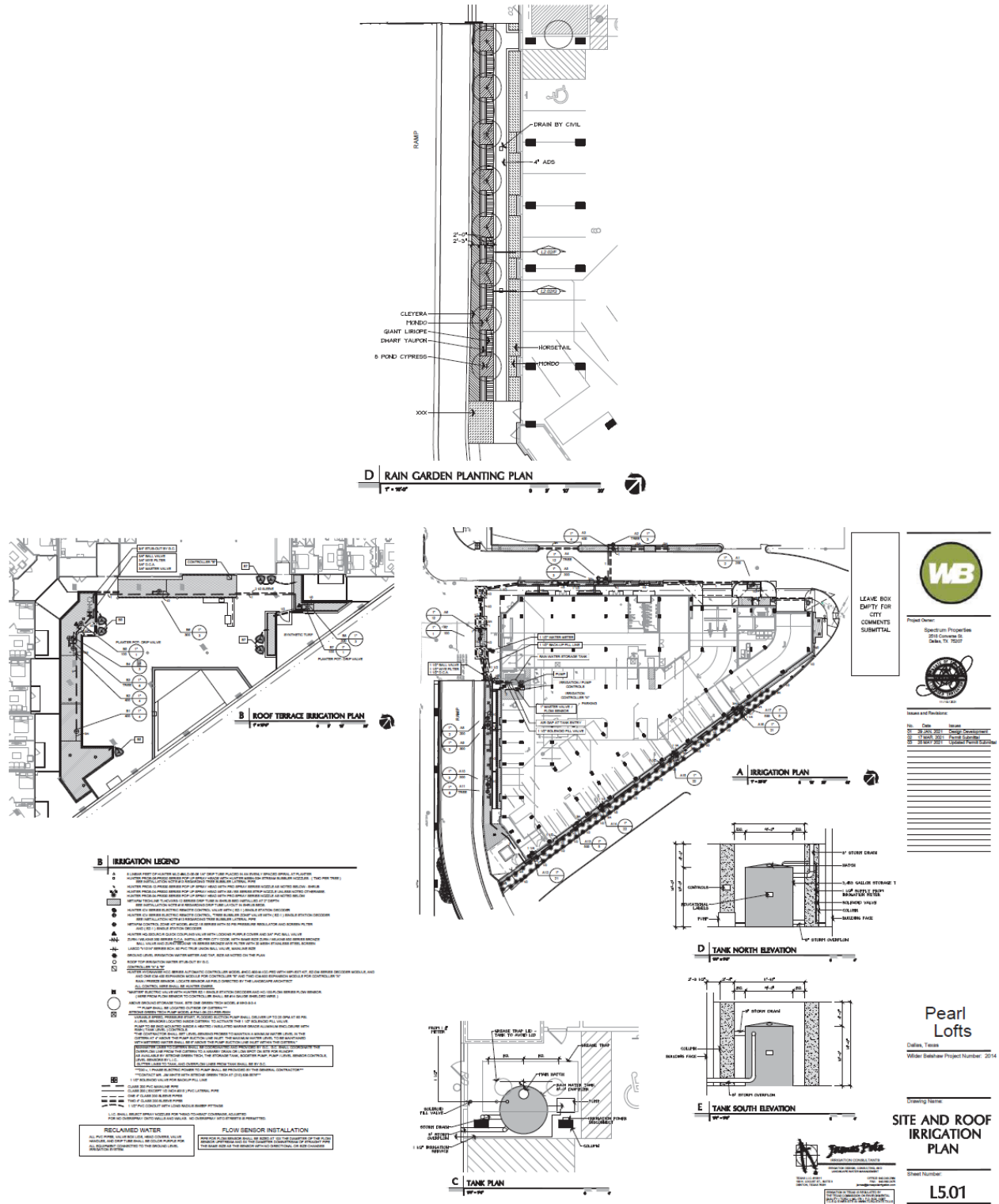


Note that After indicates final set of conceptual plans accepted by PUD staff as satisfying UDPRP's advice.

Low-Impact Development

Before: No on-site rainwater harvest or integrated stormwater management was provided

After: On-site rainwater harvesting and a rain garden were included in final development plans



Relation with Future TXDOT Improvements

Before: Initial site plan

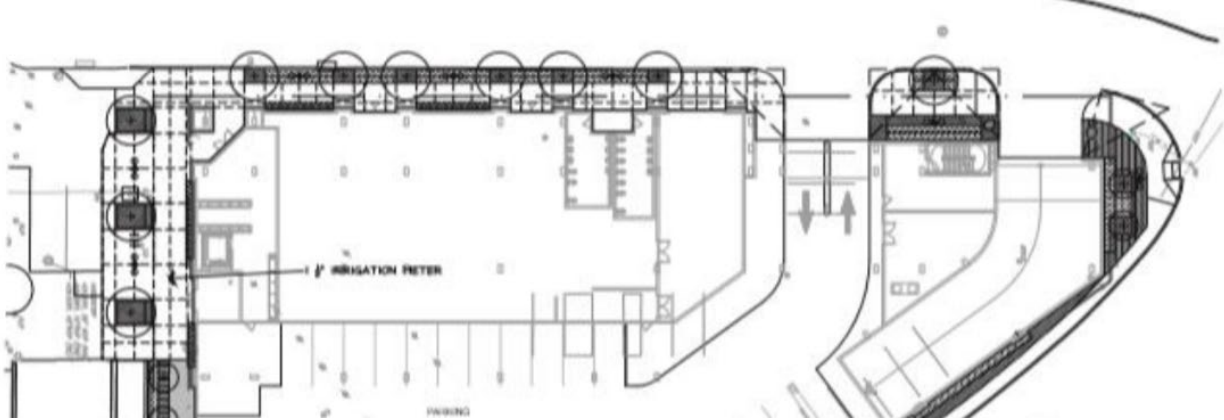


After: Diagram showing how Pearl Lofts might interface with new developable property

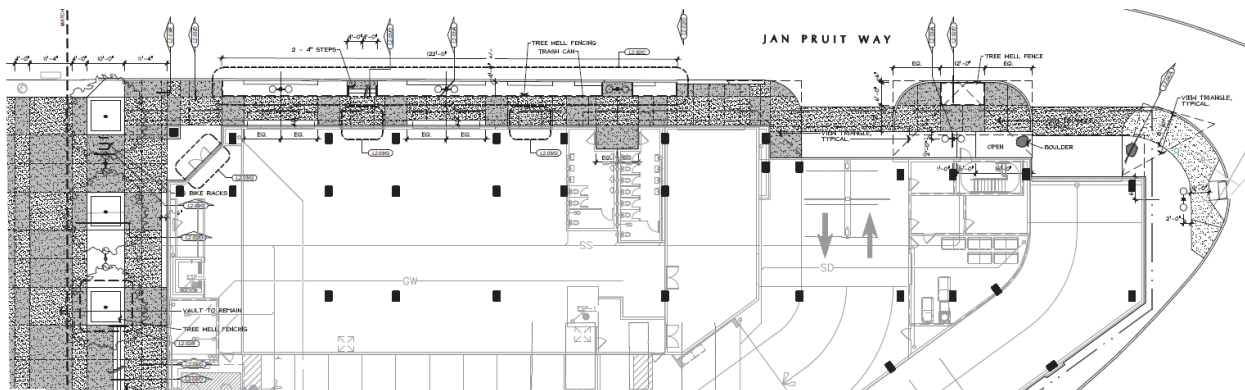


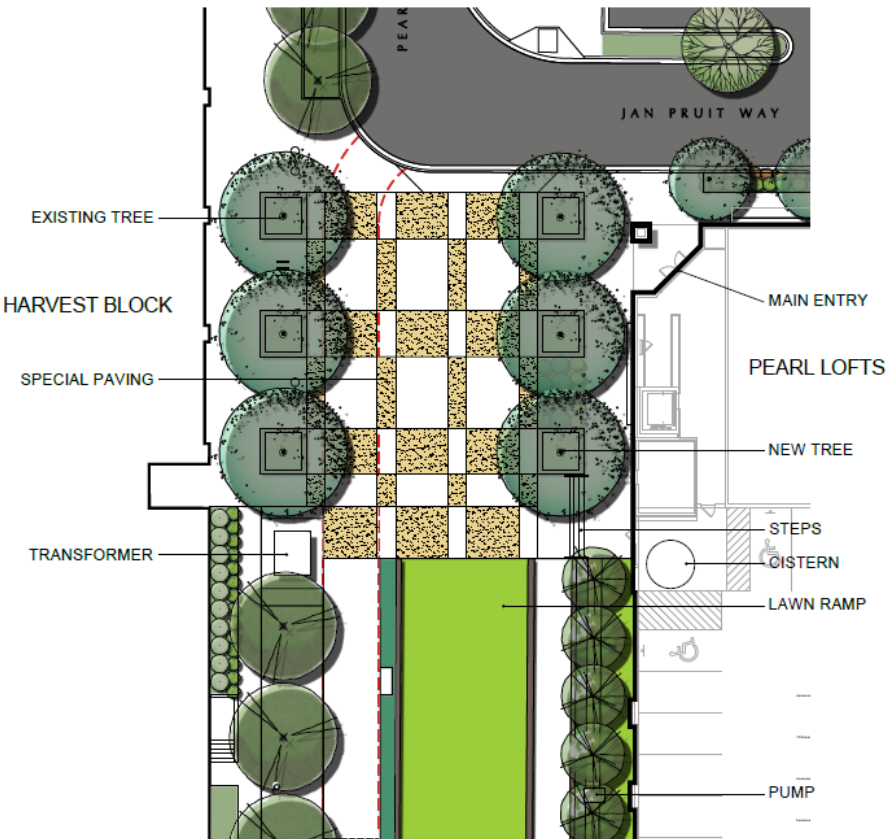
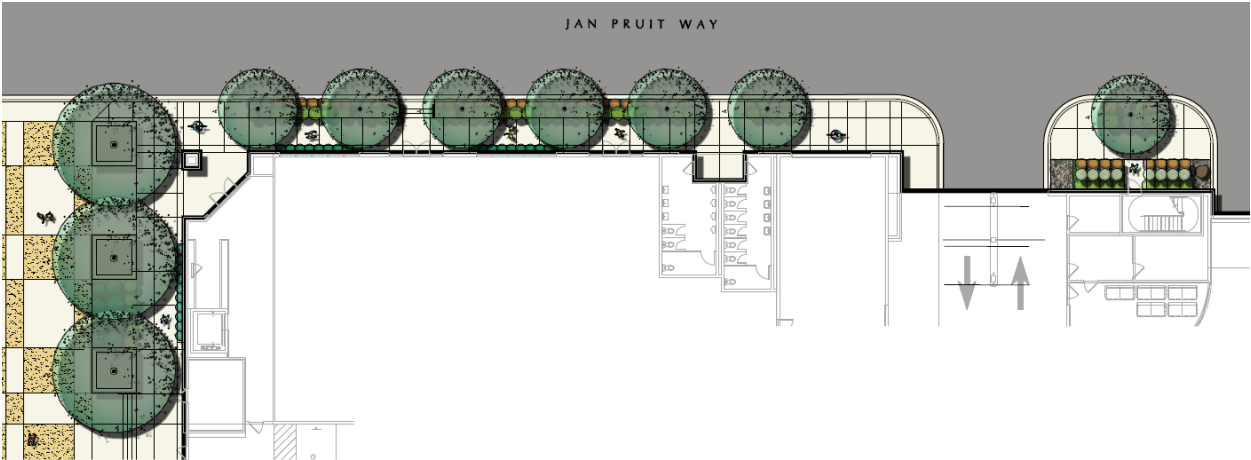
Streetscape and Plaza Enhancements Along Jan Pruitt Way

Before: The treatment of the plaza area at the terminus of Pearl Street was not considered. Additionally, the streetscape along Jan Pruitt Way needed improvements in terms of dimensions and treatments across driveway entrances.



After: Improvements were made to the plaza at the terminus of Pearl Street, considering its need to accommodate pedestrians and provide uses such as food trucks but also still need to serve as a loading zone for the Harvest Lofts in the future. Additionally, improvements were made across the site's two driveways to create one uniform pedestrian experience and level.





Exhibits B and B-1



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