

Applicable Urban Design Priorities Project Should Achieve

City of Dallas

UDPRP Review Summary **DRAFT 05.21.21**

Urban Design Peer Review Panel

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Pearl Lofts project as derived from the May 21st Peer Review session.

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.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Design District]

The 360 Plan

Context Description

1100 Pearl Street is a mixed-use development located at the intersection of Pearl Street and Farmers Road in the Dallas Farmers Market District. The proposed project will contain 6,600 square feet of ground-level office to house the North Texas Food Bank, which currently occupies the sites, with 100 apartments located on the floors above.

Design considerations for the project include the design of the garage facade, particularly along the rear of the building, and the design of the ground-level streetscape, considering future provisions for the realignment of Cesar Chavez as a part of the I-30 reconstruction. This is the second review of this project.

1100 Pearl Street

Neighborhood:
Farmers Market

TIF District:
Farmers Market

Program:
Multifamily
Office



MARILLA STREET

MUDHEN

TAYLOR LOFTS

DFM 2

TAYLOR STREET

SHED

PEARL STREET

PEARL LOFTS

HARVEST

FUTSAL LOFTS

GREEN SPACE

NO. 1

NO. 2

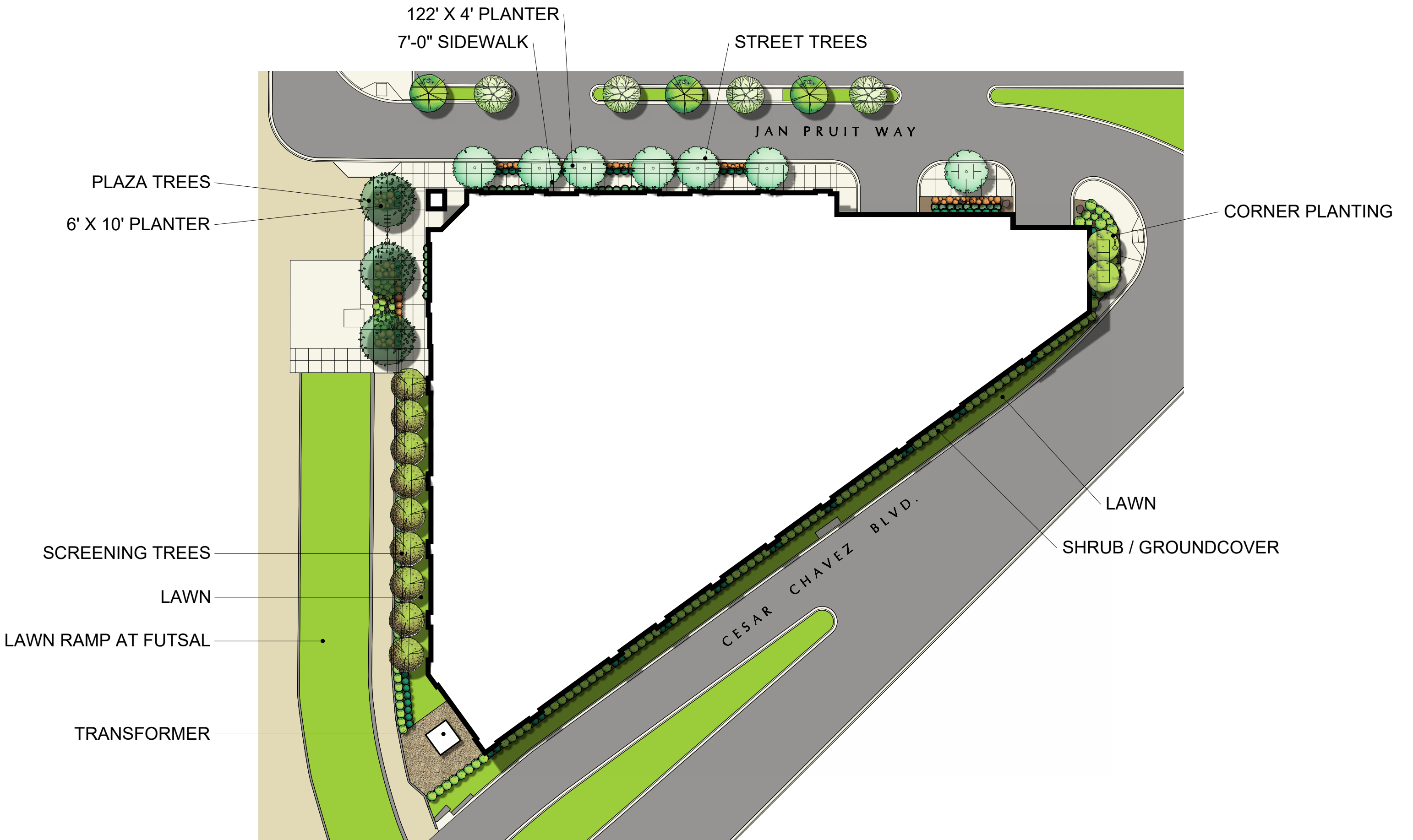
SOUTH HARDWOOD STREET

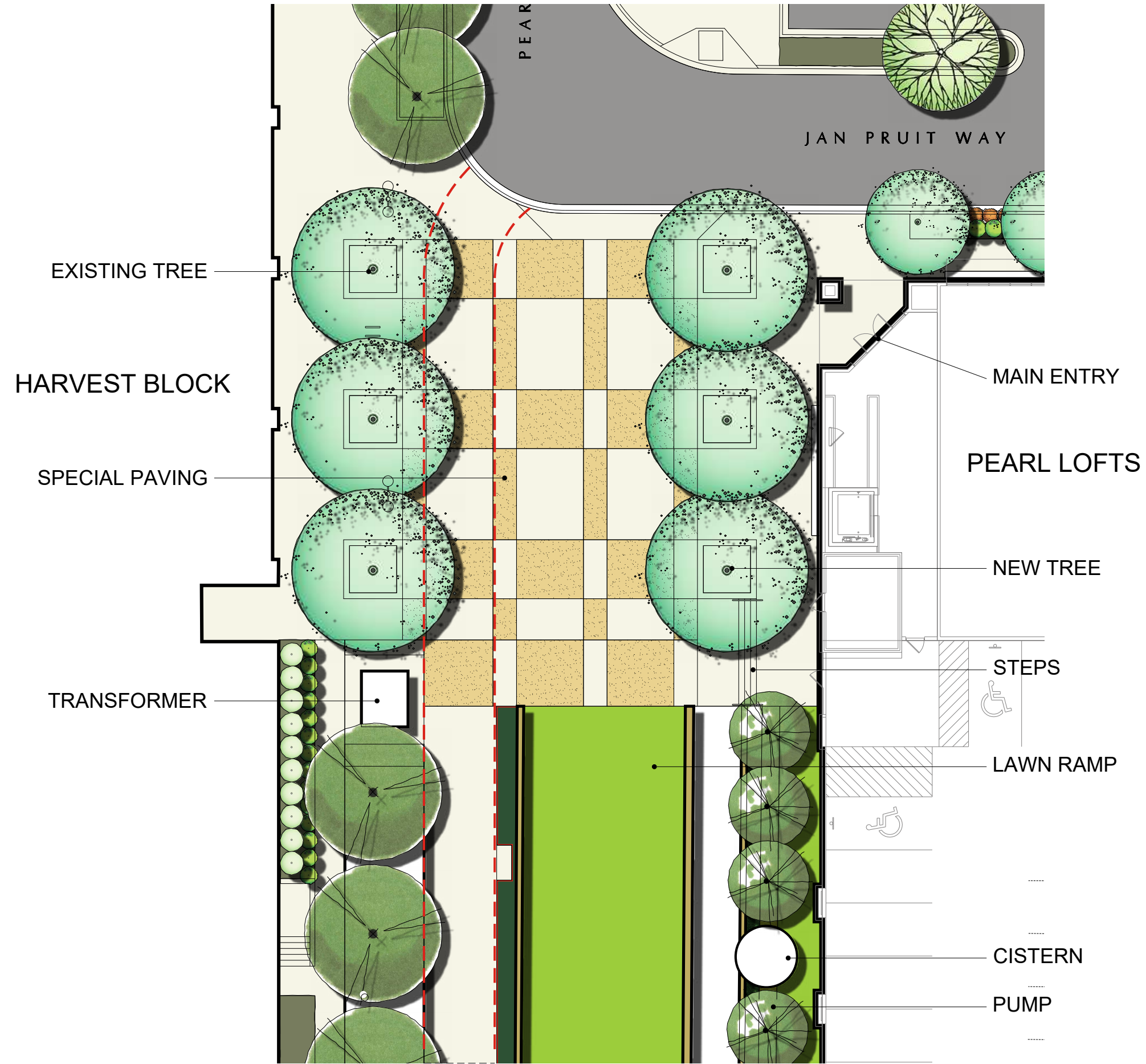
PARK

S. CESAR CHAVEZ BLVD.

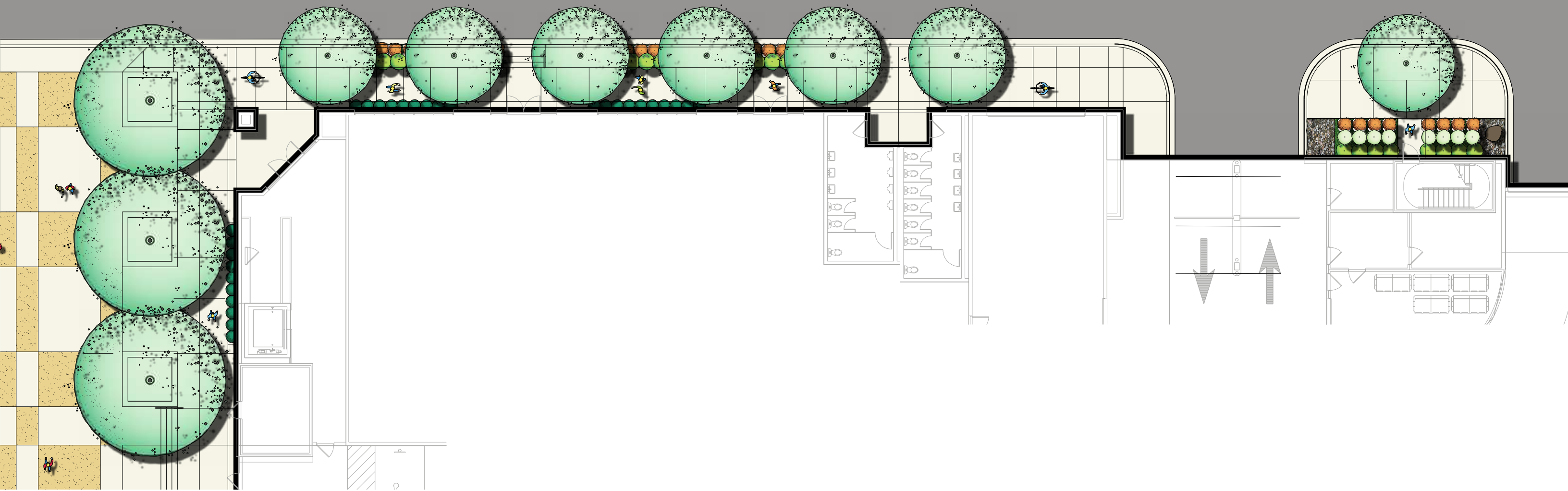
CESAR CHAVEZ

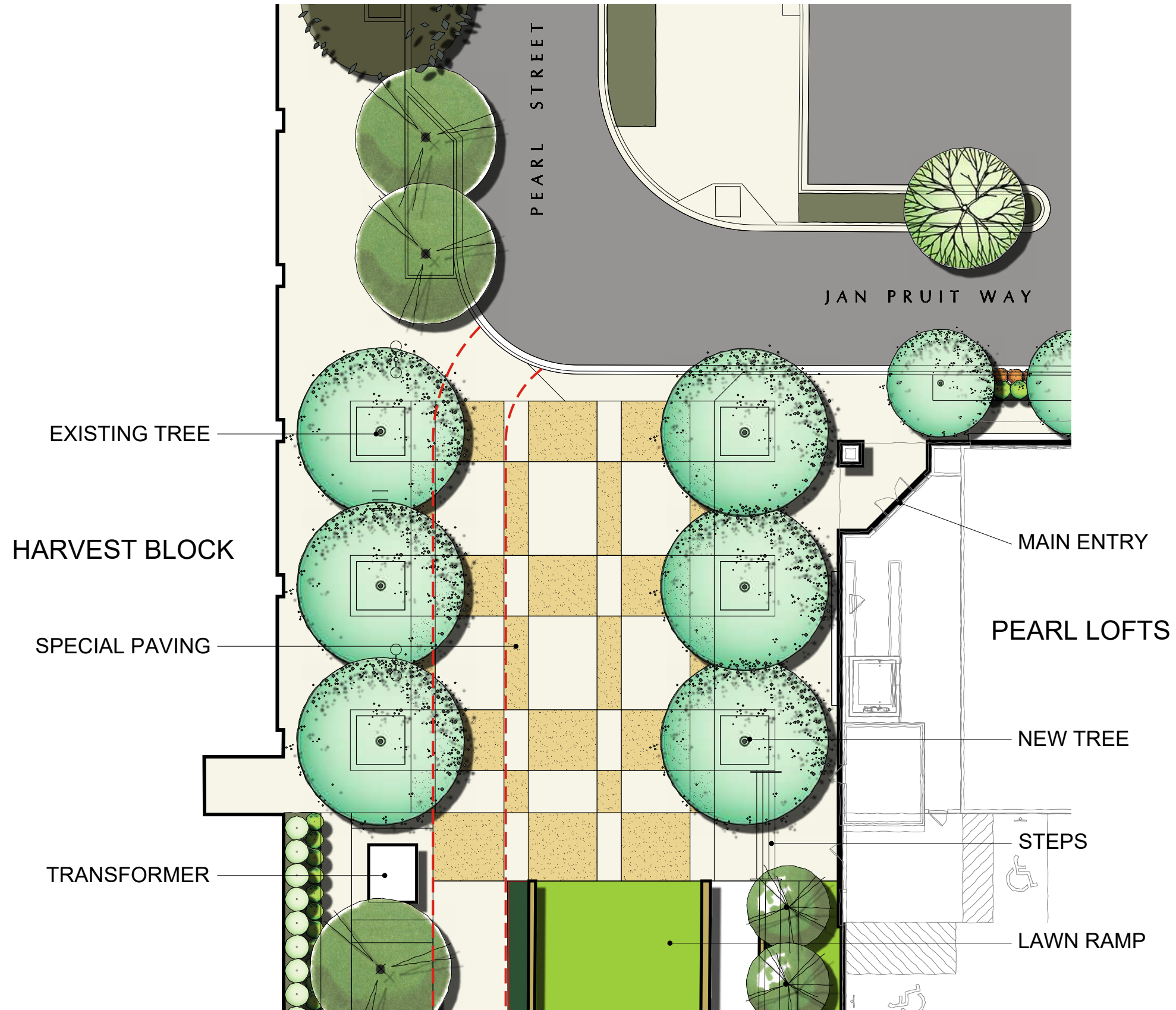
HARWOOD

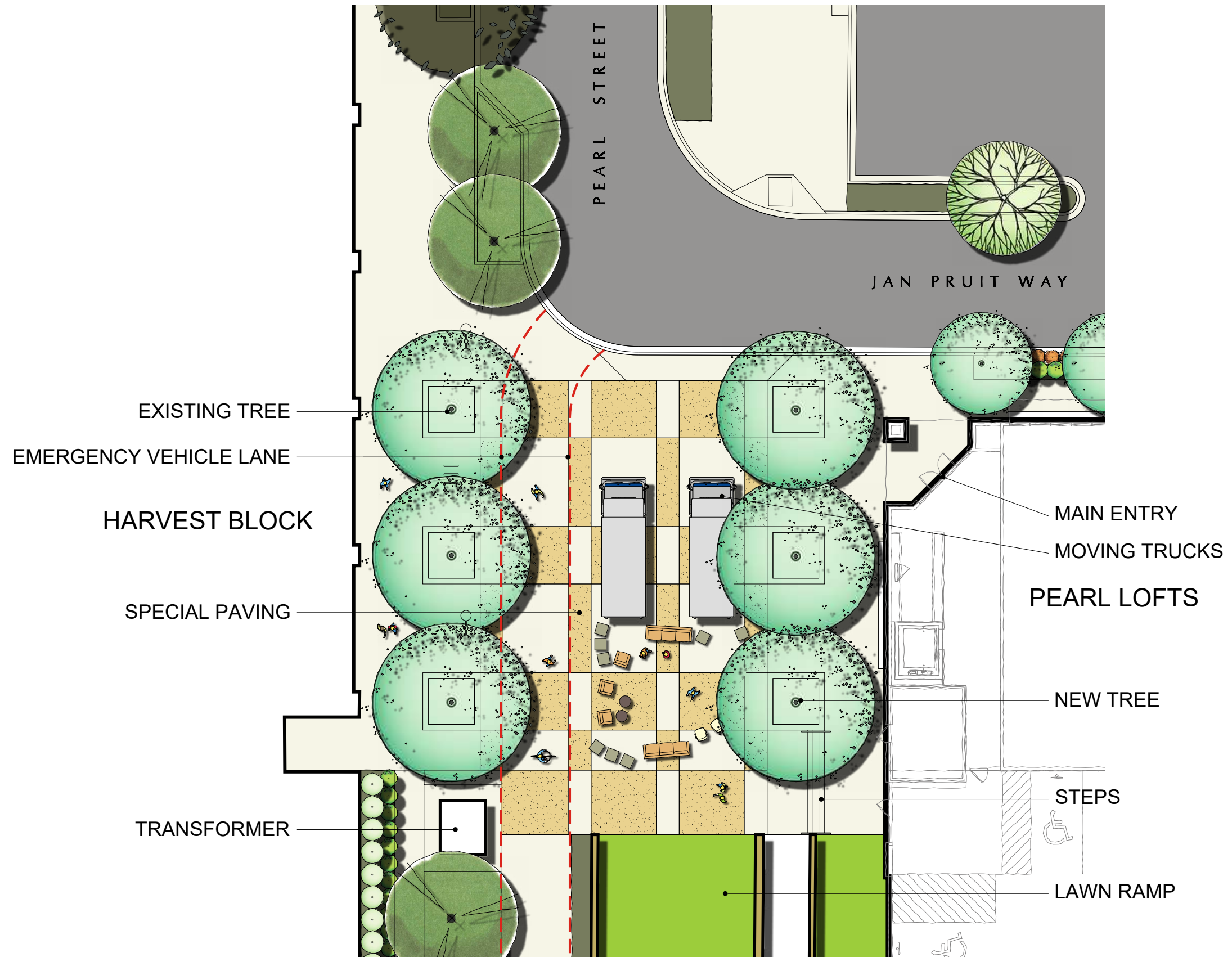


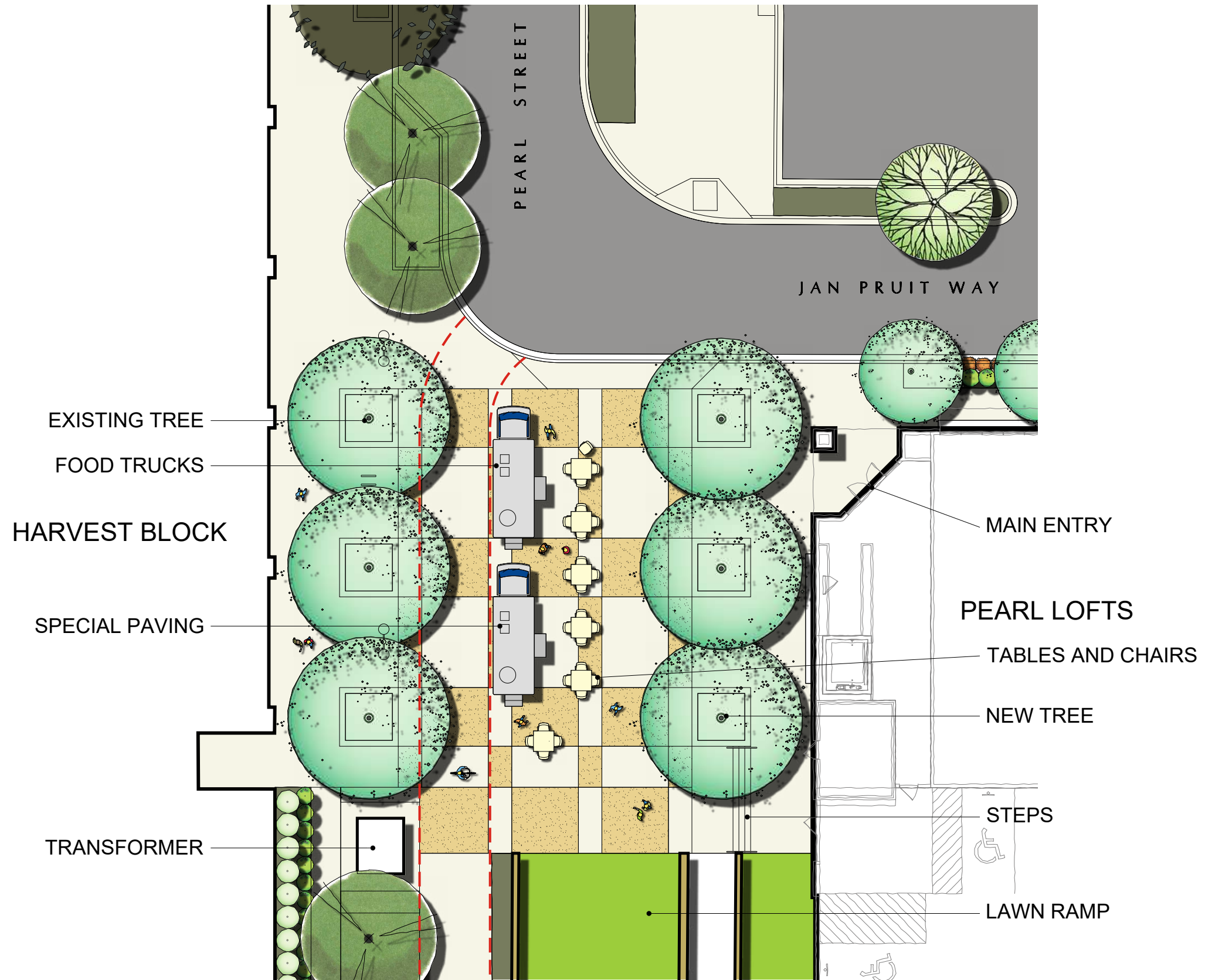


JAN PRUIT WAY











JAN PRUIT WAY ELEVATION
1" = 20' 0"



Wilder Balahow Architects
3875 Perle Ave., Suite 410
Addicks, Texas 75001 214.969.0500

PEARL LOFTS
DALLAS, Texas

© 2016 WILDER BALAHOW ARCHITECTS INC.
SPECTRUM  PROPERTIES