

# UDPRP Review Summary

02.22.19

Urban Design Peer Review Panel

DATE: 02.22.19

TIME: 8:30am

**PROJECT: Deep Ellum Bomb Factory Office**

LOCATION: Dallas City Hall Room 5ES

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## Overview

Below is a summary of Urban Design Peer Review Panel advice for the Deep Ellum Bomb Factory Office proposal as derived from the February 22<sup>nd</sup> Peer Review session.

## Advice Summary

- [1] The panel is encouraged by the overall architectural design moves made to fit this development into the neighborhood's existing historical fabric while also disguising the building's interior uses and using façade design to break up the massing of the development.
- [2] The panel recommends enhancing the east elevation of the building in order to better reflect the western façade along Henry Street to create a more visually interesting publicly facing facade.
- [3] The panel advises the development team consider parking reductions in order to help better balance the massing of the historic and modern façade components.
- [4] The panel encourages the design team to continue exploring the overall garage design to allow for future retrofitting into non-parking uses in the future. These include considerations of floor plate heights and facade design, particularly as they relate to the top two levels. Additionally, the panel recommends that façade elements are added to shield the headlights of cars in the parking structure from view on the street and in adjacent properties.
- [5] The panel recommends greater design detail be given to the ground-level experience along Henry Street to widen the sidewalk and create a more inviting pedestrian realm.
- [6] The panel recommends that the design team continue to simplify the façade design to create greater architectural contrast between the upper and lower levels in order to create greater compatibility with each other. Considerations include exploring extending modern elements of the upper façade down on to the lower levels to enable possible garage retrofitting in the future.
- [7] The panel recommends shifting the ingress/egress garage access to no longer be aligned with Pryor Street in order to allow for a more striking ground-level use or main building entrance to occur at this terminating vista.
- [8] The panel recommends incorporating Low Impact Development tree grates on the Commerce street frontage as a part of the Commerce Street redesign project.