

UDPRP Review Summary 03.20.15

Urban Design Peer Review Panel

DATE: 03.20.15

TIME: 8:30am

PROJECT: Dallas Midtown

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for Dallas Midtown as derived from the March 20th Peer Review session.

Advice Summary

- [1] The panel recognizes and applauds the overall vision and impulse of the Dallas Midtown plan and proposed Phase one improvements.
- [2] The panel recommends exploring stronger connections in the street network to the western portion of the park area as well as careful attention given to strong clear connections in the street network in all directions from the proposed phase one project site.
- [3] Large blocks, such as the proposed block north of the cinema, should be broken up in scale with streets or clear pedestrian connections such as mews streets or pedestrian paseos.
- [4] Consistent, tightly spaced street trees should be a continuous organizing element along the entirety of the central retail spine street.
- [5] Moving forward, exposed garages faces should be avoided wherever possible in phase one and in future phases.
- [6] Regarding the Preston Road frontage, the panel acknowledges that either a slip-road condition or buildings directly abutting the street can be executed successfully as urban design strategies, noting that whichever condition is introduced should be consistent along the entirety of the street.
- [7] The panel recommends that careful attention be given to the design of a slip-road condition to be designed in the character of a browsing-lane rather than as a surface parking lot with an internal drive.
- [8] The panel expressed general support for the suggested sidewalk dimensions noting that each proposed use and typology merits an appropriate and tailored response.
- [9] Consider opportunities for shade as a prominent organizational strategy for public spaces throughout the site.
- [10] The panel recommends delivering the park area east of Monfort in early project phases and recommends designing this segment to stand alone as a public space, recognizing it as a critical catalyst to realize the overall vision.