

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 11.22.24

TIME: 8:30am

PROJECT: Rivulet Residences

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Rivulet Residences project as derived from the November 22nd Peer Review session.

Advice Summary

- [1] The Panel advises planning for a future signalized intersection at the northeast corner of the site and locating the sidewalk away from University Hills Boulevard as a pedestrian buffer from traffic that could accommodate trees and pedestrian lights.
- [2] The Panel suggests careful attention be given to lot line locations and how they could affect subdivision platting and ultimately setback requirements.
- [3] The Panel advises creating a rough grading concept plan that will help visualize and balance the building design in relation to site topography. Consider the possibility of using the existing grade to construct podium-designed structures that have the potential to open new spaces closer to the creek such as a structured deck amenity.
- [4] The Panel recommends incorporating trees, landscaping, and a variety of architecturally designed spaces to contribute to a livelier and more robust urban environment. Create variety and interest in the architecture in a way that acknowledges and enhances surrounding green and amenity spaces.
- [5] The Panel advises further refining the design of the clear-story feature on the apartment buildings that reflect their use and function.
- [6] The Panel recommends more emphasis be given to the exterior programmatic spaces and the surrounding natural landscape so that it is woven into the plan and framed by the creek. The Panel advises integrating green infrastructure into the step-down grading strategy in a way that helps preserve the creek as a site asset.
- [7] The Panel suggests minimizing all excessive impervious surfaces to slow wastewater and preserve the ecological health of Ricketts Branch Creek and the greater regional watershed. Consider efforts to minimize drive widths and use permeable paving strategies such as decomposed granite with geogrid.
- [8] The Panel believes all units that are public facing to the street should be designed with stoops and patios to increase urban life and to create integration between different housing types within the overall master plan development. Design team should work with the City and the Rivulet master developer to consider the possibility of parallel parking along University Hills Boulevard with units that face out onto the boulevard. (Ex., Highpoint Apts on Zang Boulevard. Parallel parking on Zang and stoops on all the ground floor spaces)
- [9] The Panel advises the master developer to consider the creation of a trail from University Hills Boulevard down to the creek in Phase 1 to create public accessibility early in development.

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[10]The Panel believes that the proposed traffic light intersection on University Hills acts as a main entry to the site and the building at that corner should be designed to take advantage of its location as a gateway into the development. Consider the building and its potential role as a civic space for coworking or special events.

[11]The Panel recommends the master developer continue to work alongside City Staff on any strategic University Hills corridor planning due to the rapid growth anticipated for this portion of Southern Dallas.