

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 5.24.24

TIME: 8:30am

PROJECT: Trinity Groves

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Trinity Groves project as derived from the May 24th Peer Review session.

Design Recommendations Summary

- [1] The Panel advises that community engagement be prioritized with a robust effort to welcome input and gain community support for the project.
- [2] The Panel encourages continued focus on how the buildings engage the public realm and streetscape in a way that raises the bar and improves resident's quality of life.
- [3] The Panel advises the development team to research and understand the history of West Dallas and use that knowledge to inform the project's overall design. Special attention should be given to integrating and protecting the strong art community, culture, and history of the area to elevate the project it make it a more rich and unique development.
- [4] The Panel encourages the development team to maintain the proposed park space privately to guarantee a higher level of programming and maintenance.
- [5] The Panel recommends accurate graphic representation of roadway and trail proposals that are controlled by the development team.
- [6] The Panel advises the development team to work closely and early with the City to ensure the design of Herbert Street continues south to Commerce Street and potential thoroughfare amendment requirements are addressed.
- [7] The Panel encourages conversations with the City's Public Works Department to ensure stormwater challenges are addressed up front in a way that will improve the overall quality of amenities and public realm improvements that the development will deliver.
- [8] The Panel advises additional thought by given to providing another pedestrian link south to the future Harold Simmons Park.
- [9] The Panel advises locating and guaranteeing ample sidewalks on private property, as envisioned, by providing public access easements, sidewalk easements or similar tools early in the development process.
- [10]The Panel advises public right-of-way to be allocated for at least a portion of the sidewalk, especially on sections with a retention wall.

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[11]The Panel recommends that each development phase should include a new park and that the larger park's size be rethought to be a smaller park with a new building as an end cap connected to the Phase 1 park with a legible and direct pedestrian route. In addition, future development phases north of Singleton should incorporate a similar park, but smaller in size to complete a holistic network of open spaces for the entire development.

[12]The Panel recommends further investigation and collaboration with the community to enhance the Bataan Community Center and park and incorporate them as an important component of the overall open space and parks network.

[13]The Panel encourages the development team to come in for design review at each subsequent development phase at an early design development stage.