

# UDPRP Review Summary

2.24.23

Urban Design Peer Review Panel

DATE: 2.24.23

TIME: 8:30am

**PROJECT: 3420 Camp Wisdom Road (RedBird Mall)**

LOCATION: City Hall 6ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the 3420 Camp Wisdom Road project as derived from the February 24<sup>th</sup> Peer Review.

## Advice Summary

1. The Panel commends the development team on bringing this project forward and continuing their thoughtful improvements to RedBird and this Southern Dallas.
2. The Panel recommends exploring the possibility of adding outdoor seating now, or in the future.
3. The Panel advises exploring the possibility of keeping the portion of the existing parking lot that is currently in good condition.
4. The Panel recommends consideration be given to saving and re=purposing the existing pole sign.
5. The Panel suggests considering mixing-in compact parking spaces vs. standard spaces (including 16 ft. and 18 ft. deep spots) to allow for additional walkway and landscape improvement space.
6. The Panel encourages the design team look for opportunities in which this project and future RedBird projects could tie into planned City street improvement projects to improve walkability and the reach to/from nearby destinations and amenities.
7. The Panel suggests the design team look into ways in which the Comprehensive Environmental Climate Action Plan (CECAP) goals can be incorporated into this development and the larger redevelopment efforts at RedBird, including:
  - a. Waste management related to demolition of the building and parking lot;
  - b. Providing ex parking spots;
  - c. Increase the tree canopy;
  - d. Accommodating improved walkability options within the larger South Dallas area;
  - e. Consider how drive-throughs can be reduced in the future to enhance general connectivity and pedestrian safety;
  - f. Explore adding pervious space near the south drive by adding an aesthetically designed bioswale to increase water mitigation options.
8. The Panel recommends exploring ways in which the back side of the building can be enhanced with additional landscaping or artwork to help mitigate the back-of-house activities.
9. As the City updates its parking requirements, the Panel recommends exploring ways in which it could open-up additional site improvement opportunities.