

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 4.12.24

TIME: 8:30am

PROJECT: Westmoreland TOD

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Westmoreland TOD project as derived from the April 12th Peer Review session.

Design Recommendations Summary

- [1] The Panel believes this project presents a great opportunity to set a new design standard for the neighborhood and encourages thinking outside-the-box to maximize the benefit of the muse through both apartment buildings to create a unique "place" that leads to the DART station.
- [2] The Panel recommends buildings and the pedestrian muse design should work with the existing topography to take advantage of interesting and unique architectural opportunities.
- [3] The Panel advises the design of the apartments reflect its use better through detailing, architectural articulation, and how the building addresses the public realm.
- [4] The Panel recommends the pedestrian muse be celebrated more as it passes through the buildings and as it crosses the vehicular drives by elevating its design and linking the adjacent buildings and landscaping to it.
- [5] The Panel advises additional thought to be given to how gating the pool courtyard can provide safety and security for residents.
- [6] The Panel recommends 1) the vehicular entry between Buildings A and B be relocated to the space between Buildings C and B to gain additional space, OR 2) re-orient Building A and B to eliminate confusion for those accessing the DART station and eliminating or re-programming additional parking space.
- [7] The Panel advises redesign of the sidewalk along Illinois Avenue to provide a more generous and safer pedestrian pathway lined with trees and moving the buildings up closer to Illinois to develop a more "urban" streetfront.
- [8] The Panel recommends that a shared parking scenario with DART and Parcel C be explored.
- [9] The Panel advises that trees be added along the edges of the proposed skate park to provide much needed shade.