

# UDPRP Review Summary

01.19.18

Urban Design Peer Review Panel

DATE: 01.19.18

TIME: 8:30am

**PROJECT: 2400 Bryan Street**

LOCATION: Dallas City Hall Room 5ES

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## Overview

Below is a summary of Urban Design Peer Review Panel advice for 2400 Bryan Street as derived from the January 19th Peer Review session.

## Advice Summary

- [1] The panel recommends further study and articulation of the Bryan Street site frontage and urban landscape scheme to better integrate the overall pedestrian and arrival experience while experientially integrating the individual development phases. Emphasis should be placed on a walkable public realm that meets or exceeds TIF district sidewalk requirements.
- [2] The panel recommends leveraging the prominent northwest corner of the building to create a significant architectural moment visible from Pearl Street, and potentially leverage this location for the building lobby.
- [3] The panel expresses concern around the proposed service yard location and recommends alternatives that include the addition of active pedestrian uses and interest along the western ground plane frontage.
- [4] Consider opportunities to reroute portions of the vehicular circulation away from the western side of the development to either the southern end of the site, or by internalizing a drop off area within the building envelope at the northwestern corner nearest to Bryan Street.
- [5] As a general consideration, explore site circulation alternatives that allow for increased connectivity to surrounding perimeter streets, and thus more circulation choices within the overall site.
- [6] The panel expresses concern over the tower scale and massing, particularly due to the proposed facade treatments, and suggests this be addressed architecturally through the addition of more variety and transparency within the overall massing of the vertical bar.
- [7] The panel urges the inclusion of an overall site master plan to inform the current proposal's relationship to future development opportunities for the larger site. It is strongly encouraged that this master plan envisions a scenario that recognizes the option of a future removal of the I-345 Live Oak ramp and a complimentary development response.
- [8] The panel encourages and supports architectural treatments to exposed garage faces that help to mask their utilitarian nature.
- [9] Further investigation is advised regarding the nature of the existing flood plain and its impact on the overall development scheme.