

# UDPRP Review Summary **DRAFT 04.24.20**

Urban Design Peer Review Panel

DATE: 04.24.20

TIME: 8:30am

**PROJECT: DART D2 Project**

LOCATION: WebEx Teleconference

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## **Overview**

Below is a summary of the Urban Design Peer Review Panel's advice for the DART D2 Project as derived from the April 24<sup>th</sup> Peer Review session.

## **Advice Summary**

- [1] The Panel celebrates the continued design refinement of the D2 project and its potentially transformative impact on Downtown and the city as a whole.
- [2] The Panel recommends DART establish a strong design language for maintaining a unified identity for the entire alignment while also encouraging unique individual characteristics of each station/ station area.
- [3] The Panel encourages further refinement of the design of all stations to improve integration into their existing surroundings, enhancing street hospitality and vitality through landscaping and activity generators such as concessions and vendors.
- [4] The Panel recommends DART further explore partnering with private developers to develop air rights above all proposed stations while also ensuring station design can accommodate future development.
- [5] The Panel does not support the demolition of Magnolia Gas Station for construction and staging.
- [6] The Panel expresses concerns for the potential detrimental effects created by locating bus transfer below-grade, specifically the need for necessary ramping and ingress/egress.
- [7] In order to improve general access and functionality of the Commerce Street Station, the Panel recommends reducing escalator runs and shortening the length of access to the platform if at all possible. The design team should enhance the experience of the transit user by carefully choreographing placement and movement of escalators to create a strong sense of arrival at Pegasus Plaza above and at the platform below.
- [8] The Panel notes that the corner of Main and Akard is the historic and current center of downtown Dallas, and, along with Pegasus Plaza, is of high historic significance to Dallas. As such, the Panel recommends that any DART station structure/s in this area should be respectful of this historic location and context and be of the highest level of both architectural design and urban design possible. More specifically, the Panel recommends that the design team explore a minimalist design approach to the headhouse of the Commerce Street Station in Pegasus Plaza to achieve a design that is respectful to its

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architectural and landscape context. The design team should take efforts to design the headhouse and park as one space to minimize impact on the park, considering pedestrian traffic and access as a part of the design.

**[9]** The Panel recommends expanding the scope of the project to include enhancement of pedestrian access to the East Transfer Center and Carpenter Park while also exploring developing the East Transfer Center as a future transit-oriented development site.

**[10]** The Panel advises enhancing the design of the space between and around the eastern “Y” at Swiss/Good Latimer with landscaping and public art in order to beautify it and prevent it from becoming a purely utilitarian space.

**[11]** The Panel looks forward to future review of and/or collaboration with staff on this project to ensure that comments and design intent are incorporated into the design as well as the potential design-build contract and its subsequent urban design guidelines.