

UDPRP Review Summary

03.29.19

Urban Design Peer Review Panel

DATE: 03.29.19

TIME: 8:30am

PROJECT: Klyde Warren Park – Phase II

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for Klyde Warren Park – Phase II proposal as derived from the March 29th Peer Review session.

Advice Summary

- [1] The panel commends the development team for the overall vision of the project, including its programming, architecture, and landscape design, as a dramatic and signature means to further reconnect Uptown and Downtown.
- [2] The panel suggests the design team explore the feasibility of decking over Akard Street by extending the "Pavilion Deck" west to the location of the West Lawn to create a unified park ground plane from Phase I to Phase II.
Alternatively, the panel recommends the development team consider a pedestrian bridge between the "Pavilion Deck" west to the West Lawn to enhance connectivity between the two and to create one continuous park experience throughout the entire park.
- [3] The panel recommends that further design detail be given to the building on the West Lawn to be an architecturally significant structure that creates an enhanced feeling of privacy and containment for that portion of the park. Additionally, the Panel suggests the design team consider relocating the structure to the south side of the lawn to connect with a potential bridge over Akard Street.
- [4] The panel recommends further design detail be given to the streetscape along St. Paul to help soften the street edge and enhance pedestrian movement from the St. Paul public realm up to the plinth level of the Pavilion.
- [5] The panel advises that greater design detail also be given to the Pavilion's Akard ground-level façade and streetscapes along the east and west side of Akard to improve the pedestrian experience and comfort along that corridor and better connect the park to the Perot Museum. Along with this, the panel recommends the development team and City explore a road diet on Akard to reduce traffic impacts on the park while also better unifying the two sides of the street.
- [6] The panel expresses concern for the ground-level experience on the West Lawn due to its isolation and proximity to the Pavilion Deck's service and valet areas and recommends further consideration be given to investigating the West Lawn as a possible development site for either future development or a relocated Pavilion.
- [7] The panel requests that some or all of the proposed parking uses be reconsidered to allow for a unified at-grade experience along the Downtown side of the "Pavilion Deck". This should include exploring ways to incorporate the deck and Pavilion structure as architectural elements of the Park and public realm.
- [8] The panel requests the development team bring future iterations of the Park's design back before the Panel, with particular focus being given to the design of the West Lawn.