

# UDPRP Review Summary

10.23.20

Urban Design Peer Review Panel

DATE: 10.23.20

TIME: 8:30am

**PROJECT: NewPark Phase 1**

LOCATION: WebEx Teleconference

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for NewPark Phase I as derived from the October 23<sup>rd</sup> Peer Review session.

## Advice Summary

- [1] The Panel expresses excitement for the opportunities this mixed-use development brings to this side of downtown.
- [2] The Panel advises the development team continue to collaborate and work with all surrounding partners, including the City, Downtown Dallas Inc., the Cedars Neighborhood Association, the Convention Center, and TXDOT.
- [3] The Panel recommends that the design team work hand-in-hand with the City on proposed street changes and bike infrastructure improvements to ensure safety, operability, traffic functionality, and connectivity to surrounding districts.
- [4] The Panel advises that this project pay attention to adjacent historic structures and also consider historically listed buildings located in the overall NewPark master plan that reside inside the Downtown Dallas Historic District.
- [5] The Panel recommends the design team consider softening the façade along Canton Street to help balance the monumentalism that exists at and around Dallas City Hall.
- [6] The Panel advises that the overall master plan work with this phase and future phases and their massing to mitigate the feeling of a wall, including thought being given to the design of future pedestrian mews between Canton and Cadiz to break down this barrier.
- [7] The Panel recommends that the design maximize the use of green infrastructure on site to mitigate urban heat island, utilizing integrated stormwater management when possible.
- [8] The Panel expresses concern about the design of the facades of the parking structure, especially on the rear-side of the building facing the fire station property.
- [9] The Panel advises that design detail be given to the site master plan and the closure of Browder Street, ensuring Browder remains as a wide pedestrian right-of-way to align with improvements being proposed for I-30. One consideration is to change the location of Phase I to the proposed location of Phase II and III near Ervay Street. If such a change cannot occur, it is recommended that work be made to acquire the fire station to create a hard corner at Akard/Cadiz to anchor this development to the proposed deck park.