

UDPRP Review Summary **DRAFT 01.22.16**

Urban Design Peer Review Panel

DATE: 01.22.16

TIME: 8:30am

PROJECT: The Hill

LOCATION: Dallas City Hall Room 6FN

Overview

Below is a summary of Urban Design Peer Review Panel advice for The Hill as derived from the January 22nd Peer Review session.

Advice Summary

- [1]** The panel appreciates the quality of the proposed design moves and the desire to improve and activate the existing site.
- [2]** Strongly consider the long term potential of the site in relation to its multiple adjacent assets, as an opportunity to introduce additional density, or at minimum, improvements that set up logical development sites for future denser products.
- [3]** Improvements within the site should reimagine the internal drives as true streets, functioning to set up the framework for future development sites.
- [4]** The panel recommends rethinking the exiting alley as a true street, designed primarily for pedestrians, and including elements such as on street parking and lighting to create a meaningful connection to the uses to the north of the site.
- [5]** The panel recommends bolder thinking around the DART platform and surrounding public realm as an opportunity for significant improvements that allow for ease of access to the site, either at grade or through an elevated structure.
- [6]** Consider opportunities for enhanced connections to adjacent existing trails such a direct connection east along Walnut Hill.
- [7]** Consider bringing the proposed trail connection down Walnut Hill and around to the central access to the site as a logical route into the core of the development.
- [8]** The panel urges the City to evaluate a potential reimbursement request as an opportunity to fund improvements that set up the site for a denser, transit oriented development future.