

# UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 1.26.24

TIME: 8:30am

**PROJECT: Field Street District**

LOCATION: City Hall 5ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Field Street District PHASE I project as derived from the January 26 Urban Design Peer Review session.

## Design Recommendations Summary

- [1] The Panel recommends the development team not incorporate mega-blocks and instead plan for a connected grid system of walkable blocks throughout the district.
- [2] The Panel advises that the open green space along Field Street and Griffin Street be relocated instead to a more central location within the district to benefit from a more protected location and to be more usable.
- [3] The Panel agrees with the reconfiguration of Griffin Street, but advises that its cross section be reconsidered as a more walkable street with a narrower cross section, on-street parking and perhaps the elimination of the median.
- [4] The Panel recommends use of innovative soil cell systems that provide a structural matrix to improve the health and longevity of street trees.
- [5] The Panel suggests a balance between landscaping (street trees) and architecture allowing buildings to better address the street and contribute interest and activity.
- [6] The Panel advises the development team to explore the removal of Griffin Street between Ross Avenue and Field Street as an opportunity to improve the pedestrian experience in the District.
- [7] The Panel advises the development team to explore the real community benefits a new Fire Station can provide through its careful planning, programming, and location in the district.
- [8] The Panel encourages the development team to consider better connecting the district and amenities nearby by eliminating the median on Ross Avenue, Field Street, and Griffin Street and selectively eliminating trees to allow additional space for pedestrians and bikes.
- [9] The Panel cautions the development team the larger development site is littered with underground utilities and focused coordination and planning will be needed.
- [10] Although DART has removed D2 from its 20-year financial plan, the Panel recommends the development team consider the long-term vision of D2 as it continues to plan the Field Street District to ensure a final product that delivers a great pedestrian environment.
- [11] The panel advises additional thought be given to the queue distance on the Woodall Rodgers off-ramp to the proposed signal into the district and how it may best be accommodated to provide adequate stopping sight distance.

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- [12]The Panel recommends inclusion of a plan view with each street section to clearly delineate the control dimensions.
- [13]The Panel suggests the drop-off area on Field Street may be too wide and the exit to Field Street may be too close to the Ross Avenue intersection and could result in public right-of-way and traffic conflicts. The Panel advises a narrower drop-off area and a direct exit to Ross Avenue be explored.
- [14]The Panel recommends utility pad sites be coordinated and located early in the design process to ensure they can be incorporated without negatively impacting the pedestrian environment.
- [15] The Panel advises additional thought be given to ground floor uses on Ross Avenue to better activate the street.
- [16]The Panel recommends the development team consider how pedestrian access to the garage across Ross Avenue can be safely and conveniently accommodated.
- [17]The Panel suggests the overall development be designed with sustainability as a key tenant.
- [18] The Panel suggests the overall design could be improved with a more urban relationship between the building's edge and the street and as a result may accommodate a clear open space spine running north-south through the center of the district.
- [19]The Panel recommends exploring an alternate alignment of Griffin Street running east-west connecting Fountain Place to the Dallas Aquarium.
- [20]The Panel suggests using the current location for the new Fire Station, especially if Griffin Street is reconfigured to gain additional space that can accommodate Fire Department operation and program needs on a site whose size and configuration would be more difficult to develop than the current site considered for the relocated station.