

# UDPRP Review Summary

2.25.22

Urban Design Peer Review Panel

DATE: 2.25.22

TIME: 8:30am

**PROJECT: Malcolm's Point Scholar House**

LOCATION: HYBRID: WebEx Teleconference/ City Hall 6ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Malcolm's Point Scholar House project as derived from the February 25th Peer Review session.

## Advice Summary

- [1] The Panel commends the development team for the proposal to bring much-needed affordable housing and development to this disinvested area of Dallas
- [2] Should the LIHTC application be approved and additional properties are subsequently acquired:
  - The Panel recommends that further design to the Al Lipscomb Way frontage be worked on by the design team and City staff to maximize the urban activation of that façade.
  - The Panel advises further design detail be given to site organization and circulation between the two sites.
- [3] The Panel recommends that the design team refine streetscape design along Al Lipscomb Way and Meyers Street, including the design of the drop-off area for the childcare center and the location of street trees.
- [4] Noting the unique stormwater conditions for the site, the Panel recommends Low Impact Development practices, including permeable paving and bioswales, to help handle stormwater impacts. As a part of this, the Panel supports the proposed alley abandonment to improve site circulation and to give additional space for setbacks and bioswales.  
Should abandonment not occur, the Panel recommends the design team work with City staff to make improvements in the alley to better connect the two sites.
- [5] The Panel advises possible reorganization of Building G, the fire lane turnaround, and the shared greenspace to create a central axis between the two sites paralleling the childcare playground area.
- [6] The Panel suggests the final architecture of the site be reflective of the vision and aspirations of surrounding neighbors, including considerations of the roof design, aesthetics, and material choices.