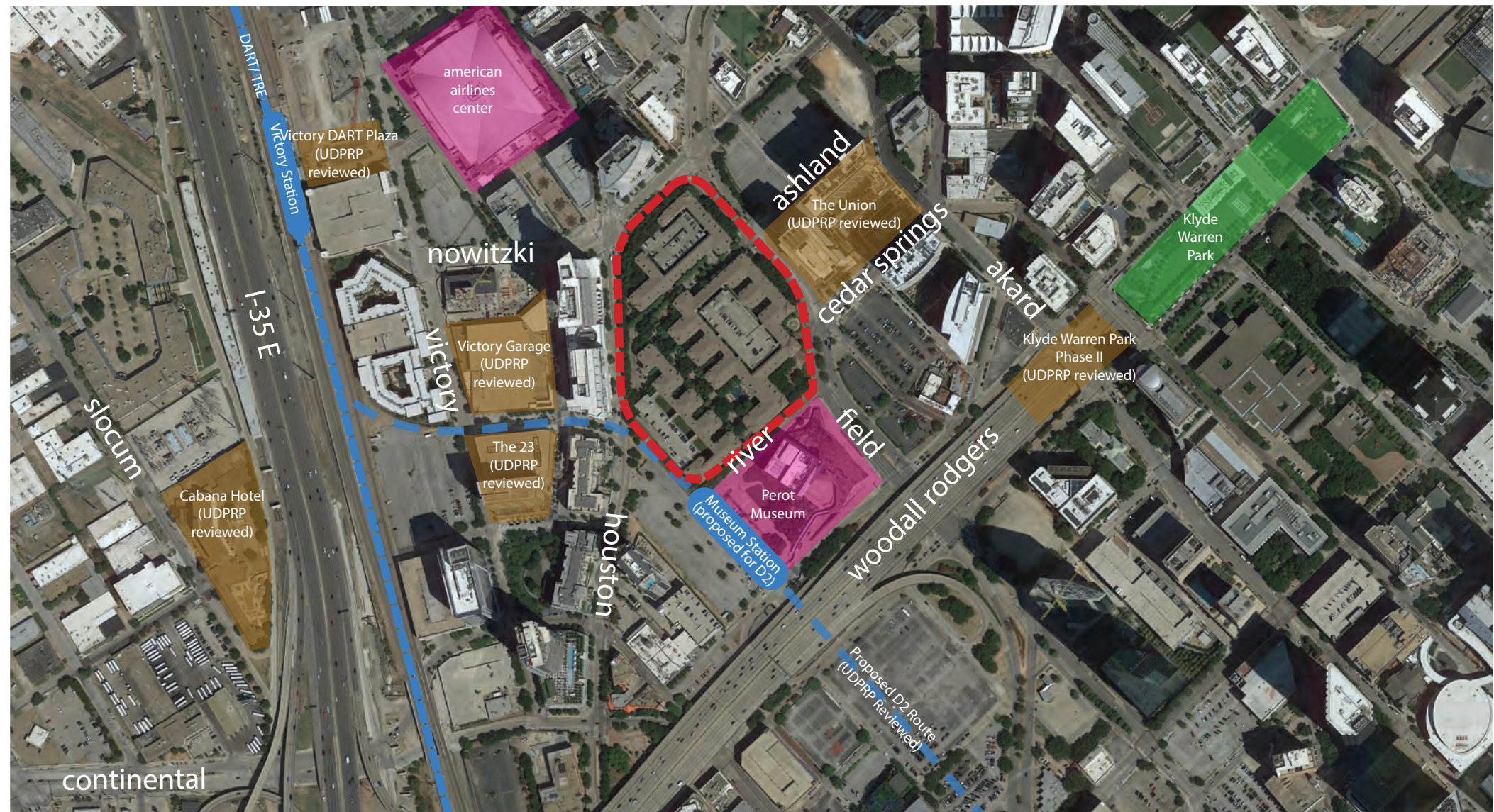


Applicable Urban Design Priorities Project Should Achieve

- [1] Consider treatment of the proposed motor court facilitating safe and inviting pedestrian access to the park prioritizing the pedestrian to the greatest extent possible -
The design should consider how the area for vehicles is treated to screen their view from the public realm along Field while providing landscaping and wayfinding to seamlessly connect pedestrians to the internal park.
- [2] Design the Field Street facade to maximize pedestrian comfort and interest-
Understanding that certain parking and back-of-house uses are required and will be located along street-facing facades, the design team should maximize opportunities for enhance landscaping, facade design, and other elements to create a pleasant and uniform pedestrian experience along the South Tower Field Street facade. The development team should also work to screen the loading area to the extent possible through landscaping, use of materials, and the driveway's interaction with the sidewalk to provide the best pedestrian experience possible.
- [3] Ensure seamless interaction between the building and the internal park -
The proposed park will be the heart of the proposed development. Ensuring an inviting and engaging experience between the ground-level retail, tenant, and courtyard spaces and the park will be important in providing a rich and engaging edge to the park.
- [4] Create a safe and uniform pedestrian experience across all driveways and parking garage entries -
The streetscape on all sides of the development should provide generous sidewalks that prioritize the pedestrian. Crossings of major vehicular entries into the site, including parking garages and loading bays, should be designed to prioritize pedestrian mobility as this site is highly transit-oriented and walkable.



Policy References

- Forward Dallas!
Section 5 [urban design element]
- TIF Urban Design Guidelines
Part III, Part IV [Sports Arena]
- Urban Transit Design Guidelines
Part II [Right-of-Way Design Guidelines]

Context Description

Project Meadow represent the first phase of a larger proposed 11 acre mixed-use office and residential development planned for the site of the current North End Apartments located between Victory Park and Uptown near the intersection of Field Street and Cedar Springs. The project under review today will be a large corporate office building totalling 900,000 square feet of office and retail on 3 acres adjacent to a future 1.5 acre park that will be part of a future development phase. The proposed development is located on the east side, bounded generally by Ashland, Field, River Street, and the proposed internal park.

Design considerations for this phase include the treatment of ground-level uses along Field Street working to activate the facade to the extend possible while improving the pedestrian experience. Additionally, critical to the design is the way in which the office building interacts with the proposed park at the ground level, the treatment of the proposed motor court along Field Street that also serves as an inviting access point to the paseo leading to the park.

Project Meadow

Neighborhood:
Victory Park / Uptown

Program:
Office
Commercial
Retail

Project Meadow

Dallas, TX

URBAN DESIGN PEER REVIEW

09.23.2022

Hunt Realty Investments
Hillwood Urban
Henning Larsen
Michael Van Valkenburgh Associates
Boka Powell

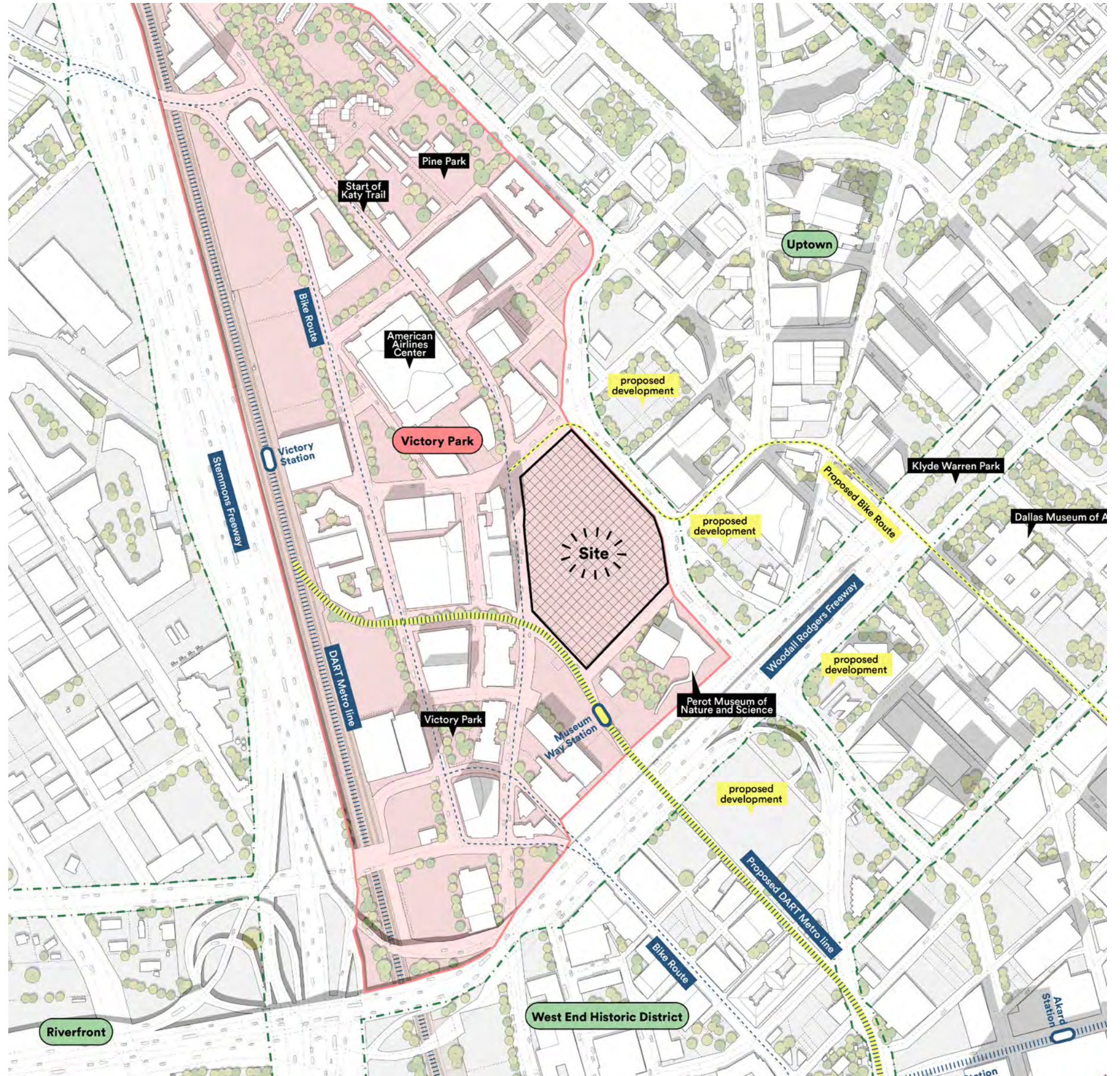
Henning
Larsen —

Project Description

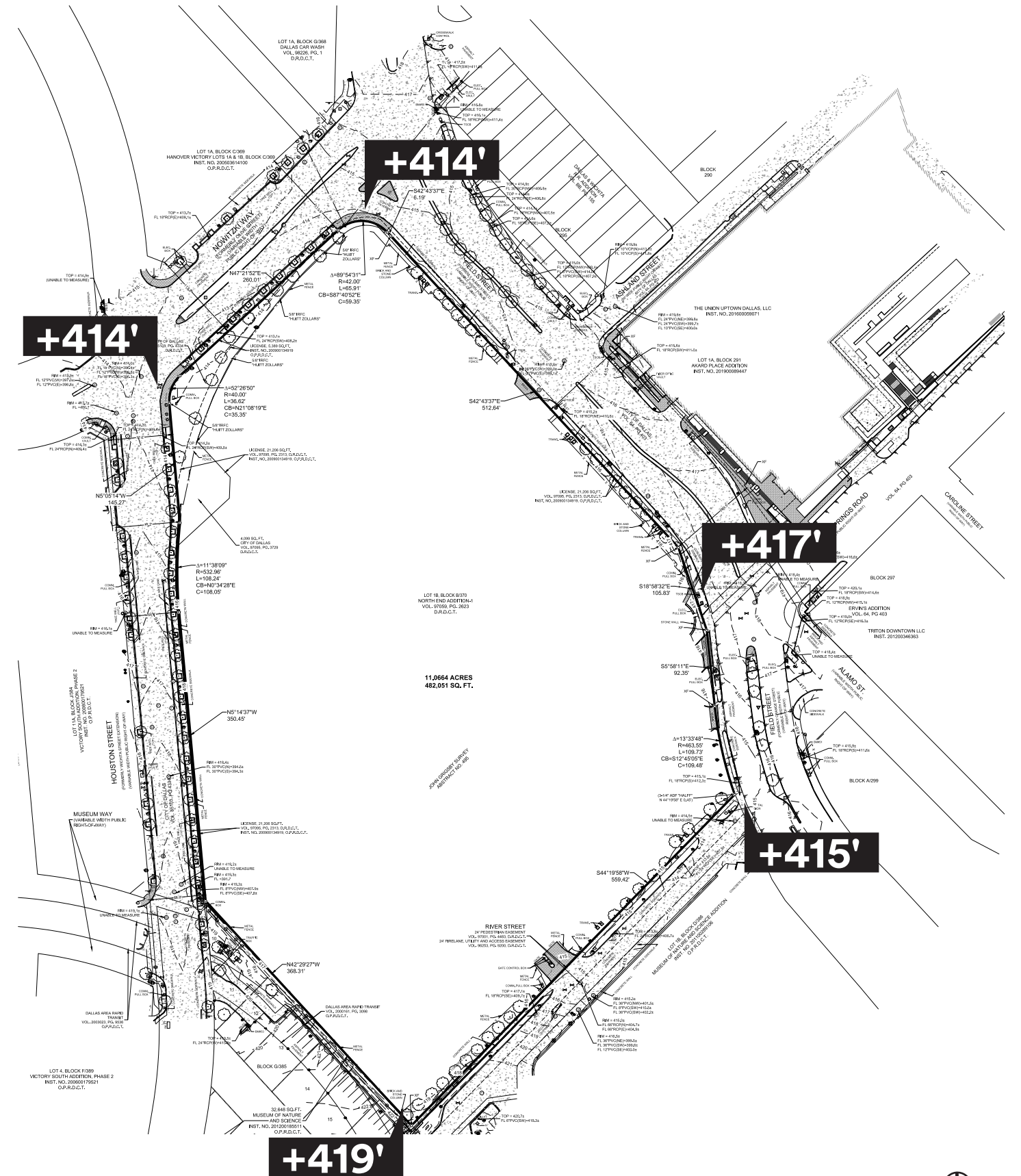
Project Meadow is the first piece of a comprehensive and visionary plan for the North End District that flanks the Perot Museum. The 950,000 SF office building is sited on 3 acres on the south-east corner of the North End Project and will be completed along with a 1.5-acre park. While it is a private office building, the massing, architecture, and planning of the building make significant effort to enhance the urban realm.

- Parking requirements 100% met by underground parking
- Paseo to connect park to N Field St. for the public
- High performance building envelope with exterior shading
- Plan for On-site renewable energy including photovoltaics
- Targeting LEED Platinum
- Targeting Well Building Certification
- Provision of Bike Parking within building
- Significant Active Use Program on ground floor
- Massing to maximize access to daylight in adjacent park
- Planting on building terraces and rooftops for biophilia and biodiversity

Context Plan



Existing Topo Survey



Current Plat Plan



Site Photographs



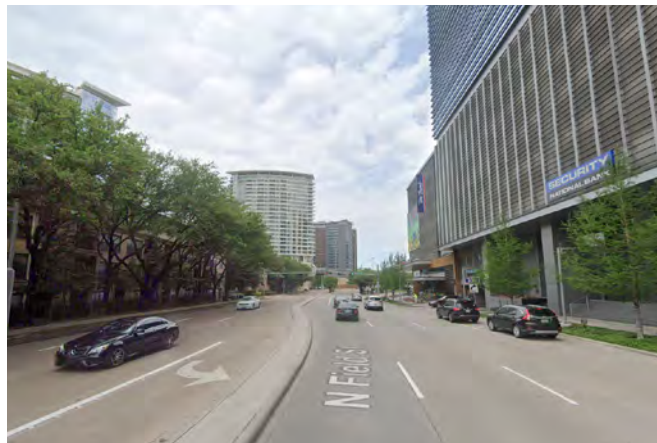
Site Aerial



Site Aerial

Site Photographs

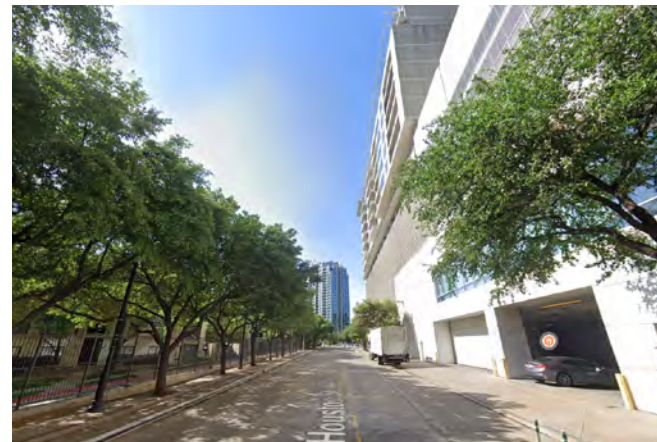
N Field St



River Street



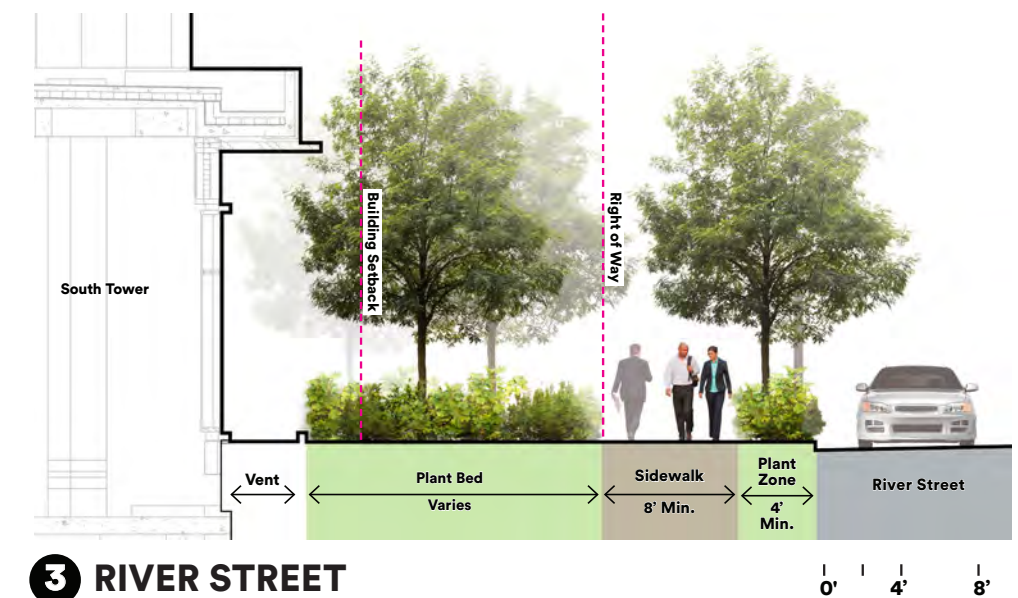
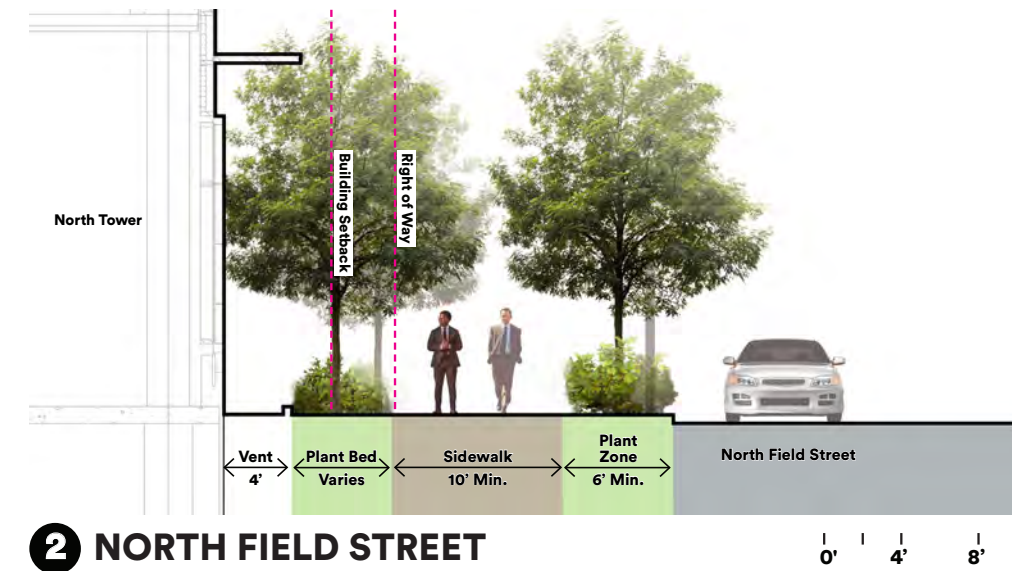
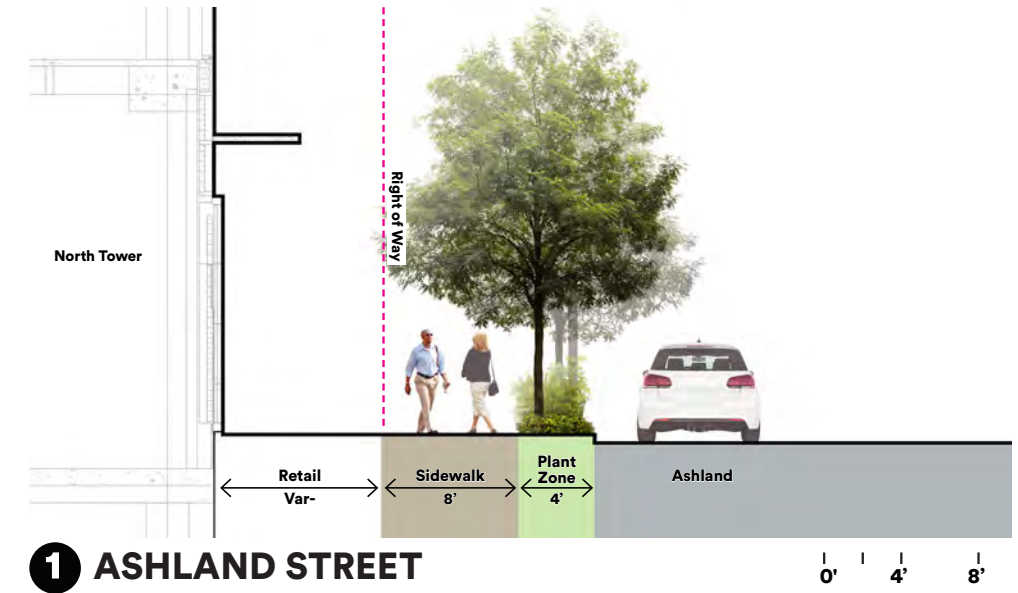
N Houston St



Nowitzki Way







Project Meadow - Site Plan

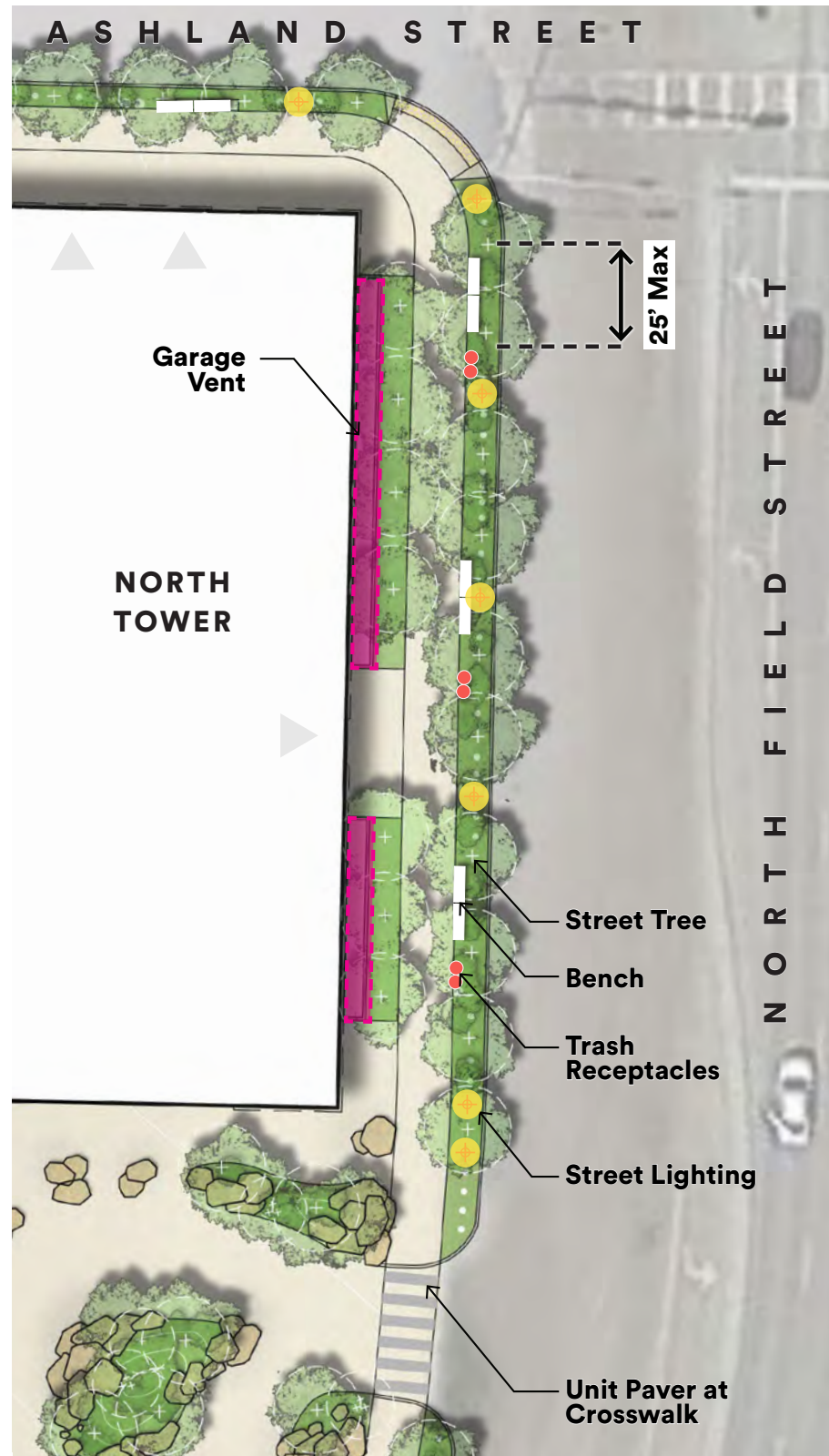


Paseo Circulation



- LEGEND**
-  PEDESTRIAN MOVEMENT
 -  VEHICULAR MOVEMENT
 -  LOADING/PARKING ENTRY
 -  DOOR ENTRY

Street Furnishings Along Field Street








NORTH FIELD STREET - NORTH TOWER

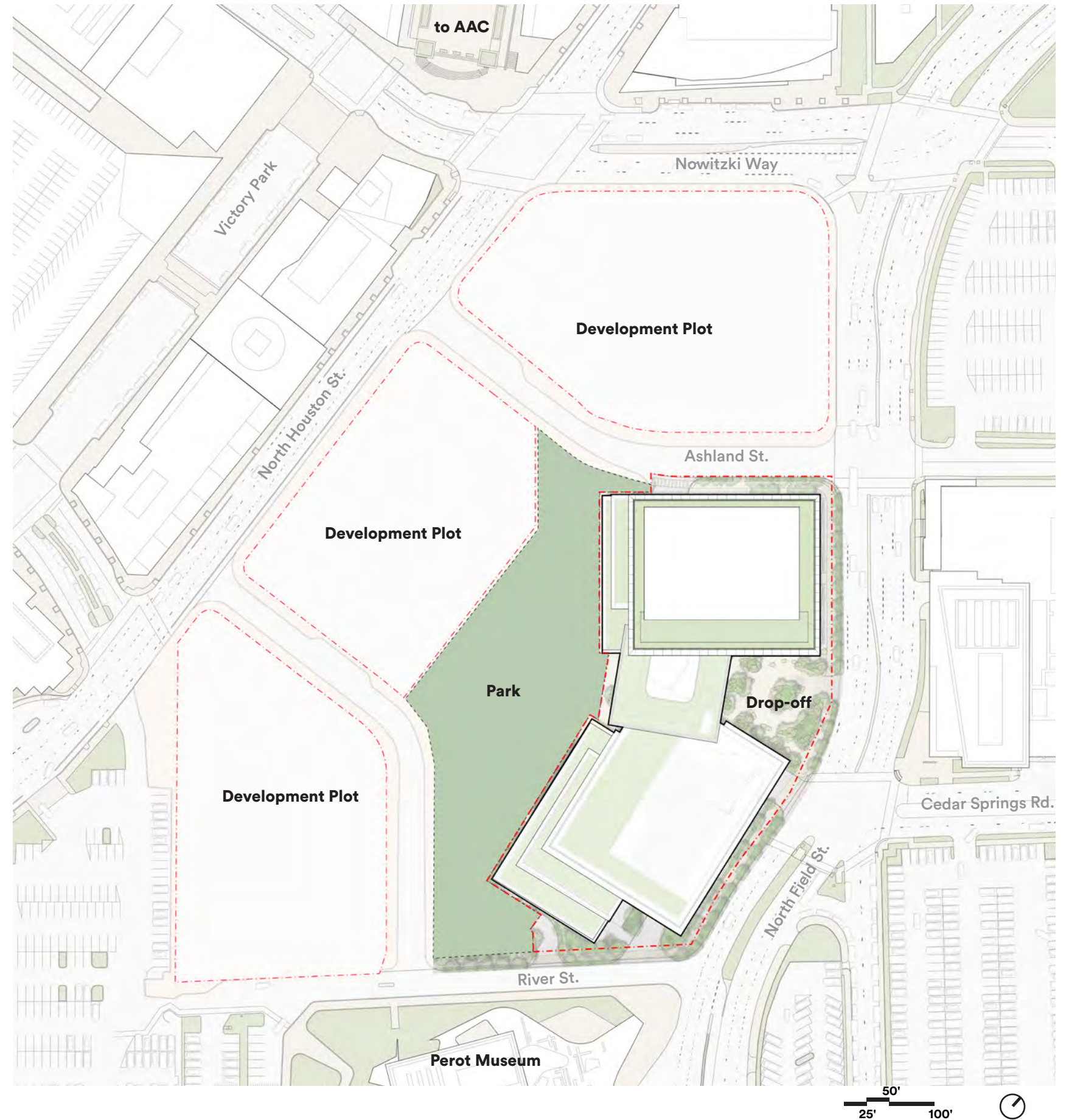


NORTH FIELD STREET - SOUTH TOWER

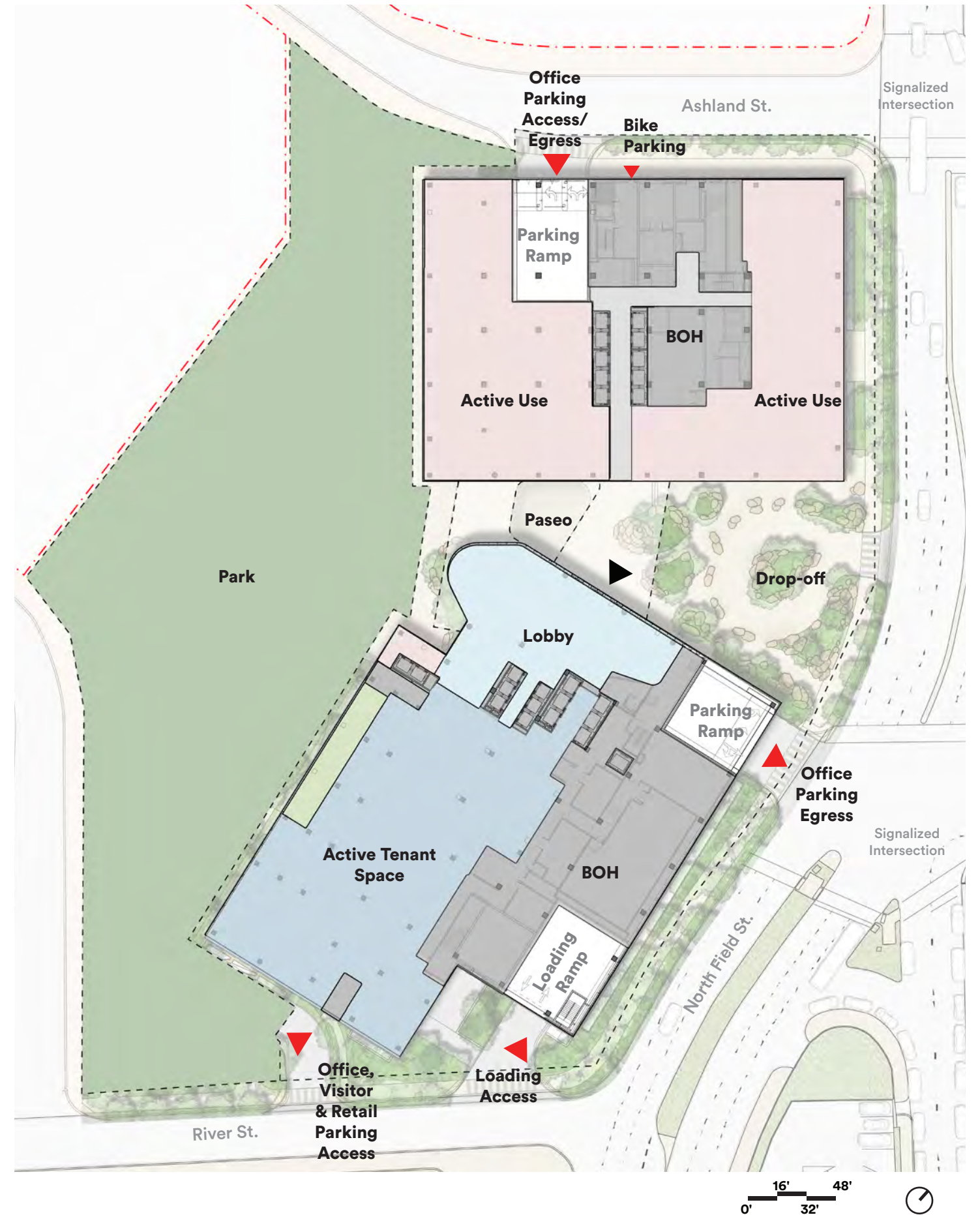
LEGEND

-  LIGHT
-  TRASH RECEPTACLES
-  BENCH
-  GARAGE VENT
-  TREE

Rendered Site Plan



Ground Floor Plan





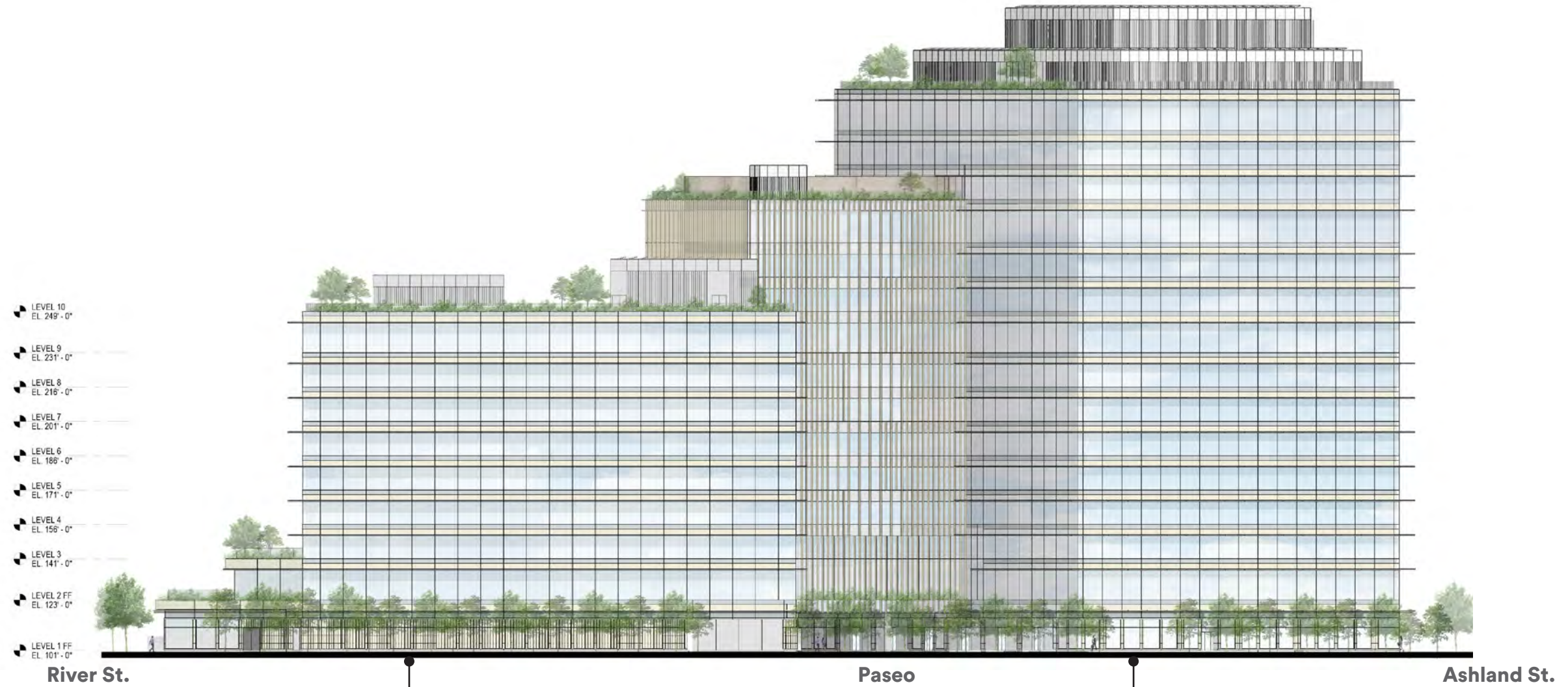
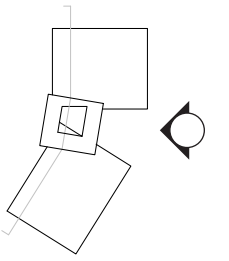
bloomimages
work in progress

View from N Field St. and Cedar Spring Rd.



View from Park through the Paseoim
work in progress

East Elevation (N Field St.)

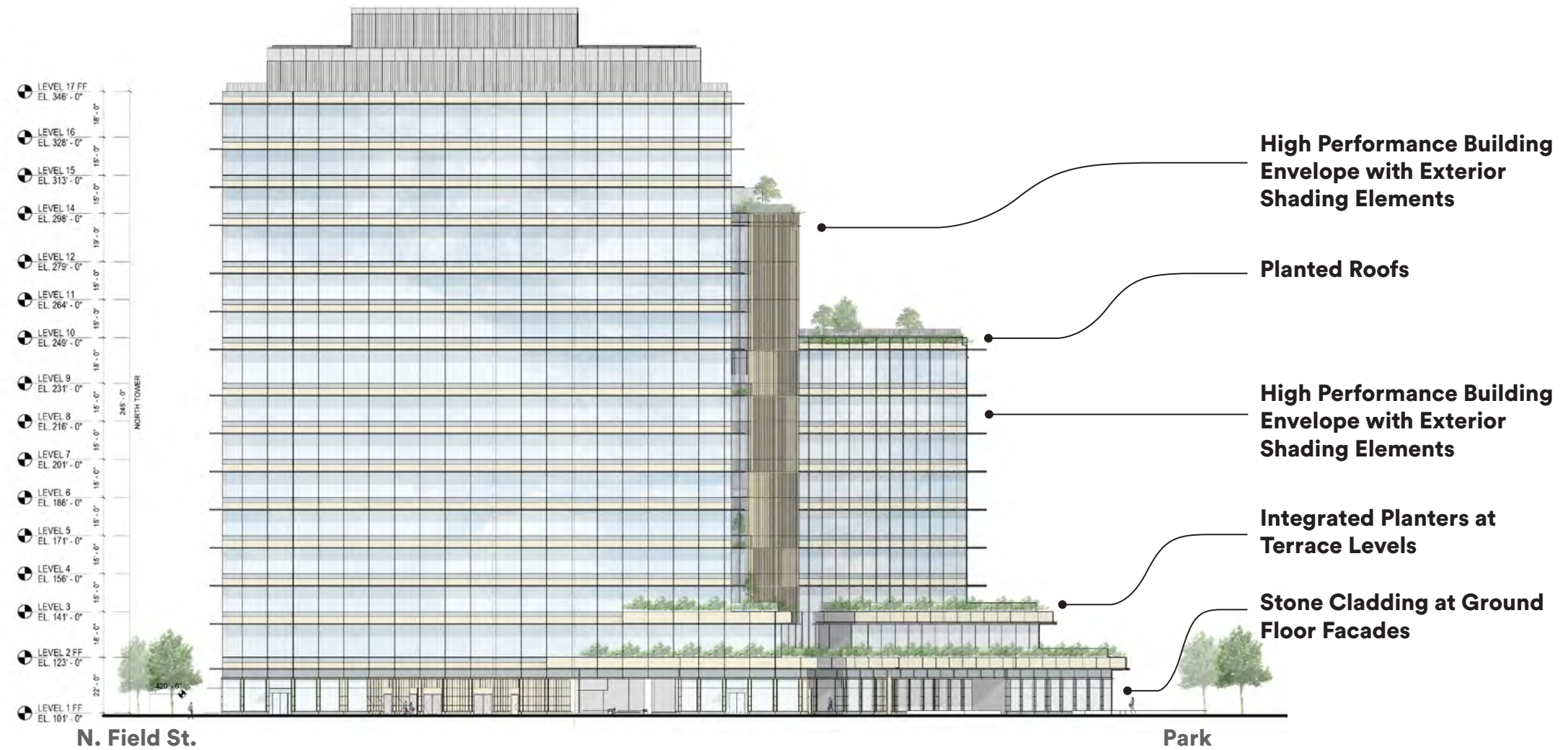
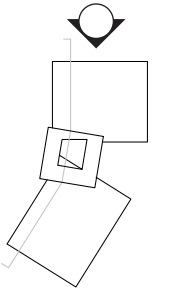


Street Facade along N. Field St.

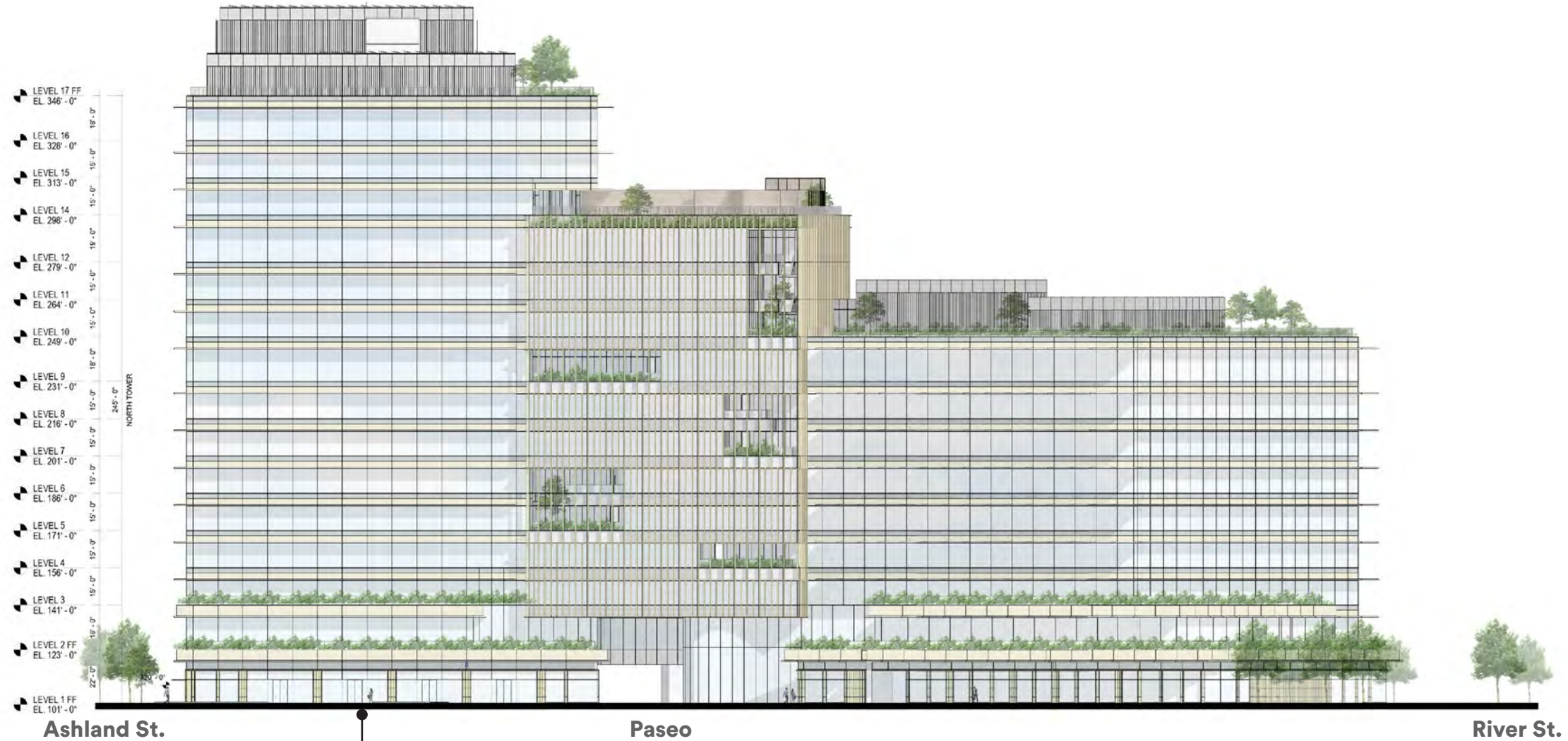
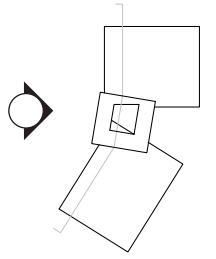


Street Facade along N. Field St.

North Elevation (Ashland St.)

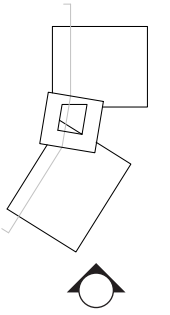


West Elevation (from Park)



Active Use Facade along Park

South Elevation (River St.)



Thank you