

UDPRP Review Summary

DRAFT 4.28.23

Urban Design Peer Review Panel

DATE: 4.28.23

TIME: 8:30am

PROJECT: Rivulet Development

LOCATION: City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Rivulet Development project as derived from the April 28th Peer Review session.

Advice Summary

1. The Panel advises looking at how having buildings be pulled closer to the street along University Hills / Camp Wisdom could enhance the development by making it more visible, inviting, and link better with the UNT campus.
 - a. Conversely, the Panel suggests looking at a greater commitment to placing buildings closer to the creek and conserving natural features closer to the street to take greater advantage of the land's natural features.
2. The Panel recommends the applicant work with the City to determine the viability of the roundabout at Camp Wisdom / University Hills. Look into how it would affect how the development is experienced and accessed.
3. The Panel advises further exploration into the possibility of making the creek a more attractive amenity that includes holding water for longer periods of time.
4. The Panel recommends maximizing the preservation of trees to conserve a feature that makes the site attractive today. The trees can help soften the new development activity by making the design feel "established" from day one.
5. The Panel suggests the development team reconsider relocating certain uses and buildings (ex. Library) closer to the street, so they are not lost from the public view.
6. The Panel recommends exploring working with the topography to add one level of parking to free up land for future development, increasing the amount of wooded land that is conserved, and seeing what kind of interesting building configurations and relationships with the site and the creek frontage it might facilitate.
7. The Panel advises looking at how the front half of the development can be condensed slightly to help make it more walkable and concentrate activity around a boardwalk spine.
8. The Panel recommends further study of the trail network, diagonal organizing element, midblock parking, and the intersection design at Camp Wisdom / University Hills to ensure the development is more walkable and bikeable rather than an experience geared to the automobile. It is imperative that the development design be welcoming to students from UNT and the surrounding neighborhoods.

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9. The Panel advises pushing environmental opportunities to make the development more sustainable, more complimentary to the natural environment, and less like a typical suburban development model.
10. The Panel recommends exploring strategies for creating a more viable place by adding density and uses to the front half of the site by introducing a residential program.
11. The Panel suggests looking at a circulation system that connects all quadrants of the intersection that allows the site to grow and evolve over time.