

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 7.28.23

TIME: 8:30am

PROJECT: University Hills Master Plan (and Phase 1 development)

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's design recommendations for the University Hills Master Plan (and Phase 1 development) as derived from the July 28th Peer Review session.

Design Recommendations Summary

- [1] At this stage of site planning, the Panel advises the development team to respond to and capitalize on opportunities for unique sites, vistas, and street layout patterns afforded by the existing topography, creeks, and natural beauty of the site.
- [2] The Panel recommends additional thought be given to the garden apartment district and focus on reducing block sizes and improving opportunities for walkability.
- [3] The Panel recommends greater attention be given to providing pedestrian engagement opportunities and improving access to the parks, open spaces, the central square and across the DART track to the UNT campus open space and trail network.
- [4] The Panel advises closer study of future flood risk potential, natural systems inventory, and conformance with the City's Comprehensive Environmental Climate Action Plan (CECAP) goals.
- [5] The Panel recommends closer attention be given to matching the proposed road section typologies to how the proposed buildings and parking facilities front and address them. This consideration will help establish a more walkable development that may also include consolidation of surface parking into strategic shared structured parking.
- [6] The Panel advises further study on how the University Hills Master Plan responds to the UNT Dallas campus master plan, and how it can establish optimal building patterns for this development and surrounding future development.
- [7] The Panel recommends the University Hills Master Plan maximize opportunities to integrate identifiable development nodes, open space, density, and natural features of the site along with a phasing strategy that allows a first phase to stand on its own, regardless of changing markets. Land uses in Phase 1 should be chosen to secure the highest potential for future growth and success of the overall development.
- [8] The Panel advises additional thought be given to how the development addresses edge conditions along the creeks in a consistent manner and in a way that elevates opportunities for recreation, access, and overall success of the development.