

# EXHIBIT E

City of Dallas

## UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 04.18.25

TIME: 8:30am

**PROJECT: Oak Park**

LOCATION: City Hall 5ES

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### Overview

Below is a summary of the Urban Design Peer Review Panel's design recommendations for the Oak Park project as derived from the April 18<sup>th</sup> Peer Review session.

### Advice Summary

- [1] The Panel recommends verifying whether the proposed sidewalk on Mockingbird Lane is on public right-of-way or private property. Instead of two separate sidewalks, propose one path up to 10 ft. wide with the potential to handle the occasional bike connecting to Harry Hines Boulevard future upgrades.
- [2] The Panel suggests reviewing the grading plan as it relates to the pedestrian experience, preserving trees, and proposed retaining wall heights. Could the retaining walls to the west be stepped or terraced with plantings to minimize their overall scale and visual impact? Retaining walls visible to Mockingbird Lane should be seen as great placemaking opportunities, and not something that limits permeability or active uses.
- [3] The Panel advises consider 60-degree angled parking at the drop off area instead of 90-degree angle because on a curved driveway it's typically harder to park and can be inefficient.
- [4] The Panel stated that this area of West Dallas has detention issues. The Panel recommends detention calculations be conducted early and if needed, designed into the landscape/hardscape plan to mitigate. Explore how more sustainable and permeable paving can be maximized throughout the site.
- [5] The Panel suggests reconsidering the central median drive and parking area to instead connect the grove to the retail (remove middle of 3 planned drives).
- [6] The Panel recommends the pedestrian path through the retail be designed to provide a better experience with an implied continuation to Phase 2 and future development on either side.
- [7] The Panel advises the design team to think about how south facing windows could reduce heat gain/increase shading. Continue to explore design of the east and west elevation facades.
- [8] The Panel requests the north and south fire lanes could feel more walkable if there were parallel parking and street trees on either side.
- [9] If catching water from the roofs remains a priority, the Panel recommends considering how that will function and be maintained with the continuous roof/façade system.
- [10] The Panel suggests additional canopy plantings to compliment the exiting trees throughout the site and along Mockingbird Lane and Prudential Drive. Ground plane ornamental plantings around the retail spaces can enhance visual interest and user experience. Please create a thorough maintenance regime for the landscaping and rainwater cisterns as they age.

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- [11] The Panel advises saving the large specimen live oak trees identified for removal. If healthy, could some be relocated to the retail plaza space, which feels a bit lacking in shade, the northeast corner of the site, far western corner of the property midway up, or the Phase 2 site for future use?