

City of Dallas

# UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 03.21.25

TIME: 8:30am

**PROJECT: CityPlace and The Apron**

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 CityPlace/The Apron project as derived from the March 21<sup>st</sup> Peer Review session.

## Advice Summary

- [1] The Panel recommends making the tower's ground floor more pedestrian friendly between the site and the underground CityPlace/Uptown DART Station entry. Discuss with landscape architect the possibility of incorporating hardscape that is more sustainable and permeable.
- [2] The Panel suggests reaching out to the adjacent property owner (CityPlace Market Shopping Center) to consider partnering together to make improvements along their side of Weldon Street to plant at least 10 street trees. This proposal will increase pedestrian comfort and safety on this edge of the surrounding neighborhood.
- [3] The Panel advises working with City of Dallas to design a safe midblock crossing that could be added on Haskell Avenue.
- [4] The Panel encourages increasing the access and legibility of the CityPlace/Uptown DART Station. Explore an alternate station entry location closer to the density proposed along Haskell Avenue for The Apron and closer to the existing established neighborhood to the east that would be more accessible to all users. Prioritize and accommodate all transit connections and multi-modal opportunities.
- [5] The Panel recommends exploring how the streetscape and landscape design can respond more appropriately to the differing contexts of Haskell Avenue and Weldon Street while providing quality well-lit green spaces for residents, businesses, and visitors.
- [6] The Panel recommends working with City of Dallas to consider how Weldon Street might allow for a lane reduction to gain additional space for landscape enhancements.
- [7] The Panel agrees that the scale and massing are well proportioned, but suggest reconsidering the appropriateness of The Apron's architectural design by taking influence from the modern CityPlace Tower and contemporary neighboring West Village aesthetic.