

Exhibit B1

City of Dallas

UDPRP Review Summary **DRAFT 04.24.20**

Urban Design Peer Review Panel

DATE: 04.24.20

TIME: 8:30am

PROJECT: Mockingbird Station East

LOCATION: WebEx Teleconference

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for Mockingbird Station East as derived from the April 24th Peer Review session.

Advice Summary

- [1] The Panel applauds the developer's efforts to bring meaningful mixed-use transit-oriented development to this location and recommends the City undertake efforts to ensure a fast processing of this promising project.
- [2] The Panel recommends further thought be given to providing a well-marked ADA-accessible path to the station during Phase I construction.
- [3] The Panel recommends that the massing and architectural detail of each phase and the design of the streetscape be leveraged to enhance the clarity and organization of the site while also creating a more refined and charming urban environment.
- [4] The Panel recommends that the driveway between Phase II and Phase III be enhanced to serve as a trailhead. Furthermore, the trail behind Phase II and III should be thought of as a more formalized trail.
- [5] The Panel advises that further design detail be given to the proposed bus drop-off plaza, Worcola Street, and the Phase IV and V motor court to create a less utilitarian, more functional and pedestrian-friendly space while also helping to improve underground garage access.
- [6] Barring potential fire code restrictions, the Panel suggests reducing the overall width of Worcola Street to reduce travel speeds and allow for a potential sidewalk on the east side of the street.
- [7] Given its unique context at the terminus of a curving street, the Panel suggests Phase III be thought of as a strong architectural moment and visible gateway that can connect this development across to development on the west side of the DART line.
- [8] The Panel recommends extending Twin Sixties Drive south to Mockingbird between Phases IV and V and the existing apartment building, better organizing the site while also locating vehicle drop-off for those future phases along that street.

Note - some above comments refer to potential future development. Only those that apply to Phase I and II are applicable to the TIF funding request