

UDPRP Review Summary

Exhibit G

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 buildings and certain uses, such as the library, pulled closer to the street along University Hills / Camp Wisdom could enhance the development making it more visible, inviting, and linking 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 and how the development may be experienced and accessed differently than the traditional four-way signalized intersection.
3. The Panel advises further exploration into the possibility of making the creek a more attractive amenity that may include 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. Preservation of established trees can contribute to a more walkable, livable, and sustainable development from day one.
5. The Panel recommends exploring working with the existing topography to add one level of parking to free up land that could be better used 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.
6. The Panel advises looking at how the front half of the development can be condensed slightly to help make it more walkable concentrating activity around a boardwalk spine.
7. 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 produces a very walkable and bikeable environment 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.
8. The Panel advises pushing on environmental opportunities that can make the development more sustainable, more complimentary to the existing natural environment, and less like a typical suburban development model.

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9. The Panel recommends exploring strategies for creating a more viable place by adding density and uses to the front half of the site introducing a mix of uses that include a residential component.
10. The Panel suggests looking at a circulation system that connects all quadrants of the Camp Wisdom and University Hills intersection that allows the site to grow and evolve over time.