

EXHIBIT F

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 6.28.24

TIME: 8:30am

PROJECT: West End Square Lofts

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the West End Square Lofts project as derived from the June 28th Urban Design Peer Review session.

Design Recommendations Summary

[1] The Panel recommends review of Sanborn maps to determine if a view of the historic building was originally available to support the pedestrian bridge connection from the garage.

Applicant Response (8/6/24): We will utilize this information to inform our pedestrian bridge and its design.

City Response (8/6/24): With clarification that the design team will review Sanborn Maps to inform design of the pedestrian bridge in preserving any view of the historic building originally available from the public street, the applicant has met the Panel's recommendation. Please provide updated plans when available.

[2] The Panel advises design of the new building replicate the ways West End historic buildings engage the street to provide interest through the use of proportion and detail in design.

Applicant Response (8/6/24): We will incorporate new details and have a study of the street level facades to engage the street.

City Response (8/6/24): With the condition that the design team will study how West End historic buildings engage the street and incorporate these strategies, the applicant will have met the Panel's recommendations. Provide updated street level façade plans and elevations that engage the public realm when available.

[3] The Panel recommends exploring ways to reduce urban heat island effects with careful design attention to the plaza by incorporating shading and sustainability tools including green infrastructure practices such as permeable paving, tree planting, and green roofs to increase the usefulness of the open space.

Applicant Response (8/6/24): These measures will be taken and incorporated in the final design.

City Response (8/6/24): Provide updated plans and illustrations that document how the design team has addressed mitigating the heat island effect and the usability of the plaza.

[4] The Panel advises design of the promenade along Austin Street be carefully considered to accommodate a fire lane and utilities while discouraging the historic use as a street that accommodated vehicles.

Applicant Response (8/6/24): These measures will be taken and incorporated in the final design.

City Response (8/6/24): Provide a final site plan that illustrated how Austin Street has been redesigned to accommodate utility and Fire needs while transitioning its use from a vehicular street to pedestrian and amenity use.

[5] The Panel recommends the team perform an inventory of nearby parks and plazas to determine if there is a logical pedestrian network to help guide and determine appropriate location, access to, and use of the open space.

Applicant Response (8/6/24): This study will be undertaken to inform our final design.

City Response (8/6/24): Provide a final open space plan and how your study of nearby parks and plazas has influenced your design.

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[6] The Panel advises reconsideration of the proposed plaza as it creates a gap in the block face of the street. Consider instead providing a pedestrian friendly connection with landscaping along the former Austin Street that is appropriate within the context of the neighborhood's urban fabric.

Applicant Response (8/6/24): We are exploring other uses for the plaza area and will continue to explore opportunities to utilize the space.

City Response (8/6/24): Provide updated plans and illustrations that indicate a pedestrian connection along the former Austin Street R.O.W. that fits-in with the character of the Historic West End District.

[7] The Panel advises the applicant to review the West End Historic District design standards, allowing for transparency in the design of the bridge and incorporating appropriate industrial railroad aesthetics into its design.

Applicant Response (8/6/24): These measures will be taken and incorporated in the final design.

City Response (8/6/24): With the condition that the design team will incorporate the West End design standards and incorporates appropriate design inspiration from the District, the applicant will have met the Panel's recommendations. Provide updated plans and elevations when available.

[8] The Panel recommends the design of the residential courtyard space be integrated into the surrounding urban context.

Applicant Response (8/6/24): This is not applicable to our current design.

City Response (8/6/24): With clarification that design of the courtyard space is not within view of any public space, the City confirms this recommendation is not applicable to this project.