

City of Dallas

# UDPRP Review Summary **DRAFT 06.26.20**

Urban Design Peer Review Panel

DATE: 06.26.20

TIME: 8:30am

**PROJECT: Gateway Oak Cliff**

LOCATION: WebEx Teleconference

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## **Overview**

Below is a summary of the Urban Design Peer Review Panel's advice for Gateway Oak Cliff as derived from the June 26<sup>th</sup> Peer Review session.

## **Advice Summary**

- [1] The Panel applauds the development team's initiative to bring much-needed affordable housing to this area of the city.
- [2] The Panel encourages the design team to explore low-impact development techniques such as rainwater harvesting as a part of on-site stormwater management in order to minimize the size of on-site/below-grade retention.
- [3] The Panel recommends the design team recognize the unique context within North Oak Cliff and use architectural massing and façade design to fit the development better into the neighborhood context and help set the standard for what future development in the area should look like.
- [4] The Panel advises the design team explore shifting the massing away from the alley and towards East Twelfth Street in order to create a more urban experience on Twelfth Street and a more pedestrian-friendly experience on the alley. Recognizing the unique condition that will exist for units fronting the alley, special attention to detail will be needed for those units and the design of the alley and public realm itself in order to create a safe and comfortable condition in that space.
- [5] The Panel suggests the design team provide direct access to ground-level units from public streets and provide more design detail to the public realm, working to formalize and tighten dimensions to enhance the urban experience in that space. In areas with deeper setbacks, the design team should explore useable patios and low-fenced, gated private yards to create delineation between the public and private realm.
- [6] The Panel recommends the design team work to ensure preservation of as many substantial trees as possible on the perimeter of the site and inside the future courtyard.