



The Smith Center for the Performing Arts Center

1919 McKinney Avenue
Dallas, TX 75201

March 14, 2008

Union Park Design Review Committee

UPDRC Meeting Date: 3/07/08

UPDRC Committee Members Present: Steve van Gorp, Flinn Fagg, Jorge Cervantes, Sam Gladstein (alternate for Rita Brandin), and Chuck Kubat

Project: Smith Center for the Performing Arts – DD Landscape Resubmittal

The following are the decisions and directions on the Large Theatre and Education Center Landscape Design Development resubmittal dated 2/15/08, submitted 3/06/07, and reviewed by the UPDRC committee on 3/07/08.

The **Union Park Design Review Committee** approves the Smith PAC Design Development submission for submittal to the Planning Department for Site Development Plan Review subject to the inclusion of the conditions below. Temporary streetscape is subject to administrative review & approval by the UPDRC. Approval of streetscape is for full build-out as shown on plans.

*The following conditions of approval are **required** unless otherwise noted.*

1. Landscape Design Development drawings to be approved before Construction Document submittal and comply with the following items:
 - Landscape drawings to include all street and pedestrian lighting per UP Design standards and Streetscape SD package.
 - Curb layouts and sidewalk clearances are to follow UP Streetscape SD package.
 - Paving patterns to follow UP Streetscape SD.
 - Material, street furniture, pots and art call-outs still to be specified. Specific public art projects as required by the Union Park Design Standards shall be submitted for UPDRC review and approval.
 - All tree/plants species, trenching and planting areas to follow UP Design Standards.
 - Irrigation schematic system to be submitted and approved.
2. Civil site plan to be corrected and approved before Construction Document submittal.

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3. Architectural Design Development comments from UPDRC letters dated January 25th, 2008 and March 11th, 2008 to be addressed and approved by UPDRC before Construction Document submittal.
 - A detailed master sign package with project/tenant design criteria as it may affect exterior project/tenant expressions and signage, shall be submitted for UPDRC review and approval before Construction Document submittal.

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