

UDPRP Review Summary

DRAFT 5.31.23

Urban Design Peer Review Panel

DATE: 5.26.23

TIME: 8:30am

PROJECT: H Mart redevelopment at 2534 Royal Lane

LOCATION: City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the H Mart redevelopment project as derived from the May 26th Peer Review session.

Advice Summary

- [1] The Panel encourages the parking lot be softened to help mitigate heat island effect by the selective removal of surface parking and by the addition of shade trees, landscaping, permeable paving, pedestrian pathways aligned with main entryways that lead to the streets, shading devices, and strategies to capture water run-off such as bioswales and rain gardens.
- [2] The Panel advises exploring the potential of introducing a pedestrian access corridor from Harry Hines Blvd. that parallels Royal Lane and runs alongside the existing drainage easement to help unlock the value and profile of the undeveloped portion of the site in the future and align with a new side building entrance.
- [3] The Panel recommends the addition of a generous sidewalk, landscaping, and street trees along Royal Lane that provide pedestrian comfort and protection for from moving vehicles.
- [4] The Panel believes internal truck movements may impact parking islands and pedestrian walkways and suggest that configuration of the loading dock should be adjusted, as necessary.
- [5] The Panel encourages the development team to pursue a 10% parking reduction from the City's development code based on distance from the Royal Lane DART LRT station and/or bus stops to allow for the open up the potential to replace parking spaces next to the restaurant spaces and add outdoor seating, patio space, landscaping, and pedestrian amenities.