

# UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 11.17.23

TIME: 8:30am

**PROJECT: Royal Lane TOD**

LOCATION: City Hall 5ES

---

## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Royal Lane TOD project as derived from the November 17<sup>th</sup> Peer Review session.

## Advice Summary

- [1] The Panel recommends thought be given to the proposed fencing and where it may not be necessary to help achieve a more porous public realm.
- [2] The Panel advises trees be added in the parking field for much needed shading with consideration of techniques that allow root structures to thrive including use of permeable surfaces in certain areas.
- [3] The Panel suggests exploring ways in which the development can be better connected visually or physically to the DART station.
- [4] The Panel recommends additional thought be given to exploring additional options for delivering necessary parking, perhaps in a structured format below or partially below grade.
- [5] The Panel advises crosswalk improvements and perimeter sidewalk width be considered to make sure they are safe and can accommodate pedestrian use to/from the DART station.
- [6] The Panel recommends that the play area and open lawn area be reconsidered for another location away from the busy and loud Royal Lane frontage.
- [7] The Panel suggests that low impact development strategies be considered for this site, specifically for the area along the northwest corner of the site and in general, to help combat heat island effect and stormwater management strategies.
- [8] A mixed-use development can serve as a larger catalyst for change in the area. The Panel encourages that a mixed-use concept be considered, now or in the future, particularly for uses or services such as daycare facilities, that can benefit residents, DART users, and the local community.
- [9] The Panel recommends additional design efforts be focused on the area between the DART station and pedestrian area to better accommodate a special connection with enhanced open space and playground components. The Panel encourages an exploration with DART staff whether the DART bus circulation could be relocated elsewhere or reconfigured.
- [10] The Panel advises the open ground floor perimeter of the building be given more attention with the goal of better activating the sidewalk and buffering the view of the parking area from public view.
- [11] The Panel recommends additional thought be given to internal parking circulation dimensions and access locations to accommodate necessary emergency service and loading requirements.

# UDPRP Review Summary

Urban Design Peer Review Panel

**[12]** The Panel advises that a traffic impact study be used early to determine optional parking requirements and potential for shared parking opportunities.

**[13]** The Panel recommends exploring a possibility of shifting the building footprint east and revising access points along Grissom Lane to allow space for other ground floor uses, such as a daycare facility or retail space, and a more active ground-level presence. This would also allow for placing the play area and green space in a quieter location on the site.