

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 8.25.23

TIME: 8:30am

PROJECT: S. Lancaster Retail Development

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's design recommendations for the S. Lancaster Retail Development project as derived from the August 25 Peer Review session.

Design Recommendations Summary

- [1] The Panel recommends exploring the potential for a City reduction in required parking and using the platting and easement process to gain buildable square footage.
- [2] The Panel advises further design of the parking lot and elimination of the south driveway on S. Lancaster be considered to gain and reconfigure parking spots and additional opportunities to improve pedestrian connections and landscaping.
- [3] The Panel believes the character of S. Lancaster can be improved by bringing the buildings together and up the street, moving all the parking to the rear, and adding a formal row of street trees.
- [4] The Panel recommends additional thought be given to how the project can help set the tone for future development along S. Lancaster, one that's not so suburban in nature. A long but articulated urban building frontage without large gaps and service frontage can reinforce a more walkable and transit served development.
- [5] The Panel advises the front doors to each building be located along the street or off a landscaped plaza to bring activity to S. Lancaster and to capitalize on proximity to DART bus and rail and the Cedar Crest Trail nearby.
- [6] The Panel recommends the use of permeable paving strategies along the row of parking on S. Lancaster Boulevard and landscaped and a shaded pedestrian pathway connecting all three buildings be provided between the parking and the buildings.
- [7] The Panel advises the pedestrian experience along S. Lancaster Boulevard needs to be designed to allow some breathing room between the street and the sidewalk.