

# UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 3.29.24

TIME: 8:30am

**PROJECT: Lake June Station TOD**

LOCATION: City Hall 5ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Lake June Station TOD project as derived from the March 29<sup>th</sup> Peer Review session.

## Design Recommendations Summary

- [1] The Panel recommends that common and amenity spaces be relocated to face the central green area to help activate that space and allow for future retail unit conversion if it becomes feasible.
- [2] The Panel advises the building furthest south on the site be flipped across the DART bus route or explore another configuration to better engage the street edge, help buffer the surface parking, and maximize open space connectivity and opportunities to enhance them.
- [3] The Panel believes the development's design fits a more suburban model and observes that the south side of the development seems disconnected, feels less urban, and should be more thoughtfully designed to conveniently connect to the proposed residential amenities.
- [4] The Panel advises that on-street parallel parking replace all instances of proposed perpendicular parking to help create a more walkable environment along the internal streets.
- [5] The Panel advises the main entry to the garage be studied and designed to be a less prominent feature, and instead continue a more urban relationship with the public space.
- [6] The Panel recommends that the detention pond be relocated or reconfigured to preserve the tree grove on the southern portion of the site (pending completion of a tree survey to confirm the quality of the trees in the area).
- [7] The Panel recommends that a new bus stop be considered near the proposed townhome component to encourage more convenient ridership opportunities for future residents.
- [8] The Panel recommends that the DART bus loop through the site be reconsidered to help advance a more urban and livable environment.
- [9] The Panel recommends that further articulation of the ground floor be considered to accommodate live/work uses and a potential for future conversion to retail.
- [10] To improve overall success of the development and set the architectural standard for the area, the Panel advises that the architectural 3-dimensional design of the multi-family buildings be transformational from an articulation, roof, and massing standpoint.
- [11] The Panel recommends five diagrams be provided:
  - Figure ground drawing

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- Street-network diagram with hierarchy that includes a true vehicular connection to the residential neighborhood to the southeast
- Common / green space diagram
- Public / semi-public / semi-private diagram
- Existing tree survey to help explore the opportunities that may arise for making a better overall project

**[12]**The Panel advises continued study of potential for a mix of structured/surface parking with goal of freeing-up additional green and community space opportunities.

**[13]**The Panel recommends further study of the pedestrian connection to the school to better knit the school to the new development and DART station.