

UDPRP Review Summary

DRAFT 4.28.23

Urban Design Peer Review Panel

DATE: 4.28.23

TIME: 8:30am

PROJECT: MLK Medical Office Building

LOCATION: City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the MLK Medical Office Building project as derived from the April 28th Peer Review session.

Advice Summary

1. The Panel recommends the applicant explore opportunities to reduce the amount of land given up to parking to set the standard for MLK improvements and help encourage the idea of walking by looking into shared parking opportunities. Consider eliminating or reconfiguring the second curb cut on MLK, creating a shift in parking, and opening opportunities for additional parking elsewhere.
2. The Panel suggests exploring strategies to push sustainability opportunities on the site including permeable paving at the front of the site, as well as designing for water collection and water consumption.
3. The Panel advises exploring the opportunity to maintain the mural in its current location, its reconfiguration, relocation, or reinterpretation.
4. The Panel recommends similar treatment on Peabody Avenue as are being proposed along MLK.
5. The Panel advises parking and dumpster configuration in the rear alley be considered to facilitate use and meet requirements.
6. The Panel recommends scrutiny on pedestrian mobility and access from MLK and side parking through the parking lot to the front door.
7. The Panel recommends sensitivity be given to site lighting and its impact on neighbors.
8. The Panel advises parking on the side closest to Peabody not encroach past neighbor's front yard.