

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 6.28.24

TIME: 8:30am

PROJECT: West End Square Lofts

LOCATION: City Hall 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the West End Square Lofts project as derived from the June 28th Urban Design Peer Review session.

Design Recommendations Summary

- [1] The Panel recommends review of Sanborn maps to determine if a view of the historic building was originally available to support the pedestrian bridge connection from the garage.
- [2] The Panel advises design of the new building replicate the ways West End historic buildings engage the street to provide interest through the use of proportion and detail in design.
- [3] The Panel recommends exploring ways to reduce urban heat island effects with careful design attention to the plaza by incorporating shading and sustainability tools including green infrastructure practices such as permeable paving, tree planting, and green roofs to increase the usefulness of the open space.
- [4] The Panel advises design of the promenade along Austin Street be carefully considered to accommodate a fire lane and utilities while discouraging the historic use as a street that accommodated vehicles.
- [5] The Panel recommends the team perform an inventory of nearby parks and plazas to determine if there is a logical pedestrian network to help guide and determine appropriate location, access to, and use of the open space.
- [6] The Panel advises reconsideration of the proposed plaza as it creates a gap in the block face of the street. Consider instead providing a pedestrian friendly connection with landscaping along the former Austin Street that is appropriate within the context of the neighborhood's urban fabric.
- [7] The Panel advises the applicant to review the West End Historic District design standards, allowing for transparency in the design of the bridge and incorporating appropriate industrial railroad aesthetics into its design.
- [8] The Panel recommends the design of the residential courtyard space be integrated into the surrounding urban context.