

UDPRP Review Summary

5.20.22

Urban Design Peer Review Panel

DATE: 5.20.22

TIME: 8:30am

PROJECT: 6601 South Lancaster

LOCATION: HYBRID: WebEx Teleconference/ City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the 6601 South Lancaster project as derived from the May 20th Peer Review session.

Advice Summary

- [1] The Panel commends the proposed development for bringing a transit-oriented, mixed-income, walkable community to this area and for serving as a trailblazer for creative new development in Southern Dallas.
- [2] The Panel commends the design team for working to incorporate the unique topography into the site design as a way to celebrate its natural setting.
- [3] The Panel recommends that the dimensions of the alley, driveways, and garages be further explored to minimize impacts on fire access. One recommendation is to make alleys one-way to reduce their width and give more room for driveways, parking and green space, achieved by keeping fire lanes exclusively to the interior loop road.
- [4] The Panel advises the design team further review the rough grading plan to identify possible challenges in order to provide opportunities to reorient and stagger units, allowing for larger open space opportunities, if possible.
- [5] The Panel recommends utilizing on-site open spaces as opportunities for rain gardens and low-impact development practices.
- [6] As a way to better move pedestrians and cyclists to DART and the nearby trail network, the Panel suggests further consideration be given to connectivity through and around the site, including along Crouch and Lancaster Roads and on a potential connection along the southern edge of the site.