

UDPRP Review Summary

DRAFT 9.23.22

Urban Design Peer Review Panel

DATE: 9.23.22

TIME: 8:30am

PROJECT: Lavoro Lancaster

LOCATION: City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Lavoro Lancaster project as derived from the September 23rd Peer Review session.

Advice Summary

- [1] The Panel commends the proposed development for the housing this urban project will bring to the community and to this part of the city that in some ways has been overlooked.
- [2] The Panel advises exploring adjusting building footprints to accommodate a more generous streetscape, pedestrian access to the buildings, usability of open space amenities, and the overall softening of the building envelope.
- [3] The Panel suggests the project is not nearly ambitious enough when it comes to helping promote walkability and a strong pedestrian edge.
 - Explore consolidating curb-cuts when possible.
 - To encourage a more walkable development, explore if you can reduce parking provided, particularly as it fronts the DART station. Work with the City to explore opportunities for providing on-street parking.
- [4] The Panel recommends working on the preliminary plat ASAP to help get ahead of any potential utility and ROW requests.
 - Work with your civil engineer and landscape architect to consider how stormwater retention will be accommodated on-site.
 - Look at using permeable materials and other low-impact development and green infrastructure practices.
- [5] The Panel advises review another multi-family development as a good example in activating the public realm, High Point at Zang and Louisiana. Private doors to yards allowing residents use of a private and secure outdoor space with direct access to the street.
- [6] The Panel recommends exploring the creative use of architectural articulation, scale, window placement, materials, colors, landscaping, and local artists in a thoughtful and innovative way to enhance the overall interest and attractiveness of the project.
- [7] The Panel suggests considering how future retail sites could be used as public space amenities on day one while retail tenants are attained.

UDPRP Review Summary

DRAFT 9.23.22

Urban Design Peer Review Panel

[8] The Panel suggests further consideration be given to how the front corner plaza at S. Lancaster and Mentor Ave., building entries, and retail building layouts can better work together cohesively to enhance the pedestrian experience and retail operations. Additionally, explore the opportunity to add housing over the corner retail buildings.

[9] The Panel recommends the team explore a more urban development with the side and rear elevations be designed to be more accessible including the addition of stoops.

[10] The Panel encourages the developer, architect, and City staff find creative ways to better integrate the retail and housing components and increase opportunities to link to the VA Hospital.

[11] Loading, _____, easements