

EXHIBIT C2

City of Dallas

UDPRP Review Summary

Urban Design Peer Review Panel

DATE: 8.25.23

TIME: 8:30am

PROJECT: S. Lancaster Retail Development

LOCATION: City Hall 5ES

RESPONSE: UCR Response Letter 12-04-23

City Response: 12-08-23

Overview

Below is a summary of the Urban Design Peer Review Panel's design recommendations for the S. Lancaster Retail Development project as derived from the August 25 Peer Review session.

Design Recommendations Summary

- [1]** The Panel recommends exploring the potential for a City reduction in required parking and using the platting and easement process to gain buildable square footage.
 - UCR Response – While a reduction in parking may be desirable and needed as site plan alterations are made, tenant requirements will influence the ultimate parking layout.
 - City Response: With clarification that tenant requirements will determine the final parking layout, we agree this recommendation may not be able to fully meet the Panel's recommendation.
- [2]** The Panel advises further design of the parking lot and elimination of the south driveway on S. Lancaster be considered to gain and reconfigure parking spots and additional opportunities to improve pedestrian connections and landscaping.
 - UCR Response – Removal of the southern access point is desired; tenant operational needs will impact final design of the ingress and egress locations.
 - City Response: As tenant needs are negotiated, please provide a revised rendered site plan identifying ingress and egress locations, parking configuration, landscaping, and pedestrian walkways (with dimensions).
- [3]** The Panel believes the character of S. Lancaster can be improved by bringing the buildings together and up the street, moving all the parking to the rear, and adding a formal row of street trees.
 - UCR Response – While UCR has worked to facilitate building placement along South Lancaster Road, site constraints, inconsistent site depths and road encroachment into the site are items affecting the final layout of the property. For the active tenants pursuing the site, consolidating all buildings, and providing direct access to South Lancaster is not desirable.
 - City Response: With clarification that tenant needs and site constraints are dictating the configuration of the retail structures, please provide an updated site plan that locates each of the individual buildings as close to the street as possible. This plan should also include the landscape and street tree enhancements along S. Lancaster and the parking configuration in a way that does not visually dominate the pedestrian experience.
- [4]** The Panel recommends additional thought be given to how the project can help set the tone for future development along S. Lancaster, one that's not so suburban in nature. A long but articulated urban

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building frontage without large gaps and service frontage can reinforce a more walkable and transit served development.

- UCR Response – While UCR has worked to facilitate building placement along South Lancaster Road, site constraints, inconsistent site depths and road encroachment into the site are items affecting the final layout of the property. For the tenants pursuing the site, consolidating all buildings, and providing direct access to South Lancaster is not desirable.
- City Response: With clarification that both site constraints and tenant needs for stand-alone buildings, we agree this recommendation cannot be met.

[5] The Panel advises the front doors to each building be located along the street or off a landscaped plaza to bring activity to S. Lancaster and to capitalize on proximity to DART bus and rail and the Cedar Crest Trail nearby.

- UCR Response – UCR has provided direct access to each building from the public sidewalks along S. Lancaster Road and E. Corning Ave via onsite walkways and outdoor spaces.
- City Response: Please provide an updated site/landscape plan and other exhibits, as necessary, that identifies landscape features, lighting, any street furniture or amenities, and that clearly locates (with dimensions) the proposed walkways connecting S. Lancaster to each entry door.

[6] The Panel recommends the use of permeable paving strategies along the row of parking on S. Lancaster Boulevard and a landscaped and shaded pedestrian pathway connecting all three buildings be provided between the parking and the buildings.

- UCR Response – Ongoing maintenance and cost makes permeable paving a challenge for a small tenant-driven site like this. That said, UCR will be working with our landscape and civil team to formulate other bio strategies for the site. Trees spaced at 30' will be used to shade the pathways between buildings along public sidewalks.
- City Response: Please provide an updated site/landscape plan and other exhibits, as necessary, that show tree location and spacing, pathway location and width, and any sustainable strategies proposed for the site.

[7] The Panel advises the pedestrian experience along S. Lancaster Boulevard needs to be designed to allow some breathing room between the street and the sidewalk.

- UCR Response – Site constraints such as inconsistent site depths, road encroachments on to the site, sidewalk connection points at adjacent properties and TAS requirements will ultimately affect the sidewalk experience. UCR is working to provide minimum 7' wide sidewalks (where feasible), pedestrian lighting and trees along S. Lancaster Road and E. Corning Ave to meet this recommendation.
- City Response: Please provide an updated site/landscape plan and other exhibits, as necessary identifying landscape features, lighting, street trees, and the sidewalk along S. Lancaster and Corning (with dimensions).

