

UDPRP Review Summary 02.20.15

Urban Design Peer Review Panel

DATE: 02.20.15

TIME: 8:30am

PROJECT: The Canyon Phase I Retail

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for The Canyon Phase I Retail as derived from the February 20th Peer Review session.

Advice Summary

- [1] The panel supports the general character of the overall site strategy for the Canyon, but expresses concern that the character of the overall vision is not carried into the planning of the Phase I retail block.
- [2] The timing of the project review is unfortunate as the project is already advanced in the development process somewhat limiting the ability to satisfy certain design recommendations. The panel recommends all future phases be presented earlier in order to avoid development conflicts in the future.
- [3] The panel expresses concern regarding the overly suburban character of the block noting that typically suburban elements can and should be organized around urban principles.
- [4] The panel strongly recommends an alternative site arrangement that spatially integrates the hotel with the other proposed uses, especially the food and beverage components.
- [5] The panel strongly recommends the integration of iswm measures and principles into the plan, with particular attention given to the design of the parking fields.
- [6] The panel recommends that a revised site plan responding to the panel recommendations be presented for a follow-up review.
- [7] A meeting to review the overall development plan is recommended to identify development blocks and associated design expectations in the future.