

UDPRP Review Summary 03.20.15

Urban Design Peer Review Panel

DATE: 03.20.15

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 March 20th Peer Review session.

Advice Summary

- [1]** The panel acknowledges and appreciates the effort to present and explore options and recognizes the distinction between both flexible and inflexible program elements.
- [2]** Given the existing constraints, both physical and programmatic, the panel recommends a design solution that embraces a landscape driven urbanism as a primary organizing element for the site layout and building locations.
- [3]** The panel strongly recommends amplifying the concept of the central landscape feature of the overall masterplan to make a physical connection to the phase I retail.
 - Specific strategies were discussed such as redesigning a large section of the parking area, particularly the area from the central pedestrian crossing to the front of the retail sites, as a plaza like area that is curbsless, heavily planted and designed in a similar palette as the central landscape feature with distinct paving treatment, vegetation and a consistent grid of tree planting.
 - Specific examples cited were the parking area at the Trinity Groves development and relevant parking areas throughout the Solana office complex in Southlake, TX.
- [4]** The panel strongly recommends strengthening the distinction of Colorado as a grand boulevard and treating it as a complementary primary organizing element to the central landscape feature, incorporating appropriate responses with buildings, landscape and pedestrian infrastructure along its edges.