

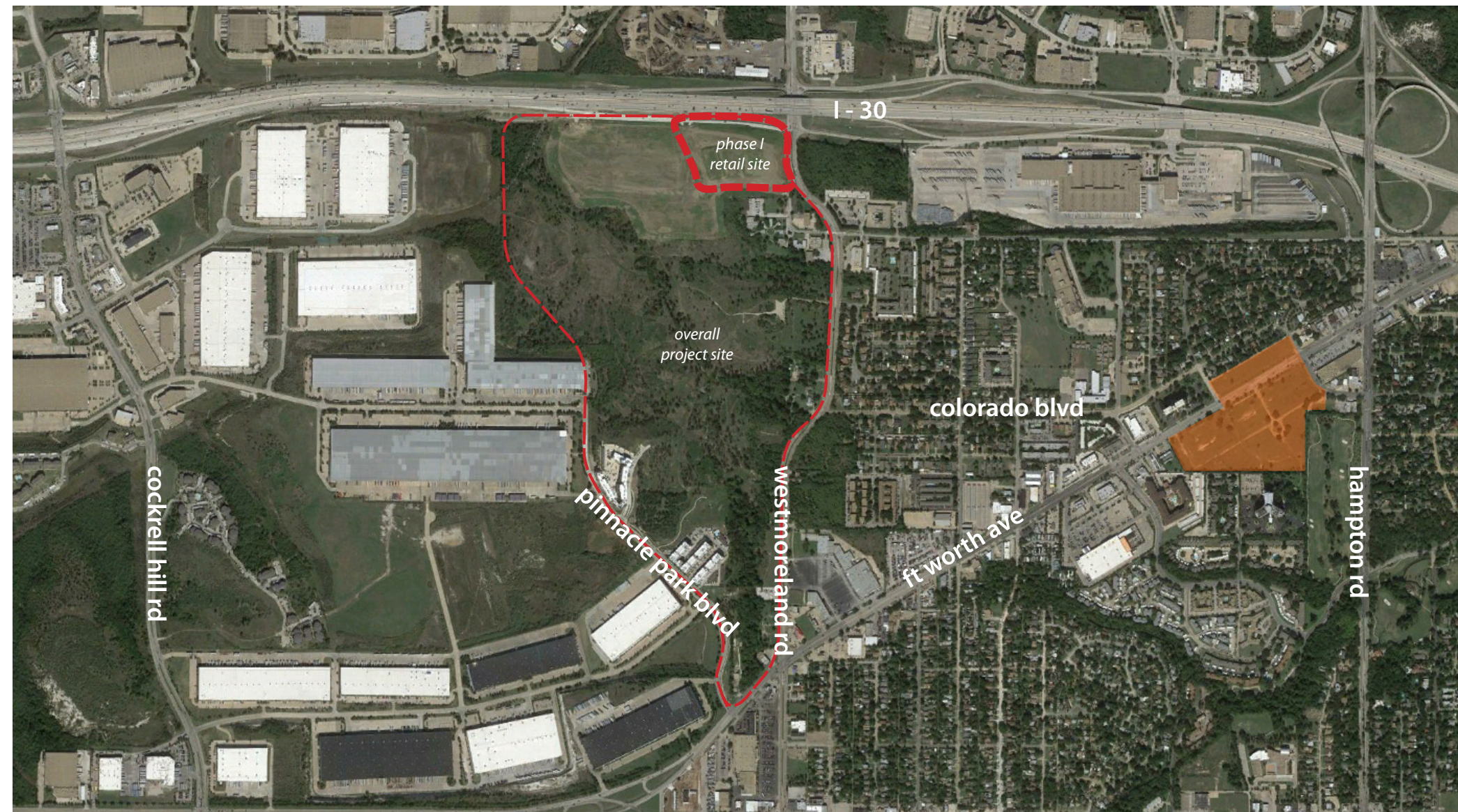
## Applicable Urban Design Priorities Project Should Achieve

[1] Public realm design should link individual buildings through a unified organization of sidewalks and hardscape/public spaces that introduce places that can both be occupied and lingered in -

Careful consideration should be given to the relationship of the proposed buildings with a unifying public realm and landscape scheme that promotes walkability and creates public spaces to both occupy and linger in.

[2] Low impact development techniques should be utilized as a primary landscape strategy throughout the site -

Integrated storm water management and low impact development practices should be a primary focus of the overall landscape strategy and organization of the site.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Davis Garden]

## Context Description

The phase I project site is located in the northeast corner of the overall Canyon in Oak Cliff master plan area. The overall master plan area is bound by Interstate 30, Westmoreland, Ft Worth Avenue and Pinnacle Park Boulevard. The vision for full build out of the master plan area proposes a blend of mixed-use, multi-family, office and retail space.

The phase I retail development submitted for urban design peer review is located at the northeastern corner of the overall project site and proposes both hotel and retail uses.

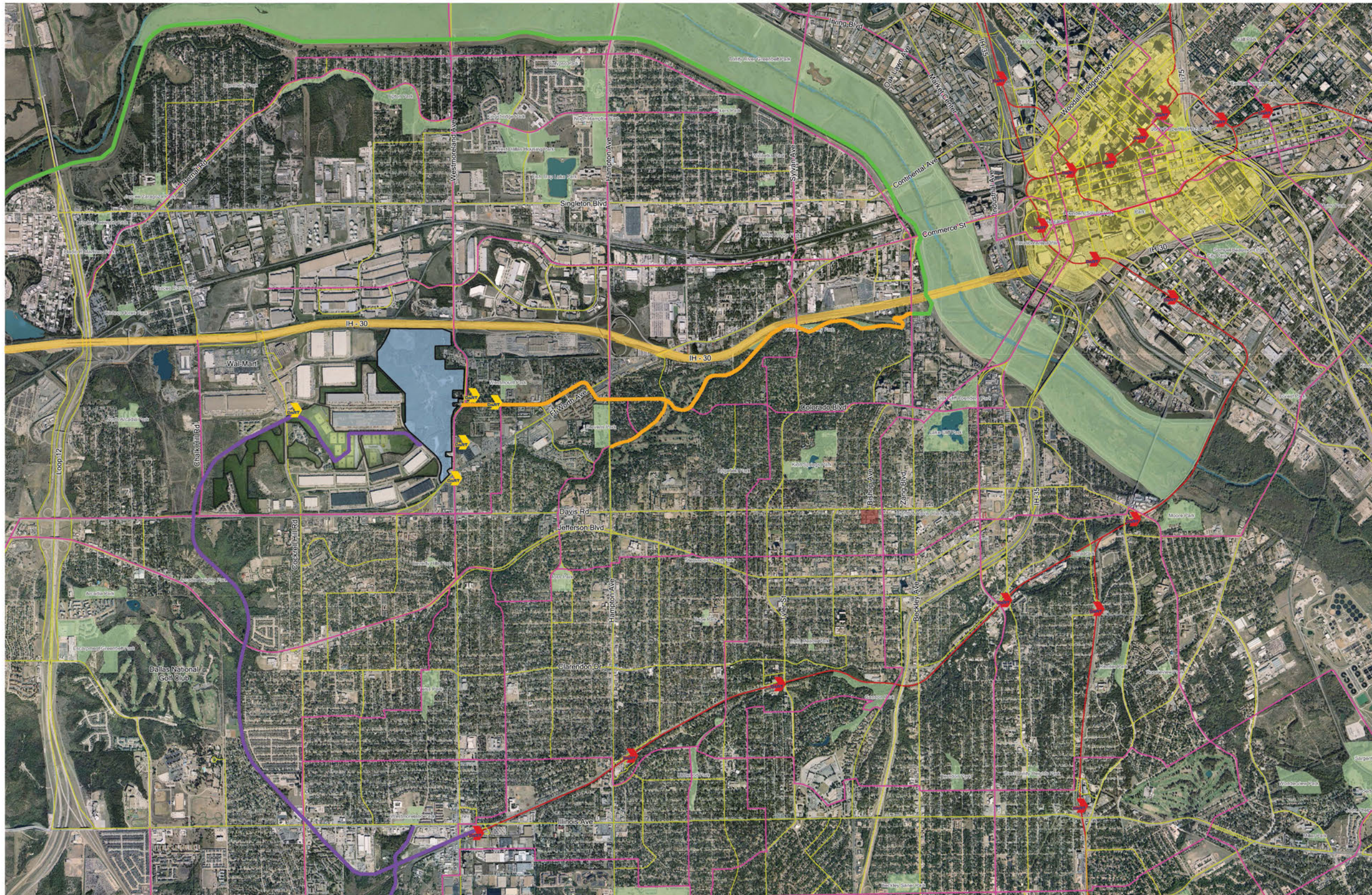
Important considerations for the project include linking buildings through the public realm design, treating internal drives as streets and utilizing low impact development techniques throughout the overall landscape strategy for the site.

## The Canyon - Retail Phase I

Neighborhood:  
North Oak Cliff

Program:  
Hotel, Retail





**PROJECT DATA**

Distances:

- Trinity Levee Trail: 1.93mi
- DART Rail Stop: 2.2mi
- Bishop Arts District: 2.76mi
- Central Business District: 3.88mi

**LEGEND**

- Master Planned Development Boundary
- Central Business District
- Bishop Arts District
- Parks/Greenbelts
- DART Rail Line
- DART Rail Stop
- DART Bus Line
- Adjacent Bus Stop
- Interstate Highway-30
- Chalk Hill Trail
- Coombs Creek Trail
- Trinity River Trail
- Bike Route



**EXHIBIT B**

**CONTEXT MAP FOR REGIONAL CONNECTIVITY**

Southern Sector Multi-Purpose Path  
Dallas, Texas



**GFF Planning**

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com





CONCEPTUAL LANDSCAPE PLAN

2/06/2015

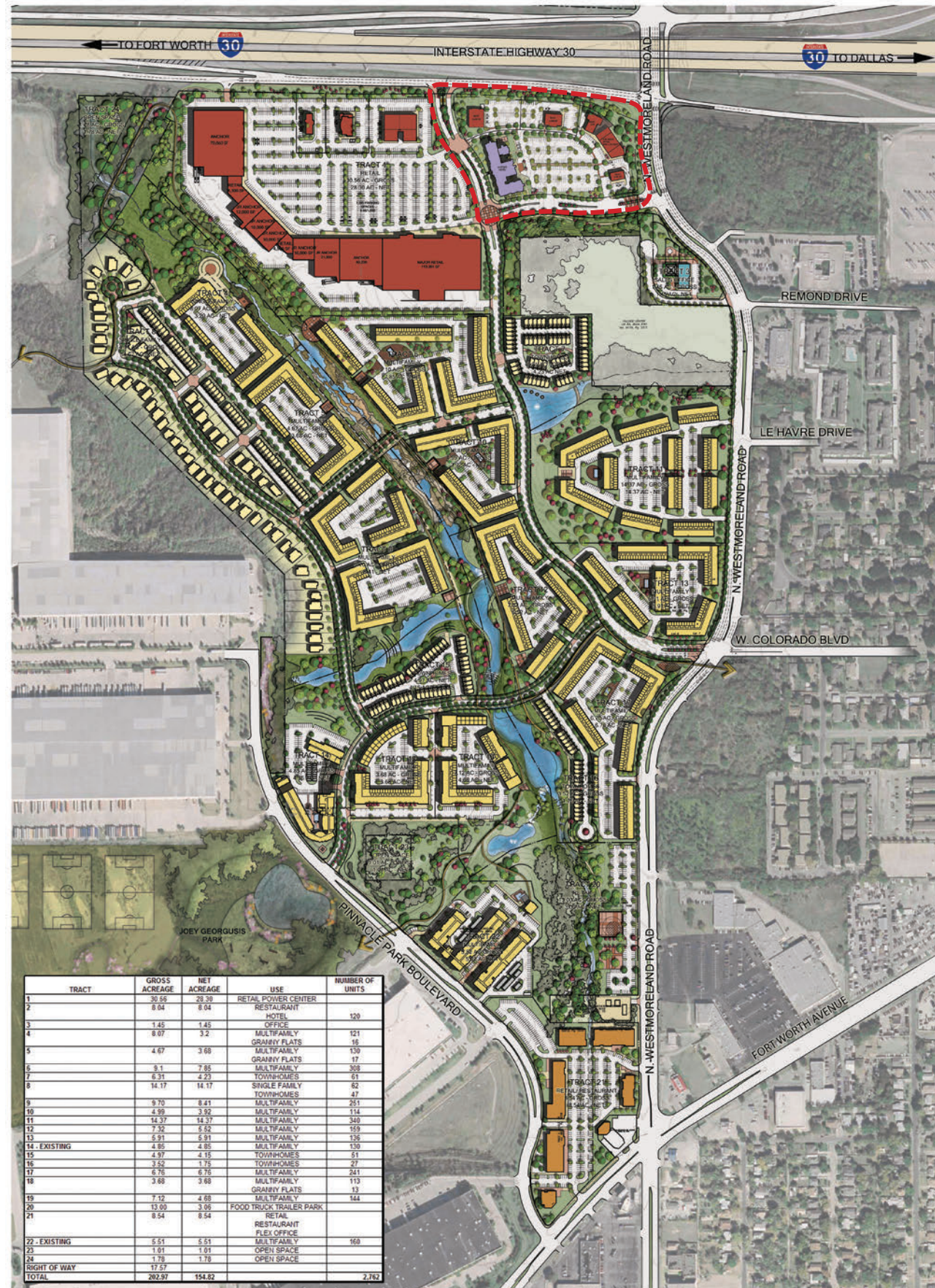


Job #: 090813 File Name: SPO-Illustrative Revised.pdf Drawn by: KWK/CLB



GFF Planning

2908 Fairmount Street 214-803-2000/Tel  
 Suite 200 214-803-2020/Fax  
 Dallas, Texas 75201 www.gff.com



Conceptual Site Plan

03/26/2014



**GFF Planning**  
 2808 Fairmount Street  
 Suite 300  
 Dallas, Texas 75201  
 214.303.1500/Tel  
 214.303.1512/Fax  
 www.gff.com

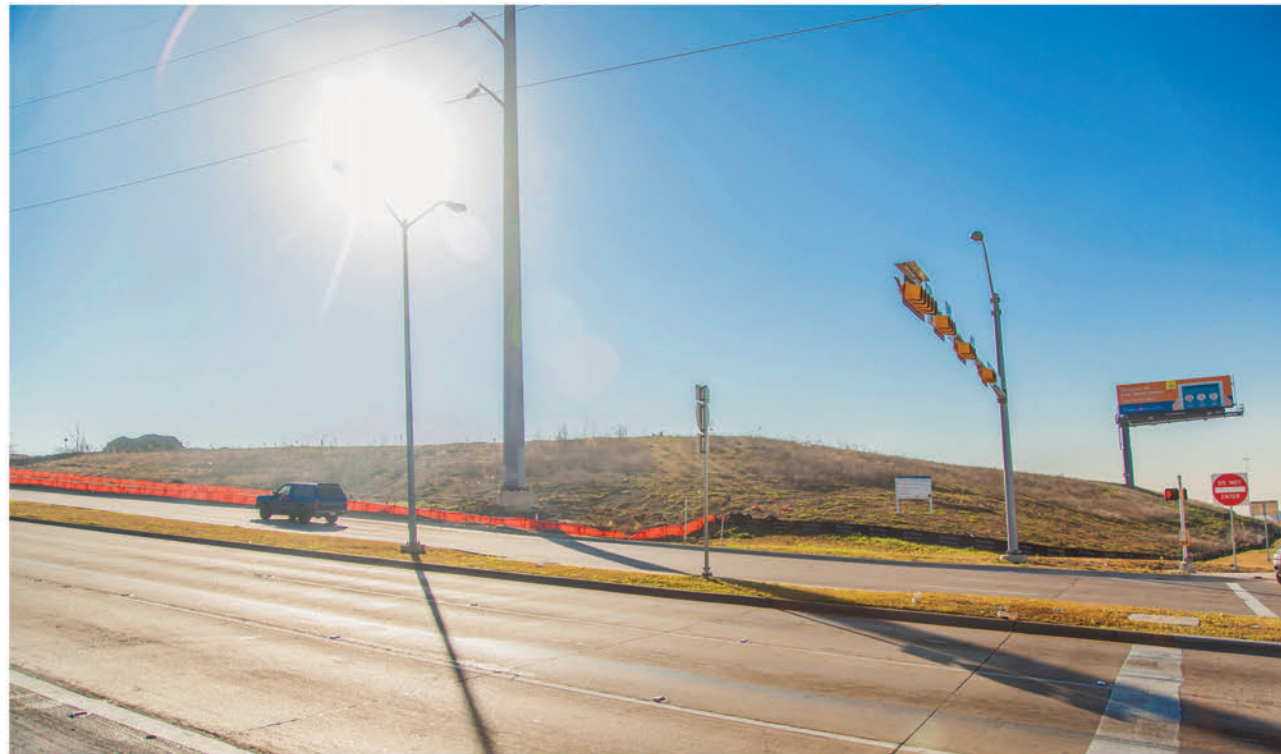
Job #: 090501 File Name: SP-5.pdf Drawn by: R.G.A./M.W.N./K.V. Date: 02/11/2015



VIEW LOOKING SOUTH AT COLORADO



VIEW LOOKING NORTH FROM WESTMORELAND



VIEW LOOKING WEST FROM WESTMORELAND



VIEW OF GATEWAY WALL AT HILLSIDE DEVELOPMENT

EXISTING STREET VIEWS

The Canyon in Oak Cliff  
Dallas, Texas

Job #: 14177 File Name: 3d composite views.psd Drawn by: DG



02/13/2015



**GFF Planning**

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com



EASTBOUND  
INTERSTATE I-30  
FRONTAGE ROAD

WESTMORELAND  
ROAD

COLORADO BLVD.

CANYON BLUFF  
BLVD.

FUTURE  
RESTAURANT  
5,400 SF

FUTURE  
RESTAURANT  
4,498 SF

FUTURE  
RESTAURANT  
4,500 SF

PATIO  
2,100 SF

FUTURE RESTAURANT/RETAIL  
9,800 SF  
(MAX 4,900 SF RESTAURANT)

2,800 SF

FUTURE  
RESTAURANT  
2,500 SF

TXDOT  
LANDSCAPE

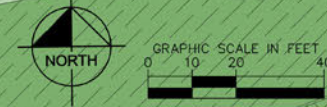


GRAPHIC SCALE IN FEET  
0 15 30 60

**PLANT SCHEDULE**

TREES	CODE	COMMON NAME
	BN	WHITE RIVER BIRCH 'MULTI-TRUNK'
	PH	CHINESE PISTACHE
	QS	SHUMARD RED OAK
	QV	HIGH RISE LIVE OAK
	UC	CEDAR ELM
LARGE CANOPY TREES	CODE	COMMON NAME
	HP	RED YUCCA
	IB	DWARF BURFORD HOLLY
	IS	DWARF YAUPON
	LC	LOROPETALUM
	LF	TEXAS SAGE
	LJ	M' WAX LEAF LIGUSTRUM
	MU	LINDHEIMER'S MUHLY
	NA	DWARF NANDINA
	PO	HOLLY PODOCARPUS
	RI	INDIAN HAWTHORN
	RR	KNOCKOUTROSE
	YR	SOFT LEAF YUCCA
SHRUBS	CODE	COMMON NAME
	CT	BERKELEY SEDGE
	EC	PURPLE-LEAF WINTER CREEPER
	LG	EVERGREEN GIANT BORDER GRASS
	MC	PINK MUHLY
	NT	MEXICAN FEATHER GRASS
	PA	DWARF FOUNTAIN GRASS
	SOD	BERMUDA GRASS
	TA	ASIAN JASMINE
GROUND COVERS	CODE	COMMON NAME
	CT	BERKELEY SEDGE
	EC	PURPLE-LEAF WINTER CREEPER
	LG	EVERGREEN GIANT BORDER GRASS
	MC	PINK MUHLY
	NT	MEXICAN FEATHER GRASS
	PA	DWARF FOUNTAIN GRASS
	SOD	BERMUDA GRASS
	TA	ASIAN JASMINE

**KEY MAP**







NORTH ELEVATION



EAST ELEVATION

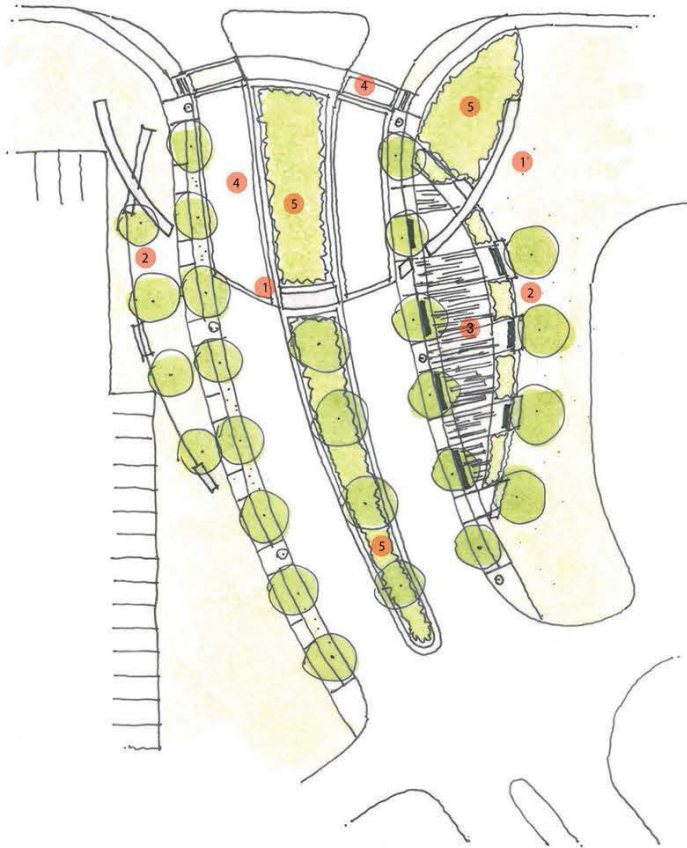


SOUTH ELEVATION

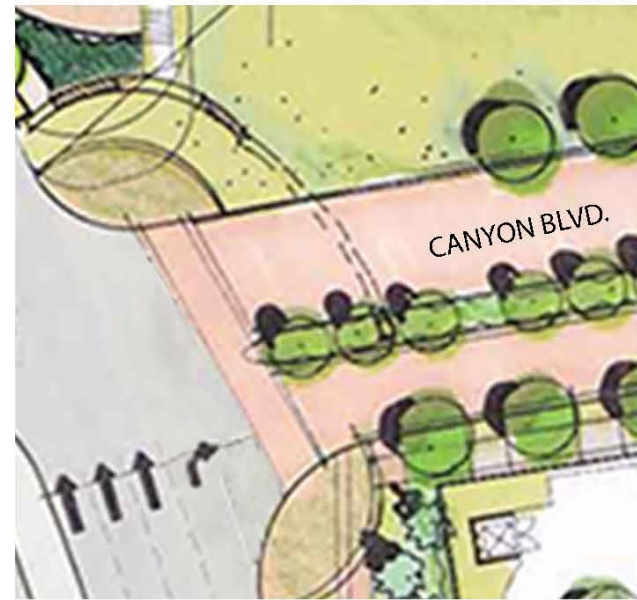


WEST ELEVATION

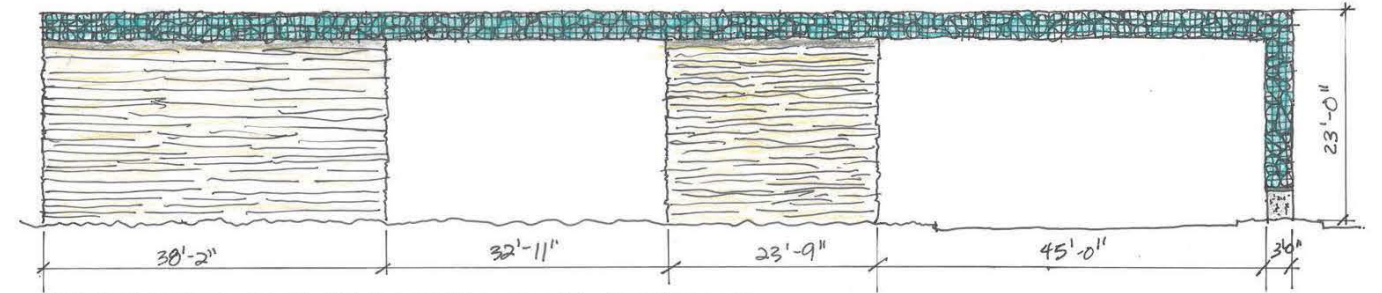
- 1 Chopped limestone signage wall that arcs to embrace the entry
- 2 Corten metal wall suspended between chopped limestone walls
- 3 Trail head/ bike plaza with stone benches, enhanced paving, and planting
- 4 Enhanced paver driveway and crosswalk for traffic calming
- 5 Enhanced / special planting at entry



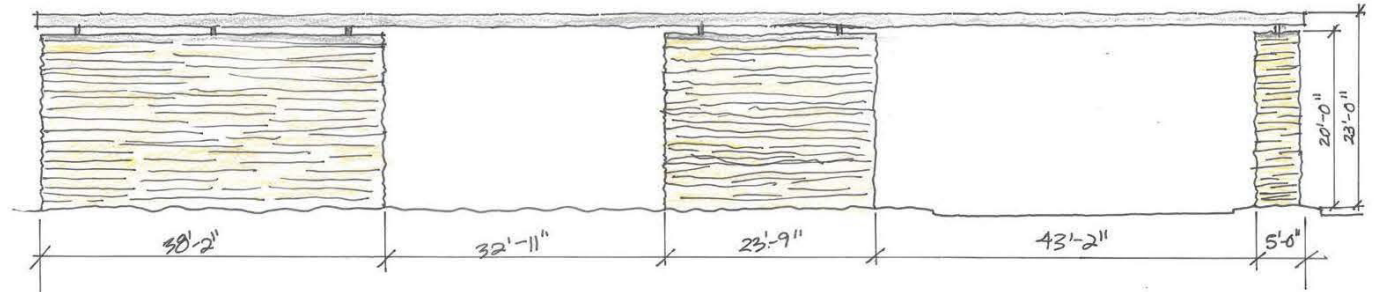
COLORADO BOULEVARD ENTRY PLAN



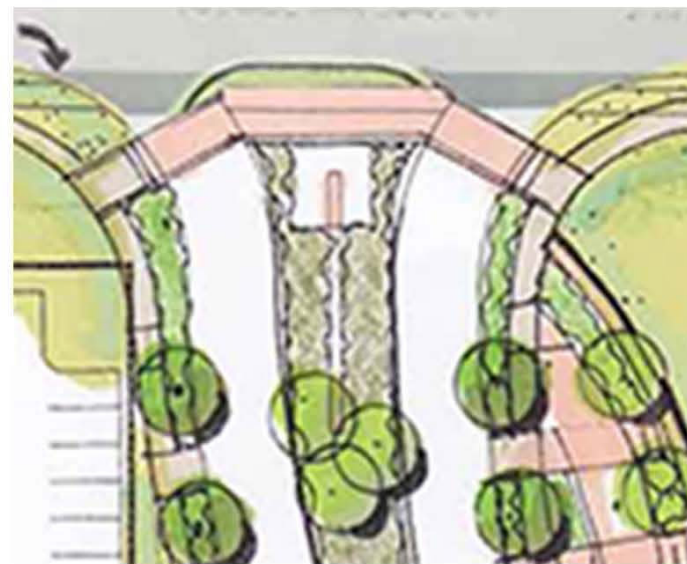
WESTMORELAND AT CANYON BLVD. PLAN



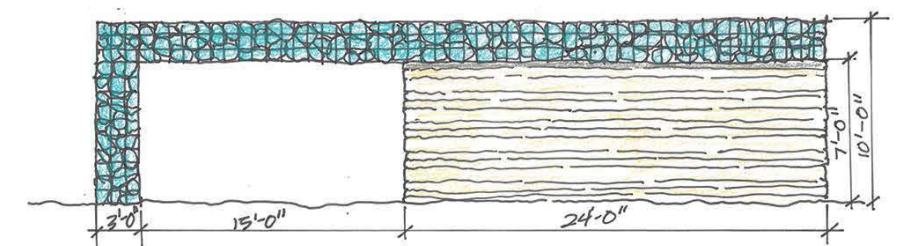
WESTMORELAND AT CANYON BLVD. OPTION B



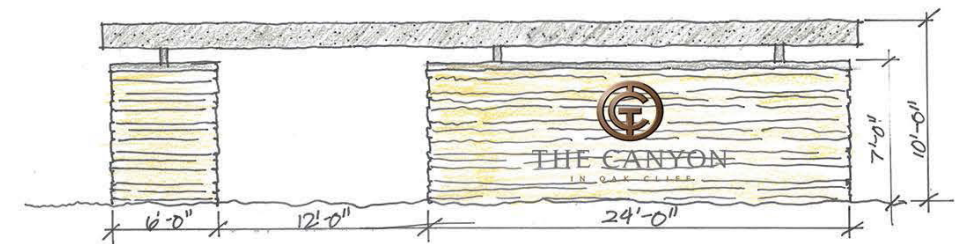
WESTMORELAND AT CANYON BLVD. OPTION A



COLORADO BOULEVARD ENTRY PLAN



COLORADO BOULEVARD ENTRY OPTION B



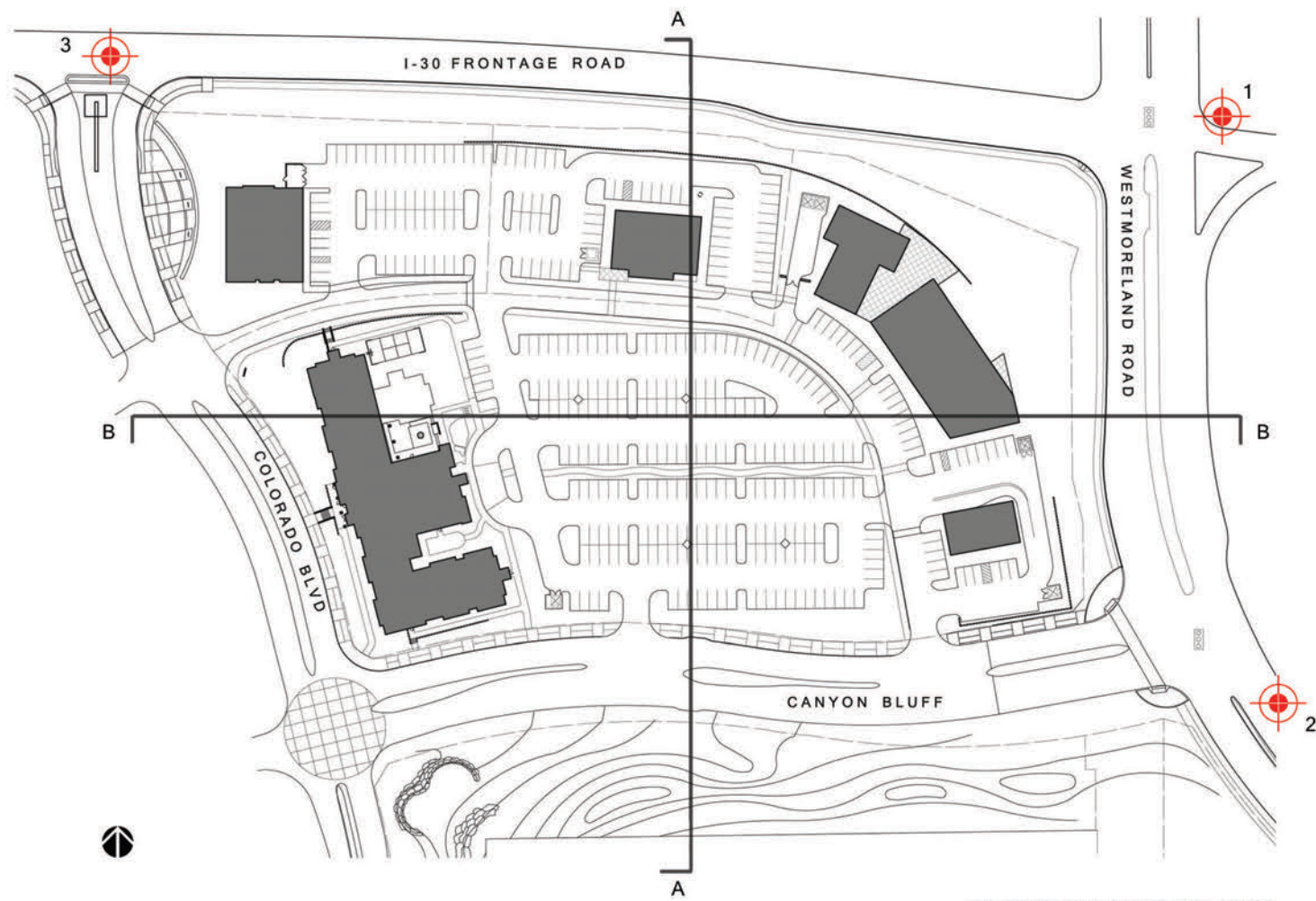
COLORADO BOULEVARD ENTRY OPTION A

CONCEPTUAL ENTRY MONUMENTS

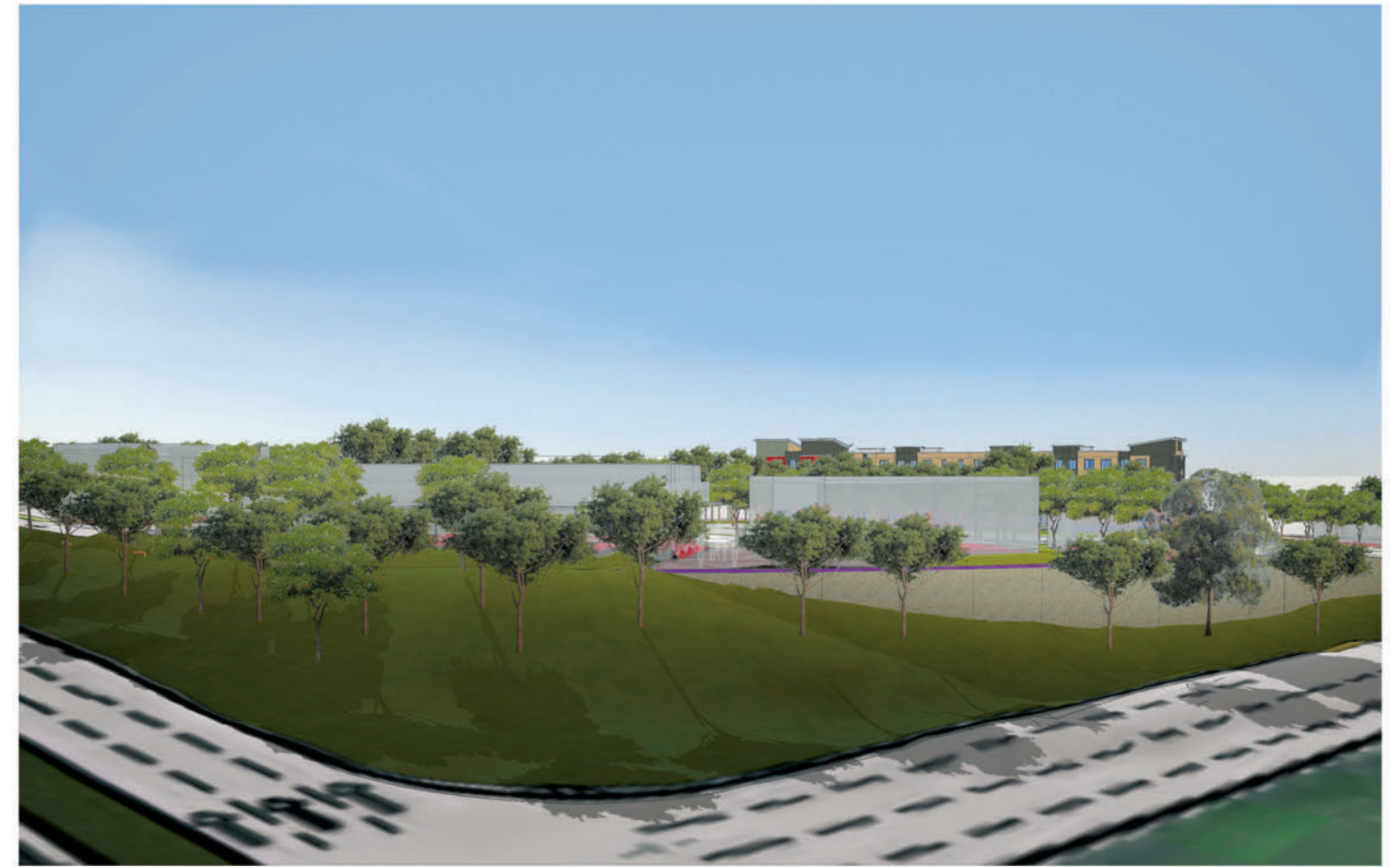


02-13-2015





REFERENCE SITE PLAN : N.T.S.



AERIAL PERSPECTIVE FROM WESTMORELAND AND INTERSTATE-30 LOOKING SOUTHWEST



SITE SECTION A  
SCALE: 1" = 40'-0"

CONCEPTUAL PERSPECTIVE VIEWS

The Canyon in Oak Cliff  
Dallas, Texas



02/13/2015



GFF Planning

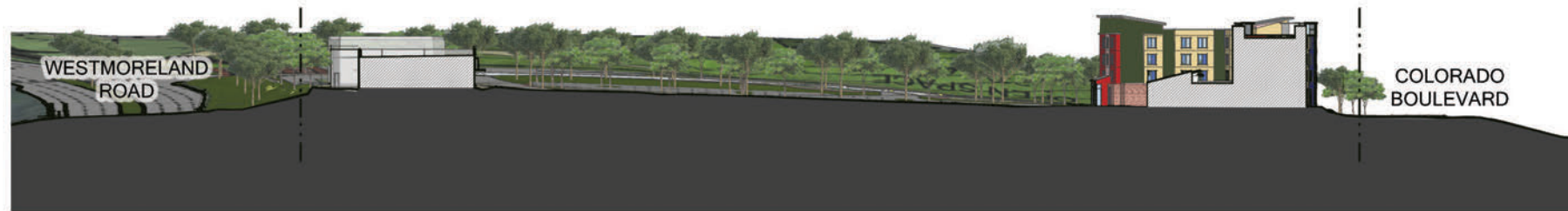
2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201  
214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com



3 AERIAL PERSPECTIVE FROM COLORADO AND INTERSTATE-30 LOOKING SOUTHEAST



2 AERIAL PERSPECTIVE FROM WESTMORELAND AND CANYON BLUFF LOOKING NORTHWEST



SITE SECTION B  
SCALE: 1" = 40'-0"

CONCEPTUAL PERSPECTIVE VIEWS

The Canyon in Oak Cliff  
Dallas, Texas



02/13/2015



GFF Planning

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com