

# Applicable Urban Design Priorities Project Should Achieve

UDPRP recommendations from both the February 20, 2015 peer review meetings listed below:

City of Dallas

## UDPRP Review Summary 02.20.15

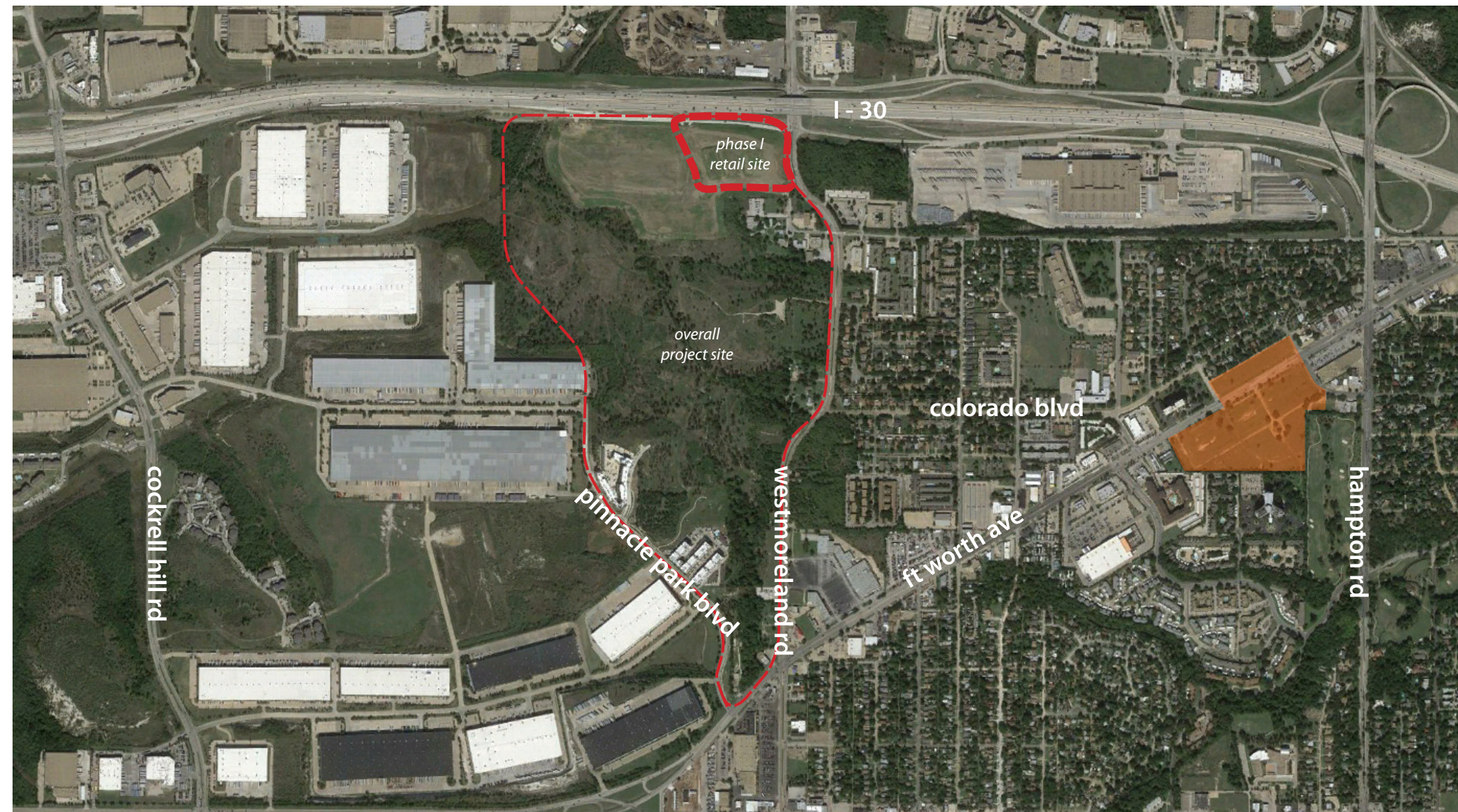
Urban Design Peer Review Panel

DATE: 02.20.15

PROJECT: The Canyon Phase I Retail

### 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.



### 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

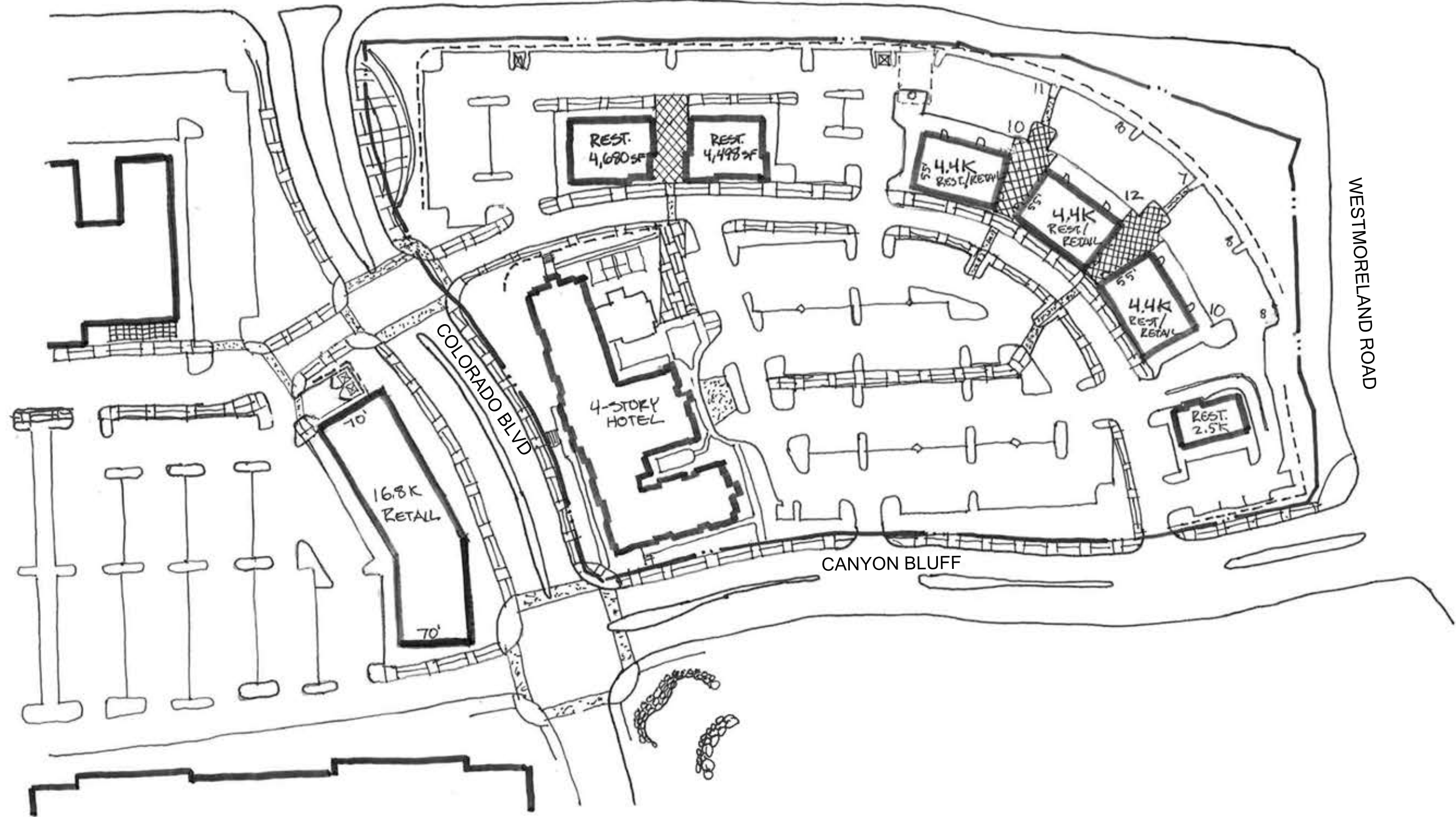
### Policy References

Forward Dallas!  
Section 5 [urban design element]

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

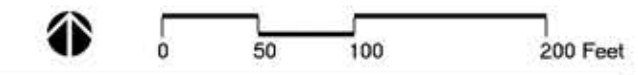
**3 Proposed conceptual strategies in  
response to panel commentary derived  
from February 20 UDPRP review**

I-35 FRONTAGE ROAD



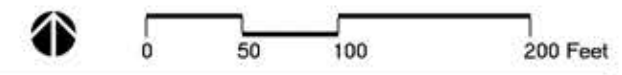
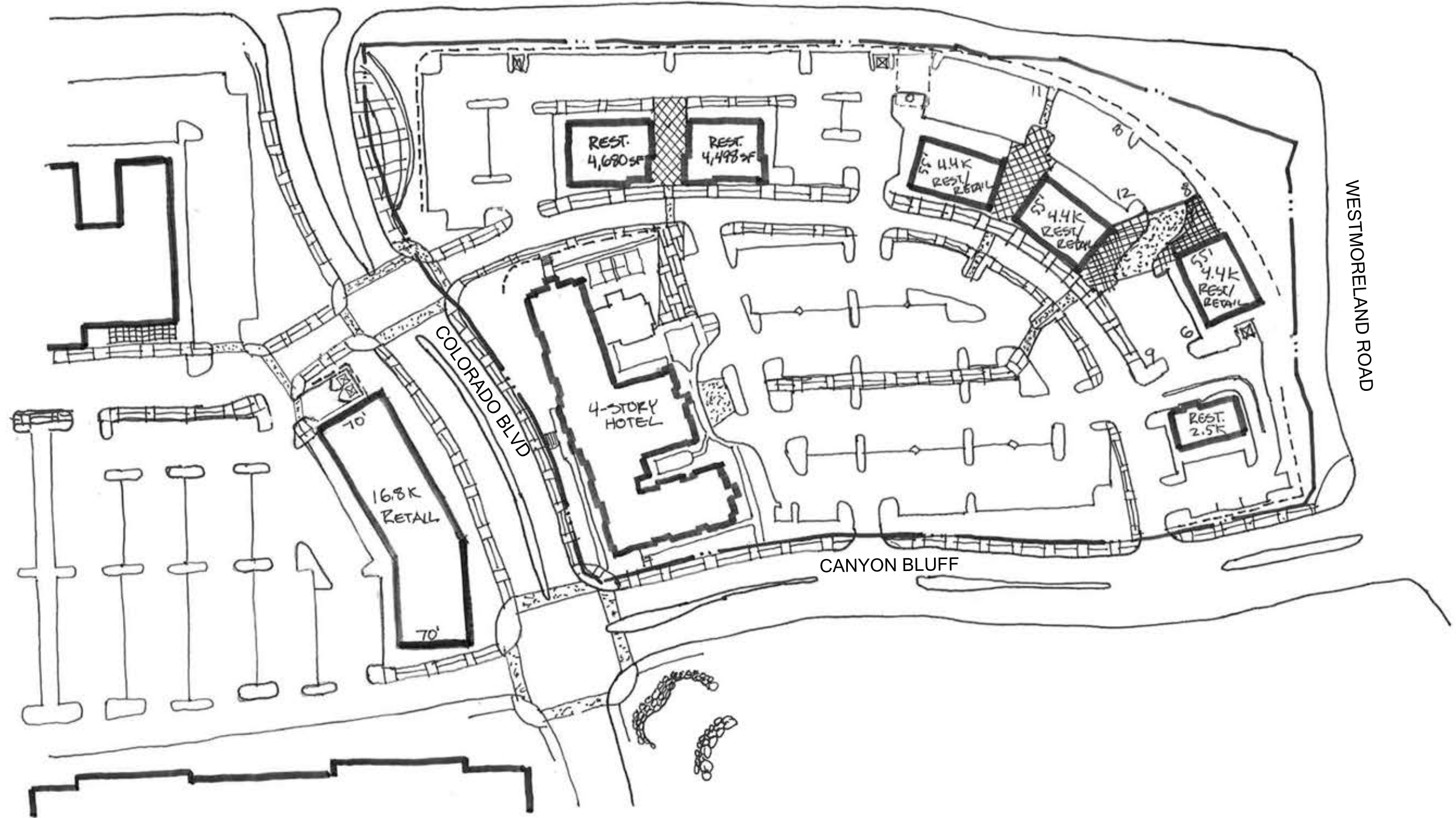
### CONCEPT SITE PLAN: SCHEME 1

The Canyon in Oak Cliff: 8 AC Tract  
Dallas, Texas



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I-35 FRONTAGE ROAD



### CONCEPT SITE PLAN: SCHEME 2

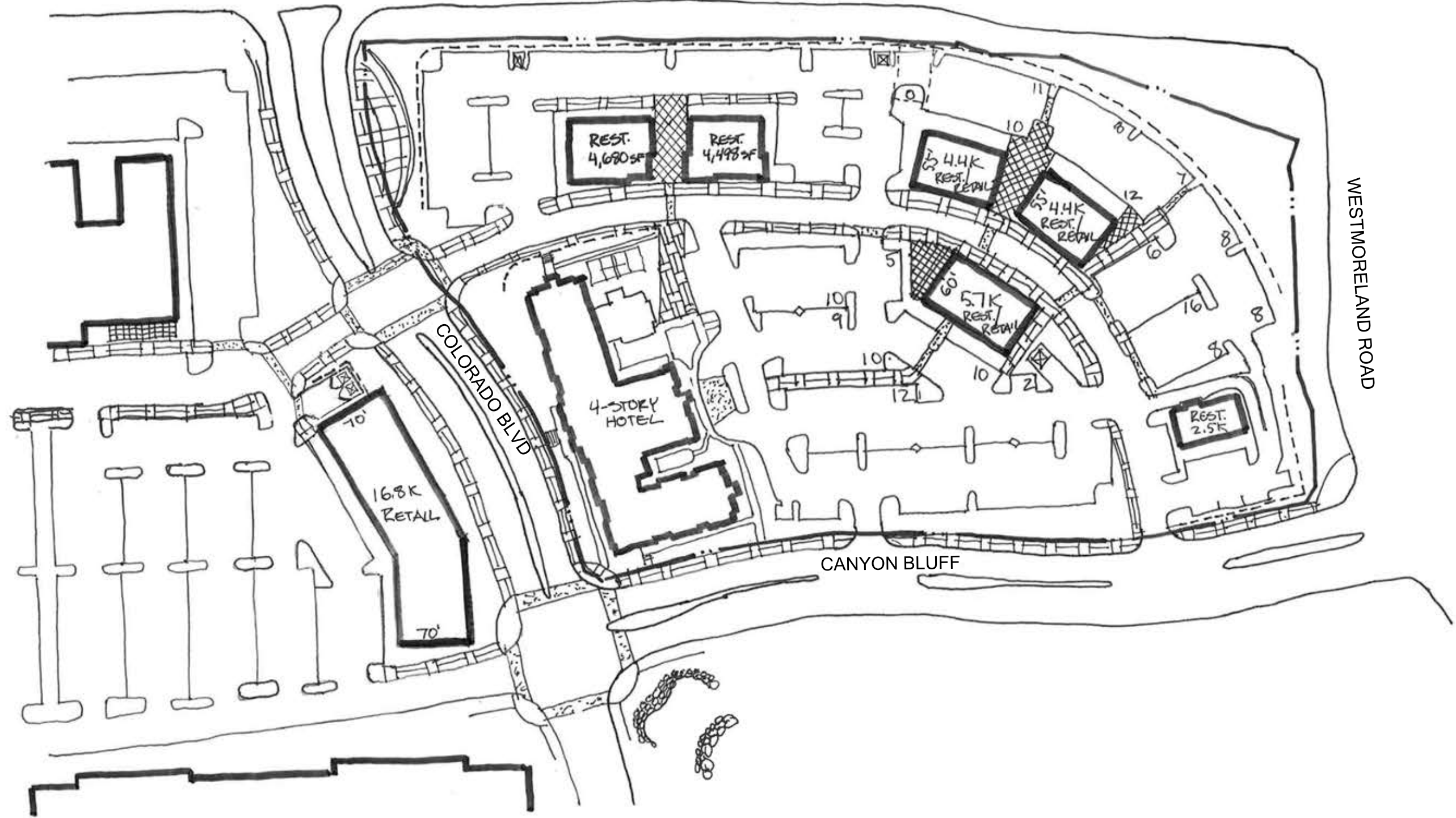
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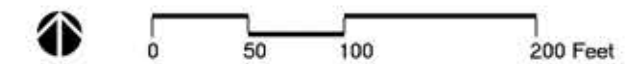
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I-35 FRONTAGE ROAD



### CONCEPT SITE PLAN: SCHEME 3

The Canyon in Oak Cliff: 8 AC Tract  
Dallas, Texas

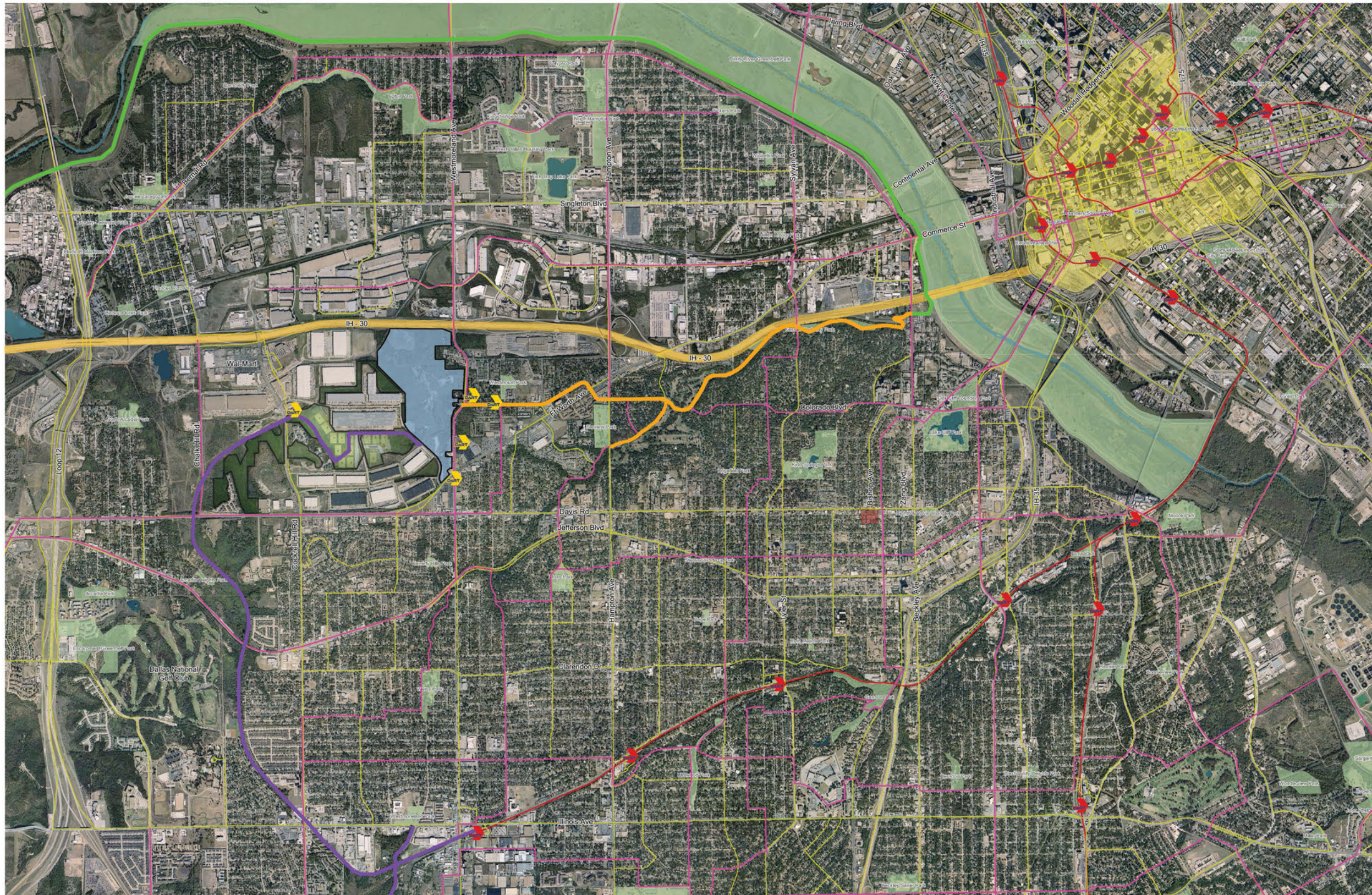


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**Original presentation presented at the  
March 20 UDPRP review.**



**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



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CONCEPTUAL LANDSCAPE PLAN

2/06/2015



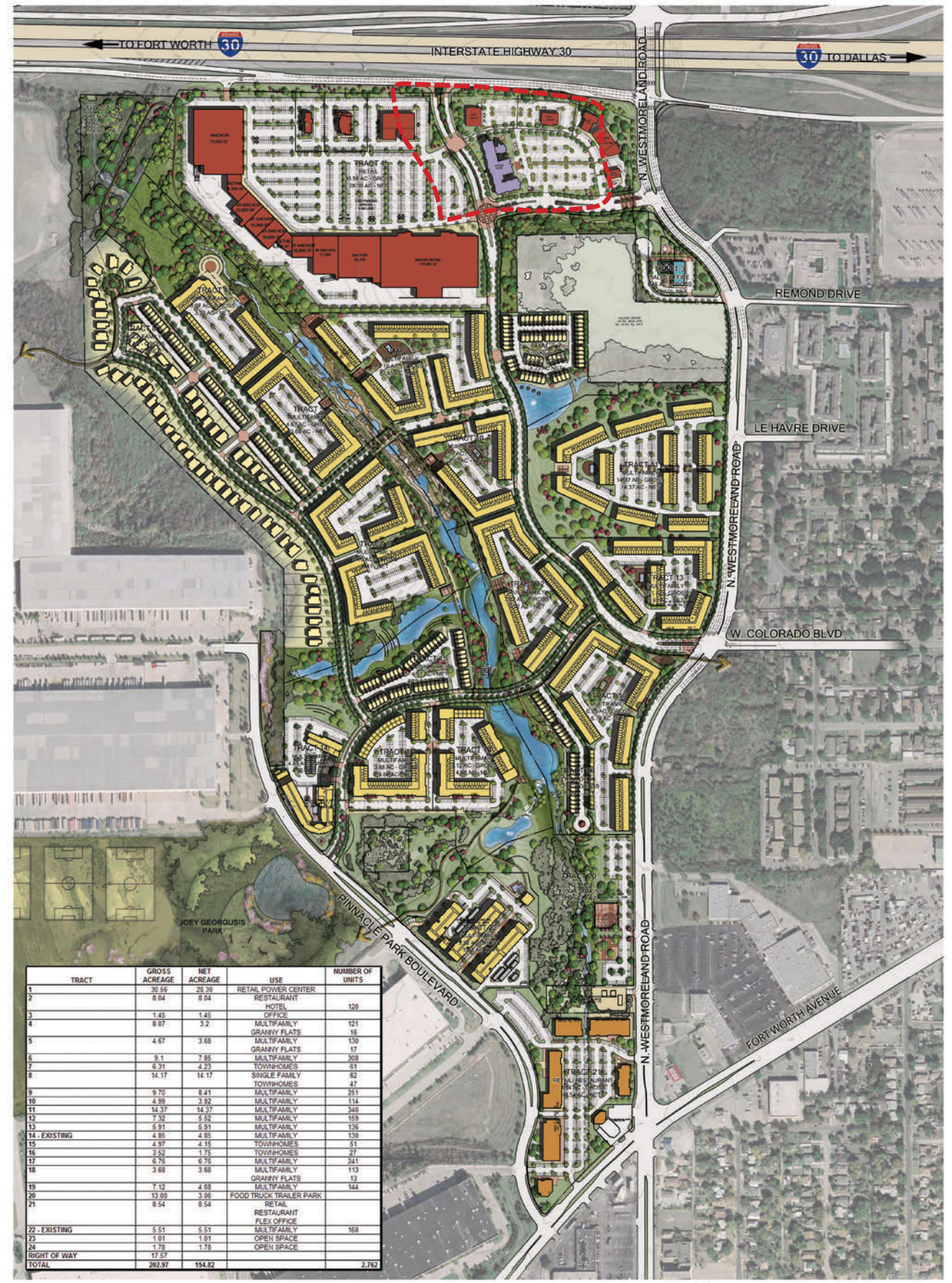
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Conceptual Site Plan

03/26/2014

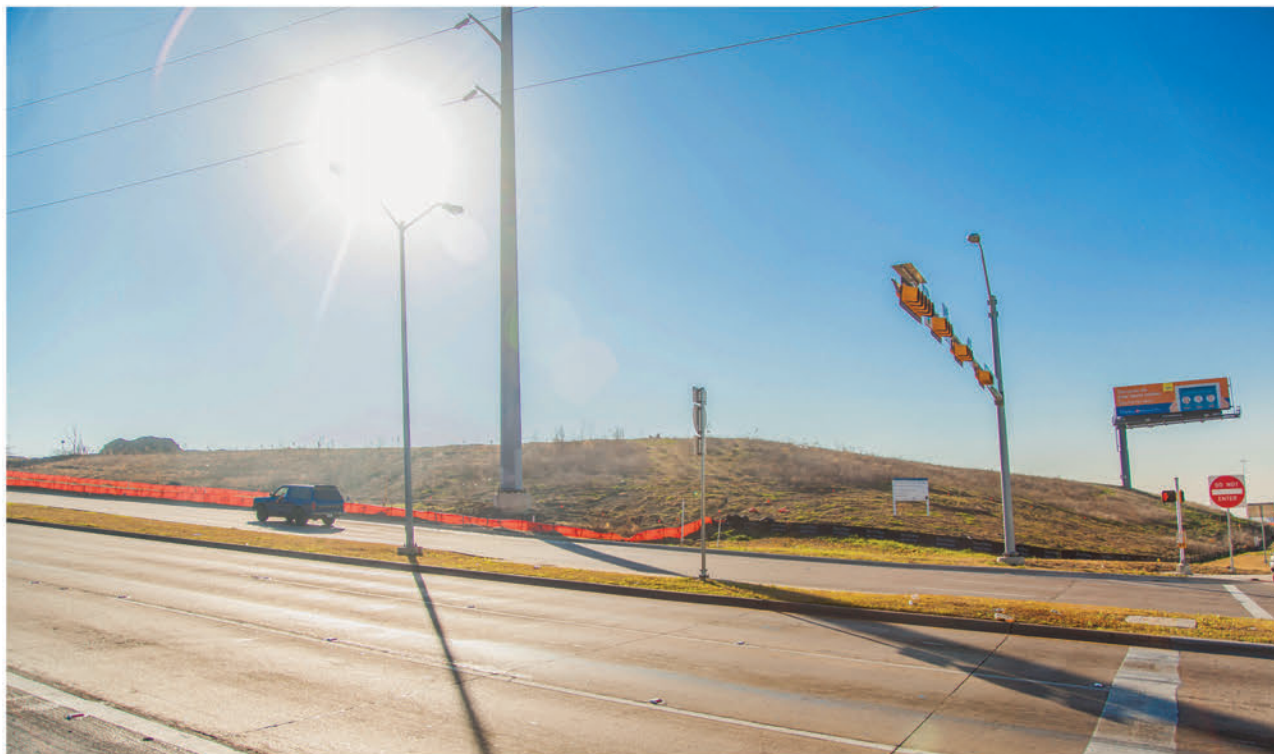




VIEW LOOKING SOUTH AT COLORADO



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

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02/13/2015



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EASTBOUND  
INTERSTATE I-30  
FRONTAGE ROAD

WESTMORELAND  
ROAD

TXDOT  
LANDSCAPE

FUTURE  
RESTAURANT  
5,400 SF

FUTURE  
RESTAURANT  
4,498 SF

FUTURE  
RESTAURANT  
4,500 SF

2,100 SF  
FUTURE RESTAURANT/RETAIL  
9,800 SF  
(MAX 4,900 SF RESTAURANT)

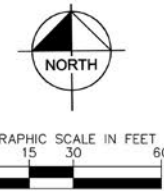
2,800 SF

FUTURE  
RESTAURANT  
2,500 SF

COLORADO BLVD.

CANYON BLUFF  
BLVD.

ATLANTIC HOTEL





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

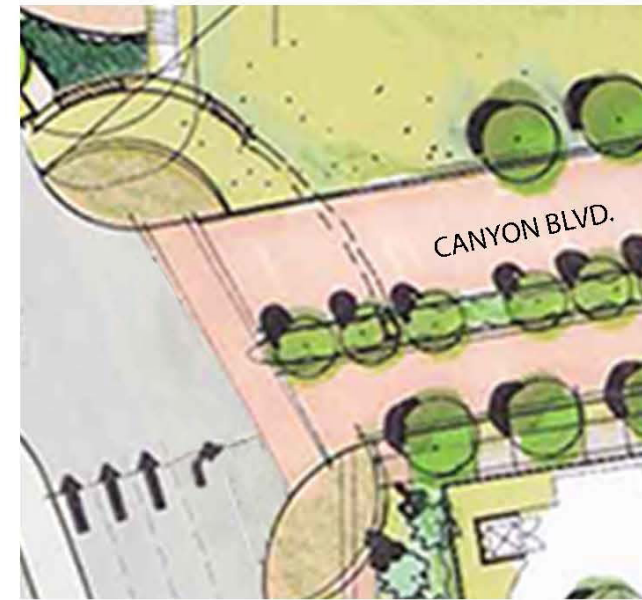


WEST ELEVATION

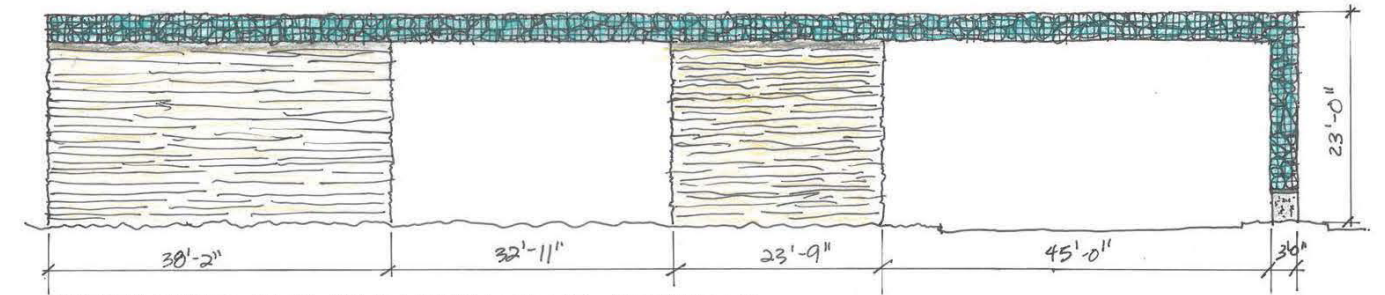
- 1 Chopped limestone signage wall that arcs to embrace the entry
- 2 Corten metal wall suspended between chopped limestone walls
- 3 Trail head/ bike plaza with stone benches, enhanced paving, and planting
- 4 Enhanced paver driveway and crosswalk for traffic calming
- 5 Enhanced / special planting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



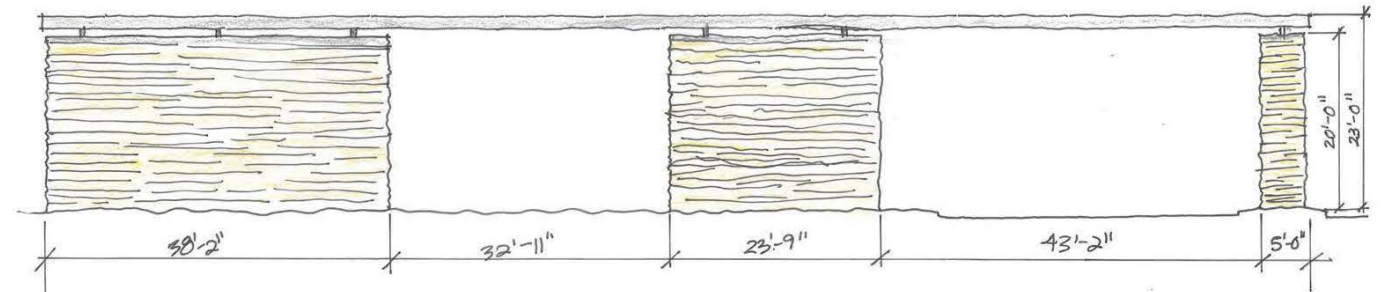
COLORADO BOULEVARD ENTRY PLAN



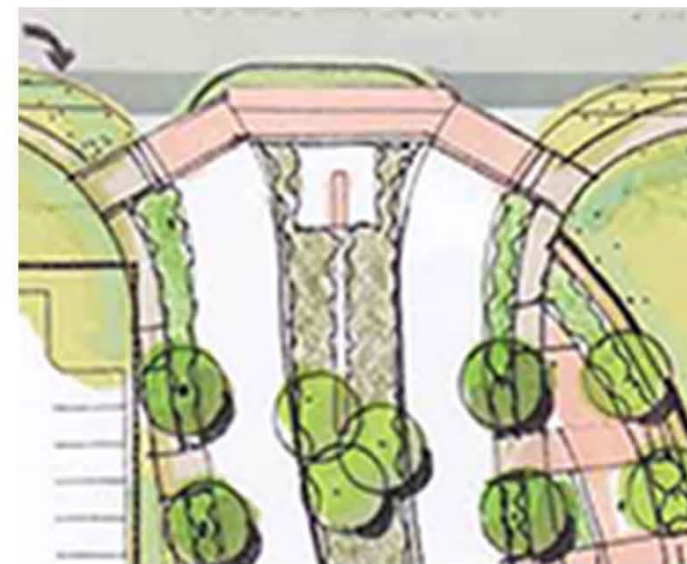
WESTMORELAND AT CANYON BLVD. PLAN



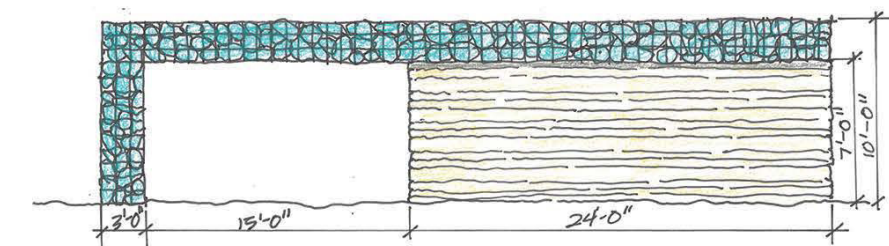
WESTMORELAND AT CANYON BLVD. OPTION B



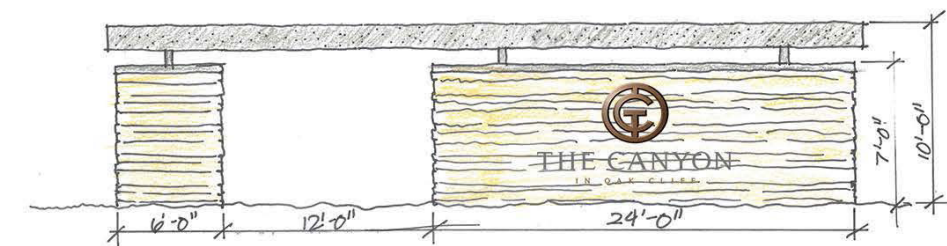
WESTMORELAND AT CANYON BLVD. OPTION A



COLORADO BOULEVARD ENTRY PLAN



COLORADO BOULEVARD ENTRY OPTION B



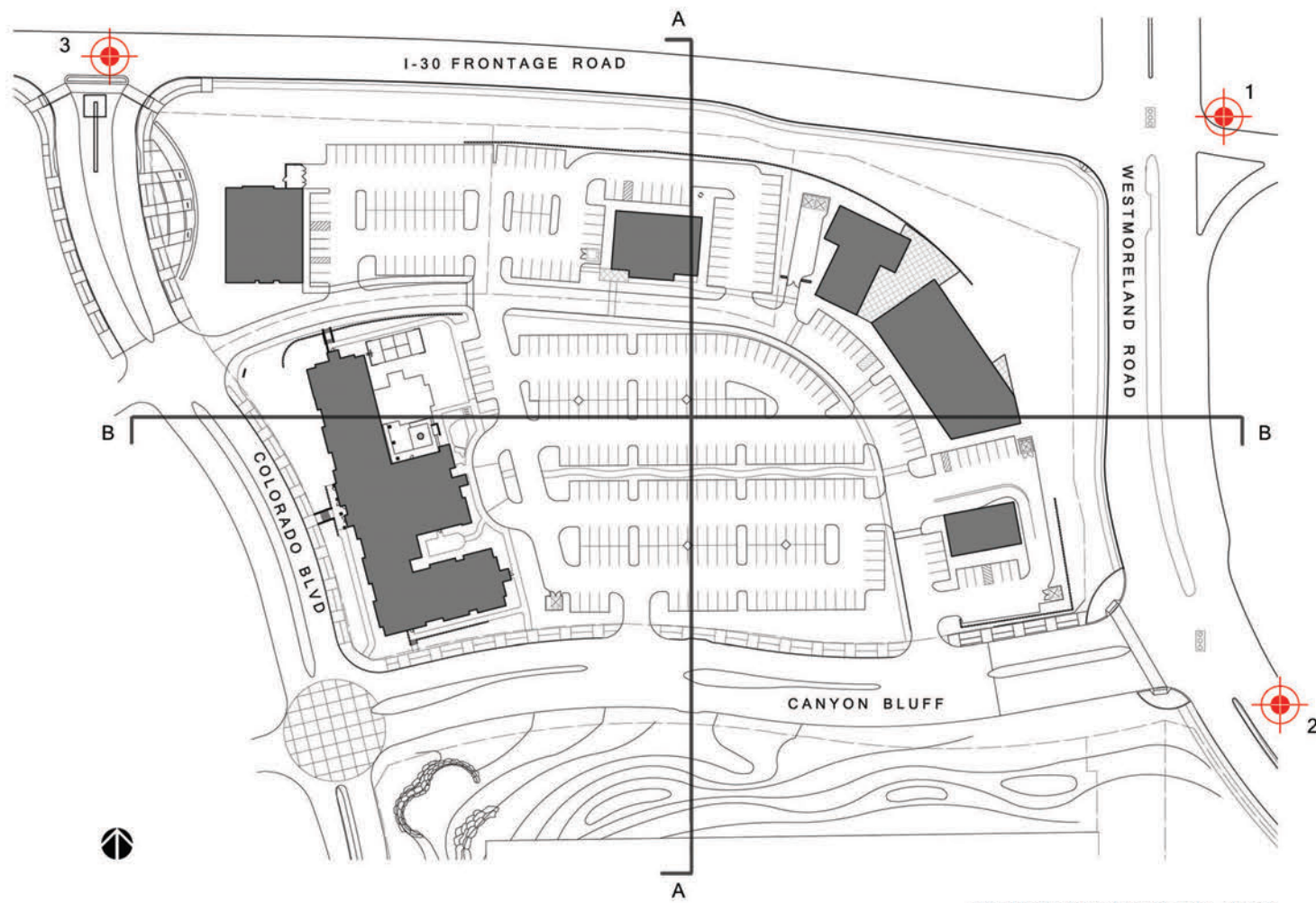
COLORADO BOULEVARD ENTRY OPTION A

CONCEPTUAL ENTRY MONUMENTS

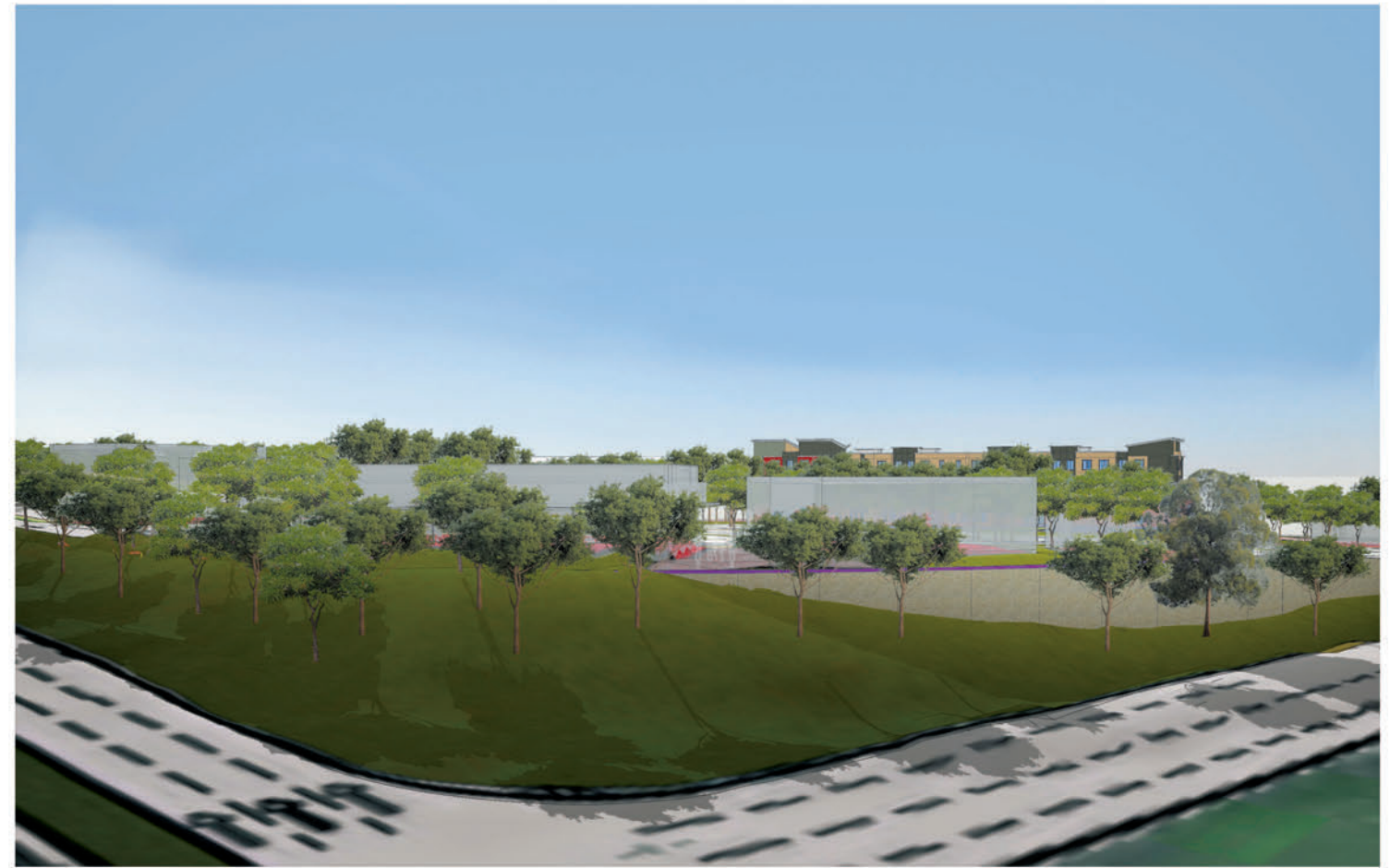


02-13-2015





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



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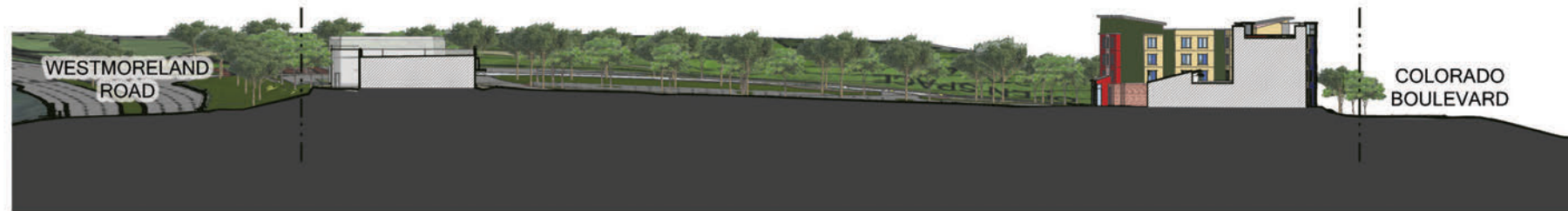
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3 AERIAL PERSPECTIVE FROM COLORADO AND INTERSTATE-30 LOOKING SOUTHEAST



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

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02/13/2015















































































































