

UDPRP Review Summary 12.19.14

Urban Design Peer Review Panel

DATE: 12.19.14

TIME: 8:30am

PROJECT: Lake Highlands Town Center

LOCATION: Dallas City Hall Room 5E South

Overview

Below is a summary of Urban Design Peer Review Panel the Lake Highlands Town Center as derived from the December 19th Peer Review session.

Advice Summary

- [1] The panel continues to refer to the recommendations derived from the November 21 UDPRP meeting and recommends design revisions in compliance the items outlined on the attached November 21st UDPRP advice summary.
- [2] In addition to the previous project recommendations, the chair also described a potential strategy employing a more incremental approach that could arrange the available program to deliver critical components, such as the grocer, while reserving the balance of the site for a more pedestrian oriented urban form in the future.
- [3] The panel requests that the project returns for a follow-up review at a later meeting to present revisions that incorporate responses to the recommendations provided to date.

UDPRP Review Summary **DRAFT 12.19.14**

Urban Design Peer Review Panel

Attached November Summary for Reference:

City of Dallas

UDPRP Review Summary 11.21.14

Urban Design Peer Review Panel

DATE: 11.21.14

TIME: 8:30am

PROJECT: **Lake Highlands Town Center**

LOCATION: Dallas City Hall Room 5E South

Overview

Below is a summary of Urban Design Peer Review Panel review of Lake Highlands Town Center as derived from the November 21st Peer Review session.

Advice Summary

- [1] The panel recognizes the challenges of balancing the long term vision for the town center with the shorter term realities of retail leasing.
- [2] The panel recognizes the challenges of site grading due to existing topography and retail demands.
- [3] The panel recognizes sensitivity toward achieving particular operational requirements for the grocer, and concurs that the current location can achieve both the short term and long term vision for the site.
- [4] The panel expresses concern regarding the suburban character of the site organization presented in the proposed plan, noting that the short term realities of retail leasing should not precede the attainment of the long term vision for a true town center development.
- [5] The panel strongly recommends alternative site arrangements exploring a more continuous retail edge along both the Skillman and Walnut Hill frontages that would reserve the balance of the site for increased density and a more urban product.
- [6] Consider preserving building sites along Wildcat Way as a future opportunity for a more urban and dense vertical mixed use product in future phases.
- [7] The panel recommends consideration by the City to cooperate with flexibility in regard to potential funding methods for relocating or removing Lookout Point to allow greater flexibility in the site layout.
- [8] The panel asks that the project returns to present associated revisions at a future meeting and looks forward to seeing the next iteration of the site plan and a more urban form in future phases.