

# UDPRP Review Summary 08.29.14

Urban Design Peer Review Panel

DATE: 08.29.14

TIME: 8:30am

**PROJECT: Savannah Estates Mixed Use**

LOCATION: Dallas City Hall Room 5E South

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## Overview

Below is a summary of Urban Design Peer Review Panel for the Savannah Estates Mixed Use Development as derived from the August 29th Peer Review session.

## Advice Summary

- [1] The panel appreciates the project team coming in early in conceptual development and acknowledges the challenges presented by being a pioneering effort in the area.
- [2] The front area of the project is well handled in its general form and relationship to Houston School Road. The panel encourages that the live/work units continue to carry through an engaged relationship to the central internal street.
- [3] The panel expresses concern regarding the back of the site in respect to its more suburban form and conventional arrangement of buildings. An alternative approach that organizes buildings around common space to promote more of an urban village format on less acreage is encouraged. Examples of this can be seen in a variety of student housing projects, UC Santa Cruz Kresge College, and various resort communities.
- [4] Investigation of a less burdensome parking requirement is recommended in an effort to reduce the amount of paved surface on the site.
- [5] The panel questions the proposed limit on total units as the overall proposal could benefit as a community from increased density on the site.
- [6] Consider Low Impact Development practices such as ISWM techniques within the site engineering and landscape improvements wherever possible.
- [7] The development team is encouraged to explore and identify an overall site master plan, including adjacent phases and planned City improvements.
- [8] The panel requests that the project returns for further review upon incorporating revisions into the proposal.