



Dallas–Fort Worth



Las Colinas: The Mandalay Canals

MINI TECHNICAL ASSISTANCE PANEL (MTAP)

URBAN LAND INSTITUTE DALLAS-FORT WORTH
Center for Leadership Class 2021

Re-Imagining the Mandalay Canal



The Team



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What is MTAP?



Per the Dallas-Fort Worth ULI chapter:

The “Mini-TAP” (or “mTAP”) is a component of the Center for Leadership (“CFL”), and it is modeled after the TAP process... CFL class members work in teams based on professional experience, client selection, and other factors. Each mTAP team assists the client with a specific land use or real estate problem within ULI’s mission of providing leadership in the responsible land use and in creating and sustaining thriving communities.

Client: The Las Colinas Association

Project Goals

1. Create a comprehensive plan that envisions the Las Colinas Mandalay Canals as a true complete mixed-use development along the canal promenade with active retail, office and restaurant spaces that interact with office workers, residents and visitors.
2. What changes are needed to improve the access to the canals and increase the viability of the canal front retail spaces while improving walkability and safety?
3. How should developments along the canal be designed to maximize their interaction with the canal?
4. How can existing buildings adapt to increase their interaction with and visibility from the canal promenade?

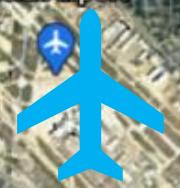
BACKGROUND

DFW
International
Airport



Farmers
Branch

Dallas Love
Field Airport



360

97

183

114

635

114

114

183

12

35E

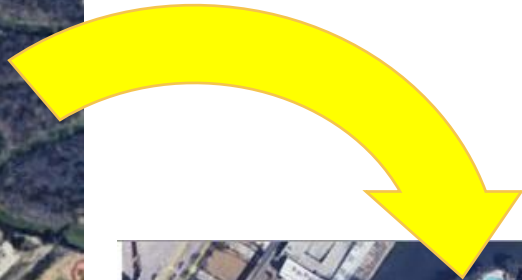
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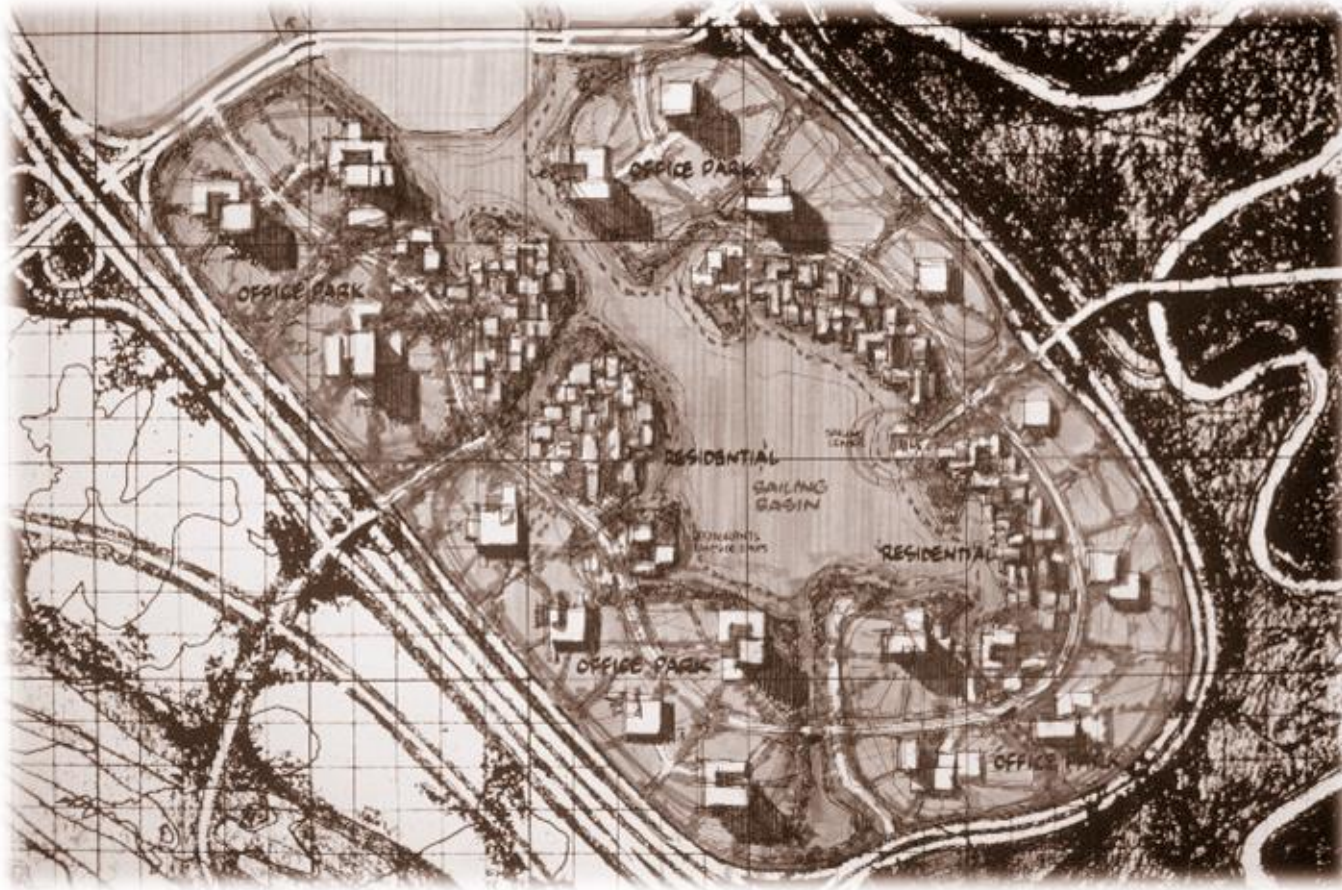
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35E

Irving



THE VISION



Rendering of the Urban Center from the Las Colinas master plan.



HISTORY

1918: John W. Carpenter moves to area.



Teenaged Ben Carpenter and friends riding bulls on the ranch.

1959: Ranch expands to 6,000 acres.

1968: FAA announced location of D/FW Airport.

June 1972: Dallas County Municipal Utility District No. 1 was created.



Lake Carolyn during the initial phase of excavation.

Fall of 1973:

Master plan is unveiled.

Las Colinas' master declaration is adopted.

Las Colinas Association (POA) is formed.

Construction of Lake Carolyn and other portions of the infrastructure project commenced.

1974/1975: Lake Carolyn is completed and filled.

1979: The Las Colinas Towers are completed.

1982: Mandalay Canal opens with approx. 20 retail shops operating.



Las Colinas' skyline shows substantial growth of the Urban Center circa 1985.

H I S T O R Y

1985/86: Real estate collapse.

1989: Passenger services for Area Personal Transit system commence.

1992: The Carpenters step down as managers of Las Colinas.

Late 1990s: “DCURD global solution” is implemented to restructure debt and create a TIF.

2011: DART light-rail stations open in Urban Center.

2011: Irving Convention Center opens.

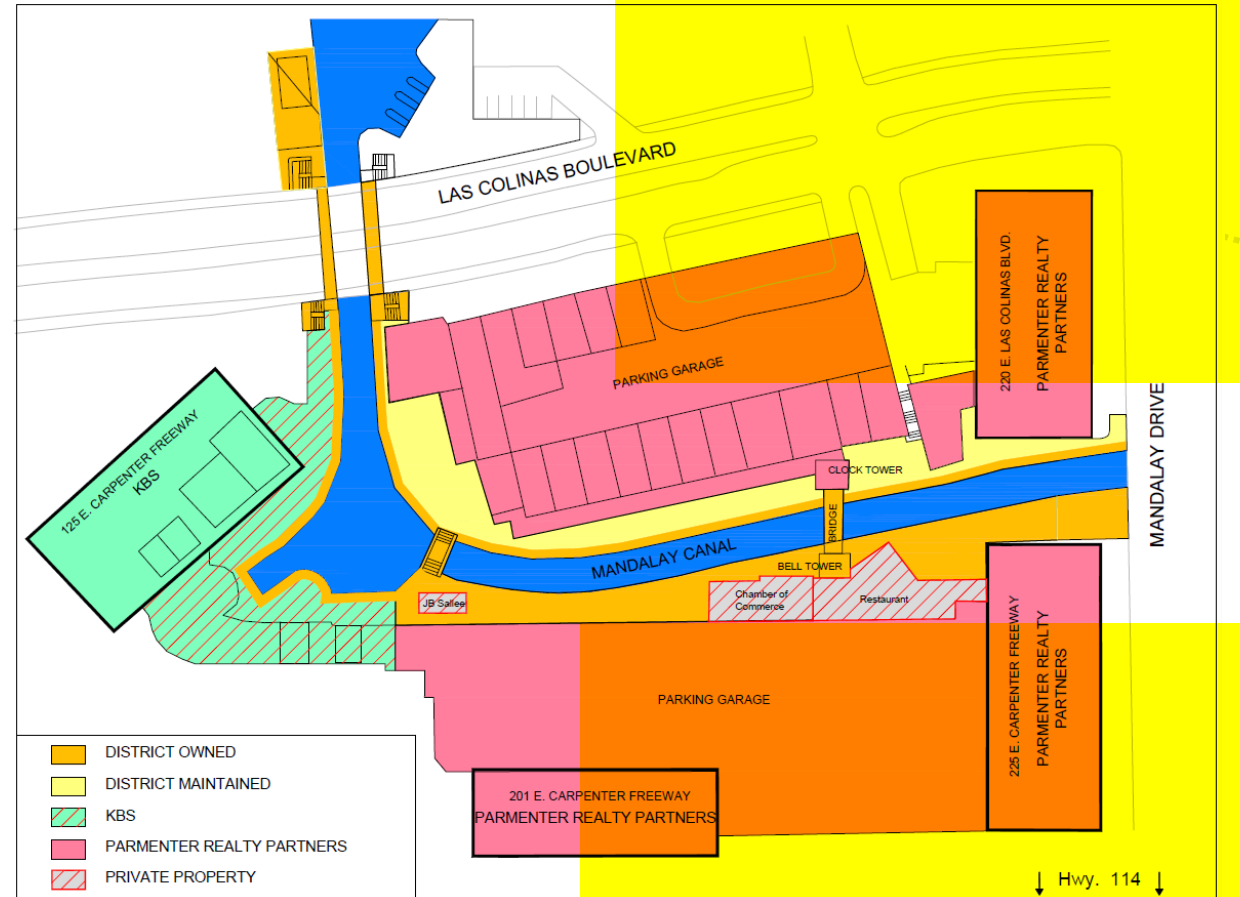
2017: Toyota Music Factory opens.



THE CANAL TODAY

MAJOR STAKEHOLDERS

- City of Irving*
- Dallas County Utility Reclamation District*
- Las Colinas Association*
- Pacific Oak Capital
- Parmenter Realty Partners*
- Venetian Terrace*
- US-Mexico Chamber*
- Future Undeveloped Land



OWNERSHIP

- ① Mandalay Tower I (1982)
- ② Mandalay Tower II (1979)
- ③ Mandalay Tower III (1979)
Parmenter Realty Partners
- ④ One Twenty Five (1982)
KBS Strategic Opportunity REIT

- ⑤ Venetian Terrace
- ⑥ The Grand Treviso (2002)
Grand Treviso HOA
- ⑦ The Colonial Reserve at Las Colinas (2006)
Mid-America Apartments
- ⑧ Homewood Suites by Hilton (1990)

- ⑨ Canal Centre (1983)
Sunwest Real Estate Group
- ⑩ 511 East John Carpenter Freeway Tower (1983)
Crescent Real Estate
- ⑪ Future development
Skypass Development LLC
- ⑫ Future Hotel Indigo
Shreem Capital



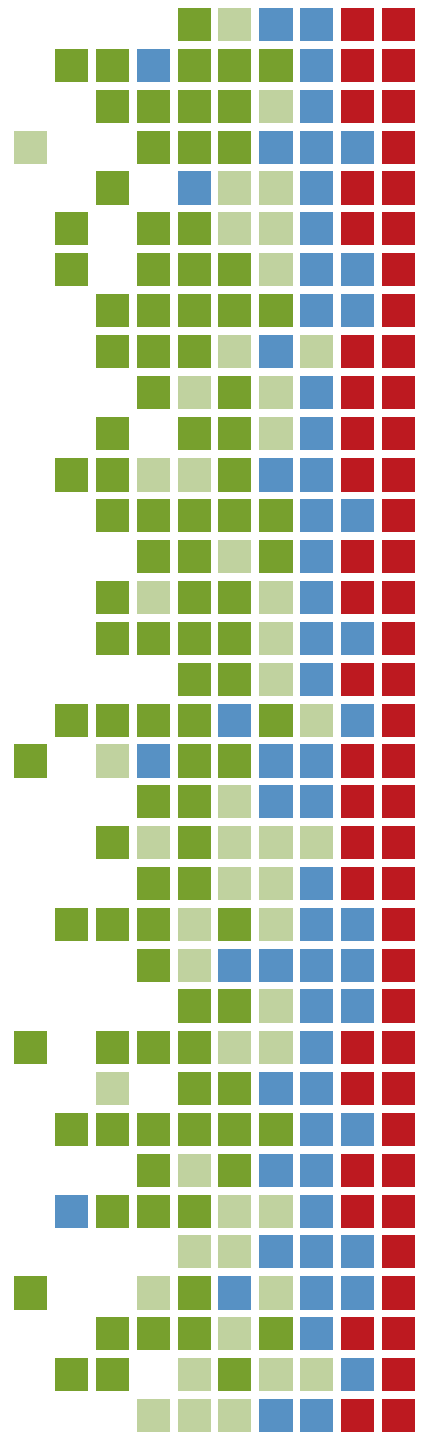
STRENGTHS OF THE CANAL

- Uniqueness
- Open area space
- Waterfront retail opportunities
- Residential uses include patios and entrances onto canal
- Four available development sites
- Walkable community
- Close vicinity to:
 - Toyota Music Factory
 - Irving Convention Center
 - Multi-family apartment complexes
 - Lake Carolyn
 - (former) Area Personal Transit System

Re-Imagining the Canal (3-Phase Approach)

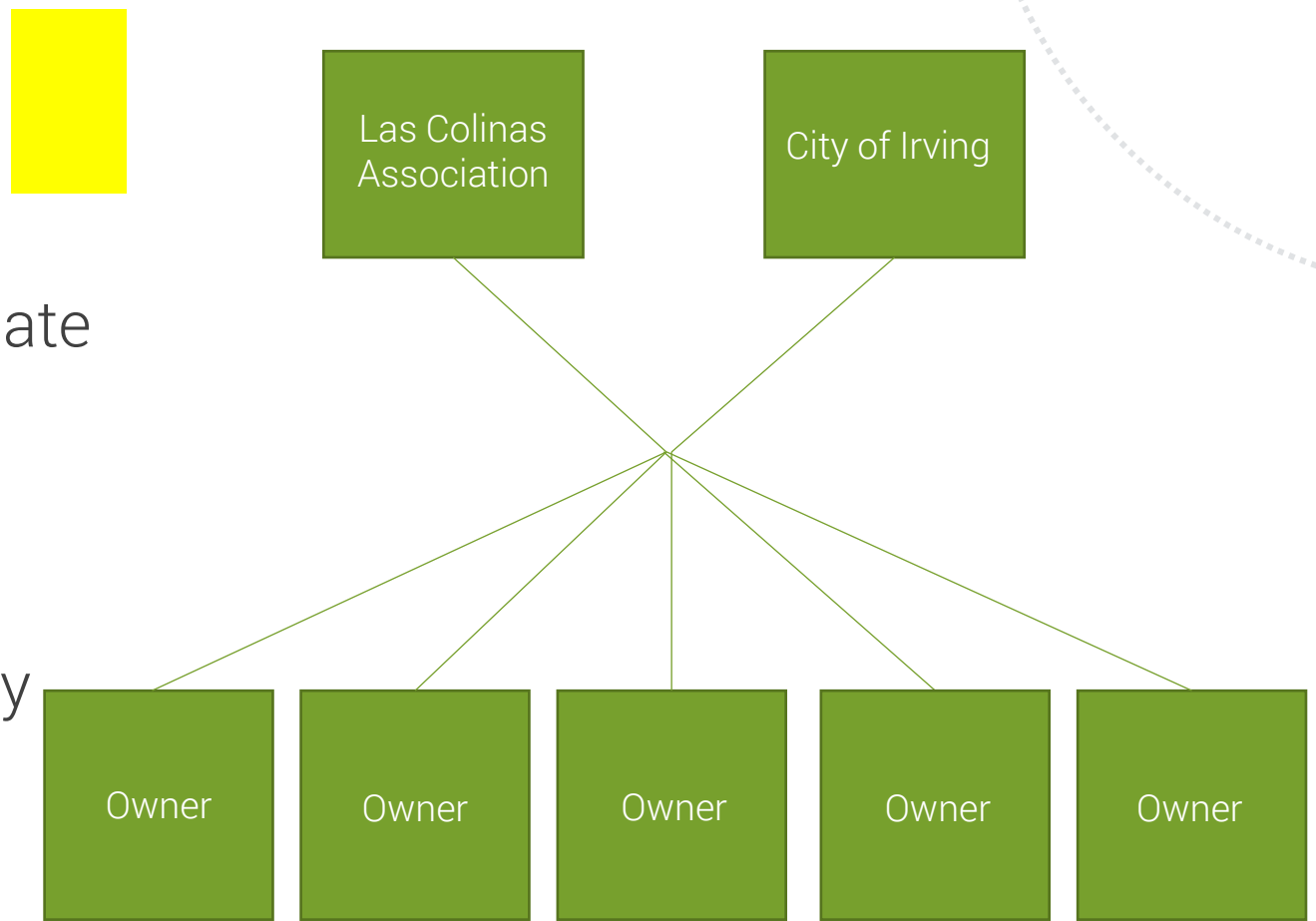
Phase 1 – ENGAGE THE STAKEHOLDERS

- ✦ Create a volunteer panel that includes all stakeholders
- ✦ Establish the Vision
 - ✦ Cohesive Marketing Strategy
 - ✦ Signage and Visibility



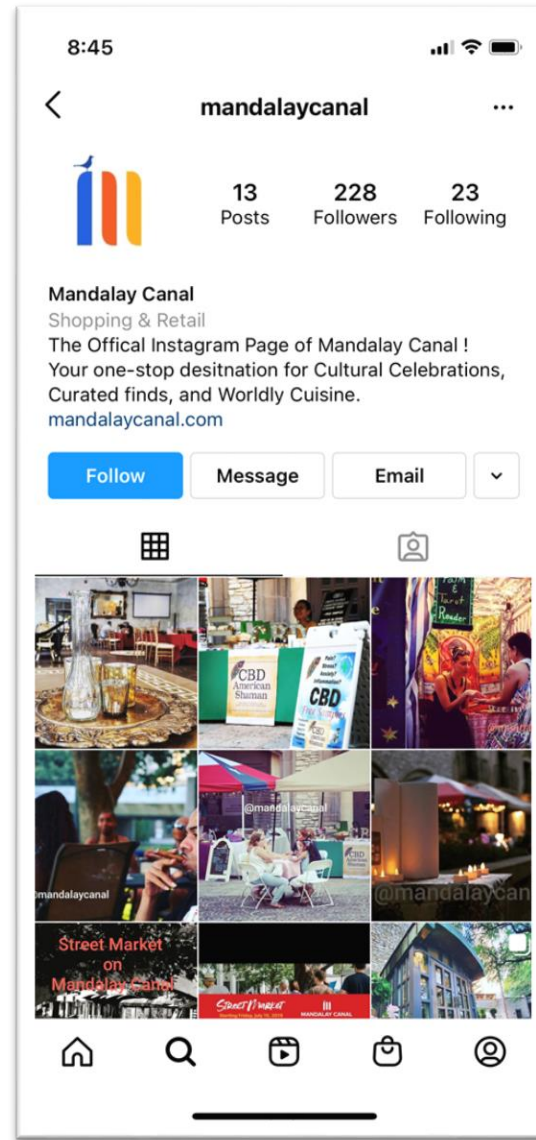
VOLUNTEER PANEL

- Creating a panel will create a cohesive canal → consistency creates a lasting impression
- Each property owner to designate one representative to serve on panel
- 5-7 member board to be maintained going forward; selected by vote of the property owner representatives
 - City of Irving and Las Colinas Association to each have one standing position on board

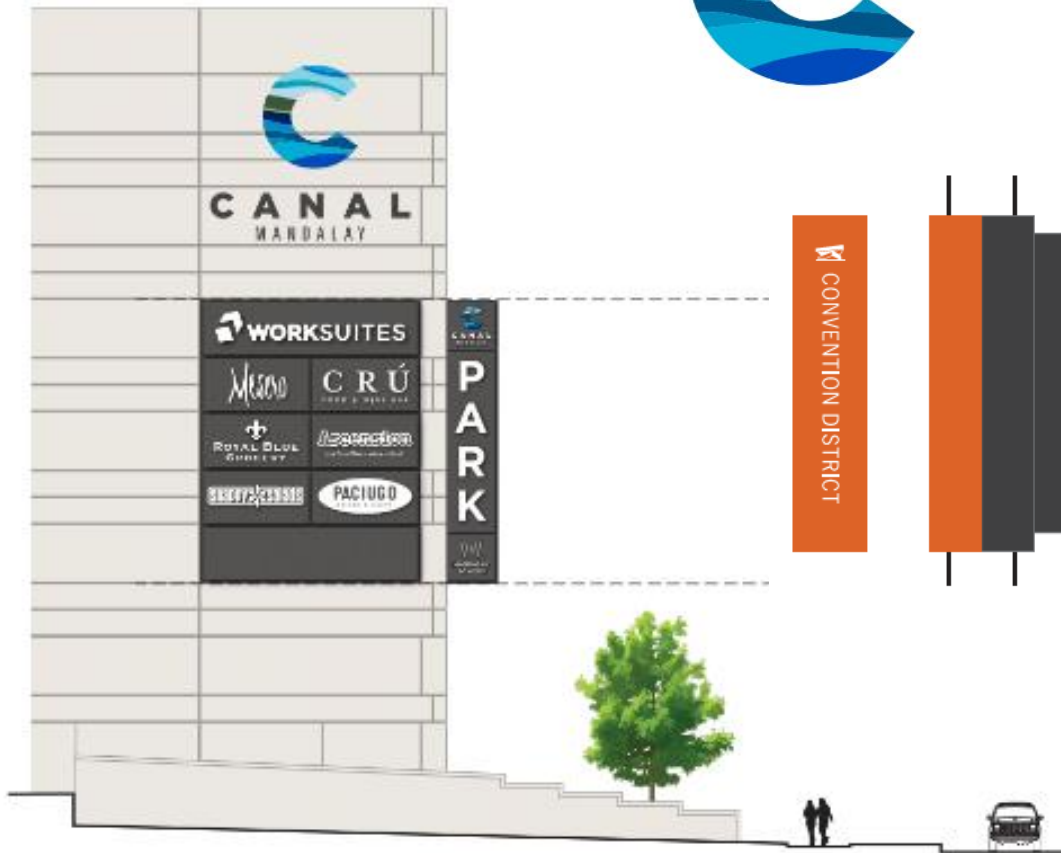


COHESIVE MARKETING

- Social Media
- Web Presence
- Hiring an Expert



COHESIVE SIGNAGE & WAYFINDING



Vehicular Directional (ST6)

Mandalay Canal District Logo Recommendation



Gondolier
(Mandalay Canal District)

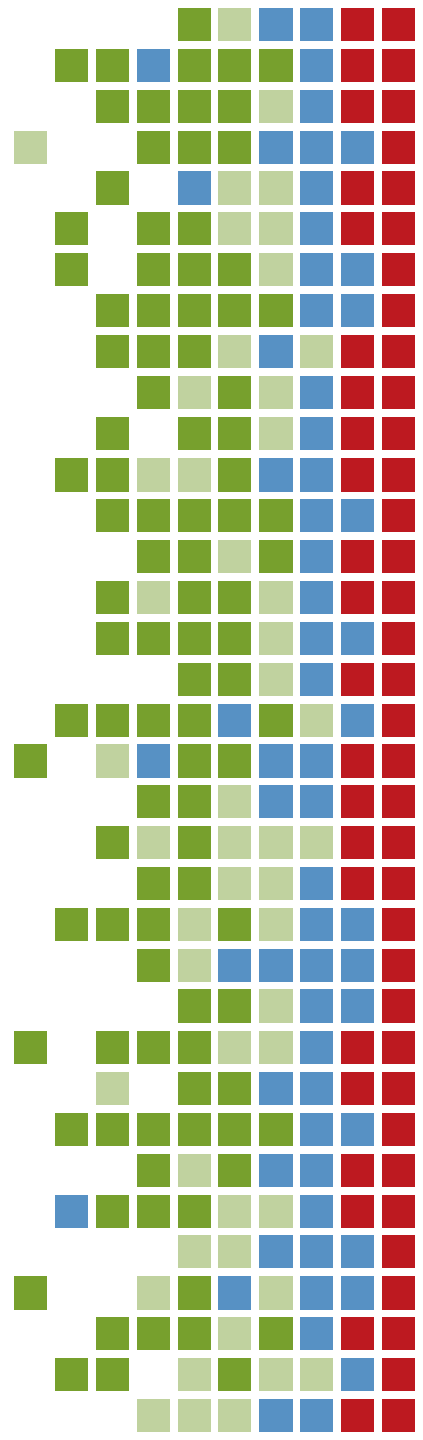


VISIBILITY



Phase 2 – ACTIVATE THE WATER

- ★ Events and Activities
- ★ Water Features



Signature Events



Regularly scheduled events such as a Farmer's Market on the water edge as well as seasonal events like a 4th of July Festival will keep people coming back again and again and will strengthen the viability of retail in the district. All such events to be promoted and advertised on social media.



Events and Activities - Examples



More water movement

- Splash pads
- Paddle boards, canoes and kayaks
- Water taxi



Events and Activities - Examples



Food and Beverage

- Tapas anchor with adult beverages
- Food trucks
- Mobile caterers
- Lunch and learns



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Events and Activities - Examples



Health and Wellness

- Yoga and meditation area
- Shaded seating areas
- Outdoor group fitness
- Outdoor Thai massages



Events and Activities - Examples



Art and Music

- Live concerts
- Amateur nights
- Gondola serenades
- Multicultural folk dancing
- Art installations (murals, sculptures)



Events and Activities - Examples



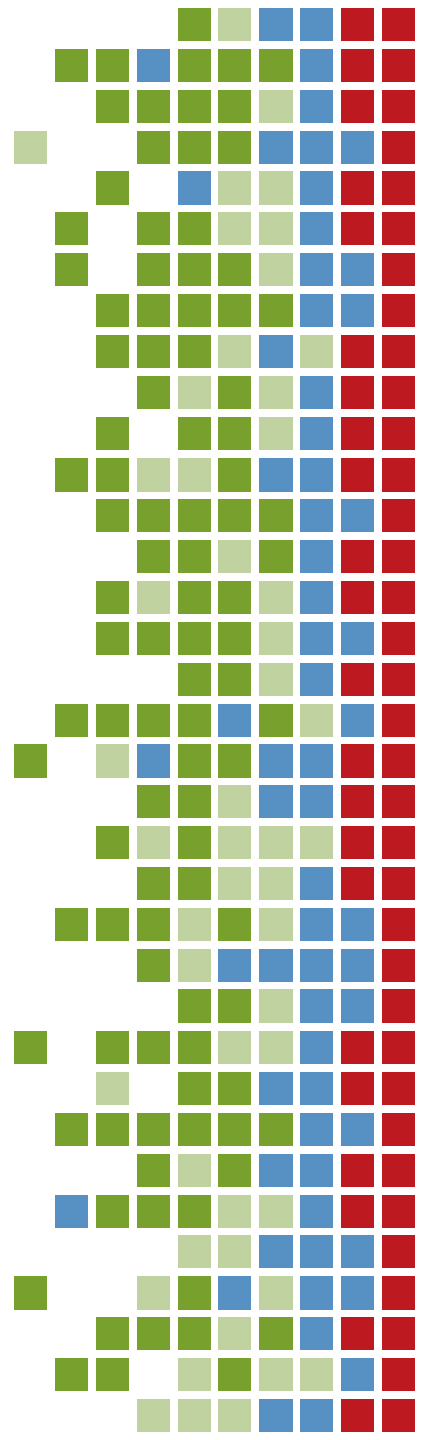
Entertainment for Children

- Magician
- Trolley Park
- Live on-stage plays
- Mobile petting zoo
- Kids rock climbing



Phase 3 – INVESTING IN THE FUTURE

- ✦ Immediately Recommended Renovations
- ✦ Future Development Standards
 - ✦ Landscaping, Lighting, Seating, etc.
- ✦ Reinvent the APT

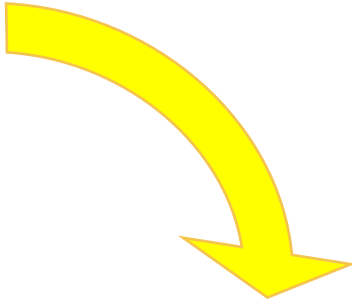


Priority Renovations

- Accessibility into the Canal
 - Parking
 - Pedestrian (ADA Accessible)
- Sidewalk improvements
- Lighting enhancements
 - Landscape lighting
 - Building lighting
 - Amenity lighting
- Public restrooms
- Canal sign concept implementation
- Initial activation of water (fountain or other water movement)



Small Changes – Large Impact





Future Developable Tracts

Prime real estate to be developed in a manner to drive focus on canal. Require standards for access, landscaping, lighting and activation.

Architectural Guidelines for New Development

Increased Interaction with Canal

- Glass windows facing the canal
- 2nd floor balconies overlooking the canal
- Increased landscaping connecting to, or visible from, the canal
- **Prohibit** parking garage interfaces that do not interact with, or are not visually appealing from, the canal

Lighting + Safety


- Increased lighting
- Awnings for shade/rain protection

Outdoor Seating


- Extension of patios closer to the canal
- Benches on the canal

Accessibility


- Increased access to canal, including elevators and ADA accessible points of entry
- Sufficient public parking
- Signage implementation



Colorful
tables lining
the canal

A scenic view of a canal lined with lush green trees and buildings in the background. The canal is in the foreground, reflecting the surrounding greenery. The trees are dense and vibrant green, lining both sides of the canal. In the background, there are multi-story buildings with a mix of brick and stone facades. The overall atmosphere is peaceful and well-maintained.

Landscaping
and trees
lining the
canal

A vibrant night scene of a canal, likely in Venice, Italy. The water is dark, reflecting the warm lights from the buildings and trees. On the left, a boat is decorated with a blue canopy featuring white stars and stripes, and is filled with people. In the center, another boat is moving, its lights blurred. The right bank is lined with trees wrapped in warm white lights, and people are walking along the path. Buildings with lit windows and balconies are visible in the background.

Light it up
at night for
every
occasion!

Reinvent APT - ABOVE



Reinvent APT - BELOW



Vibrant pops of local art spread through the Canal walk will inspire residents and visitors to come back time and time again.



Install new connections from the APT for Pedestrians to go up and down in convenient locations. Especially important near the residential.

Reimagining Mandalay Canal

- Engage the Stakeholders
 - Activate the Water
- Investing in the Future

Q&A

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Contact information.uli.org

