

UDPRP Review Summary

07.26.19

Urban Design Peer Review Panel

DATE: 07.26.19

TIME: 8:30am

PROJECT: Love Field Hotel

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Love Field Hotel proposal as derived from the July 26th Peer Review session.

Advice Summary

- [1] The panel applauds the move to add further density to the site and help build upon the momentum of the West Love development and surrounding multifamily.
- [2] The panel recommends providing integrated stormwater management on all surface parking areas and naturally filtering stormwater runoff wherever possible.
- [3] The panel recommends the design team consider adding/improving fenestration and relocating active ground-level uses along the southern façade of the hotel to better enhance the vitality of the internal drive between Mockingbird and the hotel.
- [4] The panel advises the design team to consider relocating and providing a more prominent main entrance of the multifamily building to further activate the interior of the site and help create synergy with the adjacent hotel. One solution is to rearrange the proposed Phase II elements and locate the multifamily building at the rear of the site and locate the garage where the multifamily building is currently proposed.
- [5] The panel recommends providing a trail or walking path around and through the site by enhancing proposed walking paths and improving proposed open spaces.
- [6] The panel encourages the development team work with the City of Dallas to abandon the property at Hawes and Forest Park in order to locate multifamily uses along Hawes and establish the Hawes/ Forest Park intersection as a more prominent, urban intersection.
- [7] The panel recommends bringing the hotel entrance and porte-cochere closer to Forest Park Road, or, alternatively, enhancing it with a plaza or other improved public realm move to strengthen the pedestrian experience along Forest Park Road and the connection to the hotel.
- [8] The panel advises further improvements be made to the Mockingbird streetscape in order to enhance the frontage as a more urban space.