

UDPRP Review Summary **DRAFT 05.26.17**

Urban Design Peer Review Panel

DATE: 05.26.17

TIME: 8:30am

PROJECT: 310 Houston Courtyard Marriott

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for the 310 Houston Courtyard Marriott project, as derived from the May 26th Peer Review session.

Advice Summary

- [1] The panel expresses concern toward the location of back of house uses and the lack of building entry/activation along Houston Street and urges the project to reorient toward Wood and Houston.
- [2] The panel suggests exploring an approach that considers the Wood Street frontage as a grand entry to the hotel, utilizing the site and ground level facade design to introduce activity along Wood Street around to the Houston Street building frontage.
- [3] Consider extending the ground floor out towards Wood Street to help mitigate the distance from the building to wood street.
- [4] The panel strongly recommends the relocating loading to the public right of way given the challenges and location of the site.
- [5] The panel notes concern around the externally located elevator, recommending exploration of relocating the roof access to the internal elevator core.