

## Applicable Urban Design Priorities Project Should Achieve

- [1] **Consider reorienting the proposed hotel with the main entrance and porte cochere terminating the internal drive off Mockingbird.**  
Whereas the current alignment of the hotel faces Forest Park Road and the inactive side facade of the hotel across the street, a reorientation could help activate the street and spaces internal to the site and help to better frame a strong internal drive.
- [2] **Explore providing a strong driveway internal to the site that could help introduce internal walkability and provide an additional connection between Mockingbird and Hawes Avenue.**  
Framing an internal drive with the hotel and the proposed Phase II multifamily uses could create a series of smaller, more walkable blocks that would begin to communicate with new multifamily under construction across Hawes.
- [3] **Wrap the proposed parking garage in development or provide garage screening reflective of the adjacent building's architecture.**  
The Phase II Multifamily development should consider wrapping the garage with residential units to help activate Hawes Avenue and create a condition comparable to that across the street. Alternatively, the proposed garage should be designed to effectively screen headlights, masking the garage with a facade compatible with the multifamily structure's architecture.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Maple/Mockingbird]

## Context Description

The project site consists of a tract of land at the west corner of Forest Park Road and Mockingbird Lane adjacent to a tract of land previously reviewed in 2014. More recently, the Panel reviewed a similar proposal for another hotel on this site in 2018. The vacant tract has been purchased by the current development team to be developed as a dual-brand hotel serving the Love Field area, similar to the previous proposal.

As a catalyst project for the area, critical components of the projects include introducing an urban edge and form along Mockingbird, relocating the main hotel entrance away from the rear end of the adjacent hotel, re-orienting the proposed hotel to create a strong internal pedestrian street flanked by the hotel and multifamily building, locating service areas away from pedestrian corridors, and effective garage screening at the rear of the property.

## Love Field Hotel

Neighborhood:  
Love Field  
[Maple/Mockingbird TIF District]

Program:  
Hotel / Commercial

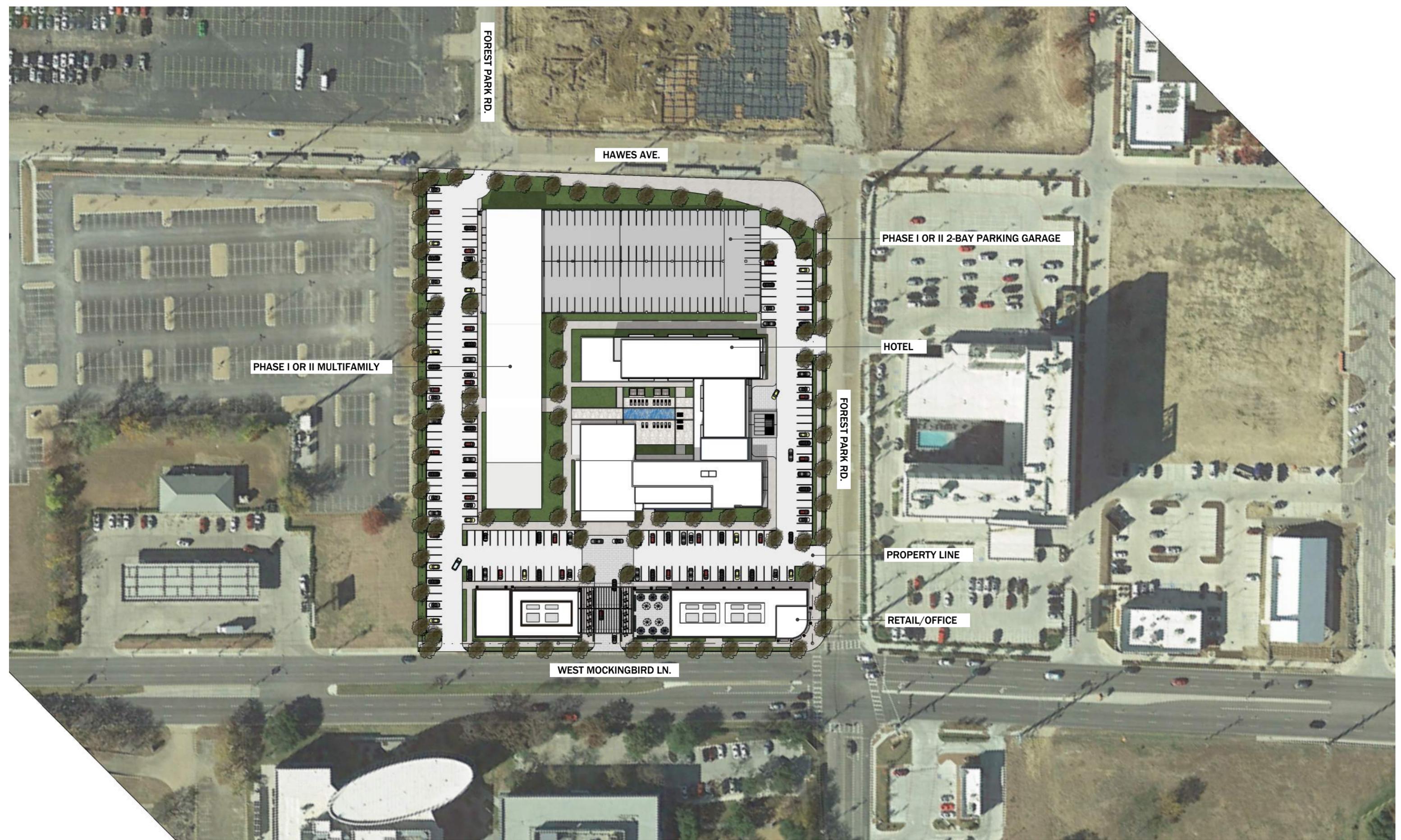
# Love Field Hotel: M&M II

Dallas, Texas 07.25.2019



R. Andrew Bennett  
Reg. No. 18129

**BOKA** Powell



FOREST PARK RD.

HAWES AVE.

PHASE I OR II MULTIFAMILY

PHASE I OR II 2-BAY PARKING GARAGE

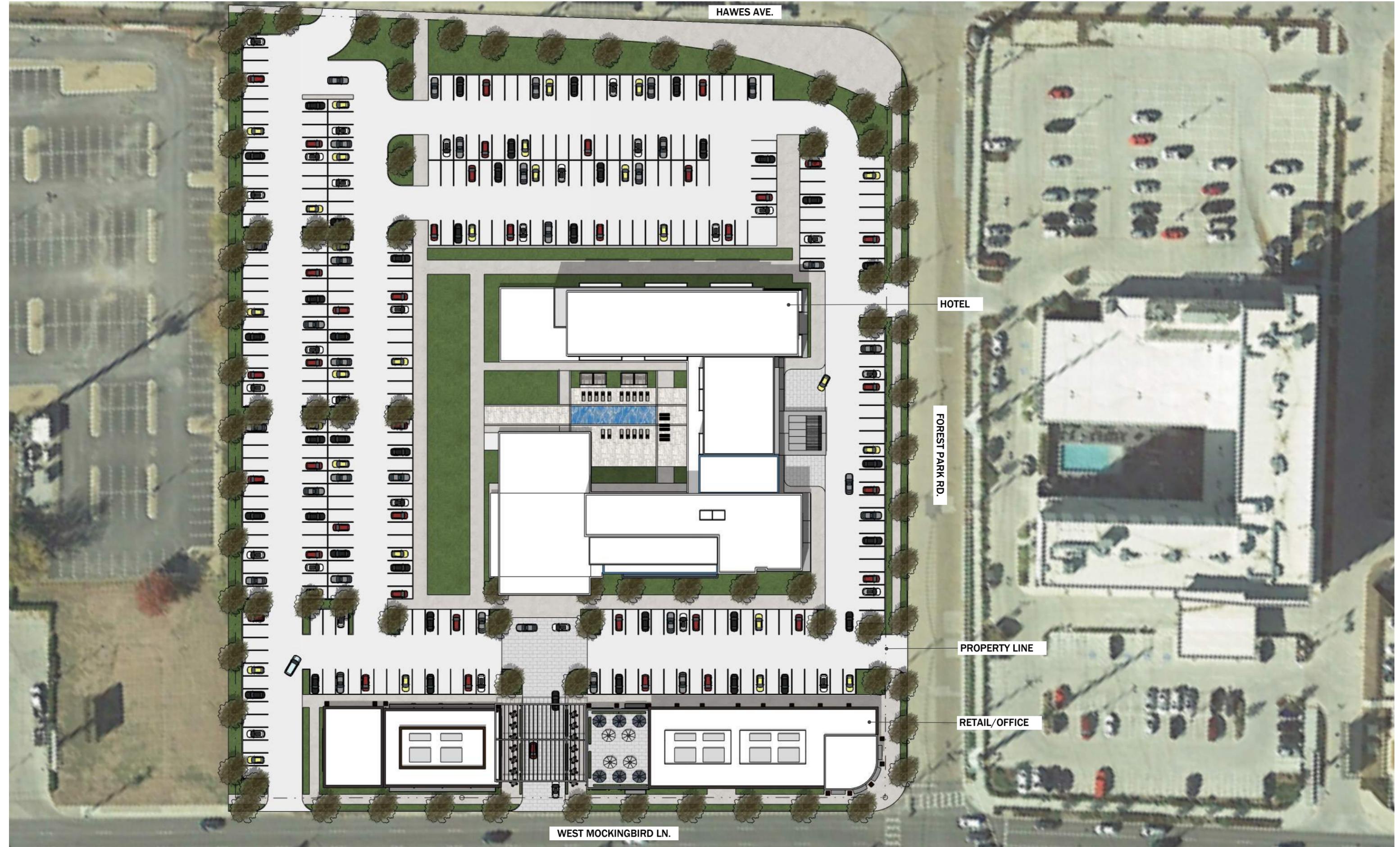
HOTEL

FOREST PARK RD.

PROPERTY LINE

RETAIL/OFFICE

WEST MOCKINGBIRD LN.



HAWES AVE.

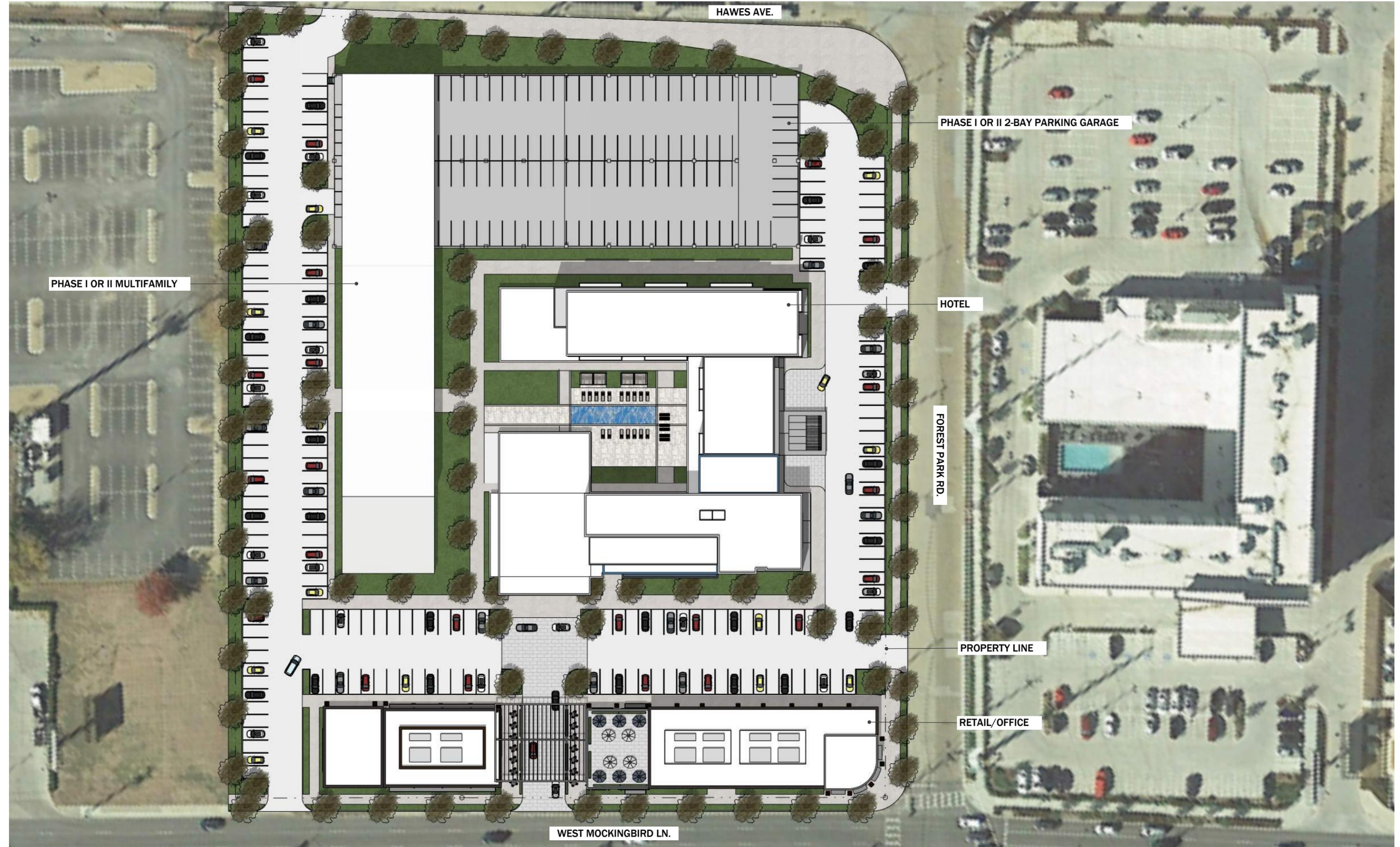
HOTEL

FOREST PARK RD.

PROPERTY LINE

RETAIL/OFFICE

WEST MOCKINGBIRD LN.



HAWES AVE.

PHASE I OR II 2-BAY PARKING GARAGE

PHASE I OR II MULTIFAMILY

HOTEL

FOREST PARK RD.

PROPERTY LINE

RETAIL/OFFICE

WEST MOCKINGBIRD LN.

PHASE II  
MULTIFAMILY



\*PRELIMINARY PLANNING FOR ILLUSTRATION PURPOSED ONLY\*

Hotel Ground Floor Plan  
scale: 1"=30'

M&M II

07.25.2019

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PHASE I OR II  
MULTIFAMILY





**PHASE I**

280 KEY HOTEL: 201,775 GSF  
[8 LEVELS]

5 RETAIL TENANTS: 15,700 GSF  
[1 LEVEL]

OFFICE: 11,800 GSF  
[2 LEVELS]

368 SURFACE PARKING SPACES

**PHASE II**

280 KEY HOTEL: 201,775 GSF  
[8 LEVELS]

5 RETAIL TENANTS: 15,700 GSF  
[1 LEVEL]

OFFICE: 11,800 GSF  
[2 LEVELS]

160 UNIT MULTI-FAMILY: 152,603 GSF  
[9 LEVELS]

196 SURFACE PARKING SPACES

494 GARAGE PARKING SPACES  
[4 LEVELS]



**PHASE I**

**PHASE II**



**PHASE I**



**PHASE II**









