

# UDPRP Review Summary

08.24.18

Urban Design Peer Review Panel

DATE: 08.24.18

TIME: 8:30am

**PROJECT: Cabana Hotel**

LOCATION: Dallas City Hall Room 5ES

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## Overview

Below is a summary of Urban Design Peer Review Panel advice for the Cabana Hotel redevelopment proposal as derived from the August 24 Peer Review session.

## Advice Summary

- [1] The panel notes enthusiasm and support for the efforts of the development team to preserve and restore the historic Cabana Hotel. Furthermore, the panel recognizes the extraordinary significance of the structure and encourages ongoing efforts to balance modern functional needs with preserving character defining elements of the historic building.
- [2] Noting existing challenges for providing pedestrian comfort along the frontage road, the panel expresses concern around increasing the height of the existing screening wall as proposed, suggesting that any vertical extension be located in a separate plane to provide increased visual relief.
- [3] The panel further recommends locating the sidewalk away from the back of curb wherever possible to allow for a buffer for pedestrians, noting that care should be given toward preserving existing trees. As a means to allow for additional flexibility the panel suggests engaging with the City and TxDOT to pursue opportunities to regain additional width through the design of the adjacent TxDOT reconstruction project.
- [4] The panel recommends further amplifying the plaza like qualities of the primary motor court area to realize its potential as a plaza space and amenity for the hotel, while taking specific care to retain and preserve character defining design elements of the historic building and site treatments.
- [5] The panel recommends incorporating the existing southern triangle median as an opportunity for an integral design element and gateway to the site.
- [6] The panel strongly recognizes the catalytic potential for the Cabana Hotel redevelopment to increase exposure to the southern half of the design district, and strongly encourages that the City participate in realizing the implementation of the larger district wide public improvement strategy as a separate but concurrent project, specifically noting the following considerations:
  - The panel recommends a significant and notable intervention be made to enhance Slocum Street as a meaningful and comfortable pedestrian spine, potentially incorporating both sides of Slocum directly adjacent to this development as a component of this proposal.

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- The panel strongly recommends significant pedestrian improvements on Wichita Street to introduce a strong visual and physical link to both riverfront, and on to the Ron Kirk Pedestrian Bridge and Trinity corridor.
- The panel further recommends that improvements to Wichita Street incorporate the triangle of land on the northwest corner of Continental and Riverfront to strengthen the connection of Wichita Street to the Trinity.
- The panel recommends leveraging any and all opportunities to utilize the adjacent utility corridor as a means to make additional pedestrian linkages for the project, and to enhance connectivity within the overall district.