

UDPRP Review Summary **DRAFT 03.24.17**

Urban Design Peer Review Panel

DATE: 03.24.17

TIME: 8:30am

PROJECT: Virgin Hotel

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of Urban Design Peer Review Panel advice for the Virgin Hotel, as derived from the March 24th Peer Review session.

Advice Summary

- [1] The panel strongly recommends the extension of the proposed street right-of-way treatments beyond the project site, across Hi Line Drive and down to the Trinity Strand Trailhead.
- [2] The panel expresses concern over the livelihood of the existing large oak trees and recommends that the landscape and hardscape schemes recognize flexibility to enhance their survival.
- [3] Leverage opportunities for placemaking elements that help visually orient people to the Trinity Strand Trail from Hi Line Drive and support existing wayfinding signage.
- [4] The panel recommends a more prominent connection from the bicycle parking area to the central median pathways and improvements.
- [5] Consider utilizing the proposed facade system to contribute to the masking or softening of service areas or inactive portions of the south and east ground level facades.
- [6] The panel recommends the exploration of an additional access point, through a stair or other similar means, to the patio deck along Turtle Creek. Additionally, the panel recommends the softening of the proposed retaining wall through methods such as a seating wall areas and landscape treatments.
- [7] The panel recommends the addition of street trees wherever possible and where utilities allow.
- [8] Consider opportunities to filter storm water through landscape areas rather than moving directly off site.
- [9] The panel supports and applauds any effort to utilize the triangular parcel to the north as an opportunity to further activate and enliven the neighborhood and trailhead.