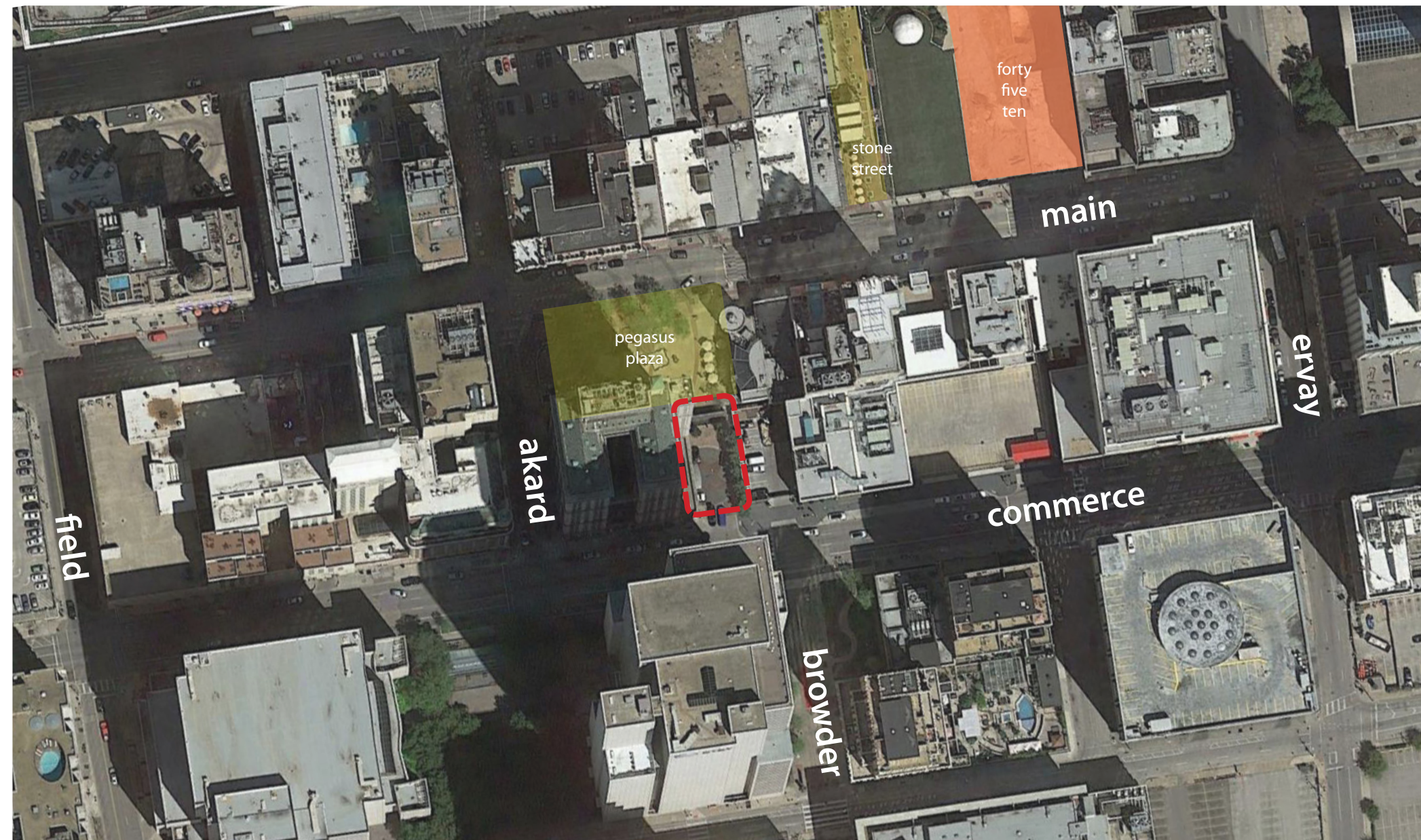


Applicable Urban Design Priorities that Project Should Achieve

- [1] Primary pedestrian path should be designed as a highly visible, well lit and inviting passageway with generous space for the pedestrian -
The passageway should be treated so that the passing pedestrian feels that they are intended to cross here. Critical considerations are incorporating materials that visually tie the sidewalk, passageway, and Pegasus Plaza together. The passage should appear and function as a public space.
- [2] Pedestrian passageway should set up a visual connection to Pegasus Plaza and serve as a plaza entrance -
Careful consideration should be made in framing the view created by the passageway to invite pedestrians to utilize the public space to access Pegasus Plaza.
- [3] Careful attention should be given to the treatment of the event space enclosure so that it does not serve to disconnect the passageway from the hotel or become a physical barrier in the landscape -
The desire for privacy should be balanced with the creating an inviting and safe pedestrian connection.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [city center]

Context Description

The Magnolia Hotel is located downtown at the corner of Commerce and Akard. Pegasus Plaza is located directly to the north, connected by a narrow pedestrian walkway. South of the site is Browder Plaza, currently being reconstructed to serve as an enhanced amenity for the adjacent properties.

The current proposal involves the conversion of the existing motor court on the east side of the building to a multi-use pedestrian connection and event space. Hotel drop off functions will be relocated to Commerce to free up the existing space for improvements.

Critical considerations are creating a safe and inviting pedestrian connection to Pegasus Plaza, modifying or removing the existing water wall at the north end of the site, and balancing the desire for programmable event space for the hotel and comfortable and generous pedestrian passage.

City Center TIF

Neighborhood:
Downtown

Program:
Public space / Event space



Magnolia Hotel Pass Through

September 2015



la terra studio™

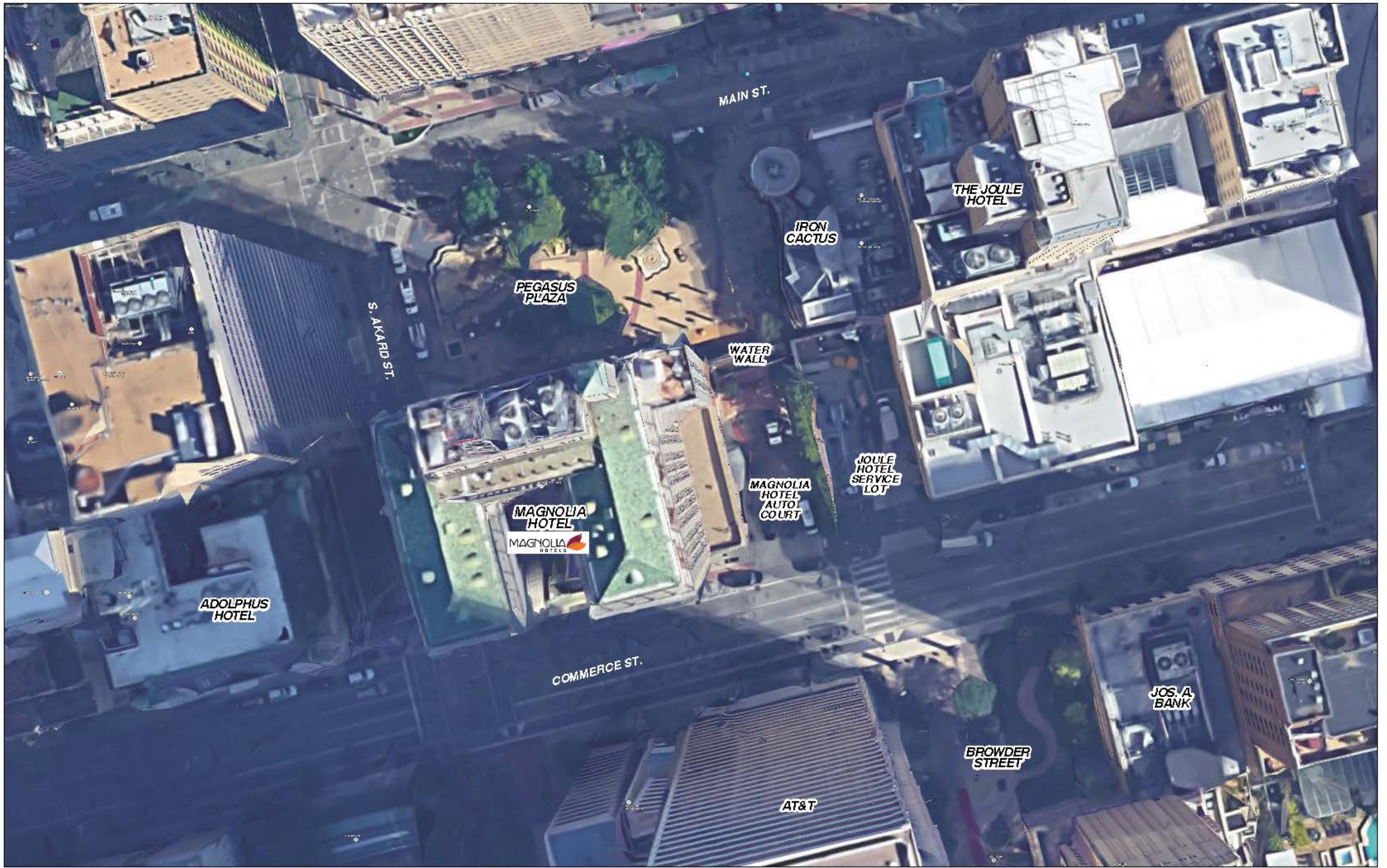


DOWNTOWN
DALLAS INC



Magnolia Hotel Pass Through: Context Map

September 2015



Magnolia Hotel Pass Through: Context Map

September 2015



Magnolia Hotel Pass Through: Site Photos

September 2015

The Downtown Dallas Magnolia hotel located at the
Intersection of Commerce St. and S. Akard St.



Magnolia Hotel Pass Through: Site Photos

September 2015

View from Commerce St. towards Pegasus
Plaza through the hotel's auto court

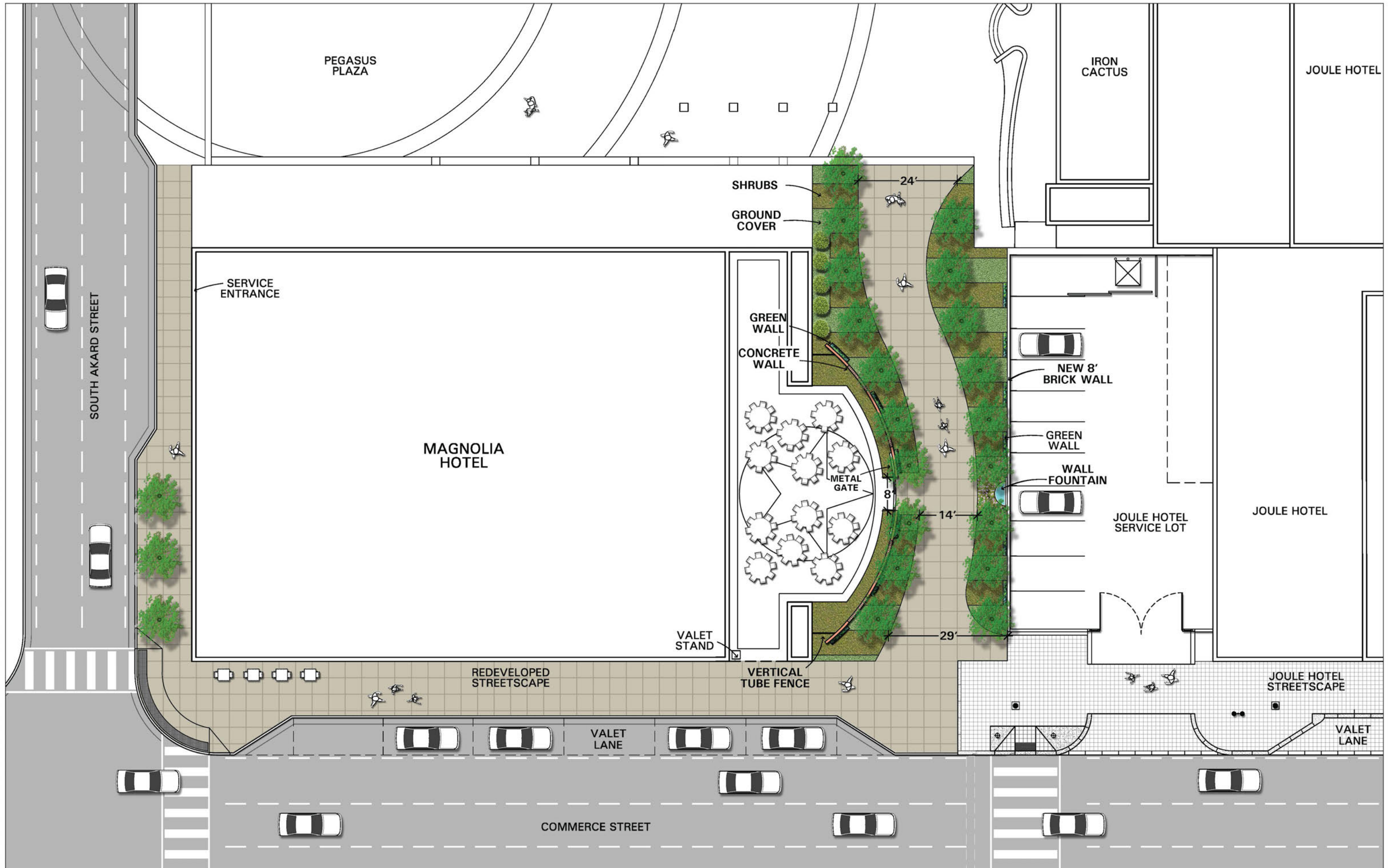






Magnolia Hotel Pass Through: Context Plan

September 2015





Magnolia Hotel Pass Through: Perspective

September 2015

Bird's-eye view of Magnolia Hotel pass
through from Commerce Street



Magnolia Hotel Pass Through: Perspective

September 2015

View from Commerce Street towards Pegasus Plaza





Magnolia Hotel Pass Through: Perspective

September 2015

View from Pegasus Plaza towards Commerce Street



Magnolia Hotel Pass Through: Perspective

September 2015

Hotel Function Space - Private Event with views to public space



Magnolia Hotel Pass Through: Perspective

September 2015

Hotel function space - Open to public viewing



Magnolia Hotel Pass Through: Perspective

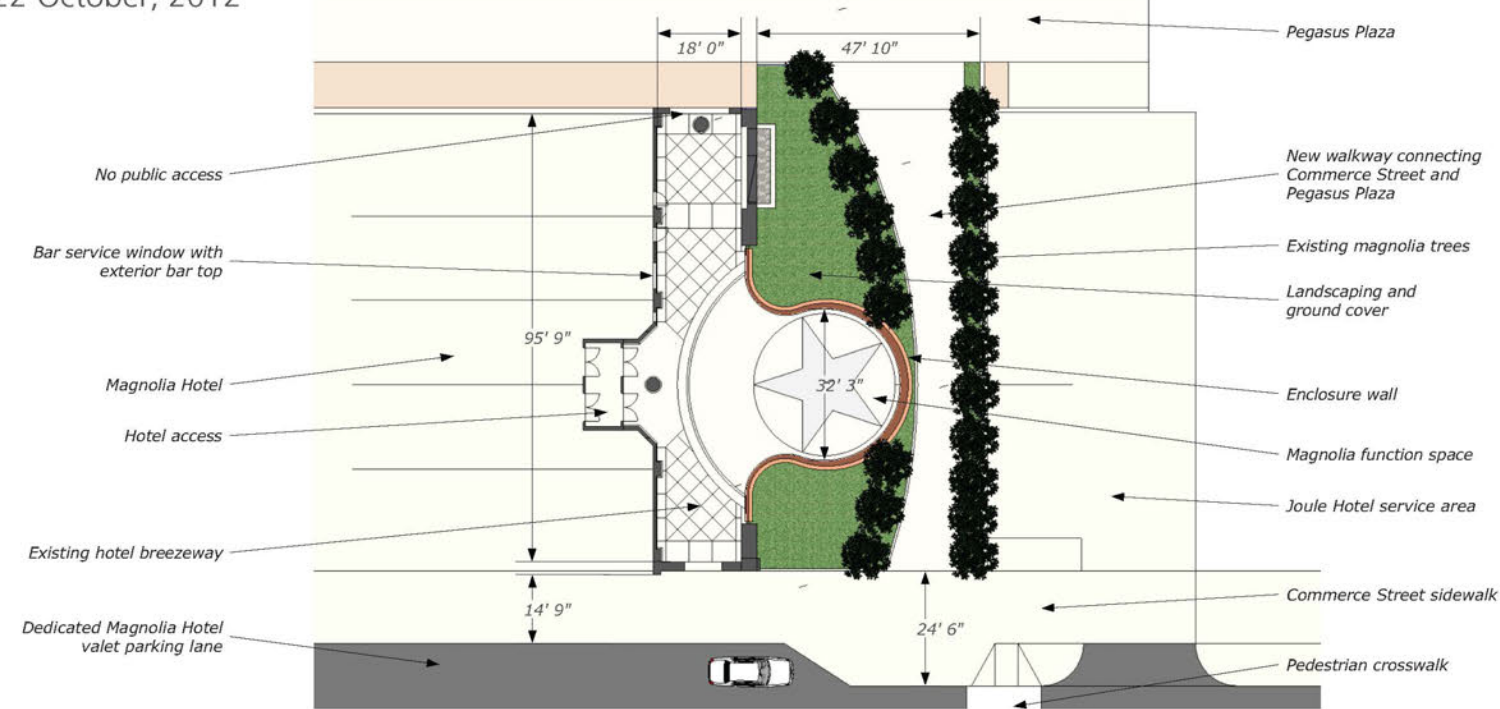
September 2015

Hotel function space - Closed to public viewing

Autocourt reconfiguration for The Magnolia Hotel, Dallas, TX

Guy Thornton Design

22 October, 2012



Plan showing new Magnolia Hotel function space and walkway



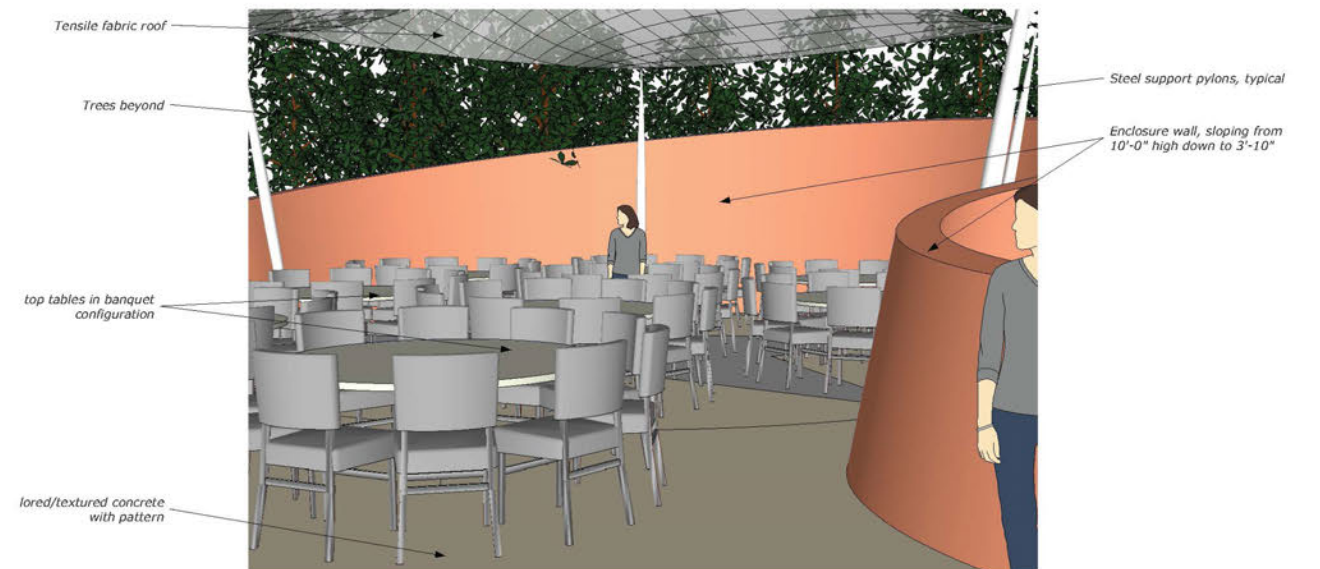
Aerial view from southeast



View of new walkway looking north towards Pegasus Plaza



View of new walkway looking south from Pegasus Plaza



View showing banquet seating