

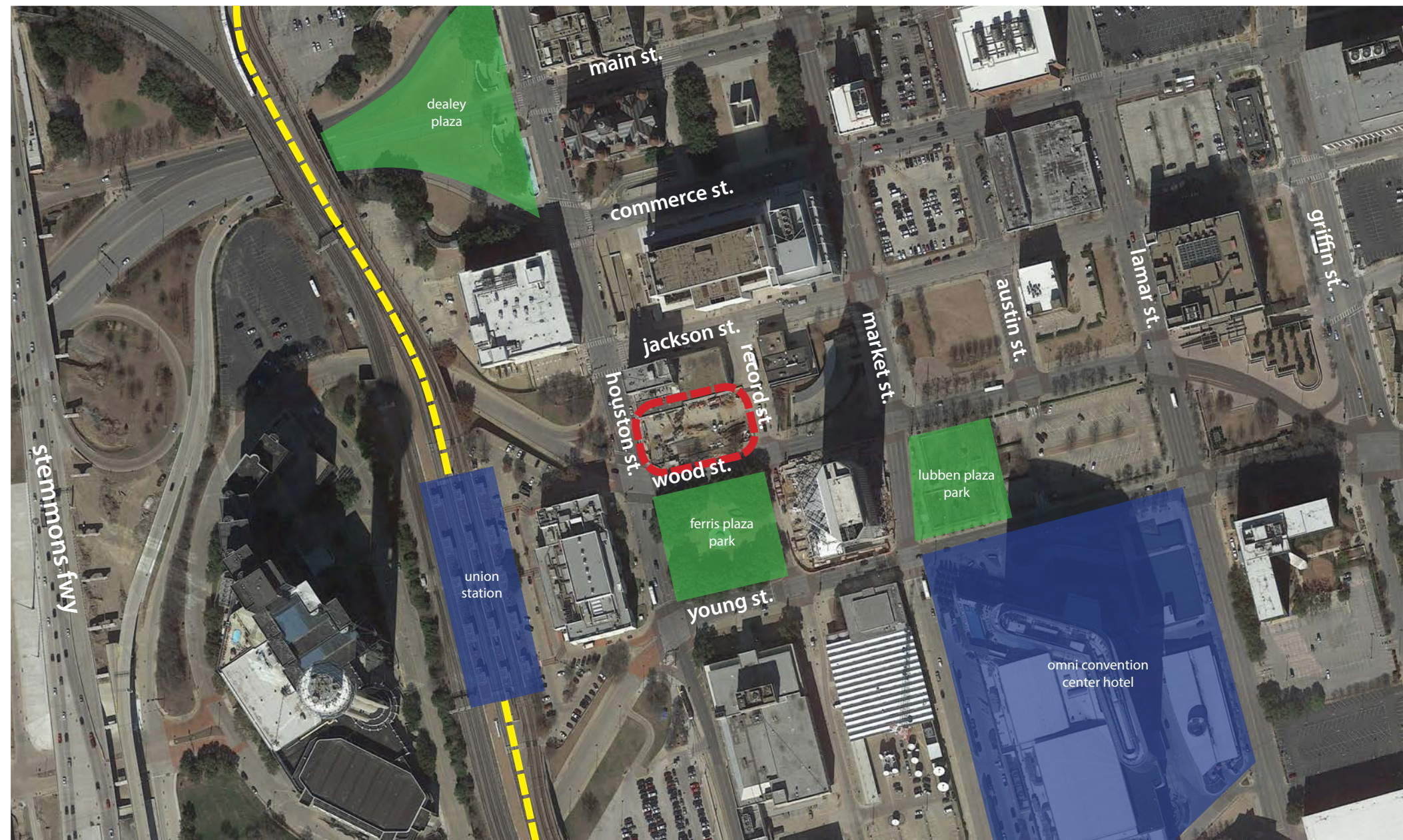
## Applicable Urban Design Priorities Project Should Achieve

- [1] Locate active uses along each street frontage at the ground level, with particular emphasis along the Union Station and Ferris Plaza Park facing frontages -

Given the prominent location of the project site, attention should be given toward locating active uses along all street frontages. This is particularly important in relation to surrounding public assets and public uses.

- [2] Readdress the site treatment along Wood St. by relocating the vehicular drop off and designing the space as a pedestrian plaza linking active ground level uses with an enhanced sidewalk and streetscape -

The Wood Street frontage presents an opportunity to create a pedestrian plaza area that helps to link ground floor uses to the sidewalk through a pedestrian focused public realm design. Opportunities should be taken to eliminate vehicular uses from this space.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Downtown Connection]

## Context Description

The West End Courtyard Marriott site is located in the Reunion/Union Station District of Downtown, bounded by Houston Street, Wood Street, Record Street, and Jackson Street. The site is directly across from Ferris Plaza Park and also adjacent to the front door of union Station.

Primary considerations for the project include relocating auto-centric uses along the public rights of way rather than within the site, engaging Ferris Plaza Park and Union Station with active ground level uses and introducing occupiable plaza space oriented primarily toward pedestrian uses and amenities.

## West End Courtyard Marriott

Neighborhood:  
Reunion/Union Station  
District

*Downtown Connection  
TIF District*

Program:  
Hotel





**COURTYARD**<sup>®</sup>

**Marriott**<sup>®</sup>

**COURTYARD BY MARRIOTT**

310 SOUTH HOUSTON ST  
DALLAS, TX 75202

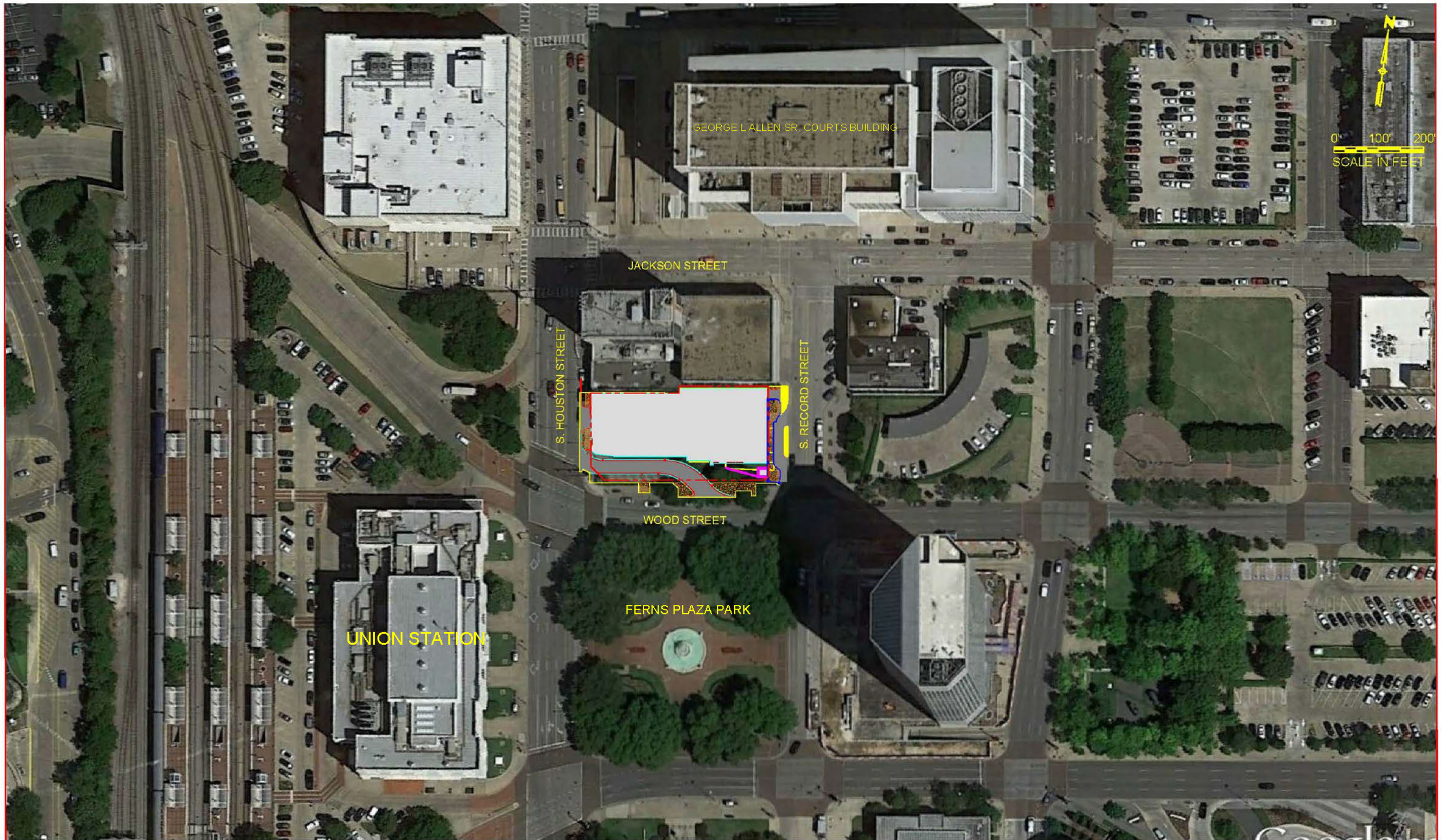
**DEVELOPER:**

EQUITY HOTEL  
GROUP, LLC

P.O. BOX 1018  
LITHIA SPRINGS, GA  
30122

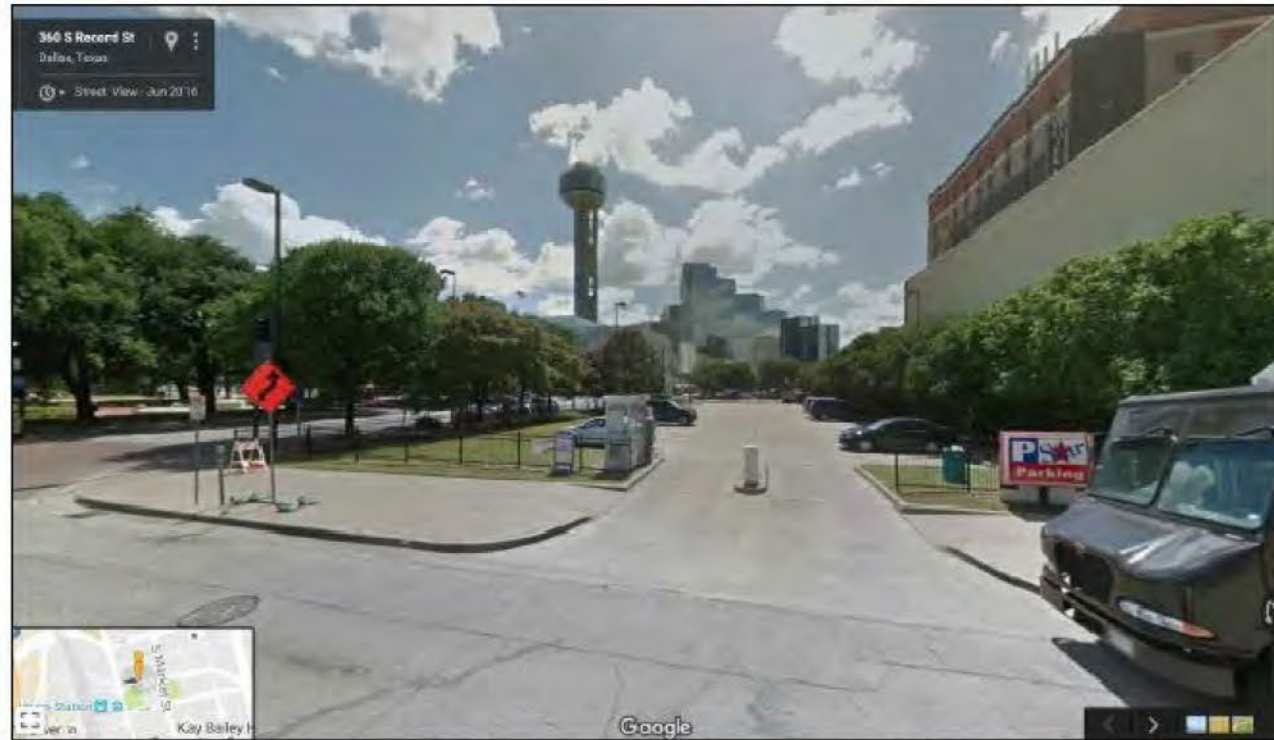
**ARCHITECT:**

**W | L | A**  
WINFORD | LINDSAY | ARCHITECT

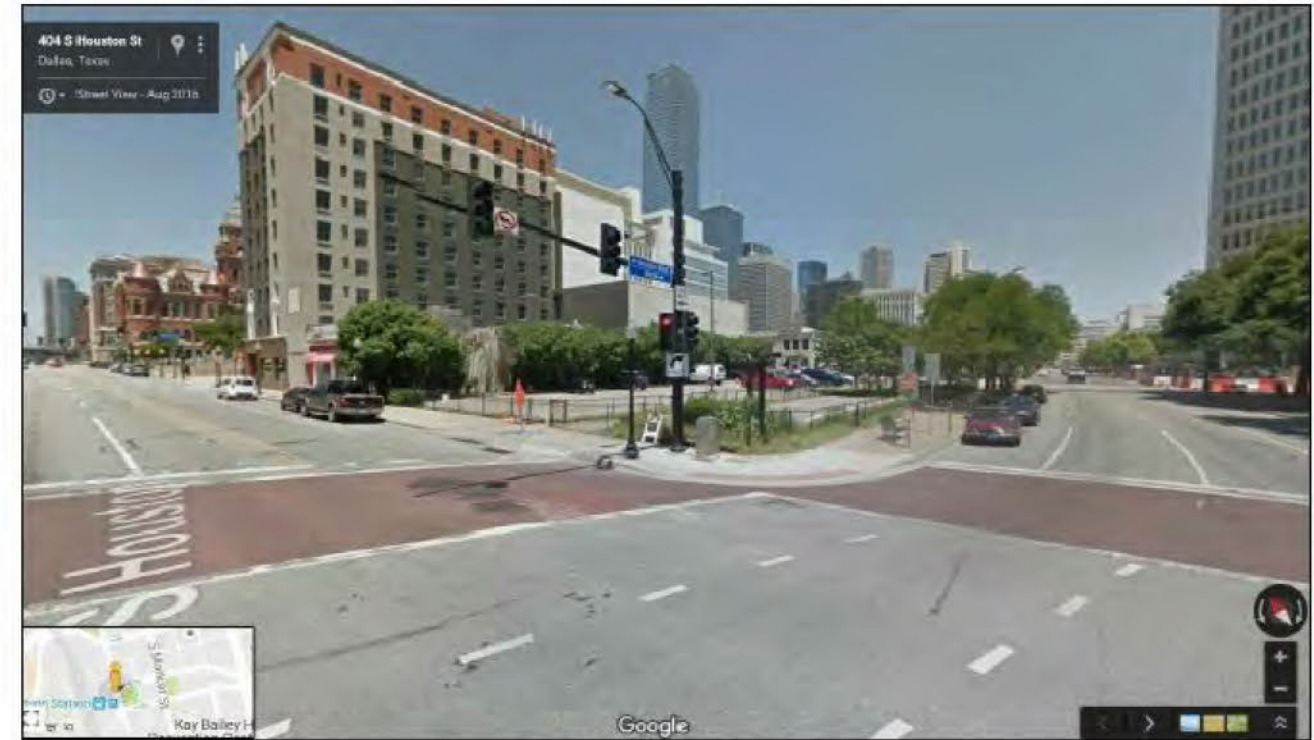


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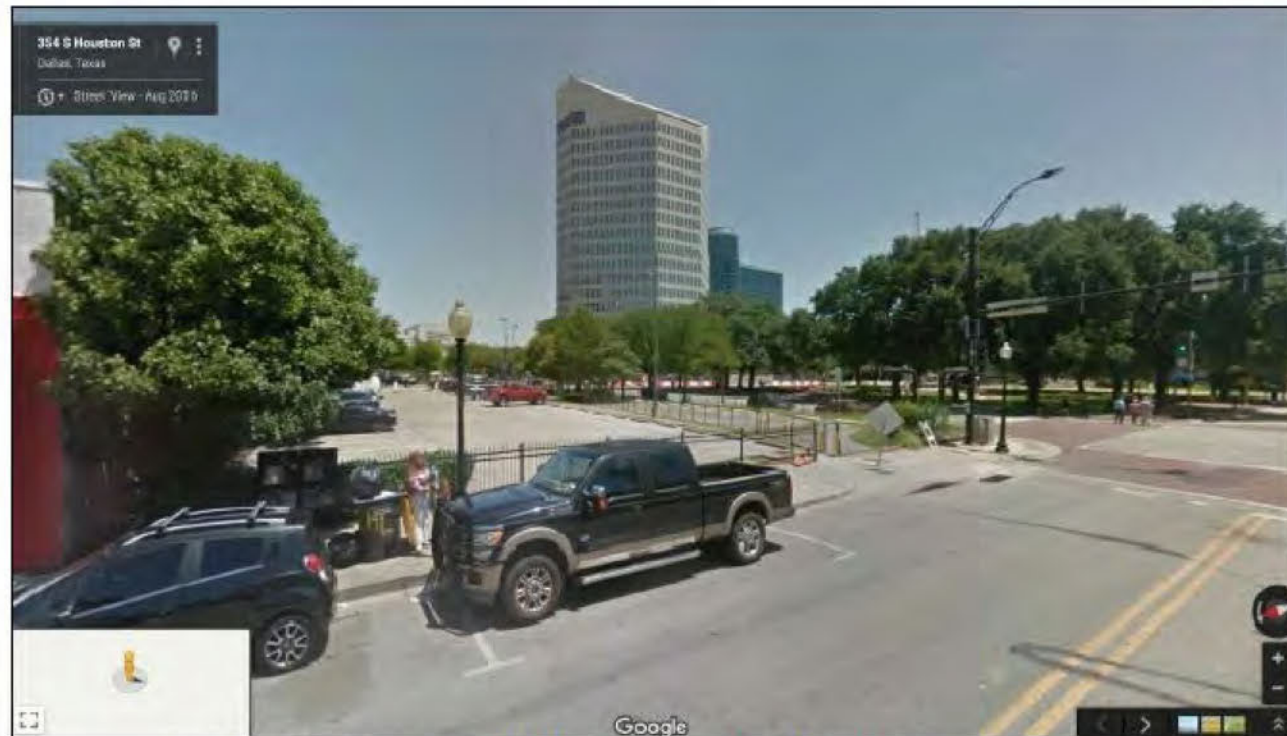




S RECORD STREET LOOKING WEST



S HOUSTON STREET LOOKING NORTHEAST



S HOUSTON STREET LOOKING SOUTHEAST



WOOD STREET LOOKING NORTHWEST



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 DALLAS, TX 75202



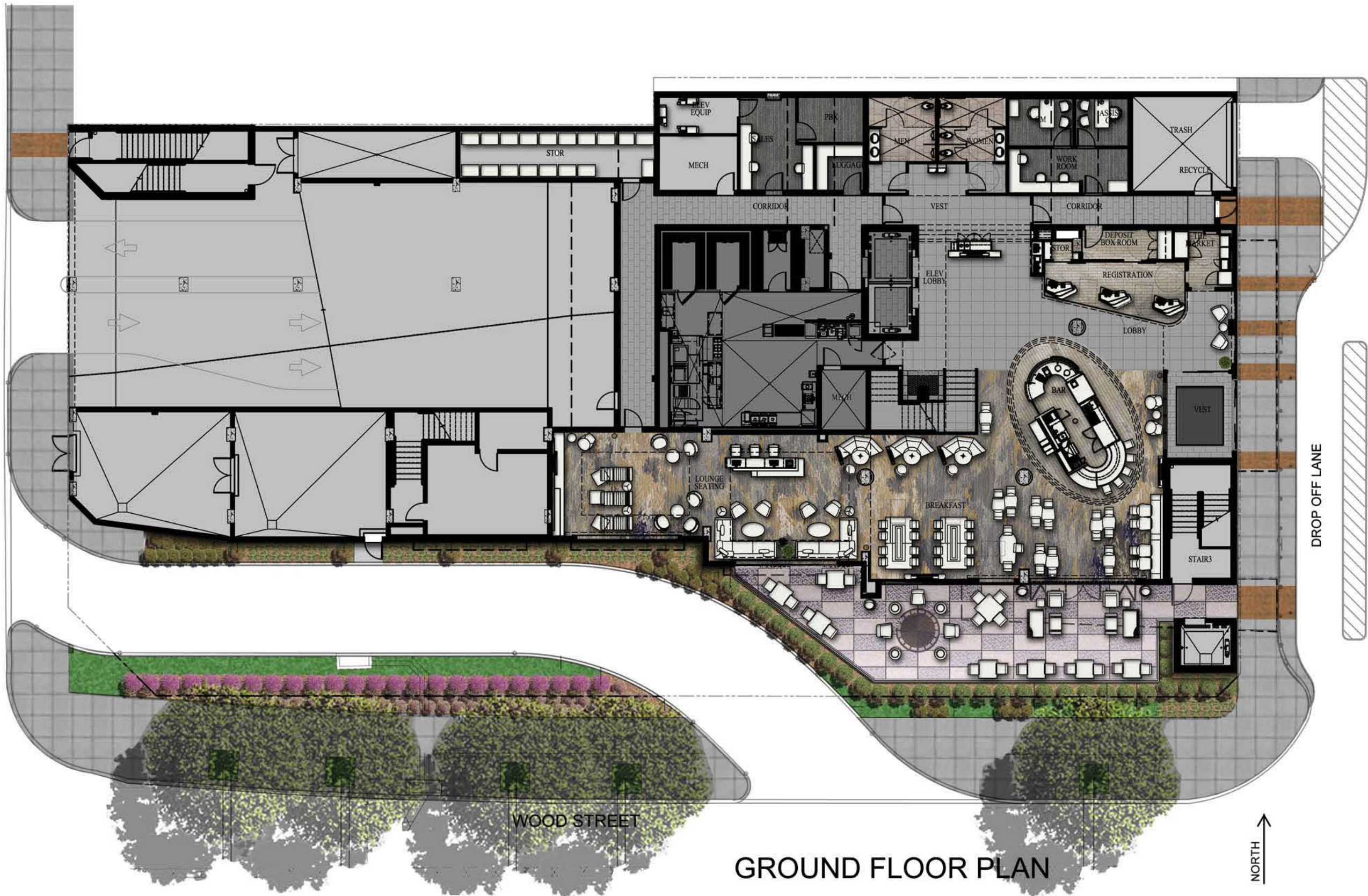
S. HOUSTON STREET

S. RECORD STREET

DROP OFF LANE

WOOD STREET

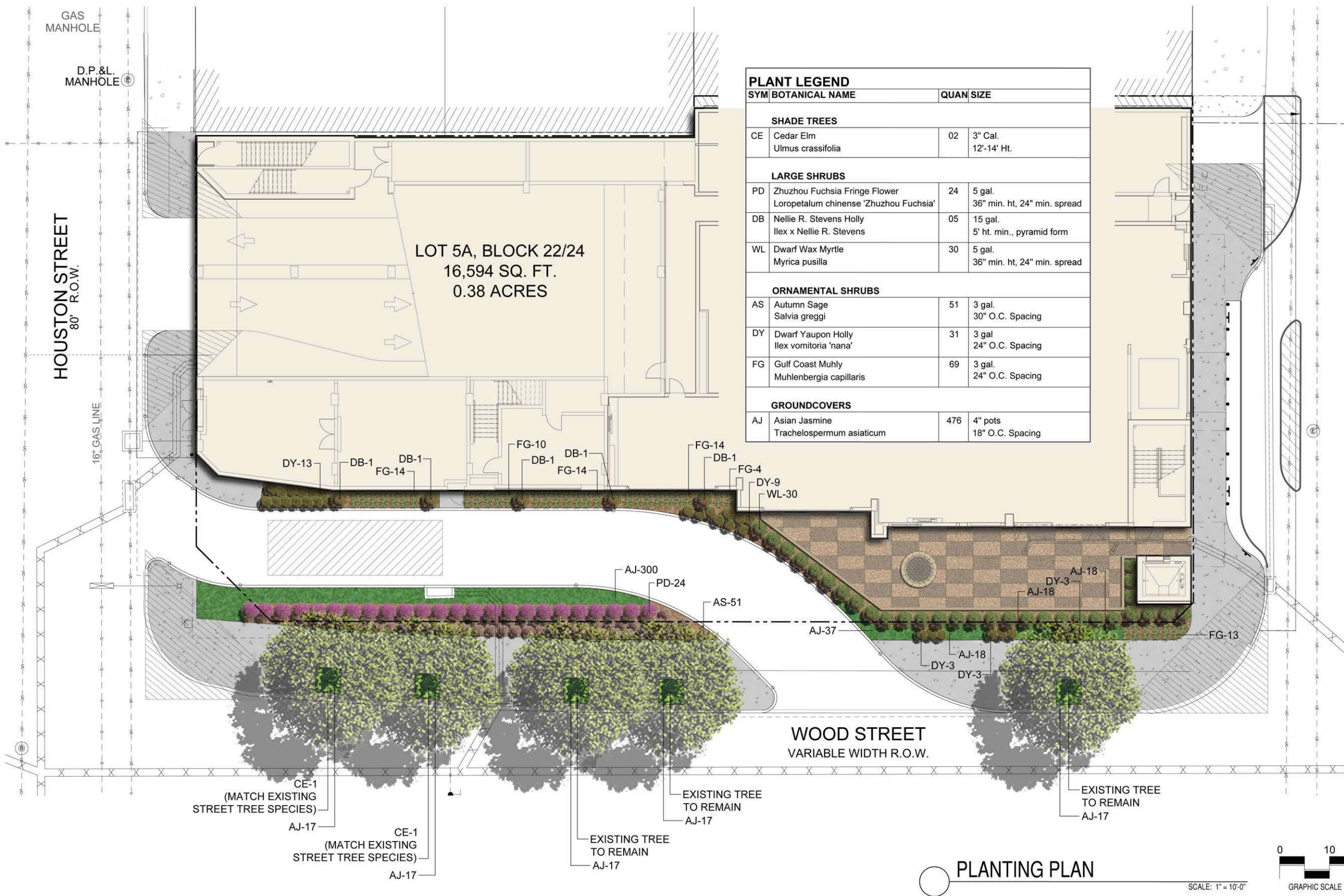
# GROUND FLOOR PLAN



## COURTYARD BY MARRIOTT

310 SOUTH HOUSTON ST  
DALLAS, TX 75202





PLANT LEGEND			
SYM	BOTANICAL NAME	QUAN	SIZE
<b>SHADE TREES</b>			
CE	Cedar Elm <i>Ulmus crassifolia</i>	02	3" Cal. 12'-14' Ht.
<b>LARGE SHRUBS</b>			
PD	Zhuzhou Fuchsia Fringe Flower <i>Loropetalum chinense 'Zhuzhou Fuchsia'</i>	24	5 gal. 36" min. ht, 24" min. spread
DB	Nellie R. Stevens Holly <i>Ilex x Nellie R. Stevens</i>	05	15 gal. 5' ht. min., pyramid form
WL	Dwarf Wax Myrtle <i>Myrica pusilla</i>	30	5 gal. 36" min. ht, 24" min. spread
<b>ORNAMENTAL SHRUBS</b>			
AS	Autumn Sage <i>Salvia greggi</i>	51	3 gal. 30" O.C. Spacing
DY	Dwarf Yaupon Holly <i>Ilex vomitoria 'nana'</i>	31	3 gal. 24" O.C. Spacing
FG	Gulf Coast Muhly <i>Muhlenbergia capillaris</i>	69	3 gal. 24" O.C. Spacing
<b>GROUNDCOVERS</b>			
AJ	Asian Jasmine <i>Trachelospermum asiaticum</i>	476	4" pots 18" O.C. Spacing



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VIEW OF INTERIOR LOBBY



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310 SOUTH HOUSTON ST  
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SOUTH ELEVATION (FACING WOOD STREET)



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310 SOUTH HOUSTON ST  
DALLAS, TX 75202





WEST ELEVATION (FACING S. HOUSTON STREET)



EAST ELEVATION (FACING S. RECORD STREET)



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DALLAS, TX 75202





VIEW FROM CORNER OF S. RECORD STREET & WOOD STREET (FACING NORTHWEST)



COURTYARD BY MARRIOTT

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DALLAS, TX 75202





VIEW FROM CORNER OF S. HOUSTON STREET & WOOD STREET (FACING NORTHEAST)



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VIEW OF FERRIS PLAZA PARK



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VIEW OF UNION STATION



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VIEW OF GEORGE L ALLEN COURTS BUILDING



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VIEW OF ADJACENT HOTEL NORTH HALF OF SITE



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