

Applicable Urban Design Priorities Project Should Achieve

- [1] Consider opportunities to design the vehicular drop-off area at the front of the hotel as a more pedestrian-oriented space

The current configuration, with its numerous parking spaces, creates a space that is highly geared towards the automobile. Through selective material and landscape choices, the vehicular drop-off area can become a space more engaging towards pedestrians and vehicles.

- [2] Explore ways in which the main driveway entry into the site can be reimagined as a portal of entry for both pedestrians and vehicles.

Linking the public realm experience along Mockingbird through the site towards the hotel, as well as material choices for the entry portal drive, can create a space that not only serves as a distinct architectural feature but also invites pedestrians to permeate through the site.

- [3] Consider the design of the streetscape along Forest Park to reflect the conditions on the other side of the street.

The streetscape along Forest Park Road should serve as a gateway to future development behind the site. By designing a public realm that is inviting to pedestrians, the street will enhance the walkable nature of the district as a whole.

- [4] Consider the design of the streetscape along Mockingbird to improve the pedestrian experience and enhance the adjacent retail-

The provision of streetscape elements, including lighting, street trees, benches, and trash cans can provide a more accommodating pedestrian environment, improving walkability for the greater district. Additionally, work with DART to improve the existing conditions at the bus stop located along Mockingbird at the front of the site.



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 while under different ownership as the West Love development. The vacant tract has been purchased by the current development team to be developed as a dual-brand hotel serving the Love Field area.

As a catalyst project for the area, critical components of the projects include introducing an urban edge and form along Mockingbird, locating active uses along the street, locating service areas away from future street connections, and relating active program uses to the public realm.

Love Field Element Aloft Hotel

Neighborhood:
Love Field
[Maple/Mockingbird TIF District]

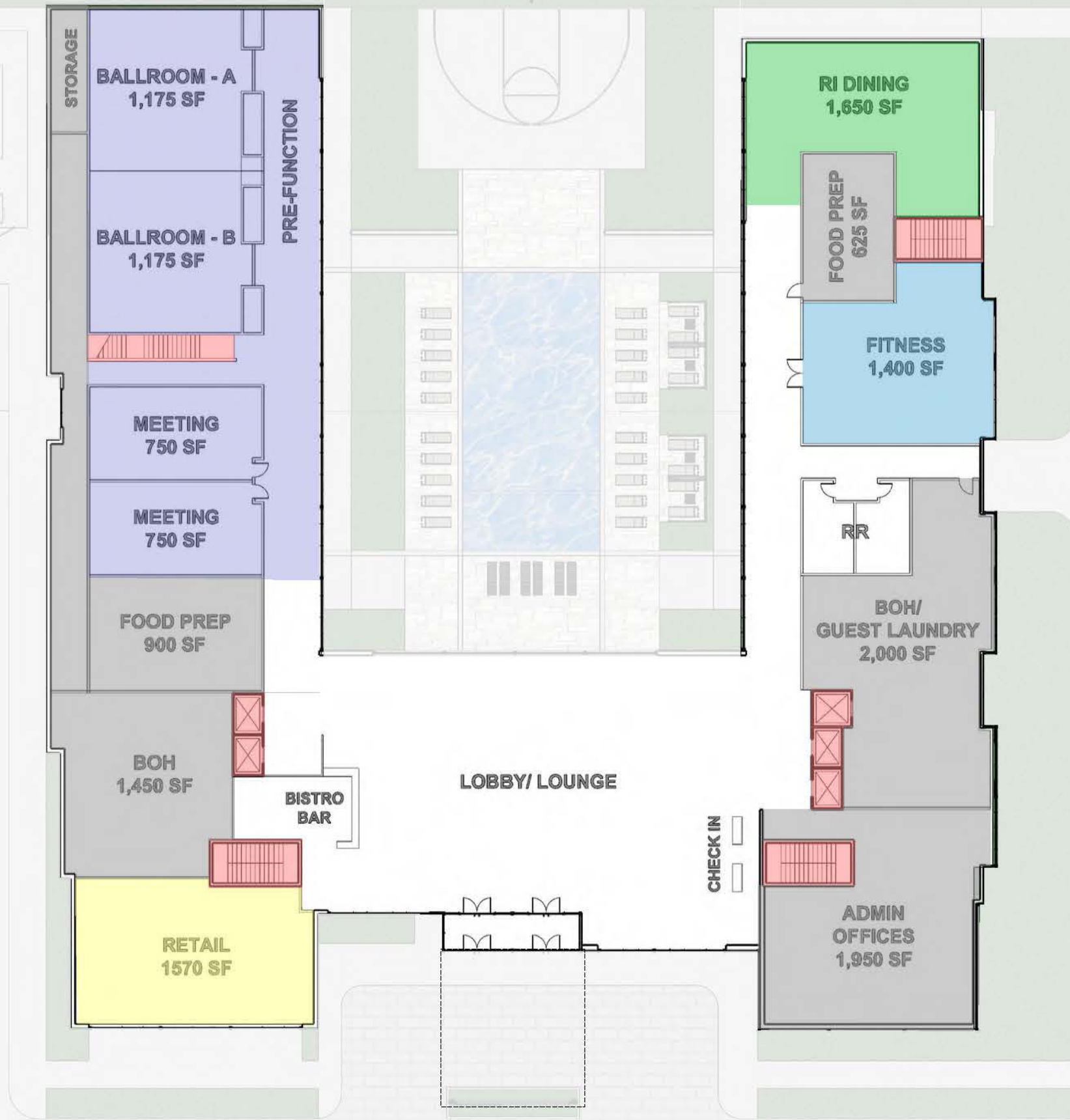
Program:
Hotel / Commercial



280 Key Hotel

8 Stories
30,000 SF Ground Floor
22,400 SF Typical Floor
185,800 SF Gross



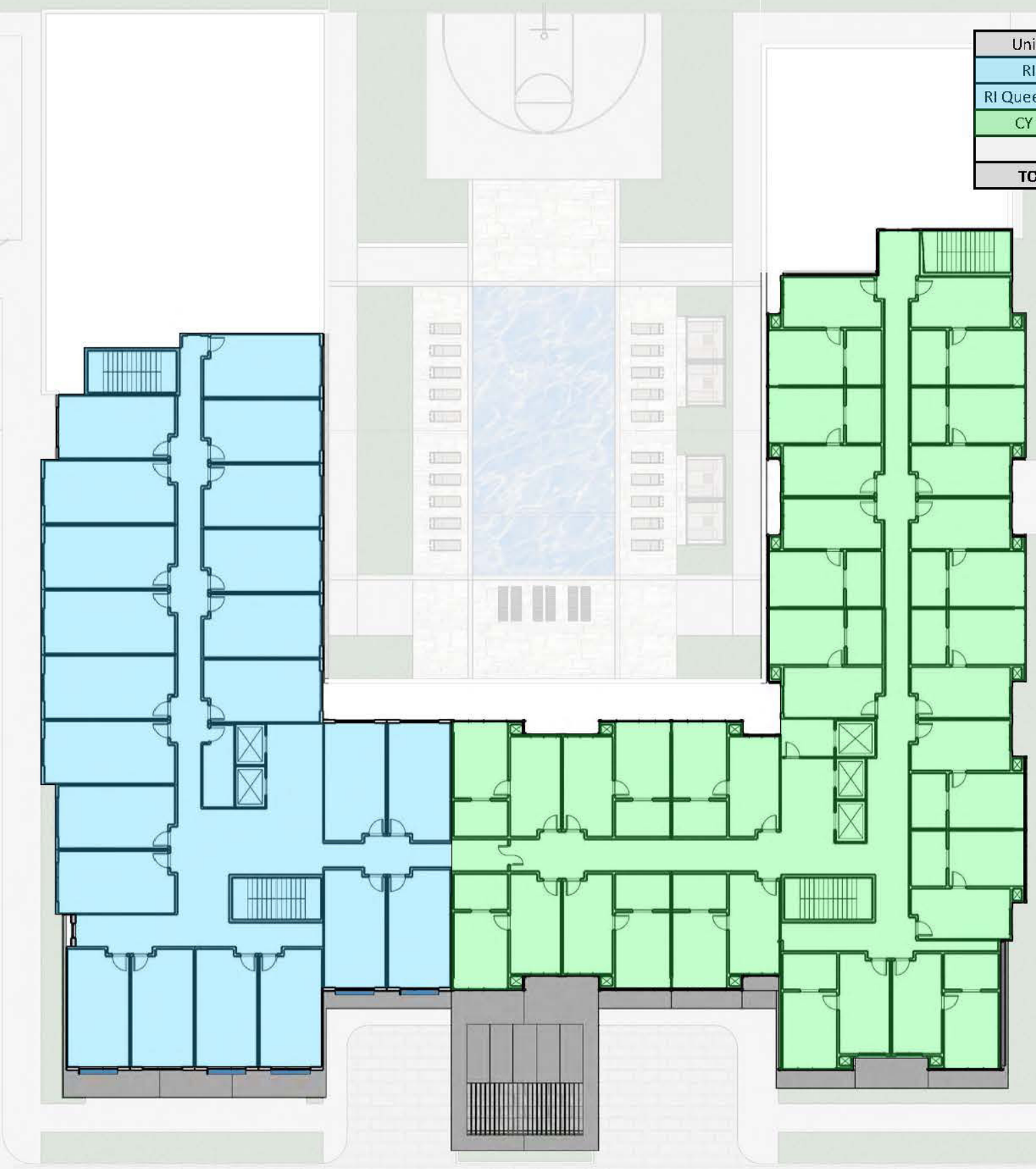


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Unit Type	Units/Level	Unit SF	Total Units	% of Total
RI King	13	305	91	32.5
RI Queen/ Queen	5	340	35	12.5
CY 1 Bed	22	480	154	55
TOTALS	40		280	

















