

Applicable Urban Design Priorities Project Should Achieve

- [1] Introduce an urban streetscape scheme that engages Hi Line Drive and Turtle Creek Blvd that incorporates prominent usable space from the building face to the back of curb -

The streetscape scheme should be rethought as a contiguous area that allows for multiple access points rather than as a separated sidewalk and patio space. Grade changes should be handled through elements such as seating edges and stairs with attention given to eliminating pedestrian barriers.

- [2] Minimize or eliminate service or back of house uses along Hi Line Drive and Turtle Creek Blvd where possible -

In order to promote an active and vibrant street edge along the primary street frontages, inactive uses that provide for little or no visual interest at the pedestrian scale should be minimized or relocated.

- [3] Explore the opportunity to rethink Hi Line Drive as a shared street with an emphasis on pedestrian use -

Hi Line Drive from Oak Lawn Avenue to the Trinity Strand Trail has low auto traffic volumes. Reimagining this area as a shared street through the design of curbs and travel lanes that prioritize the pedestrian allows for a much more visible and obvious transition from the neighborhood to the Trinity Strand Trail head. This also further supports utilizing the existing median to create true open space amenity opportunities easily accessed by pedestrians.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Design District]

Context Description

The project site is located in the Design District at the northwest corner of Hi Line Drive and Turtle Creek Boulevard. Surrounding the site are multifamily residential properties to the south and east, single story commercial to the west, and potential redevelopment sites to the north backing up to the Trinity Strand Trail.

A primary consideration for the project includes ensuring an urban streetscape scheme from the face of building to the back of curb that incorporates prominent usable space within the public realm, an active and engaging ground level facade that limits back of house uses along Hi Line and TurtleCreek Boulevard, and the potential for reimagining Hi Line Drive as a pedestrian priority shared street with activated open spaces and enhanced linkages to the Trinity Strand Trail.

Virgin Hotel

Neighborhood:
Design District

TIF District:
Design District

Program:
Hotel





SE Corner - 185' View Corridor



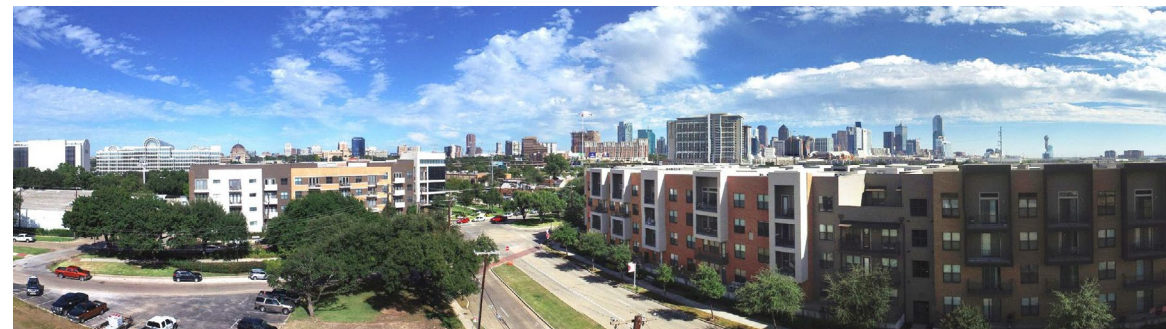
- 1. MIDDLESOME MOTH & ASCENSION COFFEE
- 2. OAK & PAKPAO
- 3. MEDIEVAL TIMES DINNER & TOURNAMENT
- 4. RODEO GOAT
- 5. AMU DESIGN DISTRICT
- 6. COMMUNITY BEER COMPANY
- 7. LOS LURES
- 8. TABOO LOUNGE
- 9. BALLAS CONTEMPORARY
- 10. EL BOLERO
- 11. BOWL LOUNGE
- 12. TACO SHOP
- 13. MAMA'S DAUGHTER'S DINER
- 14. SUBWAY
- 15. ROCHE BOBOIS
- 16. FT33
- 17. BELL DESIGN DISTRICT
- 18. CAMDEN DESIGN DISTRICT
- 19. ALTA DESIGN DISTRICT
- 20. INFOMART BUILDING



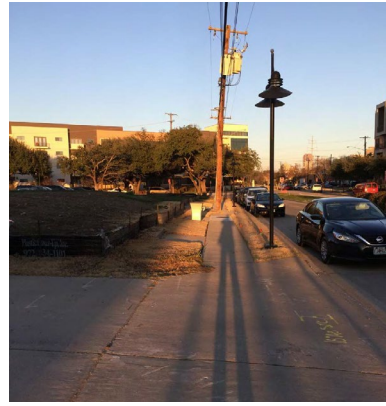
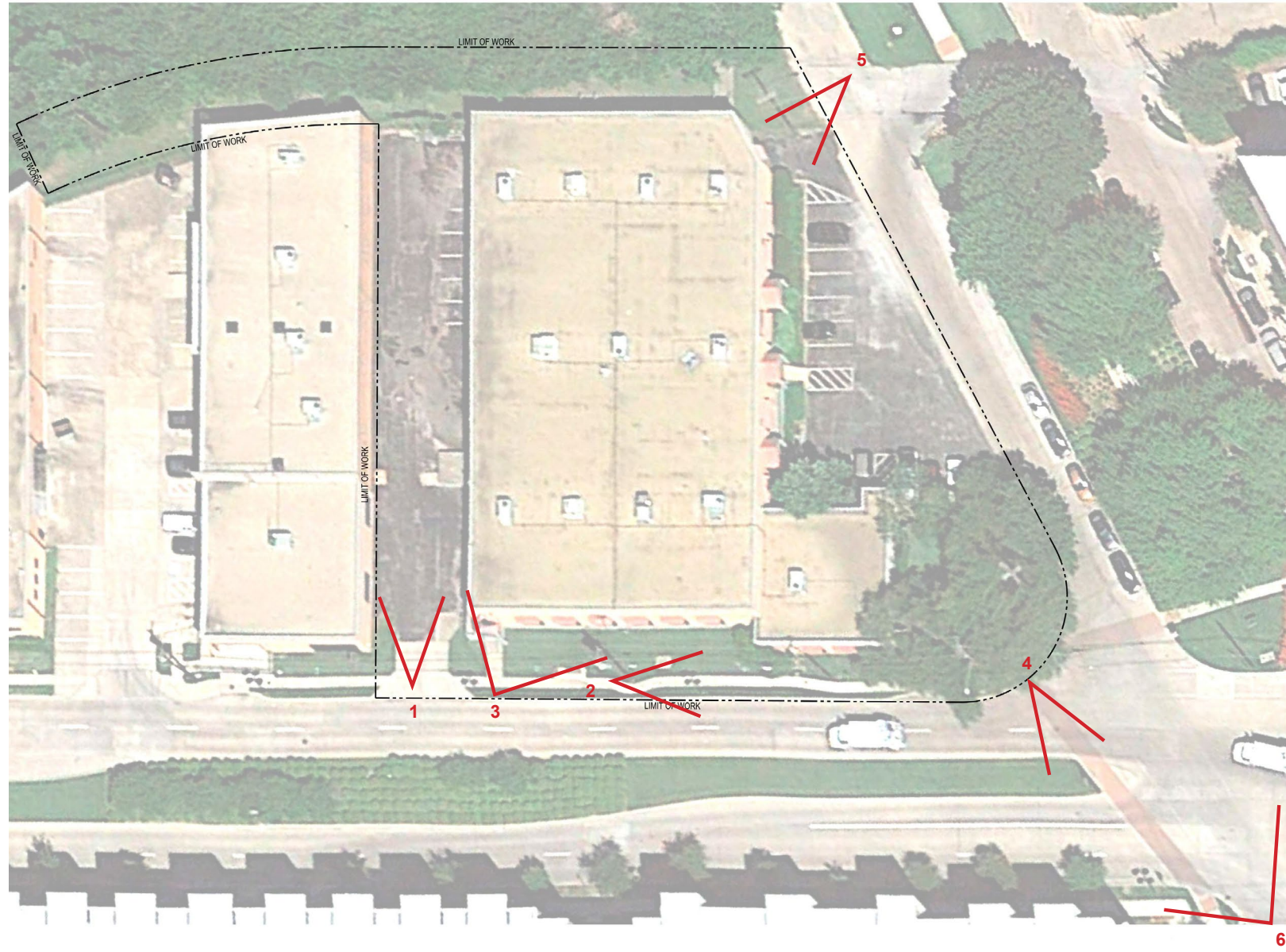
NE Corner - 65' View Corridor



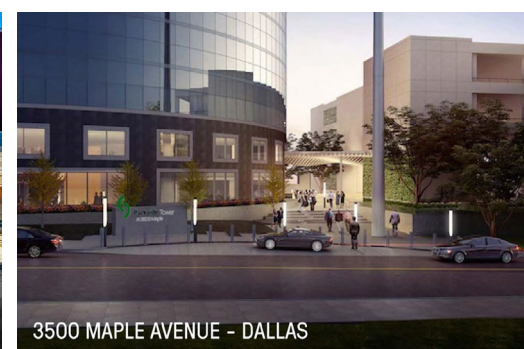
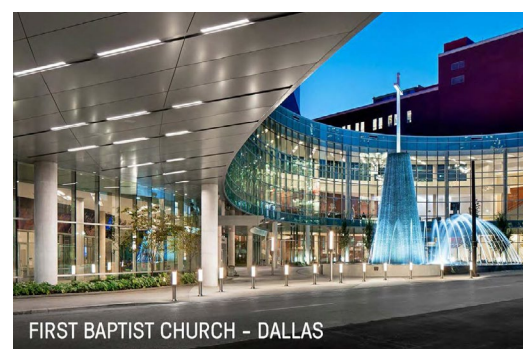
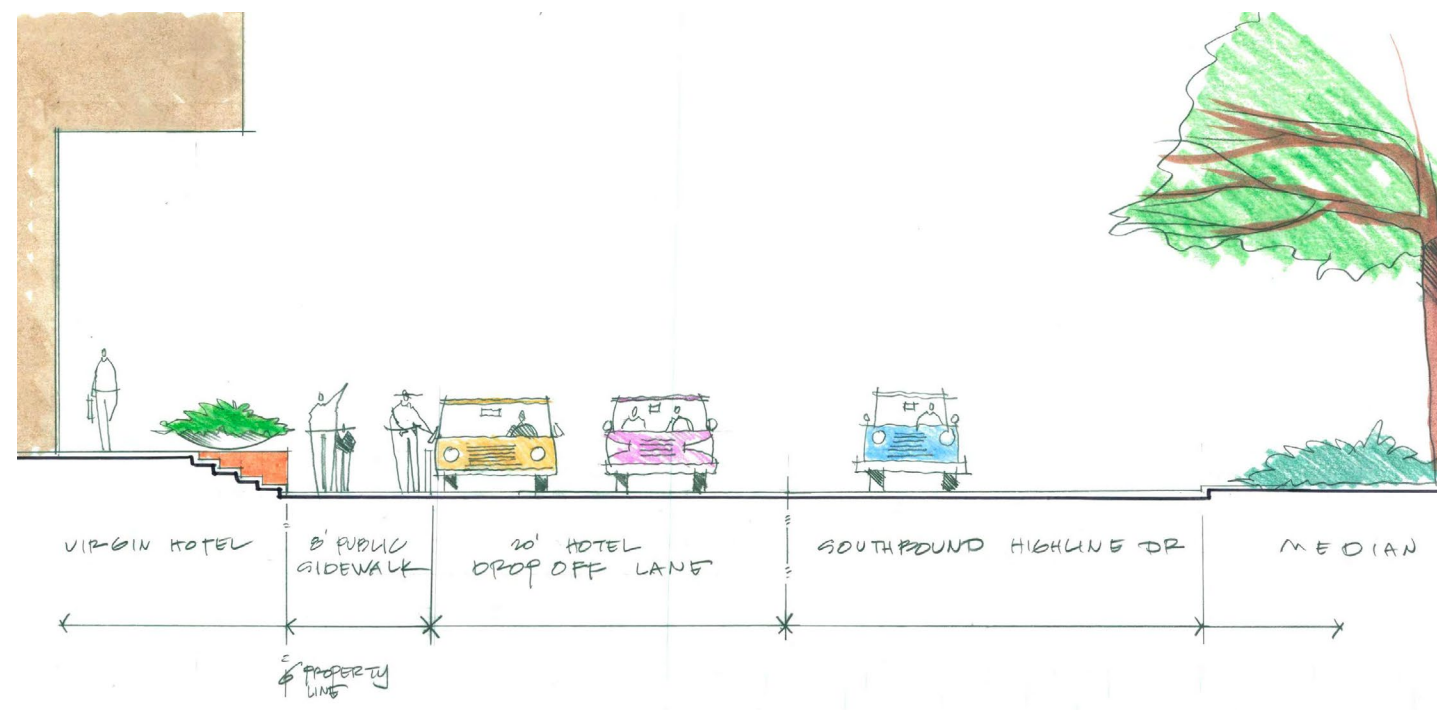
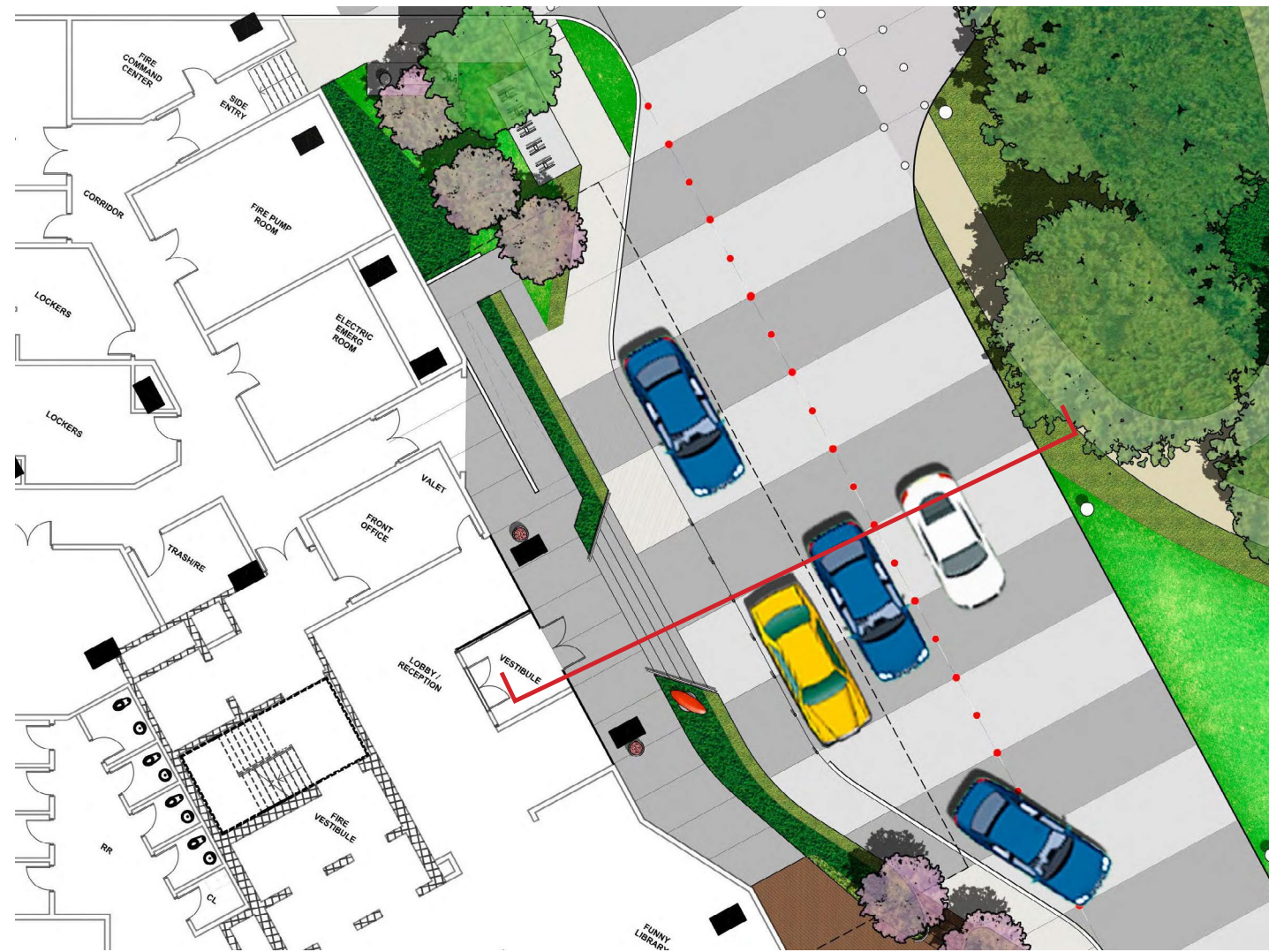
SE Corner - 65' View Corridor

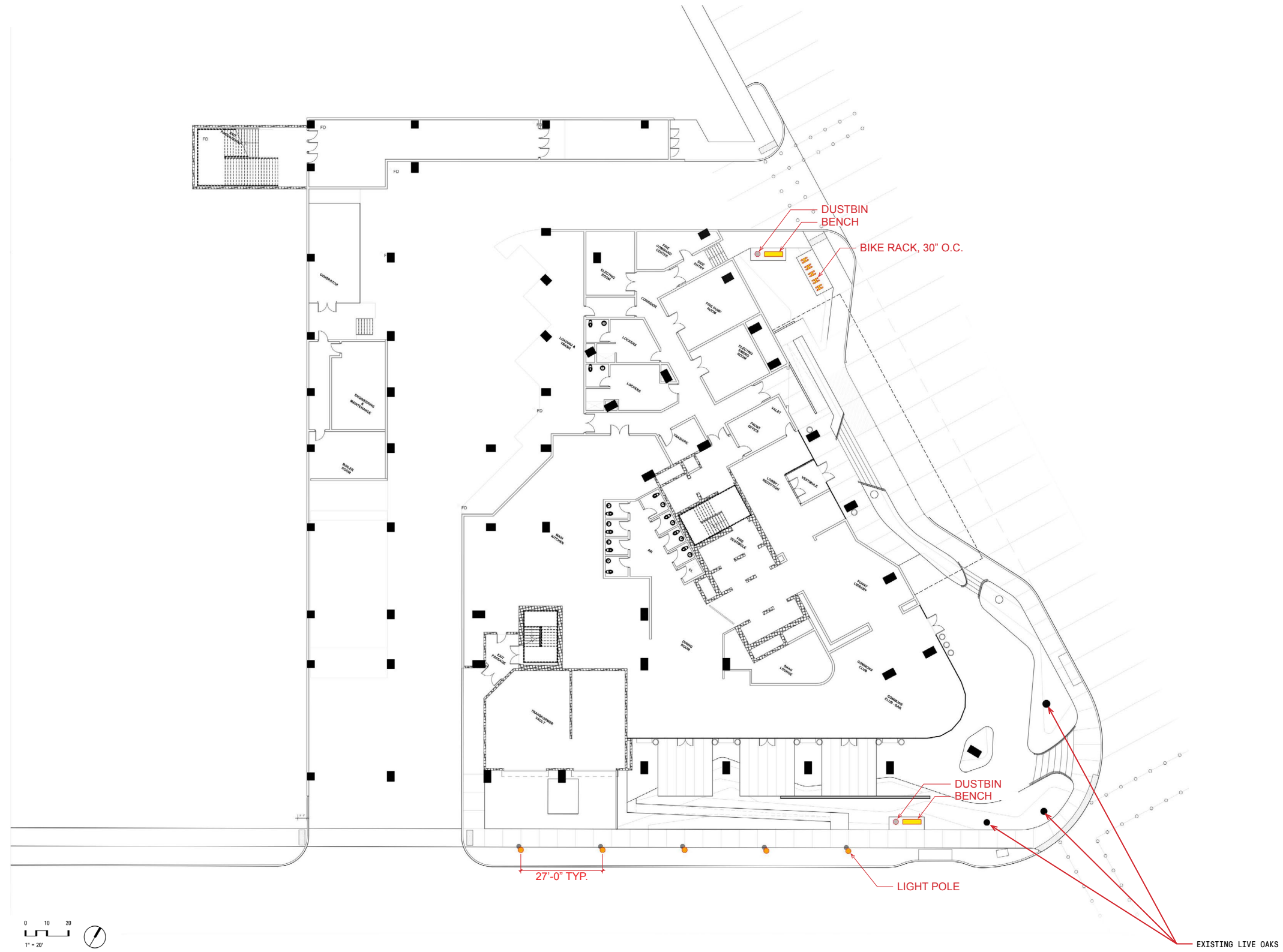


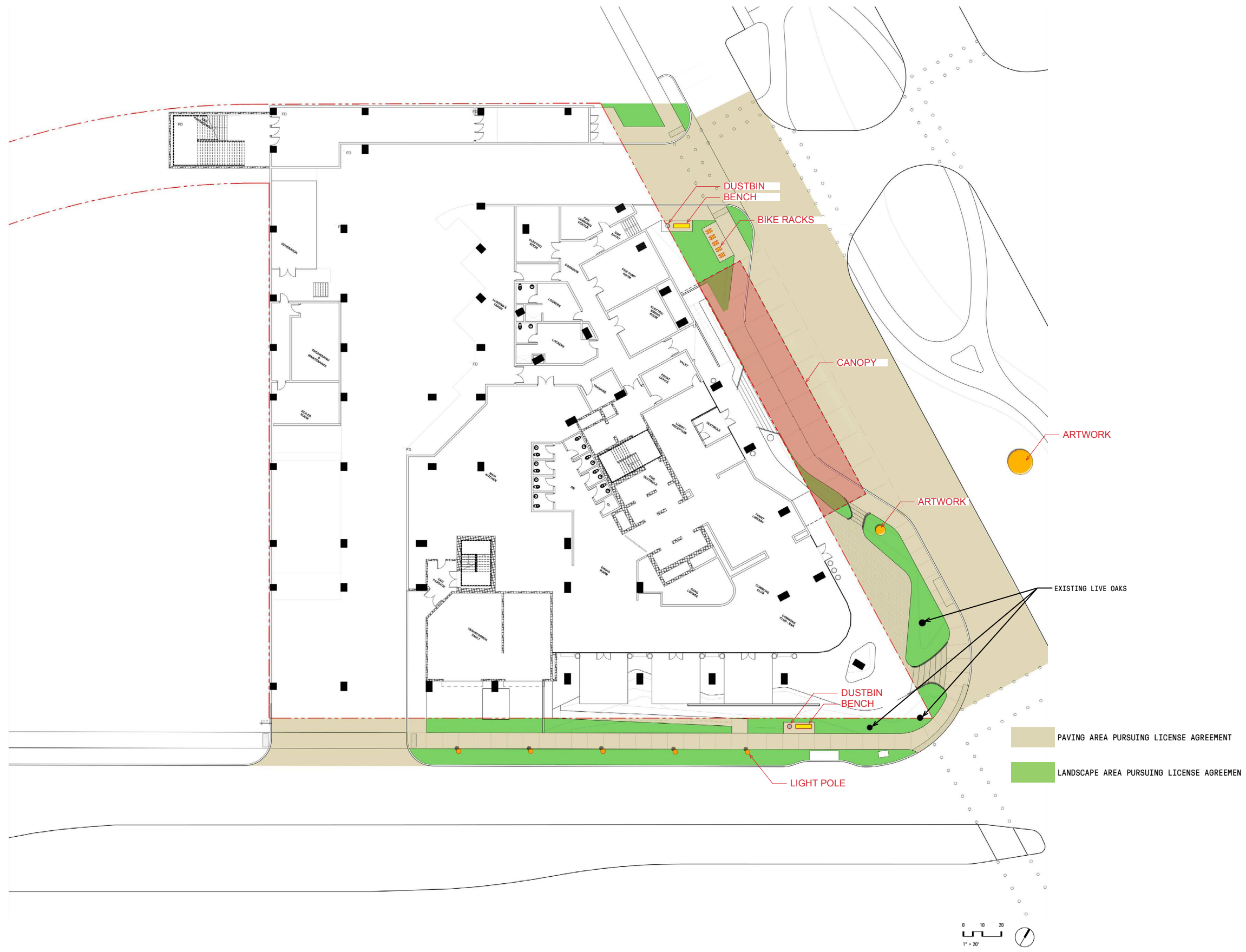
SW Corner - 65' View Corridor



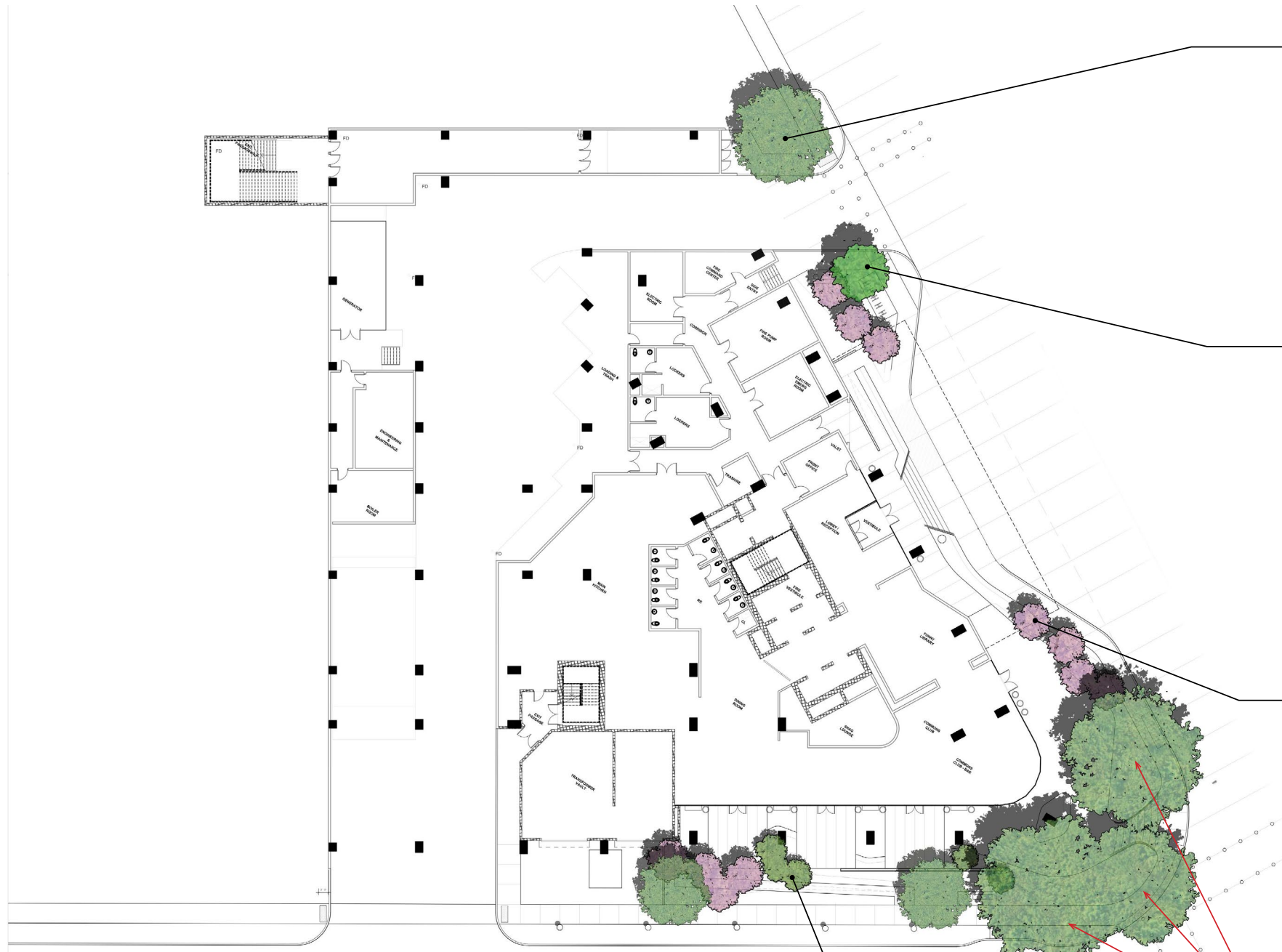












LIVE OAK
QUERCUS VIRGINIANA



BALD CYPRESS
TAXODIUM DISTICHUM



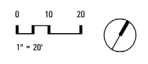
EASTERN REDBUD
CERCIS CANADENSIS



JAPANESE MAPLE
ACER PALMATUM



EXISTING LIVE OAKS



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NATIVE GRASS HABITAT



WINTER CREEPER
EUONYMUS FORTUNEI 'COLORATUS'



SEDGE
CAREX HACHIUENSIS 'EVERGOLD'



BOXWOOD
BUXUS MICROPHYLLA



SABAL PALM
SABAL PALMETTO



SEASONAL COLOR



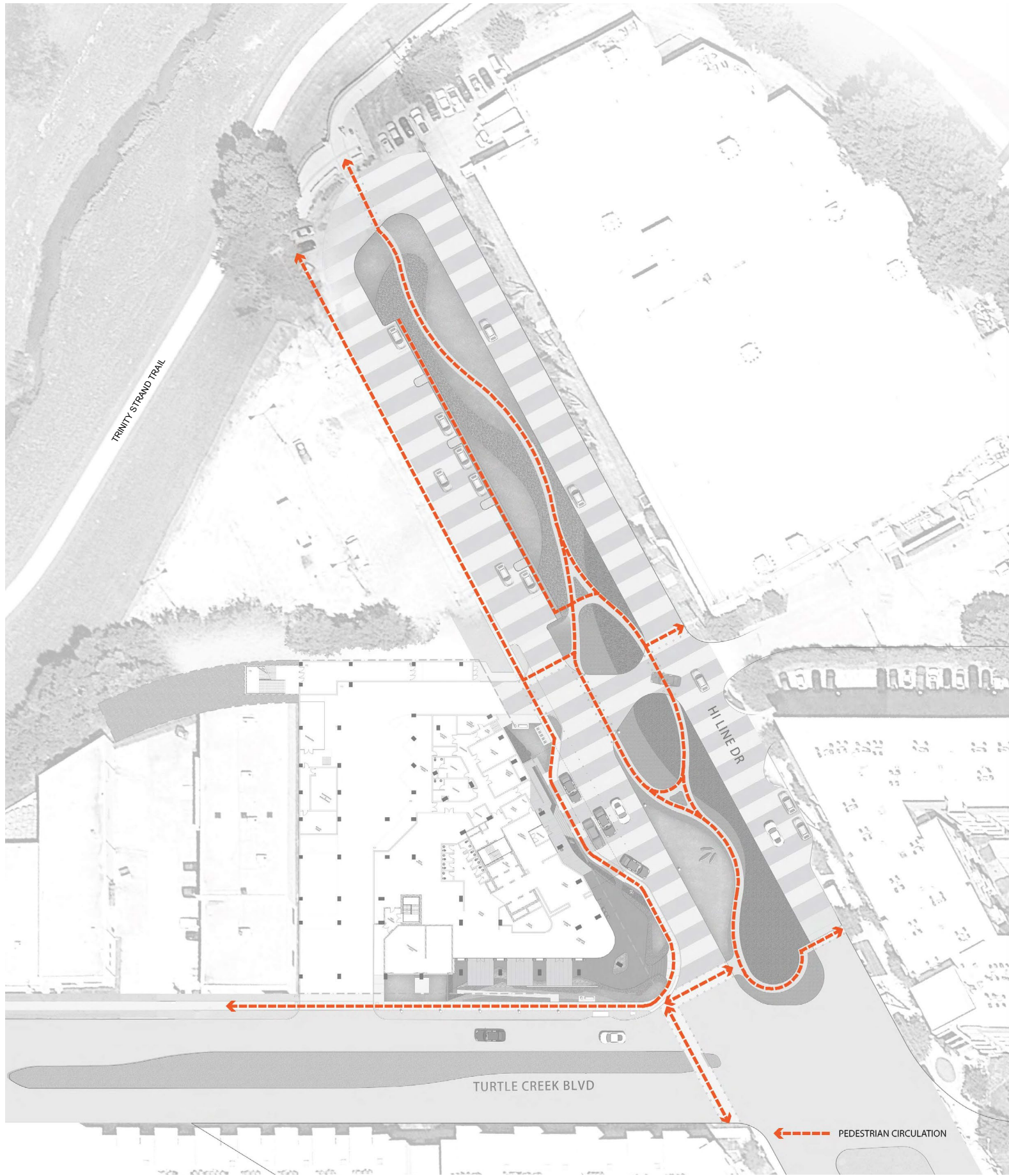
EXISTING LIVE OAKS

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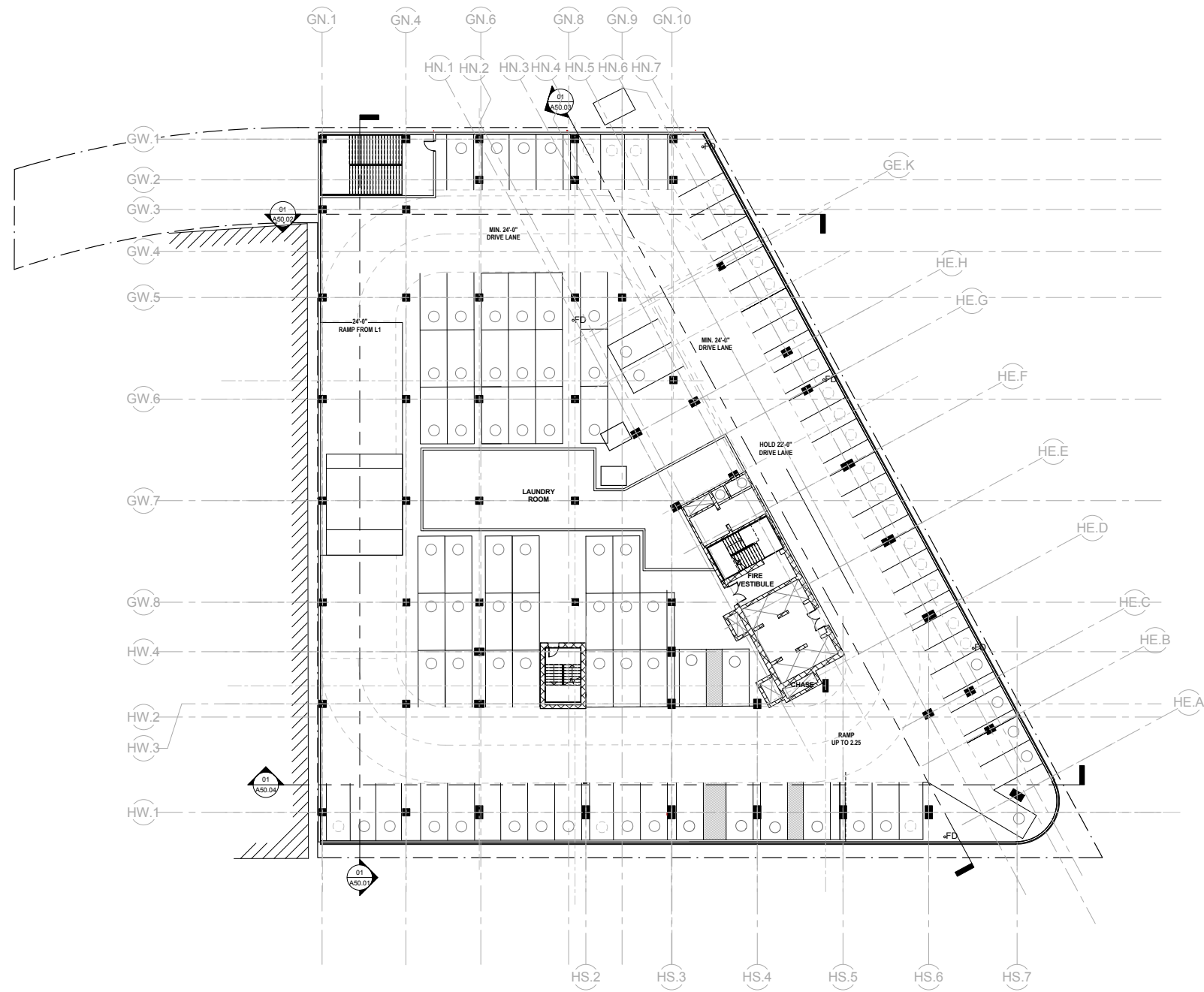






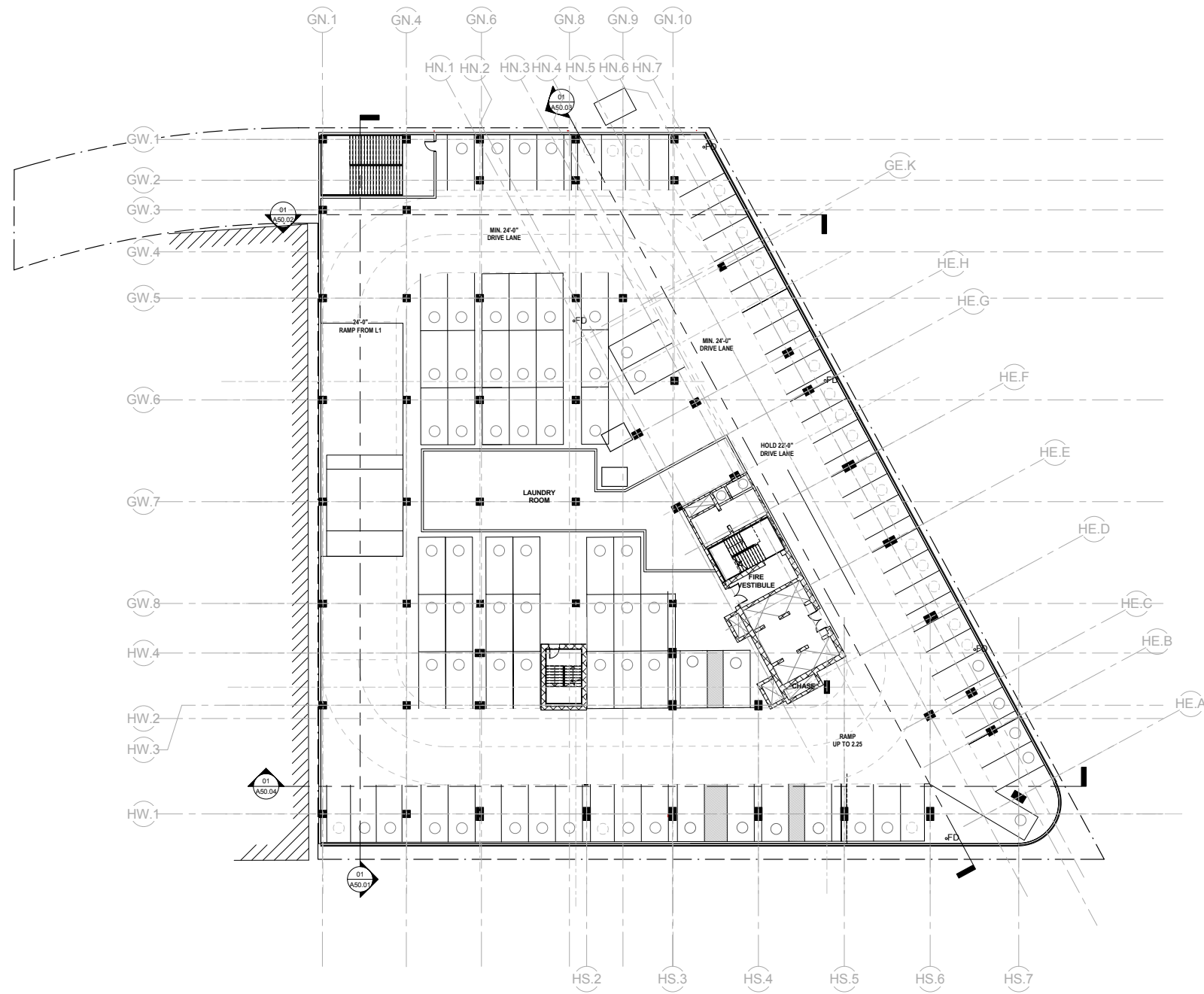
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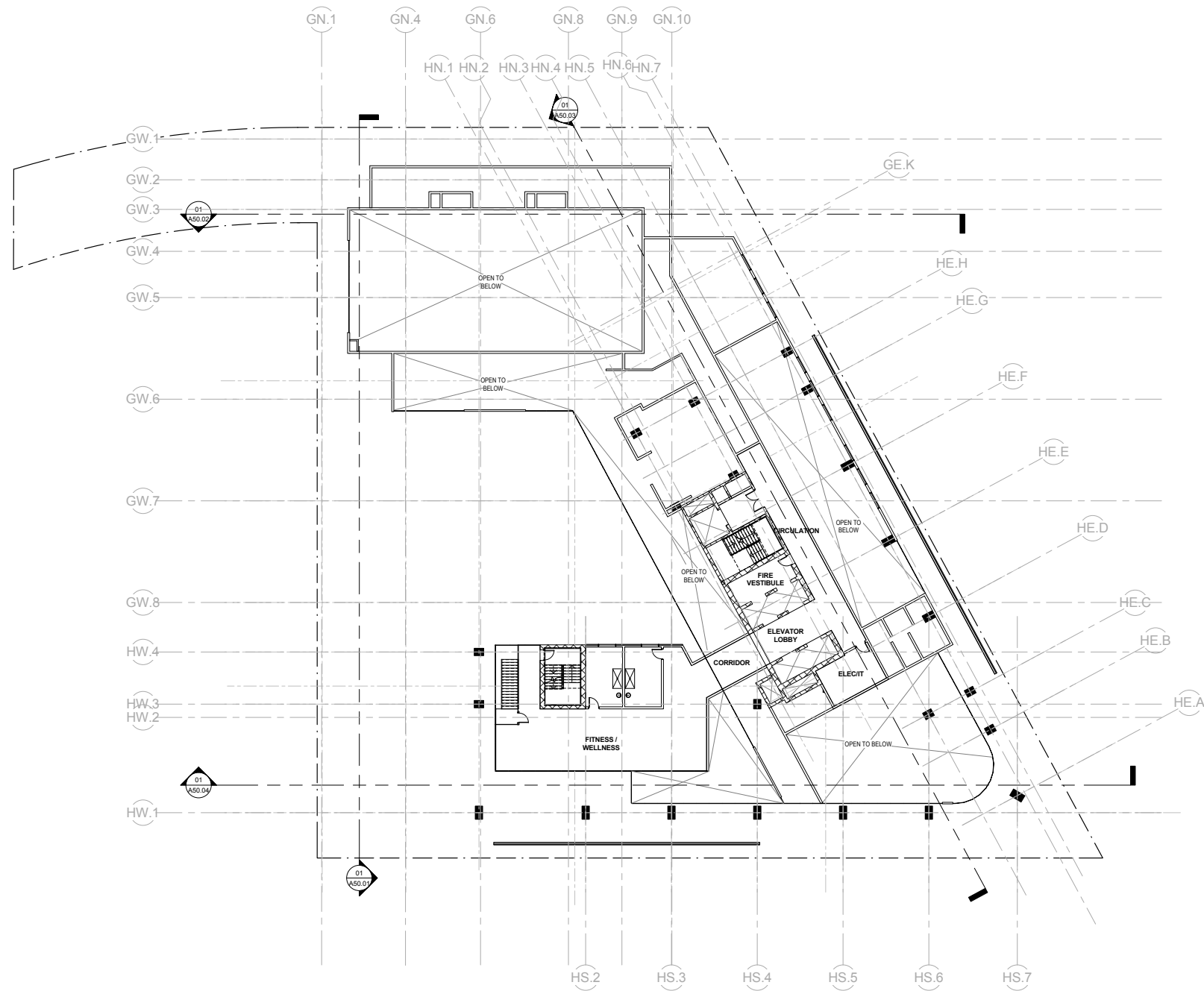


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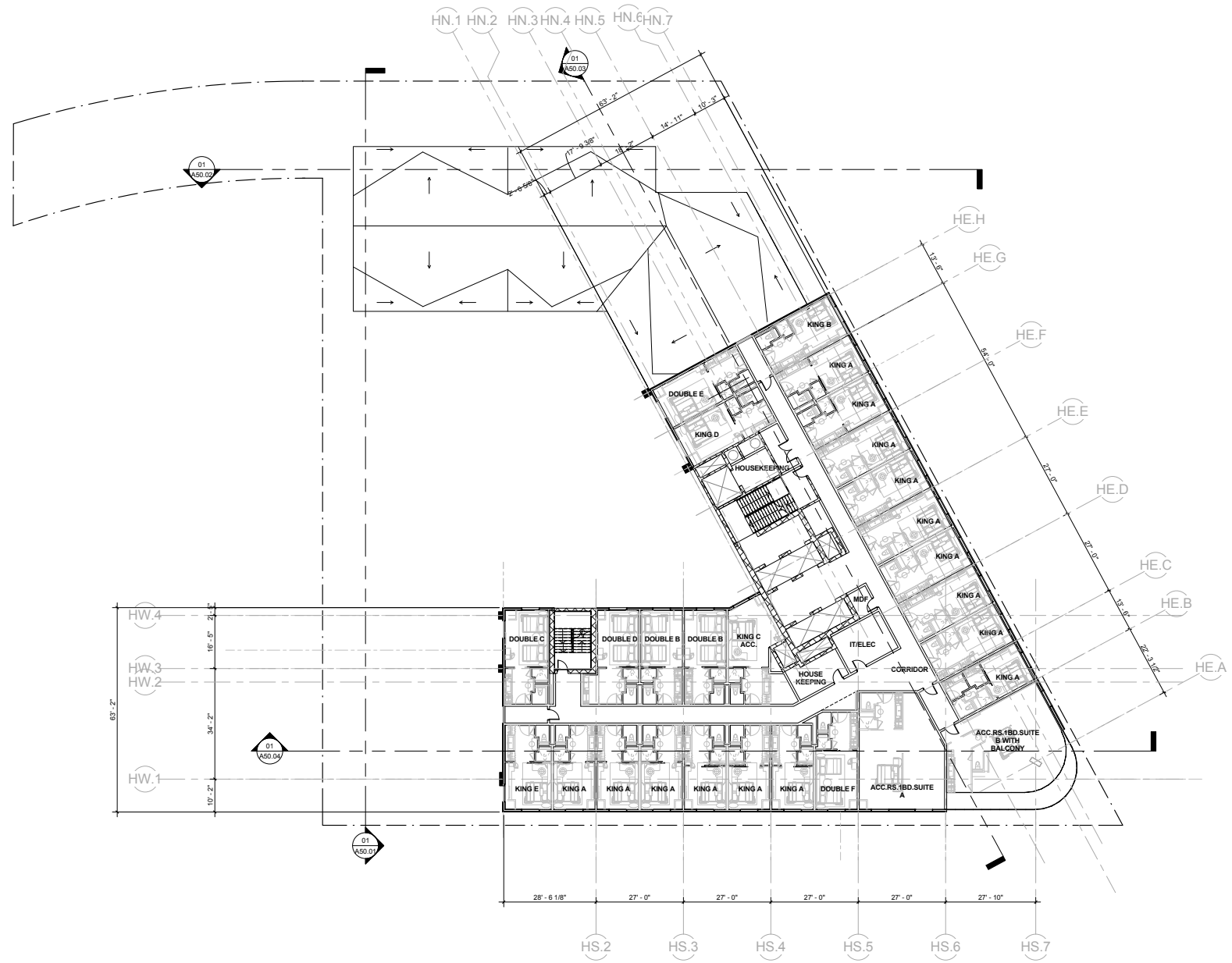


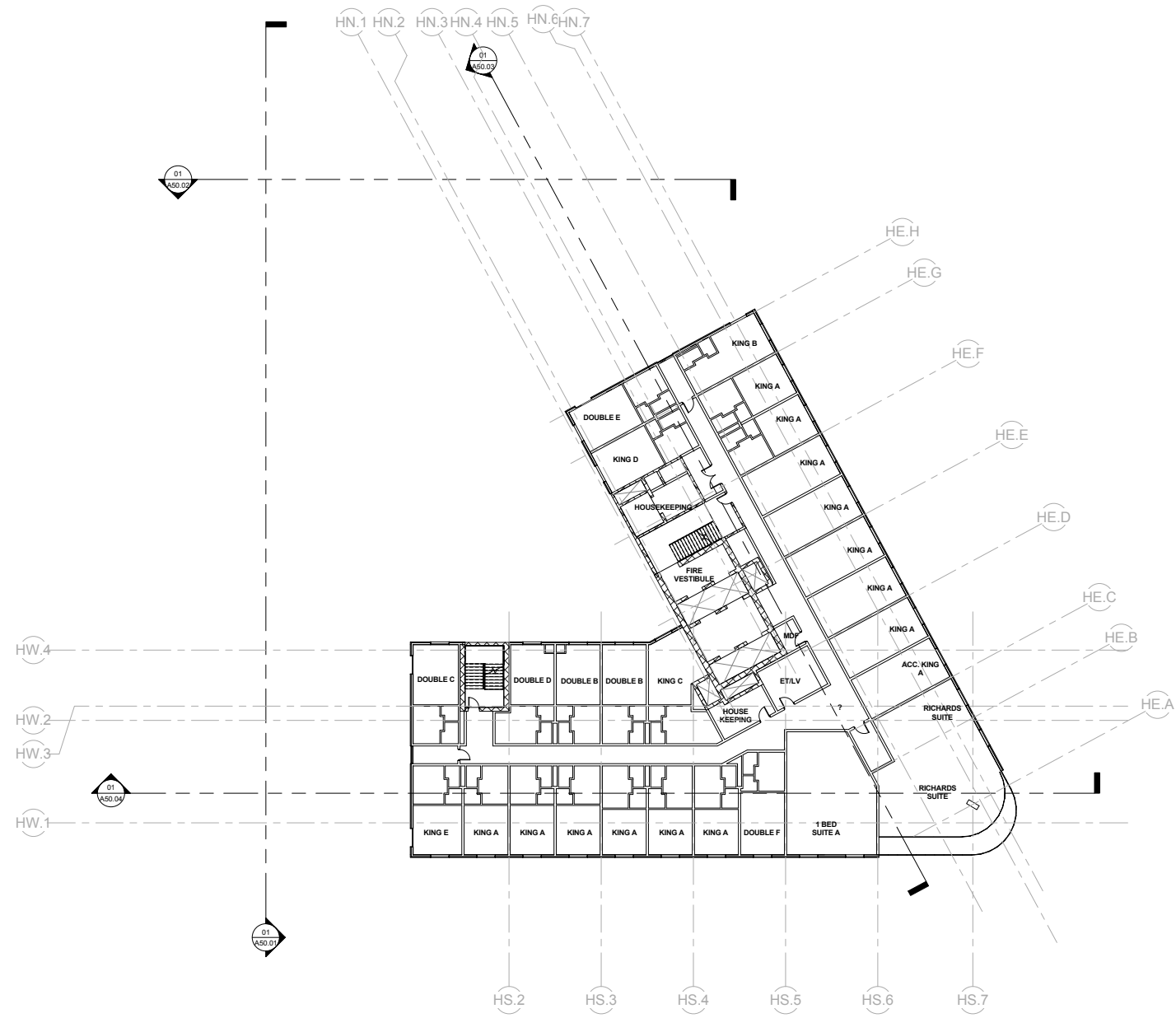


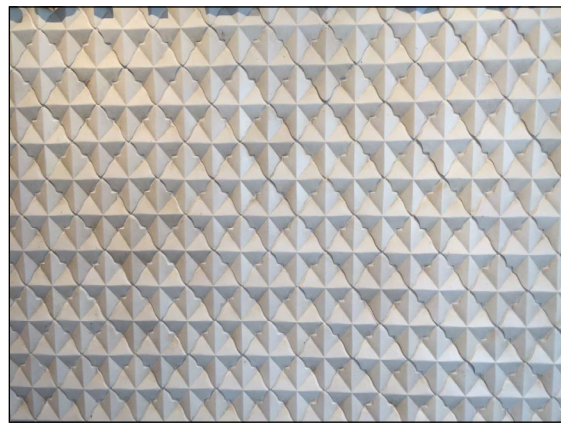
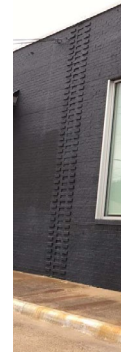
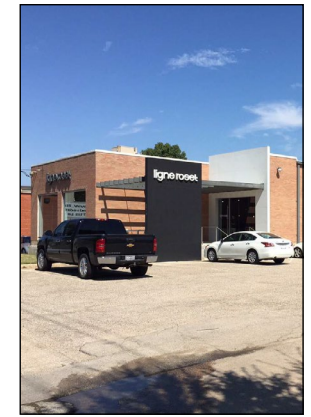
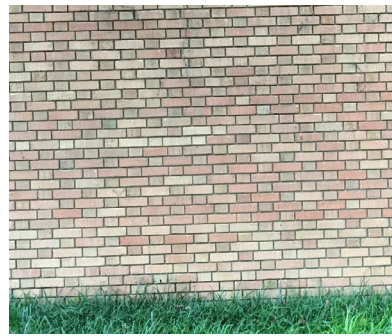
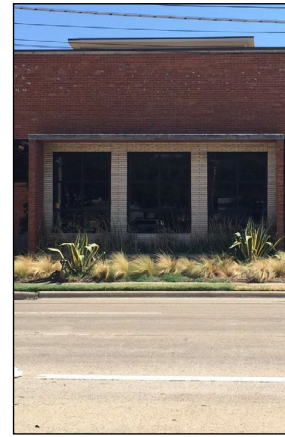


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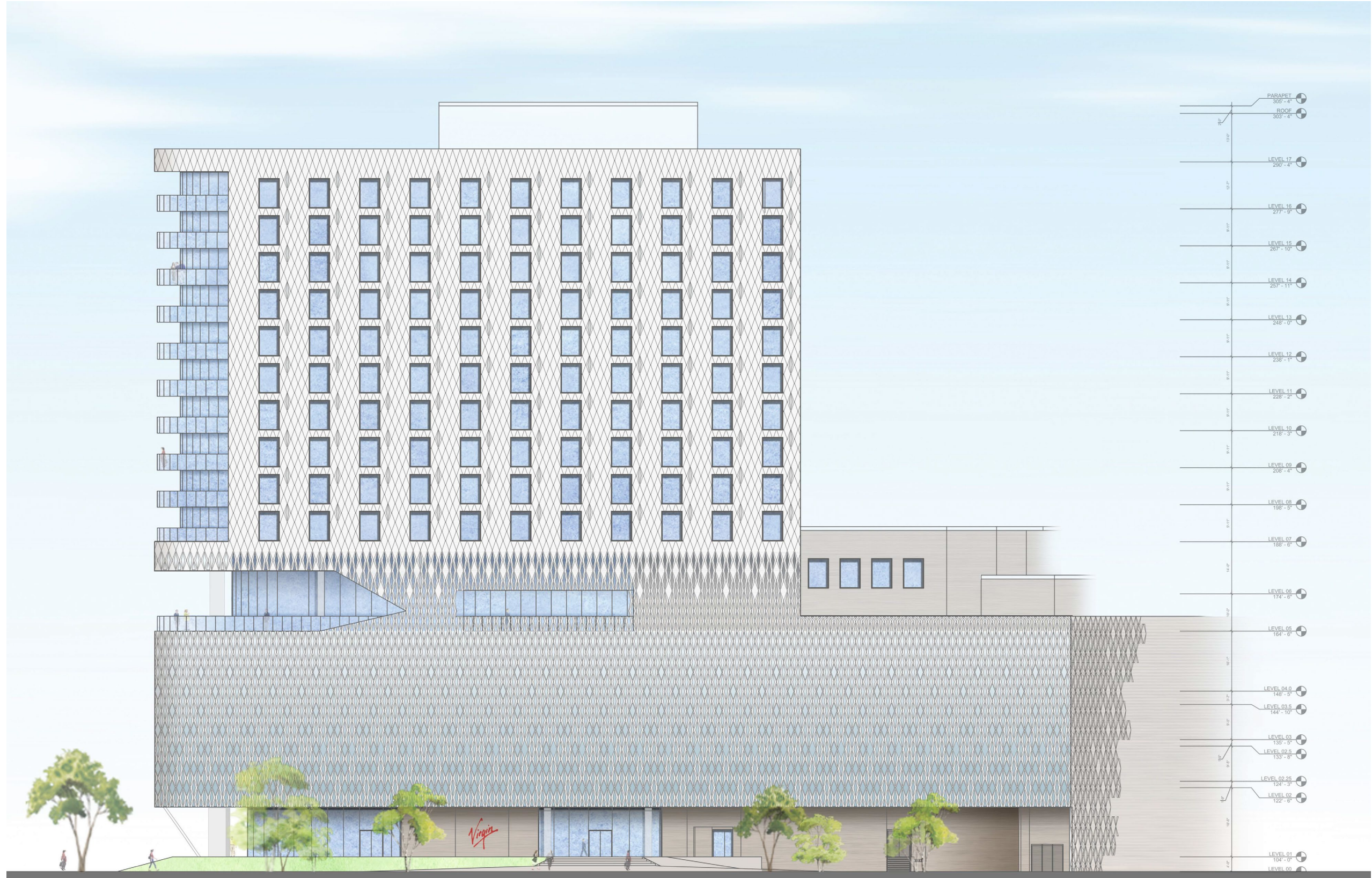






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