

City of Dallas

UDPRP Review Summary **DRAFT 10.22.21**

Urban Design Peer Review Panel

DATE: 10.22.21

TIME: 8:30am

PROJECT: Longhorn Ballroom

LOCATION: HYBRID: WebEx Teleconference/ City Hall 6ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Longhorn Ballroom project as derived from the October 22nd Peer Review session.

Advice Summary

- [1] The Panel commends the development team and expresses great excitement for this proposal to rehabilitate the Longhorn Ballroom and bring it back to its former glory. The Panel encourages the development team work to establish the project as a bold statement for new development in this area of the city in the future.
- [2] The Panel highlights the need to prioritize low impact development practices on this site, including preserving trees, maximizing pervious surfaces, and reducing urban heat island impacts. It was also noted to explore on-site rainwater capture.
- [3] The Panel recommends that the development team explore ways to better connect and engage the site with the adjacent sump to serve as a site amenity, while considering long-term opportunities for celebrating its unique location on Rock Island.
- [4] The Panel advises the development plan show the southwest corner at Riverfront/Corinth as a plaza and suggests the development team explore opportunities for on-site bike parking.
- [5] The Panel recommends exploring ways to maximize how the two-story structure engages Riverfront Boulevard and also recommends providing more of a buffer between the sidewalk and the security wall to soften the pedestrian experience. It is also advised to consider the wall as an opportunity for public art or as an opportunity for an engaging, semi-transparent design.
- [6] The Panel advises the design team explore ways to minimize gravel and other pervious materials from becoming hazards on the Riverfront Boulevard bike lanes. Alternatively, it is recommended the design team explore bike facilities behind the back-of-curb to double as a widened sidewalk during events.