

UDPRP Review Summary

04.24.20

Urban Design Peer Review Panel

DATE: 04.24.20

TIME: 8:30am

PROJECT: Parkland Hospital

LOCATION: WebEx Teleconference

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the second review of the Parkland Hospital redevelopment as derived from the April 24th Peer Review session.

Advice Summary

- [1] The Panel commends the improvements and direction the design team has made to the overall site design.
- [2] Members of the Panel comment that the new design direction does not meet the spirit of the initial recommendations from the first review regarding historic preservation. Additionally, it should be highlighted that not preserving the old Parkland Hospital structure results in the loss of accessing millions of potential preservation dollars, instead putting the financial onus on the City of Dallas.
- [3] The Panel suggests that the design of the proposed central plaza be refined to be more pedestrian-focused, considering the removal of at least one lane of travel around the plaza and/or the complete removal of vehicular traffic from one side of the plaza.
- [4] The Panel advises the design team think creatively about the geometry of the site massing to create an anchor termini while also relating more strongly to Harry Hines Blvd. Specific attention should be given to the Phase I and II office towers and the multifamily terminus at the end of the retail village spine.
- [5] The Panel recommends inclusion of integrated stormwater management and green infrastructure in proposed open spaces wherever possible. Additionally, the Panel recommends that the development team coordinate with the Texas Trees Foundation on the design of Harry Hines and additional streetscapes to align with their plans for the area.
- [6] In order to reduce pavement, enhance pedestrian experience, and improve vehicular circulation, the Panel advises that the street and intersection design of the new drive located near Medical District Drive and the Phase I office tower be refined.
- [7] The Panel recommends continuing to explore the connection of the Phase I tower to Harry Hines through a cantilevered lobby or landscaped plaza space.