

UDPRP Review Summary

02.28.20

Urban Design Peer Review Panel

DATE: 02.28.20

TIME: 8:30am

PROJECT: Parkland Hospital

LOCATION: Dallas City Hall Room 5ES

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the Parkland Hospital Redevelopment as derived from the February 28th Peer Review session.

Advice Summary

- [1] The Panel applauds the development team for a transformative undertaking that can dramatically enhance the Southwestern Medical District and help reorganize the urban form and experience of the District.
- [2] The Panel recommends reorganizing the programming and the building framework to better orient to Harry Hines and improve navigation and wayfinding within the campus and the District as a whole through a more organized and legible internal grid.
- [3] Given the scope and location of this project, the Panel suggests that the development team explore additional programmatic and design elements that help achieve fundamental goals such as sustainability and well-being while also providing uses that meet district needs such as affordable housing.
- [4] While the Panel understands the importance of the existing pedestrian bridge, the Panel advises that it does not serve as a primary organizing element for the programming but instead provides an alternative, protected linkage connecting to a stronger urban edge along Harry Hines, instead preferring a highly activated, safe, and comfortable public realm along that street as opposed to an elevated walkway.
- [5] The Panel recommends the design organize around adjacent service uses and primary entries whenever possible to maximize the experience on new internal streets while also providing the framework for adjacent hospitals to rethink their own campuses respectively. As part of this, the internal street grid should be designed to maximize efficient internal circulation.
- [6] The Panel suggests that the development team, Zale Lipshy, and the City work collaboratively to reimagine the edge along Harry Hines near Medical District Drive to dramatically improve the urban form and experience as a part of Phase I, recommending a creative architectural and/or landscape solution that will better activate that edge.
- [7] The Panel advises the development team to better recognize the potential historic significance of Parkland Hospital through architectural and plaza design, potential material preservation, and as a part of the redevelopment's narrative and design. One suggestion is to preserve historically significant portions of the structure wherever possible.

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Panel Member Norm Alston disagrees with solutions to preserve parts of the building or remember the history in an alternative way and is, instead, not supportive of demolition of the main Parkland Hospital structure.

[8] The Panel recommends a denser architectural solution to improving the southeastern corner of the site, perhaps with a housing use that emphasizes Harry Hines and enhances the corner as a gateway.

[9] The Panel recommends this project team work with the City to leverage existing infrastructure improvements including the Trinity Strand Trail extension along Market Center Boulevard and the new TRE bridge over Medical District Drive as a part of the project.

[10] The Panel recommends future review of the project as design progresses.