

UDPRP Review Summary

08.28.20

Urban Design Peer Review Panel

DATE: 08.28.20

TIME: 8:30am

PROJECT: UTSW-Red Bird

LOCATION: WebEx Teleconference

Overview

Below is a summary of the Urban Design Peer Review Panel's advice for UTSW-Red Bird as derived from the August 28th Peer Review session.

Advice Summary

- [1] The Panel praises the project for its addition to the Red Bird site and southern Dallas.
- [2] The Panel suggests the development team explore potential street grid improvements on the southern side of the UTSW parcel with potential future acquisitions in mind in order to establish a more formalized, orderly district for pedestrians and development.
- [3] The Panel recommends that the landscape design explore creating a hierarchy of plantings and vegetation to create variation, enhance shade, and maximize local ecology on the site. It was recommended the development team also explore integrated stormwater management (iSWM) or low-impact development (LID) to minimize impact on local environmental systems.
- [4] The Panel once again advises the developer provide a wide, well-shaded wellness pedestrian trail for recreation and connectivity around the site on the perimeter ring road.
- [5] The Panel recommends further thought be given to the design of pedestrian movement through the parking fields and along drive lanes to create legible, clear paths for walking. As a part of this, the Panel advises working with DART to make movement to/from the nearby bus stops as seamless as possible.
- [6] Considering today's pressing need for functional outdoor space, the Panel recommends the design team explore a motor court and open space that allows for respite and retreat while also providing ordered movement from the handicap parking zone. Design details should be given to the intersection of the north-south road with motor court and open space to establish the zone as signature moment on the Red Bird site.
- [7] The Panel suggests the design team explore a boulevard road on the north side of the clinic site to reduce roadway width and decrease impervious surfaces while still meeting fire codes. One suggestion is to provide parallel parking on some of the internal roads to establish these as more urban roadways upon further build-out.
- [8] The Panel recommends the design team explore opportunities for connecting the clinic site into the interior of the mall through design and open space moves to activate this side of the building.