

## Applicable Urban Design Priorities Project Should Achieve

- [1] **Consider how design of Building D & Parking Garage 3 and adjacent courtyard space can strategically accommodate and advance larger campus improvements in future phases and activate, frame, and provide interest to the surrounding campus quad.**

Pedestrian and open space amenity upgrades should be designed to improve additional use of connecting courtyard space and facilitate safe and convenient circulation between buildings, adjacent brewery and bus stop on Irving Blvd. Loading and service should be located with an eye towards the larger campus goal of developing a vehicle-free central quad.

- [2] **Future phase development should continue to provide opportunities to rethink the site's framework and overall circulation.**

Explore how programming of new buildings and improved vehicular and pedestrian circulation can lead to growth of a walkable campus encouraging the use of comfortable outdoor space and amenities such as the Trinity Strand Trail, access to nearby public transportation, and SWMD shuttle service.

- [3] **As part of a transitioning industrial area within close proximity to major job centers, future phase development can play a critical role in activating and welcoming pedestrian use on Irving Blvd, Lakawana St. and future internal streets and pathways setting the tone for similar improvements to neighboring properties in the future.**

Campus and individual building access points should be carefully considered to facilitate safe and convenient options for accessing the site and encouraging the use of public transportation and enjoying access to future trail, retail and residential growth in the area as an alternative to use of individual vehicles.

- [4] **Consider how this phase and future phase development can help support the City's iSWM and CECAP goals.**

Maximize opportunities to capture and reuse stormwater and reduce impact of impermeable surfaces in support of a healthy campus open space and tree plan that enhances the health and well being of Pegasus Park tenants and visitors.

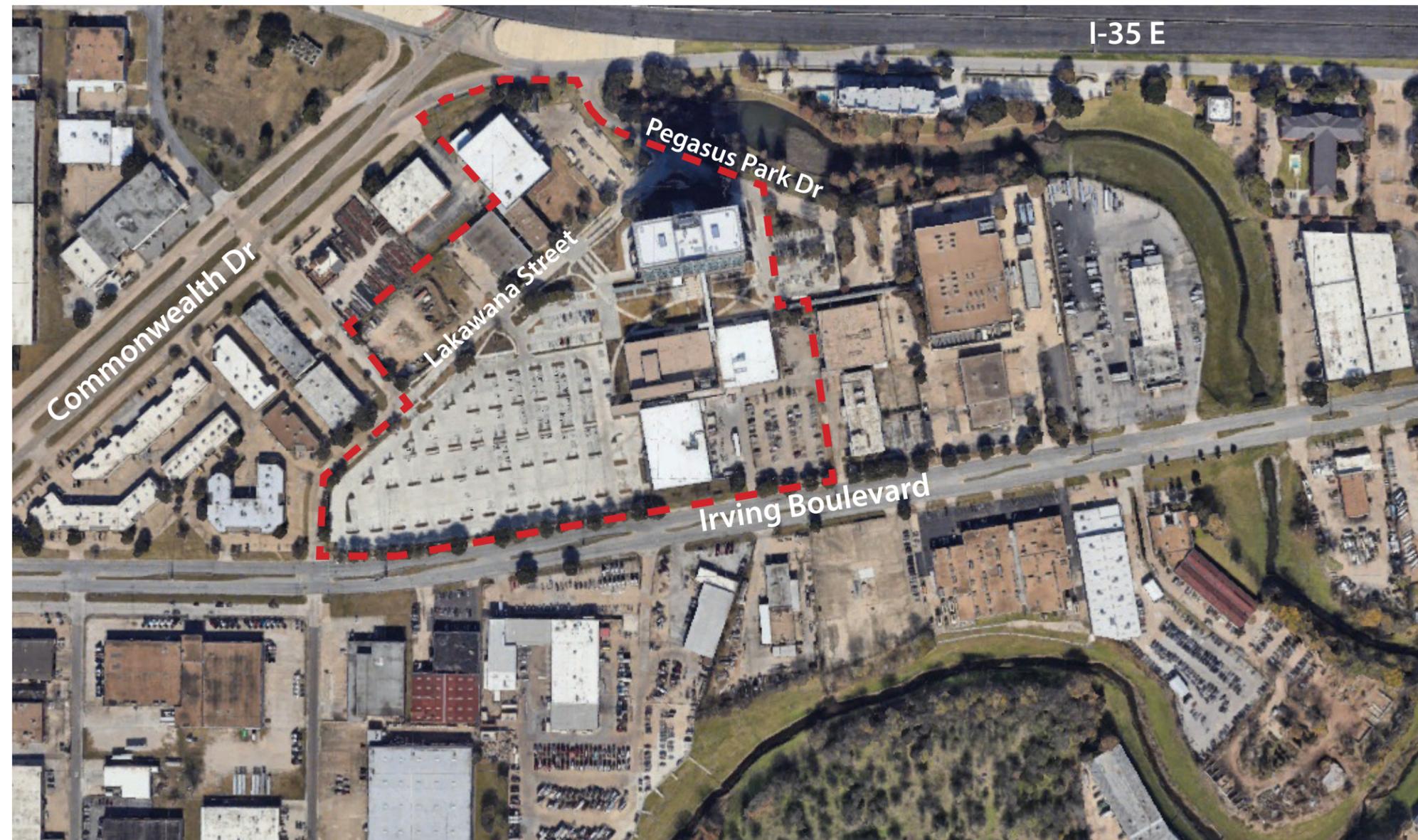
- [5] **Examine how design of Garage 3 and its placement at the edge of campus can serve as a visual gateway and contributor to enhancing a pedestrian-friendly Irving Street and extension of Pegasus Park Drive.**

Incorporate active ground-floor uses, human-scaled architectural features, landscaping, and screening strategies. Also consider how pedestrian pathways, entries, and walkways can best intergrate into the campus and neighborhood fabric.

## Policy References

### Forward Dallas!

### Section 5 [urban design element]



## Context Description

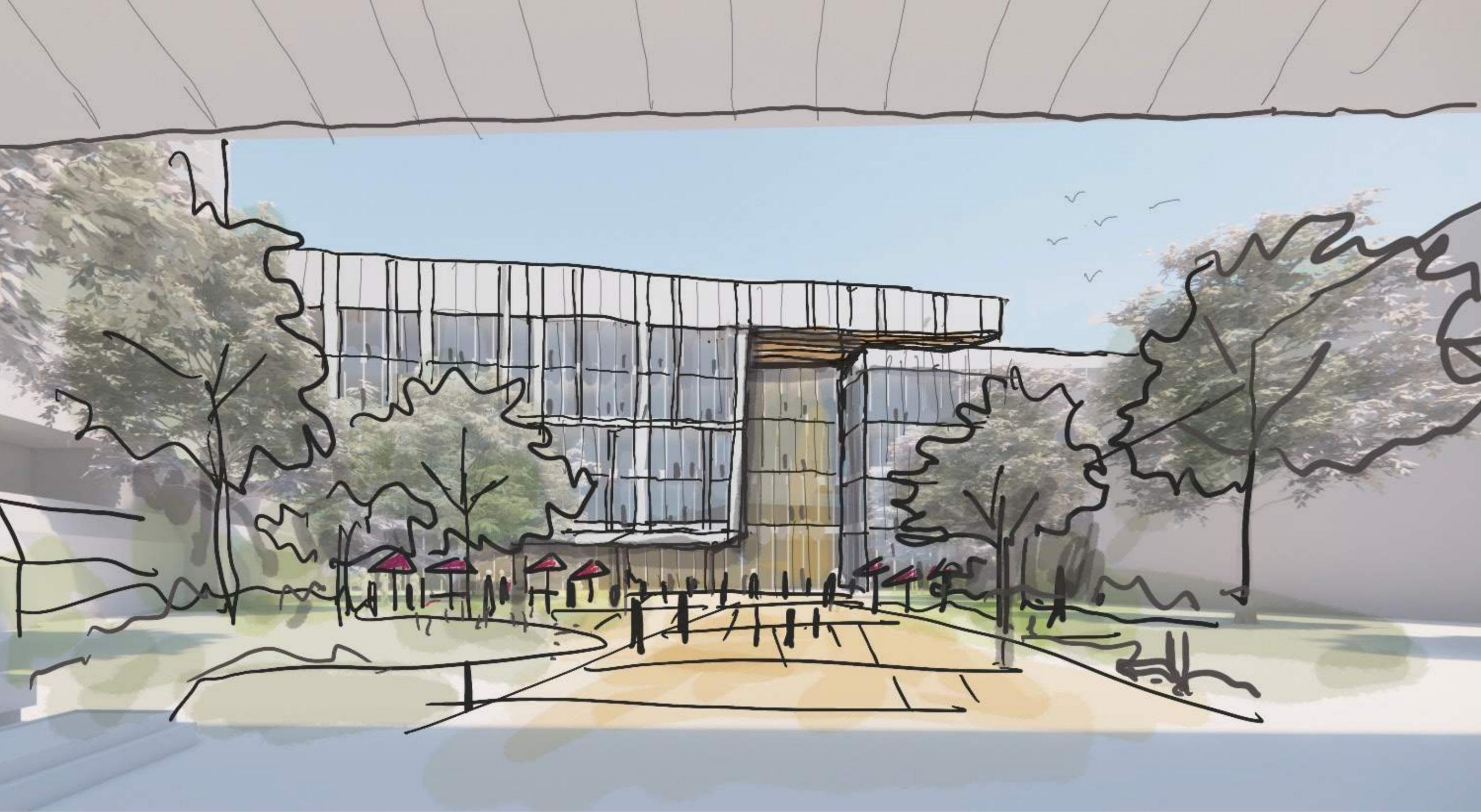
Pegasus Park is the first purpose-built life sciences and innovation campus in North Texas. Phase 1 was approved by the Panel in December of 2022 which included a conversion of Buildings 2 and 3 into lab ready multi-tenant spaces.

Phase 2 consists of two new buildings, Building D and Parking Garage 3. Proposed Building D is a new five-story life science research building and the proposed Parking Garage 3 will accommodate approximately 1,500 parking stalls. The garage is designed to step down in massing and will accommodate electric vehicle charging and bicycle storage. The landscape design aims to maximize open space, create comfortable community and work areas, and minimize sustainable resource consumption across the campus. The building and landscape design are intended to establish Pegasus Park as a cohesive modern life science campus promoting innovation for the 21st century.

## Pegasus Park Bridge Labs

**Neighborhood:**  
Between the Design District & Southwestern Medical District

**Program:**  
Medical Research / Office

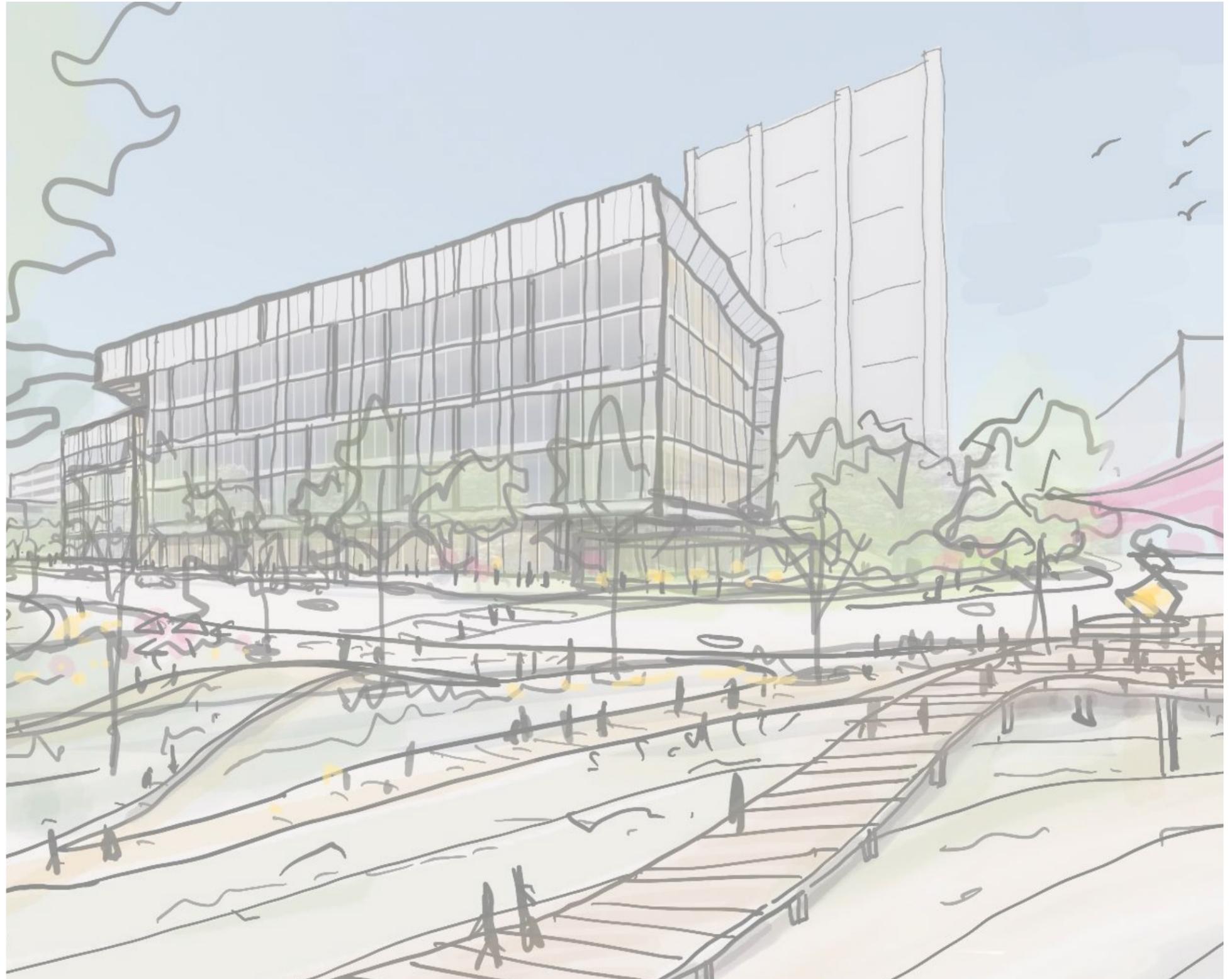


Pegasus Park - Phase 02  
**Conceptual Design Package**

August 23, 2024

# TABLE OF CONTENTS

Introduction	01
Project Information	02
Project Scope	03
Design Principles	04
Architecture	05
Phase 02 Building	06
Quad Rendering	07
Pegasus Park Drive Rendering	08
Irving Street Rendering	09
Landscape	10
Phase 02 Landscape	11
Quad Design	12
Paseo Design	13
Streetscape	14
Site Analysis	15
Access & Circulation	16
Access & Circulation	17



# 01 | INTRODUCTION

## PROJECT INFORMATION

### Project Description:

The proposed project consists of two new buildings, *Building D and Parking Garage 03*. The proposed Building D is approximately 250,000 square feet and the proposed Parking Garage 03 is designed to accommodate approximately 1,500 parking stalls. Building D is a purpose-built life science building designed to accommodate small-scale manufacturing, specialized laboratory research, office administration, mechanical and utility spaces. The landscape aims to maximize open space, create comfortable community and work areas, and minimize sustainable resource consumption across the campus. The building and landscape design are intended to establish and establish Pegasus Park as a cohesive modern life science campus promoting innovation for the 21st century.

### Building Descriptions:

Proposed Building D consists of a new 5-story, approximately 250,000 square foot building designed to accommodate research and development laboratories and associated office and support space on all levels. Building D will be mid-rise Lab/Office of Type 1B Construction. The first floor will incorporate the primary building entries, main lobby, tenant spaces facing the quad and Pegasus Park drive, back of house mechanical, and potential amenity space.

Proposed Parking Garage 03 consists of a dedicated parking garage with parking on 11 levels. The garage provides stepped massing to break down the scale of the neighborhood with 7 full parking levels 4 partial levels. Parking Garage 3 will be Type 1B Construction. Provisions will be made for electric vehicle charging and bicycle storage.

### Pegasus Park, LLC Owner Team

Montgomery Street Partners  
J. Small Investments, LLC  
Lyda Hill Philanthropies

### Owner Advisor / Representative

Project Management Advisors, Inc

### Concept Planning Team

Flad Architects  
OJB Landscape Architecture  
Kimley-Horn

# PROJECT SCOPE



## DESIGN PRINCIPLES



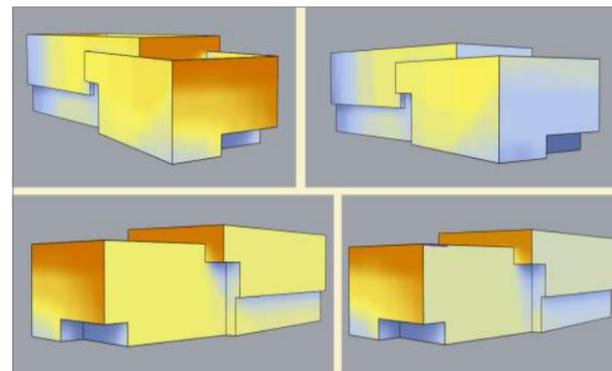
**Urban Edge:** Integrate campus edges into the surrounding urban context through massing and materiality.



**Open Space and Art:** Balance open space and pedestrian experience with community engagement and art.



**Visual Connections:** Facilitate visual and physical connections to landscape and city of Dallas.



**Integrated Performance:** Integrate holistic building and site performance through strategic integration into building and landscape design.



**Landscape Connections:** Provide landscape infrastructure for future park and public trail connections and scaled user experiences.

# 02 | ARCHITECTURE

# PHASE 02 BUILDING

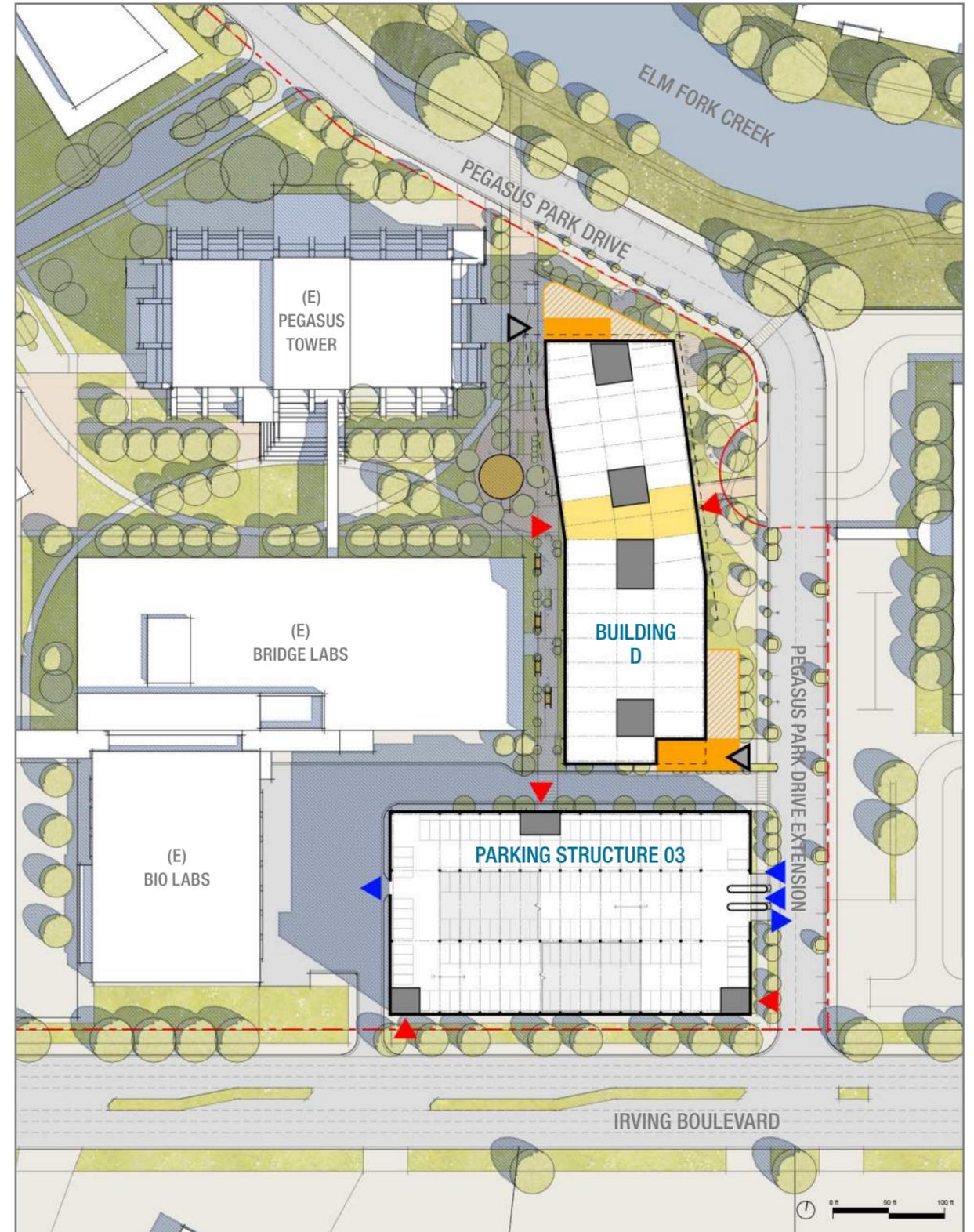
## Building D

Level	Sq Ft (GSF)
5	51,600
4	51,600
3	51,600
2	51,600
1	43,600
<b>Total</b>	<b>250,000</b>

## Parking Structure 03

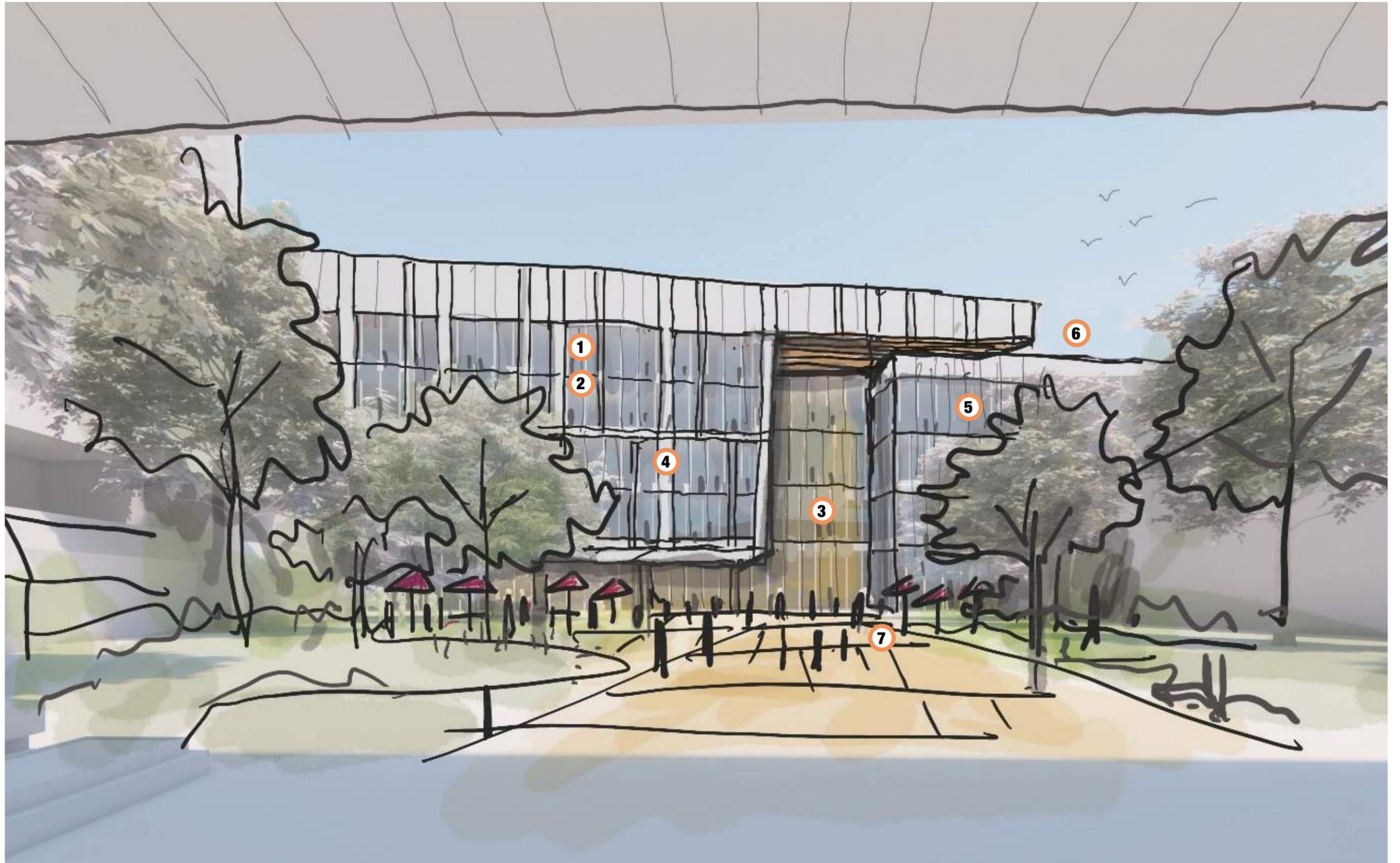
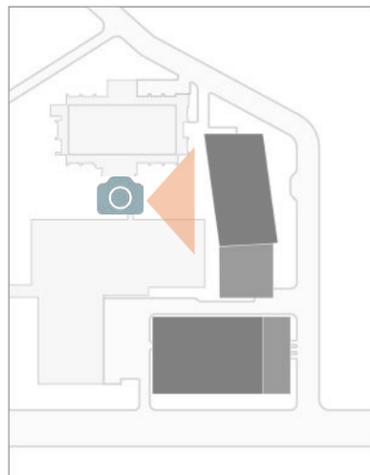
Levels	Stalls
10 + Roof	1500

-  Main Entry
-  Parking Structure Entry & Exit
-  Loading Dock Entry
-  Lobby
-  Loading Dock Zone
-  Service Yard
-  Property Line



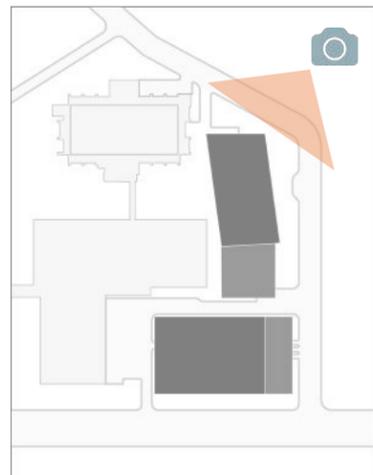
## QUAD RENDERING

1. High Performance Insulated Glazing Units
2. Insulated Glazing units with Shadow Box
3. Low-Iron High Performance Insulated Glazing Units
4. Cladding: *Metal / Cementitious Panels*
5. Metal Fins
6. Occupiable Terrace
7. Community Art Opportunity



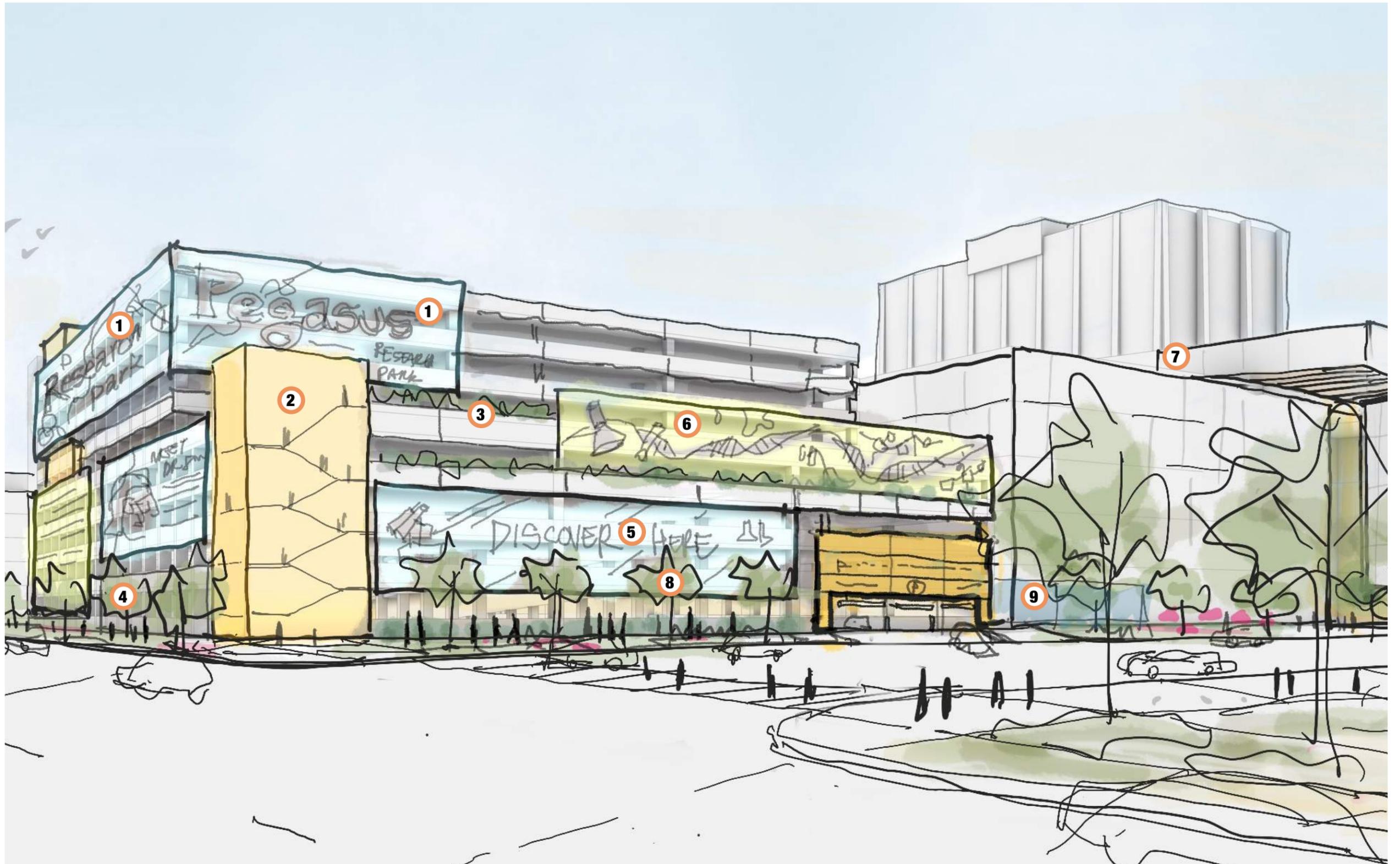
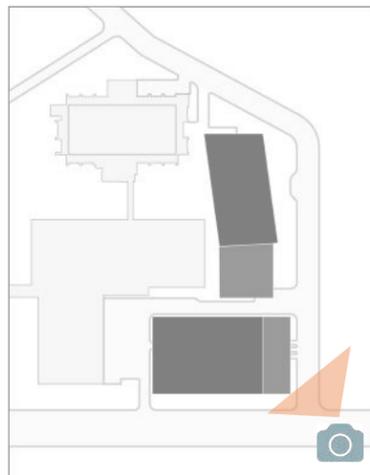
## PEGASUS PARK DRIVE RENDERING

1. High Performance Insulated Glazing Units
2. Insulated Glazing units with Shadow Box
3. Low-Iron High Performance Insulated Glazing Units
4. Cladding: *Metal / Cementitious Panels*
5. Metal Fins
6. Occupiable Terrace
7. Community Art Opportunity



# IRVING STREET RENDERING

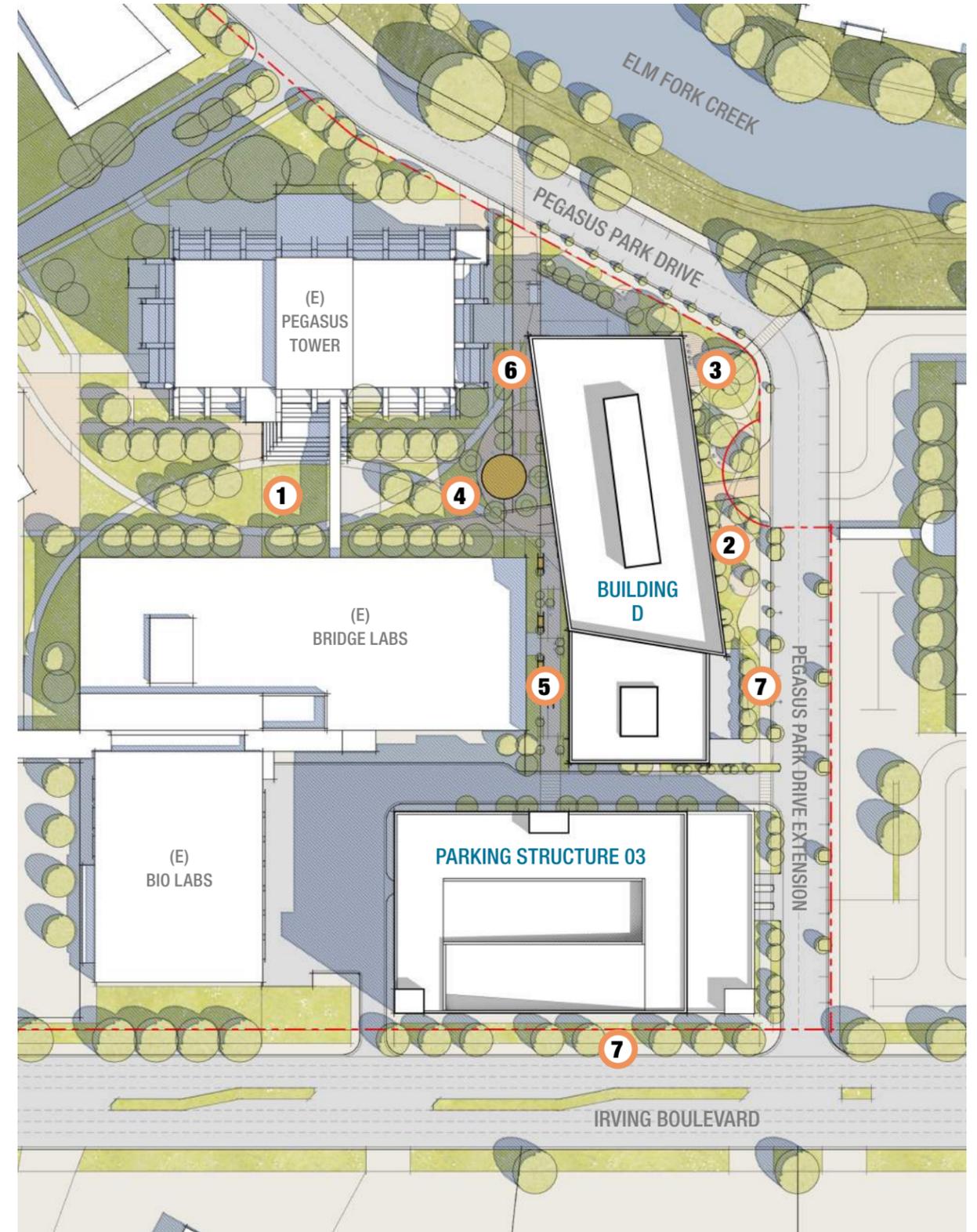
1. Facade Screening and Community Art/Graphic Opportunity
2. Low Iron Glazing units *OR* Perforated screen systems
3. Opportunity for elevated landscape planters
4. Incorporate and maintain existing street trees where possible
5. Landscape street trees
6. Facade Screening and Community Art/Graphic Opportunity
7. Occupiable Terrace
8. Amenity or Bike Storage opportunity
9. Mural or Community Art Opportunity



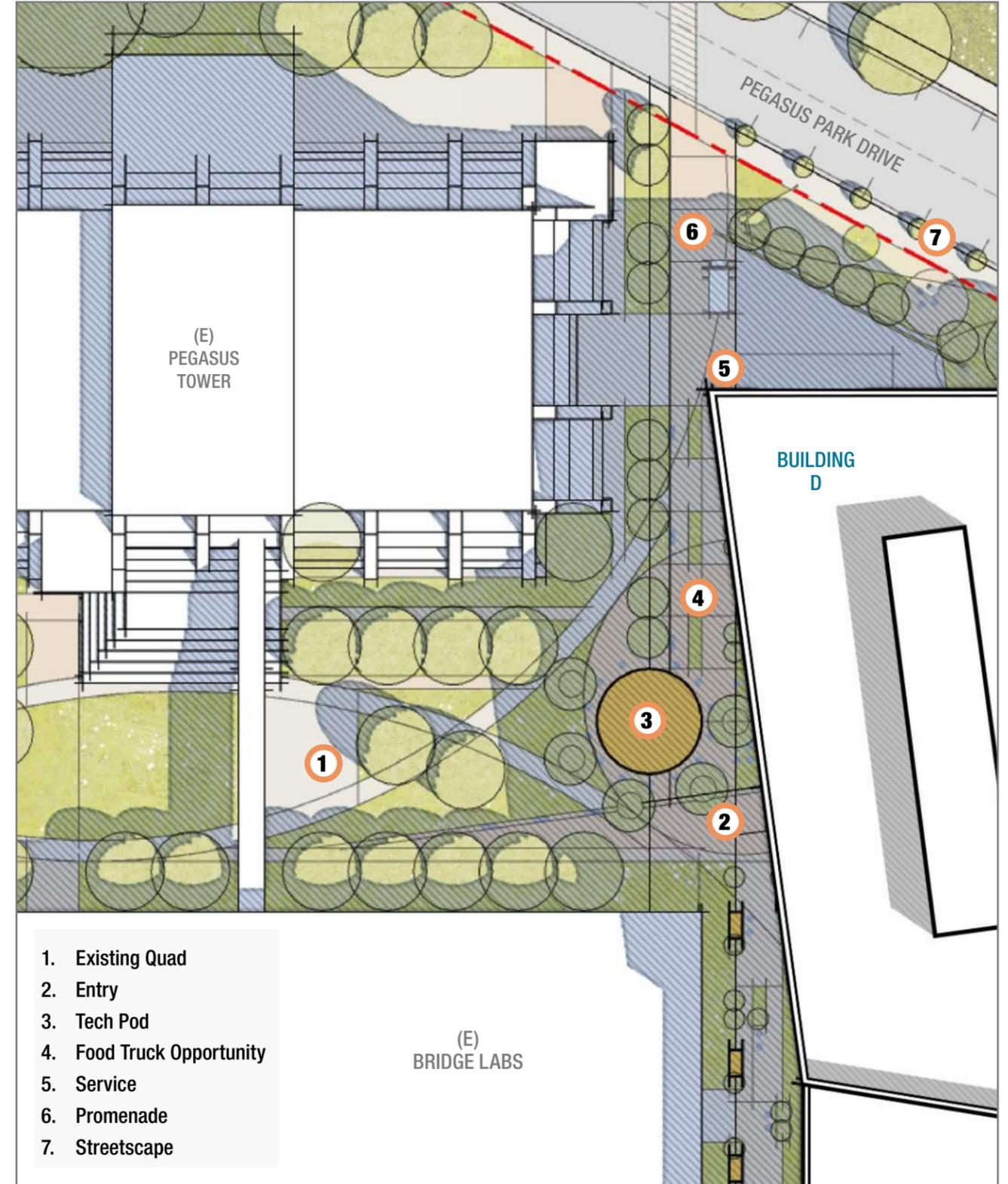
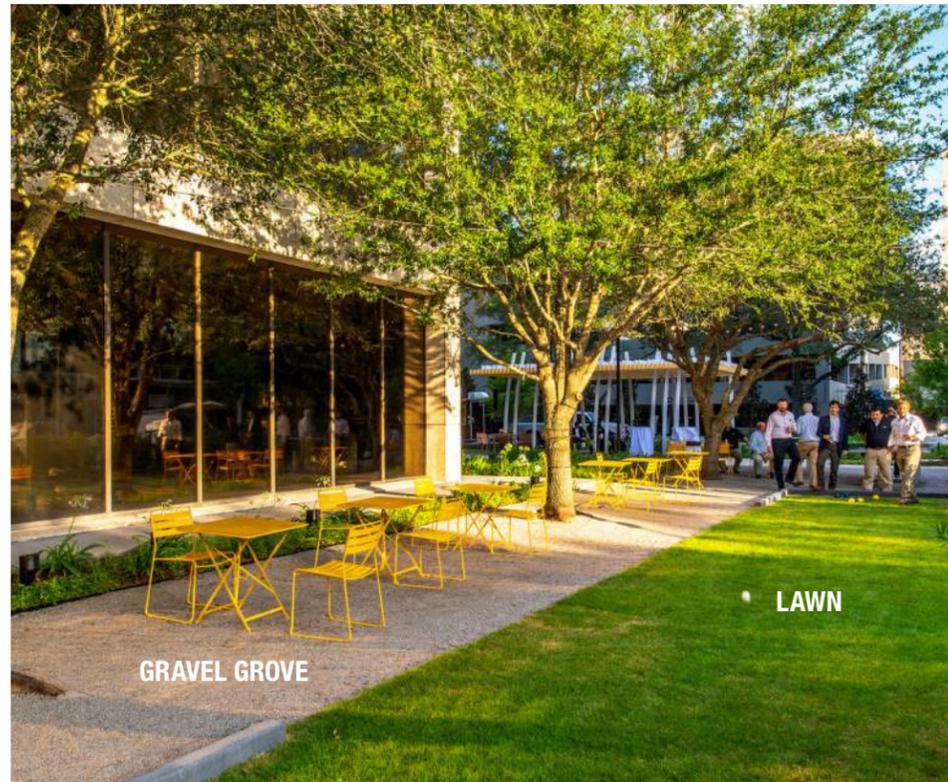
# 03 | LANDSCAPE

# PHASE 02 LANDSCAPE

1. **Existing Quad**
2. **Building Entry**  
Welcoming walkways that direct people to key building locations
3. **Retail Terrace / Plaza**  
Outdoor seating opportunities provide a visual connection to the adjacent park space
4. **Tech Terrace**  
Space provides capabilities for outdoor work that anchors the east side of quad
5. **Paseo**  
Transitional space that directs people from the garage to the entry and provides small seating opportunities
6. **Promenade**  
Flexible transitional space for pedestrians, service access, and an opportunity to stage food trucks
7. **Streetscape**  
Shaded walkways that provide a safe and comfortable user experience



# QUAD DESIGN

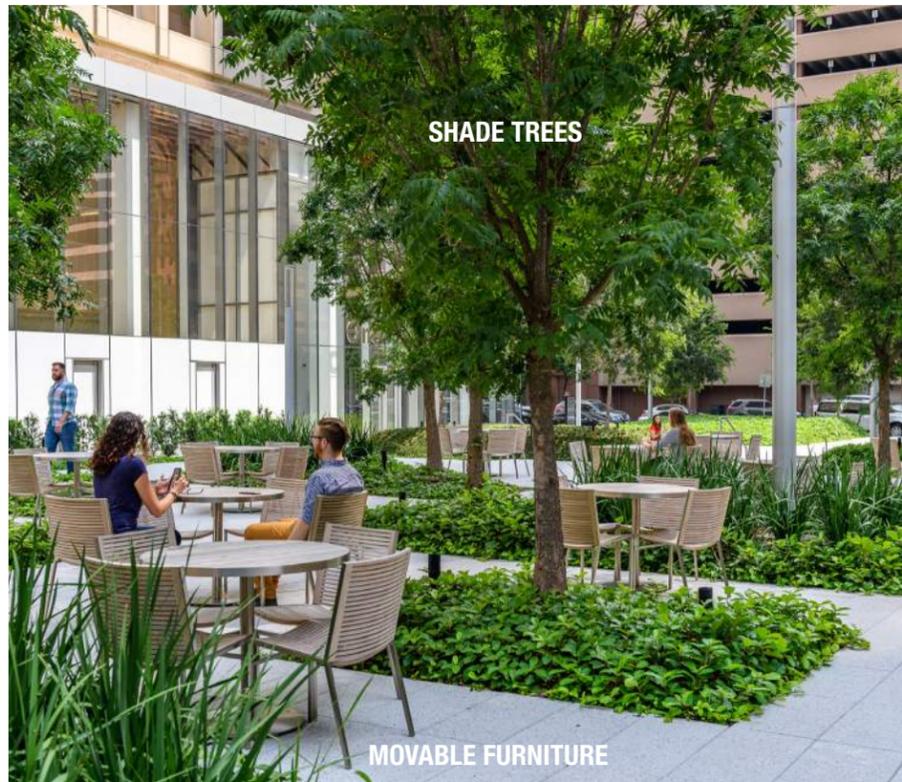


# PASEO DESIGN



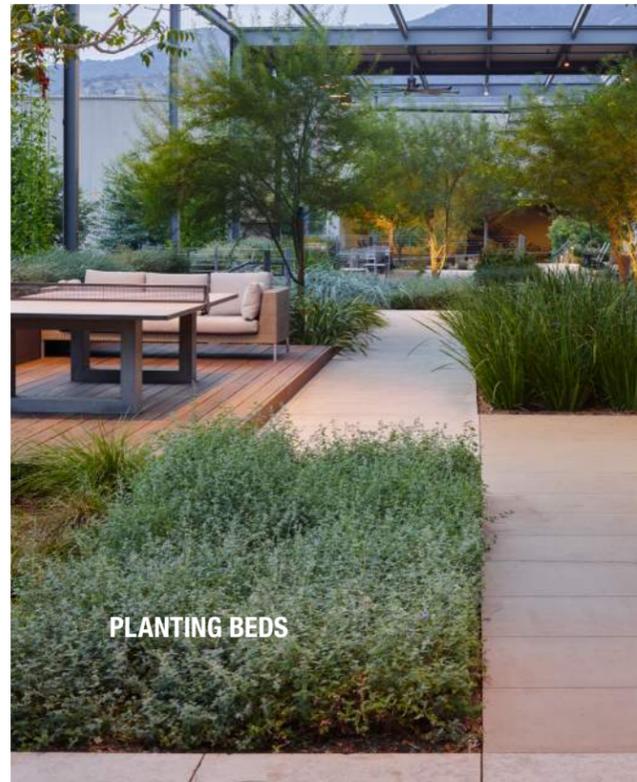
CLEAR PATH

GATHERING MOMENTS

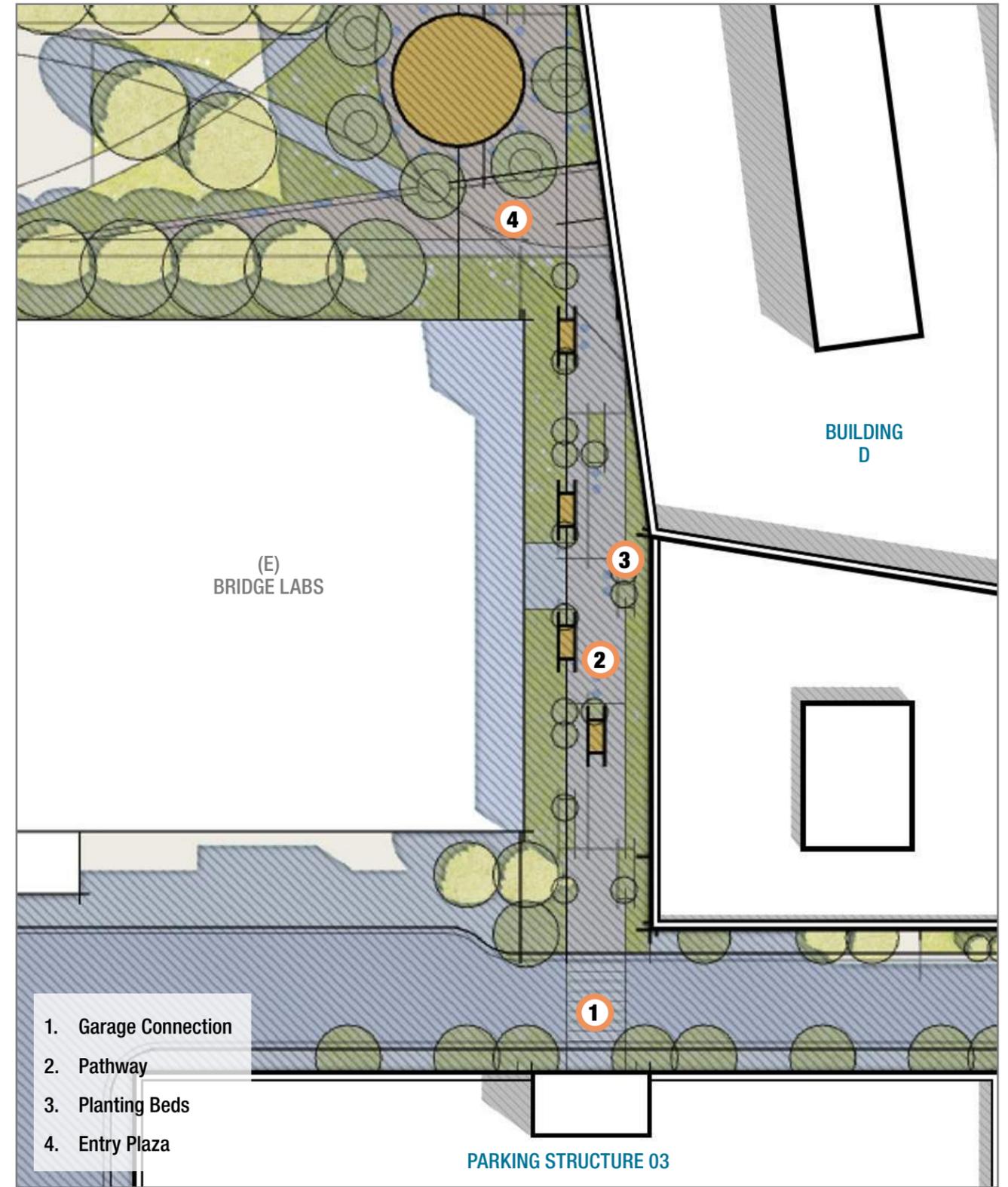


SHADE TREES

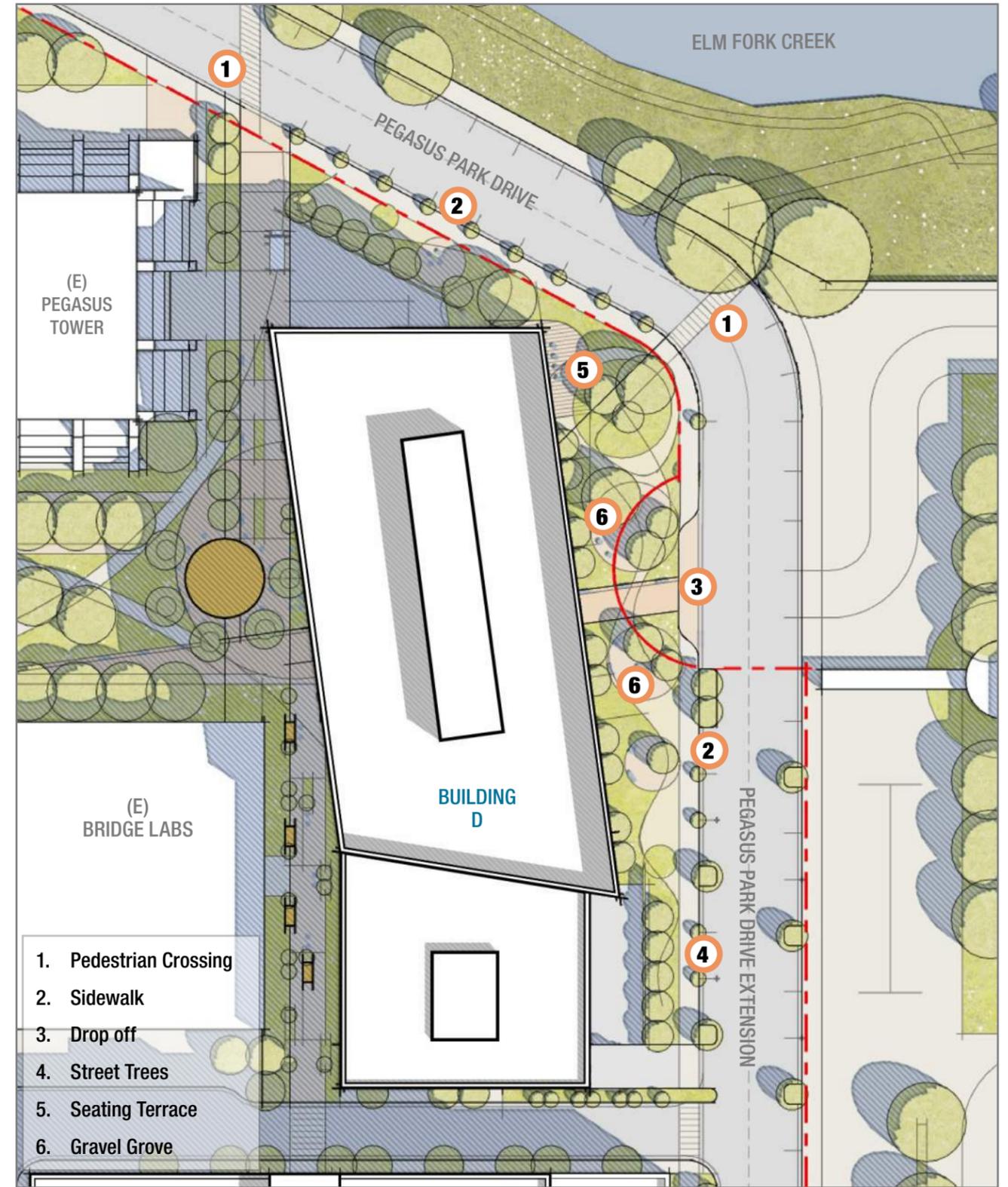
MOVABLE FURNITURE



PLANTING BEDS



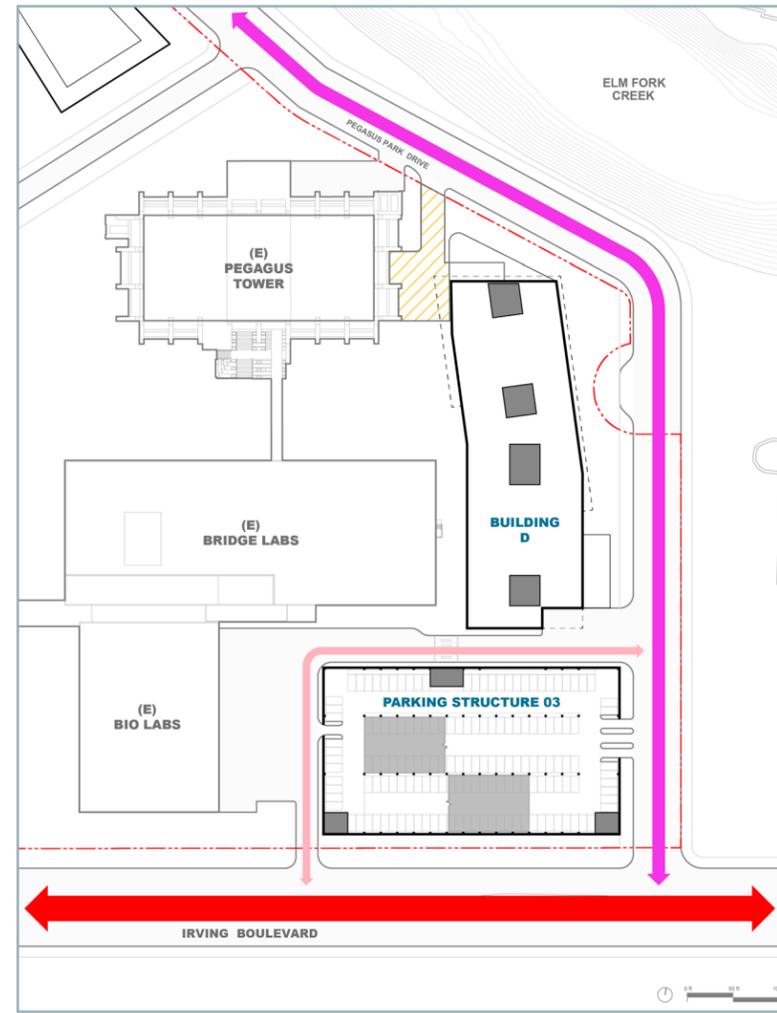
# STREETSCAPE



# 04 | SITE ANALYSIS

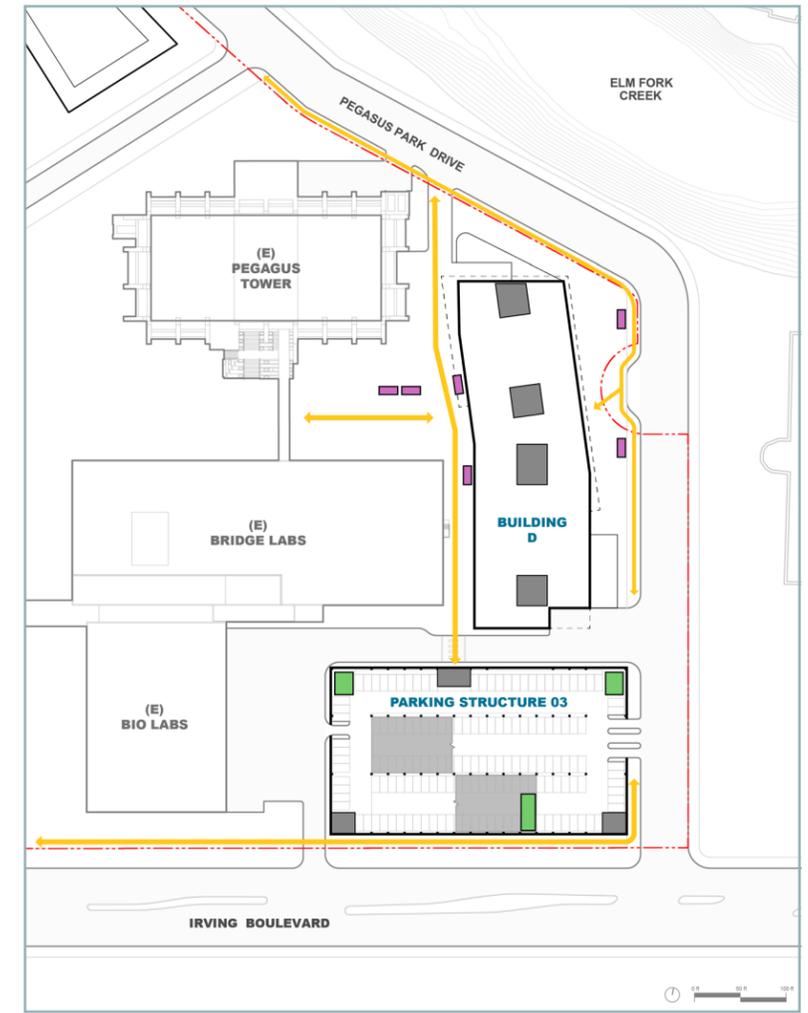
# ACCESS & CIRCULATION

STREET HIERARCHY



- Arterial
- Service
- Local
- Pedestrian Shared

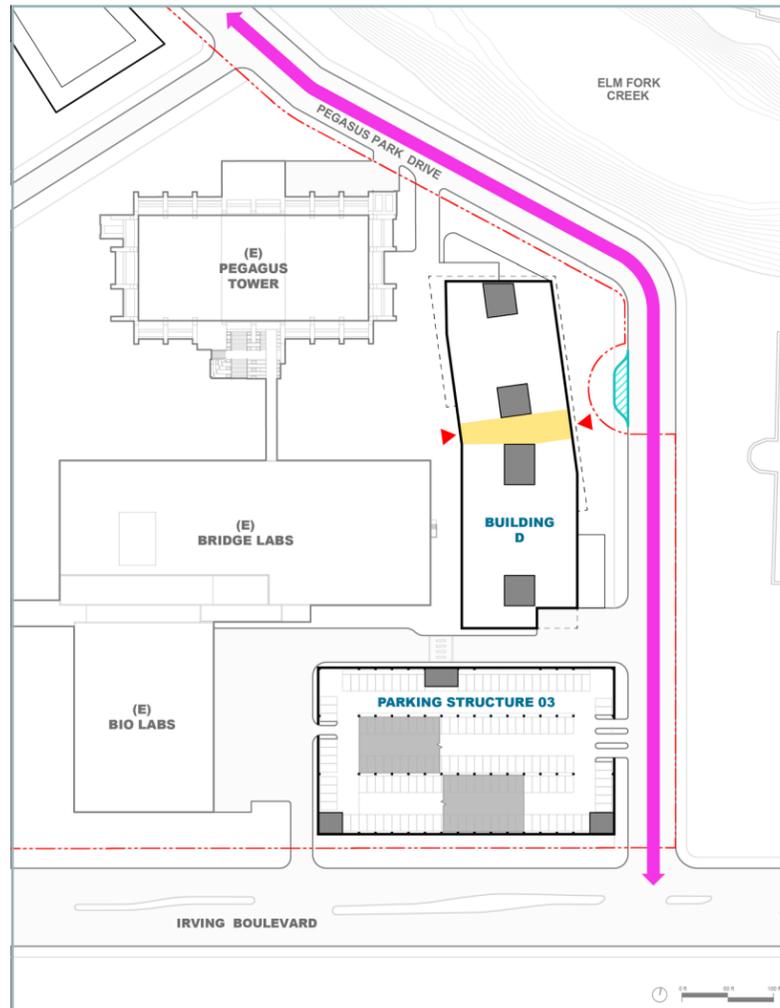
PEDESTRIAN & BICYCLE



- Long-Term Bicycle Storage
- Pedestrian Pathways
- Short-Term Bicycle Storage

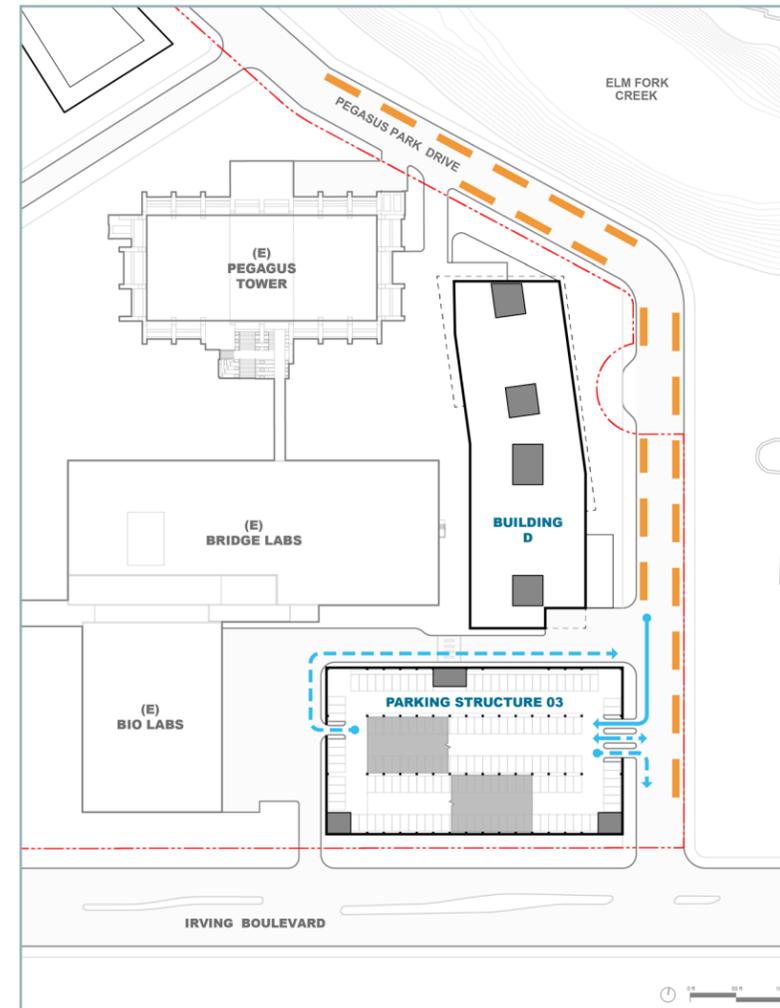
# ACCESS & CIRCULATION

PICK-UP & DROP-OFF



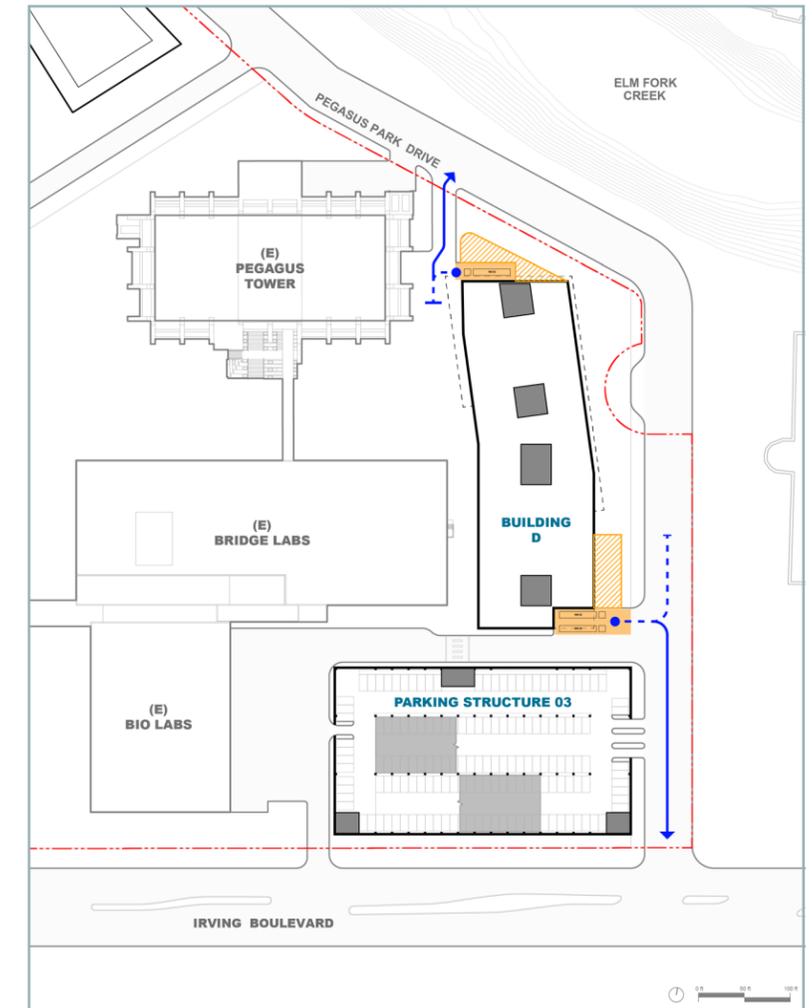
- Vehicular Traffic
- Building Main Entrances
- Pick-Up & Drop-Off Zone
- Lobby Area

PARKING ACCESS



- Vehicular Ingress
- Vehicular Egress
- Street Parking

LOADING & SERVICE



- Loading Dock
- Service Yard
- Vehicular Egress
- Vehicular Access

# THANK YOU

