

Applicable Urban Design Priorities Project Should Achieve

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 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.



Policy References

- Forward Dallas!
Section 5 [urban design element]
- TIF Urban Design Guidelines
Part III, Part IV [Southwestern Medical District]
- Stemmons Corridor - Southwestern Medical District Area Plan

Context Description

The redevelopment of Parkland Hospital is a large, multi-phase demolition and reimagining of the former hospital site and its surrounding properties. The proposed development is comprised of over 40 acres located on the south side of Harry Hines Boulevard and north of the TRE line between Market Center Boulevard and UT-Southwestern Medical Center. The proposal calls for Phase I to begin with office and retail, following by subsequent phases comprised of office, hotel, retail, and a conference center.

Design considerations for the project include the design and orientation of future phases towards Harry Hines, the treatment of the newly-created open spaces and internal public realm, and the design of the southeastern corner of the property towards higher and better uses.

Parkland Hospital

- Neighborhood:
Southwestern Medical District
- Program:
Medical / Hotel / Commercial / Office

DALLAS MEDICAL RESEARCH PARK AT PARKLAND

LIFE SCIENCE CAMPUS MASTERPLAN April 24, 2020



1. REORGANIZE MASTERPLAN TO PROVIDE BETTER NAVIGATION AND CLEARER ORGANIZATIONAL FRAMEWORK.

- Main campus organized around a central park with a main axis that extends from Harry Hines Blvd. to the TRE station.
- Main axis contains green, walkable pedestrian path through the campus and connects surrounding buildings.
- Innovation Hub within central park becomes identifiable building for orientating visitors within district.
- Clear vehicle circulation and access to public parking.
- Improve public space within corridor along back of Children’s Hospital.
- Widened street behind Children’s Hospital creates better connectivity between both sides of masterplan.

2. EXPLORE ADDITIONAL PROGRAMMATIC OPPORTUNITIES TO MEET MEDICAL DISTRICT’S NEEDS.

- Integration of residential multi-family into southern portion of masterplan.
- Integration with overall district by interfacing residential with retail village.

3. STRENGTHEN URBAN EDGE ALONG HARRY HINES BLVD.

- Hotel and conference center oriented parallel to Harry Hines with public spaces on ground floor activate street edge.
- Phase 1 office tower with potential lobby, retail, and park creates gateway at corner of Harry Hines Blvd. and Medical District Dr.
- Ground floor resident amenities along Harry Hines activate street edge with program.

4. RECONSIDER PEDESTRIAN BRIDGE LINK

- Bridge provides direct connection between Parkland Hospital, the hotel and conference center, and Zale Lipshy but does not drive masterplan layout.

5. IMPROVE URBAN FORM AND EXPERIENCE AT CORNER OF HARRY HINES AND MEDICAL DISTRICT DR. IN PHASE 1.

- Office tower lobbies and small retail pull away from tower to create glass pavilion at street edge.
- A new shared plaza connects Zale Lipshy to the new Phase 1 office towers, parking garage, and park
- New landscaped plaza creates a more visible front door to Zale Lipshy and Phase 1 off Harry Hines.
- A pocket park with landscape features activates the corner, provides opportunities for district branding, and interfaces with office tower
- Access to Phase 1 parking garage off Medical District Dr. to keep the Harry Hines street frontage pedestrian-friendly.

6. RECOGNIZE THE HISTORICAL SIGNIFICANCE OF PARKLAND THROUGH THE ARCHITECTURE AND PLAZA DESIGN.

- Embedded architectural feature walls on buildings, within lobbies, and landscape public spaces that repurpose facade bricks of the original buildings of the former Parkland Hospital
- Public spaces with interactive elements that tell the story of the hospitals history of innovation
- Branding and wayfinding elements that tell the story of Parkland.

1. EXISTING PEDESTRIAN BRIDGE TO NEW PARKLAND

- Alignment of existing bridge has implications on layout of new masterplan
- Placement of existing bridge supports may impact construction phasing and staging

2. EXISTING ENTRANCE TO ZALE LIPSHY HOSPITAL

- Entrance to new district from Harry Hines Boulevard dictated by existing signalized intersection
- Covered roadway presents a challenge
- Orientation of Zale Lipshy impacts masterplan configuration

3. CORNER OF MEDICAL DISTRICT AND HARRY HINES BOULEVARD

- Existing mechanical equipment limits amount of building frontage on Harry Hines Boulevard
- Buildable area is limited by narrow corridor defined by buildings and need for fire truck access
- Significant slope change from intersection into the site

4. CHILDREN’S HOSPITAL LOCATION AND ORIENTATION

- Rear wall of Children’s hospital primarily back of house and utilities
- Orientation of hospital limits ability to reconfigure entrance to district off Medical District Drive
- Need to maintain views from Children’s hospital tower windows

5. SITE SLOPE AND TOPOGRAPHY

- Significant site elevation change across site needs to be addressed in landscape design
- Public spaces need to be handicap accessible

6. FUTURE UTSW CONNECTION

- Most of UTSW buildings are back of house space facing the new district
- Need to design for considering future connectivity

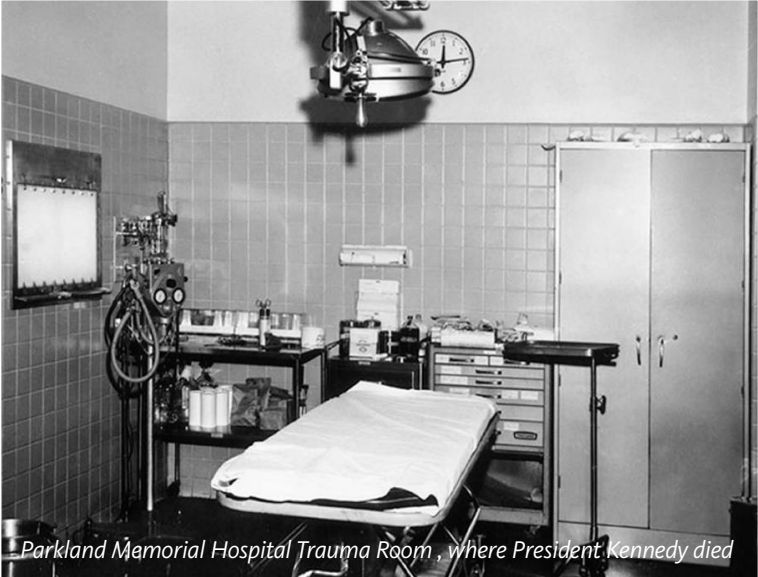
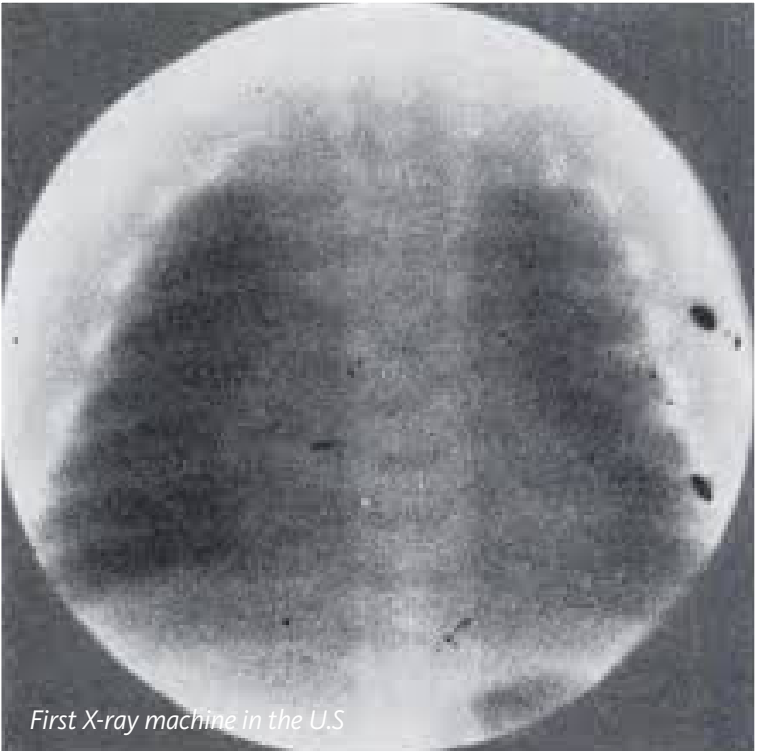


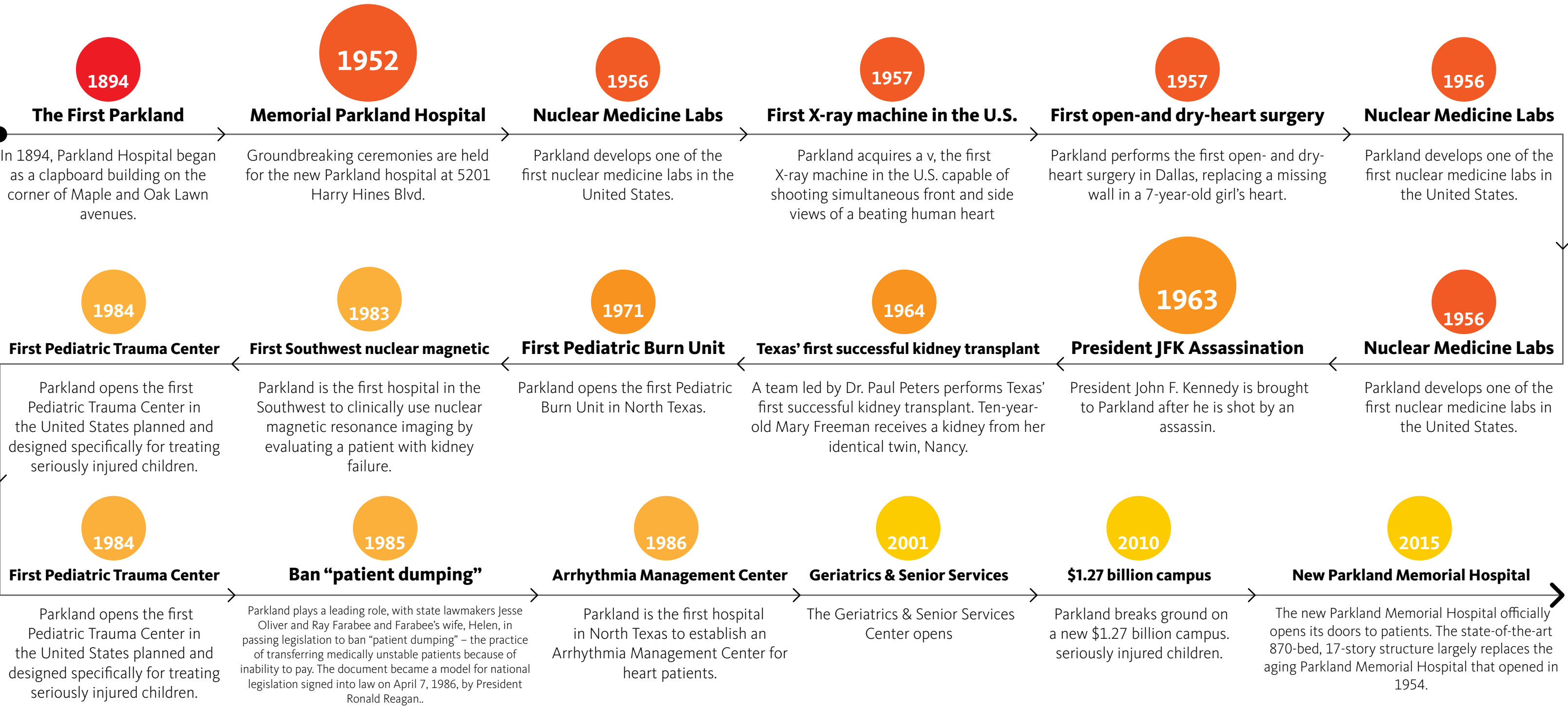
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A HISTORY OF INNOVATION

Parkland Hospital and the surrounding Dallas medical district have a deep history of being at the forefront of research and innovation over the last century. The Dallas Medical Research Park at Parkland looks to honor the history of Parkland Hospital while shaping a new forward-thinking healing environment focused on innovation, wellness and connectivity.

The new masterplanned development will elevate the groundbreaking innovation and research taking place at surrounding world-class institutions by defining a new center for the entire district. The vision for this once-in-a-generation opportunity will be realized through close collaboration with the surrounding four

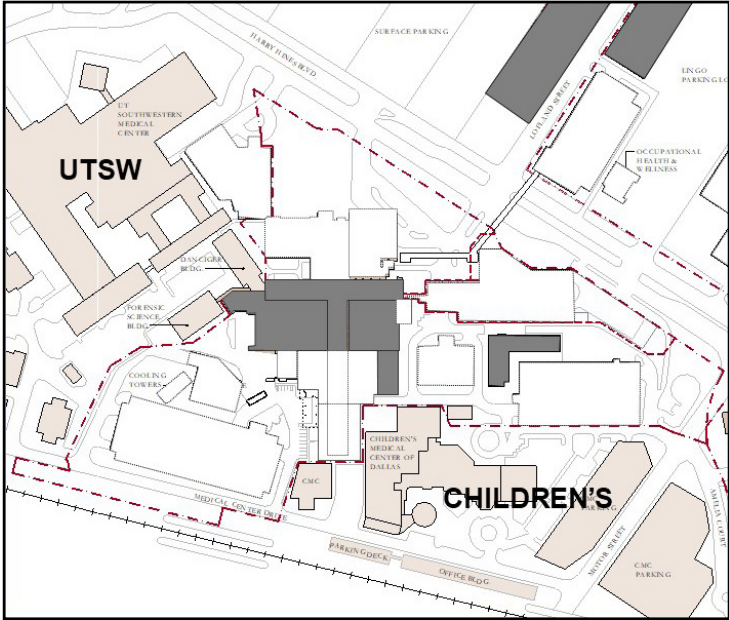




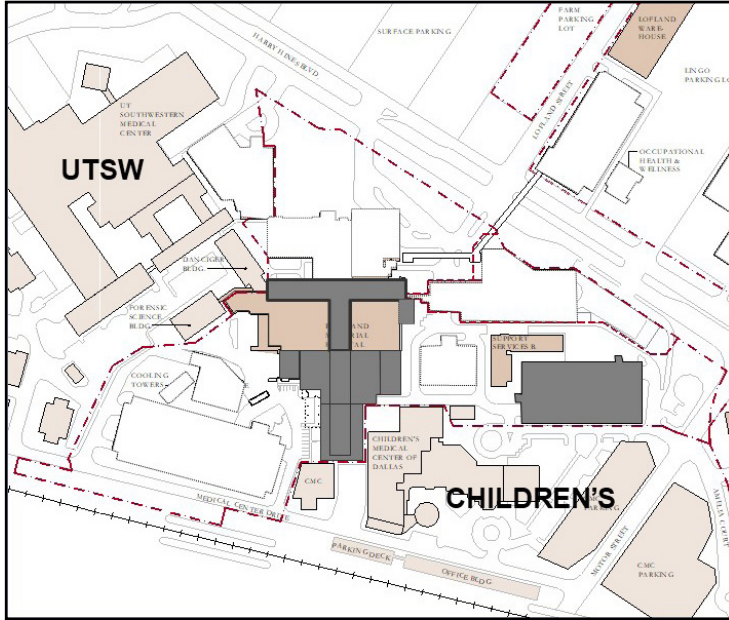
- 1870 - 1943 | The first Parkland
- 1940 - 1962 | On the move
- 1963 - 1978 | Changing times
- 1979 - 1999 | The modern Parkland emerges
- 2000 - 2015 | A new Parkland for a new century

Parkland has always been the leader in innovation in the hospital industry

1951 - 1954

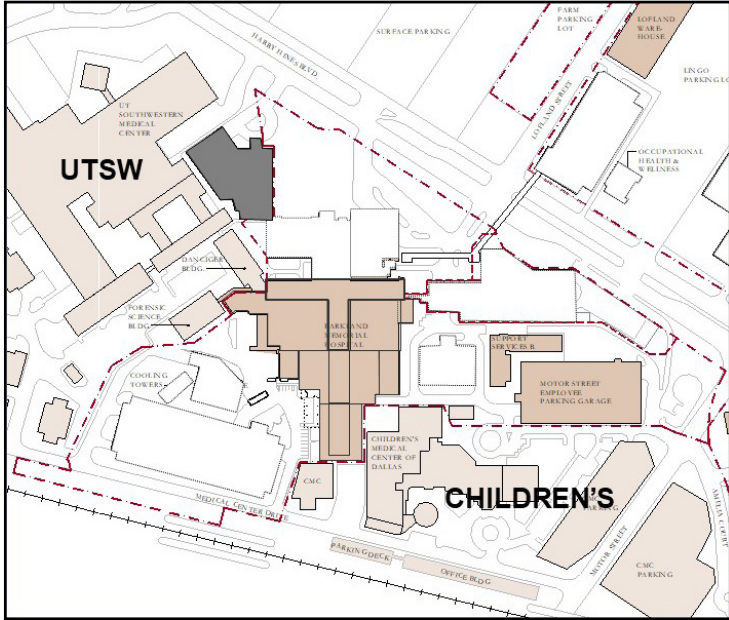


1971 - 1972



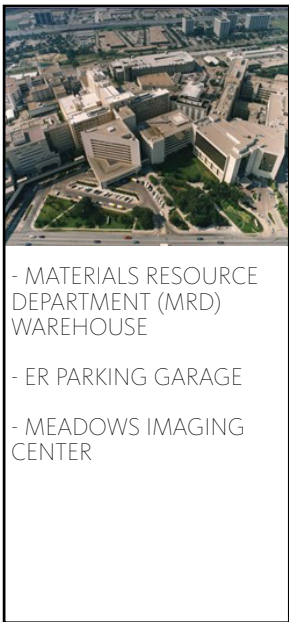
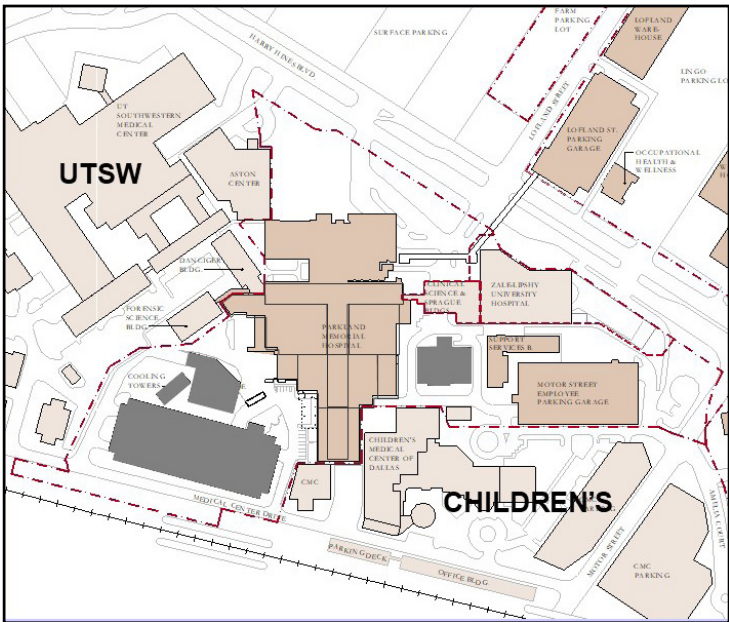
- 3 STORY ADDITION TO ORIGINAL TOWER
- ADD SOUTH (E) AND SOUTH-SOUTH (F) TWRS
- RELOCATE ER
- MOTOR ST. GARAGE

1984



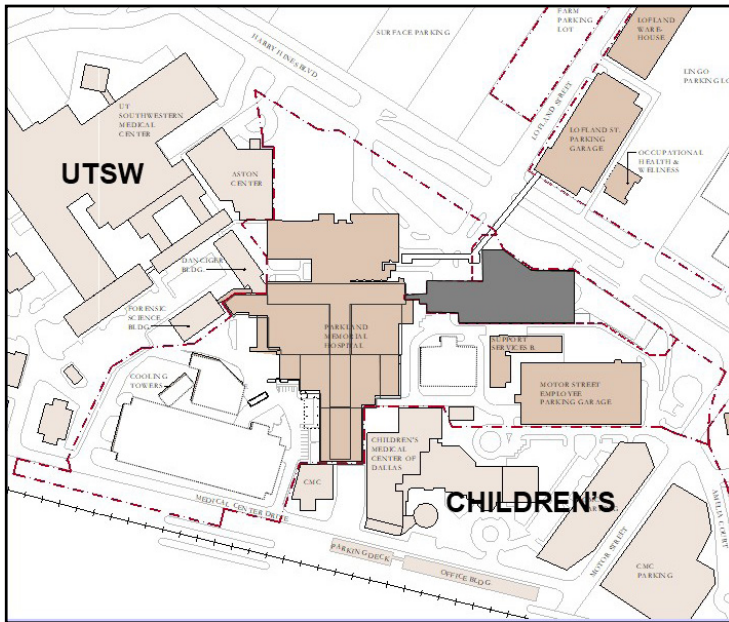
- ASTON CENTER (UTSW)

1990 - 1992



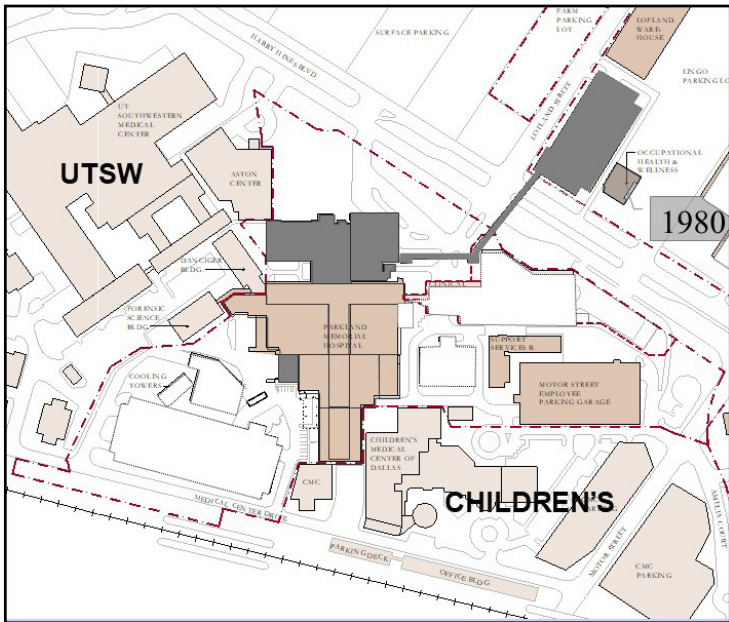
- MATERIALS RESOURCE DEPARTMENT (MRD) WAREHOUSE
- ER PARKING GARAGE
- MEADOWS IMAGING CENTER

1989



- SPRAGUE AND ZALE LIPSHY (UTSW)

1986 - 1988



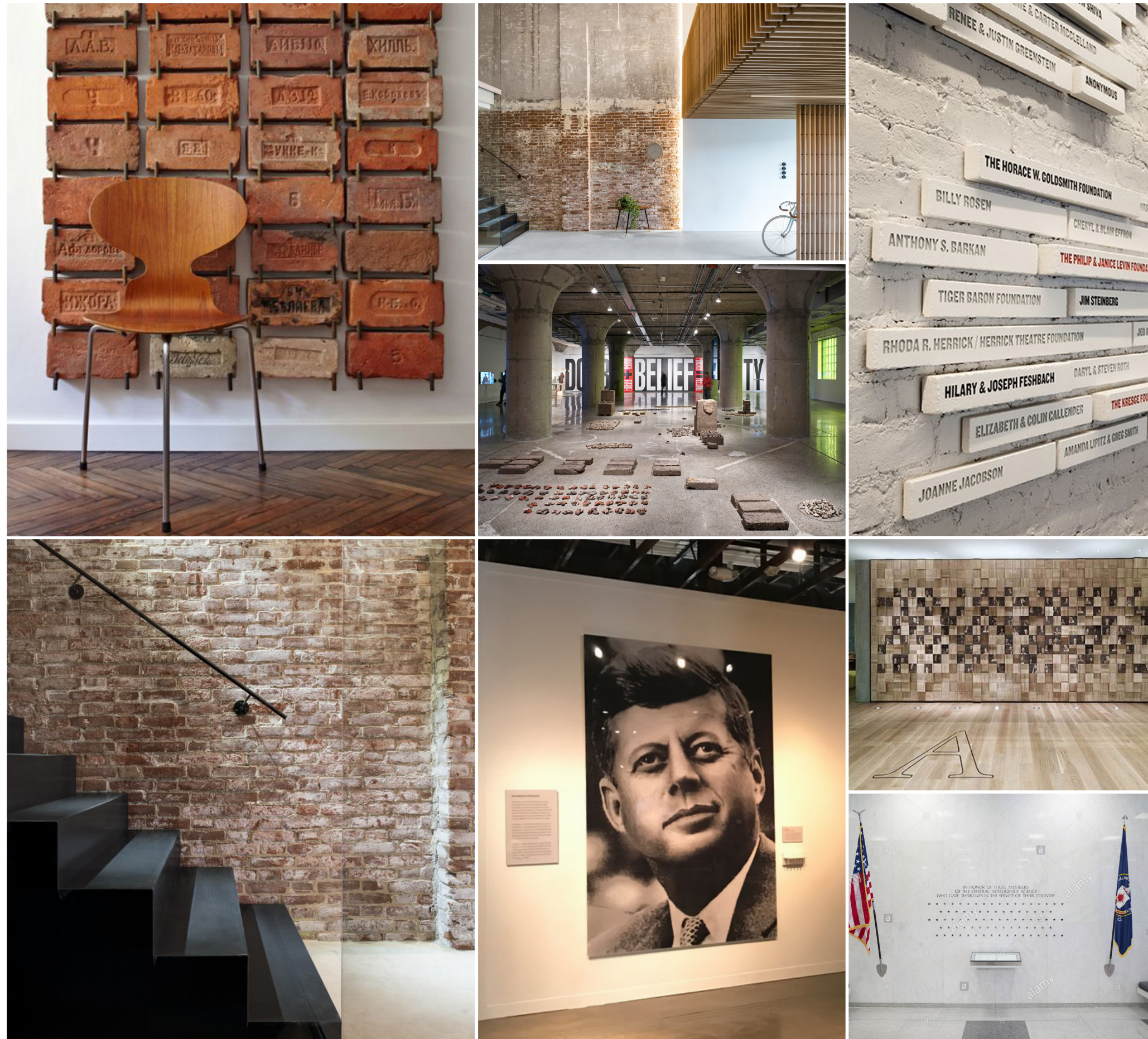
- LOFLAND GARAGE AND SKYBRIDGE
- OCC HEALTH AND WELLNESS CTR (1980)
- OUTPATIENT CENTER
- ICU TOWER

1 A HISTORY OF INNOVATION

Design elements throughout buildings and public spaces will honor the district's history of innovation, collaboration, and technical achievement while respecting the historical significance of the site. Architectural elements such as repurposing the bricks of the former Parkland Hospital buildings and branded elements such as building naming and wayfinding will tell the story of the site's past. An Innovation Center open to the public will put on display how the district is moving into the future.



Repurposing the bricks of the former Parkland Hospital





2 A NEW CAMPUS VISION

The Dallas Medical Research Park at Parkland will elevate the groundbreaking innovation and research taking place at surrounding world-class institutions by defining a new center for the entire district. The masterplan layers together a mix of vibrant uses to create an entirely reimagined destination that will become the research and development hub for biotechnology, life sciences, and pharmaceutical development in Dallas. Traditional office space and innovative work spaces will both tap into existing market demand and address new demand.

The masterplan uses a holistic approach to the programming, layout, and composition of the campus. Clear connectivity between existing institutions, public transportation, and walkable public spaces will strengthen the synergy within the district while pocket parks and abundant landscape public space will enhance the incredible green transformation of the Harry Hines corridor.



PROGRAMMATIC ACTIVATION

Wellness-driven hospitality, retail, and food and beverage organized around a central park form the heart of the campus at the street level while high-rise offices and hotels add to the emerging skyline of the medical district. In considering the feel of the campus at multiple scales, the masterplan seeks to both activate the street while using building architecture to define an iconic identity for the revitalized medical district.

The design of the masterplan balances activation of streets with landscape parks that serve as a calm retreat for the diverse group of users coming to the district daily: doctors, patients, families, medical professionals, researchers, conference guests, and building staff.



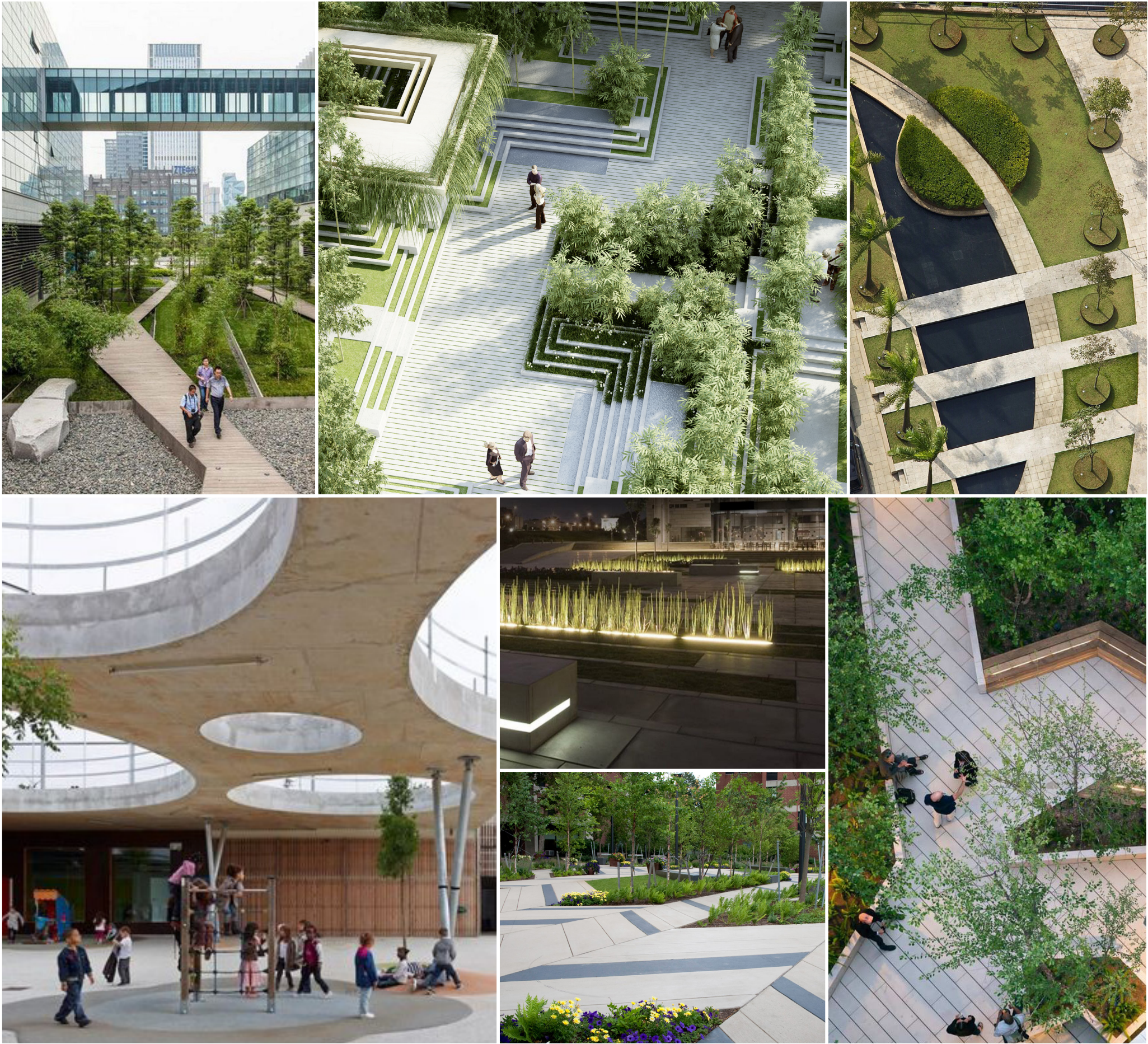
CONNECTIVITY AND LANDSCAPE

One of the primary goals of the district is the establish connectivity between institutions and users. In considering the diverse mix of uses within the district, the masterplan must also be mindful in creating a clear and navigable series of streets and pathways.

Clear circulation is important for drivers arriving to the district by car, especially if this is their first visit. The organization of the main campus provides a clear single entrance for all patients and medical office guests which directs them through the heart of the campus and into one of two clearly marked garages. Convenient parking nearby hospitals and doctors' offices will simplify the user experience.

The new district will bring life to the Harry Hines corridor through an active streetscape and connectivity to series of parks, pedestrian paths, bike baths, and access to public transportation. These walkable, pedestrian friendly circulation paths align with streets but are not overtaken by the need for vehicle access.

Trees and planting through the district define key pathways, add a healthful green canopy and encourage walkability for visitors, workers and patients.



INTEGRATION WITH PUBLIC TRANSPORTATION

The campus’ proximity to airports, interstates, and downtown Dallas and access to walkable amenities and park space within the district will make it a unique destination for visitors. Both the TRE and DART Rail stations are within short walking distance of the campus, making it convenient for patients, visitors and workers without needing to drive in.

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3 A MIX OF USES

MEDICAL OFFICE BUILDINGS

A series of Class A medical office towers line the perimeter of the district, providing exceptional medical professional and life sciences office space with views of downtown Dallas and direct access to neighboring medical institutions. A variety of floorplate sizes will address the needs of various size tenants and provide the flexibility for growth and expansion.

All office towers connect at the base with ground-level retail and direct access to parking. Office tenants and visitors can walk directly out of the office tower into the landscaped public areas of the district.



FULL SERVICE HOTEL AND CONFERENCE CENTER

Located directly on Harry Hines Boulevard across from the new Parkland Hospital, the full-service hotel will serve as the gateway building into the new central part of the medical district. With direct connectivity to Parkland Hospital via the existing pedestrian bridge, the hotel will provide comfortable accommodations for the families of patients within a several minute walk of the adjacent hospitals

The 250 key hotel tower sits atop a multi-level conference center and adjacent to an office tower, enabling a convenient connection for conference attendees and business travelers.

With a focus on well-being, the hotel’s public space layouts maximize views and connections out to the district central park and the new landscape Harry Hines corridor. Hotel common spaces, restaurants, and conference center pre-function areas are all visible from the street and parks through a transparent ground floor.



EXTENDED STAY HOTEL

For families with the need for a long-term stay close to adjacent hospitals, an extended-stay hotel will give guests the feel of a residential neighborhood with walkable convenience to the medical district. A variety of restaurant options, outdoor parks, and walkable paths to the hospitals offer an alternative to any extended stay options currently available in the area



LIFE SCIENCES INNOVATION CENTER

As an incubator for emerging technologies and the latest in life science research, the Innovation Center will be the centerpiece of the new campus. Situated prominently within the central park, expressive and iconic architecture will serve as a way of putting new concepts and cutting-edge life science research on display. Direct connectivity to Parkland Hospital, Children’s Medical Center, Zale Lipshey and UT Southwestern will give emerging companies access to the doctors and researchers at these world-class institutions.

With flexible leasable office space for startup companies, shared common space amenities, and public venues for displaying research, the Innovation Center offers a unique value for life science companies compared to traditional office and space.

In addition to direct ground-floor connectivity to outdoor public spaces lined with retail and restaurants, the Innovation Center is linked directly to the hotel and conference center.

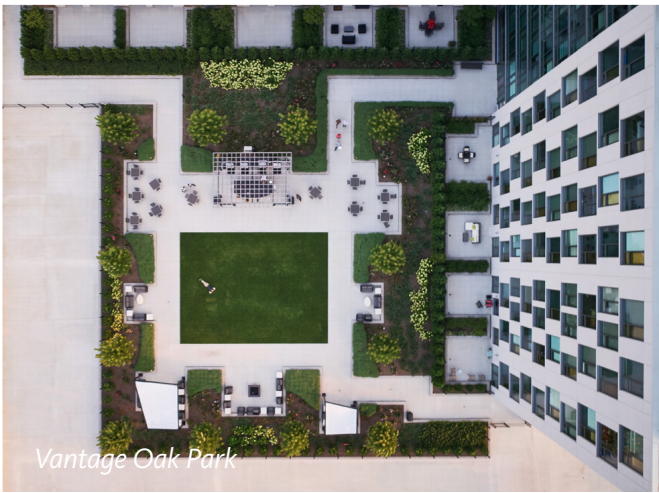


MULTI-FAMILY RESIDENTIAL

The proximity of the residences to the rest of the district, the DART Rail, and TRE station offers an unparalleled opportunity in Dallas to create a wellness-focused, health-conscious community. As the terminus of the series of walkable public spaces through the district, the multi-family residential will have direct access to nearby medical institutions, medical office space, retail, and the Innovation center. Abundant outdoor space, courtyards, and landscaping establish a relationship between indoor and outdoor space and promote a health, active lifestyle.

The residential buildings anchor the southern portion of the district while defining an entirely new street edge on Harry Hines Boulevard, with ground floor residential amenities such as fitness centers and lounges activating the streetscape. The addition of outdoor gardens and parks will connect into the new bike and pedestrian paths being added on Harry Hines Boulevard.

A variety of floorplans will cater to doctors, medical staff, and support personnel to create a vibrant and dynamic residential community.



RETAIL VILLAGE

Restaurants and wellness-focused retail throughout the district will address the essential needs of all visitors while creating an urban street life that activates the public spaces.

In-line retail surrounding a central park as well as a dedicated retail village on the southside will provide numerous restaurants with outdoor seating, service and health-oriented retail options to support the daily needs of medical professionals and patient families visiting the hospitals and medical facilities.





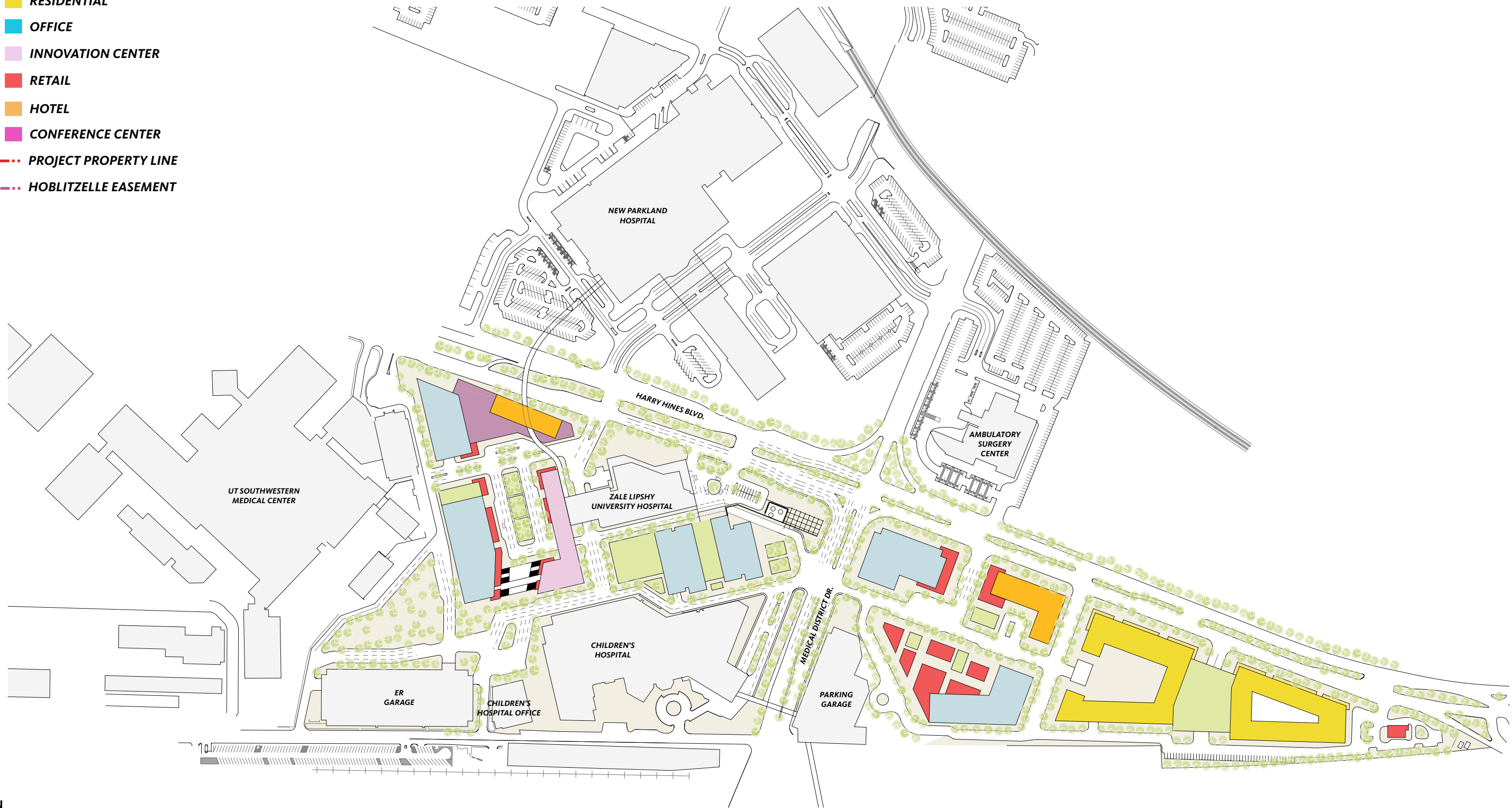
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MASTERPLAN PROPOSAL

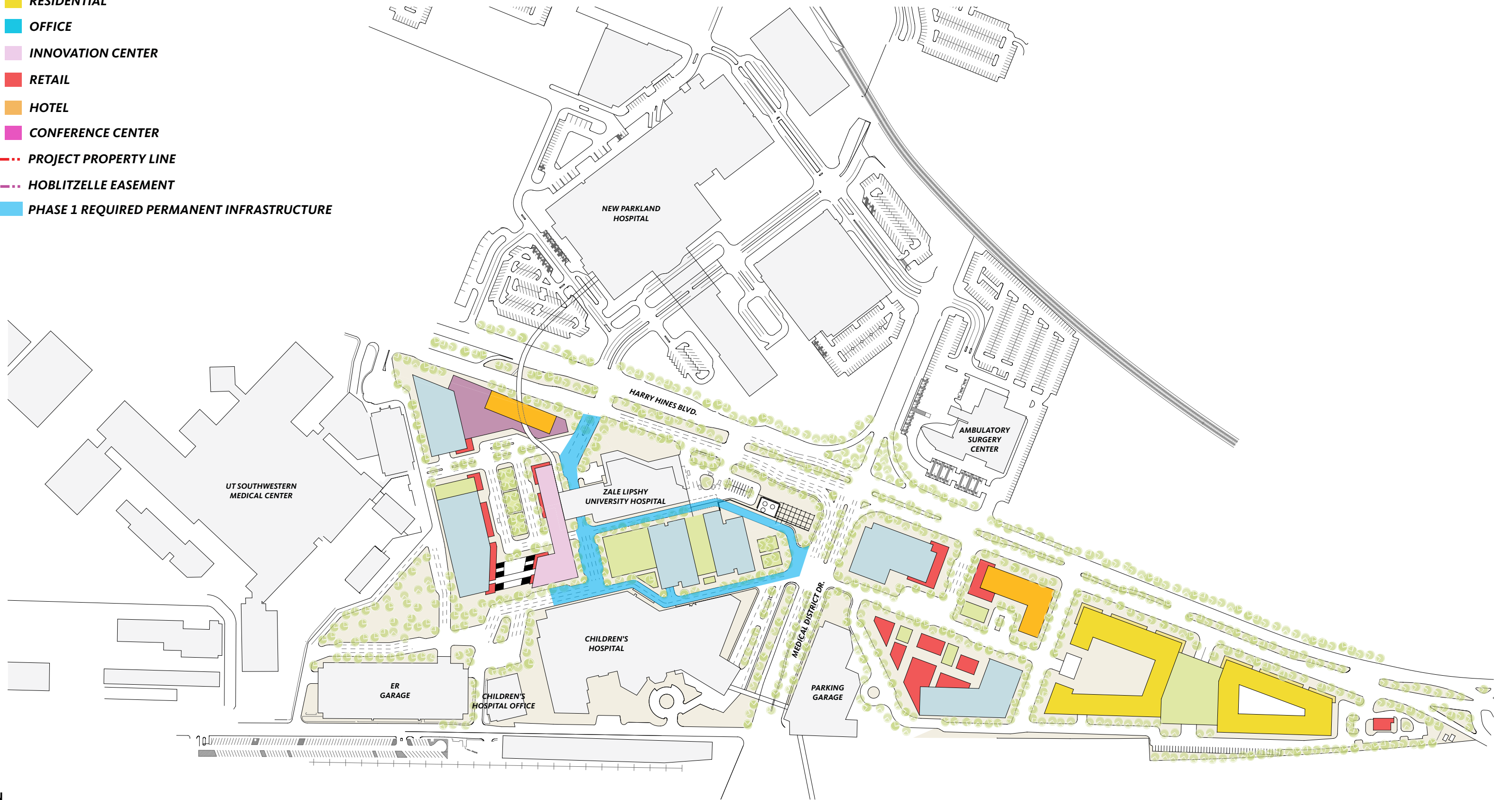
- RESIDENTIAL
- OFFICE
- INNOVATION CENTER
- RETAIL
- HOTEL
- CONFERENCE CENTER
- PROJECT PROPERTY LINE
- HOBLITZELLE EASEMENT



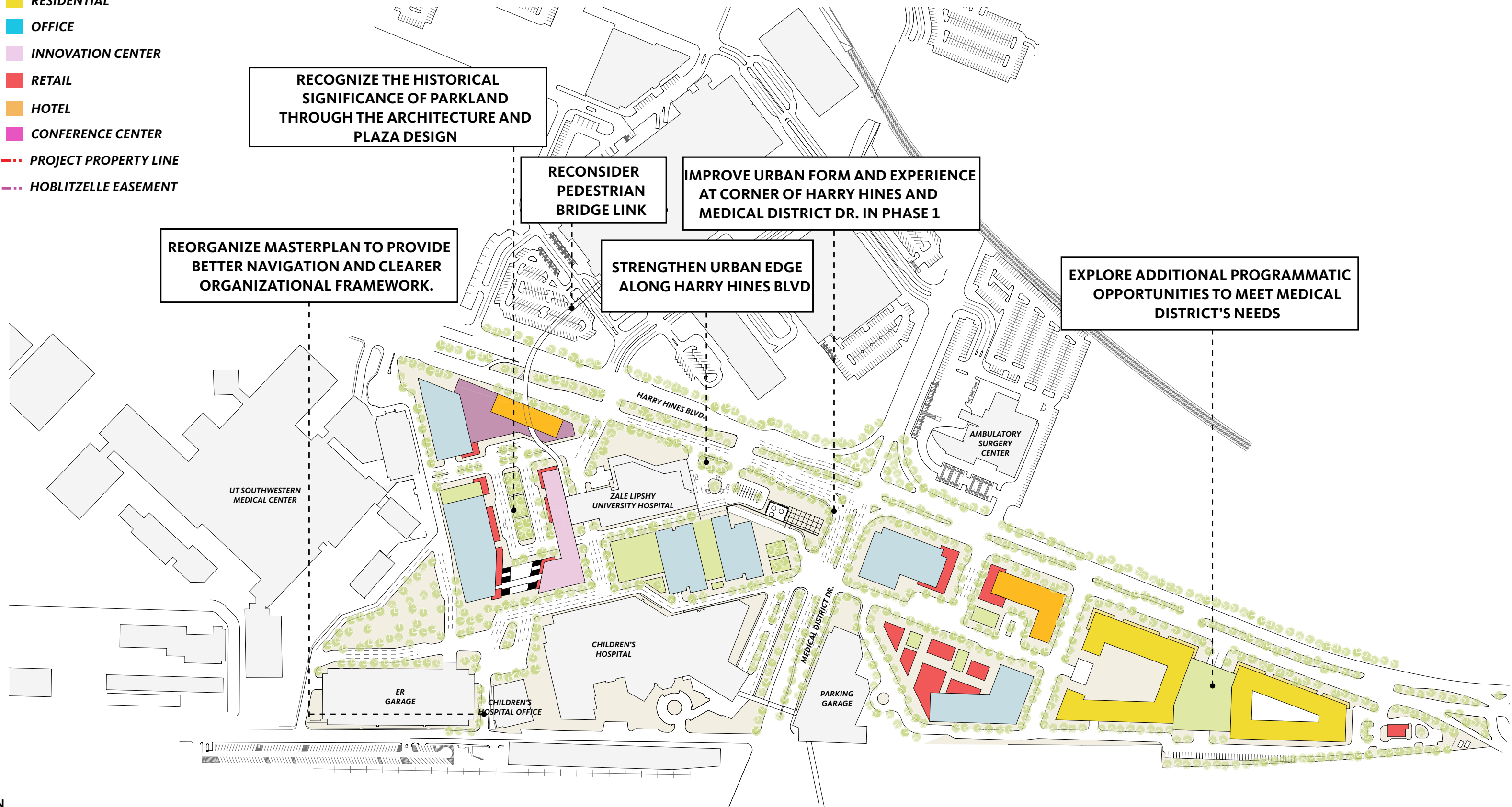
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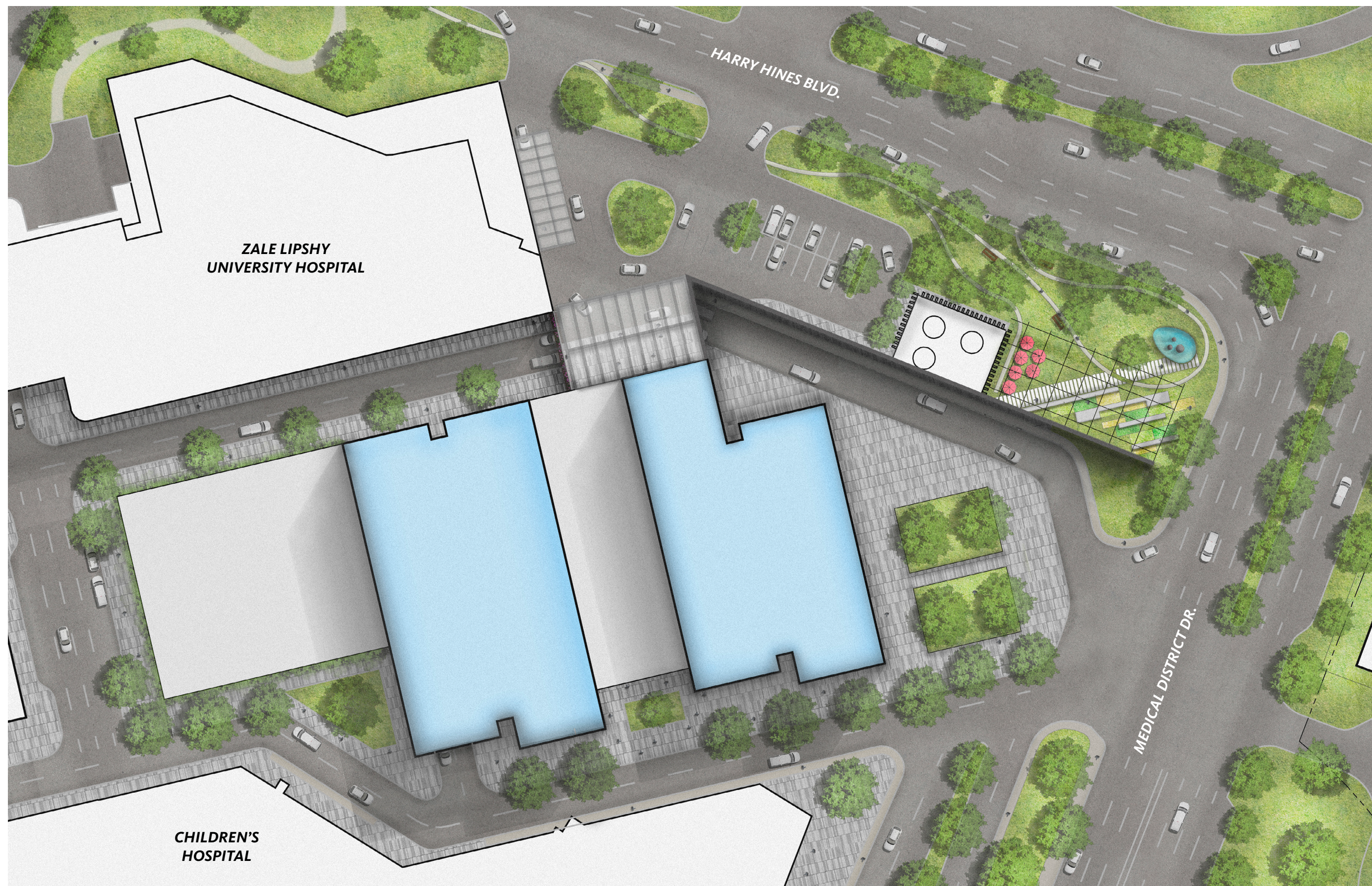
- RESIDENTIAL
- OFFICE
- INNOVATION CENTER
- RETAIL
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- CONFERENCE CENTER
- PROJECT PROPERTY LINE
- HOBLITZELLE EASEMENT
- PHASE 1 REQUIRED PERMANENT INFRASTRUCTURE

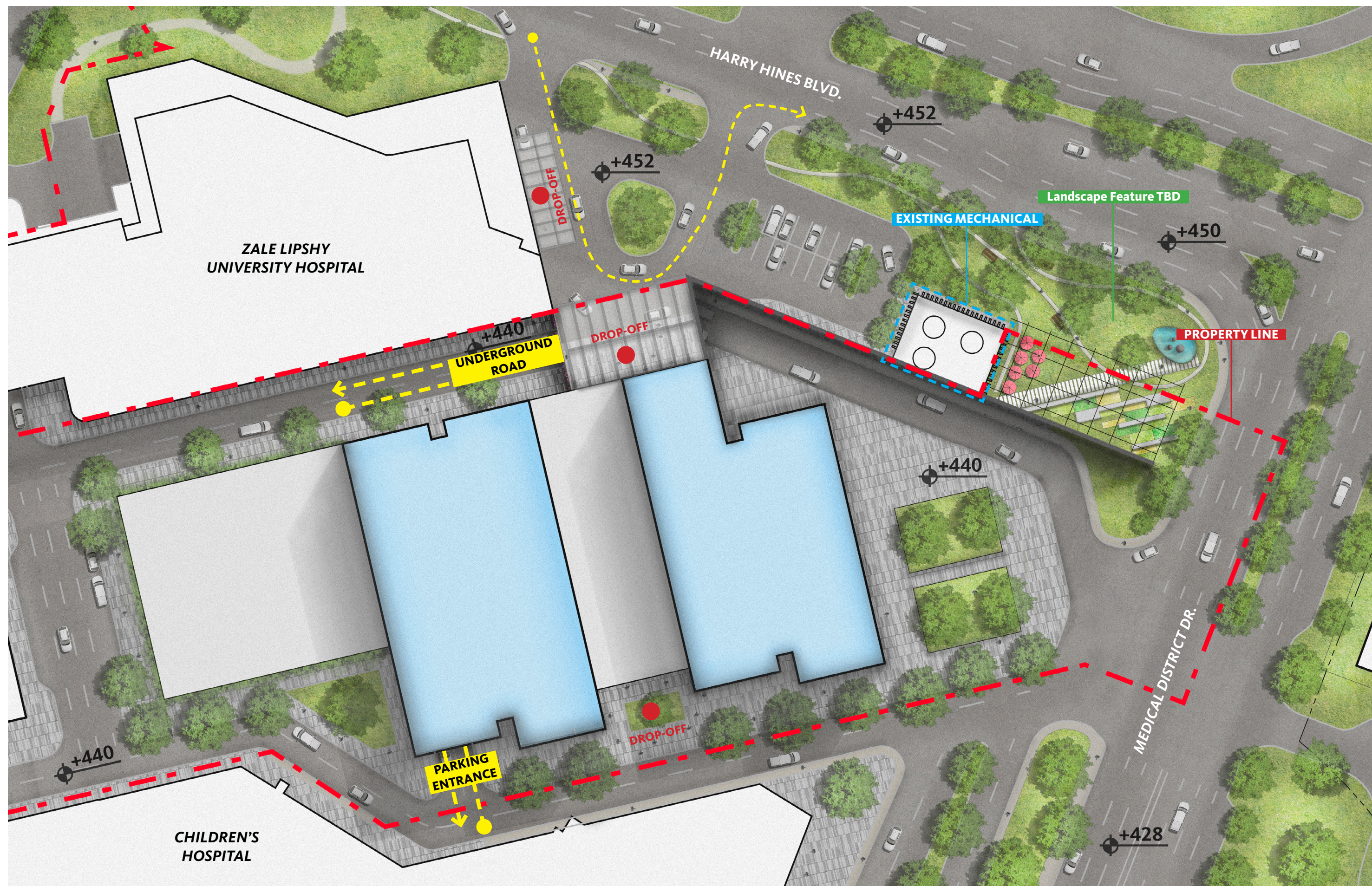


- RESIDENTIAL
- OFFICE
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- HOTEL
- CONFERENCE CENTER
- PROJECT PROPERTY LINE
- HOBLITZELLE EASEMENT



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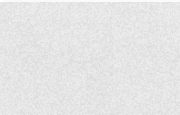






TOWER CURTAIN WALL GLAZING

VITRO ARCHITECTURAL GLASS
ACUITY WITH SOLARBAN 60
INSULATED GLASS UNIT
TEMPERED / LOW-E COATING



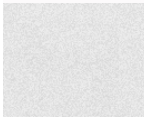
TOWER CURTAIN WALL MULLIONS AND FINIS

POWDER COATED
PANELS AND EXTRUSIONS
WHITE



LANDSCAPE WALLS

NEUTRAL STONE COLORED BRICK



RETAIL STOREFRONT CURTAIN WALL

KAWNEER 1600 WALL SYSTEM 2
STRUCTURAL SILICONE GLAZING
PERMACOAT POWDER FINISH, WHITE





