

# UDPRP Review Summary

# Exhibit C1

Urban Design Peer Review Panel

DATE: 4.28.23

TIME: 8:30am

**PROJECT: MLK Medical Office Building**

LOCATION: City Hall 6ES

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## Overview

Below is a summary of the Urban Design Peer Review Panel's advice for the MLK Medical Office Building project as derived from the April 28<sup>th</sup> Peer Review session.

## Advice Summary

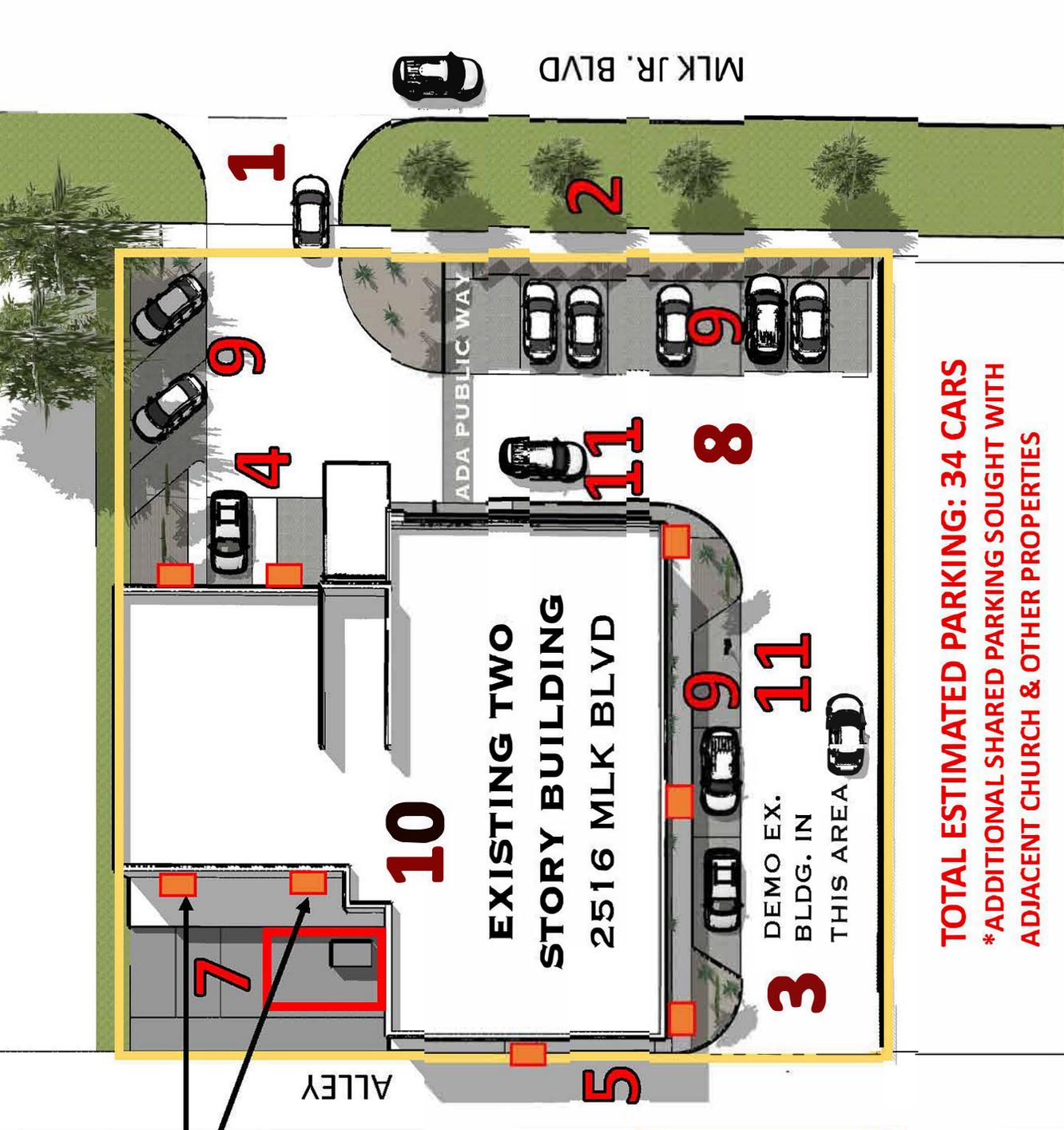
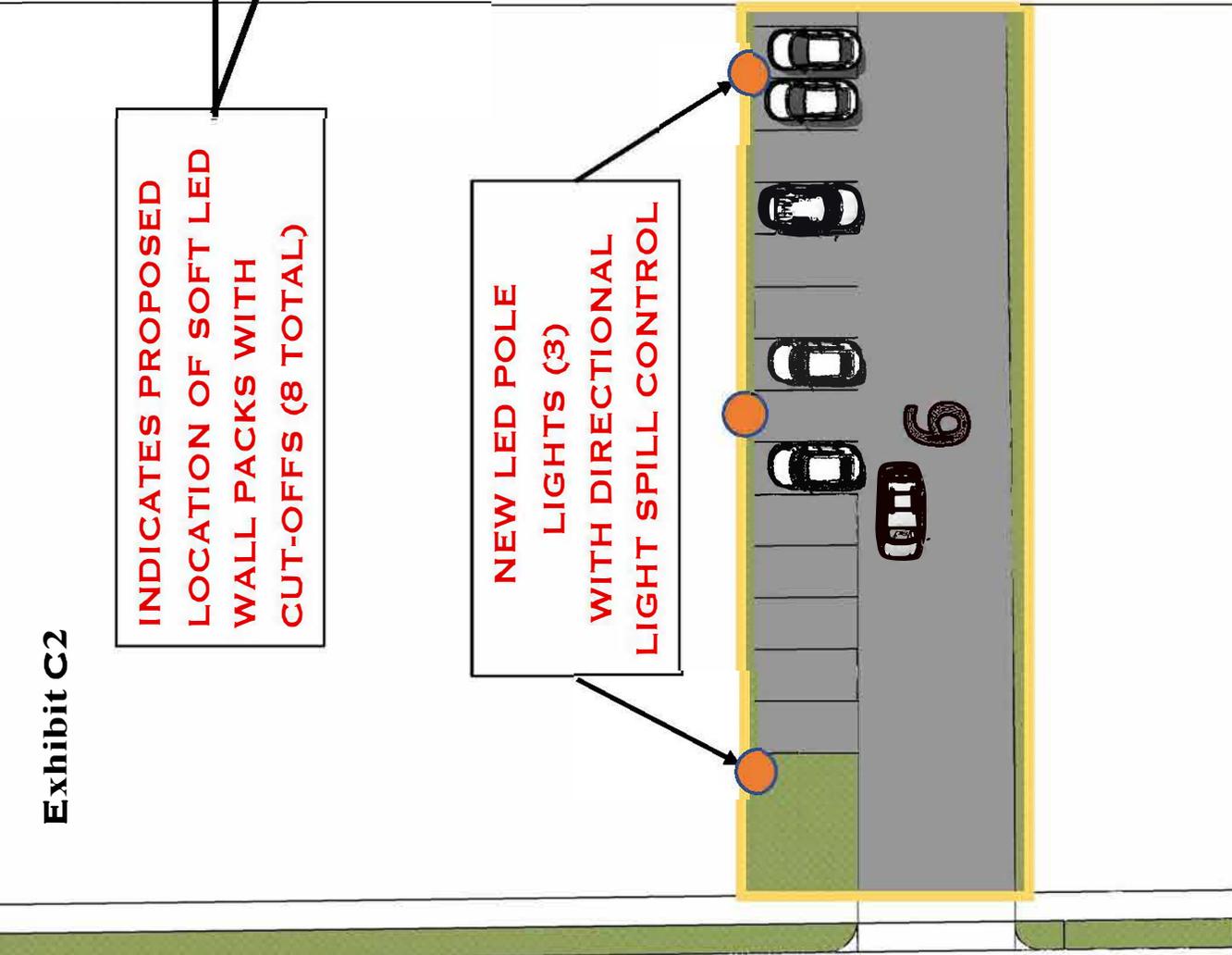
1. The Panel recommends the applicant explore opportunities to reduce the amount of land given up to parking to set the standard for future MLK improvements and help encourage the idea of walking by looking into shared parking opportunities. Consider eliminating or reconfiguring two of the three existing driveway curb-cuts on MLK, creating a shift in parking, and opening opportunities for additional parking elsewhere.
2. The Panel suggests exploring strategies to push sustainability opportunities on the site including permeable paving at the front of the site, as well as designing for water collection and water consumption.
3. The Panel advises exploring the opportunity to maintain the mural in its current location or the reconfiguration, relocation, or reinterpretation of the mural.
4. The Panel recommends similar treatment be given to Peabody Avenue as are being proposed along MLK with respect to landscaping.
5. The Panel advises the parking and dumpster configuration in the rear alley be considered to facilitate its use and meet code requirements.
6. The Panel recommends scrutiny be given to secure pedestrian accessibility from MLK and parking lots to the facility's main entry.
7. The Panel recommends sensitivity be given to site lighting and its impact on neighbors.
8. The Panel advises parking on the side closest to Peabody not encroach past neighbor's front yard.

**Exhibit C2**

INDICATES PROPOSED LOCATION OF SOFT LED WALL PACKS WITH CUT-OFFS (8 TOTAL)

NEW LED POLE LIGHTS (3) WITH DIRECTIONAL LIGHT SPILL CONTROL

PEABODY STREET



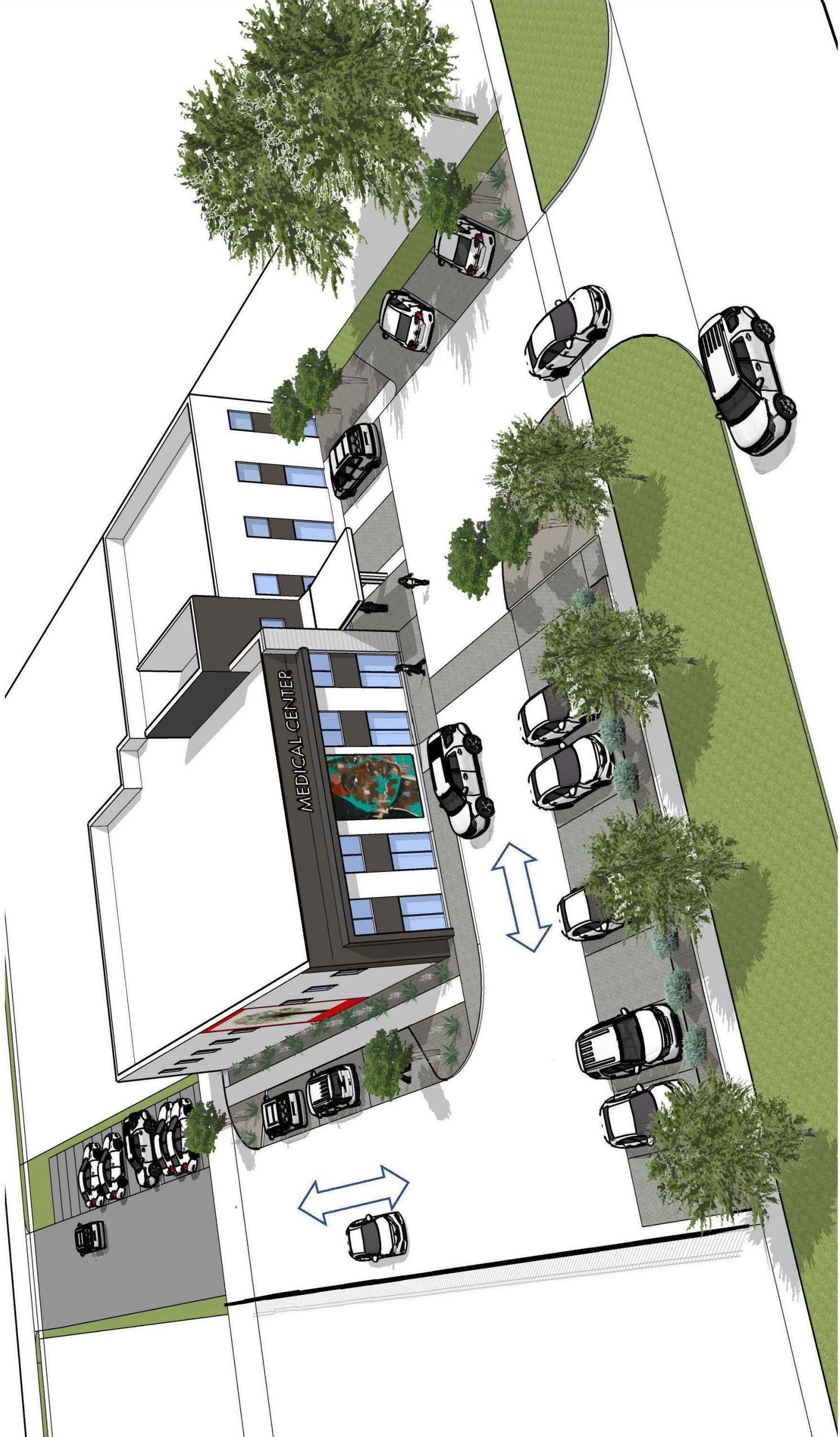
**TOTAL ESTIMATED PARKING: 34 CARS**  
 \*ADDITIONAL SHARED PARKING SOUGHT WITH ADJACENT CHURCH & OTHER PROPERTIES

**PROPOSED SITE IMPROVEMENTS**

**LEGEND**

- 1. REPAIR EXISTING TWO-WAY COD STREET CURB CUT.
- 2. INSTALL NEW LOW MAINTENANCE LANDSCAPING, ROCKED ISLANDS, IRRIGATION & NEW 5' CONC. PEDESTRIAN SIDEWALK AS REQUIRED.
- 3. INSTALL NEW CONCRETE PAVING, SIDEWALK, ROCKED ISLAND LANDSCAPING AS REQUIRED.
- 4. ADD NEW HANDICAP PARKING SPACES/SIGNAGE, PATH ACCESS & CURB RAMPS AS REQUIRED.
- 5. INSTALL NEW CONCRETE BLDG. EXIT RAMP AND GUARDRAILS
- 6. REPAIR EXISTING PAVING, ADD STRIPING & INSTALL NEW POLE LIGHTING.
- 7. INSTALL NEW 8' HIGH GATED TRASH ENCLOSURE W/ 4' HIGH BOLLARDS (4), CONFIGURE TO MEET MEDICAL WASTE PICKUP NEEDS.
- 8. INSTALL/REPAIR CONCRETE PARKING LOT PAVING IN FIRE LANE DRIVE
- 9. INSTALL NEW "PERVIOUS PAVERS" IN NEW CAR PARKING AREAS AS SHOWN.
- 10. ASSESS COLLECTION OF ROOF WATER FOR USE IN LANDSCAPE WATERING.
- 11. ASSESS MURAL ART ON FRONT OF BUILDING AND SIDE PARKING AREA TO BE SEEN FROM MLK DAY & NIGHT.

**PROPOSED RENOVATION-REFRESH OF MEDICAL HOSPITAL BUILDING  
2516 MLK JR BOULEVARD – DALLAS, TEXAS**



**PROPOSED SITE/BLDG. RENOVATION  
(W/ A MODERN MEDICAL PERSONALITY DESIRED BY OWNER)**

**Exhibit C2**

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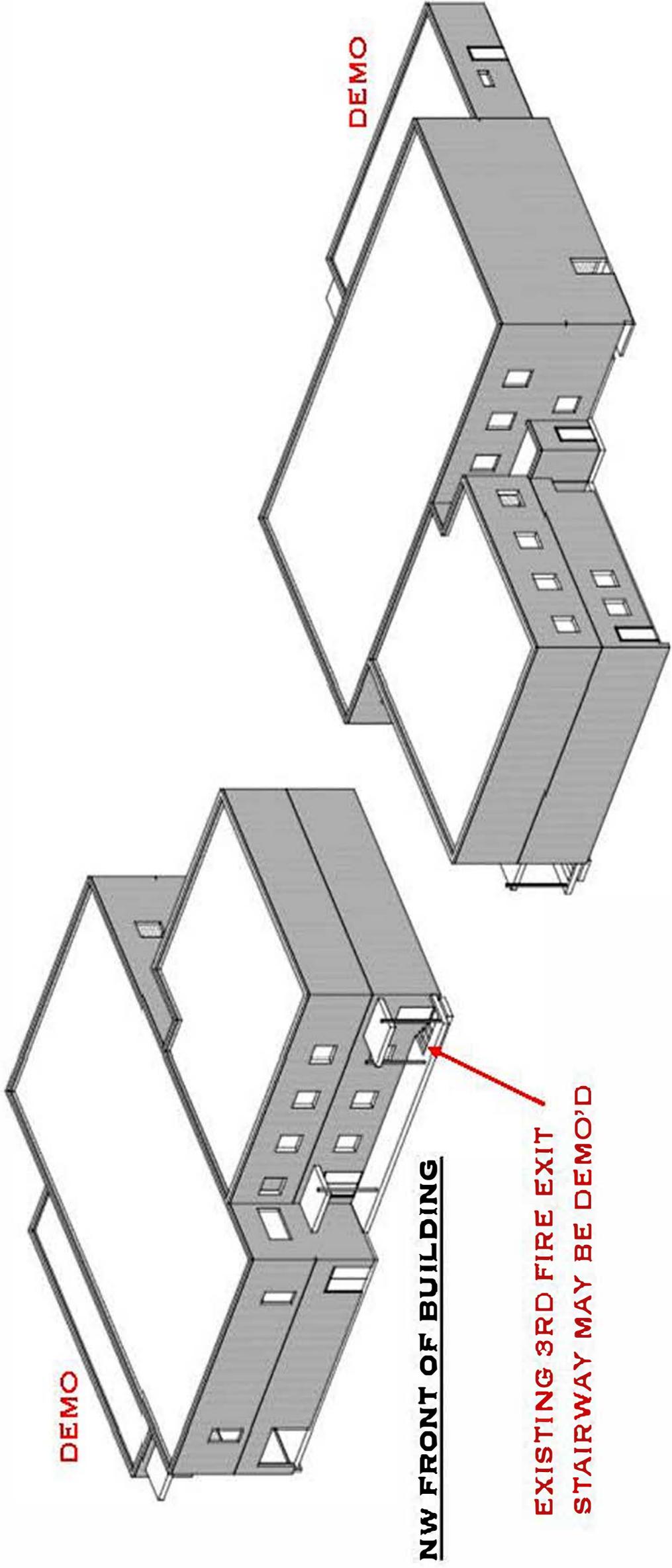
**PROPOSED RENOVATION-REFRESH OF MEDICAL HOSPITAL BUILDING  
2516 MLK JR BOULEVARD – DALLAS, TEXAS**



NOTE: LANDSCAPE SHOWN IS PENDING FINAL SITE SURVEY AND ABILITY TO ACCOMMODATE IT.

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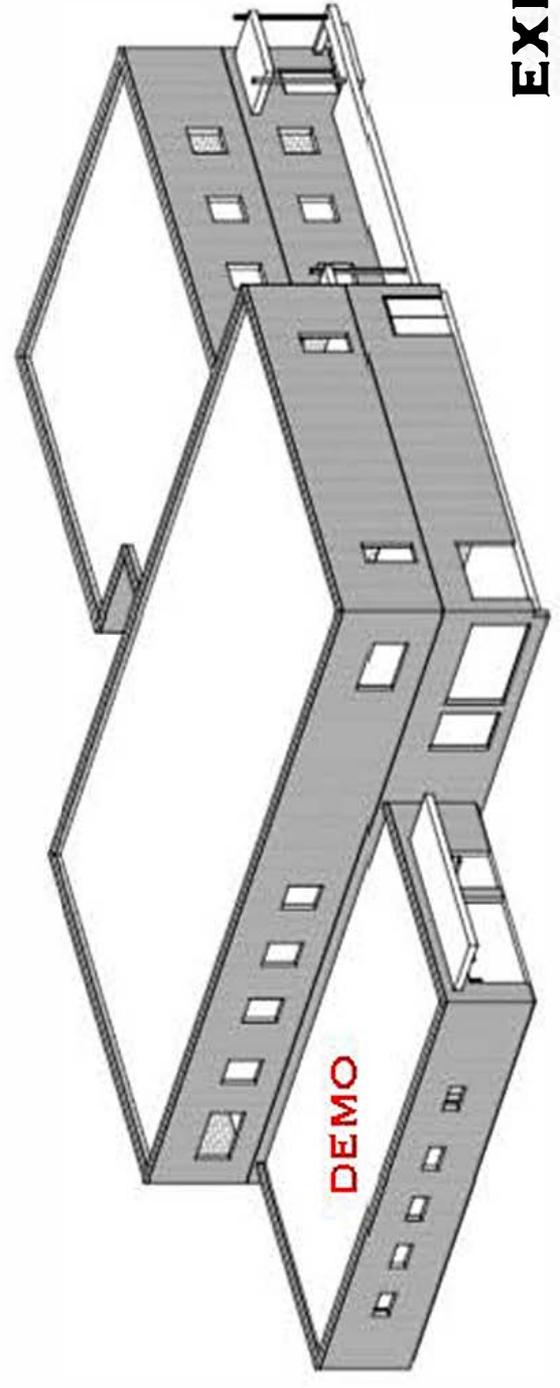
**PROPOSED NEW EXTERIOR FAÇADE RENOVATION  
(W/ A MODERN MEDICAL PERSONALITY DESIRED BY OWNER)**



NW FRONT OF BUILDING

EXISTING 3RD FLOOR FIRE EXIT  
STAIRWAY MAY BE DEMO'D

BACK OF BUILDING



NE FRONT OF BUILDING

EXISTING BUILDING AXO VIEWS  
2516 MLK JR BLVD.