

TexasArchitect

MAY/JUNE 2008



First Step to a New Campus



REPRINTED FROM TEXAS ARCHITECT 5/6 2008

PROJECT University of Texas Southwestern Medical Center Outpatient Building, Dallas
CLIENT University of Texas Southwestern Medical Center at Dallas
ARCHITECT FKP Architects in association with John Lee, FAIA
DESIGN TEAM John Lee, FAIA; Ed Huckaby, FAIA; Michael Shirley, AIA; Jon Franklin, AIA
CONSULTANTS DataCom Design Group LLC (technology); ccrd partners (MEP); Datum Gojer Engineers, LLC (structural and civil); HELP Equipment Planning (equipment planning); O'Neill Hill & Assoc. (furniture consulting); Tycher Associates (landscape architecture)
PHOTOGRAPHER Aker/Zvonkovic Photography

by ANN CHRISTENSEN



PEOPLE COME TO HEALTHCARE FACILITIES TO BE HEALED, so it is reasonable for them to expect treatment based on the latest research and technology that will aid their recovery. Patients also might expect that facility to be an environment designed not only to prevent ill health but to promote a healthy lifestyle.

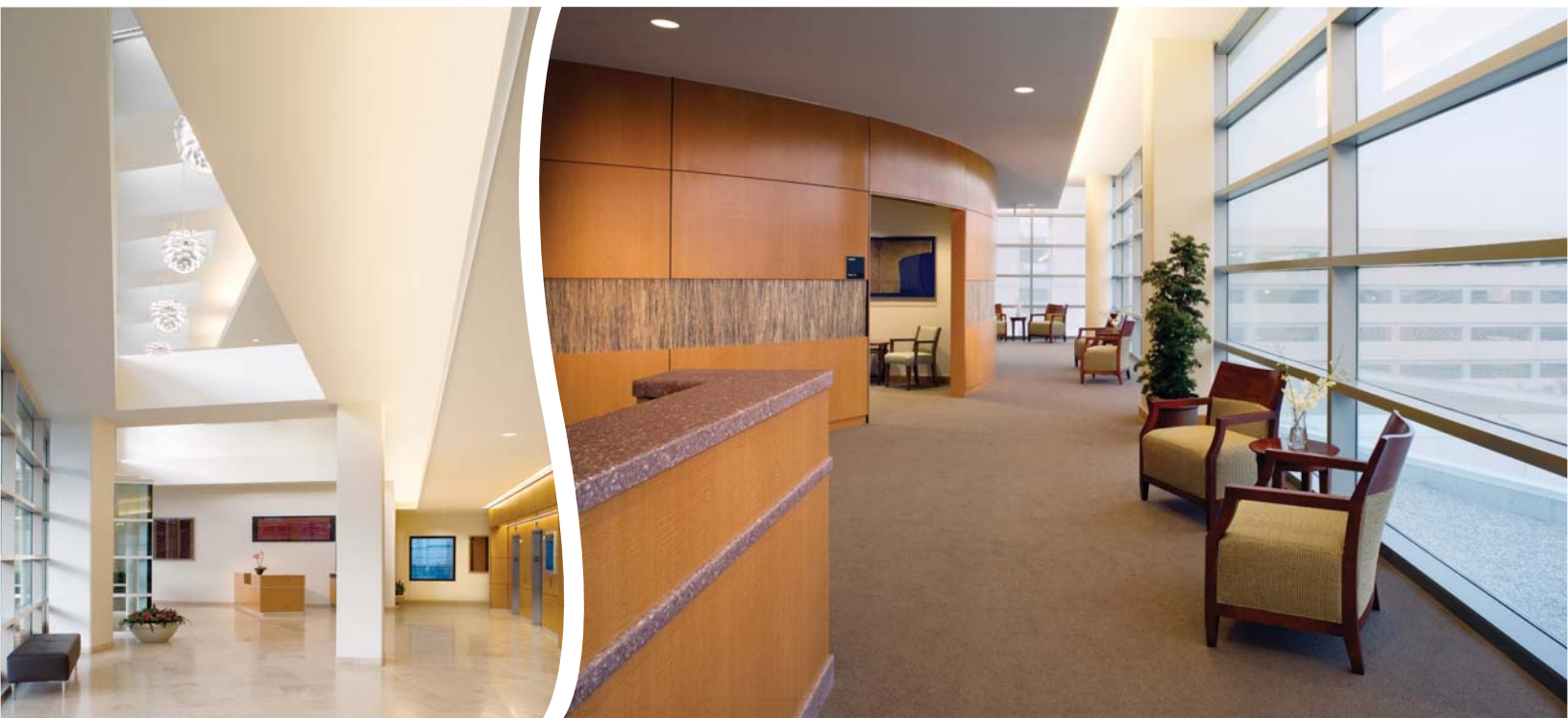
Designed by FKP Architects in association with John Lee, FAIA, the new UT Southwestern Medical Center Outpatient Building focuses on the patient's experience. The architects have effectively applied the extensive research linking daylight and views to patient healing. Daylight floods the public zones of the building located along the north and west edges of the floor plates. The west-facing waiting rooms are glazed with ceramic frit glass and overlook the mature trees of the adjacent 1950s-era residential neighborhood.

The seven-story, 209,000-square-foot building, located in Dallas near the intersection of Inwood Road and Harry Hines Boulevard, represents the main component of the first phase of the Clinical Campus Master Plan and Ambulatory Surgical Center. The master plan is also a collaboration between FKP and John Lee. Subsequent phases of the master plan, which will ultimately replace the existing St. Paul University Hospital, include construction of two additional outpatient clinical towers, a central energy

plant, a medical office building, and three in-patient towers zigzagging along Inwood Road. Also planned is the expansion of the Outpatient Building's first and second levels to interconnect all the towers. According to Michael Shirley, AIA, FKP's senior project designer, the roof of this future two-story base will serve as an exterior terrace "augured" with ground-level courtyards to provide daylight into the deep recesses of the plan.

The existing site offered little open ground for the new Outpatient Building, especially since St. Paul University Hospital continued to operate throughout the construction and existing subsurface stormwater culverts and utility lines cross the site. In developing the site, however, some space was cleared by relocating existing subterranean fuel tanks for the hospital's electrical generators. The site development plan also calls for landscaping along the perimeter. At present, landscaped green spaces with pedestrian trails mark the three primary vehicular entrances to the Clinical Campus.

Wayfinding inside the building is refreshingly clear, no small accomplishment given typical program requirements for healthcare facilities. Patients entering the building on the ground floor from the parking garages to the north will see the public elevators directly in front of them and smell the coffee brewing in the café located off the lobby. The eleva-



tors lead to the second-level outpatient surgical center and to the clinics located on the upper three floors. Elevator doors open onto tiled elevator lobbies where tables are adorned with floral bouquets. Patients will easily find their doctor's office from the elevator lobbies that directly connect to common waiting rooms along the western perimeter of all three of the upper-most floors. Wood-paneled portals help visitors identify their destination by signifying entrances to the medical clinics.

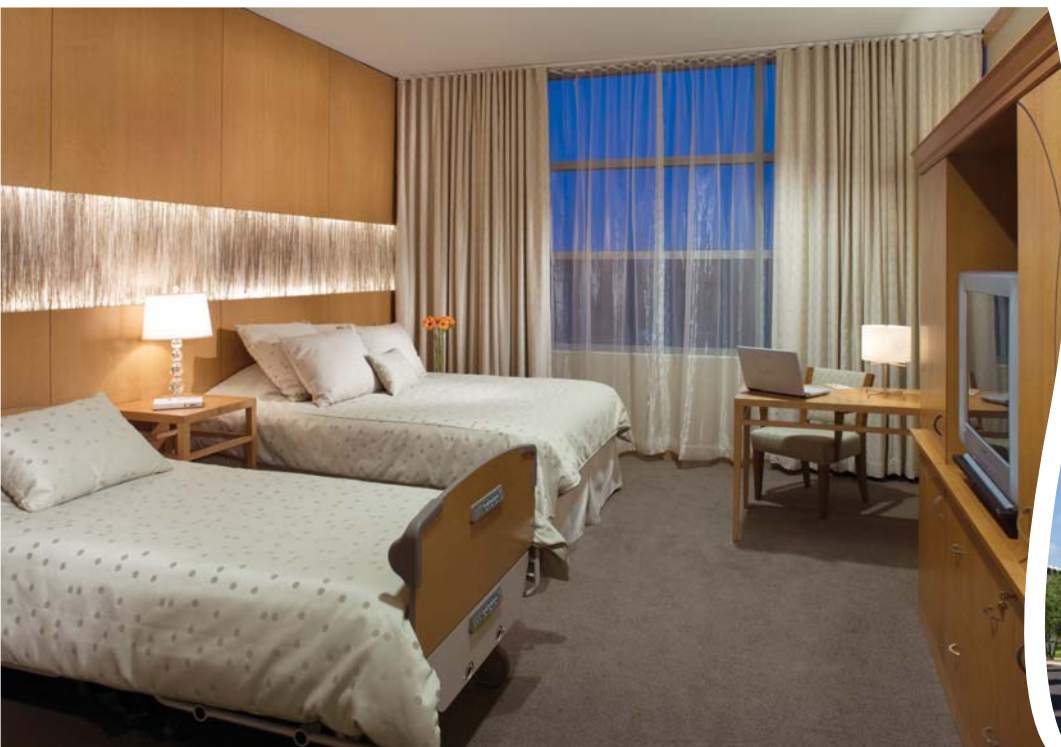
The new building is divided vertically into two masses. The off-white color of the precast-concrete base and bottle-green colored glass along with the roof trellis match the T. Boone Pickens Biomedical Building on the North Campus. Square, inoperable windows are punched into the two-story, precast-concrete base that houses patient admitting and diagnostic programmatic elements. Third-floor *pilotis* separate the two masses and also support the upper four levels (and will eventually connect the interior to the roof terraces). The south and east facades (which will both face the future towers) are skinned with metal panels punched by square windows shaded by exterior louvers.

The serrated facade along the western elevation adds texture to its surface. The fully glazed, north-facing elevator lobbies overlook the healing garden, a future retail and daycare addition, the existing parking garage,

and the UTSW North Campus across Harry Hines Boulevard. Roof trellises reduce heat gain and will visually screen the view of the rooftop cooling towers from the future towers.

The new Outpatient Building is the first phase of the user focused Clinical Campus Master Plan. The orientation of future construction focuses inward toward the center of campus and the healing garden. When completed, "visitors, patients and staff will enjoy an internal focused terrace vertically separated from on grade traffic to provide a quiet contemplative and serene healing oasis that will promote recovery," says Shirley. Also, he says, "travel time for doctors and staff in acute care situations" will benefit from "multilevel connections between the medical towers."

Active programmatic elements such as daycare, retailers including the coffee shop, and most importantly the building entrances, are all planned to be located in the center of the Clinical Campus. However, by relocating these amenities along public street-side sidewalks, the UTSW Medical Center could improve the physical and social landscape of the surrounding community. Offering the retail components to the public could build momentum for future transit-oriented development that would benefit the adjacent residential neighborhoods and medical center as it seeks to retain qualified employees. Public transportation already exists within walking



distance of the Clinical Campus. The Trinity Railway Express Medical/Market Center commuter rail station is located on the South Campus.

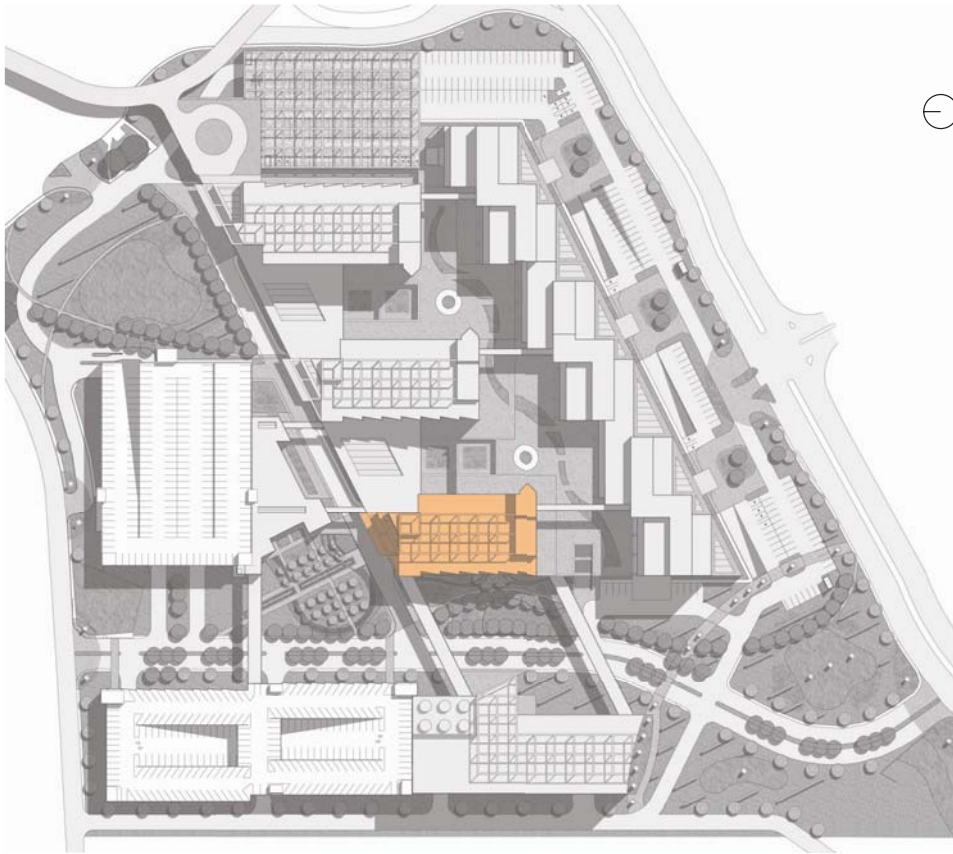
As social catalysts, healthcare organizations draw together people from all walks of life and in doing so can demonstrate healthy lifestyles that dense, mixed-use neighborhoods provide. Clusters of small business can activate sidewalks with coffee shops, eateries, and other entrepreneurs eager to capitalize on the volumes of people that hospitals draw. Demand for healthcare services will grow as the baby boomer generation ages, and as men and women return home from military service. In addition, safe and lively public sidewalks enable retirees continued participation in society even without driver's licenses.

As authors Robin Guenther, FAIA, and Gail Vittori explain in *Sustainable Healthcare Architecture* (Wiley Press, 2008): "The healthcare industry is in a pivotal position to lead the twenty-first century reintegration of environment, health, and economic prosperity. By critically reinventing the hospital as a regenerative place of healing, marshaling purchasing power, and modeling health and wellness within a society in critical need of alternatives to fast food and retail culture, the healthcare industry can signal a new relationship to healing and health."


Medical centers can create more than healing environments. The UT Southwestern Medical Center has all the elements needed to create an attractive, walkable community. Here is an opportunity for a single client/architect collaboration to kindle pedestrian-friendly, economically vibrant neighborhood growth.

Ann Christensen teaches at UT Arlington's School of Architecture.





 **MASTER PLAN**
 OUTPATIENT BUILDING
 FUTURE CONSTRUCTION

 **TYPICAL CLINIC FLOOR PLAN**
 1. ELEVATOR LOBBY
 2. WAITING AREA
 3. CLINIC



RESOURCES SITE, STREET AND MALL FURNISHINGS: Landscape Forms; **PRECAST ARCHITECTURAL CONCRETE (GARAGE):** Gate Precast Co.; **ROOFING:** Johns Manville (Anchor Roofing); **ROOF AND WALL PANELS:** Alcoa Architectural Products (Trainer Glass Co.); **WOOD AND PLASTIC DOORS AND FRAMES:** Marshfield DoorSystems; **ENTRANCE AUTO DOORS:** Stanley Access Technologies; **GLASS:** Oldcastle Glass; **CURTAINWALL:** Texas Wall Systems; **STRUCTURAL GLASS:** Innovative Structural Glass, Inc. (Premier Glass Products); **TILE:** Sigma Marble & Granite; **AWNINGS:** USA Canvas Shoppe; **RADIATION SHIELDING:** ETS Lindgren; **LOBBY LIGHTING:** LESCO Architectural Lighting; **FABRIC CANOPY LIGHTING:** Vision3 Lighting