



DOWNTOWN PARKS MASTER PLAN UPDATE DALLAS, TEXAS

CITY OF DALLAS PARK AND RECREATION DEPARTMENT

HARGREAVES ASSOCIATES

DOWNTOWN PARKS MASTER PLAN UPDATE

AN UPDATE TO THE 2004 DOWNTOWN PARKS MASTER PLAN

APRIL 2013



City of Dallas Park and Recreation Department

HARGREAVES ASSOCIATES

Front cover:

Belo Garden, Dallas, Texas

Hargreaves Associates

(photo David Woo | The Dallas Morning News)

Back cover:

Klyde Warren Park, Dallas, Texas

The Office of James Burnett

(photo Dillon Diers Photography | The Office of James Burnett)

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EXECUTIVE SUMMARY

Since the completion of the 2004 Master Plan, the City of Dallas has successfully implemented three new parks downtown – Main Street Garden and Belo Garden in the Main Street District and Klyde Warren Park in the Arts District. These three parks are providing much needed recreational and open space amenities for downtown residents and office workers and are helping to spur economic development.

The realization of these three parks and a number of recent developments have prompted a reexamination of the Master Plan. These developments include a growing residential population, increased office and hotel development activity, the downsizing of the Gateway Park area defined in the 2004 Master Plan, an enlarging of the boundaries and scope of Carpenter Plaza, the acquisition of the property for Pacific Plaza, acquisition of a park site for the West End District, and recent developments in the Omni Hotel/Convention Center and Farmers Market Districts.

The Master Plan team met with key stakeholders in a yearlong process to assess the impact of these recent developments on the master plan and to prepare updated goals and guidelines in concert with ongoing planning and development efforts in downtown. Stakeholder coordination included meetings with the City of Dallas Office of Economic Development, the Public Works Department, Downtown Dallas Inc., the Convention Center, the West End Association, the Thanks-Giving Foundation and Belo Corp.

This update augments the 2004 Master Plan and includes a summary of the status of downtown parks, goals for the City Center, Historic West End, Convention Center and Farmers Market Districts and guidelines for future priority parks.

Special thanks to Robert and Maureen Decherd and The Belo Foundation for funding of the 2013 Master Plan Update and their continued support of Dallas downtown parks.



RECENT DEVELOPMENTS

Downtown Dallas has experienced a tremendous increase in new residential construction as well as a substantial conversion of office space to residential space. The downtown residential population has steadily grown from approximately 1,000 residents in the year 2000 to over 6,000 in the year 2010, and it is expected to continue rising in the years ahead. The completion of Main Street Garden, Belo Garden, Klyde Warren Park and the acquisition of the Pacific Plaza site and the West End site for future parks has also spurred an investment in new mixed-use, office, hotel and retail downtown, as well as an expansion of cultural facilities. These developments translate into a growing transient population of office workers and visitors in downtown.

At the same time, the City of Dallas has been developing plans to expand public transportation and implement bike lanes and trails to improve connectivity to surrounding neighborhoods and the greater Dallas region. The City of Dallas Public Works Department has also initiated roadway alignment changes in the vicinity of Carpenter Plaza, and the Convention Center is moving forward with plans to develop a mixed-use building adjacent to the Omni Hotel.

This section provides a snapshot of current land use, City of Dallas property ownership, a mapping of current and proposed future parks, a survey of the three completed parks and their program and a survey of current downtown park typologies. It concludes with a peer city analysis of downtown parks that provides a measure of Downtown Dallas parks space relative to other cities.

Changing Land Use

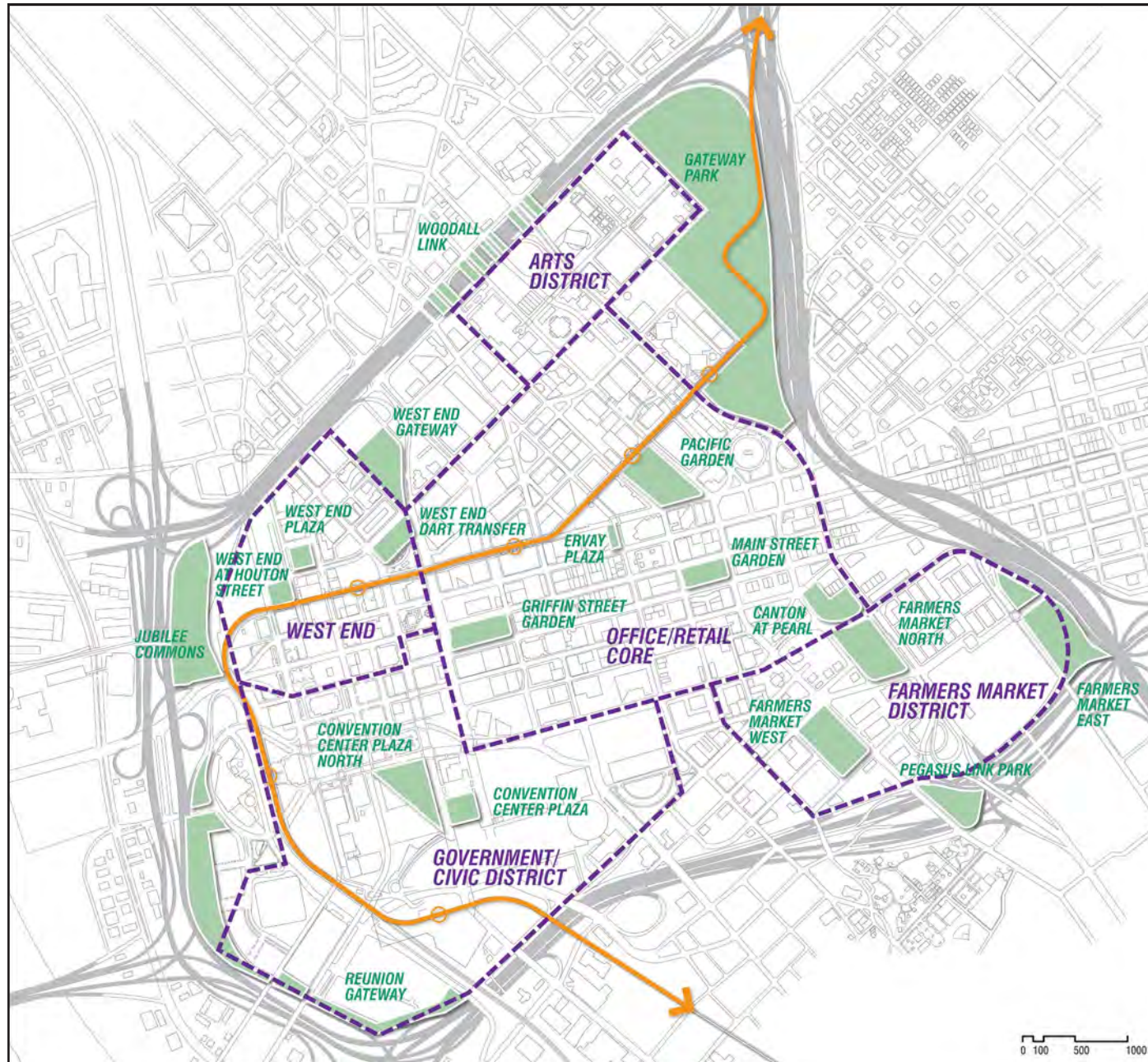
Completed Projects

Current and Proposed Green Spaces

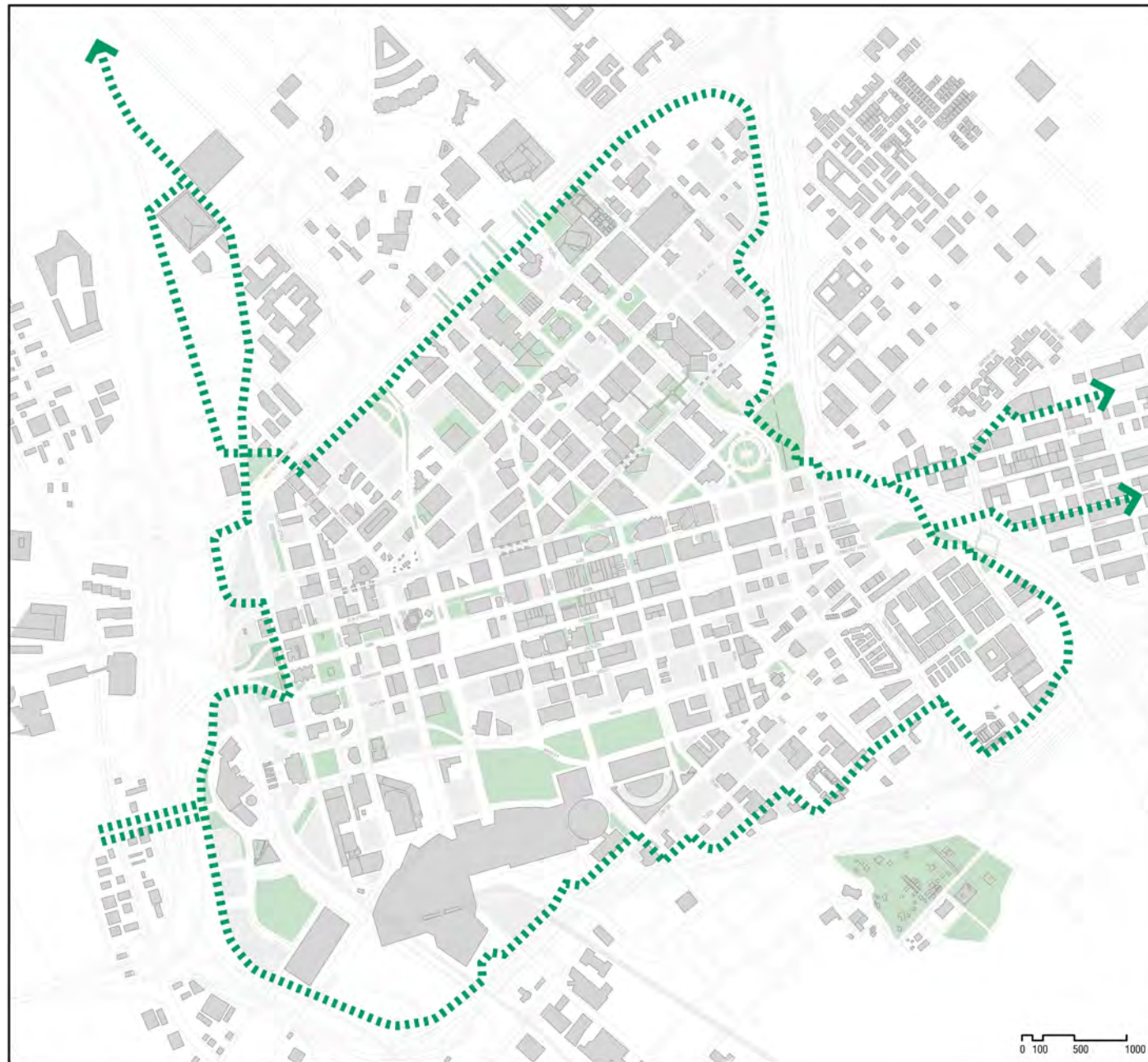
Urban Typologies Survey

Peer City Analysis

RECENT DEVELOPMENTS : 2004 MASTER PLAN



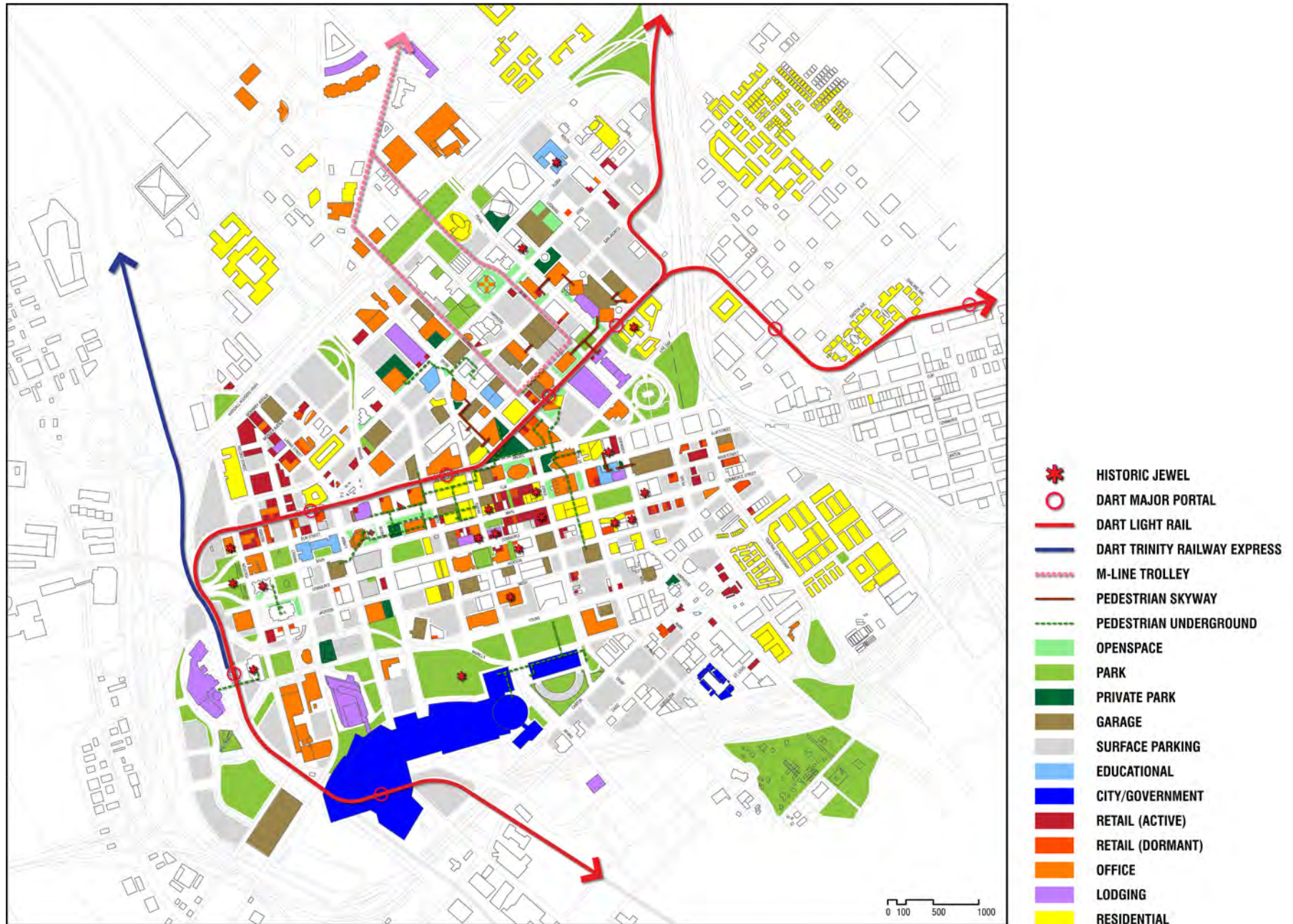
RECENT DEVELOPMENTS : EMERALD BRACELET GREENBELT PLAN (2005)



..... EMERALD BRACELET GREENBELT

RECENT DEVELOPMENTS : CHANGING LAND USE

CURRENT & PLANNED LAND USE



RECENT DEVELOPMENTS : COMPLETED PROJECTS

BELO GARDEN

SIZE: 1.7 ACRES

COMPLETION DATE: 2012

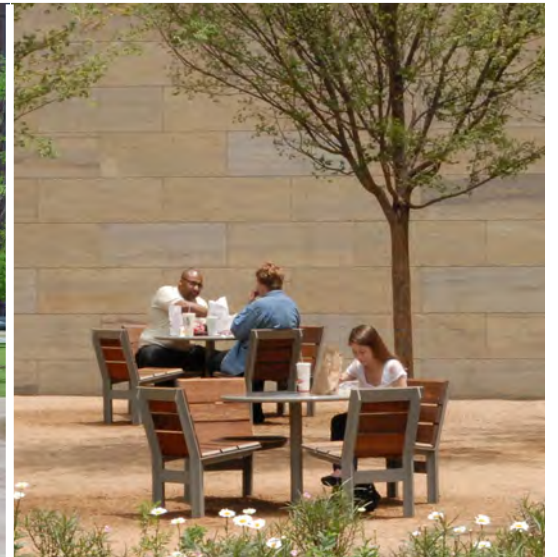
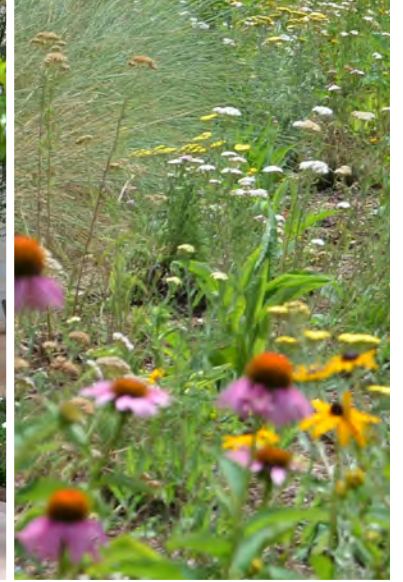


FEATURES:

- Interactive Water Feature
- Native Gardens
- Native Tree Groves
- Seating in shade and sun
- Lawn Hill
- Event Space Rental for weddings and parties

RECENT DEVELOPMENTS : COMPLETED PROJECTS

BELO GARDEN



Hargreaves Associates

RECENT DEVELOPMENTS : COMPLETED PROJECTS

MAIN STREET GARDEN

SIZE: 2 ACRES

COMPLETION DATE: 2009



FEATURES:

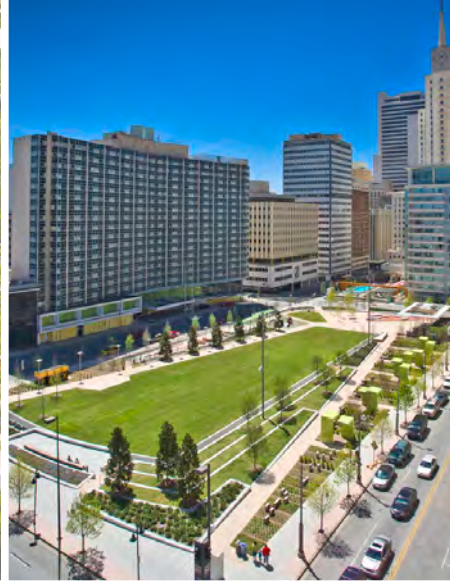
- Water Fountains
- Urban Dog Run
- Tot Lot
- Main Stage
- Great Lawn
- Garden Shelters featuring a digital art display (interactive and seasonal)
- Cafe
- Event Space Rental for performances, weddings, festivals, and parties



0' 25' 50'

RECENT DEVELOPMENTS : COMPLETED PROJECTS

MAIN STREET GARDEN



Thomas Balsley Associates

RECENT DEVELOPMENTS : COMPLETED PROJECTS

MAIN STREET GARDEN

EVENTS

- Rentable spaces:
 - Fountain + Plaza
 - Lawns + two stages
 - Dog Run
 - Toddler Lot
- Parties
- Weddings
- Poetry Readings @ Cafe
- Yoga
- Pick-up Sports - frisbee, catch, etc.
- Public Art Installations / Exhibitions
- Happy Hour
- Arts & Crafts Markets
- Food Markets
- Outdoor Films (Films al Fresco presented by Downtown Dallas, Inc.)
- Pumpkin Carving Contest & Halloween Pooch Parade
- Concerts / Festivals:
 - Homegrown Music & Arts Festival
 - A Day in the Park
 - Asian Festival
- Food Events:
 - Craft Cocktails Texas
 - Texas/OU Red River Barbecue Shootout
- YMCA / Downtown Dallas sponsored sports activities:
 - Kickball League
 - Volleyball League
 - Bocce Ball League
- City walks:
 - Dallas Light the Night - walk for the Leukemia and Lymphoma Society
 - Architecture Walking Tours
 - Walk Like MADD (Mothers Against Drunk Driving)
- City Lights (sponsored by Neiman Marcus / Downtown Dallas) - includes Christmas tree lighting, fireworks, free food and Santa
- Pet Fair: Keep the L.O.V.E. Alive



Top & Middle: Neff Conner
Bottom: Misti Boe

RECENT DEVELOPMENTS : COMPLETED PROJECTS

KLYDE WARREN PARK

SIZE: 5.5 ACRES

COMPLETION DATE: 2012



FEATURES:

- Botanical Garden
- Children's Garden
- On-street Parking
- Great Lawn & East Lawn
- Reading & Games Courtyard
- Stage / Picnic Pavilion
- Water Features
- Iconic Water Sculpture
- Restaurant Pavilion
- Promenade w/ Seating
- Plazas
- Dog Park
- Jogging Path



0' 25' 50'

RECENT DEVELOPMENTS : COMPLETED PROJECTS

KLYDE WARREN PARK



Top: Kye R. Lee, Bottom: Dillon Diers Photography | The Office of James Burnett

RECENT DEVELOPMENTS : COMPLETED PROJECTS

KLYDE WARREN PARK

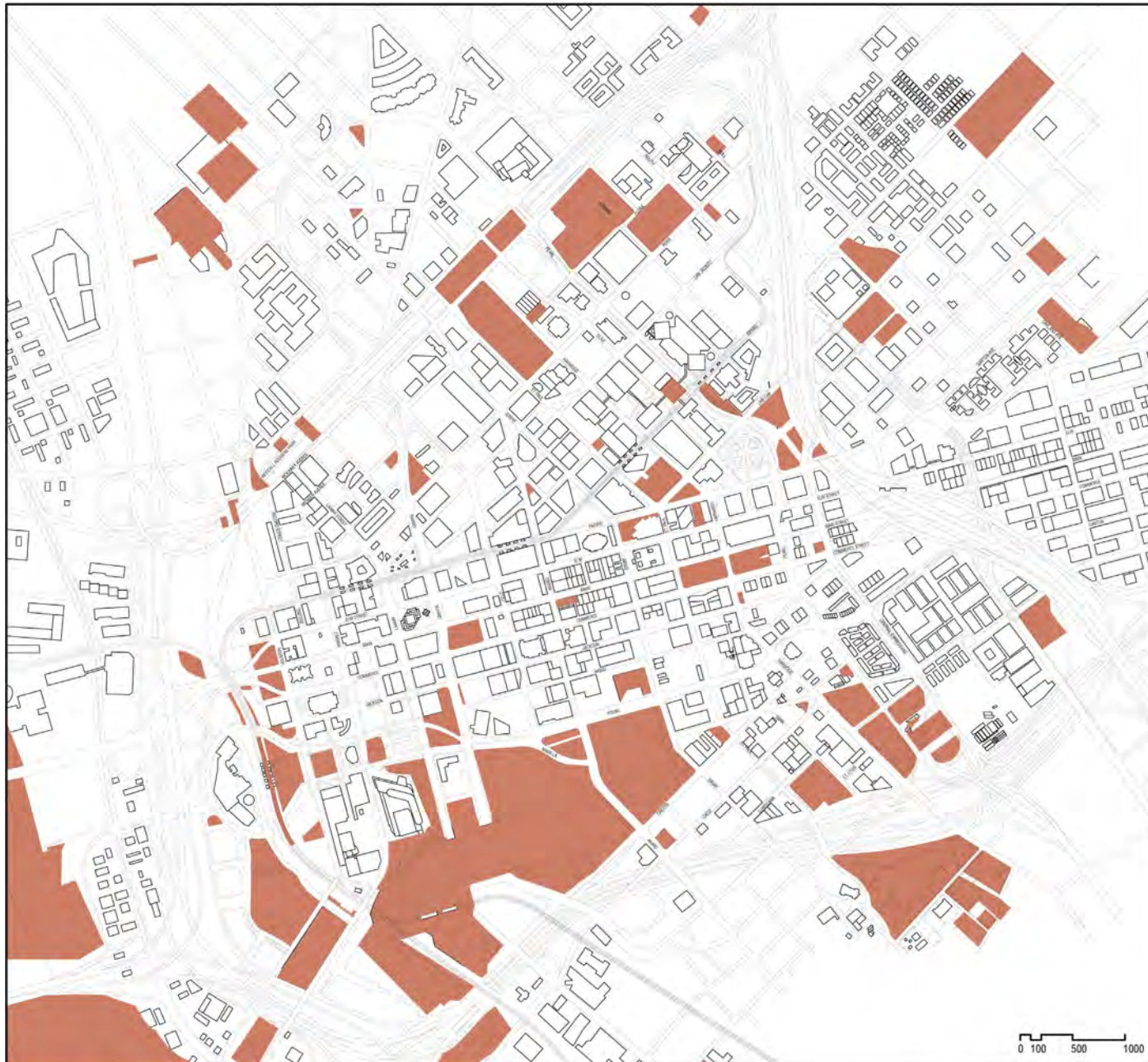
EVENTS *(anticipated)*

- Concerts / Festivals
- Parties
- Weddings
- Sports activities
- Outdoor art events in association with Arts District organizations, including the Perot Museum of Nature and Science, the Dallas Symphony Orchestra, and the Dallas Museum of Art
- Central gathering space for Dallas events (3,000 person capacity on great lawn picnic style; 10,000 person maximum capacity)

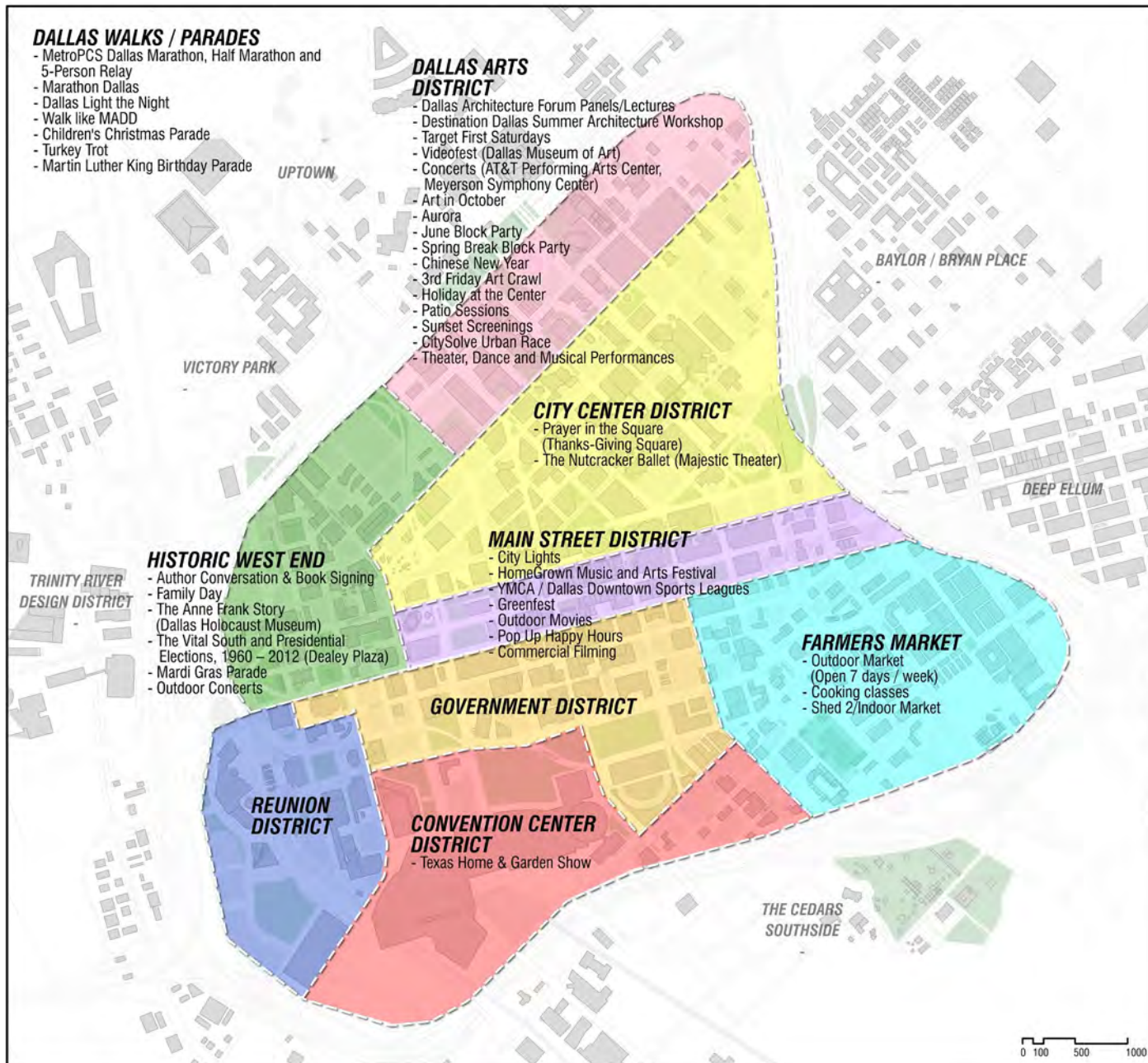


The Office of James Burnett

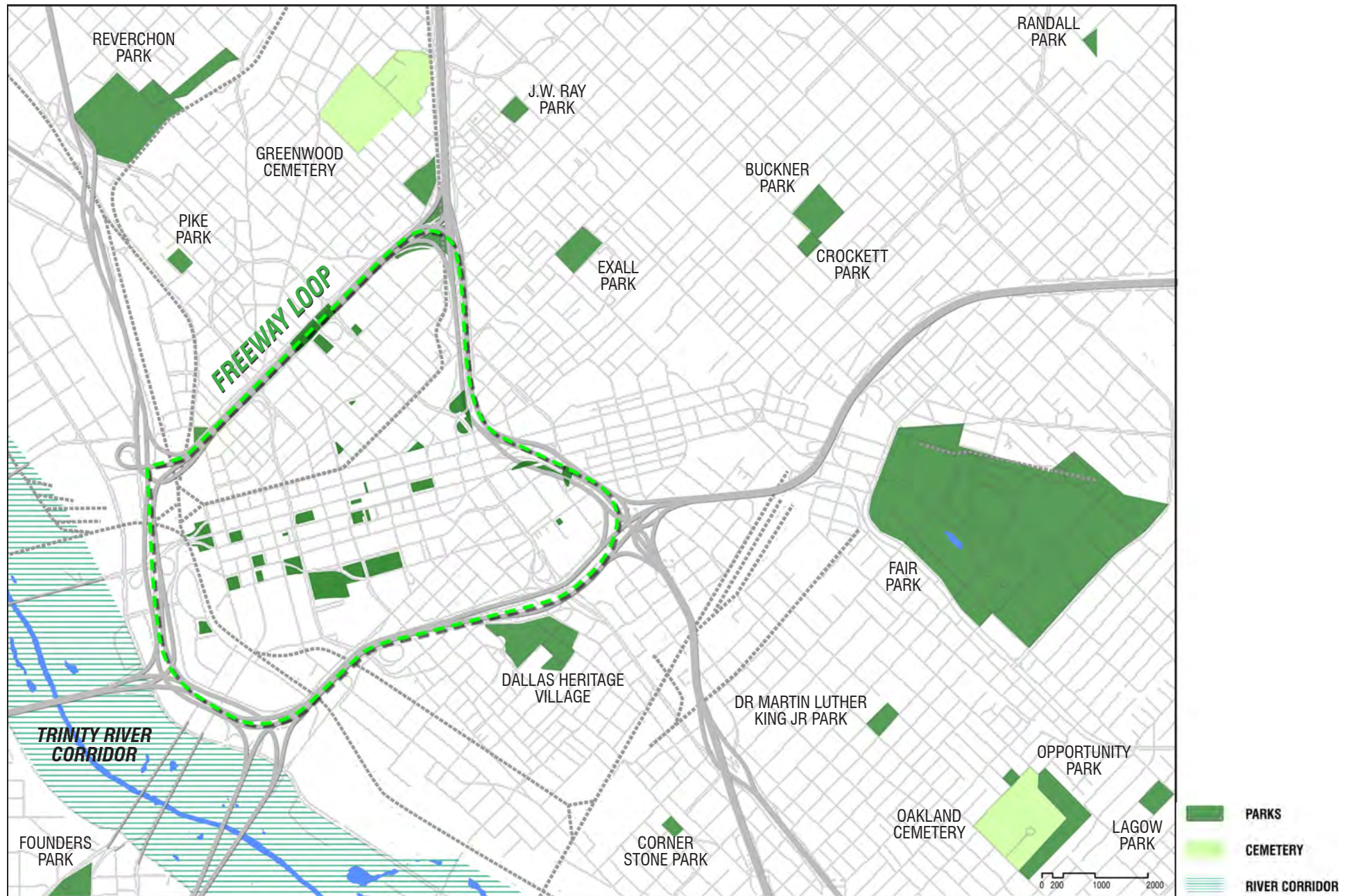
RECENT DEVELOPMENTS : CITY OF DALLAS PROPERTY



RECENT DEVELOPMENTS : DOWNTOWN DALLAS EVENTS

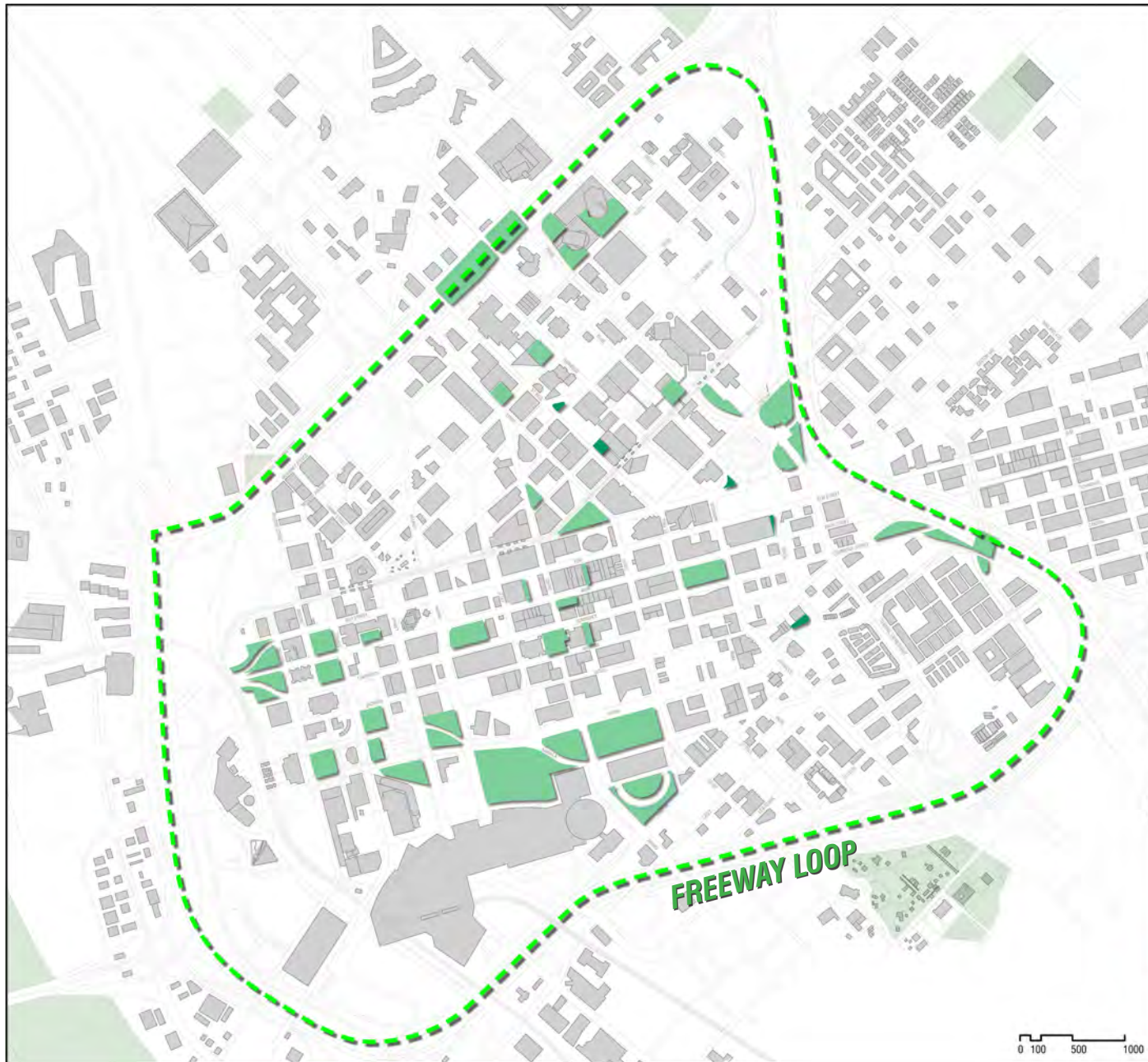


RECENT DEVELOPMENTS : DOWNTOWN PARKS CONTEXT



RECENT DEVELOPMENTS : CURRENT GREEN SPACES

CURRENT OPEN SPACE, GREEN SPACES, PARKS, PLAZAS

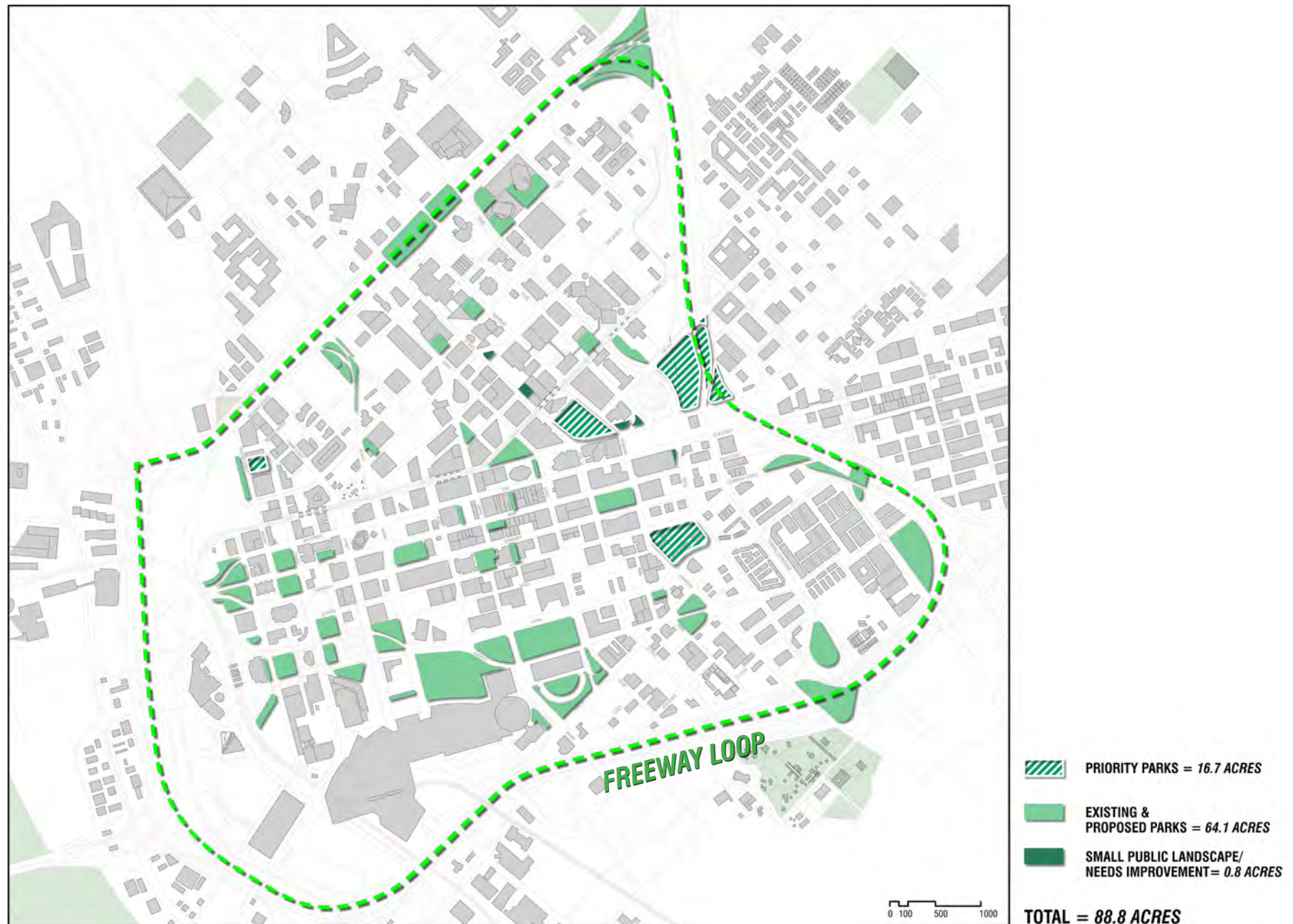


EXISTING PARKS = 52.23 ACRES
SMALL PUBLIC LANDSCAPE/
NEEDS IMPROVEMENT = 0.85 ACRES

TOTAL = 53.08 ACRES

RECENT DEVELOPMENTS : CURRENT & PROPOSED GREEN SPACES

CURRENT & PROPOSED GREEN SPACES, PARKS, PLAZAS



URBAN OPEN SPACE TYPOLOGIES SURVEY

DOWNTOWN DALLAS

1. PARKS



Klyde Warren Park



Belo Garden



Main Street Garden

2. HISTORIC PARKS



Pioneer Park Cemetery



Dealey Plaza



JFK Memorial

*Top left: Kye R. Lee, Top middle: Hargreaves Associates
Top right: Thomas Balsley Associates*

URBAN OPEN SPACE TYPOLOGIES SURVEY

DOWNTOWN DALLAS

3. PLAZAS

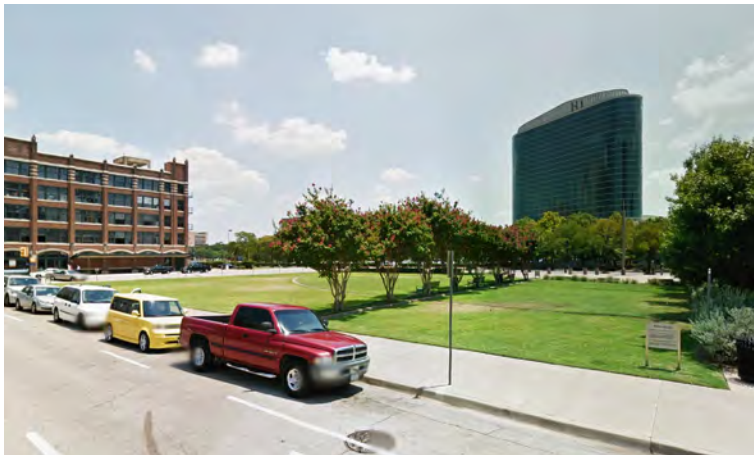


City Hall Plaza



Pegasus Plaza

4. PRIVATELY OWNED PARKS/PLAZAS



WFAA Plaza



Comerica Bank Plaza

Top right: Brad J. Goldberg

URBAN OPEN SPACE TYPOLOGIES SURVEY

DOWNTOWN DALLAS

5. PEDESTRIAN MALLS & MID-BLOCK PEDESTRIAN CROSSINGS



Stone Street Gardens

ARCHITEXAS - Architecture, Planning and Historic Preservation

URBAN TYPOLOGIES SURVEY

PROPOSED ADDITIONAL URBAN PARK TYPOLOGIES

1. URBAN RESPITES/STREETScape ENHANCEMENTS



Astral Flower, by Jose Luis Sanchez



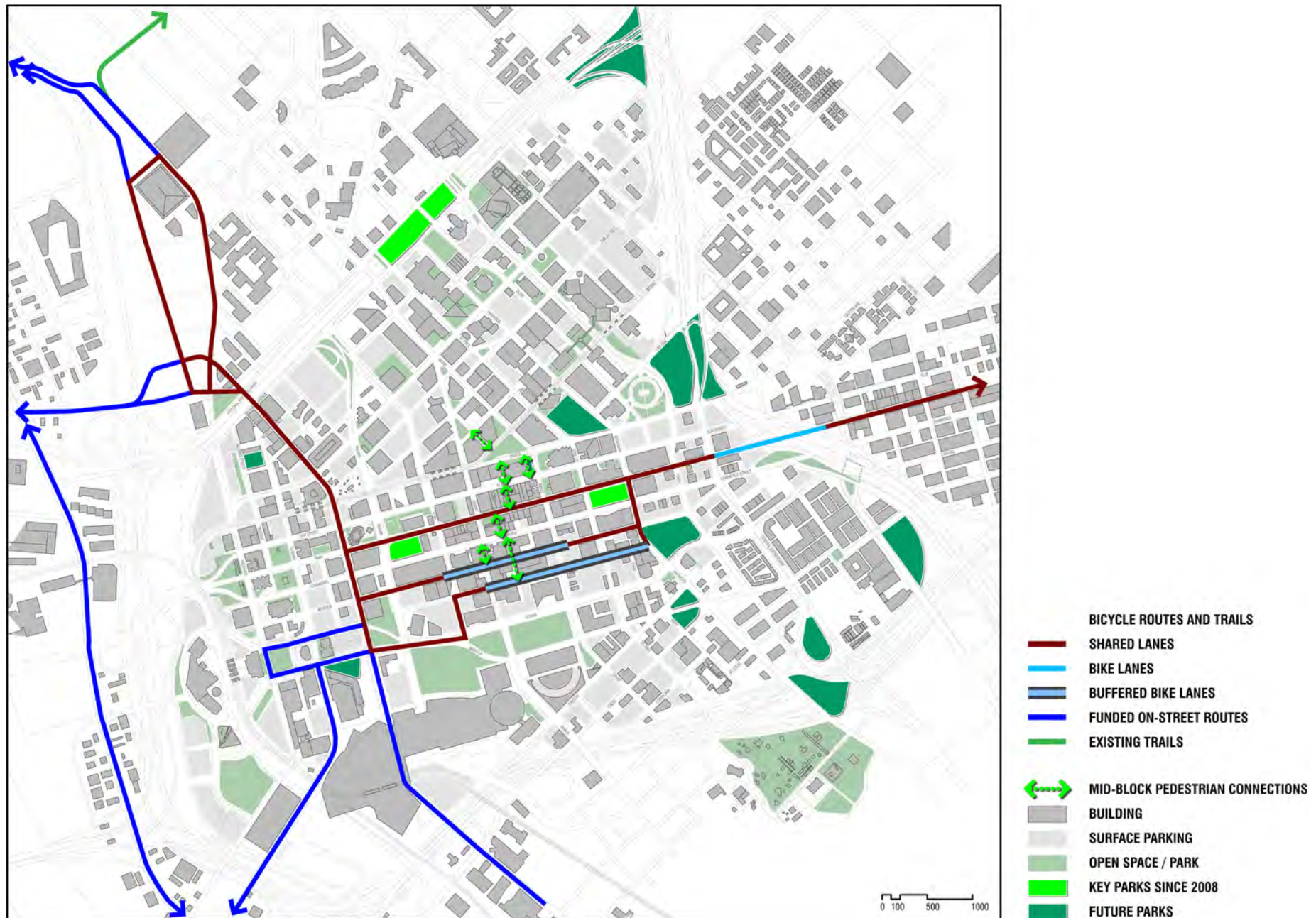
Beck Group

- Street Triangle at Pacific Avenue and Olive Street
- Plaza at First Baptist Church of Dallas (San Jacinto Plaza)

2. ACTIVE SPORTS/RECREATION AREAS



RECENT DEVELOPMENTS : CURRENT & FUTURE PEDESTRIAN/BIKE ROUTES



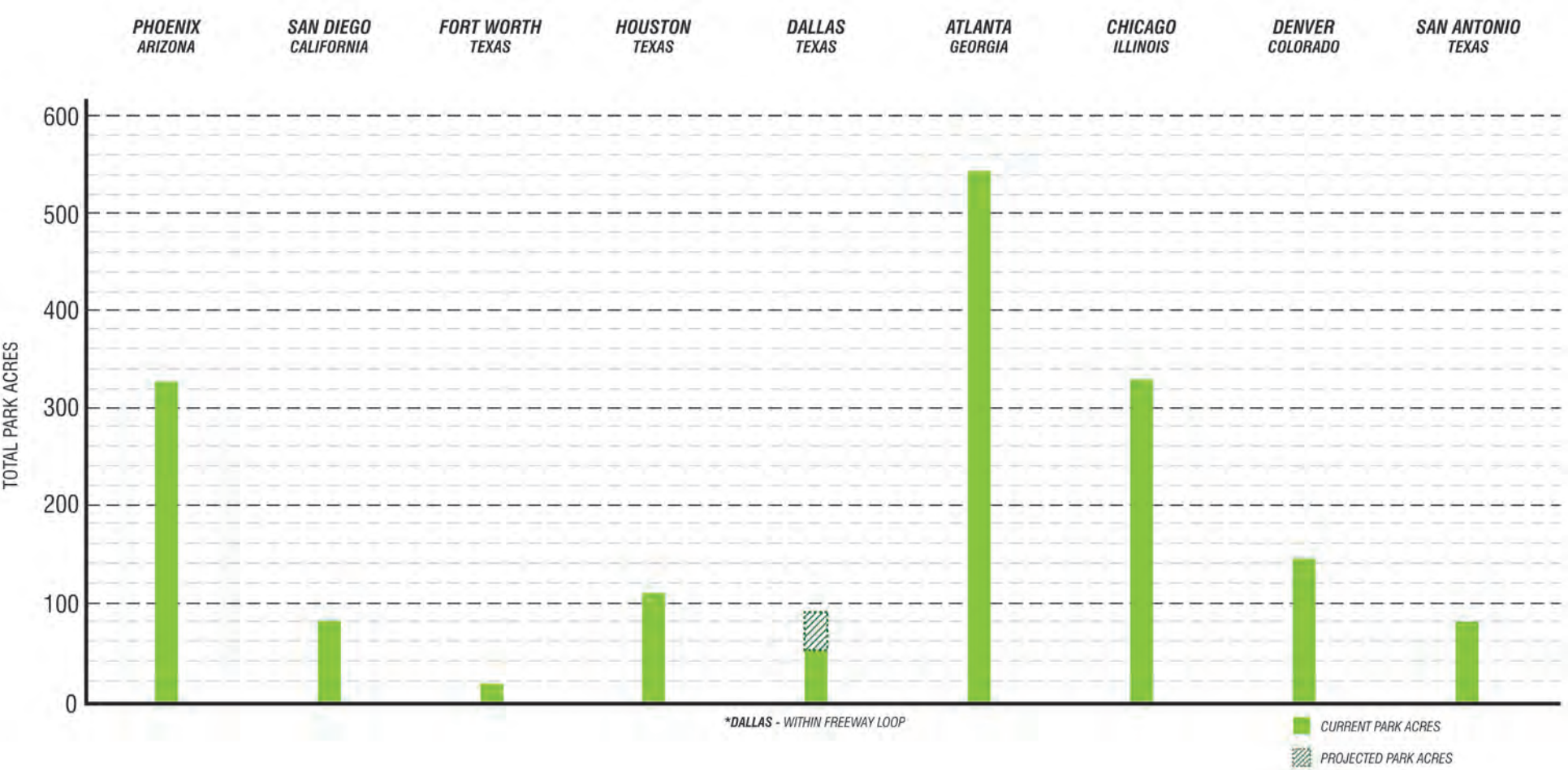
PEER CITY ANALYSIS

A peer city analysis was undertaken to understand the amount of park acreage in Downtown Dallas relative to population in comparison to various cities across the country. This benchmarking provides a measure for current park space as well as for projected additional park space.

The analysis includes a bar chart comparison of downtown park acreage for nine cities (including Dallas), downtown resident population and park acres/1,000 residents. The bar charts are followed by scale diagrams of each peer city downtown area.

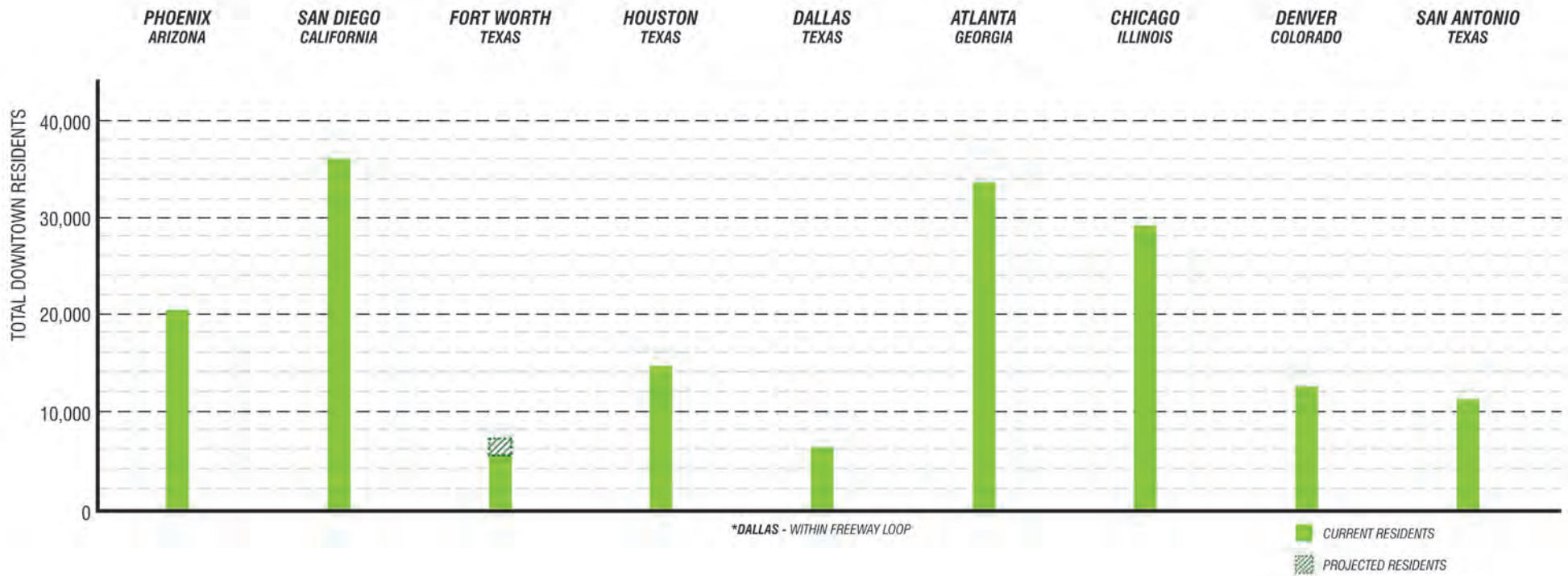
PEER CITY ANALYSIS

PARK ACRES (DOWNTOWN ONLY)



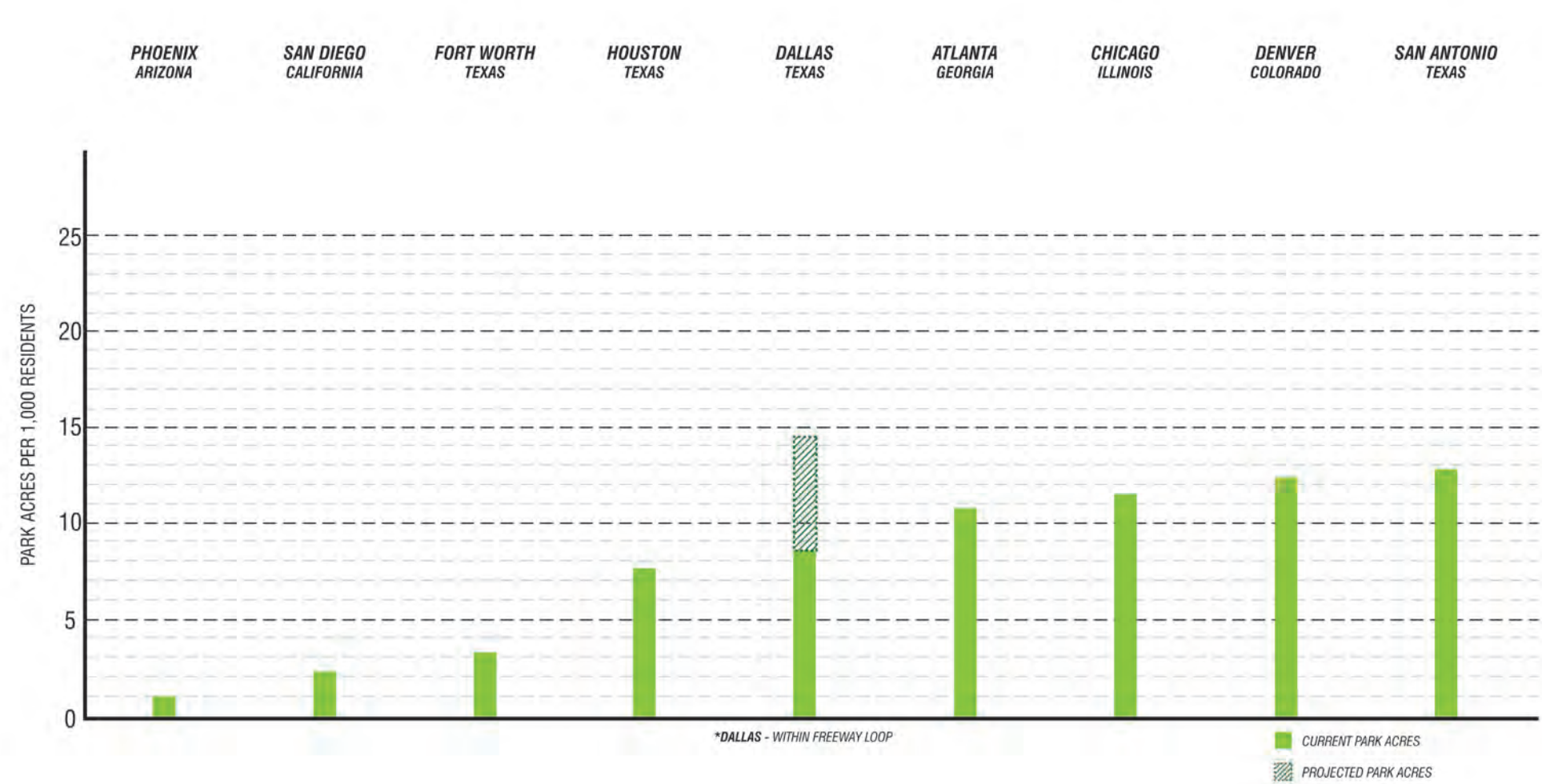
PEER CITY ANALYSIS

RESIDENTS (DOWNTOWN ONLY)



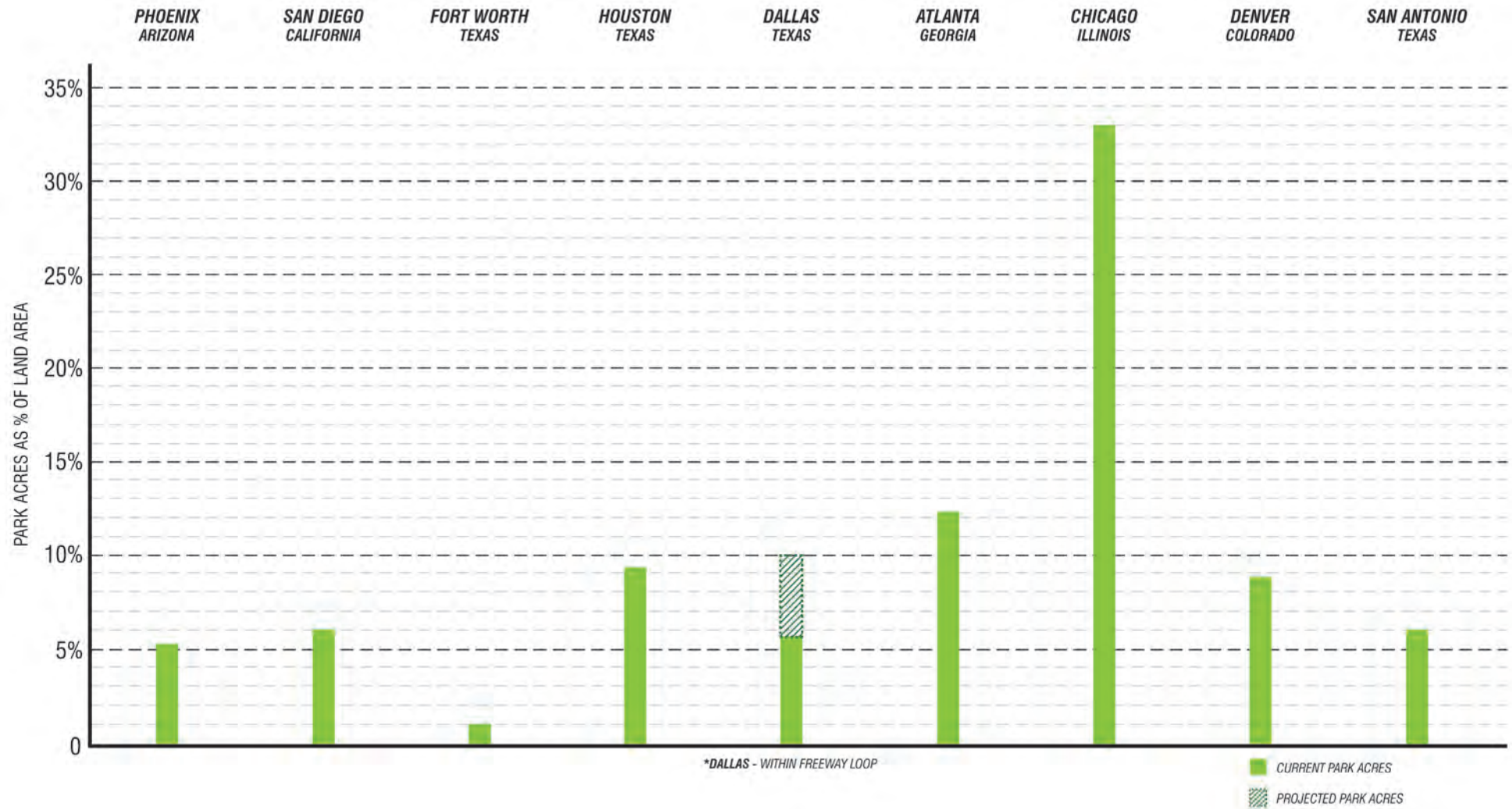
PEER CITY ANALYSIS

PARK ACRES PER 1,000 RESIDENTS (DOWNTOWN ONLY)



PEER CITY ANALYSIS

PARK ACRES AS % OF LAND AREA (DOWNTOWN ONLY)



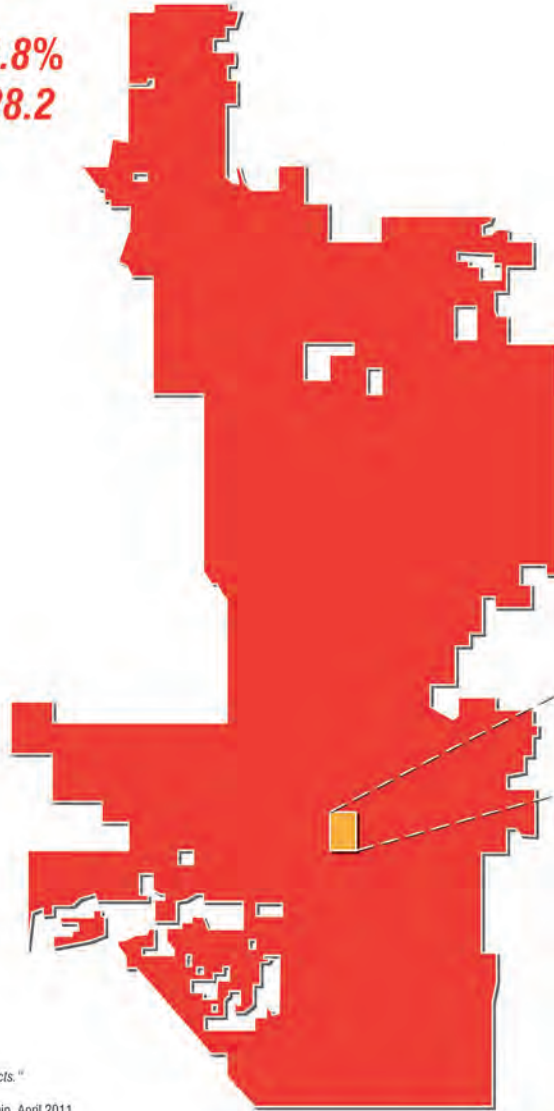
PEER CITY ANALYSIS

PHOENIX, ARIZONA

Population Density: Intermediate - Low

Park Acres as % of Land Area: **14.8%**

Park Acres per 1,000 Residents: **28.2**



DOWNTOWN

Population: 20,124 Residents

Total Park Area: 21.14 Acres

Total Land Area: 960 Acres

Park Acres as % of Land Area: **2.2 %**

Park Acres per 1,000 Residents: **1**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
City of Phoenix Official Website
Downtown Phoenix Demographic Trend Report, Downtown Phoenix Partnership, April 2011

PEER CITY ANALYSIS

SAN DIEGO, CALIFORNIA

Population Density: Intermediate - Low

Park Acres as % of Land Area: **22.8%**

Park Acres per 1,000 Residents: **36.3**

DOWNTOWN

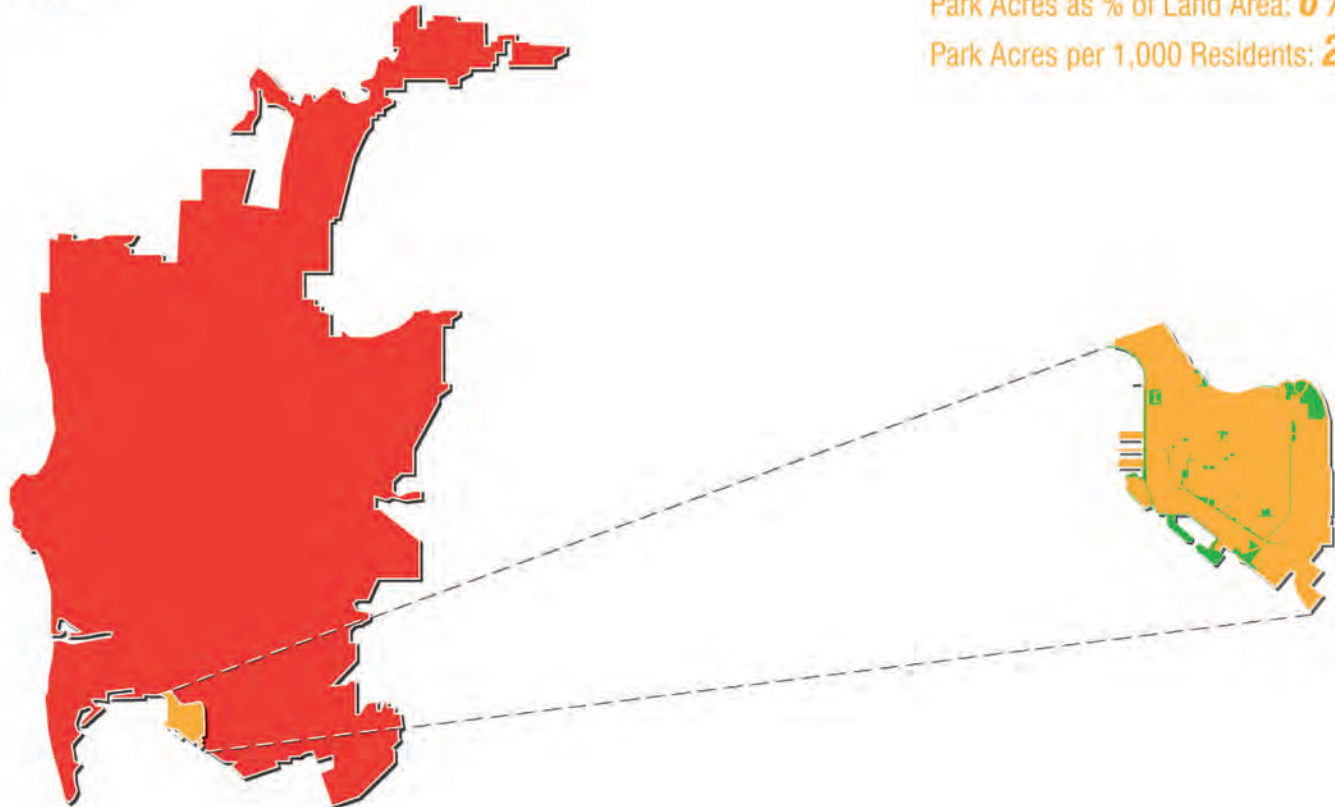
Population: 36,000 Residents

Total Park Acres: 81 Acres

Total Land Area: 1,408 Acres

Park Acres as % of Land Area: **6%**

Park Acres per 1,000 Residents: **2.25**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
Centre City Development Corporation, "Downtown San Diego Needs Assessment
for Open Space, Parks and Recreational Opportunities, April 2009"

PEER CITY ANALYSIS

FORT WORTH, TEXAS

Population Density: Low

Park Acres as % of Land Area: **6%**

Park Acres per 1,000 Residents: **15.5**

DOWNTOWN

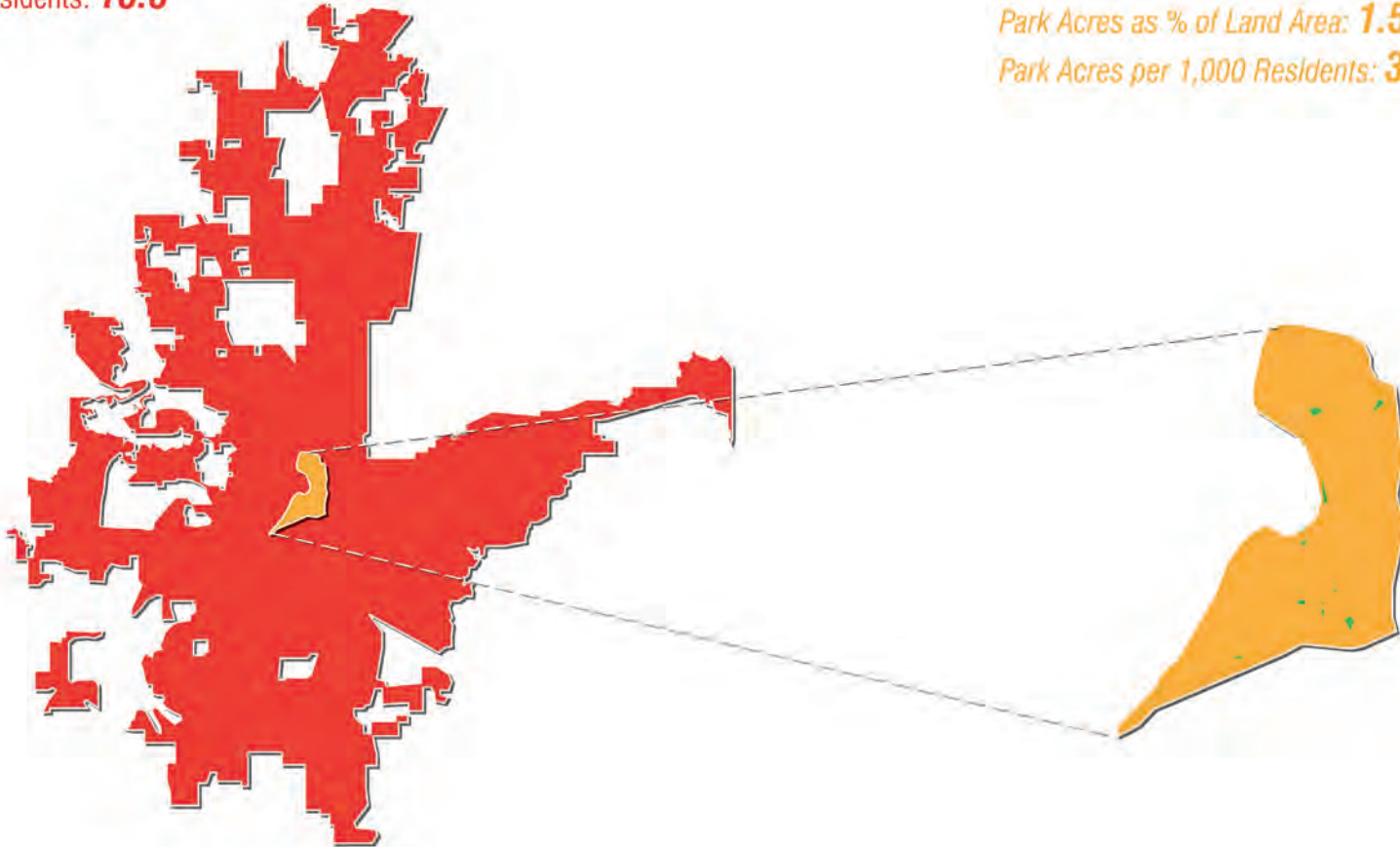
Population: 5709 Residents

Total Park Acres: 18.46 Acres

Total Land Area: 1,206 Acres

Park Acres as % of Land Area: **1.53%**

Park Acres per 1,000 Residents: **3.23**



0 1 2 MILES

SOURCES:

Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."

Downtown Fort Worth Inc., "State of Downtown 2011"

City of Fort Worth, "Fort Worth Park, Recreation And Open Space Master Plan Executive Summary, 2004"

PEER CITY ANALYSIS

HOUSTON, TEXAS

Population Density: Intermediate - Low

Park Acres as % of Land Area: **13.4%**

Park Acres per 1,000 Residents: **22.0**

DOWNTOWN

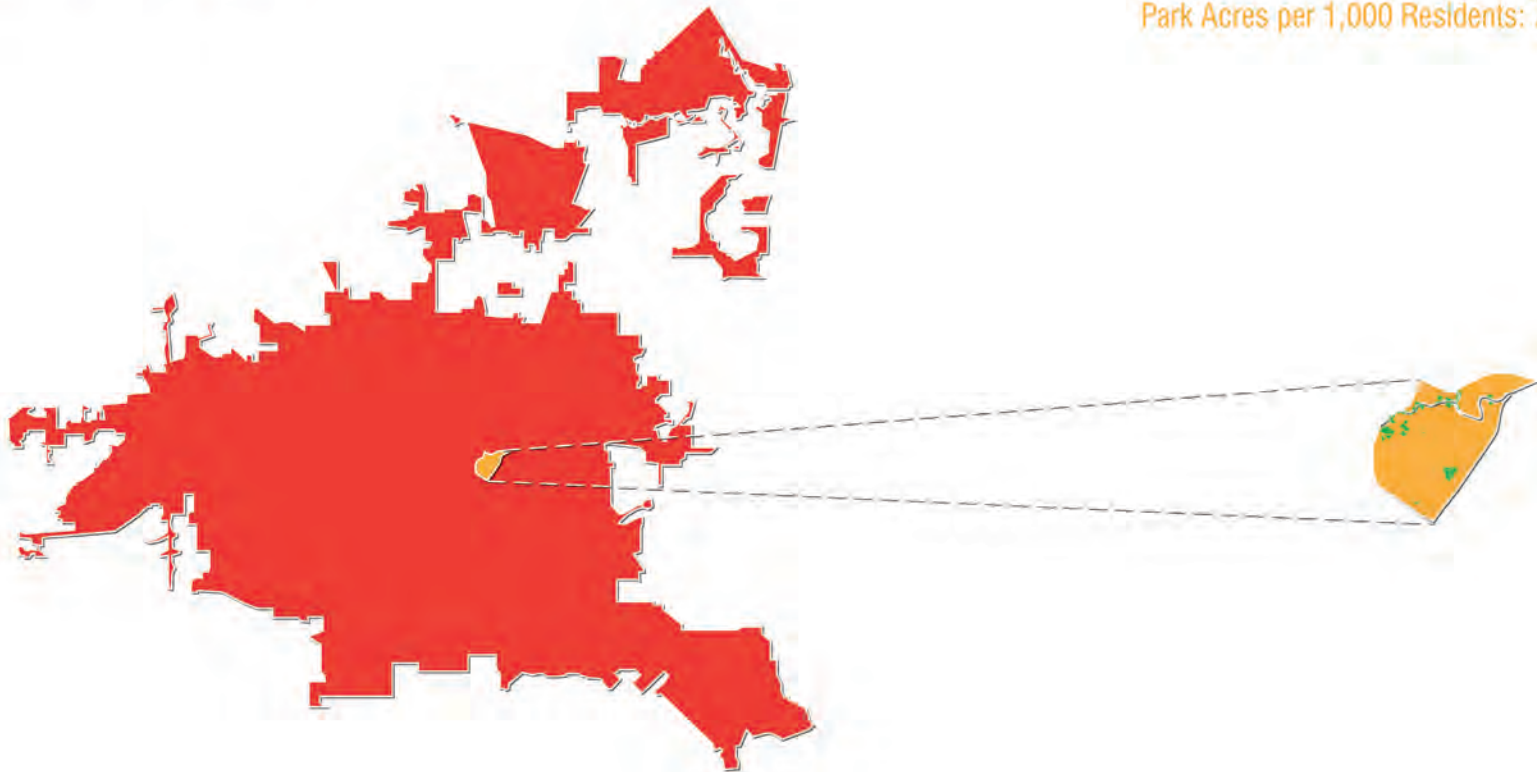
Population: 14,342 Residents

Total Park Acres: 109.1 Acres

Total Land Area: 1,178 Acres

Park Acres as % of Land Area: **9.26%**

Park Acres per 1,000 Residents: **7.6**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
Houston Downtown Management District, Houston Downtown Alliance, Houston First Corporation, "Downtown Houston"
The City of Houston, Texas, Houston Parks & Recreation Department

PEER CITY ANALYSIS

ATLANTA, GEORGIA

Population Density: Intermediate - Low

Park Acres as % of Land Area: **4.6%**

Park Acres per 1,000 Residents: **7.2**

DOWNTOWN

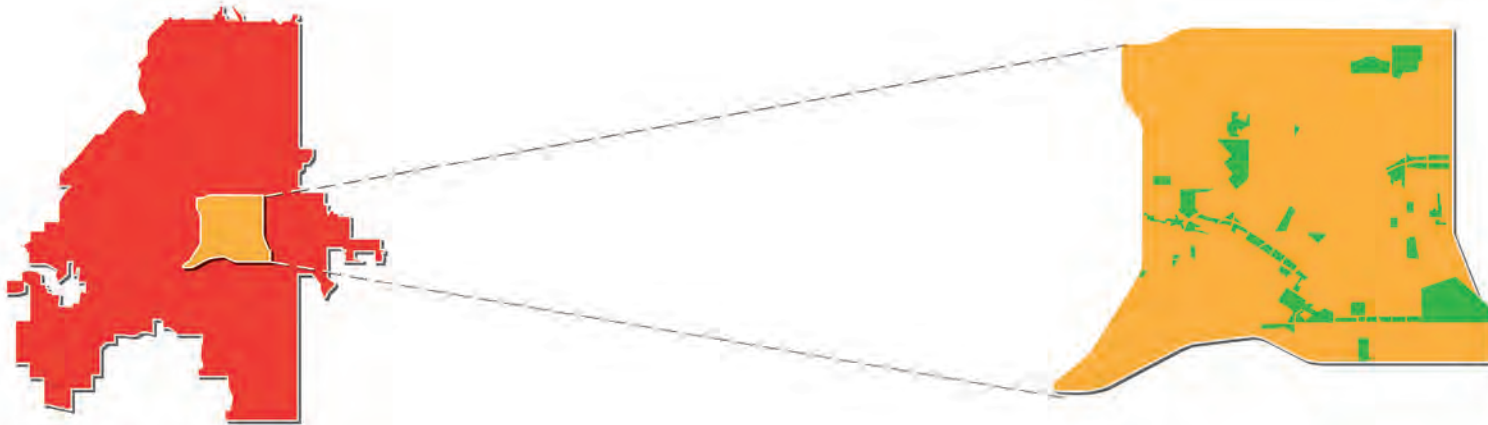
Population: 33,856 Residents

Total Park Acres: 364.4 Acres

Total Land Area: 2560 Acres

Park Acres as % of Land Area: **14.23 %**

Park Acres per 1,000 Residents: **10.76**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
Imagine Downtown: ENCORE, "2009 Update: Envisioning Central Atlanta's Future"

PEER CITY ANALYSIS

DENVER, COLORADO

Population Density: Intermediate - Low

Park Acres as % of Land Area: **6.0%**

Park Acres per 1,000 Residents: **9.7**

DOWNTOWN

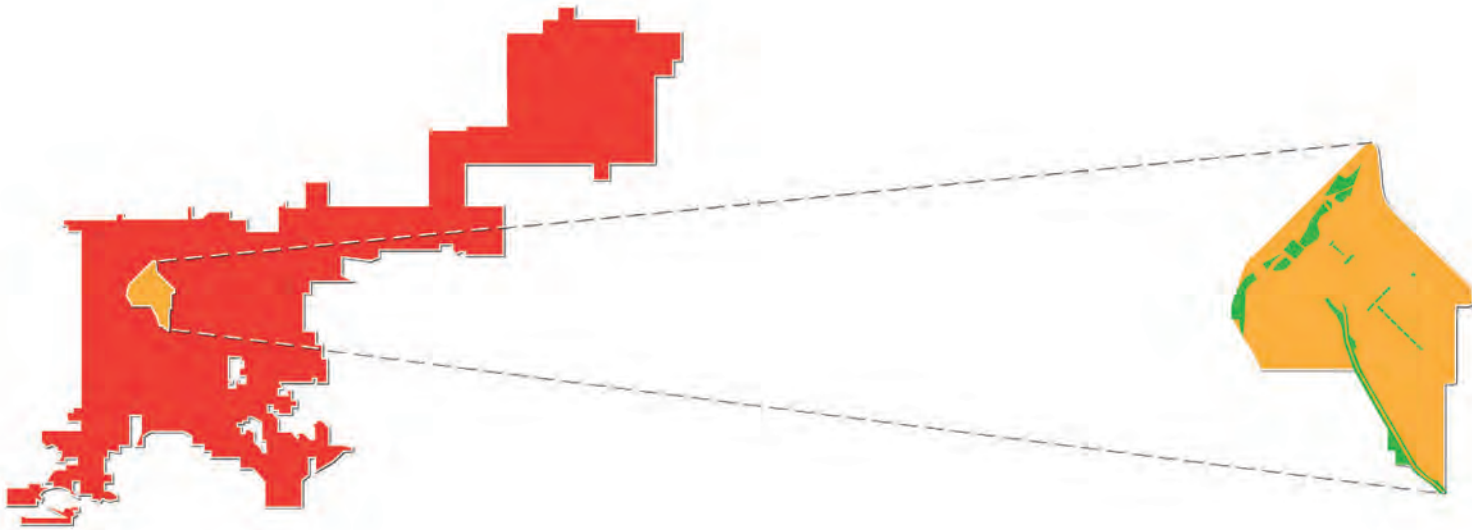
Population: 12,586 Residents

Total Park Acres: 155 Acres

Total Land Area: 1800 Acres

Park Acres as % of Land Area: **8.6%**

Park Acres per 1,000 Residents: **12.3**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
Downtown Denver Partnership, Inc. "State of Downtown Denver," July 2011.

PEER CITY ANALYSIS

SAN ANTONIO, TEXAS

Population Density: Intermediate - Low

Park Acres as % of Land Area: **8.9%**

Park Acres per 1,000 Residents: **17.0**

DOWNTOWN

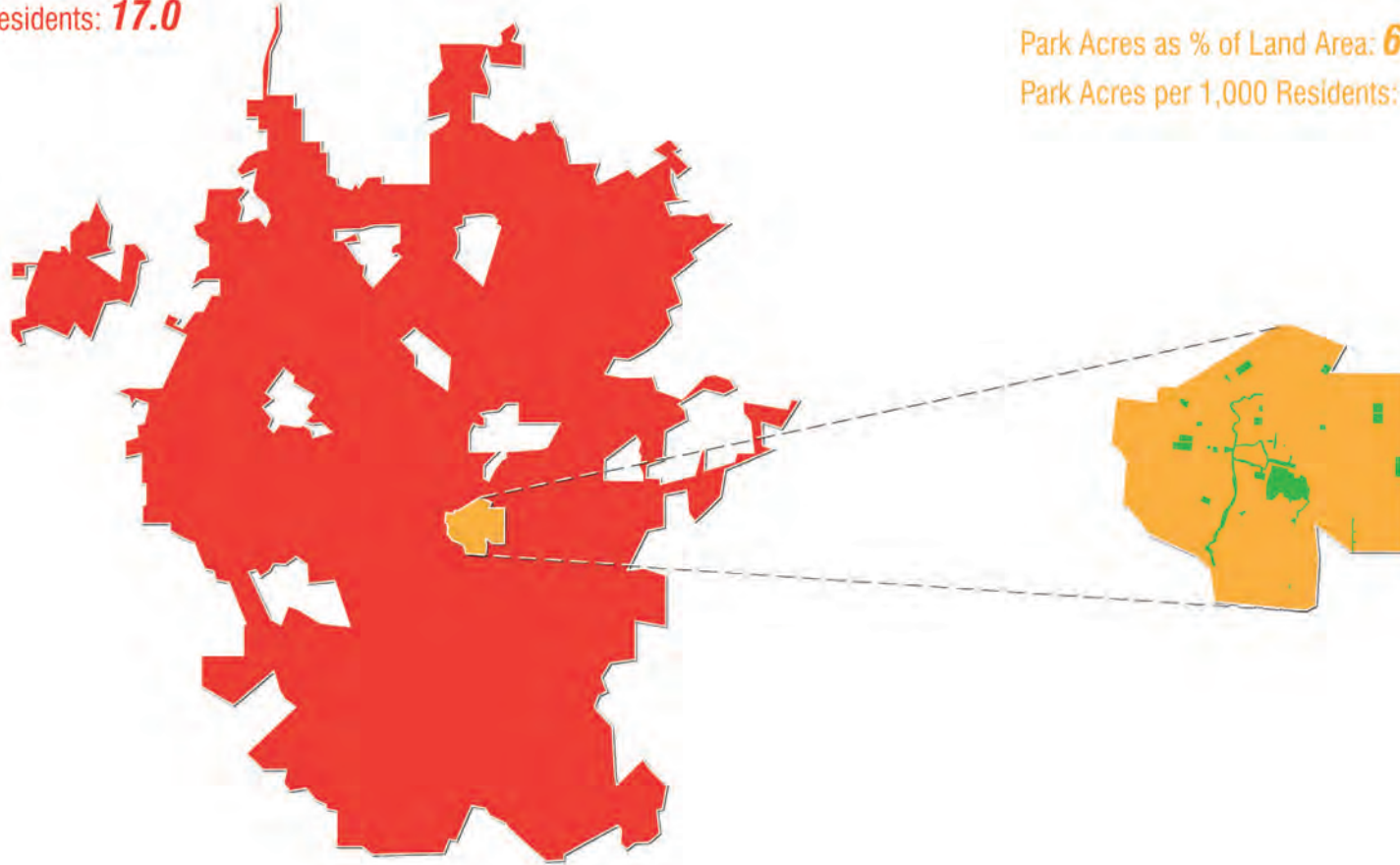
Population: 11,380 Residents

Total Park Acres: 146.53 Acres

Total Land Area: 2400 Acres

Park Acres as % of Land Area: **6.1%**

Park Acres per 1,000 Residents: **12.87**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."
City of San Antonio, GIS Web Mapping Application, accessed 9/2012.
City of San Antonio, "Downtown Neighborhood Plan," May 1999.

PEER CITY ANALYSIS

DALLAS, TEXAS

Population Density: Intermediate - Low

Park Acres as % of Land Area: **13.4%**

Park Acres per 1,000 Residents: **22.6**

DOWNTOWN ^{★(WITHIN FREEWAY LOOP)}

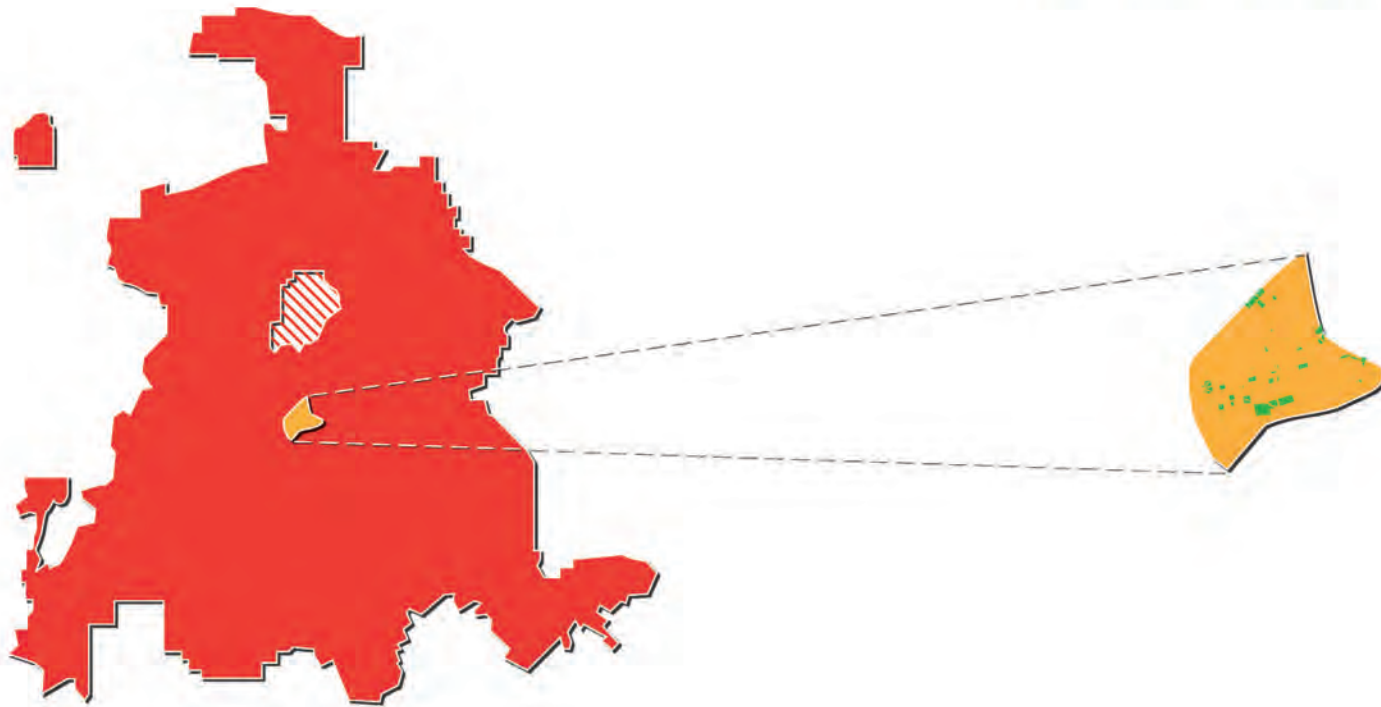
Population: 6,074 Residents

Total Park Acres: 50.55 Acres

Total Land Area: 896 Acres

Park Acres as % of Land Area: **5.64%**

Park Acres per 1,000 Residents: **8.32**



0 1 2 MILES

SOURCES:
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."

DISTRICT GOALS & GUIDELINES

City Center District

Historic West End District

Convention Center District

Farmers Market District

CITY CENTER DISTRICT

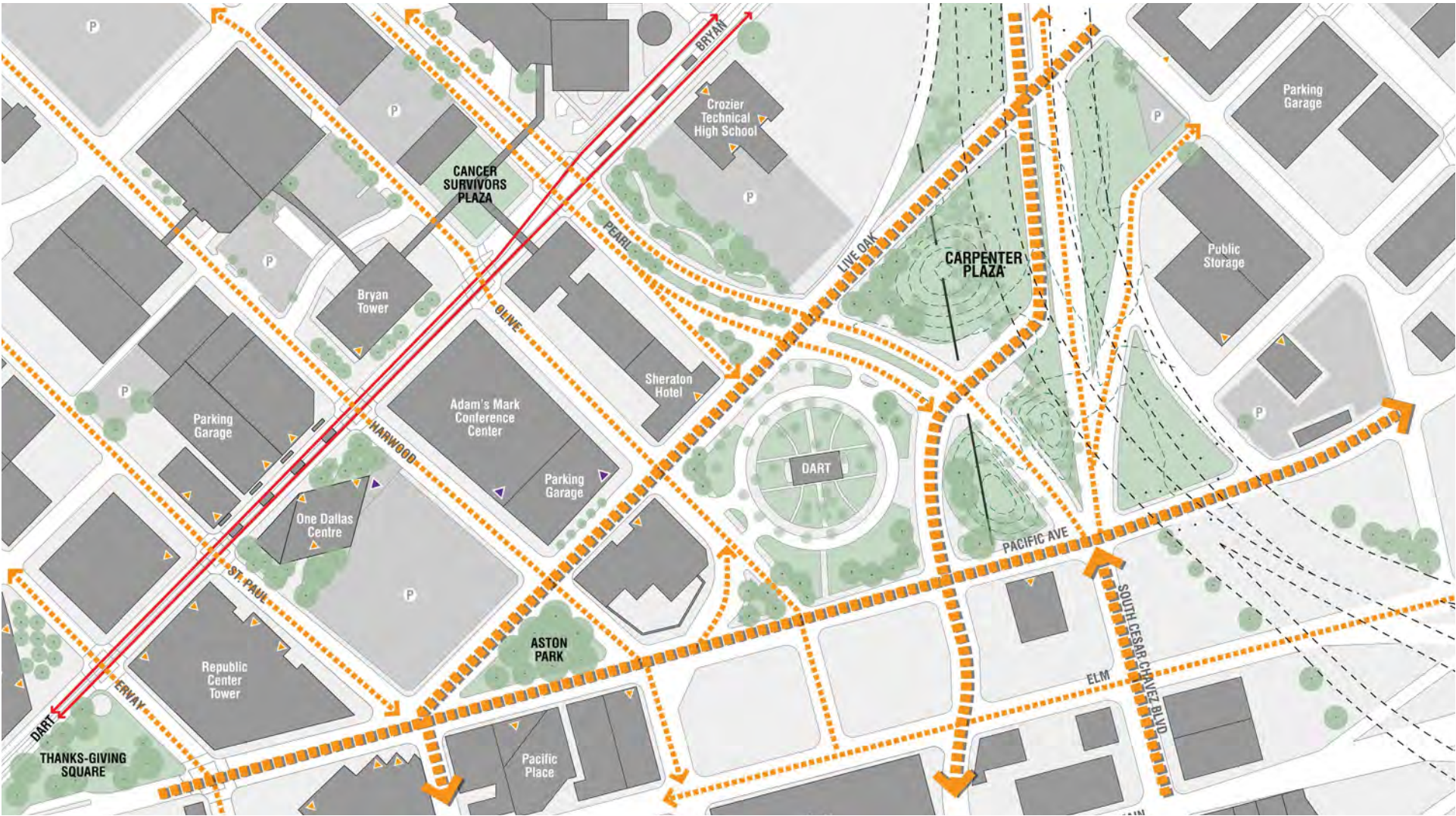
CARPENTER PLAZA / PACIFIC PLAZA

The City of Dallas Public Works Department is planning improvements to North Pearl Street and South Pearl Street. This will create the opportunity to reimagine the role of Carpenter Plaza in the downtown park system and in the City Center District in particular. In addition, the Gateway Park site identified in the 2004 Master Plan is now slated for various developments. This creates the need for Carpenter Plaza and Pacific Plaza to provide the open space program that would have been provided by the Gateway Park site. It is also possible that the DART East Transfer Station will eventually be developed as mixed-use, thereby prompting the need to consider its relationship to the surrounding open space context. The goals for this district include:

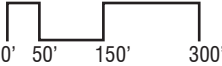
1. Create a strong streetscape along Live Oak Street and Pacific Avenue to strengthen connection between the Deep Ellum neighborhood and downtown.
2. Create a strong connection between Carpenter Plaza and Pacific Plaza along Pacific Avenue.
3. Allow for a mid-block crossing from Carpenter Park (proposed re-naming) to and through a future mixed-use development at the DART East Transfer site.
4. Allow for generous pedestrian access between Carpenter Plaza and Pacific Plaza along Pacific Avenue at the DART East Transfer site and the 2020 Live Oak Street data building site.
5. Close Live Oak Street between Harwood Street and St. Paul Street to integrate Aston Park into Pacific Plaza.

CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA

EXISTING CONDITION

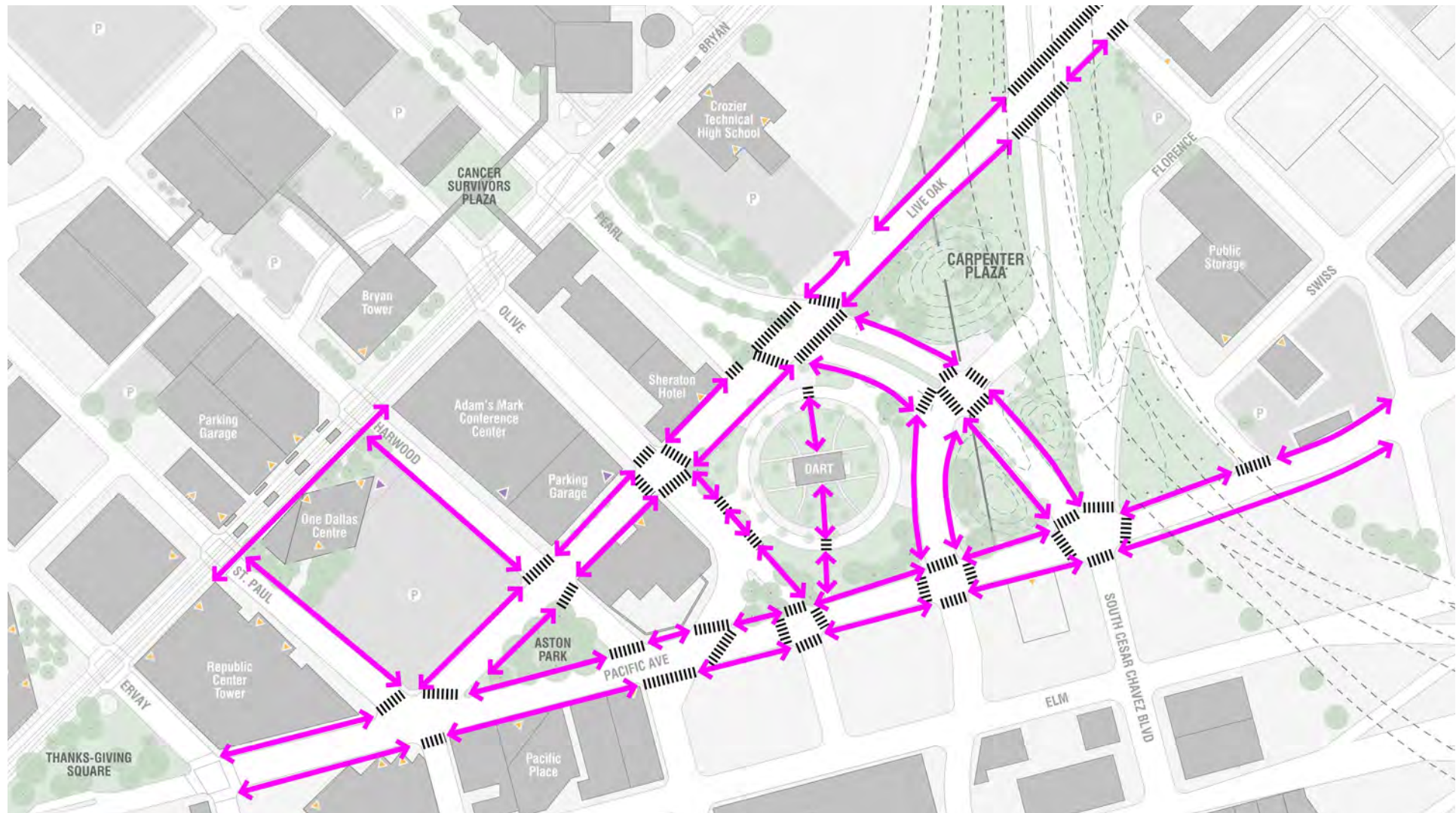


VEHICULAR CONNECTIONS

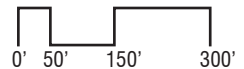


CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA

PEDESTRIAN CONNECTIONS

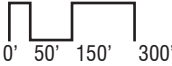
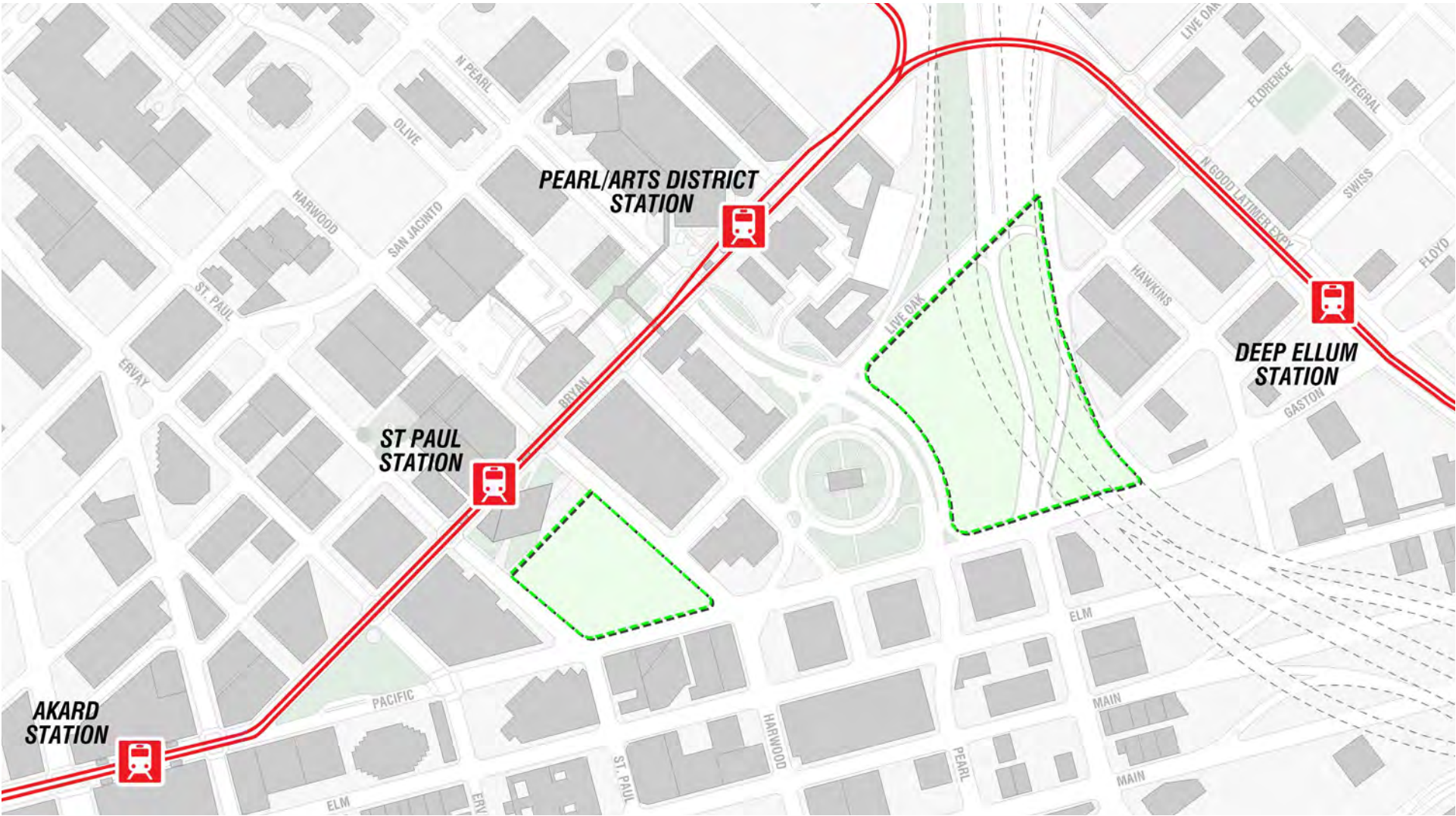


PEDESTRIAN CONNECTIONS



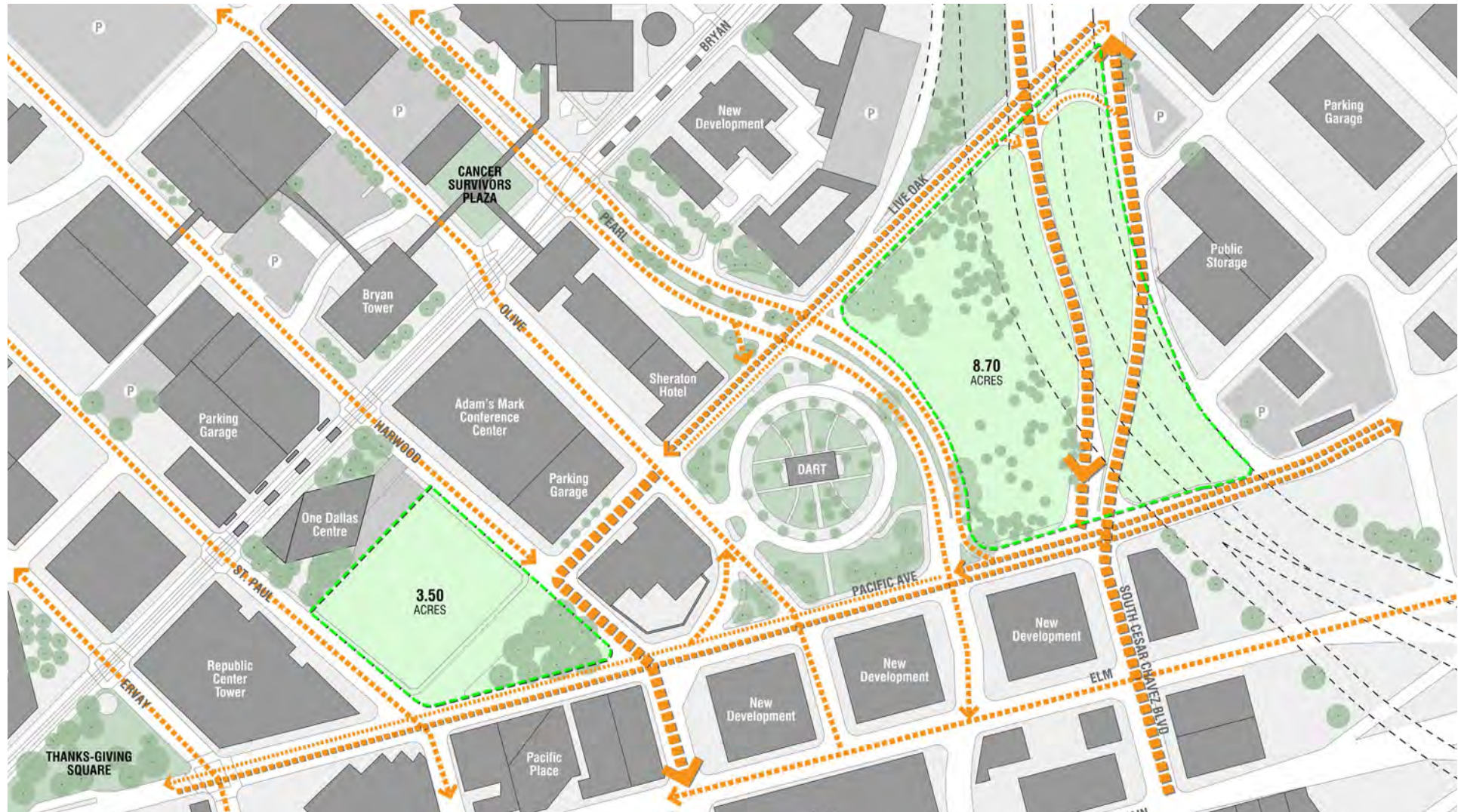
CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA

DART CONNECTIONS

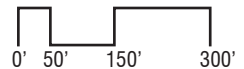


CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA

PROPOSED ROAD ALIGNMENTS

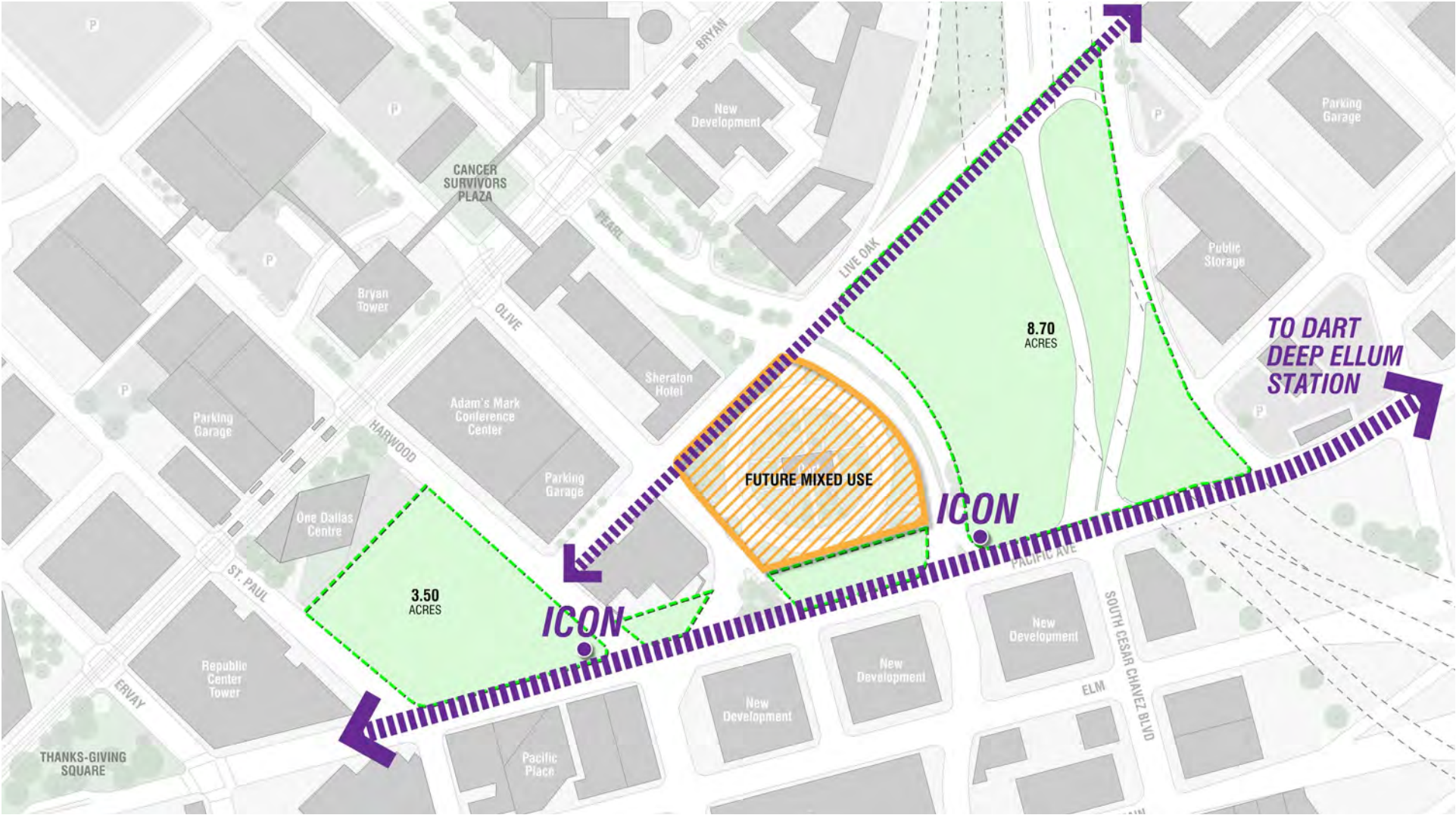


----- VEHICULAR CONNECTIONS

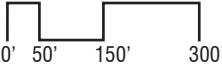


CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA

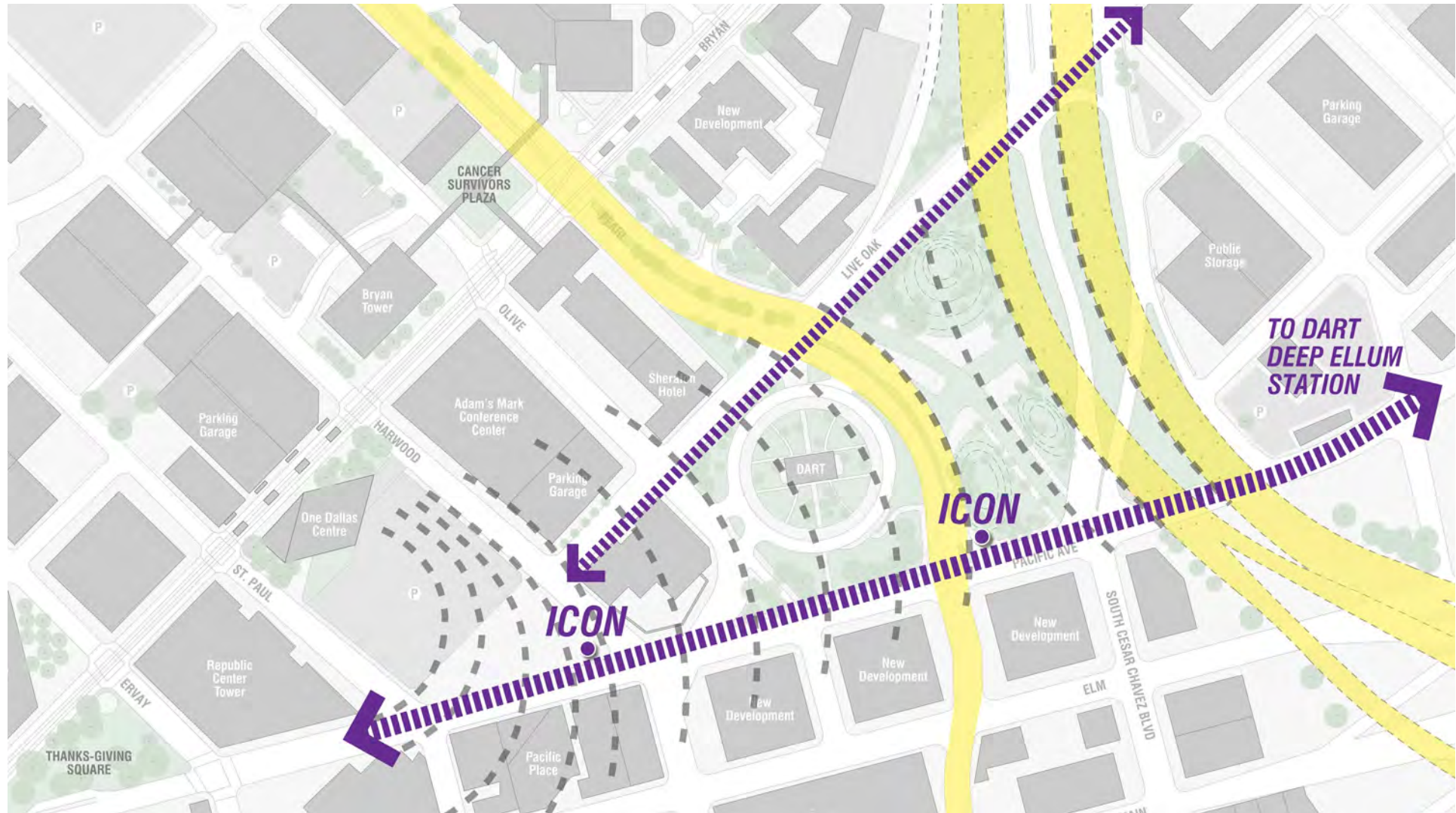
PROPOSED FUTURE CONDITION



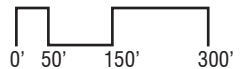
URBAN CONNECTIONS



CITY CENTER DISTRICT : CARPENTER PLAZA / PACIFIC PLAZA CONCEPT



■■■■■ URBAN CONNECTIONS



CITY CENTER DISTRICT : CARPENTER PARK PROPOSAL

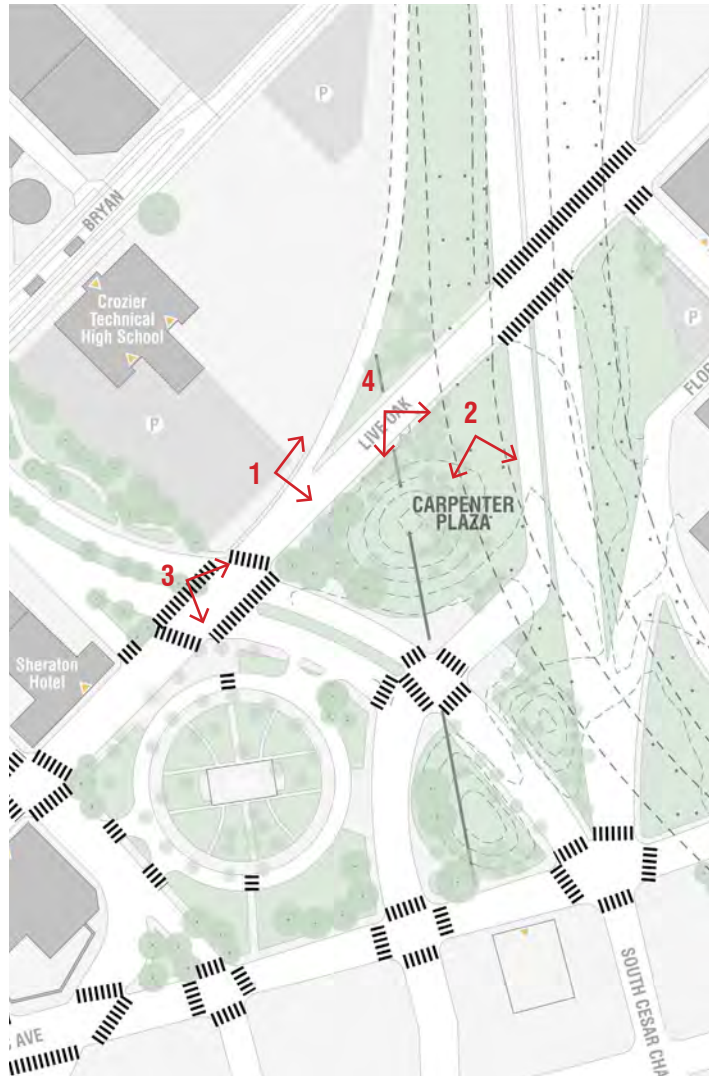
The City of Dallas Public Works Department is in the process of realigning and removing roadways around and through Carpenter Plaza, expanding its size and creating the opportunity to reimagine its character and program. The removal of the roadways and reconfiguration of the boundaries of the site also raise the question of the impact of the changes to the Robert Irwin sculpture which was designed as a site specific installation in response to the roadways which are now being removed. Hargreaves Associates contacted the artist for his input, and he has advised that he feels the installation is no longer relevant and can be removed. The City of Dallas Park and Recreation Department has discussed the possible removal of the sculpture with the Carpenter Family and the City of Dallas Public Art Manager. Based on these discussions, the proposed conceptual framework for Carpenter Plaza calls for the removal of the sculpture and the creation of an integrated and contiguous passive park space, Carpenter Park, with a variety of programs under the freeway.

Conceptually, Carpenter Park and Pacific Plaza are considered as companion parks within the City Center District and share a formal framework with Carpenter Park becoming more park-like and Pacific Plaza being more plaza-like.

The framework for Carpenter Park calls for the removal of the non-native pine trees which create a dense, dark environment. The framework also calls for an iconic element at Pacific Avenue. The iconic element is to have a companion iconic element at Pacific Plaza, linking the two plazas.

CITY CENTER DISTRICT : CARPENTER PARK

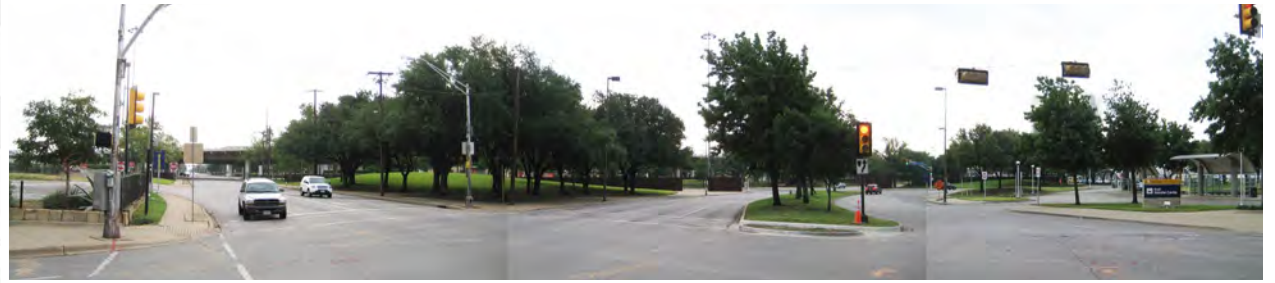
EXISTING SITE PHOTOS



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CITY CENTER DISTRICT : CARPENTER PARK

SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21



9 AM



12 PM

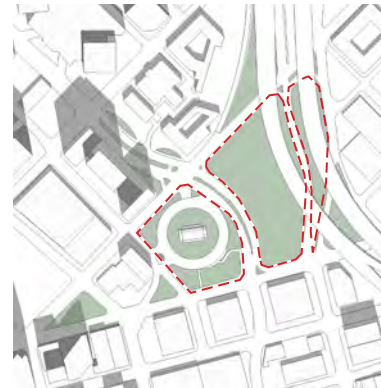


3 PM

EQUINOX
SEPT 22 & MARCH 20



9 AM



12 PM



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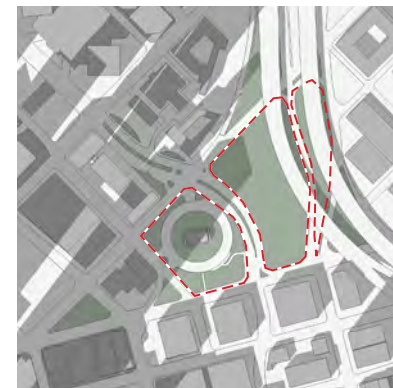
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



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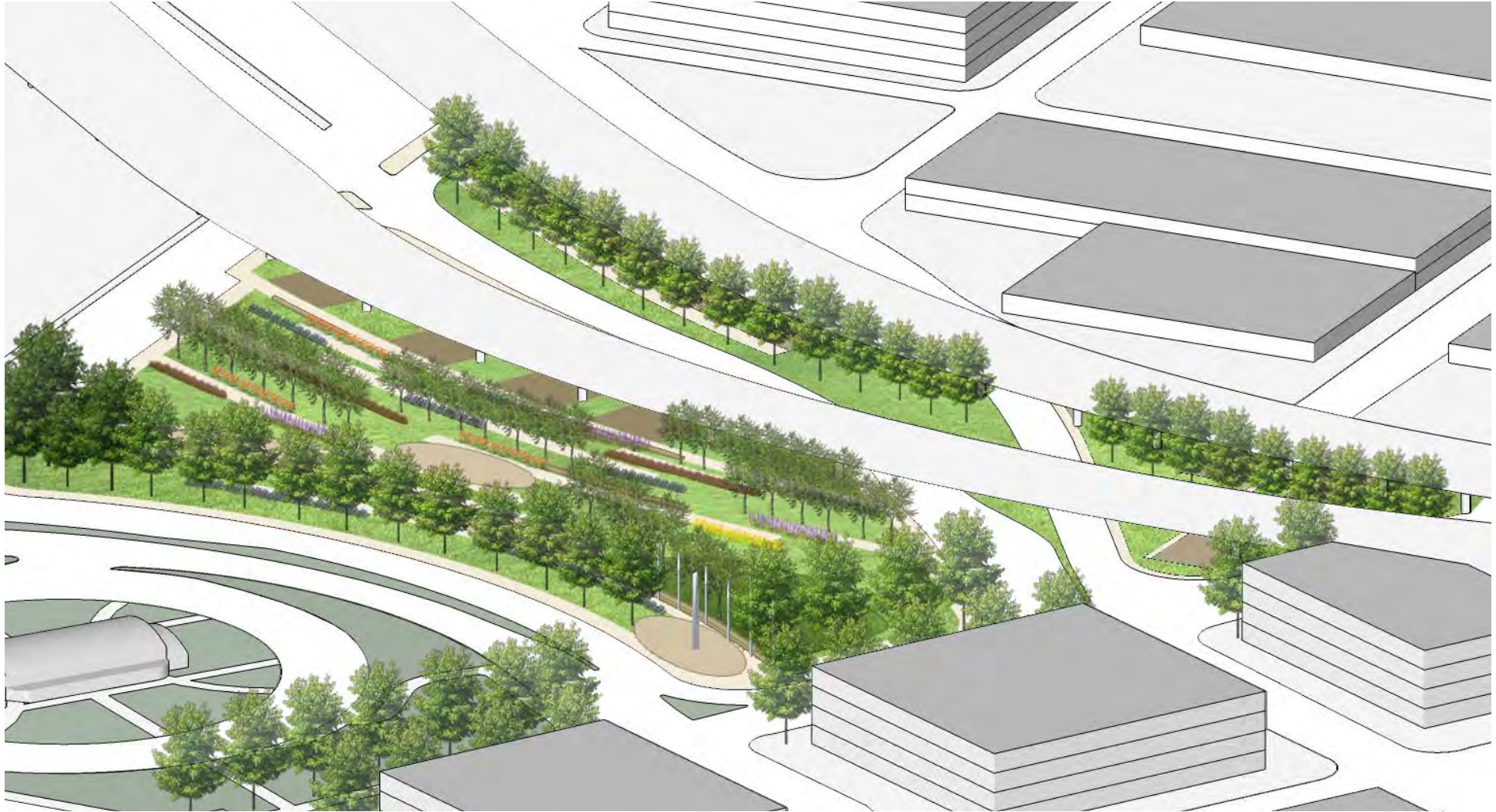


CITY CENTER DISTRICT : CARPENTER PARK PROPOSAL



CITY CENTER DISTRICT : CARPENTER PARK

VIEW 1 - AERIAL VIEW



CITY CENTER DISTRICT : CARPENTER PARK

VIEW FROM PEARL STREET & PACIFIC AVENUE CORNER



CITY CENTER DISTRICT : CARPENTER PARK

VIEW FROM LIVE OAK STREET



CITY CENTER DISTRICT : CARPENTER PARK

PRECEDENTS - ACTIVITIES UNDER THE EXPRESSWAY

A8 EXPRESSWAY

Amsterdam, The Netherlands
NL Architects



Art Galleries



Shops



Playboats/Kayaks



Parking

MISSION CREEK PARK

San Francisco, California
Marta Fry Landscape Associates (MFLA)



Basketball Courts



Boat House



Park

BURNSIDE SKATEPARK

Portland, Oregon
DIY (Do It Yourself) Project by Local Community



Skating/Skateboarding

Bon Terada Photo

CITY CENTER DISTRICT : CARPENTER PARK

PRECEDENTS - ACTIVITIES UNDER THE EXPRESSWAY

SF MOMA MARKINGS

San Jose, California
Hargreaves Associates



Art

Hell Gate Bridge

Queens, New York
Starr Whitehouse Landscape Architects and Planners



Pedestrian & Bike Pathway

Recreation Field

CITY CENTER DISTRICT : CARPENTER PARK

PRECEDENTS - ACTIVITIES UNDER THE EXPRESSWAY & PARK PROGRAMS

LOUISVILLE WATERFRONT PARK

Louisville, Kentucky
Hargreaves Associates



Lighting Elements



Jogging/Bike Paths



Water Feature



Festival Space

ELIZABETH CARUTHERS PARK

Portland, Oregon
Hargreaves Associates



Play Area

SHAW CENTER FOR THE ARTS

Baton Rouge, Louisiana
Hargreaves Associates



Plaza

UNIVERSITY OF CINCINNATI - CAMPUS GREEN

Cincinnati, Ohio
Hargreaves Associates



Arc of Trees

CITY CENTER DISTRICT : PACIFIC PLAZA PROPOSAL

Since the completion of the 2004 Master Plan, a number of developments have led to a rethinking of the framework for Pacific Plaza. In particular, the realization of Main Street Garden and Klyde Warren Park which both provide diverse programs, active recreation and event space. The 2004 Master Plan called for a mixed-use civic space at Pacific Plaza with a multi-use plaza and flexible lawn space – all of which are now included in Main Street Garden and Klyde Warren Park.

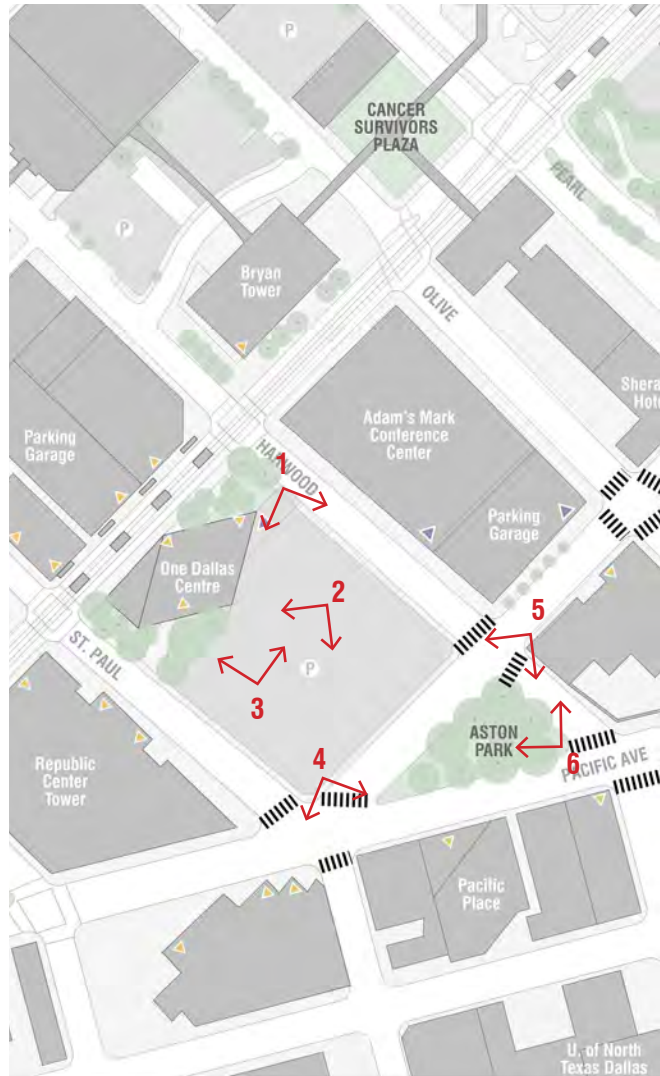
With the goal of diversifying the downtown parks character and program, the framework for Pacific Plaza now calls for a place of respite, a companion park to Carpenter Park and a release valve to the heavy use of Main Street Garden. Pacific Plaza should provide ample seating opportunities, outdoor dining in connection with One Dallas Center, seasonal gardens and a small green. The density of surrounding office, residential, convention center and hotel space requires generous pedestrian connectivity through the plaza to the various destinations around its edges.

The framework also now calls for the closure of Live Oak Street between Harwood Street and St. Paul Street in order to integrate Aston Park into a larger contiguous Pacific Plaza. Aston Park is densely shaded, dark, unwelcoming and remains underutilized. It also suffers from being an island surrounded by busy roadways on all sides. Closing Live Oak Street and integrating Aston Park with Pacific Plaza will improve the relationship of the park to adjacent development and improve the pedestrian connection and experience of the park. This Master Plan Update recommends the closure of Live Oak Street, but a thorough traffic analysis should be undertaken as a separate study to understand its implications.

There is also growing demand for parking to serve recent and proposed residential development as well as office workers. Desman Associates, Parking Consultants, tested the feasibility for underground parking, the details of which are included in this section. The study recommends 3 levels of underground parking to accommodate 840 cars. Critically, the garage roof must be at least 4-5' below finish grade to accommodate the design and implementation of the park above – particularly for plantings. A market study would also need to be undertaken in order to assess the economic feasibility of an underground garage in this location.

CITY CENTER DISTRICT : PACIFIC PLAZA

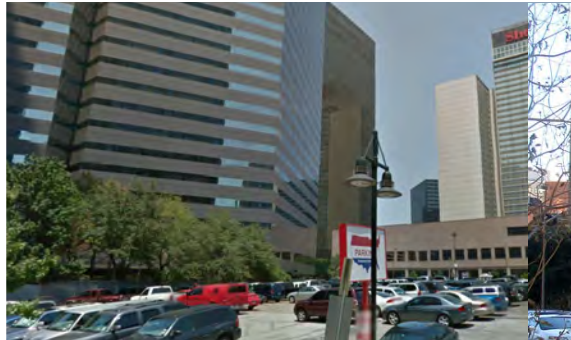
EXISTING SITE PHOTOS



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CITY CENTER DISTRICT : PACIFIC PLAZA

SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



3 PM

EQUINOX
SEPT 22 & MARCH 20



9 AM



12 PM



3 PM

WINTER SOLSTICE
DECEMBER 21



9 AM



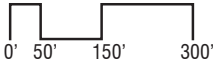
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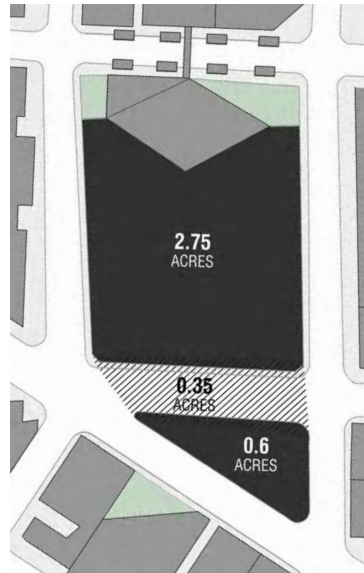
CITY CENTER DISTRICT : PACIFIC PLAZA PROPOSAL



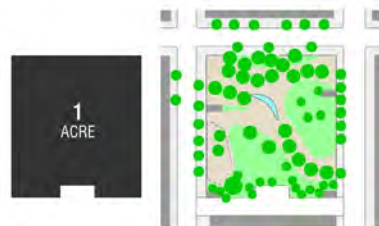
CITY CENTER DISTRICT : PACIFIC PLAZA

SCALE COMPARISON

PACIFIC PLAZA



WILLOUGHBY PARK BROOKLYN, NY



- Interactive Water Feature
- Cafe Area
- Public Art
- Shaded Seating
- Pedestrian Circulation
- Urban Gardens

DISCOVERY GREEN (Gardens) HOUSTON, TX

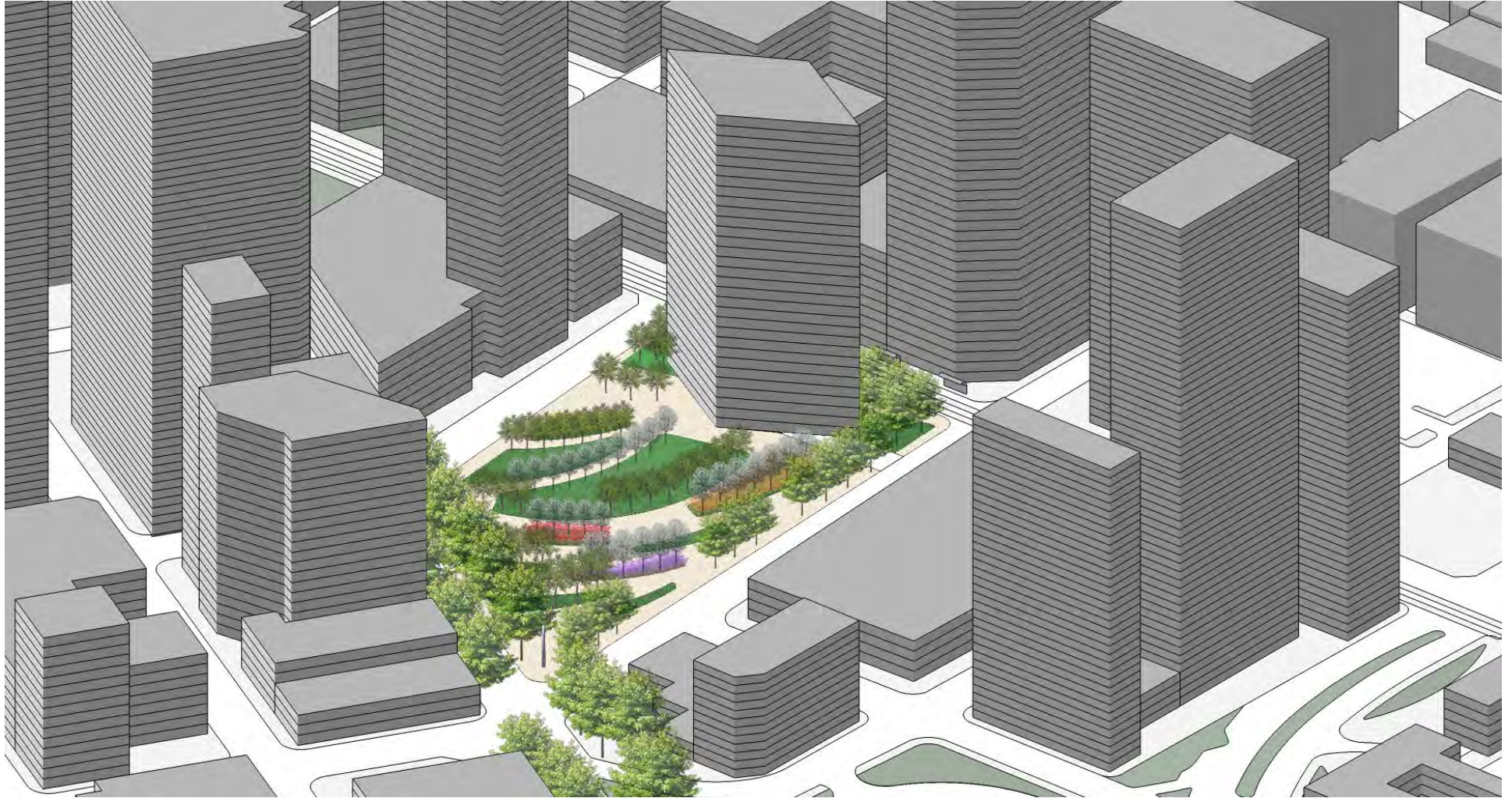


- Interactive Water Feature
- Restaurant
- Public Art
- Shaded Seating
- Pedestrian Circulation
- Urban Gardens
- Event Lawn with Bandstand
- Bocce Courts



CITY CENTER DISTRICT : PACIFIC PLAZA

AERIAL VIEW



CITY CENTER DISTRICT : PACIFIC PLAZA

VIEW FROM ST. PAUL STREET CORNER



CITY CENTER DISTRICT : PACIFIC PLAZA

PRECEDENTS

University of Cincinnati Campus Green
Cincinnati, Ohio
Hargreaves Associates



Strolling Paths

Discovery Green
Houston, Texas
Hargreaves Associates



Event Lawn



Sculptures

Elizabeth Caruthers Park
Portland, Oregon
Hargreaves Associates



Water Feature



Gardens



Open Lawn

CITY CENTER DISTRICT : PACIFIC PLAZA

BELOW GRADE PARKING STUDY

The Pacific Plaza parking concept provides approximately 840 spaces in a below grade facility. Encroachment into the Live Oak Street right-of-way has been minimized to provide protection to the existing pressurized sewer main. The garage footprint is approximately 300 feet by 325 feet in this concept.

In order to achieve the 840-space parking capacity within the site limits, 3 parking levels are proposed below a park plaza at the street level. Vehicular ingress and egress has been planned from Harwood Street, which is approximately 6 feet higher in elevation than St. Paul Street, in order to facilitate a 17-foot floor to floor distance from the landscaped plaza to the first parking level. An express speed ramp maintaining an average slope of 8% is proposed. The 17-foot criterion was incorporated to account for the park landscaping and soil requirements, building structure and clearances. Vertical circulation between the parking levels will be provided via sloping floor ramps, allowing parking to be provided since the ramp gradients will be within industry accepted standards. Floor to floor heights between the parking levels is planned at 11 feet, allowing approximately 7'-6" to 8' of clearance below the structure and overhead utilities such as lights, sprinklers, drainage pipes and ventilation ducts.

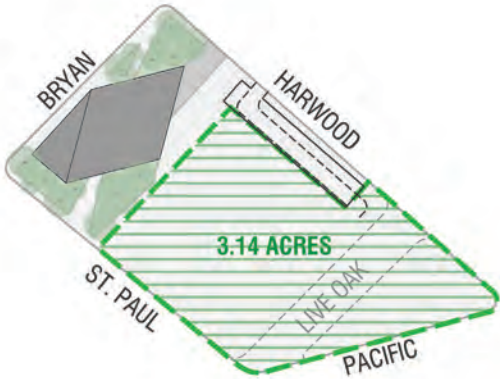
For the purpose of projected parking capacities and car counts, a short span structure has been adopted. Structural bay widths have been set using a 28-foot by 30-foot grid. This will allow the greatest flexibility in the design and support of the park plaza.

Parking geometries have included 9-foot wide by 18-foot deep parking stalls that are accessed by 24-foot two-way circulation aisles. All parking spaces have been arranged within a 90 degree configuration.

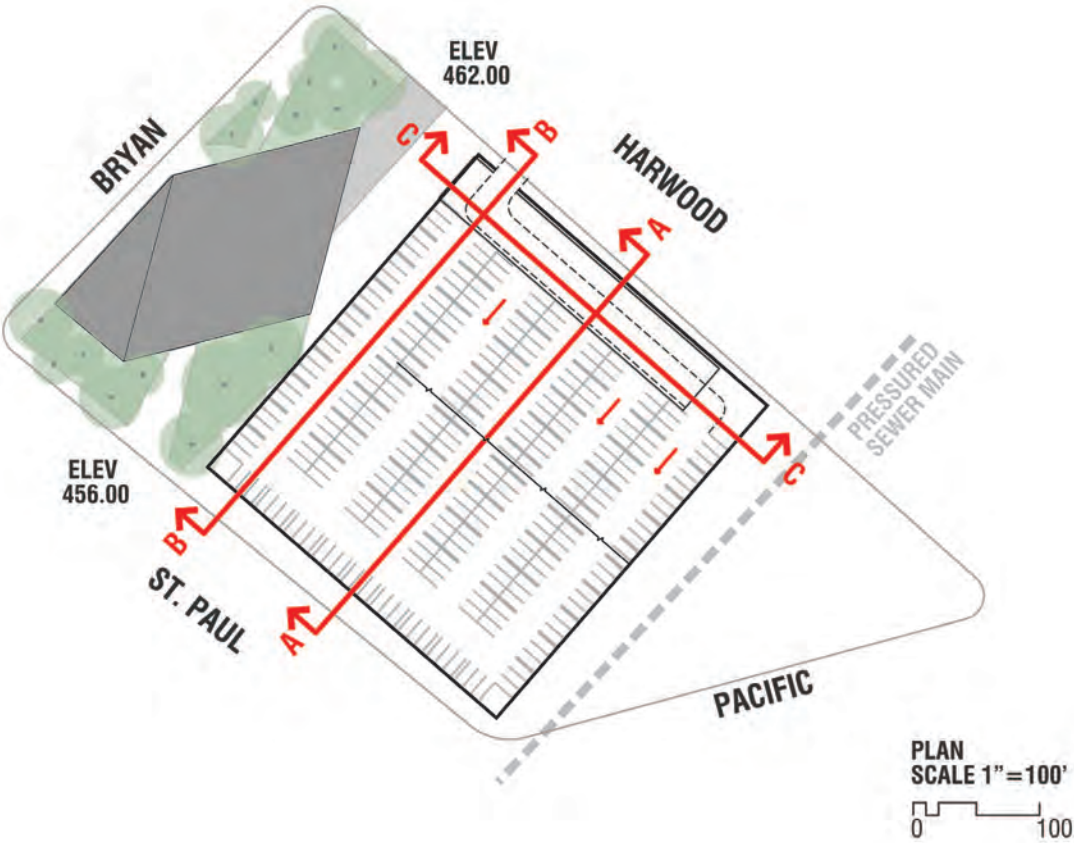
By building code definition, the parking facility must be designated as an enclosed parking garage triggering certain criteria for its construction. The major differences in above-ground open parking facilities and below-ground enclosed garages are the need to mechanically ventilate and to include a fire sprinkler system.

CITY CENTER DISTRICT : PACIFIC PLAZA

BELOW GRADE PARKING STUDY

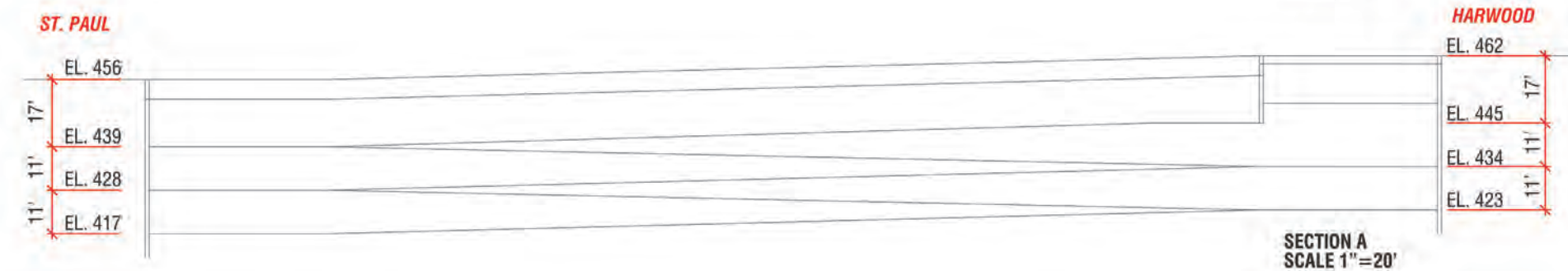
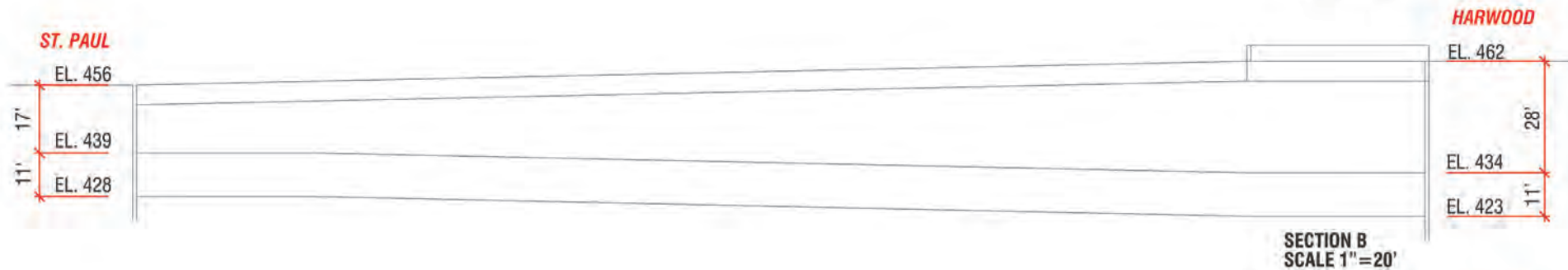
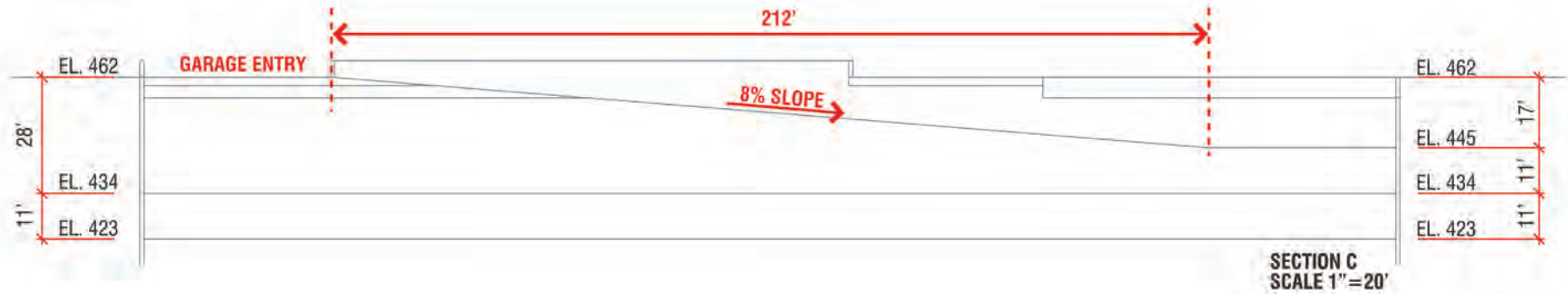


3 LEVELS
840 CARS



CITY CENTER DISTRICT : PACIFIC PLAZA

BELOW GRADE PARKING STUDY



CITY CENTER DISTRICT : PACIFIC PLAZA

BELOW GRADE PARKING STUDY

If the underground parking concept for Pacific Plaza is advanced, further study is required to fully evaluate its feasibility. These considerations should include investigation of the following:

- Traffic study for driveway locations and closing Live Oak Street.
- Structural study for building system, plaza design and retaining walls.
- Structural layout verses parking efficiency.
- Soil characteristics and conditions.
- Water table and storm water drainage.
- Protection of adjacent buildings.
- Relocation and/or protection of utilities.
- Protection of streets and right-of-ways.
- Constructability.

BELOW GRADE PARKING STUDY PROJECT CONSIDERATIONS

USER ORIENTATION

- Wayfinding
- Visual Cues
- Circulation
- Lighting
- Elevators

PLAZA DESIGN

- Landscape Depth
- Irrigation
- Drainage
- Waterproofing

ARCHITECTURAL INTEGRATION

- Vertical Circulation to Plaza
- Walking Paths
- Lighting
- Signage
- Railings

LOADING

- Dead Load/Live Load
- Long Span/Short Span
- Construction Sequencing
- Equipment
- Depth of Structure

VENTILATION

- Intakes/Exhaust
- Air Exchange Rate
- Air Flow
- External Impacts

ACOUSTICS

- Mechanical Equipment
- Automobiles
- Intercom
- Soundproofing

WATERPROOFING

- Cap
- Walls
- Base Slab
- Joints
- Water Stops
- Penetrations

COSTS

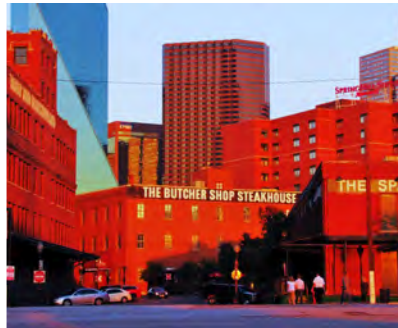
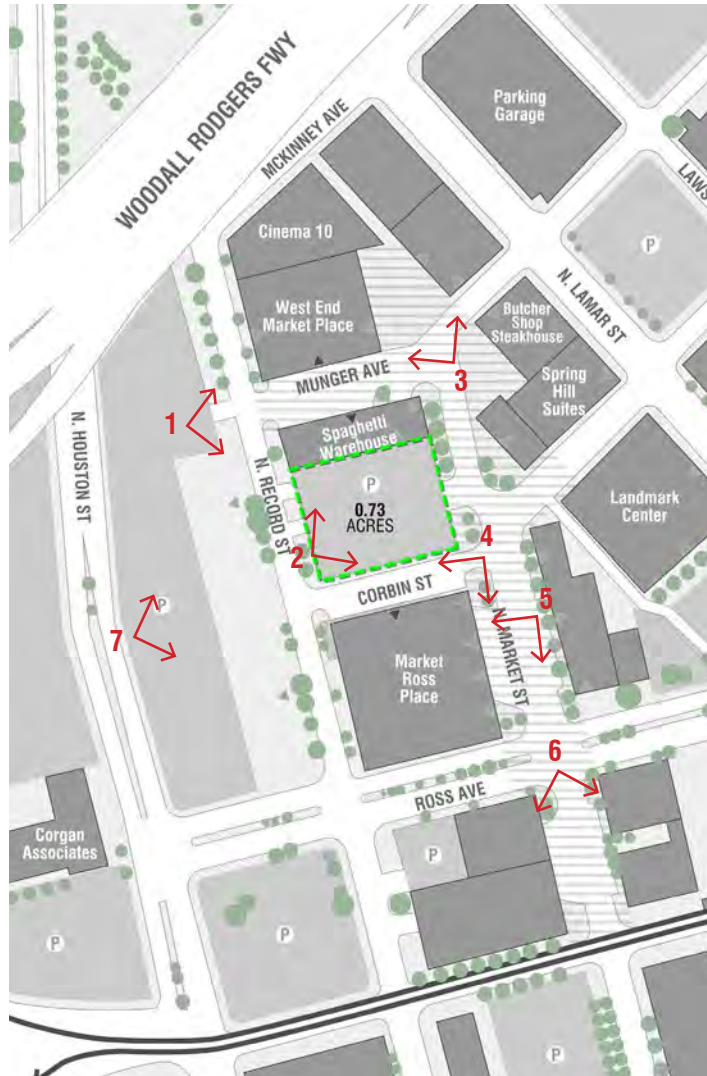
- Excavation
- Mechanical Systems
- Shared Systems
- Finishes
- Maintenance

HISTORIC WEST END DISTRICT : WEST END PLAZA PROPOSAL

The West End Plaza provides much-needed open space within the West End Historic District. The plaza will provide a flexible outdoor space in conjunction with the many restaurants in the area. Day-to-day use will be accommodated by movable tables and chairs with the ability to accommodate a wide variety of activities and events throughout the year. These activities could include festivals/markets, small performances, bocce/petanque and ice skating to name several opportunities. The framework for West End Plaza calls for special paving, for Corbin Street to be integrated into the plaza paving design, the addition of a grove of trees and a shade pavilion within the grove of trees, which could provide food/beverage service and enhancement of the abutting Spaghetti Warehouse facade either as a green wall or art installation. Adjacent streetscapes along Record Street and Market Street are to be improved and strengthened.

HISTORIC WEST END DISTRICT : WEST END PLAZA

EXISTING SITE PHOTOS



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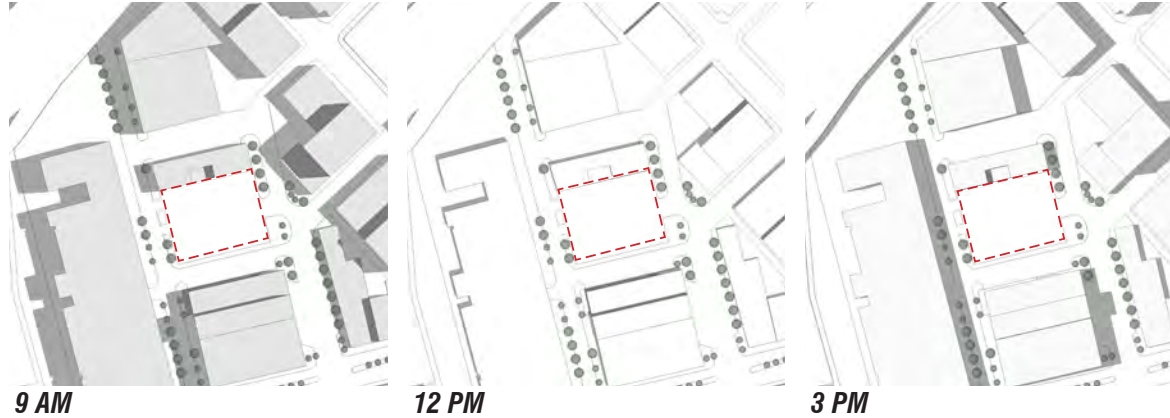


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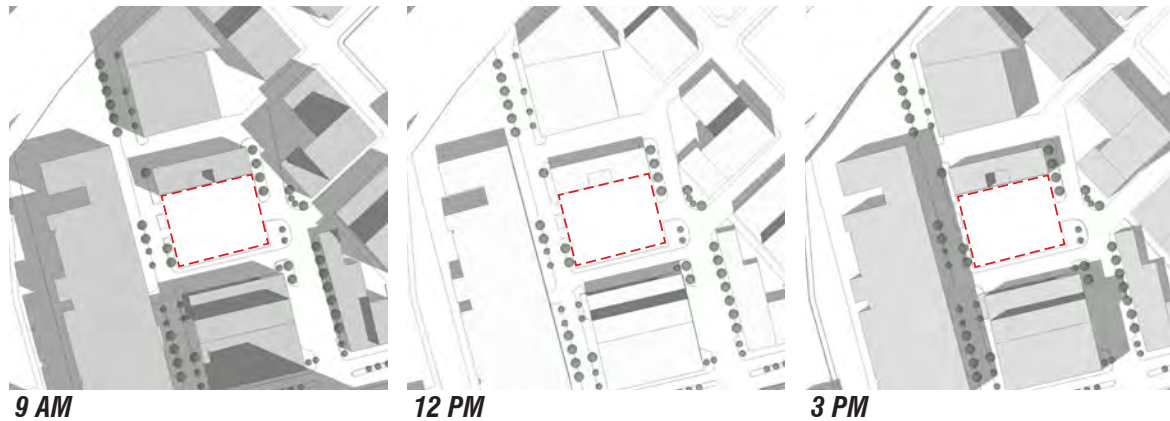
HISTORIC WEST END DISTRICT : WEST END PLAZA

SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21



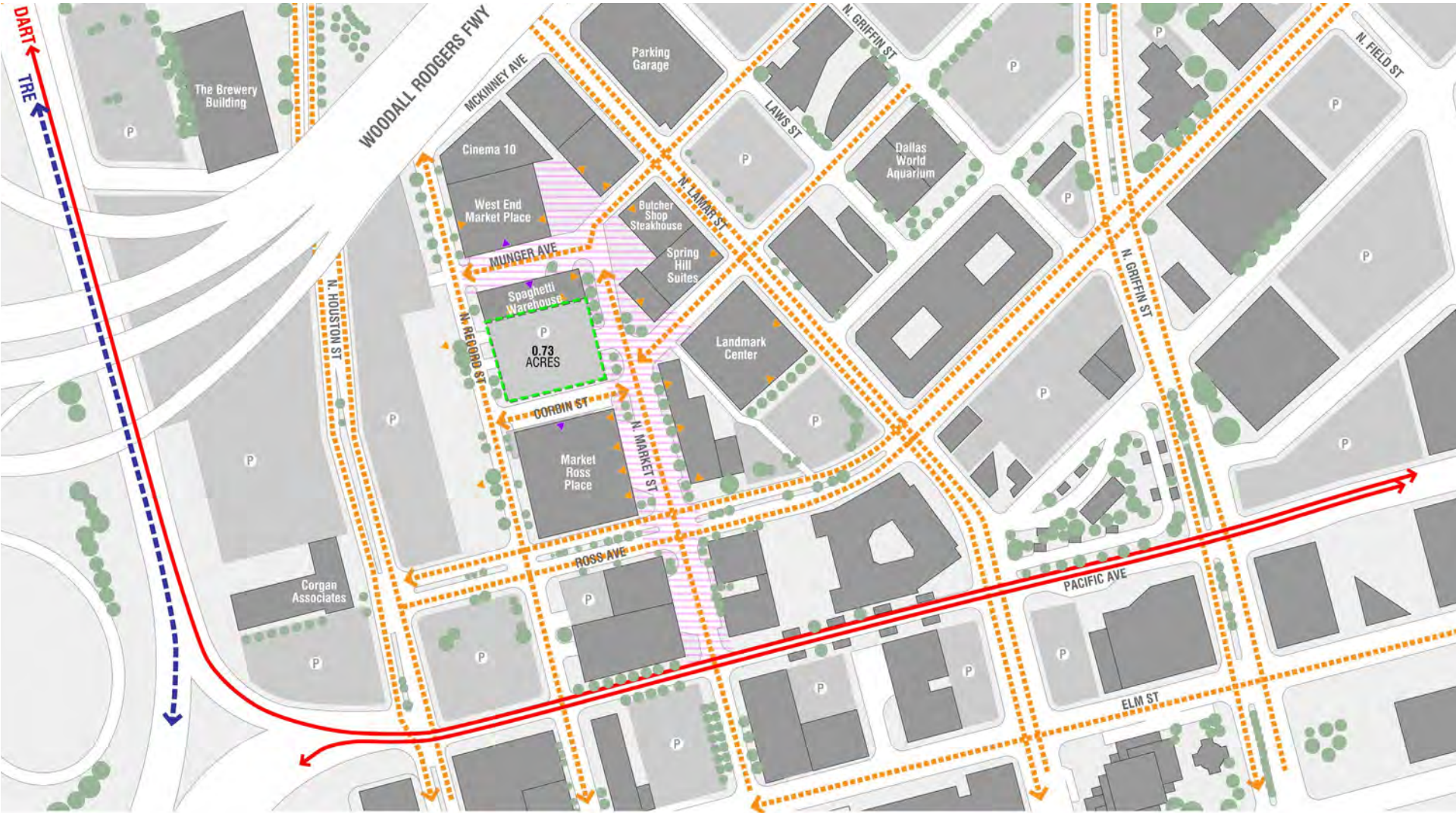
EQUINOX
SEPT 22 & MARCH 20



WINTER SOLSTICE
DECEMBER 21



HISTORIC WEST END DISTRICT : WEST END PLAZA PROPOSAL



VEHICULAR CONNECTIONS



HISTORIC WEST END DISTRICT : WEST END PLAZA

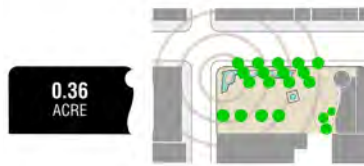
PRECEDENTS / SCALE COMPARISON

WEST END PLAZA



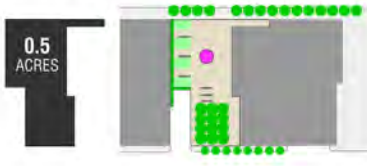
PEGASUS PLAZA

Dallas, Texas



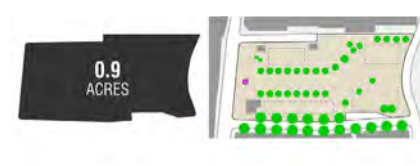
555 MISSION

San Francisco, California



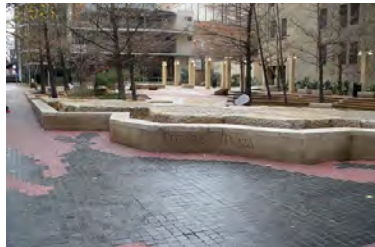
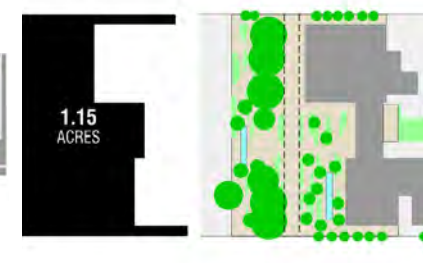
PLAZA DE SANTA ANA

Madrid, Spain



SHAW CENTER

Baton Rouge, Louisiana



- Water Feature
- Cafe Area
- Public Art
- Shaded Seating
- Pedestrian Circulation
- Public Events



- Open Plaza
- Garden Rooms
- Public Art
- Shaded Grove
- Pedestrian Circulation



- Open Plaza
- Shaded Seats
- Multiple Cafe Areas
- Cafe Structures



- Urban Gardens
- Shaded Seats
- Interactive Water Feature
- Extended Plaza Across Street
- Outdoor Event Space

HISTORIC WEST END DISTRICT : WEST END PLAZA

GREEN WALL OR ART INSTALLATION WALL + BOSQUE



HISTORIC WEST END DISTRICT : WEST END PLAZA

PROGRAM - SCALE

PERFORMANCE

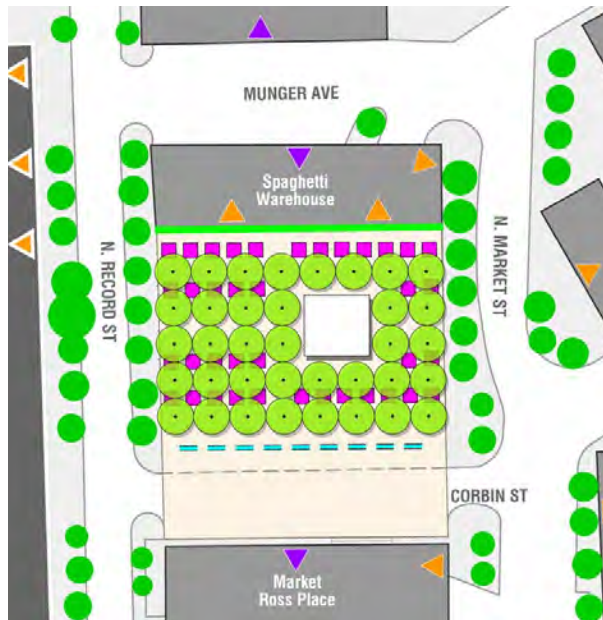


15'x32' Band Stand
15'x52' Back of House
1,400 Standing (5 SF/person)
700 Seated (10 SF/person)



Shaw Center for the Arts
Baton Rouge, Louisiana

FESTIVAL/MARKET (SMALL)



(36) 10'x10' Plaza Tents (7.5' offset from tree trunks)
70'x40' Shade Structure

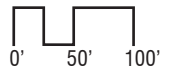


Old Oakland Farmers' Market
Oakland, California

FESTIVAL/MARKET (LARGE)



(58) 10'x10' Plaza Tents (7.5' offset from tree trunks)
70'x40' Shade Structure



HISTORIC WEST END DISTRICT : WEST END PLAZA

PROGRAM - SCALE

BOCCE/PETANQUE COURTS



(11) 10'x65' Bocce Courts

BANQUET (SMALL)



75'x200' Banquet Area
approx. 750 persons (20 SF / person)

ICE SKATING RINK



60'x120' Ice Skating Rink



Discovery Green
Houston, Texas



William J. Clinton Presidential Center
Little Rock, Arkansas



Discovery Green
Houston, Texas



HISTORIC WEST END DISTRICT : WEST END PLAZA

PROGRAM - SCALE

SUMMER GARDEN + BAR (SMALL)

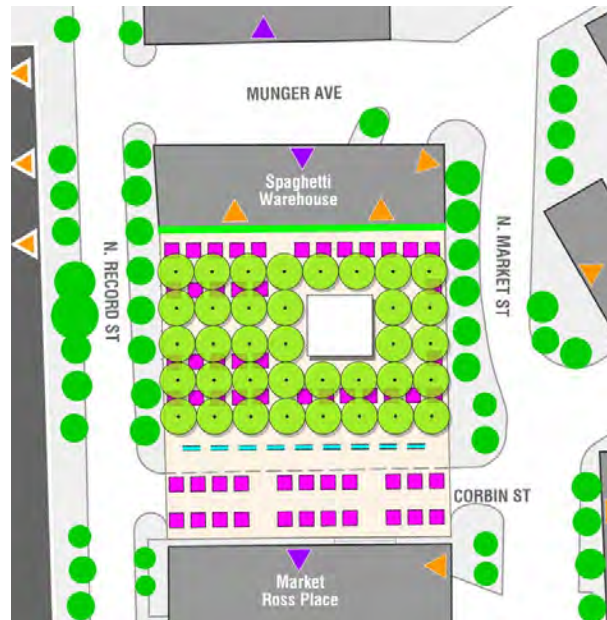


- (1) 20'x60' Bar
- (21) 5' dia. Tables w/ Umbrellas + Shade Structure
- approx. 126 persons



Rockefeller Center
New York, New York

SUMMER GARDEN AND BAR (LARGE)



- (2) 20'x60' Bar
- (42) Tables w/ Umbrellas + Shade Structure
- approx. 252 persons

MOVEABLE CAFE TABLES / CHAIRS



- (20) Moveable Cafe Tables
- (80) Moveable Cafe Chairs

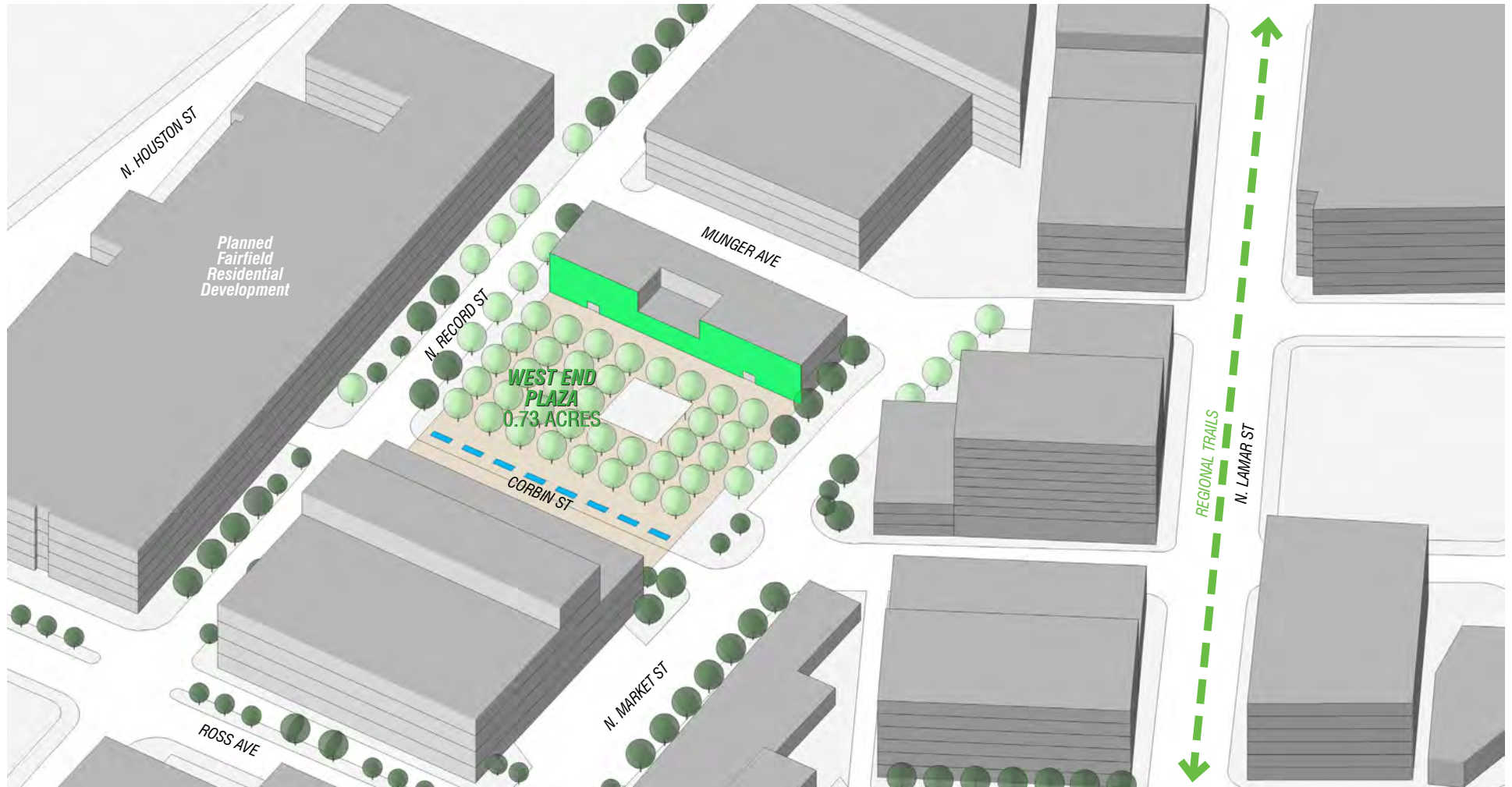


Elizabeth Caruthers Park
Portland, OR



HISTORIC WEST END DISTRICT : WEST END PLAZA

AERIAL VIEW - SE



CONVENTION CENTER DISTRICT

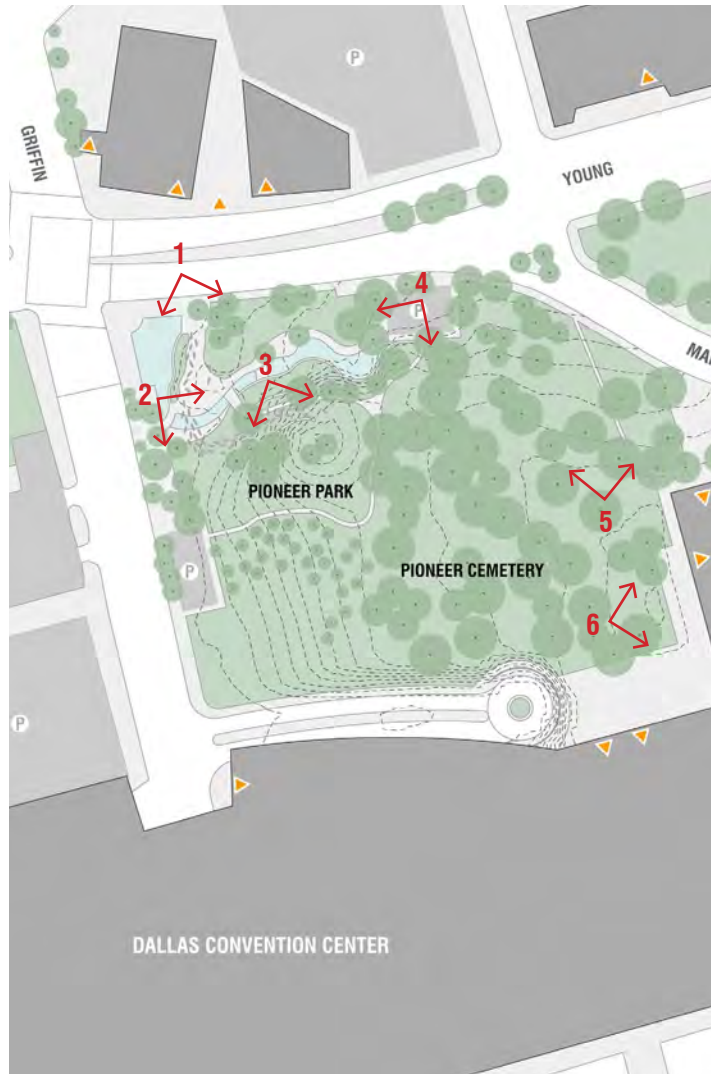
OMNI HOTEL / CONVENTION CENTER / PIONEER PARK / CITY HALL

Since the completion of the 2004 Master Plan, the City has completed the Convention Center/Omni Hotel and is moving forward with plans to implement a mixed-use facility adjacent to the Omni Hotel with underground parking, ground level retail and upper level office space. One of the potential park sites from the 2004 Master Plan has also been identified as potential future Convention Center expansion space. The adjacent Pioneer Park is in need of renovations. The goals for this district include:

1. Create a strong connection between City Hall and the Omni Hotel.
2. Create a plaza/landscape at the corner of Young and Lamar Streets with strong visibility and a pedestrian connection to the Omni Hotel from that intersection. The plaza should allow for outdoor café space and dining.
3. Improve access to and through Pioneer Park.
4. Improve Water Feature quality at Pioneer Park.
5. Improve the rock landscape at Pioneer Park.

CONVENTION CENTER DISTRICT

PIONEER PARK EXISTING SITE PHOTOS



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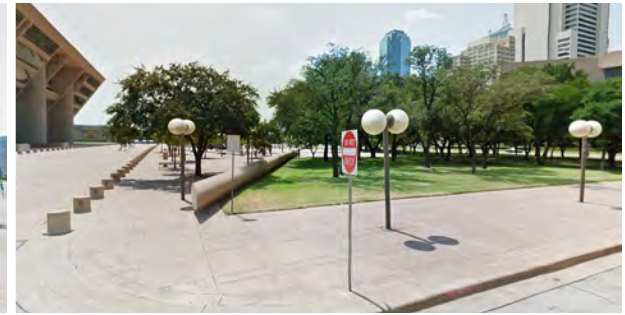
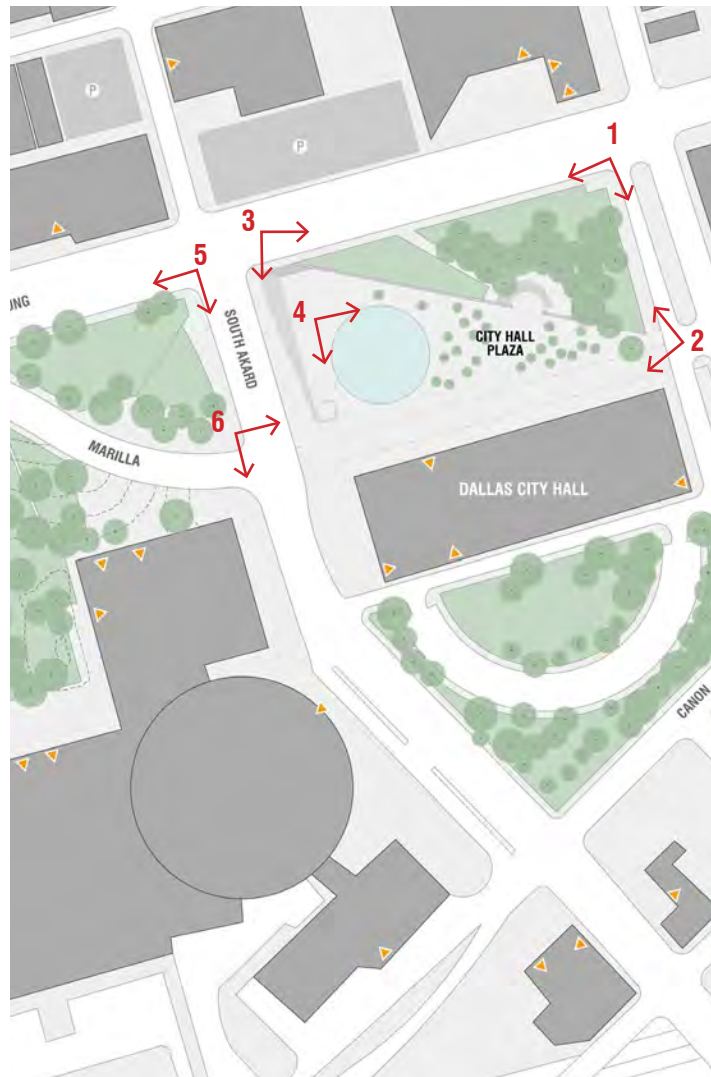
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CONVENTION CENTER DISTRICT

CITY HALL EXISTING SITE PHOTOS



CONVENTION CENTER DISTRICT

OMNI HOTEL / SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21



9 AM



12 PM

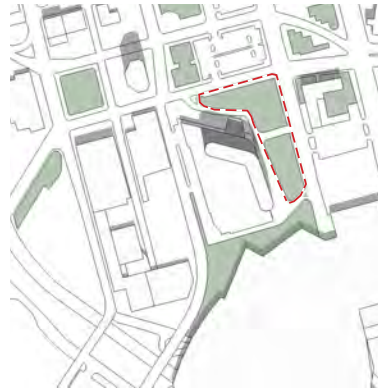


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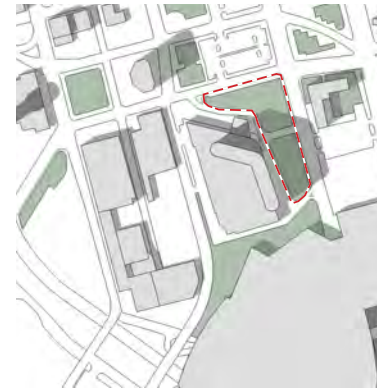
EQUINOX
SEPT 22 & MARCH 20



9 AM



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WINTER SOLSTICE
DECEMBER 21



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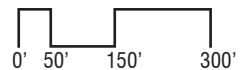


CONVENTION CENTER DISTRICT

OMNI HOTEL / CONVENTION CENTER / PIONEER PARK / CITY HALL - EXISTING CONDITION



VEHICULAR CONNECTIONS

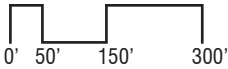


CONVENTION CENTER DISTRICT

OMNI HOTEL - PROPOSED DEVELOPMENT

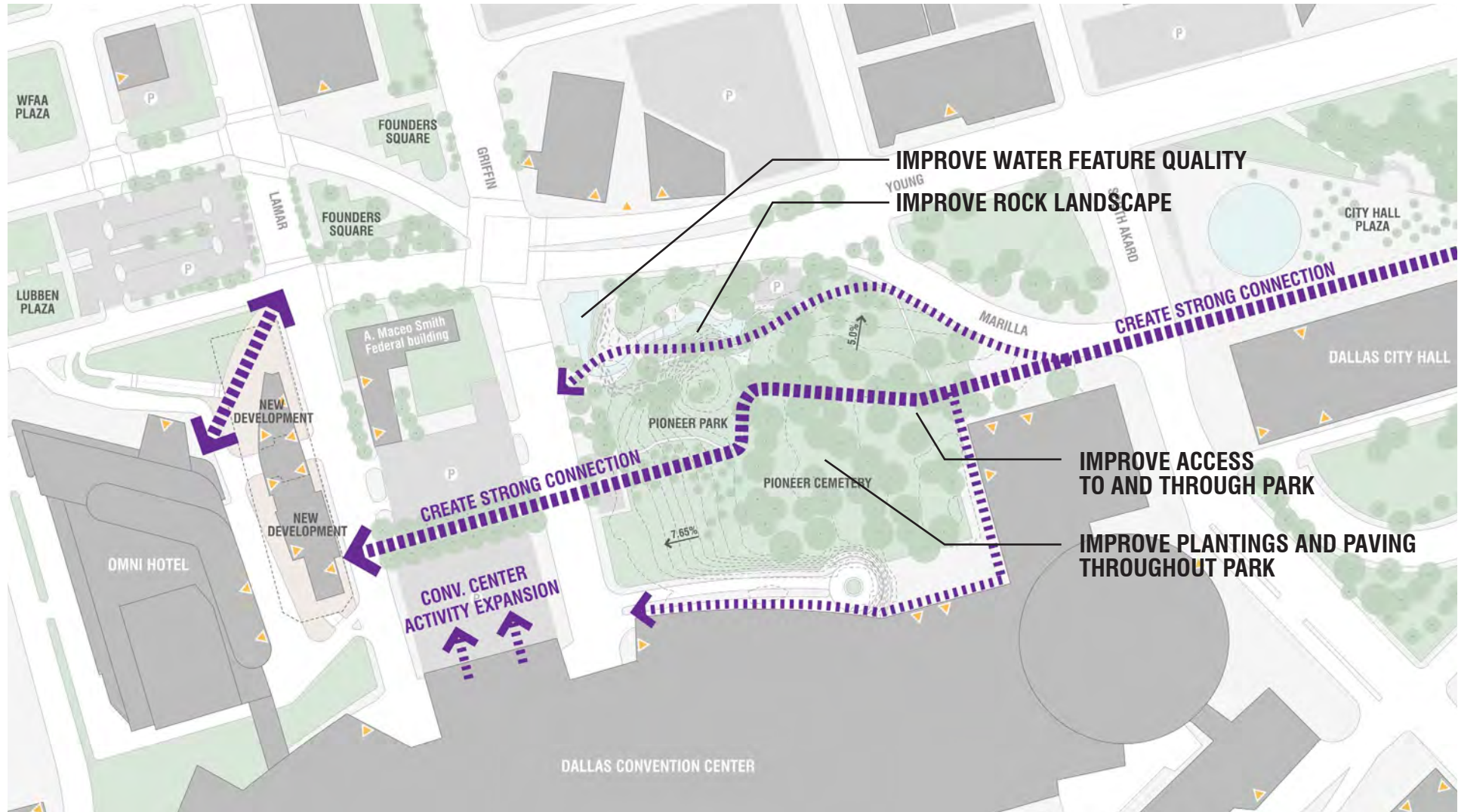


----- PEDESTRIAN CONNECTIONS



CONVENTION CENTER DISTRICT

OMNI HOTEL / CONVENTION CENTER / PIONEER PARK / CITY HALL - IMPROVEMENT GUIDELINES



■■■■■ URBAN CONNECTIONS



FARMERS MARKET DISTRICT

BOW-TIE PARK / HARWOOD PARK / TAYLOR FIELDS

Perhaps more than any other district within downtown, the Farmers Market District has experienced tremendous growth in residential construction with further plans for additional residential construction in the near future. In addition, two of the sites identified in the 2004 Master Plan as potential sites for a park in the Farmers Market District have been developed as residential townhouses, and The Bridge homeless shelter occupies a site adjacent to a third potential park site. These developments prompt the need to identify new potential park sites to serve this district. The goals for this district call for:

1. Strengthening of the streetscapes in the district with a special emphasis on Marilla Street as a major connector to City Hall, and S. Pearl Expressway as a north/south pedestrian connection to and from the Farmers Market.
2. The creation of two “bow-tie” (triangular parcels created by diagonal roadways) parks along Marilla Street.
3. The creation of a new park bounded by Harwood, Jackson, and Young Streets and S. Pearl Expressway.
4. Creation of athletic fields at the site currently owned by the City of Dallas Park and Recreation Department located at Taylor Street and S. Good Latimer Expressway.

The expanding residential population in the Farmers Market District has also created the need for play spaces for children and recreational amenities. The Master Plan Update calls for the creation of two bow-tie parks along Marilla Street - a passive plaza/garden space to the south and a playground to the north - along with the conversion of the sanitation equipment storage site at Taylor Street and S. Good Latimer Expressway to active recreation fields including soccer, baseball, basketball and/or tennis courts to supplement the private recreational amenities planned as part of the proposed Farmers Market Development.

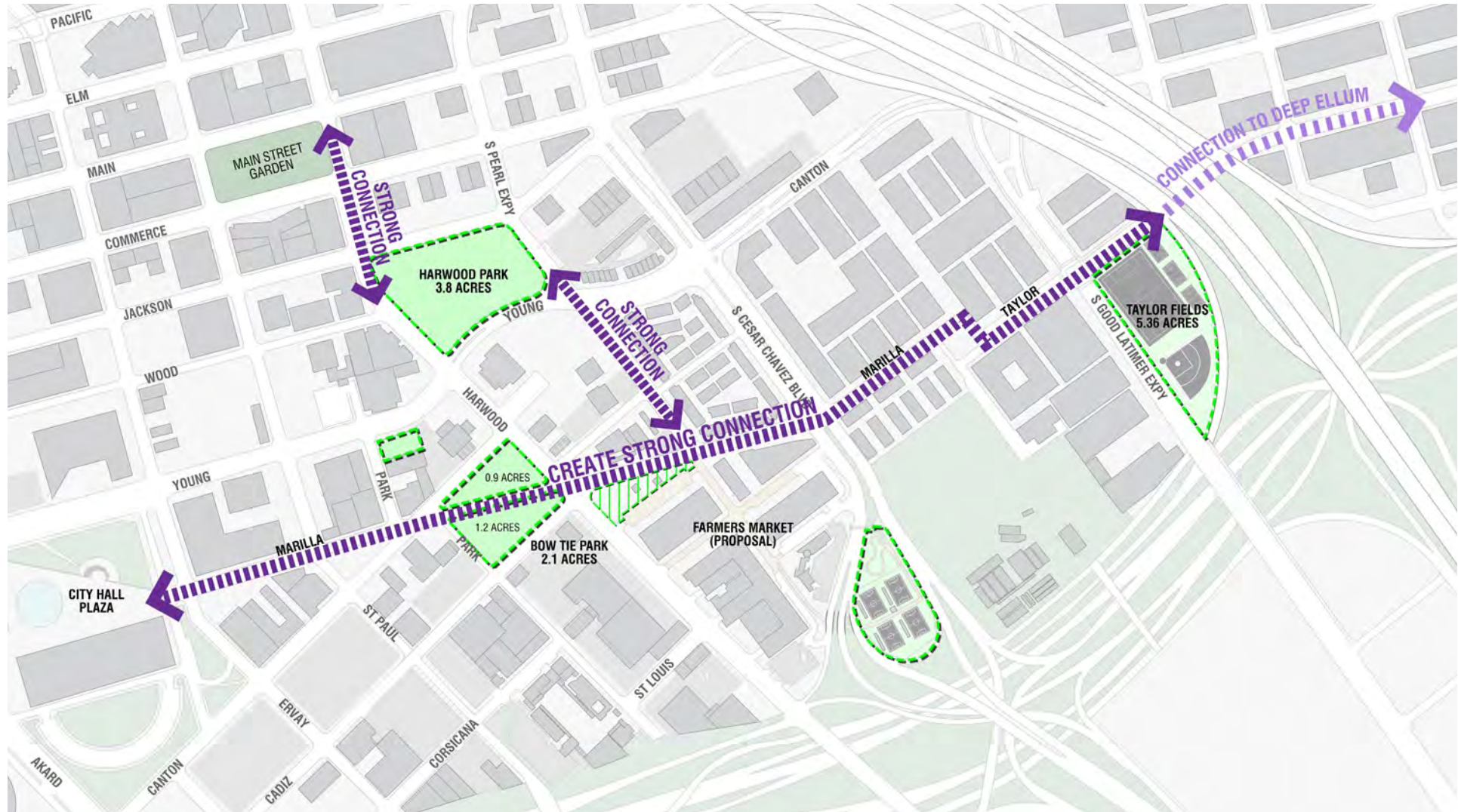
FARMERS MARKET DISTRICT

EXISTING CONDITION



FARMERS MARKET DISTRICT

BOW-TIE PARK / HARWOOD PARK / TAYLOR FIELDS - URBAN CONNECTIONS



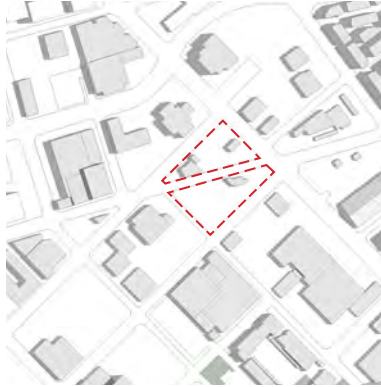
■■■■■ URBAN CONNECTIONS



FARMERS MARKET DISTRICT : BOW-TIE PARK

SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



3 PM

EQUINOX
SEPT 22 & MARCH 20



9 AM



12 PM



3 PM

WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM

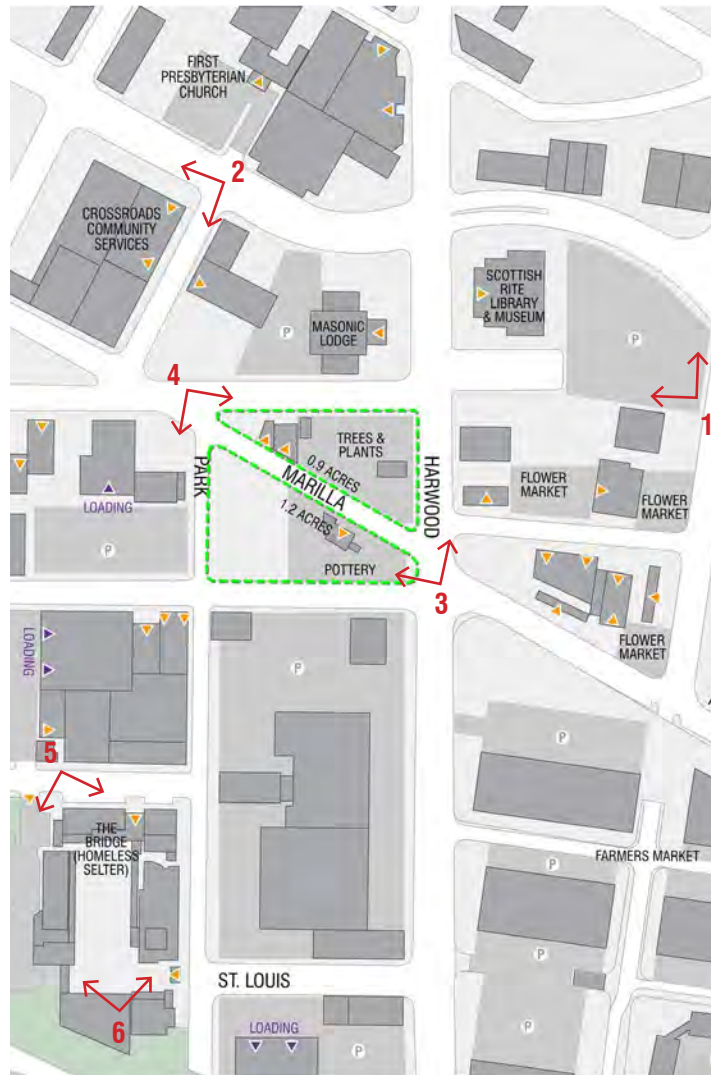


3 PM



FARMERS MARKET DISTRICT : BOW-TIE PARK

EXISTING SITE PHOTOS



1



2



3



4



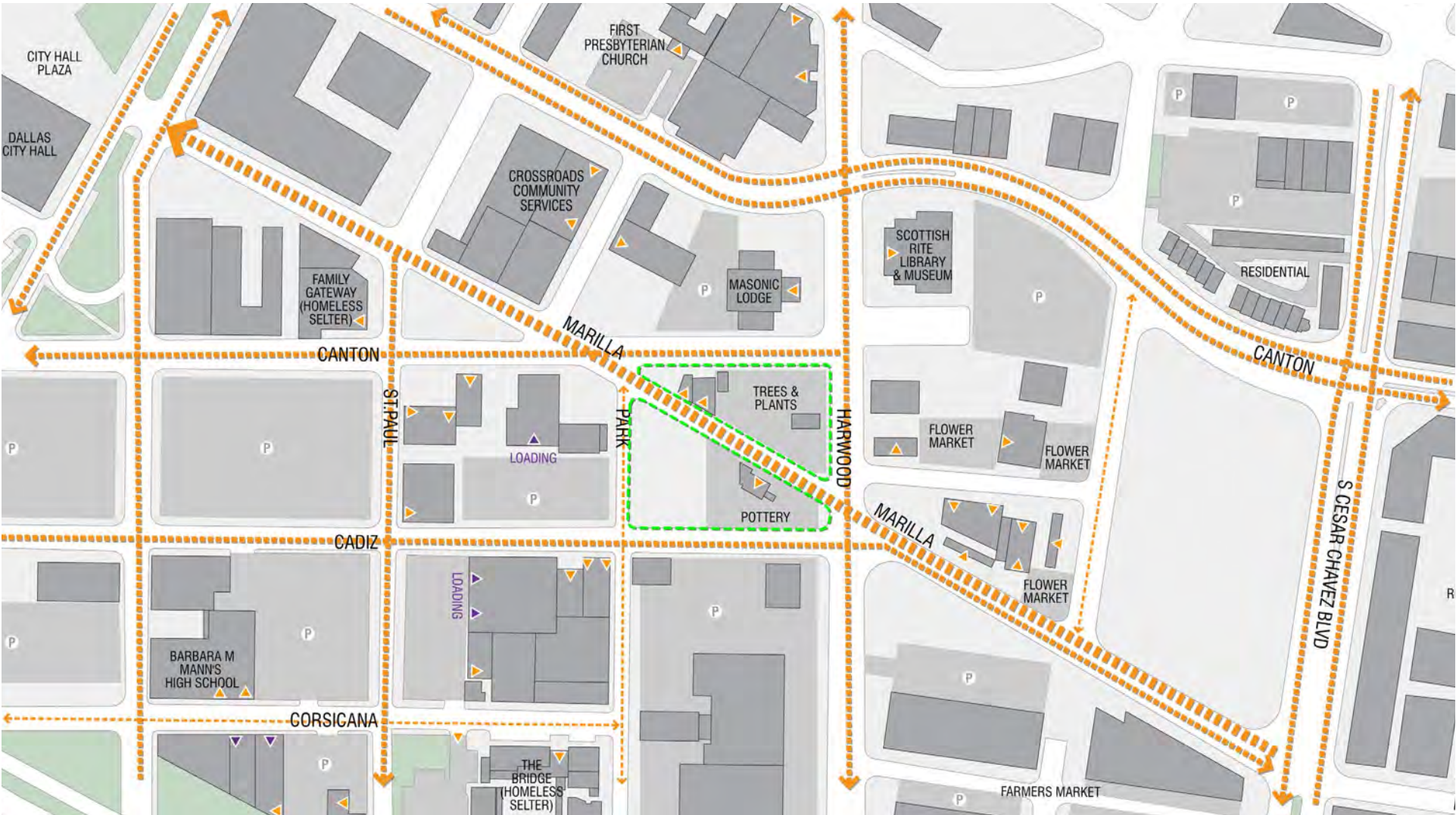
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6

FARMERS MARKET DISTRICT : BOW-TIE PARK

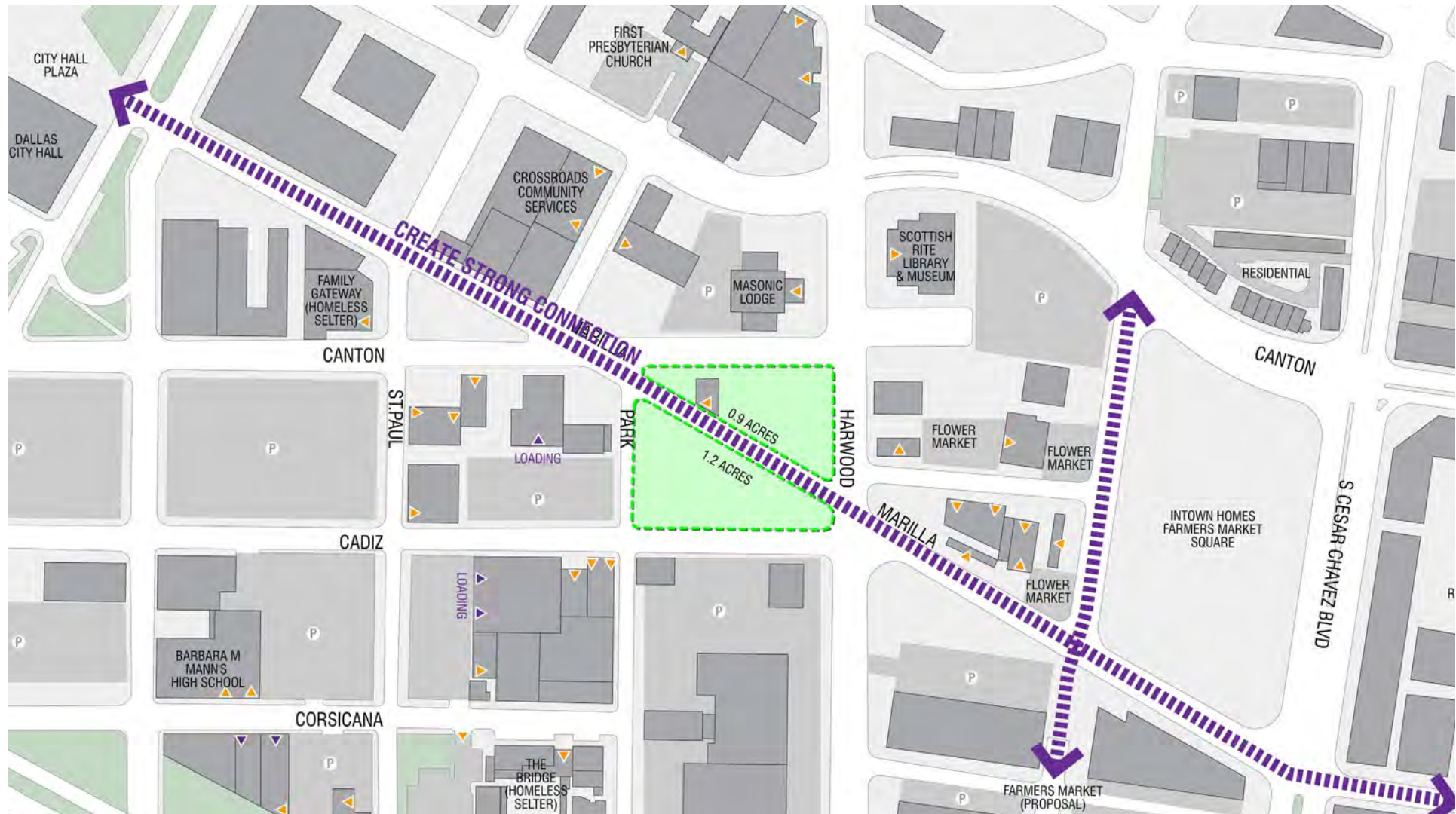
EXISTING CONDITION



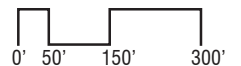
VEHICULAR CONNECTIONS



FARMERS MARKET DISTRICT : BOW-TIE PARK PROPOSED



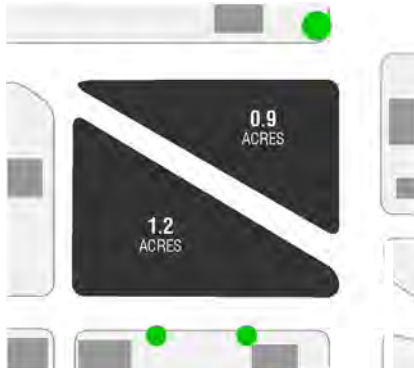
■■■■ URBAN CONNECTIONS



FARMERS MARKET DISTRICT : BOW-TIE PARK

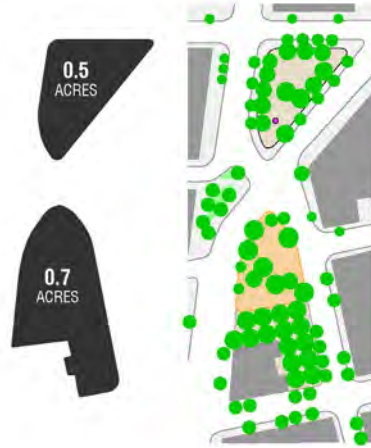
PRECEDENTS / SCALE COMPARISON

FARMERS MARKET



ABINGDON SQUARE PARK / BLEEKER PLAYGROUND

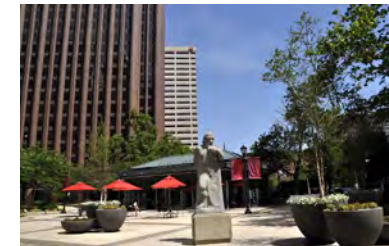
New York, New York



- Urban Gardens
- Public Art
- Shaded Seating
- Pedestrian circulation
- Plazas
- Playground
- Splash Pad

PENNWALT / LEVY PARK

Philadelphia, Pennsylvania



- Cafe
- Plazas
- Open Greens
- Public Art
- Shaded Seating
- Pedestrian Circulation

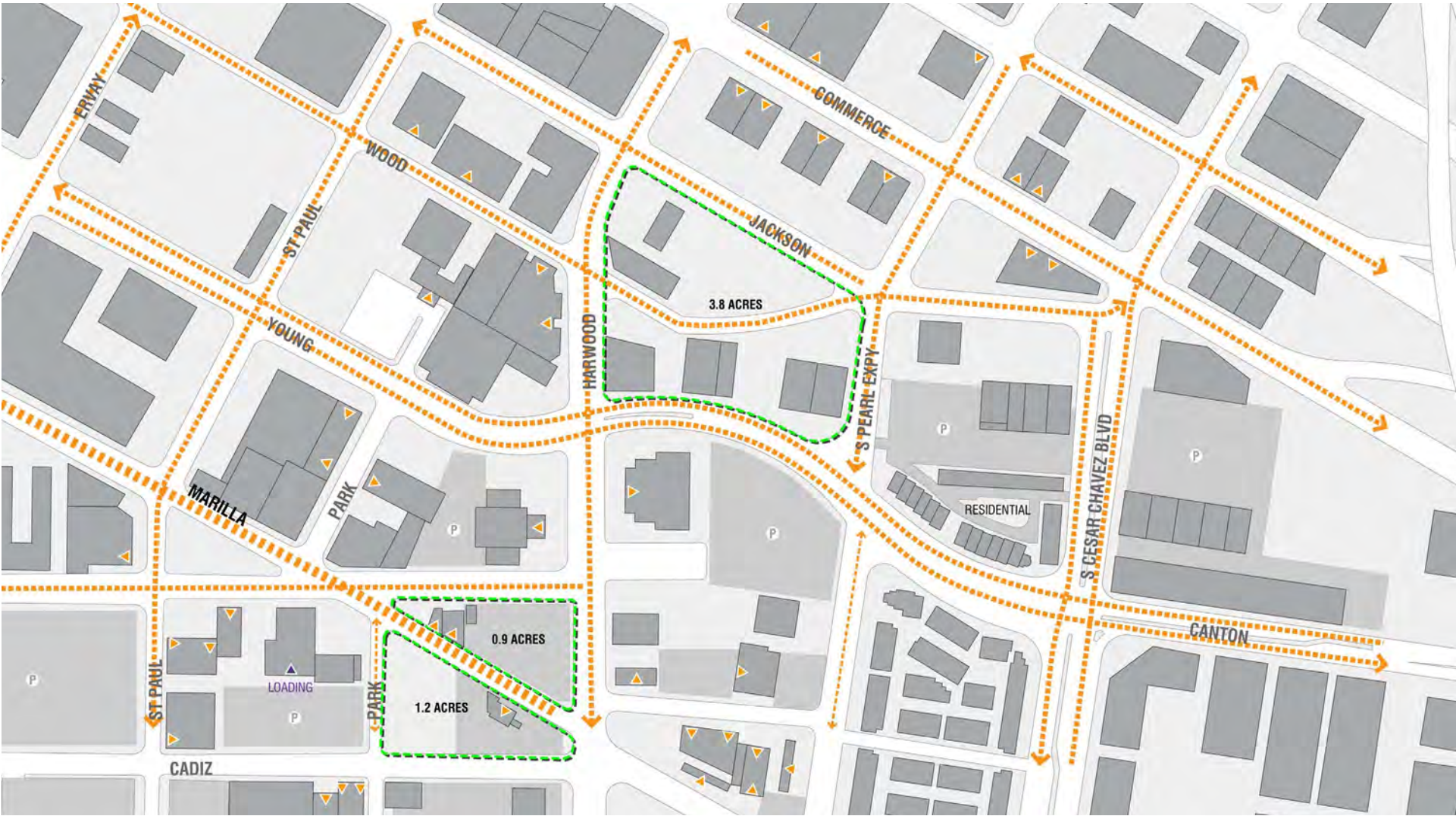
FARMERS MARKET DISTRICT : HARWOOD PARK

Since the completion of the 2004 Master Plan there have been a number of infill residential developments in the Farmers Market District with others currently underway. Residential development is also being planned for the Farmers Market site. Three of the park sites from the 2004 Master Plan have since been developed – two as residential and one as The Bridge homeless shelter. Now more than ever, the Farmers Market District needs open space and recreational amenities to serve the expanding residential population in this district.

The Master Plan Update calls for Harwood Park to be the highest priority of the three new park spaces in the district. The park site bound by Harwood, Jackson, and Young Streets and S. Pearl Expressway would transform underutilized land into a vital community amenity. The framework for Harwood Park calls for the closure of Wood Street through the site and the demolition of non-historic and non-contributing structures. The park programming would include food-oriented program such as urban farming/gardens in connection with a possible restaurant at the Dallas Ballet Building and an outdoor café.

FARMERS MARKET DISTRICT : HARWOOD PARK

EXISTING CONDITION

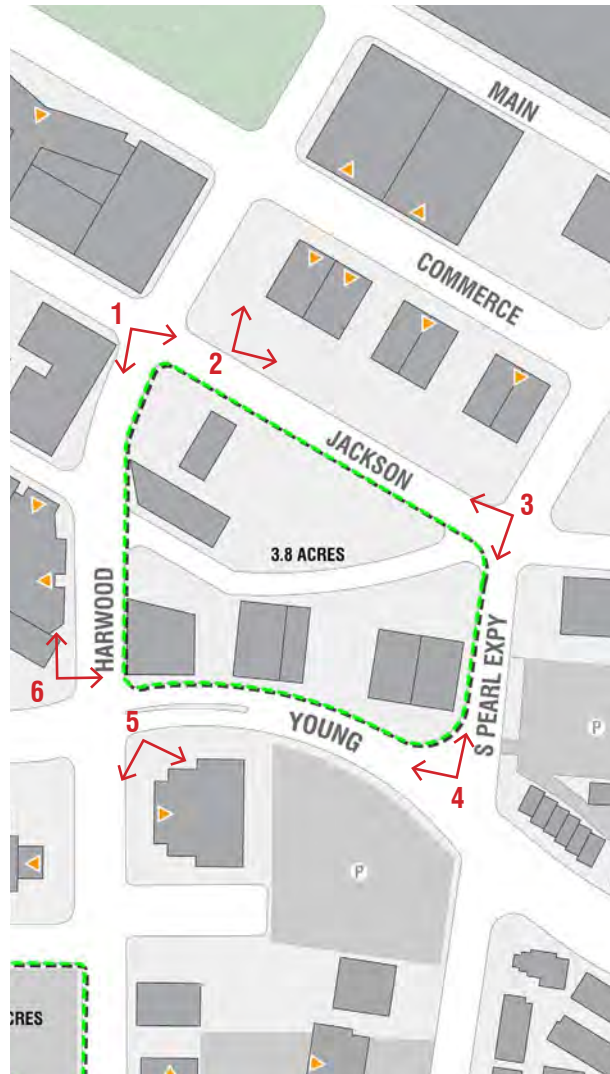


VEHICULAR CONNECTIONS



FARMERS MARKET : HARWOOD PARK

EXISTING SITE PHOTOS



1



2



3



4



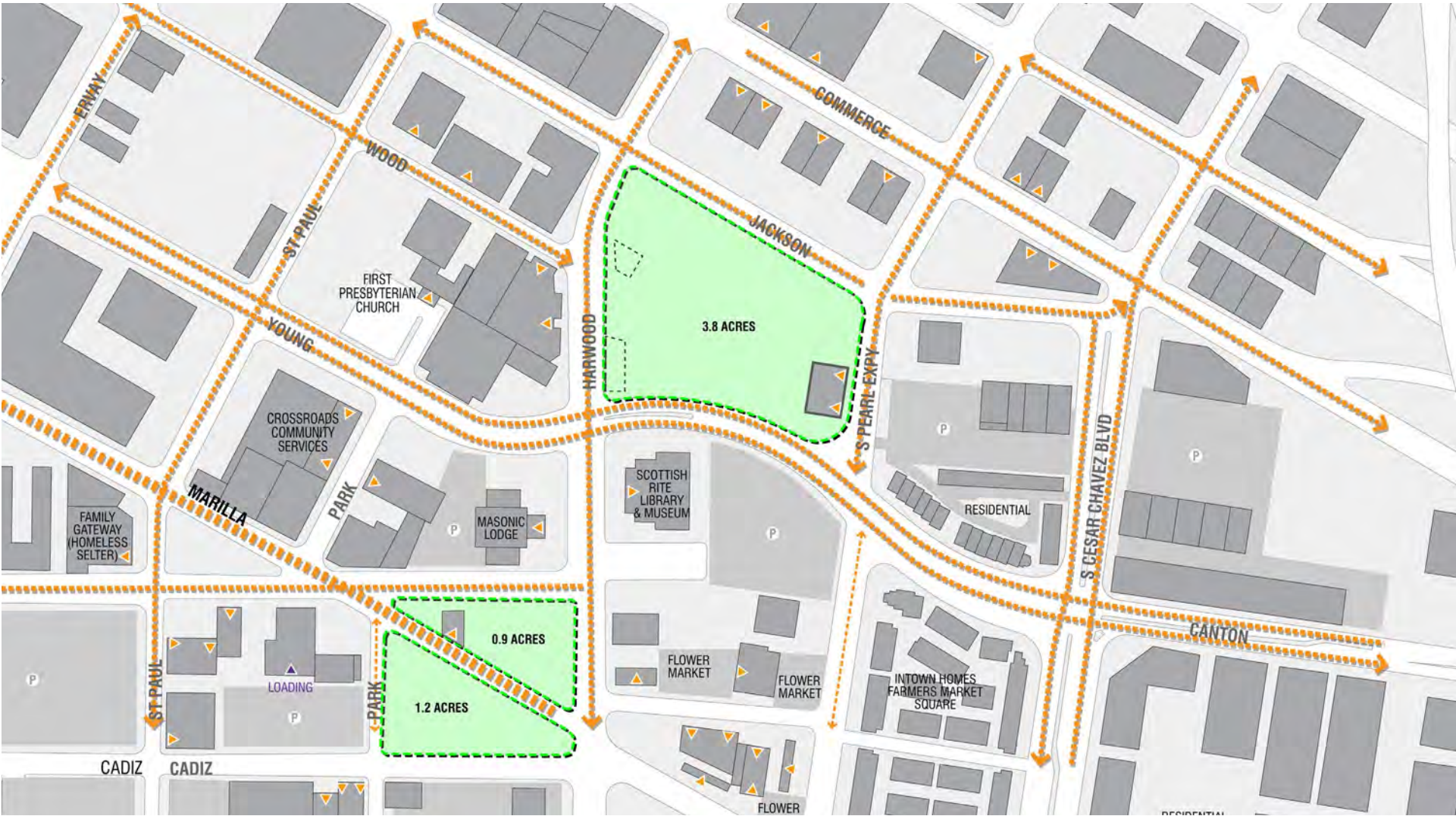
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FARMERS MARKET DISTRICT : HARWOOD PARK

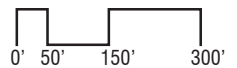
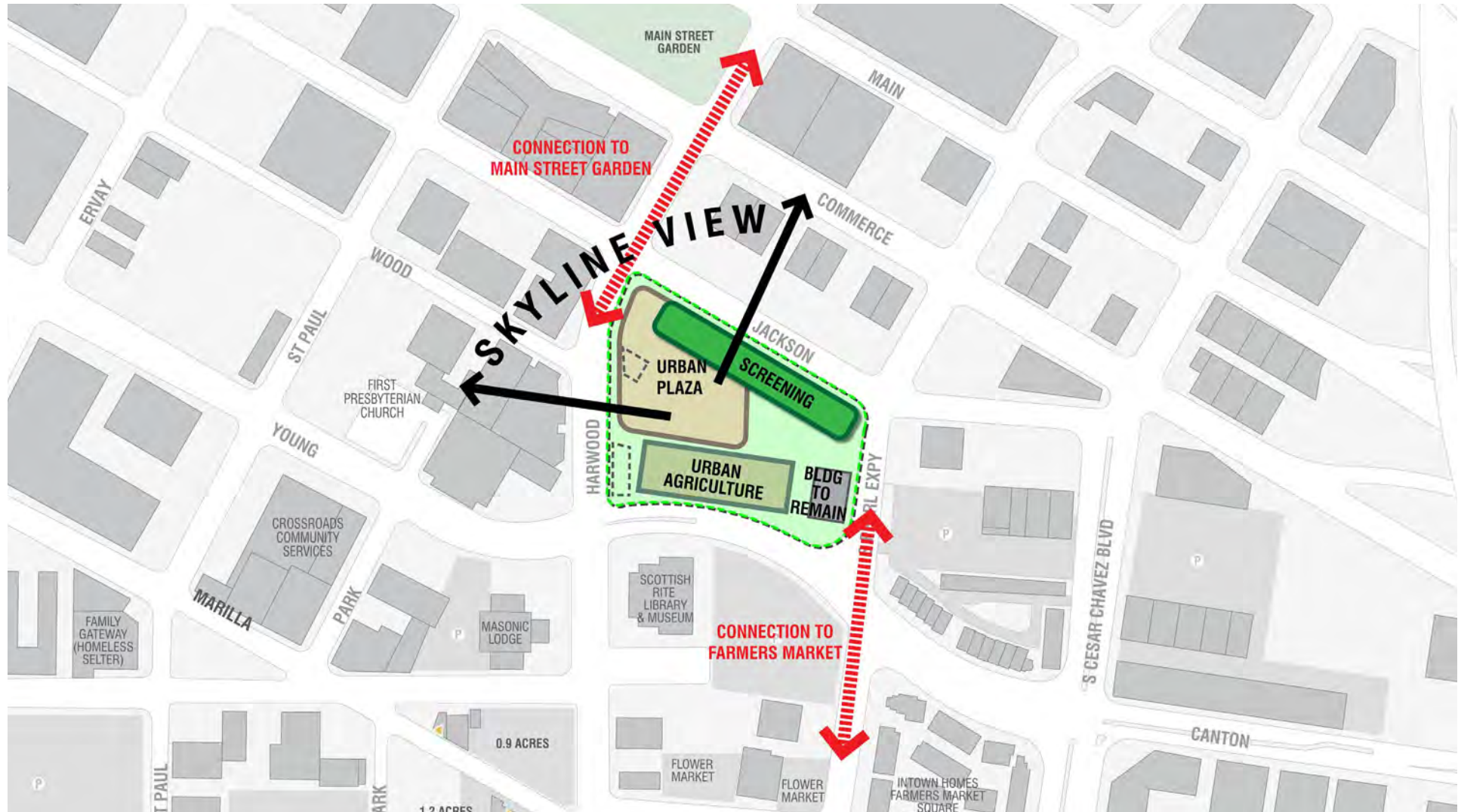
PROJECTED FUTURE DEVELOPMENT



VEHICULAR CONNECTIONS



FARMERS MARKET DISTRICT : HARWOOD PARK CONCEPT



FARMERS MARKET DISTRICT : HARWOOD PARK PROPOSAL



FARMERS MARKET DISTRICT : HARWOOD PARK

AERIAL VIEW



FARMERS MARKET DISTRICT : HARWOOD PARK

VIEW FROM YOUNG STREET



FARMERS MARKET DISTRICT : HARWOOD PARK

PRECEDENTS

Belo Garden

Dallas, Texas
Hargreaves Associates



Landform

Shaw Center for the Arts

Baton Rouge, Louisiana
Hargreaves Associates



Plaza



Linear Gardens

Riverpark Restaurant

New York, New York



Community Gardens

Elizabeth Caruthers Park

Portland, Oregon
Hargreaves Associates



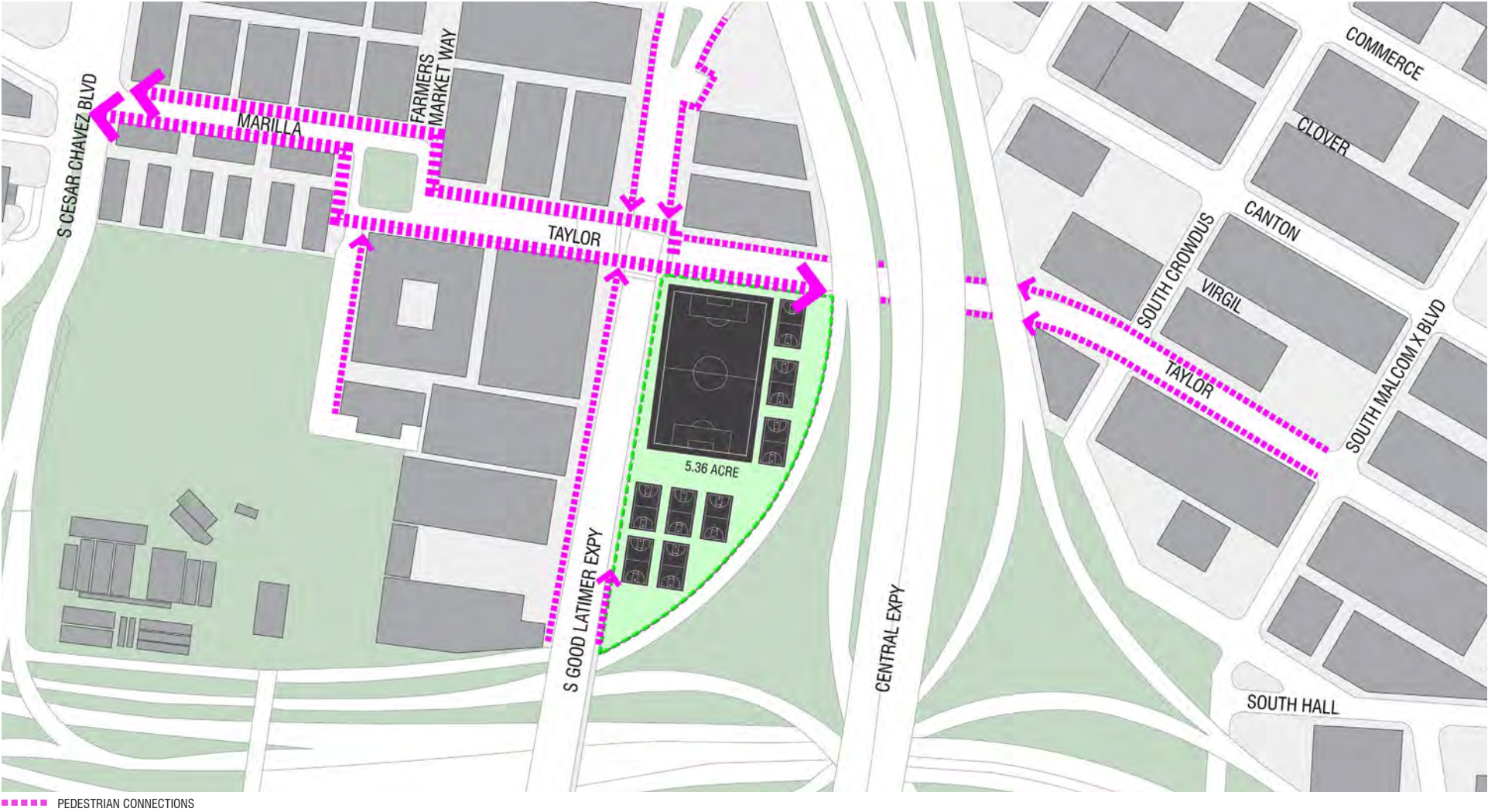
Outdoor Seating



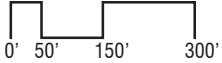
Pathways

FARMERS MARKET DISTRICT : TAYLOR FIELDS

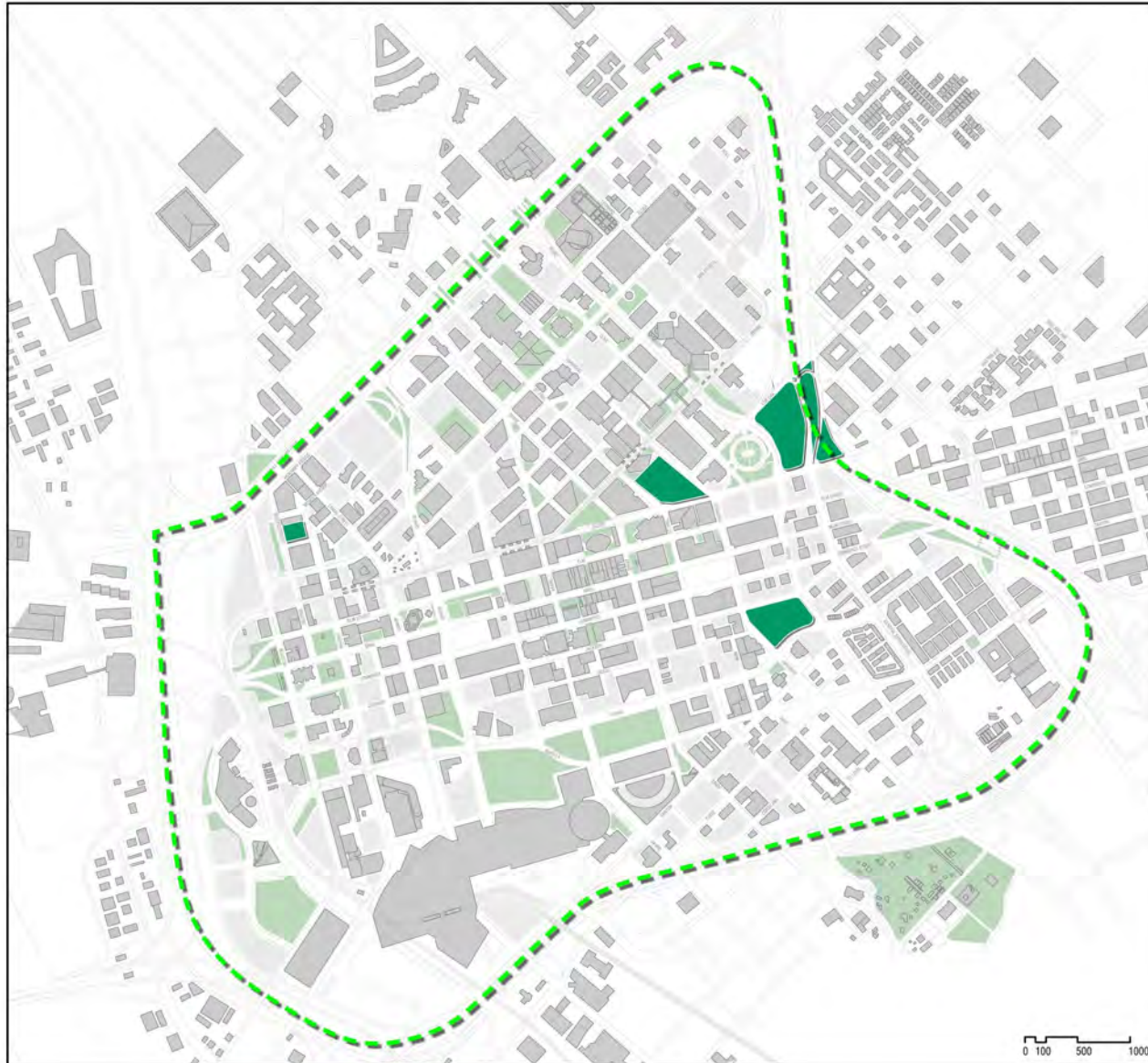
PROPOSAL



PEDESTRIAN CONNECTIONS



FUTURE PRIORITY PARKS



Carpenter Park

Pacific Plaza

West End Plaza

Harwood Park

The master plan update has identified four priority parks for future design and construction. In this section, existing conditions, concept plans, proposed program axon and/or perspectives are provided for each along with bullet point guidelines.

The current budget for the acquisition of land, site prep/ demolition, remediation (if any), design and construction for all four priority parks sites is \$80-100 million. This budget does not include underground parking at Pacific Plaza. The Pacific Plaza site has already been acquired and the City has allocated the funds for the acquisition of the West End Plaza site, so these costs are not included in the budget.

FUTURE PRIORITY PARKS : CARPENTER PARK

CARPENTER PARK PROPOSAL



- Park size: 8.7 acres
- Removal of roadways creates modified gateway opportunity
- Maintains mature deciduous trees
- Removes sculpture per discussion with Robert Irwin
- Expands green space
- Opportunity to add recreational program area under elevated highway
- Strengthened streetscape along Pacific Avenue to connect to Pacific Plaza
- Mid-block crossing to DART station based on expected future mixed use development
- Allows for food trucks
- Provide icon at Pacific Avenue and Pearl Street corner to serve as a wayfinding element to connect with Pacific Plaza

PRECEDENTS



ARC OF TREES



PLAY AREA



PLAZA



GARDENS

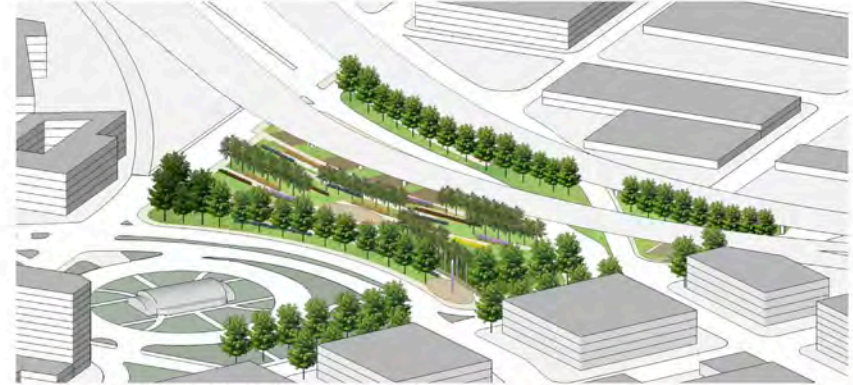


BASKETBALL COURTS



SKATEBOARD PARK

AERIAL VIEW



VIEW OF PEARL STREET & PACIFIC AVENUE CORNER



VIEW FROM LIVE OAK STREET



FUTURE PRIORITY PARKS : PACIFIC PLAZA

PACIFIC PLAZA PROPOSAL



- Park size: 3.50 acres
- Serves unique mix of growing residential, office, hotel and conference facilities
- Growing residential population in the Core reinforces the need for additional open space in the Core
- Strong connections DART links plaza to neighborhoods outside the Core
- Close Live Oak Street between St. Paul Street and Harwood Street to integrate Aston Park as part of a larger Pacific Plaza
- Place of respite for residences and office workers
- Seasonal color, texture, variety
- Allow for movement of a large number of people in multiple directions
- Create strong connection to One Dallas Centre
- Provide icon at Pacific Avenue and Harwood Street corner to serve as a wayfinding element to connect with Carpenter Park
- Underground parking for 840 cars with ingress/egress of Harwood Street

PRECEDENTS



STROLLING PATHS



EVENT LAWN



SCULPTURES



WATER FEATURE



GARDENS



OPEN LAWN

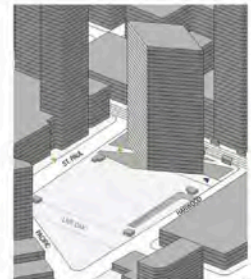
AERIAL VIEW



VIEW FROM ST. PAUL STREET CORNER



BELOW GRADE PARKING STUDY



3 LEVELS
840 CARS

FUTURE PRIORITY PARKS : WEST END PLAZA

WEST END PLAZA

EXISTING CONDITIONS



- Park size: 0.73 acres
- Flexible plaza space to allow for a variety of programming and events
- Grove of trees for shade and comfort
- Close and incorporate Corbin Street as part of plaza
- Improve facade/add green wall and add doorways at Spaghetti Warehouse south facade to help activate the plaza
- Provide outdoor food/beverage service zone at north edge of plaza adjacent to Spaghetti Warehouse
- Day to day use as outdoor cafe – movable tables and chairs

GREEN WALL OR ART INSTALLATION WALL + BOSQUE



PROGRAM - SCALE

FLEXIBLE PLAZA SPACE

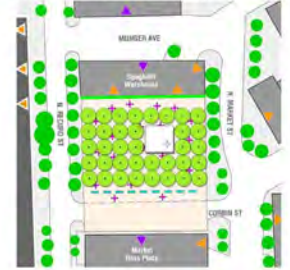


FESTIVAL/MARKET (LARGE)



(58) 10'x10' Plaza Tents (7.5' offset from tree trunks)
70'x40' Shade Structure

MOVEABLE CAFE TABLES / CHAIRS



(20) Moveable Cafe Tables
(80) Moveable Cafe Chairs



BOCCE/PATONK COURTS



(11) 10'x65' Bocce Courts

PERFORMANCE



15'x32' Band Stand
15'x52' Back of House
1,400 Standing (5 SF/person)
700 Seated (10 SF/person)

ICE SKATING RINK

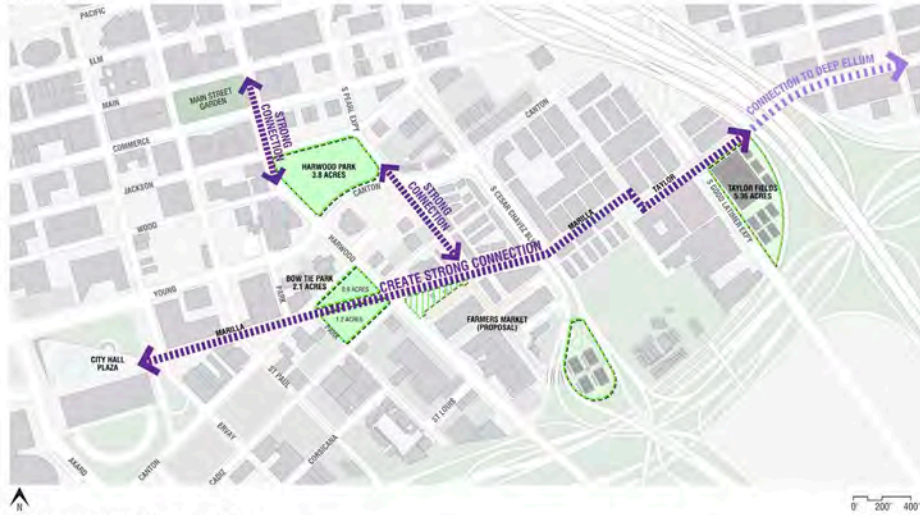


60'x120' Ice Skating Rink



FUTURE PRIORITY PARKS : HARWOOD PARK

FARMERS MARKET DISTRICT - HARWOOD PARK PROPOSAL



HARWOOD PARK, SIZE : 3.80 ACRES

- Park to serve the growing residential population in the Farmers Market District
- Transformation of underutilized land into vital community resource
- Opportunity for Farmers Market cafe within existing building
- Urban gardens related to Farmers Market
- Release valve to take pressure off of Main Street Garden
- Views of adjacent historic buildings and downtown skyline

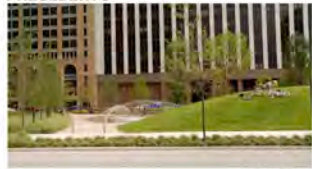
BOW-TIE PARK, SIZE : 2.10 ACRES

- Opportunity for playgrounds and/or flexible plaza spaces
- Strengthens streetscape along Marilla Street

TAYLOR FIELDS, SIZE : 5.36 ACRES

- Transforms current storage site to recreation fields to serve growing population in Farmers Market District and Deep Ellum neighborhood

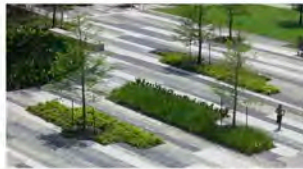
PRECEDENTS



LANDFORM



PLAZA



LINEAR GARDENS



COMMUNITY GARDENS



OUTDOOR SEATING



PATHWAYS

CONCEPT



AERIAL VIEW



VIEW FROM YOUNG STREET



APPENDIX: SITE SUSTAINABILITY

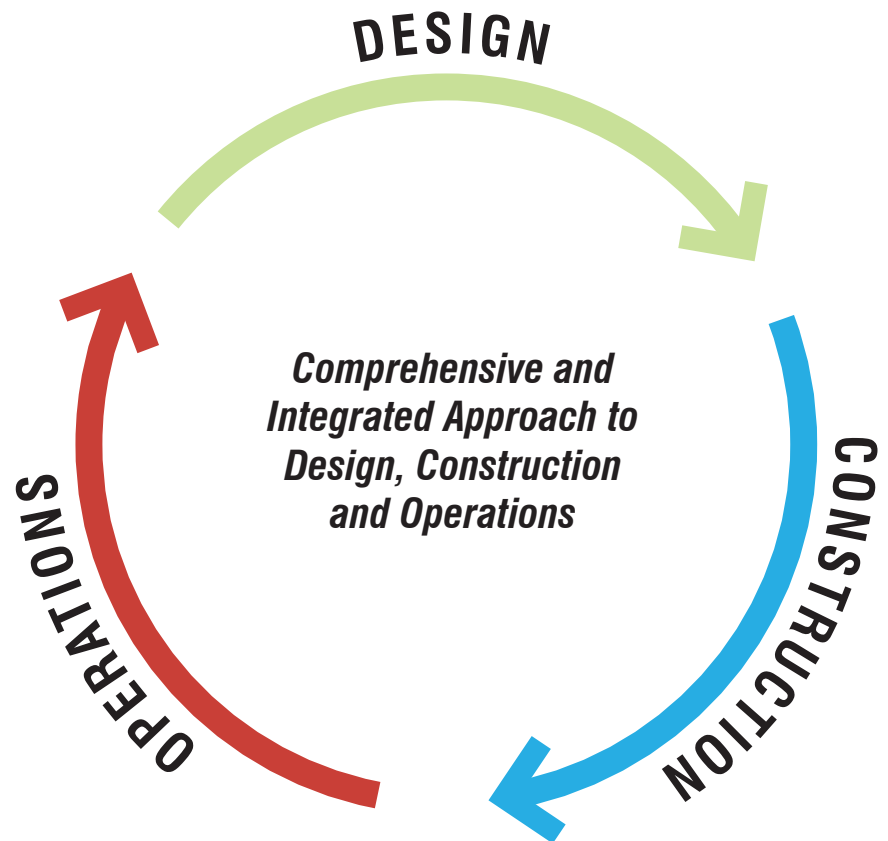
Storm Water Management

Energy Efficiency

Brownfields

5 PILLARS OF PARK SUSTAINABILITY

COMMUNITY	ECOLOGY	WATER	ENERGY	MATERIAL/WASTE
Impact Remediation	Protection	Efficiency	Passive Systems	Reduction
Physical Infrastructure Improvements	Conservation	Reduction	High Performance Active Systems	Sourcing
Employment and Education	Restoration	Reuse	Renewable Energy	Recycle
Quality of Life	Regeneration	Aquifer Recharge	Sequestration	Reuse



PARK SUSTAINABILITY STRATEGIES

PLANTING:

- Inclusion of native plants.
- Use of low water-using plants, irrigation with re-use water where possible.
- Utilization of Integrated Pest Management practices.

WATER:

- Utilization of best practices for storm water management and re-use.
- Re-cycled water usage in all water features, grey water use where possible.
- Low flow fixtures wherever potable water is used.

ALTERNATIVE ENERGY SOURCES:

- Explore wind and solar usage wherever possible.

TRANSPORTATION:

- Maximize mass transportation, emphasize biking and pedestrian alternatives.

LIGHTING:

- Use cut-off and low energy usage fixtures per night sky guidelines.

MATERIALS:

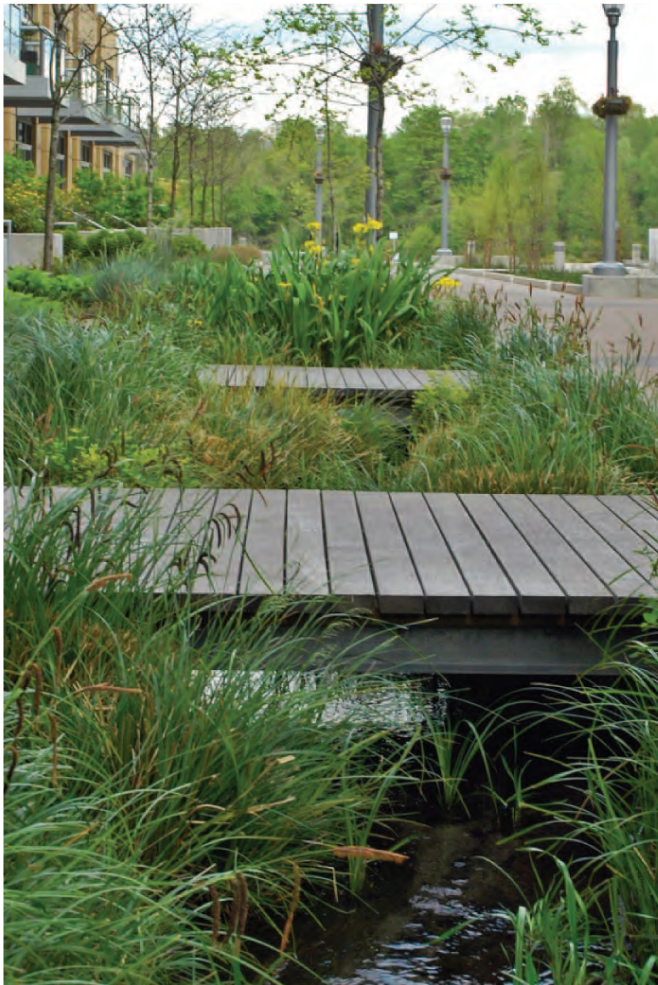
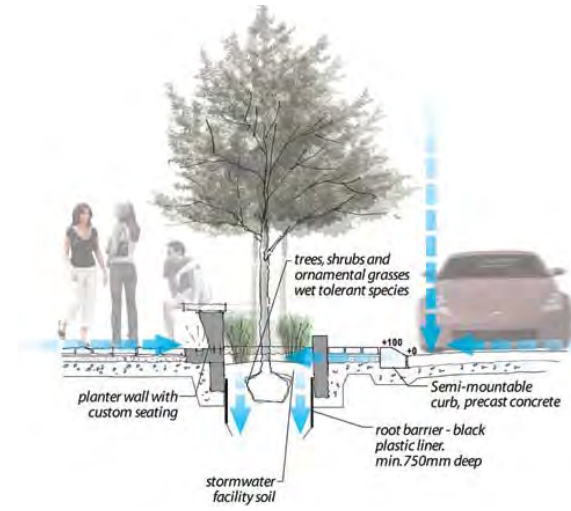
- Recycled materials for paving, furniture etc.
- Permeable paving surfaces.
- Long-lasting materials.

WASTE INITIATIVES:

- Recycling.
- Composting.
- Solid waste diversion.

SUSTAINABILITY : STORM WATER MANAGEMENT

GREEN STREETS



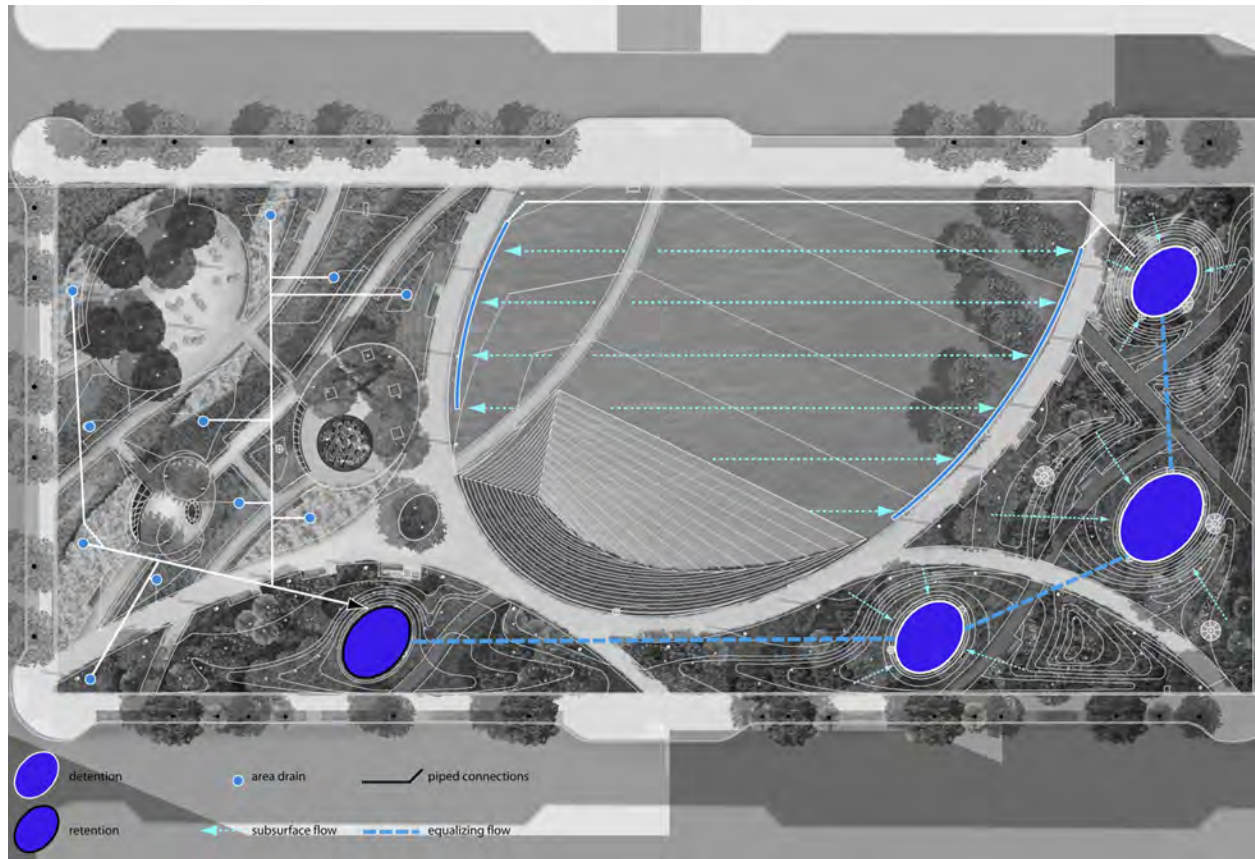
***MERIWETHER MIXED USE DEVELOPMENT
SOUTH WATERFRONT DISTRICT, PORTLAND, OREGON***



***OROS GREEN STREET PROJECT
LOS ANGELES, CALIFORNIA***

SUSTAINABILITY : STORM WATER MANAGEMENT

RAIN GARDEN IN PLAZAS



ELIZABETH CARUTHERS PARKS, PORTLAND, OREGON



***ELIZABETH CARUTHERS PARKS
PORTLAND, OREGON***



***SHAW CENTER FOR THE ARTS
BATON ROUGE, LOUISIANA***

SUSTAINABILITY : STORM WATER MANAGEMENT

PERMEABLE PAVING/STRUCTURAL SOIL



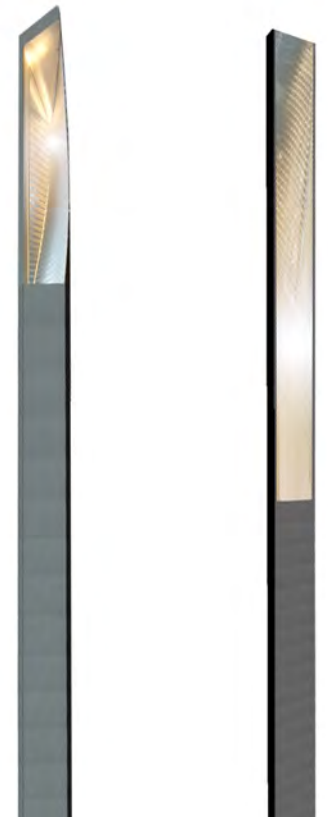
SYDNEY OLYMPICS 2000, SYDNEY, AUSTRALIA

SUSTAINABILITY : ENERGY EFFICIENCY

SOLAR



DISCOVERY GREEN, HOUSTON, TEXAS



***JAMES CARPENTER
SOLAR LIGHT PROTOTYPE***

