

Memorandum



CITY OF DALLAS

DATE November 11, 2016

TO The Honorable Mayor and Members of the City

SUBJECT **Downtown Parks Update**

On Tuesday, November 15, 2016 you will be briefed on the Downtown Parks Update. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink that reads "Willis Winters". The signature is written in a cursive, flowing style.

Willis C. Winters, FAIA, Director
Park and Recreation Department

c: A.C. Gonzalez, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

DOWNTOWN PARKS UPDATE

City Council Briefing

November 15, 2016

BACKGROUND

- Downtown Parks Overview
- Carpenter Park
- Pacific Plaza
- Harwood Park
- West End Plaza
- Next Steps

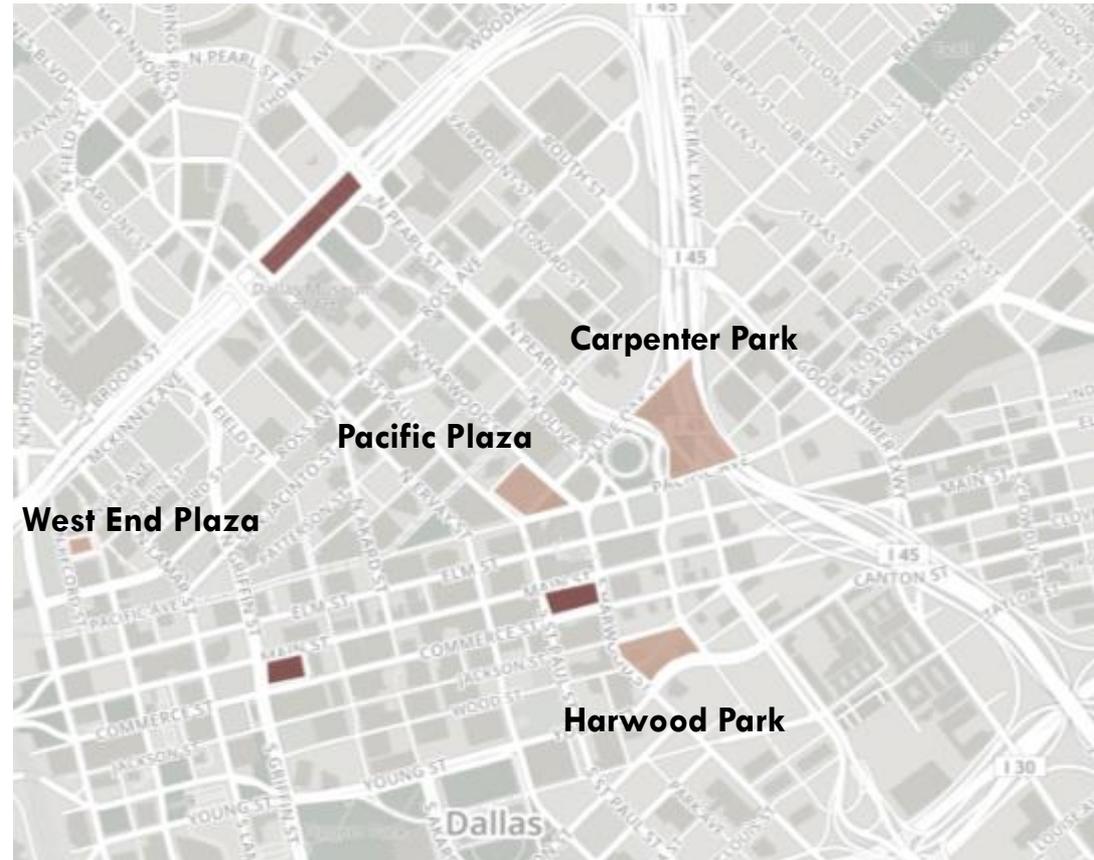


- The 2004 Downtown Parks Master Plan
- Updated in 2013 in response to
 - Growing residential population
 - Commercial development which resulted in the loss of potential park sites identified in 2004 Master Plan
 - Support for a vibrant downtown

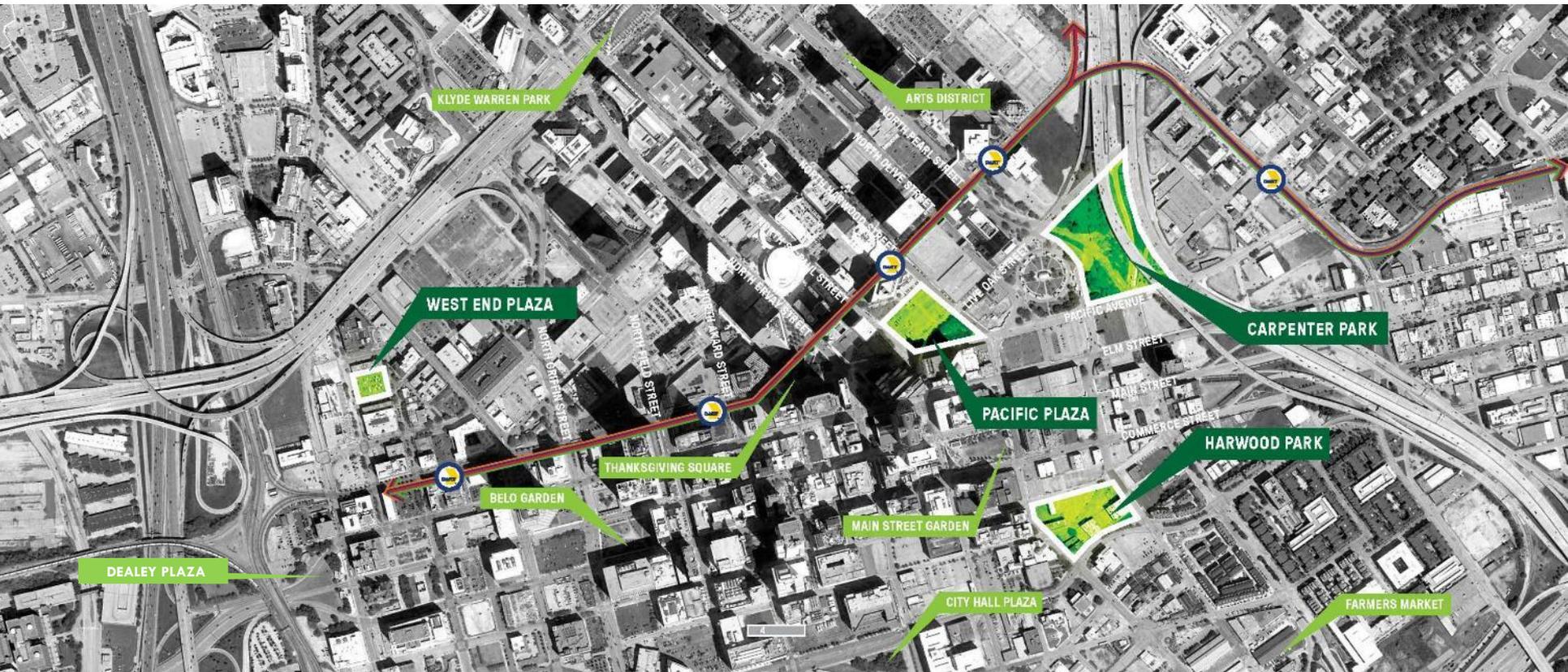


DOWNTOWN PARKS OVERVIEW

- Four priority parks
 - Carpenter Park
 - Pacific Plaza
 - Harwood Park
 - West End Plaza
- Builds on existing system of downtown parks
 - Main Street Garden
 - Belo Garden
 - Klyde Warren Park
 - Dealey Plaza
 - City Hall Plaza/Pioneer Plaza/Cemetery



DOWNTOWN PARKS OVERVIEW



- 8.8 acre park
- Park and Recreation Department owns entire site
- Design development process nearing completion
 - Robert Irwin's Portal Piece (Slice) has been removed and is in storage; design reconfiguration currently in process
 - PfDD funding Design Development phase to be completed by December 31, 2016
 - Cost estimated at \$930,000
- Park and Recreation Board review of project development
 - Park and Recreation Board November 5, 2015
- Carpenter Park Design Development agreement briefed and approved
 - Park and Recreation Board November 19, 2015
 - City Council December 9, 2015
- Public input meeting May 31, 2016

CARPENTER PARK PROJECT OVERVIEW

INFORMATION

LOCATION

The east end of Downtown, bounded by Central Expressway, Live Oak Street, North Pearl Expressway and Pacific Avenue. Land for the park is owned entirely by the City of Dallas and the Texas Department of Transportation.

DESCRIPTION

The former Carpenter Plaza (built by the City of Dallas and the Carpenter family in 1979-81), undergoing a major renovation that will create the largest park in Downtown Dallas.

DISTINCTIVE FEATURES

The site of Robert Berks' statue of revered civic leader John W. Carpenter Sr. and "Portal Piece (Slice)" by renowned American sculptor Robert Irwin. Both sculptures will be reinstalled in the renovated park which will feature large open lawn areas, gardens, a low-arc fountain, outdoor dining and food trucks, basketball courts, a bocce ball court, a skate park and a dog park.

METRICS

SIZE

8.8 acres

ESTIMATED CONSTRUCTION COST

\$20 million

ESTIMATED CONSTRUCTION TIME

20 months

DESIGN

LANDSCAPE ARCHITECT

Hargreaves Associates, design lead for the original Downtown Parks Master Plan (2004) and its Update (2013), Belo Garden (2012), and the Fair Park Comprehensive Development Plan (2003)

CARPENTER PARK



CARPENTER PARK - August 4, 2016

HARGREAVES
ASSOCIATES

- 3.4 acre site
- Park and Recreation Department owns entire site, including James Aston Park
 - Land purchased for \$9.1M in partnership with Trust for Public Land between 2005 and 2008
 - Site would complement existing Aston Park
- PfDD funded schematic design and Live Oak Street closure traffic study
 - \$476,000 total
 - Schematic design completed in October 2016
- Park and Recreation Board review of project development
 - May 22, 2014 and August 7, 2014
 - Approved schematic design agreement June 2, 2016
- Three public input meetings
 - Two on March 29, 2016
 - September 22, 2016
- Unsolicited proposal for park and parking garage development briefed to Economic Development Committee on October 17, 2016 and the Park and Recreation Board on October 20, 2016

PACIFIC PLAZA PROJECT OVERVIEW

INFORMATION

LOCATION

The center of Downtown, bounded by Harwood Street, Bryan Street, North St. Paul Street and Pacific Avenue. Land for the park is owned entirely by the City of Dallas.

DESCRIPTION

The site was identified as a prime park opportunity in the 2004 Downtown Parks Master Plan. With bridge funding from The Trust for Public Land and permanent funding from the 2006 City of Dallas Bond Program, the Park and Recreation Department was able to acquire the site over a three-year period.

DISTINCTIVE FEATURES

Pacific Plaza is envisioned as a neighborhood park surrounded by important architecture, including the Republic Bank complex, the art deco U. S. Post Office building, One Dallas Center, the back of the Majestic Theater, the Corrigan / Tower Petroleum building complex, and First City Center. At the south end of the site, Aston Park will be incorporated into the new, larger park and one block of Live Oak Street will be closed. Pacific Plaza will be the center point of the Harwood Street Pedestrian Corridor running from Klyde Warren Park to the Farmers Market.

METRICS

SIZE

3.4 acres

ESTIMATED CONSTRUCTION COST

\$15 million

ESTIMATED CONSTRUCTION TIME

18 months

DESIGN

LANDSCAPE ARCHITECT

SWA

PACIFIC PLAZA



swa

- 3.8 acre site
- PfDD has acquired 85% of site
 - \$11M invested by PfDD and The Decherd Foundation on land acquisitions
- Ten Eyck Landscape Architects and Quimby-McCoy completed conceptual design
 - \$235,00 for conceptual design
 - Conceptual design completed in May 2016
- Preliminary conceptual design presented to Park Board on February 18, 2016
- Public input meeting held April 21, 2016
- Pending DART's decision on D2 at October 2016 Executive Board meeting, next phase of design will begin

HARWOOD PARK PROJECT OVERVIEW

INFORMATION

LOCATION

The Farmers Market District of Downtown, bounded by South Pearl Expressway, Jackson Street, Harwood Street and Young Street. More than 90 percent of the land for the park is owned by Parks for Downtown Dallas and The Decherd Foundation.

DESCRIPTION

The site is partly within the Harwood Historic District and includes six buildings, several of which will be incorporated into the park itself. The orientation of the site affords dramatic views of several of the most historic buildings in Dallas, including the Scottish Rite Museum & Library, the Masonic Temple, First Presbyterian Church, the Lone Star Gas buildings, the Statler Hilton and former Dallas Public Library, the Titche-Goettinger building, and the Mercantile Bank complex.

DISTINCTIVE FEATURES

The combination of structures and park will make this one of the most imaginative urban spaces in the United States. Because of this combination and the size of the site, there is room for large lawns and gathering areas, sports activities and games, a large children's play area, a dog park, and function spaces. This site also presents the opportunity for historical narratives concerning its history and the Dallas film industry that was once centered here.

METRICS

SIZE

3.8 acres

ESTIMATED LAND ACQUISITION COST

\$14 million

ESTIMATED CONSTRUCTION COST

\$19 million

ESTIMATED CONSTRUCTION TIME

24 months

DESIGN

LANDSCAPE ARCHITECT

Ten Eyck Landscape Design

ARCHITECT

Quimby McCoy Preservation Architecture

- 0.73 acre site
- City does not currently own land
 - Site identified in the 2004 Downtown Parks Master Plan
 - \$4.6M reserved in 2006 Bond Program for land acquisition for 607 Corbin Street
 - PfDD has committed to contributing additional funds for land acquisition costs if needed
 - Site strongly favored by West End Business Association, Downtown Dallas Inc., and the Dallas Innovation Alliance
- PfDD willing to fund schematic design phase

WEST END PLAZA PROJECT OVERVIEW

INFORMATION

LOCATION

The West End Historic District of Downtown, bounded by North Market Street, Corbin Street, North Record Street and the Spaghetti Warehouse building. Currently, this site is privately owned.

DESCRIPTION

The site was identified as a dynamic park opportunity in the 2004 Downtown Parks Master Plan. In the 2006 bond program, \$4.2 million was allocated for land purchase of this site. The Park Department is developing plans to purchase the site, and will engage a landscape architecture firm to create a schematic design for the plaza that reflects input from West End residents, tenants and property owners.

DISTINCTIVE FEATURES

The West End Historic District is one of Downtown's most important assets. In recent years, it has become a hub for technology innovation and start-up companies through entities such as the Dallas Entrepreneur Center and the Dallas Innovation Alliance. The District has been selected as a pilot site for the White House's "Smart Cities" initiative. Residential, entertainment and tourism venues combine to give the West End its distinctive character.

METRICS

SIZE

0.73 acres

ESTIMATED LAND ACQUISITION COST

\$4.5+ million

ESTIMATED CONSTRUCTION COST

\$8-10 million

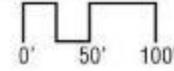
ESTIMATED CONSTRUCTION TIME

15 months

WEST END PLAZA



HISTORIC WEST END DISTRICT : WEST END PLAZA



HARGREAVES ASSOCIATES

- City Council Bond Program Briefing November 15, 2016
- Parks for Downtown Dallas (PfDD) \$35M in matching funds for future 2017 Bond Program commitment
- Funding available when Park and Recreation Department receives match funding in the 2017 Bond Program
- PfDD working with private donors to raise additional funds to endow long-term capital improvements and repairs

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