

# Memorandum



CITY OF DALLAS

Date: March 1, 2013  
To: The Honorable Mayor and Members of the City Council  
Subject: Downtown Parks Master Plan Update Briefing

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On March 6, 2013 the City Council will be briefed on the Downtown Parks Master Plan Update. The briefing is attached for your review.

If you have questions, please contact me at 214-670-4071.

A handwritten signature in cursive script, appearing to read 'Willis Winters'.

Willis Winters, FAIA, Director  
Park and Recreation Department

C: Mary K. Suhm, City Manager  
Rosa A. Rios, City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Judge Daniel Solis, Administrative Judge  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Stephanie Pegues Cooper, Assistant to the City Manager

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# Downtown Parks Master Plan Update



City Council  
March 6, 2013

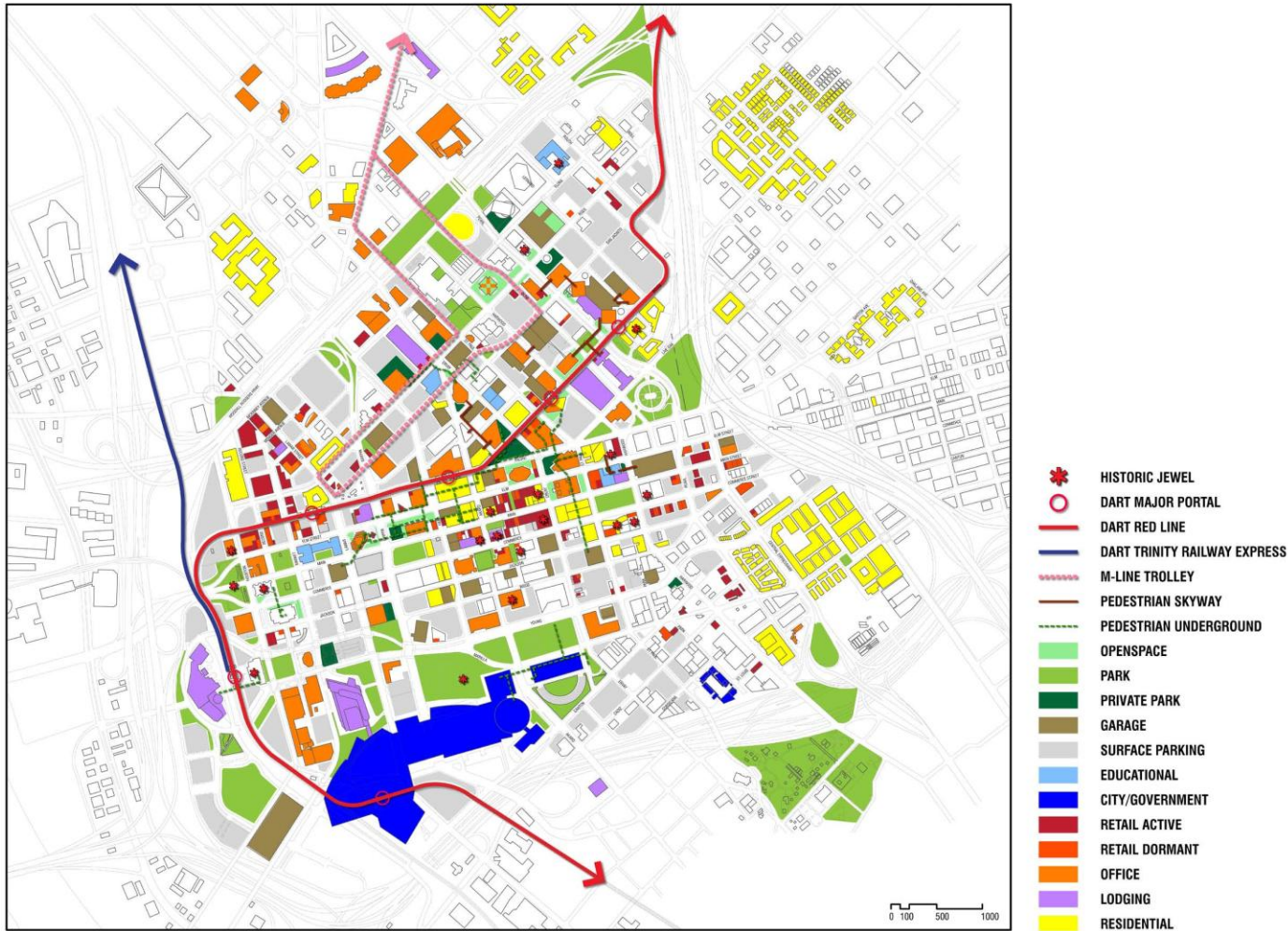
# Purpose of Briefing

- Summarize status of current Downtown Parks
- Review the Downtown Parks Master Plan Update
- Define the next priorities for Downtown Parks



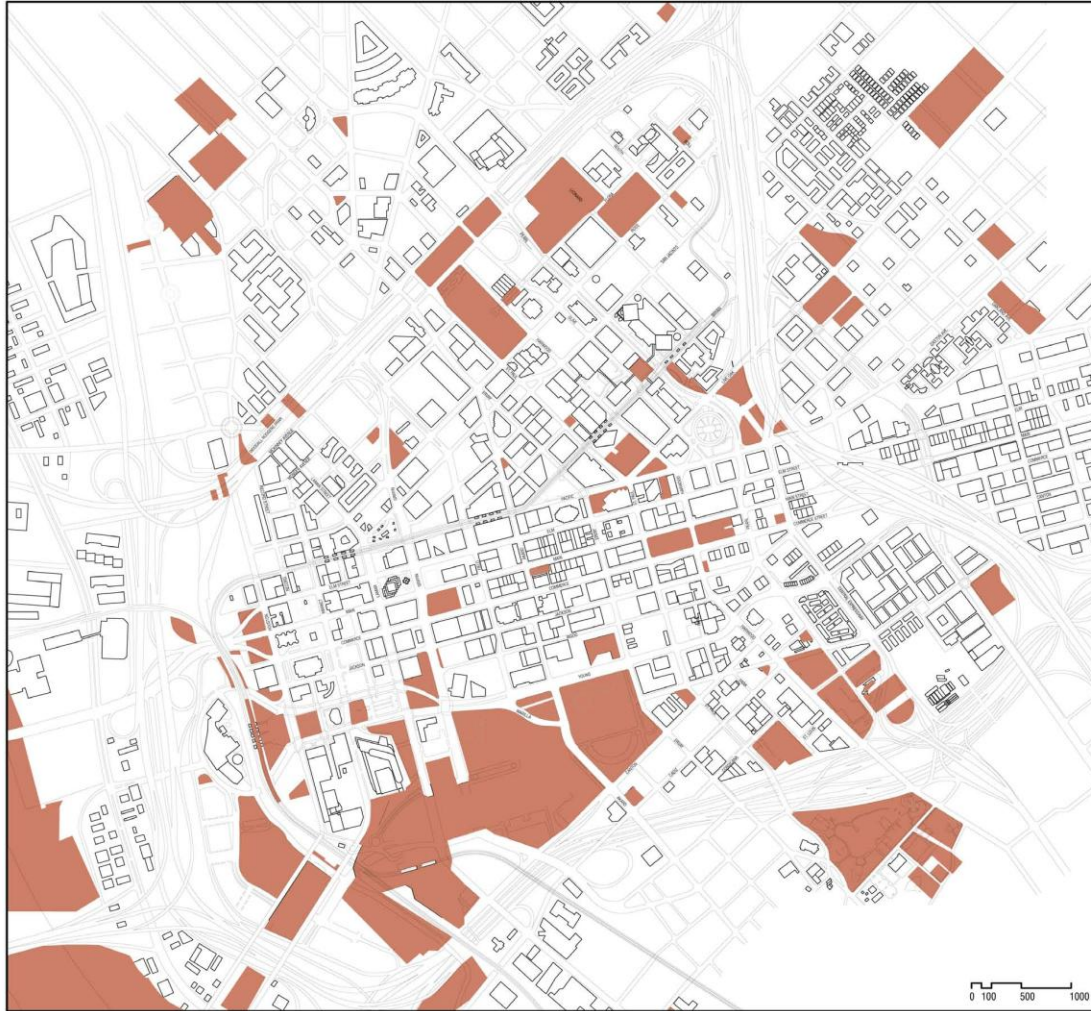


## CURRENT & PLANNED LANDUSE

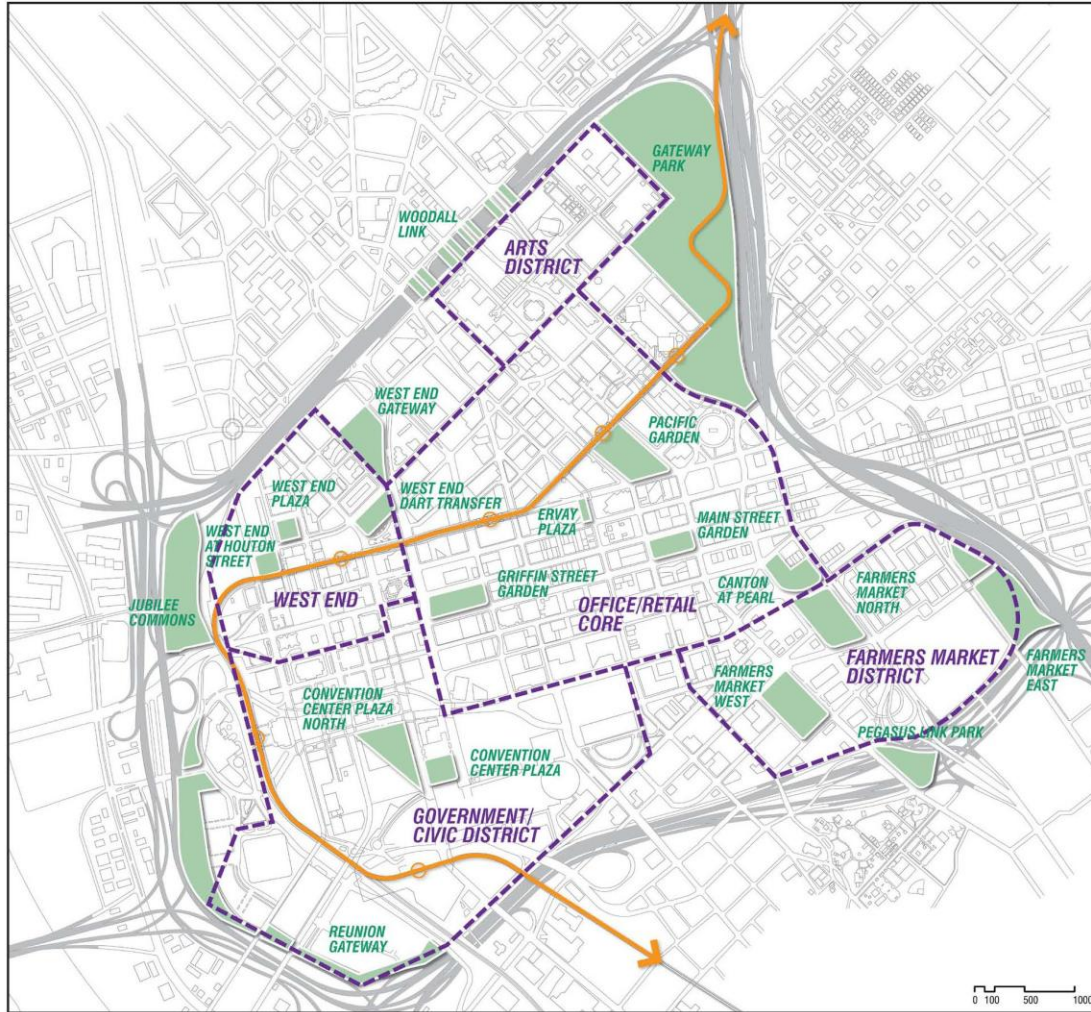




## ***CITY OF DALLAS PROPERTY***



## 2004 MASTER PLAN

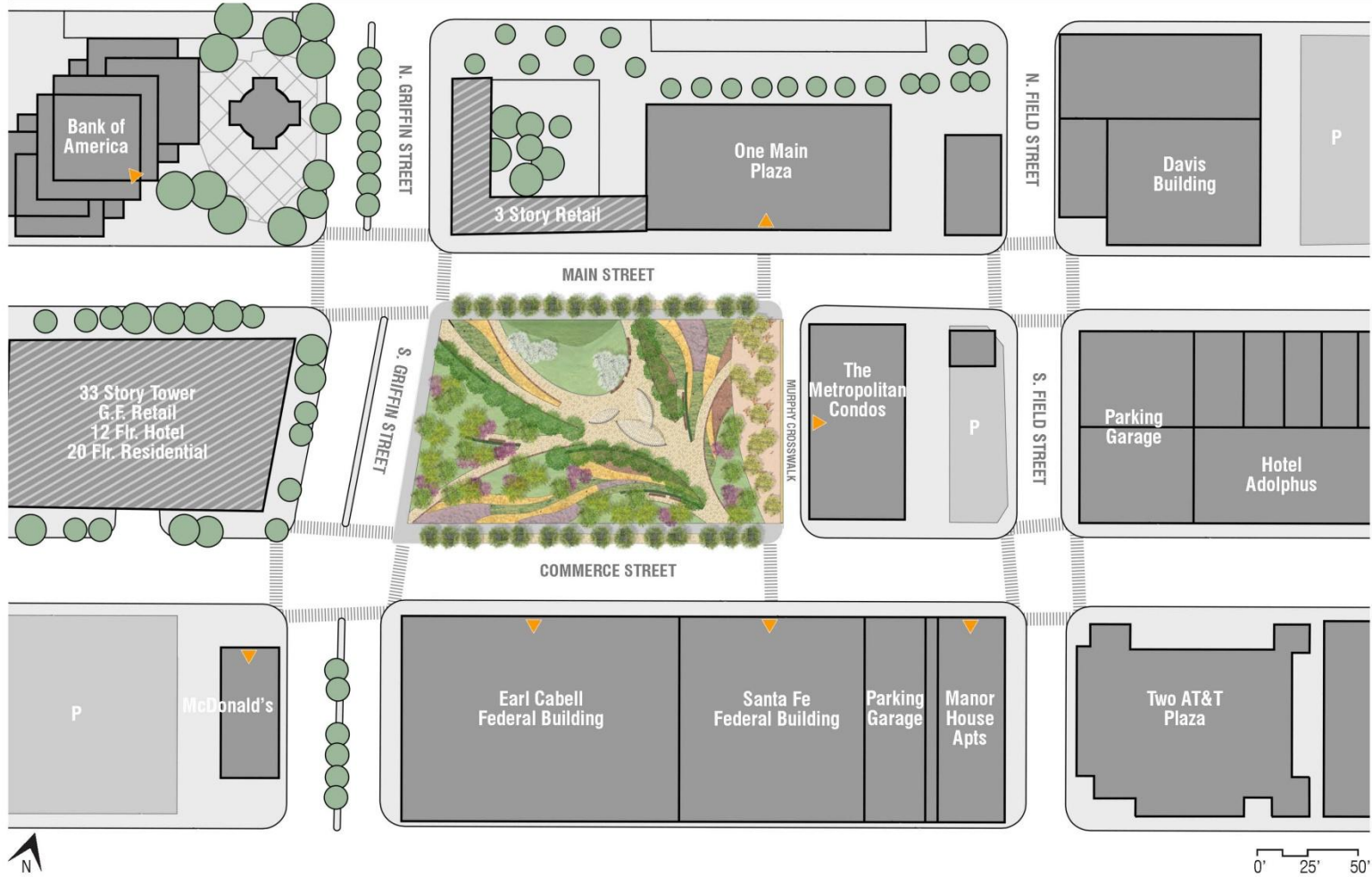




## PROJECTS COMPLETED: BELO GARDEN

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 (weddings, parties)



## ***BELO GARDEN***

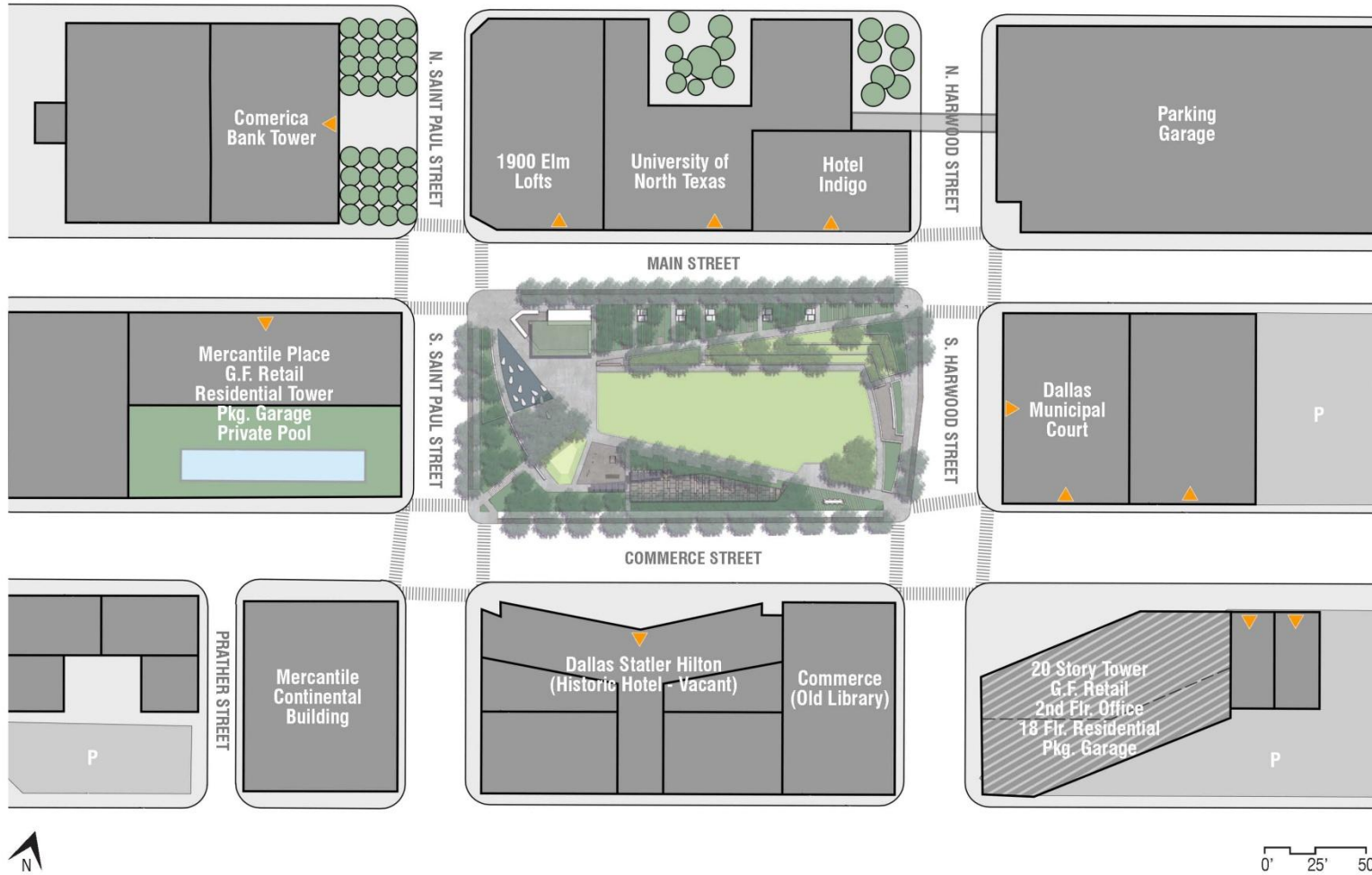




## PROJECTS COMPLETED: MAIN STREET GARDEN

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 (performances, weddings, festivals, parties)

## MAIN STREET GARDEN



DALLAS DOWNTOWN PARKS MASTER PLAN UPDATE

HARGREAVES ASSOCIATES



## PROJECTS COMPLETED: KLYDE WARREN PARK

SIZE: 5.2 Acres

COMPLETION DATE: Fall 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



## KLYDE WARREN PARK

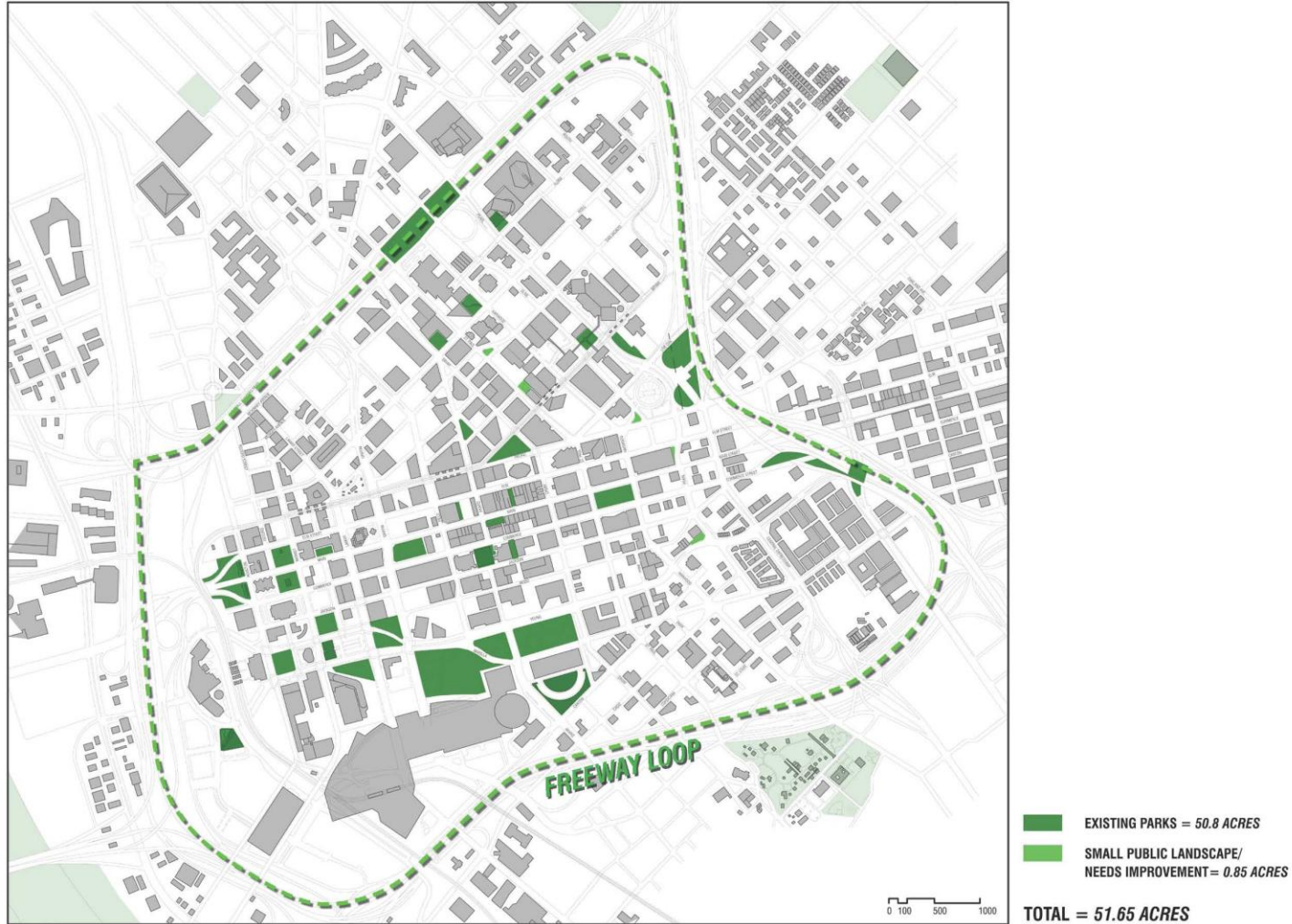


DALLAS DOWNTOWN PARKS MASTER PLAN UPDATE

HARGREAVES ASSOCIATES



## CURRENT OPEN SPACE, GREEN SPACES, PARKS, PLAZAS

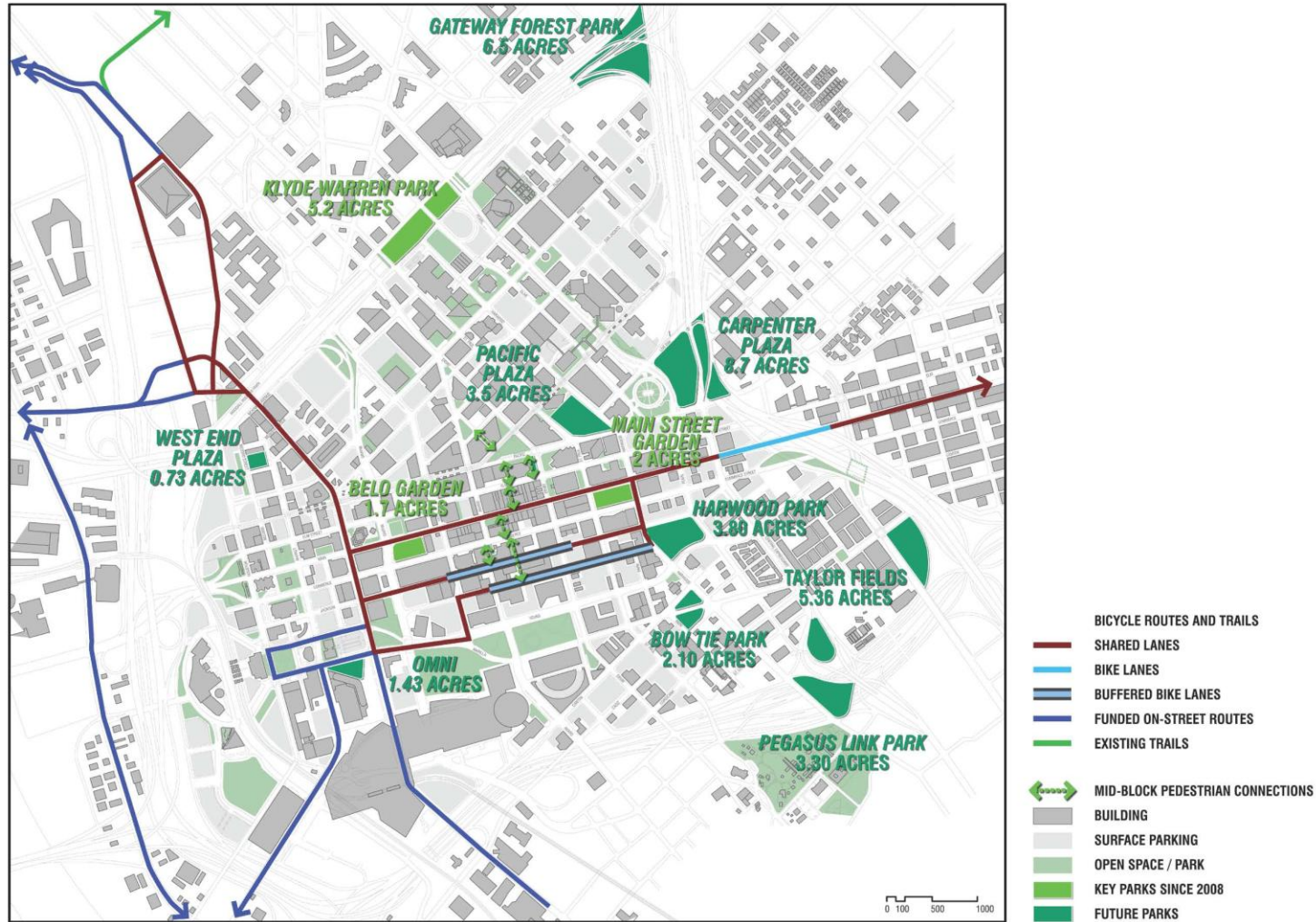




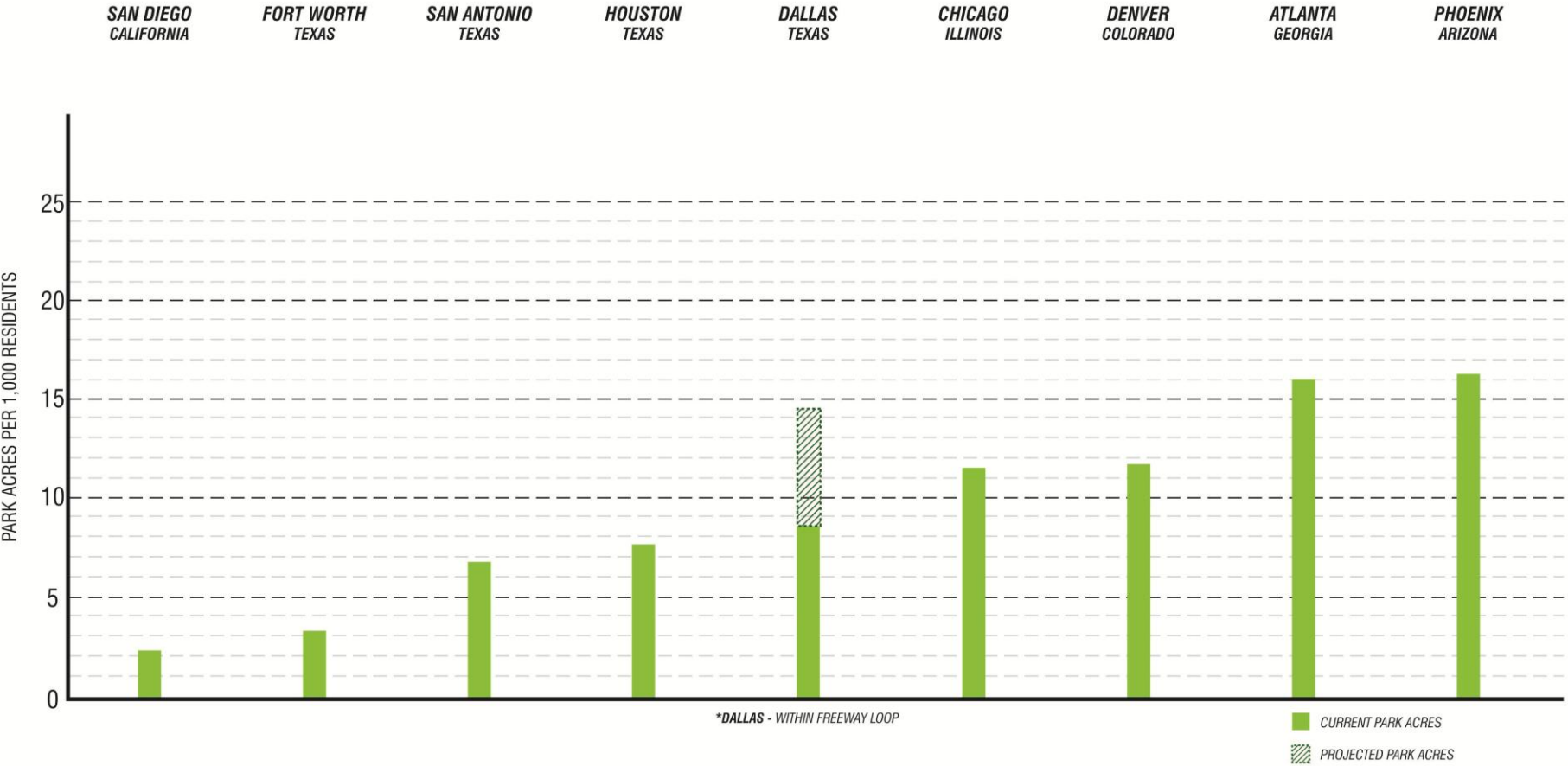
## CURRENT & PROPOSED GREEN SPACES, PARKS, PLAZAS



## CURRENT & FUTURE PEDESTRIAN/BICYCLE ROUTES

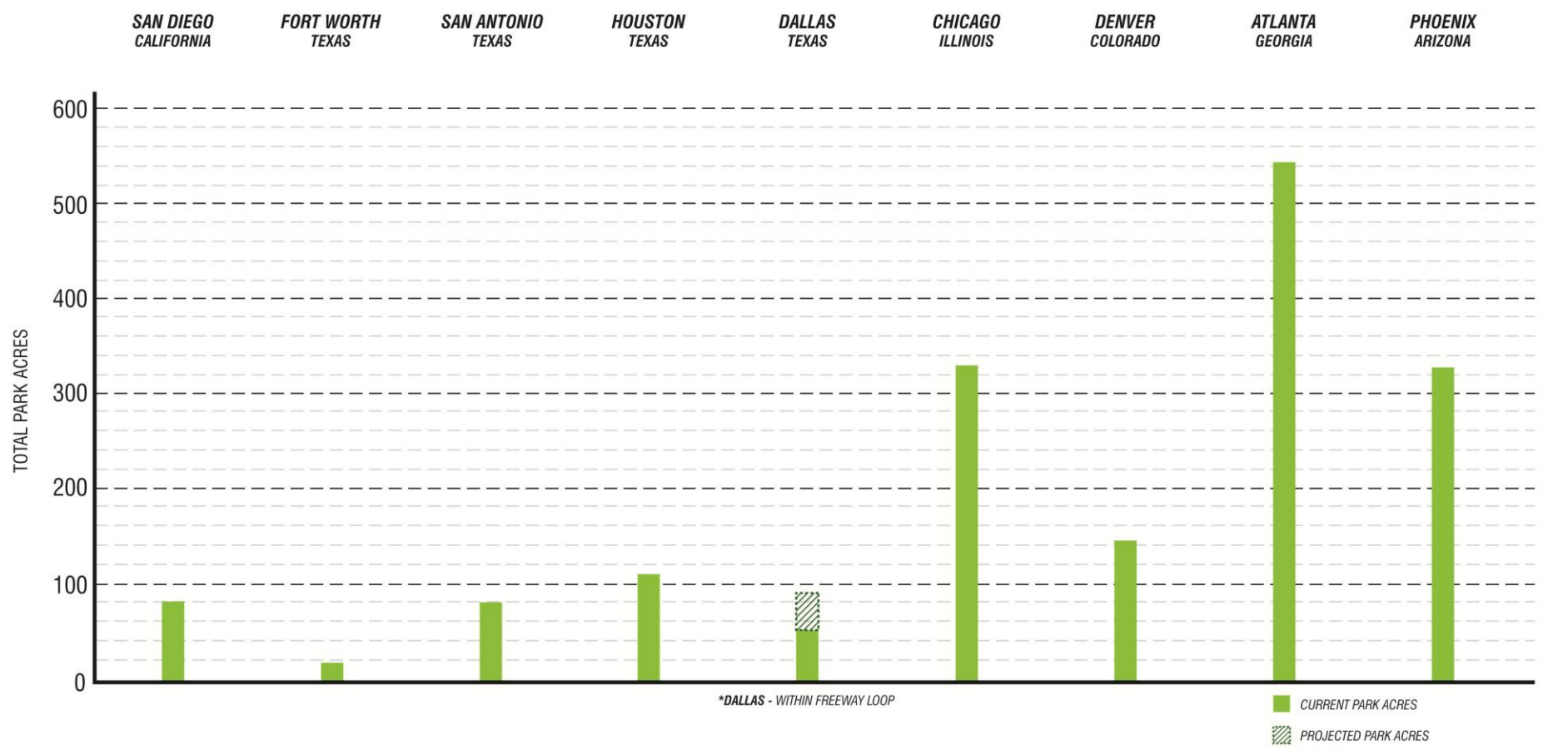


**PEER CITIES - PARKS COMPARISON**  
PARK ACRES PER 1,000 RESIDENTS (DOWNTOWN ONLY)

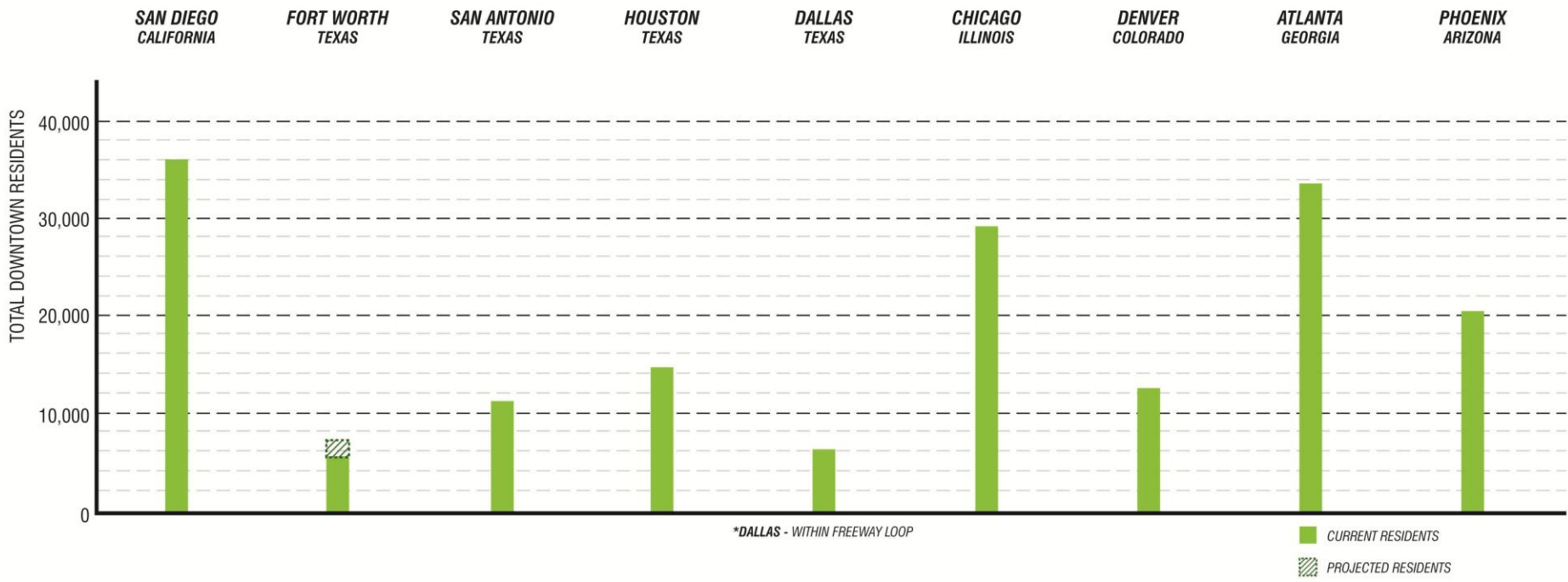




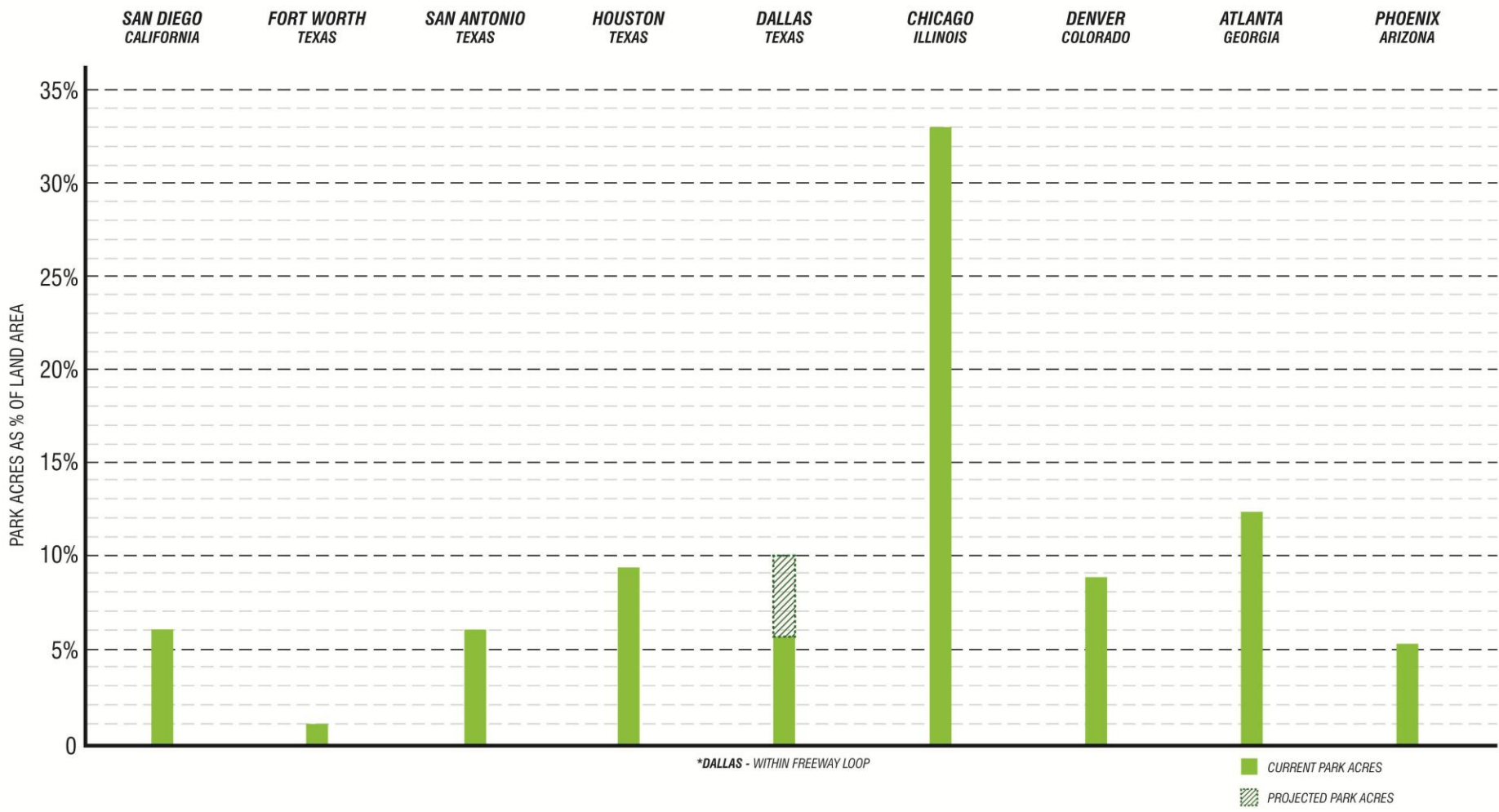
# PEER CITIES - PARKS COMPARISON PARK ACRES (DOWNTOWN ONLY)



PEER CITIES - PARKS COMPARISON  
RESIDENTS (DOWNTOWN ONLY)



**PEER CITIES - PARKS COMPARISON**  
PARK ACRES AS % OF LAND AREA (DOWNTOWN ONLY)





## PEER CITIES - PARKS COMPARISON

### DALLAS, TEXAS

Population Density: Intermediate - Low

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

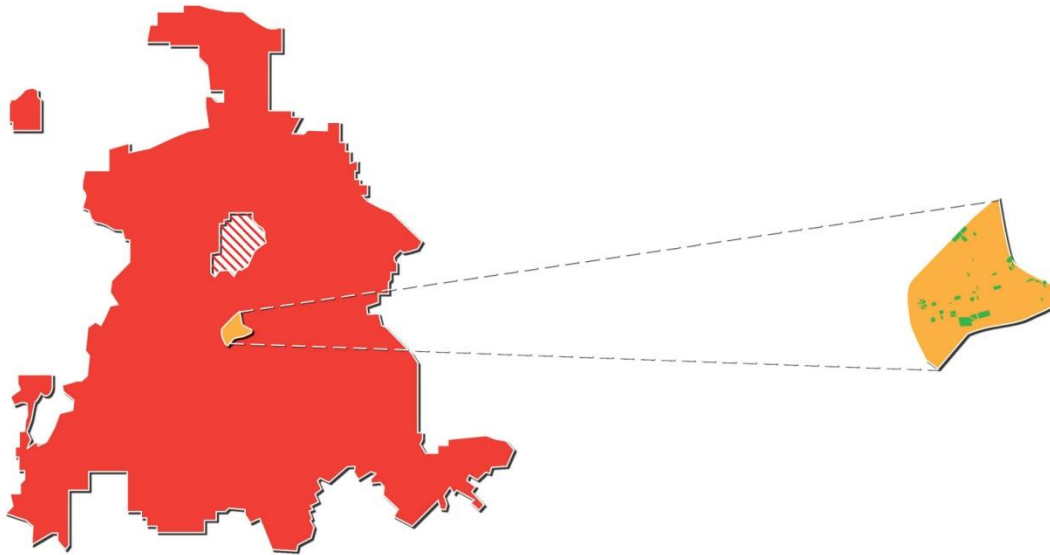
Park Acres per 1,000 Residents: **22.6**

### DOWNTOWN <sup>\*(WITHIN FREEWAY LOOP)</sup>

Population: 6,074 Residents

Park Acres as % of Land Area: **5.2%**

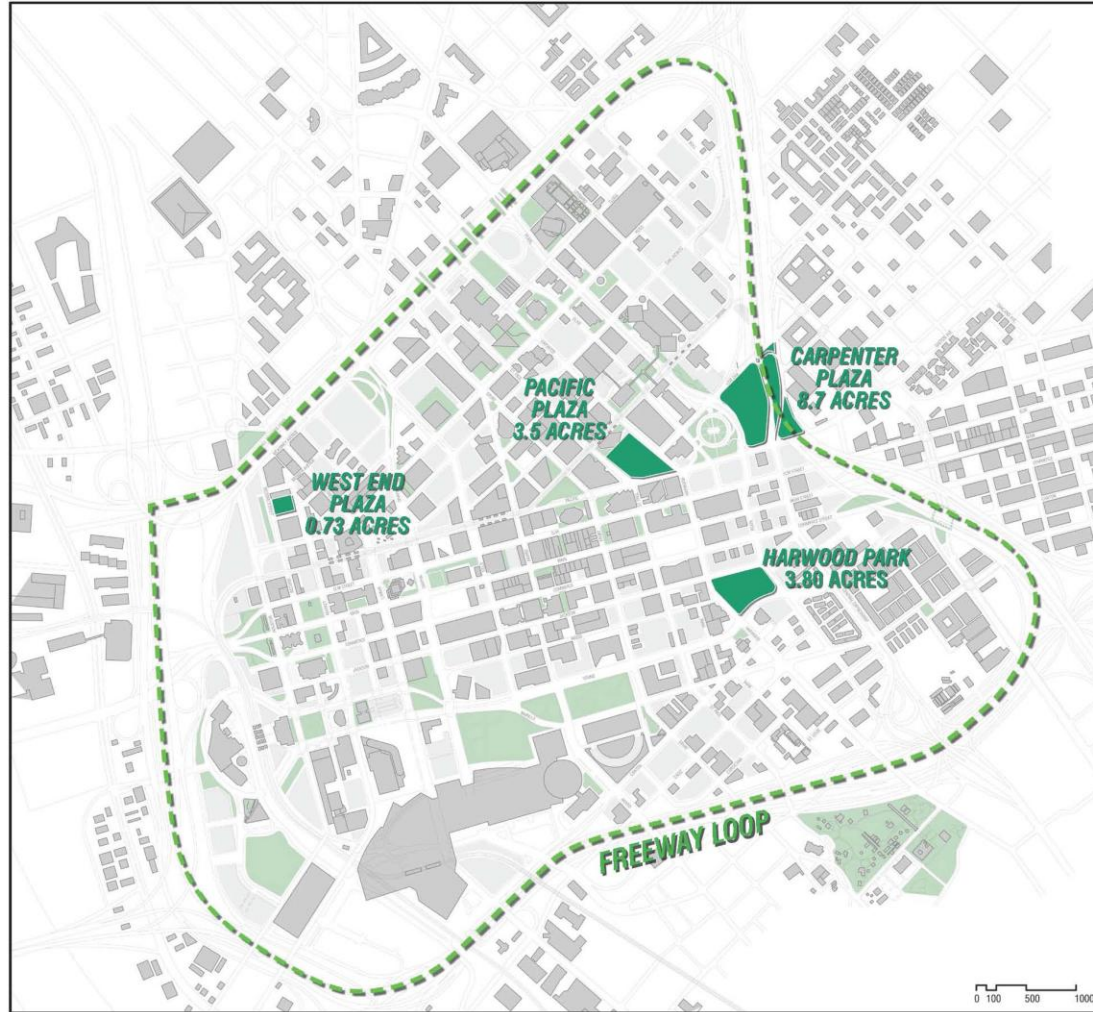
Park Acres per 1,000 Residents: **8**



0 1 2 MILES

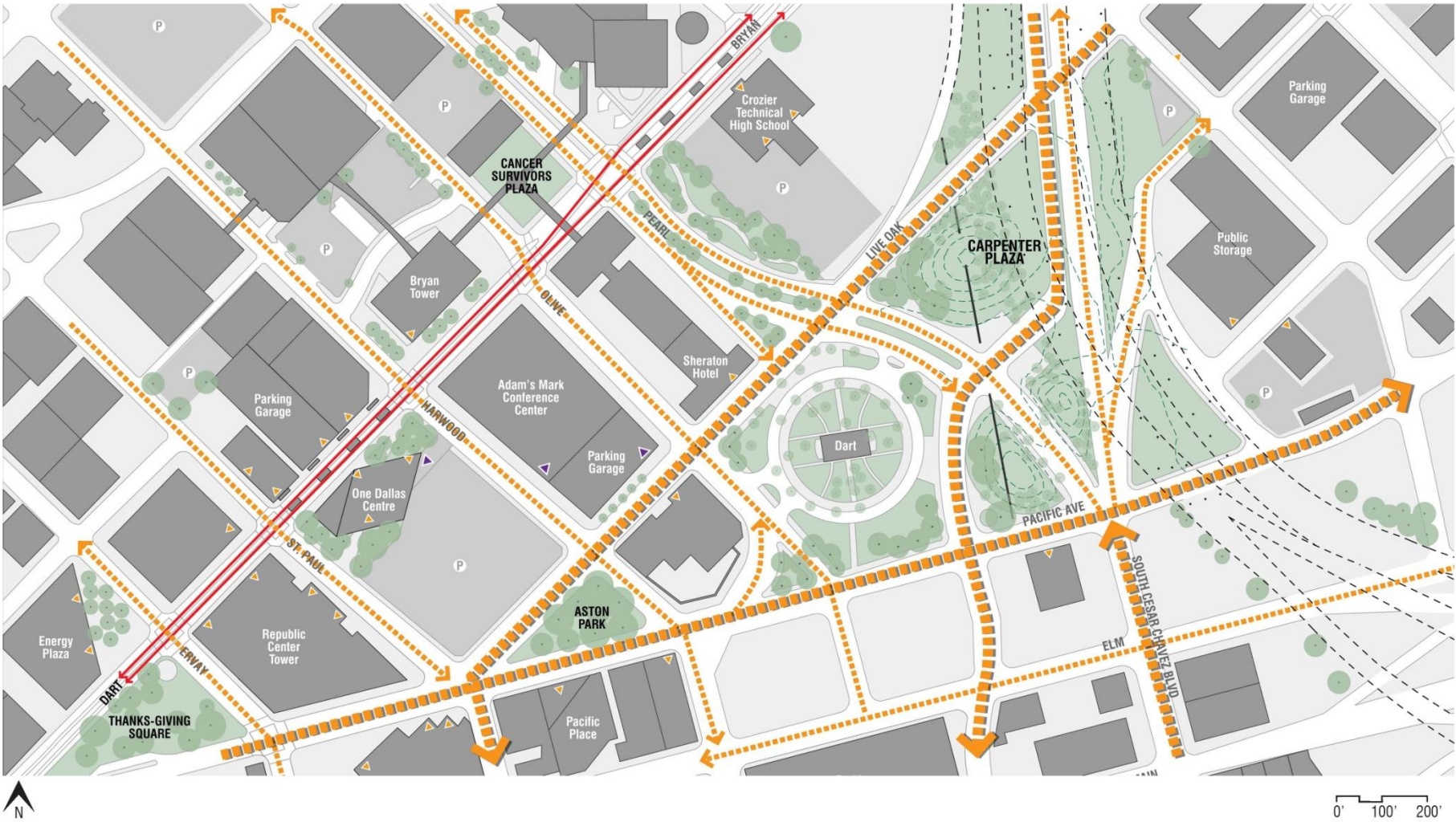
SOURCES:  
Center for City Park Excellence, The Trust for Public Land, "2011 City Park Facts."

## ***FUTURE PRIORITY PARKS***

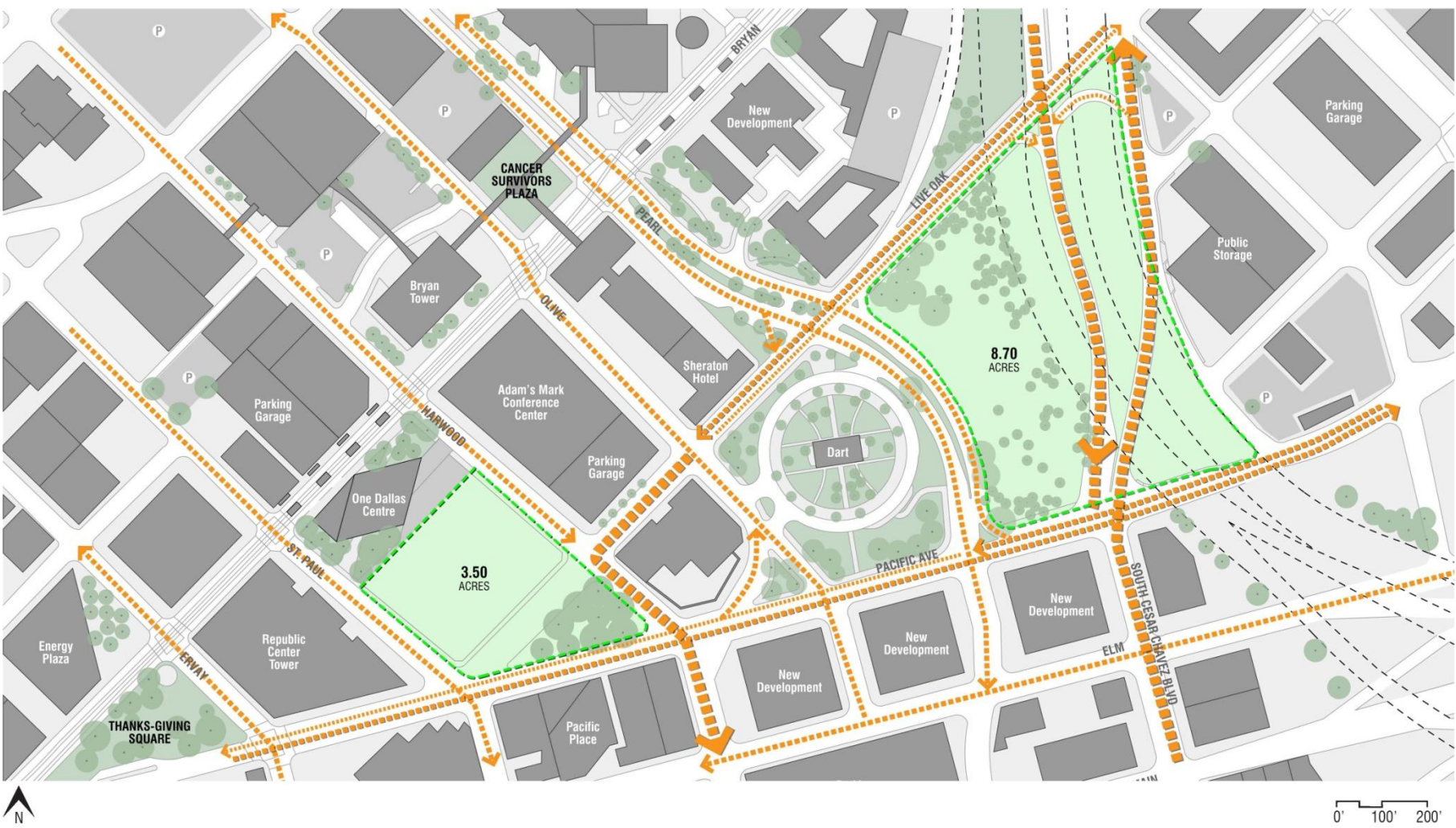




**CARPENTER PLAZA & PACIFIC PLAZA - EXISTING CONDITION**



CARPENTER PLAZA & PACIFIC PLAZA - PROPOSED ROAD ALIGNMENTS

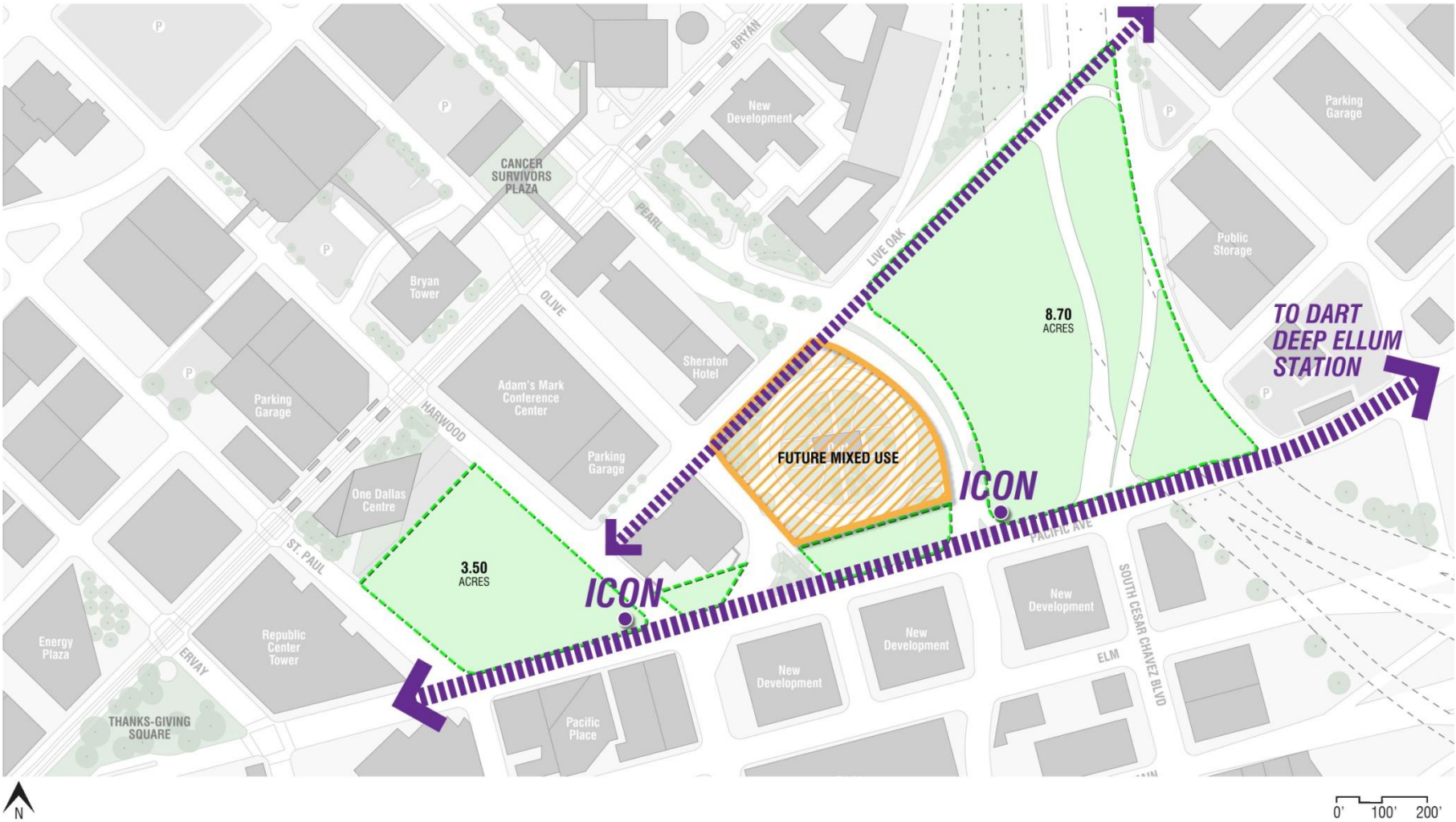




This map illustrates the proposed light rail line and stations in the Pearl/Arts District area of Dallas. The map shows the following:

- Stations:** Four stations are marked with red train icons: **AKARD STATION** (bottom left), **ST PAUL STATION** (middle left), **PEARL/ARTS DISTRICT STATION** (top center), and **DEEP ELLUM STATION** (middle right).
- Proposed Light Rail Line:** A red line with a dashed green centerline runs from Akard Station, through St Paul Station and Pearl/Arts District Station, and then curves east towards Deep Ellum Station.
- Green Dashed Outline:** A large, irregular green dashed outline is located between St Paul Station and Pearl/Arts District Station, indicating a specific area of interest or a future development site.
- Streets:** Various streets are labeled, including N Pearl, Olive, Harwood, San Jacinto, St Paul, Ervay, Pacific, Elm, Main, and Gaston.
- Scale and Orientation:** A north arrow is located in the bottom left corner. A scale bar in the bottom right corner indicates distances of 0', 100', and 200'.

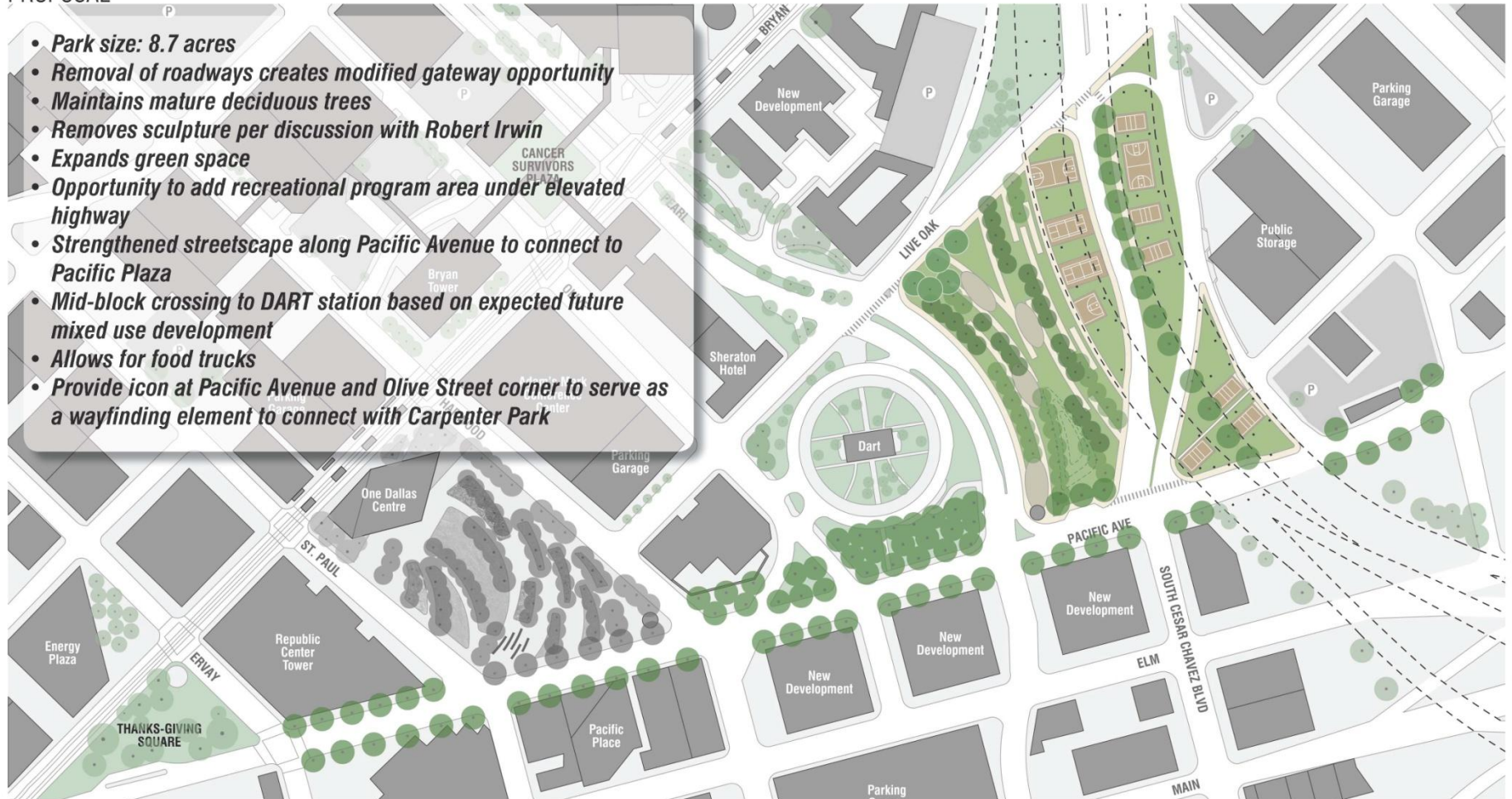
CARPENTER PLAZA & PACIFIC PLAZA - PROPOSED FUTURE CONDITION (B)





## CARPENTER PLAZA 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 Olive Street corner to serve as a wayfinding element to connect with Carpenter Park**



0' 200'

## **CARPENTER PLAZA**

PRECEDENTS



**STROLLING PATHS**



**PLAY AREA**



**PLAZA**



**GARDENS**



**BASKETBALL COURTS**



**SKATEBOARD PARK**



**CARPENTER PLAZA**  
AERIAL VIEW



**CARPENTER PLAZA**  
VIEW FROM LIVE OAK STREET





## PACIFIC PLAZA PROPOSAL



0' 200'

**PACIFIC PLAZA**  
AERIAL VIEW

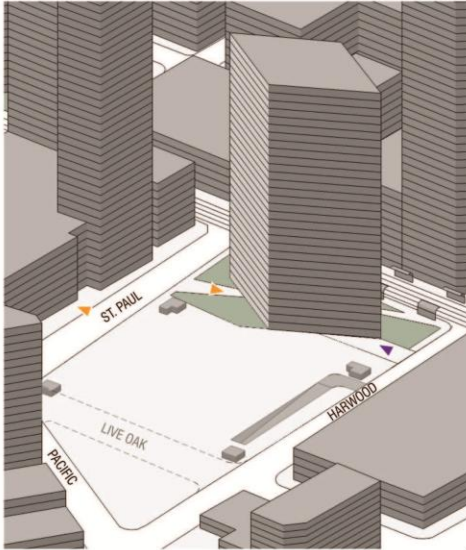




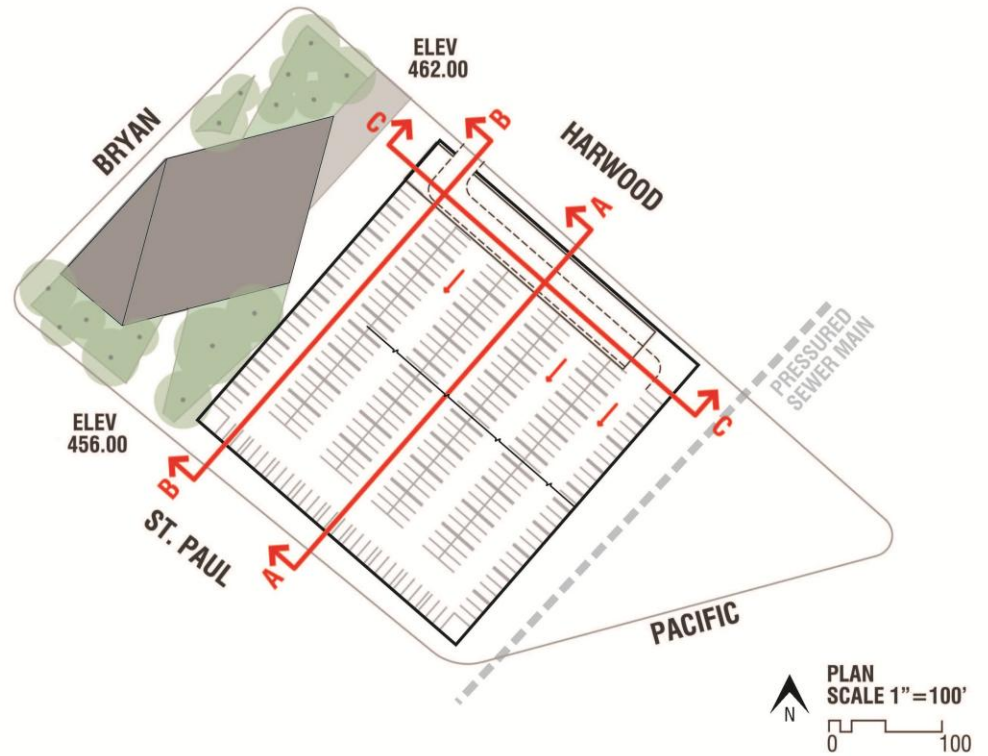
**PACIFIC PLAZA**  
VIEW FROM ST. PAUL STREET CORNER



**PACIFIC PLAZA**  
BELOW GRADE PARKING STUDY

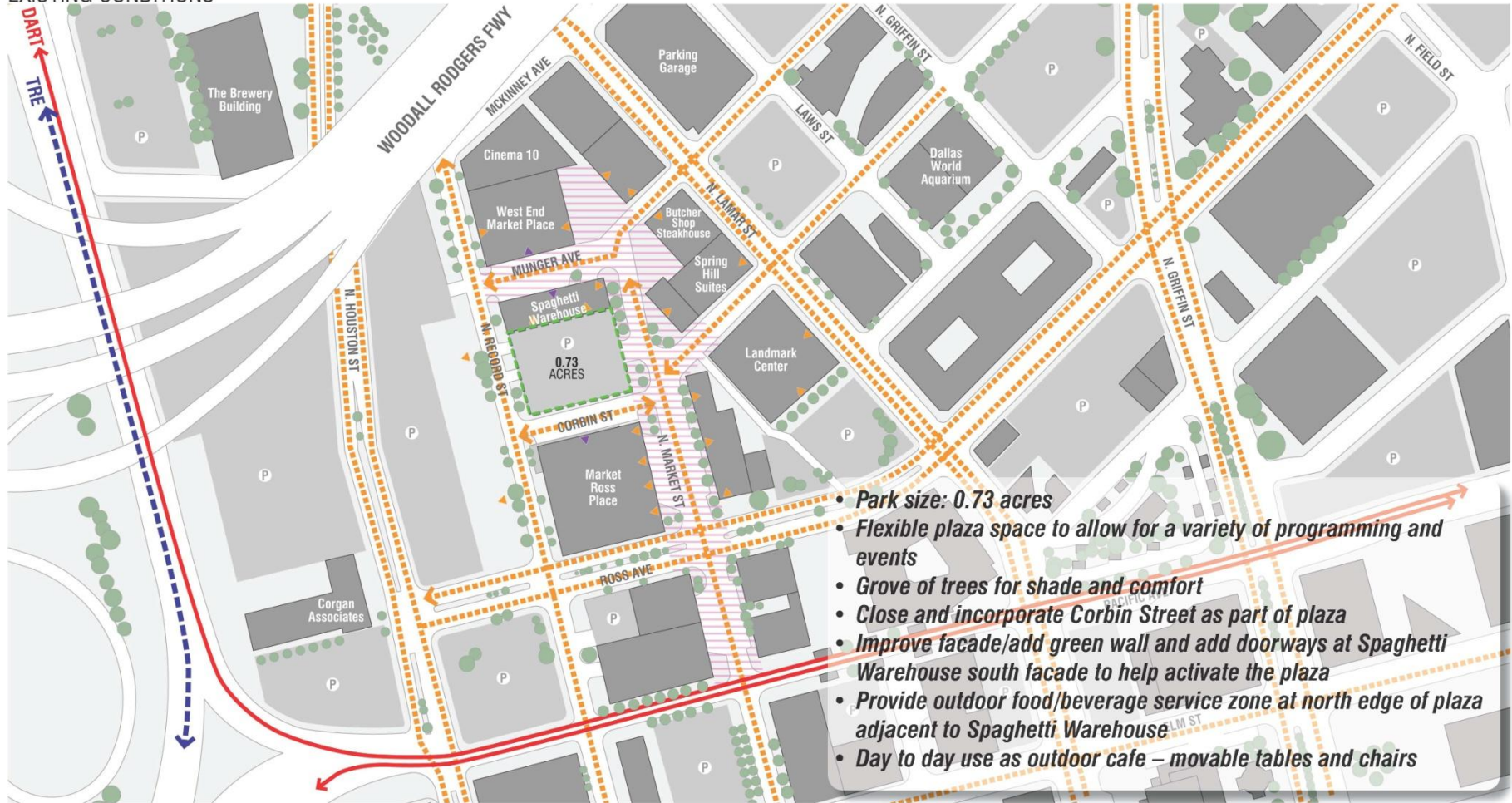


**3 LEVELS**  
**840 CARS**





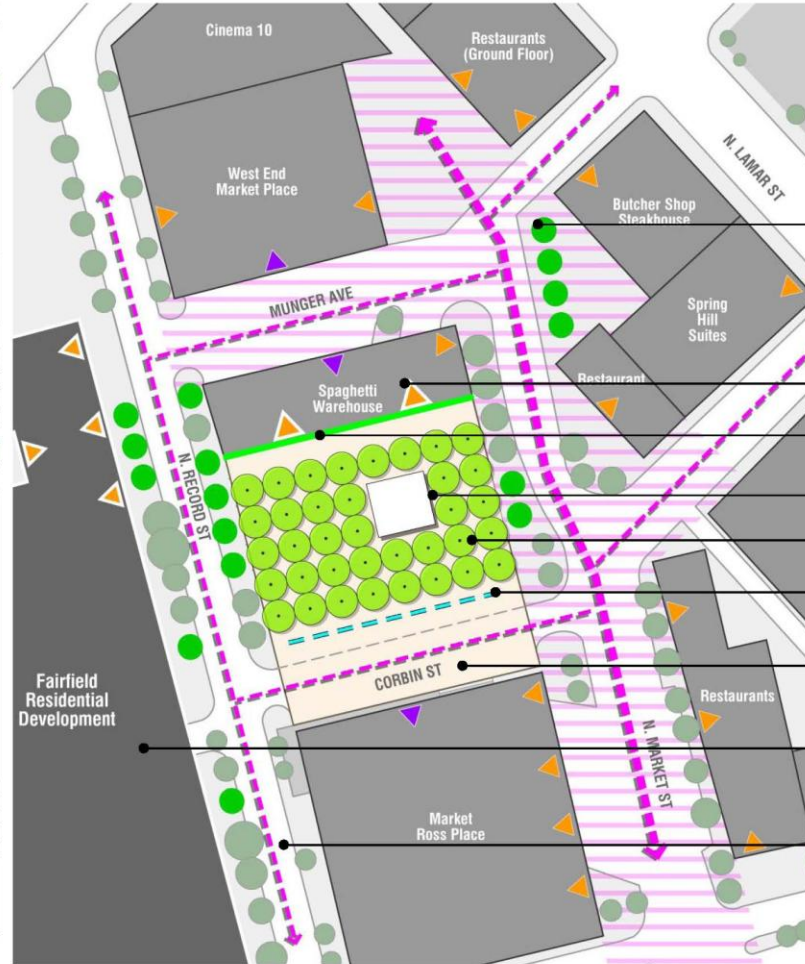
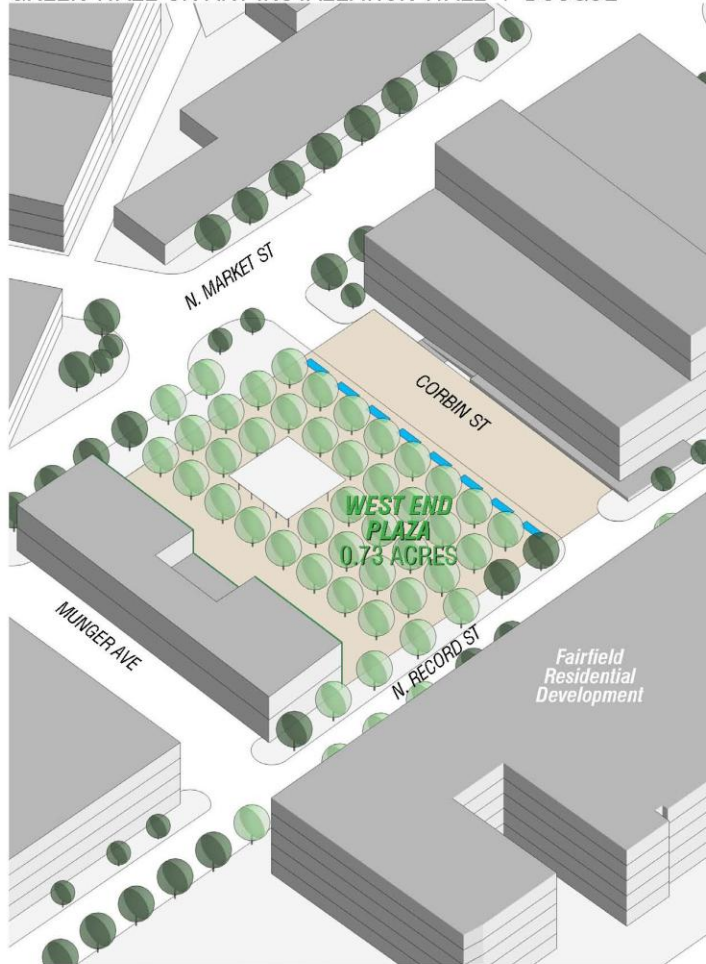
## WEST END PLAZA EXISTING CONDITIONS



0' 200'

## WEST END PLAZA

GREEN WALL OR ART INSTALLATION WALL + BOSQUE



STREETScape  
IMPROVEMENTS

BUILDING ENTRANCES  
FROM PLAZA  
ACTIVATE WALL

SHADE STRUCTURE

PLAZA + BOSQUE

INTERACTIVE  
WATER FEATURE

FLEXIBLE PLAZA

FAIRFIELD RESIDENTIAL  
DEVELOPMENT

EXPAND WEST END  
ACTIVITY CORE  
- West End Plaza  
- N. Record St

0' 50' 100'



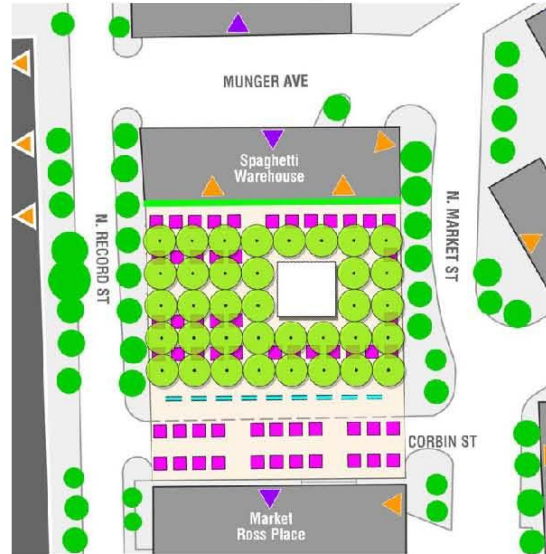
## WEST END PLAZA

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

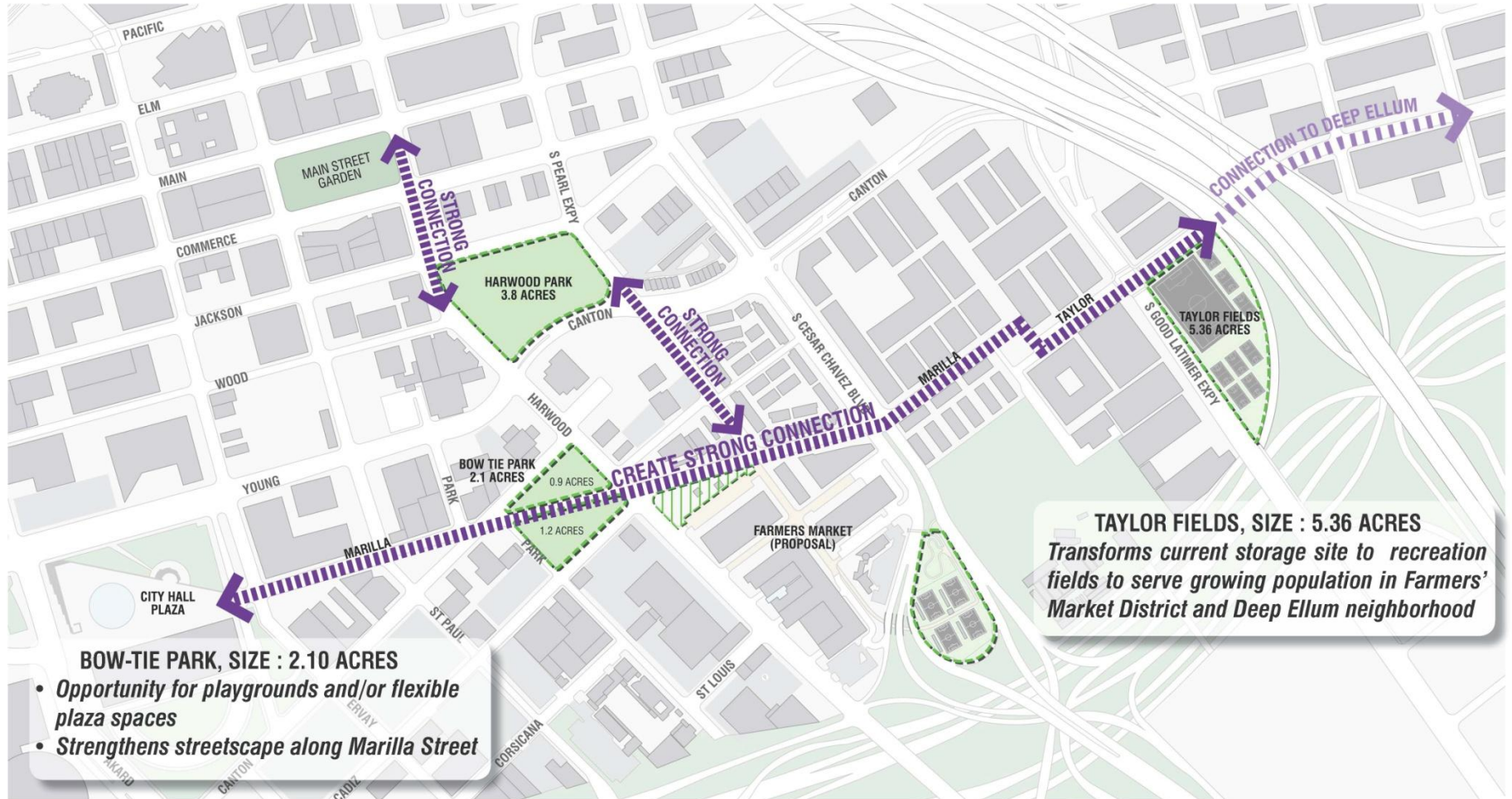


(20) Moveable Cafe Tables  
(80) Moveable Cafe Chairs



0' 50' 100'

## FARMERS MARKET DISTRICT - HARWOOD PARK



0' 200'



## FARMERS MARKET DISTRICT - HARWOOD PARK CONCEPT

### HARWOOD PARK, SIZE : 3.80 ACRES

- Park to serve the growing residential population in the Farmer's 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 Park
- Views of adjacent historic buildings and downtown skyline



0' 200'

## **FARMERS MARKET DISTRICT - HARWOOD PARK**

PRECEDENTS



**LANDFORM**



**PLAZA**



**LINEAR GARDENS**



**COMMUNITY GARDENS**



**OUTDOOR SEATINGS**



**PATHWAYS**



**FARMERS MARKET DISTRICT - HARWOOD PARK**  
AERIAL VIEW



**FARMERS MARKET DISTRICT - HARWOOD PARK**  
VIEW FROM YOUNG STREET





# Downtown Parks Master Plan Update



City Council  
March 6, 2013

# Appendix



# DOWNTOWN PARK PRIORITIES

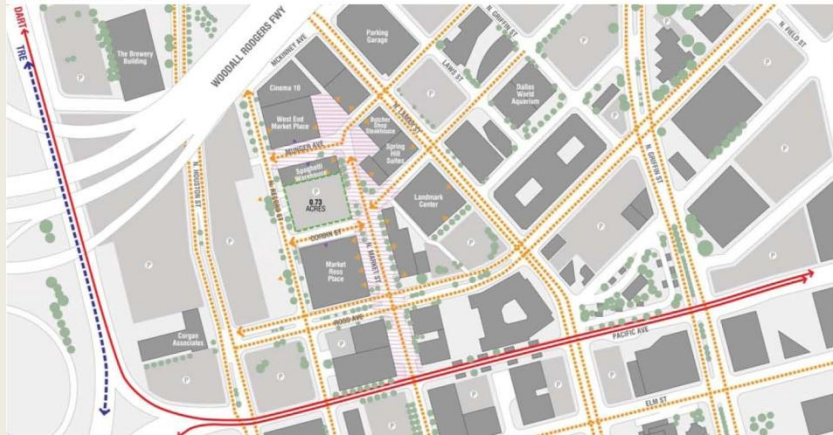
**CARPENTER PLAZA**  
 PROPOSAL



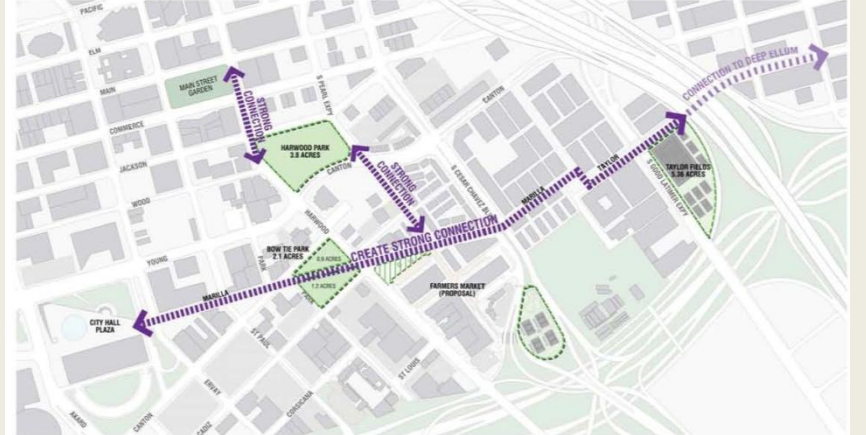
**PACIFIC PLAZA**  
 PROPOSAL



**WEST END PLAZA**  
 EXISTING CONDITIONS



**FARMERS MARKET DISTRICT - HARWOOD PARK**  
 PROPOSAL



## CARPENTER PLAZA 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 Olive Street corner to serve as a wayfinding element to connect with Carpenter Park

### PRECEDENTS



ARC OF TREES



PLAY AREA



PLAZA



GARDENS



BASKETBALL COURTS



SKATEBOARD PARK

### AERIAL VIEW



VIEW FROM PEARL STREET & PACIFIC AVENUE CORNER

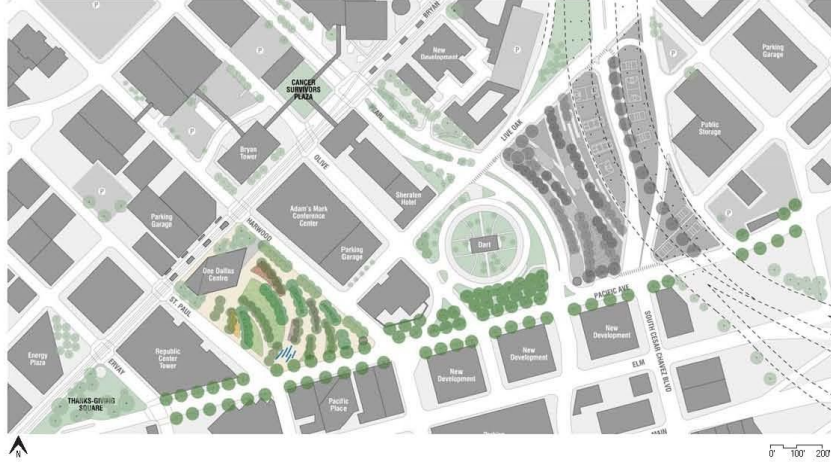


VIEW FROM LIVE OAK STREET





# 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 Street 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

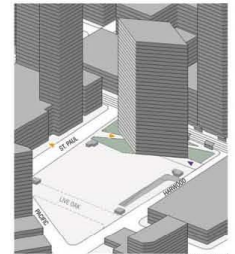
## AERIAL VIEW



## VIEW FROM ST. PAUL STREET CORNER



## BELOW GRADE PARKING STUDY



3 LEVELS  
840 CARS



## 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 Factory
- 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'x32' Back of House  
1,400 Standing (5 SF/person)  
700 Seated (10 SF/person)

#### ICE SKATING RINK



60'x120' Ice Skating Rink





**PROPOSAL**

- Park to serve the growing residential population in the Farmer's 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 Park
- Views of adjacent historic buildings and downtown skyline

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

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

A high-angle photograph of a young girl with blonde hair, wearing a light blue t-shirt and dark shorts, running through a large, white splash of water on a dark, paved sidewalk. The water is frozen in mid-air, creating a dynamic, starburst-like shape. The sidewalk is composed of dark rectangular tiles, and a white crosswalk line is visible. To the left, there is a small, bare tree and a metal railing. The background shows a continuation of the sidewalk and some greenery.

A photograph of a modern urban park. In the foreground, a paved path leads through a landscaped area with low-lying green plants and trees. In the background, several tall, modern buildings with glass facades are visible under a clear blue sky. A person is riding a bicycle on the path.

### CONCEPT



This architectural rendering illustrates the proposed new building at 1000 Broadway. The design features a modern glass skyscraper that rises above the existing brick building stock, creating a vertical contrast. The new structure is integrated into the row of older buildings, which are shown in a muted, historical color palette. The foreground depicts a landscaped plaza with mature trees, pedestrian walkways, and outdoor seating areas, suggesting a vibrant public space. The overall scene is set against a clear sky, emphasizing the building's form and its relationship to the surrounding urban context.