<table>
<thead>
<tr>
<th>TABLE OF CONTENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Executive Summary</strong></td>
</tr>
<tr>
<td><strong>Recent Developments</strong></td>
</tr>
<tr>
<td>Changing Land Use</td>
</tr>
<tr>
<td>Completed Projects</td>
</tr>
<tr>
<td>Current and Proposed Green Spaces</td>
</tr>
<tr>
<td>Urban Typologies Survey</td>
</tr>
<tr>
<td><strong>Peer City Analysis</strong></td>
</tr>
<tr>
<td><strong>District Goals and Guidelines</strong></td>
</tr>
<tr>
<td>City Center District</td>
</tr>
<tr>
<td>Historic West End District</td>
</tr>
<tr>
<td>Convention Center District</td>
</tr>
<tr>
<td>Farmers Market District</td>
</tr>
<tr>
<td><strong>Future Priority Parks</strong></td>
</tr>
<tr>
<td>Carpenter Park</td>
</tr>
<tr>
<td>Pacific Plaza</td>
</tr>
<tr>
<td>West End Plaza</td>
</tr>
<tr>
<td>Harwood Park</td>
</tr>
<tr>
<td><strong>Appendix: Site Sustainability</strong></td>
</tr>
<tr>
<td>Storm Water Management</td>
</tr>
<tr>
<td>Energy Efficiency</td>
</tr>
<tr>
<td>Brownfields</td>
</tr>
</tbody>
</table>
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 Thanksgiving 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.
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.
RECENT DEVELOPMENTS: 2004 MASTER PLAN
RECENT DEVELOPMENTS: EMERALD BRACELET GREENBELT PLAN (2005)
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

---

*Images and diagrams of Belo Garden and surrounding areas are shown.*
RECENT DEVELOPMENTS: COMPLETED PROJECTS

BELO GARDEN
**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
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
**RECENT DEVELOPMENTS** : **COMPLETED PROJECTS**

**KLYDE WARREN PARK**

**SIZE:** 2 ACRES  
**COMPLETION DATE:** 2009

---

**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

---

**RECENT DEVELOPMENTS:**

**COMPLETED PROJECTS**

**WOODALL RODGERS FREEWAY**

**N. OLIVE STREET**

**N. HARWOOD STREET**

**N. SAINT PAUL STREET**

**N. HARWOOD STREET**

**N. PEARL STREET**

**N. SAINT PAUL STREET**

**Dallas Museum of Art**

---

**Chase Bank**

---

**Nasher Sculpture Center**

---

**Museum Tower**
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)
RECENT DEVELOPMENTS: DOWNTOWN DALLAS EVENTS
RECENT DEVELOPMENTS: DOWNTOWN PARKS CONTEXT
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

DOWNTOWN PARKS MASTER PLAN UPDATE

[Map showing current and proposed green spaces, parks, and plazas within a downtown area. The map includes a freeway loop and various designated areas for priority parks, existing and proposed parks, and small public landscape needs improvement. The total area highlighted is 88.8 acres.]
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
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

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

Astral Flower, by Jose Luis Sanchez
Beck Group

2. ACTIVE SPORTS/RECREATION AREAS

DOWNTOWN PARKS MASTER PLAN UPDATE
RECENT DEVELOPMENTS: CURRENT & FUTURE PEDESTRIAN/BIKE ROUTES
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)

PHOENIX
ARIZONA

SAN DIEGO
CALIFORNIA

FORT WORTH
TEXAS

HOUSTON
TEXAS

DALLAS
TEXAS

ATLANTA
GEORGIA

CHICAGO
ILLINOIS

DENVER
COLORADO

SAN ANTONIO
TEXAS

TOTAL PARK ACRES

*DALLAS - WITHIN FREEWAY LOOP

CURRENT PARK ACRES

PROJECTED PARK ACRES
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)

[Bar chart showing the percentage of park acres as a fraction of land area for various cities, with Phoenix, San Diego, Fort Worth, Houston, Dallas, Atlanta, Chicago, Denver, and San Antonio.]

*Dallas - within freeway loop

Current Park Acres
Projected Park Acres
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**

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

SOURCES:
Center for City Park Excellence, The Trust for Public Land, “2011 City Park Facts,”
Center 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

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”

34 HARGREAVES ASSOCIATES
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

SOURCES:
Center for City Park Excellence. The Trust for Public Land. “2017 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

SOURCES:
Center for City Park Excellence, The Trust for Public Land, “2011 City Park Facts”
Images Downtown ENCURE, “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

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

SOURCES:
Center for City Park Excellence, The Trust for Public Land, “2011 City Park Facts.”
City of San Antonio, City Audits Mapping Application, accessed 5/01/12.
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

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
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 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
CITY CENTER DISTRICT: CARPENTER PLAZA / PACIFIC PLAZA
DART CONNECTIONS
CITY CENTER DISTRICT: CARPENTER PLAZA / PACIFIC PLAZA
PROPOSED ROAD ALIGNMENTS
CITY CENTER DISTRICT: CARPENTER PLAZA / PACIFIC PLAZA
PROPOSED FUTURE CONDITION

URBAN CONNECTIONS
CITY CENTER DISTRICT: CARPENTER PLAZA / PACIFIC PLAZA
CONCEPT
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
CITY CENTER DISTRICT: CARPENTER PARK

SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21

EQUINOX
SEPT 22 & MARCH 20

WINTER SOLSTICE
DECEMBER 21
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, CA
Marta Fry Landscape Associates (MFLA)

Basketball Courts
Boat House
Park

BURNSIDE SKATEPARK
Portland, OR
DIY (Do It Yourself) Project by Local Community

Skating/Skateboarding
Bon Terada Photo
CITY CENTER DISTRICT: CARPENTER PARK
PRECEDE NTS - ACTIVITIES UNDER THE EXPRESSWAY

SF MOMA MARKINGS
San Jose, CA
Hargreaves Associates

Hell Gate Bridge
Queens, NY
Starr Whitehouse Landscape Architects and Planners
CITY CENTER DISTRICT: CARPENTER PARK
PRECEDENTS - ACTIVITIES UNDER THE EXPRESSWAY

LOUISVILLE WATERFRONT PARK
Louisville, KY
Hargreaves Associates

Lighting Elements  Jogging/Bike Paths  Water Feature  Festival Space
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
CITY CENTER DISTRICT: PACIFIC PLAZA
SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21

EQUINOX
SEPT 22 & MARCH 20

WINTER SOLSTICE
DECEMBER 21
CITY CENTER DISTRICT: PACIFIC PLAZA PROPOSAL
CITY CENTER DISTRICT: PACIFIC PLAZA

SCALE COMPARISON

PACIFIC PLAZA

WILLOUGHBY PARK
BROOKLYN, NY

DISCOVERY GREEN (Gardens)
HOUSTON, TX

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

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

SCALE

2.75 ACRES
0.35 ACRES
0.6 ACRES
1 ACRE
4 ACRES
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, OH
Hargreaves Associates

Discovery Green
Houston, TX
Hargreaves Associates

Elizabeth Caruthers Park
Portland, OR
Hargreaves Associates

Strolling Paths
Event Lawn
Sculptures

Water Feature
Gardens
Open Lawn
The Pacific Plaza parking concept provides approximately 840 spaces in a below grade facility. The parking concept contemplates the closure of Live Oak Street from Harwood and St. Paul Streets to increase the footprint for the parking improvement. 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
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 versus 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

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
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
HISTORIC WEST END DISTRICT: WEST END PLAZA
PRECEDENTS / SCALE COMPARISON

WEST END PLAZA
Dallas, TX

PEGASUS PLAZA
San Francisco, CA

555 MISSION
Dallas, TX

PLAZA DE SANTA ANA
Madrid, Spain

SHAW CENTER
Baton Rouge, LA

- Open Plaza
- Garden Rooms
- Shaded Grove
- Shaded Seating
- Public Art
- Pedestrian Circulation
- Cafe Structures
- Multiple Cafe Areas
- Urban Gardens
- Shaded Seating
- Interactive Water Feature
- Extended Plaza Across Street
- Outdoor Event Space

- Water Feature
- Cafe Area
- Public Art
- Shaded Seating
- Pedestrian Circulation
- Public Events
**HISTORIC WEST END DISTRICT:** West End Plaza
Green Wall or Art Installation Wall + Bosque

- **West End Plaza**
- **Green Wall or Art Installation Wall + Bosque**
- **Street Trees**
- **Primary Entrances on Record Street**
- **Maintain Access to Loading Dock**
- **West End Activity Core**
- **FWM 10**
- **Cinco De Mayo**
- **Fairfield Residential Development**

---

- **SRA**
- **SPR**
- **BOS**
- **P**
- **N**

---

**STREETSCAPE IMPROVEMENTS**
- Street trees

**BUILDING ENTRANCES FROM PLAZA**
- Access
- Greenwall or art installation wall

**SHADE STRUCTURE**

**PLAZA + BOSQUE**

**INTERACTIVE WATER FEATURE**

**FLEXIBLE PLAZA**
- Maintain access to loading dock

**FAIRFIELD RESIDENTIAL DEVELOPMENT**
- Primary entrances on Record Street

**EXPAND WEST END ACTIVITY CORE**
- West End Plaza
- Record Street
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)

FESTIVAL/MARKET (SMALL)

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

FESTIVAL/MARKET (LARGE)

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

Old Oakland Farmers’ Market
Oakland, CA

Shaw Center for the Arts
Baton Rouge, LA
**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, TX

**William J. Clinton Presidential Center**
Little Rock, AR

**Discovery Green**
Houston, TX
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

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

Rockefeller Center
New York, NY

Elizabeth Caruthers Park
Portland, OR
HISTORIC WEST END DISTRICT: WEST END PLAZA
AERIAL VIEW - SE

WEST END PLAZA
0.73 ACRES

Planned Fairfield Residential Development

REGIONAL TRAILS
N. CAMER ST

MUNGER AVE
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
CONVENTION CENTER DISTRICT
CITY HALL EXISTING SITE PHOTOS
CONVENTION CENTER DISTRICT
OMNI HOTEL / SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21

EQUINOX
SEPT 22 & MARCH 20

WINTER SOLSTICE
DECEMBER 21
CONVENTION CENTER DISTRICT
OMNI HOTEL / CONVENTION CENTER / PIONEER PARK / CITY HALL - IMPROVEMENT GUIDELINES

- Improve water feature quality
- Improve rock landscape
- Improve access to and through park
- Improve plantings and paving throughout park

IMPROVE PLANTINGS AND PAVING
IMPROVE ACCESS TO AND THROUGH PARK
CREATE STRONG CONNECTION
CONV. CENTER ACTIVITY EXPANSION
NEW DEVELOPMENT
IMPROVE ROCK LANDSCAPE
IMPROVE WATER FEATURE QUALITY

URBAN CONNECTIONS
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
SUN/SHADOW STUDIES

SUMMER SOLSTICE
JUNE 21

EQUINOX
SEPT 22 & MARCH 20

WINTER SOLSTICE
DECEMBER 21
FARMERS MARKET DISTRICT: BOW-TIE PARK
EXISTING SITE PHOTOS
FARMERS MARKET DISTRICT: BOW-TIE PARK
EXISTING CONDITION
FARMERS MARKET DISTRICT: BOW-TIE PARK
PROPOSED

DOWNTOWN PARKS MASTER PLAN UPDATE
HARGREAVES ASSOCIATES
FARMERS MARKET DISTRICT: BOW-TIE PARK
PRECEDENTS / SCALE COMPARISON

FARMERS MARKET

ABINGDON SQUARE PARK / BLEEKER PLAYGROUND
New York, NY

PENNWALT / LEVY PARK
Philadelphia, PA

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

- 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 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
FARMERS MARKET DISTRICT: HARWOOD PARK
PROJECTED FUTURE DEVELOPMENT
FARMERS MARKET DISTRICT: HARWOOD PARK CONCEPT
FARMERS MARKET DISTRICT: HARWOOD PARK PROPOSAL
FARMERS MARKET DISTRICT: HARWOOD PARK
AERIAL VIEW
FARMERS MARKET DISTRICT: HARRWOOD PARK
VIEW FROM YOUNG STREET
FARMERS MARKET DISTRICT: HARWOOD PARK

PRECEDENTS

Belo Garden
Dallas, TX
Hargreaves Associates

Shaw Center for the Arts
Baton Rouge, LA
Hargreaves Associates

Riverpark Restaurant
New York, NY

Elizabeth Caruthers Park
Portland, OR
Hargreaves Associates

Landform
Plaza
Linear Gardens
Community Gardens
Outdoor Seating
Pathways
FARMERS MARKET DISTRICT: TAYLOR FIELDS
PROPOSAL
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 PLAZA

- Park size: 6.7 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 Park

PRECEDENTS

- ARC OF TII"EG
- PLAY AREA
- PLAZA
- GARDENS
- BASKETBALL COURTS
- SKATEBOARD PARK

AERIAL VIEW

VIEW OF PEARL STREET & PACIFIC AVENUE CORNER

VIEW FROM LITE OAK STREET
FUTURE PRIORITY PARKS: PACIFIC PLAZA

PACIFIC PLAZA
PROPOSAL

- Park size: 3.56 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 Aton 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 iconic 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 PASES

EVENT LAWN

SCULPTURES

WATER FEATURE

GARDENS

OPEN LAWN

AERIAL VIEW

VIEW FROM ST. PAUL STREET CORNER

BELOW GRADE PARKING STUDY
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/entertainment service zone at north edge of plaza adjacent to Spaghetti Warehouse
- Day to stay use as outdoor cafe – movable tables and chairs

GREEN WALL OR ART INSTALLATION WALL + BOSQUE

PROGRAM - SCALE
FLEXIBLE PLAZA SPACE
FESTIVAL/MARKET (LARGE)
MOVEABLE CAFE TABLES / CHAIRS
ROCK/PATIO COURTS
PERFORMANCE
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 Main 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

PRECEDECTS

LANDFORM

PLAZA

LINEAR GARDENS

COMMUNITY GARDENS

OUTDOOR SEATING

PATHWAYS

CONCEPT

AERIAL VIEW

VIEW FROM YOUNG STREET
5 PILLARS OF PARK SUSTAINABILITY

COMMUNITY
- Impact Remediation
- Physical Infrastructure Improvements
- Employment and Education
- Quality of Life

ECOLOGY
- Protection
- Conservation
- Restoration
- Regeneration

WATER
- Efficiency
- Reduction
- Reuse
- Aquifer Recharge

ENERGY
- Passive Systems
- High Performance Active Systems
- Renewable Energy
- Sequestration

MATERIAL/WASTE
- Reduction
- Sourcing
- Recycle
- Reuse

Comprehensive and Integrated Approach to Design, Construction and Operations
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

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