

Memorandum



CITY OF DALLAS

DATE November 6, 2015

Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
TO Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Carpenter Plaza**

On Monday, November 9, 2015, the Quality of Life & Environment Committee will be briefed on Carpenter Plaza. A copy of the briefing is attached.

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

A handwritten signature in black ink that reads "Willis Winters".

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

Attachments

C: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, 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
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Carpenter Plaza

Quality of Life and Environment Committee

November 9, 2015



History of Carpenter Plaza

- Part of site acquired by the Park and Recreation Department in 1975
- Further land acquisition was undertaken by the City via a property exchange with the Southland Financial Corporation in 1979



Original Development

- The construction of the park was funded by
 - ▣ City of Dallas
 - ▣ National Endowment of the Arts grant
 - ▣ Southland Corporation
- Park dedicated on September 20, 1981
- Project design and construction award approved by Dallas Park Board and City Council in 1979
- Named in honor of John William Carpenter

Original Development

- Project included:
 - “Portal Slice” sculpture by Robert Irwin
 - Statue of John Carpenter by Robert Berks

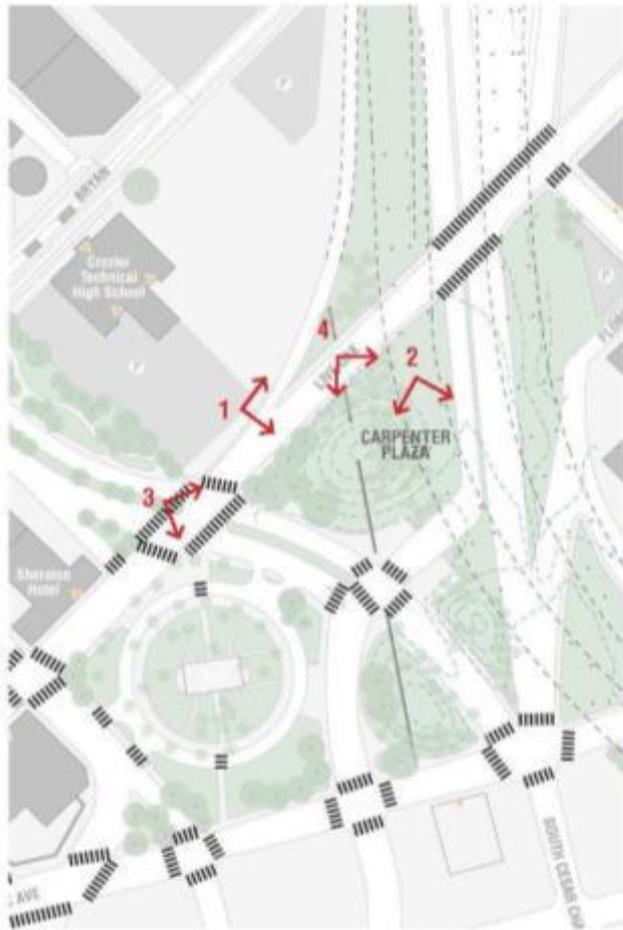


Downtown Park Master Plans

- Downtown Park Master Plan (2004)
- Downtown Park Master Plan Update (2013)
 - ▣ Prioritized the redevelopment of John Carpenter Plaza



Existing Site Conditions



1



2

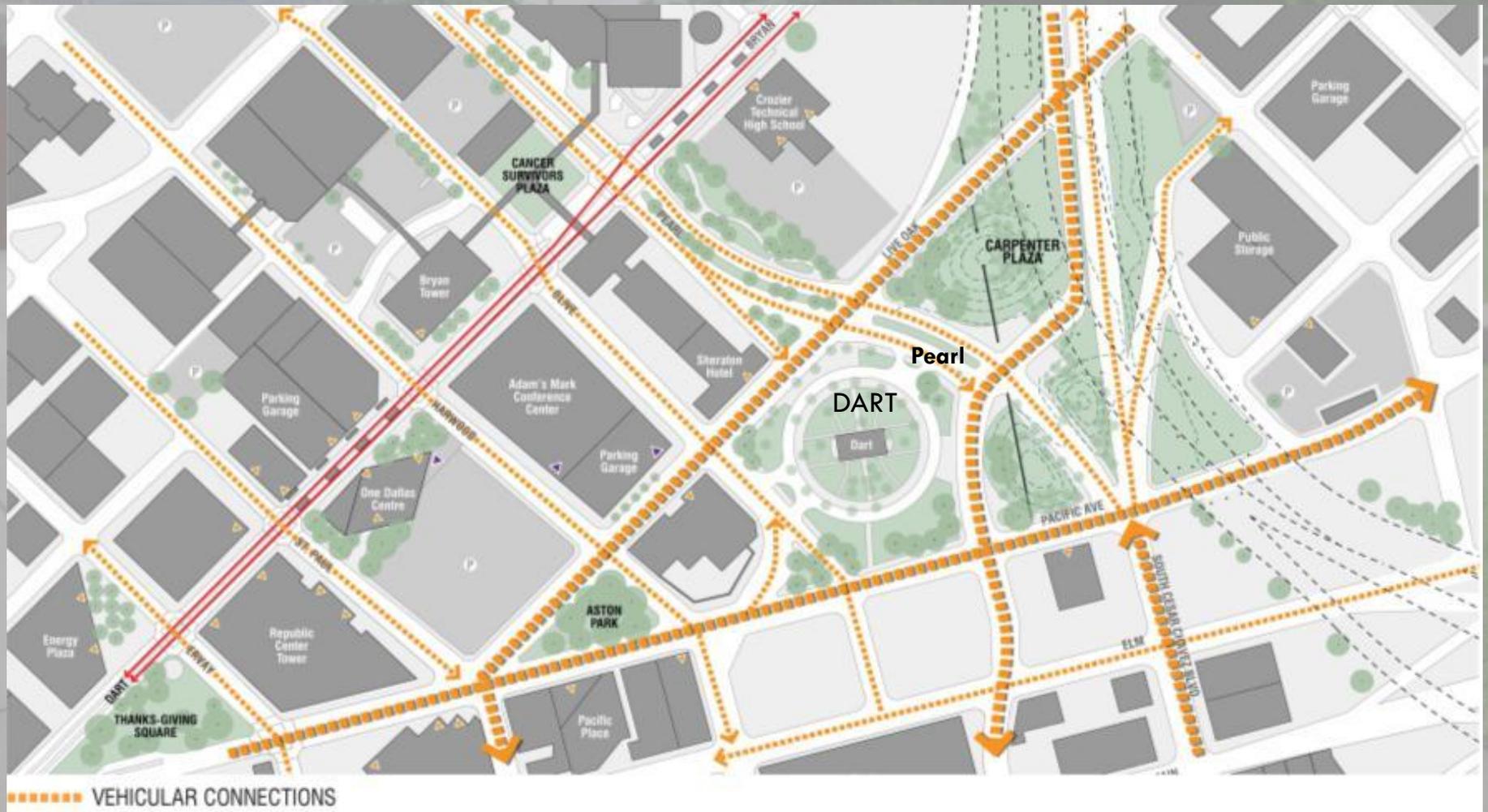


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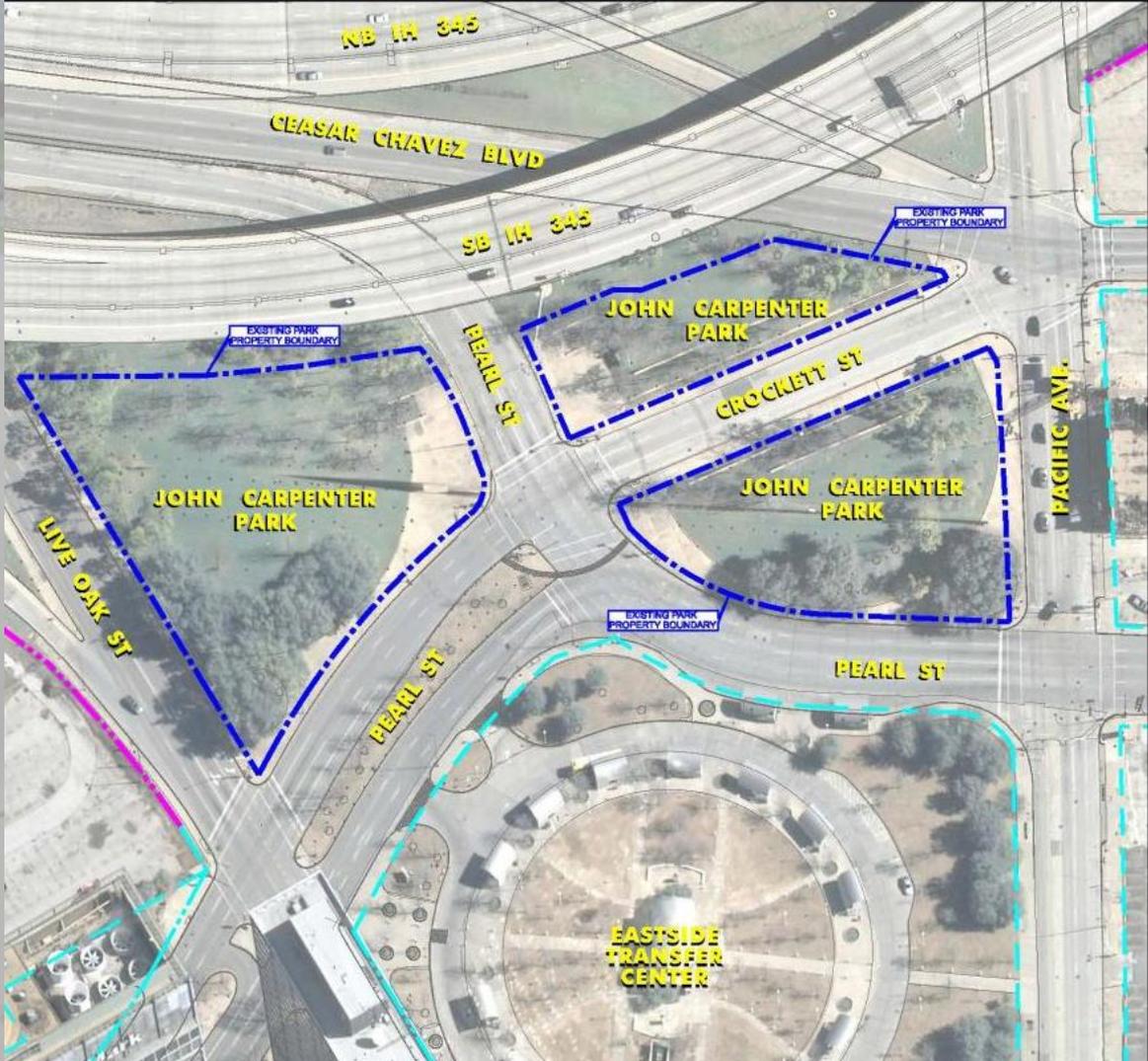
Existing Site Plan



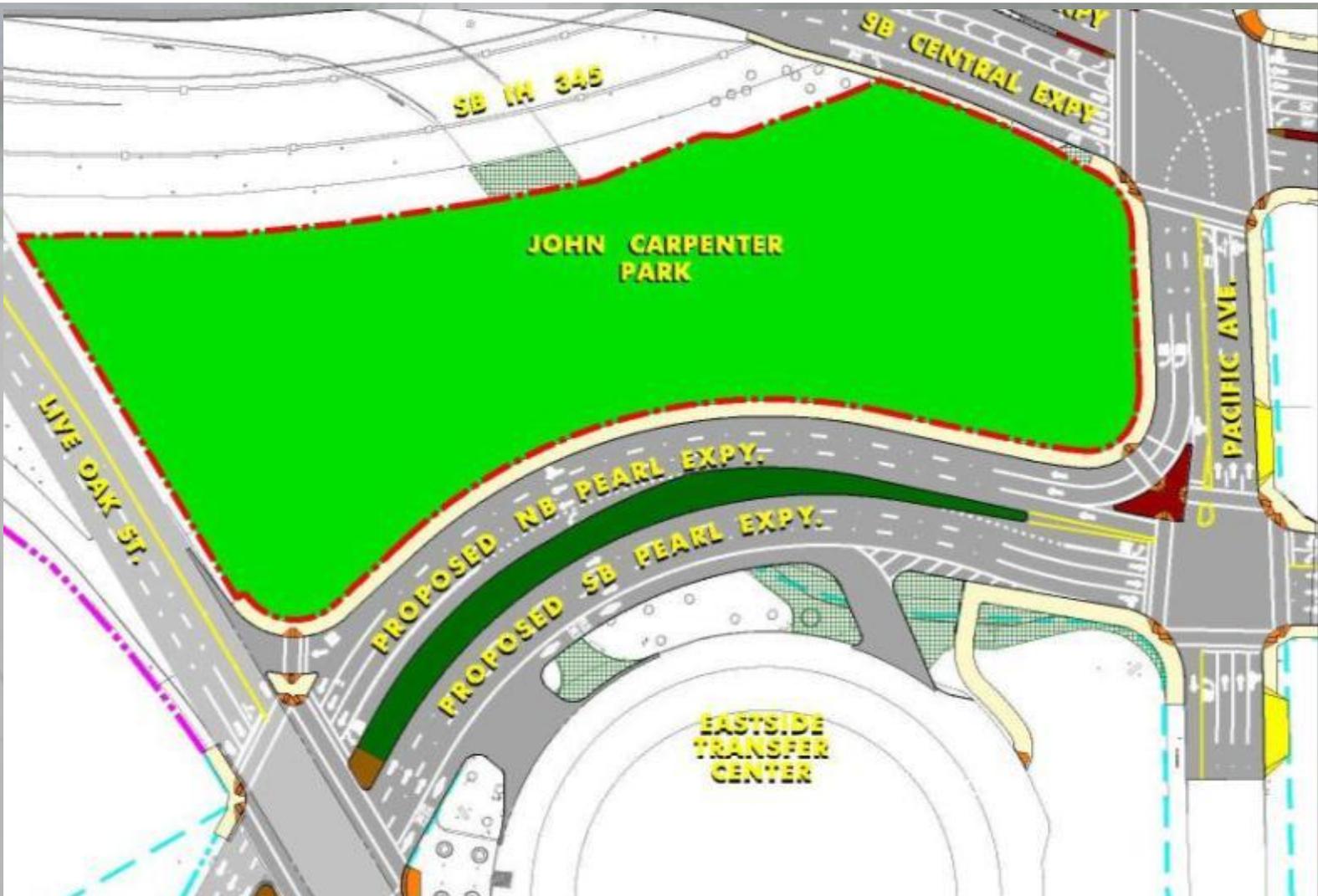
Realignment of Pearl Street

- Realignment of streets adjacent to Carpenter Plaza, including Pearl Street
- Project managed by Public Works Department
- Construction Contract Awarded for \$15,282,670
- Completion scheduled for Summer 2016

Existing Configuration of Carpenter Park



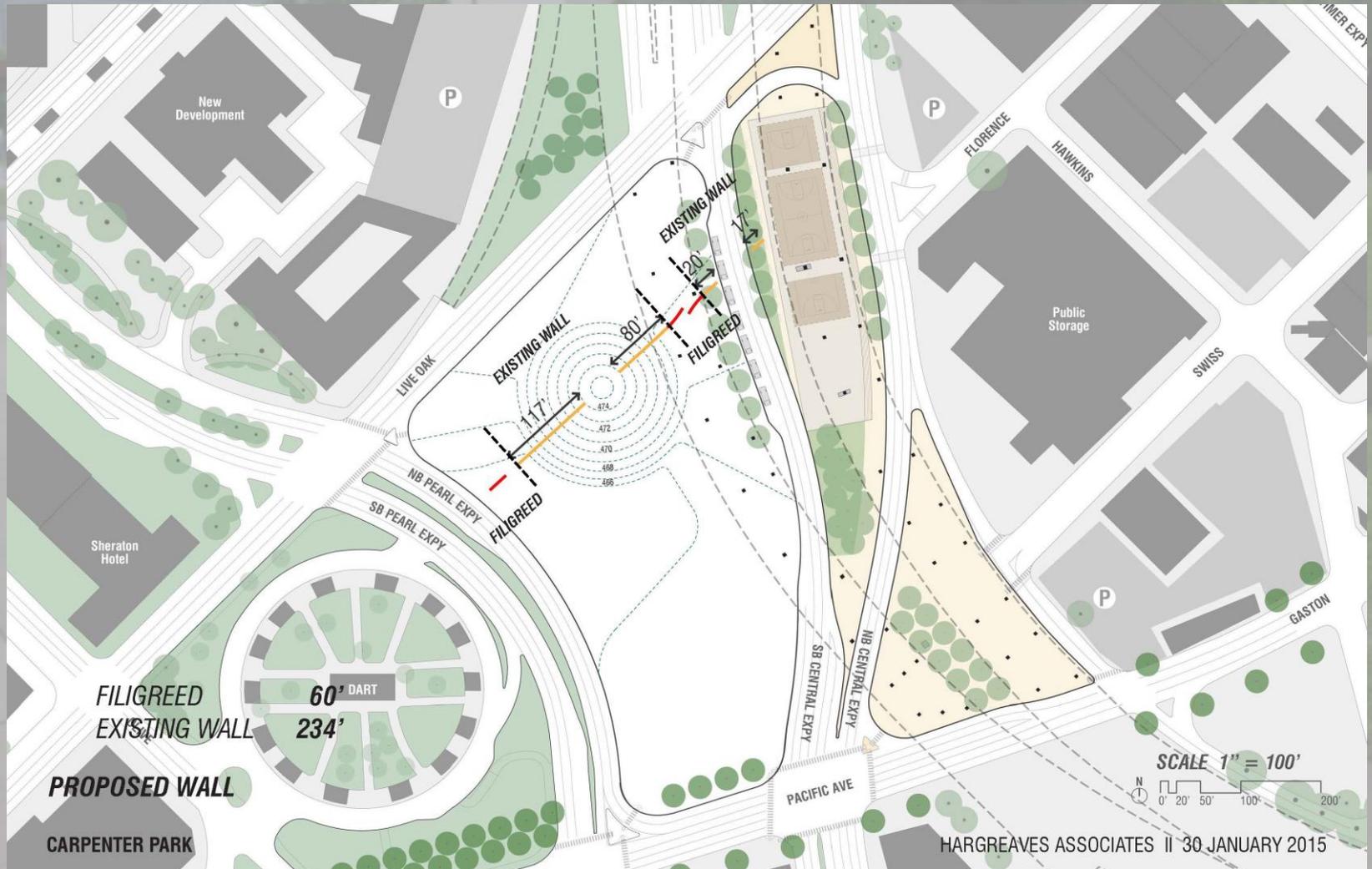
Proposed Configuration of Carpenter Park



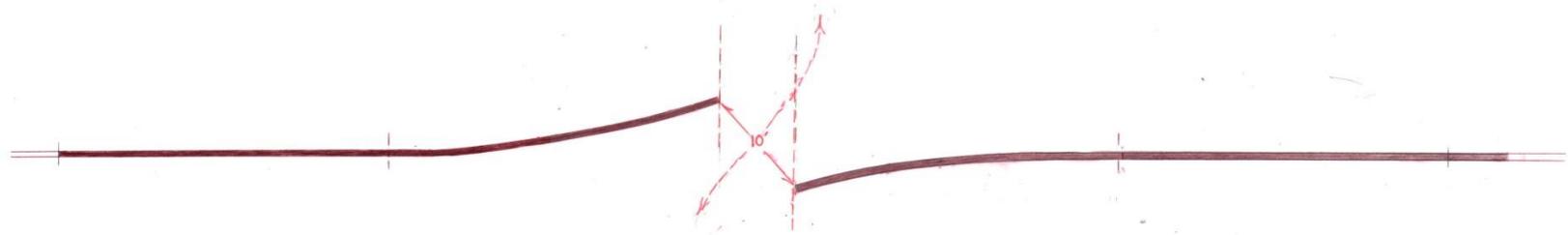
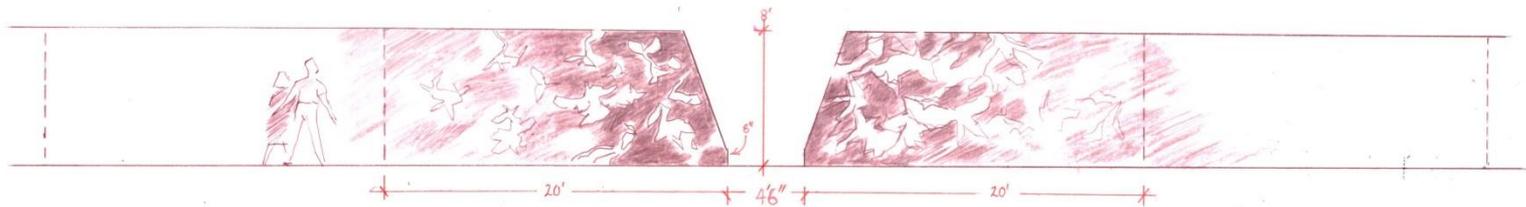
Schematic Design

- City Council awarded professional services contract for schematic design on February 12, 2014
- Decherd Foundation funded schematic design in the amount of \$307,555

Schematic Design



Schematic Design



ROBERT IRWIN SKETCH (SEPTEMBER 12, 2014)

CARPENTER PARK

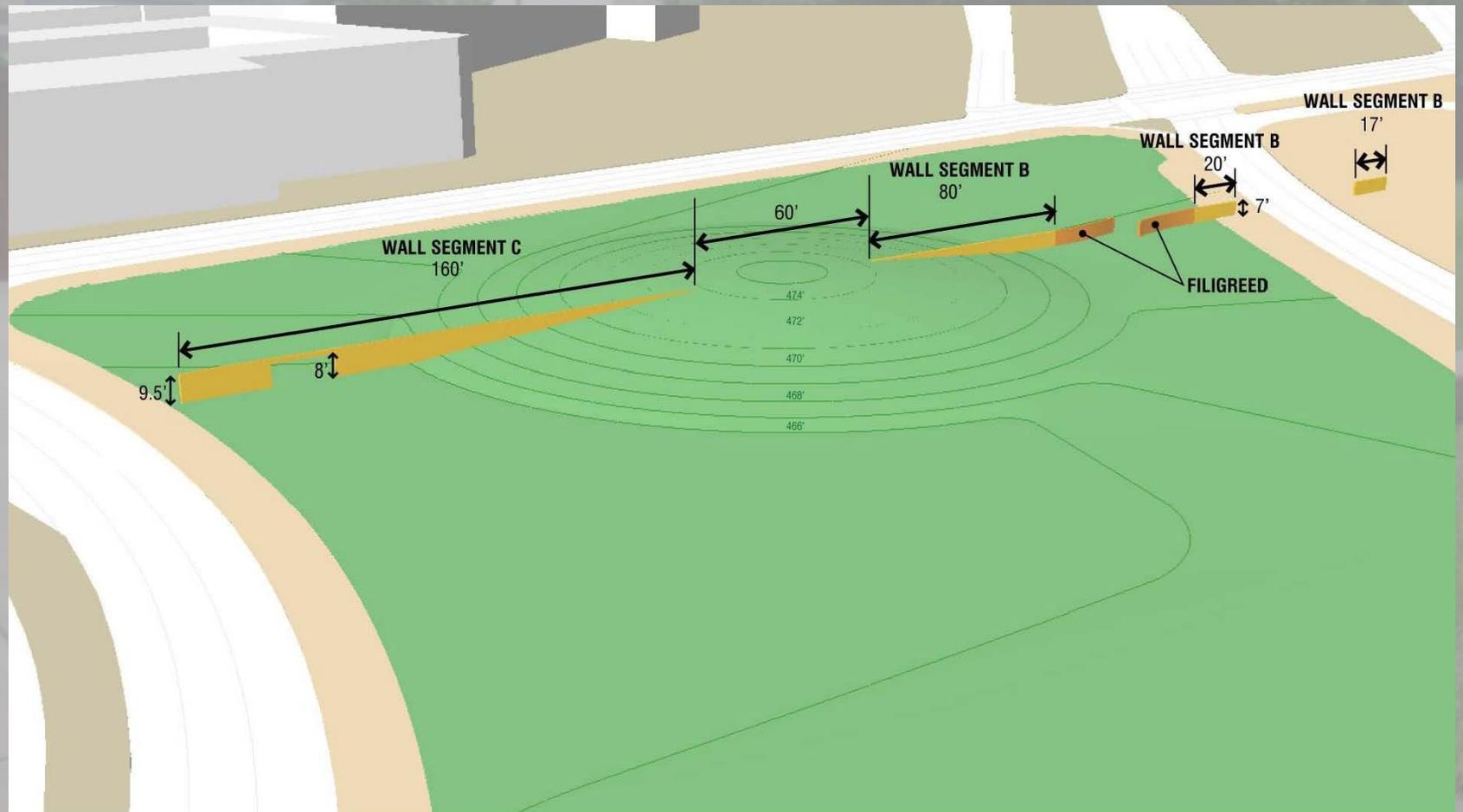
HARGREAVES ASSOCIATES II 30 JANUARY 2015

Schematic Design



Robert Irwin – Filigreed Steel Line for Wellesley College

Schematic Design



PROPOSED WALL (USING EXISTING WALL SEGMENT B & C)

Schematic Design



New Partnership with Carpenter Park, LLC

- The Belo Foundation has reconstituted itself as Parks for Downtown Dallas (PDD), a 501(c)(3) private operating foundation
 - PDD has committed \$30M in matching funds for four priority parks in the Downtown Parks Maser Plan Update: Carpenter Plaza, Harwood Park, Pacific Plaza and West End Plaza
 - An additional \$3M is being committed by John and Cele Carpenter for Carpenter Plaza
- PDD will form a separate LLC for each park for which they provide assistance to the City
 - This is the same model The Belo Foundation utilized to design and build Belo Garden

New Partnership with Carpenter Park, LLC

- Given Public Works' desire to complete the road re-configuration, PDD realized that art removal from Carpenter Plaza required expediting
- PDD formed Carpenter Park, LLC, to assist in moving the project forward
- The agreement with Carpenter Park, LLC includes two components:
 - Carpenter Park, LLC will be responsible for the removal, storage at Park Department facility, re-design, transportation, fabrication, and re-installation of two works of public art that are currently located at Carpenter Park
 - Carpenter Park, LLC will fund the design development phase (estimated at \$800,000) for Carpenter Park

Next Steps

- Park and Recreation Board consideration of Agreement with Carpenter Park, LLC
 - ▣ November 19, 2015
- City Council consideration of Agreement with Carpenter Park, LLC
 - ▣ December 9, 2015
- Proposed design development phase to begin in January 2016
 - ▣ “Portal Slice” and John Carpenter statue will be removed and stored during this phase

Carpenter Plaza

Quality of Life and Environment Committee

November 9, 2015

