

Dallas Heritage Village Master Plan Concept



DALLAS HERITAGE VILLAGE
at Old City Park

Agenda

- ❖ Historical Review
- ❖ Previous Plans
- ❖ New Program
- ❖ Site Analysis
- ❖ Conceptual Approach

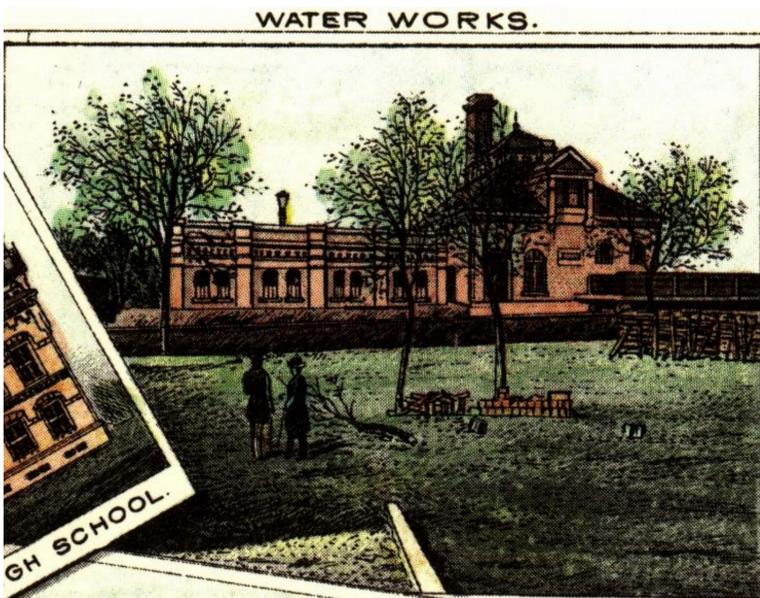
Dallas Heritage Village Master Plan Concept

❖ Historical Review

The First Public Park for Dallas

Established 1876

- Mill Creek
- Large Pond
- Artesian Well
- Fountains
- Walking Paths
- Gardens
- First Water Pump Station
- Event Hall/
Pavilion



Dallas Heritage Village Master Plan Concept

❖ Historical Review

Dramatically affected by the construction of R. L. Thornton freeway in the 1960s.

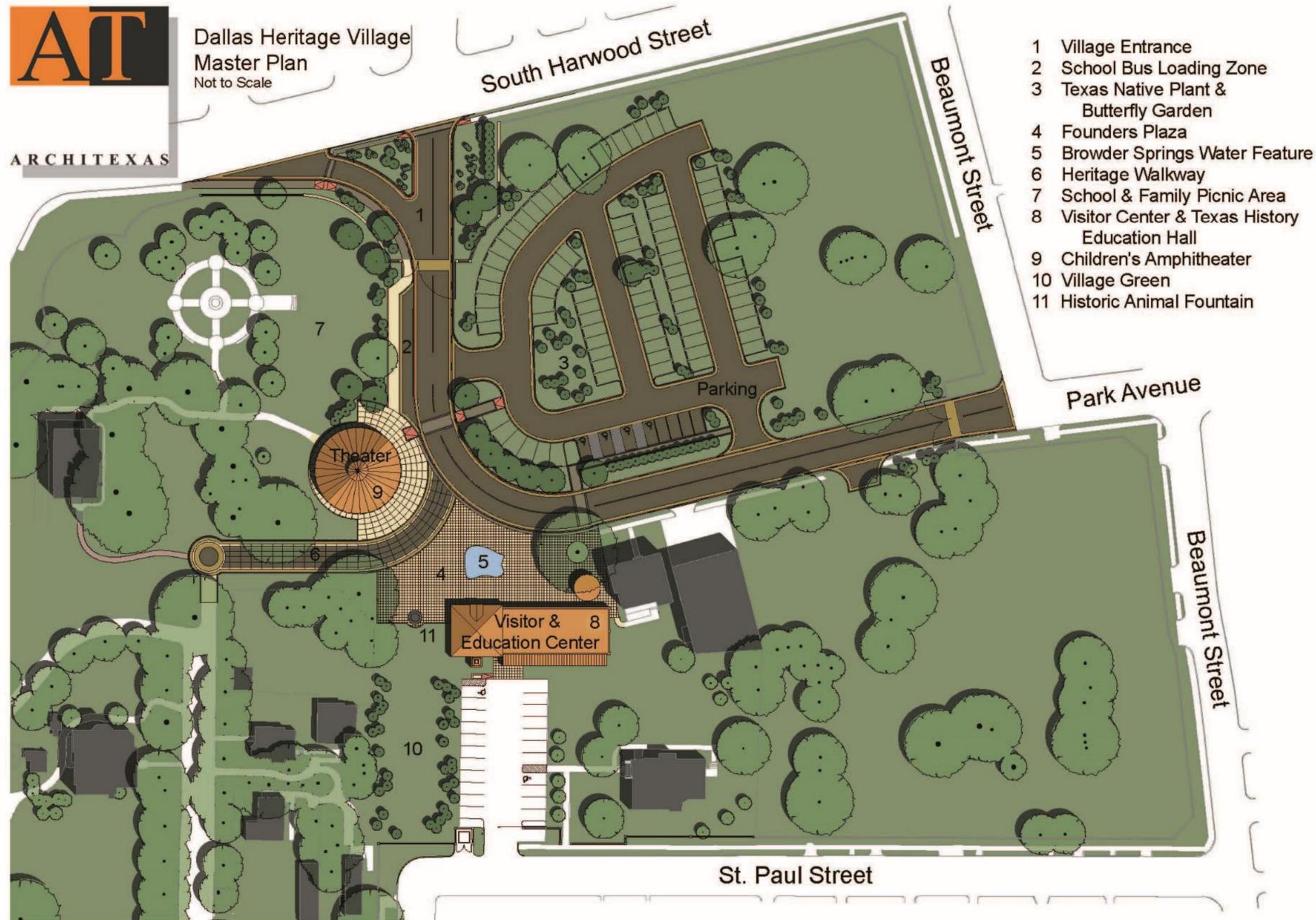
Dallas County Heritage Society entered into a management agreement with the City in 1968 to create a history museum.

Official Bicentennial Project (1976)

25 historic structures relocated to Old City Park between 1968 and 1989



Dallas Heritage Village Master Plan Concept



❖ Most Recent Plan - 2008

Village Entrance – Harwood
School Bus Drop Off
Parking

Visitor Center & Texas History
Education Hall in Water Works Building

Texas Native Plant & Butterfly Garden

The Gathering Space
Founders Plaza
Browder Springs
Water Feature

The Children's Amphitheater

Village Green

School and Family Picnic Area

Dallas Heritage Village Master Plan Concept



❖ Previous Plans - 2008

Phase 1 Built

Village Entrance – Harwood
School Bus Drop Off
Parking

Village Green

School and Family Picnic Area

Dallas Heritage Village Master Plan Concept

GOALS

Embrace the Cedars and its redevelopment.

Embrace and Celebrate the Different Character of the Harwood and St Paul Entrances.

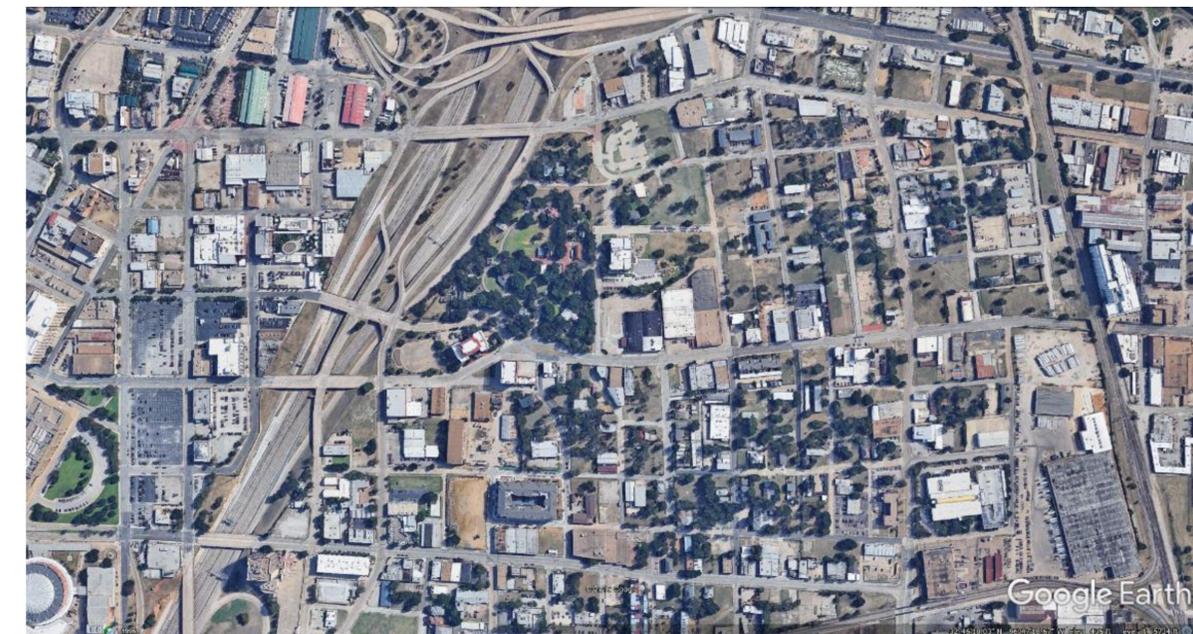
Build upon the previous investment.

Maintain and enhance Village's "Main Street Entrance."

Enhance the Visitor/ Customer Experience with a Visitors Center.

Consider redevelopment possibilities for the vacant property area at St Paul and Beaumont.

❖ New Program - 2017



Dallas Heritage Village Master Plan Concept

❖ New Program - 2017

NEEDS

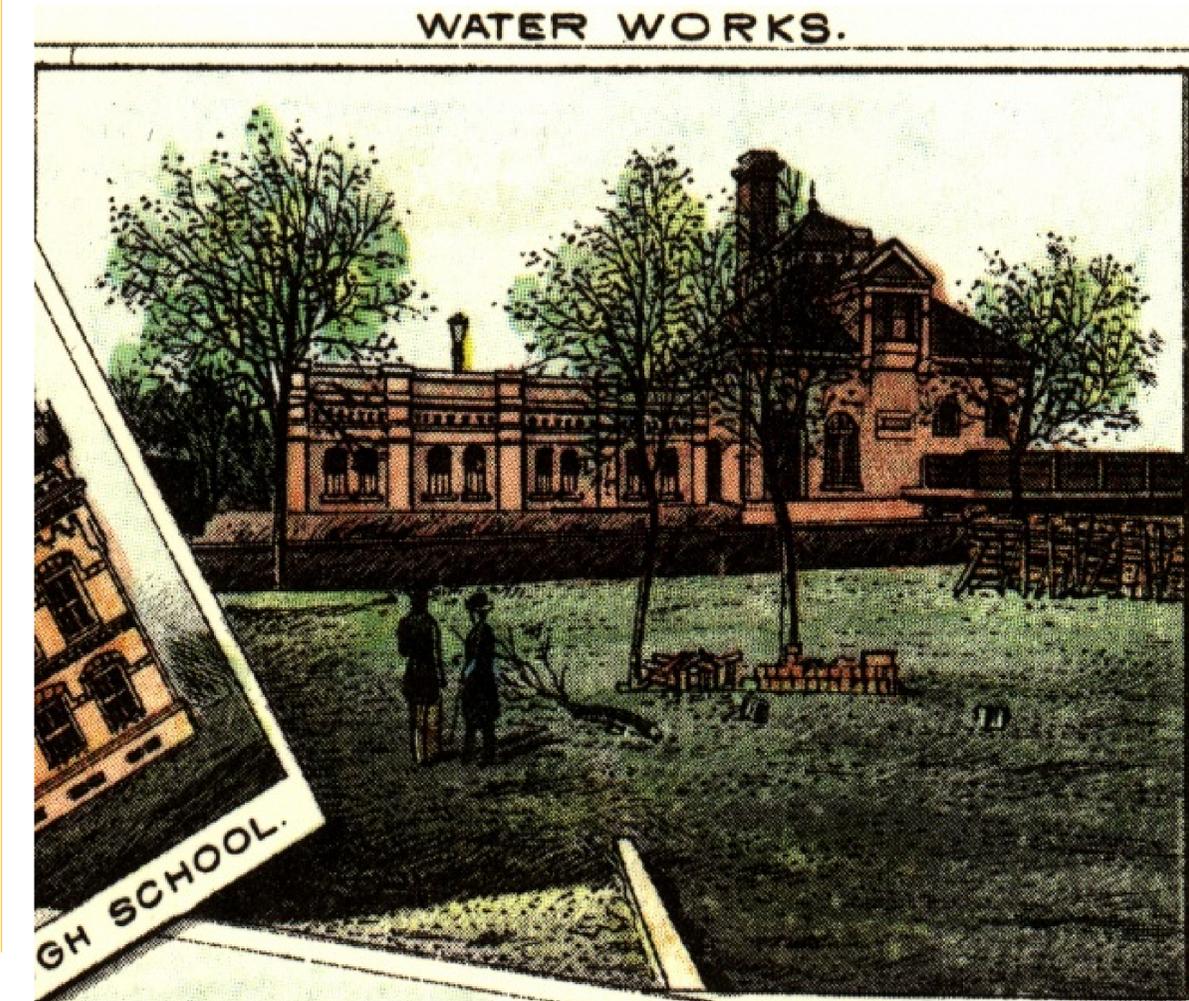
Provide a Visitors Center with two access points

- Ticketing Desk w/ Guest Information Monitors
- Exhibit Area (200 sf)
- Classroom (20-25)
- Staff Offices (2 @ 100 sf ea.)
- Museum Gift Shop (+/- 1,500 sf)
- Merchandise Storage (100 sf)
- Staff Areas (lockers, changing rooms and restrooms)
- Breakroom (min 100 sf)
- Public Restrooms

Provide Covered Orientation Area for School Groups and other programs.

Enhance pedestrian and vehicular wayfinding

Provide a Visitor Plaza Provide a plaza and a visual terminus (sculpture) at the eastern end of Gano near Visitor Center to draw the visitor to the Village



Dallas Heritage Village Master Plan Concept

❖ Site Analysis - 2017

Adjacent Area Planned Revitalization and Investment

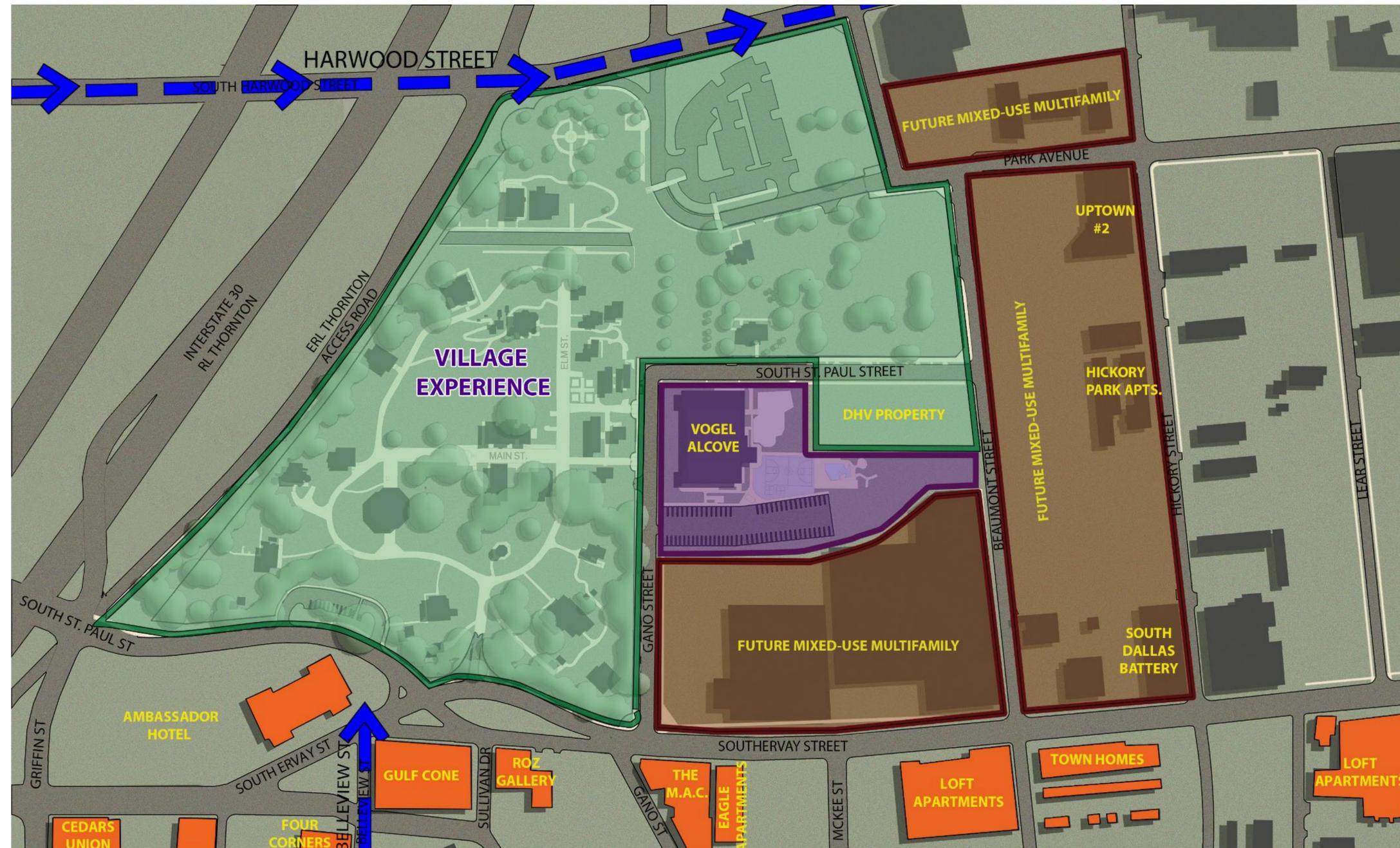
Likely Multi-family /
Mixed Use Development

Major Rehabilitation of area
Historic Buildings for:

- Art
- Multifamily
- Entertainment

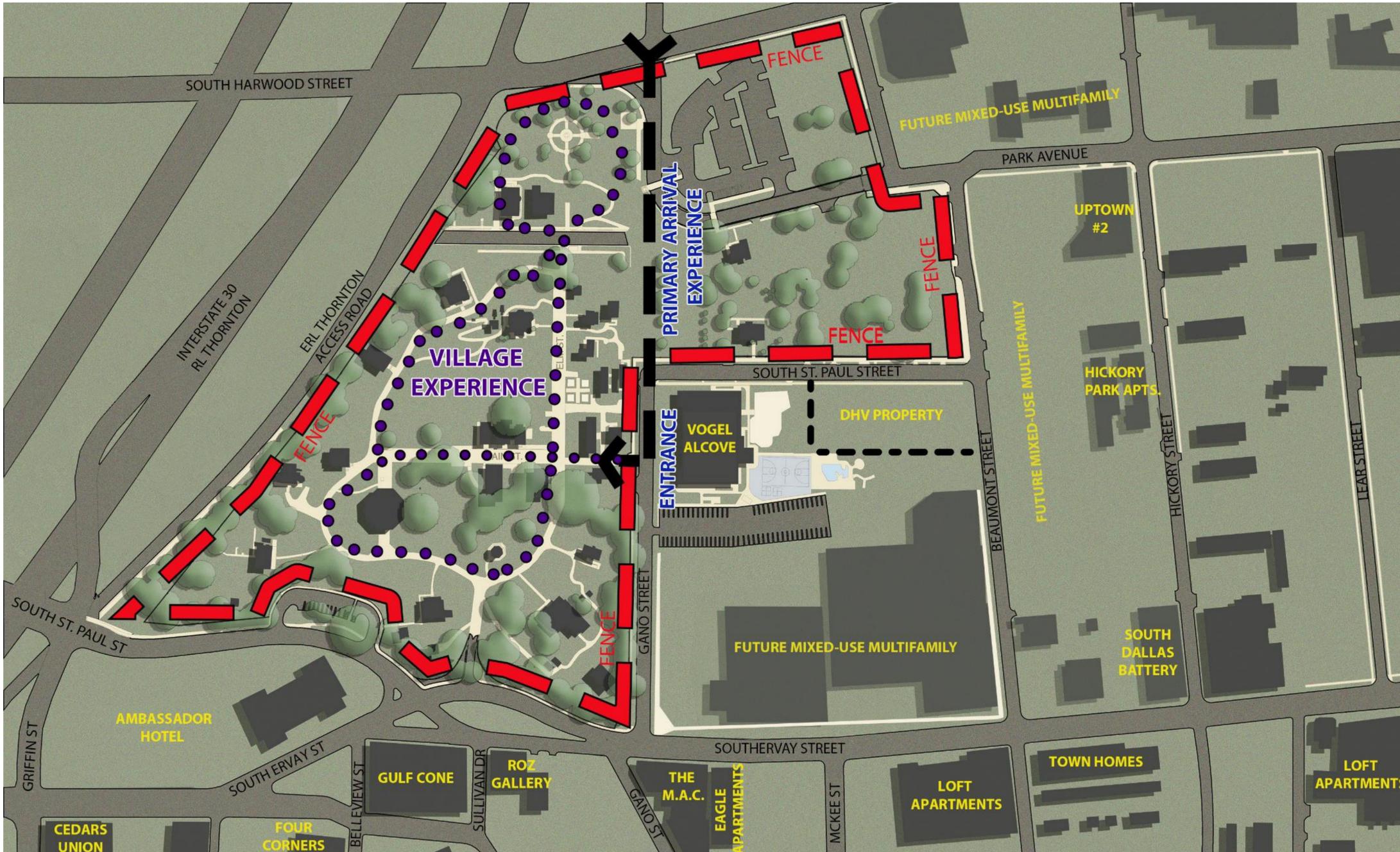
Planned Connection to the
West/ Cedars
(Bellevue Connector, etc.)

Future Transit (Streetcar, Bus,
High Speed Rail)



Dallas Heritage Village Master Plan Concept

❖ Site Analysis - 2017



Existing Experience and Approach

Outstanding exhibit area

Fencing and Gates create a Defensive relationship to surrounding neighborhood

Single *Primary* entrance to DHV with no significant connection to the west or the south

Gano Street utilitarian and not pedestrian friendly

Unclear wayfinding

Does not visually embrace Vogel Alcove

Dallas Heritage Village Master Plan Concept

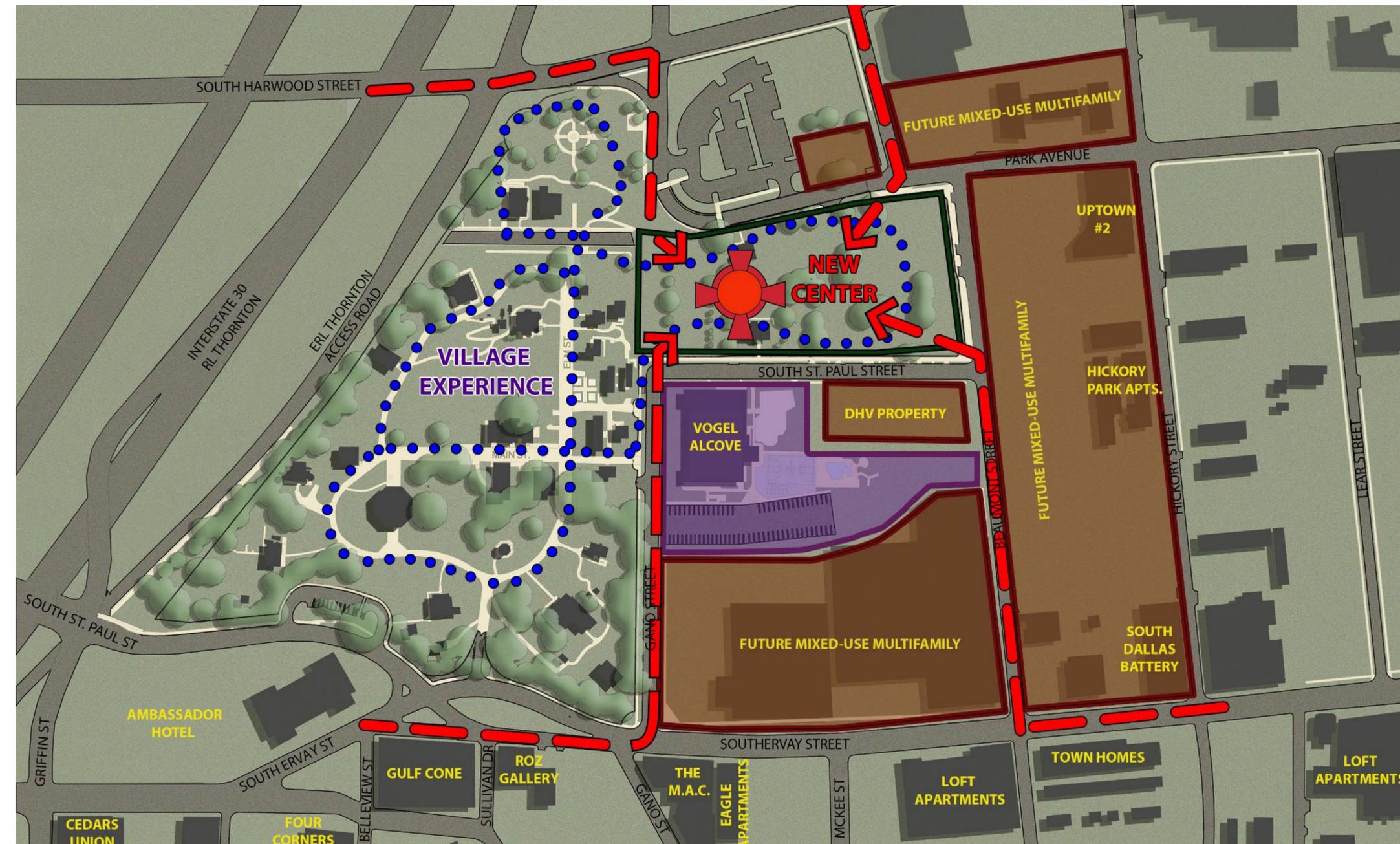
❖ Site Concept - 2017

Defining and Establishing an Organizing Center

Redefine the center acknowledging
pending development

Create a link that threads public
and private activities orbiting the
Village center

Create pathways to explore
DHV in a sequential experience



Dallas Heritage Village Master Plan Concept

❖ Conceptual Plan - 2017

Defining and Establishing an Organizing Center- A Public Park

Creates an Outreach for DHV and
helps promote quality revitalization

Creates a sense of place

A park as the “front porch”

Increased economic opportunity for
DHV and surrounding neighborhood

Unifies , organizes and connects
DHV, Vogel Alcove and development
of surrounding parcels



Dallas Heritage Village Master Plan Concept

❖ Conceptual Plan - 2017

Return to our roots A Public Park

Features

Open, natural landscaped setting for Cedars neighborhood and DHV's "Front Porch"

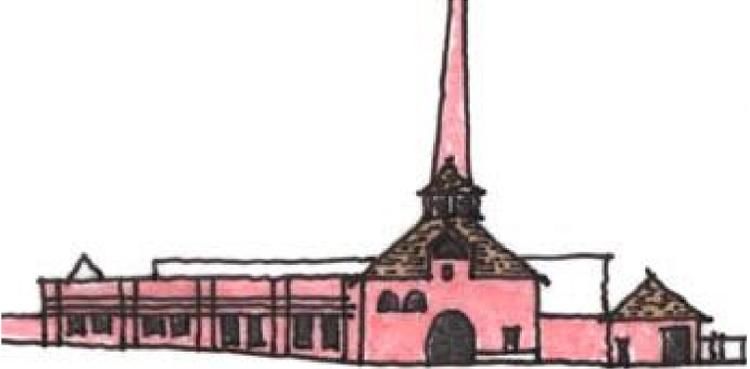
Extended pathway linking public and private (DHV) activities

Shade structure as pavilion for events, presentations & concerts

Duck Pond

Visitor's Center as transition from Public to Non Public (DHV)

Mill Creek Way provide method for extending the "Park"



View of Visitor's Center from Park



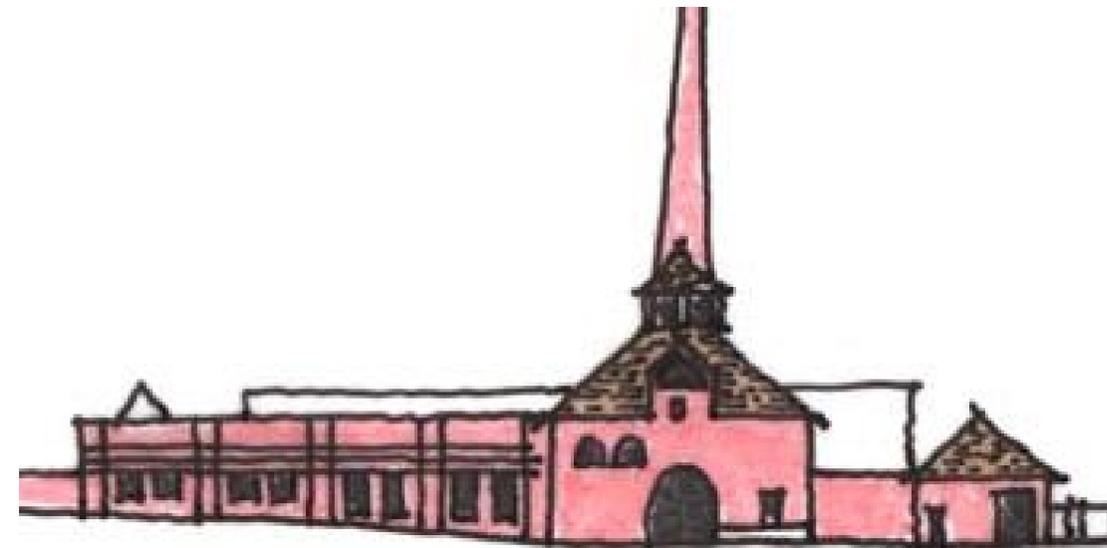
Dallas Heritage Village Master Plan Concept

❖ Conceptual Plan - 2017

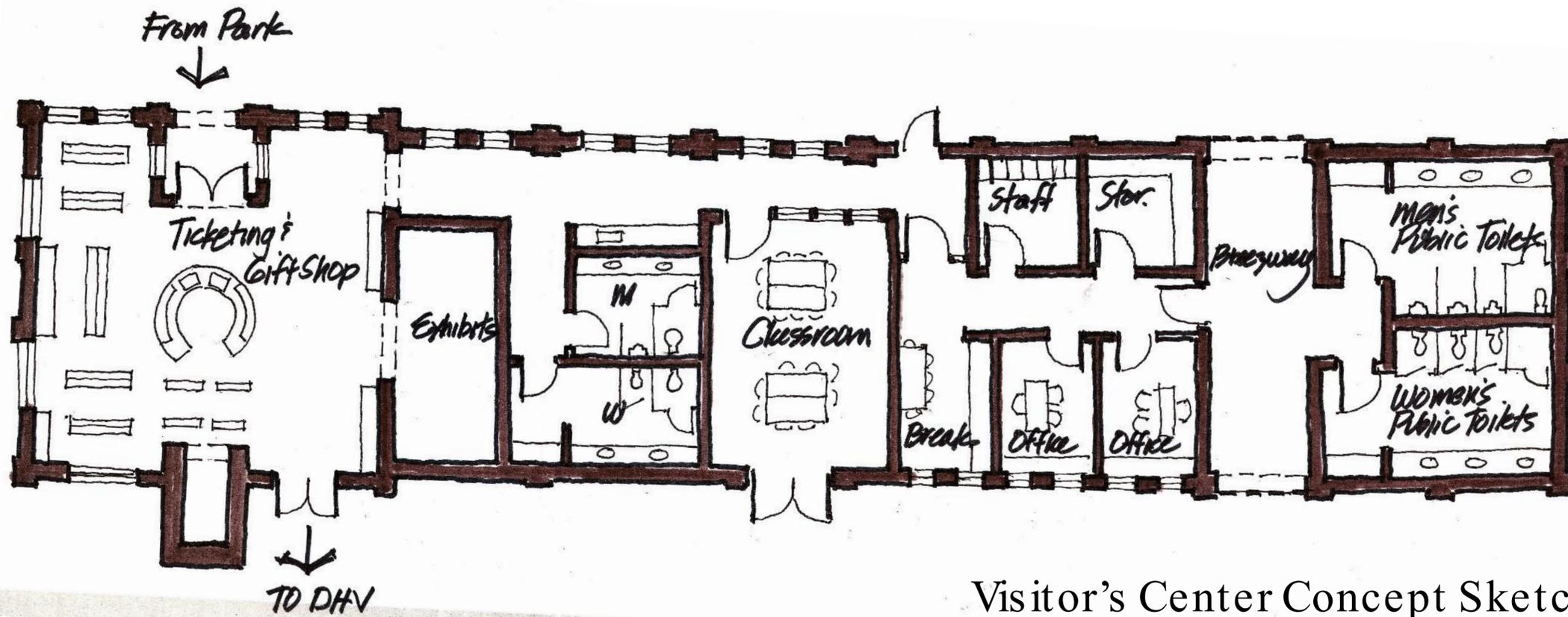
Visitor's Center Concept sketches

Old Waterworks Design Influence

- Ticketing Desk w/
Guest Information Monitors
- Exhibit Area (200 sf)
- Classroom (20-25)
- Staff Offices (2 @ 100 sf ea.)
- Museum Gift Shop
- Merchandise Storage (100 sf)
- Staff Areas (lockers, changing rooms and restrooms)
- Breakroom (min 100 sf)
- Public Restrooms



View from Park



Visitor's Center Concept Sketch

Dallas Heritage Village Master Plan Concept



View of Visitor's Center from Park



❖ Development Budget

Phase 1

New Park Development	\$ 3,840,000.00
Landscape	\$ 890,000.00
Amenities	\$ 2,950,000.00
Pond	
Trails	
Enhanced Street Treatments / Paving	\$ 2,260,000.00
Expanded Parking	\$ 560,000.00
New Visitors Center w/ Public Toilets	\$ 2,100,000.00
New Shade Pavilion	\$ 900,000.00
Contingency and Professional Fees	\$ <u>2,415,000.00</u>
Total Phase 1	\$12,075,000.00

Dallas Heritage Village Master Plan Concept



View of Visitors Center from Park



❖ Development Budget

Phase 2

New Multi-Purpose Building 5,000 sf \$ 1,375,000.00

New Commercial Development w/ Parking 10,800sf \$ 3,500,000.00

Mill Creek Way \$ 900,000.00

Contingency and Professional Fees \$ 800,000.00

Total Phase 2 \$ 6,575,000.00

Dallas Heritage Village Master Plan Concept

❖ Conceptual Plan - 2018

Our vision for the future

An oasis in the middle of a rapidly developing historic neighborhood.

A gathering place for all citizens and tourists

A museum that isn't just for "special occasions."

A place to make history in the heart of the Cedars neighborhood.



Dallas Heritage Village Master Plan Concept



DALLAS HERITAGE VILLAGE
at Old City Park

Questions / Answers