

The image shows a park area with a paved walkway, a grassy lawn, and a dark, rusted metal wall. In the background, there are several tall office buildings. The text is overlaid on the lower half of the image.

CARPENTER PARK PROJECT AGREEMENT

**DALLAS PARK AND RECREATION BOARD
NOVEMBER 5, 2015**

Overview

- History of Carpenter Plaza
- Downtown Parks Master Plans
- Carpenter Park, LLC Proposal
- Next Steps



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
- Project included sculpture by Robert Irwin called “Portal Slice” and statue of John Carpenter
- Project design and construction award approved by Dallas Park Board and City Council in 1979

Original Development

- Park dedicated on September 20, 1981
- Named in honor of John William Carpenter



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

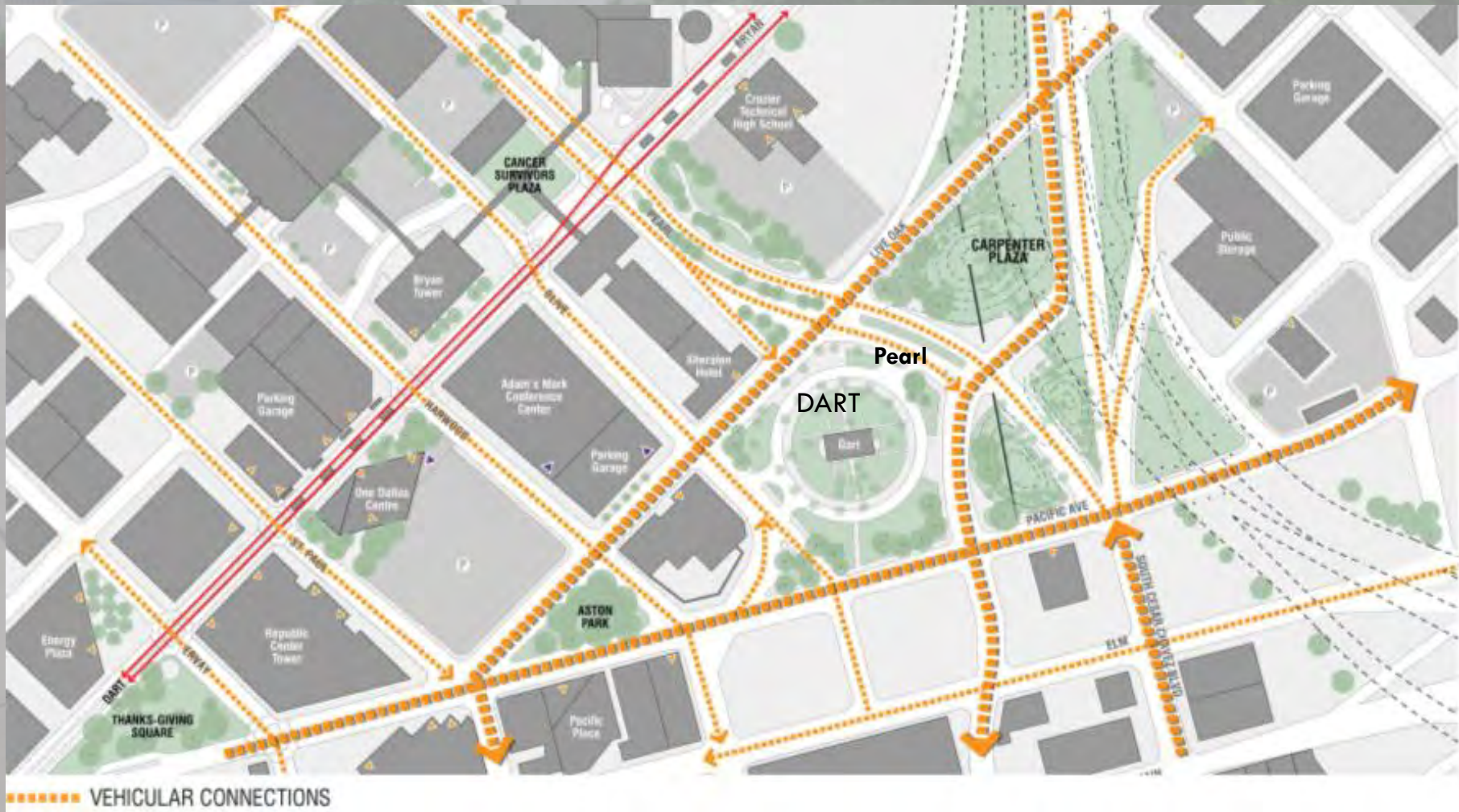


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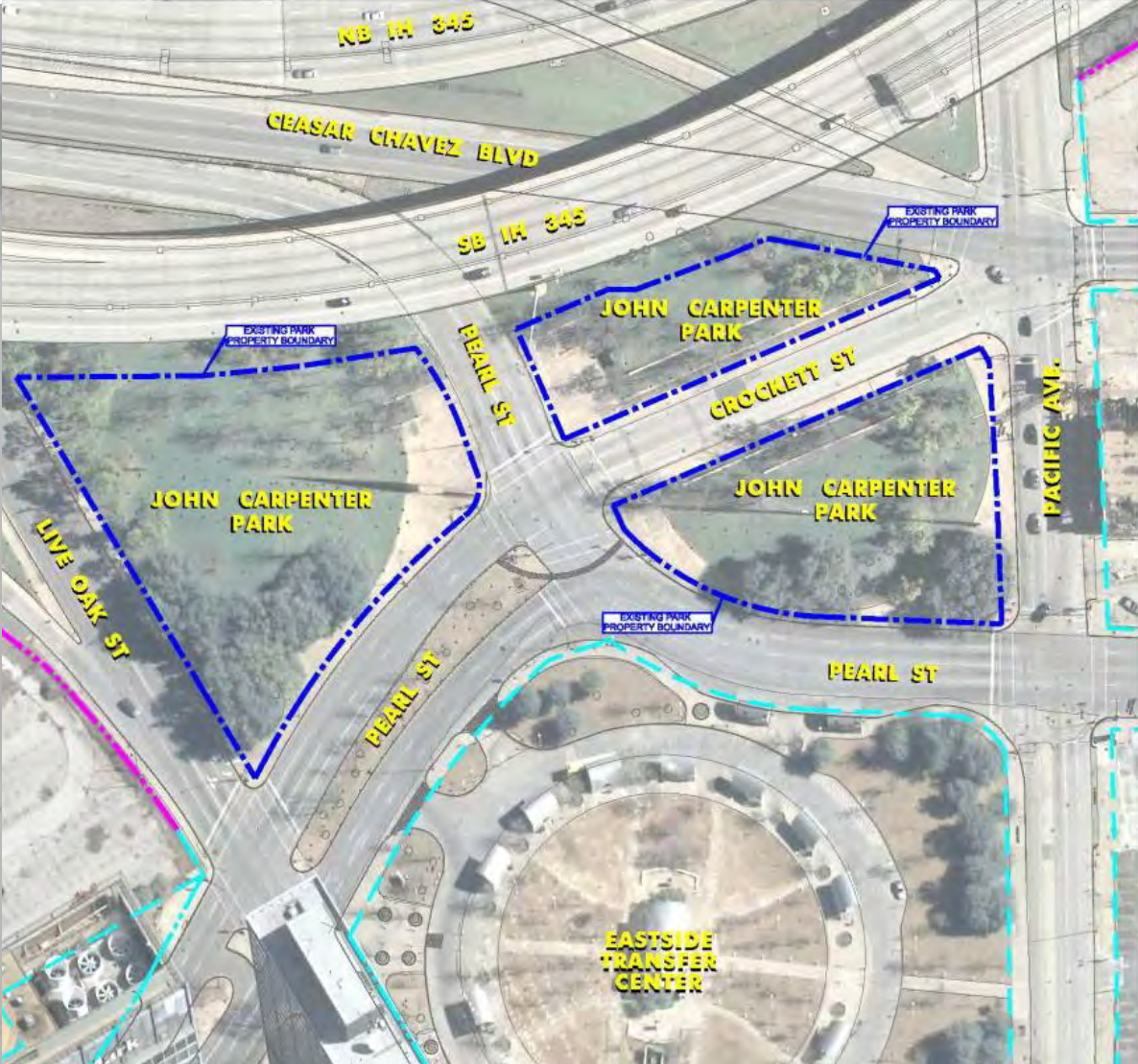
Existing Site Plan



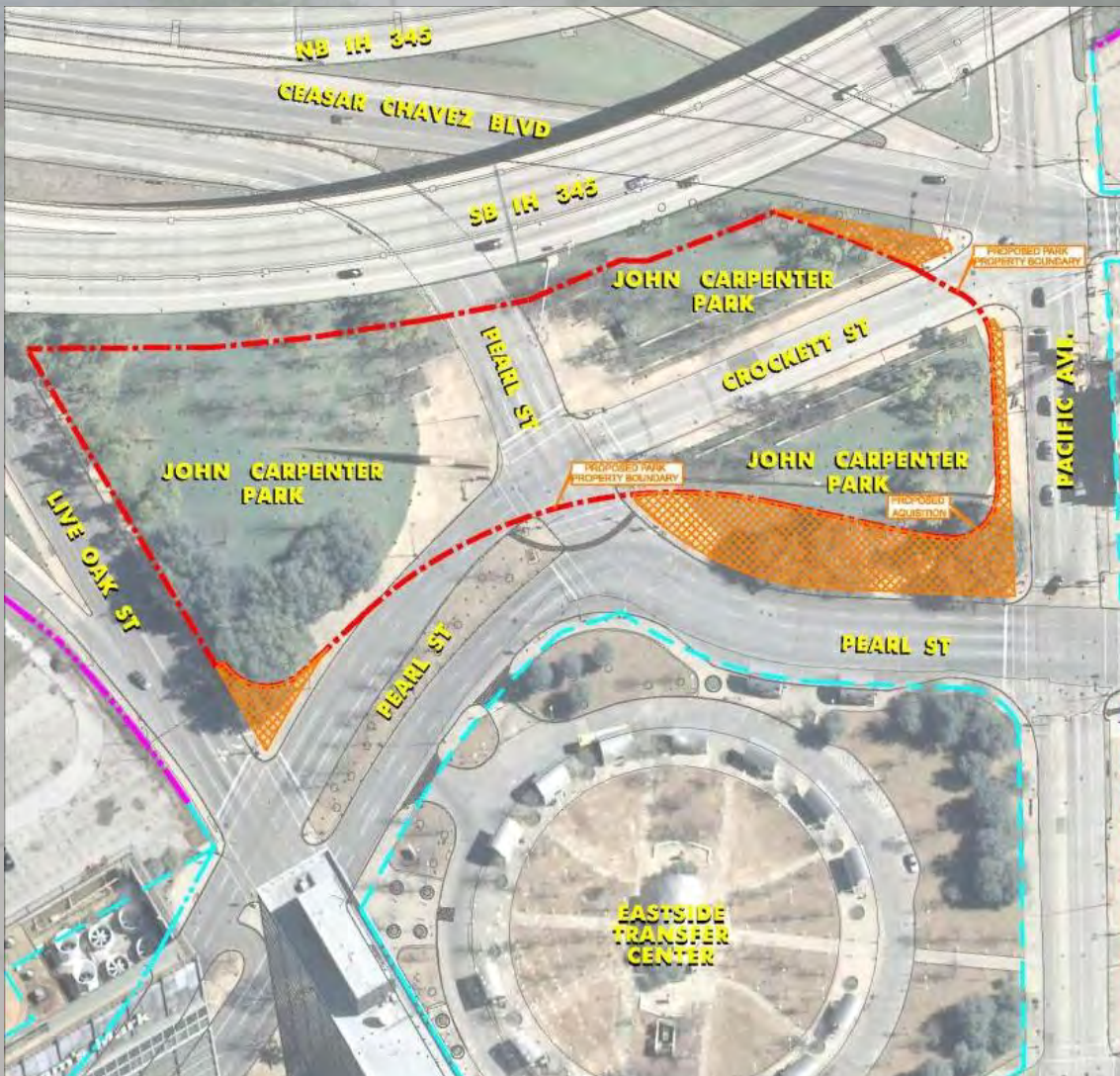
Realignment of Pearl Street

- 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

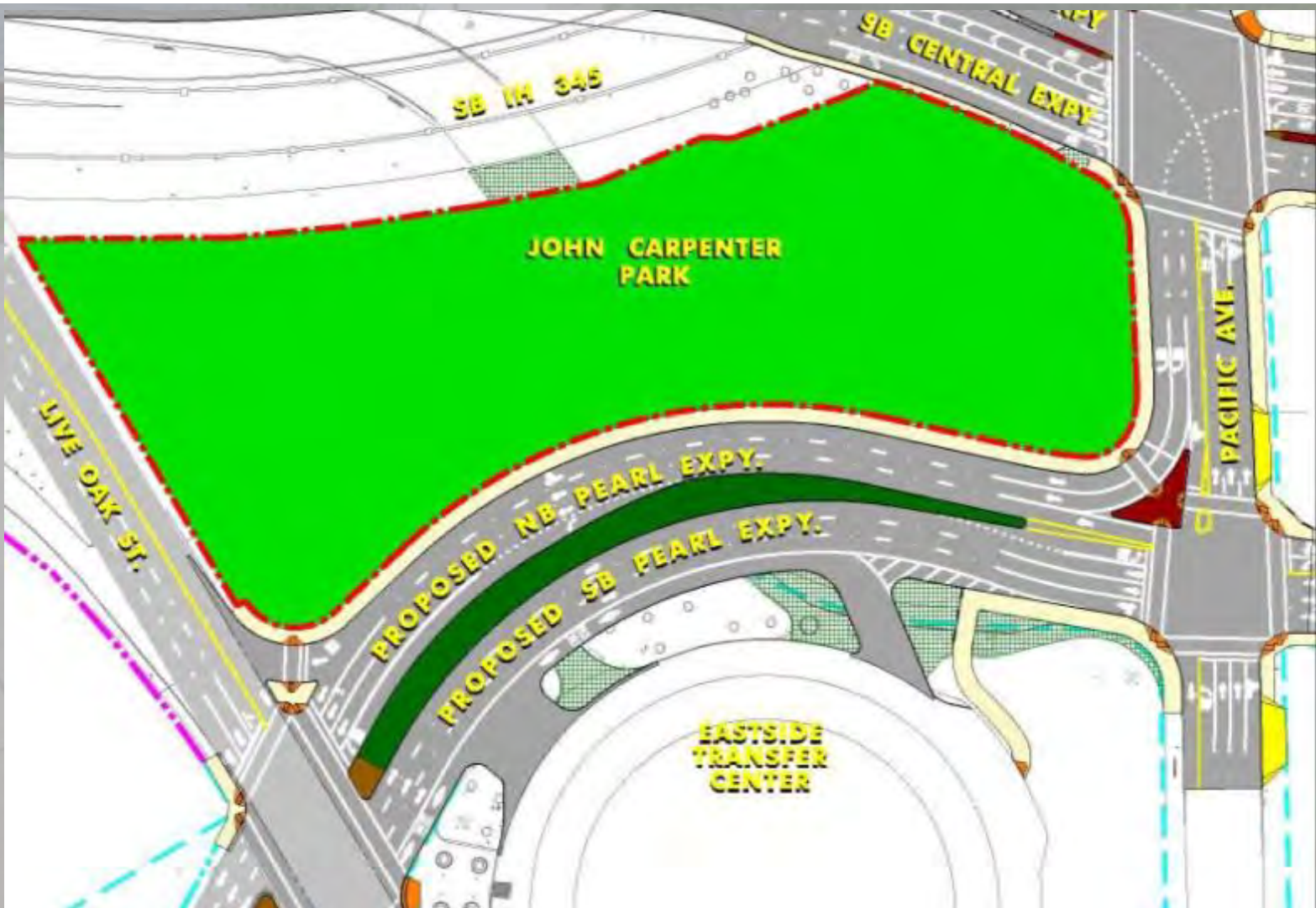
Existing Configuration of Carpenter Park



Proposed Boundaries of Carpenter Park



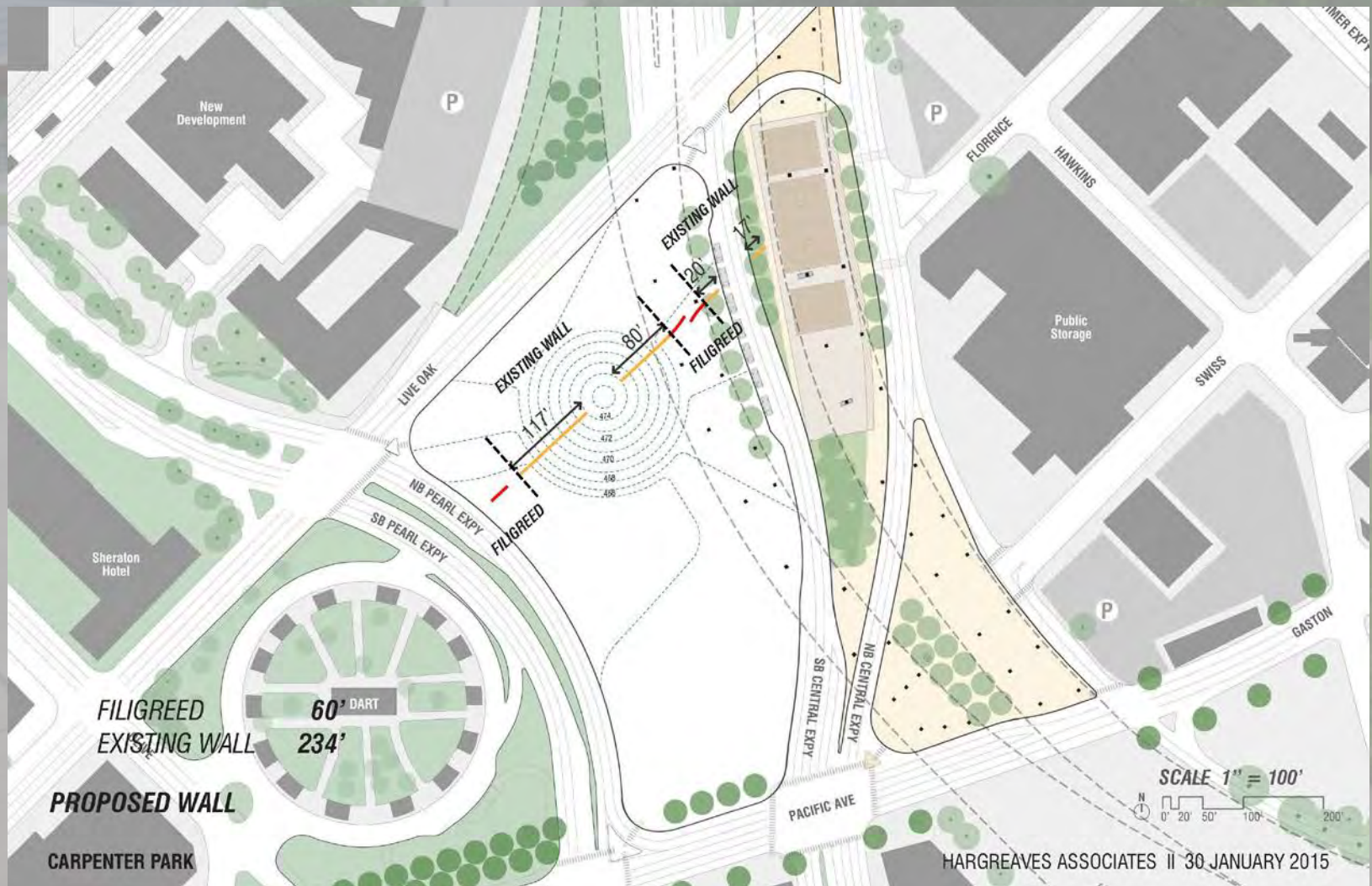
Proposed Configuration of Carpenter Park



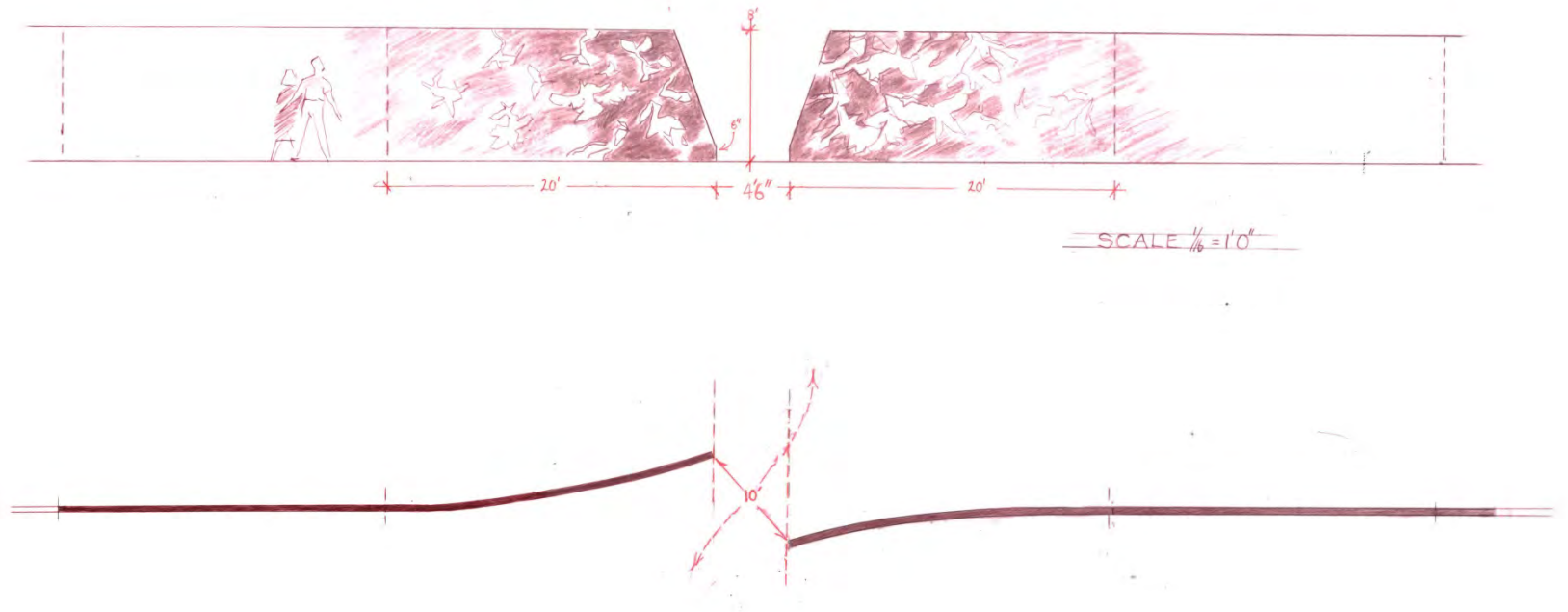
Schematic Design

- Park Board awarded professional services contract for schematic design December 5, 2013
 - City Council awarded contract February 12, 2014
- Decherd Foundation funded schematic design in the amount of \$307,555
- Park Board briefed on November 6, 2014 on schematic design

Schematic Design



Schematic Design

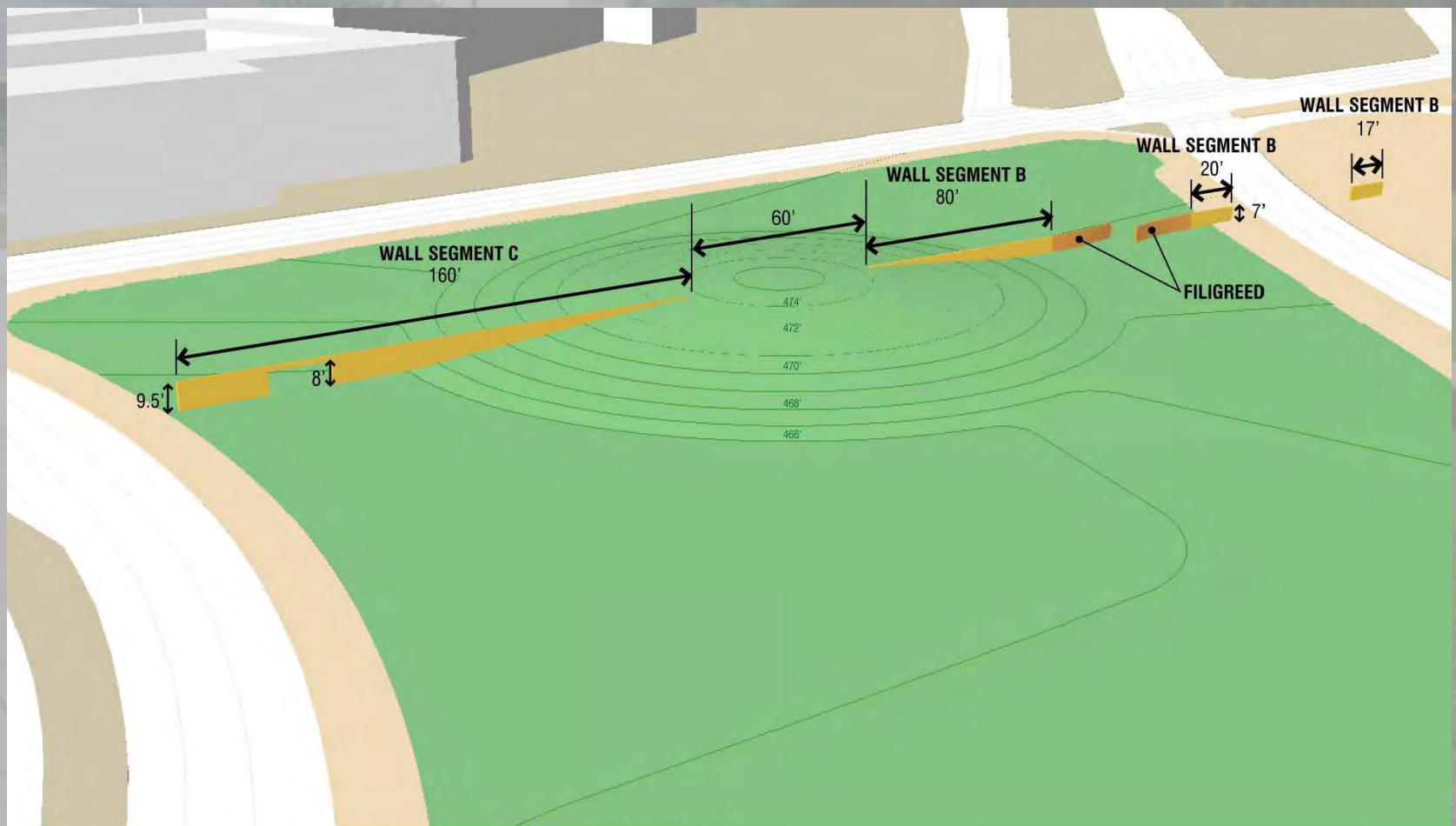


ROBERT IRWIN SKETCH (SEPTEMBER 12, 2014)

CARPENTER PARK

HARGREAVES ASSOCIATES II 30 JANUARY 2015

Schematic Design



PROPOSED WALL (USING EXISTING WALL SEGMENT B & C)

Schematic Design



New Partnership with Carpenter Park, LLC

- Carpenter Park Project Agreement with Carpenter Park, LLC
 - Belo Foundation realized the importance of Carpenter Plaza and developed Carpenter Park, LLC
- Park and Recreation Board would authorize agreement with Carpenter Park, LLC to be responsible for removal, storage at Park Department facility, re-design, transportation, fabrication, and re-installation of two works of public art
- Carpenter Park, LLC to fund design development phase (estimated at \$800,000)

Next Steps

- Quality of Life and Environment Committee Briefing
 - ▣ November 9, 2015
- Park and Recreation Board consideration
 - ▣ November 19, 2015
- City Council consideration
 - ▣ 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 stage



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