

# Industrial Park

## Park Development Concepts

June 2018







# Industrial Park– Property History

## Site Conditions

- Located at 108 Industrial Street
- Vacant property
- Lot 60 x 100

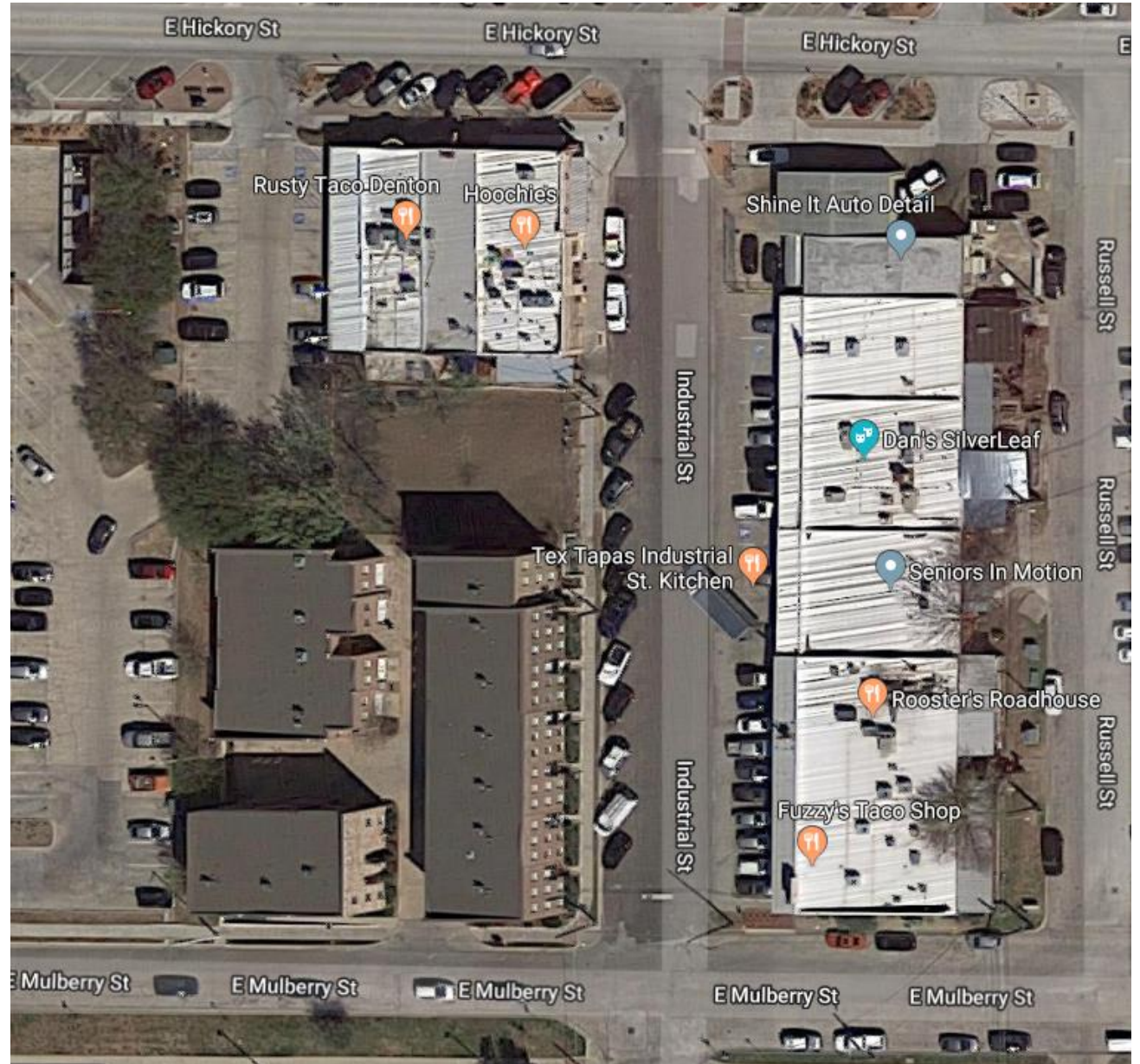




# Industrial Park

## Site Conditions

- Restaurants and bars located to the North and East
- Town homes located to the South
- Public parking on to the West
- Industrial Street to the East
- Sloped from the west to east
- Drainage challenge along north side of property



# Site Conditions

## Industrial Park Initial Conditions





# Site Conditions

Current Conditions





# Site Conditions



# Industrial Park – Development Benefits

## Project Goals:

- Park space for people to relax, socialize, eat, etc.
- Seating designed to support for varying durations
- Multi-use stage
- Beautification
- Integration of art
- Stimulate and promote economic development
- Enhancement of City identity and community pride



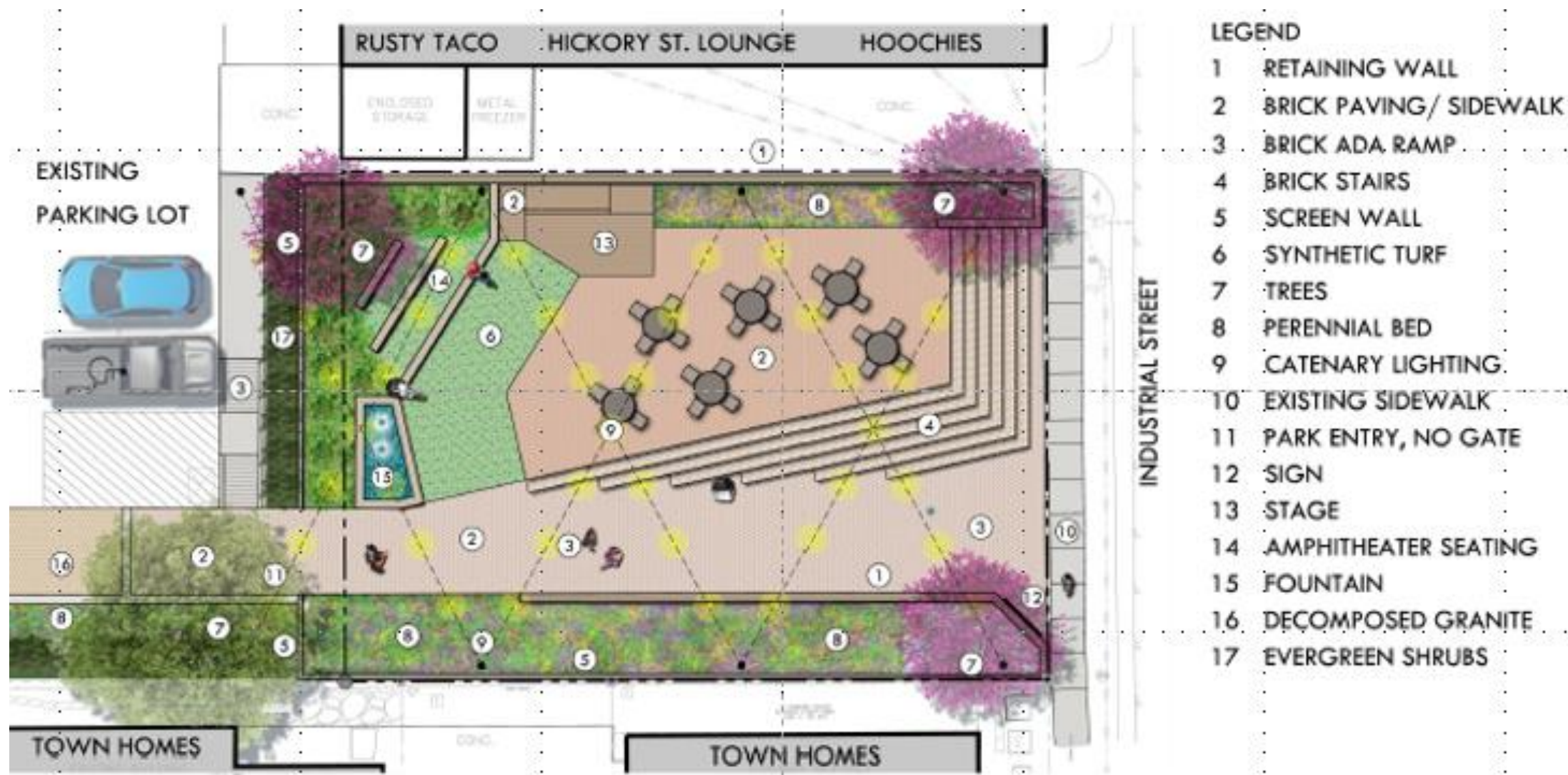
# Industrial Park– Design Process

## Concept Design Process

- Hired TNP to complete (3) concepts in varying designs and price points (\$11,500)
- Parks and Recreation staff completed (1) concept and supporting renderings
- Feedback on concepts (Council, Park Board, community)
- Select best concept and consider input
- Finalize design, construction drawings, bid and construction



# Option 1 \$653,576





# Option 2 \$388,776





# Option 3 \$319,587



# Industrial Park – Design Process by Staff

## Modes of Perception

- Layout – Spatial hierarchy and placement
- Landform – Three dimensionality
- Ordering Principle – Organized format of visual recognition
- Personal space – Comfort zones enhance experience
- Distance height - Consideration of adjacent buildings
- Auditory – How sound will flow within spaces
- Vision – Visibly accessible from throughout the park



# Option 4 \$362,752











# Industrial Park– Next Steps

- Presentation to Park Board – June 4
- Presentation to City Council – June 26
- Presentation to Main Street Association – July 12
- Public Meeting – July 19
- Report back to Park Board – August 6
- Report back to City Council – August ?
  - Provide final recommendation and costs
- Construction drawings complete - December 2018
- Construction estimated to begin – Summer 2019



# Industrial Park– Discussion & Direction

- Option 1 – High volume of brick, water feature, asymmetrical in design - \$653,576
- Option 2 – Combo of decomposed granite/turf, plants -\$388,776
- Option 3 – Heavily shaded, decomposed granite -\$319,587
- Option 4 – Combo of stamped concrete/turf, art, option for water feature -\$362,752
- Funding identified from 915/916 Fund and balance from CIP Fund up to \$500,000

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**Denton Parks and Rec**