

A PARK AT THE SHARROCK HISTORIC SITE CITY OF DALLAS DALLAS, TEXAS MASTER PLAN

EVERARD
SHARROCK
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FARMSTEAD

studioOutside q:mc



Dallas Park & Recreation



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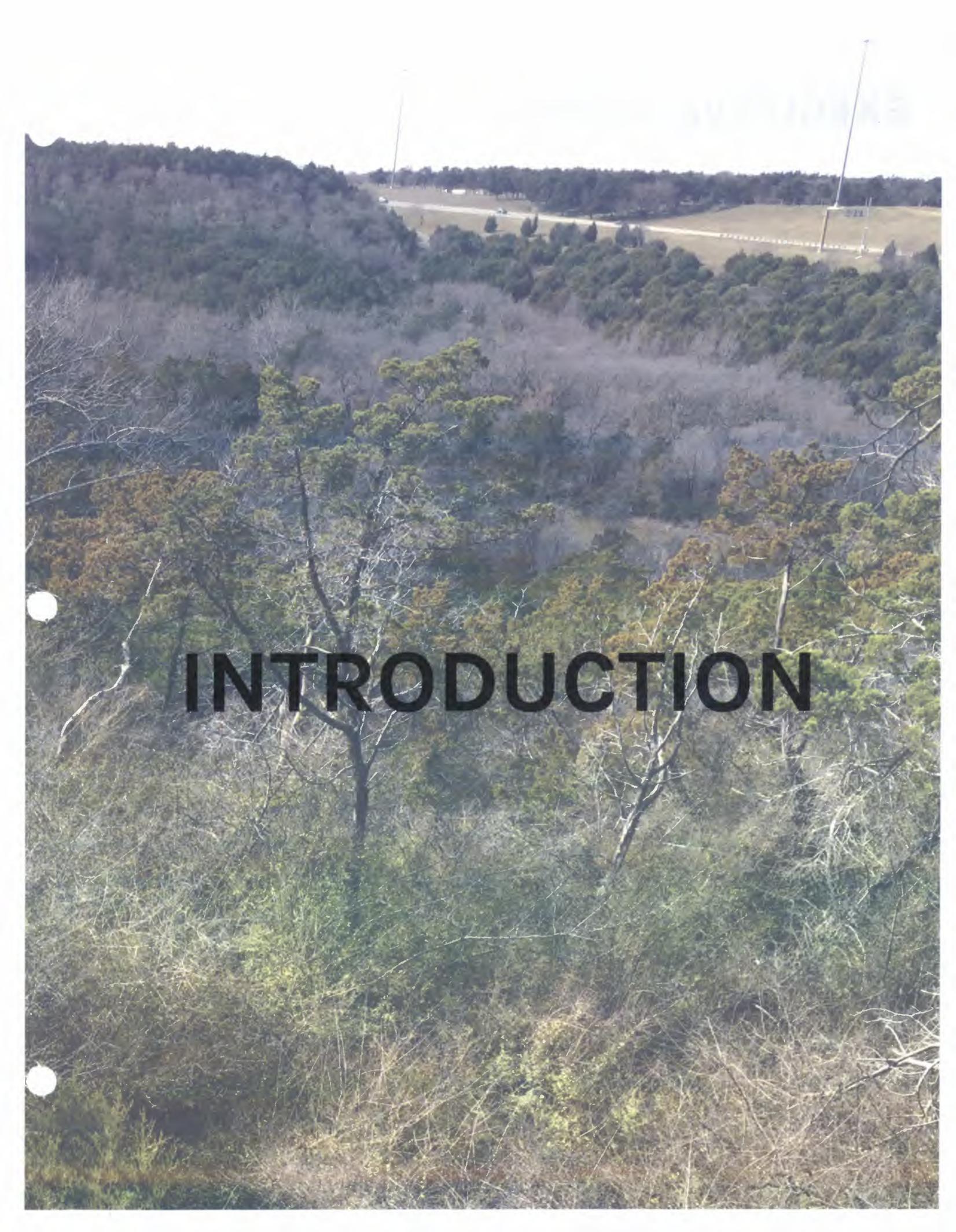
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A landscape photograph showing a dense forest of trees in the foreground and middle ground. The trees have varying shades of green and brown, suggesting a mix of species or seasonal changes. In the background, a road or path runs horizontally across the frame, with several tall utility poles visible. The sky is bright and clear. The overall scene is a natural, wooded environment.

INTRODUCTION

ASSESSMENT ENGAGEMENT



Thorough analysis of the current site conditions, the historic record (aerials, landmark report, etc.), available GIS data, and public input. The accumulation of this data, along with the needs of the City for the site lead to a series of design and program choices for the site.

This assessment was critical in this project because of the sensitivity of the historic site and the unique ecology of the landscape.

A series of three public engagements and a final presentation of the site master plan were undertaken by the design team. These progressive meetings served both as places to gather new information and to represent back the work as it progressed. We focused on several areas from program to the interaction of the park with the adjacent neighborhood.

The master plan reflects the desires and vision of the community, balanced with the needs of the site and the city.

MASTER PLAN

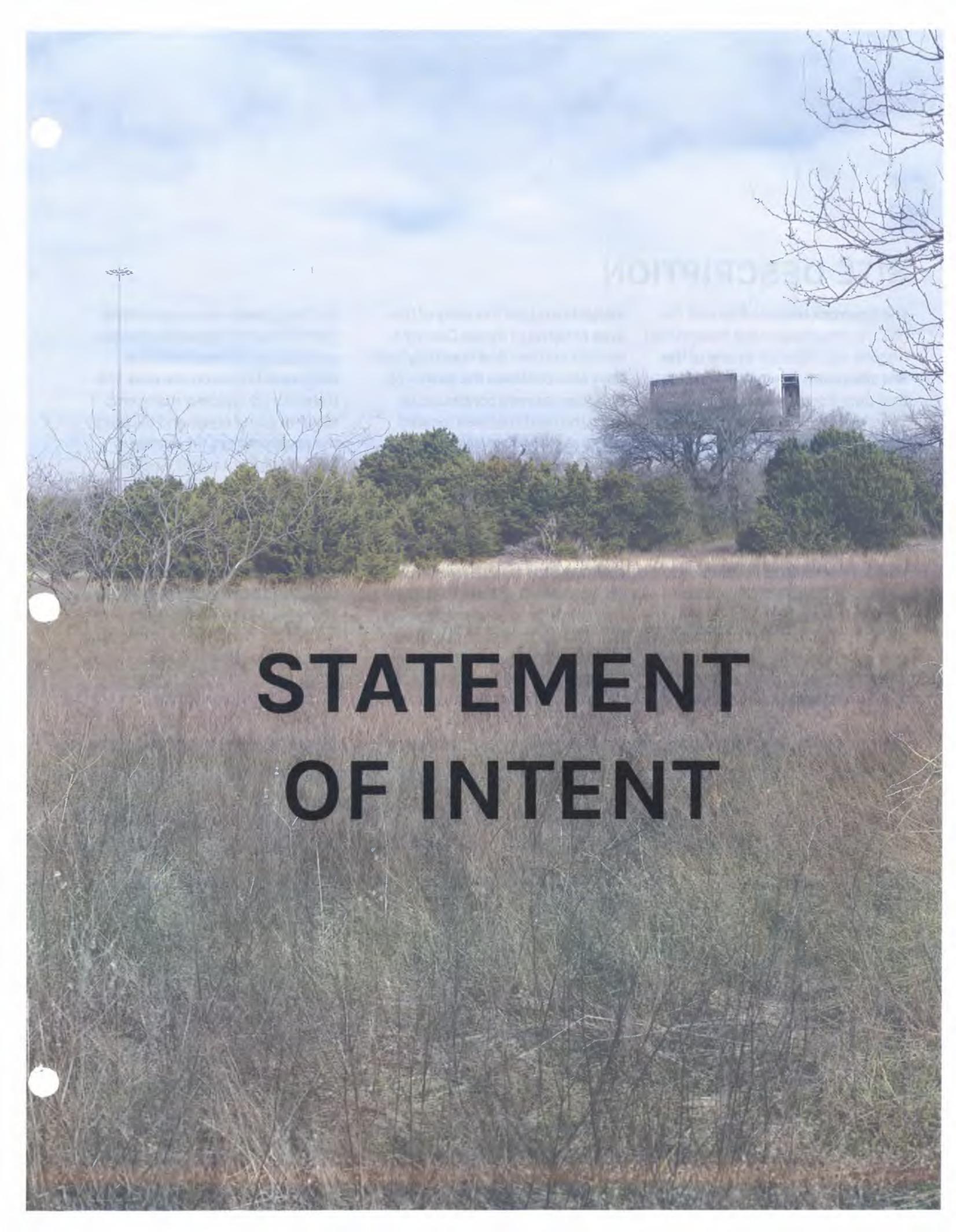


The final master plan organizes all of the work from assessments through engagement to create a thoughtful and lasting design that respects the landscape, historic site, and the community desires.

The master plan is our teams shared vision for the future of the site as one of the most important historical sites within the city of Dallas. The plan focuses on the visitors experience from arrival to the learning experiences at the historic core, and the excitement of exploring the topography and unique plant communities of the escarpment.

Using minimally invasive design practices; pathways, boardwalks, simple structures and overlooks, and a series of small gathering spaces the plan invites visitors to explore and learn about the site.

While the focus is on the historic homestead at the core of the site, the design adds interpretative trails, nature based play spaces, and an outdoor pavilion to ensure that all visitors are engaged with the site. Existing connections to the neighborhood are formalized to create a thoughtful interface between the park and the residential experience. Together, these elements form a simple, yet cohesive master plan for the park.

A landscape photograph showing a field of tall, dry grass in the foreground. In the middle ground, there is a line of trees, including some evergreens and bare deciduous trees. In the background, a building is visible through the trees. The sky is overcast with grey clouds. The text "STATEMENT OF INTENT" is overlaid in large, bold, black letters in the center of the image.

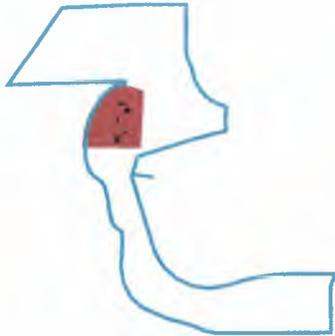
STATEMENT OF INTENT





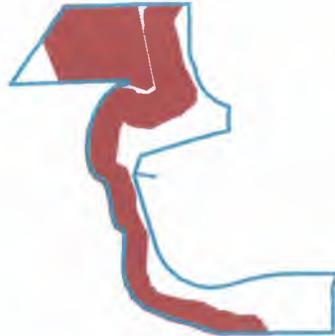


ASSESSMENTS



HISTORIC

Protect and preserve the historic site. Provide opportunities for interpretation.



ESCARPMENT

Limit development on the escarpment. Provide opportunities to interpret escarpment as natural and cultural history.



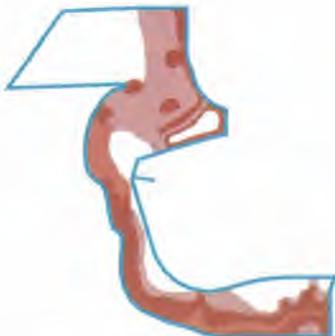
BUFFER

Investigate solutions for park edge conditions that are responsive to context.



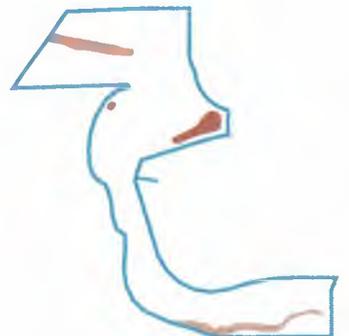
ECOSYSTEM

Preserve and interpret natural resources.



SLOPE

Limit development on areas of the site with extreme grades to low-impact facilities, such as natural surface trails.



HYDROLOGY

Avoid impacts to areas with natural surface water.

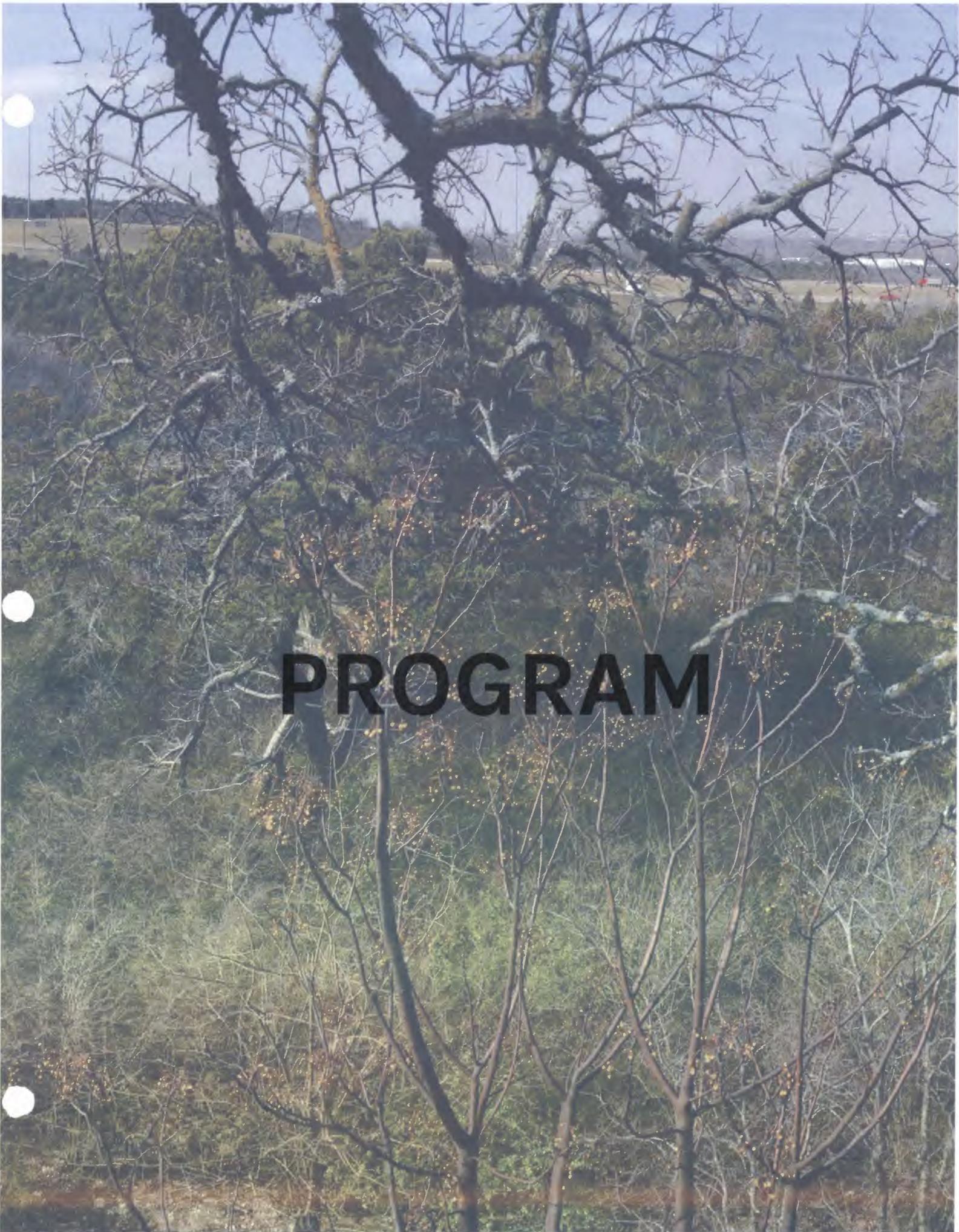
To quickly get a visual understanding of the data, the site sensitivity map on the previous page was created. The darker the red tone on the map the more limited the programming on that area should be, the lighter the tone implies more possibility for program elements. This does not mean that no program development can occur in the areas of darker tone, but rather the types of program, and their manner or realization, would be more restrictive due to the sensitive nature of that particular area of the site.

The distinction should clearly be made that sensitivities have no correlation with value, since all experiential zones contain areas of high natural, cultural, and recreational value. The sensitivity map is rather an indication of the tolerance and adaptability to program integration into the site fabric, and how best that program would be realized.

Understanding these will vital as we move forward through the design and implementation processes.

In the case of the park the historic area ordinance and the escarpment development ordinance layout specific limitation and responsibilities for the design and implementation within these zones.





PROGRAM

PUBLIC MEETINGS

DECEMBER 2016

The first meeting focused on the identification of opportunities and challenges on the site, asking participants to locate and identify where and what these areas are. A notecard response exercise with written concerns and ideas for the park. The identification of visual preferences for program types and experiences.

FEBRUARY 2017

The second meeting presented the findings from the first meeting, the project statements and design goals derived from them, and the two site use scenarios based on the initial assessments and feedback. The participants voted on a preferred site use scenario and refined program options.

JULY 2017

The final engagement meeting was focused on the connections between the park and the adjacent neighborhood. Several exercises were used to explore how residents would access the park - by foot, bike, or car and if there would be a small neighborhood park access area on an yet to be built residential lot.

APRIL 2018

The final meeting was a presentation of the proposed final master plan to the community and a discussion of the next steps in the process.



MAPPING CHALLENGES & OPPORTUNITIES

There were clear results from the mapping of challenges and opportunities on the site. The biggest challenge identified by meeting participants is how the park edge interacts with the neighborhood. Issues of on-street parking, pedestrian connections, and buffers between park program and residents. These are concerns that must be addressed as the new park facility is integrated into the fabric of this new neighborhood. Ensuring that the park and neighborhood support each other is incredibly important.

Along with the challenges, opportunities are spread throughout the park recognizing the unique character of the different areas of the park. The historic core, "wild" escarpment, and the northern area furthest from the neighborhood are all highlighted. Balancing the challenges with the many identified opportunities will be at the heart of the master plan design.



MAJOR THEMES

- **Disapproval of vehicular access** through and parking in or adjacent to **residential subdivision**.
- Concern regarding **operating hours**, integrity and **protection of historic structures**, **park security**, and **night lighting**.
- Interest in connection to planned trails (i.e. Dallas Mobility Plan), **mountain bike trails**, **hiking trails**, and **pedestrian entrance** for subdivision residents.
- Interest in **program elements** such as an observation tower, **picnic shelter**, water feature, and **urban farming**; disapproval of sports facilities and public restrooms.
- Focus on **school-age children and nature-based play**, while also providing program **relevant to a diverse demographic**.
- Interest in **historic interpretation**.
- **Preservation of natural areas on site**; interest in environmental education and interpretation.
- Interest in aesthetic improvements to retention pond; **disapproval of incorporation of three subdivision lots into park property**.

MAJOR THEMES



- Interest in gathering alcoves in natural settings, seating, planting, interpretation, and trails.
- Prefer natural surface paths and low, wooden boardwalks over paved trails.
- Strong interest in historic narrative. General interest in environmental interpretation & education opportunities.



- Preference for natural spaces over manicured.
- Prefer open + airy rather than monumental architectural style for site structures.



- Interest in covered outlook pavilion.
- Keep parking minimal and removed from the vicinity of the residential neighborhood
- Prefer rustic & natural play elements over conventional engineered play structures. Some interest in water play features.



- Disinterest in technical and advanced elements (i.e. ropes course).

SITE-USE SCENARIOS

The mapping, visual preferences, site assessments, and program requirements lead to the creation of a set of eight design goals (see opposite page). These design goals have been used throughout the remainder of the project to check the design against the limits of the property and stated desires of the meeting participants.

The design goals cover all aspects of the park from parking, to materials, and programming.

Based on these design goals, two site-use scenarios were developed for feedback from the community. Due to the constraints of the site there is only one main difference between the two scenarios. Scenario #1 centers the entrance and parking area in the center of the northern third of the site, closest to the historic core. This positions and interpretative trail and gathering space to the west, closest to the highway.

The second scenario switches these two areas and places the entrance and parking to the far west of the northern third of

the site. This positions the trail and gathering are between the parking and the historic core.

Overwhelmingly, the meeting participants chose scenario #2 as the preferred alternative. This vote was used to move this design forward in the master plan process. Besides the entrance and parking the remaining layout of trails, education and interpretation nodes, gathering areas, and programs were supported.

Scenario 1



Scenario 2 *yes*





A photograph of a landscape featuring a large, leafless tree in the foreground with a dense thicket of smaller trees and a field in the background. The text "MASTER PLAN" is overlaid in the center.

MASTER PLAN

SITE USE SCENARIO

The chosen site-use scenario lays out the general spatial sequence and programs that are planned for the park. It serves as a road map for the final master plan and allows for flexibility as the design progresses. The general sequences of arrival and use are set and the progression of programs from gathering to hiking along the escarpment.



SHARROCK HISTORIC SITE PARK MASTER PLAN

-  Pervious Surfacing
-  Impervious Surfacing
-  Boardwalk
-  Paved Drive
-  Emergency Access
-  Fenced Area
-  Designated Historic District
-  Escarpment
-  Existing Structures
-  Proposed Structures
-  Interactive Learning Station

The planning team further refined the basic site relationships described in the site scenario to craft a more complete vision for park. The master plan defines the site geometries and relationships in greater detail, as well as depicts the core historic homestead that is central to the creation of the park. The plan priorities the visitor experience and the sequence of programs and activities that one encounters as they visit the site.

Visitor experience is a critical aspect that greatly influences the master plan. It also identifies the facilities and accessible routes that will make park use an enjoyable experience that one will want to return to again and again. The team organized site facilities and infrastructure to foster a sense of discovery and opportunities for learning, strengthening the visitors connections to the landscape and historic site.

- | | | |
|----------------------------------|---|---|
| ① PARK ENTRANCE & Signage | ⑬ BARN | ⑳ LOW WATER CROSSING WITH BOARDWALK GATHERING |
| ② GATE | ⑭ OUTDOOR LEARNING PLAZA | ㉑ BOARDWALK OVERLOOK |
| ③ BIOSWALE | ⑮ PEDESTRIAN ENTRY GATE + SIGN | ㉒ OUTDOOR GATHERING |
| ④ PARKING (34 SPOTS, 3 HANDICAP) | ⑯ CABIN | ㉓ STAIRS |
| ⑤ DROP OFF | ⑰ VISITOR CENTER | ㉔ DETENTION POND |
| ⑥ PAVILION | ⑱ RESTROOM | ㉕ NEIGHBORHOOD SIDEWALKS & CONNECTIONS |
| ⑦ NATURE PLAY | ⑲ TRAIL | |
| ⑧ INTERPRETIVE STATION | ㉑ FIRE LANE + SERVICES (GRASS PAVE) | |
| ⑨ PERIMETER FENCE | ㉒ ACCESSIBLE SWITCHBACK TRAIL W/ CONNECTING STAIR | |
| ⑩ HOMESTEAD GARDEN PLOT | ㉓ OUTDOOR GATHERING | |
| ⑪ RENOVATED BARN | ㉔ OVERLOOK WITH COVERED STRUCTURE | |
| ⑫ STABILIZED & EXPANDED POND | ㉕ BRIDGE + BOARDWALK | |

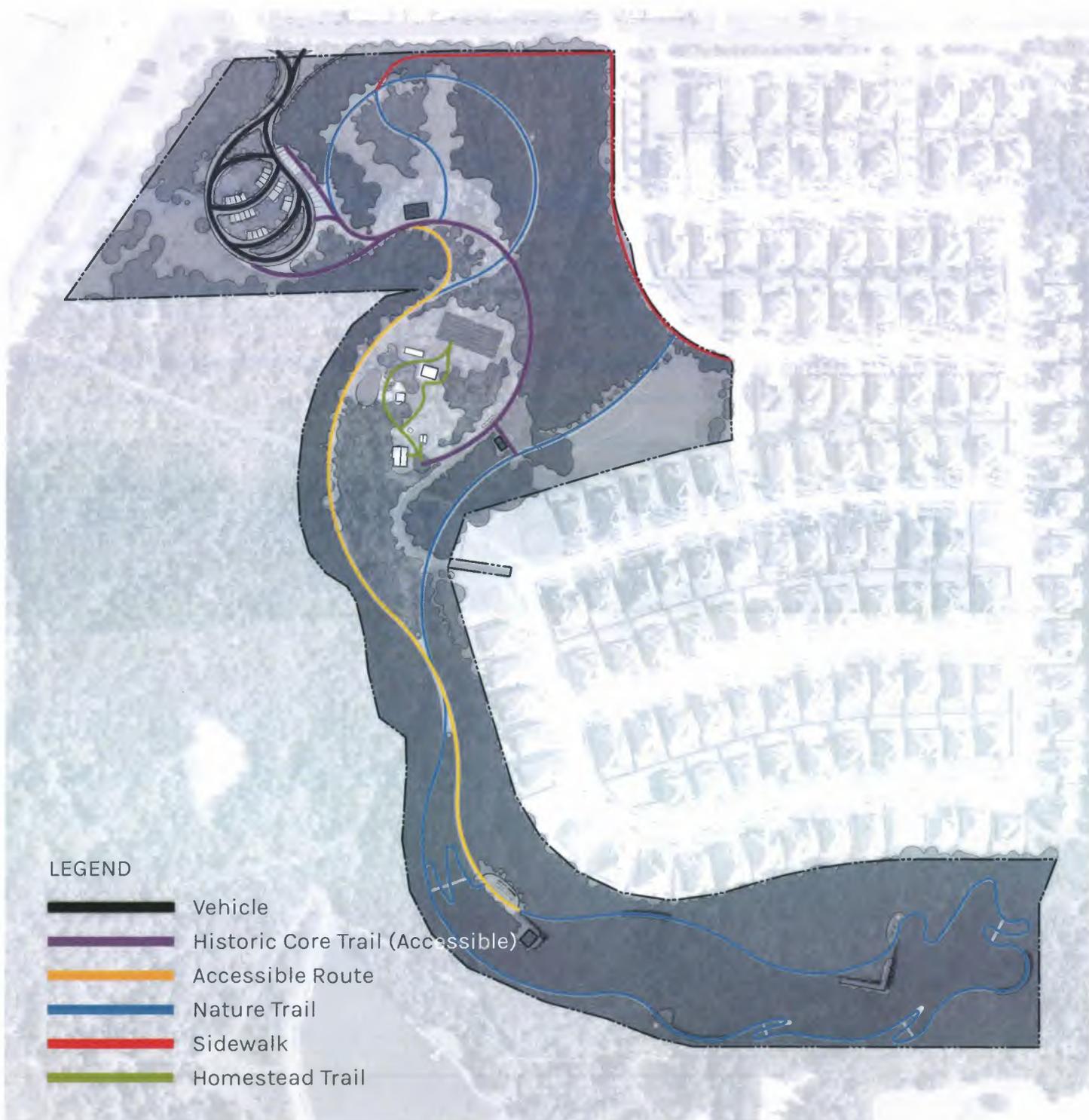
The focus of the park is on the historic homestead and engaging visitors ranging from neighborhood residents to school groups with the important educational opportunity it represents. The plan balances the experience of the site with the security that it requires. In addition to the restoration of the historic cabin and barn, the creation of a visitor center (renovated structure), a farm plot, and restored pond are all connected by accessible trails. Gathering spaces, interpretative signage, and a restroom are all added to serve the needs of visitors.

SHARROCK HISTORIC SITE CORE

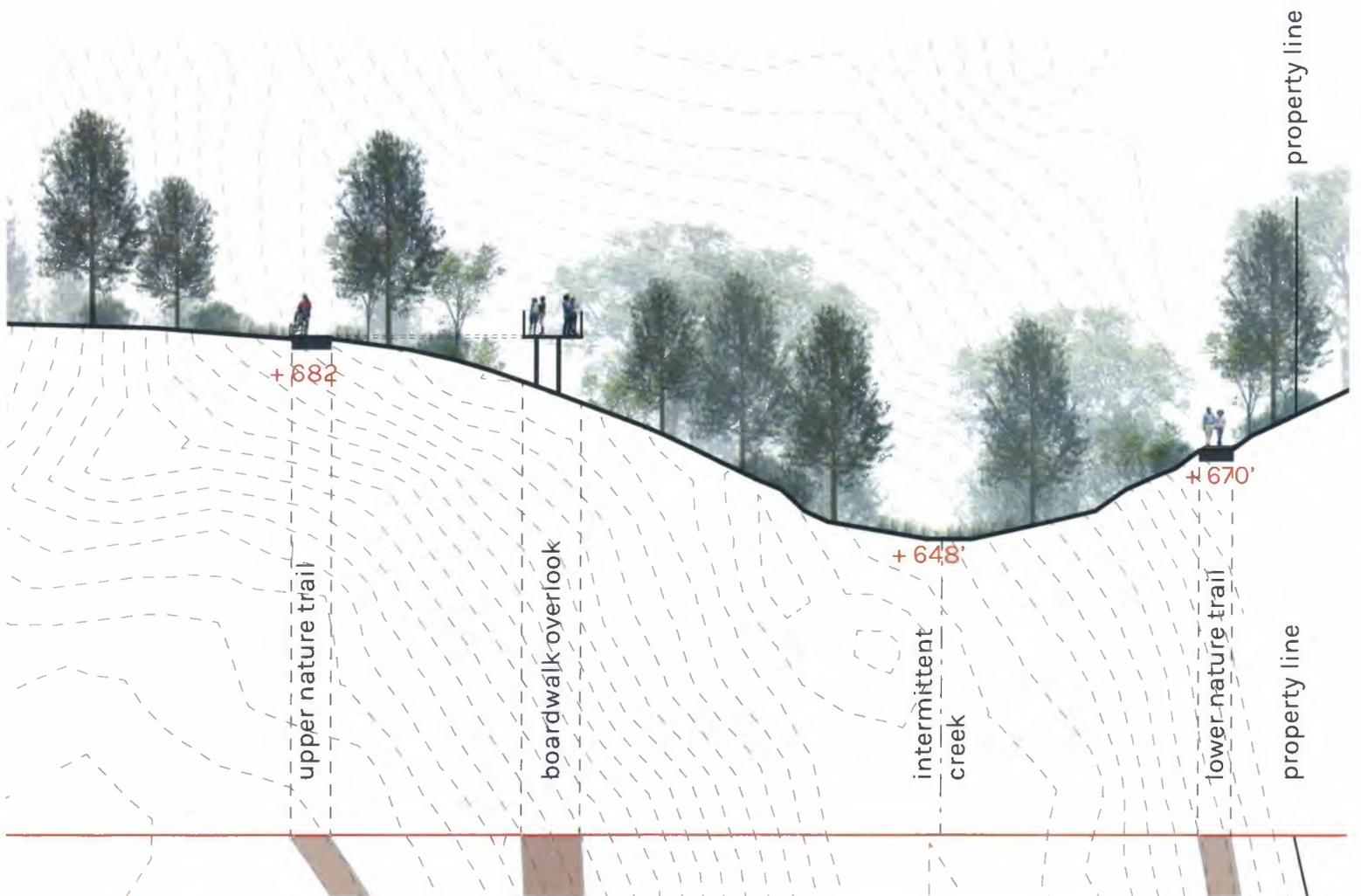


Circulation through the site is incredibly important to the visitor experience. We worked to minimize the vehicular access to the site to limit the disruption to the landscape and historic character of the area. A series of trails range from interpretative to hiking experiences allowing for everyone to find an experience to engage with. Accessible routes into the historic area and to the escarpment are created to allow a range of access to all.

SHARROCK HISTORIC SITE CIRCULATION DIAGRAM

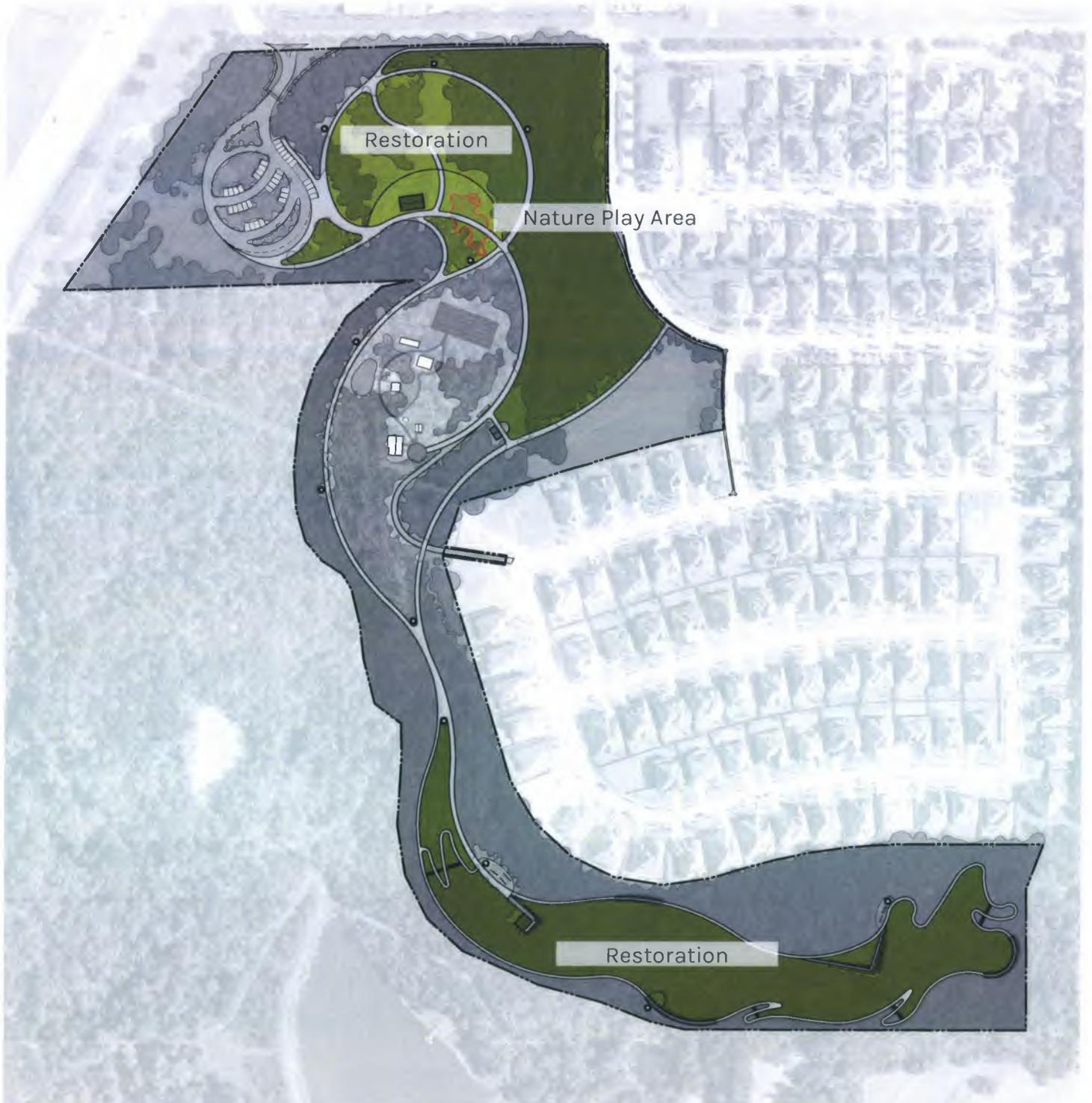


Key Plan



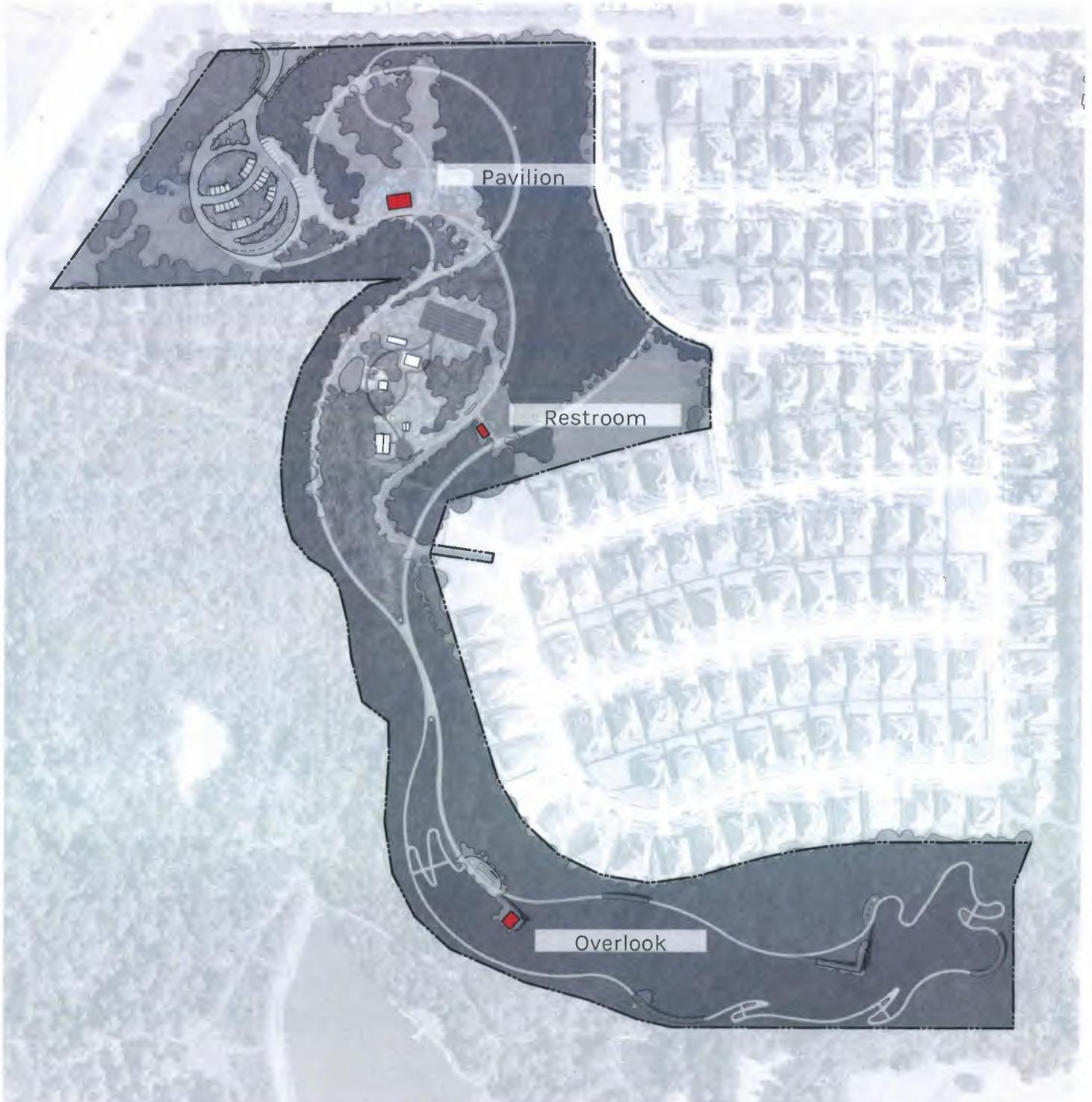
A key part of the restoration of the site and the interpretation of it goes beyond the historic core. We focused on identifying areas to focus the restoration of the landscape to create visitor experiences and functioning ecosystems. The site has been disturbed for many years and there is extensive growth of invasive species that limit the use and enjoyment of the site. An extensive remediation program and the engagement of visitors in it through hiking trails and nature play is vital to the success of the park.

NATURE PLAY & RESTORATION



Three new structures spread throughout the park meets visitors needs for gathering, shelter, and personal comfort allowing for better experiences and longer stays in the park. They also ensure that a wide variety of users with different needs can enjoy the park in a variety of ways. The structures will be designed to reflect meeting participants desires for simple, open pavilions and gathering spaces.

STRUCTURES DIAGRAM





	QTY		Unit Cost	Total Cost	Comments
SUMMARY					
Permits & Platting					
Topographic Survey	1	LS	Allowance	\$ 30,000.00	pending surveyor quotes
Building Permit & Engineering				TBD	
Subtotal Permits and Platting				\$ 30,000.00	
Utilities					
Franchise Utilities					
Telecommunications, Cable, IT, Internet, Phone	1	LS	Allowance	TBD	at Visitor Center
Gas	1	LS	Allowance	TBD	at Visitor Center
Electrical Supply And Distribution	1	LS	Allowance	TBD	at Visitor Center
Water Infrastructure Improvements					
2" PVC Water Service Line	1	LS	Allowance	\$ 50,000.00	Assume water tap at Trailblazer Way through alley easemnet to Historic Core
Booster Pumps	1	LS	Allowance	TBD	pending pressure tests
Fire Suppression					Assume use of neighborhood fire hydrant
Sewer Improvements & misc.					
4" PVC Sanitary Sewer Service Line	1	LS	Allowance	\$ 50,000.00	Assume connection at Trailblazer Way through alley easemnet to Historic Core
Storm Drainage Improvements & misc.					
Key area drainage improvements	1	LS	Allowance	\$ 20,000.00	at Historic Core assume area drains, assume bioswale at entry drive & parking, remaining site sheet drainage
Culvert and ditch allowance at roads	1	LS	Allowance	\$ 20,000.00	at sidewalk along Grady Niblo
Storm Drain pipe runs and outfall protection	1	LS	Allowance	\$ 15,000.00	
General Demolition - misc. structures	1	LS	Allowance	\$ 25,000.00	
Erosion Control - site wide during construction	1	LS	Allowance	\$ 35,000.00	
SUBTOTAL UTILITIES				\$ 215,000.00	
Zone A - Arrival					
HARDSCAPE					
Drive - Vehicular Concrete	31,740	SF	\$12.00	\$ 380,880.00	Crushed Stone road base includes clearing and grading
Arrival Plaza	12,100	SF	\$25.00	\$ 302,500.00	assume stone paving on concrete subbase
Vehicular Drainage Culverts w/ Stone Headwalls	12	EA	\$10,000.00	\$ 120,000.00	assume at each vehicular crossing of drainage swale
Parking	6,700	SF	\$18.00	\$ 120,600.00	assume grasspave system with decomposed granite
Monument Sign	1	EA	\$50,000	\$ 50,000.00	
Stone Entry Walls	300	LF	\$200	\$ 60,000.00	
Security Fence	300	LF	\$100	\$ 30,000.00	
Vehicular Decorative Gates	1	EA	\$20,000.00	\$ 20,000.00	
Wayfinding	1	LS	Allowance	\$ 50,000.00	
Lighting	1	LS	Allowance	TBD	
FFE	1	LS	Allowance	TBD	
LANDSCAPE					
Irrigation	135,536	SF	\$3.00	\$ 406,608.00	
Landscape Repair	108,000	SF	\$1.00	\$ 108,000.00	assume hydroseed native grasses for all areas disrupted during construction
Bioswale Planting	20,200	SF	\$8.00	\$ 161,600.00	grading, subsurface, and etc.
Entry Garden	7,336	SF	\$7.00	\$ 51,352.00	assume 3 gal native ornamental grasses & shrubs
SITE WORK/INFRASTRUCTURE/MASS GRADING					
Clearing and Debris Removal	108,000	SF	\$0.50	\$ 54,000.00	within Limit of Work
Landscape Invasive Species Removal	108,000	SF	\$0.50	\$ 54,000.00	within Limit of Work
Tree Protection Fencing	1,950	LF	\$6.00	\$ 11,700.00	within Limit of Work
Mass Grading	108,000	SF	\$1.00	\$ 108,000.00	within Limit of Work
SUBTOTAL				\$ 2,089,240.00	

Zone D - Escarpment Trail					
HARDSCAPE					
Deck Area & Boardwalk	8,700	SF	\$50.00	\$ 435,000.00	including concrete piers in steep slopes
Escarpment Loop Trail	25,700	SF	\$8.00	\$ 205,600.00	
Overlook Shelter	750	SF	\$200.00	\$ 150,000.00	
Interpretive and Signage	6	EA	\$25,000.00	\$ 150,000.00	
Stone Retaining Walls	750	LF	\$120.00	\$ 90,000.00	Pending full grading study after topographic survey performed
ADA Accessible Trail to Overlook	7,500	SF	\$12.00	\$ 90,000.00	Concrete or Stabilized Crushed Granite
Gathering Area	3,600	SF	\$8.00	\$ 28,800.00	Assume stabilized decomposed granite
Stairs	189	LF	\$150.00	\$ 28,350.00	Assume concrete with handrail
Lighting	1	LS	Allowance	TBD	
FFE	1	LS	Allowance	TBD	
Wayfinding	1	LS	Allowance	\$ 50,000.00	
LANDSCAPE					
Landscape Repair	215,000	SF	\$1.00	\$ 215,000.00	assume hydroseed native grasses for all areas disrupted during construction
Temporary Irrigation	18	MN	\$2,000.00	\$ 36,000.00	18 months
SITE WORK/INFRASTRUCTURE/MASS GRADING					
Clearing and Debris Removal	157,000	SF	\$0.50	\$ 78,500.00	within Limit of Work
Landscape Invasive Species Removal	157,000	SF	\$0.50	\$ 78,500.00	within Limit of Work
Tree Protection Fencing	4,400	LF	\$1.00	\$ 4,400.00	within Limit of Work
Mass Grading	157,000	SF	\$1.00	\$ 157,000.00	within Limit of Work
SUBTOTAL				\$ 1,797,150.00	
Site Restoration					
Environmental Restoration	33	AC	\$21,780.00	\$ 718,740.00	Assume \$0.50 after invasive removal, selective native plantings and seeding in stored areas
SUBTOTAL				\$ 718,740.00	
PROJECT SUBTOTAL - Construction Cost					\$9,247,870.00
CONTRACTOR PROFIT AND OVERHEAD (10%)					\$924,787.00
DESIGN CONTINGENCY (10%)					\$924,787.00
CONSTRUCTION CONTINGENCY (10%)					\$924,787.00
MOBILIZATION (5%)					\$462,393.50
A&E FEES (12%)					\$1,109,744.40
PROJECT GRAND TOTAL					\$13,594,368.90

The breakdown above was developed using known current industry standards, but does not constitute an official bid. It is an estimate only, and the landscape architect does not guarantee the final accepted unit prices.

land acquisition/easements

roadway conversion/re-alignment

utility services, supply, and distribution

lighting needs

all FFE



Dallas Park & Recreation

Trent Williams, Senior Program Manager



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studioOutside

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Special thanks to all of the residents and neighbors who volunteered their time and gave their input during the Master Plan process. Without your passion and energy this plan would not be as impactful as it is.