

Applicable Urban Design Priorities Project Should Achieve

[1] Consider modifications to perimeter wall to enhance visibility and access into the plaza from street level -

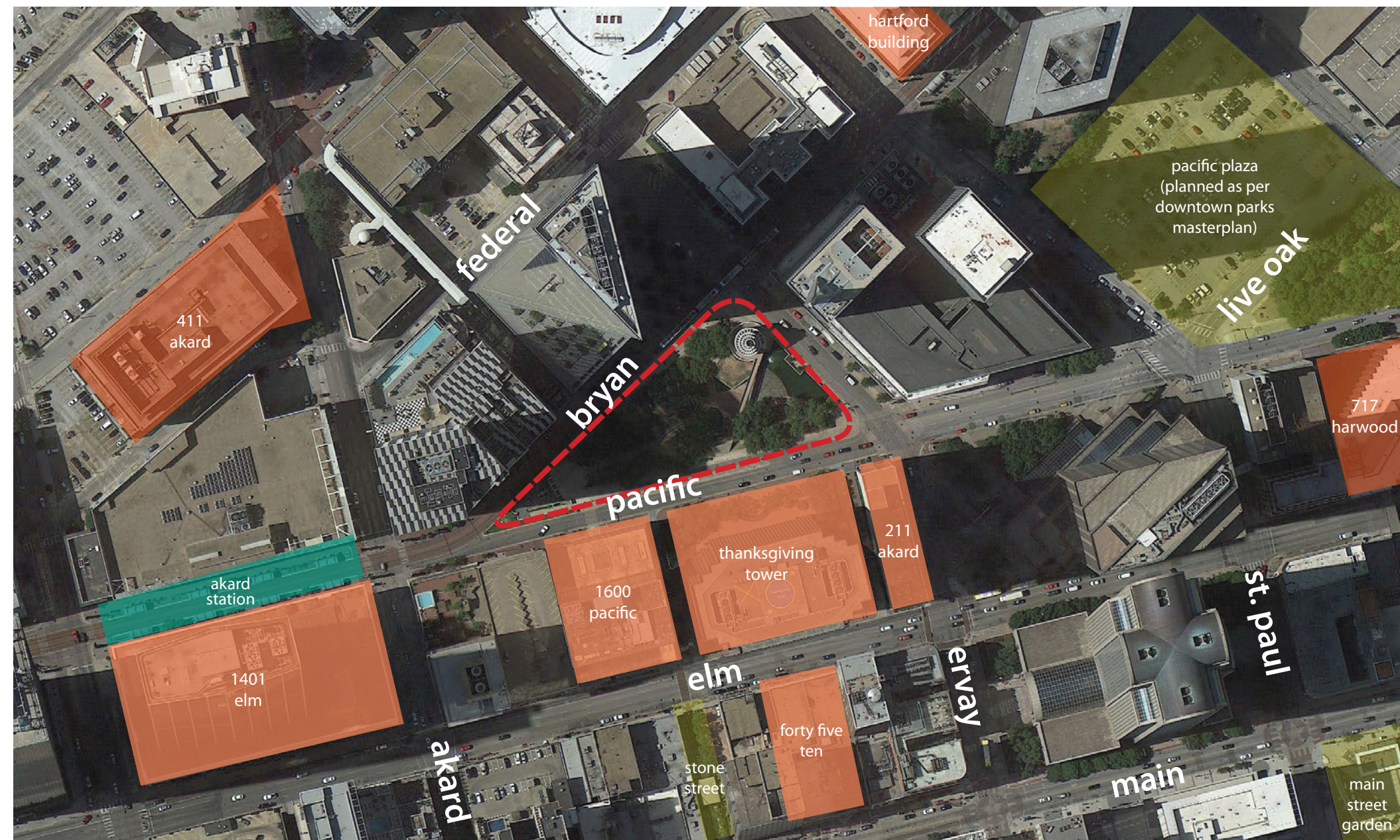
Discussion around lowering or eliminating sections of wall, and exploring strategies to create more seamless transitions between the public realm and the plaza is encouraged.

[2] Explore additional formal and/or informal entry or access points where appropriate -

Introducing additional plaza entry points through formal means (stairways, sidewalks) or informal means (lawns, berms, terraces or other occupiable features) would serve as additional opportunities to enhance the plaza's usability and engagement and integration with the surrounding context.

[3] Consider modifying the sidewalk and bus lane along Pacific to create a more pedestrian oriented streetscape -

Design details such as elimination of curbs, increased pedestrian areas, and materiality and treatments should be carefully considered to create a visually identifiable pedestrian area along the Pacific frontage of the plaza.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [City Center]

Context Description

Thanksgiving Square is located downtown on a triangular block bounded by Pacific, Bryan and Ervay. The plaza, designed by architect Philip Johnson, was first opened to the public in 1976 and later modified to accommodate the DART Transit Mall along Pacific in the mid 1990's. The intent of the current proposal is to restore and revitalize the existing plaza and infrastructure, while introducing minor modification to better integrate the plaza with the surrounding public realm and adjacent mix of uses.

Important considerations include enhancing the park's relationship with the street both visually and functionally though potential perimeter wall modifications, additional access points and public realm improvements that help engage the park with the public realm and surrounding uses.

Thanksgiving Square

Neighborhood:
Thanksgiving/Commerce Center

Program:
Park/Public Space

A
PROPOSAL BY THE

thanks
Thanks-Giving Foundation

FOR THE RENOVATION OF
THANKS-GIVING SQUARE

“Maybe, just maybe, we shall at last come to care for the most important, most challenging, surely the most satisfying of all architectural creations: building cities for people to live in.”

Philip Johnson

Thanksgiving Square is a unique icon of a public park, green space and quiet reflective chapel surrounded by water features.

As the foundation celebrates its 50th anniversary, the need to improve, rehabilitate, and restore the park is compelling

THANKS-GIVING SQUARE RENOVATION - PHASE ONE OVERVIEW

DOWNTOWN DALLAS, TEXAS

Selzer Associates

 **KEVIN SLOAN STUDIO**
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PHILIP JOHNSON • ALAN RITCHIE
A R C H I T E C T S

“I end then in praise of small spaces. The multiplier effect is tremendous. It is not just the number of people using them, but the larger number who pass by and enjoy them vicariously, or even the larger number who feel better about the city center for knowledge of them. For a city, such places are priceless, whatever the cost. They are built of a set of basics and they are right in front of our noses. If we will look.”

Holly Whyte

THANKS-GIVING SQUARE - A REBIRTH

In many ways, Dallas was experiencing a rebirth in the 1960s and 1970s when The Thanks-Giving Foundation was formed and was finding its place in the community. At the epicenter of that transformation of our city, Thanks-Giving Square was envisioned, designed, built and embraced as the first park in downtown Dallas. It was then, and has continued to be, a unique place – not just a park but also a place to reflect and find peace and refuge. It is a place with a mission – to promote the spirit and unifying value of giving thanks in our community, nation and the world.

The Thanks-Giving Foundation is celebrating its 50th year since its charter in 1964 and is invigorated by a renaissance of its own. In fact, rebirth is in the air throughout downtown. The Thanks-Giving Square neighborhood has transitioned into a vibrant mix of office spaces and downtown residences. There is new life around the Square, evidenced by full time residents and all that they attract – more restaurants, more retail, more pedestrians day and night. New building owners are transforming their properties by making them more lively and pedestrian friendly with welcoming exposures in street-level spaces. They are finding ways to connect more seamlessly with the Square to make this park a more integral amenity for residents and tenants.

Our neighborhood is on its way to being proudly known as the Thanks-Giving Square neighborhood, much like properties around attractive parks in other major cities such as Bryant Park in New York City and Union Square in San Francisco.

With this renaissance comes a new perspective, a new vision. The plans for this revitalization project reflect the excitement and promise of that new vision.

THE THANKS-GIVING FOUNDATION

A handwritten signature in black ink that reads "Chris Slaughter". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Chris Slaughter, President/CEO

FOREWORD FROM THE EXECUTIVE COMMITTEE

The renovation of Thanksgiving Square begins with a recognition that the people of downtown Dallas have changed over the past 50 years.

Whereas millions of square feet of office building once housed thousands of workers; many of these workers have become residents, and a light rail system rushes past the submerged park area – taking many of the people to apartments, instead of offices. Sixteen million feet of obsolete and old office buildings have been or are being converted to other uses. The resident population has swelled, and the City of Dallas, through incentives, has put downtown on a path of continued residential growth.

The demands on the exterior of the park and the lack of funds to replace and restore an aging landscape and water feature have left the park's influence muted.

This proposed phase calls for an exterior renovation of the landscape and streetscape elements while positioning the chapel and museum for a future phase.



Chris Slaughter, President and CEO



Jennifer Altabef, Chair



Jud Pankey, Facilities Committee Chair



Jack Lowe, Former Board Chair

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ABOUT THANKS-GIVING SQUARE

In 1964, renowned Dallas business leaders Oscar Neuhoff, Julius Schepps, John Stemmons, and Peter Stewart decided to fill a spiritual and spatial void in the fabric of downtown by establishing a landmark park that celebrates “giving and living thanks.” The park’s aspiration that gratitude is a universal human value transforms the square into a culturally didactic messenger of hope.

Since its foundation, The White House and the UN have recognized the park and the Thanks-Giving Foundation’s commitment to the human spirit with honors and distinctions. Most notably, in 2012, the UN gave Peter Stewart and the Thanks-Giving Foundation the first Spirit of the United Nations Award for Youth Outreach in recognition of the foundation’s work in hosting an annual children’s art and essay competition on gratitude.

To extend the mission of Thanks-Giving Square, the founders selected a site in the geographical center of Downtown Dallas that forms a 3.5 acres triangle. The triangular square is bounded by Pacific Avenue and Ervay Street. A Dallas Area Rapid Transit light rail line added in the mid 1990s completes the northern edge. It was accomplished through unique conjunction of public/private interests that involved Thanks-Giving Square, the underground Bullington Truck Terminal and the underground Dallas Pedestrian Network.

Designed by the venerated New York architect, the late Philip Johnson, elements of the Square include an iconic spiral chapel, bridge to the chapel, an open plaza of Texas pink granite and steeply graded paths. A system of water walls, channels, and still pools knit the program of elements into a serene oasis.

Glass House
New Canaan CT 1949



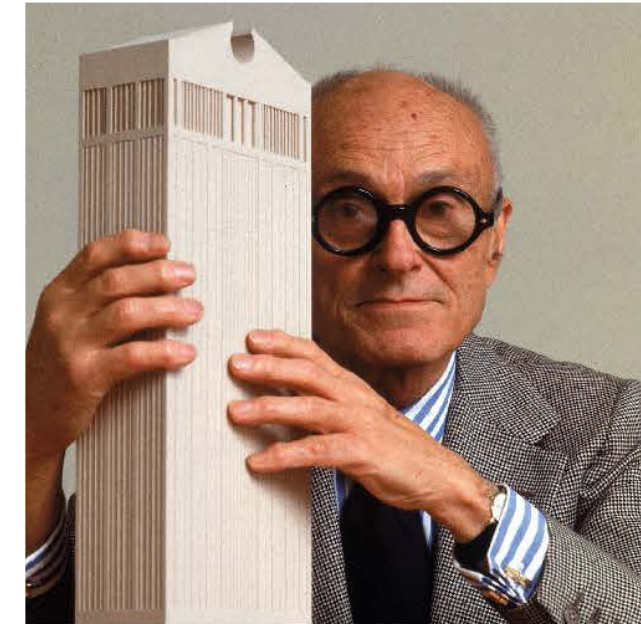
Four Seasons / Seagrams
New York NY 1958



Crystal Cathedral
Garden Grove CA 1981



AT&T Headquarters
New York NY 1984



MODERN EXHIBIT, MOMA 1932 — "INTERNATIONAL STYLE"

POST MODERN, AT&T

1940

1950

1960

1970

1980



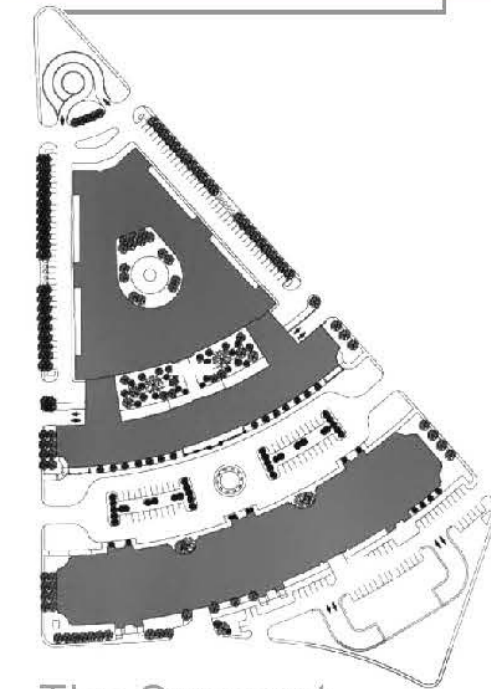
Beck Residence
Dallas TX 1964



Kennedy Memorial
Dallas TX 1970



Thanks-Giving Square
Dallas TX 1976



The Crescent
Dallas TX 1985

Chapel of St. Basil
Houston TX 1992

Da Monsta
New Canaan CT 1995



DECONSTRUCTIVIST EXHIBIT, MOMA 1988

1990

2000



Momentum Place
Dallas TX 1987

Cathedral of Hope
Dallas TX 2011

“All architecture is shelter, all great architecture is the design of space that contains, cuddles, exalts, or stimulates the persons in that space.”

Philip Johnson

ON PHILIP JOHNSON

Philip Johnson was among the greatest influences on American architecture during the 20th Century, working as a practitioner, patron, curator, historian, critic, and kingmaker.

At the MoMA in 1932, he curated the first exhibit of modern architecture, coining the term “International Style” to describe current work in the US and Europe. As a Harvard student in the 1940s, he designed the iconic Glass House. In the 50s he was instrumental in Mies van der Rohe’s selection to design the Seagram Building; in turn receiving the interiors commission for the building, including The Four Seasons restaurant—the place that established the “Power Lunch”. In 1984, he ushered in Post-Modernism with the design of the AT&T building, and in 1988 he curated the MoMA’s Deconstructivist show.

In the 1960s Philip Johnson began work in Dallas that would span another 50 years, with a series of diverse project types: residential, commercial, memorial, and religious structures, all reflecting ideas being developed nationally. Throughout his career, Philip Johnson explored a range of styles. As a constant, he created spaces that become alive when activated with people.

In 1979, soon after completing Thanks-Giving Square, Philip Johnson became the inaugural recipient of The Pritzker Prize, an esteemed annual award regarded as architecture’s Nobel. In accepting, Philip Johnson noted that “this prize to the art of architecture will give us hope that we shall be able to create human surroundings fitting for a great world.” Today, the Philip Johnson / Alan Ritchie firm carry on the firm’s legacy and continue to produce notable projects across the world.



THANKS-GIVING SQUARE

This initial renovation of Thanks-Giving Square focuses squarely on the exterior areas of the park, which provide the greatest opportunity for impacting the surrounding neighborhood. The renovation plans have evolved over a ten year period while the surrounding area has transformed itself into a new neighborhood of residential units, hotels, apartment conversions, technology incubator space, and new corporate headquarters.

As Thanks-Giving Square begins its 50th year, the new downtown Dallas deserves a new park.

The Overview 1

The Problem 2

The Opportunity 3



THE OVERVIEW

The current condition of the park and the new uses that surround the original park boundaries must be understood and accommodated before a meaningful plan can be implemented to create a sustainable, flexible vision for the future.



THE PROBLEM

Functional obsolescence, aggressive vandalism, original soils and plantings, and a growing downtown population provide challenges for Thanks-Giving Square's sustainability. A need for a combination of renovation and adaptation is recognized by a new neighborhood with new uses.



THE OPPORTUNITY

The renovation is to provide a new streetscape, a new home for downtown residents, hotel guests, and office occupants where a calming yet active environment greets each visitor to the green space, fountains, chapel and bell tower. Since 1996, sixteen million feet of old functioning obsolete buildings have been or are being converted to new uses with a new Thanks-Giving Square at the epicenter.



CURRENT CONDITIONS



ISSUES INHERENT TO THANKS-GIVING SQUARE

IS RESTORATION TO THE ORIGINAL CONDITION A VIABLE ALTERNATIVE?

Considering how the urban context and building codes have significantly changed since the completion of Thanks-Giving Square, restoring the square to its original 1976 condition is not possible. Most notably, these include several new high rise buildings that have reduced the natural light levels to the square and the addition of residential housing into the surrounding context, which has introduced new types of personal use and pet use to the space.

LANDSCAPE AND STREETScape REJUVENATION

Restoration of the park is essentially a landscape and streetscape rejuvenation. The design and new features can only complement and not compete with the original intent of the space. The transformation of exterior elements and key interior park areas will provide for new programming of the space and potentially new uses such as food service.



HISTORIC SIGNIFICANCE

The late Philip Johnson is an internationally influential and professionally respected designer. Alterations to the architecture and landscape at Thanks-Giving Square are likely to be highly scrutinized and publicly discussed by professional and popular media sources.

SUSTAINABILITY

The current state of Thanks-Giving Square questions whether the original design was thoroughly sustainable both architecturally and financially. Improvements and/or transformations to the Square should seek to sensitively and strategically evolve the design insofar as to avoid any further significant renovation in the future.

IMPACT OF DART LIGHT RAIL

The addition of the DART light rail line on Bryan Street has radically transformed the square's urban relationship to the context along that particular edge. Renovation of the square could overcome the liabilities imposed by the transit system.





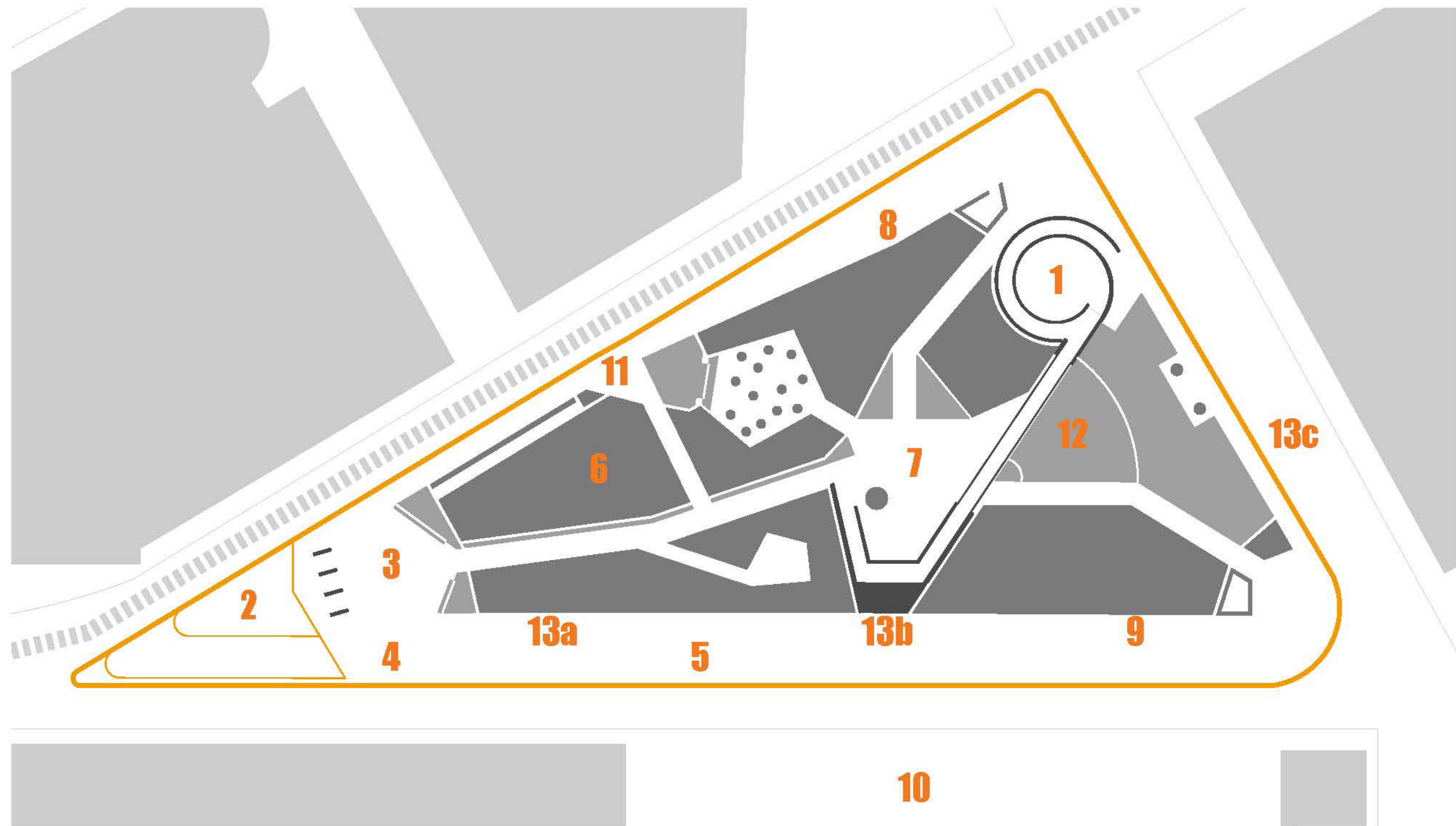
“I like the thought that what we are to do on this earth is embellish it for its greater beauty, so that oncoming generations can look back to the shapes we leave here and get the same thrill that I get in looking back at theirs - at the Parthenon, at Chartres Cathedral.”

Philip Johnson

AREAS OF OPPORTUNITY

AREAS OF OPPORTUNITY

The restoration of the park with assistance from the original architectural firms (Philip Johnson Alan Ritchie Architects and Selzer Associates Inc.) convenes a series of short brush strokes in areas with options. There is nothing radical but a focus on providing new pedestrian options and creating new access points into the park and restoring the simplistic grandeur of the green space and fountains.



KEY

- 1 CHAPEL. The focus and centerpiece of Thanks-Giving Square. It needs painting and waterproofing with Philip Johnson Alan Ritchie oversight.
- 2 NEW SIGNAGE with lighting near the bell tower.
- 3 FUNCTION and DINING TERRACE. A contained street-level place for outdoor dining for a pop up café, situated between the carillon and the west fountains. Opportunities exist to reduce the bulk of the west fountains to allow a better visual into the park.
- 4 VALET. A place for visitors to arrive by automobile for the park and surrounding neighbors.
- 5 SIDEWALK PLAZA. An expansion of the existing drive lane that can serve different purposes during different times: continues to be an area for bus loading and unloading, allows nose-in car parking when needed, provides street level places for a farmer's market and food trucks.
- 6 GREEN. New landscaped areas that respond to shade conditions.
- 7 PLAZA. The central gathering space for the square: a place for public events, outdoor dining, community programming. Works independently or in conjunction with neighborhood and chapel activities.
- 8 NEW DOG PARK. Constructed outside the walls and on City of Dallas right of way.
- 9 NEW PARK OBSERVATION AREA. A new entry point to fully appreciate the lawn and primary water features with access from Pacific Avenue.
- 10 REMOVAL OF MEDIAN to allow for additional connectivity and expansion of sidewalk plaza.
- 11 GATES REMOVED to allow additional points of ingress into the park.
- 12 RESTORATION OF FOUNTAIN. Complete cleaning of all tanks and new water treatment.
- 13(a) (b)(c)
LOWERING EXTERIOR WALLS to allow for additional gathering and seating opportunities along the streetscape.

Thanks-Giving Square works, as anyone who's tried to get in on a warm spring day realizes. Secretaries and stockbrokers jostle one another for a spot on the sloping concrete walls, while children slap at the cascading water, and older people, with nothing particular to do, sun themselves on the grass. It is a triangle in a sea of squares and rectangles, an intimate space in the midst of cavernous, impersonal ones. It provides a change of pace in an otherwise monotonous downtown, and says something basic about what people want a downtown to be: a place with variety, a sense of proportion and human scale, surprising views mixed with familiar reference points, a place with some drama, some uplift, yet in which the observer is not intimidated. The public understands these things as well as the architects and planners, and responds enthusiastically when given half a chance.

David Dillon, 1980

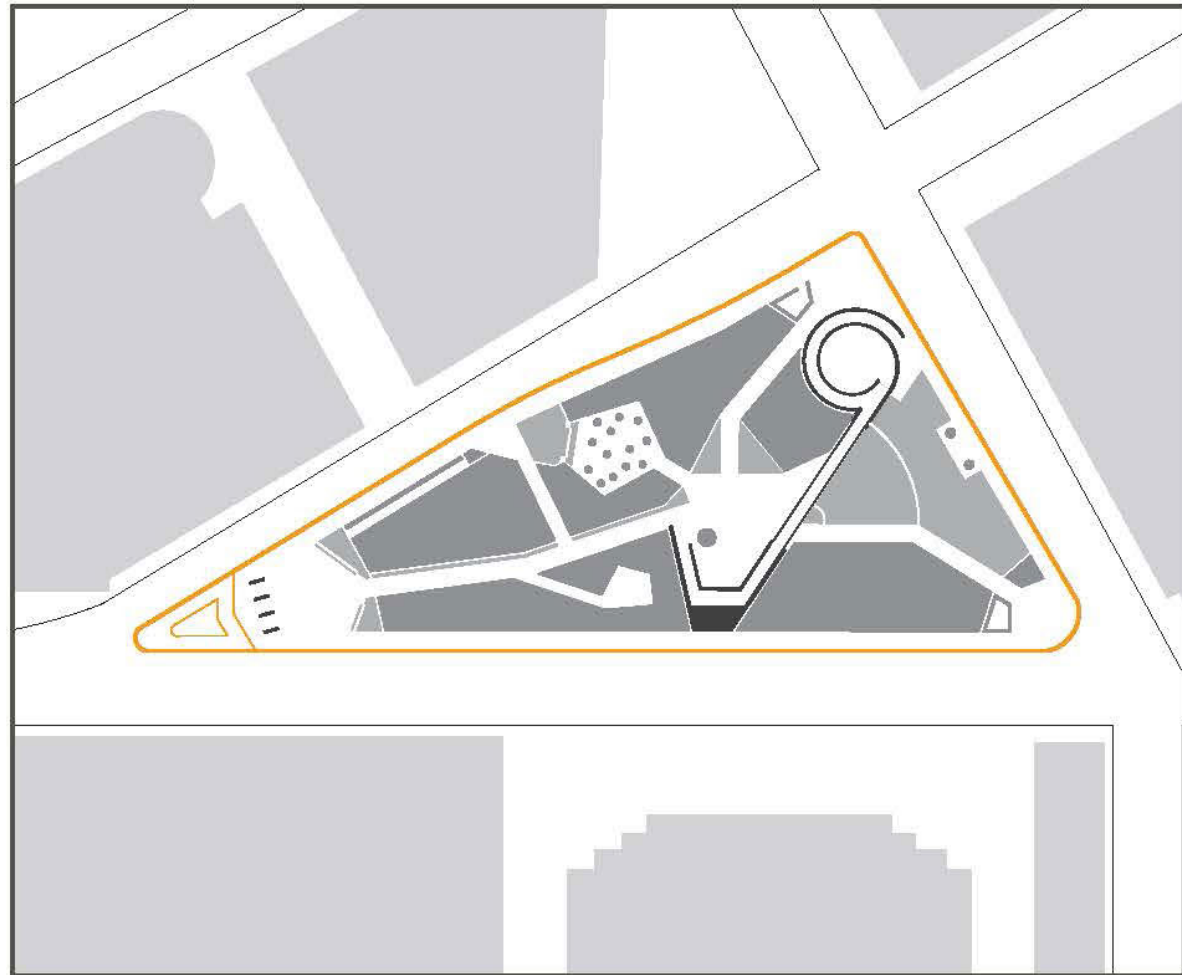
AN OVERVIEW OF ARCHITECTURAL CONDITIONS: EXTERIOR AND INTERIOR

Thanks-Giving Square: original + DART intervention

Four components: objects and districts, gathering areas, walkways and edges, and park

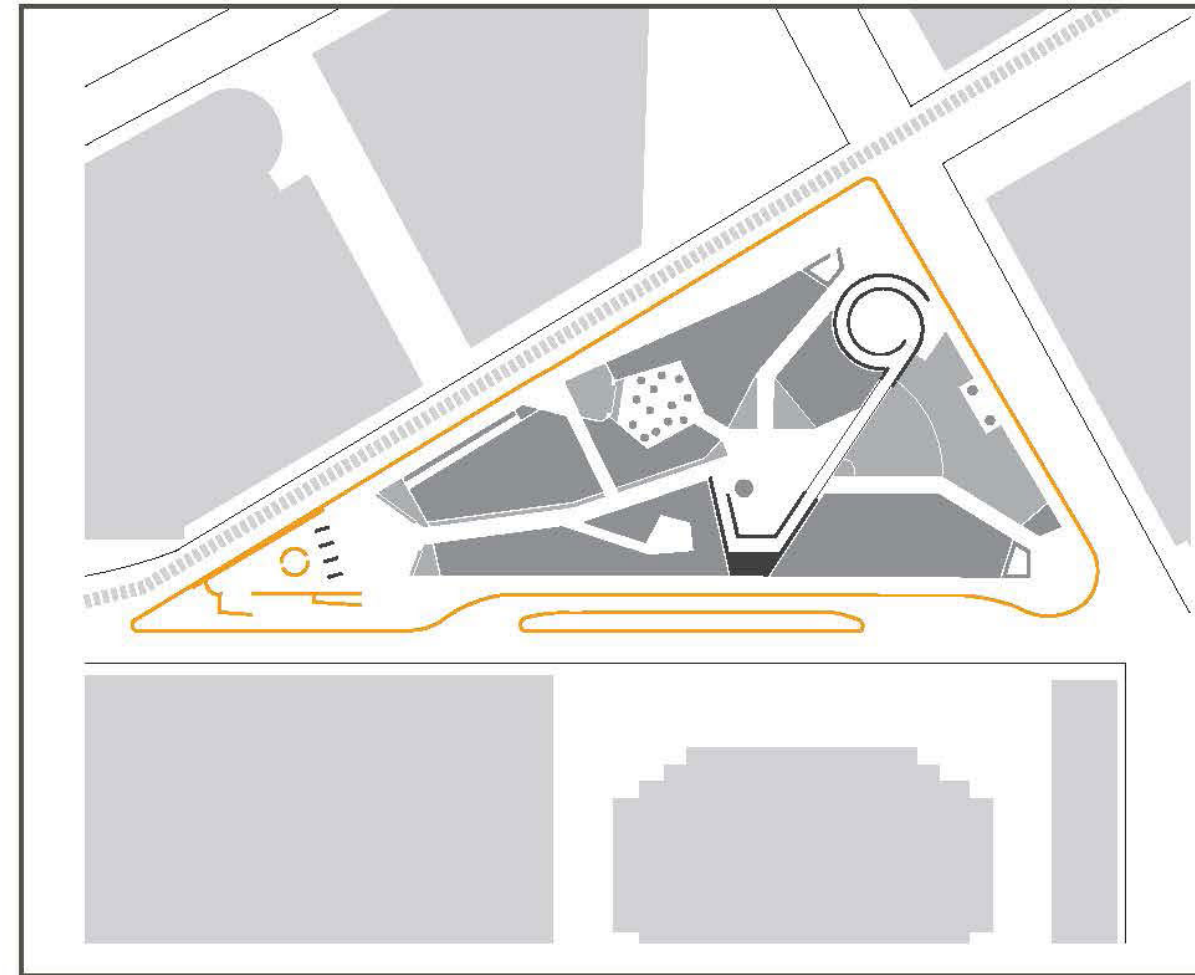
Underground pedestrian ways

EXTERIOR



1970

The original design shows a cleanly organized site perimeter, with primary entries at the corners of the site. The west end featured a skylight to the underground court, grass slopes, and a wedge-shaped bench wall that completed the form of the park and reinforced the west entry.



1993

Modifications to the perimeter of the park were made necessary by the addition of the Dart Train to Bryan Street north of the site. A turn lane was incorporated into the sidewalk at the north. A drive lane added to the south. On the west, original forms were covered, creating another pedestrian area outside of the park.

1970 ORIGINAL + 1993 INTERVENTION

Thanks-Giving Square was planned in the late 1960s, with construction drawings complete in 1970. Almost 25 years later, modifications were made to the site perimeter, made necessary by the DART train intervention along Bryan Street to the north.

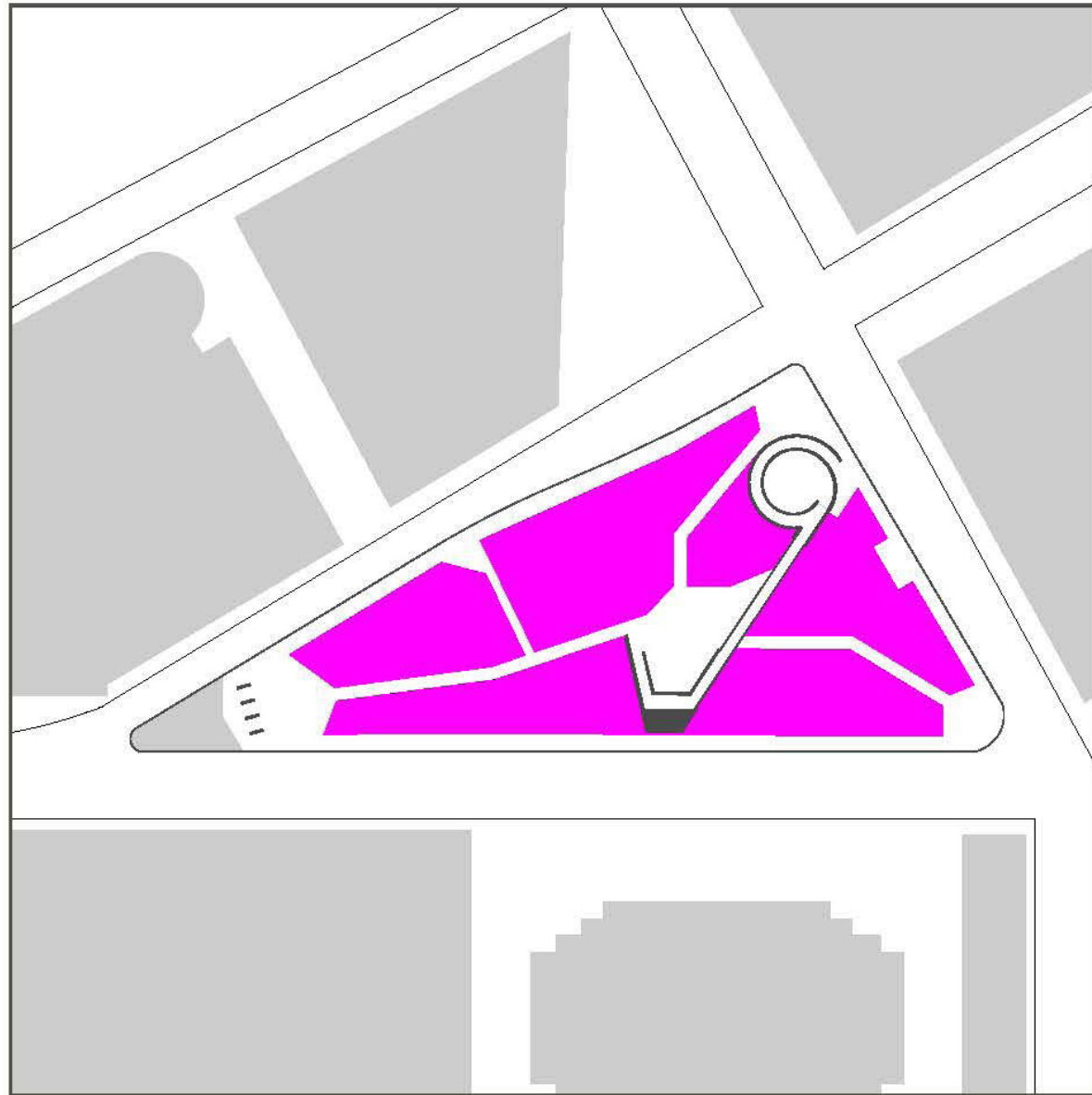
The perimeter modifications have added ambiguity for pedestrians around the site. A drive lane was added to the south, complicating the navigation crossing the street. At the west, the bench, skylight, and grass slopes were covered to create an ambiguous pedestrian area outside of the carillon. A north wall was added adjacent to the train line, added to the forboding nature of Bryan Street. And to the north corner of the site, a turn lane was filled in and added to the sidewalk, creating a large paved area without a suggested programmed purpose.

FOUR KEY ELEMENTS

The design of Thanks-Giving Square organizes the park with four distinct components:

- 1 Objects and Districts
- 2 Gathering Areas
- 3 Walkways and Edges
- 4 Landscape

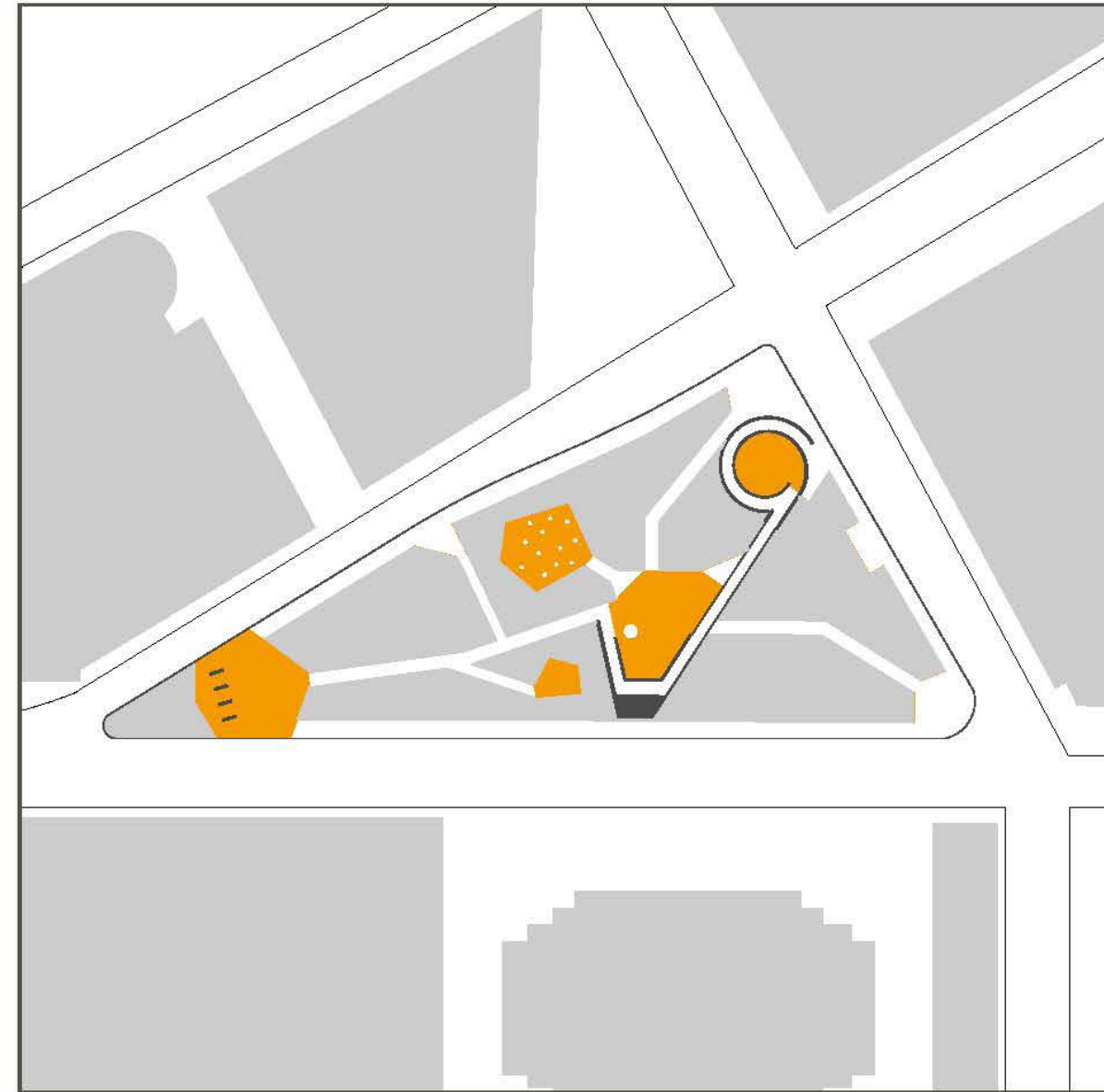
These components are illustrated with diagrams on the following page.



Objects and Districts

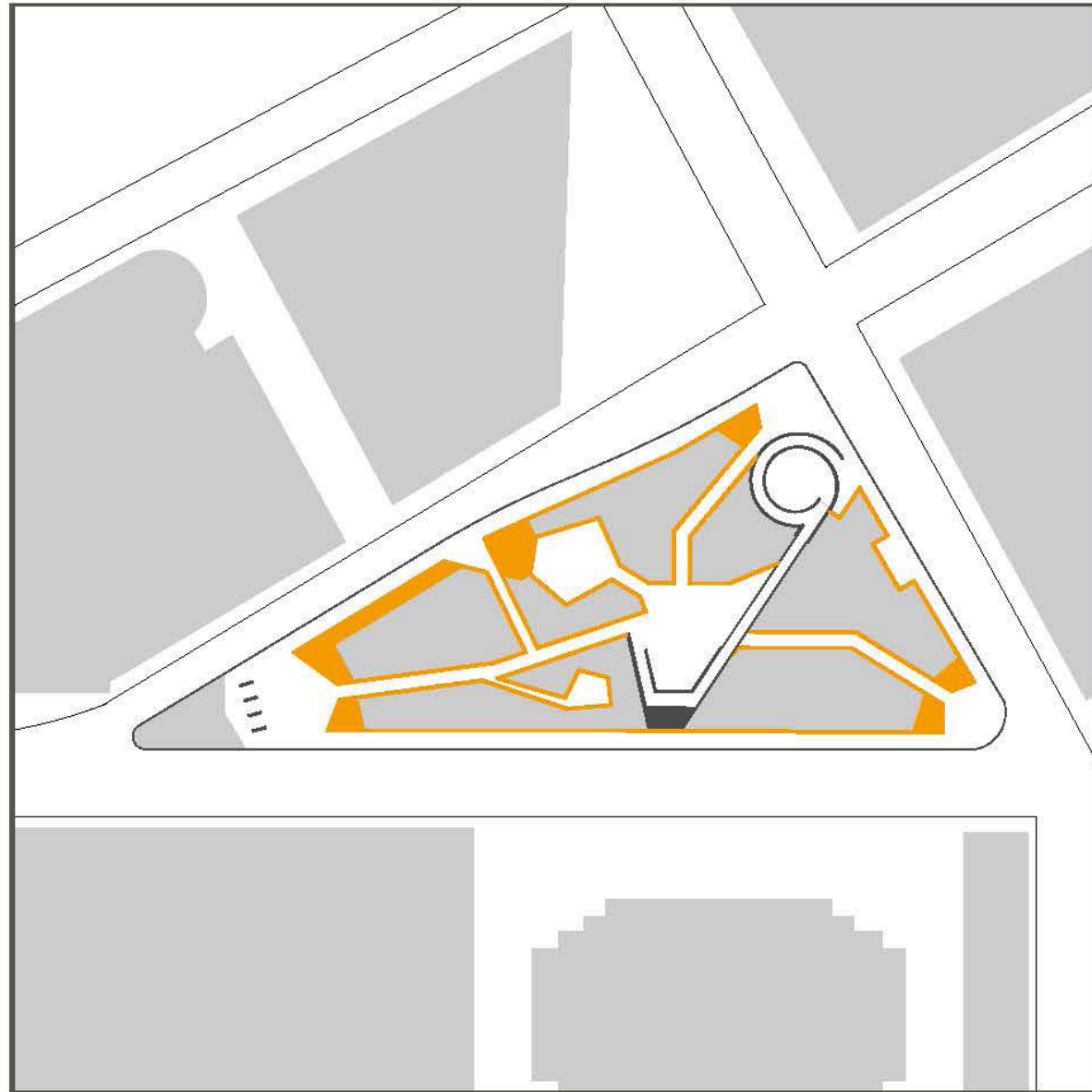
Thanks-Giving Square organizes a triangular parcel of land marked by 3 vertical objects: a chapel to the north, a carillon to the west, and an architectural volume to the south.

The land is organized into six districts, created by the pedestrian circulation system of the park: primary entries at the corners of the site, and a secondary set of specific entries at the sides of the park. To the east the midpoint connection forms the chapel entry, to the north a street level connection, and to the south entry to the underground pedestrian system.



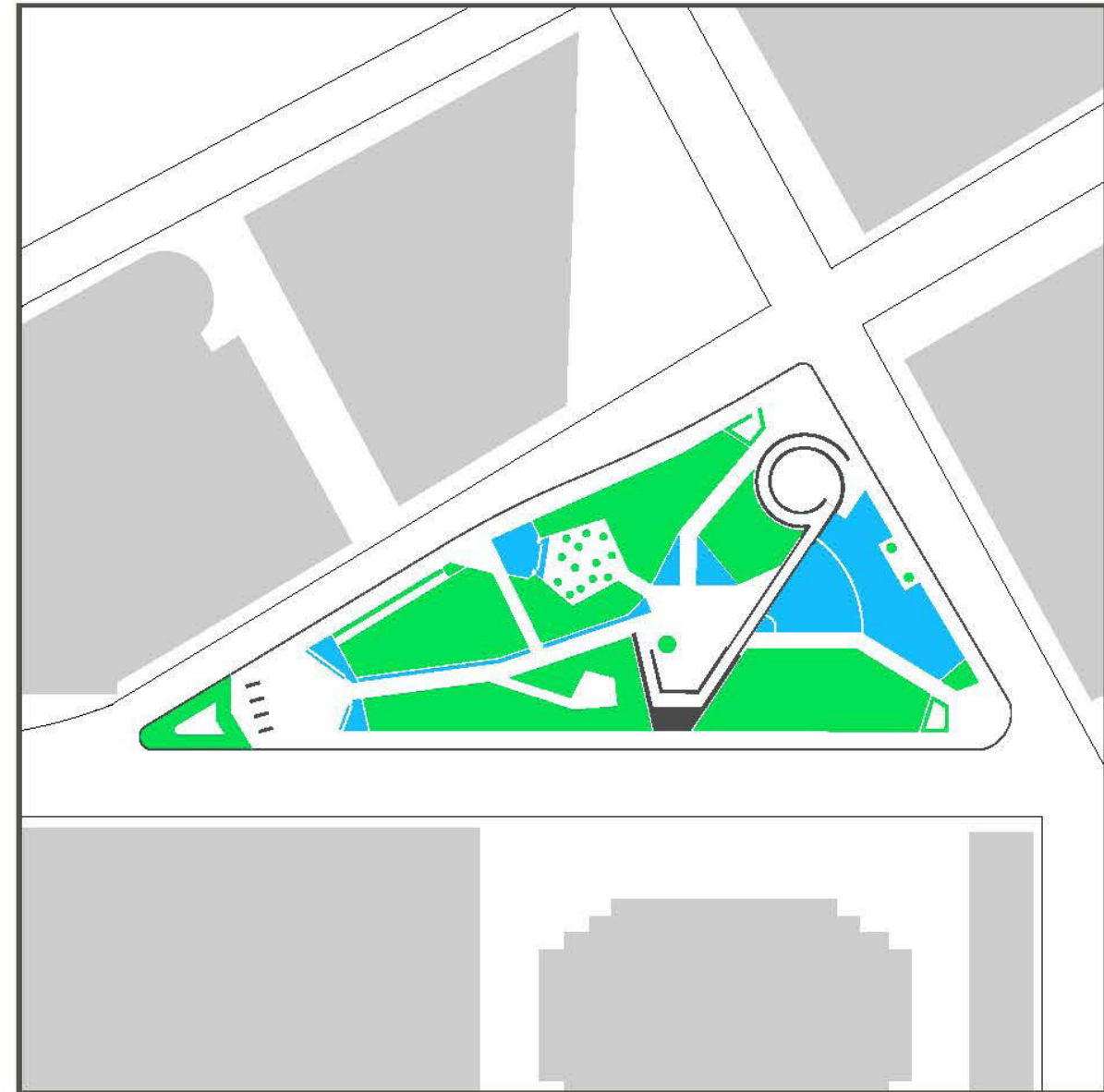
Gathering Areas

A series of social areas are woven into the districts, each with a distinct character. A central plaza below street level, two shade terraces within the side districts, the chapel, and a street level plaza to the west.



Walkways and Edges

The overall site slopes downward to the west approximately 5 feet. Sloping pedestrian walkways that define the districts descend from street level into a sheltered plaza about 10 feet lower than the east street level. Walkways are bordered by site walls forming benches throughout the site. Site walls at perimeter sidewalks allow people to observe the park while standing.



Landscape

The waterways and landscaping cover the sloping districts, forming natural and serene places for people to gather in the city. The west prow originally consisted of bench height walls and sloping terraces that concealed a skylight to the lower level courtyards.

INTERIOR



Courts

The underground area at Thanks-Giving Square is organized by four courts, each designed with a unique daylighting concept: one with an atrium, another with an opening to Thanks-Giving Square Plaza, one with a linear skylight along Bryan Street, and the west court, with a triangular skylight open to the sky, covered over by the 1993 modifications.



Lease Space

The courts organize lease space designed for visitors of the tunnel system to activate. The spaces have been primarily utilized by lunch restaurants, and service operations (credit unions), all of which have ceased operations.

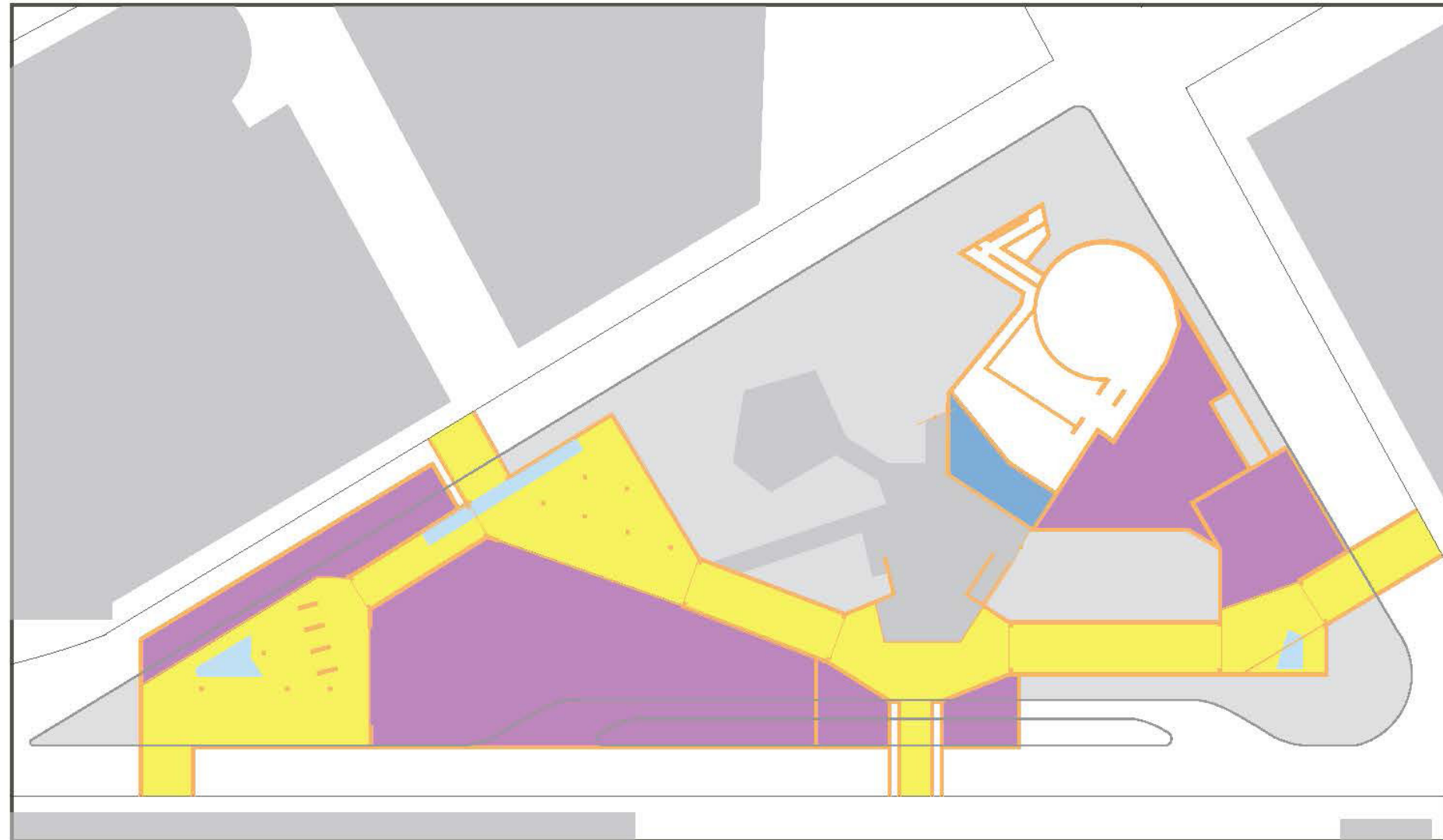


Tunnels

A series of tunnels connect the courts under Thanks-Giving Square, and four tunnels connect the square to the pedestrian walkway network in the city: two under Pacific Avenue, one under Ervay, and one under Bryan.

THANKS-GIVING SQUARE UNDERGROUND

A system of pedestrian spaces connect to the city tunnel system. Under this level, a truckport services neighboring buildings.



LEGEND

-  WALKWAYS AND COURTS
-  SKYLIGHT
-  LEASE SPACE
-  UNEXCAVATED
-  UNEXCAVATED (PLAZA AREA)
-  WATER BASIN
-  MECHANICAL





“You can neither lie to a neighborhood park, nor reason with it. ‘Artist’s conceptions’ and persuasive renderings can put pictures of life into proposed neighborhood parks or park malls, and verbal rationalizations can conjure up users who ought to appreciate them, but in real life only diverse surroundings have the practical power of inducing a natural, continuing flow of life and use.”

Jane Jacobs, *The Death and Life of Great American Cities*

PARK: CONTEXT

Thanks-Giving Square: 1976

Thanks-Giving Square: 2013

Existing conditions

Proximity of new urban renovation

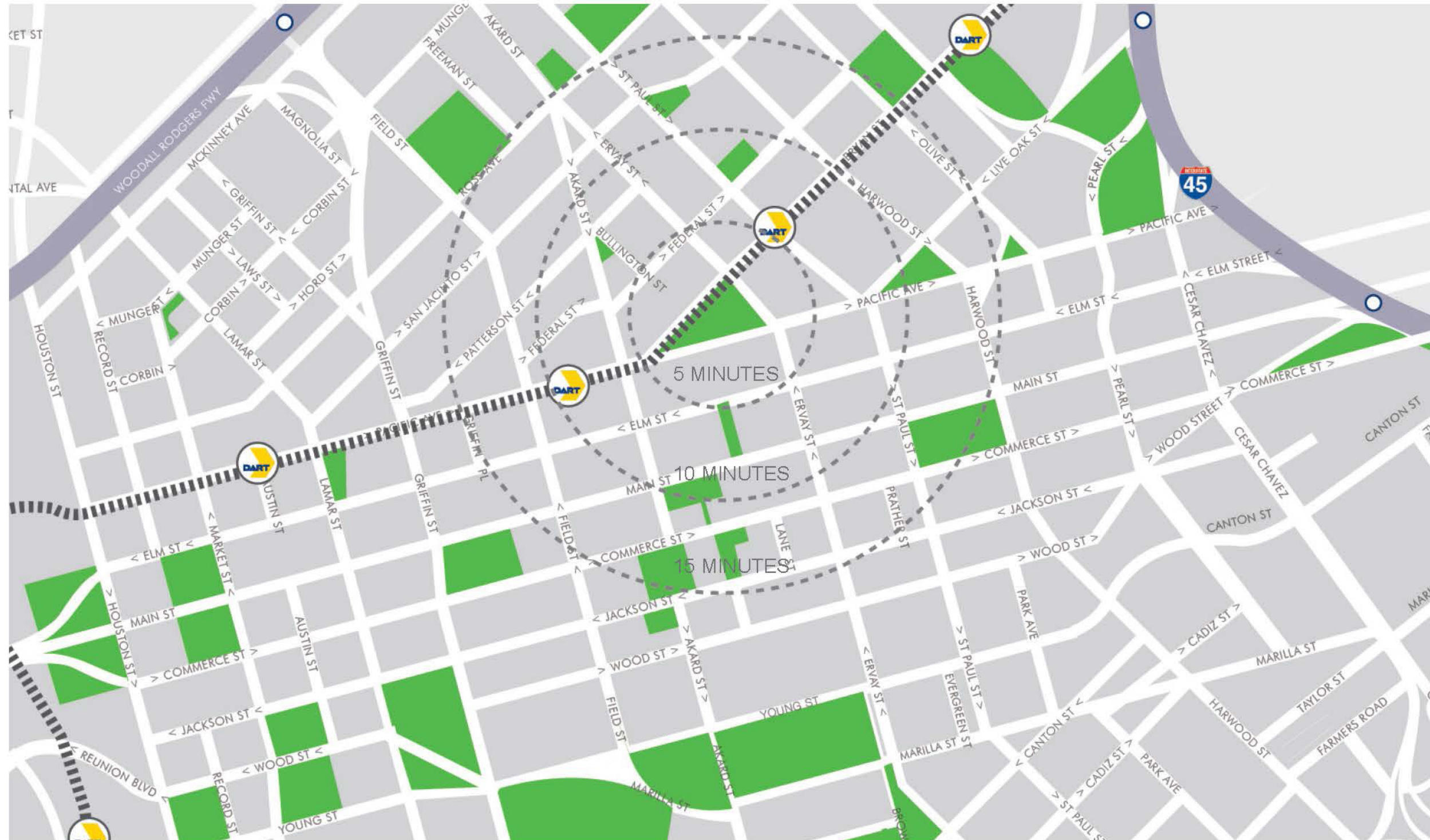
THANKS-GIVING SQUARE: 1976

The context of Thanks-Giving Square in 1976 was a bustling downtown center focused on business. It contained many office buildings, but nothing similar to the Square, which was innovative and unique for its time. Offering shade and a place to sit outside, the Square was the one of the few, if only, green spaces within walking distance of many offices. Images in the early 1980s show attractive water fountains and immaculate areas of lawn with several small live oaks providing moderate shade.



THANKS-GIVING SQUARE: 2014

The context of downtown Dallas has changed dramatically within the past few decades. The fully mature live oaks densely shade the ground surface. The DART runs along the north side of the site and has altered the edge condition. The city has built several new parks over the past decade so that Thanks-Giving Square functions within an urban park system instead of as a standalone place.



CONTEXT OF THANKS-GIVING SQUARE

Thanks-Giving Square needs inclusion into the larger parks system and to be recognized for the unique position it holds in the downtown community. This diverse community needs the green space and the opportunities for additional casual encounters between residents, guests and employees. The magnitude of the needs is only matched by the growth and new investment in downtown.

- Uptown, Downtown and the Victory Park area saw surging growth over the decade, with residents coming from young, college-educated professionals. The downtown population almost tripled, from 2,198 in 2000 to 6,069 in 2010. Uptown was up 80 percent, from 7,257 to 13,070; and Victory Park grew 60 percent, from 1,065 to 1,700.
- Downtown Dallas, Inc.'s own statistics show 200 residents living in the Central Business District in 1996, whereas today more than 38,000 live throughout Downtown/Uptown.

STATS FOR DOWNTOWN DALLAS IN 2013

- 135,000 employees in the Central Business District (CBD)
- 7,800 residents in the CBD
- Over 315 restaurants and bars in Uptown and Downtown Dallas
- Over 170 shops in Downtown Dallas
- 4 new hotels opened or underway in the last 4 years



DOWNTOWN PROJECTS

- **1600 Pacific**

After languishing for a number of years, the 32-story former LTV Building, which also fronts Elm Street, will soon become a mixed-use complex with 186 residential units and a 171-room Hilton Garden Inn Hotel. Built in 1964, the nearly 500,000-square-foot building was acquired in April by New Orleans-based HRI Properties, which is giving it an \$80 million renovation. Residents will have access to the 206 self-park spaces in the building on floors 2 through 4; the hotel will use the 150 valet parking spaces in the building's basement. Construction is expected to wrap up by the third quarter of 2015.

- **1700 Pacific**

A block away, Olymbec Group of Canada has just acquired the 49-story, 1.3 million-square-foot 1700 Pacific building. Property

upgrades reportedly are planned, although specifics were not available by press time.

- **Alto 211**

Built in the late 1950s by Dallas developer Leo Corrigan, this 18-story aquamarine tower at 211 North Ervay is finally getting some love. It has a new owner—Alterra International Holdings—and its first new tenants in nearly 20 years (Tech Wildcatters, Health Wildcatters, and Linking the World). Alterra has made a number of significant upgrades and has even more in the works.

- **Bank of America Plaza**

On the west side of the core, Bank of America Plaza is getting a major overhaul courtesy of its owner, Chicago-based Metropolis Investment Holdings Inc. The 1.8 million-square-foot, 72-story tower (the tallest in Dallas) sits at 901 Main Street. A new exterior lighting system was introduced earlier this year, with more than 2 miles of



LED lights installed. At the building's base, a large outdoor sculpture was removed, making way for a new valet entrance off Main Street. Ongoing work includes an outdoor gateway to Belo Garden and improvements to the lobby, building entrances, and elevator cabs. All told, renovations are expected to cost about \$15 million and wrap up by October.

- **The Olympic**

The largest redevelopment underway in the core is the former First National Bank Building at 1401 Elm Street. It's a joint venture between BDRG and Olympic Property Partners, which acquired the 1.5 million-square-foot property in February. The \$170 million conversion will transform the historic 52-story skyscraper into a mixed-use complex that takes up an entire city block, bounded by Elm, Field, Pacific, and Akard streets. When complete, The Olympic will include 500 luxury

apartments, 70,000 square feet of retail space, 100,000 square feet of office space, 950 parking spots, a ninth-floor terrace with an infinity pool, and an observation deck on the 50th floor. The owners are targeting a 2016 reopening.

- **Fountain Place**

Just north of the core on Ross Avenue and North Field Street is Fountain Place, one of the most recognizable buildings in Dallas. The 58-story tower, designed by I.M. Pei, was acquired in June by Goddard Investment Group. The new owner is planning to make a number of improvements to Fountain Place, including a new parking garage and upgrades to the lobby, elevators, exterior fountains, and landscaping.

- **KPMG Centre**

Since acquiring this 34-story tower at 717 North Harwood Street in March, World Class Capital Group of Austin has already won two big



relocations from California companies: Omnitrac and Active Network LLC. Combined, the deals will bring about 1,450 new jobs to the downtown core. The leases are expected to spark significant renovations to the 844,000-square-foot building, which was built in 1980. KPMG Centre also likely will be getting a new name, as its lead tenant has signed a deal to move to the Arts District when Craig Hall's new tower opens in early 2015.

- **Mid Elm Lofts**

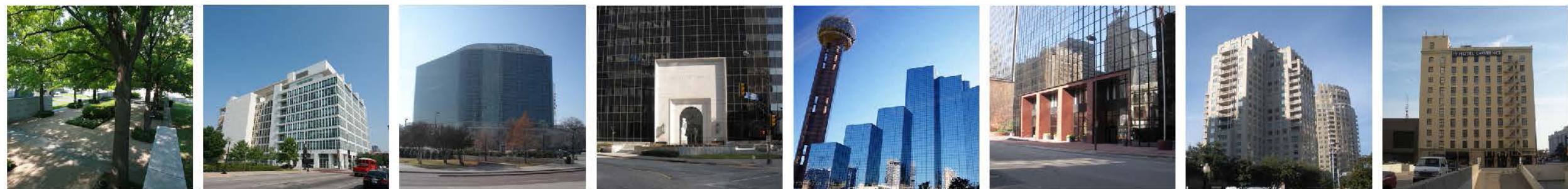
Last fall, Brytar Cos., in partnership with RREAF Holdings LLC, announced plans to convert three historic properties at 1516, 1514, and 1512 Elm Street into live-work-play loft units. The buildings, which total 55,000 square feet, are all more than 100 years old.

- **One Dallas Center**

Todd Interests and partners have wrapped up work on phase I of their renovation of One Dallas Center at 350 North St. Paul Street, a project that had HKS Inc. joining Greyhound as lead tenants in the building. Now work has begun on phase II, a renovation that will transform floors 15 to 30 of the I.M. Pei-designed tower to 276 luxury apartments and 13,000 square feet of amenity space. The residences are expected to be ready for occupancy this September.

- **One Main Place**

Built in the late 1960s, this 1 million-square-foot fortress got a savior when KFK Group of New Orleans bought the half-empty building this past spring. The 32-story project takes up a full city block, bounded by Main, Field, Elm, and Griffin streets. KFK Group has yet to announce specific plans for its new buy, but brokers speculate that the company will redevelop the top floors into residential or



hotel space. One Main Place also includes 65,000 square feet of retail space and a 20,000-square-foot recessed plaza that connects to Dallas' underground pedestrian tunnel system.

- **Statler Hilton**

Centurion American Development Group purchased this historic property at 1914 Commerce Street in May, after winning \$46.5 million in TIF financing from the city of Dallas. Mehrdad Moayedi, Centurion's president, said plans for the \$175 million renovation include apartments, a flagship hotel, restaurants, office space, and a movie theater.

- **Thanksgiving Tower**

This 1.4 million-square-foot, 50-story icon at 1601 Elm Street was acquired last summer by Woods Capital, led by Jonas Woods. In short order, the building won a huge lease from Santander Consumer USA, which now occupies 14 full floors

in Thanksgiving Tower. A \$100 million renovation is in the works—one that will add 16,000 square feet of ground-floor retail space. Woods selected Gensler and New York architect James Carpenter to oversee the redesign. In an interview with D CEO earlier this year, he said his goal is to have most of the work done this year.

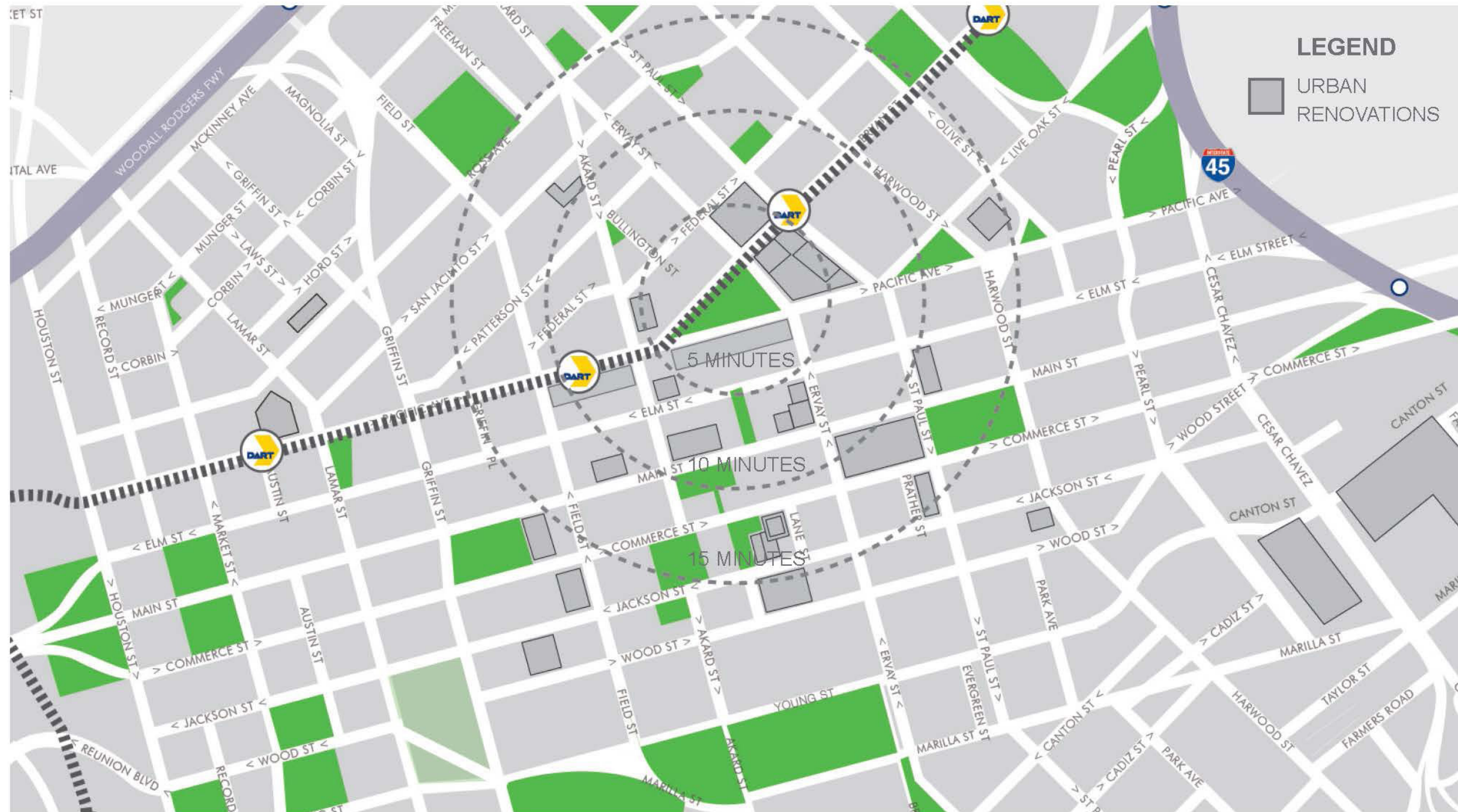
- **Tower Petroleum, Corrigan Tower**

In the summer of 2012, Kirtland Realty Group announced plans to renovate these adjacent buildings at 1907 Elm Street and 1900 Pacific Avenue into residential towers—a \$45 million redevelopment project. Now, according to Downtown Dallas Inc., the latest plans call for a hotel use instead. The Art Deco Tower Petroleum was built in the early 1930s. Developer Leo Corrigan acquired the building and added Corrigan Tower in the early 1950s.



PROXIMITY OF NEW URBAN RENOVATION

As illustrated in the walking map below, there are a considerable number of renovation properties clustered within a fifteen minute walk of Thanks-Giving Square.





PARK: PRESENT AND FUTURE

The investment in downtown Dallas by both the private sector and the public sector in the last 15 years has been staggering.

The City of Dallas, through two tax increment finance districts, has invested over \$268 million in buildings, sidewalks, facades, parking, beautification, and residential conversions in recognition of the changing nature of downtown. Downtown Dallas Inc. is moving the downtown parks program forward and is in tune with the changing demographics. Green space for the new residents and guests is now becoming a major emphasis for the owners of the newly repurposed properties and the City. Thanks-Giving Square is at the heart of the area of emphasis and is ready to begin to remedy the existing conditions. The future of the park, however, resides at its edges and within the core.

PRESENT



Exposed Soil Due to Overuse and Shade

Extensive use and shade from the live oaks have destroyed the existing turf and groundcover in some places. Soil erosion due to site's slopes further complicates the issue.



Pet Damage

Approximately 800 dogs a day walk by this site and many pet owners allow their pets to answer the call of nature on the grass or exposed soil. The resulting odor is particularly strong in the western corner of the park.



Unmaintained Trees

Branches and limbs need trimming. Appearance suggests that the task is overdue. Soil erosion poses problems for roots as well.



Erosion and High Sand Content Soil

We understand that the original engineer may have selected a soil with an increased sand ratio to heighten drainage efficiency. This may contribute to certain issues at Thanks-Giving Square.



Inoperative Fountains

Fountains at the western entrance and a runnel from that entrance to the central plaza are turned off. In some places stagnant water remains.



Wear and Tear

The park's overall appearance is neglected. Letters are missing. Light fixtures are broken. Drain grates are missing and replaced with strips of wood.

PRESENT - PETS



Places to Exercise

Dogs need a place to exercise, to stretch, and to play. This is particularly crucial if the dog is in an urban environment and must be kept indoors while the owner is at work.

The Thanks-Giving Square perimeter of the park is appropriate for dogs to exercise. The interior of the park, which is dedicated to passive use and quiet contemplation of gratitude, is not suitable for this use.



Places to Mark

Dogs need a place to answer the call of nature. Any dog owner can tell you that the entire event can take some time as a dog sniffs for just the right spot. Most prefer grass and many use the process to mark their territory.

Thanks-Giving Square is not an appropriate place for this activity other than the occasional occurrence properly handled at the park's perimeter. There are a few other more appropriate parks nearby including the Main Street Garden, Belo Garden, and Bark Park Central.



Places to Explore

Another need is to dig and to explore. Sometimes dogs munch on grass. Sometimes they have an impulse to dig as well.

Since Thanks-Giving Square was not originally designed for a high density of dog visits, it is difficult to imagine this site developing into a dog park in the traditional sense.

FUTURE - PETS



Create a Dog Park

Although not part of the original intent of the park, a portion of the site can be dedicated for dog use. One approach is to edge the sidewalks along the square with pet friendly surfaces. Thanks-Giving Square would need to allocate resources for ongoing clean up and maintenance.



Animal Repellent Plants

Different plants can discourage dogs from entering a space. Areas that would be damaged by a dog can be bordered with hollies, barberries, or garlic.

In the same way, as turf is generally desirable for dogs, that could be reduced in areas where dog messes are particularly inappropriate.



Operational Signage

The pet walking map suggests that there are other more traditional parks that are more appropriate for dogs to visit. Informational signs could include clear directions to other parks as well as information on appropriate actions required with pet waste as per the city code.

FUTURE



Food Carts

Carefully curated food carts and trucks will make Thanks-Giving Square a destination for downtown residents and professionals.



Kiosks

Special purpose kiosks can draw people to the edge of the park. Kiosks for food, newsstands, bookstores, and flowers meet the just-in-time needs of the downtown population.



Planters

Planters and landscape can soften the edges at Thanks-Giving Square. Planters that are mobile can provide shade where needed, or keep garden plants in the sun through the day.



Transit (bus, taxi, limo, valet)

Creating places for transportation of different modes can draw people to the edge of streets.



Bicycle Racks

Bike racks signal to the public that the square is bike friendly. A system of loaner or rented bikes lets visitors to the square and to Dallas experience downtown at a friendly pace.



Landscape

Creating a dynamic landscape at the edge of the park can make the streetscape more human and signal the activities happening in the square.

FUTURE



Healthy Landscape

In places that receive adequate sunlight and shade, the original landscaping concepts can be restored to healthy conditions while introducing drought resistant plantings of water efficient grasses.



Active Fountains

Fountains are an essential component to the design of Thanks-Giving Square. Restoring the waterways will enhance the park's vitality.



Introduce New Landscape

New landscape can be added where sun conditions have been altered along with potential vegetable gardens.



Seating

Loose seating throughout the square lets people choose where they want to sit: sun or shade, in a group or alone. Lowering the wall heights creates immediate seating opportunities for pedestrians and visitors.



Events in the Park

Programming public events in the park will create interest in the park, both during and after the show. Events at Thanks-Giving Square can coordinate with other downtown events: “After the Opera” dessert or Sunday lunch in the park.



Active at Night

With an active residential population, planning night and seasonal activities will continue to draw people into the park.



THE PLAN AND THE COST

The Scope

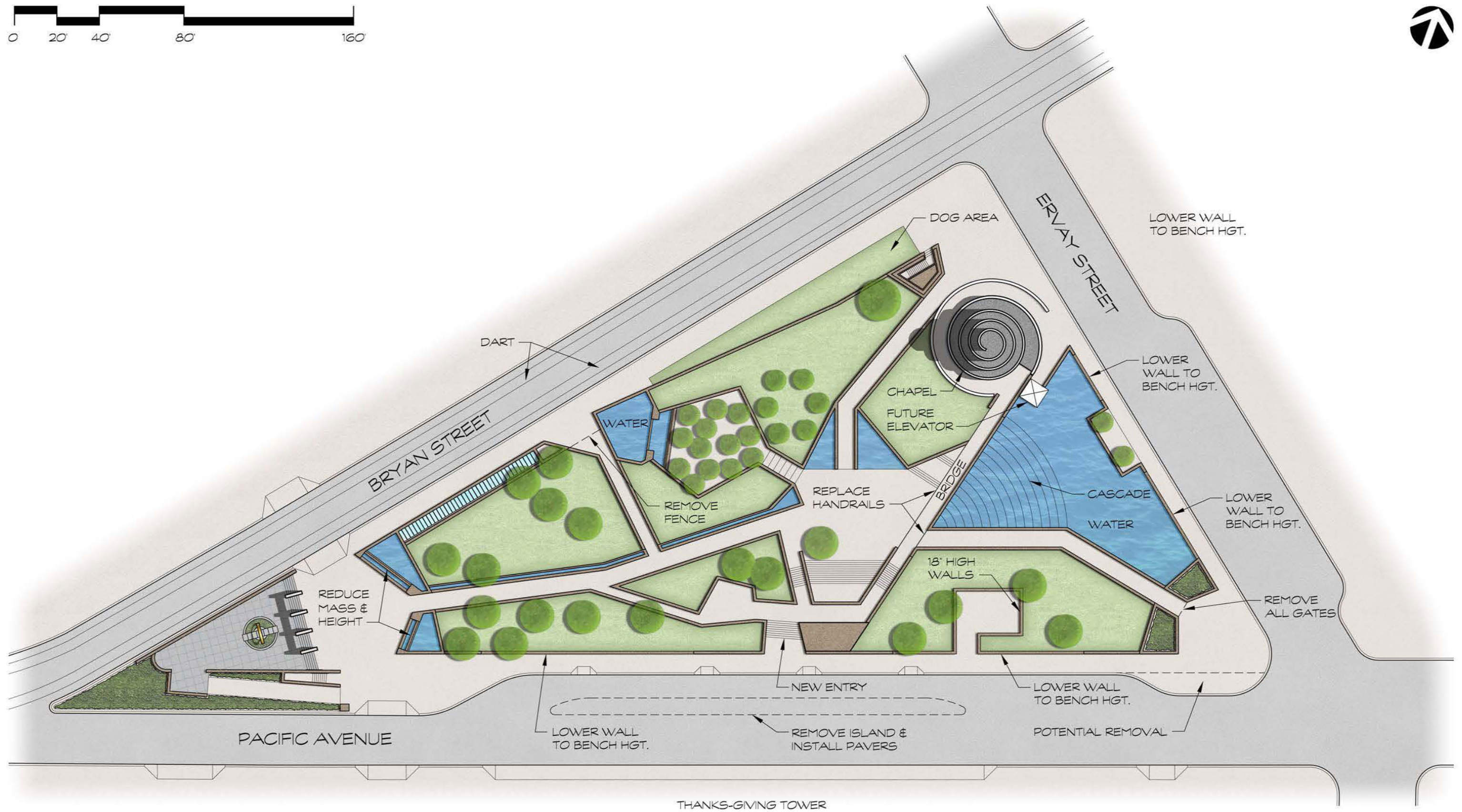
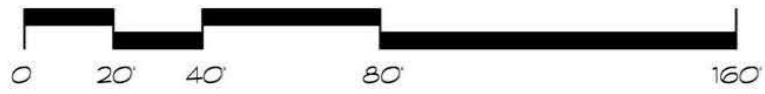
The Plan

The Cost

THE SCOPE

Scope of work for the first phase of Thanks-Giving Square renovation.

1. **Walls:** Cut down wall in portions along Pacific Avenue, Bryan and Ervay Street and create two new entries into the Park from Pacific. Final lineal feet of wall cut to be determined.
2. **Fountain at Portal:** Cut down fountains at gate entry portal.
3. **Gates:** Remove gates.
4. **Island:** Remove Pacific Avenue island.
5. **Soil at Walls:** After coring landscaped areas, remove soil to allow lower wall height and eliminate unnecessary slope via retaining walls or feathering of height difference.
6. **Soil near Chapel:** Remove soil on west side of chapel and install waterproofing before replacing soil.
7. **Trees and Overall Soil:** Remove dead trees. Remove top soil as necessary and replace top soil after elevation of dirt has been lowered..
8. **Irrigation:** Install new irrigation system for grass with expansion capabilities for additional trees and selective plantings.
9. **Fill under Pathways:** Stabilize fill under top soil and repair or replace pathways to prevent sinking and provide proper drainage.
10. **Pathway Lighting:** Rehabilitate lighting along pathways, concrete walls and landscape areas.
11. **Landscape Lighting:** Provide landscape lighting and control system.
12. **Security:** Install camera and monitoring system.
13. **Handrails:** Replace missing handrail at bridge.
14. **Signage:** Remove signage blocks and replace missing graphics. Begin development of new signage package and kit of parts.
15. **Pathways:** Repair and replace pathways in park.
16. **Drainage:** Repair and replace clogged drainage system.
17. **Dog Park:** Create dog park along Bryan Street.
18. **Fountains:** Repair fountains, replace pumps and clean out storage tanks and fountains.
19. **Exterior Finishes:** Clean all exterior concrete and paint exterior of Chapel.
20. **Circle at Flatiron:** Remove remaining gold leaf and paint.



THE COST

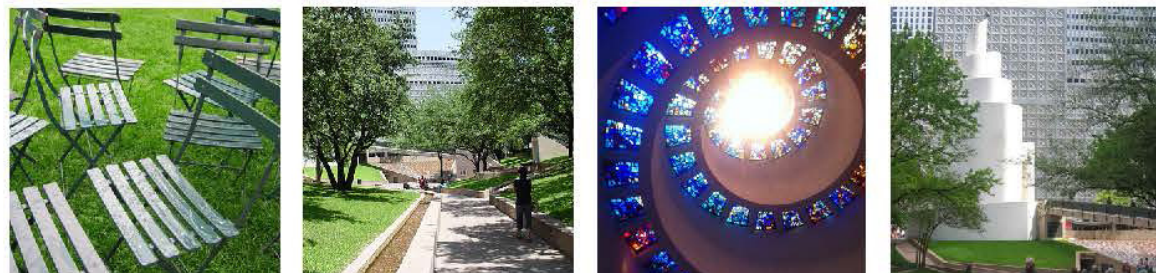
The following budget is derived from bids received from Julian P Berry and several fountain vendors after reviewing the plans and scope provided by the design team. The intent of the renovation project is to focus funding efforts in two parts:

1. Focus on the Exterior

Work with the designers and architects to create a set of plans that can be used to obtain a budget that will be reflected in the final construction documents. This amount is noted as taking the team through design development.

2. Fund the Renovation and Plan for the Future

Once the budget is obtained, the design team and Executive Committee of Thanksgiving Square will finalize the funding and begin to work on the exterior renovation as soon as commitments are obtained.



Budget for Phase One of Thanksgiving Square Renovation

Version 3

Soft Costs (through DD)	
Design Services/Due Diligence	\$ 105,915.00
Contingency	\$ 15,000.00
Total	\$ 120,915.00
(Proposals ready for execution)	
Soft Costs (from DD to Completion)	
Owners Rep	\$ 25,000.00
Construction Admin	\$ 25,000.00
Design Services/Due Diligence	\$ 128,965.00
Total	\$ 178,965.00
Construction	
General Conditions	\$ 100,000.00
Project Requirments	\$ 100,000.00
Concrete Demo	\$ 110,230.00
New Concrete	\$ 270,906.00
Metals	\$ 304,750.00
Grating	
Rails	
Moisture Protection	\$ 501,000.00
Fountains	\$ 1,115,000.00
Plumbing	\$ 149,000.00
Sitework	\$ 144,533.00
Exterior Improvements	\$ 563,350.00
Pavement	
Landscape	
Fountains	\$ 241,226.00
Clean out	\$ 149,126.00
Fibergate	\$ 7,100.00
Filtration	\$ 85,000.00
sub	\$ 241,226.00
Contingency	\$ 100,000.00
Total	\$ 3,999,875.00



Selzer Associates



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A R C H I T E C T S

SUMMARY

Thanks-Giving Square is an iconic gathering place, a place of historical importance in our city, and a unique treasure for our community.

Its birth was the result of out-of-the-box, leading edge thinking. It sprang from the highest concepts of what our city stands for. It was a place for all citizens to come, attracted by all the good that gratitude can do for the individual, the community, and the world.

Four decades ago business, community, and government leaders conceived and built downtown's first park to serve an inspired purpose. We take that legacy to heart in these plans to reposition Thanks-Giving Square for the next fifty years as the gathering place that is an oasis where one may find inspiration and peace, a refuge of beauty and accessibility in the midst of a lively, vibrant downtown environment.

Dallas, with Thanks-Giving at its heart, truly is creating the spirit that can earn it recognition around the world as the City of Gratitude.