



Context Description

The Golden S.E.E.D.S. Foundation (TGSF) is leading community efforts to stabilize the Bottom, a predominantly Black community in East Oak Cliff vulnerable to rapid gentrification, through beautification, affordable housing, and social service initiatives.

In May 2020, the City of Dallas awarded a \$500,000 reimbursable grant to TGSF to support community-led public improvements for the Bottom. Approved reimbursable grant activities include art installations, street sign toppers, neighborhood entry and other unifying signage, landscaping enhancements, lighting, and other improvements that enhance safety, neighborhood identity, or aesthetics of the neighborhood.

The current priorities of the community as approved by the City of Dallas, are street lighting, landscaping, and signage. The contract negotiated with TGSF requires their proposed work to be briefed to the Urban Design Peer Review Panel before work begins.

Policy References

Forward Dallas!
Section 5 [urban design element]

The Bottom Urban Structure and Guidelines

The Bottom Neighborhood Enhancements

Neighborhood:
The Bottom

Program:
Streetscape and Landscaping



Sowing, Encouragement, Empowerment and
Development for the Spirit of our Community
A Community Development Corporation (CDC)

Organizational & Project Introduction:

The Golden S.E.E.D.S. Foundation (TGSF) is leading community efforts to stabilize the Bottom (a predominantly Black community in East Oak Cliff vulnerable to rapid gentrification) through beautification, affordable housing, and social service initiatives. The City of Dallas awarded a \$500,000 reimbursable grant to TGSF in May of 2020 to support community-led public improvements for the Bottom. Approved reimbursable grant activities include, but are not limited to: art installations, street sign toppers, neighborhood entry and other unifying signage, landscaping enhancements, lighting, and other improvements that enhance safety, neighborhood identity, or aesthetics of the neighborhood.

In October of 2019, community members voted to select their top priorities. This list was confirmed in April 2020 and later approved by the City of Dallas and included within the May 2020 contract. In September 2020 a logo design for the Bottom was also voted on by community members. The current priorities of the community as approved by the City of Dallas, are street lighting, landscaping, and signage.

*The scope of these proposed improvements corresponds with the existing **Urban Structure and Guidelines Plan** officially approved and adopted by the City of Dallas in 2015.*

1. Lighting Improvements

TGSF has been in continuous consultation with City staff to determine the most appropriate lighting options for the neighborhood. After careful review of the neighborhood historical context, city guidelines, and city practice, Acorn LED historical lights were recommended to TGSF as the most appropriate fit for lighting improvements. City Staff also advised an approach to install the lighting in phases as a compliment to updates made through city infrastructure improvements happening as a part of the Bottom Urban Structure and Guidelines plan (2015). During planning for the lighting installation right of way questions arose and the City received CARES Act funding for a lighting and wi-fi pilot project on Denley Street (expiring December 31, 2020). Both updates are incorporated into our design and reflect a shifted installation schedule. Our plan is to start with lighting installation on Moore Street while ROW concerns are clarified on May Hall. (Proposed Design is attached as Exhibit A).

2. Signage Improvements

Street sign topper design improvements will be used to highlight the historical presence of the neighborhood and create a sense of place. The toppers will be installed throughout the neighborhood on all applicable street signs as approved by City staff. (Proposed Design is attached as Exhibit B.)

3. Landscape Improvements

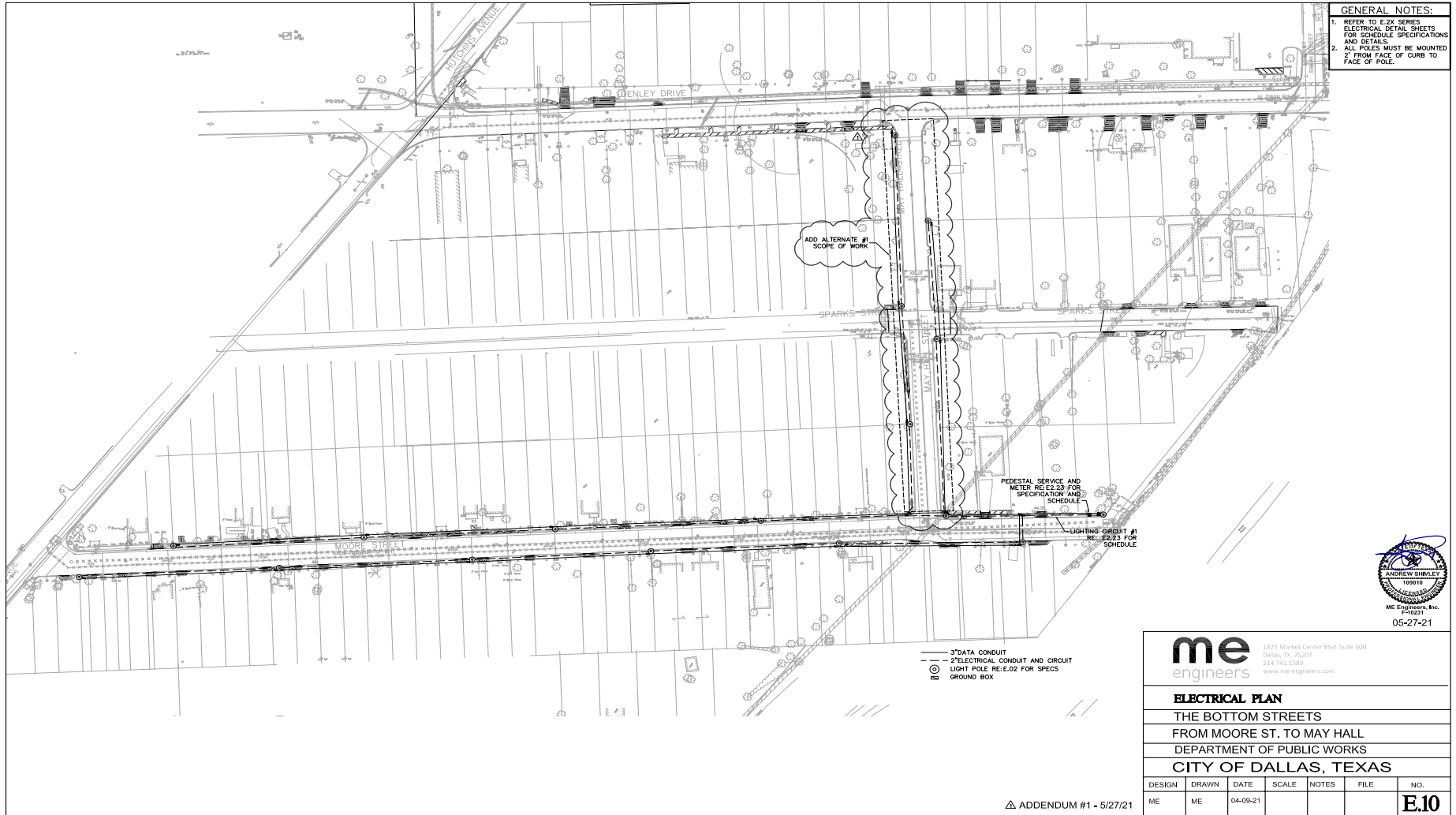
TGSF began researching landscape architecture partners to create themed landscape concepts for neighborhood improvement designs. Community feedback highlighted local desire for a community garden and native plantings. We are continuing to further refine these plans with City staff and have identified the species below as sampling of compatible native plantings for the area. (Proposed Design is attached as Exhibit C).

Please note that all improvements will be for the public good and for public use.

This document is submitted in compliance with the Resolution 190802.

EXHIBIT A

Proposed Lighting Design



GENERAL NOTES:
 1. REFER TO E-2X SERIES ELECTRICAL DETAIL SHEETS FOR SCHEDULE SPECIFICATIONS AND DETAILS.
 2. ALL POLES MUST BE MOUNTED 2' FROM FACE OF CURB TO FACE OF POLE.



me engineers		1825 Market Center Blvd. Suite 600 Dallas, TX 75207 214.741.1589 www.me-engineers.com	
ELECTRICAL PLAN			
THE BOTTOM STREETS FROM MOORE ST. TO MAY HALL DEPARTMENT OF PUBLIC WORKS CITY OF DALLAS, TEXAS			
DESIGN	DRAWN	DATE	SCALE
ME	ME	04-08-21	
NOTES	FILE	NO.	
			E.10

△ ADDENDUM #1 - 5/27/21

EXHIBIT C

Proposed Landscape Components

- DODD & EADS**
- POCKET PARK
 - "FRONT DOOR" TO THE NEIGHBORHOOD
 - LOCAL ART INSTALLATION
 - MEMORIAL BRICK PAVEMENT COURTYARD
 - OUTDOOR STAGE
 - SHADE STRUCTURE
 - NATIVE PLANTINGS
 - STRING LIGHTS
 - WIFI
 - OUTDOOR FURNITURE

- MILLARD & HUTCHINS**
- COMMUNITY GARDEN
 - RAISED PLANTING BEDS
 - SUPPLY SHED
 - LIGHTING
 - OUTDOOR CLASSROOM AREA
 - FENCED



THE BOTTOM DALLAS, TX • AREAS FOR OPPORTUNITY
06.04.2021 | GOLDEN S.E.E.D.S.

LandDesign.

NORTH TEXAS NATIVE; WATER WISE & RELIABLE

PERENNIALS



ORNAMENTAL GRASSES



SHRUBS



YUCCA



THIS LIST IS NOT LIMITED TO PLANTS LISTED, RATHER TO SHOW DESIGN INTENT OF PLANTING CHARACTERISTICS

THE BOTTOM DALLAS, TX • PLANT MATERIAL CHARACTER IMAGERY
06.04.2021 | GOLDEN S.E.E.D.S.

LandDesign.

DALLAS HISTORICAL LED LIGHTING SPECIFICATION
(POLE and LED LUMINAIRE – ITEM 850A, 850B)

I. General:

I.1 Scope of Work

This section specifies the historical lighting lamp post and LED luminaire to be used on City of Dallas Projects.

1.2 Product Description

- a. The lighting lamp post shall be one piece tapered 12"-0" tall pole section, 2' tall base section, 21" diameter base with 15" bolt circle, 3" diameter by 3" high tenon and 14' to the photometric center. The pole shall be 5' diameter flat flute aluminum extrusion with 0.125" wall. The pole shall be cast aluminum alloy A.N.S.I. 356 per ASTM B26-95. The finish shall be powder coated black. All bolts and hardware shall be stainless steel. The Lamp Post shall be Spring City Electrical Manufacturing Company Catalog Number APSWSH-21-12.00-E5-TN3.50/3.00-CU or approved equal. *See drawing A below.*
- b. The LED luminaire shall be suitable for attachment means of a 3-1/2" in diameter by 3" high tenon and secured to the existing fitter using (6) 3/8-16 stainless steel set screws. Luminaire shall be of cast aluminum ANSI 356 Per ASTM B26-95. The decorative internal casting shall utilize heat management system and must provide over 200 square inches of casting to dissipate the heat within the globe. The overall luminaire dimensions shall be 38 1/2 inches in height and 16-5/8 inches in width. The Luminaire shall be powder coated black. The LED Luminaire shall be Spring City Electrical Manufacturing Company Catalog Number ALMWSH-LE100/EVX/L19-40-CR3-YS11-CU or ALMWSH-LE100/EVX/L19-40-CR3-YS11-TR7P-CU or approved equal. *See Drawing B below.*

II. Electrical System Requirements:

Each luminaire to be furnished with (1) internally mounted 100-watt drivers for operation at 120, 208, 240, 277, and have the capabilities for 480 volt. The drivers shall produce a constant current at 350 mA. The LED light engine shall consist of (90) Cree XTE 1-watt LED's. The system wattage shall not exceed 102 watts. The driver assembly shall be removed and installed using (2) stainless steel fasteners.

III. LED Optical System Requirements:

The luminaire shall use high output, high brightness LED's. The LEDs shall be mounted on printed aluminum circuit boards with a thermal interface material to maximize heat transfer to the heat sink surface, and maintain a junction temperature below 67.5 degree Celsius to ensure lumen maintenance of 90% at no less than 41,000 hours. At 75,000 hours, the luminaire must emit over 82% of the initial lumens. TM-21 results shall be provided at the owner's request.

The LED circuit board shall utilize a conformal coating to protect the electrical system. The LED life rating data shall be determined in accordance with Illuminating Engineering Society of North America (IESNA) Lumen Maintenance (LM)-80-08.

The LED Light engine shall produce a 4000K-color temperature. The optical portion of the luminaire shall be contained by a one-piece clear acrylic stippled globe and be sealed to an IP66 rating. The minimum wall thickness at any point shall be no less than 1/8 of an inch. The acrylic globe shall have smooth interior and stippled exterior surface to diffuse the LED's. The optical system shall consist of (2) 54-cavity injection molded optics that utilize free form refractive optics.

The distribution of the luminaire shall be Type III per ANSI/IESNA RP-8-00, with the LED light engines mounted on the vertical cast pads in the roof. The optics shall be positioned so the maximum vertical angle falls between 62.5 degrees and 67.5 degrees. The maximum horizontal angles shall fall between 65 degrees and 75 degrees to ensure proper illumination. The minimum efficacy at 4000K shall be no less than 120 lumens per watt. The photometric results must be performed to LM-79 requirements by a DOE recognized and approved testing facility.

IV. 7-Pin Receptacle:

Luminaire shall have a standard 3-prong locking socket per ANSI C136.10 and 4 additional contacts per ANSI C136.41 for a "7-pin" photoelectric control (PEC) receptacle. The PEC socket shall be located within the stippled globe and allowed to rotate within the globe, so that the PEC window can always be positioned to face the northern direction. Fixture housing shall not interfere with the operation of the photocell and communication.

V. Lighting Post:

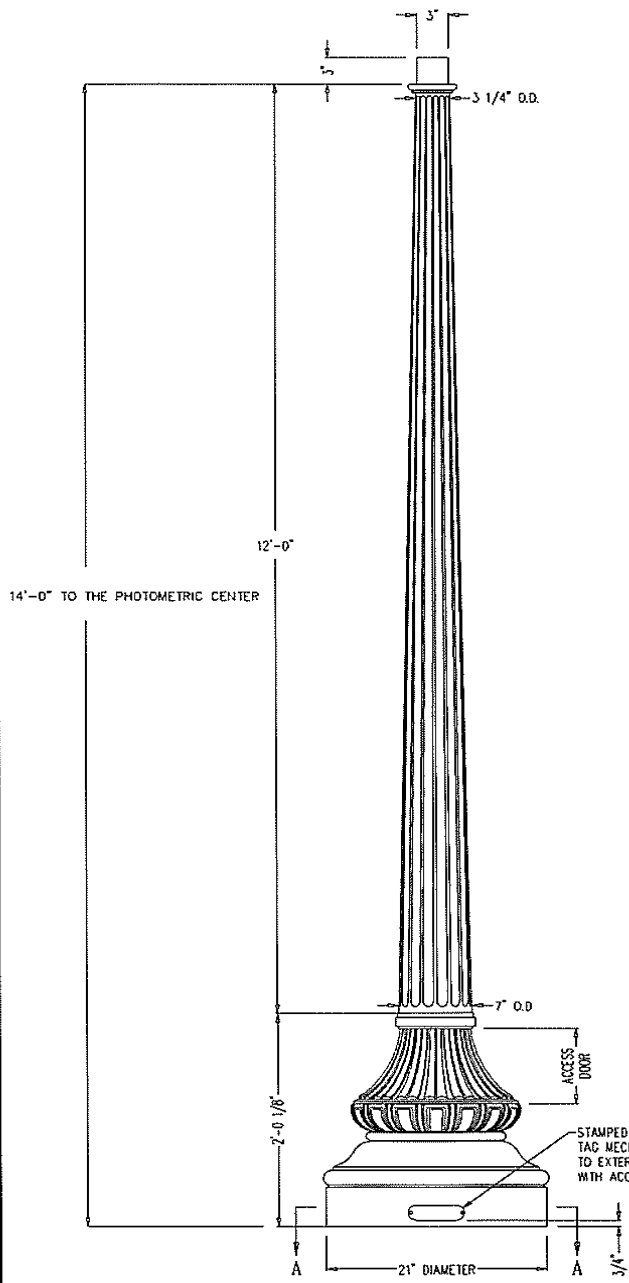
Post shall be all cast aluminum construction consisting of a tapered and fluted base and a 16 flute shaft with a 3" high tenon for luminaire mounting. A door is located in the base for anchorage and wiring access. See drawing B attached.

VI. Testing and Warranty:

- The luminaire and associated lighting equipment shall be tested and ran for forty eight hours before acceptance by owner.
- The luminaire shall have a minimum of a 10-year warranty.
- The fixture shall carry at 10-year factory warranty.

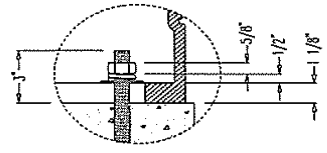
VII. Measurement and Payment

These items include all equipment, materials and labor related to the installation of the pole, LED luminaire, internal conduit work associated with this item. They shall be paid per each, complete in place.

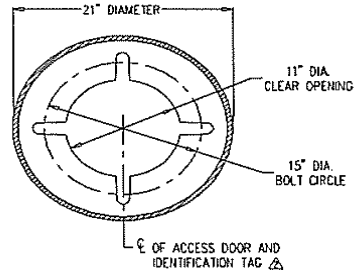


LAMP POST SPECIFICATIONS

HEIGHT: 10'-10"
 BASE: 21" DIAMETER
 MATERIAL: ONE PIECE, HEAVY WALL CAST ALUMINUM ALLOY
 A.S.I. 356, PER A.S.T.M. B26-95
 FINISH: POWDER COATED - BLACK
 ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF
 HEX SOCKET SECURITY MACHINE SCREWS
 GROUND PROVISION: DRILL AND TAP INSIDE WALL OF BASE OPPOSITE
 ACCESS DOOR TO ACCOMMODATE A BURNDY SERVIT
 POST 1/4-20 MECHANICAL GROUNDING CONNECTOR
 (TYPE KCL7)
 ANCHOR BOLTS: (4) 3/4" DIA.
 BOLT PROJECTION: 3" REQUIRED
 TENDON: 3" DIA. X 3" HIGH TENDON (TO ACCEPT LUMINAIRE)

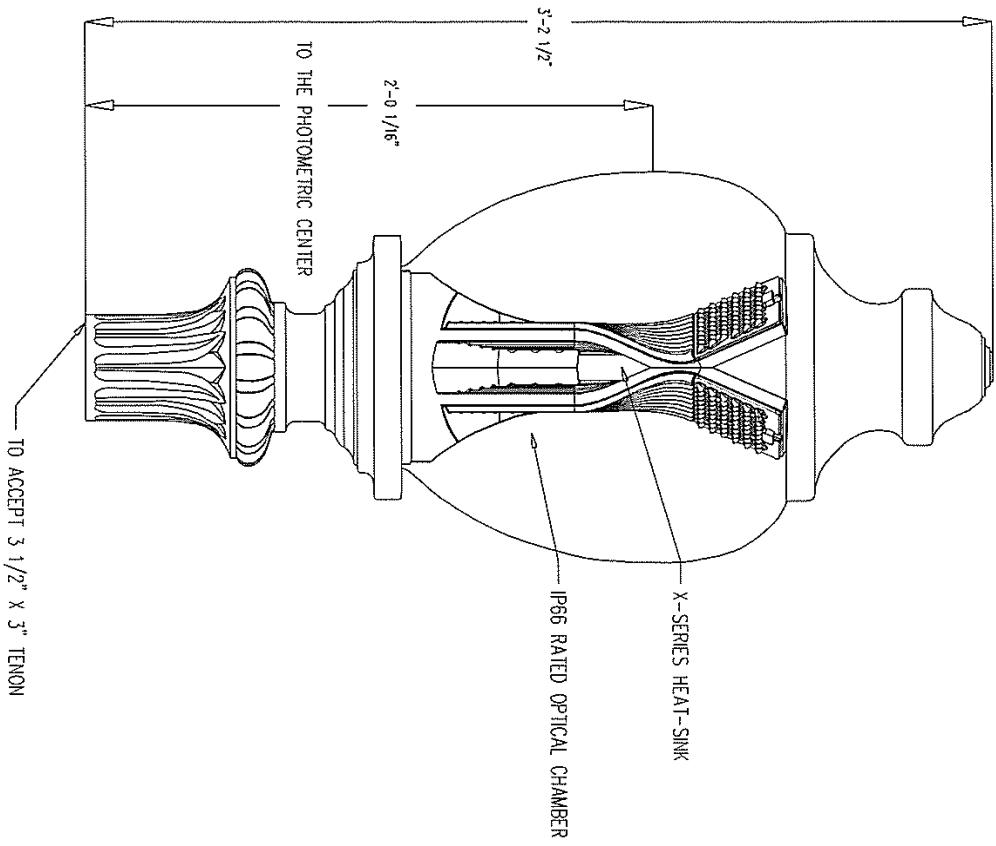


DETAIL A
 BOLT PROJECTION DETAIL
 N.T.S.



SECTION A-A

City of Dallas Public Works Historical LED Lighting			
DESCRIPTION	12' - 0' Lamp Post		
	DRAWING A		
SCALE	DRAWN BY:	DATE	DRAWING NO.



▲ ▲ LUMINAIRE SPECIFICATIONS

- HEIGHT: 38 1/2"
- WIDTH: 16 5/8" DIAMETER
- MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.I.M. B26-95
- GLOBE: CLEAR STIPPLED ACRYLIC
- FINISH: POWDER COAT - RIVER TEXTURE BLACK
- LAMPING: 100 WATT LED
- VOLTAGE: ELECTRICALLY WIRE AT 120-277 VOLTS
- COLOR TEMP: 4000K (MEDIUM WHITE)
- DISTRIBUTION: TYPE III (ASYMMETRIC DISTRIBUTION)

DRAWING B

City of Dallas Public Works Historical LED Lighting			
DESCRIPTION:	Luminaire with Internal LED System		
CUSTOMER JOB	DRAWN BY:	DATE:	DRAWING NO.
SCALE:			