



BANDSTAND

LANDSCAPE

- Views behind structure limited

ARCHITECTURE / STRUCTURE

- Non-original yellow paint
- Concrete stage in good condition, but high
- Wood shade structure in poor condition
- Ramp not original; stairs lack handrails

M.E.P. SYSTEMS

- Limited power and lighting





GRANDSTAND

LANDSCAPE

- Bald cypress trees are quickly growing at base
- Upper bleachers limit views across lake

STRUCTURE

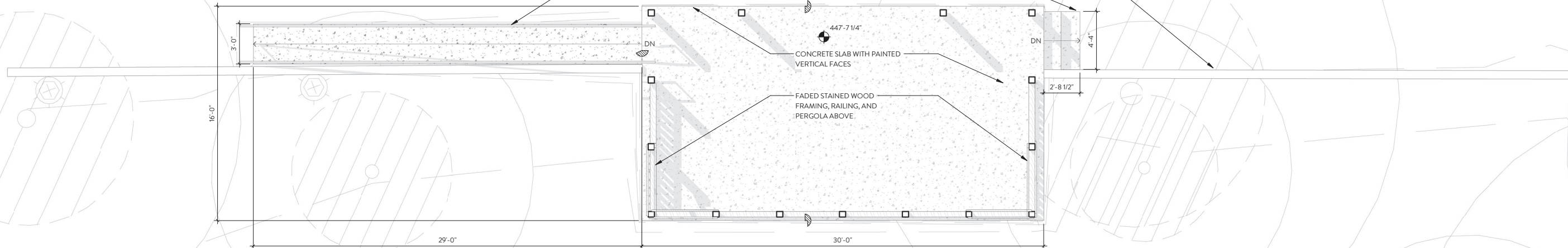
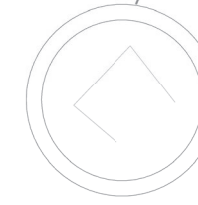
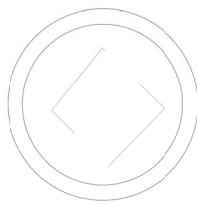
- Non-original paint colors throughout
- Paint older, failing
- No accessible seating or approach
- Steel structure is in good condition

M.E.P. SYSTEMS

- Lighting is focused on security, not event use



APPROXIMATE 100' CWQZ SETBACK



CONCRETE PLAZA;
RE: SURVEY

TYPICAL LANDSCAPE WALL
• 2 COURSES 12" CMU
• MEDIUM TEXTURE PAINTED STUCCO EXTERIOR
WITH PARTIAL CRACKING THROUGHOUT
• ROWLOCK COURSE BRICK COPING

SLOPE CONCRETE RAMP & STEEL
HANDRAIL

CONCRETE STAIR
• VARYING HEIGHT RISERS UP TO 10"
• WITHOUT HANDRAIL

447'-7 1/4"
CONCRETE SLAB WITH PAINTED
VERTICAL FACES

FADED STAINED WOOD
FRAMING, RAILING, AND
PERGOLA ABOVE.

SLOPING EMBANKMENT;
RE: SURVEY



SITE

STRUCTURES

- Stucco finishes have non-original paint color and partial cracking across plaza
- Fencing uninviting

PARKING & ACCESS

- Limited to 2 van-accessible spots
- Gravel parking lot and driveway is used by PARD staff
- No dedicated trash or loading areas

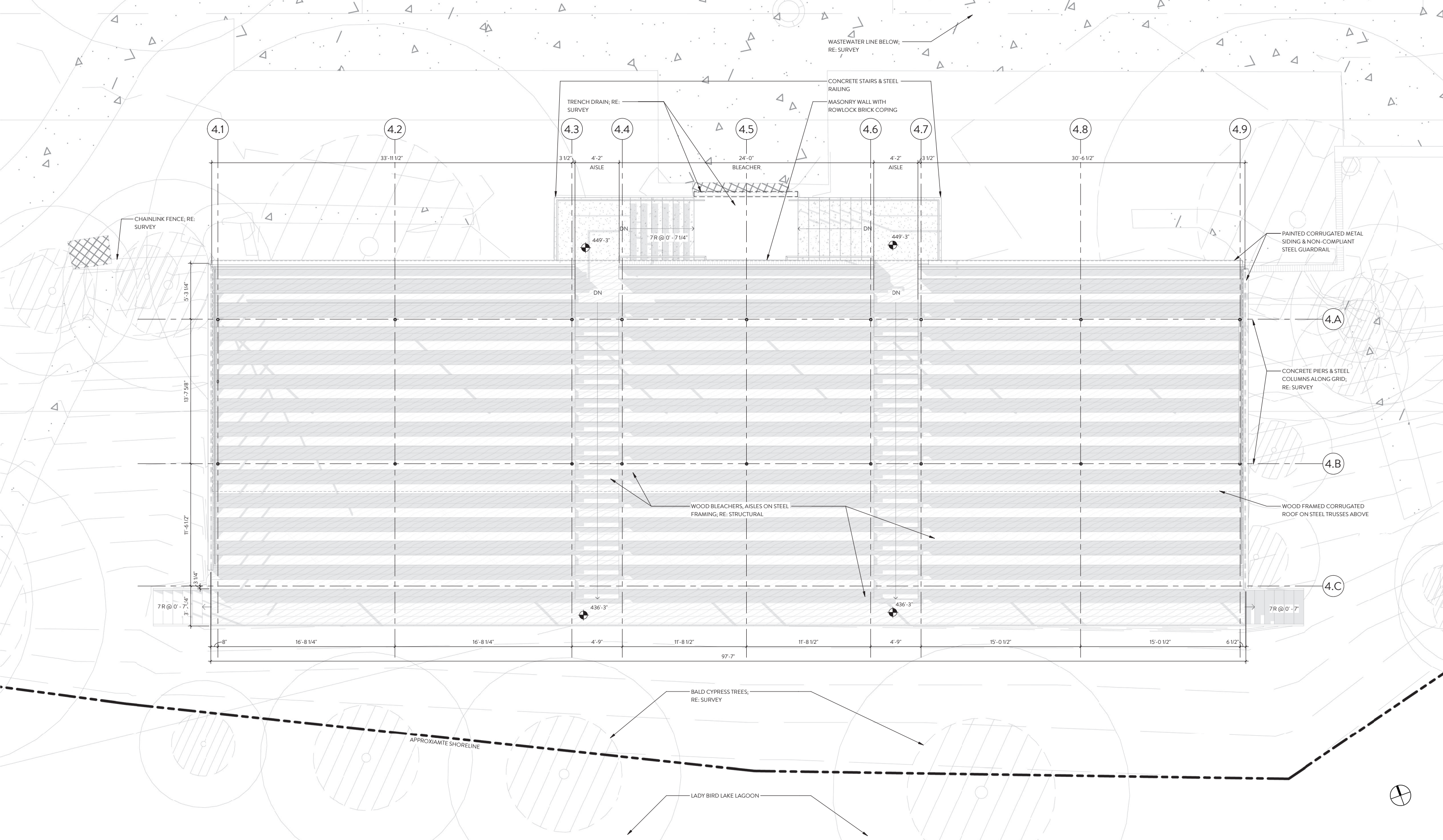
LIGHTING & POWER

- Overhead utility lines and street lighting
- Outdoor lighting is insufficient and varies in quality
- Power outlets are insufficient

DRAINAGE & WATERSHED

- Portions of site and buildings are within Lady Bird Lake restricted development areas







REHABILITATION STRATEGIES SUPPLEMENT



SITE - PHASE 1 & 2

PROJECT FOCUS

- Restoration of historic features
- Improved connection to the surrounding community
- Compliance with current codes and sustainability needs
- Enhancement of overall use

PHASED DESIGN AND CONSTRUCTION

- Phase 1
 - Architectural restoration and rehabilitation to enhance the use of the Dining Hall, patio, bandstand and grandstand
 - Mechanical upgrades to meet code compliance and sustainability goals
 - Landscape improvements to address site access, comfort, circulation, and drainage
 - Holistic site design to incorporate way finding signage and interpretive information, define pedestrian entry from the street, and enhance the patio space and surrounding landscape plantings
 - Preservation repairs to address the deteriorated conditions of the Mercado Building’s exterior walls
- Phase 2 (not yet funded)
 - Architectural reconfiguration to facilitate use of the Mercado Building as an event venue for celebrations and community programs, pending new off-site facilities for PARD staff
 - Architectural, civil engineering and landscape design to integrate the PARD maintenance vehicle storage area into a new public parking area, additional park space, as well as support space for the Fiesta Gardens complex
 - Landscape and trail design for a new terrace at the water’s edge near the base of the grandstands to provide space for performances



RESTORATION OF HISTORIC FEATURES

- Rehabilitate the historic architecture and character defining features
- Rehabilitate landscape character; restore missing features
- Enhance “garden experience”
- Reveal visual connections to the waterfront to maintain historic views
- Differentiate new additions from historic structures in materiality; emphasis on “light touch”
- Consider programming, neighborhood events in keeping with historic concepts as “marketplace”
- Integrate stage at grandstand for programmed events



CONNECTION TO SURROUNDING COMMUNITY

- Streetscape improvements emphasize pedestrian comfort & safety via landscaping, sidewalks, and lighting
- Move overhead utility lines underground
- Increase views into site
- Landscaping and screening to minimize noise and views of service areas
- Complies with goals of the Holly Shores Masterplan
- Interpretive signage to tell the site's complete story and its relationship to the greater city



BUILDING CODE COMPLIANCE AND SUSTAINABILITY IMPROVEMENTS

- Mechanical, electrical, and plumbing improvements throughout
- Achieve LEED BD+C Silver building certification
- Heat island mitigation through shading
- Storm water management through rain gardens and overall improvement of water infiltration
- Native riparian rehabilitation, controlling invasive species along water's edge
- Tree preservation



ENHANCEMENT OF USE

- Improve site circulation
- Improved access for event catering & trash collection
- Improve exterior hardscape through shade trees and “cool” materials
- Permanent lighting with dark sky compliant designs
- Maintain spatial flexibility for event set-ups
- Improved power and wifi access
- Permanent rigging and storage for additional lighting and decor, allowing options for range of user budgets



Dwarf Sabal



Paleleaf Yucca



Golden Thryallis



Barbados Cherry



Sedges



White Mistflower



Mexican Honeysuckle



Turk's Cap

Shade & Part Shade



Toothless Sotol



Firecracker Fern



Flame Acanthus



Texas Lantana



Wheeler Sotol



Big Muhly



Bamboo Muhly

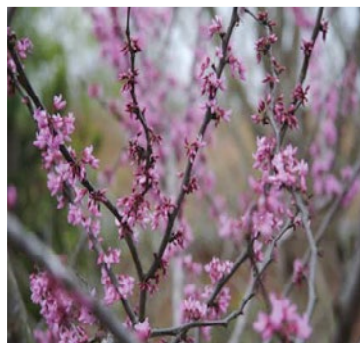


Red Yucca

Sun & Part Sun



Yaupon Holly



Texas Redbud



Mexican Plum



Anacacho Orchidtree



Possum Haw



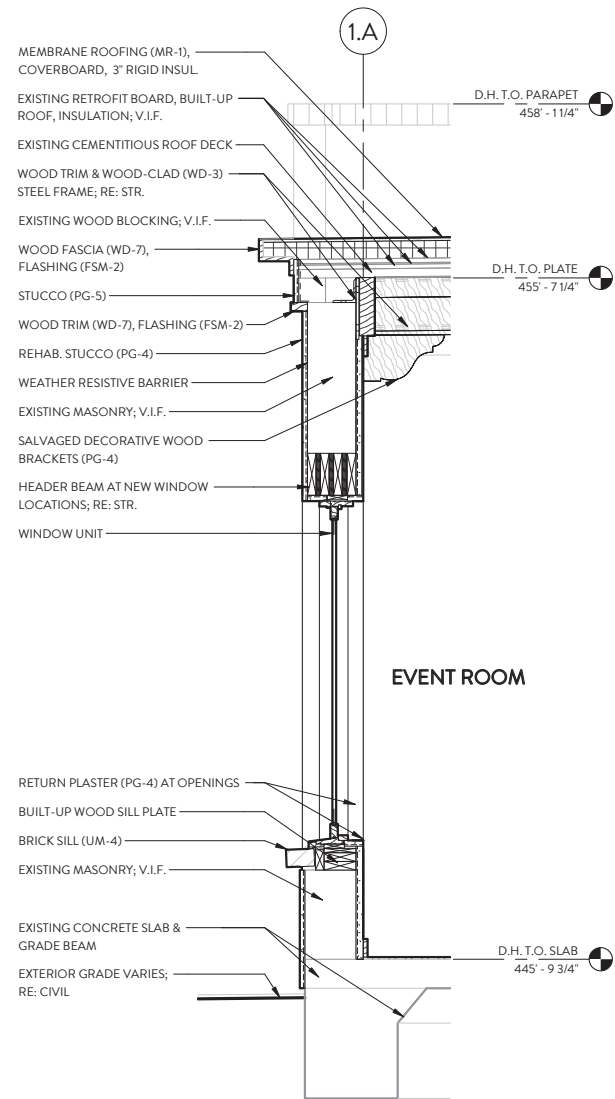
Mexican Buckeye



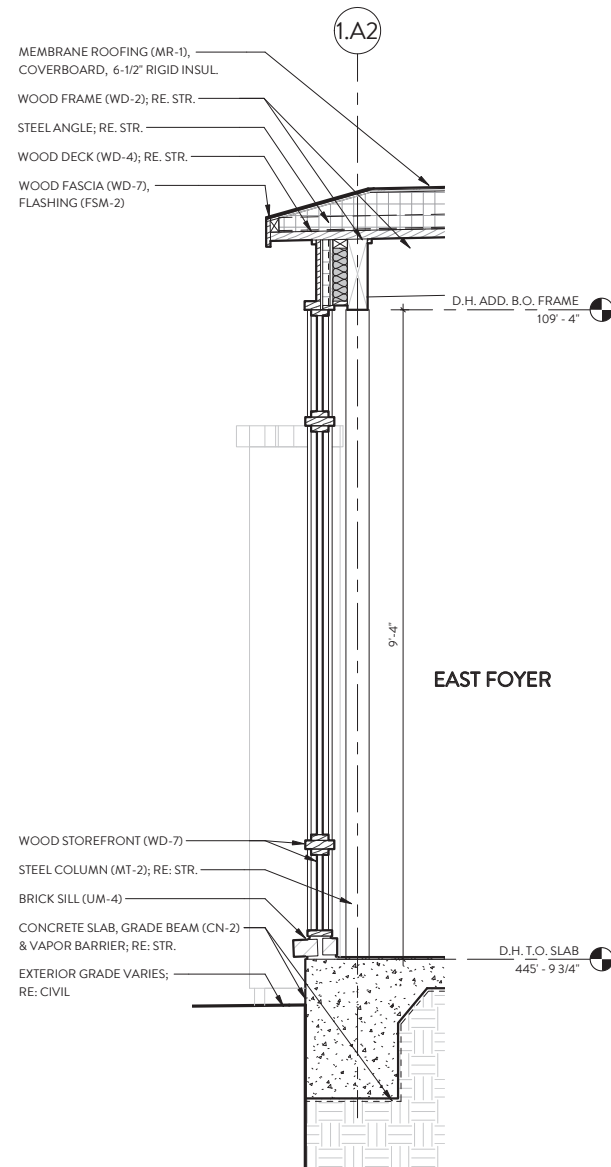
Desert Willow

Shade Tolerant Small Trees

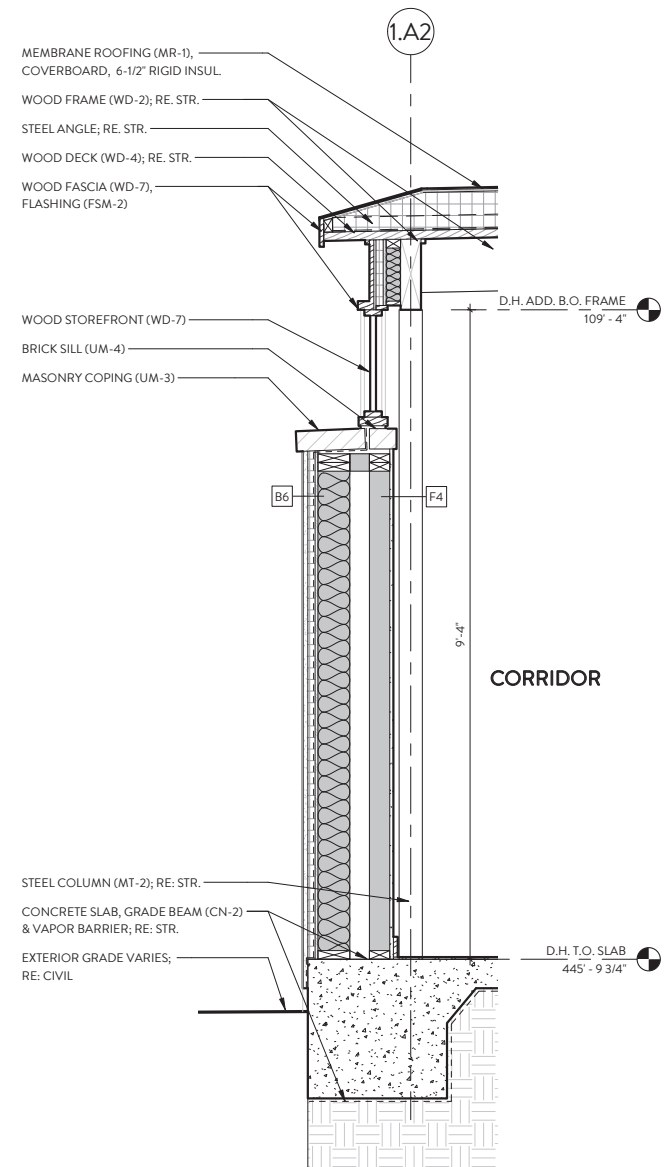
Part Sun & Sun Small Trees



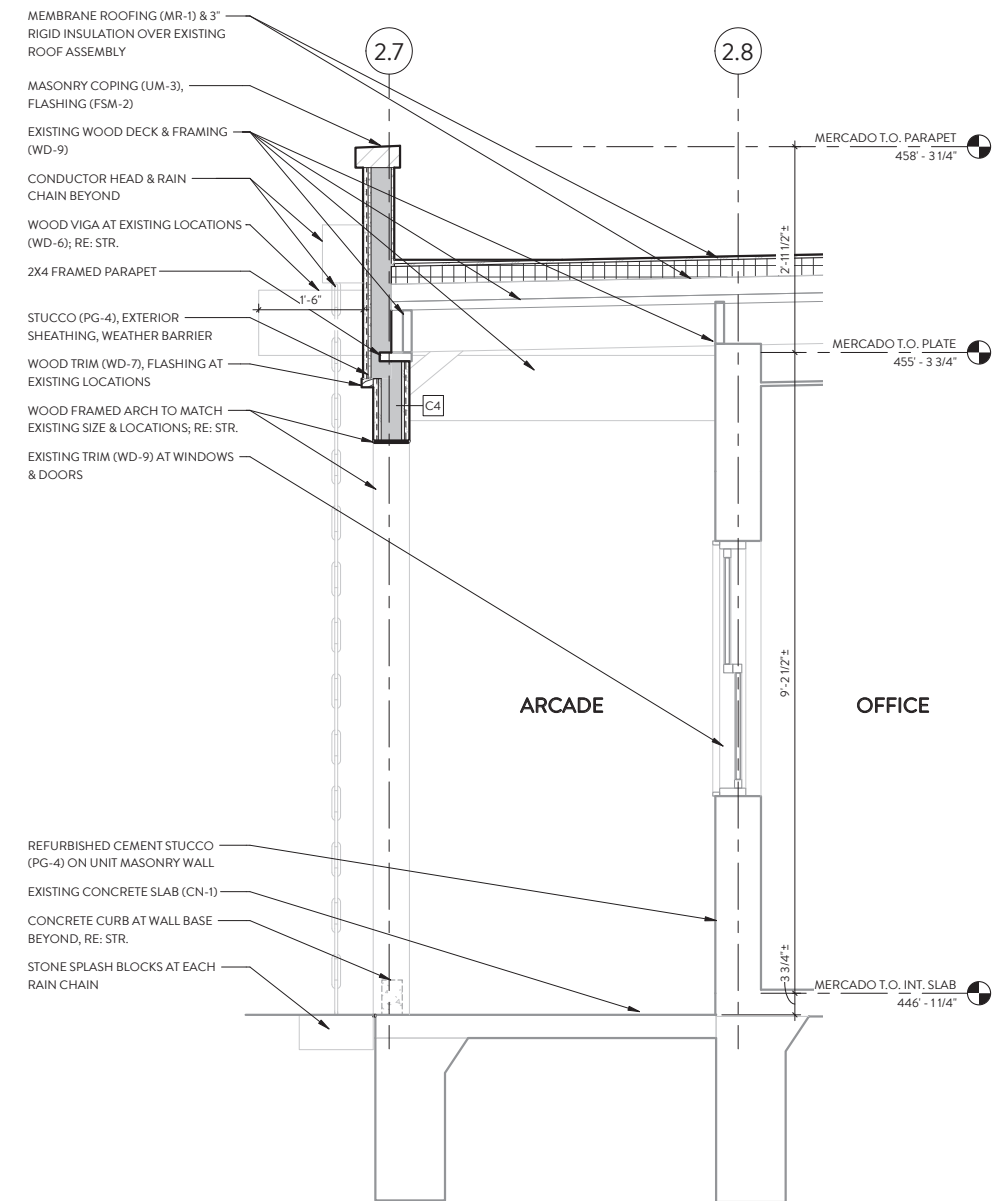
4 EVENT ROOM NORTH WALL SECTION
3/4" = 1'-0"



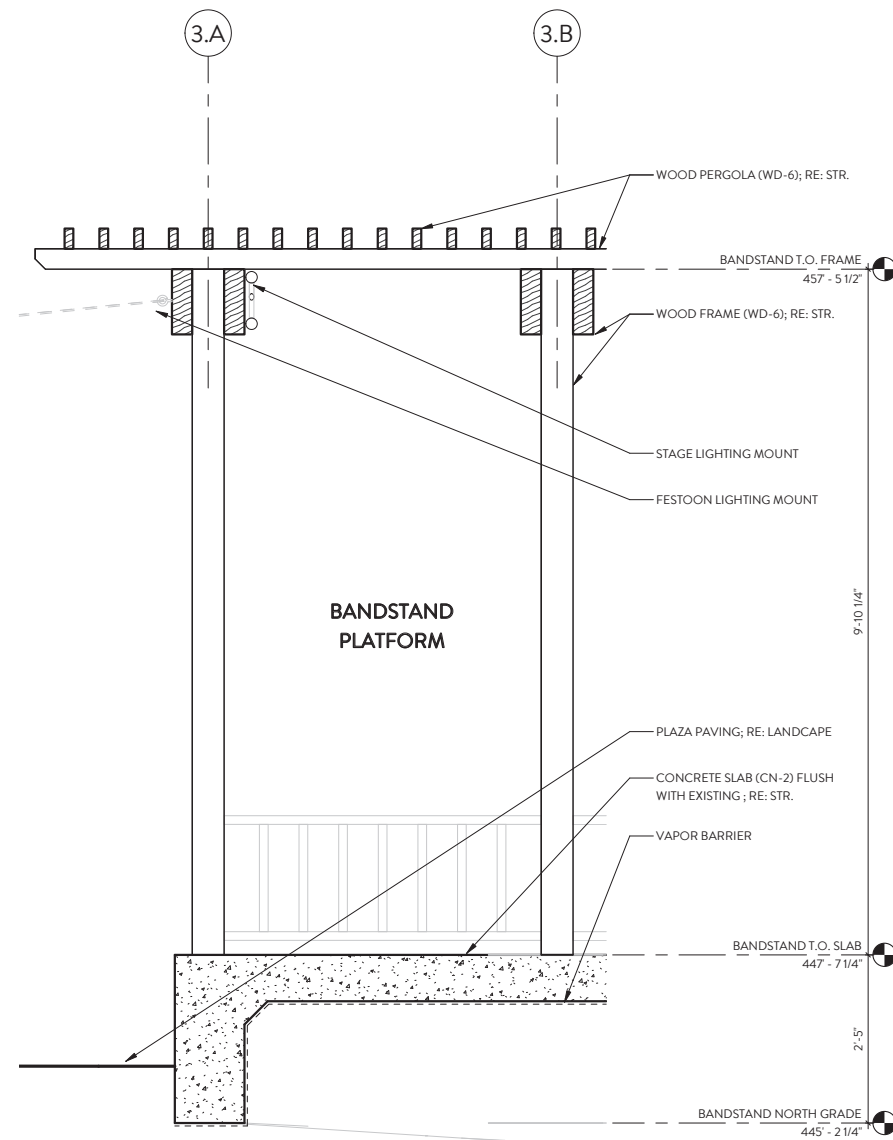
3 EAST FOYER NORTH WALL SECTION
3/4" = 1'-0"



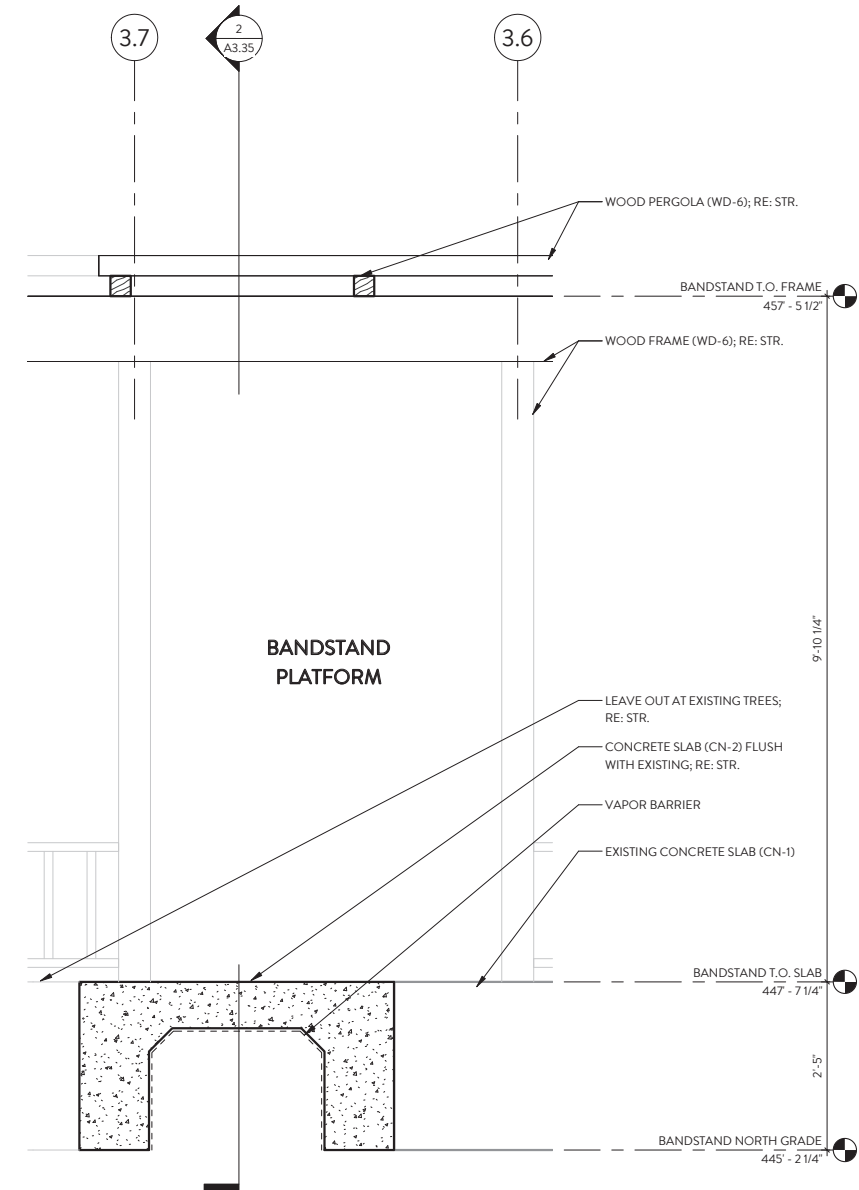
2 CORRIDOR WALL WALL
3/4" = 1'-0"



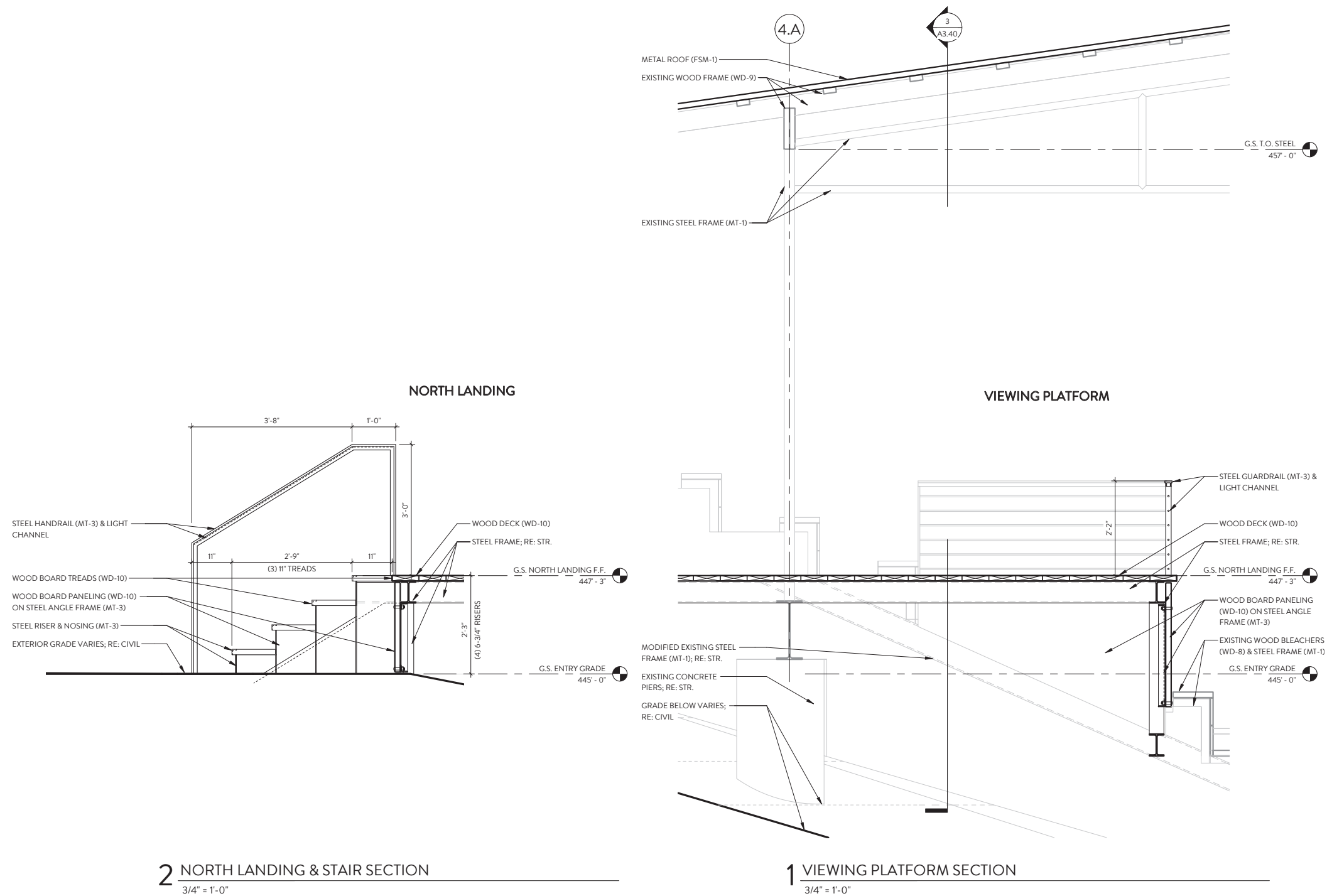
1 ARCADE WALL SECTION
3/4" = 1'-0"



2 BANDSTAND N-S WALL SECTION
3/4" = 1'-0"



1 BANDSTAND E-W WALL SECTION
3/4" = 1'-0"



JESSE E. SEGOVIA ST

