



# D<sup>3</sup> Designing Downtown Denison - Phase One

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TUESDAY, NOVEMBER 19, 2019





## Agenda:

- Overall Design
- 100% Design Plans
- Denison Style Guide
- Pocket Park 226
- Timeline



# Overall Design

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- KEY
- A BRICK STREET
  - B ANGLED PARKING
  - C FLUSH INTERSECTION
  - D WIDE CONCRETE SIDEWALK
  - E FURNISHING ZONE
  - F LANDSCAPE AREA
  - G ALLEY
  - H PARKING LOT





# 100% Design

---



100+00 101+00 102+00 103+00

BP: 100+00.00

SEE SHEET HS-04 - HARDSCAPE - INTERSECTION ENLARGEMENT

14+00

STREET LIGHT, TYP. REFER TO ELECTRICAL PLANS

TYPICAL PLANTING ISLAND; SEE DETAIL A / SHEET HS-14

F HS-14 D HS-13 A DC-03

1-10 1-07 D HS-14 5-01 TYP. 5-02 TYP. 1-11 1-02 F HS-14 1-14 1-06

102+00 103+00 104+00 105+00 106+00

MAIN STREET

1-06 F HS-14 1-14 1-07 1-10 1-11 D HS-14 1-02 5-01 TYP. 5-02 TYP. A DC-03 D HS-13 A DC-03

TYPICAL PLANTING ISLAND; SEE DETAIL A / SHEET HS-14

2+00 200+00

RUSK AVENUE

1-02 CONCRETE TYPE I - SIDEWALK

1-05 CONCRETE TYPE IV - VEHICULAR

1-06 BRICK TYPE I - STREET

1-07 BRICK TYPE II - PARKING

1-08 BRICK TYPE III - HEAVY VEHICULAR

1-10 BRICK TYPE V - PAVEMENT MARKING

1-11 UNIT PAVER TYPE I

1-14 CURB TYPE I - VALLEY GUTTER

1-15 CURB TYPE II - MODIFIED 6" CURB AND GUTTER

1-16 CURB TYPE III - 8" RIBBON

1-21 CURB TYPE VIII - 8" LANDSCAPE

1-22 CURB TYPE IX - FLUSH CURB

1-24 GRANITE PAVER

DETAIL

B/HS-13

E/DC-02

C/DC-02

C/DC-02

D/DC-02

C/DC-02

D/HS-13

A/DC-01

B/OC-01

C/DC-01

B/HS-14

C/HS-14

G/DC-03

SYMBOL

DESCRIPTION

5-01 BENCH TYPE I

5-02 BENCH TYPE II

5-03 BIKE RACK

5-07 Landscape Forms ROSA-36  
Made from lightweight polyethylene (LMPDE), 36" Diameter.

5-08 Landscape Forms ROSA-24  
Made from lightweight polyethylene (LMPDE), 24" Diameter.

DETAIL

G/HS-14

G/HS-14

H/HS-14

02 SITE IMPROVEMENT SCHEDULE - MAIN ST AT RUSK AVE

NOT FOR CONSTRUCTION



**PRELIMINARY**  
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---

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FIRM NO. 14667  
BLAKE M. LOUDERMILK, P.E.  
No. 132230  
Date: 04.12.19

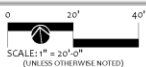
REVISIONS		
#	DATE	DESCRIPTION
2	04 12 19	60% SUBMITTAL

PROJECT NUMBER: C069  
RELEASE DATE: 11.11.19  
R BY: EC  
H BY: RM

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HARDSCAPE PLAN

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SHEET NUMBER

**HS-01**





01 MAIN ST & AUSTIN AVE  
1"=20'

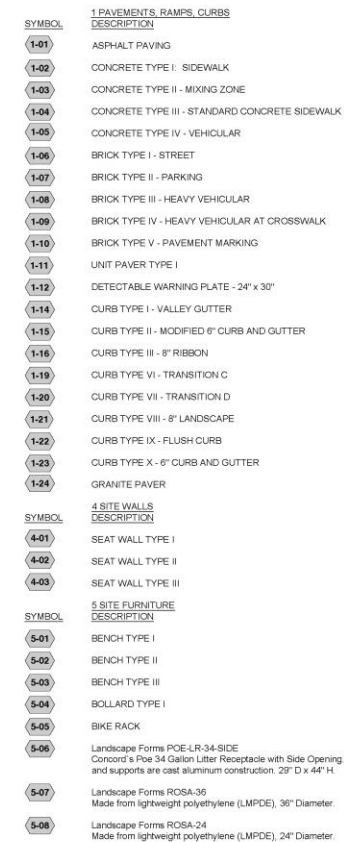


SHEET NUMBER  
HS-02





01 MAIN ST & HOUSTON ST  
1<sup>st</sup> 2017



**TOOLE**  
**DESIGN**

---

172 East Main Street, Suite 300  
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DENISON PHASE ONE: MAIN  
 STREET, PARKING LOT AND ALLEY  
 City of Denison, Texas  
 Main Street from Rusk Avenue to Railroad Crossing

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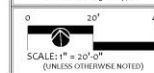
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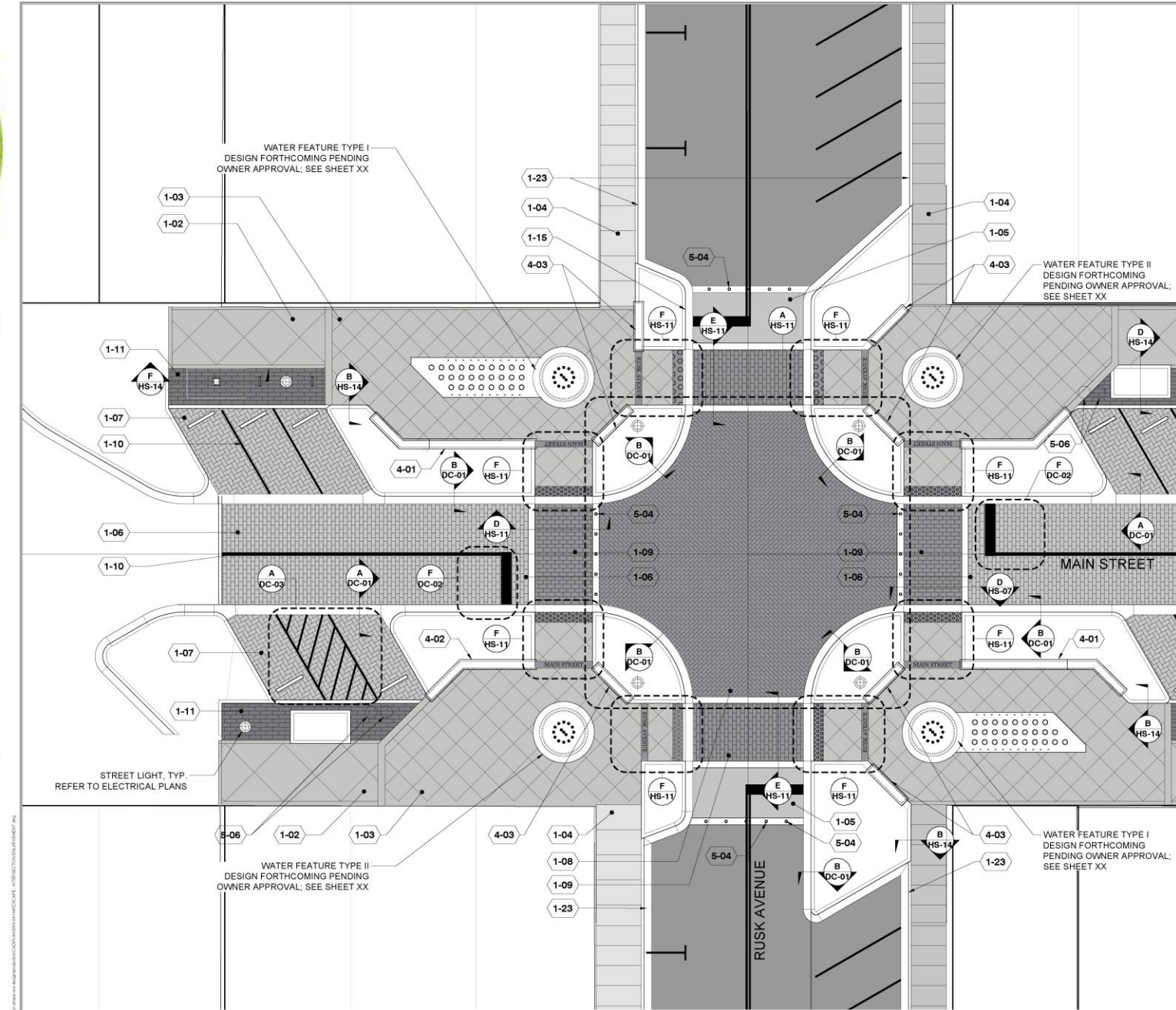
HARDSCAPE PLAN

SHEET NUMBER

HS-03



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**A** INTERSECTION PLAN ENLARGEMENT: MAIN STREET & RUSK AVENUE  
SCALE: 1" = 10'

**B** SITE IMPROVEMENTS SCHEDULE  
SCALE: N.T.S.

SYMBOL	1 PAVEMENTS, RAMPS, CURBS DESCRIPTION
1-01	ASPHALT PAVING
1-02	CONCRETE TYPE I - SIDEWALK
1-03	CONCRETE TYPE II - MIXING ZONE
1-04	CONCRETE TYPE III - STANDARD CONCRETE SIDEWALK
1-05	CONCRETE TYPE IV - VEHICULAR
1-06	BRICK TYPE I - STREET
1-07	BRICK TYPE II - PARKING
1-08	BRICK TYPE III - HEAVY VEHICULAR
1-09	BRICK TYPE IV - HEAVY VEHICULAR AT CROSSWALK
1-10	BRICK TYPE V - PAVEMENT MARKING
1-11	UNIT PAVER TYPE I
1-12	DETECTABLE WARNING PLATE - 24" x 30"
1-14	CURB TYPE I - VALLEY GUTTER
1-15	CURB TYPE II - MODIFIED 6" CURB AND GUTTER
1-16	CURB TYPE III - 6" RIBBON
1-21	CURB TYPE VIII - 6" LANDSCAPE
1-22	CURB TYPE IX - FLUSH CURB
1-23	CURB TYPE X - 6" CURB AND GUTTER
SYMBOL	4 SITE WALLS DESCRIPTION
4-01	SEAT WALL TYPE I
4-02	SEAT WALL TYPE II
4-03	SEAT WALL TYPE III
SYMBOL	5 SITE FURNITURE DESCRIPTION
5-04	BOLLARD TYPE I
5-05	BIKE RACK
5-06	Landscape Forms POE-LR-34-SIDE Concord's Pole 34 Gallon Litter Receptacle with Side Opening. Frame and supports are cast aluminum construction. 29" D x 44" H.

DETAIL

BHS-13	
BHS-13	
E/DC-02	
C/DC-02	
C/DC-02	
D/DC-02	
C/DC-02	
DHS-13	
GHS-11	
A/DC-01	
B/DC-01	
C/DC-01	
BHS-14	
CHS-14	

DETAIL

IHS-12	
DHS-12	
DHS-12	
/	
/	
HHS-14	

**DENISON PHASE ONE: MAIN  
STREET, PARKING LOT AND ALLEY**  
City of Denison, Texas  
Main Street from Rusk Avenue to Railroad Crossing

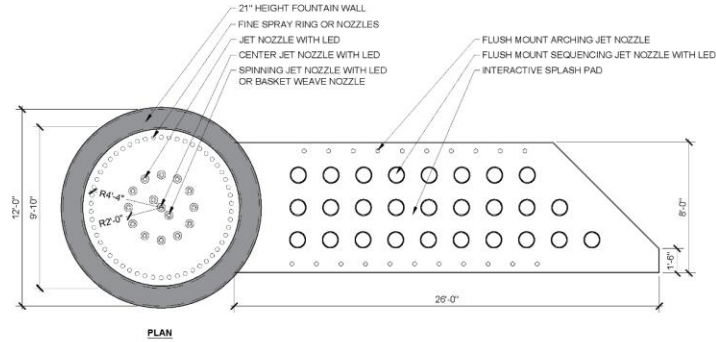
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#	DATE	DESCRIPTION
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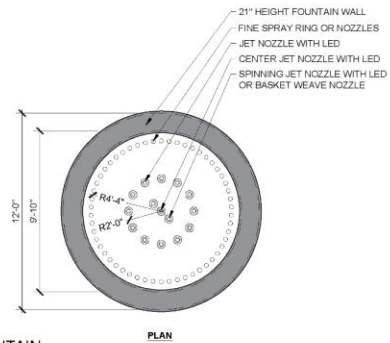
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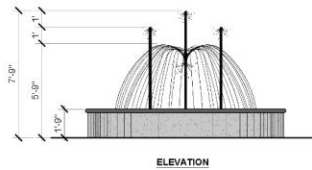
**(A)** FOUNTAIN WITH INTERACTIVE SPLASH PAD  
1/4" = 1'-0"

DETAIL FILE



**(B)** FOUNTAIN  
1/4" = 1'-0"

**NOTE:**  
THE WATER FEATURE DESIGN SHOWN IS FOR  
SCHEMATIC PURPOSES ONLY. CONTRACTOR  
TO PROVIDE SHOP DRAWINGS FOR APPROVAL.



**(C)** FOUNTAIN  
1/4" = 1'-0"



**(C)** FOUNTAIN - ILLUSTRATIVE MODEL IMAGES  
NTS

HEIGHT OF BASKET WEAVE  
FOUNTAIN TO REACH APPROX.  
5'-9" ABOVE GROUND

HEIGHT OF FOUNTAIN FROM  
CENTER JET TO REACH  
APPROX. 7'-9" ABOVE GROUND



**REVISIONS**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NUMBER: C069  
RELEASE DATE: 11.11.19  
DR BY: CL  
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WATER FEATURE  
SCHEMATIC DESIGN

SHEET NUMBER

**HS-17**

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[illegible]

P-CO-C069-81

P-CO-C069-99

P-CO-C039-84

P-CO-C069-110

P.CO-C069-108

$$1'' = 1' - 0''$$

**ELEVATION**

NOTE: FOR ALL KEYNOTE REFERENCES,  
SEE SHEET HS-16 - FINISH SCHEDULE

~~NOT FOR CONSTRUCTION~~

SHEET NUMBER  
HS 12





(29) Trachelospermum asiaticum  
 (1) Cercis canadensis 'Oklahoma'  
 (3) Agave ovatifolia  
 (14) Nassella tenuissima 'Pony Tails'  
 (22) Trachelospermum asiaticum  
 (9) Salvia greggii  
 (7) Salvia greggii  
 (66) Annuals Annuals  
 (39) Trachelospermum asiaticum  
 (8) Salvia greggii  
 (23) Trachelospermum asiaticum  
 (2) Agave ovatifolia  
 (14) Nassella tenuissima 'Pony Tails'  
 (21) Liriope muscari  
 (54) Liriope muscari  
 (3) Taxodium distichum 'Shawnee Brave TM'  
 (10) Buxus microphylla 'Wintergreen'  
 (142) Trachelospermum asiaticum  
 (3) Agave ovatifolia  
 (4) Quercus polymorpha  
 (78) Liriope muscari  
 (4) Ulmus crassifolia  
 (18) Buxus microphylla 'Wintergreen'  
 Taxodium distichum  
 Shawnee Brave TM (2)  
 Liriope muscari (27)  
 Buxus microphylla 'Wintergreen' (10)  
 Trachelospermum asiaticum (142)  
 Agave ovatifolia (3)

Nassella tenuissima 'Pony Tails' (7)  
 Trachelospermum asiaticum (8)  
 Salvia greggii (5)  
 Salvia greggii (7)  
 Annuals Annuals (66)  
 Trachelospermum asiaticum (39)  
 Trachelospermum asiaticum (23)  
 Salvia greggii (5)  
 Liriope muscari (23)  
 Agave ovatifolia (3)  
 Nassella tenuissima 'Pony Tails' (22)  
 Azalea Encore 'Autumn Chiffon TM' (16)  
 Liriope muscari (167)

102+00  
 103+00  
 104+00  
 105+00  
 106+00

RUSH AVENUE

Liriope muscari (165)  
 Azalea Encore 'Autumn Chiffon TM' (13)  
 Liriope muscari (27)  
 Liriope muscari (27)  
 Nassella tenuissima 'Pony Tails' (14)  
 Agave ovatifolia (2)  
 Trachelospermum asiaticum (23)  
 Salvia greggii (5)  
 Salvia greggii (7)  
 Annuals Annuals (66)  
 Trachelospermum asiaticum (39)  
 Salvia greggii (3)  
 Trachelospermum asiaticum (11)  
 Nassella tenuissima 'Pony Tails' (7)

(25) Nassella tenuissima 'Pony Tails'  
 (3) Agave ovatifolia  
 (23) Liriope muscari  
 (8) Quercus polymorpha  
 (23) Trachelospermum asiaticum  
 (5) Salvia greggii  
 (39) Trachelospermum asiaticum  
 (66) Annuals Annuals  
 (7) Salvia greggii  
 (6) Salvia greggii  
 (25) Nassella tenuissima 'Pony Tails'  
 (1) Cercis canadensis 'Oklahoma'  
 (31) Trachelospermum asiaticum  
 (3) Agave ovatifolia

(2) Taxodium distichum 'Shawnee Brave TM'  
 (27) Liriope muscari  
 (2) Annuals Annuals  
 (18) Buxus microphylla 'Wintergreen'  
 (4) Ulmus crassifolia  
 (78) Liriope muscari  
 (142) Trachelospermum asiaticum  
 (10) Buxus microphylla 'Wintergreen'  
 (3) Agave ovatifolia

Agave ovatifolia (3)  
 Trachelospermum asiaticum (142)  
 Buxus microphylla 'Wintergreen' (10)  
 Liriope muscari (27)  
 Taxodium distichum 'Shawnee Brave TM' (2)

AT STATION 104+00  
 SEE SHEET - LP-02

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**DENISON PHASE ONE: MAIN STREET, PARKING LOT AND ALLEY**  
City of Denison, Texas  
Main Street from Rusk Avenue to Railroad Crossing

PRELIMINARY  
NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

TOOLE DESIGN GROUP  
FIRM NO. 14667  
BLAKE M. LOUDERMILK, P.E.  
No. 132230  
Date: 04.12.19

## REVISIONS

#	DATE	DESCRIPTION
01	11.13.18	30% SUBMITTAL
02	04.12.19	60% SUBMITTAL

PROJECT NUMBER: C059  
RELEASE DATE: 11.11.19  
OR BY: CL

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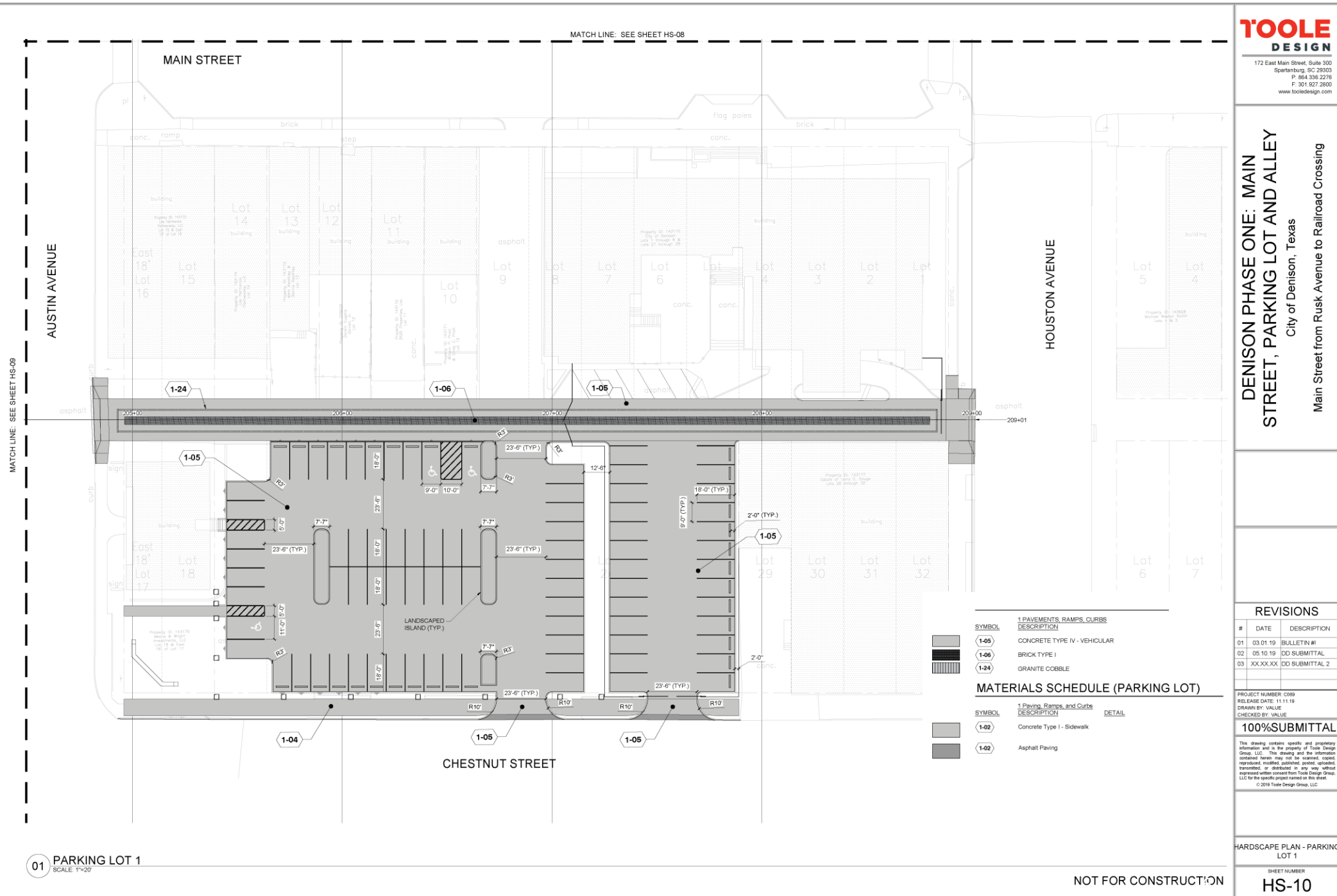
LANDSCAPE PLANTING  
PLAN

SHEET NUMBER  
LP-01

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City of Denison, Texas  
Main Street from Rusk Avenue to Railroad Crossing

REVISIONS		
#	DATE	DESCRIPTION
01	03.01.19	BULLETIN #1
02	05.10.19	DD SUBMITTAL
03	XX.XX.XX	DD SUBMITTAL 2

PROJECT NUMBER: C069  
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HARDSCAPE PLAN - PARKING  
LOT 1

SHEET NUMBER  
**HS-10**





























# Denison Style Guide

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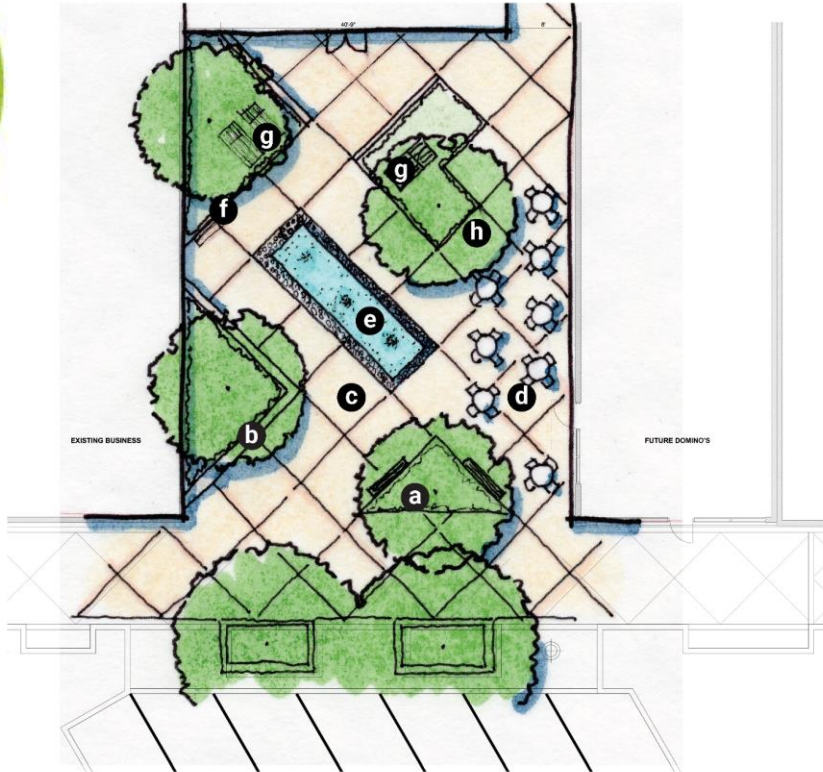
# Pocket Park 226

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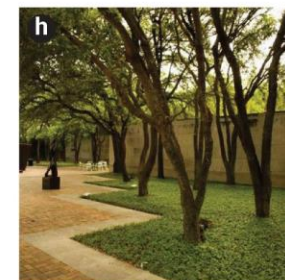




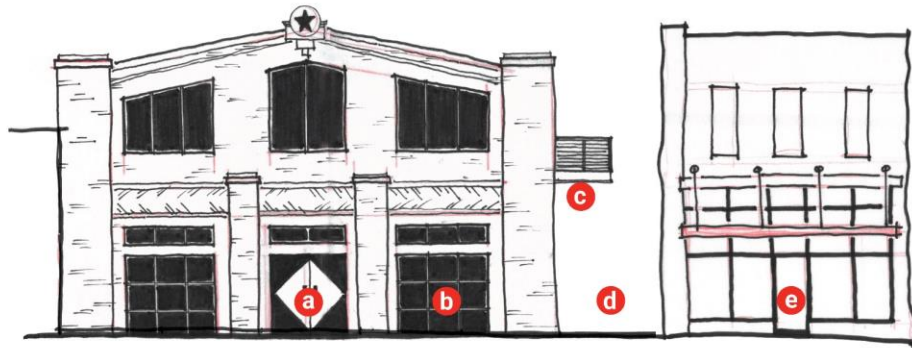
### Legend

- |                           |                                |
|---------------------------|--------------------------------|
| <b>a</b> Entry Planting   | <b>f</b> Bench Seating         |
| <b>b</b> Planter Seatwall | <b>g</b> Sliding Chaise Lounge |
| <b>c</b> Concrete Paving  | <b>h</b> Shade Trees           |
| <b>d</b> Cafe Seating     | <b>i</b> Water Feature Concept |
| <b>e</b> Water Feature    |                                |

Concept C invites people into the space with a bubbling water table and the promise of comfortable, shaded seating along the perimeter of the water feature. A raised planter bed is bounded by a stone seat wall. Benches are interspersed throughout the park, and chaise lounge chairs are nestled under shade trees in the rear portion of the pocket park. The lounge chairs can be slid into different positions, as they will be set on train tracks as an homage to Denison's rail history. The space will be oriented at a 45 degree angle which helps maximize the available space.







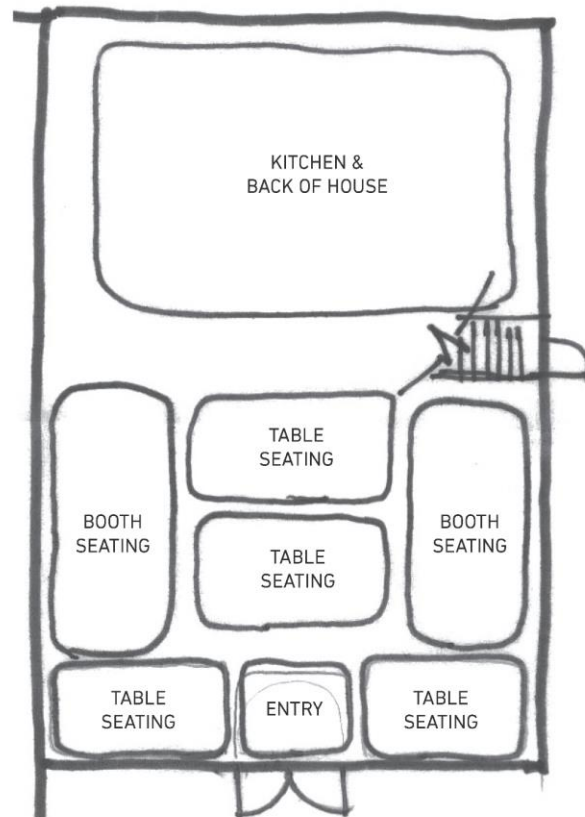
**PROPOSED BUILDING SECTION**

**LEGEND**

- a** Main entry
- b** Garage-style door
- c** Balcony
- d** Alley - 8 feet wide
- e** Proposed Domino's

**DESIGN CONCEPT**

The proposed building shown at left is a two-story brick building that brings a level of architectural detailing that is both modern but also speaks to the historic context of Downtown Denison. The main entry is centrally located, and garage-style doors flank each side. A balcony for the upper units provides residents with a unique vantage point of the pocket park below.



**PROPOSED BUILDING LAYOUT  
RESTAURANT CONCEPT**



















# TIMELINE

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# Timeline

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- Final Design Approval – November 2019
- Advertise for Bids – January/February 2020
- Construction Begins – May 2020
- Estimated Completion – Fall 2021





# D<sup>3</sup> Public Open House

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- THANK YOU -