

AGENDA
Dallas Center City Council/Tree Board/Parks and Recreation Board
March 24, 2021 – 6:00 pm

On March 5, 2021, Iowa Governor Kim Reynolds issued an updated Proclamation of Disaster Emergency, which among other matters, encouraged all vulnerable Iowans to limit their activities outside of their home including their participation in gatherings of any size and any purpose. The Governor further continued the suspension of state laws requiring a public meeting or hearing to the extent the laws could be interpreted to prevent a governmental body from limiting the number of people present for an in-person location of the meeting, providing the governmental body provides a means for the public to participate by telephone or electronically. Compliance with the social distancing requirements for a public meeting would unduly limit the public's participation at a meeting of the City Council. As permitted by Iowa Code Section 21.8 the City Council meeting will be conducted by electronic means. The public is encouraged to access the meeting electronically in the manner specified below.

The meeting will be conducted by Zoom at the following Internet link or telephone numbers: <https://us02web.zoom.us/j/83436074322>. The passcode is 601735.

If a Zoom user has the Zoom app, just enter the meeting ID 834 3607 4322 and the passcode is 601735

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is 83436074322#, the passcode is 601735: Dial by your location
+1 646 558 8656 +1 301 715 8592 +1 312 626 6799 +1 669 900 9128

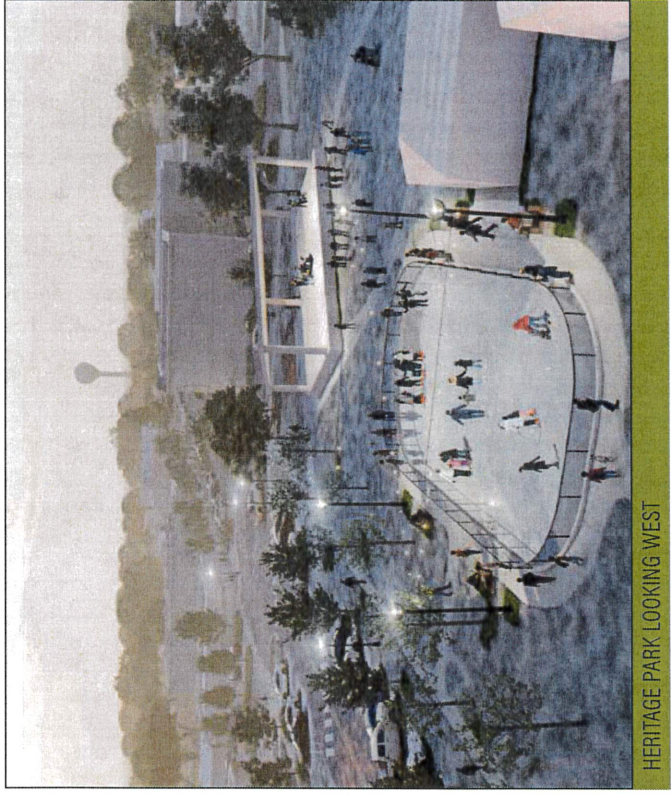
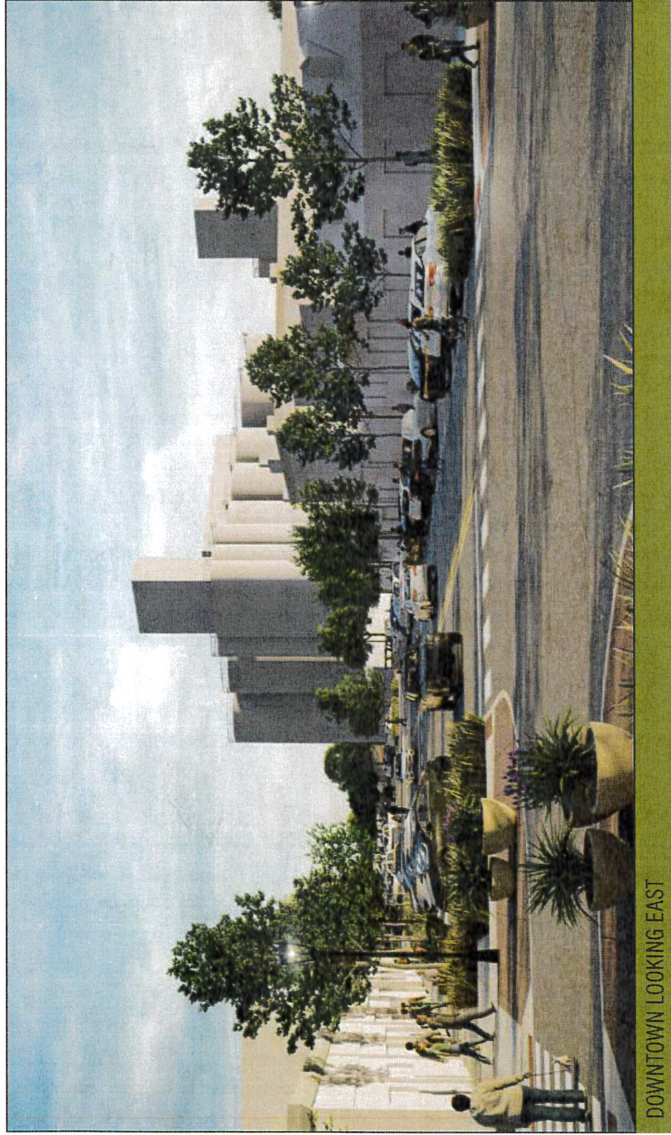
Depending on the caller's long-distance calling plan, long distance charges may apply.

The meeting will originate in the City Hall at 1502 Walnut Street (which will not be open to the public). The Zoom connection will be available starting at approximately 5:50 p.m.

1. Roll call
2. Action to approve agenda
3. Receipt of and discussion on Downtown Streetscape + Green Corridor Master Plan
4. Discussion and possible action to identify a Phase 1 project
5. Discussion and possible action to request a formal proposal from ISG to complete the survey and construction documents for Phase 1
6. Adjournment

Cindy Riesselman
City Clerk

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March 4th, 2021 1:45 PM



DALLAS CENTER MASTER PLAN

downtown streetscape + green corridor

Dallas Center, Iowa
March 24th, 2021



This plan, undertaken by ISG in 2021 was prepared exclusively for the City of Dallas Center. All content © ISG 2021

INTRODUCTION

project overview

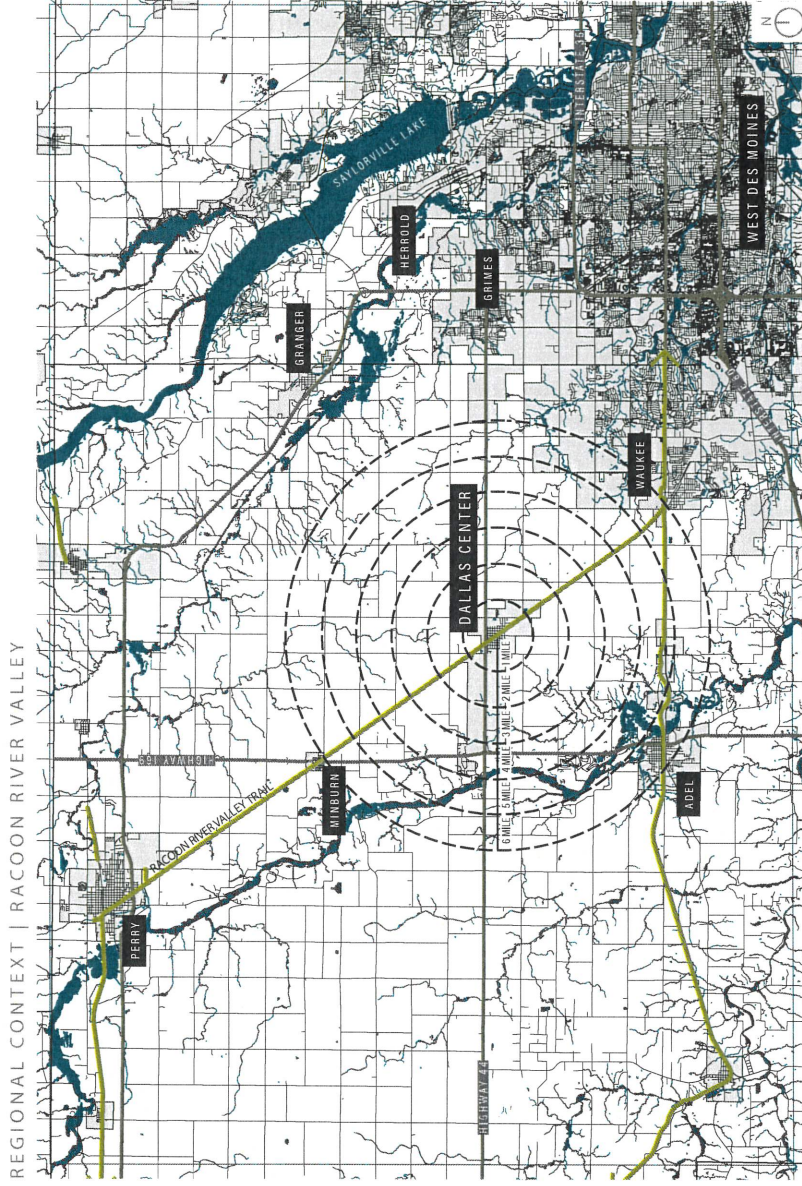
PROJECT OVERVIEW

Dallas Center's Downtown Streetscape + Green Corridor Master Plan creates a community driven vision and guide for future improvements along Walnut Street and adjacent public amenities in Dallas Center, Iowa. Centrally located for approximately nine blocks, the Walnut Street corridor connects the central downtown core to many of Dallas Center's public parks, including Mound Park, Heritage Park, and Memorial Park, as well as the major regional trail system, Raccoon River Valley Trail.

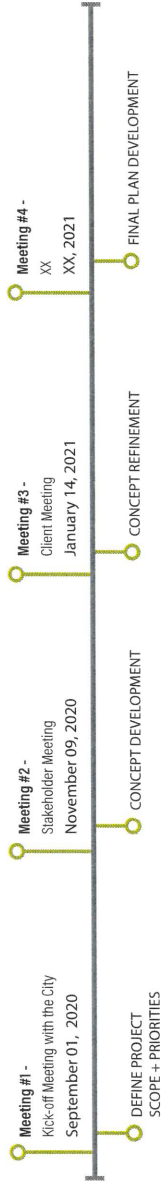
The plan provides an understanding of existing conditions and design direction for improvements along the corridor. In order to improve civic infrastructure, promote economic development/redevelopment, increase vitality of tourism in the area, and inspire greater connections throughout the community to this central corridor. This plan helps to establish priorities and phasing for public-sector improvements, while providing direction for potential private-sector improvements.

SPECIFIC GOALS + OBJECTIVES OF THE PLAN INCLUDE:

- Six (6) design phases to implement over the next 10 - 15 years that prioritizes phasing based on funding availability, public safety, and city needs
- Create enjoyable environments for a variety of users
- Generates a positive impact on the community
- Provide conceptual designs with realistic operations and maintenance considerations



PROJECT TIMELINE

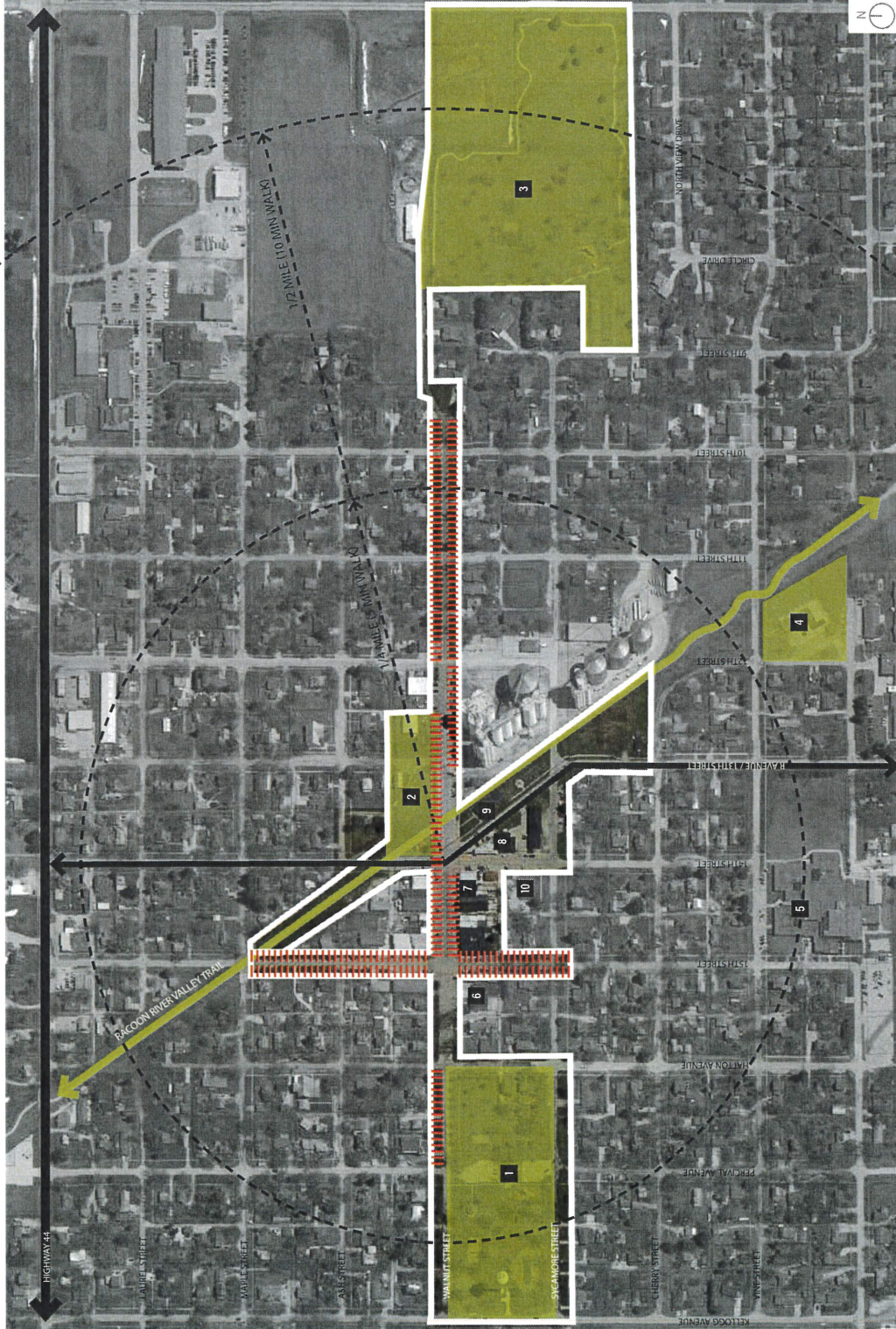


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SITE ANALYSIS & UNDERSTANDING

project limits + existing conditions

Existing site photos?



- DALLAS CENTER LANDMARKS
- 1 Mound Park
 - 2 Heritage Park
 - 3 Memorial Park
 - 4 Dallas Center Pool
 - 5 Dallas Center / Grimes Public School
 - 6 Dallas Center City Hall
 - 7 Dallas Center Police Department
 - 8 US Postal Service
 - 9 Roy R Estle Memorial Library
 - 10 Dallas Center Medical Associates

LEGEND

- ↔ Major Road Thoroughfares
- Parks + Open Space
- 1/4 + 1/2 Mile Walk Radii from Walnut + 14th St Intersection
- ||||| Street Tree Opportunity
- ▭ Project Limits Boundary

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SITE ANALYSIS

existing site photos



DOWNTOWN WALNUT ST STREETSCAPE



MEMORIAL PARK



5-WAY INTERSECTION AT 14TH ST + WALNUT ST



DOWNTOWN ALLEYS



PARKS + GREENSPACE



MEMORIAL PARK FROM WALNUT ST



MEMORIAL PARK



HERITAGE PARK

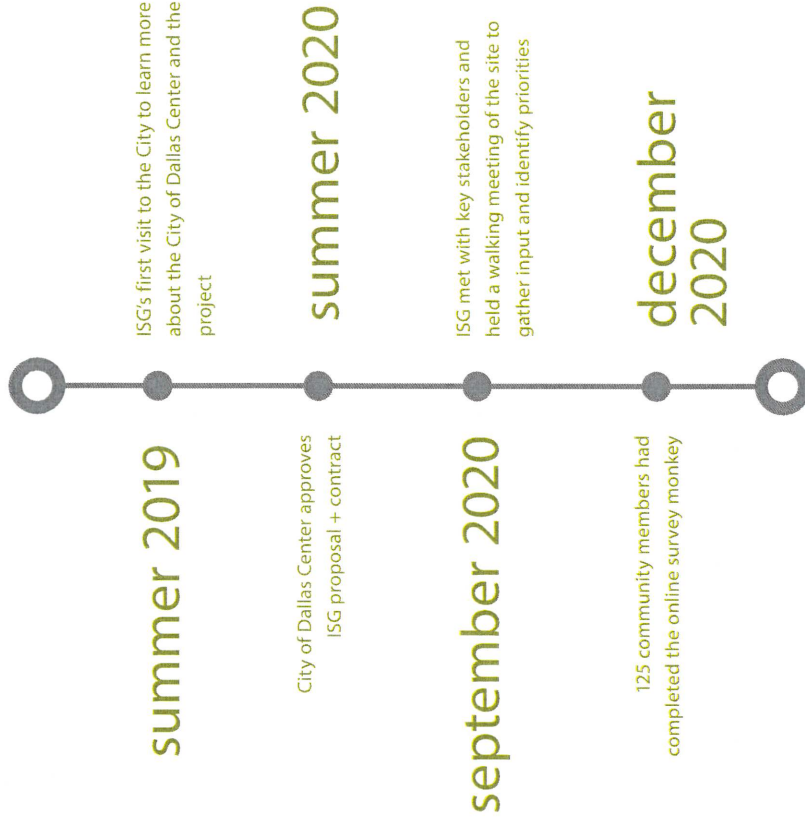
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COMMUNITY ENGAGEMENT stakeholder input



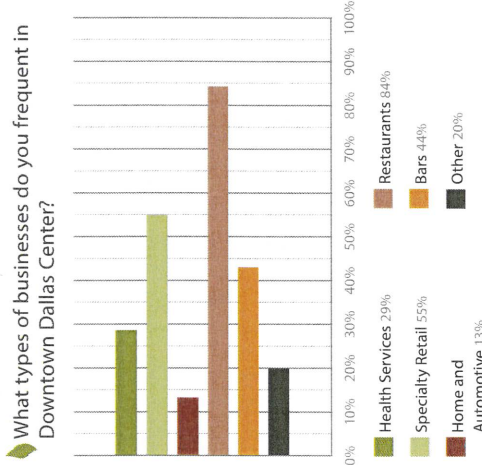
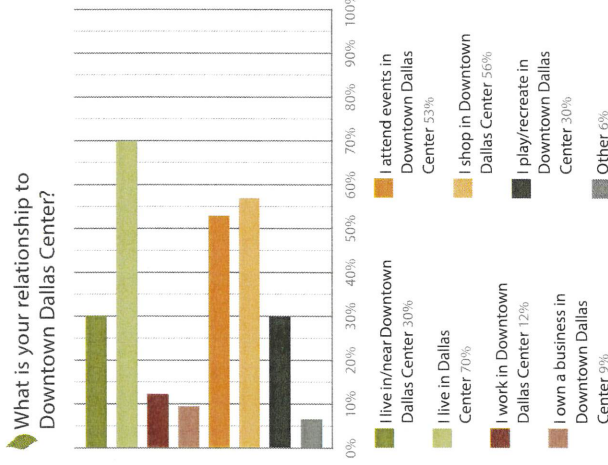
PUBLIC PROCESS + COMMUNITY INVOLVEMENT

The Master Plan is a compilation of data gathered from a range of public and stakeholder engagement opportunities in order to identify current challenges and opportunities for improvement. On-site meetings were held with stakeholders, and community members were asked to participate in public surveys (survey results can be found on pages 5-7 of this master plan). The information gathered from these engagement sessions were integral to the design process to identify current and future needs, define alternatives, and prioritize phasing for improvements.

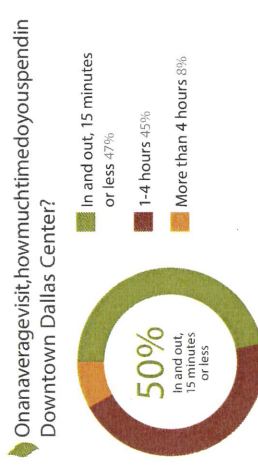
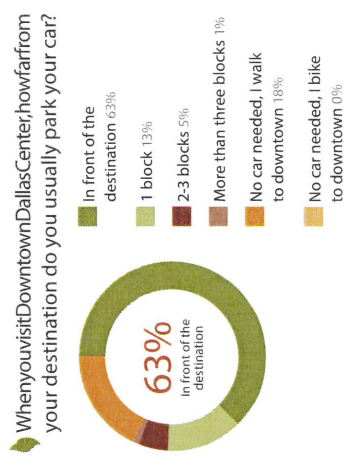
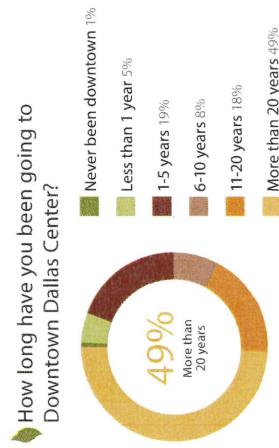


COMMUNITY ENGAGEMENT

online survey results



- ### Where do you take family and friends when they visit from out of town?
- Bakers Pantry
 - Handlebar
 - Burnett Complex
 - Breweries/wineries
 - Farmers market
 - Art Fest
 - State Fair
 - Valley Junction
 - Shopping center
 - Bowling
 - Scenic drives
 - Parks
 - The Machine Shed
 - Brenton Arboretum
 - Grays Lake
 - High Trestle Trail
 - Ledges
 - Maquato State Park
 - Waukee
 - Hilltop
 - Pella
 - Perry
 - Adel
 - West Des Moines
 - Grimes
 - Minburn
 - Granger
 - Madrid

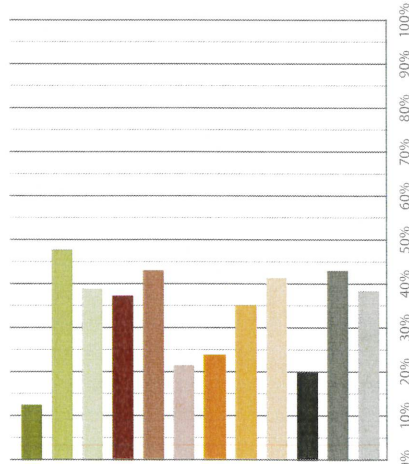


“The City has done a great job making the streets inviting. The south side business owners have done a fantastic job with their store fronts and marketable businesses.”

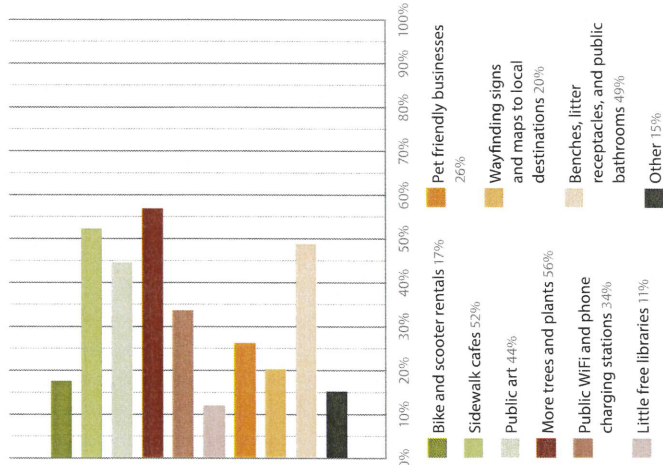
COMMUNITY ENGAGEMENT

online survey results

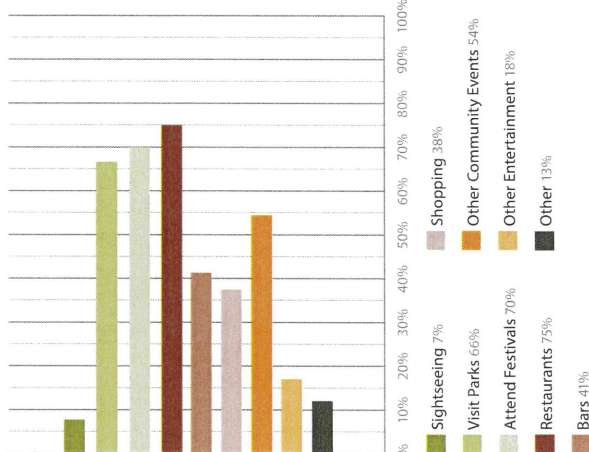
Does Downtown Dallas Center include activities and a welcoming environment for the following age groups?



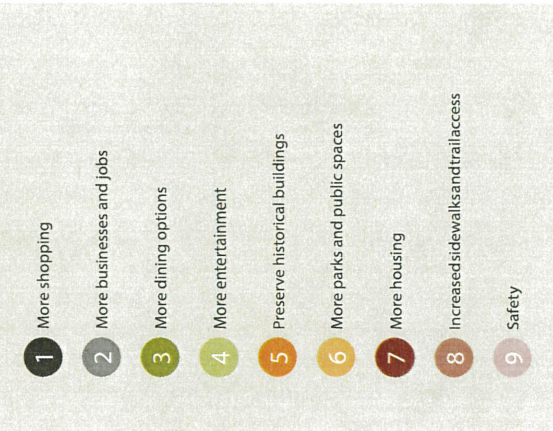
What types of amenities do you see in other places that you wish were in Downtown Dallas Center?



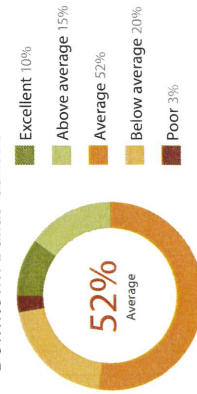
What do you do for fun in Downtown Dallas Center?



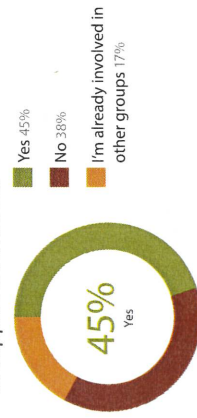
Rank your priorities for the future of Downtown.



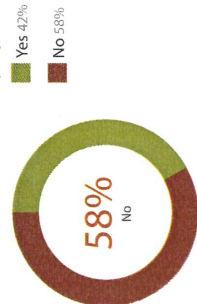
Rate your overall satisfaction with Downtown Dallas Center.



Are you willing to join groups or organizations to support Downtown?



Are you willing to donate time, money, and resources or skills to Downtown projects?



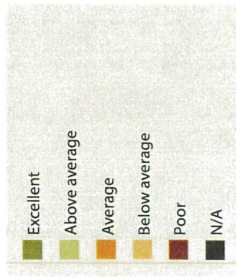
125
Total Survey Responses

“
Excited to see new business coming to DCI Love the coffee shop!
”

COMMUNITY ENGAGEMENT

online survey results

Please rate your overall satisfaction with the following in Downtown Dallas Center.



“ The Seasonal Committee does a great job of keeping the town active and engaged. ”

“ I wish downtown were more attractive and better served bicycle riders, people visiting and living in Spurgeon Manor, swimmers, Casey's and Dollar General customers, and families visiting the ball parks at the Burnett Recreation Complex. ”

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WALNUT STREET PLAN

overall plan



WALNUT STREET PLAN

hatton avenue to 14th street



DOWNTOWN STREETSCAPE SECTION
 • Section elevation shown on page 12

- SITE FURNISHINGS**
- A** Pedestrian Lighting
 - B** Benches
 - C** Bike Racks
 - D** Litter + Recycling Receptacles
 - E** Tree Planter Guards
 - F** Cafe Tables + Chairs

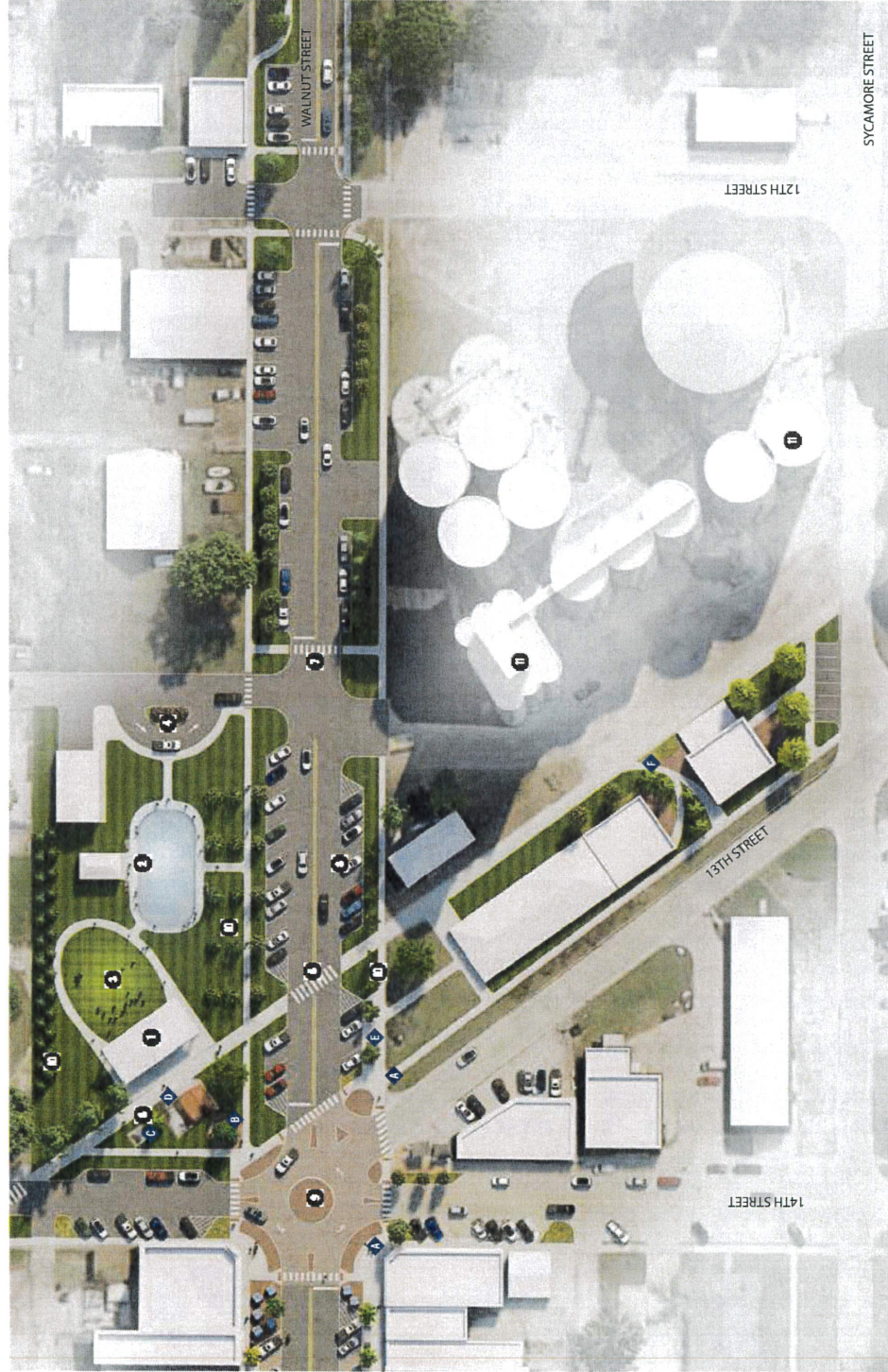
LEGEND

- 1** **PEDESTRIAN CROSSING IMPROVEMENTS**
 - roadway geometry changes to reduce crossing width and vehicular conflict points
 - highly visible crosswalk striping proposed
 - slows traffic by physically and visually narrowing roadway
 - improved ADA accessibility
- 2** **DIAGONAL PARKING WITH PERMEABLE PAVERS**
 - permeable street pavers are proposed downtown to provide a change of material visually drivers cues to a downtown environment and slows traffic, while also collecting, slowing, and filtering stormwater
- 3** **TRAFFIC CIRCLE AT 5-WAY INTERSECTION**
 - provides organized and continuous traffic flow
 - increase pedestrian safety at designated crossing areas
- 4** **STREET TREE CANOPY**
 - street tree planting pits provided at removal of hard surfacing
 - excavate down 4'-0" and replace with clean local topsoil
 - add new street trees throughout
- 5** **LANDSCAPE / GREENSPACE**
 - At-grade landscaping proposed in street tree planting pits and pedestrian crossing points to increase amount of pervious surfacing and soften the streetscape
- 6** **GREEN ALLEYS & POCKET PARKS**
 - permeable pavers are proposed for stormwater control
 - smaller scaled spaces provide both interesting corridors for pedestrian travel, and an opportunity for additional amenities such as overhead lighting or cafe seating
 - public art such as murals are proposed along long blank walls
- 7** **PARKLET SPACE**
 - small temporary seating and gathering areas provide a space for users to experience the downtown environment during the warmer months in a flexible seating environment, while allowing for removal for maintenance during the winter months
- 8** **OUTDOOR CAFE SEATING AREAS**
 - Strategically located adjacent restaurants to provide variety for outdoor eating, while maintaining a clear walkway corridors along the streetscape
- 9** **WAYFINDING SIGNAGE**
 - A consistent and clear collection of wayfinding signage is proposed to help navigate visitors downtown, and to other amenities along Walnut Street, particularly from the bike trail
- 10** **PUBLIC ART**
 - provides vibrancy and an opportunity to showcase local talent
 - can often be incorporated into other amenities to reduce cost and increase functionality such as site furnishings and wayfinding
- 11** **CITY HALL MEMORIAL PLAZA IMPROVEMENTS**
 - Provide a design plaza space incorporating additional seating surrounding the recently relocated memorial

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WALNUT STREET PLAN

raccoon river valley trail + heritage park



- SITE FURNISHINGS**
- 1 Pedestrian Lighting
 - 2 Benches
 - 3 Bike Racks
 - 4 Litter + Recycling Receptacles
 - 5 Tree Planter Guards
 - 6 Bike Repair Station

- LEGEND**
- 1 **OUTDOOR PAVILION**
 - multipurpose outdoor park pavilion to host events and serve as performance space
 - 2 **ICE RINK + WARMING HOUSE**
 - junior olympic size
 - doubles as lawn games area in warm weather
 - fire pits, skate rental, seasonal lighting
 - 3 **GREAT LAWN**
 - multipurpose amphitheater and outdoor synthetic lawn space
 - 4 **PEDESTRIAN DROP-OFF LOCATION**
 - one-way drop off location to serve park amenities
 - 5 **TRAIL CROSSING IMPROVEMENTS**
 - LED crosswalk signage
 - curb extensions
 - MUTCD striping
 - 6 **EXERCISE EQUIPMENT**
 - located at trailhead for cyclists to work on upper body strength
 - 7 **PEDESTRIAN CROSSING IMPROVEMENTS**
 - roadway geometry changes
 - crosswalk striping
 - traffic slowing
 - improved ADA accessibility
 - 8 **DIAGONAL PARKING**
 - expand parking options to serve adjacent cycling trail
 - 9 **TRAFFIC CIRCLE AT 5-WAY INTERSECTION**
 - organize traffic flow
 - increase pedestrian safety
 - 10 **TREE CANOPY IMPROVEMENTS**
 - create outdoor room with tree allee canopy
 - street tree continuation of downtown
 - screening of residential adjacent park
 - 11 **PUBLIC ART**
 - potential opportunity to create iconic scale murals on grain bins

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WALNUT STREET PLAN

streetscape typology



A 1

A 2

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WALNUT STREET PLAN

bird's-eye view



- 1 PEDESTRIAN CROSSING IMPROVEMENTS
- 2 TRAFFIC CIRCLE AT 5 - WAY INTERSECTION
- 3 DIAGONAL PARKING WITH PERMEABLE PAVERS
- 4 LANDSCAPE / GREEN SPACE
- 5 STREET TREE CANOPY
- 6 PARKLET SPACE
- 7 CURB EXTENSIONS
- 8 STREET LIGHTING
- 9 BENCHES
- 10 TREE PITS

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HERITAGE PARK

bird's eye view



- 1 ICE RINK
- 2 WARMING HOUSE
- 3 OUTDOOR PAVILION
- 4 GREAT LAWN
- 5 STREET TREE CANOPY
- 6 TREE CANOPY IMPROVEMENTS
- 7 CURB EXTENSIONS
- 8 TRAFFIC CIRCLE AT 5-WAY INTERSECTION
- 9 SEATING

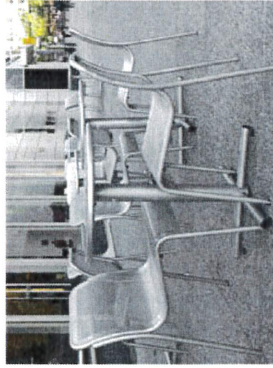
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PRECEDENT IMAGERY

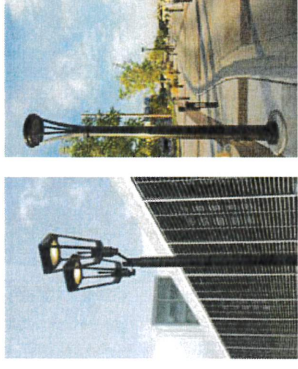
streetscape elements | site furnishings



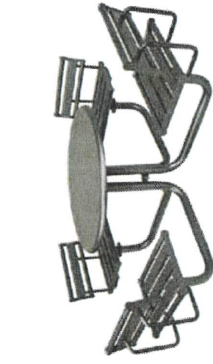
FORMS + SURFACES | CORDIA SERIES



Vista Chair, Column Table



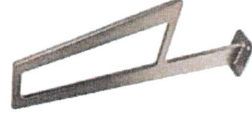
KEYSTONE RIDGE | CARSON SERIES



Penn Table



Carson Litter Receptacle



Carson Bike Rack



ANOVA FURNISHINGS | EXPOSITION SERIES



Tandem Bike Rack



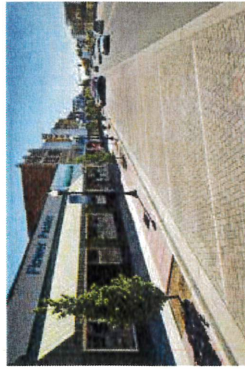
LAYERS OF LIGHTING

SEATING | TRASH + RECYCLING RECEPTACLES | BIKE RACKS

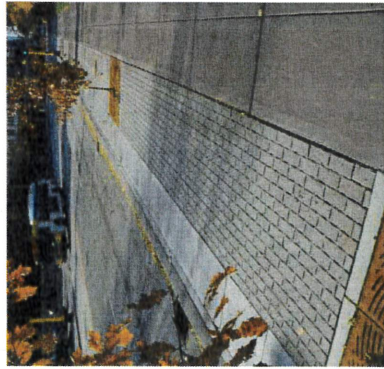
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PRECEDENT IMAGERY

streetscape elements



PAVING



OUTDOOR CAFE SEATING



MURALS



SCULPTURE



PUBLIC ART



GREEN ALLEYS



ROADWAY STORMWATER CAPTURE



PARKING LOT STORMWATER CAPTURE



GREEN INFRASTRUCTURE



TRAFFIC CIRCLE

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PRECEDENT IMAGERY

circulation + natural amenity elements

STREETSCAPE



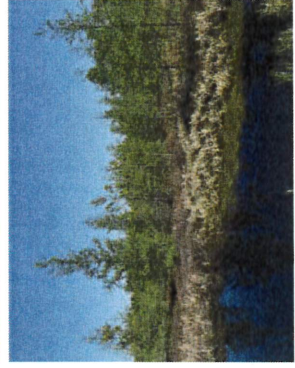
TRAILS



BIKE TRAILS +
PEDESTRIAN CIRCULATION



EXPANDED PARKING AND
STORMWATER CAPTURE AREAS



NATURALIZED LOW
MAINTENANCE AREAS

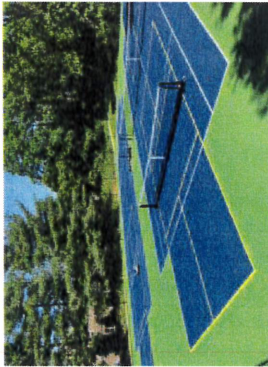


FISHING OVERLOOK / PIER

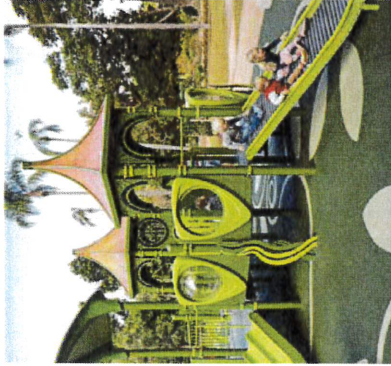
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PRECEDENT IMAGERY

park elements



SPORT COURT
EXPANSION + RESURFACING



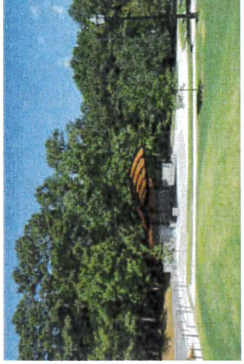
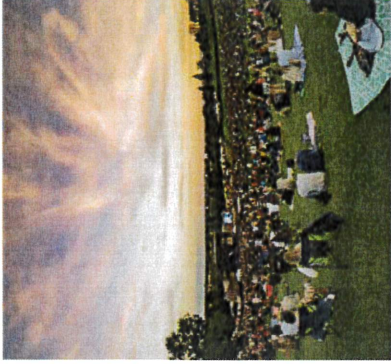
PLAYGROUND



NATURAL PLAYSCAPES



ICE RINK

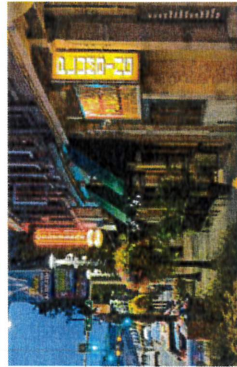


OUTDOOR AMPHITHEATER

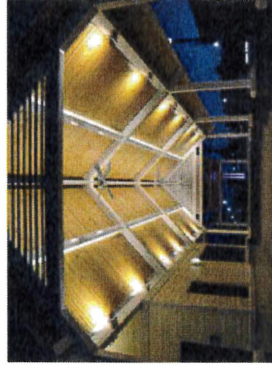
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DALLAS CENTER MASTER PLAN

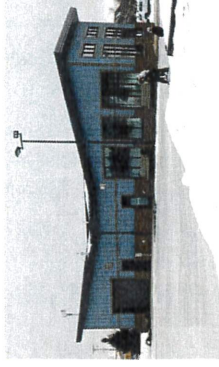
building typologies + facade improvements



DOWNTOWN BUILDING
FACADE IMPROVEMENTS



OUTDOOR PAVILION



WARMING HOUSE



TRAILSIDE SMALL BUSINESSES



COMMUNITY BUILDING

PRECEDENT IMAGERY

downtown corridor plant palette



MALUS 'SPRING SNOW'
SNOW CRABAPPLE

"Spring Snow" is a dense, upright, white-flowered crabapple that typically matures over time to 20-25' tall by 15-20' wide. This is a fruitless crabapple. Single, fragrant, white flowers bloom in spring.



CERCIS CANADENSIS
EASTERN REDBUD

A small to medium height tree, rosy pink flowers appear in April. Reddish-purple leaves change to dark green then yellow to form a spreading crown.



QUERCUS BICOLOR
SWAMP WHITE OAK

A striking tree with attractive peeling bark, especially on young trees. The lustrous, lobed leaves have a two-tone appearance, dark green on top with a silvery-white underside. Fall color is an orange-gold to yellow in mid-autumn. An excellent shade tree for any landscape.



GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO

Superb shade tree is a male non-fruiting selection. Unique fan-shaped foliage turns golden yellow in the fall. Slow growing with an upright branching form.



OSTRYA VIRGINIANA
IRONWOOD

A tough understory tree with beautiful birch-like leaves, grayish brown flaky bark, and attractive hop-like fruits. Resistant to many disease and insect problems.



ECHINACEA PURPUREA
PURPLE CONEFLOWER

Hardy, drought-tolerant, purple coneflower will provide color in the summer and structure to planting beds. Mixed with native grasses, the perennial flower will seed freely and seed heads will provide a sculptural form and food for gold finches and other birds in the winter. A variety 18-36" tall is suitable in this context.



RHUS AROMATICA
'GRO-LOW' SUMAC

This fragrant sumac cultivar is a dense, low-growing, rambling shrub which spreads by root suckers and typically grows only to 1-2' tall but spreads to 8' wide. Trifoliate, medium green leaves turn attractive shades of orange and red in autumn. Leaves and twigs are aromatic when bruised (hence the species name). Fruit is attractive to wildlife.



PHYSOCARPUS OPULIFOLIUS 'MONLO'
DIABLO NINEBARK

The stunning deep purple foliage of this versatile shrub makes it a standout in the garden. Plant en masse to create a richly colored, dense hedge or screen. Profuse creamy white flower clusters adorn the foliage in summer. Foliage can become green in high heat or partial shade; tolerates moderate drought in cooler summer regions. Deciduous.



PANICUM VIRGATUM 'SHENANDOAH'
SHENANDOAH SWITCH GRASS

Prized for its unmatched foliage color. Fast growing green leaves emerge with red tips in spring, darkening through summer, and turning burgundy in fall. A few reddish-pink flowers in summer. Use for mass background plantings or in containers. Herbaceous perennial.



SPOROBOLUS HETEROLEPIS
PRAIRIE DROPSEED

A fine-textured grass for the landscape with tall, slender stalks that display airy, remarkably fragrant, late summer panicles. Dense, mounded foliage turns deep copper-gold in fall. Attractive accent, or easy care ground cover, if planted in mass. Long-lived and trouble free. Rarely self-seeds. Deciduous.



DALLAS CENTER MASTER PLAN

street tree palette

OVERSTORY TREES

Greater than 1,600 square feet of canopy at maturity, typically reach a diameter-at-breast-height in excess of 26 inches and a height in excess of 60 feet at maturity. The spacing requirement for planting is 40 feet on center between both existing and replacement trees.

- Baldypress *Taxodium distichum* 'Shawnee Brave'
- Catalpa, Northern * *Catalpa speciosa*
- Dawn Redwood *Metasequoia glyptostroboides* 'Gold Rush'
- Elm, American/Hybrid *Ulmus americana/Ulmus x 'New Horizon', 'Accolade'*
- Ginkgo (male only) *Ginkgo biloba* 'Samurai', 'Saratoga', 'Shangri-La'
- Hackberry, Common *Celtis occidentalis* 'Prairie Pride', 'Chicagoland'
- Hickory, Bitternut* *Carya cordiformis*
- Hickory, Mockernut* *Carya tomentosa*
- Hickory, Shagbark* *Carya ovata*
- Honeylocust *Gleditsia triacanthos inermis* 'Northern Acclaim', 'Trueshade'
- Horsechestnut** *Aesculus hippocastanea* 'Baumanii' (seedless)
- Kentucky Coffeetree** *Gymnocladus dioica* 'Prairie Titan', 'Espresso' (seedless)
- Linden, Silver* *Tilia tomentosa* 'Sterling' (Japanese beetle resistant)
- Locust, Black Robinia *Pseudotsuga 'Chicago Blues'*
- Maple, Freeman*** *Acer x freemanii* 'Marmo', 'Firefall' (seedless)
- Maple, Sugar *Acer saccharum* 'Crescendo', 'Flax Mill Majesty'
- Oak, Black *Quercus velutina*
- Oak, Bur* *Quercus macrocarpa*
- Oak, MacDaniel's *Quercus x macdanielli* 'Heritage'
- Oak, Northern Red *Quercus rubra*
- Oak, Pin* *Quercus palustris*
- Oak, Swamp White *Quercus bicolor*
- Oak, White *Quercus alba*
- Sweetgum** *Liquidambar styraciflua* 'Rotundaloba' (seedless)
- Sycamore *Platanus occidentalis*
- Tulip Tree *Liriodendron tulipifera* 'Emerald City'
- Walnut, Black* *Juglans nigra*
- Zelkova, Japanese *Zelkova serrata* 'Green Vase', 'Village Green',

MID-CANOPY TREES

Approximately 900 square feet of canopy at maturity, typically reach a diameter-at-breast-height of 10-25 inches and a height of 30-60 feet at maturity. The spacing requirement for planting is 40 feet on center between both existing and replacement trees.

- Alder, Black *Alnus glutinosa* 'Pyramidalis', 'Fastigiata'
- Alder, Manchurian *Alnus hirsuta* 'Prairie Horizon'
- Amur Corktree *Phellodendron amurense* 'Eyestopper', 'His Majesty',
- Beech, European* *Fagus sylvatica* 'Cuprea', 'Asplenifolia', 'Riversii'
- Birch, River *Betula nigra* 'Heritage', 'Dura-Heat'
- Birch, Yellow *Betula alleghaniensis*
- Black Gum/Tupelo *Nyssa sylvatica* 'Snow Flurries', 'Wildfire'
- Buckeye* *Aesculus sylvatica* 'Autumn Splendor'
- Buckeye, Red* *Aesculus pavia*
- Buckeye, Ohio* *Aesculus glabra* 'Sunset'
- Butternut* *Juglans cinerea*
- Catalpa, Purple* *Catalpa x erubescens* 'Purpurea'
- Elm, Lace Bark *Ulmus parvifolia* 'Bosque'
- Hardy Rubber tree *Eucommia ulmoides*
- Hophornbeam, American/Ironwood *Ostrya virginiana*
- Hornbeam, European *Carpinus betulus* 'Fastigiata', 'Frans Fontaine'
- Horsechestnut, Red* *Aesculus x carnea* 'Fl. McNair', 'Autumn Splendor'
- Japanese Pagodatree *Sophora japonica* 'Regent', 'Halka'
- Katsura tree *Cercidiphyllum japonicum* 'Red Fox'
- Linden, American (+)* *Tilia americana*
- Linden, Crimean (+)* *Tilia x euclora*
- Linden, Littleleaf (+)* *Tilia cordata* 'Shamrock', 'Chancole'
- London Planetree *Platanus x acerifolia* 'Exclamation', 'Ovation'
- Magnolia, Cucumbertree *Magnolia acuminata*
- Maple, Black *Acer nigrum*
- Maple, Miyabe *Acer miyabe* 'State Street'
- Oak, Bebb *Quercus x bebbiana*
- Oak, Chinkapin *Quercus muehlenbergii*
- Oak, English* *Quercus robur* 'Regal Prince', 'Skymaster'
- Oak, Hills/Northern Pin *Quercus ellipsoidalis* 'Majestic Skies'
- Oak, Sawtooth *Quercus acutissima*
- Oak, Scarlet *Quercus coccinea*
- Oak, Shingle *Quercus imbricaria*
- Oak, Ware's *Quercus x warei* 'Chimney Fire', 'Nadler'
- Turkish Filbert *Corylus colurna*
- Yellowwood, American *Cladrastis kentukea* 'Perkins Pink'

UNDERSTORY TREES

Understory trees, approximately 400 square feet of canopy at maturity, typically reach a diameter-at-breast-height of less than 15 inches and a height of less than or equal to 30 feet at maturity. These trees are permitted only where site conditions do not allow the planting of overstory or mid-canopy trees.

- American Smoketree *Cotinus obovatus*
- Amur Maackia *Maackia amurensis* 'Summertime'
- Bald Cypress** *Taxodium distichum* 'Skyward'
- Crabapple (misc. cultivars) *Malus* sp. 1/2 inch or smaller, non-pendulous
- Dogwood, Flowering* *Cornus florida*
- Dogwood, Corneliancherry *Cornus mas* 'Golden Glory', 'Dogwood', 'Kousa*' *Cornus kousa*
- Dogwood, Pagoda* *Cornus alternifolia*
- Ginkgo** *Ginkgo biloba* (male only) 'Chi Chi'
- Goldenrain tree *Koeleruteria paniculata* 'Fastigiata', 'September'
- Hawthorn, Thornless *Cockspur Crataegus crus-galli inermis*
- Hawthorn, Washington* *Crataegus phaenopyrum*
- Hawthorn, Winter King Green* *Crataegus vridis* 'Winter King'
- Hoptree/Waterash* *Ptelea trifoliata*
- Hornbeam, American (Musclewood) *Carpinus caroliniana* 'J.N. Upright', 'Palisade'
- Lilac, Japanese Tree *Syringa reticulata* ssp. *reticulata* 'Ivory Silk', 'Summer Snow', 'Lilac, Peking (China Snow)', *Syringa pekinensis*
- Linden, Mongolian (+)* *Tilia mongolica* 'Harvest Gold'
- Magnolia, Edith Brogue *Magnolia grandiflora* 'Edith Brogue'
- Magnolia, Sweetbay *Magnolia virginiana*
- Maple, Amur *Acer ginnala* 'Flame', 'Ruby Slippers'
- Maple, Hedge *Acer campestre* 'Panacek', 'Evelyn'
- Maple, Korean *Acer pseudosieboldianum*
- Maple, Shantung *Acer truncatum* 'Norwegian Sunset', 'Maple, Sugar** *Acer saccharum* 'Sugar Cone'
- Maple Tartarian *Acer tartaricum* 'Summer Splendor'
- Maple, Trident *Acer buergerianum* 'Meryn'
- Redbud, Eastern *Cercis canadensis* 'Rising Sun'
- Serviceberry *Amelanchier* sp. 'Cumulus', 'Snowcloud'
- Seven Son Flower* *Heptacodium miconoides*
- White Fringetree* *Chionanthus virginicus*
- Zelkova, Japanese** *Zelkova serrata* 'Wireless'

DALLAS CENTER MASTER PLAN

street tree palette

COLUMNAR TREES

Canopy heights with columnar form can vary, but canopy width is typically 15-25 feet. Some of these cultivars may not be as hardy as the standard species.

- Bald Cypress *Taxodium distichum* 'Shawnee Brave', 'Skyward'
- Beech, European *Fagus sylvatica* 'Red Obelisk'
- Dawn Redwood *Metasequoia glyptostroboides*
- Crabapple Malus sp. 'Red Baron', 'Marilee', 'Pink spires'
- Crabapple, Siberian Columnar *Malus baccata* 'Columnar'
- Crabapple, Tschonoski *Malus tschonoskii*
- Ginkgo (male only) 'Princeton Sentry'
- Goldenrain tree *Koeleruteria paniculata* 'Fastigiata'
- Hackberry, Common *Celtis occidentalis* 'Prairie Sentinel'
- Honeylocust *Gleditsia triacanthos* 'inermis' 'Street Keeper'
- Hornbeam, European *Carpinus betulus* 'Fastigiata'
- Linden, Littleleaf *Tilia cordata* 'Corinthian'
- Maple, Black *Acer nigrum* 'Green Column'
- Maple, Sugar *Acer saccharum* 'Endowment'
- Oak, Bur *Quercus macrocarpa* 'Urban Pinnacle'
- Oak, English *Quercus robur* 'Rose Hill', 'Regal Prince',
- Oak, English/White *Quercus bimundorum* 'Crimson Spire'
- Oak, Pin *Quercus palustris* 'Green Pillar'
- Oak, Ware's *Quercus x warei* 'Regal Prince', 'Chimney Fire'
- Sweetgum *Liquidambar styraciflua* 'Emerald Sentinel', 'Happilaze'
- Tulip Tree *Liriodendron tulipifera* 'Fastigiatum'
- Zelkova, Japanese *Zelkova serrata* 'Musashino'

EVERGREEN SCREENING TREES

This list is for use in buffer strips and on private property only. As a rule, evergreens require full sun and do not perform well in shade or partial shade.

- Arborvitae (White Cedar) *Thuja occidentalis* 'Nigra', 'Techny'
- Fir, Balsam *Abies balsamea*
- Fir, Concolor/White *Abies concolor*
- Fir, Douglas *Pseudotsuga menziesii*
- Fir, Fraser *Abies fraseri*
- Hemlock, Eastern *Tsuga canadensis*
- Pine, Limber *Pinus flexilis* 'Vanderwolf's Pyramid'
- Pine, White *Pinus strobus*
- Red cedar, Eastern *Juniperus virginiana* 'Canaertii'
- Spruce, Norway *Picea abies*
- Spruce, Serbian *Picea omorika*
- Spruce, White *Picea glauca* 'Densata'

PROHIBITED TREES

The following classes and types of trees shall not be planted on the right-of-way or as part of required landscaping. With the exception of Red Maple, it is recommended that any specific Genus/Species listed below also not be planted on private property.

- Ash * *Fraxinus* sp. (All Species & Cultivars)
- Austree *Salix alba x matsudana*
- Birch, White/Paper * *Betula papyrifera*
- Boxelder * *Acer negundo*
- Conifers (Evergreen Species)
- Cottonwood * *Populus deltoides*
- Elm, Siberian * *Ulmus pumila*
- Empress Tree/Princess Tree * *Pauwonia tomentosa*
- Fruit and Nut Trees over 1" (walnut, apple, etc.)
- Maple, Red * *Acer rubrum* (All Species & Cultivars)
- Maple, Silver * *Acer saccharinum* (All Species & Cultivars)
- Mountainash * *Sorbus americana*
- Mulberry * *Morus* sp. (All Species & Cultivars)
- Multi-Stem / Clump form Trees
- Pear * *Pyrus* sp. (All Species & Cultivars)
- Popular * *Populus* sp. (All Species & Cultivars)
- Olive, Russian * *Elaeagnus angustifolia*
- Tree of Heaven * *Alnus altissima*
- Trees with thorns on the main stem or lower canopy
- Willow * *Salix* sp. (All Species & Cultivars)
- Woody Bushy shrubs

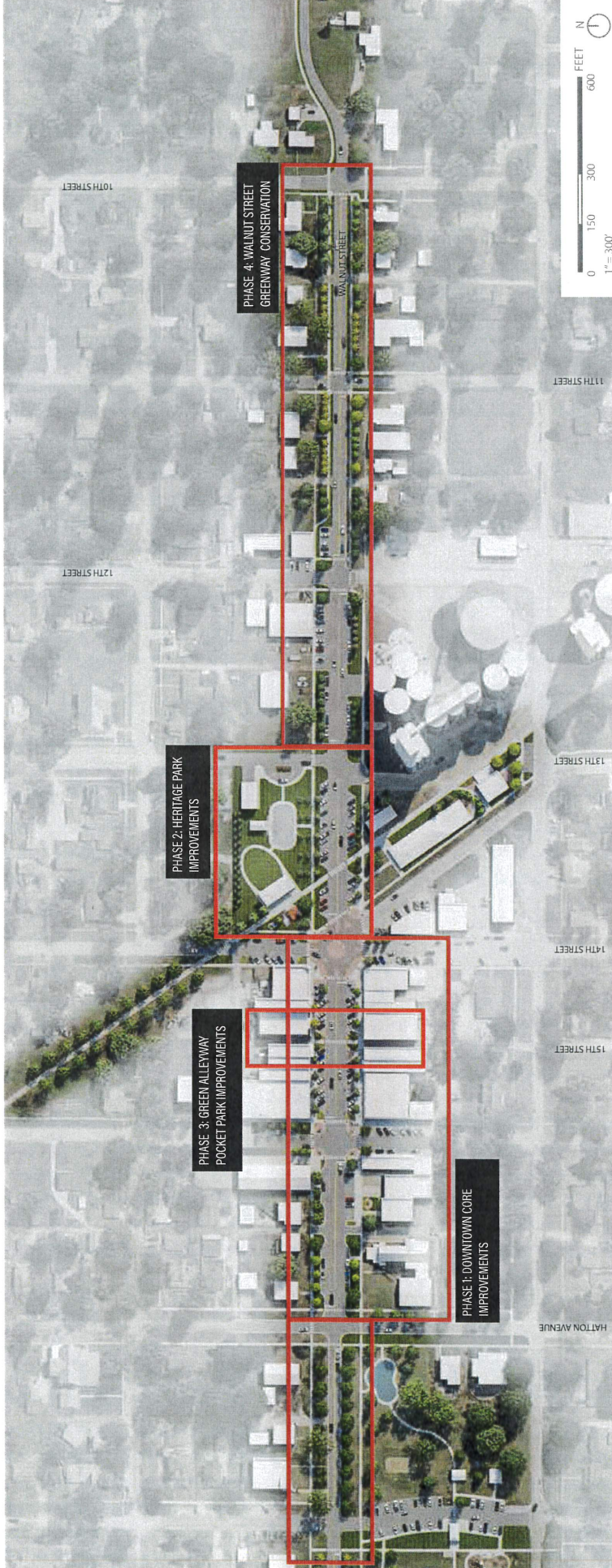
Planting of the following species is temporarily suspended in the public row. Contact the City Arborist for more information on the moratorium.

- Catalpa * *Catalpa* sp. (All Species & Cultivars)
- Linden * *Tilia* sp (All Species & Cultivars)
- Oak, Swamp Spanish * *Quercus palustris*

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MASTER PLAN PROJECT PHASES

suggested phasing plan



Phasing plans are based on feedback received from surveys and public engagement. Phasing plans can be adjusted accordingly to funding or shift in priorities.

PHASE 1 - DOWNTOWN CORE IMPROVEMENTS (2022 - 2024)

- Remove excess paving areas
- Add green infrastructure and soft spaces
- Develop thoughtful and cohesive site furnishings palette
- Improve wayfinding and directional signage
- Establish next generation tree and plantings palette
- Recommend facade and architectural visioning options
- Recommend mural and public art opportunities

PHASE 2 - HERITAGE PARK IMPROVEMENTS (2022 - 2024)

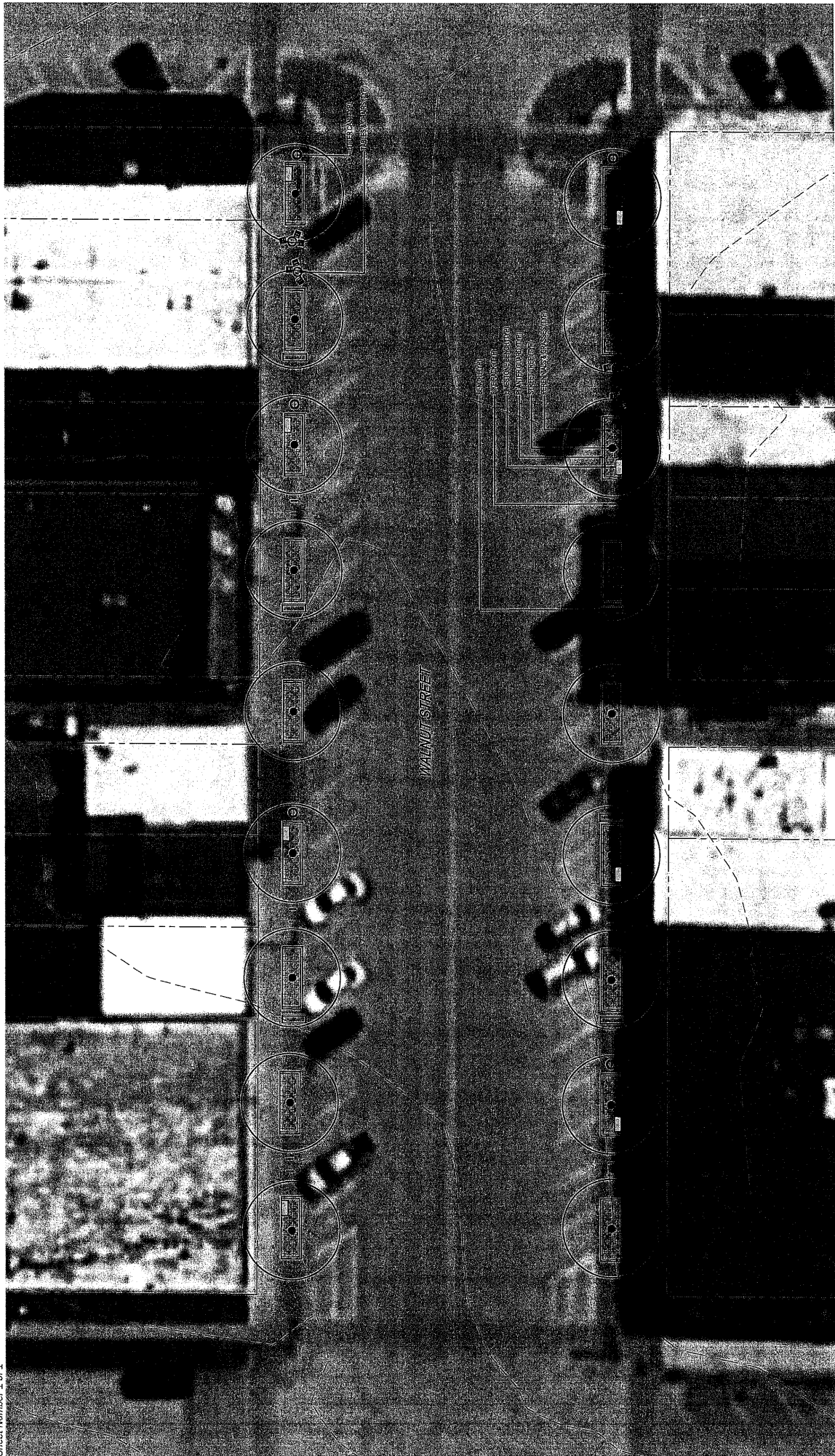
- Work to identify long-term partners for key project components
- Improve wayfinding and directional signage
- Establish trail head parking
- Add events pavilion
- Develop permanent ice rink and sport court space
- Implement bicycle parking and lockers
- Add a bicycle repair station
- Establish next generation tree and plantings palette

PHASE 3 - GREEN ALLEYWAY POCKET PARKS IMPROVEMENTS (2022 - 2024)

- Improve stormwater management with permeable pavers
- Add lighting
- Introduce seating and respite areas
- Provide cafe space
- Improve safety and visibility
- Establish next generation tree and plantings palette

PHASE 4 - WALNUT STREET GREENWAY (2025 - 2027)

- Develop roadway diet from Mound Park to Memorial Park
- Add pedestrian connects
- Provide stormwater capture areas
- Add green infrastructure along roadway
- Maintain existing trees and plant materials
- Establish next generation tree and plantings palette



DRAWING NOTE
 THIS DRAWING IS FOR CONCEPTUAL AND PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR THE DESIGN OF ANY STRUCTURE OR INFRASTRUCTURE. CHECK FOR ANY CHANGES TO THE PLAN BEFORE CONSTRUCTION.

PRELIMINARY
NOT FOR CONSTRUCTION

WALNUT STREET
 DALLAS CENTER, TX
 ISG PROJECT NO. 21-24213

PHASE 1 CONCEPTUAL SITE PLAN

Architecture + Engineering + Environmental + Planning

