

PEAVEY PARK PLAZA | CITY OF MINNEAPOLIS



VEGETATION



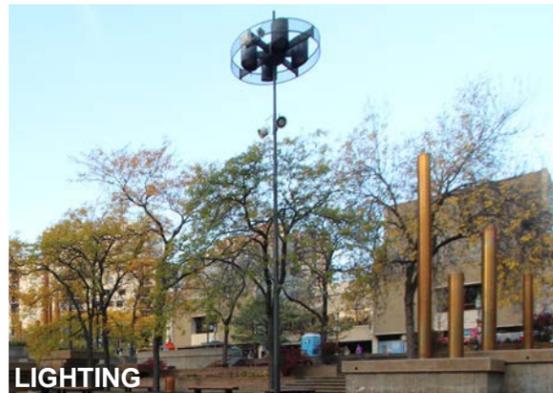
WATER FEATURES



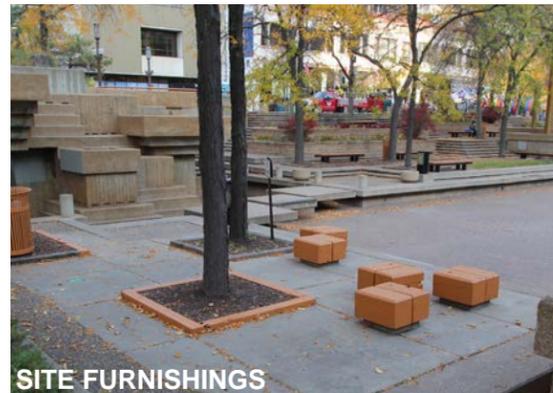
SPATIAL ORGANIZATION / CIRCULATION



STRUCTURES



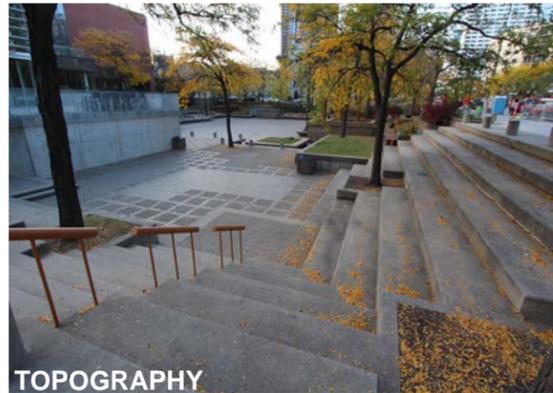
LIGHTING



SITE FURNISHINGS



ADDED ELEMENTS

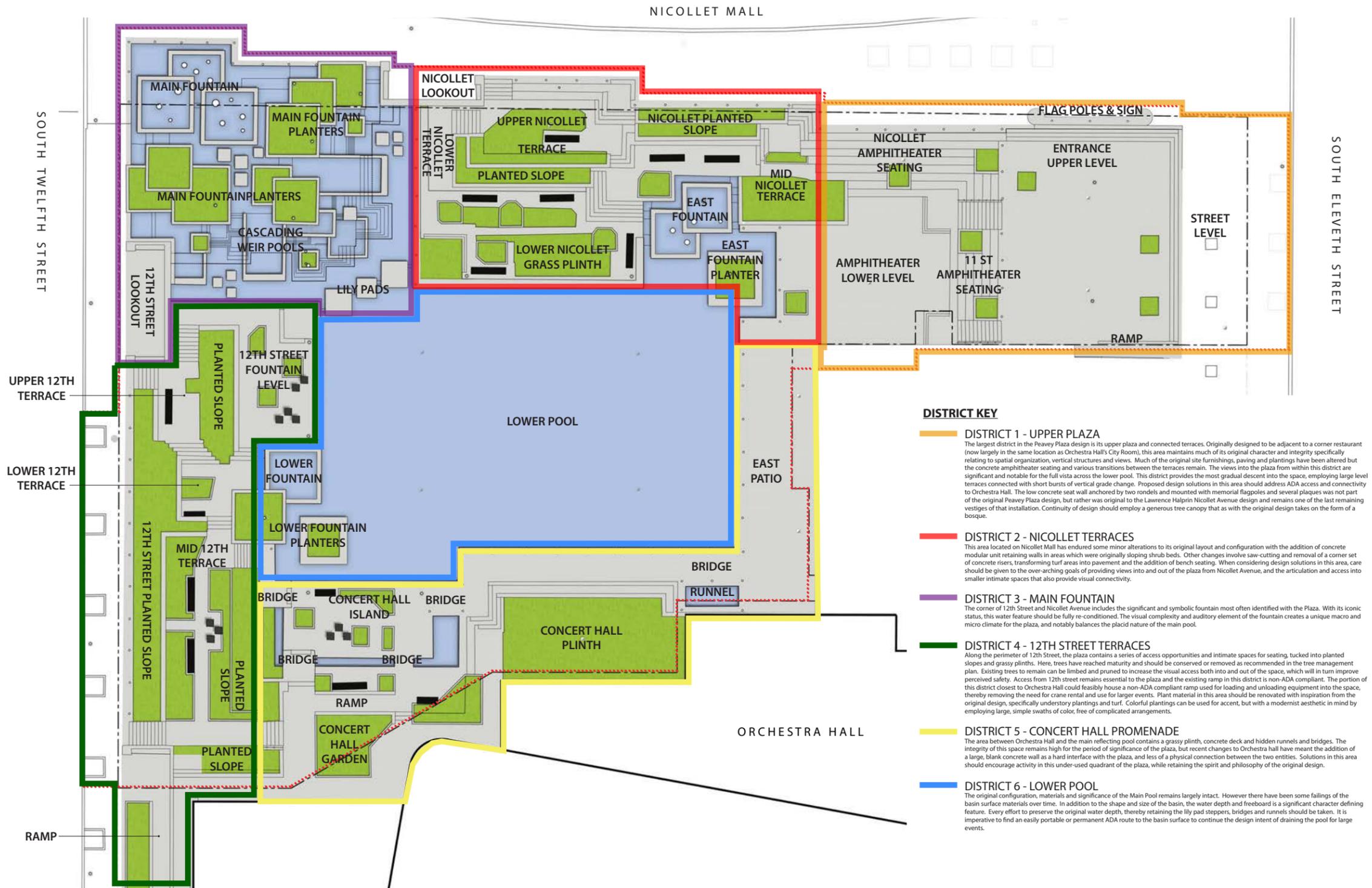


TOPOGRAPHY



VIEWS / VISTAS

PLAZA COMPONENTS AND DISTRICTS



DISTRICT KEY

- **DISTRICT 1 - UPPER PLAZA**
The largest district in the Peavey Plaza design is its upper plaza and connected terraces. Originally designed to be adjacent to a corner restaurant (now largely in the same location as Orchestra Hall's City Room), this area maintains much of its original character and integrity specifically relating to spatial organization, vertical structures and views. Much of the original site furnishings, paving and plantings have been altered but the concrete amphitheater seating and various transitions between the terraces remain. The views into the plaza from within this district are significant and notable for the full vista across the lower pool. This district provides the most gradual descent into the space, employing large level terraces connected with short bursts of vertical grade change. Proposed design solutions in this area should address ADA access and connectivity to Orchestra Hall. The low concrete seat wall anchored by two rondels and mounted with memorial flagpoles and several plaques was not part of the original Peavey Plaza design, but rather was original to the Lawrence Halprin Nicollet Avenue design and remains one of the last remaining vestiges of that installation. Continuity of design should employ a generous tree canopy that as with the original design takes on the form of a bosque.
- **DISTRICT 2 - NICOLLET TERRACES**
This area located on Nicollet Mall has endured some minor alterations to its original layout and configuration with the addition of concrete modular unit retaining walls in areas which were originally sloping shrub beds. Other changes involve saw-cutting and removal of a corner set of concrete risers, transforming turf areas into pavement and the addition of bench seating. When considering design solutions in this area, care should be given to the over-arching goals of providing views into and out of the plaza from Nicollet Avenue, and the articulation and access into smaller intimate spaces that also provide visual connectivity.
- **DISTRICT 3 - MAIN FOUNTAIN**
The corner of 12th Street and Nicollet Avenue includes the significant and symbolic fountain most often identified with the Plaza. With its iconic status, this water feature should be fully re-conditioned. The visual complexity and auditory element of the fountain creates a unique macro and micro climate for the plaza, and notably balances the placid nature of the main pool.
- **DISTRICT 4 - 12TH STREET TERRACES**
Along the perimeter of 12th Street, the plaza contains a series of access opportunities and intimate spaces for seating, tucked into planted slopes and grassy plinths. Here, trees have reached maturity and should be conserved or removed as recommended in the tree management plan. Existing trees to remain can be limbed and pruned to increase the visual access both into and out of the space, which will in turn improve perceived safety. Access from 12th street remains essential to the plaza and the existing ramp in this district is non-ADA compliant. The portion of this district closest to Orchestra Hall could feasibly house a non-ADA compliant ramp used for loading and unloading equipment into the space, thereby removing the need for crane rental and use for larger events. Plant material in this area should be renovated with inspiration from the original design, specifically understory plantings and turf. Colorful plantings can be used for accent, but with a modernist aesthetic in mind by employing large, simple swaths of color, free of complicated arrangements.
- **DISTRICT 5 - CONCERT HALL PROMENADE**
The area between Orchestra Hall and the main reflecting pool contains a grassy plinth, concrete deck and hidden runnels and bridges. The integrity of this space remains high for the period of significance of the plaza, but recent changes to Orchestra Hall have meant the addition of a large, blank concrete wall as a hard interface with the plaza, and less of a physical connection between the two entities. Solutions in this area should encourage activity in this under-used quadrant of the plaza, while retaining the spirit and philosophy of the original design.
- **DISTRICT 6 - LOWER POOL**
The original configuration, materials and significance of the Main Pool remains largely intact. However there have been some failings of the basin surface materials over time. In addition to the shape and size of the basin, the water depth and freeboard is a significant character defining feature. Every effort to preserve the original water depth, thereby retaining the lily pad steppers, bridges and runnels should be taken. It is imperative to find an easily portable or permanent ADA route to the basin surface to continue the design intent of draining the pool for large events.

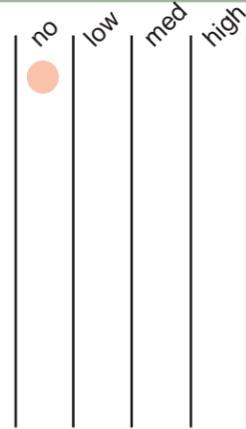
IMPACT KEY

IMPACT (NEGATIVE or ADVERSE)

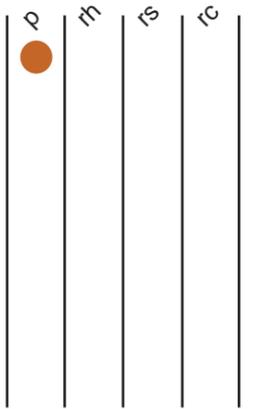
TREATMENT KEY

TREATMENT

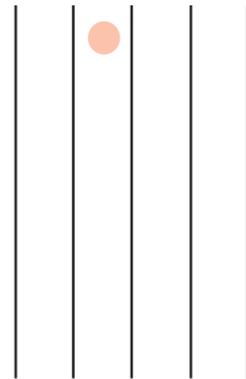
NO
No Impact or adverse effect to original material or to original design intent. Many of these items are maintenance to maintain the integrity of original materials or items that are completely concealed within the mechanical room. Items that replace lost elements also have no impact to original intent of site.



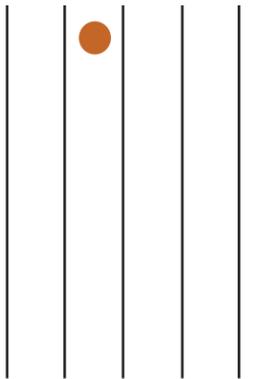
PRESERVATION (p)
 Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.



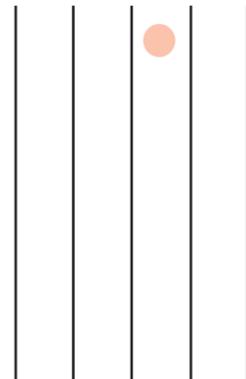
LOW
Low Impact is used for items that remove and replace or repair original material to match existing or discretely modify without loss of integrity. Original material is lost or altered but original design intent is retained.



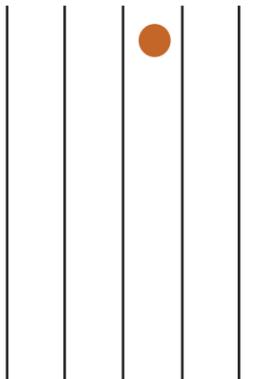
REHABILITATION (rh)
 Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.



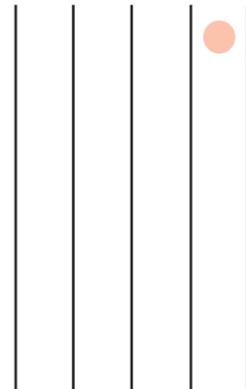
MEDIUM
Medium Impact is used when original material or design is visibly modified from original. Chemical cleaning is noted as medium due to possible change in character of material.



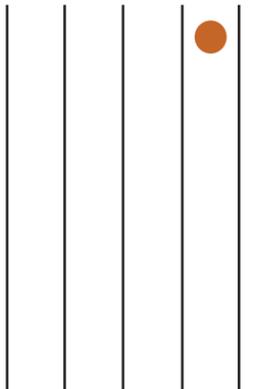
RESTORATION (rs)
 Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.



HIGH
High Impact represents an adverse effect on original materials or design. High is used when modification or addition would create an impact either by change or removal of original materials. Additions of restroom or food service buildings to site would adversely impact original materials and design of site due to impact to materials, detailing, layout, and views. High impact changes would likely be required to have some form of mitigation plan.



RECONSTRUCTION (rc)
 Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.





1.A TREE CANOPY/SPECIMENS (Areas 1-5)



1.A.1 CONSERVATION OF EXISTING TREES
Existing trees are in good condition; should be maintained (pruned, fertilized, etc.) by a certified Arborist, with removal as recommended in plan/replacement strategies for future process. A strategic pruning of trees should be considered in order to reduce tree crowding (per the original Arborist's assessment stated at "Progress Meeting" on May 15th, 1975), bring more light into the plaza, and open views to/from the surrounding streets. Trees (and associated planting beds) in Area 1 should be replaced in locations per the 1975 planting plan with the original specified genus/species or suitable present-day equivalents that maintain the original design intent (habit, texture, etc.).

no	low	med	high
●			
●			

Maintains original design intent of tree canopy.

Q	TH	TS	TC
●			
			●

1.A.2 PLANTING TO RESTORE ORIGINAL INTENT
Specimen plant materials should be re-introduced to areas per the 1975 planting plan (current CPED strategies should be considered) with the original specified genus/species or suitable equivalents that maintain the original design intent (habit, texture, etc.).

Restores original integrity of tree canopy of remaining specimens.

1.B UNDERSTORY PLANTINGS (Areas 1-5)



1.B.1 MAINTAIN EXISTING PLANTINGS
Proper maintenance (pruning, fertilizing, mulching etc.) of remaining original materials should be performed by a reputable maintenance professional. Spot replacement with original genus/species as needed when located within an existing mass to create a uniform appearance.

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Maintains original integrity of plantings.

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1.B.2 RESTORE PLANTINGS TO ORIGINAL INTENT
Remove all non-conforming shrub and ground cover materials and replace with materials that meet the original planting design intent (color, texture, massing, etc.) and, when possible, the original genus/species.

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Restores original design intent of understory plantings.

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EXISTING ELEMENT: VEGETATION

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

1.C TURF (Areas 2,4,5)



1.C.1 MAINTAIN TURF AREAS
Re-establishes turf health in existing turf areas by seeding or soil renovation.

1.C.2 RESTORE TURF AREAS
Removed turf areas should be strategically replaced in the plaza where feasible, specifically in areas determined most suitable for low-traffic passive use. A shady turf seed mix will be necessary for the low light areas.

1.C.3 PROVIDE STORM WATER MANAGEMENT
Remove and/or abandon existing drains from paver walk areas to pool basin. Remove pavers and provide buried French drain under pavers to mitigate storm water.

	IMPACT				IMPACT DESCRIPTION	TREATMENT			
	no	low	med	high		Q	TH	TS	TC
1.C.1 MAINTAIN TURF AREAS Re-establishes turf health in existing turf areas by seeding or soil renovation.	●				Maintains existing element.	●			
1.C.2 RESTORE TURF AREAS Removed turf areas should be strategically replaced in the plaza where feasible, specifically in areas determined most suitable for low-traffic passive use. A shady turf seed mix will be necessary for the low light areas.	●				Restores original design intent with respect to the location, form, quality, and softness of the turf panels.			●	
1.C.3 PROVIDE STORM WATER MANAGEMENT Remove and/or abandon existing drains from paver walk areas to pool basin. Remove pavers and provide buried French drain under pavers to mitigate storm water.		●			Maintains existing element.		●		



2.A CANISTERS (Areas 2,3)



2.A.1 REPAIR PIPING INTO CANISTERS

Remove & replace pumps at base of canisters. Remove and replace non-functioning valves and piping from base of pool back to mechanical room. Remove and replace submersible electrical. Pumps, piping, and electrical replacement should be designed to be accessed and concealed from below stones in base of pool. Piping/routing to mechanical room could be routed through concrete structures below grade and under adjoining planter soil. Pipe should be redesigned to allow for winterization

no low med high

Replacement of original pumps is not significant to character of site. Modifications will be required within pool at base of canisters including removal and replacement of exposed stones

P TH TS TC

2.A.2 REPAIR ABILITY TO DRAIN POOL & RECYCLE WATER FOR RE-USE

Remove and replace floats and valves and adjust so that water is not forced to sanitary but is retained within system. This will require ability to plug holes previously added to pools. Sanitary connection is in place to drain excess water. Connection should be upgraded to assure code compliant 'air gap.'

All piping and valves are within mechanical space. No visible or other impact to site.

2.A.3 REMOVE PATINA FROM SURFACE OF CANISTERS

Chemically remove staining from stainless steel canisters. Adequate testing will be required to determine appropriate approach to create minimum impact to existing surface character.

Cleaning does expose surface to chemicals. Testing can determine impact. Further weathering or reaction to treated water once SS has been exposed to chemical cleaning is unknown.

EXISTING ELEMENT: WATER FEATURES

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

2.B CASCADING WEIR POOLS (Area 3)



2.B.1 REPAIR PIPING INTO AND CASCADING OVER POOLS
Remove and replace pumps and treatment system within mechanical room. Space appears to be adequate. Remove and replace non-functioning valves and piping from base of pool back into mechanical room. Reline piping as required to restore integrity and minimize impact to concrete structure. Access to piping within concrete structure is limited to panel within base of largest pool. Pipe valves and connections should be redesigned to allow for winterization.

no low med high

Replacement of original pumps in mechanical room is not significant to character; all other process work is concealed.

Q TH TS TC

2.B.2 REMOVE GRAFFITI/PAINT FROM CONCRETE
Chemically remove graffiti/paint.

Graffiti impacts visual appearance. Removal of paint will remove patina from concrete. These areas will vary in appearance from surrounding unless all patina is removed. Cleaning does expose surface of concrete to chemicals. Future weathering or reaction to treated water once concrete is cleaned is unknown.

2.B.3 REMOVE CONCRETE STAINING
Chemically remove staining.

Concrete patches are irregular penetration of patina that could become exposed, leaving an irregular appearance. Cleaning does expose surface of concrete to chemicals. Future weathering or reaction to treated water once concrete is cleaned is unknown.

2.B.4 REPAIR CONCRETE CRACKS
Epoxy eject cracks at perimeter of pool to minimize future deterioration.

Cracks will remain visible and impact appearance.

2.B.5 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete. If patina is not removed from concrete stain, patch to match surrounding.

Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

2.B.6 REPAIR SUMP PUMPS
Remove failed concrete. Replace concrete with pits.

Work concealed within pits.

2.C CASCADING WATER STAIRS/FALLS (Areas 3)



2.C.1 REPAIR WATER OVER CASCADING FEATURES
(See 2.B.1) Water over stairs comes from pools above.

Replacement of original pumps in mechanical room is not significant to character; all other process work is concealed.

2.C.2 REMOVE GRAFFITI/PAINT FROM CONCRETE
Chemically remove graffiti and paint.

Graffiti impacts visual appearance. Removal of paint will remove patina from concrete. These areas will vary in appearance from surrounding unless all patina is removed. Cleaning does expose surface of concrete to chemicals. Future weathering or reaction to treated water once concrete is cleaned is unknown.

EXISTING ELEMENT: WATER FEATURES

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

2.C CASCADING WATER STAIRS/FALLS CONT.



2.C.3 REMOVE CONCRETE STAINING
Chemically remove staining.

no	low	med	high
		●	
	●		
	●		

Concrete patches are irregular penetration of patina that could become exposed, leaving an irregular appearance. Cleaning does expose surface of concrete to chemicals. Future weathering or reaction to treated water once concrete is cleaned is unknown.

Q	TH	TS	TC
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2.C.4 REPAIR CONCRETE CRACKS
Epoxy eject cracks at perimeter of pool to minimize future deterioration.

2.C.5 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate concrete patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete. If patina is not removed from concrete stain, patch to match surrounding.

2.D TOWER FOUNTAIN JETS (Area 6)



2.D.1 REPAIR PIPING TO JETS BELOW ROCKS
Remove and replace pumps and submersible electrical feed. Remove and replace non-functioning valves, piping, and wiring from base of pool back to mechanical room. Pumps and piping/wiring replacements should be designed to be accessed and concealed from below stones in base of pool. Restore field of stone by adding and grouting stones in areas with voids. Piping to mechanical room could be routed through concrete structures below grade and under adjoining planter soil. Pipe should be redesigned to allow for winterization.

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Replacement of original pumps is not significant to character of site. Modifications will be required within base of pool including removal and replacement of exposed stones.

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EXISTING ELEMENT: WATER FEATURES

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

2.E REFLECTING POOL (Area 6)



2.E.1 REPAIR ABILITY TO FILL POOL/RUNNELS

Remove & replace pumps and treatment system with mechanical space. Space appears to be adequate for new system. Remove and replace non-functioning valves and piping from base of pool back to mechanical room. Reline piping as required to restore integrity and minimize impact to concrete structure. Access to piping or rerouting or piping if necessary could occur under paved area between pool and mechanical space. This work could occur when settled paved area is replaced to correct ponding and uneven surface condition. Pipe valves and connections should be redesigned to allow for winterization.

no low med high

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Replacement of original pumps in mechanical room is not significant to character of site. All proposed work is concealed. Proposed work may require replacement of paver or concrete paved areas.

Q M S G

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2.E.2 REPAIR ABILITY TO DRAIN POOL/RUNNELS

Remove and replace non-functioning valves and piping from base of pool back to mechanical room. Reline piping as required to restore integrity. Access to piping or rerouting of piping if necessary could occur under paved or planter areas at perimeter of pool.

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Replacement of original pumps in mechanical room is not significant to character of site. All proposed work is concealed. Proposed work may require replacement of paver or concrete paved areas.

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2.E.3 REPAIR ABILITY FOR POOL/RUNNELS TO HOLD WATER

Remove and replace grouted clay paver, setting paver bed surface and bituminous base liner of pool floor. Inspect basin slab and replace if required. The clay pavers are over 80% damaged by freeze/thaw and other exposure. Replacement pavers may require custom manufacturing to match original. Base liner and paving system should be selected based on the original design intent with respect to color, texture, and shape. Paving material base liner and installation should also be selected based on longevity of the products and tolerance of site conditions, including climate extremes and water submersion.

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Corrects deterioration of original materials. Removes a large quantity of historic material of the site but material can be replicated to match. Intent is restored, level surface.

●



3.A EXPOSED AGGREGATE PAVER WALK (Areas 2,4,5)



3.A.1 MAINTAIN EXISTING PAVER WALKS
Replace exposed aggregate paver surfaces walk to correct deteriorated materials or settlement. Replace with custom material to match existing.

no	low	med	high
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Corrects deterioration of original materials.

P	TH	TS	TC
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3.A.2 RESTORE EXISTING PAVER WALKS
Replace exposed aggregate paver surfaces in original locations.

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Restores original integrity of design.

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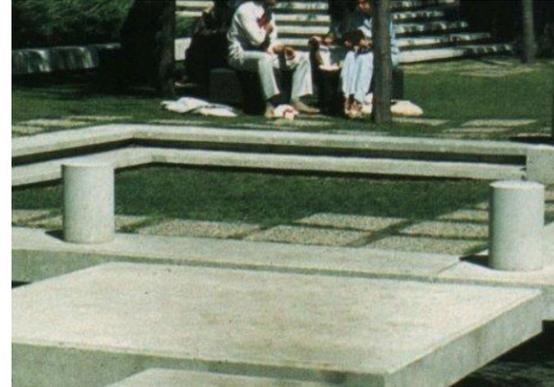
3.A.3 PROVIDE STORM WATER MANAGEMENT
Remove and/or abandon existing drains from paver walk areas to pool basin. Remove pavers and provide buried French drain under pavers to mitigate storm water. Detail to allow water to infiltrate pavers either with grate or change in paver type/detail will be required.

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Maintains existing element.

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3.B PAVING UNITS WITHIN TURF (Area 1,2,4,5)



3.B.1 MAINTAIN PAVING UNITS WITHIN TURF
Where existing, remove all pavers and prepare a suitable, level sub-base and reset paving units in the original and specified pattern using current best practice techniques for dry set pavers.

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Corrects settlement of original.

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3.B.2 RESTORE PAVING UNITS WITHIN TURF
Consider re-introduction of materials in areas where they have been removed from the original plan.

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Restores original integrity of design.

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4.A CONCRETE STAIRS (Areas 1,2,4,5)



4.A.1 REPAIR CONCRETE CRACKS
Epoxy eject cracks to minimize future deterioration.

no	low	med	high
●			

Cracks will remain visible and impact appearance.

Q	TH	TS	TC
●			

4.A.2 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete.

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Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

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4.A.3 GENERAL CLEANING
Clean concrete with hot water/low pressure to remove surface soiling.

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Maintain original appearance.

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4.B BOARD FORMED CONCRETE WALL (Areas 1-5)



4.B.1 MAINTAIN CHARACTER OF ORIGINAL BOARDFORM CONCRETE
Unless concrete is spalled no work is recommended to alter surface characteristics.

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4.B.2 MAINTAIN ORIGINAL TIE HOLES
During original construction, holes were to be filled. Many filled holes have fallen out. No work recommended to refill holes.

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EXISTING ELEMENT: STRUCTURES

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

4.C POOL COPING/FREEBOARD (Area 6)



4.C.1 REPAIR FAILED AND SPALLING CONTROL JOINTS
Remove existing sealant. Remove enough concrete to create adequate concrete patch at either side of joint. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete including profile edge detail of control joint.

no	low	med	high
	●		

Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

Q	TH	TS	TC
●			

4.C.2 REMOVE EXPOSED PIPING
Remove piping and anchors at sides of pools at freeboard. This piping provides water to flush pool for cleaning. If alternate pipe location cannot be routed through planters and under pavement provide line of pipe at underside of freeboard.

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Removal of noncontributing/added element. If element is required for maintenance at this location, concealed location can be installed minimizing visual impact.

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4.C.3 MISC. ANCHOR LOCATIONS FROM PREVIOUS USE (HOLES IN CONCRETE)
No work proposed unless anchor location has caused a rock to spall.

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Repair of anchor locations would have a greater visual impact than leaving holes as is.

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4.D CONCRETE CURB (Areas 1,2,3,4)



4.D.1 REPAIR CONCRETE CRACKS
Epoxy eject cracks to minimize future deterioration.

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Cracks will remain visible and impact appearance.

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4.D.2 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate concrete patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete.

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Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

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4.E CONCRETE RUNNELS (Areas 4,5)



4.E.1 REPAIR CONCRETE CRACKS
Epoxy eject cracks to minimize future deterioration.

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Cracks will remain visible and impact appearance.

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4.E.2 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate concrete patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete.

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Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

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4.E.3 GENERAL CLEANING
Clean concrete with hot water/low pressure to remove surface soiling.

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Maintain original appearance.

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EXISTING ELEMENT: STRUCTURES

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

4.F CONCRETE BRIDGES (Area 5)



4.F.1 REPLACE DETERIORATED BRIDGES
Depth and exposure of rebar at underside of bridges requires replacement of bridge sections. Remove complete bridge structure from control joint to control. Anchor new bridge section with epoxy coated rebar into existing concrete structure. Match material and detailing of original section.

no	low	med	high
	●		

Replaces original material but replicates original material and detailing.

Q	M	TS	TC
	●		

4.G CONCRETE LILY PADS (Area 3)



4.G.1 CLEAN MARKED EDGES
Clean marks from skateboard use.

no	low	med	high
	●		

Maintains original appearance.

Q	M	TS	TC
	●		

4.G.2 GENERAL CLEANING
Clean concrete with hot water/low pressure to remove surface soiling.

no	low	med	high
	●		

Maintain original appearance.

Q	M	TS	TC
	●		

4.H CAST-IN-PLACE CONCRETE TRASH RECEPTACLES (Areas 2,4)



4.H.1 GENERAL CLEANING
Clean concrete with hot water/low pressure to remove surface soiling.

no	low	med	high
	●		

Maintain original appearance.

Q	M	TS	TC
	●		

4.H.2 REPAIR CONCRETE CRACKS
Epoxy eject cracks to minimize future deterioration.

no	low	med	high
	●		

Cracks will remain visible and impact appearance.

Q	M	TS	TC
	●		

4.H.3 REPAIR CONCRETE SPALLS
Remove enough concrete to create adequate concrete patch. Treat any exposed rebar in patch area. Patch with compatible concrete patch material matching all properties of original concrete.

no	low	med	high
	●		

Patch may be visible and potentially could wear differently than surrounding material, which may impact appearance.

Q	M	TS	TC
	●		

EXISTING ELEMENT: LIGHTING

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT



5.A HANGING TREE LIGHTS (Areas 2,5)



5.A.1 REPLACE ORIGINAL FIXTURES
The intent is to replicate the original fixtures using the original design. The light source for the new fixture will be LED.

no	low	med	high
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Restores original design integrity.

Q	TH	TS	TC
			●

5.A.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required. Attachment detail to trees need to be reconsidered to protect trees. Detailing should be complimentary to original intent and character of site.

	●		
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Restores original function.

●			
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5.B BANNER POLE LIGHTS (Areas 2,4,5)



5.B.1 REPAIR ORIGINAL FUNCTION
The poles and fixtures are all still in place and the cylinder housings appear to be in good shape. All of the lighting fixtures will be replaced with new fixtures featuring LED technology. The design of the Banner poles will conceal the new fixtures from view. The wiring will all be replaced and additional lighting may be added if required.

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Restores original design integrity.

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5.B.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

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5.C CONCRETE BOLLARD LIGHTS (Area 3)



5.C.1 REPLACE ORIGINAL FIXTURES
These bollard lights have deteriorated beyond repair and will be replicated using the original design. New LED light sources will provide illumination.

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Restores original design integrity.

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5.C.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

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EXISTING ELEMENT: LIGHTING

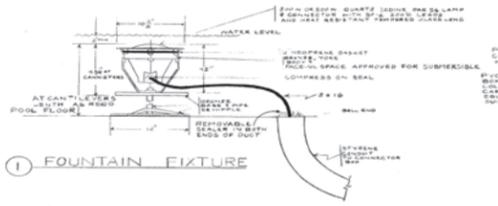
SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

5.D FOUNTAIN LIGHTS (Area 3)



5.D.1 RECREATE ORIGINAL FIXTURES
Since none of these fixtures have survived, the intent is to replace them with new units that use LED technology.

no	low	med	high
●			

Restores original design integrity.

P	TH	TS	TC
			●

5.D.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

●			
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5.E STEEL BOLLARD LIGHTS (Area 3)



5.E.1 REPLACE ORIGINAL FIXTURES
The intent is to replicate the original fixtures using the original design. The light source for the new fixture will be LED.

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Restores original design integrity.

			●
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5.E.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

●			
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5.F LANDSCAPE LIGHTS (Areas 1,2,3,4,5)



5.F.1 REPLACE ORIGINAL FIXTURES
The intent is to replace the fixtures with new units that use LED technology.

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Restores original design integrity.

	●		
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5.F.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

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5.G NICHE LIGHTS (Area 6)



5.G.1 REPLACE ORIGINAL FIXTURES
The intent is to replace the fixtures with new units that use LED technology.

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Restores original design integrity.

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5.G.2 REPAIR POWER TO LIGHTS
Confirm integrity of wire/conduit to light locations. Rewire as required. Route through planting beds. If routing requires penetration through concrete structures, core and sleeve as required.

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Restores original function.

●			
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EXISTING ELEMENT: SITE FURNISHINGS	SCOPE OF WORK	IMPACT (NEGATIVE or ADVERSE)	IMPACT DESCRIPTION	TREATMENT
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6.A WOOD SEAT BLOCKS 2'X2' (Areas 2,4,5)



6.A.1 MAINTAIN WOOD SEAT
Existing seat blocks should be reconditioned-wood and/or components repaired or replaced as needed; all components stripped and refinished with a protective stain colored per the original design.

no	low	med	high
●			

Corrects deterioration of original materials.

P	TH	TS	TC
●			

6.B WOOD SEAT BLOCKS 3'X3' (Areas 2,4,5)



6.B.1 RECREATE ORIGINAL WOOD BLOCK SEATS
Seat blocks have been removed and should be considered for reconstruction, fabricated per original specification.

no	low	med	high
●			

Restores original design integrity.

P	TH	TS	TC
			●

6.C WOOD WALL-HUNG BENCH (Areas 2,3,4)



6.C.1 MAINTAIN WOOD WALL-HUNG BENCH
Seating should be reconditioned-wood and/or components repaired or replaced as needed; all components stripped and refinished with a protective stain colored per the original specifications. The addition of skateboard protection should be considered.

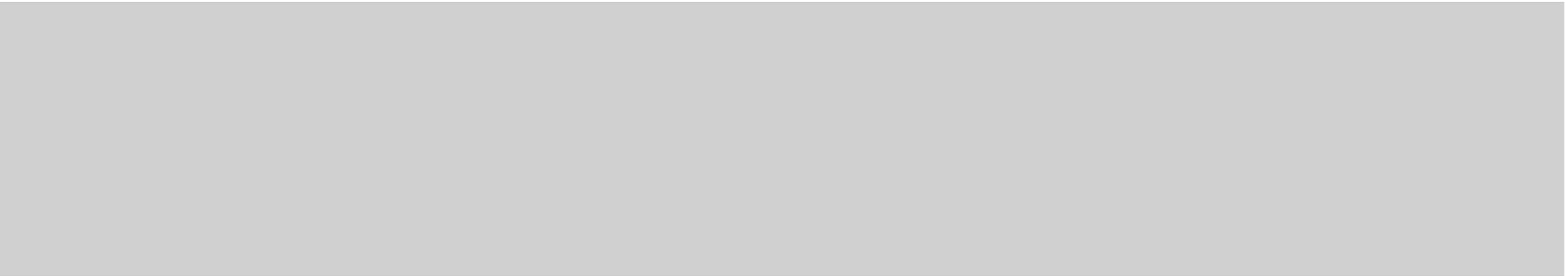
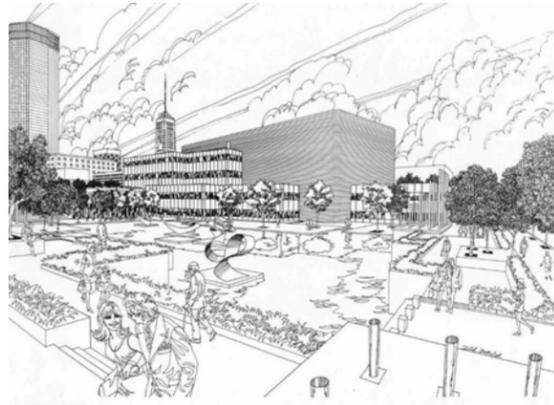
no	low	med	high
●			

Corrects deterioration of original materials.

P	TH	TS	TC
●			

EXISTING ELEMENT: SITE FURNISHINGS		SCOPE OF WORK	IMPACT (NEGATIVE or ADVERSE)	IMPACT DESCRIPTION	TREATMENT
			no low med high		Q TH TS TC
<p>6.D CONCRETE BOLLARDS (Areas 1-5)</p> 	<p>6.D.1 MAINTAIN CONCRETE BOLLARDS Most bollards remain; those with non-repairable cracks or severe discoloration should be replaced per original specification.</p>	<p>no low med high</p> <p>●</p>	<p>Corrects deterioration of original materials.</p>	<p>Q TH TS TC</p> <p>●</p>	
<p>6.E STEEL HANDRAIL, FREESTANDING (Areas 1,2,5)</p> 	<p>6.E.1 MAINTAIN STEEL HANDRAIL, FREESTANDING Remove any rust present and patch/weld as needed. Strip all surfaces and finish to original specifications.</p> <p>6.E.2 ADA HANDRAIL UPGRADE Add intermediate posts of similar size/finish and an ADA compliant handrail of the appropriate size and similar finish if ADA and current code compliance is desired.</p>	<p>no low med high</p> <p>● ●</p>	<p>Corrects deterioration of original materials.</p> <p>Provides for ADA code compliance. Alters original detail and material.</p>	<p>Q TH TS TC</p> <p>● ●</p>	
<p>6.F STEEL HANDRAIL, WALL MOUNTED (Areas 1,2,4,5)</p> 	<p>6.F.1 MAINTAIN STEEL HANDRAIL, WALL MOUNTED Remove any rust present and patch/weld as needed. Strip all surfaces and finish to original specifications.</p> <p>6.F.2 REPLACE WITH ADA COMPLIANT HANDRAILS Add ADA compliant handrail of the appropriate size and similar finish if ADA and current code compliance is desired.</p> <p>6.F.3 ADD SKATEBOARD PROTECTION The addition of skateboard protection should be considered.</p>	<p>no low med high</p> <p>● ● ●</p>	<p>Corrects deterioration of original materials.</p> <p>Provides for ADA code compliance. Alters original detail and material.</p> <p>Protect rail. Impacts function and original appearance.</p>	<p>Q TH TS TC</p> <p>● ● ●</p>	
<p>6.G BANNERS (Areas 2,4,5)</p> 	<p>6.G.1 REPLACE BANNERS Commission new banners and attach to poles. One set of pole banners should replicate original. Use of others for specific, temporary events is also a possibility.</p>	<p>no low med high</p> <p>●</p>	<p>Restores original design integrity.</p>	<p>Q TH TS TC</p> <p>●</p>	

EXISTING ELEMENT: SITE FURNISHINGS	SCOPE OF WORK	IMPACT (NEGATIVE or ADVERSE)	IMPACT DESCRIPTION	TREATMENT
		no low med high		Q TH TS TC
<p>6.H APPLIED IDENTIFICATION LETTERING (Areas 1)</p> 	<p>6.H.1 MAINTAIN APPLIED IDENTIFICATION LETTERING Refinish letters and perform functional maintenance.</p>	<p>no low med high</p> <p>●</p>	<p>Corrects deterioration of original materials.</p>	<p>Q TH TS TC</p> <p>●</p>
<p>6.I FLAGPOLES (Areas 1)</p> 	<p>6.I.1 REPLACE ORIGINAL ESCUTCHEONS Install new escutcheons at pole bases that match pole finish.</p> <p>6.I.2 MAINTAIN FLAGPOLES Usual cosmetic and functional maintenance should be performed.</p>	<p>no low med high</p> <p>●</p> <p>●</p>	<p>Restores original design integrity.</p> <p>Corrects deterioration of original materials.</p>	<p>Q TH TS TC</p> <p>●</p> <p>●</p>



7.A TIME CAPSULE

Location remains unknown.

no	low	med	high

Unknown.

P	TH	TS	TC



8.A CONCRETE AND TIMBER EDGING (Areas 2,4,5)

8.A.1 REMOVE WOOD TIMBER EDGING AND RESTORE TURF IF FEASIBLE. Soil level should be returned to original surface level if feasible with existing tree growth.

no	low	med	high
●			

Restores original design and detailing integrity.

Q	TH	TS	TC
		●	



8.B RAILINGS AND WOOD RETAINING WALL (Areas 2,4,5)

8.B.1 REMOVE WOOD TIMBER RETAINING WALLS AND ADDATIVE RAILINGS. Replace with planted slope or, if necessary, retaining walls that are sympathetic to the original design of the site.

no	low	med	high
●			

Restores original design and detailing integrity.

Q	TH	TS	TC
		●	



8.C WOOD AND METAL BENCHES (Areas 2,4,5)

8.C.1 REMOVE BENCHES AND RESTORE TURF PANELS. Alternatively, replace with seating that is sympathetic to the original design of the plaza but clearly not original fabric.

no	low	med	high
●			

Restores original design and detailing integrity.

Q	TH	TS	TC
		●	

EXISTING ELEMENT: ADDED
ELEMENTS-NOT ORIGINAL TO SITE

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT

8.D CITY STANDARDS (Areas 1,3)



8.D.1 REMOVE CITY OF MINNEAPOLIS ADDED POLE TOP LIGHTS.
Restore original lighting or contemporary lighting that is sympathetic to the aesthetic of the plaza.

no	low	med	high
●			

Restores original design and detailing integrity.

Q	M	TS	TC
		●	

8.E SEGMENTAL CONCRETE WALLS (Areas 2,4,5)



8.E.1 REMOVE MODULAR CONCRETE SEGMENTAL RETAINING WALL UNITS
AND RESTORE PLANTINGS AND SLOPE.

●			
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Restores original design and detailing integrity.

		●	
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9.1 See modifications for accessibility

9.2 See modifications for toilet facilities and food service

no	low	med	high
		●	
			●

Options reflect ADA routes which allow access, a critical component necessary for continued use of the site with the least amount of disruption to the historic fabric. All options have a negative impact on the historic fabric but the degrees of impact vary.

Adding structure to site impacts views, layout, and original materials of site. All options considered to include adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for structure and utilities extend well beyond the actual footprint of the proposed building.

Q	TH	TS	TC
	●		
	●		

SCOPE OF WORK

IMPACT
(NEGATIVE or ADVERSE)

IMPACT DESCRIPTION

TREATMENT



10.1 See modifications for accessibility

no low med high

Locations considered allow access to some inaccessible areas on the site while minimizing impact to previously inaccessible historic layout and materials. Options reflect ADA routes which allow access, a critical component necessary for continued use of the site with the least amount of disruption to the historic fabric. All options have a negative impact on the historic fabric but the degrees of impact vary.

Q M TS TC



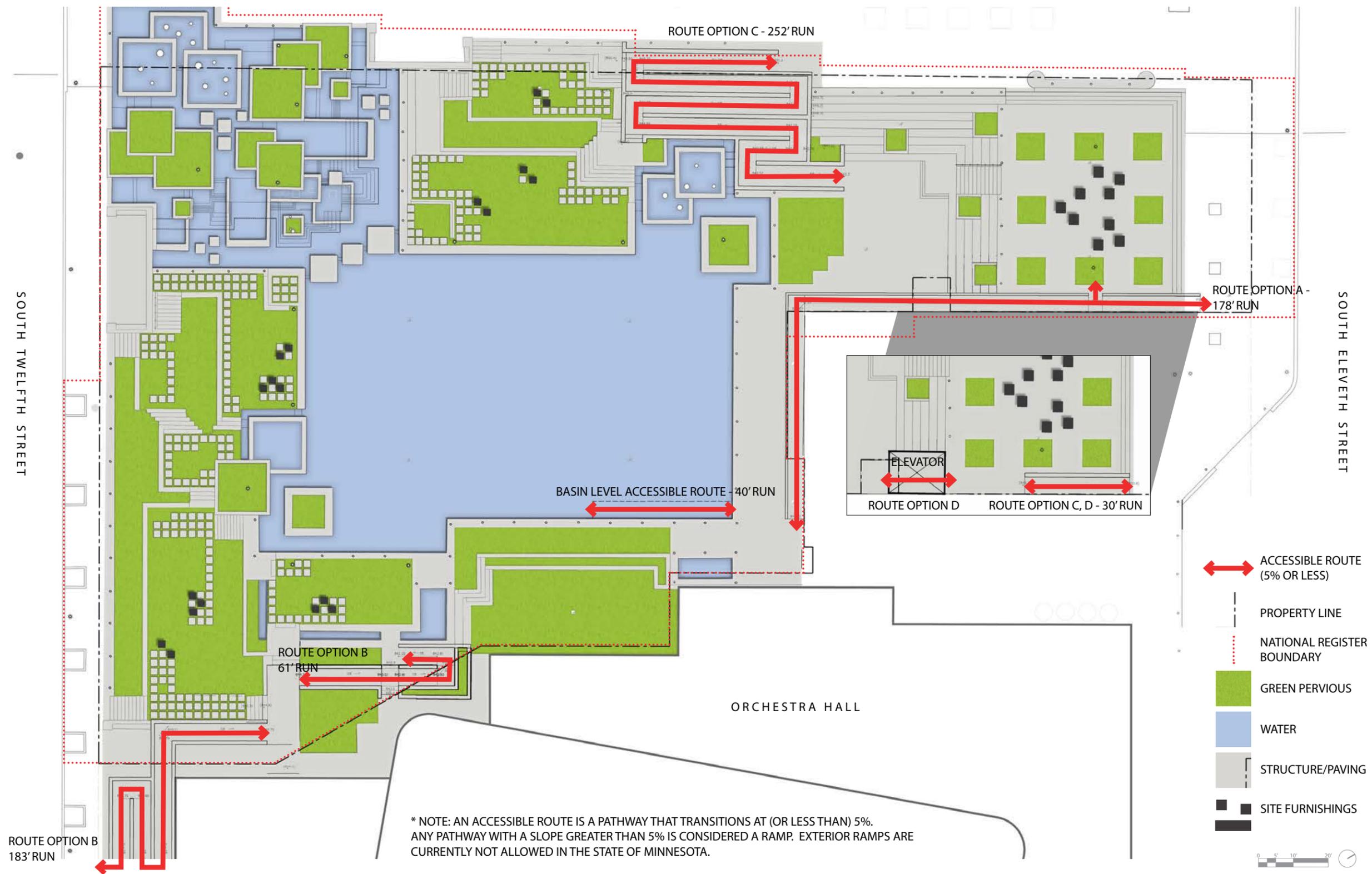
10.2 See modifications for toilet facilities and food service



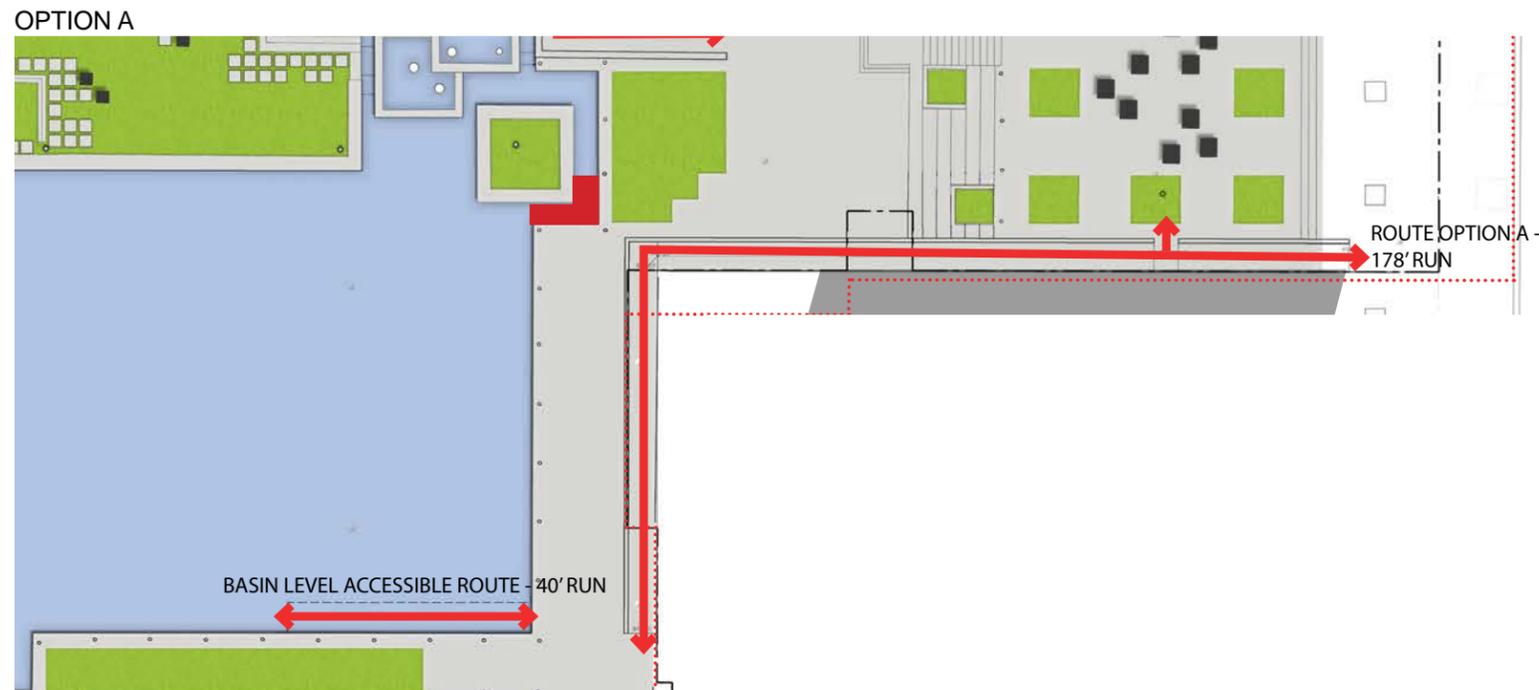
Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.



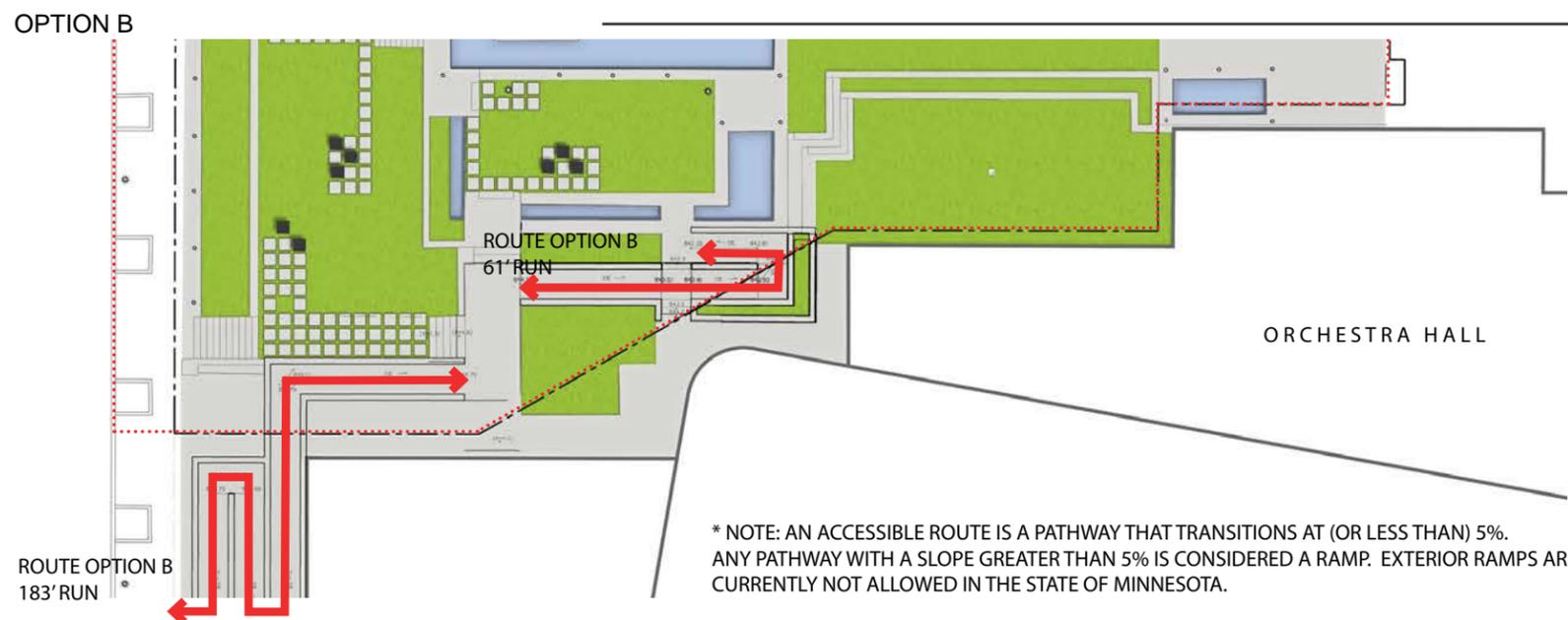
PROPOSED ADA ACCESSIBLE ROUTES-KEY PLAN



SCOPE OF WORK ACCESSIBILITY MODIFICATIONS



Option A
 Addition of ramp extending from Area 1 to 2. Ramp is placed adjacent to Orchestra Hall retaining wall. Ramp allows access to upper level and lower level. Removal of original material would be required at concrete pavers of upper level and concrete stair between upper and lower level. Detailing and means and methods for excavation and construction must be directed to minimize impact to surrounding. Where removal of original material is required, replace to match existing. Adjust pool edge to eliminate "pinch point" at paver walk.



Option B
 Replacement of concrete ramp in Area 4. Impact to walk and turf bed in Area 5. Detailing and means and methods for excavation and construction must be directed to minimize impact to surrounding. Where removal of original material is required, replace to match existing.

IMPACT IMPACT DESCRIPTION TREATMENT

no	low	med	high		P	M	TS	TC
		●		Locations considered allow access to some inaccessible areas on the site while minimizing impact to previously inaccessible historic layout and materials. Options reflect ADA routes which allow access, a critical component necessary for continued use of the site with the least amount of disruption to the historic fabric. All options have a negative impact on the historic fabric but the degrees of impact vary. Addition of ramp at this location does impact original materials but location has minimal impact on overall topography, perimeter of pool, and vistas of the site.		●		

		●		Locations considered allow access to some inaccessible areas on the site while minimizing impact to previously inaccessible historic layout and materials. Options reflect ADA routes which allow access, a critical component necessary for continued use of the site with the least amount of disruption to the historic fabric. All options have a negative impact on the historic fabric but the degrees of impact vary. Isolates impact to the overall site to the edge/corner of site. Ramp and turf bed in this area are not prominent features to the overall intent of the design.		●		
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ADDITION OF:
INFRASTRUCTURE/LIGHTING

SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

11.A INFRASTRUCTURE

11.A.1 POWER TO MECHANICAL ROOM-UPGRADE SERVICE
Provide connection to power available within Nicollet. Remove and replace all panels in mechanical room.

11.A.2 WATER DISTRIBUTION ON SITE
Provide or reconnect hose bibs on site for irrigation and maintenance.

11.A.3 POWER DISTRIBUTION TO SITE
Based on historic and potential future use of site, identify 5 feed locations with distribution from mechanical room.

11.A.4 PROVIDE CONTROL SYSTEM FOR LIGHTING AND POWER
Locate within mechanical room. Always control and additional set points to provide historic or other light level and control.

no	low	med	high
●			
	●		
	●		
●			

Work is limited to mechanical space. Conduit from Nicollet to mechanical space would be route under street and/or sidewalk along 12th Street.

Provides discreet locations for power. Eliminates need for surface mounted conduit.

Provide discreet or buried water supply. Eliminates need for surface mounted piping.

Provides control but would not necessarily impact integrity of site.

P	TH	TS	TC
●			
●			
●			
●			

12.A LIGHTING

12.A.1 PROVIDE CODE COMPLIANT SAFETY LIGHTING AT STAIRS IF REQUIRED FOR EGRESS
Detail and installation must be compatible and carefully integrated into original detailing.

no	low	med	high
		●	

Detail and installation may impact original material and character; dependent on detailing.

P	TH	TS	TC
●			

EVENT USE ENHANCEMENTS-KEY PLAN



EVENT USE
ENHANCEMENTS

SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

13.A MAINTAIN DRY POOL BASIN FOR EVENTS

13.A.1 MAINTAIN A DRY POOL BASIN FOR EVENTS-MANUAL
See 2.A.1 for pump replacement. Drains are currently intact and not clogged. Pumps are located in mechanical room. Maintain a dry pool basin for events-automated.

no	low	med	high
●			

All work concealed within pipes or mechanical room

Q	TH	TS	TC
	●		

13.A.2 MAINTAIN A DRY POOL BASIN FOR EVENTS-AUTOMATED
Provide sensors to automatically turn on pumps during rain event. Provide temporary access-stored off-site.

no	low	med	high
●			

All work concealed within pipes or mechanical room.

Q	TH	TS	TC
	●		

13.B PROVIDE ACCESS TO POOL BASIN

13.B.1 PROVIDE REMOVABLE TEMPORARY STAIRS AND LOADING RAMP INTO POOL BASIN
See *Option A-Accessibility* for accessibility route. Provide temporary access-store on-site

no	low	med	high
●			

Allows use of basin but does not materially impact detailing.

Q	TH	TS	TC
	●		

13.B.2 PROVIDE REMOVABLE TEMPORARY STAIRS INTO POOL BASIN FOR EVENTS THAT IS STORED ON-SITE
Possible created enclosed structure along Orchestra Hall retaining wall. See *Option A-Accessibility* for accessibility route.

no	low	med	high
		●	

Stairs are the same as 13.B.1 but storage structure adds and element not original to design.

Q	TH	TS	TC
	●		

13.B.3 PROVIDE PERMANENT STAIRS INTO POOL BASIN.
See *Option A-Accessibility* for accessibility route.

no	low	med	high
		●	

Adds details not original but could be detailed in a manner that minimizes impact both visual and material to design.

Q	TH	TS	TC
	●		

EVENT USE
ENHANCEMENTS

SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

13.C STAGE AREAS (SEE ADDITION OF INFRASTRUCTURE 9.A.3)

13.C.1 TEMPORARY STAGE PLATFORMS.
Provide anchorage and policy for use of temporary stage platforms and other rigging at perimeter of pool.

13.C.2 MODIFY EAST TERRACES TO ALLOW LEVEL PERFORMANCE SPACE.
Remove concrete retaining walls, upgrade terrace.

13.C.3 USE LEVEL TERRACE ADJACENT TO LOWER FOUNTAIN FOR PERFORMANCE.
Modify benches to make them removable.

13.C.4 INCREASE NORTH PAVER WALK AREA.
Increase paver walk at east end of pool, extend into pool to create performance stage or enlarged platform. Can also serve as additional casual table/chair space next to pool basin when not in use for performance.

no	low	med	high		q	m	ts	re
	●			Detail anchorage to have minimal impact.		●		
		●		Removes and alters original materials and detailing.		●		
	●			Modifies original material but retains overall integrity.		●		
			●	Reduces size of pool.		●		

RESTROOM OPTIONS-KEY PLAN



ADDITION OF:

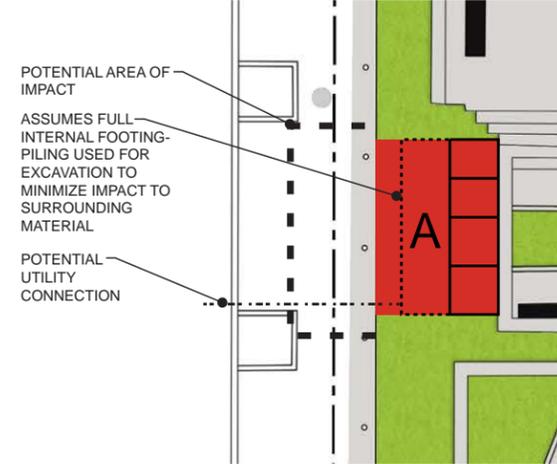
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

RESTROOM OPTION A



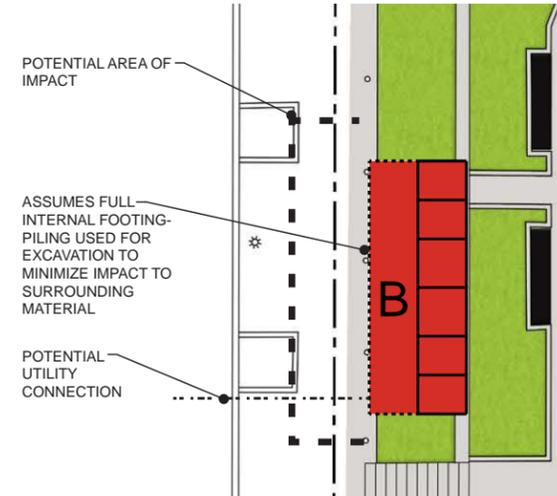
Remove existing concrete sidewalk and original concrete site elements, including exposed concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate up to 3 unisex toilets and one ADA accessible toilet.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

RESTROOM OPTION B



Remove existing concrete sidewalk and original concrete site elements, including exposed concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate up to 3 women's toilets (1 of which is ADA accessible) and 3 men's toilets (1 of which is ADA accessible).

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

ADDITION OF:

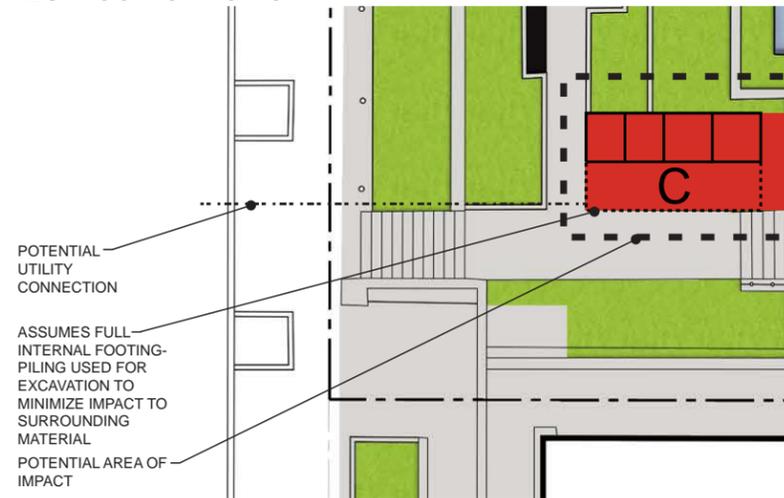
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

RESTROOM OPTION C



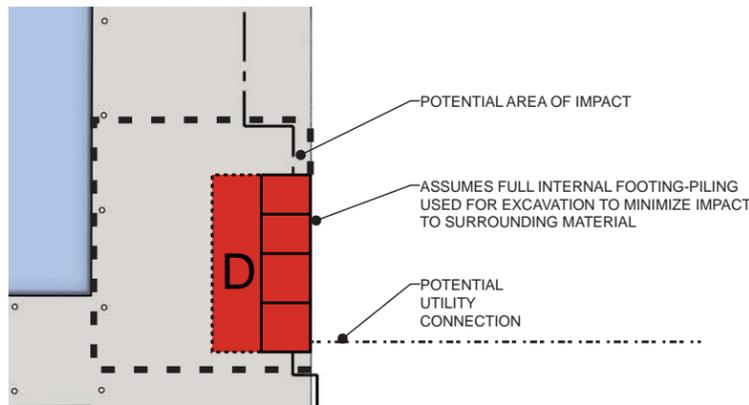
Remove original concrete site elements, including exposed concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate up to 3 unisex toilets and one ADA accessible toilet.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

RESTROOM OPTION D



Remove original concrete site elements, including exposed aggregate concrete walk and freeboard of pool as shown. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Provide low rise structure to accommodate up to 3 unisex toilets and one ADA accessible toilet.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

ADDITION OF:

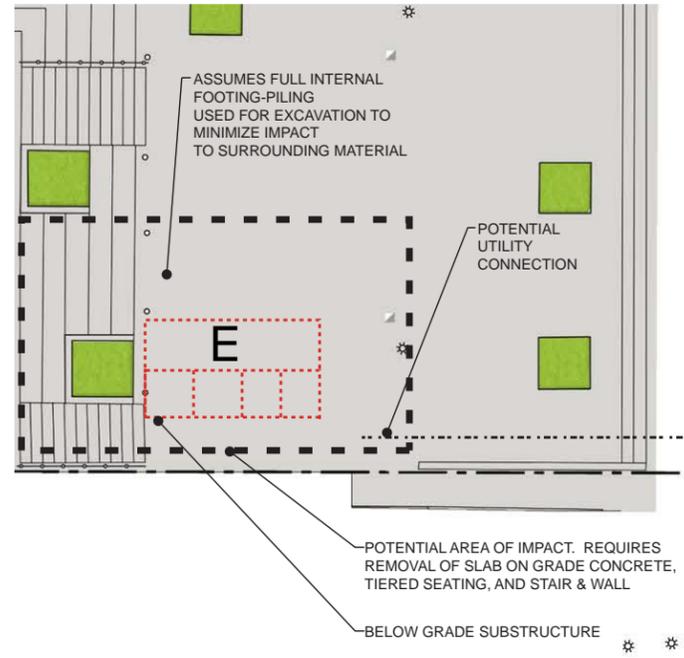
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

RESTROOM OPTION E



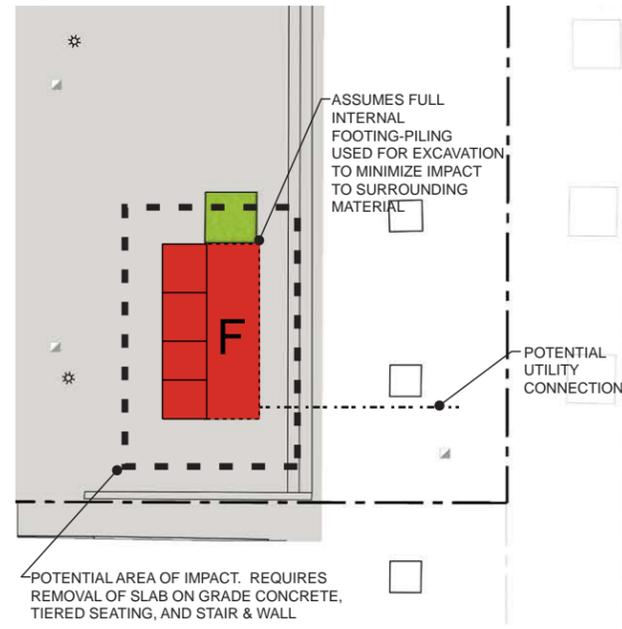
Remove existing stairs and risers and concrete site elements, including exposed concrete walk. Remove plantings and turf bed as required. Excavate to construct below grade substructure and for footings/utilities. Remove/excavate portion of auditorium seating to provide ramped access to substructure. Provide structure to accommodate up to 3 unisex toilets and one ADA accessible toilet. Replace all surrounding above-grade elements to match existing.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

RESTROOM OPTION F



Remove existing concrete site elements, including exposed concrete walk. Remove plantings and turf as required. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Provide low rise structure to accommodate up to 3 unisex toilets and one ADA accessible toilet. Replace all surrounding removed elements to match existing.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

ADDITION OF:

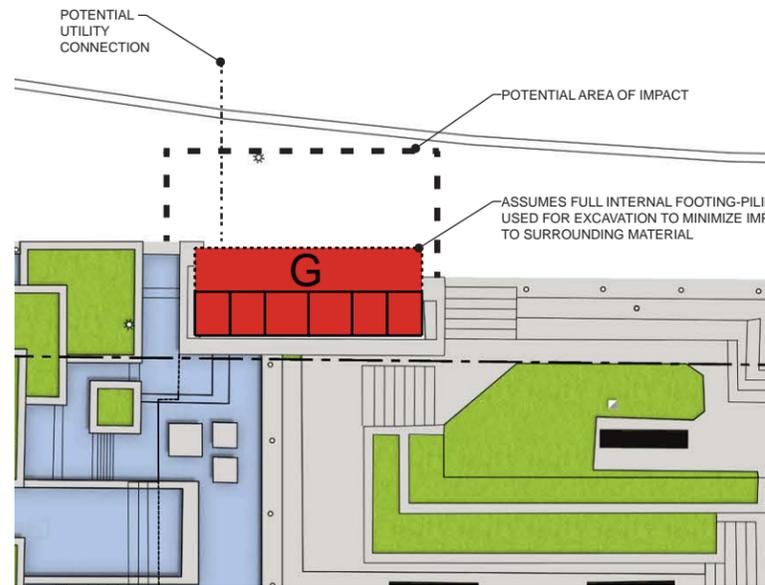
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

RESTROOM OPTION G



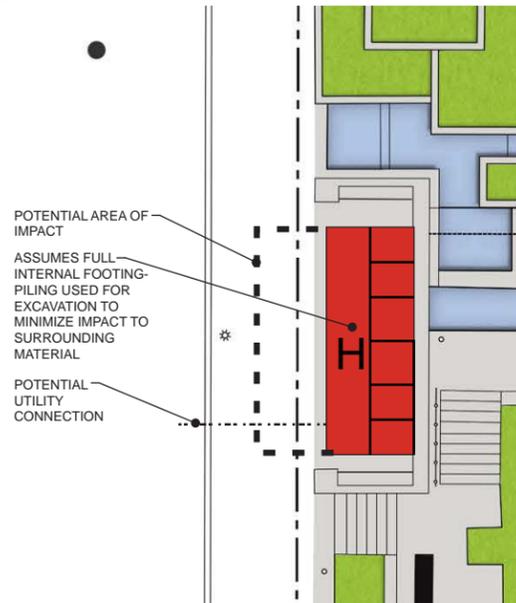
Remove existing concrete sidewalk and original concrete site elements, including exposed concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate up to 6 unisex toilets and one ADA accessible toilet. Replace all above grade elements to match existing.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

RESTROOM OPTION H



Remove original concrete site elements, including exposed aggregate concrete walk and freeboard of pool as shown. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Provide low rise structure to accommodate up to 3 unisex toilets and one ADA accessible toilet.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

ADDITION OF:

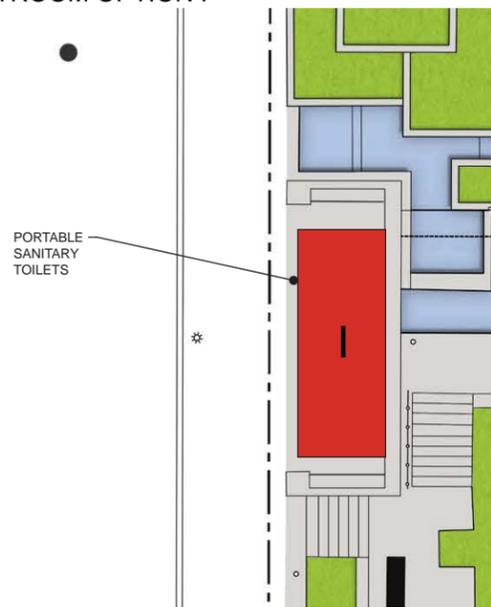
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

RESTROOM OPTION I



Provide screen for placement of portable sanitary toilets.

no	low	med	high
		●	

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

p	rh	rs	re
	●		

FOOD SERVICE OPTIONS-KEY PLAN



ADDITION OF:

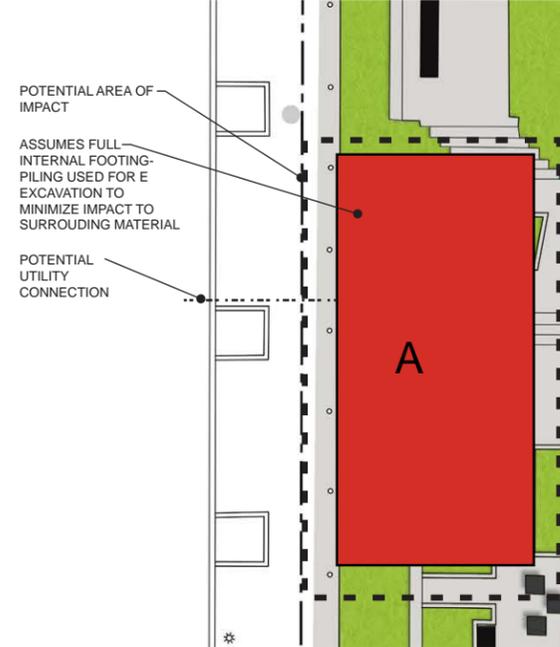
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

FOOD SERVICE OPTION A



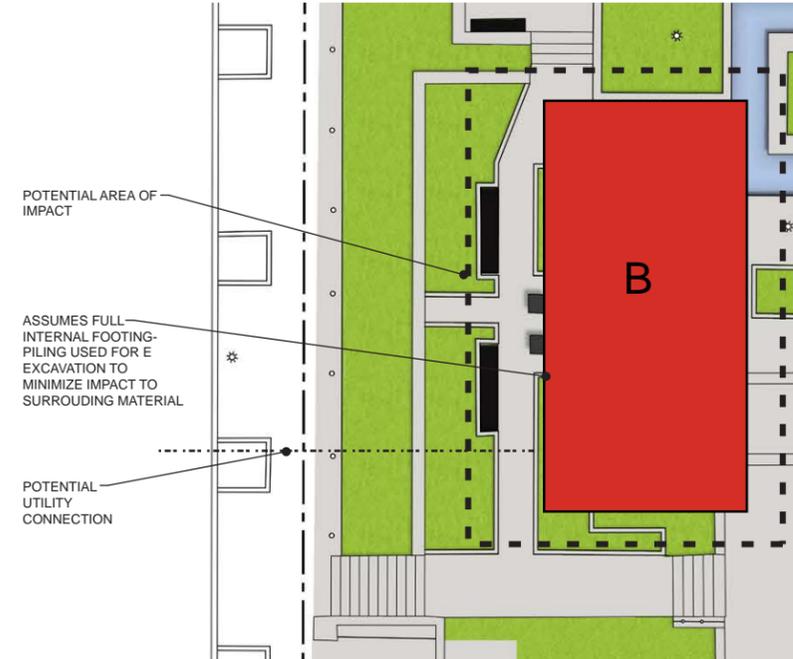
Remove existing original concrete site and planting elements. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate food servery and restrooms. Replace all removed surrounding elements to match existing.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	M	TS	TC
	●		

FOOD SERVICE OPTION B



Remove existing original concrete site and planting elements. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate food servery and restrooms.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	M	TS	TC
	●		

ADDITION OF:

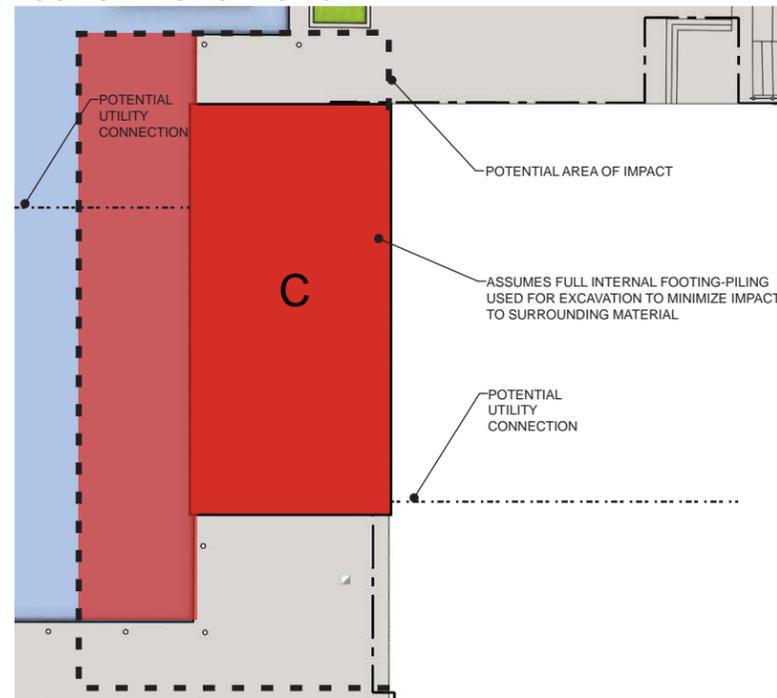
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

FOOD SERVICE OPTION C



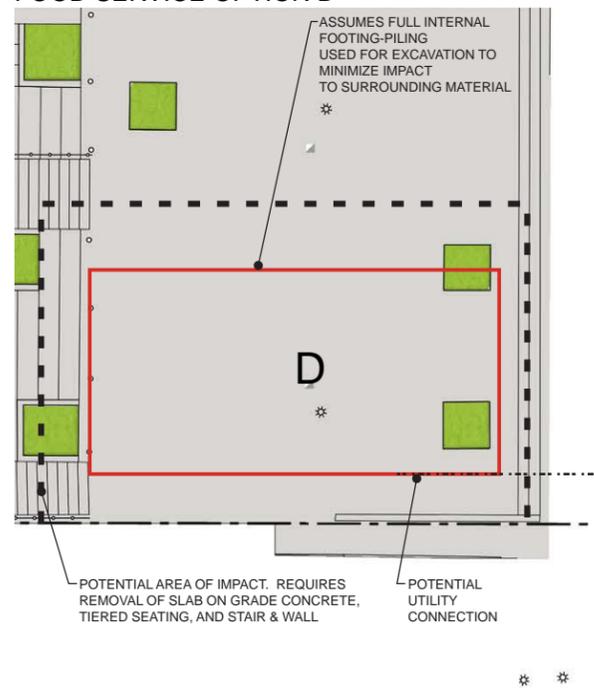
Remove existing original concrete site and planting elements, including exposed concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete wall of site or remove and replace to replicate original. Provide low rise structure to accommodate food servery and restrooms.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	M	TS	TC
	●		

FOOD SERVICE OPTION D



Remove existing original concrete site and planting elements. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Provide low rise structure to accommodate food servery and restrooms.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	M	TS	TC
	●		

ADDITION OF:

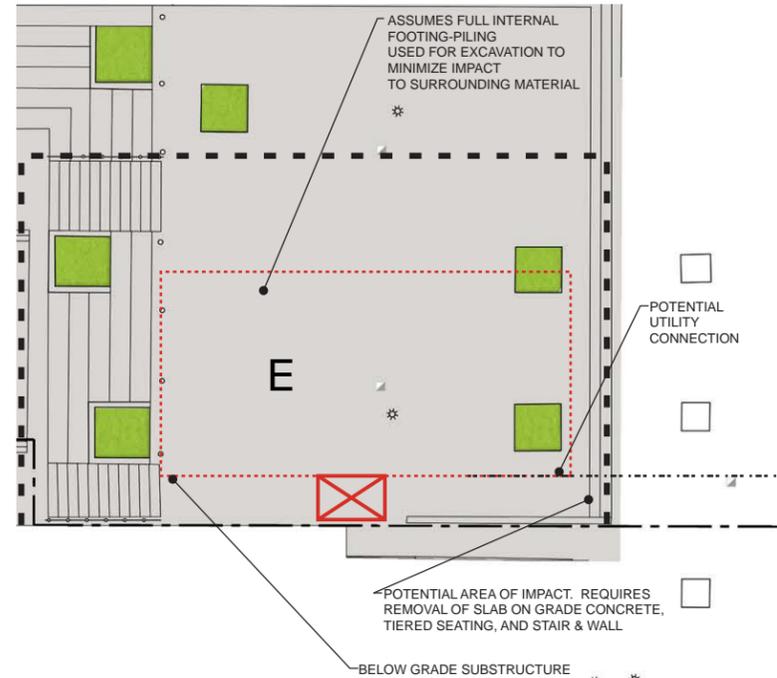
SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

FOOD SERVICE OPTION E



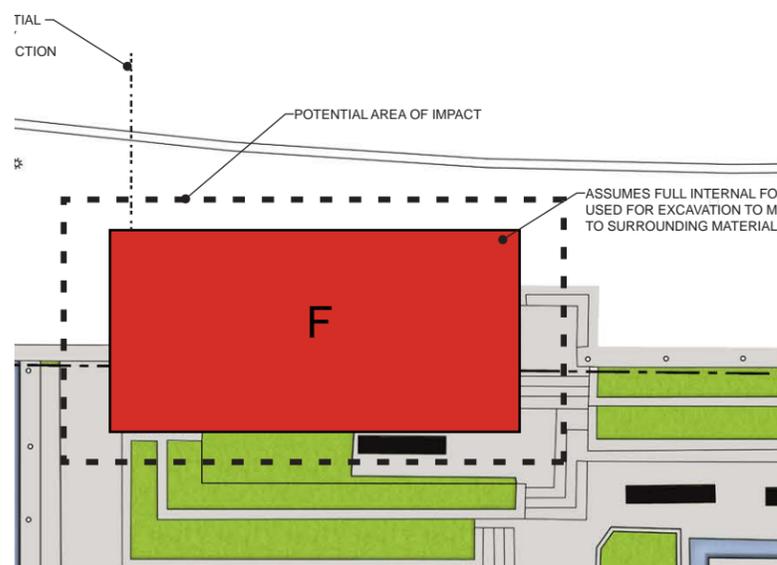
Remove existing original concrete site and planting elements. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Excavate to construct below grade substructure for food servery and restrooms. Remove portion of auditorium seating to provide ramped access to structure. Protect elements of site or remove and replace to replicate original. Provide for an elevator.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

FOOD SERVICE OPTION F



Remove existing original concrete site and planting elements, including concrete walk. Excavate for footings and utilities; design and execute in manner to minimize impact to site. Protect concrete elements of site or remove and replace to replicate original. Provide low rise structure to accommodate food servery and restrooms.

no	low	med	high
			●

Adding structure to site impacts views, layout, and original materials of site. All options considered for adding structure to site have significant impacts to the historic fabric and original design intent. Disruptions for all structure extend well beyond the actual footprint of the proposed building.

P	TH	TS	TC
	●		

ADDITION OF:

SCOPE OF WORK

IMPACT

IMPACT DESCRIPTION

TREATMENT

FOOD SERVICE OPTION G: DAILY FOOD TRUCKS



G.1 PROVIDE STREET PARKING FOR FOOD TRUCK SERVICE

no	low	med	high
●			

City approval to utilize parking adjacent to plaza would be required.

Q	M	TS	TC
	●		

G.2 PROVIDE UPPER TERRACE PARKING FOR FOOD TRUCK SERVICE

no	low	med	high
			●

Would potentially require removal of planters and trees, or would impact ability to original planting plan. Pavers/concrete is not designed or rated for vehicle use and could damage materials. Vehicles introduce oils and other non-compatible exposure to site.

Q	M	TS	TC
	●		

FOOD SERVICE OPTION H: DAILY FOOD TENTS/CARTS



H.1 ON-SITE STORAGE
Would require structure to accommodate storage.

no	low	med	high
			●

Structure would impact materials and views of site.

Q	M	TS	TC
	●		

H.2 SELF-STANDING OFFICE STORAGE
Would require policy to state no anchorage allowed to site. All carts/tents would need to be self-supporting.

no	low	med	high
●			

Temporary removable structures are considered to have no impact to site.

Q	M	TS	TC
	●		

H.3 ANCHORED TO SITE
Would require in place system to secure or lock cart/tents. Minimize impact to original materials.

no	low	med	high
		●	

Introduces elements not per original intent. Attachment of anchors could materially alter original materials but could be designed to minimize impact.

Q	M	TS	TC
	●		