INTRODUCTION
SOUTH SIDE WORKS PUBLIC SPACE PROGRAMMING

This presentation for Planning Commission will describe the intended renovation of the Dog Park at SouthSide Works. The intent of the Dog Park is to provide an outdoor amenity to activate the Tunnel Park and serve the surrounding residents, tenants and South Side community. The park provides a fenced-in area for off leash play, an F&B kiosk with pop-up retail feature, and an enhanced plaza along the 27th Street promenade.

The Dog Park renovation takes into consideration the surrounding context of existing structures and considers the Preliminary Land Development Plan (PLDP) in its design resolution. It also considers the urban strategy for public space programming holistically for the SouthSide Works development.
DOG PARK
EXISTING PLAN

THE DOG PARK

SOUTH WATER STREET

SOUTH 27TH STREET

SOUTH 28TH STREET

TUNNEL BOULEVARD

AREA OF NEW DOG PARK ENCLOSURE

AREA OF NEW DOG PARK PLAZA

SOME REGRADING IS PROPOSED TO ADDRESS STORMWATER MANAGEMENT REQUIREMENTS, BUT MOST CONTOURS ARE PROPOSED TO REMAIN.

EXISTING TREES TO REMAIN.
SITE PLAN
THE DOG PARK

THE DOG PARK

EXISTING SITE TREES TO REMAIN IN DOG PARK AREA

DOG FRIENDLY SEATING

EXISTING SITE TREES TO REMAIN IN DOG PARK AREA

DOG PARK PLAZA
REVISED FROM EXISTING Paths AND LANDSCAPING

DOG PARK KIOSK
320 FT² FOR CAFE, STORAGE, AND POP-UP RETAIL

EXISTING STEEL COLONNADE AND PATH

LARGE DOG ENCLOSURE

NEW 60" FENCE

RELOCATED PERGOLAS

NEW SIDEWALK

SMALL DOG ENCLOSURE

ENTRY PLAZA

DOG PARK KIOSK
320 FT² FOR CAFE, STORAGE, AND POP-UP RETAIL

EXISTING STEEL COLONNADE AND PATH

LARGE DOG ENCLOSURE

NEW 60" FENCE

RELOCATED PERGOLAS

NEW SIDEWALK

SMALL DOG ENCLOSURE

ENTRY PLAZA
VIEW FROM CORNER OF TUNNEL BOULEVARD AND 27TH STREET - EXISTING

DOG PARK PLAZA

EXISTING PLANTING AREAS TO BE REVISED

EXISTING TRELILSES TO BE RELOCATED TO DOG PARK
VIEW FROM CORNER OF TUNNEL BOULEVARD AND 27TH STREET

DOG PARK PLAZA

LOCATION FOR PUBLIC ART (STAND-IN SHOWN)

MURAL ART PANEL

REVISED PLANTING AREAS (PLANT SELECTIONS TO BE DETERMINED FROM PLDP PLANT LIST)
VIEW FROM CORNER OF TUNNEL BOULEVARD AND 27TH STREET - WIDE

DOG PARK PLAZA

OPEN VIEWS TO THREE RIVERS HERITAGE TRAIL ENTRANCE
LOCATION FOR PUBLIC ART (STAND-IN SHOWN)
MURAL ART PANEL
EXISTING COLONNADE INSTALLATION
VIEW FROM CORNER OF SOUTH WATER STREET AND 27TH STREET - EXISTING

DOG PARK PLAZA

EXISTING PLANTING AREAS TO BE REVISED
EXISTING COLUMN INSTALLATION TO REMAIN
EXISTING TRELLISES TO BE RELOCATED TO DOG PARK
DOG PARK PLAZA

NEW TREES IN PLAZA TO MATCH STREET TREES IN DOG PARK AREA

EXISTING COLUMN INSTALLATION TO REMAIN

REVISED PLANTING AREAS (PLANT SELECTIONS TO BE DETERMINED FROM PLDP PLANT LIST)
VIEW FROM CORNER OF SOUTH WATER STREET AND 27TH STREET - WIDE

DOG PARK PLAZA

EXISTING COLUMN INSTALLATION TO REMAIN

REVISED PLANTING AREAS (PLANTS TO BE RE-USED FROM EXISTING PLANTS)
DOG PARK VIEWS

NEW Sidewalk connecting Cinema Drive and 28th Street; Relocated trellis

CINEMA DRIVE ENTRY

28TH STREET ENTRY
Entry plaza for large and small dog parks

DOG PARK INTERIOR AND SEATING
Large and small dog parks with shaded interior seating

SOUTH WATER STREET APPROACH
Dog-Friendly seating adjacent to cafe
KIOSK INDICATIVE ART VIEWS

DOG PARK

ACCENT PANELS
View from plaza side of kiosk

DOG-INTERACTIVE MURALS
Views from dog park side of kiosk
KIOSK REFERENCES

Industrial crafted look; kiosks will be prefabricated structures rather than converted shipping containers to allow for cleaner details, wider kitchens and integral parapets for concealing mechanical equipment.
DOG PARK SITE ELEMENTS

DOG PARK PLAZA AND DOG PARK

RETAIL CONTAINER

TABLES & CHAIRS

SITE FURNITURE

LANDSCAPE FORMS PARC CENTRE LOUNGE & OTTOMAN

SOURCE FURNITURE VIENNA PICNIC TABLE

DOG PARK SITE ELEMENTS

RELOCATED EXISTING TRELLESES

ALL 4 TRELLESSES RELOCATED TO DOG PARK

DOG OBSTACLES

RAMPS, BALANCE BEAMS - GYMS FOR DOGS

DOG WASTE

AMERISTAR WIREWORKS PLUS

PERIMETER FENCE

TALL GRASSES

STONE DUST INTERIOR TRAILS

CALIFORNIA UMBRELLA ALTO 604

TRASH/RECYCLING

MAGLIN 650 TRASH / RECYCLE

EXPOSED AGGREGATE CONCRETE

LANDSCAPE FORMS PARC CENTRE TABLE & CHAIR

SOURCE FURNITURE VIENNA PICNIC TABLE

LANDSCAPE FORMS PARC CENTRE TABLE & CHAIR

DOG WASTE DEPOT

EXPOSED AGGREGATE CONCRETE

AMERISTAR WIREWORKS PLUS
STATEMENT OF INTENT
The Dog Park at SouthSide Works is a proposal to incorporate lightly-touching amenities to the Tunnel Park alongside pedestrian improvements.

It is developed as part of a larger effort to improve the connectivity and activation of public spaces throughout SouthSide Works while preserving their basic character and intent as expressed by the PLDP.

This parcel forms the center of the Tunnel Park, and sits between the amphitheater entrance to the Three Rivers Heritage Trail (TRHT) and the Town Center. These factors, and proximity to existing and future residential properties, lead us to propose a Dog Park encompassing the majority of the site, and an expansion of the existing plaza.

As part of this project, we propose to activate the plaza with an F&B and pop-up kiosk amenity of small scale and impermanent design. This kiosk design coordinates with similarly scaled F&B kiosks separately proposed for the Town Center parcel (29-J-70).

The overall Dog Park meets the requirements of the PLDP, however the kiosk itself is a departure from the multistory commercial and residential buildings addressed in the architectural design standards. As a small scale temporary building, the proposed kiosk is intended to preserve the visually open and pedestrian-friendly character of Tunnel Park open space system, as described by the PLDP and design guidelines, while providing a new public amenity in the form of an accent building which picks up on design features from its context. The Pittsburgh Tour Company kiosk, located on the Town Center site, is a precedent within the SouthSide Works development.

PLDP sections marked in RED will need to be updated to support this use and form.
CONSTRUCTION AREAS
TOTAL PARCEL AREA: 26,150 SF
DOG PARK PLAZA AND DOG-FRIENDLY SEATING AREA: 4,920 SF
AREA OF NEW KIOSK: 365 SF
**SECTION VI A - COMPREHENSIVE PLANNING CONCEPTS**

1. PLANNING ZONES
Parcel 29-J-105 is located between 27th and 28th streets, placing it within the bounds of Subdistrict I.

2. LOT DIMENSIONS
Parcel 29-J-105 measures roughly 62’ x 409’.

3. INTENSITY OF USE
This section addresses allowable lot coverages for residential uses; no residential use is proposed or required for the Tunnel Park site.

4. BUILDING HEIGHTS
As discussed in the prior Statement of Intent, this project proposes a lightweight kiosk within the “open space system.” While distinct in scale from surrounding buildings, we feel this satisfies the stated intent for the Tunnel Park in this section and others. An existing kiosk on the Town Center site (29-J-70) reflects this approach to open space scale; see section VI E Architectural Standards.

“The plan encourages a strong spatial relationship between building form and the public street and open space system.” (paragraph 2).

“The Tunnel Boulevard…offers an opportunity to connect the three Subdistricts with a truly urban space.” (Paragraph 6).

Additionally, as discussed in the Design Guidelines, CSX restrictions prohibit large scale buildings on this parcel (DG, page 6).

This project intends to preserve these stated intensions by the small dimensions of this kiosk (13’-0” high), and orientation to maintain the visual openness both across the park to the river and along the park. At the same time, this scale will preserve the existing spatial relationship between the Tunnel Park and surrounding buildings. See diagram at left.

5. VARIABLE BUILD TO LINE
A minimum 5’ and maximum 10’ setback for buildings is specified for all streets adjacent to parcel 29-J-105.

The proposed F&B and retail Kiosk is proposed with a 6’ setback from the South Water Street elevation.

6. PARKING
No new parking is proposed for this site. The proposed new amenities are intended as community recreational areas serving local residents, patrons of surrounding retail, and pedestrians from the Three Rivers Heritage Trail.
SECTION VI B - STREET FRAMEWORK STANDARDS
PLDP ANALYSIS

KEY DESIGN OBJECTIVES

1. Continuity of sidewalks along each street. Existing sidewalks along 27th and 28th streets are to be maintained. Existing stone dust path (possibly incomplete sidewalk) along South Water Street to be converted to a full concrete sidewalk. The concrete path connecting Cinema Drive to the 27th street plaza is to be extended with a concrete sidewalk to connect to 28th street, completing the required continuity of sidewalks.

2. Crosswalk demarcation at street intersections. Existing demarcations at each intersection are to be maintained.

3. Wide sidewalks with shade trees on all street categories. Where existing or modified, existing sidewalk widths are proposed to remain existing. Where new, sidewalks are proposed at 10’ in coordination with other existing tunnel park sidewalks (a 12.5” sidewalk, with a 17’ angled parking area is indicated in Plan F in Exhibit 1 of the PLDP, however this condition is not representative of existing built context.). All street trees on this parcel are to remain existing, with new trees at plaza edges in coordination with density, caliper, and species requirements.

4. Parallel, on-street parking to provide street activity and to protect pedestrians from traffic movement. Existing street edge to be maintained, precluding parallel or angled parking as described in PLDP drawings. Revised formal vegetation at plaza edges is proposed to continue acting as a protective boundary from traffic movement.

5. High levels of street lighting. Existing street lighting to be preserved, with supplemental lighting in the expanded plaza along 27th street.

6. Narrow street cross sections and curb “neck-downs” at crosswalk locations. Existing street edge to be maintained, preserving existing 12’ travel lanes and curbs.

7. Buildings designed to overlook and address each street to create a self-policing environment. Added kiosk, extended plaza along 27th street, and associated lighting are intended to densify Tunnel park usage and visibility. Kiosk location close to 27th street ameliorates existing condition with non-glazed facade of Cheesecake Factory along South Water Street.

8. Short block lengths in core residential commercial retail and office areas to minimize superblock or internalized development patterns. Existing block lengths to remain.

9. Public spaces, plazas, fountains, pocket parks, etc. to create people places and landmarks within the overall plan. Existing plaza to be expanded and activated with F&B and flexible Pop-Up kiosk. Remaining parcel area to be activated for community use as a Dog Park.
SECTION VI C - STREET DESIGN STANDARDS

MARINA BOULEVARD (NOW 27TH ST) TARGETS

1. This street will be wide, formal promenades with wide sidewalks, sidewalk amenities, sidewalk cafes, visually interesting buildings and formal vegetation plantings.

The expanded plaza along 27th street is proposed to reinforce the 27th street promenade by creating additional public space connecting to the existing Three Rivers Heritage Trail and amphitheater entrance, including a new sidewalk F&B and flexible Pop-Up amenity kiosk. Revised formal vegetation plantings will define the plaza edges as pedestrian protection in lieu of parking.

PLDP TUNNEL PARK PLAN AND SECTION DIAGRAM - COMPARED TO EXISTING PLAN

The Tunnel Park is presented in the PLDP as a boulevard with a wide median and parallel parking on both sides. In its existing state, the Tunnel Park is a series of parks between South Water Street and Tunnel Boulevard, each two way traffic. No connecting parking, angled or parallel, was provided.

It is the intent of this proposal to preserve the existing street conditions of the Tunnel Park.

The proposed Dog Park Kiosk is a lightweight structure intended to span, rather than load, the tunnel in the section below.
1. STREET TREES
As required, all new street trees are to be installed at a minimum size of 3-1/2” to 4” caliper at a minimum spacing of 25’. New street trees are proposed for the north and south edges of the plaza along 27th Street.

As required per the Conceptual Tree Planting Plan and subsection (b), species of new trees will be London Planetree (Platanus x acerifolia "Bloodgood").
1. EXTERIOR APPEARANCE OF BUILDINGS

As discussed in the Statement of Intent, the Architectural Standards of the PLDP define requirements for multi-story residential and commercial buildings. The proposed Dog Park Kiosk cannot be directly reconciled with all of these requirements because of its place within the "open space system," which requires a different scale and materiality.

There is precedent in SouthSide Works at the existing Town Center (29-J-70). At the corner of 27th and Sidney streets is a small octagonal kiosk for the Pittsburgh Tour Company, built in metal and glass and painted an accent color in dark green. This kiosk preserves the visual lightness and pedestrian connectivity of the Town Center entrance, and its materiality picks up on the use of metal accents by surrounding buildings. We would like to approach the requirements of this section in a similar way.

Relevant requirements from each subsection are paraphrased in italics below.

A. Dominant Materials The number and type of exterior materials should be kept to a minimum (3 max), with Masonry as the dominant material along all public areas.

B. Dominant Colors Dominant building colors should be shades of brick reds, red-orange, and red-orange tan, carefully selected to provide variety similar to the existing South Side neighborhood context.

C. Accent Colors Accent colors should be of traditional colors as utilized within the South Side Area and complementary to the dominant building color.

D. Accent Materials Elements such as pilasters, cornices, window sills, lintels, etc. should be included where appropriate. Ornamental metal is listed as an allowable accent material.

E. Building Extensions Railing, walls, and other building extensions should be designed and constructed in the same materials as the main structure.

F. Prohibited Materials Vinyl and aluminum siding, imitation stone, unfinished aluminum and wood shingles must be avoided. Flex distribution buildings in Subdistrict III may use higher quality, durable metal siding materials.

Response

The proposed Dog Park Kiosk is intended to draw on the accent materials and colors allowed by subsections (C) and (D). Similar to the existing kiosk at the Town Center, a lightweight metal finish lends itself to the small scale assembly of the kiosk. This will also allow the kiosk, as a prefabricated structure, to span the CSX tunnel below.

The proposed kiosk, as shown below and on the following page, is intended to use high quality, durable corrugated steel cladding. These selections draw on contextual uses of ornamental metals in facade accent details and colors.

The design will not include any building extensions relevant to subsection (E), and no aluminum siding will be used as referenced in subsection (F).
SECTION VI E - 1. ARCHITECTURAL STANDARDS - KIOSK DESIGN

**ORNAMENTAL METAL FRAME DETAIL AT ALL CORNERS**

**SOUTH ELEVATION FACING PLAZA**
Painted corrugated steel facade on kiosk short side to face plaza.

**WEST ELEVATION FACING PLAZA AND S. 27TH STREET**
Painted corrugated steel facade facing plaza, with a parapet to fully conceal roof equipment and provide an opportunity for mural art as a smoother metal finish. Wood-look counter accents at service windows.

**EAST ELEVATION FACING DOG-FRIENDLY SEATING & DOG PARK**
Painted corrugated steel facade facing dog-friendly seating enclosure and dog park. Access doors to match overall facade finish and wood-look counter accent at service window.

**NORTH ELEVATION FACING S. WATER STREET**
Painted corrugated steel facade on kiosk short side to face sidewalk.

**SECTION WITH MECHANICAL PARAPET**
Integral parapet conceals mechanical equipment from pedestrian level. For potential longer-distance views along 27th street, accent panel on West elevation reaches higher.

WALL DETAIL
Expressed frame details with integrated lighting elements.

**CORRUGATED METAL CLADDING**

**SMOOTH METAL PANEL ACCENTS WITH POTENTIAL FOR MURAL ART**

**WOOD-LOOK COMPOSITE ACCENTS**

**ORNAMENTAL METAL FRAME DETAILS**

**METAL TRELISES AT SERVICE LOCATIONS**
PLDP ANALYSIS

SECTION VI E - 1. ARCHITECTURAL STANDARDS - KIOSK DESIGN

OVERALL WARM WHITE COLORS NEAR THE RIVER

WHITE AND TAN ACCENTS IN SURROUNDING BUILDINGS

WARM WHITES AMONG NEARBY BUILDING COLORS

COLOR PALETTE NOTE

This proposed kiosk color palette is intended to provide a blank canvas allowing tenants and potential mural art the flexibility to define the space. It is intended as a flexible, future-oriented backdrop for the community events which these public spaces are intended to facilitate.

As described on page 26, these finishes are intended to draw on nearby existing buildings which accent themselves with warm, light, natural colors, as well as to work with and offset the landscape park environment. This is intended to act as a bright, attractive, and timeless public space accent within its context.

FACADE FINISHES

WARM WHITE CORRUGATED METAL
(overall color)

WOOD-LOOK COMPOSITE ACCENTS
(window accents)

SMOOTH METAL PANEL WARM GREY ACCENT
(accent panel)
SECTION VI E - 1. ARCHITECTURAL STANDARDS - KIOSK DESIGN

PLDP ANALYSIS

HOFBRAUHAUS

STREET & SIDEWALK ~65'

PROPOSED KIOSK

PLAZA, SIDEWALKS, AND STREET ~60'

CHEESECAKE FACTORY

13’-0”

24’-0”

27’-0”

28’-0”

38’-0”

KIOSK HEIGHT

EAVES LINE OF NEAREST HOFBRAUHAUS ROOF

RIDGE LINE OF NEAREST HOFBRAUHAUS ROOF

FACTORY
**SECTION VI E - 2. SITE LANDSCAPE DESIGN, PEDESTRIAN SPACES AND ACCENT FEATURES**

Relevant requirements from each subsection are paraphrased in italics below. Responses follow in regular text.

A. Pedestrian Spaces & Features  
*Develop pedestrian spaces and features, such as plaza seating areas, etc, which are publicly accessible and self-policing, located in the front yard and connected to the greater South Side Community.*

The Dog Park proposes to activate an existing public space (open lawn and landscaped plaza) with an expanded publicly accessible plaza and dog park amenity, directly connected to the TRHT entrance to the north and in close proximity to existing and future residential buildings. New seating areas as well as full sidewalk access on all sides of the parcel improve the Pedestrian experience.

B. Dead-End Spaces  
*Avoid creating “dead end” spaces lacking pedestrian connection to other activity areas.*

The proposed design of the extended Dog Park Plaza is located along a primary circulation route which connects from the Town Center and its surrounding retail amenities through to the TRHT to the north. The kiosk defines the plaza edge while preserving visual and pedestrian connectivity across the Tunnel Parks.

C. Trees & Plantings  
*Utilize shade and ornamental trees, evergreen groundcovers, vines and seasonal color in paved surfaces for landscape development. Native plant materials common to this climate shall be specified.*

The Dog Park plaza will incorporate and revise existing landscaped areas, adding shade trees along its edges and new plantings, on coordination with the revised plaza.

D. Paving Materials  
*Paving materials shall be selected and designed to compliment adjacent public sidewalks. Warm-tone, neutral materials are preferred over poured-in-place concrete. Blockstone shall be introduced to carry the theme of the South Side, where it is prevalent.*

Colored concrete pavers of neutral and warm tones are proposed for the Dog Park plaza; new sidewalks to match existing standard sidewalk materials. A new dog-friendly seating area will employ a mulch surface.
E. Asphalt & Gravel  Asphalt shall not be used as a paving material in pedestrian areas for plazas or sidewalks. The use of gravel for some walking areas may be considered where there is a strong relationship to certain open space areas relating to the river trail.

Asphalt is not proposed for any location in the Dog Park. Stone dust trails are intended for use inside the Dog Park enclosure.

F. Street Trees & Lamps  Landscape designs should respect spacing and rhythm of street trees and lamps in public right-of-ways.

Existing trees in the Dog Park enclosure are to remain. New trees at the edges of the Dog Park Plaza will follow the existing spacing. Existing street lamps are to remain.

G. Surface Parking Lots  Not applicable, no parking lot is proposed.

H. Edging Material  The use of metal edging material to separate grass areas is encouraged.

Metal separation material will be provided at the boundary between new plaza pavers and surfaces with the existing grass landscape of the Dog Park.

I. Riverfront Trail Connections  All parcels north of Tunnel Boulevard must provide pedestrian connections to the proposed riverfront trail and walkway and improvement related to the upper pedestrian esplanade.

The improvement of sidewalks and extended Dog Park plaza are intended to improve connectivity with the TRHT.

J. Continuity of Street Elements  Associated street furniture, benches, trash receptacles, lighting, and signage provided in the development should be of a consistent design and constructed of a durable material.

Selected furniture for the Dog Park plaza will adhere to required durability standards. The furniture being selected for the Dog Park plaza seating and benches will be used as part of the wider public space planning throughout the SouthSide Works development. Dog-park themed benches are proposed as an independent element for the dog park interior.
SECTION VI E - 3-4. RECOMMENDED PLANTS AND SCREENING

SECTION 3 - RECOMMENDED PLANTS FOR PRIVATE DEVELOPMENT PARCELS

New plantings are proposed for the modified planting areas around the plaza. Plants will be selected from the list of ornamental shrubs on pages 2-3 of Exhibit O in the PLDP.

SECTION 4 - SCREENING OF SERVICE ELEMENTS

A. Trash Service Areas No trash service areas are permitted or proposed on the Dog Park site.

B. Loading & Service Areas No loading or other service areas are permitted or proposed on the Dog Park site.

C. Radio & Television Dishes No radio or television antennas or dishes are permitted or proposed.

D. Roof-Mounted Elements All roof-mounted mechanical elements must be screened from public right-of-ways and neighboring properties or shall be designed as an integral part of the building and to minimize noise. Roof-mounted elements shall be painted to match the roof color.

   Roof-mounted elements are proposed to be screened by a roof parapet integral to the design of the Dog Park kiosk, and painted to match the roof interior as required.

E. Utilities All utilities shall be underground to the connection point provided by the utility companies; no overhead wires are permitted.

   Proposed utilities will be underground to the connection point as required with no overhead wires.

COLOR-MATCHED ROOF EQPT.

SECTION WITH MECHANICAL PARAPET

Integral parapet conceals mechanical equipment from pedestrian level. For potential longer-distance views along 27th street, accent panel on West elevation reaches higher.
SECTION VI E - 5-6. LIGHTING AND SITE ELEMENTS
PLDP ANALYSIS

SECTION 5 - LIGHTING

Building Lighting "...the intent is to provide a lighting strategy which can provide the variety of lighting options to serve the site while ensuring illumination impacts can be minimized. Lighting should express the hierarchy of pedestrian and vehicular features to create a safe, attractive nighttime environment. The plan will encourage the use of architectural lighting to articulate the building design as well as to provide the required functional lighting for safety and clarity of movement. Building illumination shall be indirect... Indirect wall lighting, "wall washing", overhead down lighting or interior illumination which spills outside is encouraged." (paragraph 1).

Pedestrian Lighting "Pedestrian areas may be illuminated with either pole or wall-mounted fixtures having a maximum pole height of 14 feet. Illumination levels will be a minimum of 0.5 to 1.0 footcandles. Lighting fixtures should follow lighting specifications." (paragraph 2).

Street Lighting "Streets shall incorporate City light standards as they are approved." (paragraph 3).

Existing street lighting is proposed to remain throughout the site. New tree-mounted elastic downlights are proposed to provide supplemental lighting for the dog park interior and plaza.

SECTION 6 - SITE ELEMENTS

"Benches, bike racks, trash containers, bollards, news racks, and public art are the only site elements which may be placed within the street right-of-way and installed in a high quality manner. Installation of such elements shall be level and plumb, on paved surfaces. All site furniture shall be made of long-lasting materials such as concrete, stone, metal, and some hardwoods. Specific site elements will be identified and adopted for all applications in the future." (paragraph 1).

Refer to the response to Section VI E - 2 for a list of selected site elements proposed for the Dog Park. Indicated elements are intended to be adopted for use in other public space parcels, including the Town Center (29-J-70).