

TOWN HALL MEETING

Jennie E. Hughes Park

Concept Design Options

APRIL 6, 2017



WHITE OAK STUDIO
LANDSCAPE ARCHITECTURE

Park Updates

Development Information:

www.westutx.gov/jehpark

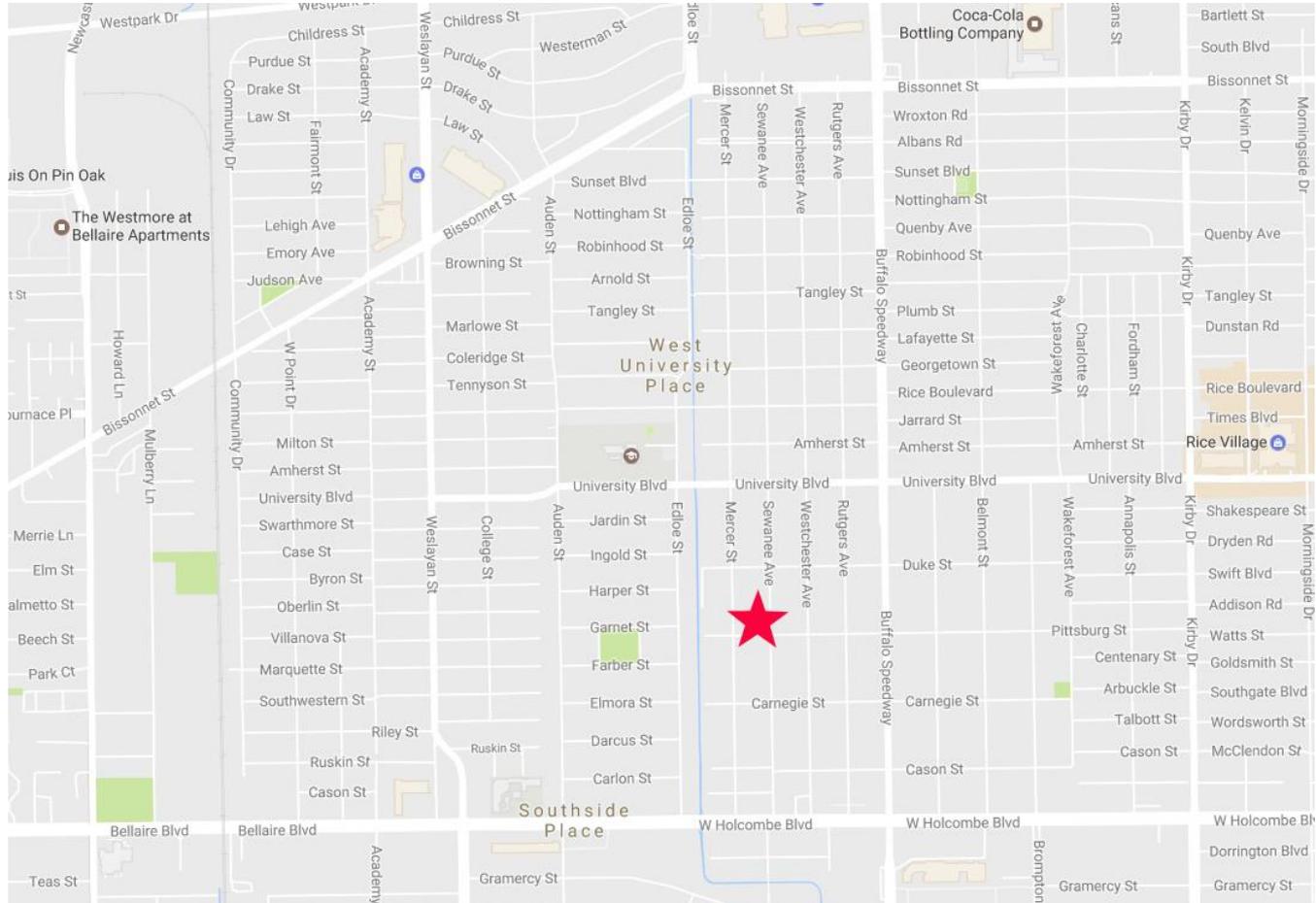
Comments and Questions:

myparks@westutx.gov

James M. Hughes Donation

- 15,000 square foot property (.34 acres)
- \$200,000 for park improvements and development
- Gift to the City estimated over \$2.2 million dollars
- Property is located in the largest area of the City without a park within 1/2 mile effective walking distance of residents, identified in the 2015 Parks and Open Space Master Plan.
- Public feedback indicates that passive, unstructured open space should be the focus when considering new parkland.

PARK LOCATION



Jennie Elizabeth Hughes Park
6446 Sewanee

EXISTING CONDITIONS



History

- Jennie Hughes purchased the undeveloped lot in 1928, in the early days of West University Place. She worked for Standard Oil Company. The purchase is also remarkable for a woman at that time, without her husband as a signatory.
- Jennie and Jack Hughes built a house and raised their sons James and Jack, in their home at 6446 Sewanee.
- Jennie reportedly gardened and raised chickens in the back yard, like many other early residents of West U. She was a founding member of the West U Garden Club in 1933.
- James M. Hughes became a successful architect with the prominent firm CRS and lived in the house from the time he was 2 years old.
- Mr. Hughes enjoyed sitting in his backyard gazebo; as part of his will, he arranged for his property to be donated to the citizens of West University Place as a quiet park.
-

Donation Parameters

- A sign bearing the name "JENNIE ELIZABETH HUGHES PARK" will be displayed in perpetuity.
- The property shall be developed as a "quiet park," and not used for formal or structured athletics and nothing shall be constructed to interfere or impede quiet use and enjoyment of the Property by residents of the City, such as bright lights or noise producing elements.
- The City understands that the Estate desires that the park not include structured play equipment, but more natural features such as a hill and/or water feature would be aesthetically pleasing and provide interactive play opportunities for children. Inclusion of a gazebo, benches and a picnic table are also within the spirit of what was intended.
- The Hughes Executor will have the opportunity to review and approve the final park rendition.

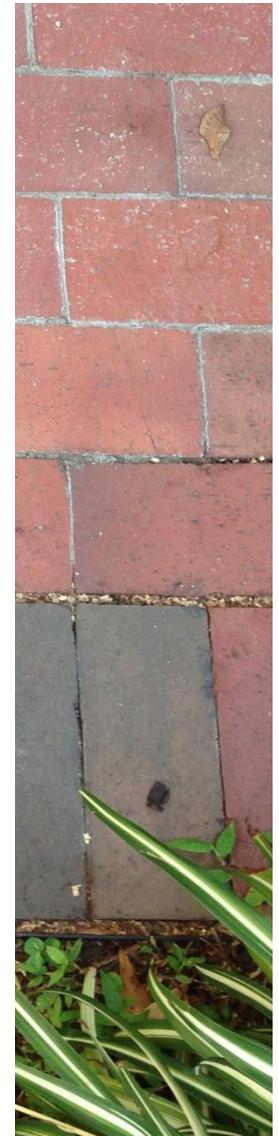
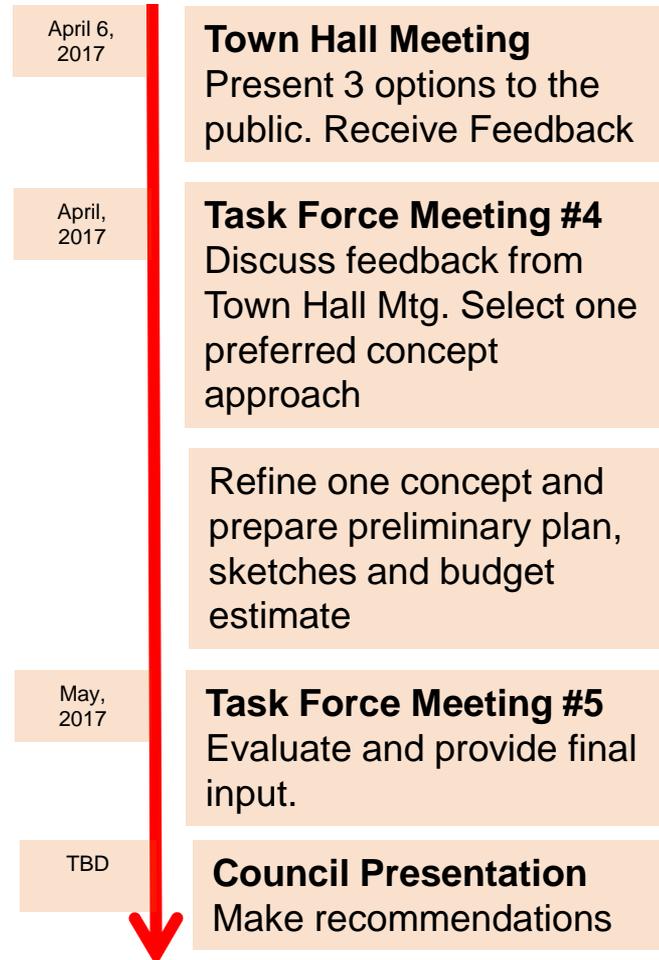
Good Neighbors

Staff met with all of the immediate park neighbors; their primary concerns included:

- Privacy
- Noise
- Safety
- Increased Traffic
- Parking Issues
- Lighting (non-intrusive)



CONCEPT DESIGN SCHEDULE



PARK FEATURES & ACTIVITIES



ACCEPTABLE FEATURES & ACTIVITIES

- Flexible open lawn
- Planting Beds
- Seating
- Mound
- Playful site features (stepping logs, etc.)
- Tree trunk art
- Gazebo or open-air shade structure with seating
- Interactive water play stream
- Bubbling fountain water feature
- Walking paths
- Small patio / plaza
- Picnic Table
- Little Lending Library
- Interpretation: Jennie Hughes, West U history, nature
- 8' privacy wall along north and west sides to screen from neighbors
- Low park fencing along street sides
- Unobtrusive security lighting

UNACCEPTABLE FEATURES & ACTIVITIES

- Structured play equipment
- Excessive lighting
- Activities that encourage parties or large groups
- Hill Slide
- Parking space
- More than 1 shade structure
- More than 1 picnic table
- Raised community garden beds

OPTION A – “Front Porch-Backyard”

OPTION B – “Central Lawn”

OPTION C – “Front Yard”





OPTION A 'FRONT PORCH – BACK YARD'

- 'Front Porch' shaded seating area near intersection
- 'Back Yard' internally focused
- Seating area with small fountain and history interpretation – house foundation partially outlined
- Lawn area with low mound
- Gravel path
- Small rocky water play stream
- Tree sculptures
- Chalk art board
- Little Lending Library

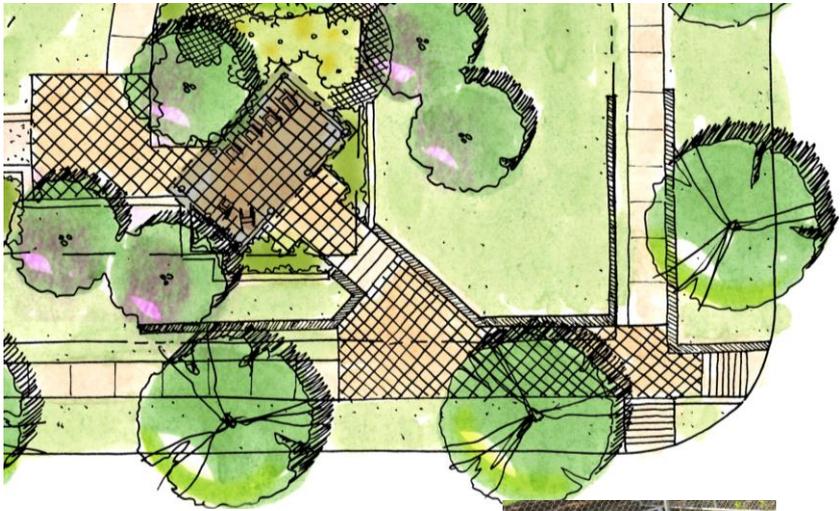
OPTION A

Front Porch – Back Yard

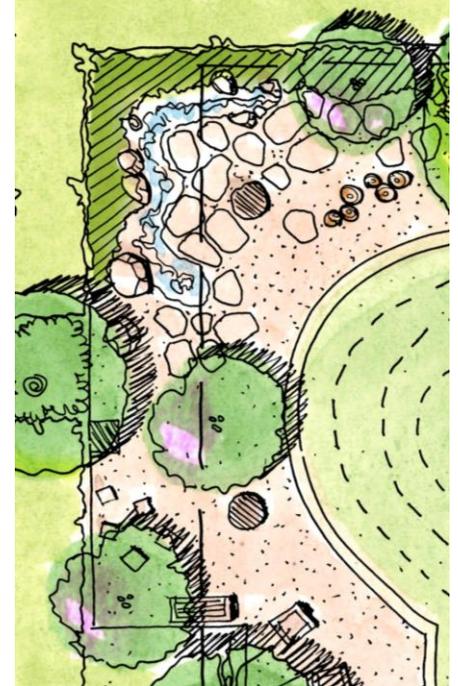




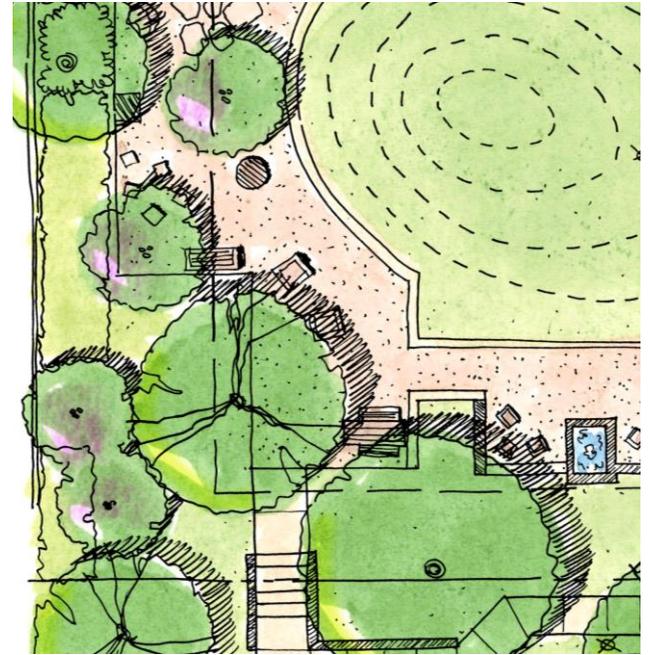
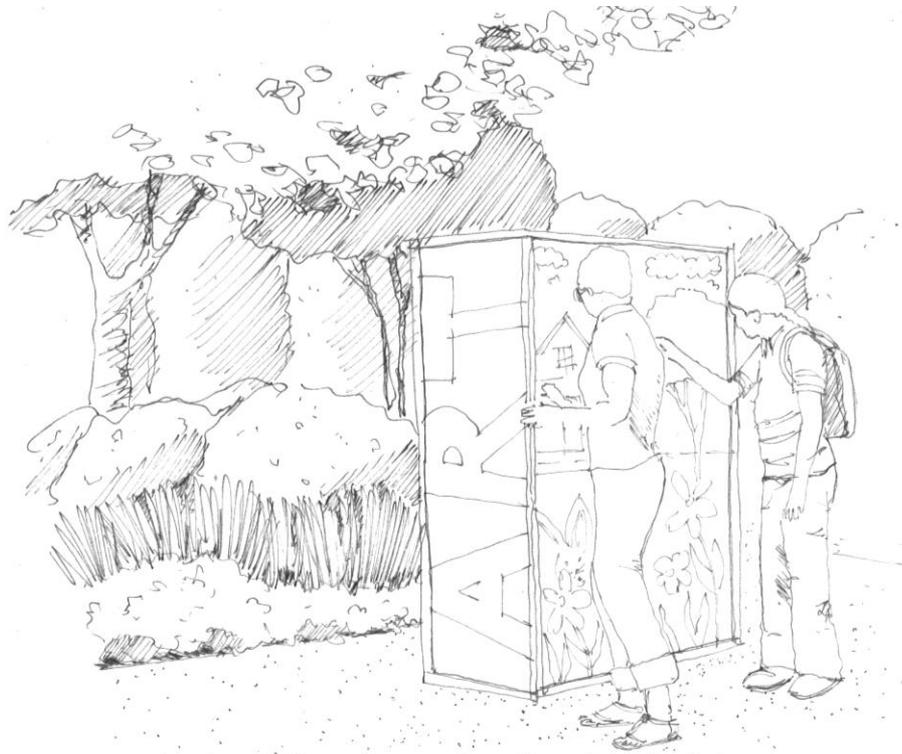
OPTION A – 'Front Porch – Back Yard'



OPTION A – 'Front Porch – Back Yard'



OPTION A – 'Front Porch – Back Yard'



OPTION A – 'Front Porch – Back Yard'

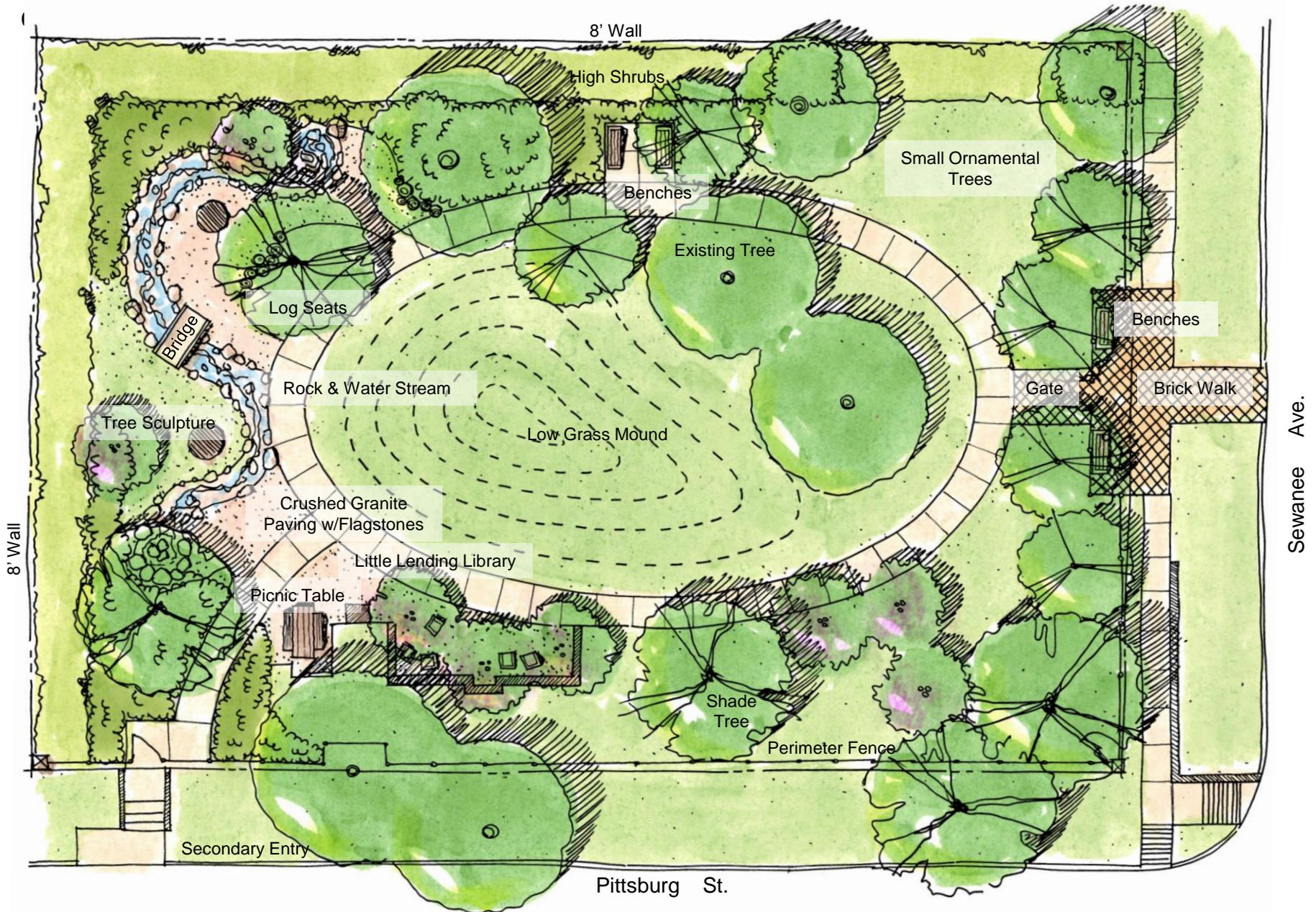


Pittsburg St.

Sewanee Ave.

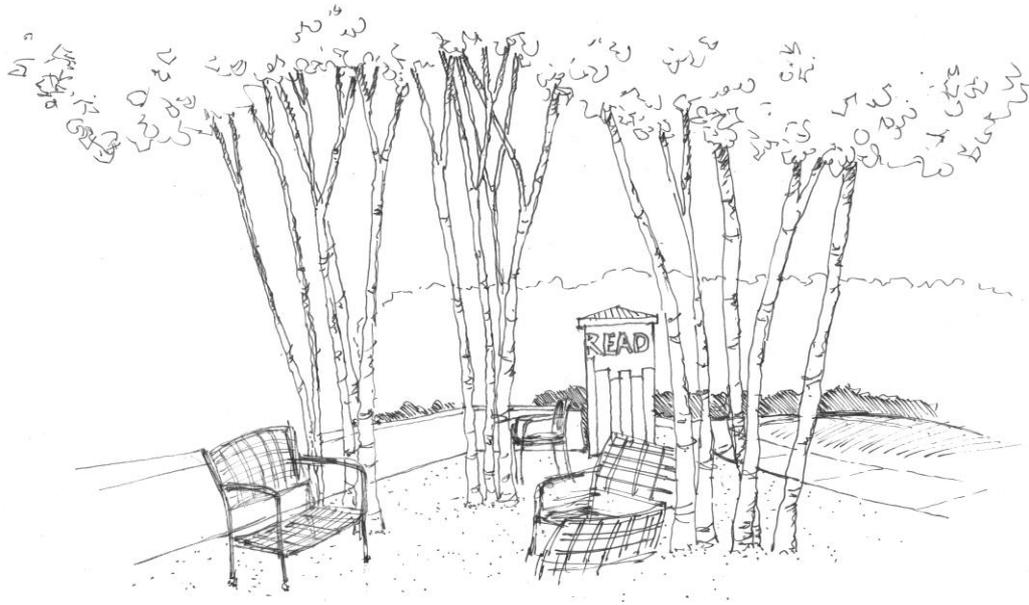
OPTION B 'CENTRAL LAWN'

- Central lawn with grassy mound
- Oval loop walk
- Trees around park perimeter – internal focus
- Shaded seating 'overlook'
- Play stream with small bridge
- Log and boulder seating near stream
- Quiet seating nook with benches
- Perimeter fence

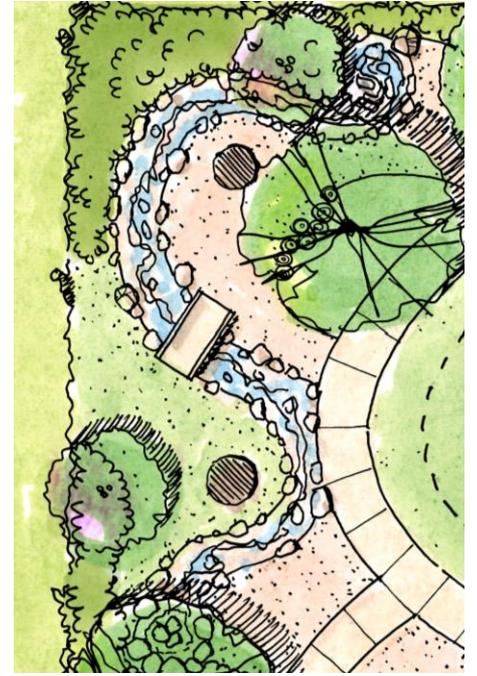




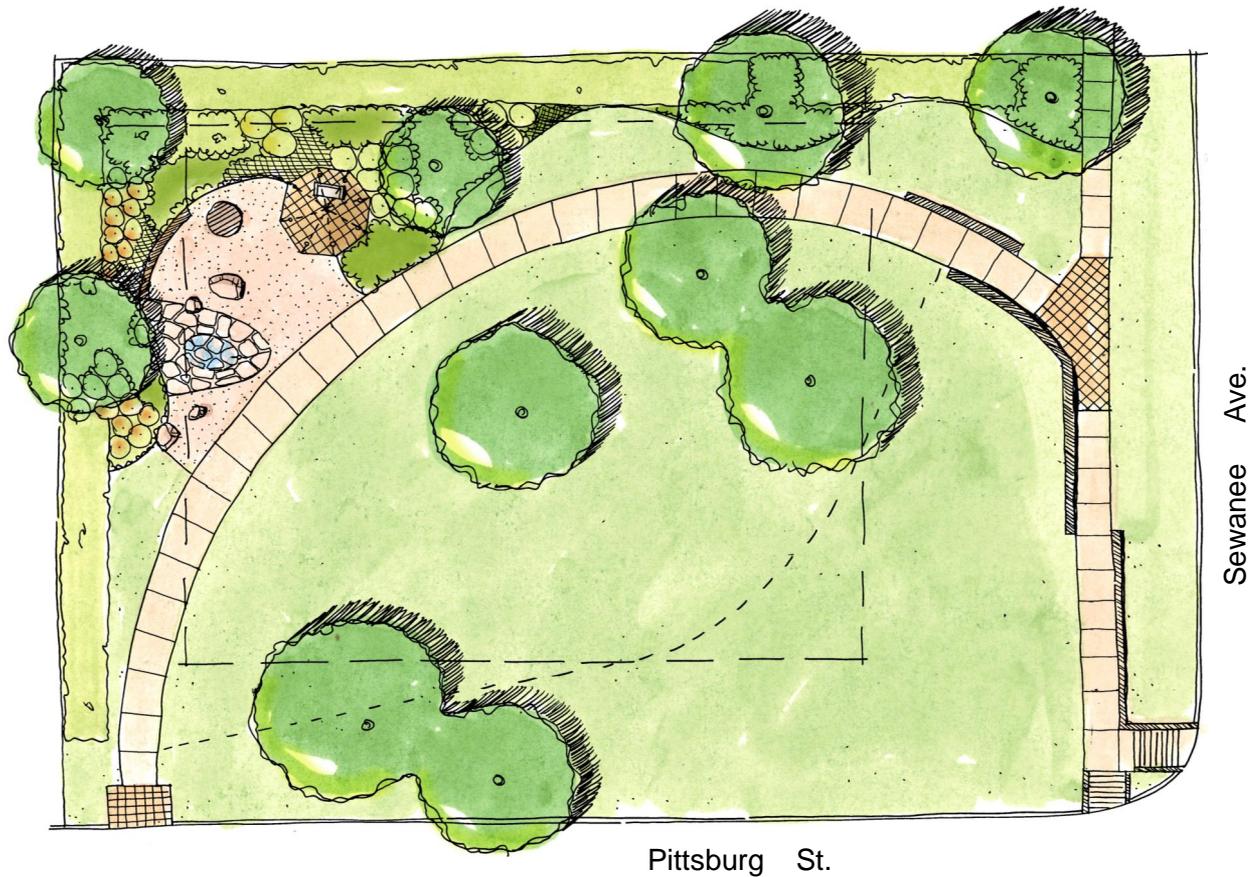
OPTION B – Central Lawn



OPTION B – Central Lawn



OPTION B – Central Lawn

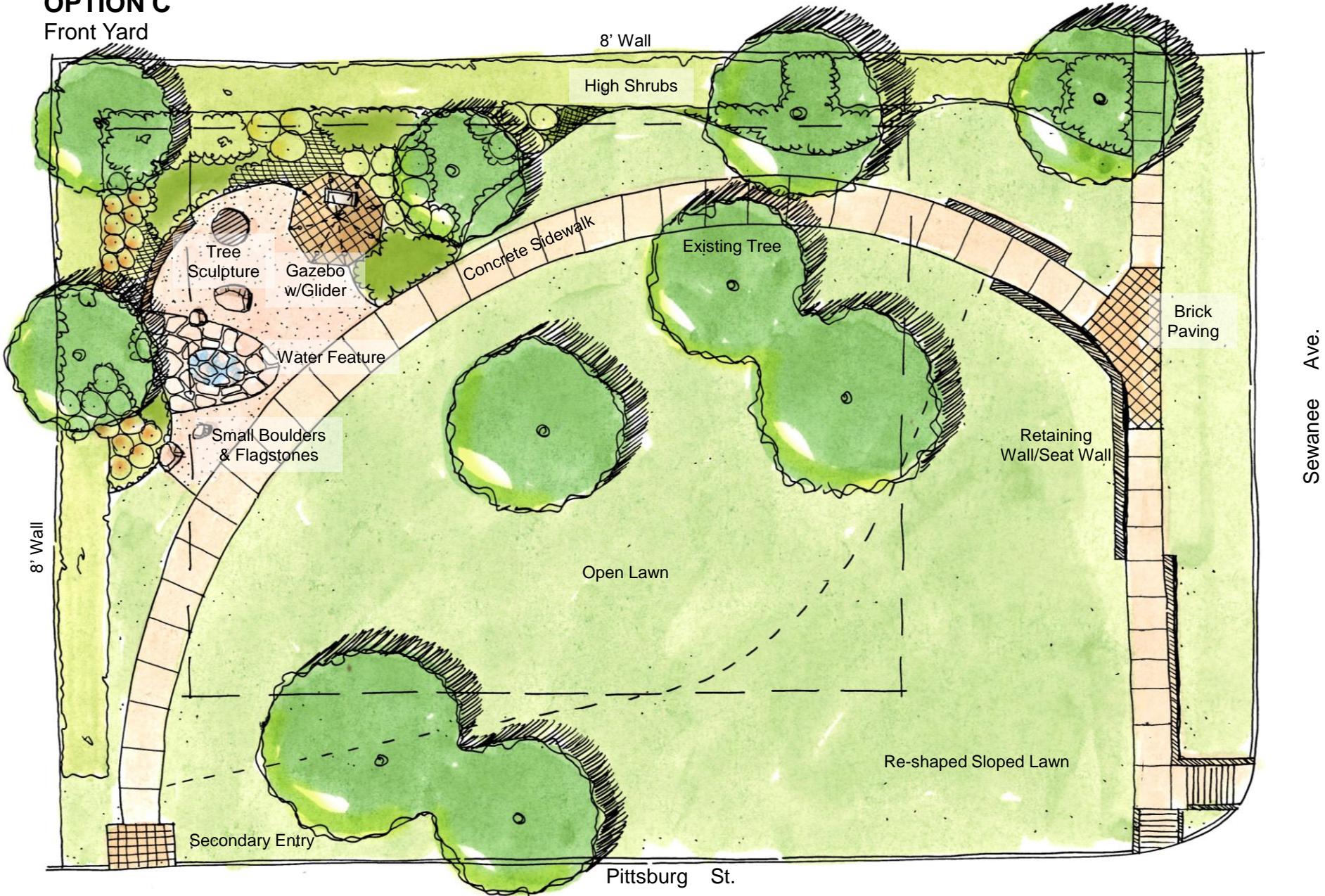


OPTION C 'FRONT YARD'

- Broad open lawn slopes down to street
- Simple curved walk along back edge of park
- Gazebo with glider swing
- Small water play basin
- Seating area around water play
- One tree sculpture with hidden 'creatures'

OPTION C

Front Yard



8' Wall

High Shrubs

Tree Sculpture

Gazebo w/Glider

Water Feature

Small Boulders & Flagstones

Concrete Sidewalk

Existing Tree

Brick Paving

Retaining Wall/Seat Wall

8' Wall

Open Lawn

Re-shaped Sloped Lawn

Secondary Entry

Pittsburg St.

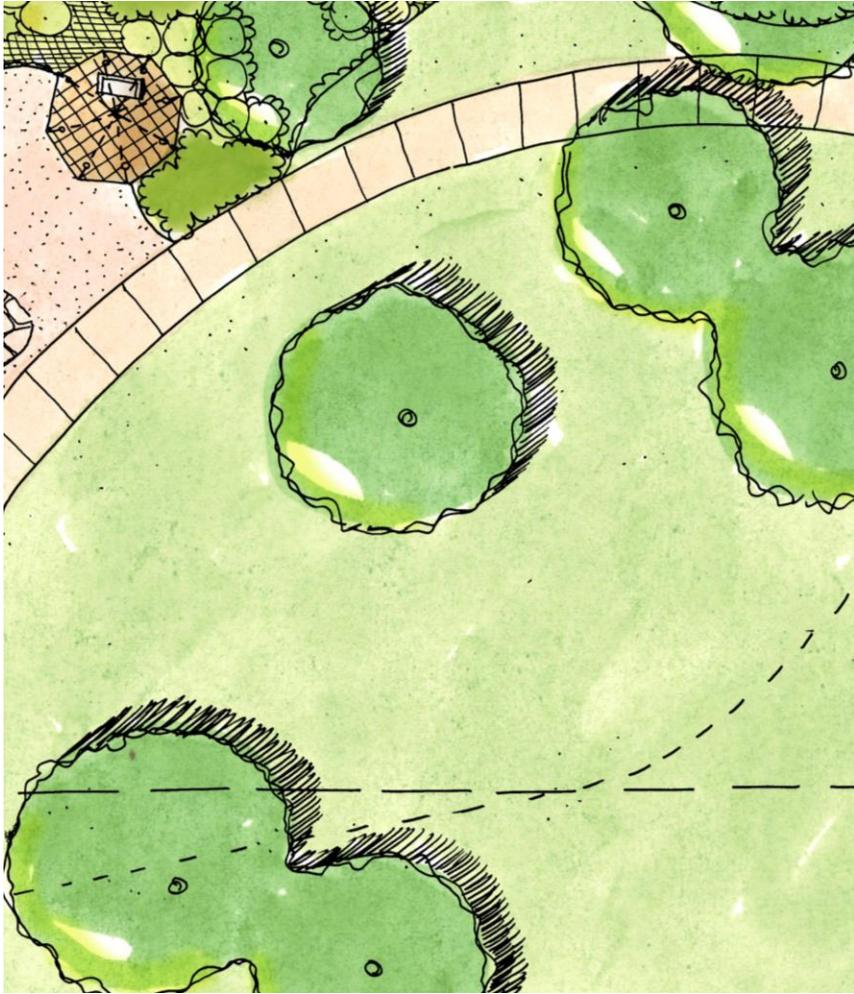
Sewanee Ave.



OPTION C – Front Yard



OPTION C – Front Yard



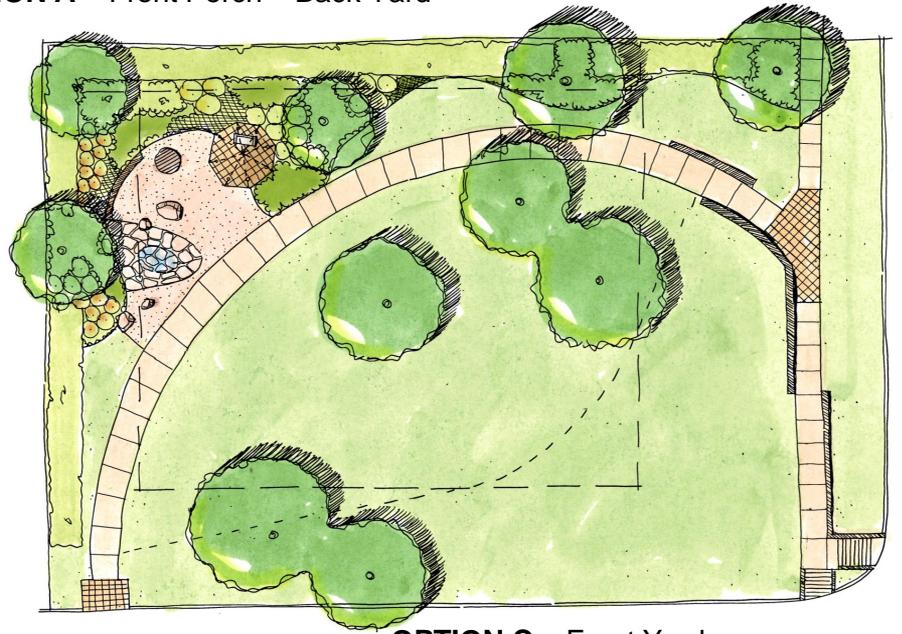
OPTION C – Front Yard



OPTION A – Front Porch – Back Yard



OPTION B – Central Lawn



OPTION C – Front Yard