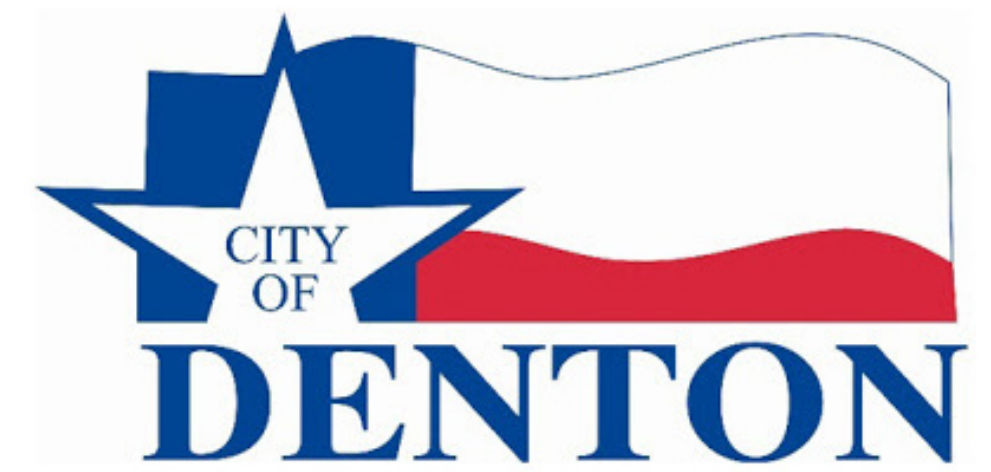
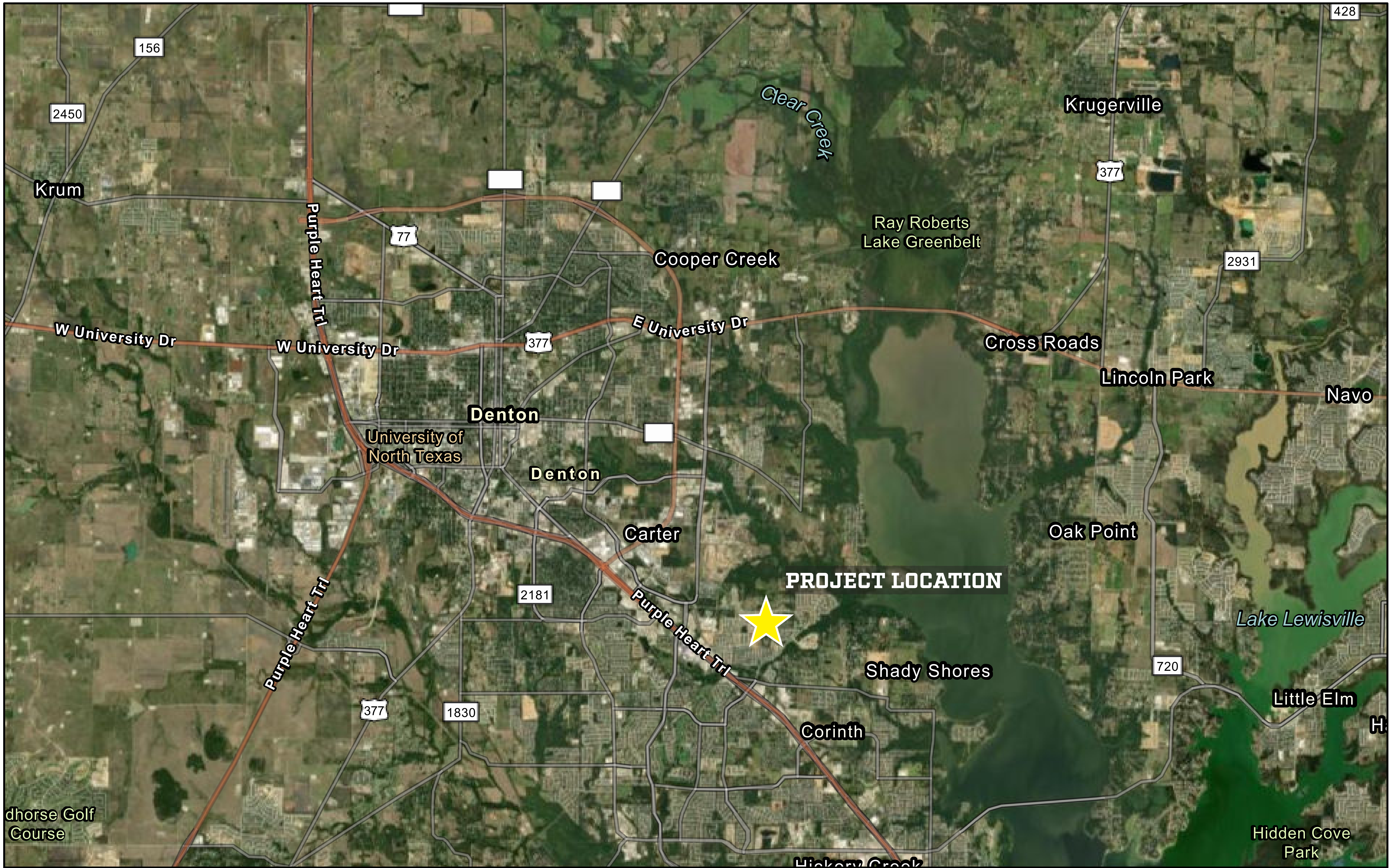


# VILLAGES AT CARMEL PROPERTY



**VIRTUAL COMMUNITY MEETING**  
**DENTON, TEXAS**  
APRIL 8, 2021





VILLAGES AT CARMEL PROPERTY

APRIL 8, 2021





Project Summary

(paraphrased from the City's Request for Qualifications, July 2020)

Background

Denton is a community like no other – it's welcoming, innovative, creative, diverse, unique, and authentic. The City is a vibrant and growing community with many opportunities, no matter what your interest or passion. You're free to be whoever you are in a friendly atmosphere with a small-town vibe that's just a short drive away from the big city. Throughout its history, Denton has been known as a university town, home to two state universities, the University of North Texas and Texas Woman's University. With a combined enrollment of over 50,000 students, the universities bring in a variety of cultural, sports, and entertainment amenities to the Denton community. In downtown Denton and just south of Denton is a campus for North Central Texas College, the oldest continuously operating two-year college in Texas. Public education is also important in Denton, with Denton Independent School District serving more than 27,000 students and 17 cities in a 180 square-mile district.

The last overview of the park system was conducted in 2009, as an update to the city's original 2005 Park, Recreation and Open Space Master Plan. **A new Parks, Recreation and Trails System Master Plan is currently underway.** The Parks and Recreation Department oversees 46 parks and beautification areas, with over 4,000 acres of parkland. The inventory includes four recreation centers, three aquatic facilities, two senior centers, numerous athletic complexes, one skate park, two cemeteries, 35 miles of trails, as well as oversight on the maintenance of medians and rights-of-way.

Objectives

The City (along with the consulting firm) will complete a park master plan for the existing 6.4-acre undeveloped parcel, located at 6000 Edwards Road, Denton, TX 76208, currently called Villages of Carmel property. **The property is heavily wooded and shall remain so.** We will perform public outreach to identify preferred park amenities as well as use their expertise in park planning to develop master plan documents, conceptual layouts, cost estimates, schedules and construction documents. The master plan should incorporate but is not limited to the following:

- Public involvement and data gather and analysis of desired park amenities
- Coordination with adjacent neighborhoods
- Connection to existing roadways and new park facilities
- Multi-Use trail facilities
- Drainage considerations
- Utilization of existing topography to the greatest extent possible
- Compliance with architectural barrier requirements
- Landscape concepts utilizing drought tolerant / native plants, trees & grasses
- Innovation and unique features

Note:

A Phase 1 Environmental Assessment was conducted in 2017 when the property transfer was underway-

The assessment revealed *no evidence of recognized environmental conditions (RECs) in connection with the property (Site).*

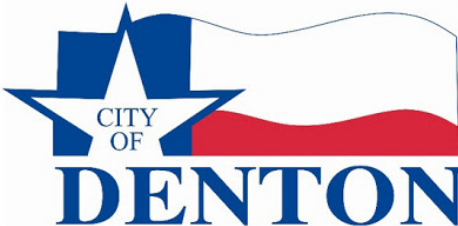


WHAT DOES IT MEAN?

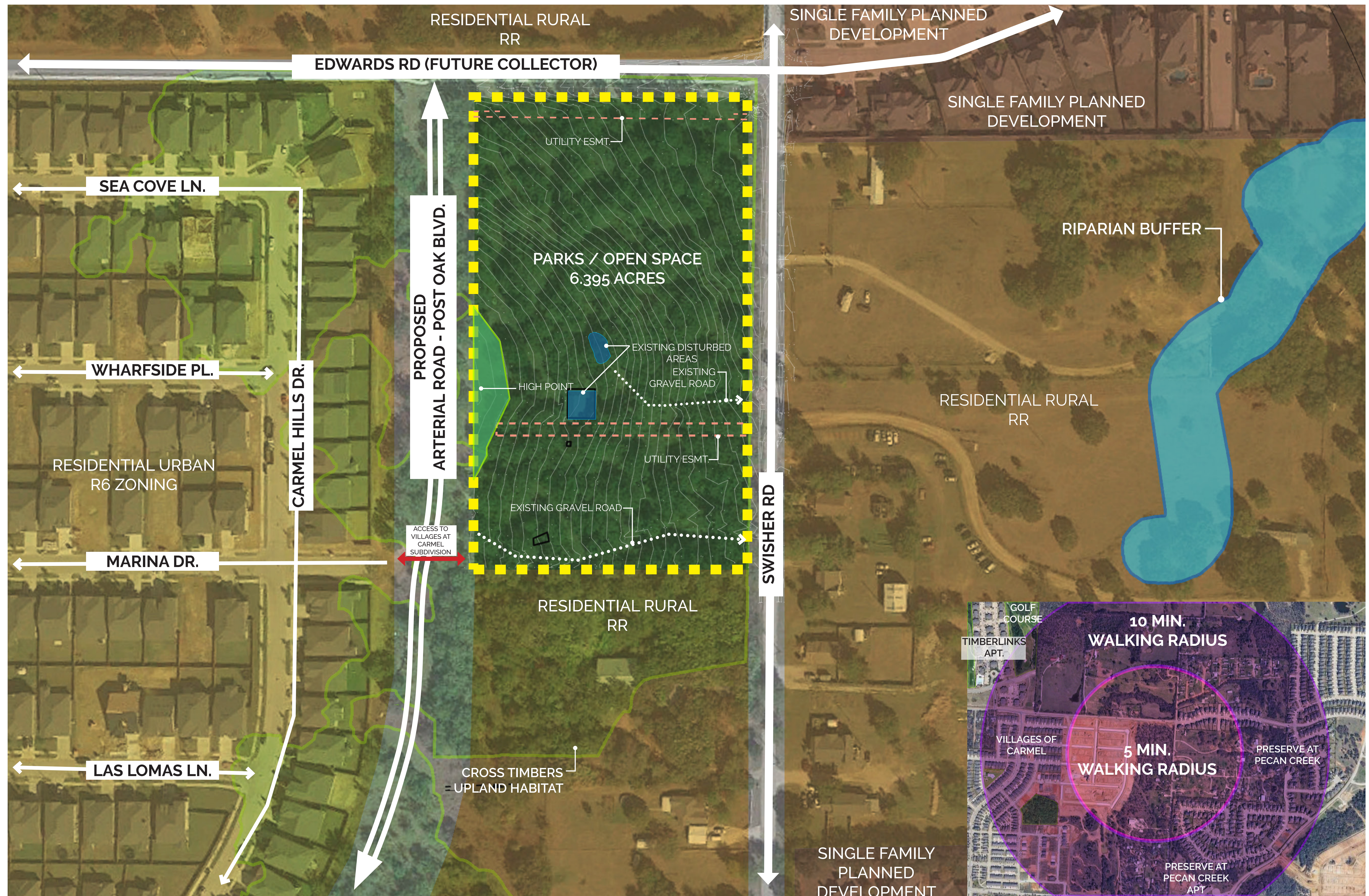
Principal Goals:

1. Preserve the existing Cross Timbers habitat- *especially* the Post Oak woodland
2. Create small areas of active recreation (playgrounds)
3. Allow for flexible, passive recreation (seating, pic-nicking)
4. Develop multi-use trail circulation and connection

VILLAGES AT CARMEL PROPERTY







## VILLAGES AT CARMEL PROPERTY

### ANALYSIS MAP

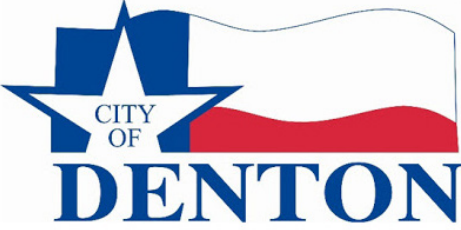
APRIL 8, 2021







**VILLAGES AT CARMEL PROPERTY**  
**DESIGN CONCEPT 1**  
APRIL 8, 2021



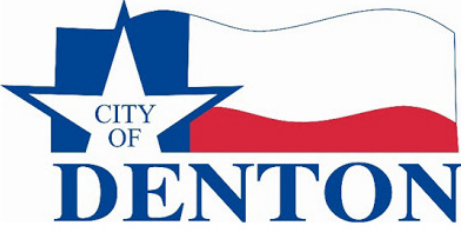




VILLAGES AT CARMEL PROPERTY

DESIGN CONCEPT 1

APRIL 8, 2021



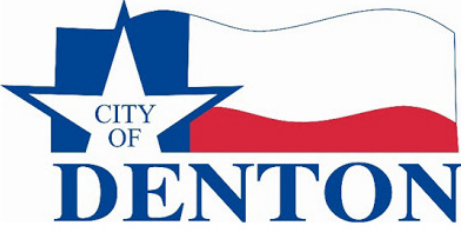
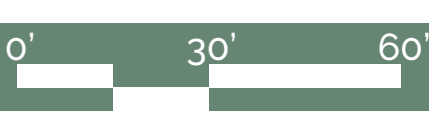




VILLAGES AT CARMEL PROPERTY

DESIGN CONCEPT 1 - CANOPY COVERAGE

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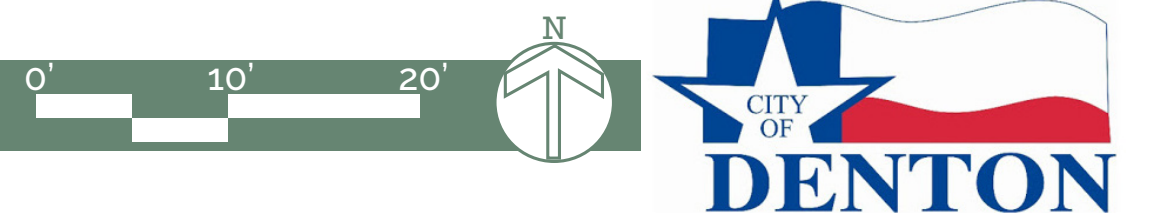




# VILLAGES AT CARMEL PROPERTY

## CONCEPT ENLARGEMENT 1A

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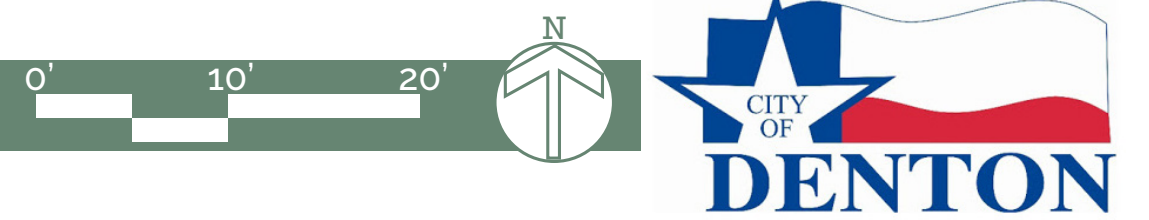




# VILLAGES AT CARMEL PROPERTY

## CONCEPT ENLARGEMENT 1B

APRIL 8, 2021







**VILLAGES AT CARMEL PROPERTY**  
**REFURBISHED PAVILION PRECEDENT IMAGERY**  
APRIL 8, 2021





**VILLAGES AT CARMEL PROPERTY**  
**REFURBISHED BARN PAVILION : SIDE ELEVATION**

APRIL 8, 2021







**VILLAGES AT CARMEL PROPERTY**  
**REFURBISHED BARN PAVILION : FRONT PERSPECTIVE**

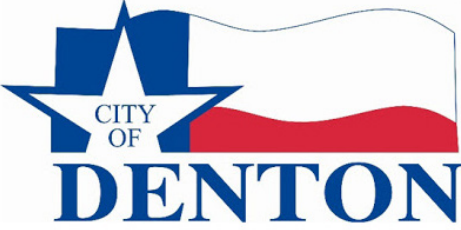
APRIL 8, 2021







VILLAGES AT CARMEL PROPERTY  
DESIGN CONCEPT 2  
APRIL 8, 2021







VILLAGES AT CARMEL PROPERTY

DESIGN CONCEPT 2

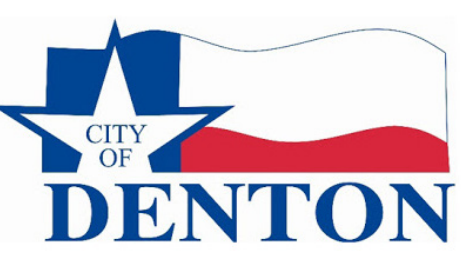
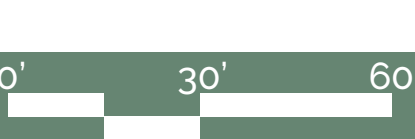
APRIL 8, 2021







VILLAGES AT CARMEL PROPERTY  
DESIGN CONCEPT 2 - CANOPY COVERAGE  
APRIL 8, 2021



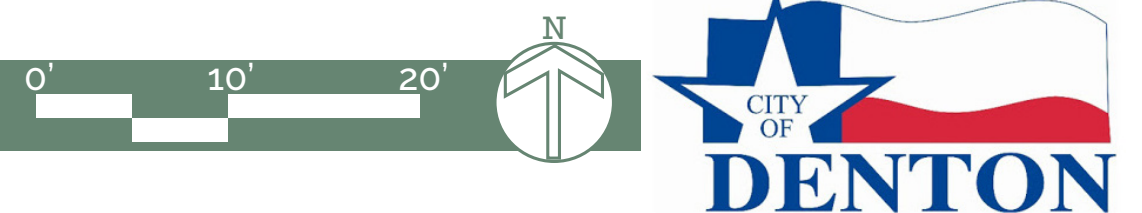




## VILLAGES AT CARMEL PROPERTY

### CONCEPT ENLARGEMENT 2

APRIL 8, 2021



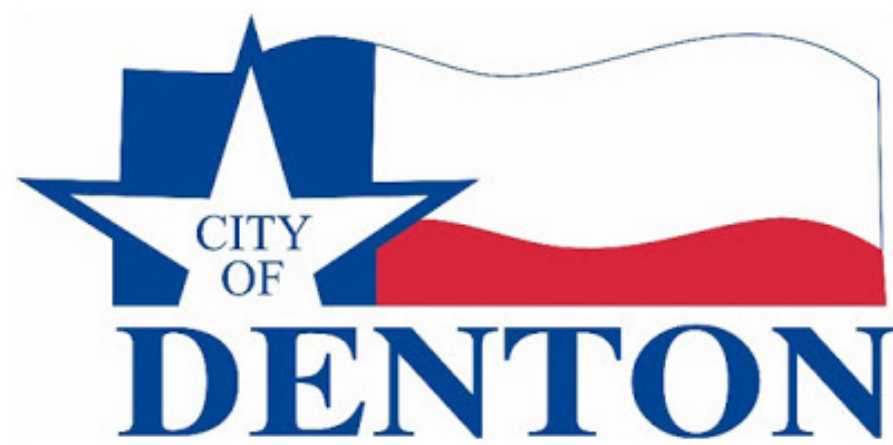




**VILLAGES AT CARMEL PROPERTY**  
**PAVILION PRECEDENT IMAGERY**  
 APRIL 8, 2021



**THANK YOU!**  
**QUESTIONS?**



**Valley Quest**  
DESIGN