

HemisFair Park Area Redevelopment Local Government Corporation Candidate Qualification

INTRODUCTION

The HemisFair Park Area Redevelopment Local Government Corporation is seeking the services of a qualified planning-research-design team to assist in updating 2004 HemisFair Park Master Plan. The HemisFair Area is bounded by the Convention Center to the north; Bowie Street to the east; one block south of Durango street on the south; and by Alamos Street on the west. A significant portion of the whole property north of Goliad Street is dedicated park land. It is suggested that the proposed project team be comprised of professionals in planning, architecture, landscape architecture, historic resource assessment, transportation, residential and commercial real estate development.

The resulting Master Plan will become an integral planning element for the HemisFair Park Area Redevelopment Local Government Corporation and is expected to be codified into the City's existing Master Plan. This plan should set forth the urban design principles that will guide the growth and redevelopment of this area over the next 25 years. The selected proposal must address:

- The Vision and 7 guiding principles created by the HemisFair Redevelopment Ad Hoc Committee; and
- 8 qualifications outlined in this RFQ.

VISION

The vision for the redevelopment of HemisFair is to create a vital mixed use area, centered on a city park which maintains and revitalizes the historic buildings while reconnecting the area to the adjacent neighborhoods and providing new mixed use development, compatible in scale with adjacent properties. HemisFair Park will continue to be an accessible neighborhood park that unifies the city, serves as a community gathering place, and is an opportunity for citizens to work, live, and play. HemisFair Park will have many special places and uses; some active, some quiet.

Guiding Principles:

- 1) Connectivity:** Linkages within HemisFair Park and to and from the adjacent areas are necessary to the Park's viability. Connectivity must address both pedestrian and vehicular access including parking.
- 2) Development:** Mixed use development to include mixed income housing, commercial, institutional and civic uses is desired.
- 3) Green Space:** Expand and preserve green space.

- 4) **Balance:** A balance between green space and development is necessary.
- 5) **Preservation:** Protection of historic buildings within HemisFair Park is mandatory. However, the strategic removal of non-historic or temporary buildings may be considered. Relating development to existing historic buildings is critical to creation of a unique and urban environment.
- 6) **Sustainability:** The redevelopment within HemisFair Park and its surrounding area should consider environmental, social and economic impacts in order to ensure a better quality of life for everyone, now and for future generations.
- 7) **Leadership:** The redevelopment of HemisFair Park requires long term dedicated civic leadership in order to be sustainable.

CANDIDATE QUALIFICATIONS

Master Plan candidates are expected to demonstrate their ability to:

1. Work within an existing urban context occupied at least in part by existing historic buildings and to support the mandatory preservation of these structures;
2. Create a neighborhood of balanced mixed use development including mixed income housing, commercial, institutional and civic uses;
3. Relate development and enhance connectivity to the existing urban infrastructure and unique adjacent cultural and natural resources;
4. Work in a variety of urban scales from low to moderately-high density, and to resolve issues of scale transition between and among existing historic structures to new construction;
5. Reconcile the needs of vehicular traffic with ample space for pedestrians;
6. Make the overall development into an exemplary demonstration of sustainability including energy conservation;
7. Design an urban park; and
8. Create a new City neighborhood with an embedded City Park that is for the primary use and enjoyment of residents and also by visitors.