

Low Impact Development Design Competition

Urban Redevelopment Design Challenge

Central Library and Civic Center Redevelopment, City of Arlington

Program

The George W. Hawkes Central Library is located in Arlington's Downtown adjacent to City Hall, Levitt Pavilion at Founders Plaza and UTA. It is currently sited on 3.48 acres bounded by Main Street to the North, Center Street to the West, Mesquite Street to the East and Abram Street to the south. The current facility would require substantial repairs as well as additional capacity in order to continue to serve as Arlington's main library facility.

The vision for Central Library services is *"a unique facility where learning for all ages, family enrichment and civic interaction come alive."* Over the last two years the visioning process has narrowed options to either expanding and renovating the current facility by adding a third floor and a parking structure (possibly with additional public space) or building a new library structure on the same site. Prior to proceeding with either of these options, City Council members have expressed interest in investigating the possibility of a public-private partnership that might include both the Central Library facility and other related uses. The exploration of partnerships with other education providers in Arlington is considered an important part of the planning process and methods of sharing space and resources to benefit educational outcomes in Arlington will be key to following through with any future development. The Discover Division planning process has also expanded to include the downtown Arlington Civic Center, which includes the current municipal buildings along W. Abram Street.

As part of the investigative process, the City of Arlington offers this project as part of the Urban Redevelopment Design Challenge to further explore a public/private development project that could encompass portions of the City of Arlington Civic Center along Abram Street bounded by W. Abram Street to the south, S. Pecan St to the west, the railroad to the north, and S. Mesquite Street to the east. The proposed 9 acre area would need to include the existing City Hall building, the existing S. Center Street, 500 parking spaces, and 300,000 square feet of library, office and retail space. The future development should achieve the needs of the Central Library as well as the City's vision for its Downtown and Civic Center. In order to respond to this Design Challenge, proposers should assume the following information:

- The location for the project is the existing City Hall block, the existing library block, Main Street directly north of City Hall and the existing Central Library, and the small piece of land between Main Street and the railroad right of way, as shown in the figure below.



- Main Street can be left as is, relocated or abandoned and incorporated into the site.
- S. Center Street traffic lanes must be preserved.
- The City Hall footprint must be preserved.
- The project should include 100,000 square feet for the Central Library and 200,000 square feet for additional office and retail space. The square footage can be in a single building or multiple buildings.
- The option of expanding the current structure of the Central Library building has not been ruled out, so making use of the current building structure in some manner would be acceptable (as long as it meets the other criteria for the design competition), but is not required.
- To accommodate City Hall, the Central Library and additional development, 500 parking spaces must be provided.

The challenge is to design a property that has the potential of meeting the vision for the Central Library and Civic Center and serving as a catalyst for Downtown Arlington while incorporating Low Impact Development techniques, reducing impervious cover, promoting infiltration, reducing stormwater pollution, and reducing long term maintenance costs.

Criteria

In addition to meeting the basic Design Goals indicated in the main Design Competition Program document located on the website, all project submittals should be designed in accordance with the following guidelines.

General

- Design in accordance with the City’s development regulations in mind except for Storm Water Quality, Detention, and LID criteria.
- Assume that green roofs and green walls count as green space.

Stormwater Management Design

- Projects must utilize LID features and practices as the predominant stormwater infrastructure system.
- Planning, analysis and design of the stormwater management system / LID features and practices shall be in accordance with applicable sections of the *integrated* Stormwater Management (iSWM™) Technical Manual, which may be accessed at <http://iswm.nctcog.org/>. LID practices from other manuals may be used if adapted for North Central Texas conditions (include references in project submittals and presentations).
- The post-development stormwater runoff characteristics (flow, volume, and velocity) must be below the pre-development characteristics for the 1-yr, 25-yr, and 100-yr storm events. The pre-development hydrograph and associated assumptions are included in the project specific details.
- Use iSWM *integrated* Site Design Practices to the greatest extent practicable to preserve environmentally sensitive areas and riparian buffers, reduce imperviousness, and maintain infiltrative capacity of soils.
- Use iSWM Stormwater Controls to provide at least 80% TSS removal for the first 1.5” of stormwater runoff volume (iSWM Water Quality Protection Volume).
- The following iSWM Stormwater Controls are considered to be LID practices:
 - Bioretention Areas
 - Enhanced Swales
 - Grass Channels
 - Filter Strips
 - Planter Boxes
 - Downspout Drywell
 - Infiltration Trenches
 - Soakage Trenches
 - Green Roofs
 - Modular Porous Pavement
 - Porous Concrete
 - Rain Barrels

Other iSWM Stormwater Controls not listed (i.e. Wet Ponds, Stormwater Wetlands, etc.) may be used as supplemental controls if necessary.

- Submissions and presentations must include a discussion of the Hydrologic Model used and reasons for selecting.
- Discuss maintainability, marketability, and acceptance by the public of the design submitted.
- Present an economic evaluation comparing the project’s LID-focused design versus a conventional design for this development.

Supporting Documents

- [Topography](#)
- [Central Library](#)
- [Drainage Area Map](#)
- [Inlet Exhibit](#)

- [Location Map](#)

[Bid Tabulation - Central Library](#)

- City of Arlington Visioning website <http://arlingtonlibrary.org/central-visioning>
- Downtown Arlington Master Plan
[http://www.arlingtontx.gov/planning/pdf/old_pdfs/Downtown Master Plan Screen.pdf](http://www.arlingtontx.gov/planning/pdf/old_pdfs/Downtown_Master_Plan_Screen.pdf)
- Discover Division webpage <http://www.arlingtontx.gov/planning/divisionstreet.html>
- Zoning Ordinance
<http://www.arlingtontx.gov/citysecretary/pdf/codeofordinances/ZONEChapter.pdf>