

**COMMUNITY  
SOLUTIONS  
GROUP**

*Bender & Associates*  
ARCHITECTS

Social Life Project

  
**PEREZ ENGINEERING**  
& DEVELOPMENT, INC

Cynthia's Blue Palms, LLC

# SUNSET CELEBRATION MALLORY SQUARE MASTER PLAN



CAST OF HUNDREDS



DAVID



BERT



ALLEN



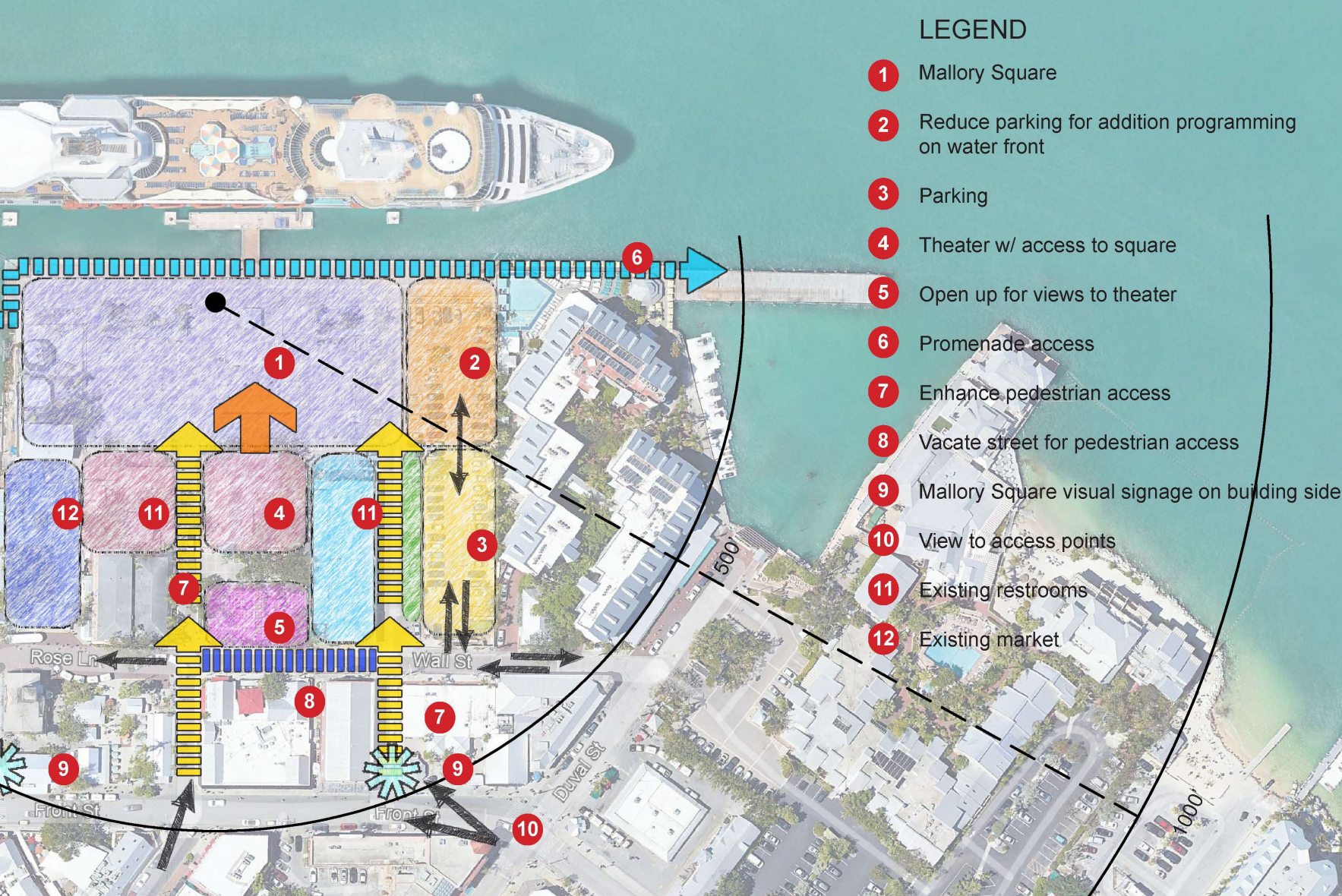
TOM



KEITH



FRED



## LEGEND

- 1 Mallory Square
- 2 Reduce parking for addition programming on water front
- 3 Parking
- 4 Theater w/ access to square
- 5 Open up for views to theater
- 6 Promenade access
- 7 Enhance pedestrian access
- 8 Vacate street for pedestrian access
- 9 Mallory Square visual signage on building side
- 10 View to access points
- 11 Existing restrooms
- 12 Existing market

## EXPLORATION – UNDERSTADING THE SITE

### RELATIONAL INTENSITY

- RELATIONSHIP TO SURROUNDING BUSINESSES

### POINTS OF DISCUSSION

- IMPROVED PEDESTRIAN ACCESS
- STREET CLOSURES
- WATERFRONT EXPANSION
- PARKING CONFIGURATION
- THEATER EXPANSION
  - MULTI-USE SPACE
- FINDING MALLORY SQUARE
  - BETTER CONNECTION TO THE CITY
- WAYFINDING

# DEFINING MALLORY SQUARE

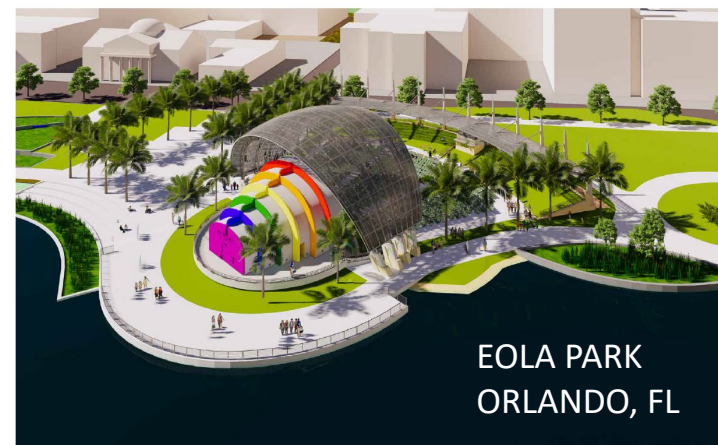


# PROGRAMING SUCCESS THROUGH PUBLIC ENGAGEMENT

- BEYOND PHYSICAL IMPROVEMENTS
- SPACE TO PLACE
- TRANSFORMATIVE AGENDAS
- LIGHTER QUICKER CHEAPER
- A DIFFERENT MASTER PLANNING PROCESS - **EXPERIMENTATION OF USE**
- PROGRAM DRIVEN DESIGN
- FINANCIAL SUSTAINABILITY



## THE APPROACH



- FACILITIES AND SPACES CRAFTED
- BASED ON PROGRAMING NEEDS
- MULTI-FUNCTION SPACES
- PRACTICAL NEEDS –
- RESTROOMS, THEATER MODIFICATIONS
- IMPROVED PEDESTRIAN ARRIVAL
- MINIMIZE ROAD CONFLICTS
- DESIGN OF CREATURE COMFORTS
  - LANDSCAPE
  - LIGHTING
  - SHADE
  - ARCHITECTURAL ELEMENTS
- CPTED ADHERENCE
- DESIGN THAT CONSIDERS HISTORIC NATURE OF THE SITE

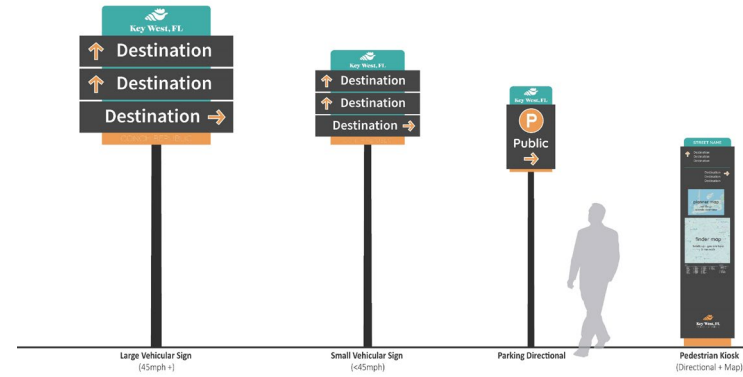
# MASTER PLANNING / DESIGN



## GETTING IT BUILT

- CONSTRUCTION DOCUMENTS
- SCHEDULES
- REGULAR REVIEW MEETINGS
- BUDGET MONITORING
- PERMITTING PROCESS
- ON SITE OBSERVATION
- REGULAR POST CONSTRUCTION REVIEWS
- LONG TERM MANAGEMENT /FUNDING OPTIONS
- KEEPING THE VISION

## IMPLEMENTATION AND FOLLOW UP



THANK YOU