
Lynch Park Revitalization

September 15, 2008



Property History

- 1956 – Mrs. Mary H. Lynch deeds a parcel of land to the City, retaining a life estate in the house
 - Deed stipulates that property will be referred to as “Haisley Lynch Gardens”
 - Should the property fail to be used as a public park, title will revert to other parties
- 1960 – “Lynch Memorial Garden Park” formally dedicated
- 1966 – Mrs. Lynch passes away, City begins to consider civic uses for the property
 - Various groups compete to utilize property as art gallery, garden center, senior center
 - Building eventually demolished due to costs of restoration, area used as gardens and greenspace
 - Many plants and flowers eventually removed at the request of GPD
- Currently, park is an unsuccessful public place
 - People do not utilize this park, and the overall public impression is generally negative
 - Must understand why the park functions the way it does in order to improve conditions



Redevelopment Strategy

- Goal is to turn this space around and create a well-used, well-loved public place
 - Accessibility, Activities, Comfort, Sociability
- To truly achieve positive, lasting change, the strategy must be place-driven
 - Ultimate goal is to create a good urban space that serves a purpose, not to simply create a design
 - Merely inserting new design elements will not necessarily solve the park's underlying problems or functionality as a public space
 - Elements will only succeed if they work to fulfill a larger goal for the space
- Overall goal is to infuse life into the space, establish a steady base of patrons, to provide purpose to the space and social activity throughout the day
 - Patrons must feel comfortable utilizing the space
 - Understanding the needs of various user groups is important
 - Establish a sense of community at the park
 - Provide a reason for people to visit the park
 - Attract large number of new visitors within a short time frame
 - Provide a better link between CBD, neighborhoods, and Depot/S. Main area
 - Take advantage of park's impressive shade tree canopy
- Dog facility is simply a means of facilitating and encouraging these desired activities at Lynch Park



Redevelopment Timeline

- October 31, 2007 – DRAB members discuss Lynch Park
 - Great location, but nothing to do there; very few people utilize this space
 - Board suggests dog park facility would provide a good solution to issues at Lynch Parks
 - Provide purpose to the space, attract new visitors and continuous activity
- December 17, 2007 – CRA approves the concept, recommends the inclusion of a plaza/garden space in conjunction with the off-leash dog area
- January 28, 2008 – City Commission approves of Lynch Park revitalization, with dog park and plaza/garden area
 - Project to include new fencing, benches, water fountain, trash receptacles, other features
- February 27, 2008 – Parks & Rec Advisory Board supports the project
- Spring-Summer 2008 – Planning/design of the park
- Groundbreaking anticipated for late Fall 2008, completion in early 2009

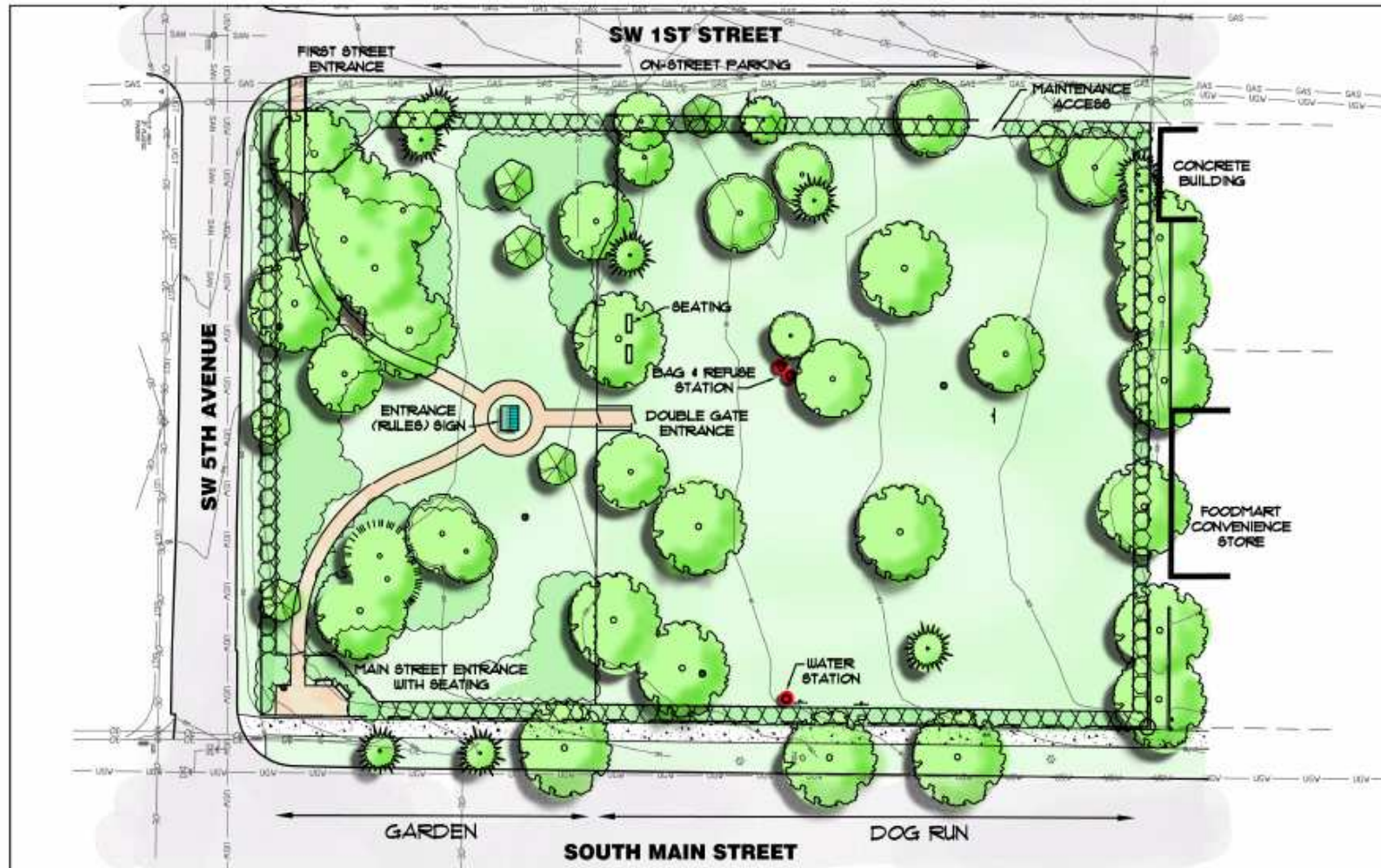


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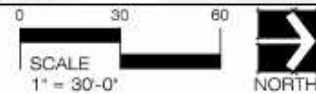
- Revitalized park will include an off-leash dog area as well as plaza/garden
- Park's design will tie together new amenities, create welcoming, active public places
 - Will employ CPTED techniques
 - Will visually open and brighten the area by pruning under-story plants and low-lying branches
 - Will eliminate confusing, unprogrammed areas which lead to dead space



Proposed Park Design



HAISLEY LYNCH PARK



9 / 09 / 08





EXISTING MAINSTREET FRONTAGE





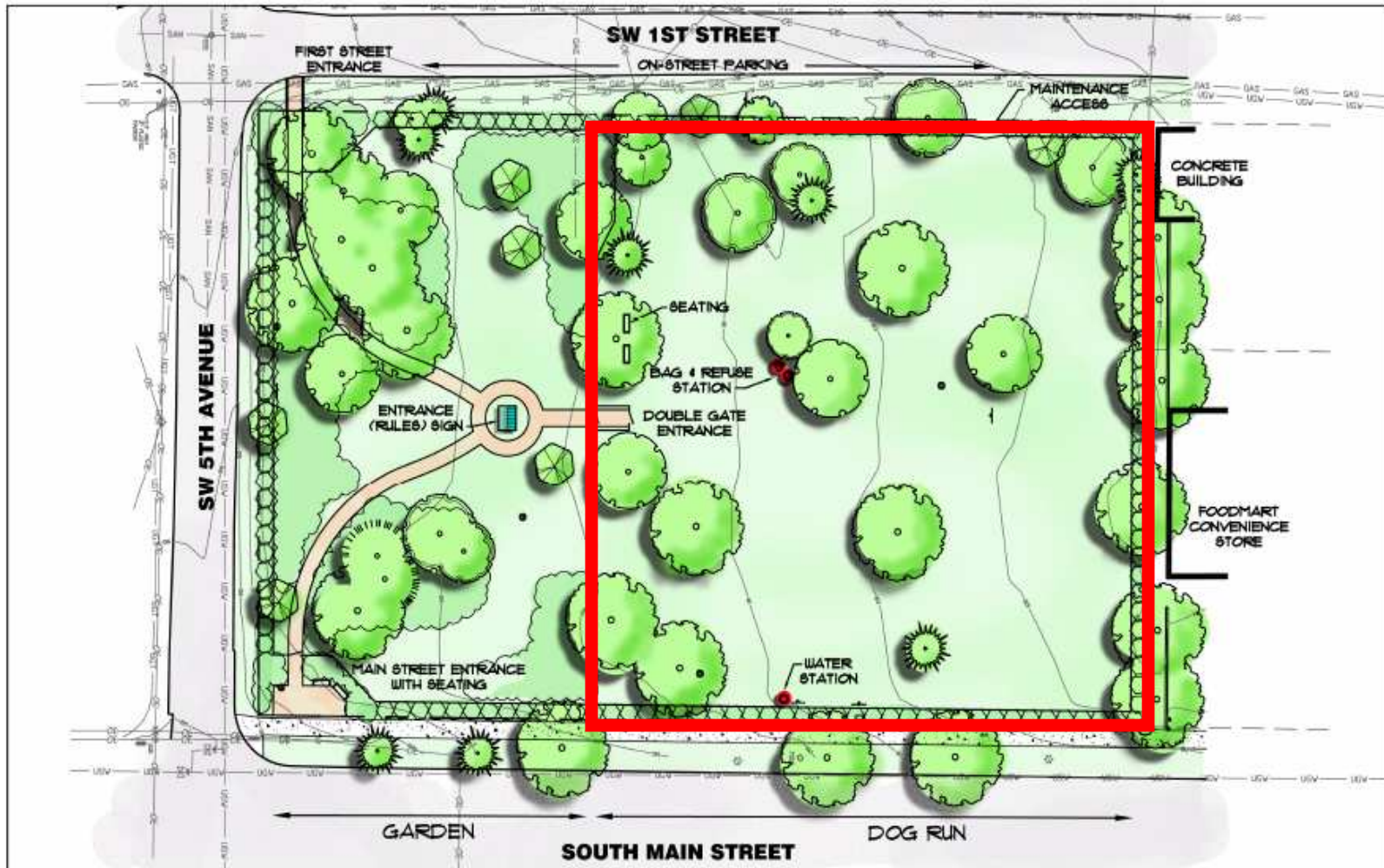
Off-Leash Dog Area



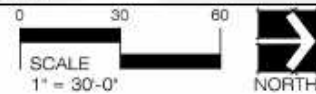
- Dog park component, and associated fixtures designed specifically to meet the needs of canine/human activity
- Park will be located on the northern portion of the Park
- Ingress/egress is oriented to minimize conflict, anxiety between animals
- Amenity will be similar to the popular facility at NE Park, but will offer upgraded design, fixtures



Dog Run Area



HAISLEY LYNCH PARK



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Fixtures – Dog area

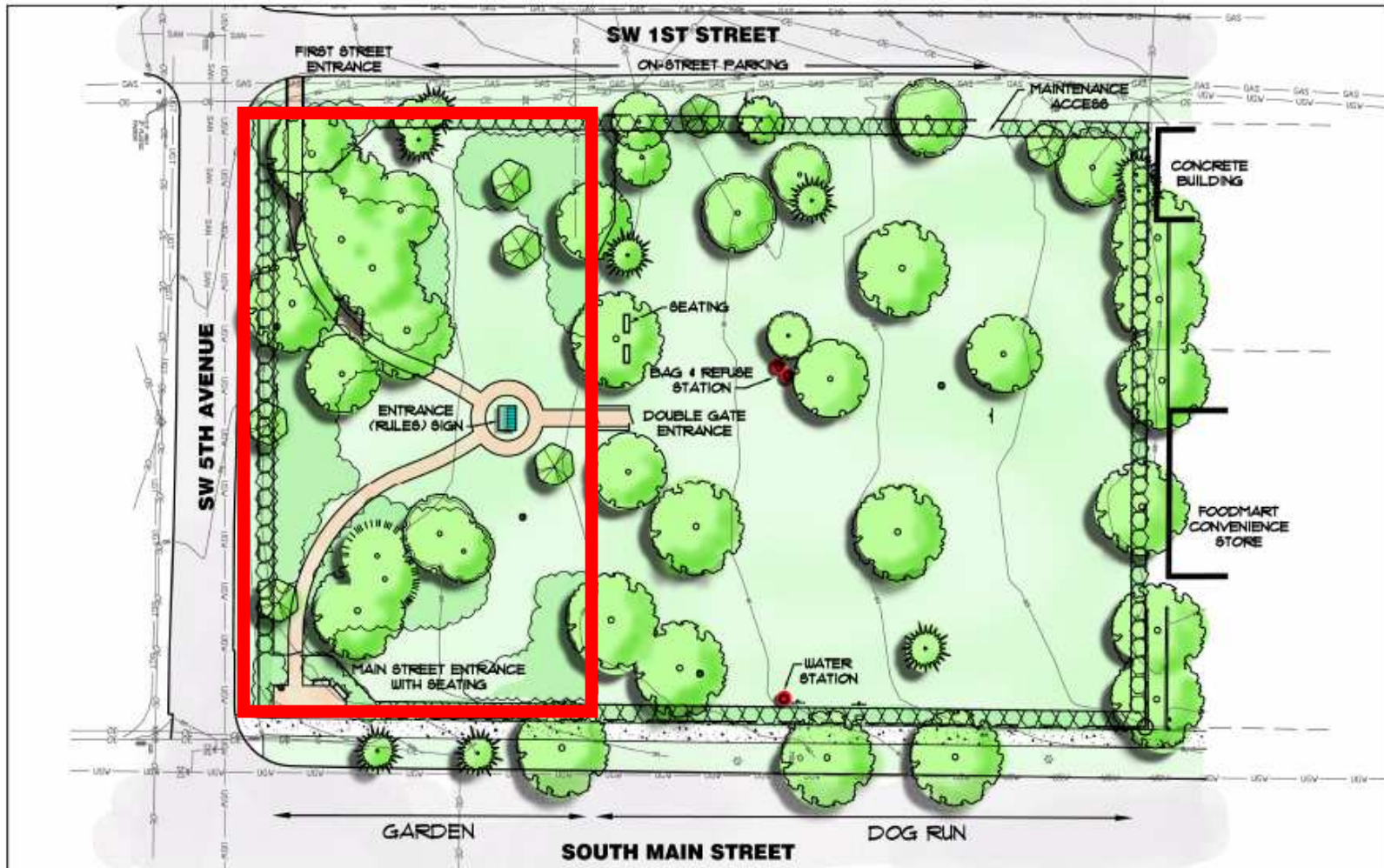


Garden/Plaza area

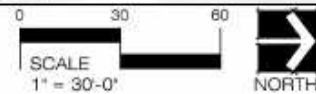
- Area is designed to serve as social/gathering place for human patrons
- Space cannot simply be provided without a purpose, or will result in the same functionality issues currently facing the park
 - Plaza/garden orientation connects to the dog facility, to the street, to adjacent neighborhood, and to the S. Main/Depot area
 - Property directly south of Lynch Park is DRAB façade grant recipient; owner is in early development stages for installation of new restaurant
 - Property SE of the park is another façade grant recipient – restoration of 3 historic storefronts
 - Attractive plaza/garden with welcoming seating will provide a good compliment to this redevelopment
- Staff is working with Public Works to provide new on-street parking along SW 1st Ave; will provide additional amenity to attract new users to the park



Garden/Plaza Area



HAISLEY LYNCH PARK



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Lynch Park fixtures – Garden area



Lighting



- Park is currently quite dark
 - Interior lighting is damaged, currently no street lights along perimeter
 - Contributes to a negative perception about the place
- Park redesign includes a small amount of attractive, pedestrian-scale lighting fixtures
- Fixtures are the “Atria” design from Lumec
 - Attractive design in keeping with aesthetics of the new park
 - Full cutoff optics
 - Energy efficient
 - Easy maintenance
 - Superior photometric performance



Redevelopment Potential

- High quality design is befitting of park's prominence as important, highly visible Downtown public space
 - Park serves as a gateway to Porters community
 - Linkage between CBD and emerging South Main/Depot Area/GRU redevelopment site
 - High quality redesign will be attractive, comfortable, durable, welcoming, and well-utilized
- Park to be renamed “Haisley Lynch Gardens” in accordance to wishes of Mrs. Mary H. Lynch



Fiscal Note

- \$73,000 currently budgeted for Lynch Park in account 9999-610-W237
- \$12,000 proposed in FY 09 budget
- Total budget = \$85,000



Recommendation

1. Receive update and provide feedback to CRA Staff;

