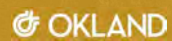


Architecture
Interiors
Planning



COLWELL SHELOR

hollystreet
studio.com

City of Glendale
Downtown Campus Reinvestment Project Update
Murphy Park Design

City Council Meeting

24 June 2025

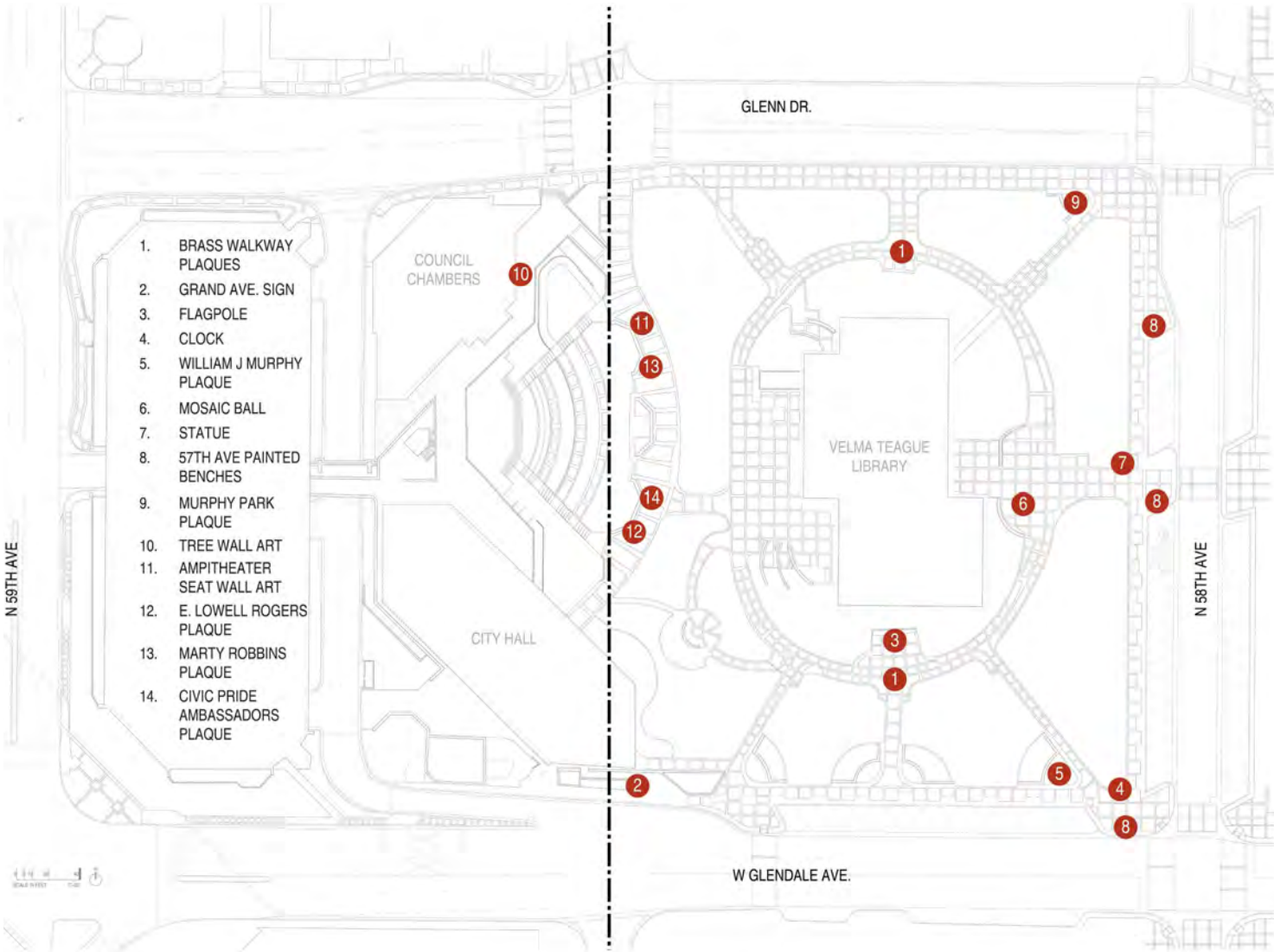
AGENDA

1. MURPHY PARK - TO DATE
2. CIVIC CAMPUS
3. MURPHY PARK DESIGN / COMMUNITY MEETING
4. SCHEDULE
5. NEXT STEPS

VISION + GOALS

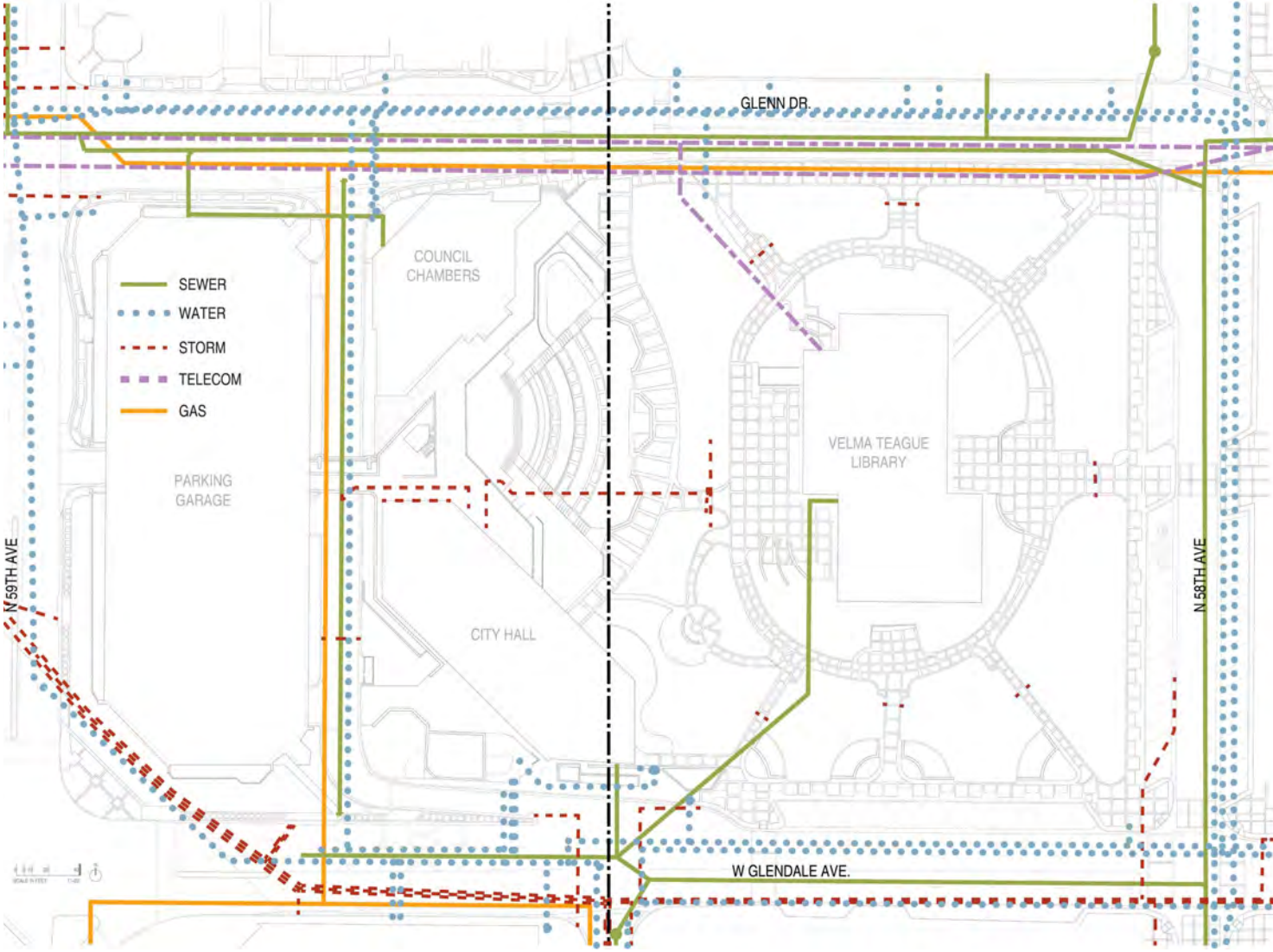
1. ELEVATE GLENDALE TO BE A DESTINATION CITY OF CHOICE
2. CREATE IDENTITY THROUGH COMMUNITY AND PLACE
3. SUPPORT DOWNTOWN ACTIVATION
4. ACT AS A CATALYST FOR ECONOMIC GROWTH
5. PROVIDE A VOLUME OF HIGH-QUALITY EVENTS
6. CREATE FLEXIBLE SPACES FOR MULTIPLE USES
7. PROVIDE ACCESSIBILITY FOR ALL AGES AND ABILITIES
8. INCORPORATE SHADE FOR CLIMATE MITIGATION
9. DOWNTOWN CAMPUS TO FEEL LIKE ONE CAMPUS

UPDATED SITE ANALYSIS - EXISTING ELEMENTS



200+ DONOR PLAQUES TO BE SAVED FOR RE-USE

UPDATED SITE ANALYSIS - UTILITIES



EXISTING CONDITIONS - PAVING TO BE REMOVED / REPLACED



BRICK WITH CONCRETE BANDING AT MURPHY PARK PLAZA



BRICK WITH CONCRETE BANDING AT MURPHY PARK PLAZA



EXPANDING STREET GRID SOMETIMES AWKWARD IN OTHER SPACES

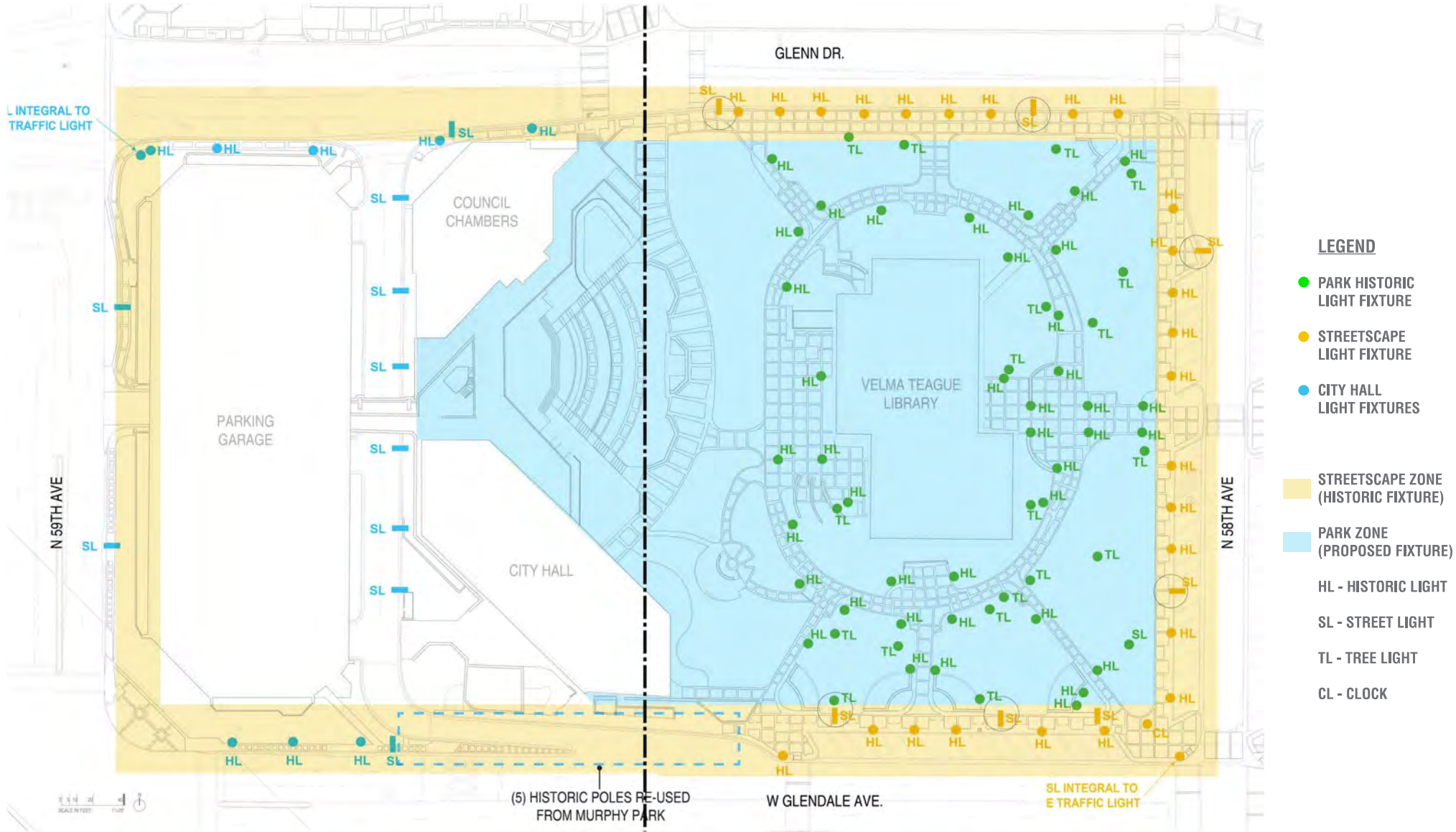
SITE FURNITURE - EXISTING BENCHES



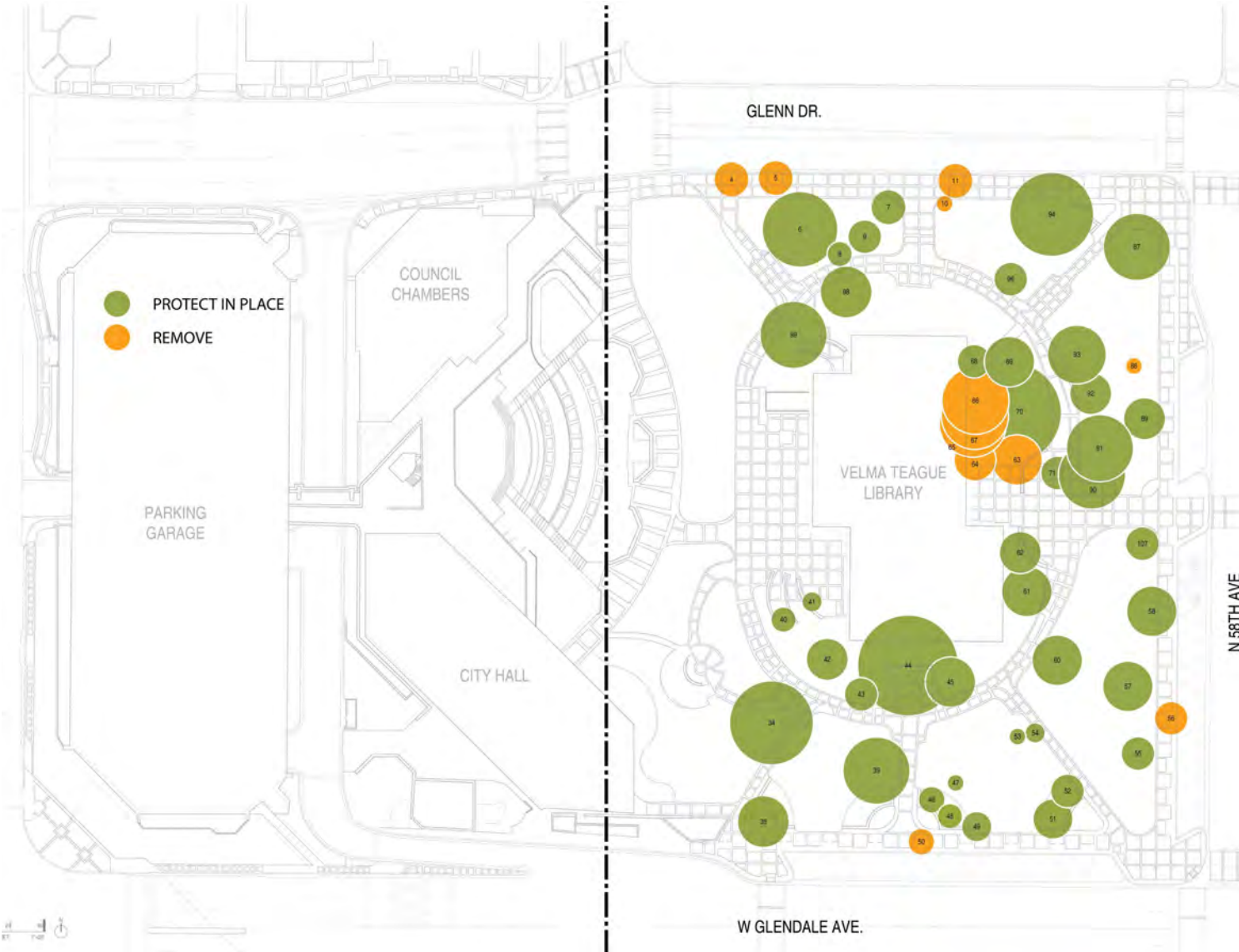
EXISTING LIGHT FIXTURES



EXISTING LIGHT FIXTURES



UPDATED SITE ANALYSIS - TREES



42 OF 54 TREES TO REMAIN

PRIMARY CHALLENGES

1. EXISTING TREES - CITIZEN PERCEPTION
2. SUSTAINABILITY + MAINTENANCE: LAWN VS LANDSCAPE
3. LAWN + TREE CANOPY + GRADE CONFLICTS
4. LIGHT POLE + GRADE CONFLICTS
5. LACK OF PROGRAMMABLE SPACE
6. UTILITIES IN STREETScape LOCATIONS
7. CREATING A PARK-LIKE FEEL COMPLEMENTARY TO THE LIBRARY

KEY DATES + INPUT

MARCH 15 2023 COMMUNITY MEETING

NEED MORE FUNCTIONS AT PARK; BRING PEOPLE DOWNTOWN
MAKE A PARK THAT ATTRACTS PEOPLE ALL DAY
BIGGER PARK SPACE - LIBRARY NEEDS TO GO
FAVORITE TREE AT NW CORNER - BETTER PARK LAYOUT FOR VENDORS, WIDER ACCESS WALKS
HOW DOES THIS PROJECT SUPPORT MORE USE OF THE CIVIC CENTER?
CONCERNED ABOUT SHADE

MARCH 29 2023 COMMUNITY MEETING

"KEEP EXISTING TREES"
LIGHTING ALONG PROMENADE AND SIDEWALK FOR AMBIANCE AND SAFETY IS DESIRED.
SHADING - STRUCTURAL SHADE OR TREE GROVES - IS IMPORTANT.
FLEXIBLE AND PROGRAMMABLE LAWN SPACES
SEASONAL FARMERS MARKET AND FESTIVAL SPACE
PICNIC PAVILIONS TO PROVIDE SHADED SEATING AND GATHERING IS DESIRED.
BIOSWALES ALONG THE STREET AS A SOLUTION FOR SITE RETENTION / FLOODING PREVENTION IS OF INTEREST.
MIX OF OPINION ON BALANCE OF LAWN / VEGETATION / GRAVEL
ICONIC ART INCORPORATION
MORE EMPHASIS ON GLENDALE'S CULTURAL DIVERSITY + HISTORY
SECURITY CAMERAS AND CPTED BEST DESIGN PRACTICES DESIRED

APRIL 11 2023 UPDATE TO COUNCIL

COMMUNITY INPUT - MARCH 27, 2023

MURPHY PARK - WHAT WE HEARD

SPACES FOR LIVE MUSIC



SHADE TREES



OPEN SPACES



PICNIC AREAS



LEISURE PROMENADE



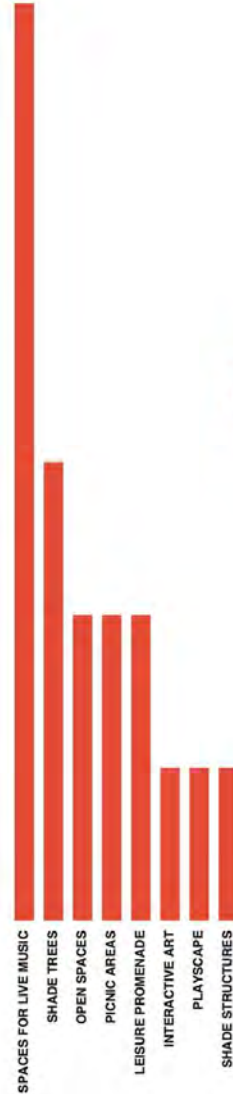
INTERACTIVE ART



PLAYSCAPE



SHADE STRUCTURES



AMENITIES REQUESTED:

- PUBLIC SPACES
- MEETING ROOMS
- CONNECTION TO SERVICES
- COMPUTER ZONES
- BETTER TECHNOLOGY
- OPEN VIEWS

DESIGN NEEDED:

- RESTROOMS
- PUBLIC ART
- SUSTAINABLE SOLUTIONS
- BENCHES & MURALS
- CULTURALLY REPRESENTATIVE DESIGN
- MORE TREES
- WORKING WATER FEATURE
- PARK CONNECTION TO BUILDING
- CONSISTENCY
- MODERN UPGRADES

ELEMENTS



"WE LOVE..."

- TREES AND GREEN SPACES
- GATHERINGS
- BELONGING

"ON THE OPENING DAY WE EXPECT..."

- FRESH NEW LOOK
- VIVID LIGHTS
- MUSIC AND FESTIVALS
- THINKING OUTSIDE THE BOX

SYMBOLS TO RESIDENTS & VISITORS

- PRIDE
- TOWN SQUARE
- COMMUNITY
- MODERN AND WELCOMING

"CIVIC SPACES SHOULD BE..."

- MODERN AND HISTORIC
- CLEAN CIVIC PRIDE
- FLEXIBLE AND FORMAL
- GREEN SPACES

PREVIOUS CONCEPTS - PRESENTED AT COMMUNITY MEETINGS

CONCEPT A



ADEQUATE BALANCE OF LAWN + LANDSCAPE?

- LANDSCAPE UNDER DENSE SHADE
- REDUCTION OF APPROXIMATELY 15% LAWN

TREE CANOPY/LAWN CONFLICTS ACCEPTABLE?

USE SLOPED LAWN TO GENTLY RAMP DOWN TO STAGE LEVEL?

RETENTION REQUIREMENT NOT MET PASSIVELY - (2) TANKS LIKELY REQUIRED TO MEET REQ'S.

ENHANCED CROSSWALKS SHOULD BUDGET ALLOW?

IS ONE PICNIC PAVILION ADEQUATE?

CONCEPT B



REPLACE LAWN WITH PROGRAMMABLE COURTYARDS?

- REDUCTION OF APPROXIMATELY 80% LAWN
- VERY FEW LAWN / TREE CANOPY CONFLICTS

1:20 RAMP DOWN TO AMPHITHEATER?

SERVICE DRIVE NOT A THRU-DRIVE. IS BACKING UP AN ISSUE?

RETENTION REQUIREMENT NOT MET PASSIVELY, ALTHOUGH IMPROVED. LIKELY (2) TANKS REQUIRED TO MEET REQ'S.

INTERACTIVE ART/PLAY?

CAN WATER FEATURE BE CONSIDERED?

CONCEPT C



ADEQUATE BALANCE OF LAWN + LANDSCAPE?

- LANDSCAPE UNDER DENSE SHADE
- REDUCTION OF APPROXIMATELY 60% LAWN

TREE CANOPY/LAWN CONFLICTS ACCEPTABLE?

SWITCHBACK RAMP ALONG AMPHITHEATER?

RETENTION REQUIREMENT MET, BUT REPLACES POTENTIALLY PROGRAMMABLE SPACE. IS THIS DESIRED?

INTERACTIVE ART/PLAY?

ARE MULTIPLE PICNIC PAVILIONS DESIRED?

INSPIRATION: STREETSCAPE



LANDSCAPE BUFFER

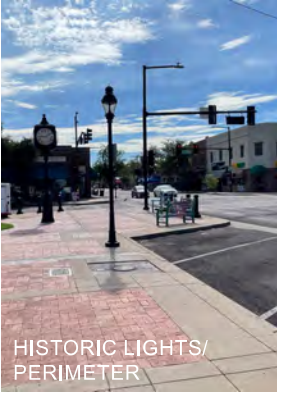
MURPHY PARK SCHEMATIC DESIGN 06.24.25



ACCESSIBLE + SAFE



SEATING



HISTORIC LIGHTS/
PERIMETER



BIKE PARKING



SMALLER GATHERING AREAS



TREE LINED STREET - STRONG EDGE



LANDSCAPE BUFFER

HOLLY STREET STUDIO COLWELL SHELOR LANDSCAPE ARCHITECTURE

INSPIRATION: FLEXIBLE + ACTIVE TO COMPLEMENT AMPHITHEATER



SMALLER LAWN SECTIONS / ENHANCE PATHWAYS



MEDIUM SIZED PLACES TO GATHER



POP UP RETAIL FOR EVENTS



ROOM FOR PROGRAMMING



COMFORTABLE + SHADY + FLEXIBLE



BALANCE OF TREES + LAWN

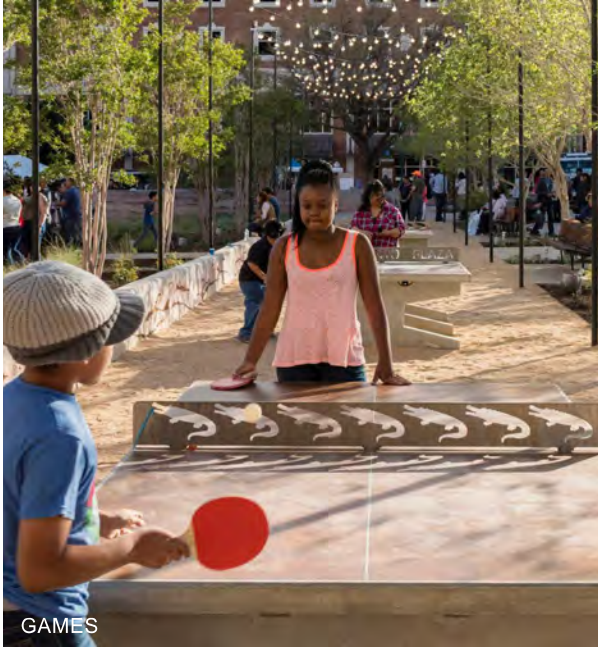


ARIZONA INSPIRED

INSPIRATION: PROGRAMMING



COMMUNITY FESTIVALS



GAMES



ART EXHIBITIONS



FUTURE PICNIC PAVILIONS



FARMER'S MARKETS



TEMPORARY / INTERACTIVE ART



YOGA ON THE LAWN



COMMUNITY FESTIVALS

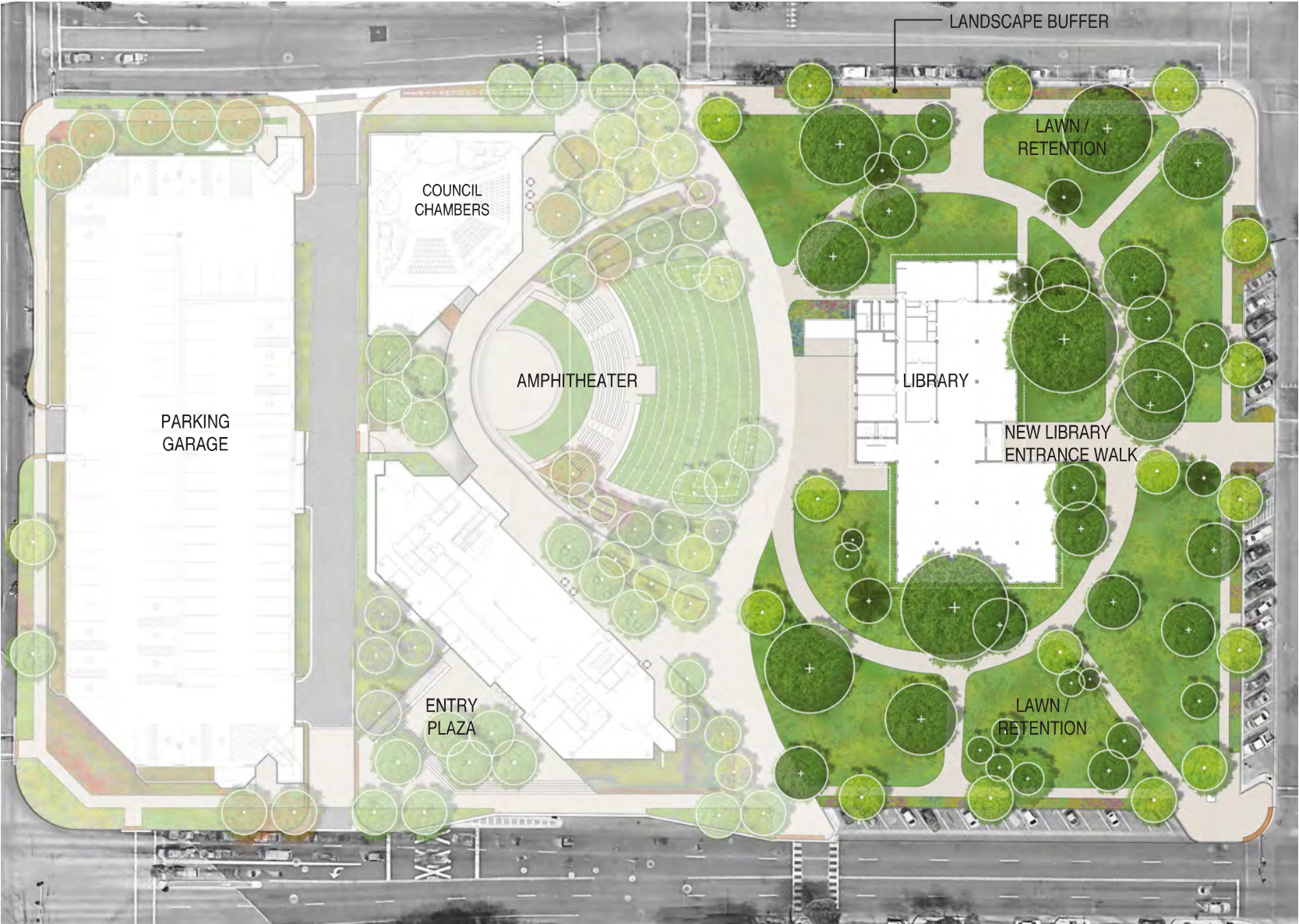


BRING THE LIBRARY INTO THE PARK

WHERE WE ARE TODAY

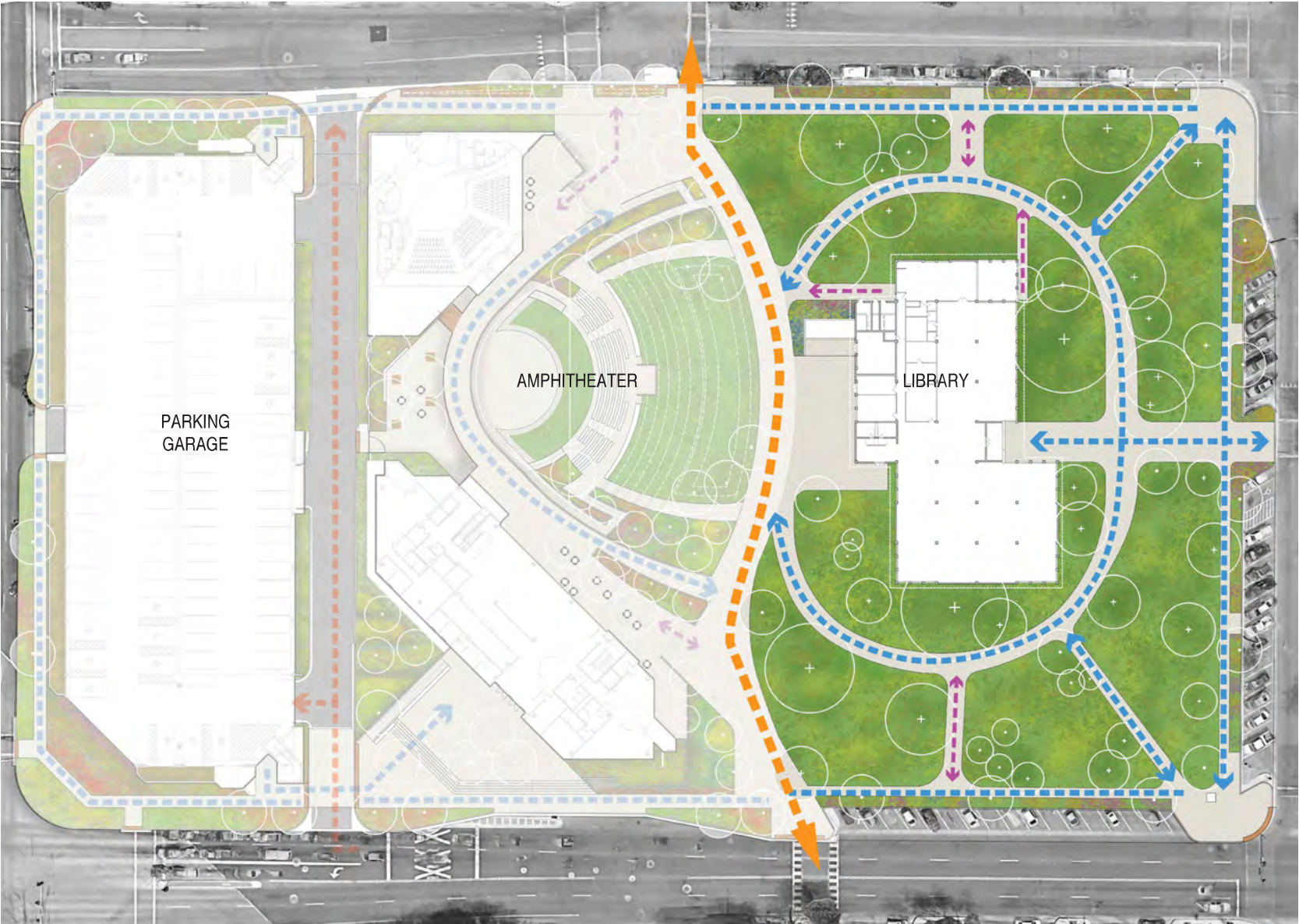


CONCEPT A - BASELINE (PROJECT COST \$4.3M)



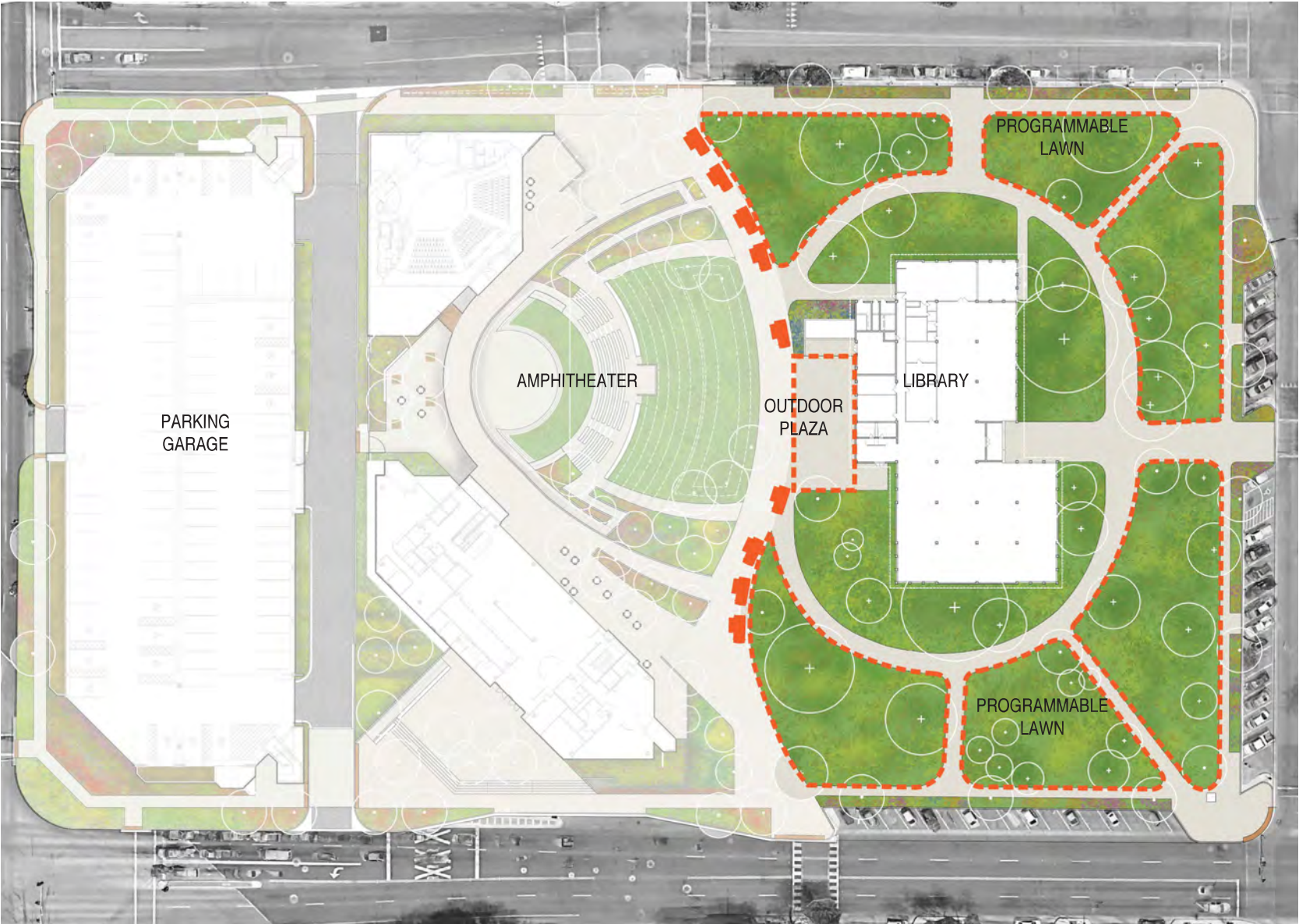
- REMOVE EXISTING SIDEWALKS AT PERIMETER & INTERIOR
- NEW SIDEWALKS BASED ON EXISTING LAYOUT W/ SOME CLEAN-UP / STREAMLINING, SOME RELATED GRADING, & INACTIVE IRRIGATION CULVERTS TO REMAIN
- IMPROVED / ACCESSIBLE SIDEWALKS AROUND LIBRARY
- PERIMETER SIDEWALK LIGHTING REMOVES (8) HISTORIC POLES, RE-SPACES REMAINING (17) HISTORIC POLES, AND REPAIRS ELECTRICAL AS NEEDED
- PARK LIGHTING REPAIRS (37) HISTORIC POLES IN PLACE AS NEEDED
- PARK LANDSCAPE INCLUDES REMOVAL OF (12) DEAD OR STRUGGLING TREES, NEW IRRIGATION SYSTEM, REPLACEMENT OF STRUGGLING TREES AND PLANTING, & TURF PATCHING AS NEEDED
- PERIMETER LANDSCAPE INCLUDES NEW IRRIGATION, (16) 36" BOX TREES, (180) 5 GAL SHRUBS, & (50) 1 GAL SHRUBS
- INCREASED SHADED EDGE AROUND PARK PERIMETER
- SAVE 200 DONOR PLAQUES

CONCEPT A - CIRCULATION



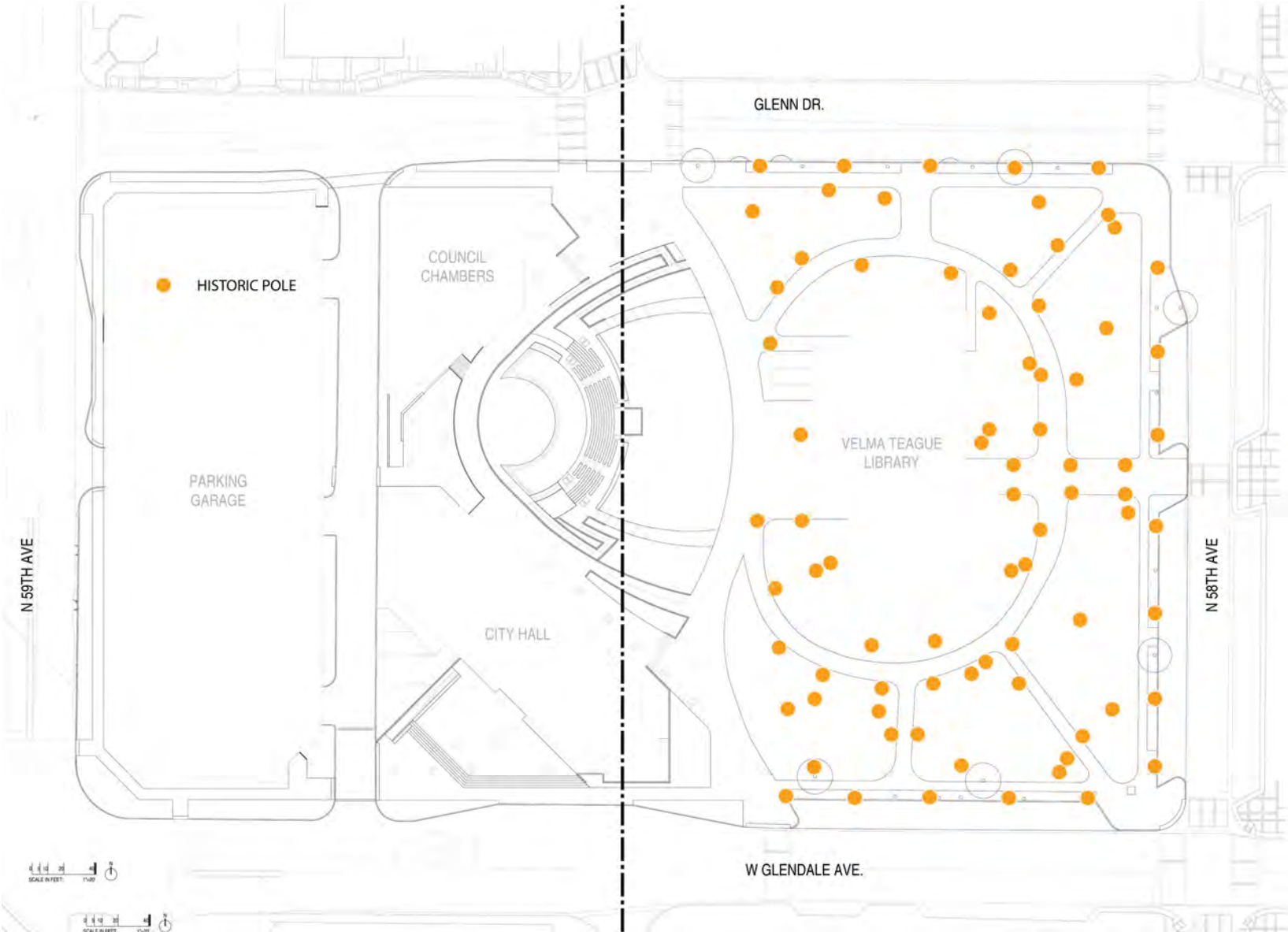
- LEGEND
- PROMENADE / EVENT SPACE / SERVICE
 - SERVICE ACCESS
 - PEDESTRIAN (MAJOR)
 - PEDESTRIAN (MINOR)

CONCEPT A - PROGRAMMABLE AREAS



- FLEXIBLE PROGRAMMABLE SPACE FOR PICNICS, GAMES, FESTIVALS, AND OTHER COMMUNITY EVENTS
- OUTDOOR PLAZA CONNECTS MURPHY PARK TO AMPHITHEATER

CONCEPT A - LIGHTING STRATEGY



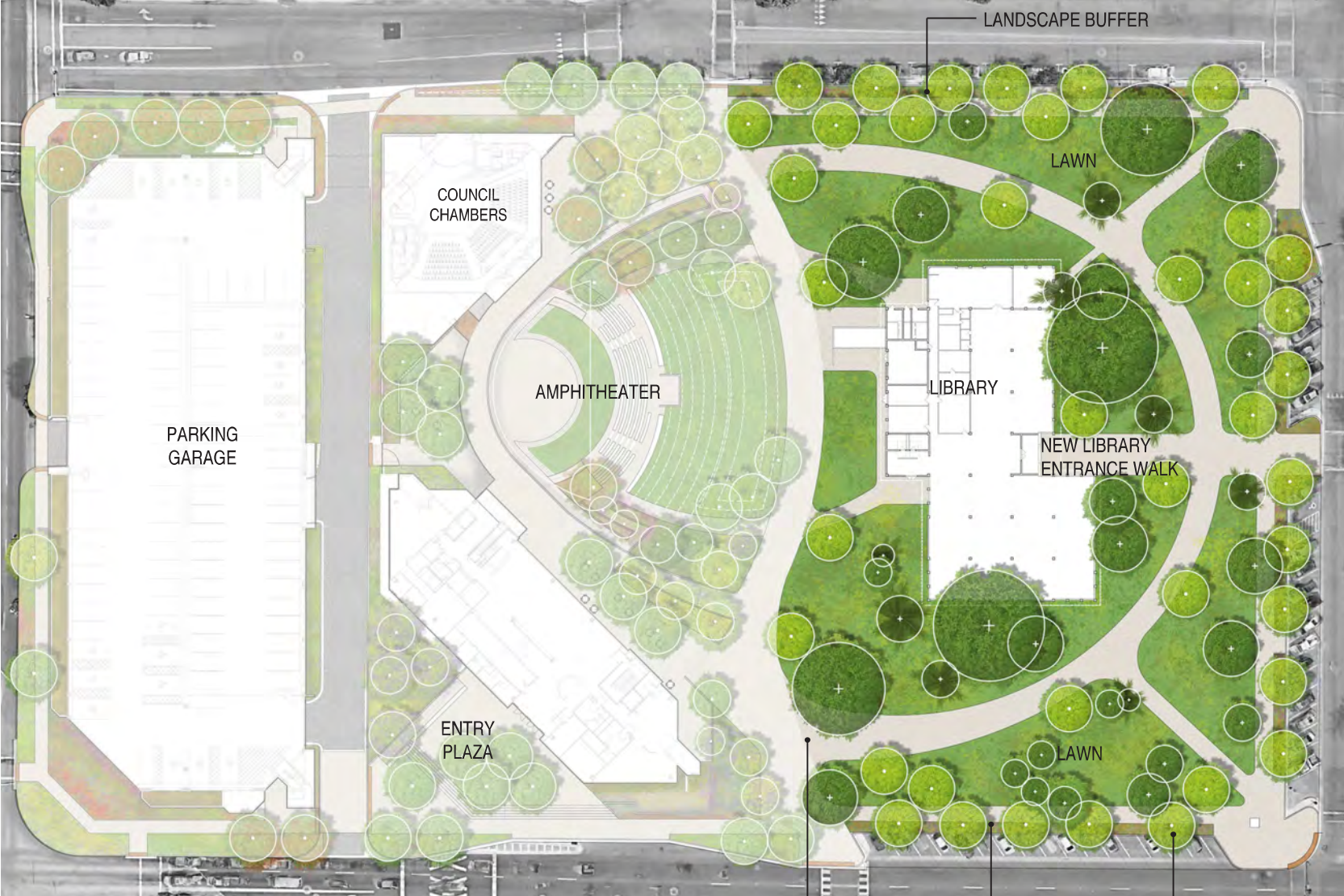
PERIMETER STREETSCAPE

- REMOVAL OF (8) HISTORIC POLES AND RE-SPACING OF REMAINING (17) ALONG STREETSCAPE
- ALLOWS FOR STREET TREES
- ALLOWS FOR BETTER LIGHT DISTRIBUTION AT PERIMETER SIDEWALK

PARK INTERIOR LIGHTING

- REPAIR IN PLACE (37) EXISTING HISTORIC LIGHT POLES WITHIN PARK, AS NEEDED

CONCEPT B - BASELINE + (PROJECT COST \$5.59M)

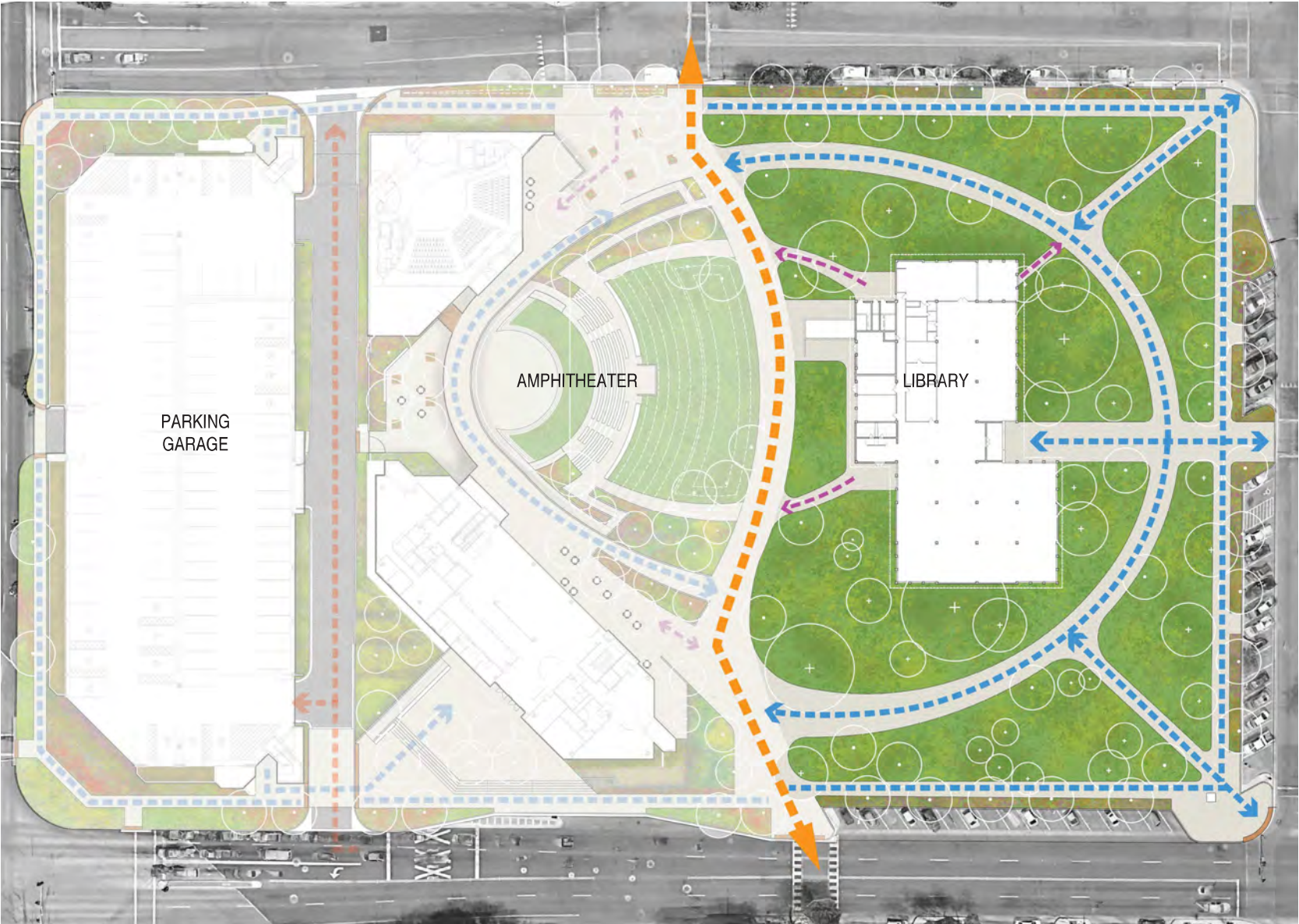


INCLUDES ALL ELEMENTS FROM BASELINE IN ADDITION TO:

- DESIGN UNITES CAMPUS
- SIDEWALKS WITH NEW LAYOUT INCLUDE RE-GRADING & SOIL AMENDMENTS, & REMOVE FLOOD IRRIGATION CULVERTS
- PERIMETER SIDEWALK LIGHTING INSTALLS (10) NEW ARNE POLES & PROVIDES NEW U.G. ELECTRICAL
- PARK LIGHTING INCLUDES NEW U.G. ELECTRICAL, REMOVAL OF (37) HISTORIC POLES, & INSTALL OF (15) NEW ARNE POLES
- EVENT POWER @ (4) LOCATIONS
- PARK LANDSCAPE TO INCLUDE REMOVAL OF UP TO (21) TREES WHICH ARE IN POOR CONDITION OR IN CONFLICT W/ HARDSCAPE, (39) 36" BOX OR LARGER TREES, (245) SHRUBS, (175) ACCENTS, TURF, AND GROUNDCOVER
- DONOR TRIBUTE

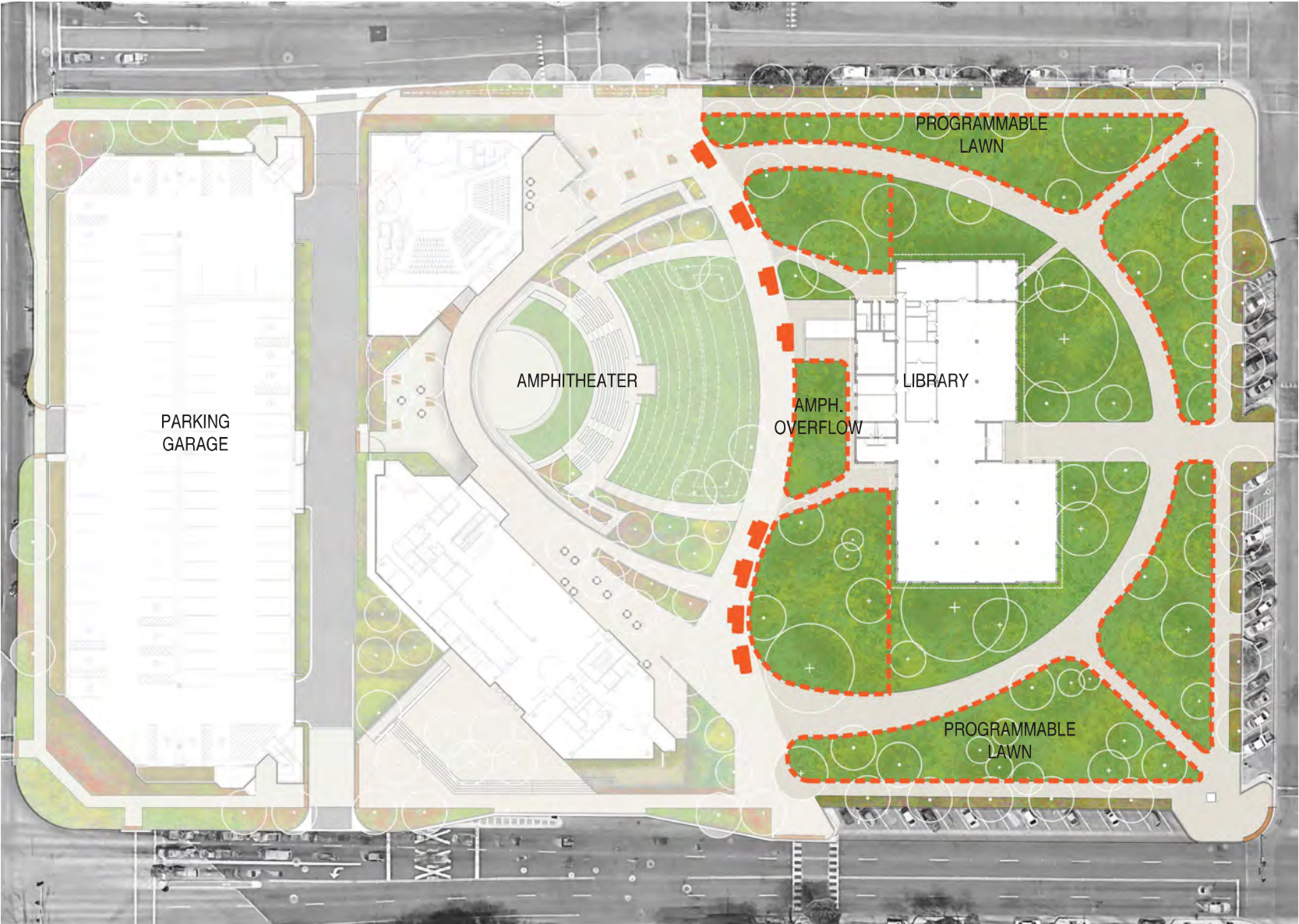
NEW 15' WIDE ACID ETCHED SIDEWALKS LANDSCAPE BEDS @ PERIMETER DENSER PERIMETER SHADE

CONCEPT B - CIRCULATION



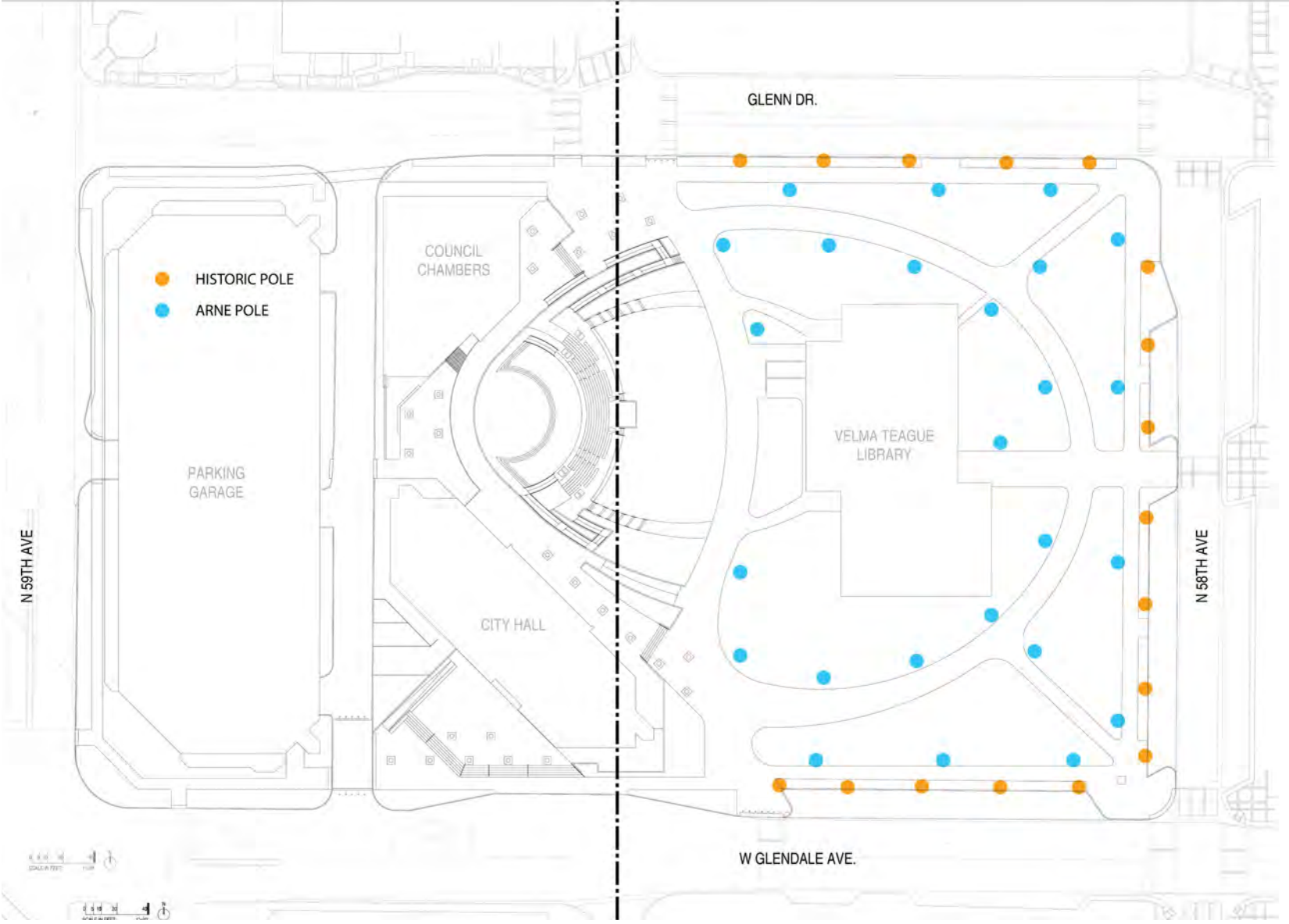
- LEGEND
- PROMENADE / EVENT SPACE / SERVICE
 - SERVICE ACCESS
 - PEDESTRIAN (MAJOR)
 - PEDESTRIAN (MINOR)

CONCEPT B - PROGRAMMABLE AREAS



- FLEXIBLE PROGRAMMABLE SPACE FOR PICNICS, GAMES, FESTIVALS, AND OTHER COMMUNITY EVENTS
- AMPHITHEATER LAWN OVERFLOWS OUT TOWARD VELMA TEAGUE LIBRARY UNITING CAMPUS

CONCEPT B - LIGHTING STRATEGY



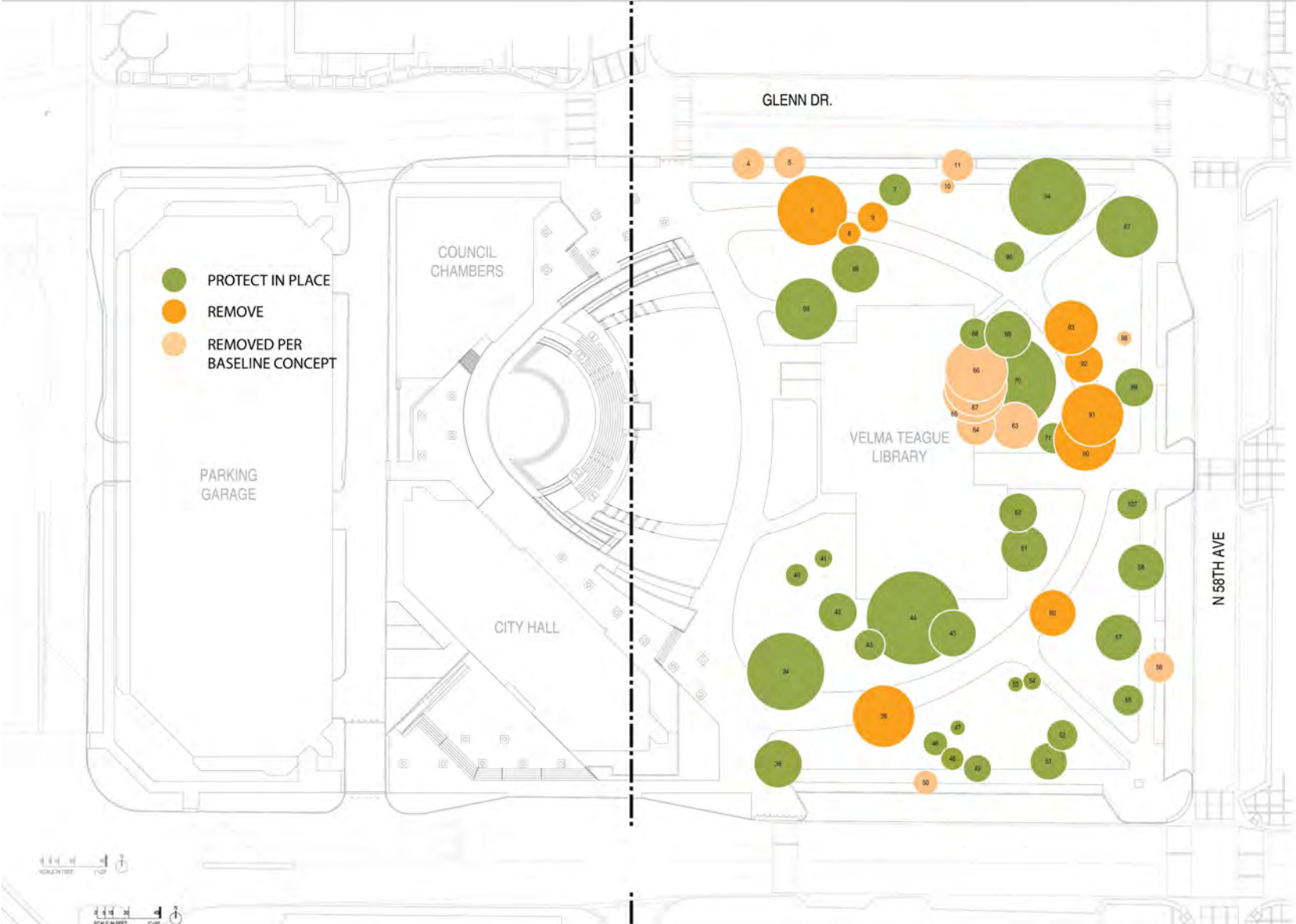
PERIMETER STREETSCAPE

- REMOVAL OF (8) HISTORIC POLES AND RE-SPACING OF REMAINING (17) ALONG STREETSCAPE
- ADDITION OF (10) ARNE LIGHT POLES ALONG INTERIOR PERIMETER TO MATCH CITY HALL AND AMPHITHEATER

PARK INTERIOR LIGHTING

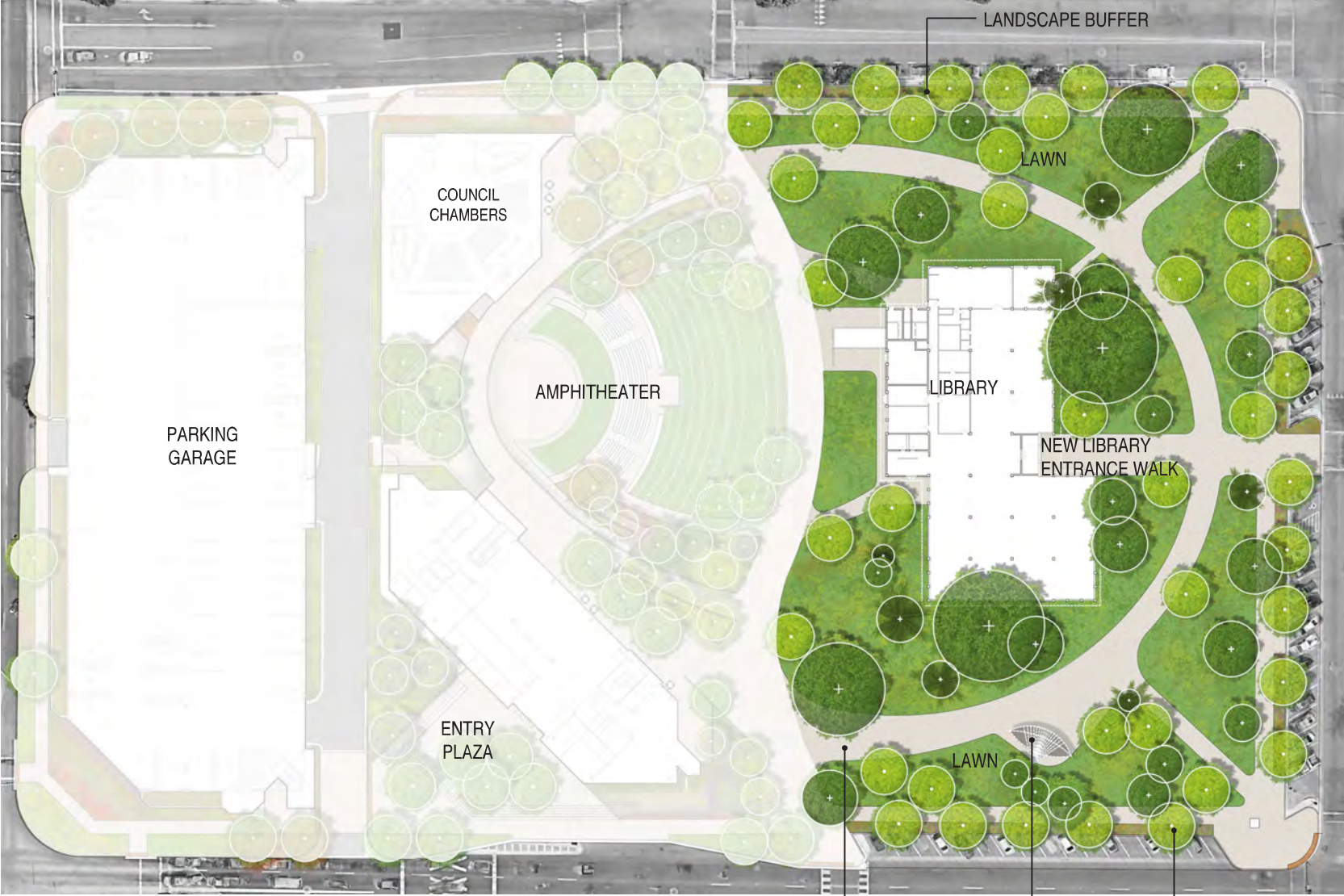
- REMOVAL OF (37) EXISTING HISTORIC LIGHT POLES
- ADDITION OF (15) ARNE LIGHT POLES WITHIN PARK RESPONDING TO NEW HARDSCAPE LAYOUT

CONCEPT B - EXISTING TREE REMOVAL



- RECOMMENDED REMOVAL OF (12) FIGUS, TIPU, AND OTHER EXISTING TREES WHICH HAVE DIED OR ARE IN POOR CONDITION AND WILL CONTINUE TO DECLINE
- UP TO (9) ADDITIONAL TREES SUCH AS TIPU REMOVED DUE TO CONFLICT WITH NEW HARDSCAPE LAYOUT
- PALMS PROTECTED IN PLACE

CONCEPT C - BASELINE ++ (PROJECT COST \$6.2M)



INCLUDES ALL ELEMENTS FROM BASELINE+ IN ADDITION TO:

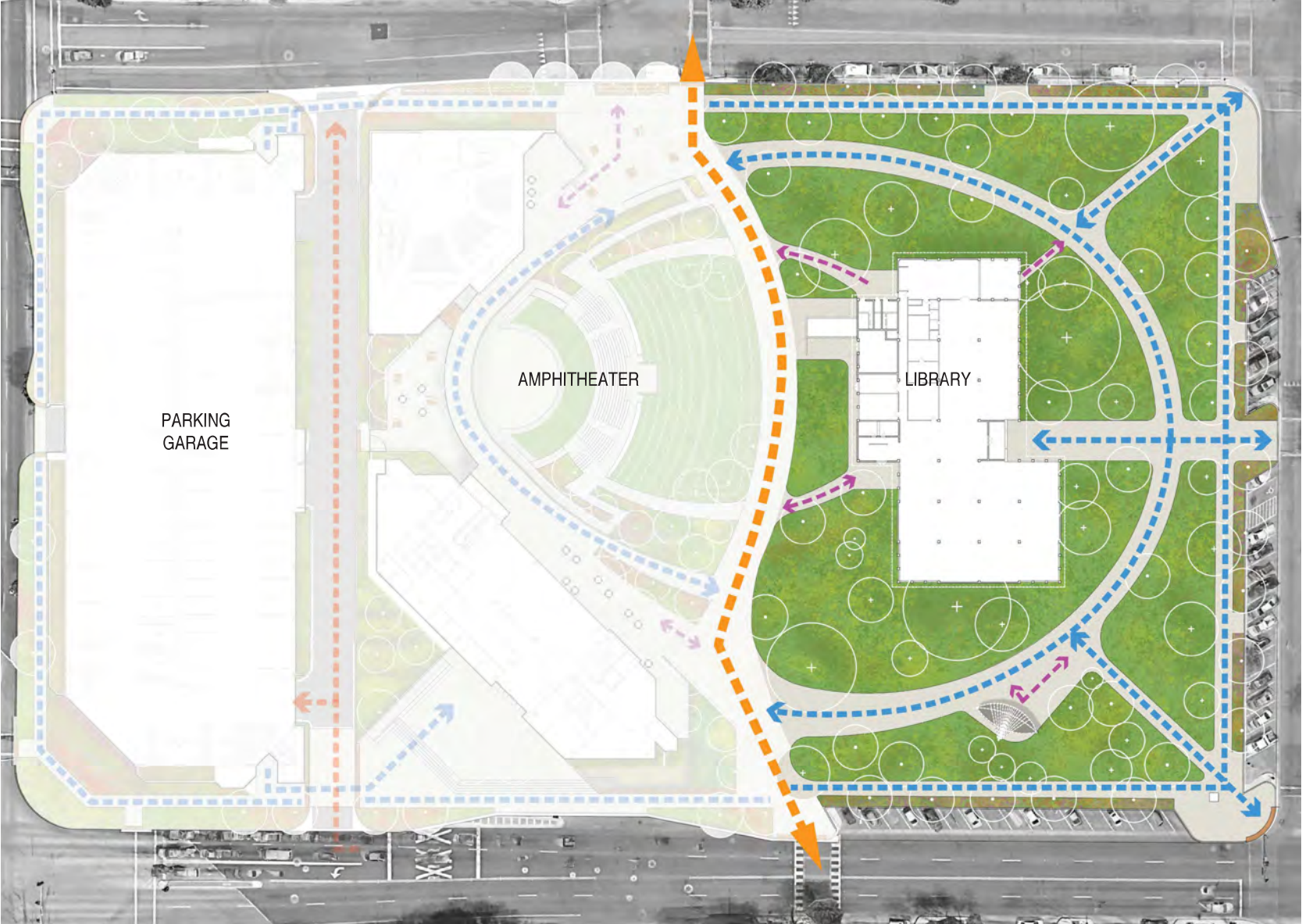
- NEW GAZEBO / CANOPY
- PARK LANDSCAPE TO INCLUDE REMOVAL OF UP TO (24) TREES WHICH ARE IN POOR CONDITION OR IN CONFLICT W/ HARDSCAPE, (42) 36" BOX OR LARGER TREES

NOT INCLUDED:

- SITE AMENITIES & FURNISHINGS - UNDER SOFT COST
- LIBRARY MECHANICAL YARD - SEPARATE PROJECT
- ART
- STREET LIGHTING - SEPARATE PROJECT

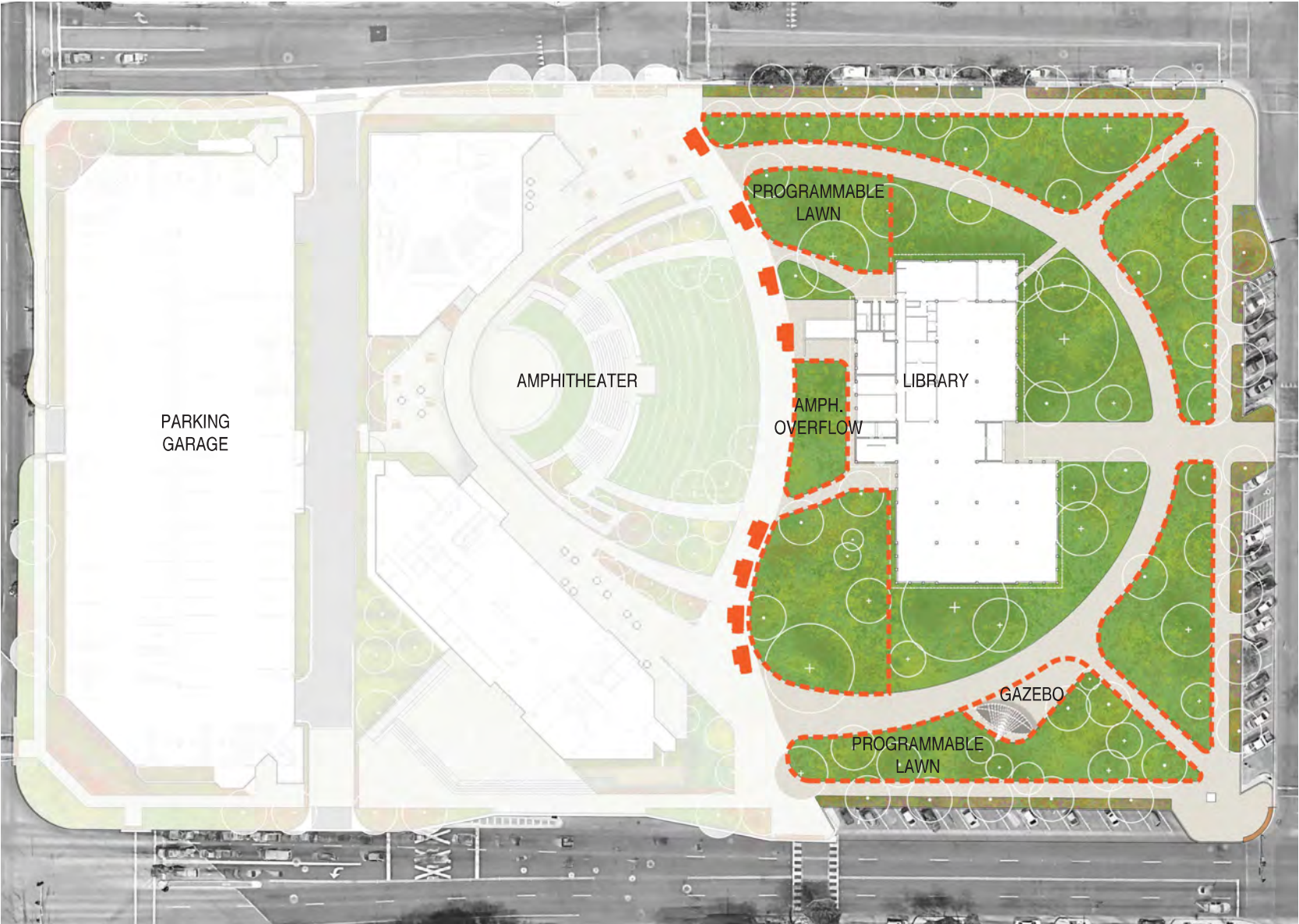
NEW 15' WIDE ACID ETCHED SIDEWALKS GAZEBO DENSER PERIMETER SHADE

CONCEPT C - CIRCULATION



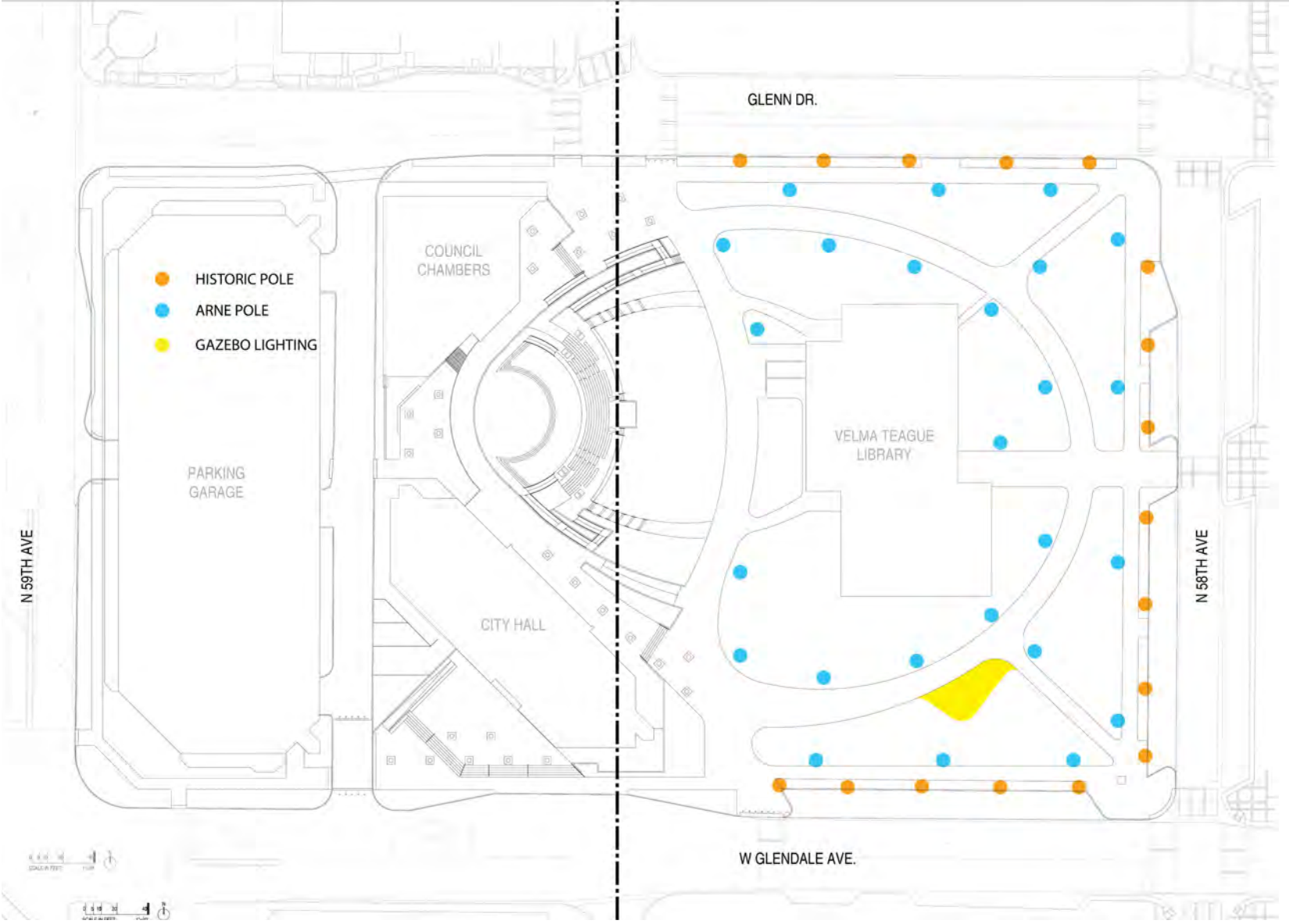
- LEGEND
- PROMENADE / EVENT SPACE / SERVICE
 - SERVICE ACCESS
 - PEDESTRIAN (MAJOR)
 - PEDESTRIAN (MINOR)

CONCEPT C - PROGRAMMABLE AREAS



- FLEXIBLE PROGRAMMABLE SPACE FOR PICNICS, GAMES, FESTIVALS, AND OTHER COMMUNITY EVENTS
- AMPHITHEATER LAWN OVERFLOWS OUT TOWARD VELMA TEAGUE LIBRARY UNITING CAMPUS
- GAZEBO PROVIDES SHADE AND PROGRAMMABLE SPACE WITHIN PARK

CONCEPT C - LIGHTING STRATEGY



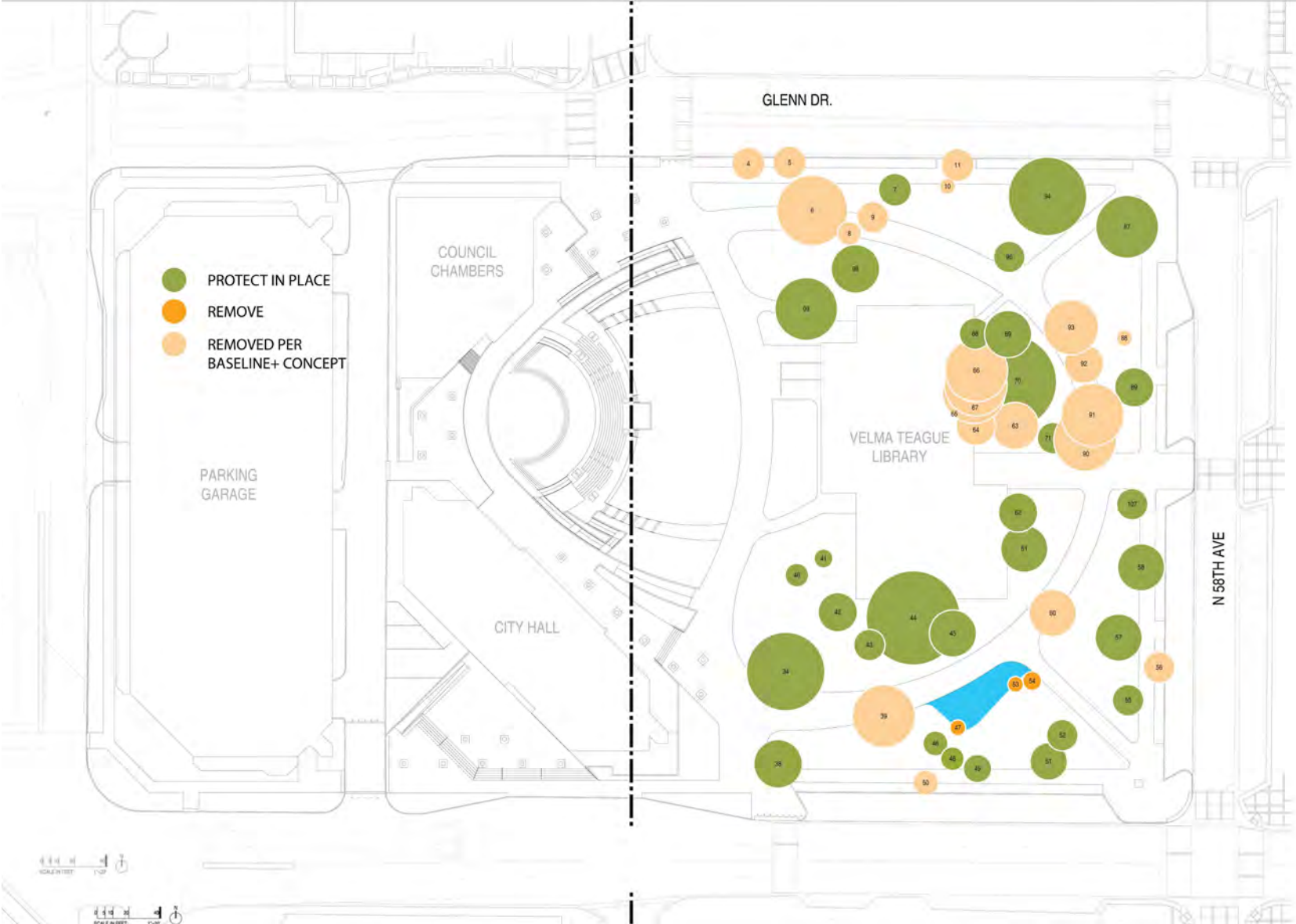
PERIMETER STREETSCAPE

- REMOVAL OF (8) HISTORIC POLES AND RE-SPACING OF REMAINING (17) ALONG STREETSCAPE
- ADDITION OF (10) ARNE LIGHT POLES ALONG INTERIOR PERIMETER TO MATCH CITY HALL AND AMPHITHEATER

PARK INTERIOR LIGHTING

- REMOVAL OF (37) EXISTING HISTORIC LIGHT POLES
- ADDITION OF (15) ARNE LIGHT POLES WITHIN PARK RESPONDING TO NEW HARDSCAPE LAYOUT
- **SPECIALTY LIGHTING AT GAZEBO**

CONCEPT C - EXISTING TREE REMOVAL



- RECOMMENDED REMOVAL OF (12) FIGUS, TIPU, AND OTHER EXISTING TREES WHICH HAVE DIED OR ARE IN POOR CONDITION AND WILL CONTINUE TO DECLINE
- UP TO (12) ADDITIONAL TREES SUCH AS TIPU REMOVED DUE TO CONFLICT WITH NEW HARDSCAPE LAYOUT
- PALMS PROTECTED IN PLACE

PAVING IDEAS



FINISH TO MATCH CITY HALL & AMPHITHEATER

MURPHY PARK SCHEMATIC DESIGN 06.24.25



NATURAL GRAY CONCRETE WITH ACID ETCH FINISH



FINISH TO MATCH CITY HALL & AMPHITHEATER

HOLLY STREET STUDIO COLWELL SHELOR LANDSCAPE ARCHITECTURE

NEW SITE FURNITURE: BENCHES + LITTER RECEPTACLES

MANUFACTURER: LANDSCAPE FORMS
MODEL: PARK VUE BENCH AND LITTER RECEPTACLES

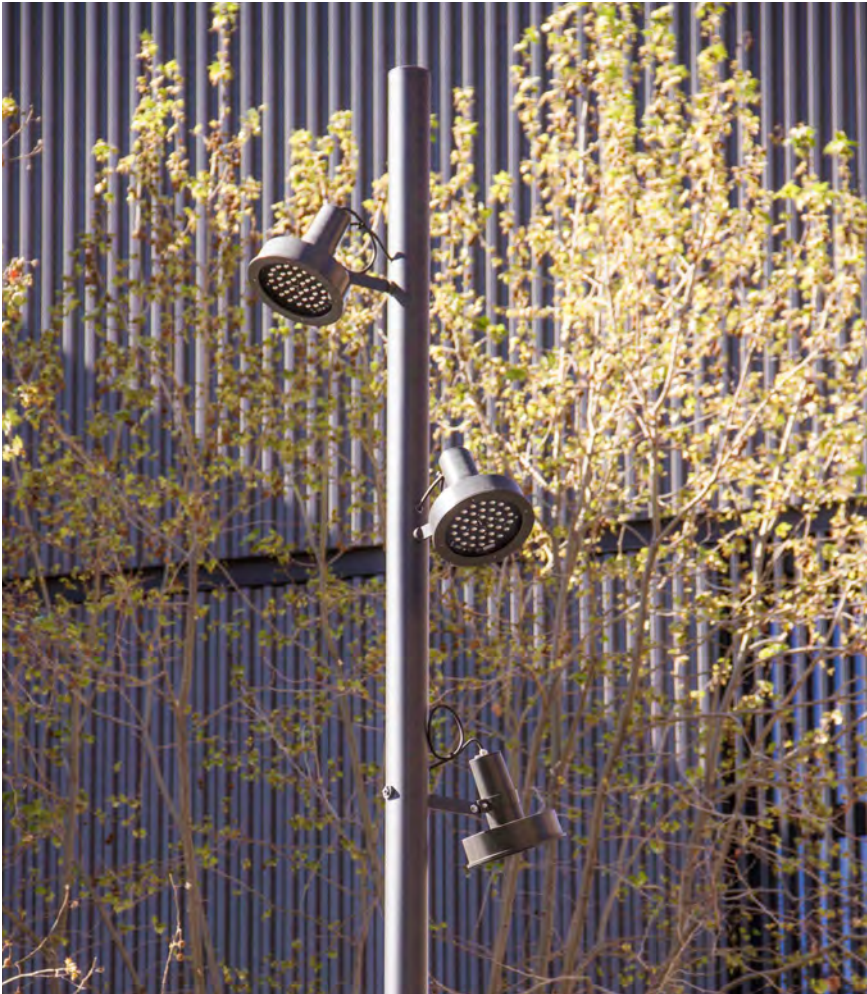
- TRADITIONAL WITH A MODERN FLAIR
- MORE DURABLE THAN WOOD



AREA LIGHTING - ARNE

LIGHTING
MANUFACTURER: LANDSCAPE FORMS ARNE
COLOR TEMPERATURE - 4000K

- FEWER POLES
- COMPATIBLE WITH AMPHITHEATER
- MODERN AND VERSATILE



MURPHY PARK SCHEMATIC DESIGN 06.24.25

HOLLY STREET STUDIO COLWELL SHELOR LANDSCAPE ARCHITECTURE

INSPIRATION: LANDSCAPE VIBE



LAWN + SINGLE TRUNK SHADE TREES



MIX OF SHRUBS + ACCENTS @ EDGES



DESERT ADAPTED OASIS PLANTINGS



STREETSCAPE



MASS ACCENT PLANTINGS - OASIS FEEL



MIX OF SMOOTH CACTI + SUCCULENTS



LAWN

JUNE 9TH COMMUNITY MEETING



COMMUNITY MEETING



COMMUNITY MEETING

COMMUNITY INPUT MEETING

ON JUNE 9TH, THE TEAM HOSTED A PUBLIC INPUT MEETING TO EVALUATE THE DESIGN CONCEPTS THAT WERE INSPIRED BY THE PREVIOUS PUBLIC MEETINGS. THE THEMATIC TAKEAWAYS WERE:

- DONOR PLAQUES, BENCHES - HAVE A THOUGHTFUL PLAN
- GAZEBO - BETTER IF NOT CLOSE TO GLENDALE AVE. DUE TO CONCERNS FOR SAFETY, NOISE AND SECURITY.
- WHAT IS THE FUTURE OF THE LIBRARY?
- THE MAJORITY FAVORED EITHER B+, OR B++ CONCEPT OPTION

PARKS & RECREATION ADVISORY COMMISSION

ALSO ON JUNE 9TH, 2025 THE TEAM GAVE A PRESENTATION TO THE PARKS & RECREATION ADVISORY COMMISSION. THE FOLLOWING POINTS REPRESENT THE GENERAL TAKEAWAYS, RATHER THAN INDIVIDUAL PREFERENCES OR COMMENTS:

- SUPPORT THE USE OF GREEN PLANT MATERIAL, TURF, TREES, SHRUBS, LESS DESERT LANDSCAPE MATERIALS.
- DONOR PLAQUES, BENCHES - HAVE A THOUGHTFUL PLAN
- SIMILAR COMMENTS ABOUT THE GAZEBO

THE COMMISSION MADE A MOTION TO RECOMMEND CONCEPT B+, AND WOULD LIKE TO SEE MORE INFORMATION ON THE LANDSCAPING, SITE FURNITURE, AND A SPECIFIC PLAN FOR THE DONOR PLAQUES.



COMMUNITY MEETING



COMMUNITY MEETING

CONCEPT COMPARISON

CONCEPT A



BASELINE
PROJECT COST: \$4.3M

NEW ACCESSIBLE SIDEWALKS AT STREETSCAPE & PARK
INTERIOR SIMILAR TO EXISTING LAYOUT, SOME RELATED GRADING, INACTIVE CULVERTS TO REMAIN

RE-SPACING OF HISTORIC LIGHT POLES AROUND STREETSCAPE, REPAIR OF HISTORIC LIGHT FIXTURES & ELECTRICAL AS NEEDED

REMOVAL OF 12 TREES IN POOR CONDITION, REPLACEMENT OF STRUGGLING TREES WITH 16 NEW TREES AND ADDITIONAL PLANT MATERIAL

NEW IRRIGATION SYSTEM AND TURF PATCHING AS NEEDED

SAVE 200+ DONOR PLAQUES FOR RE-USE

CONCEPT B



BASELINE +
PROJECT COST: \$5.59M (+\$1.3M)

NEW ACCESSIBLE SIDEWALKS AT STREETSCAPE & PARK
INTERIOR UNITING THE ENTIRE CAMPUS, REGRADING OF LANDSCAPE AROUND TREES WITH SOIL AMENDMENTS, REMOVAL OF FLOOD IRRIGATION CULVERTS

RE-SPACING OF HISTORIC POLES AROUND STREETSCAPE, NEW ARNE POLES WITHIN PARK TO MATCH CITY HALL

EVENT POWER @ (4) LOCATIONS

REMOVAL OF 21 TREES IN POOR CONDITION OR IN CONFLICT WITH HARDSCAPE, REPLACEMENT OF STRUGGLING TREES WITH 39 NEW TREES, AS WELL AS MORE PLANT MATERIAL

NEW IRRIGATION SYSTEM AND NEW TURF

SAVE 200+ DONOR PLAQUES & TRIBUTE

CONCEPT C



BASELINE ++
PROJECT COST: \$6.2M (+\$1.9M)

GAZEBO / SHADE CANOPY

ADDITIONAL HARDSCAPE AREA AROUND GAZEBO

SPECIALY LIGHTING AT GAZEBO

REMOVAL OF 24 TREES IN POOR CONDITION OR IN CONFLICT WITH HARDSCAPE, REPLACEMENT OF STRUGGLING TREES WITH 42 NEW TREES, AS WELL AS MORE PLANT MATERIAL

NEW IRRIGATION SYSTEM AND NEW TURF

SAVE 200+ DONOR PLAQUES & TRIBUTE

SCHEDULE

JULY 2025 - START CD'S

SEPT 2025 - SUBMIT FOR PERMIT

OCT 2025 - START CONSTRUCTION

APRIL 2026 - PARK IS OPEN!!

NEXT STEPS

JUNE 24, 2025 - CONSENSUS TO MOVE FORWARD WITH A SELECTED CONCEPT

JULY-SEPTEMBER 2025 - COMPLETE DESIGN

OCTOBER 2025 - TENTATIVE MURPHY PARK GMP

THANK YOU