

LYNN

WYATT

SQUARE

FOR THE

PERFORMING ARTS



# Project Information

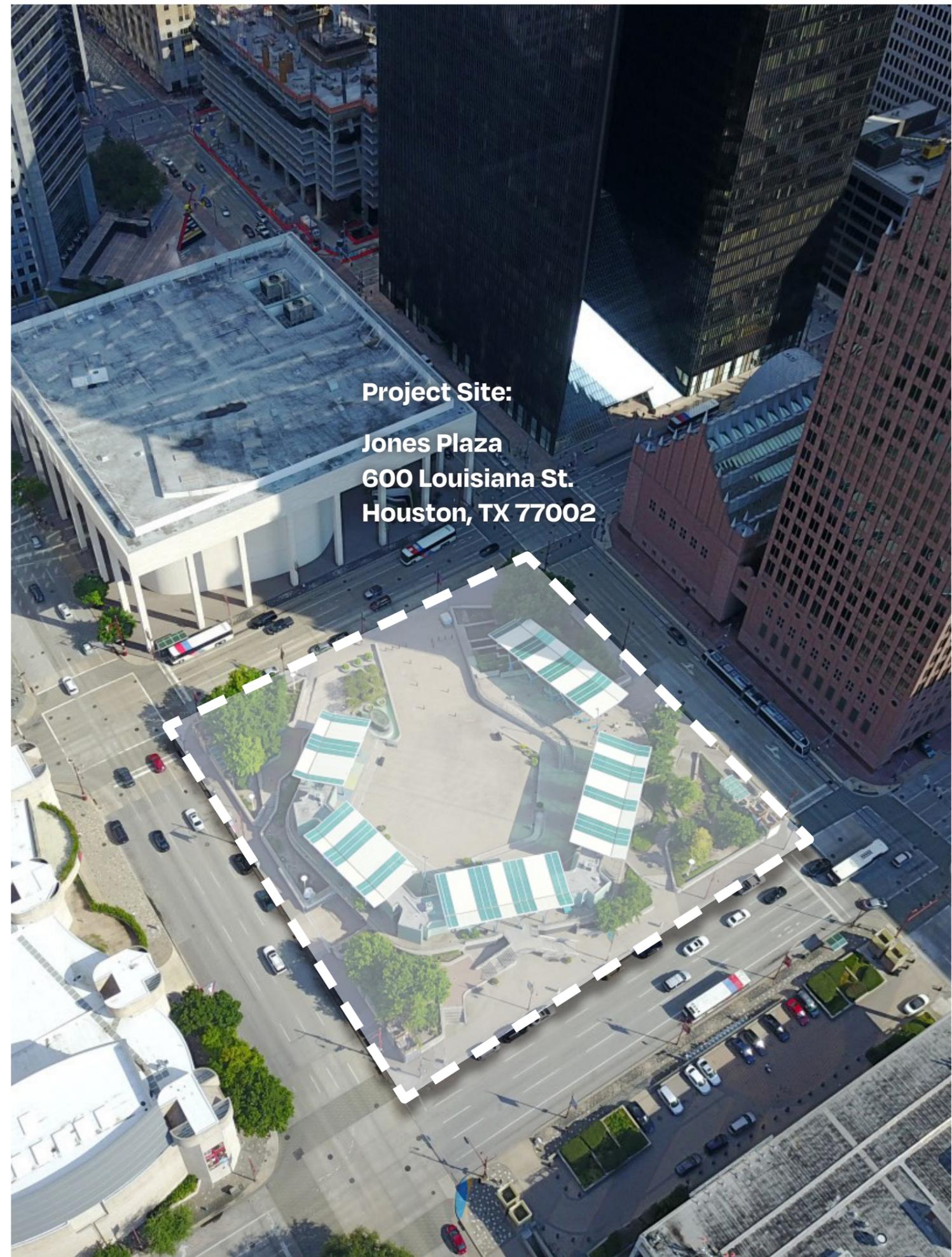
**Project Name:** Lynn Wyatt Square for the Performing Arts  
(formerly Jones Plaza)

**Project Address:** 607 Capitol St. Houston, TX 77002 (Building)

**Program:** Park + Restaurant

**Size:** 10,300 GSF (building) / 83,360 GSF (site)

**Status:** Under Construction (Expected Completion 2022)



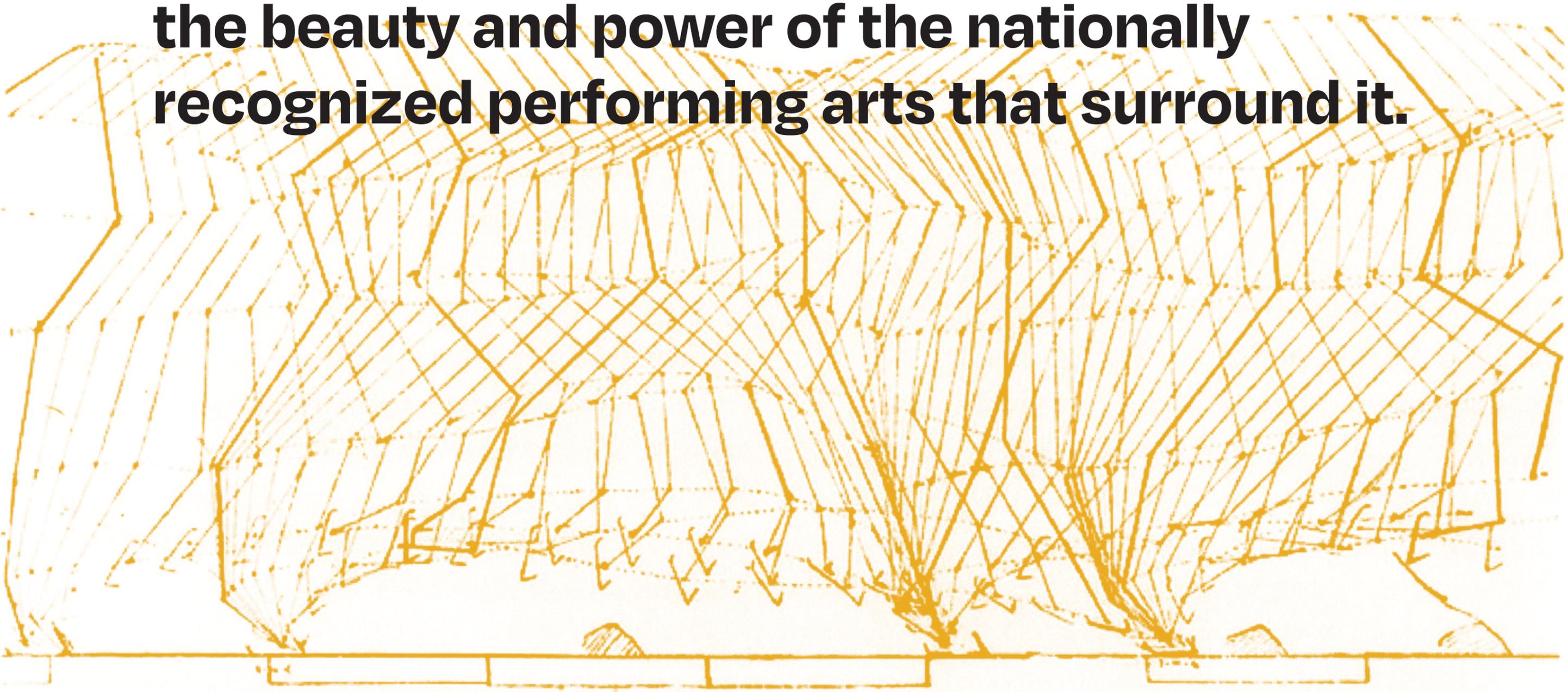
**Project Site:**  
Jones Plaza  
600 Louisiana St.  
Houston, TX 77002

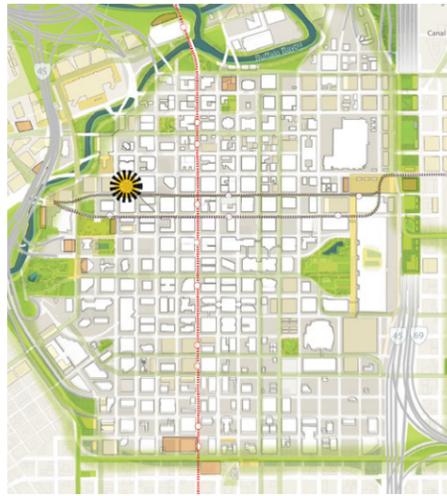
**Existing Site**

Jones Plaza, Bricker +  
Cannady Architects, 2001

Lynn Wyatt Square for the Performing Arts

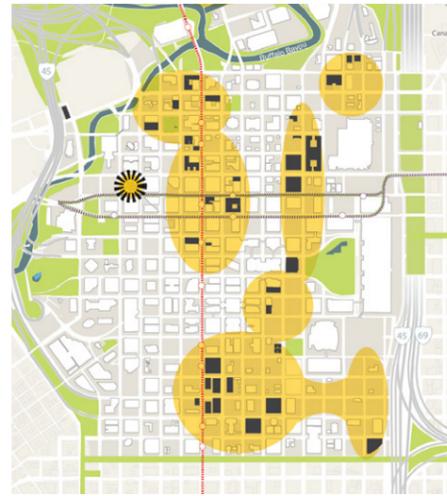
**This plaza will be the new gateway for Houstonians and visitors alike to experience the beauty and power of the nationally recognized performing arts that surround it.**





**Open Space**

Wyatt Square contributes to the envisioned ring of green space as a key access point from Downtown to Buffalo Bayou.



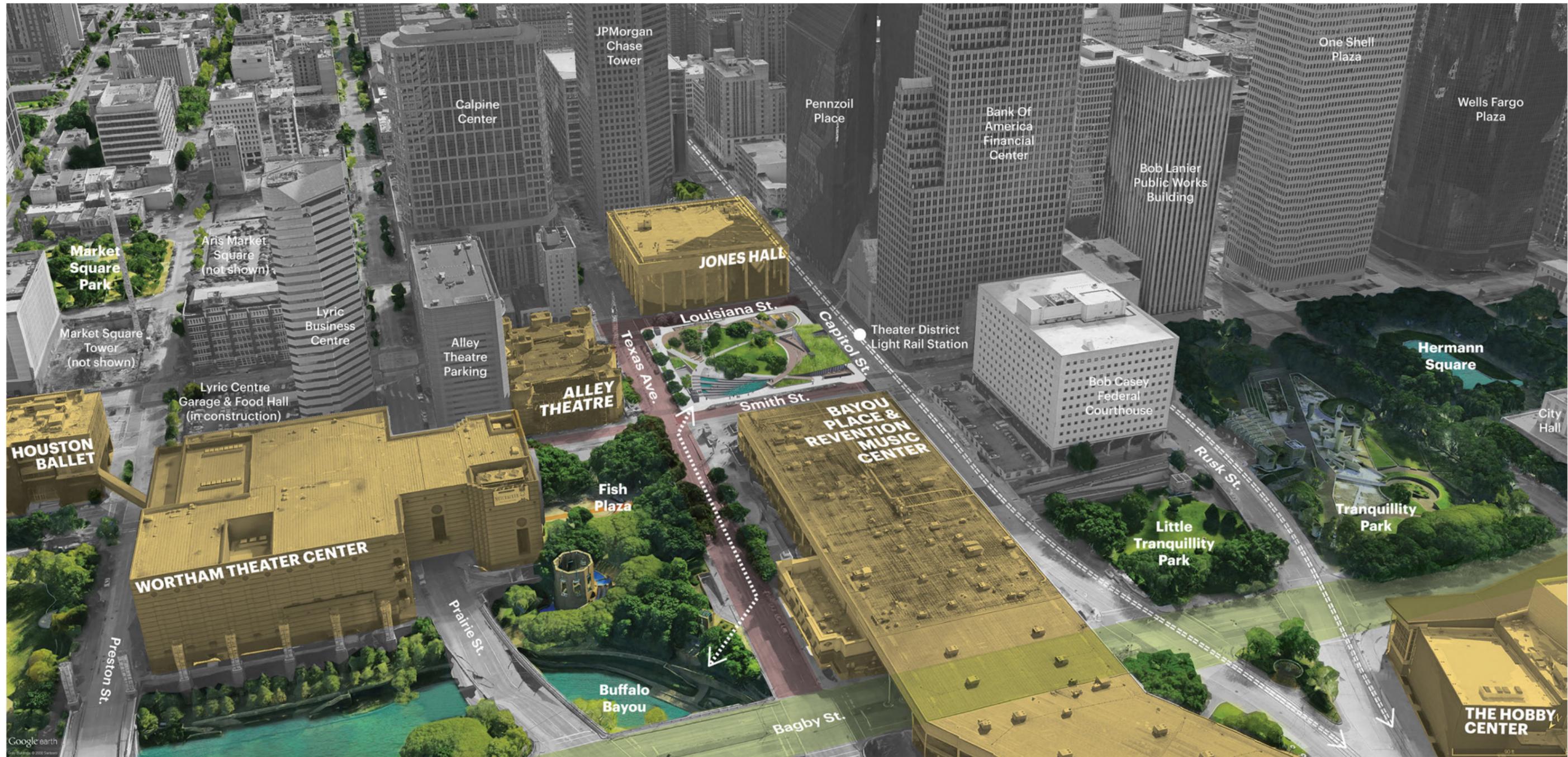
**Residential Development**

Wyatt Square will serve the area's growing residential population and encourage more people to live, work and play Downtown.

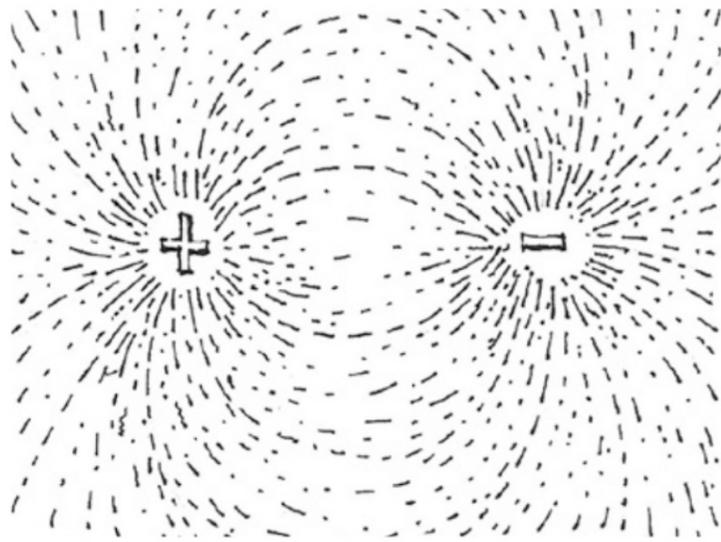


**Districts**

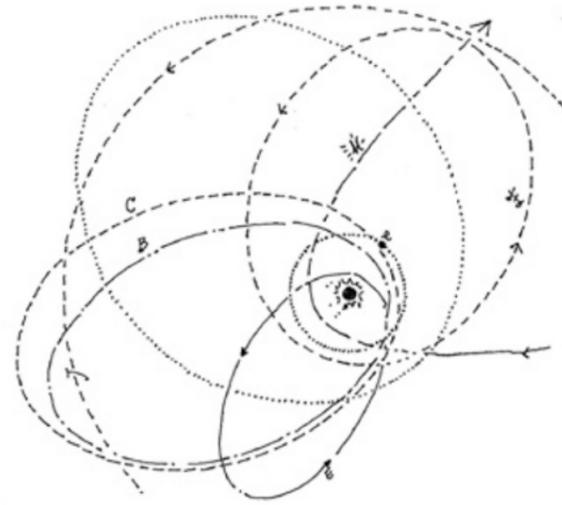
Wyatt Square is a gateway to the Theater District, but it is also well situated to serve residents and office workers in adjacent neighborhoods.



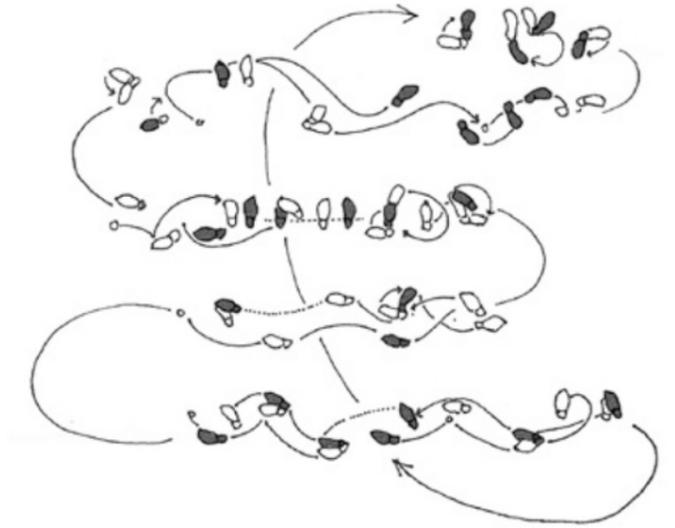
## Design Approach



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### Theater District Attraction

The Theater District is a “magnetic field” of culture, generating tremendous energy and buzz in Downtown Houston. While it serves a regional audience with its programs, its success as a symbol of creative discovery is an important catalyst for investment and urban life that extends into and beyond the surrounding Historic, Skyline, and Civic Center Districts.

Downtown is a growing part of Houston with increasing residential interest. People are seeking a vibrant, pedestrian-oriented, and transit-friendly environment with proximity to jobs, amenities, and quality open space.

### Wyatt Square as Epicenter

The Theater District’s venues and performing arts organizations create an intricate constellation surrounding Wyatt Square – orbiting the plaza like planets around the sun, pushing and pulling the plaza with their gravitational forces. At the epicenter of the Theater District, Wyatt Square will be influenced by the proximity of these cultural forces.

Our design process involves understanding the creative strengths of these surrounding institutions and how each can contribute to shaping and programming Wyatt Square.

### People are Performance

We imagine Wyatt Square as a stage and the people of Houston as performers. The elevation of authentic daily rhythms – walking, interacting, eating, singing, and dancing – will shape this unique and beloved destination.

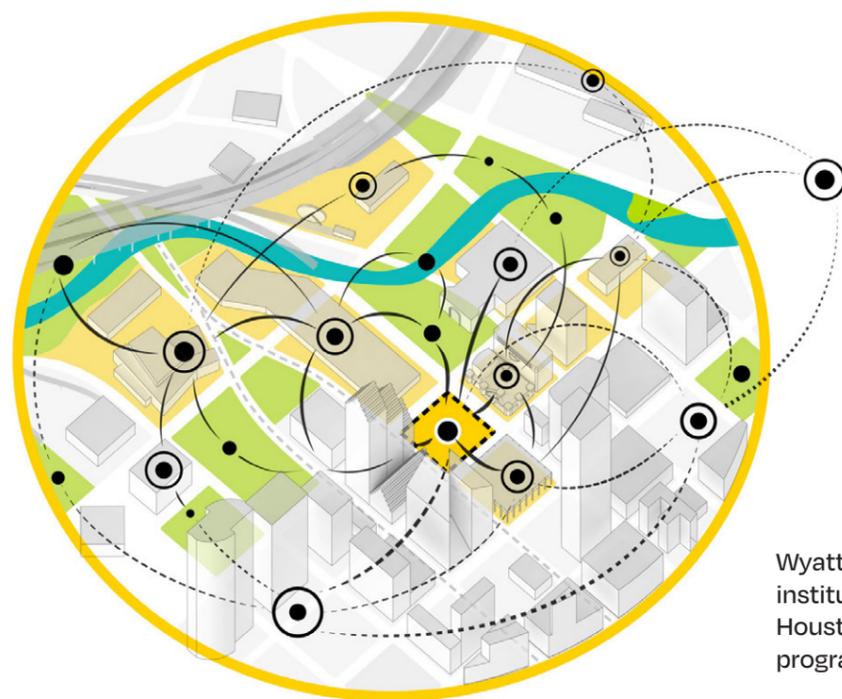
The plaza’s pathways and places should be understood as experiences, and its physical forms, materials, and relationships create discovery and new encounters. A wide range of programmed and improvised performances will take place throughout the year, inspiring and motivating the lives of visitors and Houstonians.

## Design Approach

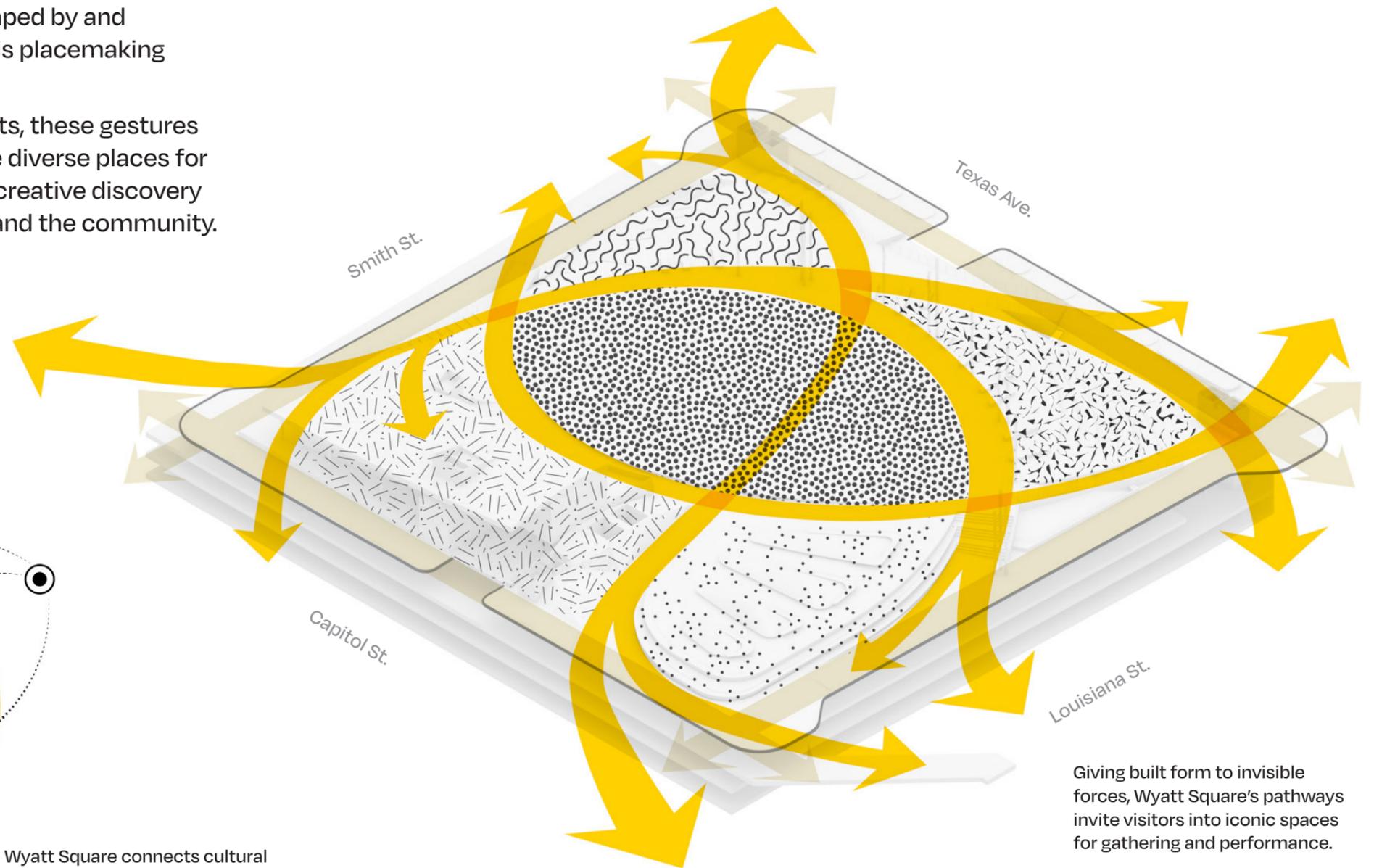
# Urban Choreography

From Downtown to the Theater District to the human scale, the spaces for urban life at Wyatt Square are shaped by and reciprocally create flows of urban life. We call this placemaking strategy Urban Choreography.

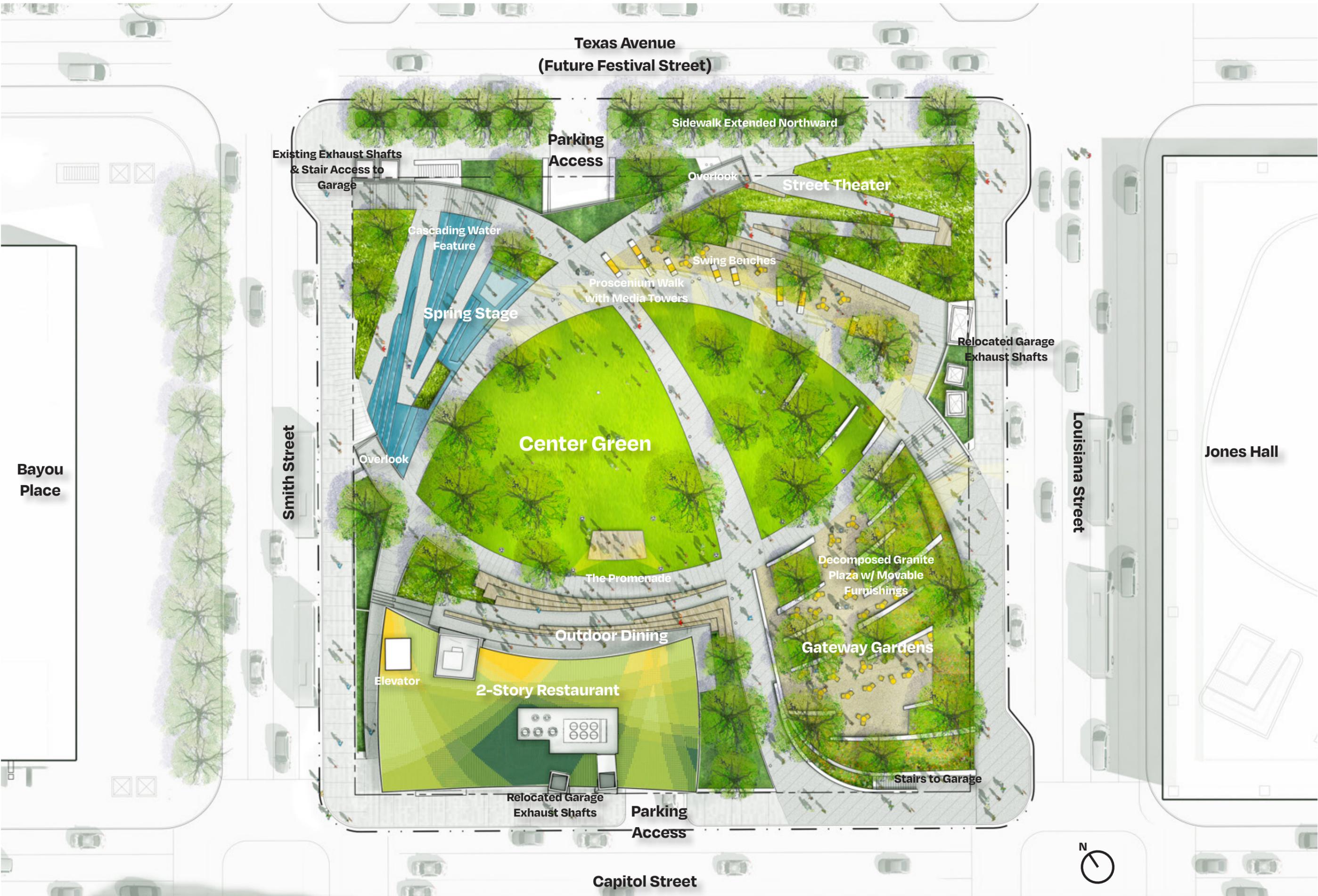
Inspired by the movements of the performing arts, these gestures connect Wyatt Square to Houston and articulate diverse places for gathering. These spaces will become stages for creative discovery in partnership with Theater District institutions and the community.



Wyatt Square connects cultural institutions and Downtown Houston visually, physically, and programmatically.

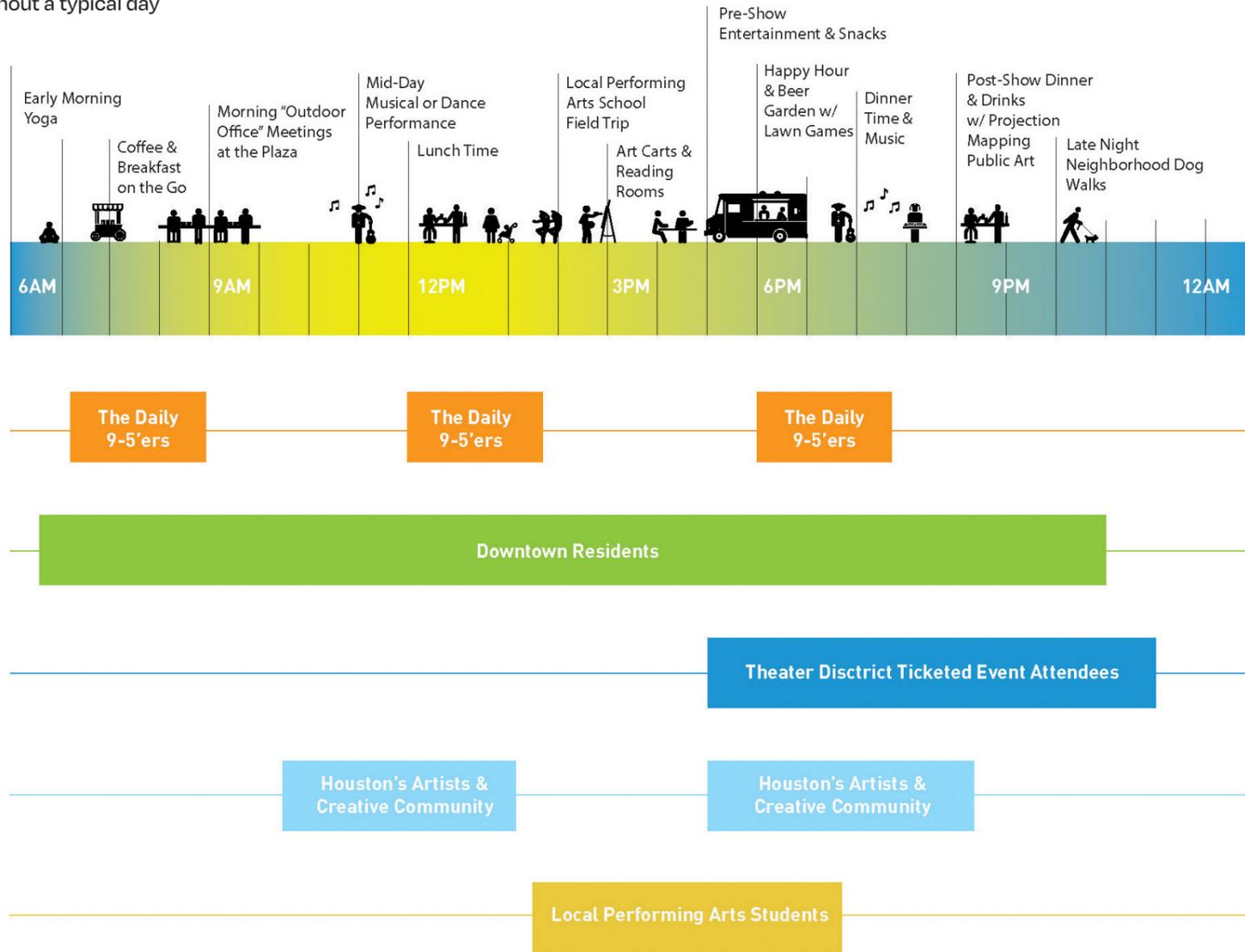


Giving built form to invisible forces, Wyatt Square's pathways invite visitors into iconic spaces for gathering and performance.



# Site Plan

An envisioned user group programming throughout a typical day

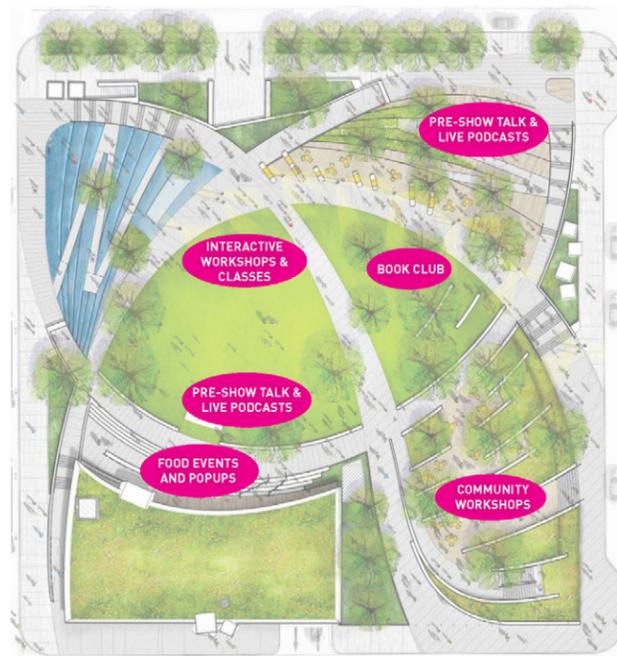


## Activation and Programming: Unique Challenges

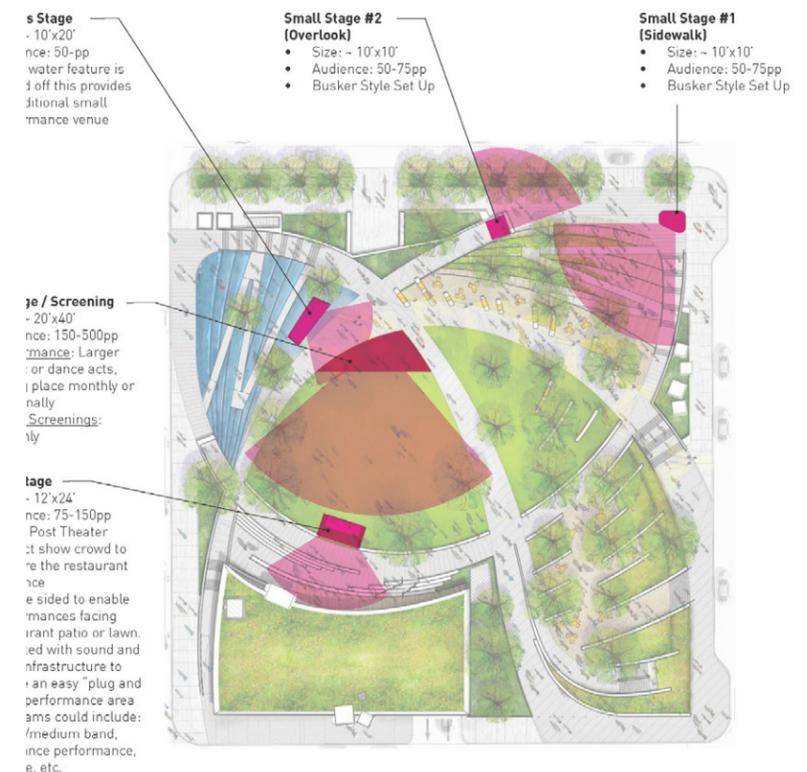
As many cities are struggling to attract younger demographics to support traditional performing arts institutions – such as the opera, ballet, theater, and symphony – Wyatt Square has a rare opportunity to create an atmosphere of curiosity and discovery with current and future arts patrons. This symbiotic relationship with surrounding institutions not only creates a new signature identity for the plaza, but for the Theater District at large.

Wyatt Square will become the public space nexus of the theaters and arts venues that are the warp and weft of the urban fabric in this neighborhood. In a comfortable and aesthetically exciting park, visitors will savor the delights of new works and the conversation of old friends. From dance to music, theater to opera, Wyatt Square will be the new gateway for Houstonians and visitors alike to experience the beauty and power of the nationally recognized performing arts that surround it.

Workshops, talks, & pop-up opportunities at Wyatt Square



Performance and public art screening opportunities at Wyatt Square



# Activation and Programming: Unique Challenges

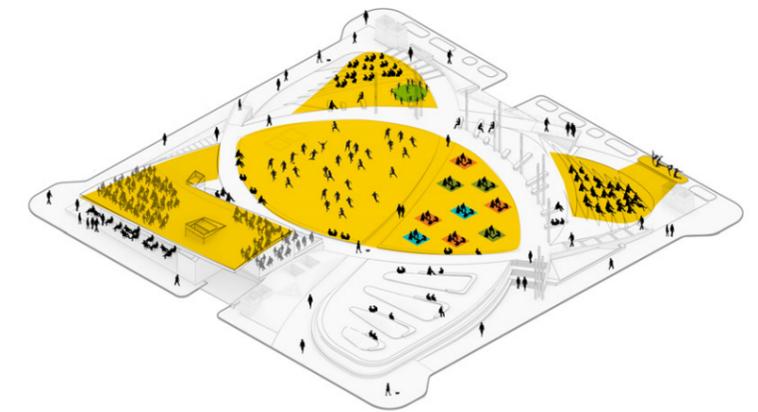
Wyatt Square will encourage people to live, work and play Downtown. This will stimulate density, increase walking, cycling, and transit use, improve the community's health and wellbeing, and minimize greenhouse gas emissions.

These improvements can set the stage for activities and events that attract urban living. Developed hand in glove with the physical design, an equally significant dimension will be activating and programming Wyatt Square.

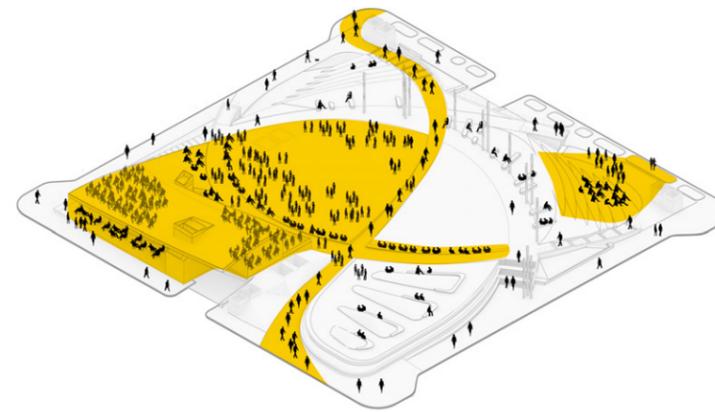
Drawing on the creative capacities of the surrounding Theater District institutions, we're coordinating and augmenting their participation with a series of workshops facilitated by Community Arts Resources. A cyclical rhythm of activities, events and programs will bring life to the plaza to life on a daily, weekly, monthly, and annual basis.



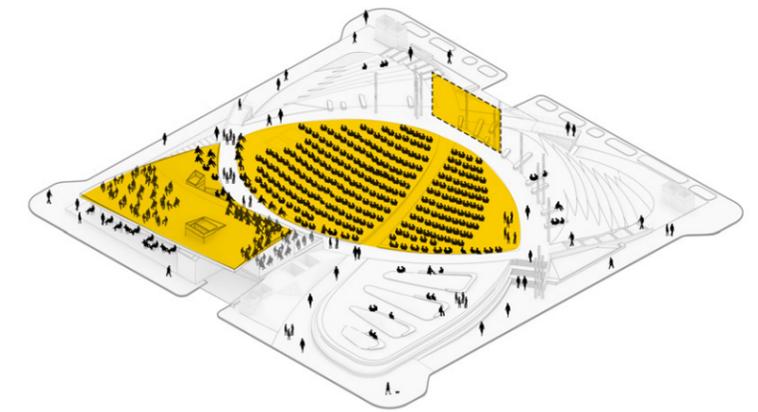
**Weekday Lunch Hour**



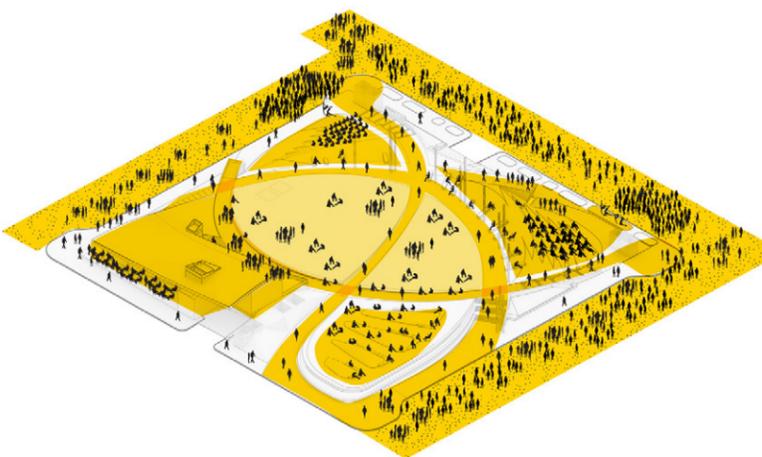
**Saturday in the Plaza**



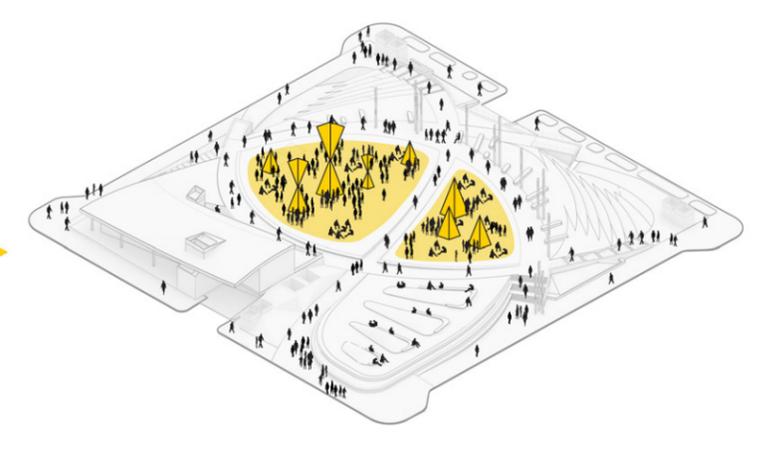
**Pre-Show Cocktail Hour**



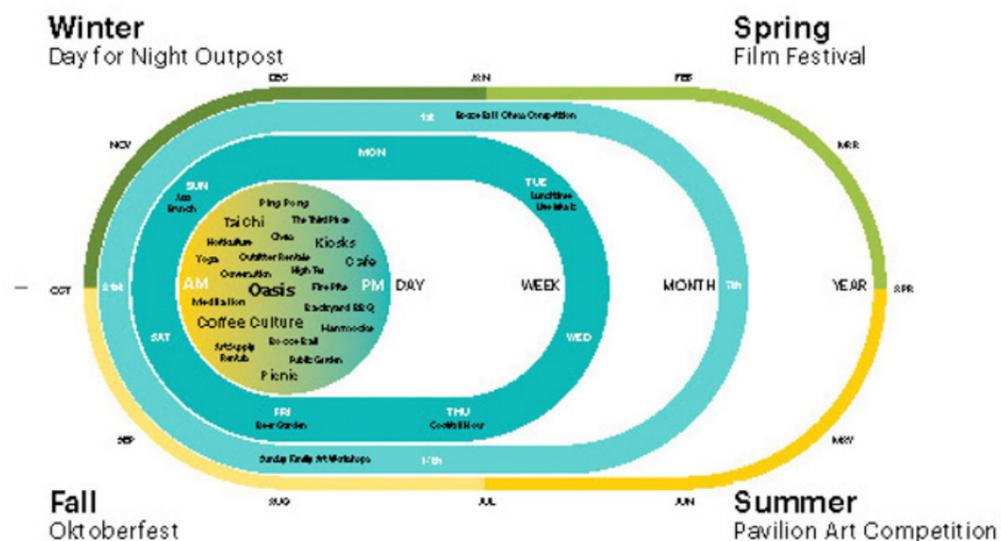
**Simulcast Performances**



**Festivals & Markets**



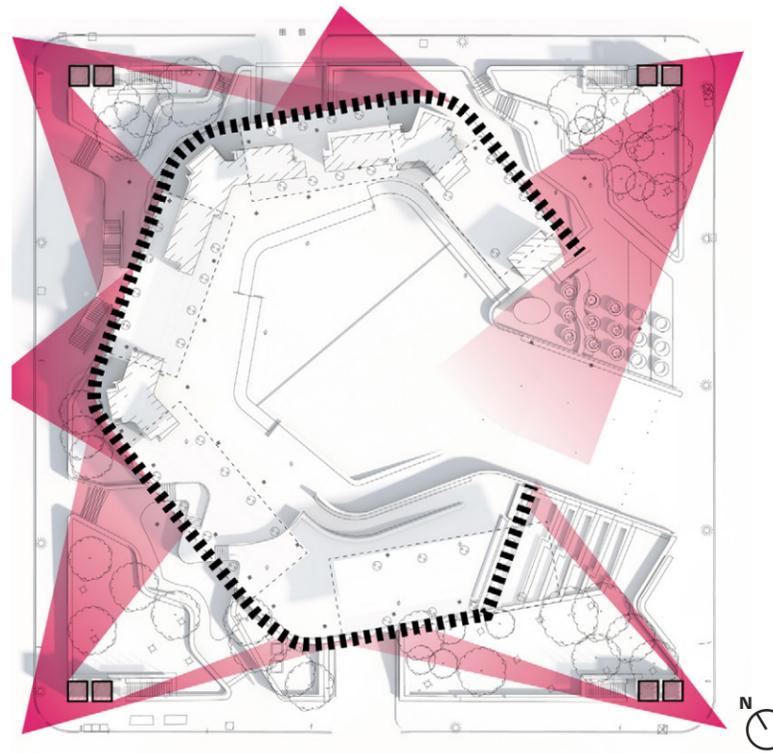
**Seasonal Art Installation**



# Inclusivity & Accessibility

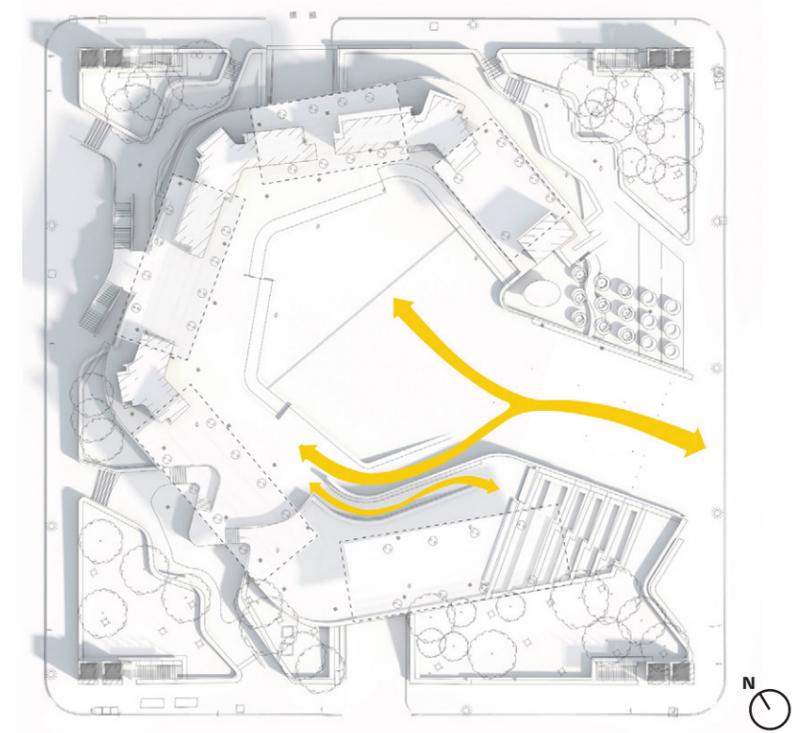
## Existing Conditions

The site's existing plaza was largely inaccessible and visually opaque. Large concrete walls separated pedestrians on the sidewalk from seeing activities inside the plaza. The Houston Theater District site provided an area rich in the performing arts culture, but not a destination beyond those Houstonians attending an event in the area.



**Visibility - Existing Site**

The former site blocked visibility into the plaza from most perspectives. Garage Exhaust at each corner limit visibility from adjacent street intersections.

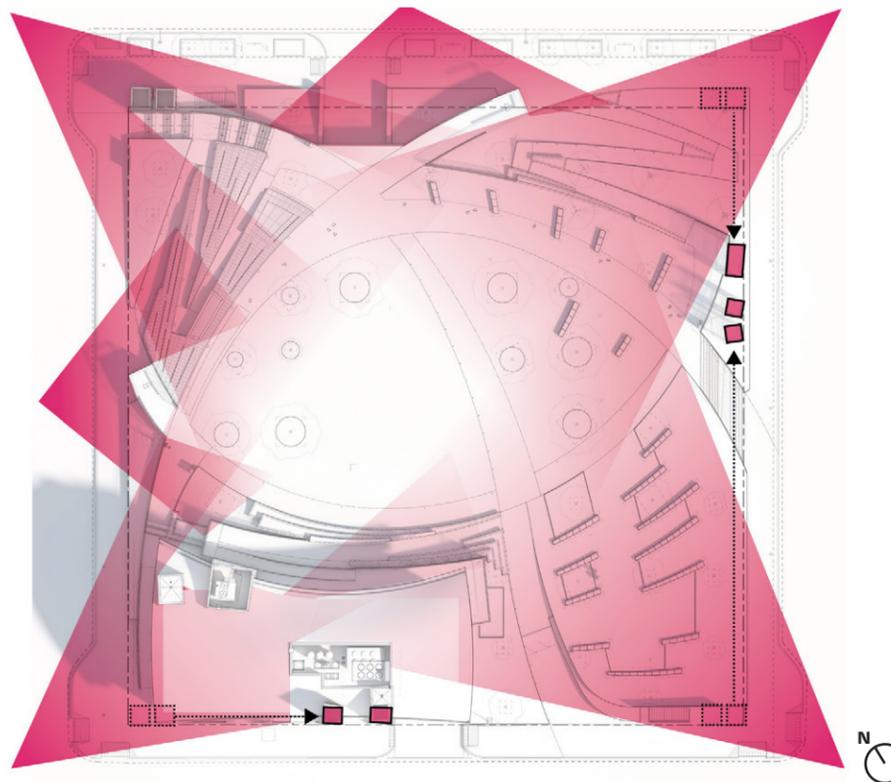


**ADA Access - Existing Site**

The primary plaza space on the existing site only provided accessibility from one side.

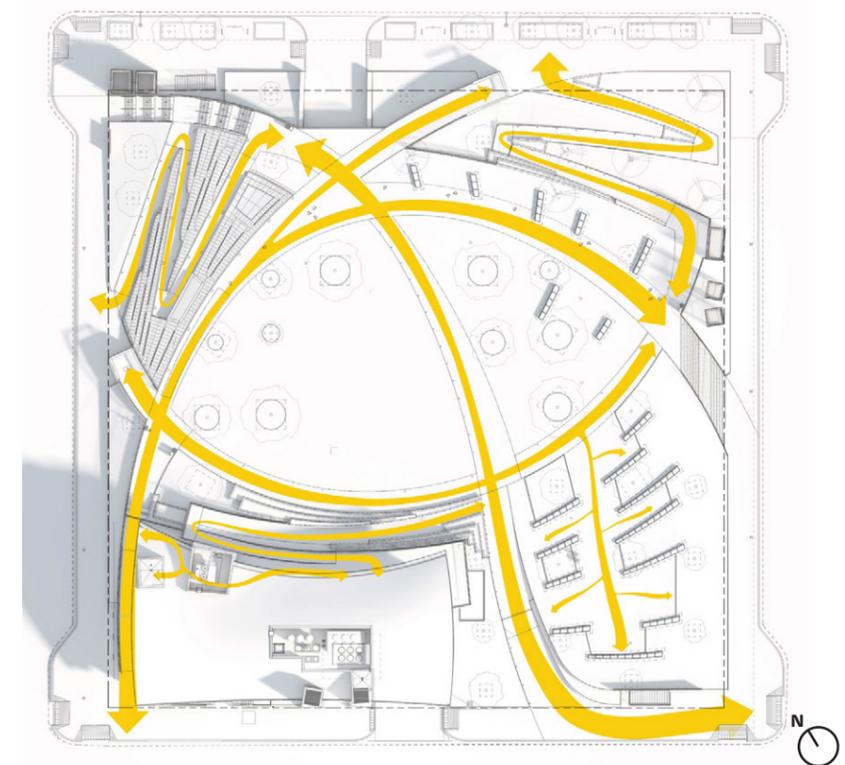
## Inclusive Design Approach

Our design strives to create a space that is all-encompassing of Downtown Houston's future – a space that is inclusive to everyone. The plaza is accessible from all sides and cultivates the surrounding performance arts with a robust programmed calendar year-round, while still leaving room for impromptu local performances.



**Visibility - Our Approach**

The new design relocates six of the eight garage exhaust shafts to midblock, opening visibility at each corner. Our design folds down at the corners, creating more visual porosity.



**ADA Access - Our Approach**

Our approach provides ADA routes to the park from all four corners of the site, making the park easily accessible.

# Climate and Comfort

Our design at Wyatt Square creates a comfortable environment for people to live, work, and play in the Houston Theater District. To address extreme heat, the former concrete heat island is being transformed into a site-wide green roof with lawn, large live oak shade trees, and an immersive water feature. The site will offer a more comfortable outdoor space in the heart of Downtown Houston where few spaces like this exist.



A new immersive water feature complete with an ADA pathway



### Planted Area - Existing Site

The large amounts of concrete hardscape created a heat island effect in the plaza



### Planted Area - Our Approach

In addition to planting across the majority of the site, large live oak trees will offer shade. At the north corner, the water feature provides a refreshing experience.

Gateway gardens welcome visitors with a tranquil entrance



# Resiliency

In 2017, Hurricane Harvey flooded the former site. In addition to water flooding a portion of the site above grade, all 3 levels of the 700,000 sq. ft. parking structure below the site were filled with water for a month following the storm.

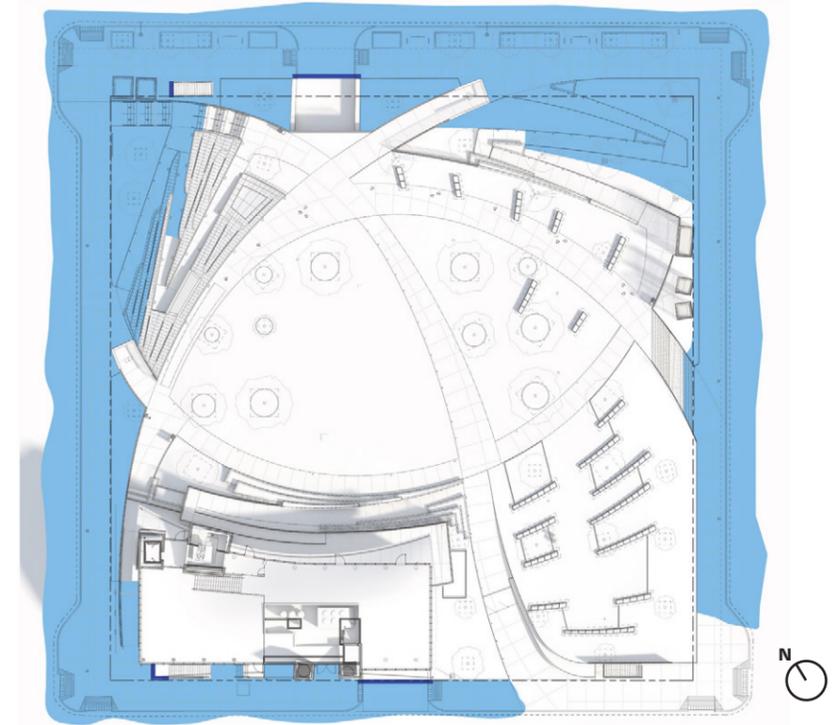
A FEMA recovery effort led by members of our collaboration team was undertaken to restore the underground parking garage. Our resilient strategy includes reinforced flood doors, emergency gates at all points of entry into the garage and complies with the 500-year flood event elevation data in Houston.

The project's design embraces this elevation plan, raising the elevation of the site and first floor of the building above the new flood line while creating ADA routes at each corner and making the plaza visually open.



**Flooding - Existing Site**

The former plaza was not prepared for a large flood event. As a result, water poured down into the parking garage below. A large portion of the site was underwater.



**Flooding - Our Approach**

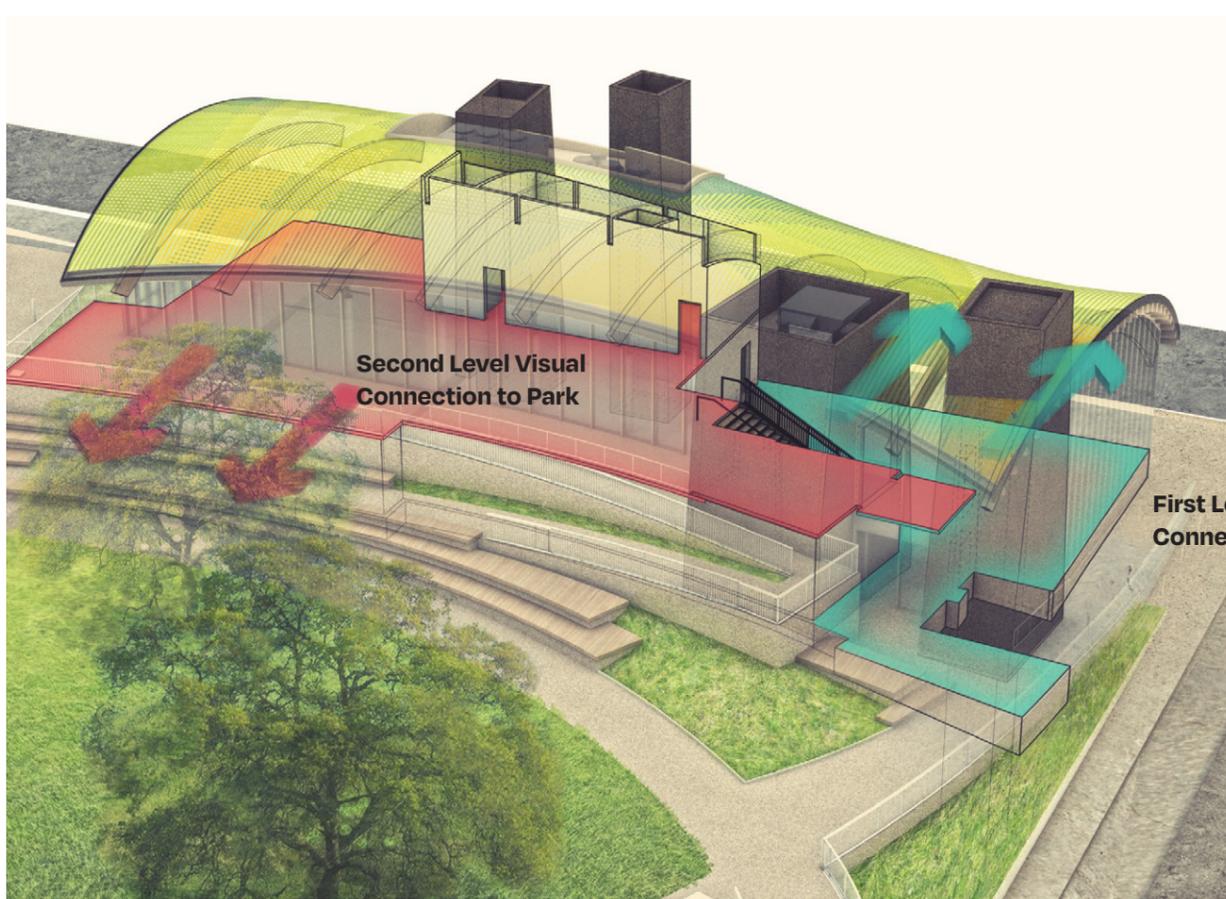
Our design raised the site above the 500-year flood event elevation. All access points to the garage within the flood plain are equipped with reinforced flood barriers to prevent future flooding.



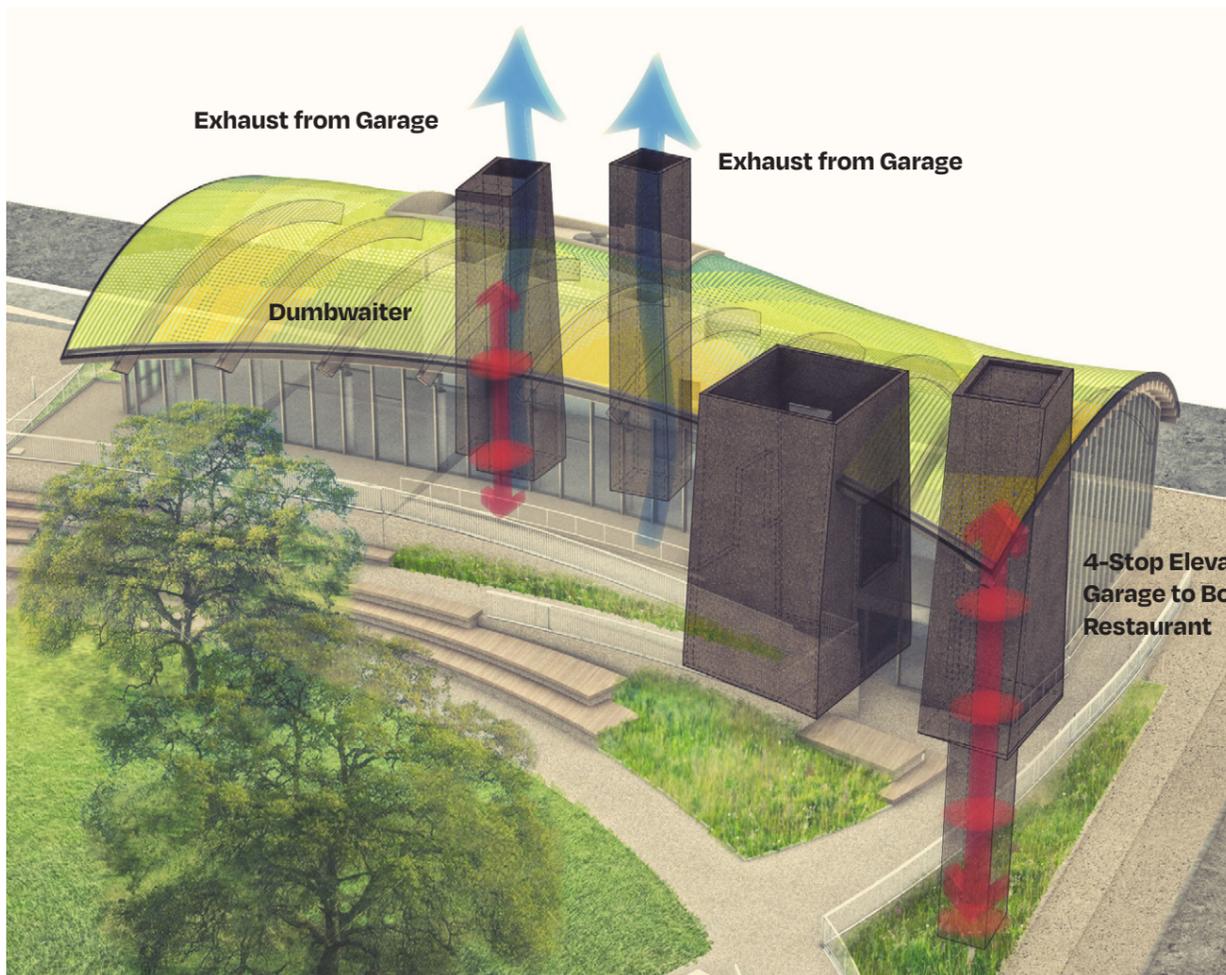


## Aerial from Northern Corner

Lynn Wyatt Square for the Performing Arts



Horizontal Connections



Vertical Connections

## Park and Restaurant Integration

A goal of the project was to visually integrate the restaurant harmoniously into the park. A site like Wyatt Square has no hidden faces – even the roof is highly visible from Houston’s adjacent high-rises. Thus, we used the roof as an opportunity to extend the gestures, colors, and textures of the park as a blanket over the restaurant.

The restaurant’s expressive vertical concrete shafts are tied to the garage below. A new elevator servicing both the park and restaurant fills one, a dumbwaiter fills another, and garage exhaust flows through two others.



### Schematic Design – Connected Green Roof

Our original design raised the restaurant roof out of the landscape as a continuous landscaped green roof.



### Design Development – Disconnected Green Roof

Required floor elevations limited our ability to directly connect the roof to the park landscape, but it remained integrated as a green roof.



### Construction Documents – Disconnected Porcelain Tile Roof

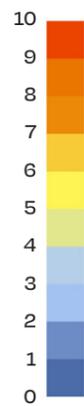
The green roof system was replaced with a more lighter weight and more durable porcelain tile finish. The tile maintains the colors and textures of the park planting in the final iteration.

# Thermal Efficiency and Comfort

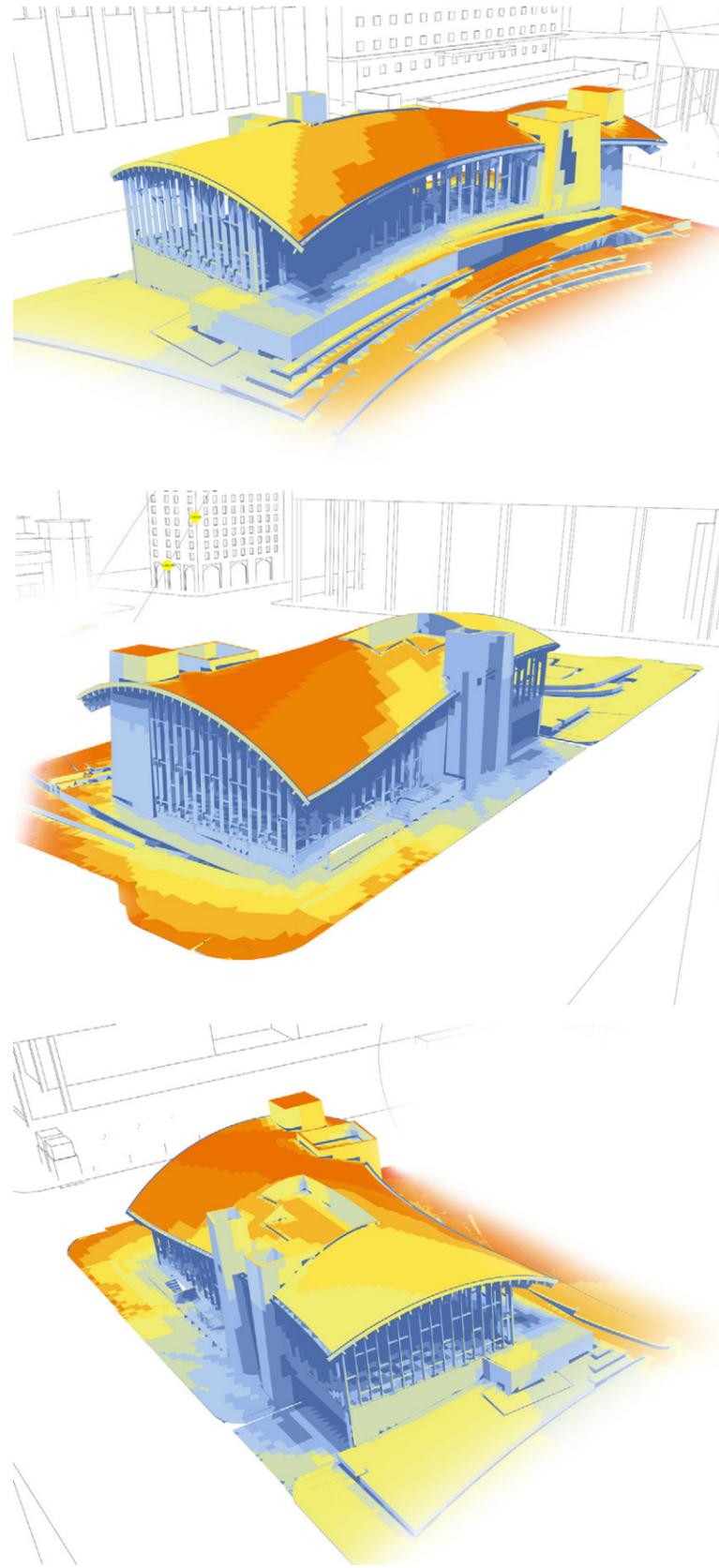
While the restaurant's general location on site was predetermined, much effort was gone toward ensuring it is positioned so that solar heat gain is minimized, and passive cooling and shade are maximized.

The free-flowing roof dips to its lowest at the southwest corner, right where the late afternoon sun peaks around the adjacent high-rises. Outdoor seating is situated on the northern side of the building with an overhang that keeps it completely in the shade.

The site utilizes passive design strategies to reduce energy demand and improve comfort for all its users and neighbors. The geometry of the undulating restaurant roof and greater site is built-up with high R-value geofoam insulation. Ranging from 1' to 4' in thickness, the geofoam provides an optimal thermal barrier, reduces the structure required, and is an excellent substrate for concrete and planting media alike.



Hours of Sunlight - Summer Solstice

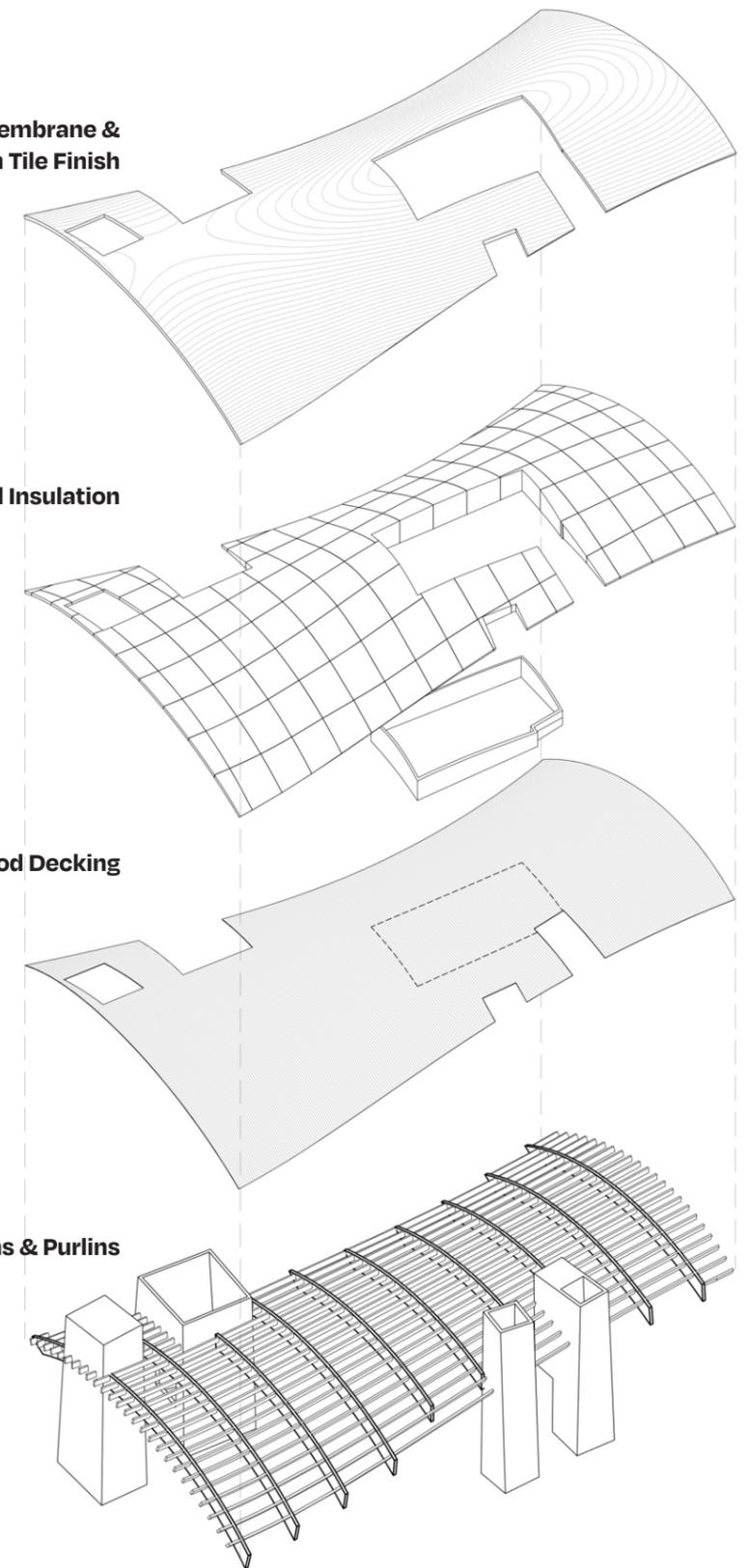


Waterproof Membrane & Porcelain Tile Finish

Built-Up Rigid Insulation

2x6 T&G Wood Decking

Glulam Timber Beams & Purlins

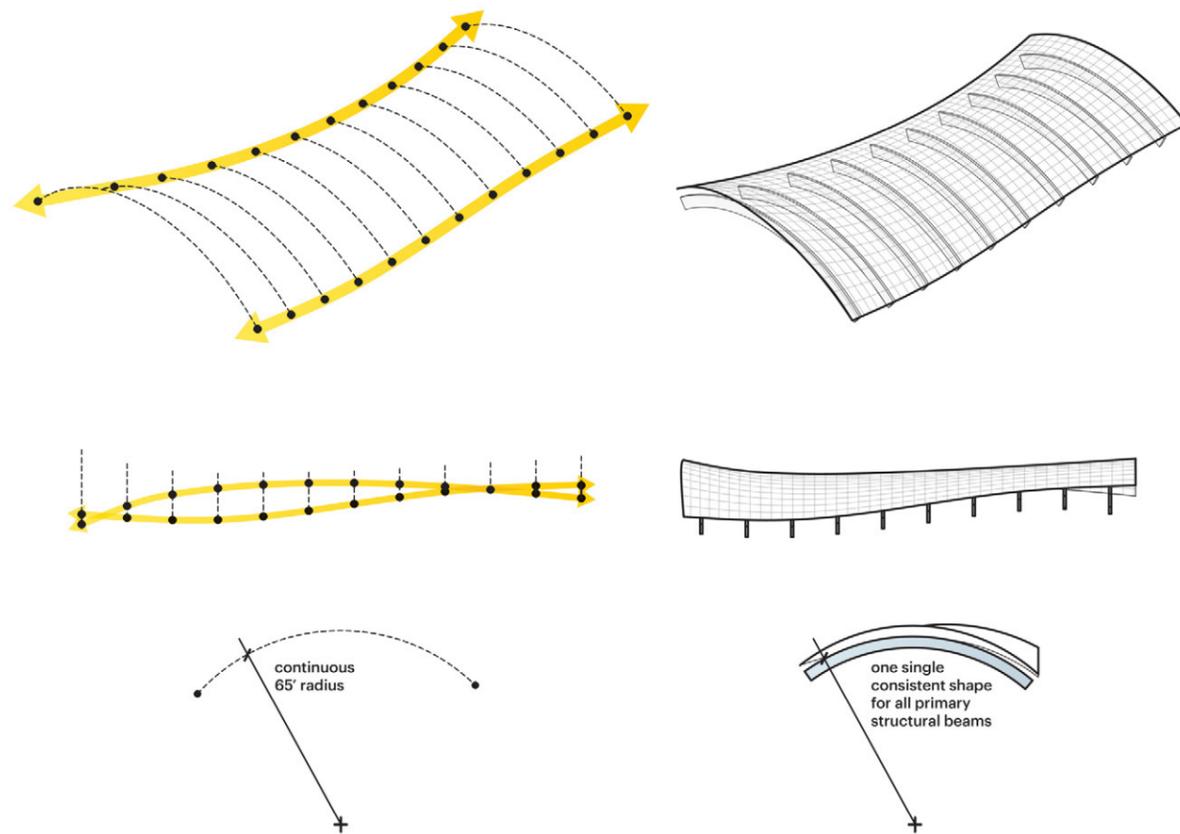


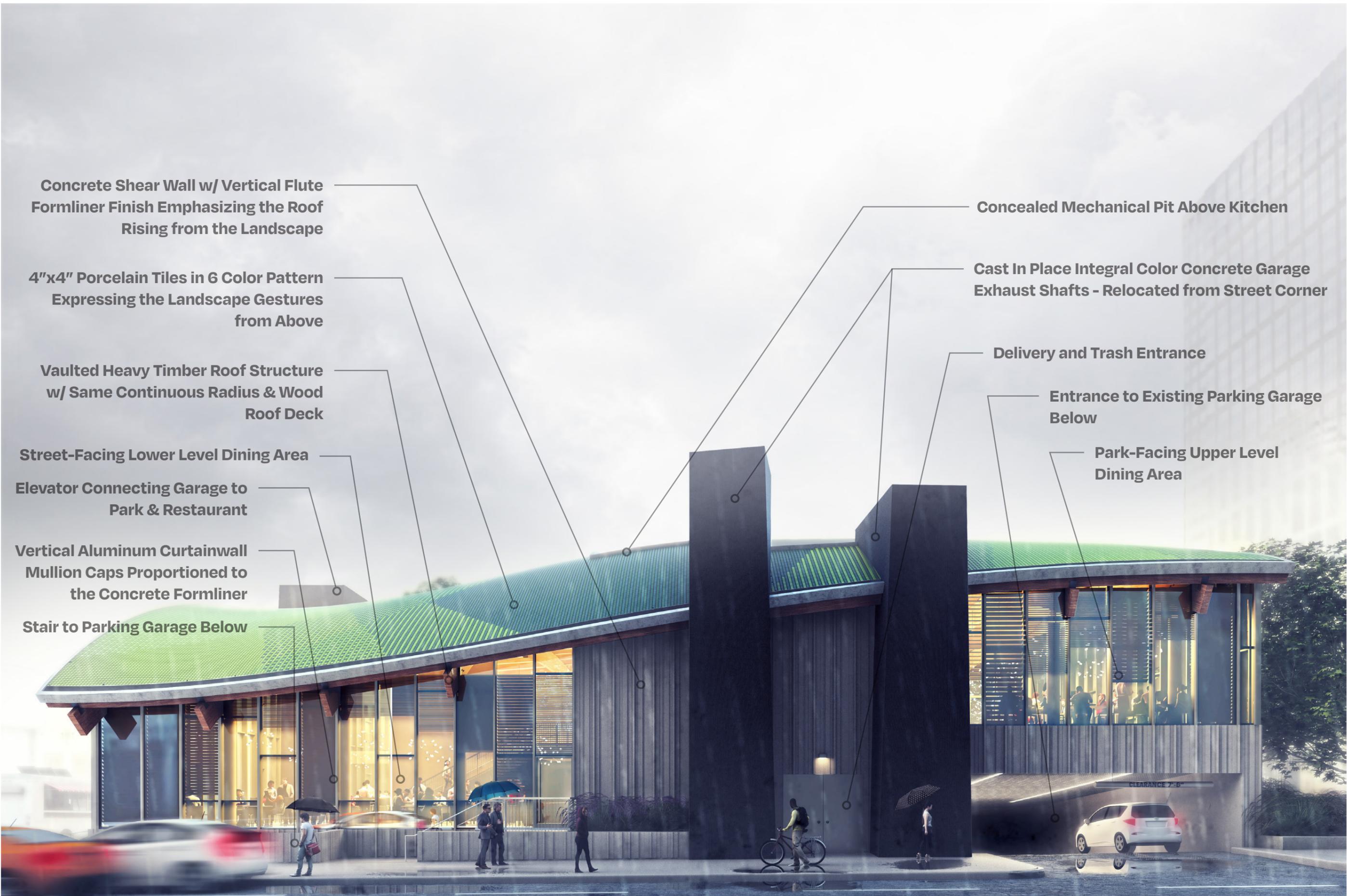
## Construction Efficiency and Material Expression

The entire roof structure of the Type III B restaurant is timber construction. The primary beams and secondary purlins are glulam, and the roof deck is 2x6 T&G wood decking. The lightweight beams are effective for long spans, creating a column-free central dining space with a view of the exposed structure above.

While the roof appears complex, the construction and erection are rather straightforward. All primary glulam beams are the same continuous

65' radius and secondary purlins are all straight and cut to the same consistent length, limiting fabrication time and material waste. The variation in roof form comes from the position in space where each beam is resting. Like a dancer, the result is a rhythmic structural system evoking the movement of a single static armature reverberating through space. The expressive structure is an extension of the gestural language of the park.





Concrete Shear Wall w/ Vertical Flute Formliner Finish Emphasizing the Roof Rising from the Landscape

4"x4" Porcelain Tiles in 6 Color Pattern Expressing the Landscape Gestures from Above

Vaulted Heavy Timber Roof Structure w/ Same Continuous Radius & Wood Roof Deck

Street-Facing Lower Level Dining Area

Elevator Connecting Garage to Park & Restaurant

Vertical Aluminum Curtainwall Mullion Caps Proportioned to the Concrete Formliner

Stair to Parking Garage Below

Concealed Mechanical Pit Above Kitchen

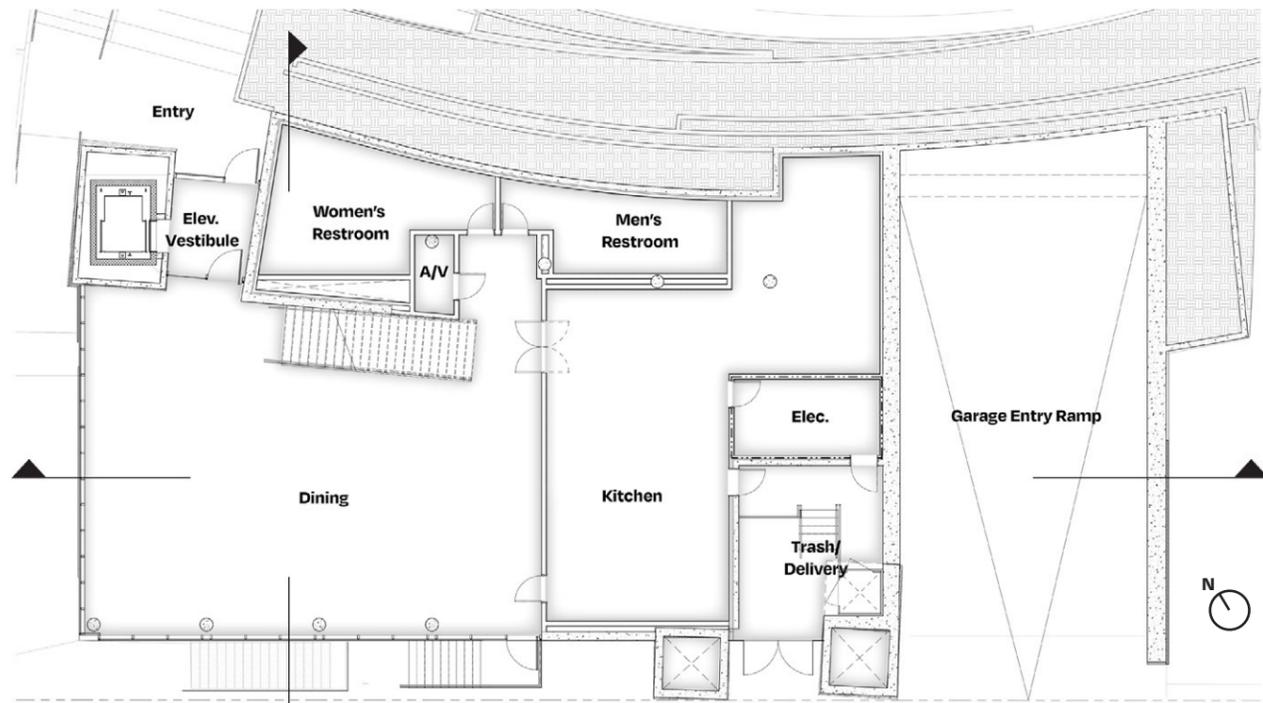
Cast In Place Integral Color Concrete Garage Exhaust Shafts - Relocated from Street Corner

Delivery and Trash Entrance

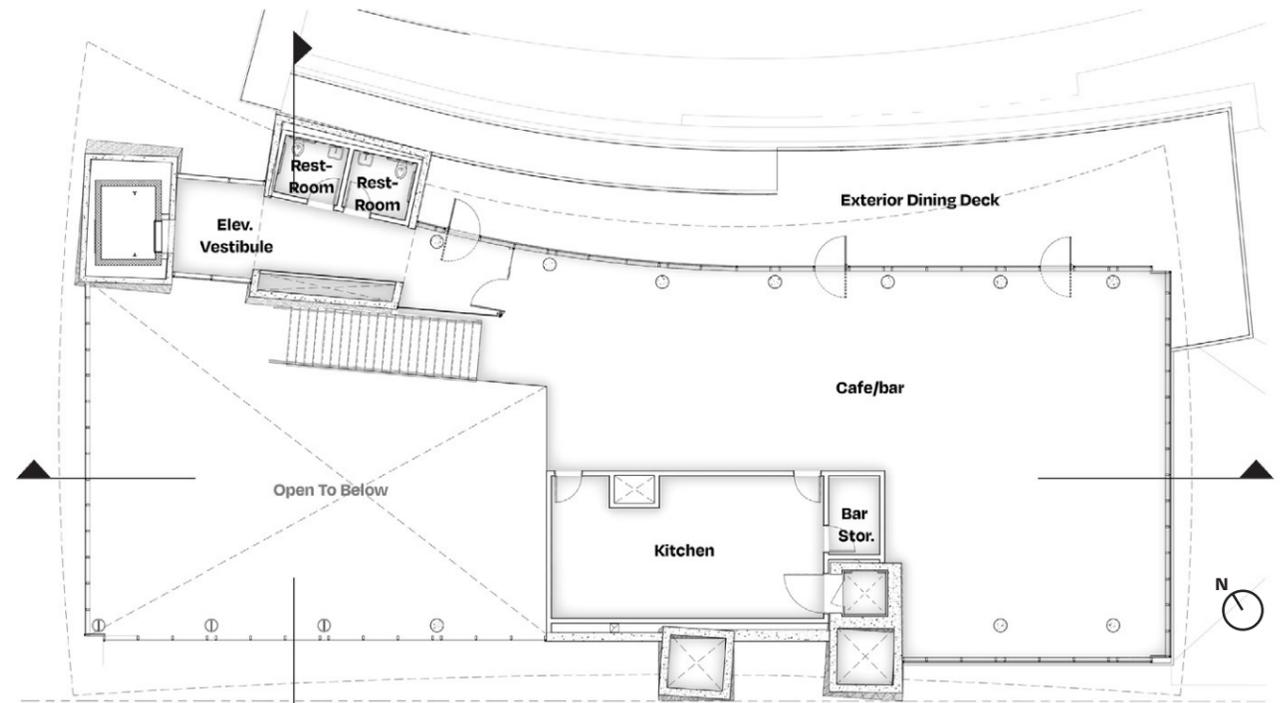
Entrance to Existing Parking Garage Below

Park-Facing Upper Level Dining Area

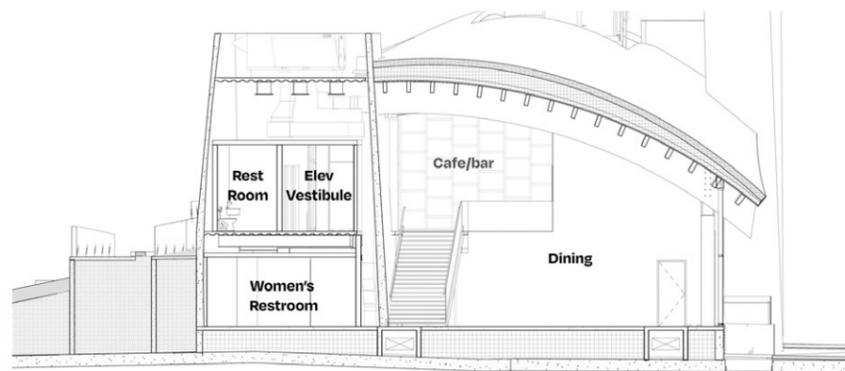
## Wyatt Square Restaurant - South Elevation



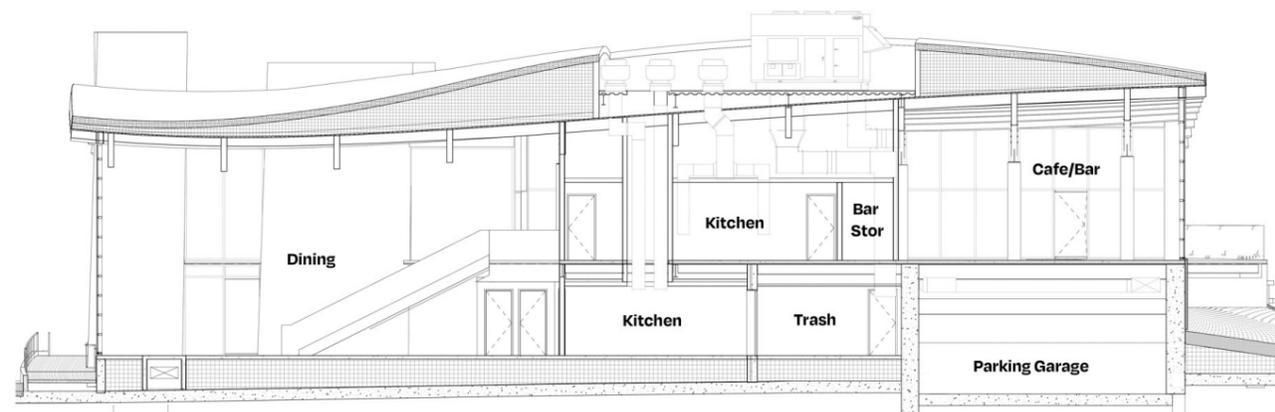
**First Floor Plan**



**Second Floor Plan**



**Cross Section**



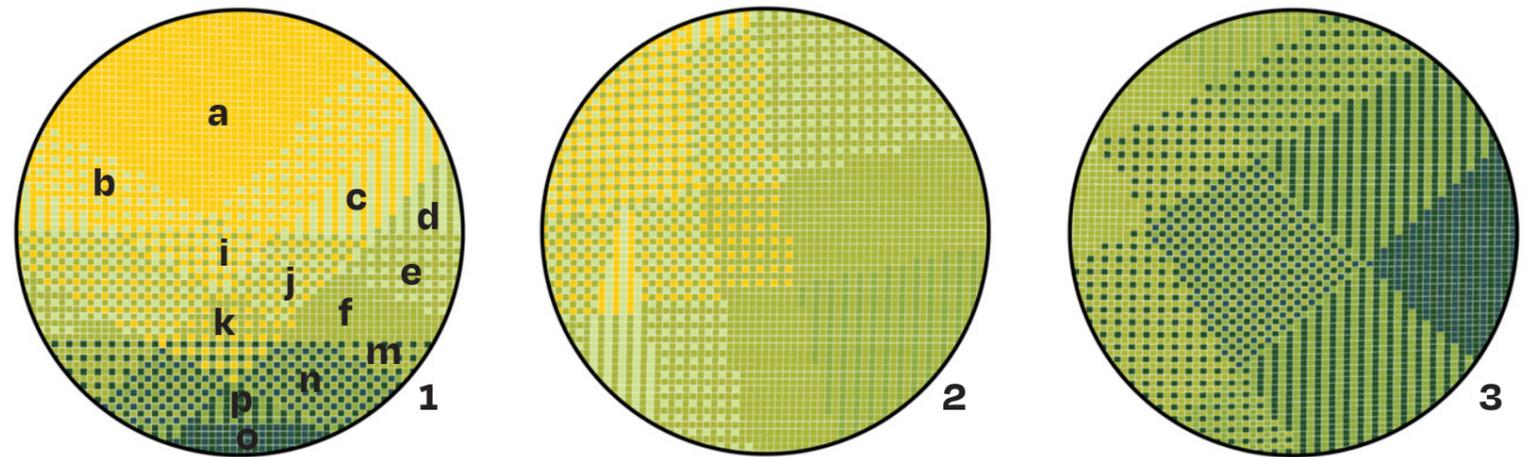
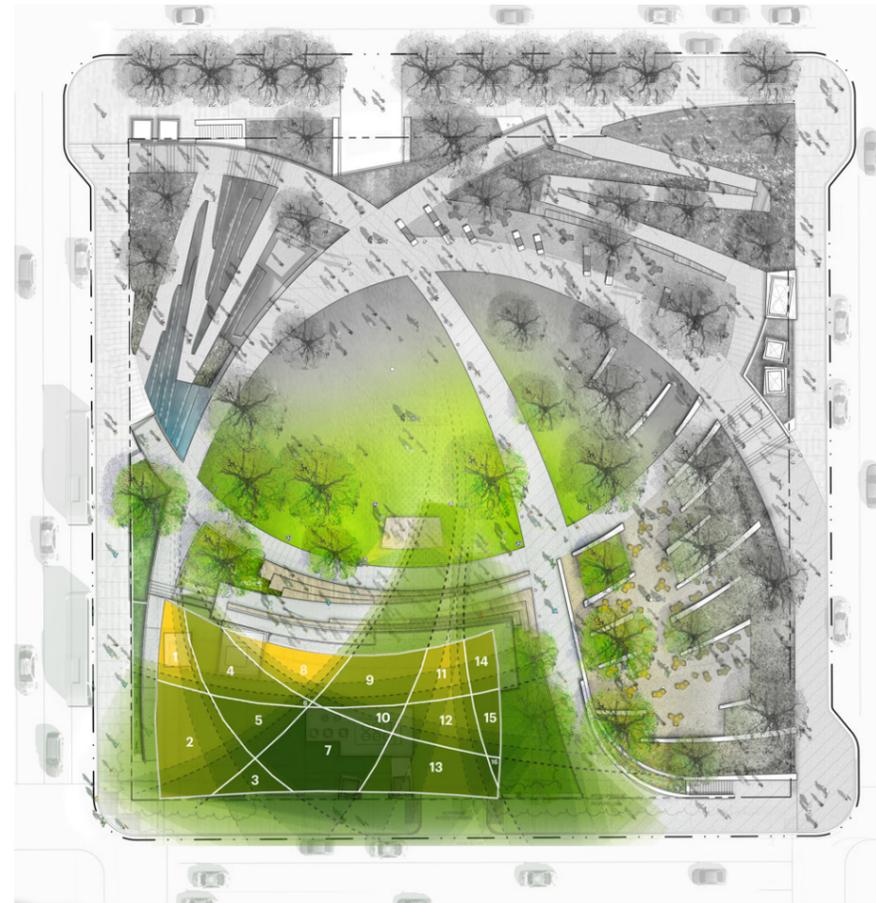
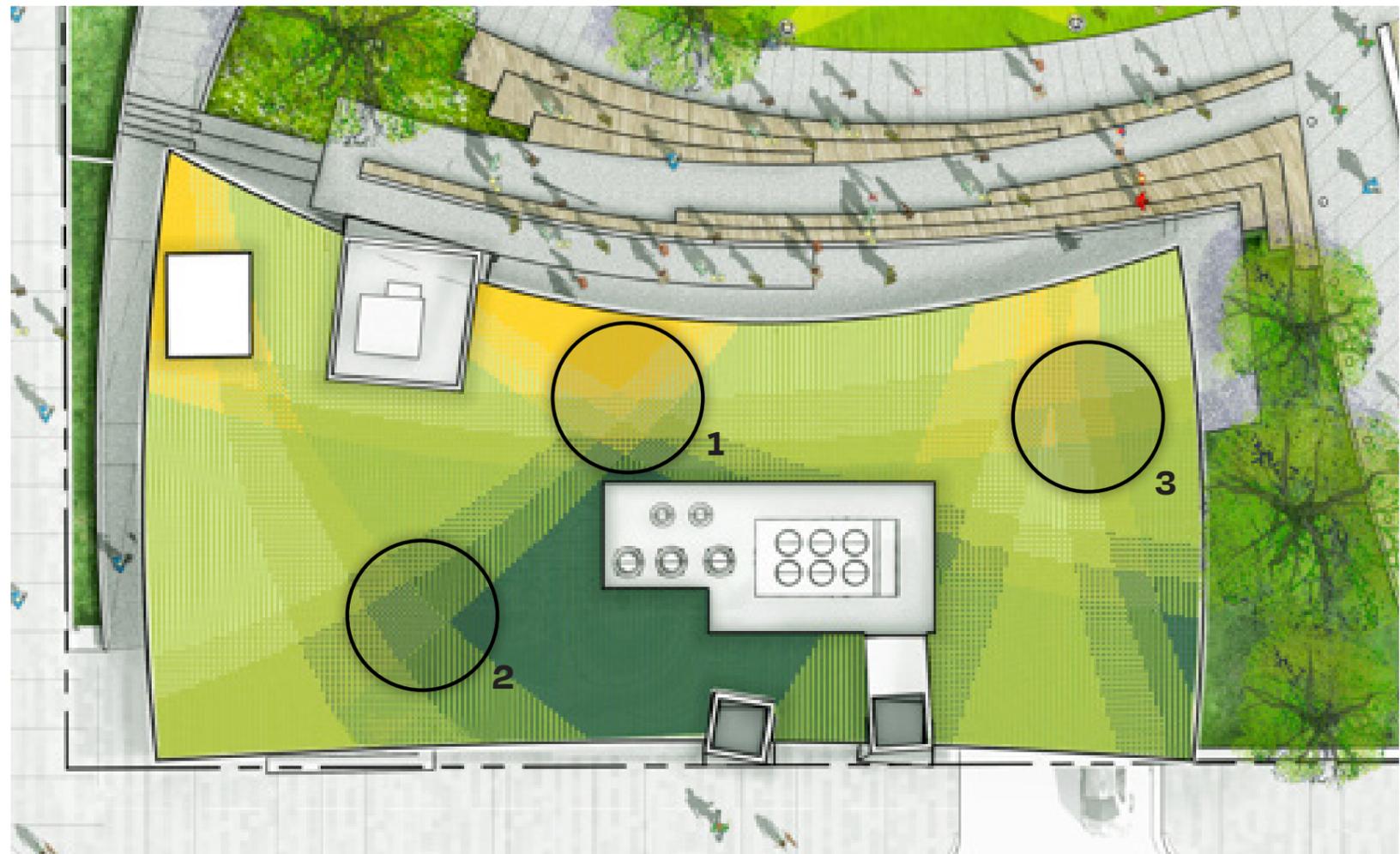
**Longitudinal Section**

## Restaurant Plans & Sections

# Roof Tile Pattern Design

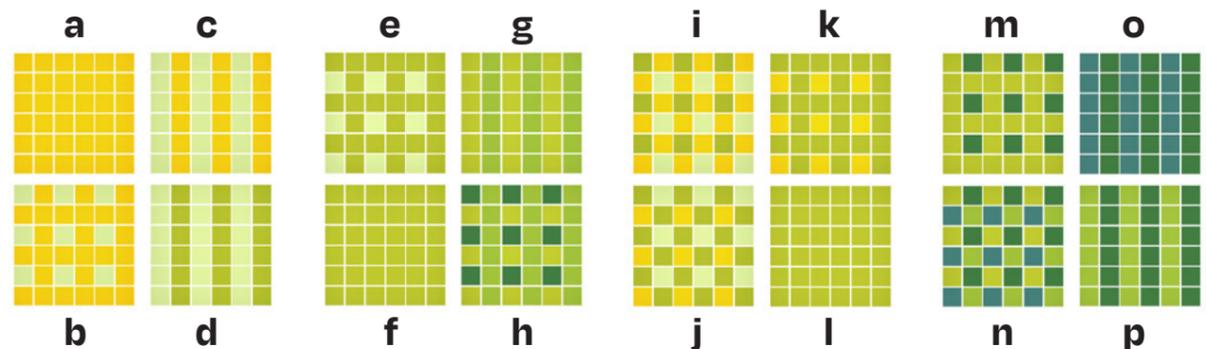
Porcelain tile was selected as a finish material on the roof because of its natural longevity, durability, and low maintenance, making it well suited for the local environment. With its palette of bright colors, it reflects U/V rays efficiently and keeps the roof cool. The natural tile melds with the earthen material palette of raw concrete and exposed wood that composes most of the building.

The 4"x4" tile size allows for a small enough "pixel" to effortlessly mold to the complex roof shape. It also allows for an opportunity to turn the roof into a giant canvas of artistic expression. With the use of 6 tile colors used in 16 different combination patterns, the roof becomes a complex tapestry of woven patterns that extends the gestures of the site across its face. The patterns read at multiple distances – from a pedestrian on the sidewalk to a viewer at the towers above.



The landscape's language extended across the roof.

The 16 different roof tile patterns used.



# Sustainability Strategies

## Climate and Comfort

Lynn Wyatt Square for the Performing Arts will be a comfortable environment for people to live, work, and play in the Houston Theater District. Our design emphasizes creating a welcoming and hospitable destination by creating a central lawn, mature shade trees, inviting gardens, and a planting design that emphasizes seasonal interest and color.

The transformation from Jones Plaza to Wyatt Square is one that replaces grey with green. The former concrete plaza is being transformed into a site-wide green roof with lawn, large live oaks, and an immersive water feature that will reduce the heat island effect, improve the surrounding air quality, and reduce storm water run-off. The site will offer a more comfortable outdoor space in the heart of Downtown Houston where few spaces like this exist.

## Construction Efficiency

The entire roof structure of the restaurant is timber construction - the primary beams and secondary purlins are glulam, and the roof deck is 2x6 T&G wood decking. The embodied carbon captured in the timber structure significantly reduces the building's lifetime carbon footprint when compared to steel or concrete. The lightweight beams are also effective for long spans and reduce the need for additional steel reinforcement in the garage below.

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