

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
25 AUGUST 2003**

**REPORT ON: DUNDEE CULTURAL QUARTER PUBLIC REALM INITIATIVES
AND OPPORTUNITIES STUDY**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 506-2003

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the findings of the Dundee Cultural Quarter Public Realm Initiatives and Opportunities Study prepared on behalf of the Dundee Partnership by Land Use Consultants. The purpose of this Study is to identify physical projects that support public realm initiatives and recognise opportunities within Dundee Cultural Quarter. Copies of the Study report will be available for inspection in the Members lounges, prior to the Committee meeting. An appendix identifying the full list of physical projects is attached to this report.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee
- a agrees that the Dundee Cultural Quarter Public Realm Initiatives and Opportunities Study Report be adopted by the Council as a working document to guide implementation of physical projects within Dundee's Cultural Quarter over the next ten years (as summarised in paragraph 6.4 and Table 16 of the Appendix); and
 - b agrees that this Report be referred to the Development Quality Committee for information as a material consideration in making planning decisions, including the determination of planning applications; and
 - c remits the Director of Planning and Transportation to pursue the next steps as outlined in paragraph 6.6.

3 FINANCIAL IMPLICATIONS

- 3.1 An allowance of £40,000 for the Cultural Quarter is contained in the Capital Plan for 2003/2004. Scottish Enterprise Tayside are to contribute a further £50,000 this financial year. For 2004/2005, £100,000 will be included in the Capital Plan with a contribution from Scottish Enterprise Tayside of £50,000.
- 3.2 It should also be noted that implementation of physical projects will stimulate private sector investment, for example façade enhancements.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Implementation of a programme of physical improvements will enhance the townscape of the Cultural Quarter and create a pleasant environment whilst enhancing the conservation area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Implementation of a programme of physical improvements will result in the creation of an environment which is more family friendly and barrier free.

6 BACKGROUND

- 6.1 Following consideration of the original Dundee Cultural Quarter Development and Investment Strategy at the Arts and Heritage Committee, held on 16 October 2000, the Director of Arts and Heritage was remitted to work with the Dundee Partnership Cultural Quarter Steering Group to develop detailed implementation proposals.

- 6.2 The Cultural Quarter Steering Group established a priority Action Plan across a range of activities. These include the development of a programme of public space design opportunities and proposals to encompass all elements of streetscape design, in order to make the Cultural Quarter a physically distinct neighbourhood, possessing an individual and cohesive character. Also, as the Cultural Quarter occupies a strategic position within the city centre, physical projects should look at strengthening links with neighbouring areas including the Universities, the retail core and business areas, the Blackness development area, Central Waterfront and the Digital Media Park.

- 6.3 Lane Use Consultants (LUC) were appointed to:

- a develop a range of ideas and physical projects which adhere to the original Dundee Cultural Quarter Development and Investment Strategy;
- b develop a sustainable programme of costed action projects to an annual budget of approximately £100,000 over the next ten years; and
- c advise on early action projects.

- 6.4 As the study evolved it became apparent that emerging physical projects fell into three distinct categories:

- building developments;
- public realm/streetscape; and
- crossing and pedestrian links.

Each of these was further sub-divided and the table overleaf indicates the range of physical projects.

Physical Projects

Building Developments	Public Realm Streetscape	Crossings and Pedestrian Links
<ul style="list-style-type: none"> • New build/gap sites • Refurbishment opportunities • Façade enhancement 	<ul style="list-style-type: none"> • Streetscape improvements • Opportunities for enhanced public open space • Review of amenity and feature lighting • Using public art to assist legibility of Quarter • Signing • Soft landscaping • Street furniture • Use of materials 	<ul style="list-style-type: none"> • Improving safety • Strengthening key links

Table 16 from the study brings together all the projects considered and is appended to this report. It is intended that this Physical Projects Menu be used as a checklist for future development. The Menu also allows the Partnership choices and therefore flexibility regarding the programming, funding and implementation of specific projects in the short, medium and long term and as funding becomes available. It is important that the Physical Projects are used to change people's perception of the area therefore attracting more visitors into the Quarter.

6.5 Taking into account the Partnerships need to progress early action projects, a number of projects have been prioritised. Three Priority Projects were agreed with LUC and are considered in more detail in the Study. These were selected on the basis of their strategic importance, the fact that they offered the best opportunity to maximise the required change in perception and their ability to be implemented in the short to medium term. These are:

- public realm – South Tay Street – Phase 1 – DCA crossing (under construction)
South Tay Street – Phase 2 – DCA to Tay Square;
- public realm – Westport – Phase 1
Westport – Phase 2; and
- lanes waymarking project – West Marketgait through to Park Place.

It is the intention that part of this years budget be used to fund the preparation of design work for these projects.

6.6 Next Steps

- a It is important, firstly, that the businesses, operators, residents and other interested parties are engaged at an early stage and allowed to influence and ultimately take ownership of the proposed development framework.
- b Following this, seek early agreement within the Partnership on phasing of the three Priority Projects.
- c From the Physical Projects Menu identify a preferred list of projects for the medium to longer term.
- d Report these findings back to Committee in due course.

7 **CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning) and Director of Leisure and Arts have been consulted and are in agreement with the contents of this report.

8 **BACKGROUND PAPERS**

- 8.1 Report No 616-2000 to Arts and Heritage Committee – 16 October 2000.
- 8.2 Dundee Cultural Quarter Public Realm Initiatives and Opportunities Study. Land Use Consultation supplied to Members Lounge.

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15 August 2003

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TABLE 16 – PHYSICAL PROJECTS MENU

BUILDING DEVELOPMENTS	CURRENT STATUS
<u>New Build/Gap Sites</u>	
a Hotel on Green Market site	Developer interest: encourage through planning process.
b South Tay Street car park site	Promote design competition – (developer lead).
c West Marketgait/Blackness Corridor site	Promote design competition – (developer lead).
d Westport realignment of West Marketgait	Promote at policy level and develop a scheme as priority.
<u>Refurbishment/Redevelopment</u>	
a Palais Building	Developer interest: encourage through planning process to achieve permeable building.
b Burns & Harris build-up	Design development process a priority.
c West Marketgait/Blackness Corridor site	Planning brief exists: Encourage interest through promotion of Cultural Quarter.
<u>Façade Enhancement</u>	
a Cultural Quarter identified as special priority area (5 years)	} Cultural Quarter premises are prioritised.
b Mandarin Garden restaurant	}
c Globe Pub	}
d Properties adjacent to Tay Square	} Provide budget and appoint consultants to act as catalyst to short-term programme.
e Queens Hotel	}
f South Tay Street/Nethergate junction	}
g South Tay Street/Marketgait junction	}
PUBLIC REALM STREETSCAPE IMPROVEMENTS	
<u>Primary Routes</u>	
a South Tay Street environmental improvements. Phase 1 associated DCA crossing.	In progress.
b South Tay Street environmental improvements. Phase 2 DCA to Tay Square.	Prepare detailed scheme.
c South Tay environmental improvements. Phase 3 Tay Square to Car Park.	Proposal.
d South Tay environmental improvements. Phase 4 Car Park to Westport.	Proposal.
e Westport environmental improvements. Phase 1 works associated with Globe	Promote scheme as Phase 1 of major rearrangement: prepare details.
f Westport Environmental Improvements. Phase 2 parking, pavement widening.	Promote scheme as Phase 2 of major rearrangement: prepare details.
<u>Secondary</u>	
a West Marketgait physical works to create a new identity as urban boulevard.	Initial study on trees: complete: promote scheme (as Phase 2 of Westport priority).
b Nethergate/West Marketgait to DCA crossing.	Proposal.
c Nethergate/DCA Crossing to Park Place.	Proposal.
d Nethergate/University	Proposal.

OPPORTUNITIES FOR ENHANCED PUBLIC OPEN SPACE		CURRENT STATUS
a	Tay Square extension onto South Tay Street to reflect new role as primary public open space/events venue.	As above.
b	Westport/Globe Pub frontage.	As above.
c	DCA Forecourt.	As above.
d	Encourage integrated semi-private open spaces as part of South Tay Street car park development.	As above.
e	Encourage integrated semi-private open space as part of Burns & Harris courtyard development.	As above.
STATUTORY LIGHTING AND ROAD SIGNS		
a	South Tay Street	
b	Nethergate	
c	Westport	
d	Lanes: West Marketgait to South Tay Street (Palais)	}
	Tay Square to Park Place	}
	Tay Street Lane to Nethergate and West Margetgait via Burns and Harris Site	}
	Queens Hotel/DCA to Sensation	}
	Nethergate Lane (South Tay Street to Bonar Hill)	}
	Cross Lane	}
	Artillery Lane	}
	Temple Lane	}
	New E/W Link - Park Place/Dental Hospital	}
		Promote schemes and explore funding bands.
FEATURE LIGHTING		
a	Mandarin Garden restaurant	In conjunction with FEG priority scheme.
b	Queens Hotel	Stand alone project.
c	St Andrews Cathedral	Proposal.
d	The Globe Pub	As part Westport priority scheme.
e	Westport Frontages	Proposal.
f	The Palais entrance	As part of developer programme.
e	Lanes: West Marketgait to South Tay Street (Palais)	In tandem with artwork priority.
	Tay Square to Park Place	
	Tay Street Lane to Nethergate and West Margetgait via Burns and Harris Site	
	Queens Hotel/DCA to Sensation	
	Nethergate Lane (South Tay Street to Bonar Hill)	
PUBLIC ART		
a	Landmark piece in front of DCA on Nethergate axis	}
b	Landmark piece in Westport/South Tay Street axis	}
c	Intermediate landmark/way finding pieces	}
d	Temporary pieces: Tay Square	}
	Westport	}
	Lanes	}
	Development Sites	}
		Promote schemes and explore funding bands.

SIGNING		CURRENT STATUS
a	Replacing Street Name Plates	} Ongoing.
b	Adding Cultural Quarter branding to existing city centre signage system	} Ongoing.
c	Poster Sites	} Develop proposals.
d	Historic/Interpretative Plaques	} Develop proposals.

SOFT LANDSCAPING		CURRENT STATUS
a	Tree Planting	Westport South Tay Street West Marketgait "Edge"
b	Herbaceous Displays	Westport (build on existing)

STREET FURNITURE (Costs Typically Built into Individual Contracts)		CURRENT STATUS
a	Furniture Design Projects	Design study as initial development: priority.
b	Bollard Type A	
c	Bollard Type B	
d	Demountable Version	
e	Internally Illuminated Version	
f	Litter Bins (VOSS)	South Tay Street/West Port
g	Benches	South Tay Street/West Port
h	Planters	South Tay Street/West Port/West Marketgait/Lanes
i	Herbaceous Display Brackets	South Tay Street/West Port/West Nethergate/Lanes
j	Street Name Plates (under signing)	All
k	Cycle Racks	Westport/DCA/Tay Square

CROSSINGS AND PEDESTRIAN LINKS	
a	South Tay Street/Nethergate crossing to DCA
b	West Marketgait/Nethergate/High Street crossing (link to city centre)
c	West Port/Hawkhill Crossing (link to Blackness)

STRENGTHENING KEY LINKS: LINKS AND LANES	
<u>Tertiary Routes</u>	

- a West Marketgait to South Tay Street (Palais)
- b Tay Square to Park Place
- c Tay Street lane to Nethergate and West Marketgait via Burns and Harris Site
- d Queens Hotel/DCA to Sensation
- e Nethergate Lane (South Tay Street to Bonar Hill)
- f Cross Lane
- g Artillery Lane
- h Temple Lane
- i New East/West Link Park Place/Dental Hospital

STRENGTHENING KEY LINKS: LINKS AND LANES**CURRENT STATUS**

Improving Key Links to Cultural Quarter

a	The Station	}
b	The Waterfront	}
c	Sensation	} Prepare outline
d	DCA	} proposals.
e	The Universities	}
f	The Creative Industries Campus	}

LINKED PROJECTS

a	Hotel site on corner of Nethergate	}
b	Developing a community environment/arts project in conjunction with Park Place Primary School	}
c	Design and implementation of Cultural Quarter Christmas Lights	}
d	Development of Cultural Quarter public arts strategy identifying permanent and temporary sites	} Prepare outline
e	Developments of an Arts Trail starting and finishing in the Cultural Quarter	} proposals.
f	Establishing a walk around the block (circular walk)	}
g	"Something is Happening" programme of highly visible temporary art installation	}
h	Branding arts project for premises within the Cultural Quarter (eg shopping bags)	}