

Port Lavaca Regan Dry Goods Master Plan

233 E. Main Street
Port Lavaca, Texas 77979

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Port Lavaca Regan Dry Goods – Master Plan

Conceptual Designs include play areas, shady seating and picnic spots, spaces to relax, flexible spaces providing multi-functional activities, activating an underutilized property and transforms it into a valuable community asset.

Goal: Create a vibrant, inviting, and inclusive community space that fosters public gatherings and integrates play features for residents and visitors. The park is envisioned to be welcoming, functional, and resilient for all community members, with a future design focused on low maintenance.

Social Connection: Foster community connections by creating a welcoming shared space where residents, visitors, and families can gather, socialize, read, relax, and enjoy recreational play. The park will serve as a vibrant neighborhood destination that promotes interaction, inclusivity, and a strong sense of community.

Environmental Value: Replaces a concrete eyesore with native, drought-resistant Texas vegetation. The addition of shade trees and turf will help reduce the urban heat island effect, improve user comfort, and support natural stormwater infiltration and management while minimizing long-term maintenance and water use.

Economic Growth: Beautifying this corridor increases nearby property appeal and encourages foot traffic to support localized retail and dining establishments. Provides flexible spaces which accommodates concerts, movie nights, food truck events, fitness classes, art shows, and artisan and farmer markets.

Proposed Amenities

Building (Existing Building)

- Structurally stabilize and preserve the existing open-air structure.
- Install large overhead fans to improve comfort during warm weather.
- Incorporate lighting for day and evening use.
- Add a new overhead garage-style doors to improve flexibility for events and programming.
- Restore and preserve the existing mural as a community focal point.
- Repoint and repair existing brick masonry to extend the life of the structure.

Shade & Comfort

- Install a contemporary slatted pergola to provide shade in key gathering areas.
- Plant native shade trees to create long-term canopy coverage.
- Incorporate benches and seating beneath shaded areas for year-round comfort.

Flexible Seating

- Provide a combination of accessible picnic tables, movable chairs, and benches.
- Create seating areas that accommodate both small gatherings and larger community events.

Lighting & Safety

- Install pedestrian-scale lighting for improved visibility and nighttime use.
- Maintain clear sightlines throughout the park to enhance safety.
- Utilize durable, low-maintenance fixtures designed for public spaces.

Playground

- Construct a playground with equipment designed for children of varying ages and abilities.
- Incorporate accessible play features and resilient safety surfacing.
- Provide nearby benches, drinking fountains, and bicycle parking.

Landscape

- Replace excess pavement with native, drought-tolerant Texas trees, shrubs, grasses, and pollinator-friendly plantings.
- Create open lawn areas for informal recreation, community events, and relaxation.
- Utilize low-maintenance, water-efficient landscaping and irrigation systems.

Restroom & Water Amenities

- Construct accessible public restroom building.
- Install bottle-filling stations and accessible drinking fountains.
- Design the facility with durable, vandal-resistant materials and low-maintenance finishes to reduce long-term operating costs.

CONCEPT 1

The proposed master plan transforms the site into a flexible community gathering space centered around recreation, local programming, and public engagement. The design combines active event spaces with quieter passive recreation areas while preserving existing site features.

Key elements include:

- Programmed activity building for community events.
- Central shaded seating plaza.
- Small performance stage and lawn.
- Existing gazebo retained as a gathering space.
- Community garden.
- Synthetic lawn for flexible recreation.
- Food truck court with outdoor seating.
- Bike parking and pedestrian connections.
- Public restrooms supporting events.

Community Activation

The design creates a vibrant civic destination by bringing together dining, gathering spaces, performances, and community events that encourage visitors to stay and participate.

Flexible Programming

Open lawns and plazas are designed to host farmers markets, seasonal festivals, concerts, movie nights, and other large community events with minimal temporary setup.

Walkability

A central pedestrian promenade provides clear connections between gathering spaces, gardens, event venues, and food amenities.

Multi-Generational Use

A mix of seating, gardens, event spaces, and open lawn provides welcoming spaces for visitors of all ages and supports a variety of community activities.



KEY

- 1 REGAN DRY GOODS BUILDING – PROGRAMMED ACTIVITIES
- 2 SHADED SEATING
- 3 STAGE AND SCREEN
- 4 SYNTHETIC LAWN
- 5 EXISTING GAZEBO
- 6 PLAZA
- 7 RESTROOMS
- 8 SHADED SYNTHETIC LAWN
- 9 COMMUNITY GARDEN
- 10 BIKE RACKS
- 11 NEW BRICK PAVED PEDESTRIAN ALLEY
- 12 FOOD TRUCKS AND SHADED SEATING

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CONCEPT 2

The proposed master plan transforms the site into a flexible community gathering space centered around recreation, local programming, and public engagement. The design combines active event spaces with quieter passive recreation areas while preserving existing site features. This concept provides the largest amount of permeable surface area, maximizing green space and stormwater infiltration.

Key elements include:

- Programmed activity building for community events.
- Central shaded seating plaza.
- Small performance stage and lawn.
- Existing gazebo retained as a gathering space.
- Playground for children and families.
- Synthetic lawn for flexible recreation.
- Food truck court with outdoor seating.
- Public restrooms supporting events.

Community Activation

The design emphasizes daily recreation and family interaction through playgrounds, informal gathering spaces, and recreational amenities that promote regular community use.

Flexible Programming

Open lawns, playgrounds, and activity spaces support everyday recreation while accommodating seasonal celebrations, fitness classes, performances, and neighborhood gatherings.

Walkability

An interconnected network of pedestrian paths links recreational amenities, gathering areas, and open spaces, creating a safe and accessible experience throughout the park.

Multi-Generational Use

Play areas, shaded seating, open lawns, and gathering spaces provide opportunities for children, families, adults, and seniors to enjoy the park simultaneously through both active and passive recreation.



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