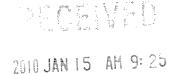
Memorandum





DATE January 15, 2010

DALLAS, TEXAS

To Trinity River Corridor Project Committee Members:

Steve Salazar (Vice-Chair)
Mayor Pro Tem Dwaine Caraway
Deputy Mayor Pro Tem Pauline Medrano

Carolyn R. Davis

Vonciel Jones Hill Delia Jasso Linda Koop

SUBJECT Trinity River Corridor Project Committee Meeting

Please plan to attend a meeting of the Trinity River Corridor Project Committee on Tuesday, January 19, 2010 from 11:00 a.m. to 12:30 p.m. The meeting will be held at City Hall, 1500 Marilla, 6/E/S, Dallas, TX 75201

- 1. Approval of minutes for December 8, 2009 Trinity River Corridor Project Committee meeting
- 2. Periodic Inspection Report No. 9 Maintenance Deficiency Correction Period (MDCP) December 2009 Update (Memo for discussion)
- 3. Dallas CityDesign Studio Events with Larry Beasley (Memo for discussion)
- 4. Great Trinity Forest Adventure Hike: January 30, 2010, 9:00 a.m. to Noon (Memo for discussion)
- 5. Options for Use of Loop 12 Gateway Funds
 Presenter: Willis Winters, Assistant Director, Park and Recreation
- 6. Upcoming Items on the City Council Agenda (1-27-10)
 - a) Authorize the acceptance of a grant from the Trinity Trust Foundation for the design and construction of the Continental Avenue Pedestrian Bridge; Supplemental Agreement No. 4 for additional design and project management services from design of the Continental Avenue Pedestrian Bridge to extend the Trinity lakes design for the Trinity River Corridor Project
 - b) Authorize settlement of 2 tracts of land from The Okon Family Partnership located near the intersection of I.H. 45 and Lamar Street for the Dallas Floodway Extension portion of the Trinity River Corridor Project
 - c) Authorize settlement of an unimproved tract of land from Shelly R. Borin and Linda K. Feldman, located near the intersection of Lamar Street and I.H. 45 for the Dallas Floodway Extension portion of the Trinity River Corridor Project
 - d) Authorize settlement of a tract of land from Brian Famkar and Seyed Moosavi located at the intersection of Lamar Street and Starks Avenue for the Trinity Parkway

7. Upcoming Events

- a) Great Trinity Forest Adventure Hike: January 30, 2010, 9:00 a.m. to Noon, Rochester Park, 3000 Municipal Street, Dallas, TX 75215. Adults and children will be attending this outdoor event that teaches forest trail navigation with a compass and map. The admission is free and limited to 150 participants but an unlimited amount of spectators are welcome.
- b) Dallas CityDesign Studio Events, February 5, 2010 and February 6, 2010

Page 2 TRCP Council Committee January 15, 2010

David A. Neumann, Chairman

Trinity River Corridor Project Committee



THE TRINITY

DALLAS

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager
Deborah A. Watkins, City Secretary
Kelly High, Director, Trinity Watershed Management
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project
Paul D. Dyer, Director, Park and Recreation Department
Theresa O'Donnell, Director, Sustainable Development & Construction



DRAFT

Trinity River Corridor Project Committee Meeting Record

The Trinity River Corridor Project Committee Meetings (TRCPC) are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Trinity River Corridor Project Committee Coordinator at 214-671-9500.

Meeting Date: 12/8/09 Convened: 9:37 A.M. Adjourned: 11:03 A.M. **Committee Members Present:** City Staff Present: Jill Jordan, Assistant City Manager David Neumann, Chairman Steve Salazar, Vice Chairman Kelly High, Director, TWM Mayor Pro Tem Dwaine Caraway Rebecca Rasor, Managing Director, TRCP Deputy Mayor Pro Tem Pauline Medrano Theresa O'Donnell, Director, SDC Carolyn R. Davis Vonciel Hill Jones Delia Jasso Linda Koop **Committee Members Absent: Other City Councilmembers Present:** AGENDA: 1. Approval of minutes for November 3, 2009 Trinity River Corridor Project Committee Meeting Presenter: David A. Neumann, Chairman Action Taken/Committee Recommendation(s): Motion made by: Caraway Motion seconded by: X Item passed on a divided vote: Item passed unanimously: Item failed unanimously: _____ Item failed on a divided vote: Margaret Hunt Hill Bridge Approval to Proceed (Memo for discussion) Action Taken/Committee Recommendation(s): Information Only _____ Motion seconded by: Motion made by: Item passed on a divided vote:

Item failed on a divided vote: Item passed unanimously: Item failed unanimously: 3. Oak Case Study for Continental Bridge Presenter: Dorcy Clark, Chief Planner, Sustainable Development & Construction Action Taken/Committee Recommendation(s): Information Only Motion made by: Motion seconded by: _____ Item passed on a divided vote: Item passed unanimously: Item failed unanimously: Item failed on a divided vote:

4. Oak Cliff Gateway Land Use Plan Amendment



Action Taken/Committee changes	Recommendation(s):	Please see attached CM	Jasso's recommende
Motion made by:	Jasso	Motion seconded by:	Davis
Item passed unanimously:	X	Item passed on a divided vote:	
Item failed unanimously:		Item failed on a divided vote:	
Program Management Serv Presenter: Elizabeth Fernan		greement #3 Trinity Watershed Management	t.
Action Taken/Committee R	ecommendation(s):		
Motion made by:	Caraway	Motion seconded by:	Salazar
Item passed unanimously:	X	Item passed on a divided vote:	
Item passed unanimously: Item failed unanimously:	-	Item passed on a divided vote: Item failed on a divided vote:	
Item passed unanimously: Item failed unanimously:	Advance Funding Agre lemo for discussion)	Item passed on a divided vote: Item failed on a divided vote: Perment Amendment and Supplement	
Item passed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A #1 to Santiago Calatrava (N	Advance Funding Agreement for discussion) ecommendation(s): Caraway	Item failed on a divided vote:	
Item passed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A #1 to Santiago Calatrava (N Action Taken/Committee Re	Advance Funding Agreement for discussion) ecommendation(s):	Item failed on a divided vote:	lemental Agreement Davis
Item passed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A #1 to Santiago Calatrava (N Action Taken/Committee Re Motion made by: Item passed unanimously: Item failed unanimously:	Advance Funding Agreement for discussion) ecommendation(s): Caraway X Maintenance Defice	Item failed on a divided vote: ement Amendment and Supple Motion seconded by: Item passed on a divided vote:	lemental Agreement Davis
Item passed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A #1 to Santiago Calatrava (N Action Taken/Committee Re Motion made by: Item passed unanimously: Item failed unanimously: Periodic Inspection No. 9	Advance Funding Agreemo for discussion) ecommendation(s): Caraway X - Maintenance Deficion)	Item failed on a divided vote: ement Amendment and Supplement Item passed on a divided vote: Item failed on a divided vote: iency Correction Period (MD)	lemental Agreement Davis
Item passed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A #1 to Santiago Calatrava (N Action Taken/Committee Re Motion made by: Item passed unanimously: Item failed unanimously: Periodic Inspection No. 9 Jpdate (Memo for discussion of the second of	Advance Funding Agreemo for discussion) ecommendation(s): Caraway X - Maintenance Deficion) ecommendation(s): In	Item failed on a divided vote: Perment Amendment and Supplement Item failed on a divided vote:	lemental Agreement Davis
Item passed unanimously: Item failed unanimously: Item failed unanimously: Margaret Hunt Hill Bridge A 1 to Santiago Calatrava (N Action Taken/Committee Re Motion made by: Item passed unanimously: Item failed unanimously: Periodic Inspection No. 9 Jpdate (Memo for discussion of the second o	Advance Funding Agra femo for discussion) ecommendation(s): Caraway X Maintenance Deficion) ecommendation(s): In	Item failed on a divided vote: Perment Amendment and Supple Motion seconded by: Item passed on a divided vote: Item failed on a divided vote:	Davis CP) November 2009

- 8
 - intersection of Irving Blvd. and Sylvan Ave. for the Baker Pump Station.
 - b) Three items authorizing settlements on unimproved tracts of land located near the intersection of Colonial Ave. and Starks Ave. for the Trinity Parkway.
 - c) Authorize sale of approximately 62,412 square feel of City-owned land located near the intersection of Sylvan Ave. and Morris St. to Oncor Electric Delivery Company.
 - d) Supplemental Agreement #3 with HNTB Corp. for program management of major flood management and storm drainage projects for the Dallas Floodway Project.
 - e) Supplemental Agreement #1 with Santiago Calatrava SA to provide engineering and design services of the Margaret Hunt Hill Signature Bridge.
 - f) Authorize payment to TxDOT for Advance Funding Agreement Amendment associated with the Margaret Hunt Hill Bridge.

Page 3 TRCP Council Committee December 8, 2009



g) Public hearing to amend the forwardDallas! Comprehensive Plan and the Trinity River Corridor Comprehensive Land Use Plan to incorporate amendments to the Oak Cliff Gateway Land Use Opportunity Plan.

9. Upcoming Events

a) December 9th, Luncheon for Jo Ellen Darcy, Assistant Secretary of the Army (Civil Works) and Congresswoman Eddie Bernice Johnson at the Trinity River Audubon Center (Council vans leave from L1-Green at 11:45 a.m.)

APPROVED BY:	ATTEST:
David A. Neumann, Chairman Trinity River Corridor Project Committee	Crystal Lee, Office Assistant II Trinity River Corridor Project Committee

Oak Cliff Gateway Land Use Plan Amendment December 8, 2009 Trinity River Corridor Project Committee Suggestion Motion by Councilmember Delia D. Jasso, District 1

I move that we follow the City Plan Commission's recommendations for the Oak Cliff Gateway Land Use Plan with the following changes:

- Amend the Land Use Opportunity Map to:
 - o Extend the Mixed Use High Density designation to include both sides of Plowman Avenue between Greenbriar Lane and Morgan Avenue.
 - o Adopt the CPC Ad Hoc Committee's recommended map for the area south of Colorado Blvd, however, change the designation for lots fronting on the eastern side of Beckley, north of 5th Street and south of the retail designation to adaptive reuse.
- Amend the Urban Design Framework Plan to:
 - o Remove the Important Intersection designation at the Jefferson Blvd and Marsalis Avenue intersection.
 - o Extend the Major Street Improvement designation on Marsalis Avenue north to the Houston Street Viaduct.
- Replace the CPC recommended language in the Oak Cliff Gateway Land Use Plan with the following:
 - o The major objectives of the plan are to:
 - Ensure that development and redevelopment in the area contributes to the unique character and sense of place that defines North Oak Cliff;
 - Develop and implement a multi-modal area-transportation plan to support future higher densities that emphasizes walkability and "bikeability" for residents and visitors; and
 - Minimize negative impacts of higher-density redevelopment on established single-family neighborhoods adjacent to the Plan area using regulatory tools that improve transitions between differing development types, mitigate conflicts between uses, and address traffic and parking.

Oak Cliff Gateway Land Use Plan Amendment December 9, 2009 City Council Hearing Agenda Item #97 Suggestion Motion by Councilmember Delia D. Jasso, District 1

I move to close the public hearing and approve the Trinity River Corridor Project Committee recommended amendments to the Oak Cliff Gateway Land Use Opportunity Plan.

Memorandum



DATE January 15, 2010

Trinity River Committee Members:
David A. Neumann (Chairman)
Steve Salazar (Vice-Chair)
Mayor Pro Tem Dwaine Caraway
Deputy Mayor Pro Tem Pauline Medrano

Carolyn R. Davis Vonciel Jones Hill Delia Jasso Linda Koop

SUBJECT Periodic Inspection Report No. 9

Maintenance Deficiency Correction Period (MDCP) December 2009 Update

As of December 31, 2009, the City has completed 125 of the 198 items in the MDCP plan which is the action plan staff submitted to the US Corps of Engineers (USACE) to address the O&M deficiencies in the levee system as described in the Periodic Inspection Report No. 9. According to the USACE, the O&M repairs of "Unacceptable" items must be completed by April 1, 2010, for the levee system to be eligible for rehabilitation assistance. The USACE approved this City's action plan on June 30, 2009.

Attached are the items completed in December 2009.

If you have additional questions, please let me know.

Jill A. Jordán, P.E.

Craig D. Kinton, City Auditor

Assistant City Manager

THE TRINITY

DALLAS

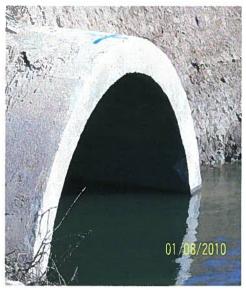
c:

Honorable Mayor and Members of the City Council Mary K. Suhm, City Manager Ryan S. Evans, First Assistant City Manager A. C. Gonzalez, Assistant City Manager Forest E. Turner, Assistant City Manager David K. Cook, Chief Financial Officer Deborah A. Watkins, City Secretary Thomas P. Perkins, Jr., City Attorney Judge C. Victor Lander
Helena Stevens-Thompson, Assistant to the City Manager
Frank Librio, Director, Public Information Office
Kelly High, Director, Trinity Watershed Management
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor

During December 2009, 15 additional "M" & "Obs" items have been addressed. Nine of the addressed items were rated "M" and six were rated "Obs".

- 1.1 Five of the addressed items involved concrete repair of spalling, damaged or scouring concrete. The concrete was repaired by chipping away any loose concrete, sealing exposed rebar, then patching the concrete with a cementitious material.
 - 1.1.1 Corps. ID Nos. 042 and 236 Belleview Pressure Conduit, East Levee These two "Obs" items referred to the same issue of damage to the concrete around the perimeter of the outlet.





1.1.2 Corps. ID No. 097 – Baker Pump Station, East Levee – This "M" item noted a spall under the bridge support at the control structure.





1.1.3 Corps. ID No. 102 – Charlie Pump Station, West Levee – This "M" item noted scaling concrete on the bridge support corbel under the bridge girders at the control structure.

- 1.1.4 Corps. ID No. 149 Little Coombs Creek Conduit, West Levee This "M" item included a failed patch over scour, a second scour area, and a 6" diameter hole in the bottom of the conduit.
- 1.2 Corps. ID No. 183 Pavaho Pump Station, West Levee This "M" item noted that the intake right wing wall had a one inch separation from the intake.

The separation was sealed with an expansion joint sealant.

- 1.3 One of the addressed items fell into the category of erosion of slope or slides and was addressed using established levee slide repair procedures.
 - 1.3.1 Corps. ID No. 142 I-35 Northbound Bridge, West Levee This "M" item notes a group of erosion gullies on the riverside levee slope.
- 1.4 One "M" item was addressed during December 2009 by straightening a trash rack, neutralizing corrosion and painting of metallic parts.
 - 1.4.1 Corps. ID No. 169 Coombs Creek Pressure Diversion, West Levee Non-mechanical trash rack at inlet was bent and had rust.
- 1.5 Corps. ID No. 003 System This "M" item noted that Johnson grass grown was widespread over the entire project. The rapid grown hindered inspection and covered seepage.
 - Increased mowing cycles have been implemented as part of routine maintenance for the system.
- 1.6 Corps. ID No. 039 System This "Obs" item indicates that there is no animal control program for the Dallas Floodway System.
 - An Animal Damage Control Plan has been prepared and adopted by the City.
- 1.7 After engineering review and/or field investigation, five items were determined to not require any further action by the City.
 - 1.7.1 Corps. ID No. 018 Sta. 175+70, 380+00, 473+90, and 568+70, East Levee
 This "M" item noted that these locations had rutting on the levee slopes caused by ATV use.
 - Rutting was not located during field investigation and ATV use is to be limited in response to Corps. ID No. 056, therefore no action is required for this item.
 - 1.7.2 Corps. ID Nos. 023 and 025 Sta. 320+00, 480+20, 515+75, 520+00, 524+25, 530+75, and 563+40, East Levee These "M" and "Obs" items respectively call out repaired channel side slides.
 - As the slides have already been repaired, no action is required. The levees are monitored regularly and slides repaired as necessary.

1.7.3 Corps. ID No. 064 – Elm Fork Sluice, East Levee – This "Obs" item noted that erosion had created a 25 foot diameter pond just upstream of the discharge channel.

Upon review, it was noted that the pond had not eroded towards the levee since photos were taken in 2007. This pond is actually the location of the Elm Fork Sluice discharge which is no longer in use. This location should be monitored for future signs of erosion, but no current action is required.

1.7.4 Corps. ID No. 203 – CWWTP – This "Obs" item notes that a second flap gate is under water.

The flap gate has been inspected since 2007 during low water and will be inspected as part of routine maintenance.

Memorandum



DATE January 15, 2010

Trinity River Committee Members:
David A. Neumann (Chair)
Steve Salazar (Vice-Chair)
Mayor Pro Tem Dwaine Caraway
Deputy Mayor Pro Tem Pauline Medrano
Carolyn R. Davis

Vonciel Jones Hill Delia Jasso Linda Koop

SUBJECT Dallas CityDesign Studio Events with Larry Beasley

In August, the City of Dallas and the Trinity Trust hosted a community dreaming session in West Dallas with Larry Beasley in order to begin a dialogue focused on urban design issues in the Trinity River Corridor. Following the dreaming session, City staff continued working with Mr. Beasley as the City's Urban Design Special Advisor regarding the creation and work program for the newly created Dallas CityDesign Studio.

Mr. Beasley will be returning to Dallas for one of four visits during FY 2009-2010 at the beginning of February. Mr. Beasley is currently scheduled to arrive in Dallas on Tuesday, February 2, 2010 and depart on Tuesday, February 9, 2010. The focus of his visit will be a continuation of the dialogue begun in August regarding the area near the western foot of the Margaret Hunt Hill Bridge. Along with a number of work sessions with City staff during his visit, the Studio has also scheduled two charrettes to specifically focus on developing ideas for the area that were generated in the August Dream Session. For your information, details are listed below:

Date: Friday, February 5, 2010
 Time: 9:00 A.M. – 5:00 P.M.
 Location: City Hall, Room 2BN

Purpose: An invited group of design professionals, stakeholders and key City staff that will participate in a small work session to begin translating the outcomes of the August Dream Session for review and comment the following day

Date: Saturday, February 6, 2010 Time: 9:00 A.M. -- 3:30 P.M. Location: City Hall, Room 2BN

Purpose: To get input from a broader array of community stakeholders regarding the work product from the February 5th meeting, and begin development of community-based framework and set of actions to implement ideas for the area

We anticipate that these will exciting events full of creative energy and ideas, and we hope that you will be able to stop by. If you have additional questions, please let me know.

Jill A. Jordan, P.E. Assistant City Manager

THE TRINITY
DALLAS

Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager
David K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Asst. to the City Manager
Frank Librio, Director, Public Information Office
Kelly High, Director, Trinity Watershed Management
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project

Memorandum



DATE January 8, 2010

то Trinity River Committee Members: David A. Neumann (Chair) Steve Salazar (Vice-Chair) Mayor Pro Tem Dwaine Caraway Deputy Mayor Pro Tem Pauline Medrano Carolyn R. Davis

Vonciel Jones Hill Delia Jasso Linda Koop

SUBJECT Great Trinity Forest Adventure Hike: January 30, 2010, 9:00 a.m. to Noon

The Trinity River Corridor Project is partnering with the North Texas Orienteering Association to host the 4th Annual Great Trinity Forest Adventure Hike on January 30, 2010. The event will be held from 9:00 a.m. until noon at Rochester Park (3000 Municipal Street, 75215).

This event is an opportunity to introduce adults and children to the Great Trinity Forest and the art of orienteering which is the skill of navigating in the forest using a compass and a map. Instructors experienced in orienteering will be at the event along with City staff to lead the hike and organize the event. This is a free event that is open to the public; however, the North Texas Orienteering Association limits the attendance to 150 participants.

Please join us for an adventurous morning outdoors exploring Rochester Park as we continue to show residents of Dallas the recreational opportunities available to them through the many components of the Trinity River Corridor Project.

If you have additional questions, please let me know.

باآل A. Jordán, P.E. Assistant City Manager

THE TRINITY

DALLAS

Attachment

Honorable Mayor and Members of the City Council Mary K. Suhm, City Manager Ryan S. Evans, First Assistant City Manager A. C. Gonzalez, Assistant City Manager Forest E. Turner, Assistant City Manager David K. Cook, Chief Financial Officer Deborah A. Watkins, City Secretary Thomas P. Perkins, Jr., City Attorney Craig D. Kinton, City Auditor Judge C. Victor Lander Helena Stevens-Thompson, Asst. to the City Manager Frank Librio, Director, Public Information Office

Memorandum



DATE January 15, 2010

To Trinity River Corridor Project Committee Members:

David A. Neumann (Chairman) Vonciel Jones Hill

Steve Salazar (Vice-Chair) Delia Jasso Mayor Pro Tem Dwaine Caraway Linda Koop

Deputy Mayor Pro Tem Pauline Medrano

Carolyn R. Davis

SUBJECT Options for Use of Loop 12 Gateway Funds

Attached you will find a briefing entitled Options for Use of Loop 12 Gateway Funds that will be presented to the Trinity River Corridor Project Committee on January 19, 2010. The briefing provides options for the use of the Loop 12 Gateway Funds. Action on this item is not needed at this time, but the committee can begin consideration of this issue.

Please contact me if you have questions.

Jill A. Jorďan, P.E.

Assistant City Manager

THE TRINITY DALLAS

C: Honorable Mayor and Members of the City Council

Mary K. Suhm, City Manager

Ryan S. Evans, First Assistant City Manager A.C. Gonzalez, Assistant City Manager

Forest E. Turner, Assistant City Manager

David K. Cook, Chief Financial Officer

Deborah A. Watkins, City Secretary

Thomas P. Perkins, Jr., City Attorney Craig D. Kinton, City Auditor

Judge C. Victor Lander

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Frank Librio, Director, Public Information Office

Kelly High, Director, Trinity Watershed Management

Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project

Options for Use of Loop 12 Gateway Funds

Trinity River Corridor Project Committee

January 19, 2009





Purpose of Briefing



- Present background of previous options for the use of Loop 12 Gateway funds
- Present options for the future use of the \$3M available in Loop 12 Gateway funds

Seek direction on the use of the Loop 12

Gateway funds

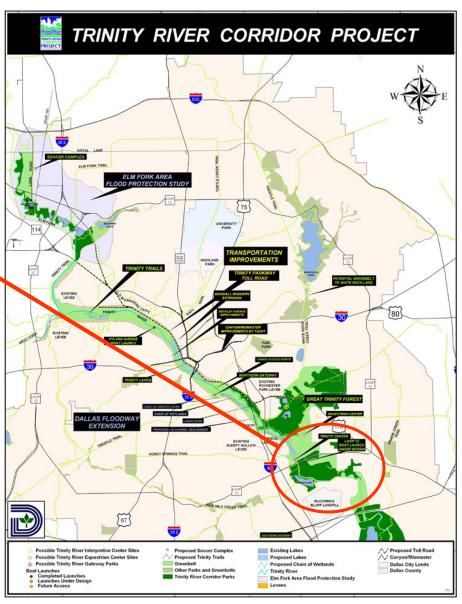




Loop 12 Gateway Location



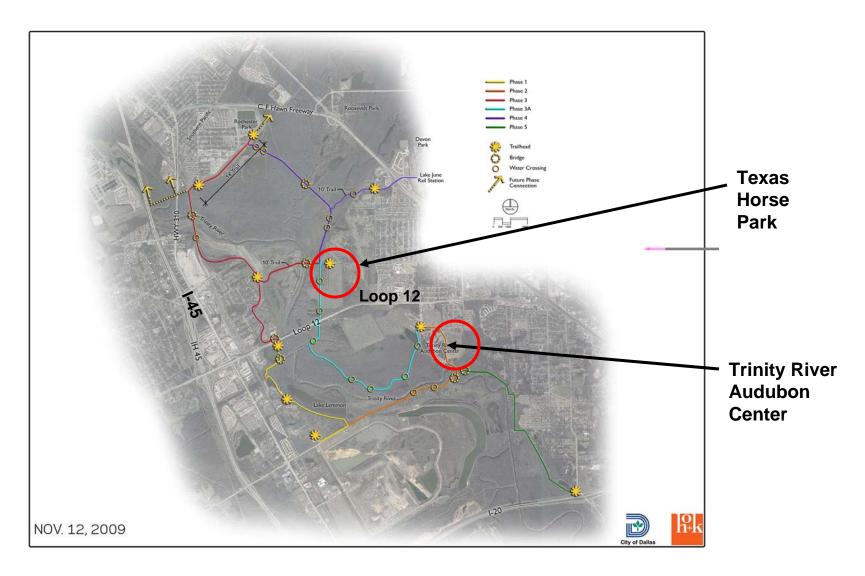
Located east of I-45, west of the Trinity and along Loop 12





Loop 12 Gateway Region







Background



- In 1998 the Trinity River Corridor Bond Proposition set aside \$3M for the Loop 12 Gateway.
- In the 1999 Master Implementation Plan the Loop 12 Gateway was envisioned as a regional gateway to the Great Trinity Forest and the amenities in this area, including the proposed Trinity River Audubon Center, Texas Horse Park and Trails



Background



- Over the years, options have been considered for the Loop 12 Gateway project
- Previous options and their challenges for the Loop 12 Gateway:
 - Sleepy Hollow Golf Course picnicking facility, however....
 - Site will not be available for development until U. S.
 Army Corps of Engineers is finished with their wetlands project in 2012



Background



- Landscaping and streetscape improvements along Loop 12, however...
 - TxDOT requires that the City of Dallas take over all maintenance of the Loop 12 right-of-way if landscape improvements are made





Potential Loop 12 Gateway Projects ~~



 It is now time to decide which project to implement with the available funding of \$3M Options to include:

Package 1: Beacon at I-45 and Loop 12

Package 2: Audubon Center enhancements at Loop 12 and signage

Package 3: Recreation Improvements at Elam Road

Package 4: Sleepy Hollow recreational improvements and signage





Beacon at I-45 and Loop 12 - \$3.0

- Implement the first Beacon
 - Three Trinity Beacons were identified in the Signage Plan of the Park Design Guidelines, as presented to the Trinity River Corridor Project Committee on September 16, 2009
 - Seen from a distance, their function is to attract visitors to the Trinity Corridor's three main portals





Possible Locations for Beacons









TRINITY LAKES



TRINITY FOREST



Beacon at the Trinity Fields



Beacon at the Trinity Lakes



Beacon at the Trinity Forest



Beacon at I-45 and Loop 12



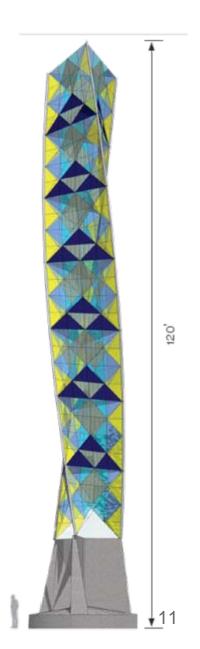




Great Trinity Forest Gateway Beacon

- Proposed Height is 120 feet tall
- Internally illuminated at night
- Final location will be determined with TxDOT
- Proposed Materials
 - Dichroic Glass
 - Steel Framework
 - Concrete Base





Package 2 - Projects



Audubon Entrance Enhancements - \$3.0M

- A. Purchase additional property along Loop 12 in front of the Trinity River Audubon Center
- B. Complete the Audubon Center entrance/exit road and add landscaping and signal light at Loop 12 / Longacre intersection
- C. Signage to provide direction and identification of the Great Trinity Forest entrance and amenities







A. Purchase property along Loop 12 - \$1.6M

 Land acquisition for additional commercial properties east of the Audubon Center entrance







LOOP 1

B. Complete the Audubon Center entrance/exit road and add landscaping and signal light at Loop 12 and Longacre intersection - \$0.6M

- Provides landscaped boulevard entrance
- Provides a traffic signal at Longacre / Loop 12 intersection to better facilitate traffic entering and exiting the Audubon Center
- This work could not be done previously due to the property purchase to the east of the entrance not being complete





C. Signage - \$0.6M

 Provide a monument sign at the entrance into the Great Trinity
 Forest along Loop 12

 Provide directional signage for amenities in the Great Trinity Forest region





Package 3 - Projects



Recreational Improvements at Elam Road - \$3.0M

- A. Land acquisition
- B. Entry gate at Elam Road and Pemberton Hill Road
- C. Trailhead parking for cyclists and horseback riders and access road
- D. Minimal trail improvements







A. Land Acquisition - \$1.5M

 Purchase 2 remaining parcels to the south of Elam Road



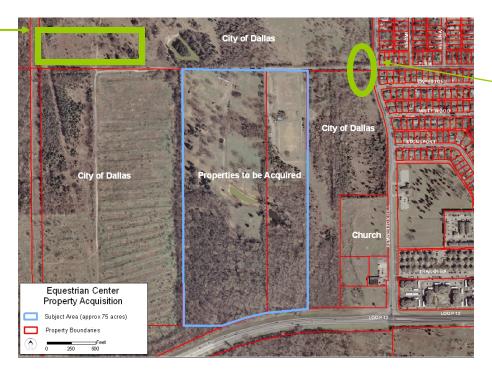




B. Entry Gate at Elam Road and Pemberton Hill Road - \$0.2M

 Gate would provide a more secure, attractive entrance to the planned activities to be added, such as the trails and trailhead parking

Trailhead Parking



Proposed Entry Gate





C. Trailhead Parking and Road - \$1.0M

Provide gravel parking lot and access road for users







D. Minimum trail improvements - \$0.3M

 Provide minimal equestrian trail improvements, including clearing of land and signage







Package 4 - Projects



Sleepy Hollow Recreational Improvements - \$3.0M

A. Provide recreational improvements at Sleepy Hollow after the U. S. Army Corps of Engineers completes their lower chain of wetlands project in 2012

B. Provide directional signage

and signage at access points to recreational elements in the Great Trinity Forest Region





Package 4



A. Recreational improvements at Sleepy Hollow (2012) - \$2.4M

- Picnic shelters and amenities
- Trails
- Parking area enhancements
- Entrance improvements







Package 4



B. Signage - \$0.6M (Same signage plan as Package #2)

Canada 200

 Provide a monument sign at the entrance into the Great Trinity Forest along Loop 12

 Provide directional signage for amenities in the Great Trinity

Forest region



Next Steps



Determine which package is preferable

• Package 1: **Beacon** \$3.0M

Package 2: Audubon Entrance
 Enhancements / Signage \$3.0M

 Package 3: Recreational Improvements at Elam Road

\$3.0M

Package 4: Sleepy Hollow /Signage \$3.0M





Next Steps



- Acquire design proposal(s)
- Seek approval(s) for design contract awards
- Start land acquisition process, as required
- Proceed with implementation





Options for Use of Loop 12 Gateway Funds

Trinity River Corridor Project Committee

January 19, 2009





AGENDA ITEM #39

KEY FOCUS AREA:

Better Cultural, Arts and Recreational Amenities

AGENDA DATE:

January 27, 2010

COUNCIL DISTRICT(S):

All

DEPARTMENT:

Trinity Watershed Management

CMO:

Jill A. Jordan, P.E., 670-5299

MAPSCO:

N/A

SUBJECT

Authorize (1) the acceptance of a grant from the Trinity Trust foundation for the design and construction of the Continental Avenue Pedestrian Bridge to be placed in the Continental Avenue Bridge Donation Fund in an amount not to exceed \$10,000,000; (2) the City Manager to execute a grant agreement with the Trinity Trust Foundation for reimbursement of costs associated with the design and construction of the Continental Avenue Pedestrian Bridge; (3) establishment of appropriations in the amount of \$10,000,000 in the Continental Avenue Bridge Donation Fund; and (4) Supplemental Agreement No. 4 in the amount of \$1,335,158 for additional design and project management services for design of the Continental Avenue Pedestrian Bridge to extend the Trinity lakes design for the Trinity River Corridor Project - Total not to exceed \$1,335,158 from \$20,110,860 to \$21,446,018 - Financing: Private Funds (\$1,127,000) and 1998 Bond Funds (\$208,158)

BACKGROUND

The City Council adopted the Balanced Vision Plan on December 8, 2003 and amended the plan on April 14, 2004. The Trinity Lakes Design contract was awarded to the CH2M Hill team by City Council on November 8, 2006. The original design contract included design guidelines, branding, preparation of the Dallas Floodway, and final design for river relocation from Sylvan Avenue to the DART Bridge. In addition, the original design contract included design work for lake amenities that will be located near downtown in the Dallas Floodway. Public access strategy for the lower half of the Dallas Floodway also included a 20% design for the Reunion Overlook Plaza over the Trinity Parkway and 100% design for the Fast Track overlook for the public to witness the transformation of the Dallas Floodway.

BACKGROUND (Continued)

Due in part to passage of the Water resources Development Act (WRDA) 2007 authorization for the Dallas Floodway, Supplemental Agreement No. 1 to the Trinity Lakes Design contract was approved by City Council on February 13, 2008. Supplemental Agreement No. 1 extended 100% design of the river alignment, bridge pier design, and utilities design from Sylvan to the Elm Fork / West Fork confluence, and also provided 20% design for this same portion of the Dallas Floodway for the West Dallas Lake, West Dallas playing fields, public access / circulation, softscape and play areas. In addition, Supplemental Agreement No. 1 provided 5% conceptual design for Continental Bridge public use as a pedestrian bridge.

Supplemental Agreement No. 2 to the Trinity Lakes Design contract was approved by City Council on June 25, 2008 to include geotechnical sampling, and surveying to support a Municipal Setting Designation (MSD) for the Dallas Floodway, utilities schematic design for lakes water delivery system, and additional transportation engineering support.

Supplemental Agreement No. 3 to the Trinity Lakes Design contract was approved by City Council on June 10, 2009 to include environmental and archaeological investigations for portions of the West Fork and Elm Fork of the Trinity River that are adjacent to the Dallas Floodway levees. Supplemental Agreement No. 3 also included permit preparation and environmental investigations, subsurface utility engineering, and survey of the existing river channel for the design of four (4) water main replacements. In addition, Supplemental Agreement No. 3 provided technical and review assistance to the U.S. Army Corps of Engineers for their ongoing effort on the Dallas Floodway feasibility study / Environmental Impact Statement. Lastly, Supplemental Agreement No. 3 removed unused special services peer review (\$167,895.19) that was originally made part of this design contract and unused survey work that is now unnecessary (\$79,104.81), while also transferring \$52,910.00 within the overall design contract from CH2M Hill to URS to serve structural analysis. The total fee amount increase for Supplemental Agreement No. 3 to the Trinity lakes Design contract was \$587,000.

Supplemental Agreement No. 4 will include design and engineering of the Continental Avenue Pedestrian Bridge. The funding from this supplement was provided through a grant from the Trinity Trust, not to exceed \$10,000,000 for design, engineering and construction. CH2MHill currently has designed this bridge to the 5% level and will complete plans and specifications and provide engineering support during construction for the project. The total design fee increase for the Continental Avenue Pedestrian Bridge is \$1,127,000, funds to be provided by a grant from the Trinity Trust for Supplement No. 4 to the Trinity Lakes Design contract.

BACKGROUND (Continued)

In addition, Supplemental Agreement No. 4 will include \$237,000 for design and modeling assistance to the U.S. Army Corps of Engineers for their upcoming plan formulation process that is part of their ongoing preparation of the Dallas Floodway Environmental Impact Statement (EIS). Additionally, the overall design contract with CH2M Hill has several small adjustments that result in an overall reduction of \$28,841. Thus, the net design contract increase for this Amendment #4 to serve the Continental Avenue Pedestrian Bridge and support analysis to the U.S. Army Corps of Engineers for their ongoing development of the Environmental Impact Statement for the Dallas Floodway Project is \$208,158.

ESTIMATED SCHEDULE OF PROJECTS

Begin Design (Modeling for Corps & Continental Bridge)
Complete Design (Modeling for Corps)

Begin Design (Continental Bridge)

Begin Construction (Continental Ave Pedestrian Bridge)

Complete Construction (Continental Ave Pedestrian Bridge)

February 2010

August 2010

March 2011

July 2011

November 2012

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an Interlocal Agreement with the U.S. Army Corps of Engineers for local participation and cost sharing with the Corps on January 10, 1990, by Resolution No. 90-0225.

Authorized Supplemental Agreement No. 1 with the NCTCOG for the Dallas Floodway and Elm Fork detailed study as part of the Upper Trinity River Feasibility Study on June 12, 1996, by Resolution No. 96-2007.

Authorized adoption of the Great Trinity Forest Master Implementation Plan on March 26, 1997, by Resolution No. 97-1066.

Authorized adoption of the Trinity River Corridor Master Implementation Plan on August 25, 1999, by Resolution No. 99-2623.

Authorized a professional services contract with Camp Dresser & McKee, Inc for lake water quality analysis and technical input towards the Balanced Vision Plan on November 13, 2002, by Resolution No. 02-3165.

Authorized adoption of the Balanced Vision Plan for the Dallas Floodway on December 8, 2003, by Resolution No. 03-3391.

Authorized adoption of refinements to the Balanced Vision Plan for the Dallas Floodway on April 14, 2004, by Resolution No. 04-1252.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized adoption of the Trinity Parkway Alternative Alignment 3B on April 13, 2005, by Resolution No. 05-1210.

Authorized Trinity Lakes design contract on November 8, 2006, by Resolution No. 06-3121.

Authorized Trinity Lakes design contract amendment No. 1 on February 13, 2008, by Resolution No. 08-0455.

Authorized Trinity Lakes design contract amendment No. 2 on June 25, 2008, by Resolution No. 08-1902.

Authorized Trinity Lakes design contract amendment No. 3 on June 10, 2009, by Resolution No. 09-1499 on June 10, 2009.

Trinity River Corridor Project Committee was briefed for the Supplemental No. 4 to the Trinity Lakes design contract on November 3, 2009.

FISCAL INFORMATION

Private Funds - \$1,127,000 1998 Bond Funds \$208,158

ETHNIC COMPOSITION

CH2M Hill

Hispanic Female	43	Hispanic Male	81
African-American Female	71	African-American Male	72
Other Female	47	Other Male	70
White Female	447	White Male	948

M/WBE INFORMATION

See Attached

OWNER

CH2M Hill

Jim Parrish, P.E., Vice-President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize (1) the acceptance of a grant from the Trinity Trust foundation for the design and construction of the Continental Avenue Pedestrian Bridge to be placed in the Continental Avenue Bridge Donation Fund in an amount not to exceed \$10,000,000; (2) the City Manager to execute a grant agreement with the Trinity Trust Foundation for reimbursement of costs associated with the design and construction of the Continental Avenue Pedestrian Bridge; (3) establishment of appropriations in the amount of \$10,000,000 in the Continental Avenue Bridge Donation Fund; and (4) Supplemental Agreement No. 4 in the amount of \$1,335,158 for additional design and project management services for design of the Continental Avenue Pedestrian Bridge to extend the Trinity lakes design for the Trinity River Corridor Project - Total not to exceed \$1,335,158 from \$20,110,860 to \$21,446,018 - Financing: Private Funds (\$1,127,000) and 1998 Bond Funds (\$208,158)

CH2M Hill is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

		<u>Amount</u>	<u>Percent</u>
Local contracts Non-local contracts		\$695,800.00 \$639,358.16	52.11% 47.89%
TOTAL THIS ACTION	0.800	\$1,335,158.16	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	<u>Certification</u>	<u>Amount</u>	Percent
ARS Engineers, Inc. Addula Consulting Engineers CP&Y	IMDB40643Y0410 IMDB41963Y0710 PMMB42281Y0910	\$149,000.00 \$26,000.00 \$134,000.00	21.41% 3.74% 19.26%
Total Minority - Local		\$309,000.00	44.41%

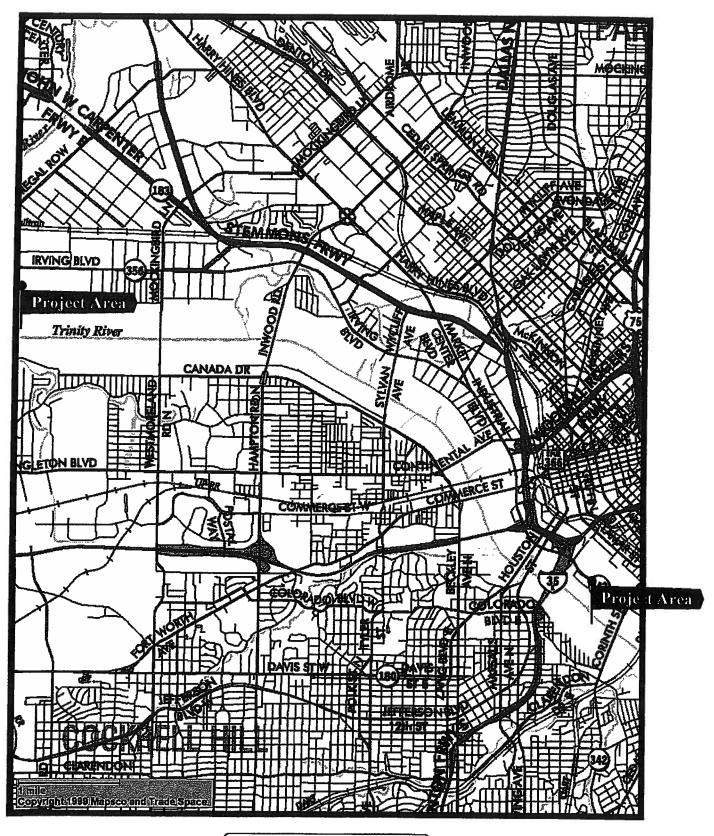
Non-Local Contractors / Sub-Contractors

Non-local	<u>Certification</u>	Amount	Percent
Foster CM Group Gorrondonna Associates Geo-Marine, Inc. Xenco Laboratories Leni Schwendinger Light Projects LTD	BMMB42780N1010 HMDB40421Y0310 HMMB40160Y0210 HMMB42100Y0810 WFWB2084N0810	\$15,000.00 \$23,000.00 (\$4,670.84) (\$10,950.00) \$53,000.00	2.35% 3.60% -0.73% -1.71% 8.29%
Total Minority - Non-local		\$75,379,16	11.79%

TOTAL M/WBE PARTICIPATION

	This	This Action		to Date	
	<u>Amount</u>	Percent	<u>Amount</u>	Percent	
African American	\$15,000.00	1.12%	\$661,995.83	3.09%	
Hispanic American	\$7,379.16	0.55%	\$6,712,993.74	31.30%	
Asian American	\$309,000.00	23.14%	\$392,380.00	1.83%	
Native American	\$0.00	0.00%	\$0.00	0.00%	
WBE	\$53,000.00	3.97%	\$368,707.00	1.72%	
Total	\$384,379.16	28.79%	\$8,136,076.57	37.94%	

Lakes Design Contract



Mapsco Various

WHEREAS, the 1998 Bond Program authorized funding to implement flood control, lake development, environmental, transportation, and recreation projects within the Dallas Floodway; and,

WHEREAS, City Council adopted the Balanced Vision Plan on December 8, 2003, by Resolution No. 03-3391, and further adopted refinements on April 14, 2004, by Resolution No. 04-1252; and,

WHEREAS, City Council authorized the Trinity Lakes design contract with CH2M Hill to initiate design for portions of the Balanced Vision Plan for the Dallas Floodway, Trinity River Corridor Project design guidelines, and Trinity Parkway design guidelines on November 8, 2006, by Resolution No. 06-3121; and,

WHEREAS, City Council approved the Trinity Lakes design contract with CH2M Hill to extend design for portions of the Balanced Vision Plan for the Dallas Floodway on February 13, 2008, by Resolution No. 08-0455; and,

WHEREAS, City Council approved the Trinity Lakes design contract with CH2M Hill to extend design for additional geotechnical sampling and surveying for the Dallas Floodway on June 25, 2008, by Resolution No. 08-1902; and,

WHEREAS, City Council approved the Trinity Lakes design contract with CH2M Hill to extend design for additional environmental and archaeological investigations, and assistance to the U.S. Army Corps of Engineers for their ongoing development of the Environmental Impact Statement on June 10, 2009, by Resolution No. 09-1499; and,

WHEREAS, it is now desirable to authorize Supplemental Agreement No. 4 to the contract with CH2M Hill for design services for the Continental Avenue Pedestrian Bridge and further contract with CH2M Hill for support analysis to the U.S. Army Corps of Engineers for their ongoing Environmental Impact Statement for the Dallas Floodway Project; and,

WHEREAS, the Supplemental Agreement No. 4 to the contract with CH2M Hill for the Continental Avenue Pedestrian Bridge (\$1,127,000), support analysis to the U.S. Army Corps of Engineers (\$237,000), and CH2M Hill contract adjustments (reduction of \$28,842) in the amount of \$1,335,158 that will increase the design contract from \$20,110,860 to \$21,446,018; and,

WHEREAS, it is now necessary to accept a grant from the Trinity Trust Foundation for the design and construction of the Continental Avenue Pedestrian Bridge to be placed in the Continental Avenue Pedestrian Bridge Donation fund not to exceed \$10,000,000, and,

WHEREAS, it is now necessary to authorize the City Manager or designee to execute a grant agreement with the Trinity Trust to serve design and construction for the Continental Avenue Pedestrian Bridge not to exceed \$10,000,000, and

WHEREAS, the U.S. Army Corps of Engineers will recognize portions of this contract with CH2M Hill as in-kind credit for 50% cost sharing of the Upper Trinity River Feasibility Study for the Dallas Floodway that may also reduce future City expenses towards the Corps' project design, or Corps' project construction; and,

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 4 to the contract with CH2M Hill for additional design services to extend the Trinity Lakes design for the Trinity River Corridor Project in an amount not to exceed \$1,335,158, from \$20,110,860 to \$21,446,018.

Section 2. That the City Manager or designee be is hereby authorized to execute this contract for Supplemental Agreement No. 4 with CH2M Hill and the grant agreement with the Trinity Trust after each contract has been approved as to form by the City Attorney.

Section 3. The City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Trinity River Corridor Project Fund Fund 6P14, Agency PBW, Unit N965, Act. TRPP Object 4111, Job #PB98N965, CT PBW98N963B3 Vendor #505225, in an amount not to exceed

\$208,158

Continental Avenue Pedestrian Bridge Donation Fund Fund P274, Agency TWM, Unit 1086, Act. TRPP Object 4111, Job # PB101086, CT TWM101086D01 Vendor #505225, total amount not to exceed

\$1,127,000

Section 4. That the City Controller is hereby authorized to receive and deposit funds from the Trinity Trust Foundation in an amount not to exceed \$10,000,000 in the Continental Avenue Pedestrian Bridge Donation Fund, Agency TWM, Fund P274, Unit 1086, Revenue Source 8411.

Section 5. That the City Manager be and is hereby authorized to establish appropriations in an amount not to exceed \$10,000,000 in the Continental Avenue Pedestrian Bridge Donation Fund, Agency TWM, Fund P274, Unit 1086, Object 4111.

January 27, 2010

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

Distribution: Trinity River Corridor Project, Natalie Wilson, City Hall, Room 6B/South

Trinity River Corridor Project, Rebecca Rasor, 6BS

City Attorney

Office of Financial Services

AGENDA ITEM # 40

KEY FOCUS AREA:

Economic Vibrancy

AGENDA DATE:

January 27, 2010

COUNCIL DISTRICT(S):

7

DEPARTMENT:

Trinity Watershed Management

CMO:

Jill A. Jordan, P.E., 670-5299

MAPSCO:

56 G

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 18,449 square feet of improved land from Brian Famkar and Seyed Moosavi located at the intersection of Lamar Street and Starks Avenue for the Trinity Parkway - Not to exceed \$295,000 (\$290,000, plus closing costs not to exceed \$5,000) - Financing: 1998 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 18,449 square feet of land improved with a commercial building. This property is located at the intersection of Lamar Street and Starks Avenue and is necessary for the reconstruction of a direct connector route between US 175/SM Wright to I-45 to ultimately eliminate "dead-man's curve". Relocation assistance may be required at a future date. This connector is part of the Trinity Parkway, without it the downgrade of SM Wright cannot proceed. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on September 23, 2009, by Resolution No. 09-2329.

FISCAL INFORMATION

1998 Bond Funds - \$295,000 (\$290,000, plus closing costs not to exceed \$5,000)

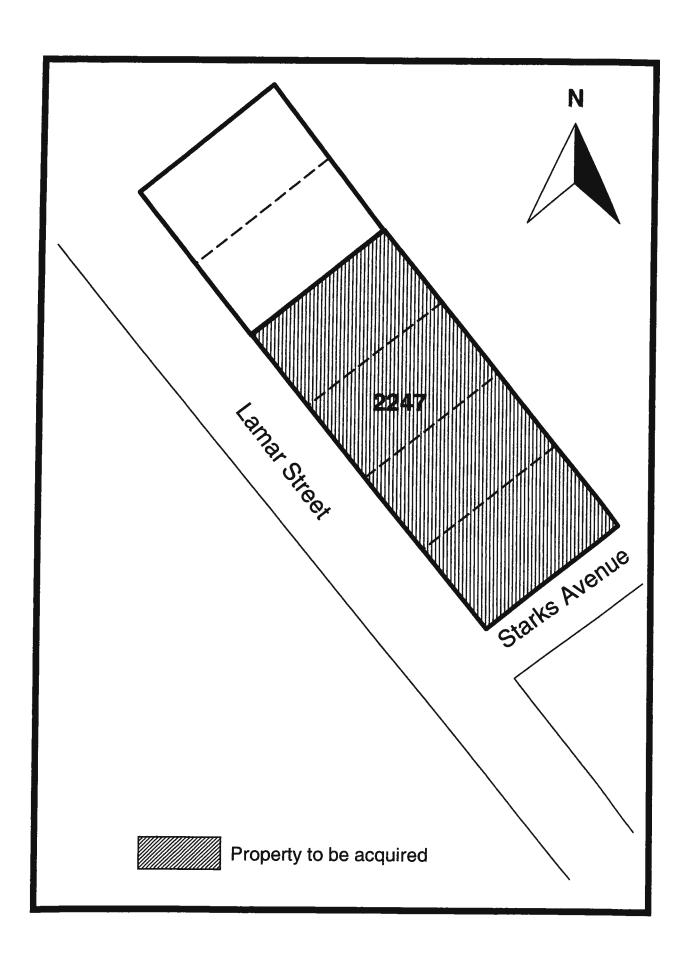
OWNERS

Brian Famkar

Seyed Moosavi

MAPS

Attached



WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER has refused the official offer as authorized by the FIRST RESOLUTION; and

WHEREAS, OWNER and the City of Dallas desire to settle in lieu of proceeding further with condemnation proceedings: Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the following definitions shall apply to this resolution:

FIRST RESOLUTION: Resolution No. 09-2329 approved by the Dallas City Council on September 23, 2009

PROJECT: Trinity Parkway

OWNERS: Brian Famkar and Seyed Moosavi

INTEREST: Fee Simple

PROPERTY: Approximately 18,449 square feet of improved land in City of Dallas Block No. 2247 Official City Numbers, and being the same property more specifically described in the Exhibit A attached hereto and made a part hereof.

SETTLEMENT AMOUNT: \$290,000

CLOSING COSTS: \$5,000

AUTHORIZED AMOUNT: \$295,000

SECTION 2. That in lieu of proceeding further with condemnation proceedings, the City Manager is authorized to acquire the INTEREST in the PROPERTY from OWNER for the SETTLEMENT AMOUNT.

SECTION 3. That the City will have possession at closing and will pay all closing costs and title expenses.

SECTION 4. That the City Controller is authorized to draw a check payable to the OWNER or the Title Company closing the transaction described herein for the SETTLEMENT AMOUNT, payable out of Trinity River Corridor Project Fund 6P14, Dept. PBW, Unit N965, Activity TRPP, Object 4210, Program PB98N965, CT-PBW98N965KN, and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. CLOSING COSTS and title expenses shall be paid from the previously described funds.

SECTION 5. That appropriate acquisition instruments, approved as to form by the City Attorney, be forwarded to a title insurance company for closing, and subsequent to closing, filed with the County Clerk and returned, along with the original Owner's Policy of Title Insurance, to the City Secretary for permanent record.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

	MAS P. PERKINS, CITY ATTORNEY
BY: _	
	Assistant City Attorney

Exhibit A

Field Notes Describing Land To Be Acquired in Block 2247 From Brian Famkar and Seyed Moosavi

Being 18,449 Square Feet (0.4235 Acres) of land situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and lying in Block 2247 (official City of Dallas Block Numbers), being the remainder of Lots 10, 11, 12 and 13 of the Ervay Place addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Brian Famkar and Seyed Moosavi by deed dated June 19, 2008 and recorded in Instrument 20080245151 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" dia. Iron Rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8"I.R. w/COD cap") set at the most Easterly Corner of said Lot 13, at the intersection of the Northwest line of Stark Street (a 105-foot Right-of-Way) with the Southwest line of a 15-foot wide Alley:

THENCE South 50°35'02" West, departing the Southwest line of said alley, and with the said Northwest line of Stark Street a distance of 90.00 feet to a PK Nail set at the intersection with the Northeast line of a tract of land conveyed to the Texas Highway Department by deed March 13, 1940 and recorded in Volume 2207, Page 371 of the Deed Records of Dallas County, same being now the Northeast line of Lamar Street (a variable width Right-of-Way):

THENCE North 38°54'58" West, departing the last said Northwest line of Stark Street and with the said Northeast line of Lamar Street, a distance of 205.00 feet to a PK nail set at the most Westerly corner of said lot 10, being also a common Southwest corner with Lot 9:

THENCE North 50°35'02" East along the common line of said Lots 9 and 10, a distance of 90.00 feet to a 5/8"I.R. w/COD cap set at the common Northeast corner of said Lots 9 and 10, in the Southwest line of said 15-foot wide Alley, and being also the most Northerly corner of the herein described tract of land:

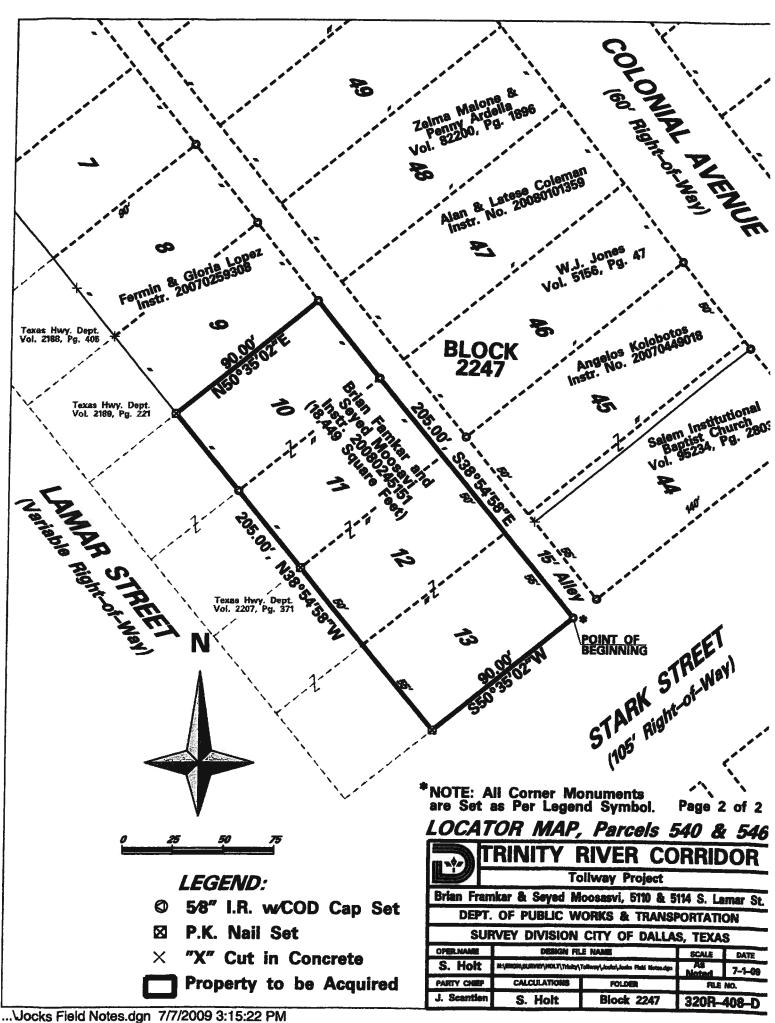
THENCE South 38°54'58" East with the Southeast line of said Alley a distance of 205.00 feet to the **POINT OF BEGINNING**, containing 18,449 Square Feet, or 0.4235 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Northwest line of Stark Street, at South 50°35'02" West, monumented as noted and derived from Global Positioning System observations using the North Texas Cooperative Real Time Kinematic Survey, Virtual Reference Station System, North American Datum of 1983.

1-7-2009

Parcel No's 540 & 546

Page 1 of 2



AGENDA ITEM #41

KEY FOCUS AREA:

Economic Vibrancy

AGENDA DATE:

January 27, 2010

COUNCIL DISTRICT(S):

7

DEPARTMENT:

Trinity Watershed Management

CMO:

Jill A. Jordan, P.E., 670-5299

MAPSCO:

56 F

SUBJECT

Authorize settlement in lieu of proceeding with condemnation in the lawsuit styled, <u>City of Dallas v. Okon Family Partnership</u>, <u>et al</u>, <u>Cause No. cc-08-04118-c</u> pending in the County Court at Law No. 3 for the acquisition of two tracts of land containing a total of approximately 14.5 acres from the Okon Family Partnership located near the intersection of I.H. 45 and Lamar Street for the Dallas Floodway Extension portion of the Trinity River Corridor Project – Not to exceed \$63,000 (\$60,000, plus closing costs not to exceed \$3,000) - Financing: U. S. Army Corps of Engineers Project Cooperation Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 14.5 acres of land located near the intersection I.H. 45 and Lamar Street. As part of the settlement the owner will retain an easement for the operation and maintenance of an existing billboard. This property will be used for the Dallas Floodway Extension. This settlement will allow acquisition of the property without further condemnation proceedings.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on February 8, 2006, by Resolution No. 06-0523.

FISCAL INFORMATION

U.S. Army Corps of Engineers Project Cooperation Funds - \$63,000 (\$60,000, plus closing costs not to exceed \$3,000)

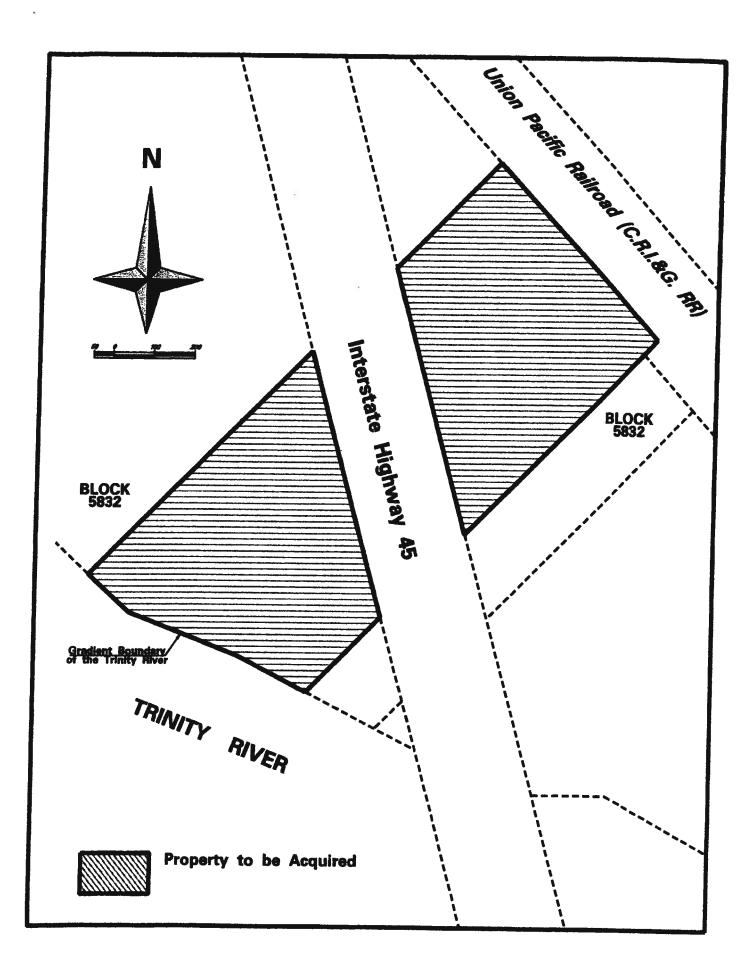
OWNER

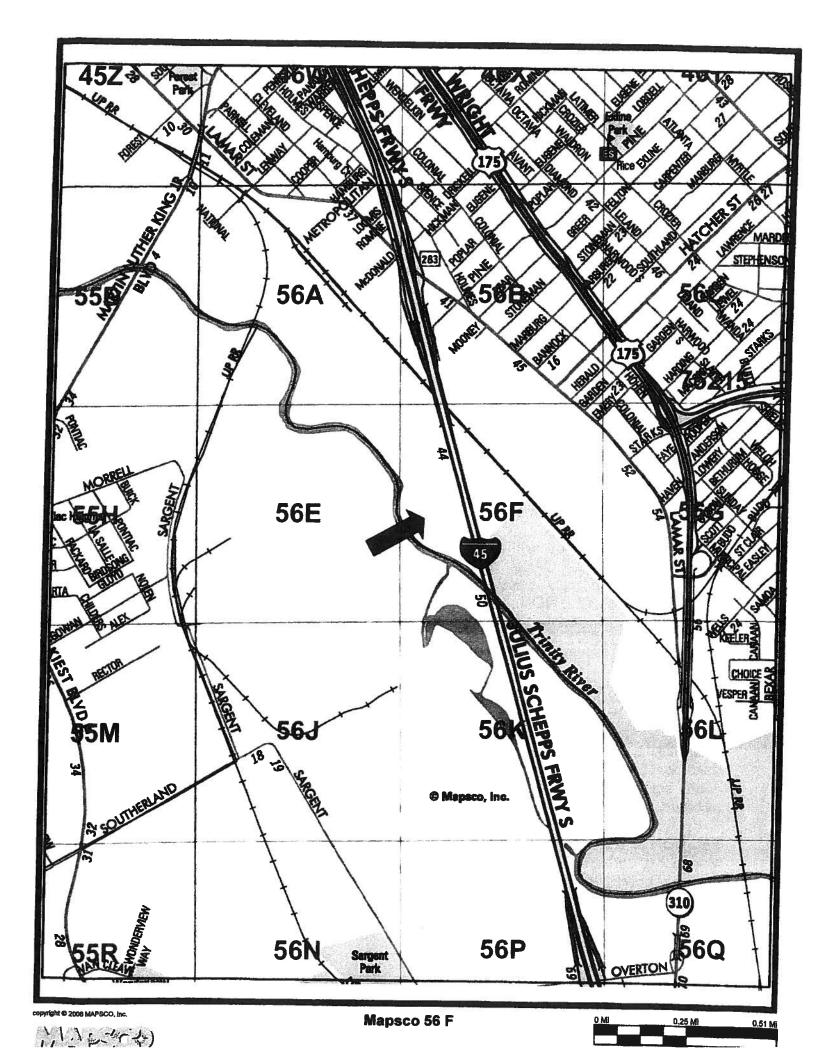
Okon Family Partnership

Matthew J. Gold, Managing Partner

MAPS

Attached





WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER has refused the official offer as authorized by the FIRST RESOLUTION; and

WHEREAS, OWNER and the City of Dallas desire to settle in lieu of proceeding further with condemnation proceedings: Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the following definitions shall apply to this resolution:

FIRST RESOLUTION: Resolution No. 06-0523 approved by the Dallas City Council on February 8, 2006

PROJECT: Dallas Floodway Extension

OWNER: Okon Family Partnership

INTEREST: Fee Simple

PROPERTY: Approximately 14.5 acres of land in City of Dallas Block Nos. 1684 & 5832 Official City Numbers, and being the same property more specifically described as Exhibit A (Tracts 3 and 3A) in the FIRST RESOLUTION.

SETTLEMENT AMOUNT: \$ 60,000.00

CLOSING COSTS: \$ 3,000.00

AUTHORIZED AMOUNT: \$63,000.00

SECTION 2. The Owner is conveying the PROPERTY subject to the reservation of an easement over, on and across a portion of the land conveyed, containing approximately 8,420 square feet, for operation, maintenance, repair and removal of an existing billboard.

SECTION 3. That in lieu of proceeding further with condemnation proceedings, the City Manager is authorized to acquire the INTEREST in the PROPERTY from OWNER for the SETTLEMENT AMOUNT.

SECTION 4. That the City will have possession at closing and will pay all closing costs and title expenses.

SECTION 5. That the City Controller is authorized to draw a check payable to the OWNER or the Title Company closing the transaction described herein for the SETTLEMENT AMOUNT, payable out of U. S. Army Corps of Engineers Project Cooperation Funds, Fund TP14, Dept. PBW, Unit N962, Activity TRPP, Object 4210, Program No. PB98N962, PD DEVN962LJ84, and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. CLOSING COSTS and title expenses shall be paid from the previously described funds.

SECTION 6. That appropriate acquisition instruments, approved as to form by the City Attorney, be forwarded to a title insurance company for closing, and subsequent to closing, filed with the County Clerk and returned, along with the original Owner's Policy of Title Insurance, to the City Secretary for permanent record.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

THO	MAS P. PERKINS, CITY ATTORNEY
BY:	
	Assistant City Attorney

APPROVED AS TO FORM:

AGENDA ITEM # 42

KEY FOCUS AREA:

Economic Vibrancy

AGENDA DATE:

January 27, 2010

COUNCIL DISTRICT(S):

7

DEPARTMENT:

Trinity Watershed Management

CMO:

Jill A. Jordan, P.E., 670-5299

MAPSCO:

56 B

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of an unimproved tract of land containing approximately 18,729 square feet from Shelly R. Borin and Linda K. Feldman, located near the intersection of Lamar Street and I.H. 45 for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$12,300 (\$10,500, plus closing costs not to exceed \$1,800) – Financing: U.S. Army Corps of Engineers Project Cooperation Funds

BACKGROUND

This item authorizes a settlement for the acquisition of an unimproved tract of land containing approximately 18,729 square feet, located near the intersection of Lamar Street and I.H. 45. This property will be used for the Dallas Floodway Extension. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on October 14, 2009, by Resolution No. 09-2539.

FISCAL INFORMATION

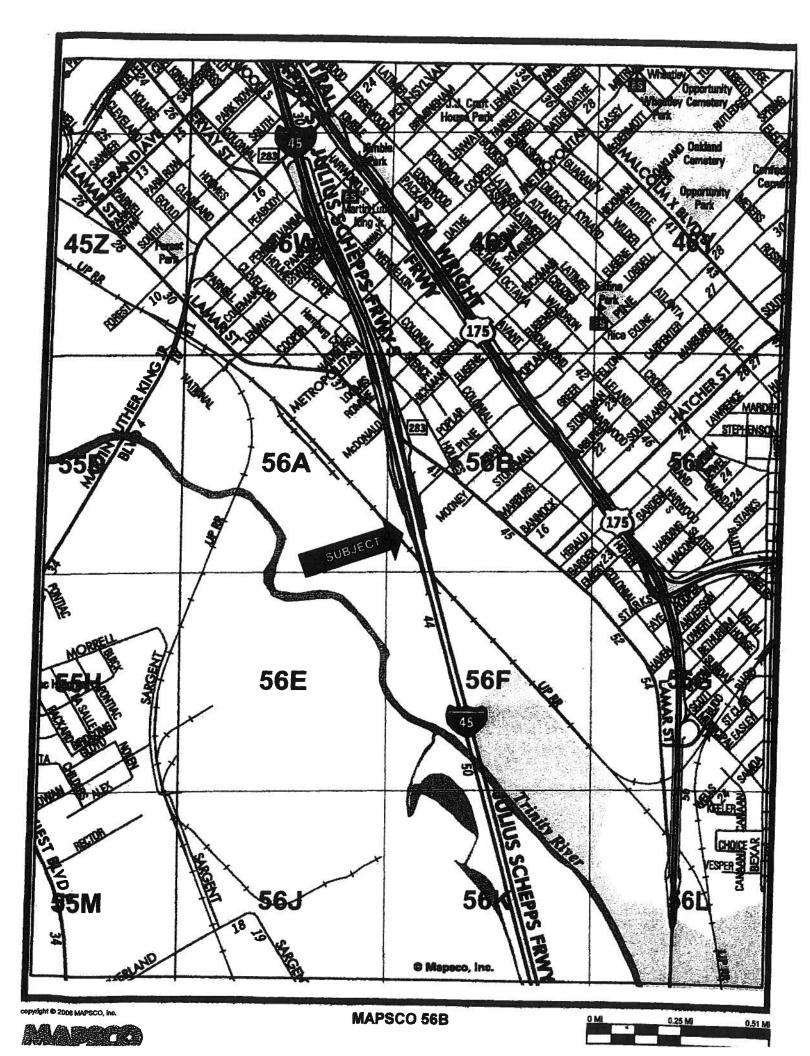
U.S. Army Corps of Engineers Project Cooperation Funds - \$12,300.00 (\$10,500, plus closing costs not to exceed \$1,800)

<u>OWNERS</u>

Shelly R. Borin Linda K. Garonzik

MAPS

Attached



lamar Street Lamar Street II A5

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER has refused the official offer as authorized by the FIRST RESOLUTION; and

WHEREAS, OWNER and the City of Dallas desire to settle in lieu of proceeding further with condemnation proceedings: Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the following definitions shall apply to this resolution:

FIRST RESOLUTION: Resolution No. 09-2539 approved by the Dallas City Council on October 14, 2009

PROJECT: Trinity River Corridor Project - Dallas Floodway Extension

OWNER: Shelly R. Borin and Linda K. Garonzik

INTEREST: Fee Simple

PROPERTY: Approximately 18,729 square feet of unimproved land in City of Dallas Block No. 1683 Official City Numbers, and being the same property more specifically described as Exhibit A in the FIRST RESOLUTION.

SETTLEMENT AMOUNT: \$10,500.00

CLOSING COSTS: \$1,800.00

AUTHORIZED AMOUNT: \$12,300.00

SECTION 2. That in lieu of proceeding further with condemnation proceedings, the City Manager is authorized to acquire the INTEREST in the PROPERTY from OWNER for the SETTLEMENT AMOUNT.

SECTION 3. That the City will have possession at closing and will pay all closing costs and title expenses.

SECTION 4. That the City Controller is authorized to draw a check payable to the OWNER or the Title Company closing the transaction described herein for the SETTLEMENT AMOUNT, payable out of the U.S. Army Corps of Engineers Project Cooperation Funds, Fund No. TP14, Dept. PBW, Unit N962, Activity TRPP, Object 4210, Program No. PB98N962, CT-PBW98N962L3, and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. CLOSING COSTS and title expenses shall be paid from the previously described funds.

SECTION 5. That appropriate acquisition instruments, approved as to form by the City Attorney, be forwarded to a title insurance company for closing, and subsequent to closing, filed with the County Clerk and returned, along with the original Owner's Policy of Title Insurance, to the City Secretary for permanent record.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

APPR	OVED AS TO FORM:
THON	IAS P. PERKINS, CITY ATTORNEY
BY:	
	Assistant City Attorney