

Memorandum

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2013 MAY 10 AM 11:35

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE 9 May, 2013

TO Trinity River Corridor Project Committee Members: Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, and Delia Jasso

SUBJECT Trinity River Corridor Project Council Committee Meeting Agenda

Monday, 13 May 2013, 3:00 P.M.

Dallas City Hall – 6ES, 1500 Marilla Street, Dallas, TX 75201

The agenda for the meeting is as follows:

1. Approval of 14 January 2013 Meeting Minutes (Estimated 3 minutes) Vonciel Jones Hill, Chair
2. Elm Fork Land Use (Estimated 10 minutes) Jill Jordan, P.E.
3. Elm Fork Greenbelt Master Plan (Estimated 40 minutes) Michael Helmann, Assist. Director Park & Recreation Department
4. East Bank/West Bank Interceptor Memo (FYI)
5. Continental Avenue Bridge and West Dallas Gateway Construction Award Memo (FYI)
6. Texas Horse Park Construction Award Memo (FYI)
7. Upcoming Events
 - Saturday, May 18th, 3rd Annual Trinity River Wind Festival presented by NRG
146 Commerce Street, 11:00 a.m. to 5:00 p.m.
 - Saturday, June 8th, Ribbon Cutting Great Trinity Forest Gateway and Horse Trails
2161 Dowdy Ferry Road, 10:30 a.m. to 11:30 a.m.
 - Thursday, June 13th, Grand Opening Moore Park Gateway
1837 8th Street, 5:00 p.m. to 7:00 p.m.
8. Upcoming Potential Council Agenda Item(s) for 22 May 2013 Addendum Agenda
 - 22 May 2013 Draft Addendum
 - AT&T Trail Project Construction – Ratliff Hardscape, Ltd.
 - Continental West Dallas Gateway Construction – Gibson & Associates, Inc.
 - Trinity Forest Golf Course Fill Permit 13-01
 - Texas Horse Park site specific artwork

9. Adjourn
(Estimated 3:53 p.m.)

Should you have any questions, please do not hesitate to contact me.



Vonciel Jones Hill, Chair
Trinity River Corridor Project Council Committee



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HALLAS

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
A. C. Gonzalez, First Assistant City Manager
Ryan S. Evans, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager

Liz Fernandez, Director, Trinity Watershed Management
Sarah Standifer, Assistant Director, Trinity Watershed Management
Willis Winters, Director, Park and Recreation
Theresa O'Donnell, Director, Sustainable Development & Construction
Rosa A. Rios, City Secretary
Stephanie Cooper, Assistant to the City Manager – Council
Frank Libro, PIO

Trinity River Corridor Project Council Committee

Meeting Minutes

Meeting Date: 14 January 2013 **Convened:** 3:01 P.M. **Adjourned:** 4:34 P.M.

<u>Councilmembers:</u>	<u>Presenter(s):</u>
Vonciel Jones Hill, Chair	Liz Fernandez, TWM
Linda Koop, Vice Chair	Colonel Charles H. Klinge, USACE
Monica Alonzo	Rob Newman, USACE
Angela Hunt	
Scott Griggs	
Delia Jasso	
<u>Councilmembers Absent:</u>	
None	
<u>Staff Present:</u> Liz Fernandez, Sarah Standifer, Jennifer Cottingham, Natalie Wilson, Ileana Fernandez, and Adelia Gonzalez	

AGENDA:

1. **Approval of the 10 December 2012 Meeting Minutes**

Presenter(s): Vonciel Jones Hill, Chair

Information Only: _____

Action Taken/Committee Recommendation(s): Motion to approve the 10 December 2012 meeting minutes

Motion made by: Angela Hunt
 Item passed unanimously: X
 Item failed unanimously: _____

Motion seconded by: Delia Jasso
 Item passed on a divided vote: _____
 Item failed on a divided vote: _____

2. **Margaret McDermott Bridge Update**

Presenter(s): Liz Fernandez, P.E., LEED AP

Information Only: X

Action Taken/Committee Recommendation(s): A motion was made to move this item forward to full council.

Motion made by: Monica Alonzo
 Item passed unanimously: X
 Item failed unanimously: _____

Motion seconded by: Delia Jasso
 Item passed on a divided vote: _____
 Item failed on a divided vote: _____

3. **Dallas Floodway System Study Update**

Presenter(s): Colonel Charles H. Klinge and Rob Newman, USACE

Information Only: X

Action Taken/Committee Recommendation(s):

4. **Upcoming Council Agenda Item(s) for 23 January 2013**
Presenter(s): Liz Fernandez
Information Only:

Action Taken/Committee Recommendation(s): Motion to move forward to full council with this committee's recommendation for approval

Motion made by: Monica Alonzo
Item passed unanimously: X
Item failed unanimously: _____

Motion seconded by: Delia Jasso
Item passed on a divided vote: _____
Item failed on a divided vote: _____

Vonciel Jones Hill, Chair
Trinity River Corridor Project Council Committee



Memorandum



DATE May 10, 2013

TO Trinity River Corridor Project Committee Members: Vonciel Jones Hill (Chair)
Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, and Delia Jasso

SUBJECT Elm Fork Land Use

The attached briefing will be presented to you at the Trinity River Corridor Project Committee on May 13, 2013. This briefing will provide a history of the land use planning work in the Elm Fork area.

Please contact me if you have any questions.



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



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DALLAS

Attachment

CC: Honorable Mayor and Members of the City Council
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Stephanie Cooper, Assistant to the City Manager – Council
Frank Libro, PIO

Elm Fork Land Use

Trinity River Corridor Project Committee

May 13, 2013



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Purpose

- Discuss Trinity River planned Land Use and Appropriate Compatible Uses, particularly with respect to the Elm Fork Area





Land Use and Compatible Uses

- Cities create land use and implementation plans to strategically guide development
 - Resource conservation
 - Thoughtful adjacencies (impact, synergy)
- Typically cues are provided by examining existing development patterns and preferences
- The Comprehensive Land Use Plan (CLUP) for the Trinity Corridor outlines the desired development plan and land uses for the properties adjacent to the Trinity River



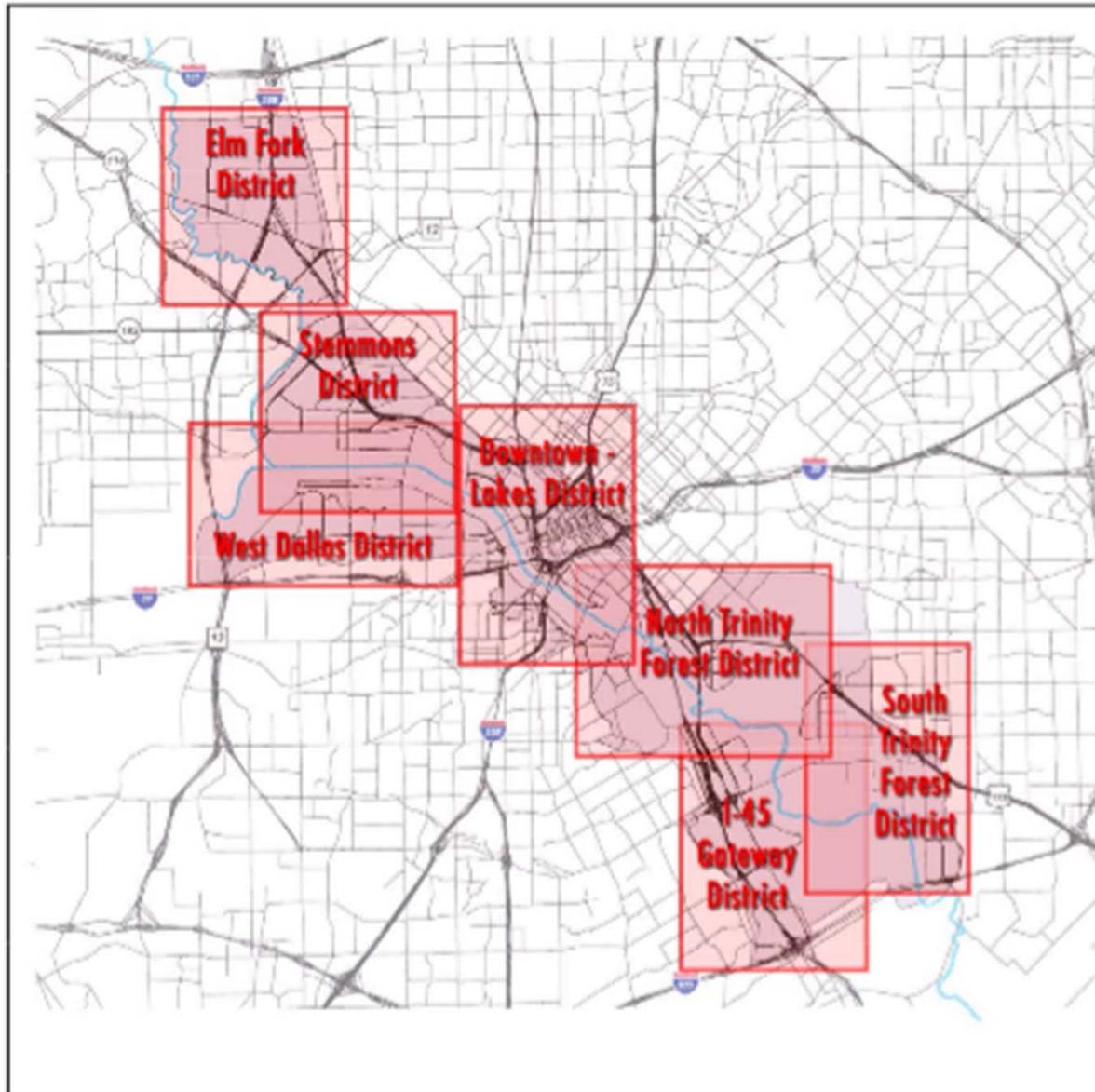
The CLUP



- The CLUP was done from 2000-2005
- The CLUP had extensive public involvement
- The CLUP focuses on 23 key areas along the Trinity River Corridor, describing each area and their distinct characteristics
- The Elm Fork area, bounded by Royal Lane on the north, Denton Drive on the east, Bachman Creek on the Southeast, and the Elm Fork of the Trinity River on the west and southwest, was one of the 23 areas studied



Trinity River Comprehensive Land Use Plan



Planning Districts

bounded by Royal Lane on the north, Denton Drive on the east, Bachman Creek on the Southeast, and the Elm Fork of the Trinity River on the west and southwest



Industrial Uses



- Industrial uses are important for the economic health of a city but this use can require special consideration as it relates to location
- Most suitable in locations with adjacencies that complement the industrial use and where they do not disturb residential neighborhoods
- Logistics are key for industrial uses – access/ transportation, ability to have large-vehicle traffic without disturbing residential neighborhoods
- The Trinity River Comprehensive Land Use Plan details industrial areas of the City where it would be appropriate to transform uses over time and others where industrial uses should remain
- Particularly, the Plan calls out the Elm Fork to maintain and grow as an industrial area



Trinity River Comprehensive Land Use Plan: Elm Fork District



- Assessment: The District contains a mix of light industrial, heavy industrial, office, and commercial corridor uses
 - Adjacent to a series of parks, river-bottom woodlands and trails along the Elm Fork of the Trinity River; besides the trails, this acreage boasts a City-owned golf course, tennis courts and a gun range
 - Good transportation access
 - DART lines – Carrollton and DFW
 - Location between DFW and Love Field



Trinity River Comprehensive Land Use Plan: Elm Fork District



- The Plan details reasons why this area should continue to be industrial in nature:
 - Heavy industrial uses do not impact adjacent areas (no nearby residential areas)
 - The industrial uses retain and enhance Dallas' job and tax base
- The Plan also states:
 - Industrial uses encouraged to remain and expand, on the western side of the district and near rail and highways
 - Environmental restoration and clean-up are important for the river and parks in the area

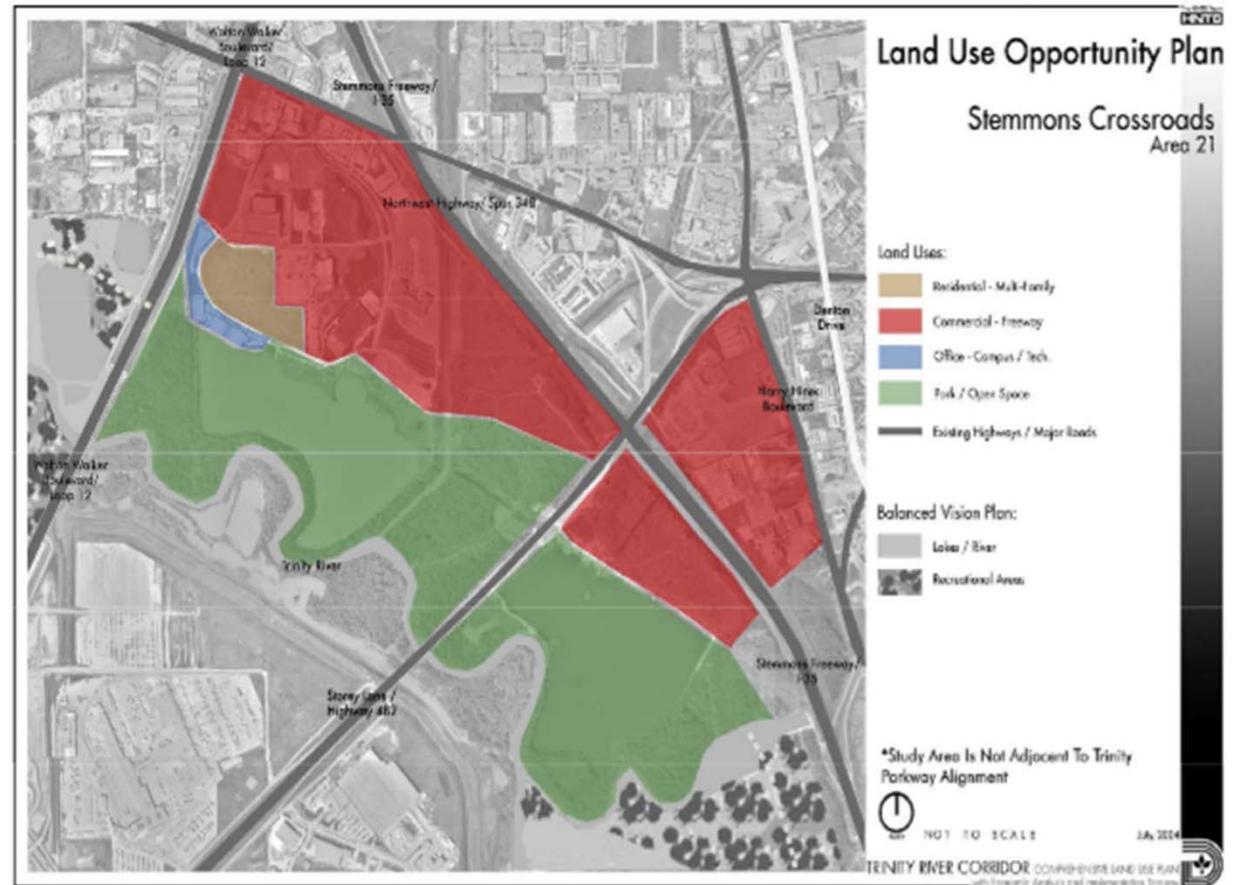




Trinity River Comprehensive Land Use Plan

Study Area 21: Stemmons Crossroads

- 590 acres, approx half in floodplain
- Bounded by Trinity River to the south and east; I-35 is northern boundary
- Continue existing pattern of Commercial-Freeway development along highways
- Between commercial activity and floodplain provides potential for community with mix of uses such as residential, office, retail and lodging

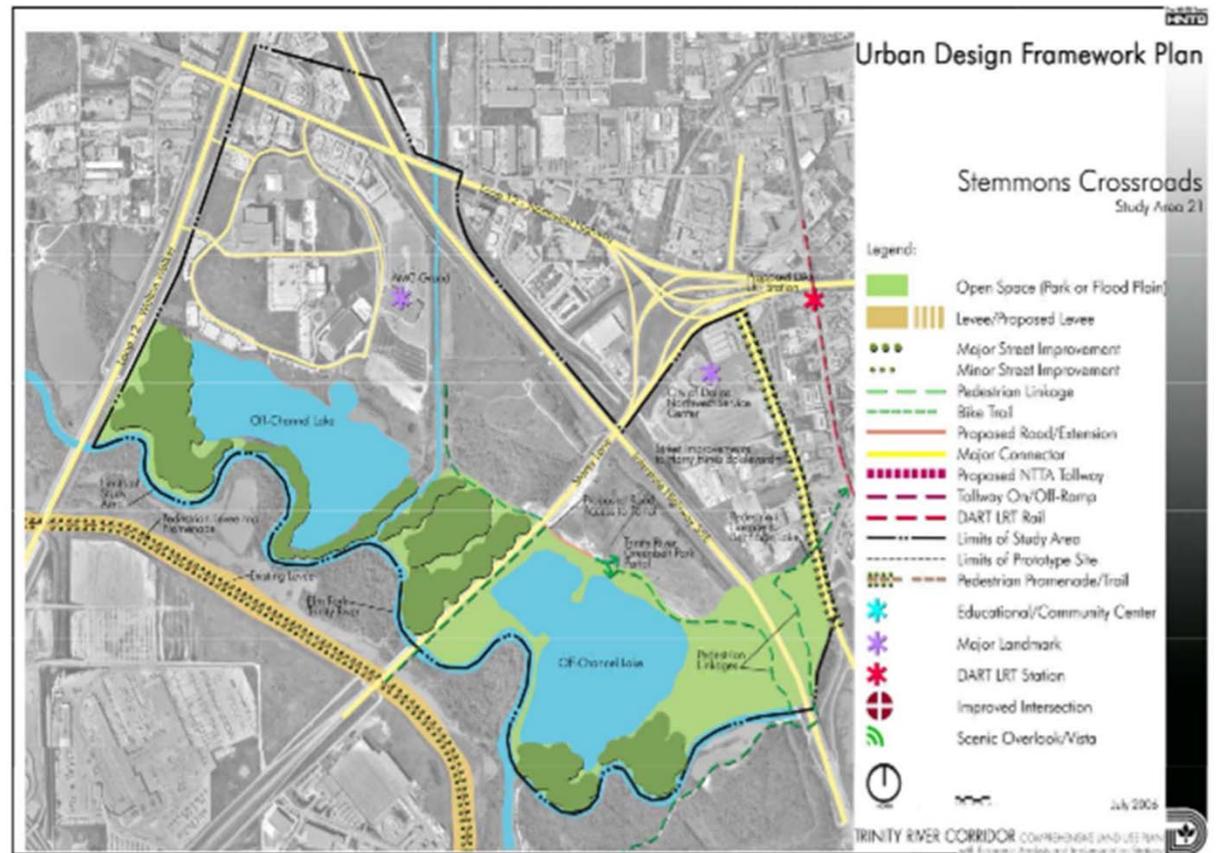




Trinity River Comprehensive Land Use Plan

Study Area 21: Stemmons Crossroads

The Urban Design Framework Plan emphasizes the creation of off-channel lakes within the floodway, preservation of natural areas and trees and pedestrian linkages from the Trinity through the adjacent community and then east to Bachman Lake.

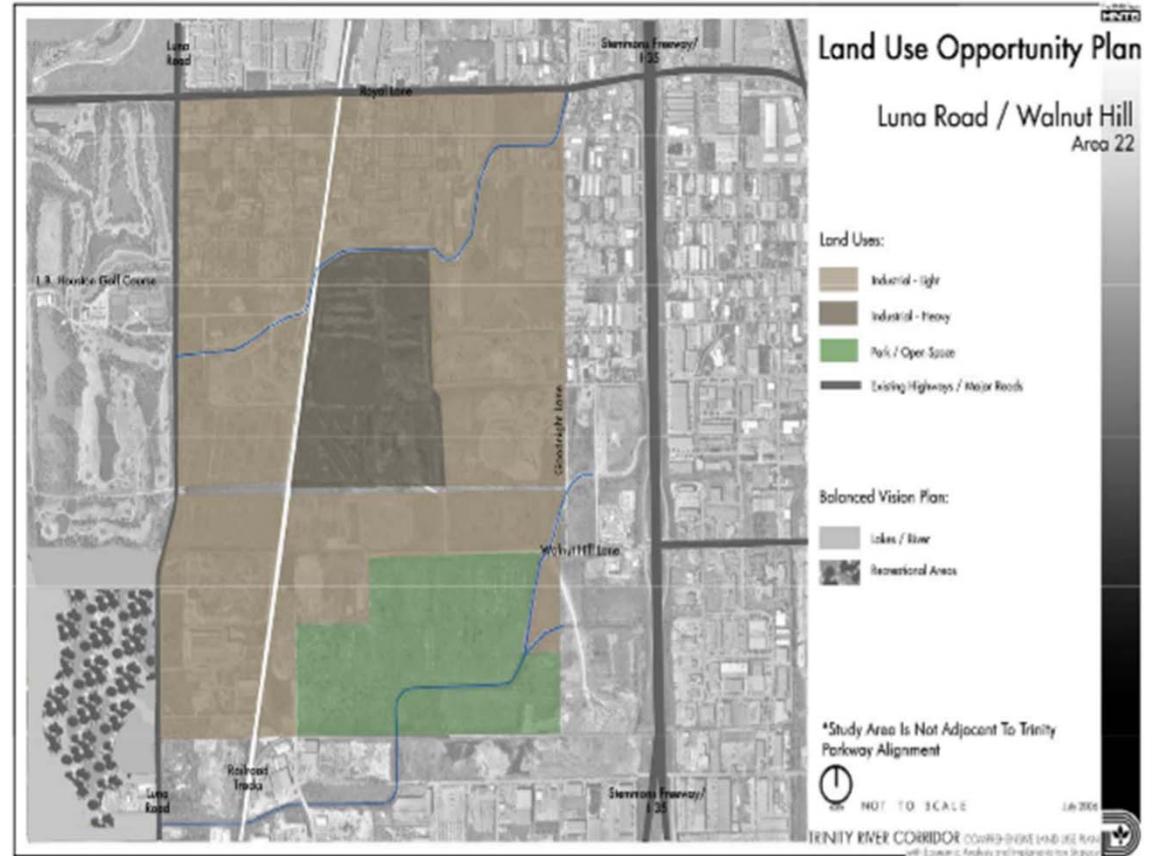


Trinity River Comprehensive Land Use Plan

Study Area 22: Luna Road/Walnut Hill



- Bounded by Royal Lane on the north, Luna Road on the west, Manana Drive on the south and Goodnight Lane on the east.
- Primarily industrial or vacant land
- Land Use Opportunity Plan - central area for Heavy Industrial use surrounded by areas of Light Industrial use.
- Heavy industrial uses should be allowed to remain and expand
- Since many businesses today combine activities that traditionally were defined as 'light' or 'heavy' industrial, the appropriate intensity of developments in this area should consider issues of compatibility with adjacent properties
- An area south of Walnut Hill Lane is designated for park and open space uses as a reflection of a planned public athletic complex

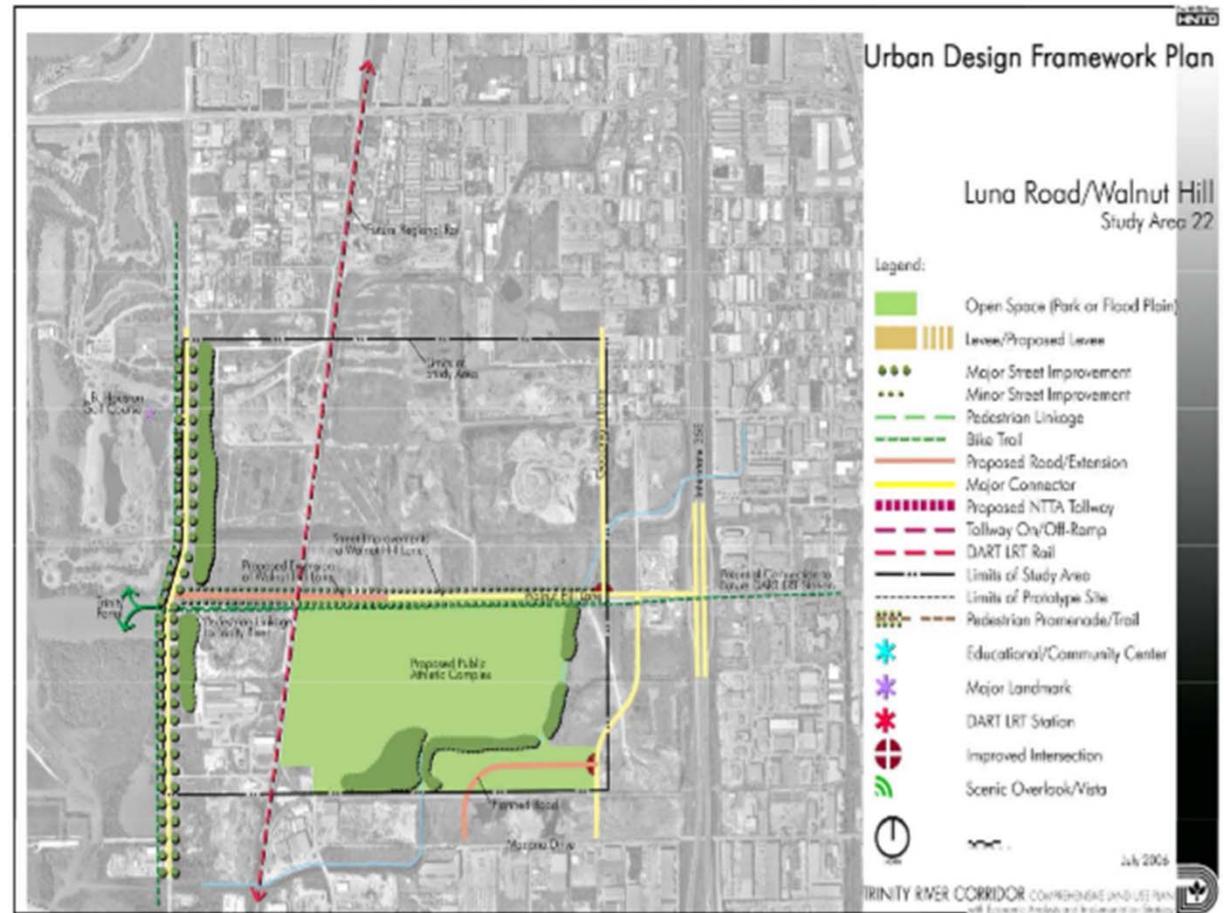




Trinity River Comprehensive Land Use Plan Study Area 22: Luna Road/Walnut Hill

The Urban Design Framework Plan for this area emphasizes streetscape improvements along Walnut Hill Lane.

This arterial is proposed for extension to the west, where it terminates at an access portal to the Trinity River.

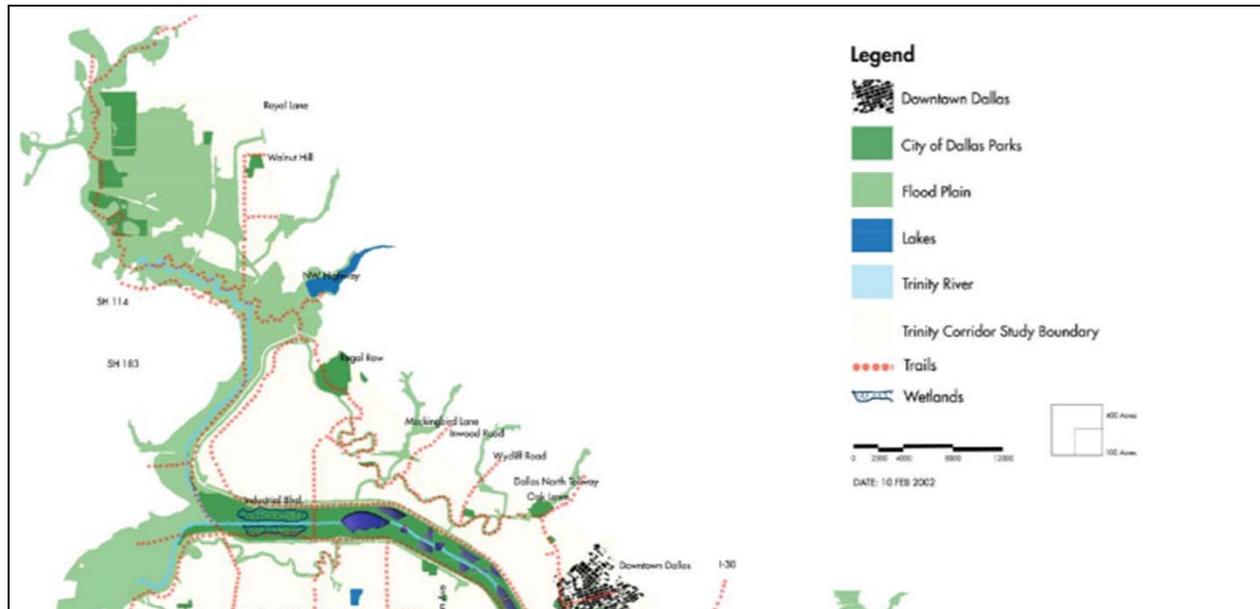


Trinity River Comprehensive Land Use Plan: Open Space and Environment



City of Dallas Parks

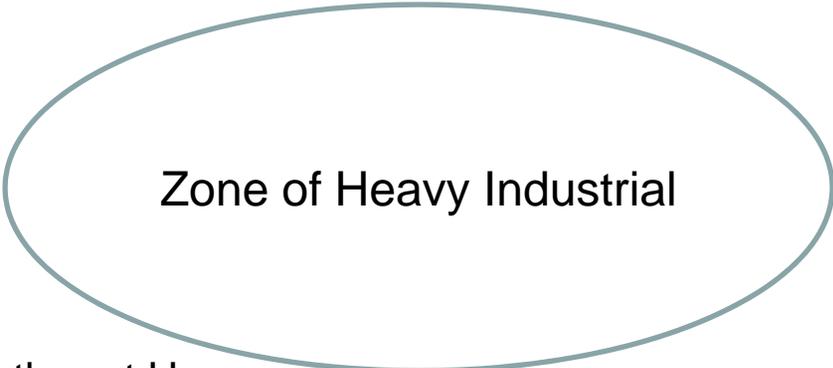
- Parks provide areas for recreation and environmental protection along the Trinity River
- These parks meet both active and passive recreation needs
- They include diverse attractions such as lakes, ball fields, interpretive centers and other park amenities





Elm Fork Use Intensity

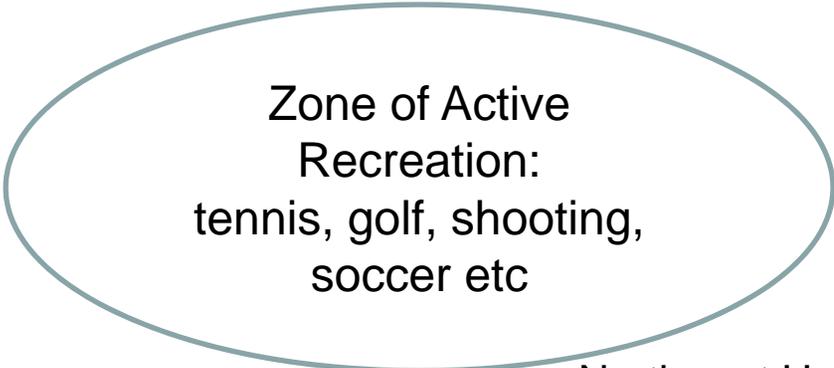
Industrial Uses North and South of Northwest Highway



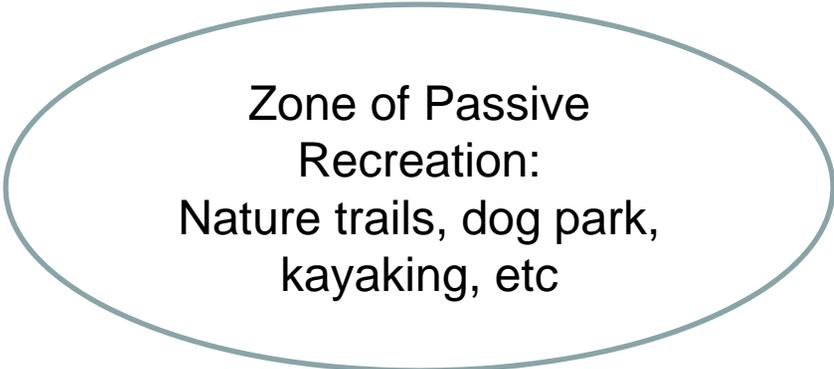
Northwest Hwy



Recreational Uses North and South of Northwest Highway



Northwest Hwy



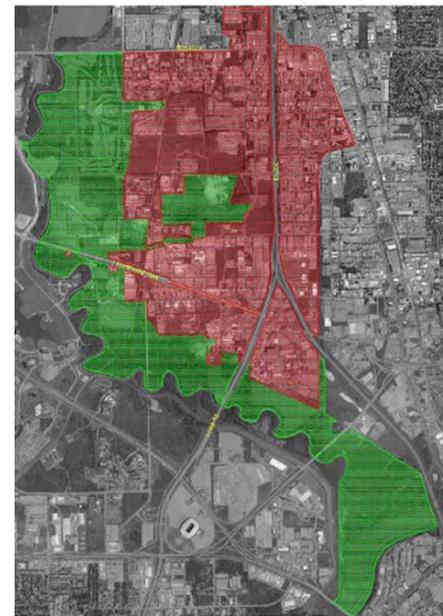
Elm Fork Active Recreation



Elm Fork Soccer Complex



- 2002 Renaissance Plan for Park and Recreation
 - Citizen survey identified soccer fields as one of the top priorities
 - High demand and disruptive in current neighborhood locations
 - Plan identified 5 “Big Moves”, including building athletic facilities for league activities and to attract sports tourism
- 2004 Elm Fork Floodplain Management Study
 - Soccer fields would assist with conveyance (open space)
 - Soccer complex would be designed to host tournaments and accommodate high traffic volumes relieving the parks in north Dallas



■ 2250± acres industrial or commercial use

■ 1900± acres open or recreational use



Elm Fork Soccer Complex



- 19 competition playing fields
- Compatible with industrial uses rather than residential uses
 - Large site
(approx 140 acres)
 - Less expensive land
 - Heavy traffic
 - Bright lights
 - Limited use for site
(landfill → park)
- Opens fall 2013





In Summary -

- It is appropriate to have both passive and active recreation in the Elm Fork, adjacent to industrial uses.
- However, special attention should be paid to the proximity of heavy, and potentially polluting, industrial uses near the soccer field and other recreational facilities to protect citizens' health
- The Trinity River Comprehensive Land Use Plan and other related studies detailed the balance of recreational uses and industrial uses – this Plan is still being followed today



Memorandum



DATE May 10, 2013

TO Trinity River Corridor Project Committee Members: Vonciel Jones Hill (Chair)
Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, and Delia Jasso

SUBJECT Elm Fork Greenbelt Master Plan

The attached briefing will be presented to you at the Trinity River Corridor Project Committee on May 13, 2013. This briefing will provide an update of the Elm Fork Greenbelt Master Plan.

Please contact me if you have any questions.



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



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DALLAS

Attachment

Cc: Honorable Mayor and Members of the City Council
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Frank Libro, PIO



Elm Fork Greenbelt Master Plan



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Trinity River Corridor Project Committee

May 14, 2013



Elm Fork Greenbelt Master Plan

- Goals of the Master Plan
 - Regional River-Forest-Trail System Connectivity
 - Conservation of Water Resources
 - Provide Improved Public Access and Recreation
 - Preserve the Natural Amenities of the River
 - Increase awareness and Advocacy of the Elm Fork Greenbelt



Elm Fork Greenbelt Master Plan

- Advance the Recommendations for Recreation Facilities from the 2004 Floodplain Management Study to the Next Level
- Complete the Plan for the Greater River Corridor
- Conservation of Water Resources
- Pollution and Trash Mitigation
- Increase Quality of Life



Elm Fork Greenbelt Master Plan

- Deliverables
 - Cost estimates
 - Fundraising brochure
 - 3-D animation
 - Identify and document opportunities for:
 - Trail routing
 - Key Public Access Portals
 - Birding Opportunities
 - Historic and Environmental Interpretation Opportunities
 - Paddling Trail Access Points and Portages
 - Urban Wilderness Opportunities
 - Land acquisition needs



Elm Fork Greenbelt Master Plan

- Master Plan Stakeholders
 - Audubon
 - Bachman Lake Foundation
 - City of Irving
 - Dallas County
 - Dallas County Historical Society
 - Dallas County Utility and Reclamation District (DCURD)
 - Dallas Off Road Bicycle Association (DORBA)
 - Dallas Water Utilities



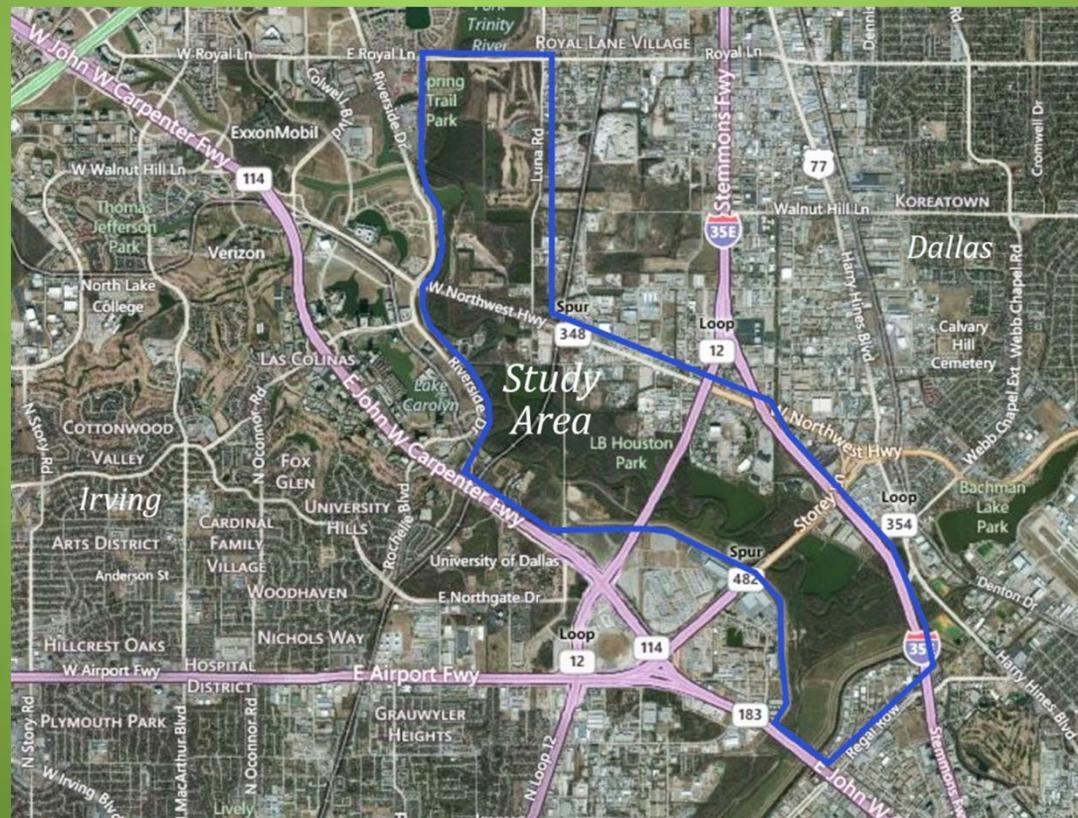
Elm Fork Greenbelt Master Plan

- Master Plan Stakeholders continued
 - DART
 - Elm Fork Athletic Complex
 - FBI
 - Groundwork Dallas
 - L.B. Houston Sports Complex
 - Oncor
 - Trinity Commons Foundation
 - Trinity River Authority
 - Trinity Trust
 - Trinity Watershed Management Department
 - TxDOT



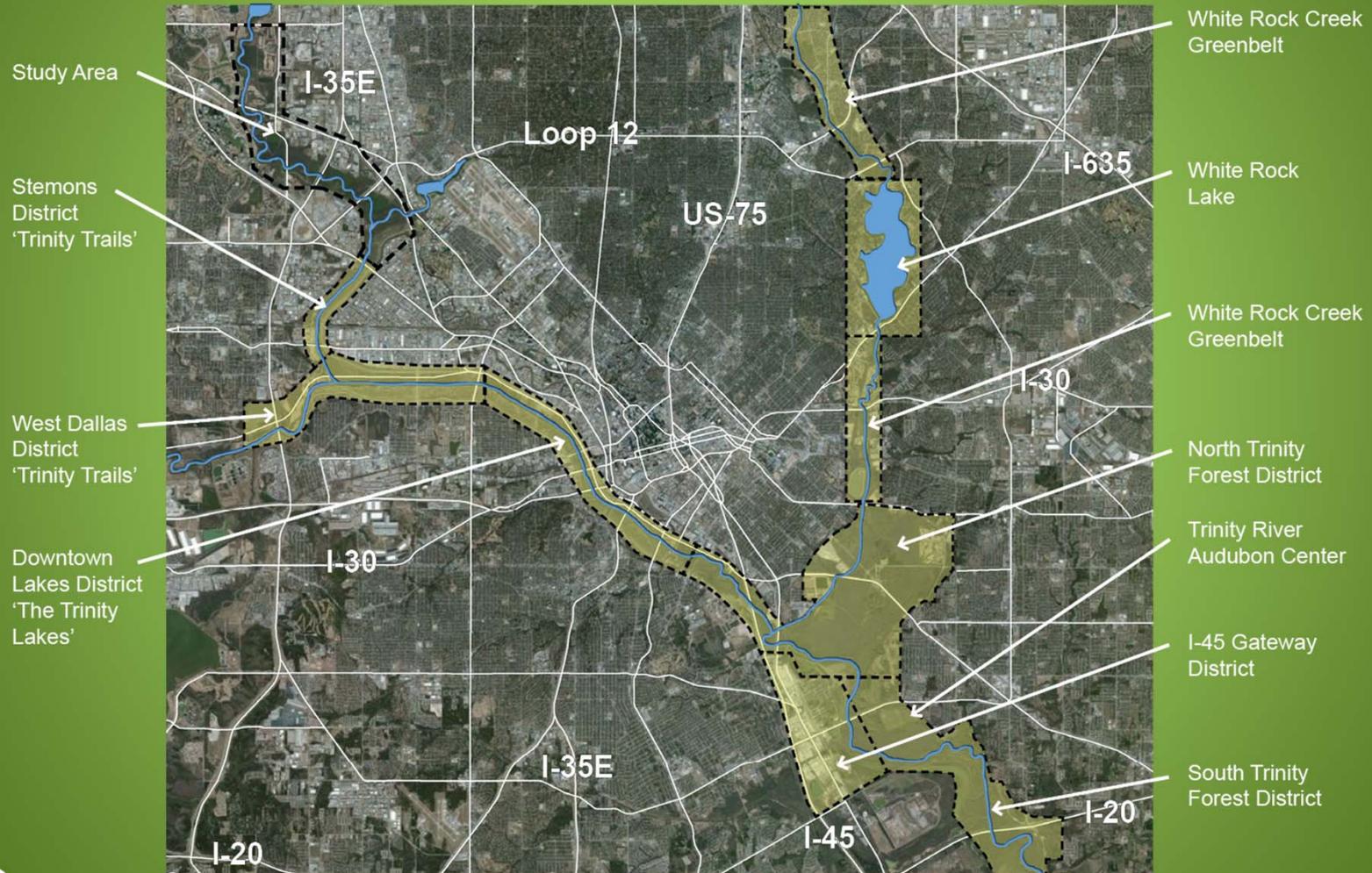
Elm Fork Greenbelt Master Plan

- Master Plan Study Area



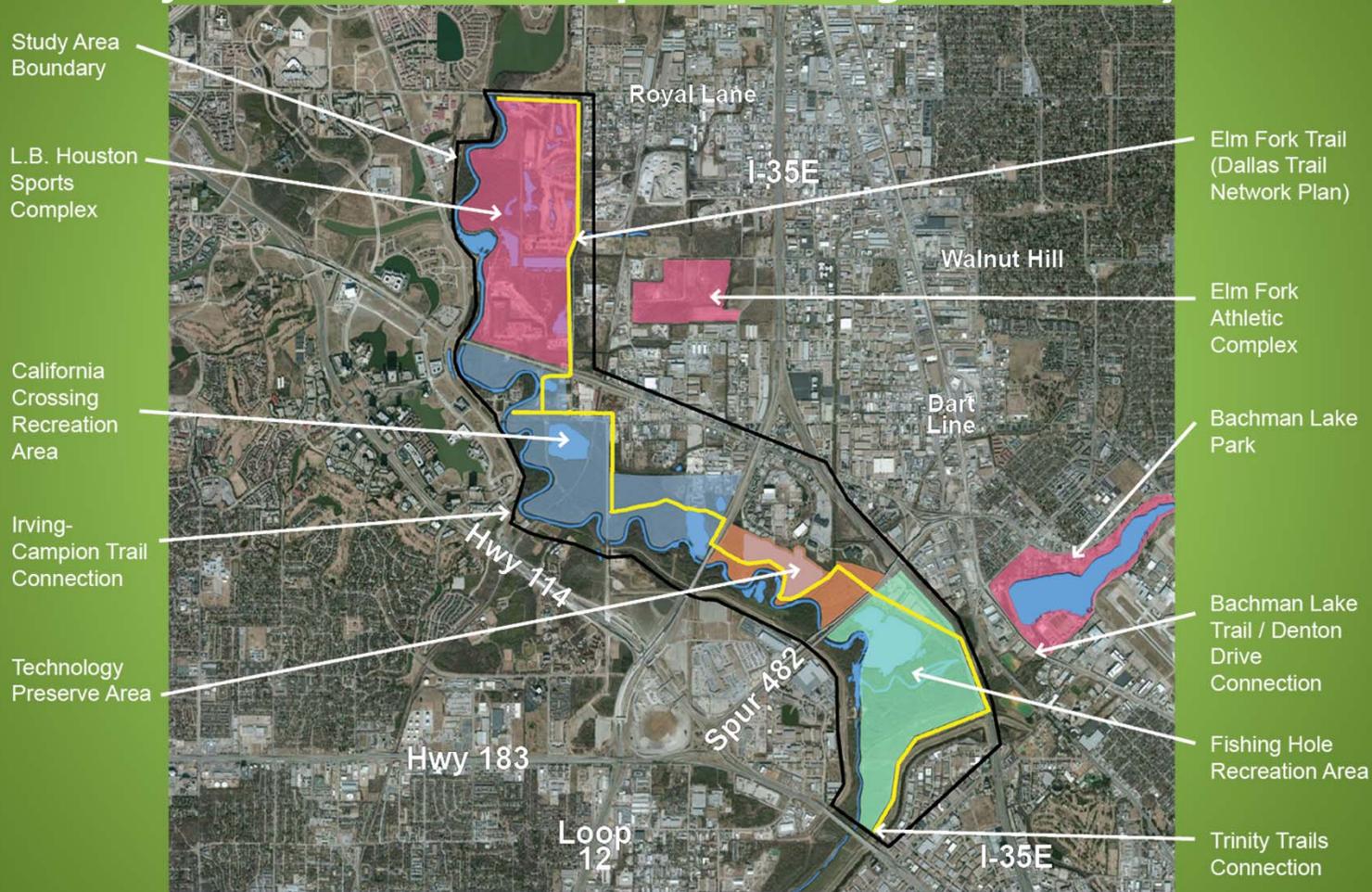
Trinity River Greenbelt System

Major System Components



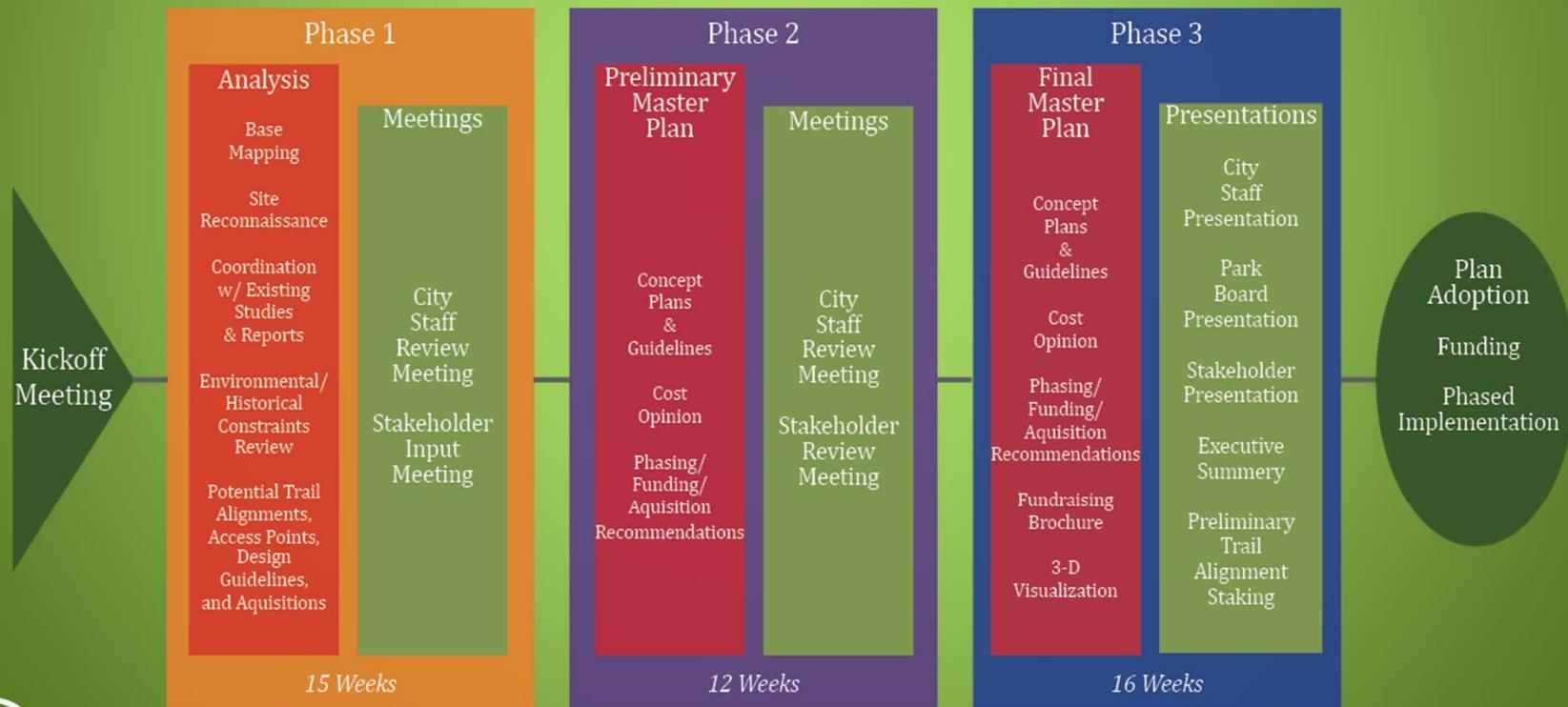
Elm Fork Recreation Area and Trail System Concept

from the 2004 Floodplain Management Study



Elm Fork Greenbelt Master Plan

- Process of Preparing the Elm Fork Greenbelt Master Plan



Elm Fork Greenbelt Master Plan

- Cost of Preparing the Elm Fork Greenbelt Master Plan – Current Budget

– Phase 1 – Analysis and Inventory	\$ 48,000
– Phase 2 – Preliminary Master Plan	\$ 41,000
– Phase 3 – Final Master Plan	\$ 36,000
– Fundraising Brochure	\$ 4,000
– 3-D Visualization	\$ 11,000
Total	\$ 140,000



Elm Fork Greenbelt Master Plan

- Next Steps
 - May 22 City Council authorization of contract



Memorandum



CITY OF DALLAS

DATE May 9, 2013

TO Trinity River Corridor Project Committee Members: Vonciel Jones Hill (Chair), Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, Delia Jasso

SUBJECT **Corps of Engineers (COE) Section 408 Permit
East Bank-West Bank (EB-WB) Wastewater Interceptor Project**

The EB-WB project includes the construction of two parallel sewer mains (78-inch and 96-inch) in separate tunnels to convey raw sewage from the existing Cadiz Pump Station, beneath the East Levee and the Trinity River, to the existing 120-inch sewer main on the west side of the Trinity River. As part of the planning and design of the project, the COE has been and is currently a review partner. Construction of the associated tunnel for the 96-inch sewer main started in the spring of 2011 and in January 2012 a small section of the ceiling of the tunnel collapsed between the river and the East Levee. This area was immediately filled with flow-able grout which secured the site.

To complete construction activities for both tunnels, the COE will be processing a Section 408 Permit. As part of the first steps to completing the requirements of the Section 408 Permit, a sub-surface cutoff wall similar to the walls recently constructed by the City is required in order to add an additional factor of safety. A change order for the construction of the cutoff wall will be scheduled for Council approval on June 12, 2013.

The process associated with the COE Section 408 has begun. This includes a peer review plan, public notification associated with the project and final approval. We anticipate approval of the Section 408 Permit this summer.

Please let me know if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Forest E. Turner'.

Forest E. Turner
Assistant City Manager

Cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Judge Daniel F. Solis, Administrative Judge
A.C. Gonzalez, First Assistant City Manager
Ryan S. Evans, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Office
Stephanie Cooper, Assistant to the City Manager – Council Office
Jody Puckett, P.E., Director, Dallas Water Utilities
Elizabeth Fernandez, P.E., Director, Trinity Watershed Management

Memorandum



DATE May 9, 2013

TO Trinity River Corridor Project Committee Members: Vonciel Jones Hill (Chair)
Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, and Delia Jasso

SUBJECT **Continental Avenue Bridge & West Dallas Gateway Construction Award (FYI)**

The City of Dallas has been working towards development of destination areas in and along the Trinity River Corridor as part of the overall planning and implementation efforts. To further these efforts, the 2006 Bond Program included funding to repurpose the Continental Avenue Bridge as well as create a West Dallas Gateway. In 2010, the Trinity Trust provided a grant to the City of Dallas to pay for the design and construction of enhancements to the planned improvements on Continental Avenue Bridge.

The vision includes creating daily and special event spaces, and providing a connection between the development activities surrounding the Margaret Hunt Hill Bridge, Los Altos, La Bajada and the Design District. As a result of this grant, the designs for the Continental Avenue Bridge and the West Dallas Gateway were coordinated to complement each other, creating a landmark civic space connecting the existing neighborhoods and emerging developments with significant public amenities.

Staff will be requesting, on the May 22, 2013 Addendum, the authorization to award a construction contract in the amount of \$8,347,946 with Gibson & Associated, Inc. to perform major maintenance on sections of the Continental Avenue Bridge and piers within the Trinity River; construct amenities for the Continental Avenue Bridge and West Dallas Gateway including shade structures, seating areas, meandering pathways for pedestrians and cyclists, bocce courts, parking and lighting. There will likely be an additional agenda item in June to request authority to investigate whether threatened mussel species are located in the area of the piers under the Continental Avenue Bridge and if found, to relocate these mussels.

Construction activities will begin in June and the project will be complete in May 2014. The surrounding neighborhoods and businesses have been made aware of the closing of Continental Avenue Bridge previously and staff will be notifying them once approval of the construction contract has been awarded with the specific date. The notification plan includes utilizes mailers, neighborhood and business organizations, media advisories as well as mobile message boards. Attached are the renderings that depict what the improvements will look like once the construction is completed.

Continental Avenue Bridge & West Dallas Gateway Construction Award
May 9, 2013
Page 2

Please contact me if you have questions.



Jill A. Jordan, P.E.
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SUBJECT **Texas Horse Park Construction Award (FYI)**

The City of Dallas has been working towards development of an equestrian facility located in the Great Trinity Forest beginning with the 1997 Great Trinity Forest Master Plan. As part of these efforts, the 1998 and 2006 Bond Programs included funding to plan, design and construct components of the Texas Horse Park. In addition to the City funding, the Hillcrest Foundation will be providing a grant in the amount of \$200,000 towards construction of the therapeutic and community improvements at the site.

The project includes the creation of a facility to serve therapeutic riding needs in Dallas and develop an area that can serve camps, special events and daily horseback riding. An Oncor transmission tower will also be relocated as a separate item that will require future action by the Council. This project does not include the area surrounding the natural spring located on other City property in the area. However, as part of our ongoing efforts to preserve existing features in the Great Trinity Forest, a fence will be installed around the perimeter this month and interpretive signage will be developed to mark this unique asset.

The project was bid for construction in March 2013 through a request for competitive sealed bids. Staff is finalizing negotiations with the best value bidder. We anticipate conclusion of these negotiations early to mid-next week. At this time, staff is confident that the Texas Horse Park can be constructed as designed. Attached are the renderings that depict what the improvements will look like once the construction is completed.

Staff will be requesting, on the May 22, 2013 Addendum, authorization to:

- Accept \$200,000 in grant funds from the Hillcrest Foundation
- Award a construction contract not to exceed \$10,883,100 with SEDALCO/MetalMan, A Joint Venture, to construct amenities at the Texas Horse Park including barns, indoor and outdoor arenas, administrative buildings and seating areas; equipment and hay storage, a compost building, parking and other site improvements.
- Award a contract not to exceed \$136,220 for the fabrication and installation of a site-specific artwork located near the entrance at 811 Pemberton Hill Road with artist Curtis R. Patterson.

Texas Horse Park Construction Award
May 9, 2013
Page 2

Construction activities will begin in June and the project will be complete in May 2014. The City entered agreements with EQUEST and River Ranch Educational Charities on the December 12, 2012 City Council Agenda. As part of these agreements, our partners are responsible for the operations and maintenance of the Texas Horse Park. They have been integral during the design and eagerly await completion of the construction activities so that they may begin providing services to residents and visitors.

Please contact me if you have questions.



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



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