

# Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE July 29, 2010

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, August 3, 2010 from 9:30 a.m. to 11:30 a.m. The meeting will be held at City Hall, 1500 Marilla, 6/E/S, Dallas, TX 75201

1. **Approval of minutes for June 22, 2010 Trinity River Corridor Project Committee meeting**
2. **Trinity River Levee System Emergency Action Plan Overview**  
Presenter: Kelly High, Trinity Watershed Management
3. **West Dallas Gateway**  
Presenter: David Whitley, Dallas CityDesign Studio
4. **Beckley-Commerce Intersection**  
Presenter: David Whitley, Dallas CityDesign Studio
5. **Periodic Inspection Report No. 9 – Maintenance Deficiency Correction Period (MDCP) June 2010 Update (Memo for discussion)**  
Presenter: Elizabeth Fernandez, P.E., Trinity Watershed Management
6. **Maintenance Deficiency Correction Plan – Tree Removal (Memo for discussion)**  
Presenter: Kelly High, Trinity Watershed Management
7. **Upcoming Items for Council Agenda and Addendum (8/11/10)**
  - a) Authorize a construction contract with Northstar Construction, Inc., lowest responsive bidder of eight, for the construction of concrete multipurpose trail, decomposed granite trail, installation of a prefabricated bridge, and other miscellaneous items necessary to complete the project for the Trinity Trails Phase 2 and Rochester Park Improvements Project in an amount not to exceed \$2,322,000 – Financing: 1998 Bond Funds - \$1,867,444 and 2003 Certificates of Obligation - \$454,556
  - b) Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 10.379 acres of unimproved land, located on the west bank of the Trinity River between Loop 12 and IH 20, for the Dallas Floodway Extension portion of the Trinity River Corridor Project from Horace Poston, et al - Not to exceed \$36,418 (\$33,218 plus closing costs not to exceed \$3,200) – U.S. Army Corps of Engineers Project Cooperation Funds

- c) Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. James Robert McDaniel, Cause No. 10-01370-E, pending in the County Court at Law No. 5, for acquisition from James Robert McDaniel of approximately 49,047 square feet of land located near the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – not to exceed \$309,217 (\$305,217, plus closing costs not to exceed \$4,000) - Financing: 1998 Bond Funds

**8. Upcoming Events**

- a) Trinity River Photo Exhibit, "Bringing the Trinity to Life", African American Museum, Fair Park, 3536 Grand Avenue, Dallas, TX 75210. On display August 9, 2010 through September 4, 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  
Frank Libro, Director, Public Information Office  
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



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.

Page 1 of 3

**DRAFT**

**3. Periodic Inspection Report No. 9 – Maintenance Deficiency Correction Period (MDCP) May 2010 Update (Memo for discussion)**

**Presenter:** Elizabeth Fernandez, P.E., Trinity Watershed Management

**Action Taken/Committee Recommendation(s):** Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

**4. Rochester Park Levee, Phase I**

**Presenter:** Kevin Craig, P.E., United States Army Corps of Engineers

**Action Taken/Committee Recommendation(s):** Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

**5. FEMA Flood Insurance Rate Map Update Information Campaign**

**Presenter:** Dorcy Clark, Sustainable Development and Construction

**Action Taken/Committee Recommendation(s):** Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

**6. Independent External Peer Review Team (Memo for Information Only)**

**Presenter:**

**Action Taken/Committee Recommendation(s):** Information Only

Motion made by:	_____	Motion seconded by:	_____
Item passed unanimously:	_____	Item passed on a divided vote:	_____
Item failed unanimously:	_____	Item failed on a divided vote:	_____

**7. Upcoming Items for the Council Agenda and Addendum (6/23/10)**

- a) Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 5901 Lamar, LP, of approximately 18,157 square feet of land, located on Lamar Street near its merging with SM Wright Freeway, for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$446,000 (\$440,000, plus closing costs not to exceed \$6,000)



**DRAFT**

- b) Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. Lanny Gatlin, The Estate of Steve Gatlin, Cause No. 10-01369-D, pending in the County Court at Law No. 4, for acquisition from Lanny Gatlin and the Estate of Steve Gatlin of approximately 55,154 square feet of land located at the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – Not to exceed \$382,500 (\$378,000, plus closing costs not to exceed \$4,500)
- c) Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. for design services for the Loop 12 Gateway project, including widening of the entrance road at the Trinity River Audubon Center; and solar lighting and signage along Loop 12 - Not to exceed \$198,700
- d) Authorize a contract for the construction of the Pavaho Pump Station for the Trinity River Corridor Project - BAR Constructors, Inc., lowest responsible bidder of six - Not to exceed \$26,532,270
- e) Authorize a professional services contract with George Sills Geotechnical Engineering Consultant, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$201,353
- f) Authorize a professional services contract with David T. Williams and Associates, Engineers, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$226,900
- g) Authorize a professional services contract with Arun Wagh, Inc. for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$114,400
- h) Authorize Supplemental Agreement No. 2 to the professional services contract with Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc., for construction management services and design support during construction of the Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$3,727,000, from \$8,151,440 to \$11,878,440
- i) Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the relocation of a 30-inch water transmission main in association with improvements to the Rochester Levee, Phase 1 near State Highway 175 (C.F. Hawn Freeway) and Municipal Street - \$800,000

#### **8. Upcoming Events**

- a) Trinity River Photo Exhibit, "Bringing the Trinity to Life", Mattie Nash – Myrtle Davis Recreation Center 3710 North Hampton Road, Dallas, TX 75212. On display June 14, 2010 through July 8, 2010.

#### **APPROVED BY:**

#### **ATTEST:**

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David A. Neumann, Chairman  
Trinity River Corridor Project Committee

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Crystal Lee, Office Assistant II  
Trinity River Corridor Project Committee

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DATE July 29, 2010

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Steve Salazar (Vice-Chair)                      Delia Jasso  
Mayor Pro Tem Dwaine Caraway                      Linda Koop  
Deputy Mayor Pro Tem Pauline Medrano  
Carolyn R. Davis

SUBJECT Trinity River Levee System Emergency Action Plan Overview

At the next Trinity River Corridor Project Committee meeting on August 3, 2010, the attached Trinity River Levee System Emergency Action Plan Overview will be presented by Kelly High, Director, Trinity Watershed Management. This briefing provides an overview of the City's planning and operational processes to address emergency events with respect to the levees. The City does not anticipate imminent failure of the Trinity River Levee System; however, it is important that we make you aware of the protocol and response should this Emergency Action Plan need to be exercised.

Please contact me if you have questions.

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



THE TRINITY  
DALLAS

Attachment

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Judge C. Victor Lander  
Helena Stevens-Thompson, Assistant to the City Manager  
Frank Libro, Director, Public Information Office  
Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project



# Trinity River Levee System Emergency Action Plan Overview

Trinity River Corridor Project Committee  
August 3, 2010





# Trinity River Emergency Action Plan

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- It is important to note that the levees we have today are the same levees that have protected us over the years, but every critical system needs a contingency plan
- The City of Dallas continues to maintain a Master Emergency Operations Plan (MEOP) to address emergency events
- The Trinity River Levee Emergency Action Plan is an effort to proactively address the specifics of an emergency levee event



# Trinity River Emergency Action Plan

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- The purpose of this Emergency Action Plan (EAP) is to establish procedures to be followed in the event of an emergency associated with the Trinity River Levee system along the Trinity River.
- The Trinity River Levee system consists of the Dallas Floodway East and West Levees, the Rochester Levee, and the Central Wastewater Treatment Plant (CWWTP) Levee.







# What is an EAP?

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- An **Emergency Action Plan (EAP)** is a formal document that identifies potential emergency conditions and specifies preplanned actions to be followed to minimize property damage and loss of life. An EAP identifies:
  - Actions to be taken for different emergency levels, beginning with notification flowcharts
  - Roles parties will take to alert and evacuate citizens to safe locations
  - Critical areas where emergency response personnel will be needed to evacuate the population if needed.



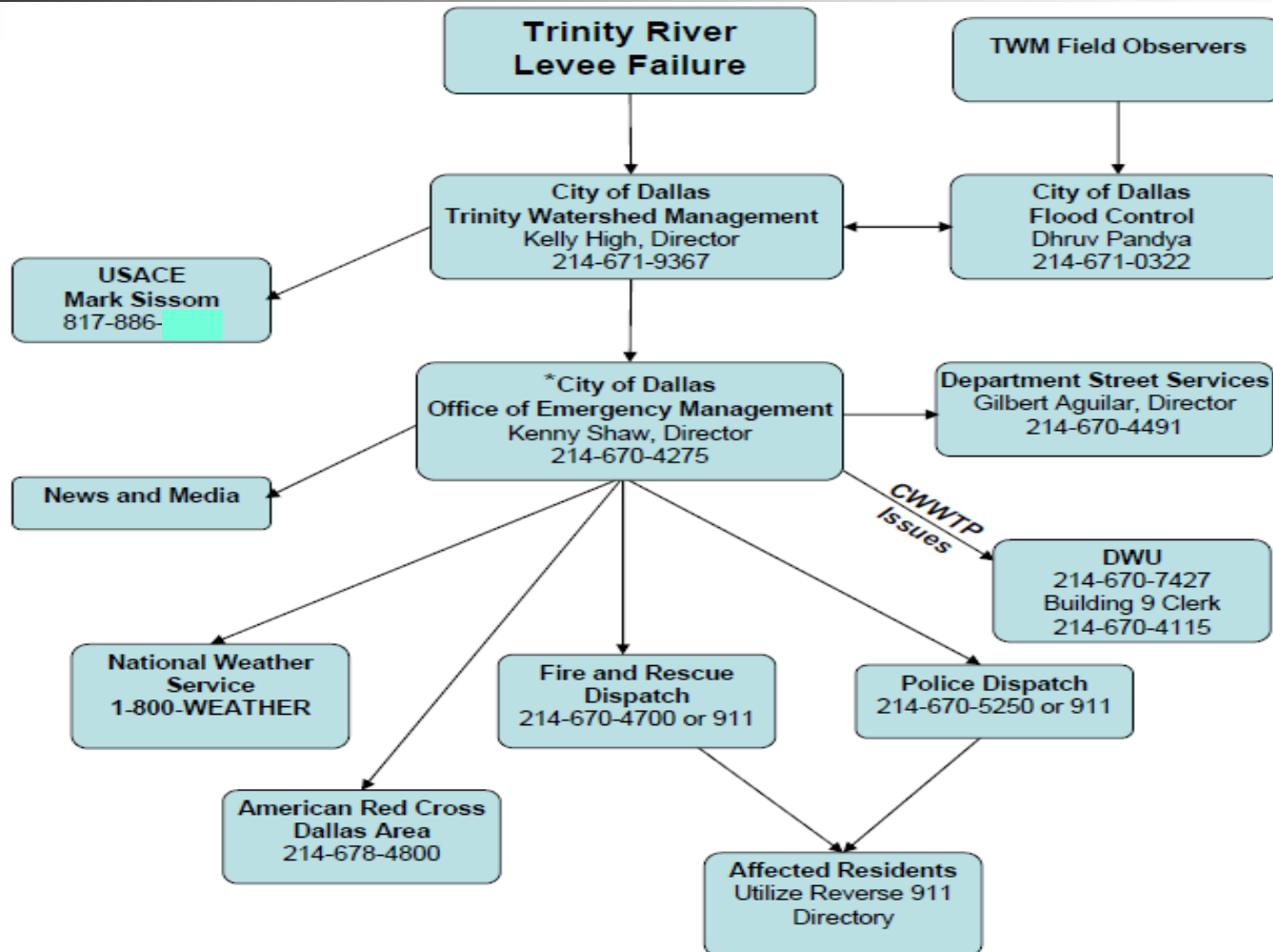
# Basic Components of the EAP

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- Emergency Staffing Notifications
- Incident Command Structure
- General Responsibilities
- Communication Plan
- Evacuation Plan
- Shelter Plan
- Recovery

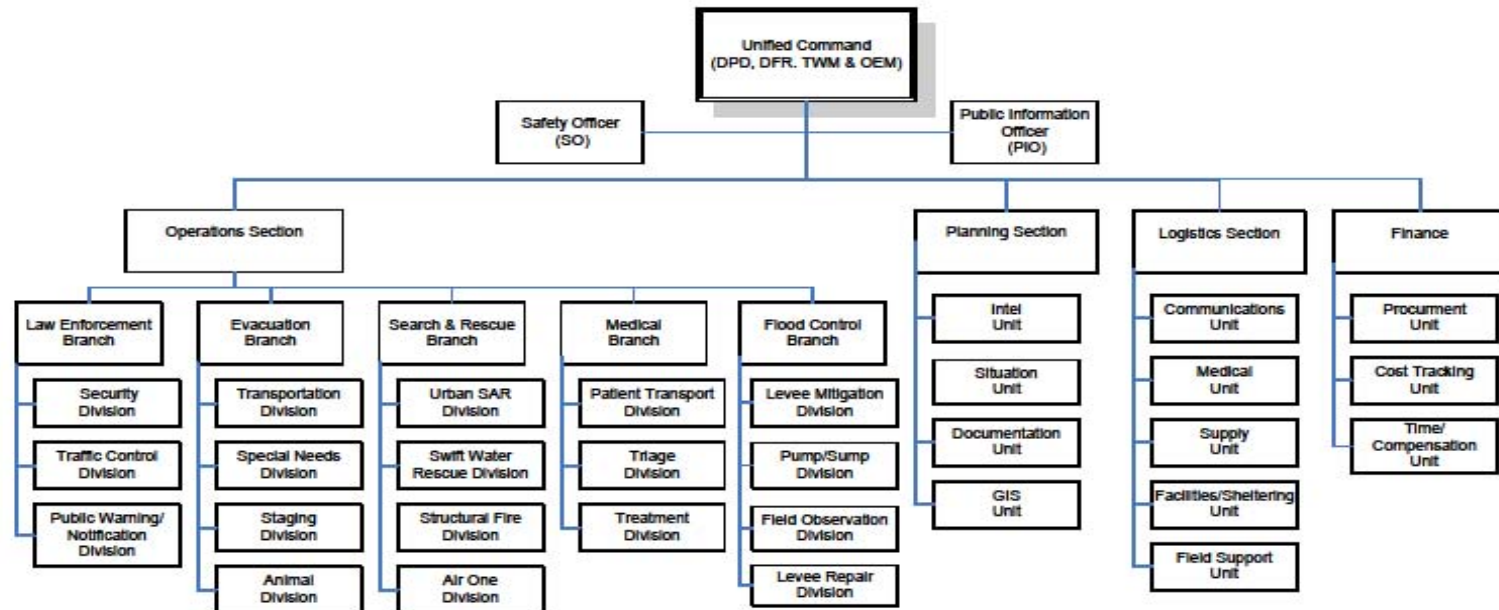


# Emergency Staffing Notification



# Emergency Operations Staffing

## Incident Command Structure - Trinity Levee Breach





# General Responsibilities

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- Mayor or County Judge
  - Request mandatory evacuation (Mayor or County Judge - pursuant to state law)
  - Declaration of local disaster and any extension
- City Manager
  - Ensure EAP is implemented and updated
  - Manage the City's response efforts in an emergency event



# General Responsibilities

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- Trinity Watershed Management
  - Provide levee inspections and determine emergency classification levels
  - Report flooding conditions and critical flooding issues
  - Identify areas of concern and flood maps
  - Take lead role in flood fighting responsibilities
  - Monitor and report on weather and river levels



# General Responsibilities

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- Office of Emergency Management
  - Activate the Emergency Operations Center (EOC)
  - Coordinate the emergency response efforts of the Police, Fire-Rescue, Parks, Streets and outside agencies
  - Contact and update key department personnel
  - Coordinate and communicate emergency warnings
  - Request that a mandatory evacuation order be issued from the Mayor, if necessary.



# General Responsibilities

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- Dallas Fire-Rescue
  - Lead emergency rescue efforts
  - Lead water rescue efforts
  - Assist in evacuation and notification
- Dallas Police Department
  - Lead evacuation efforts and assist in notification
  - Control evacuation routes and traffic
  - Enforce laws and protect lives during evacuation
  - Protect property in evacuated areas



# General Responsibilities

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- Park and Recreation

- Provide shelter space at community recreation centers

- Street Services

- Assist emergency response efforts with personnel, supplies and equipment needs
- Assist Police with traffic control and barricades

- Dallas Water Utilities

- Takes the lead related emergency levee response at the Central Waste Water Treatment Plant
- Assist emergency response efforts with personnel, supplies and equipment needs



# General Responsibilities

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- Public Information Office
  - Press conference coordination
  - Media alerts and information
  - City website notification and information
- Code Compliance
  - Temporary animal shelters
  - Structural assessment in recovery





# Outside Agency Assistance

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- American Red Cross
  - Lead mass care and sheltering operations
- Texas Division of Emergency Management
  - Texas National Guard resources
  - Other State assets
- Other Regional Assistance
  - Public safety assistance from other cities



# Public Communication Plan

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- The general public will be notified of developing emergency situations by:
  - Emergency Operation Center press conferences/press releases
  - News broadcasts (radio and television)
  - Cable override
  - Reverse 911
  - City Website Notification and Information
  - Emergency Alert System (EAS)
  - Police and Fire notification in the neighborhoods



# Evacuation Plan

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- Evacuation is a means of protecting the public by moving people away from a hazard.
- State Law provides a county judge or mayor with the authority to order an evacuation
  - Voluntary evacuation is preferred, but some emergency situations may call for mandatory evacuations
- Critical components of an evacuation plan include:
  - Evacuation Routes/Zones
  - Transportation and traffic control

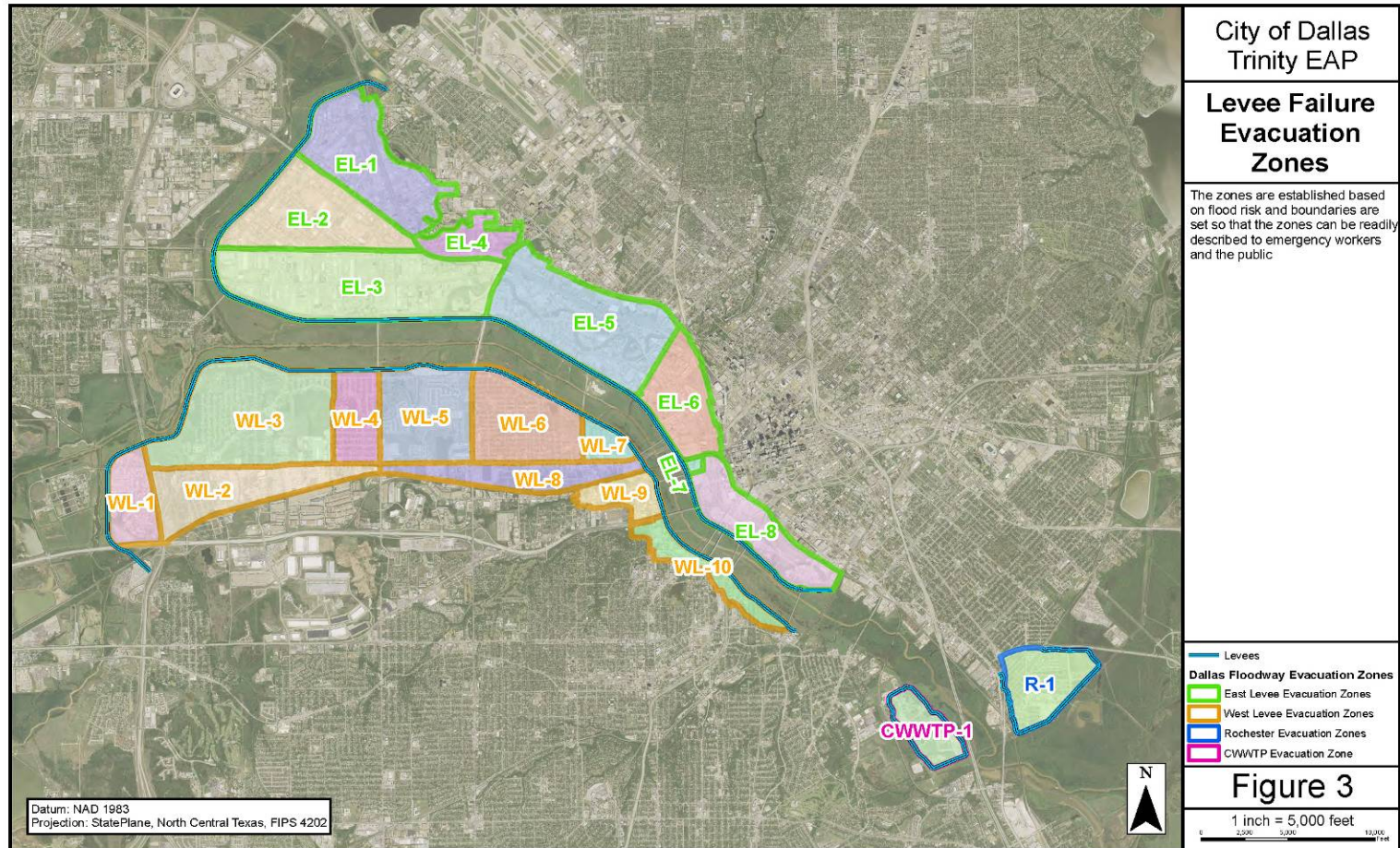


# Trinity River Evacuation Zones

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- East, West, Rochester and CWWTP levees have been broken down into 20 evacuation zones
  - East Levee (8 zones)
  - West Levee (10 zones)
  - Rochester (1 zone)
  - CWWTP (1 zone)
- Zones were established based on risk, major thoroughfare boundaries, and to create identifiable areas for the public and emergency workers.

# Evacuation Zone Map





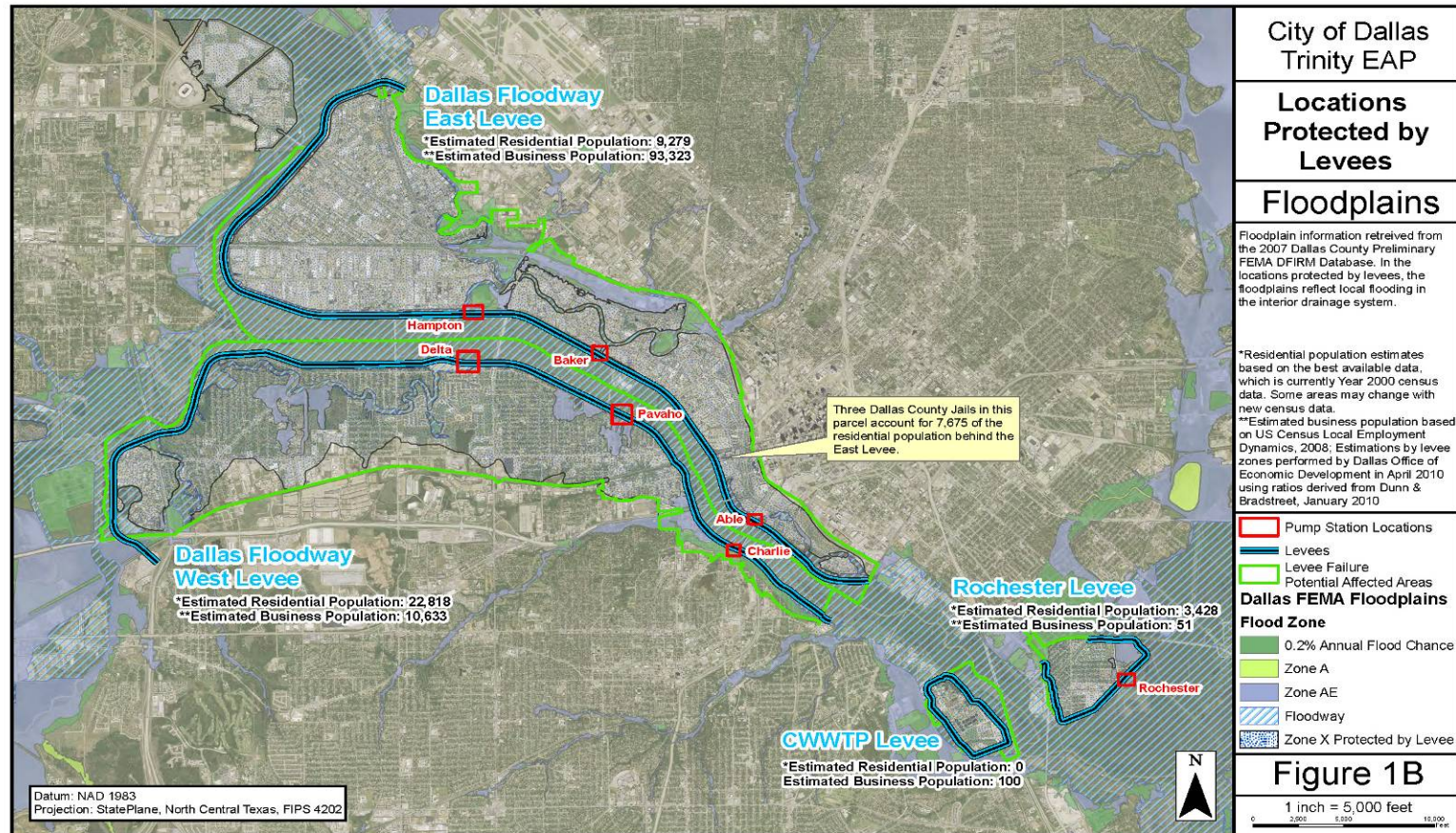
# Evacuation Zone – Populations

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- Within each zone the population estimates were categorized into residential and business
- Special needs population also identified
  - Over 65
  - Disabled
  - Schools
  - Childcare Facilities
  - Hospitals



# Evacuation Zones – Population Estimates





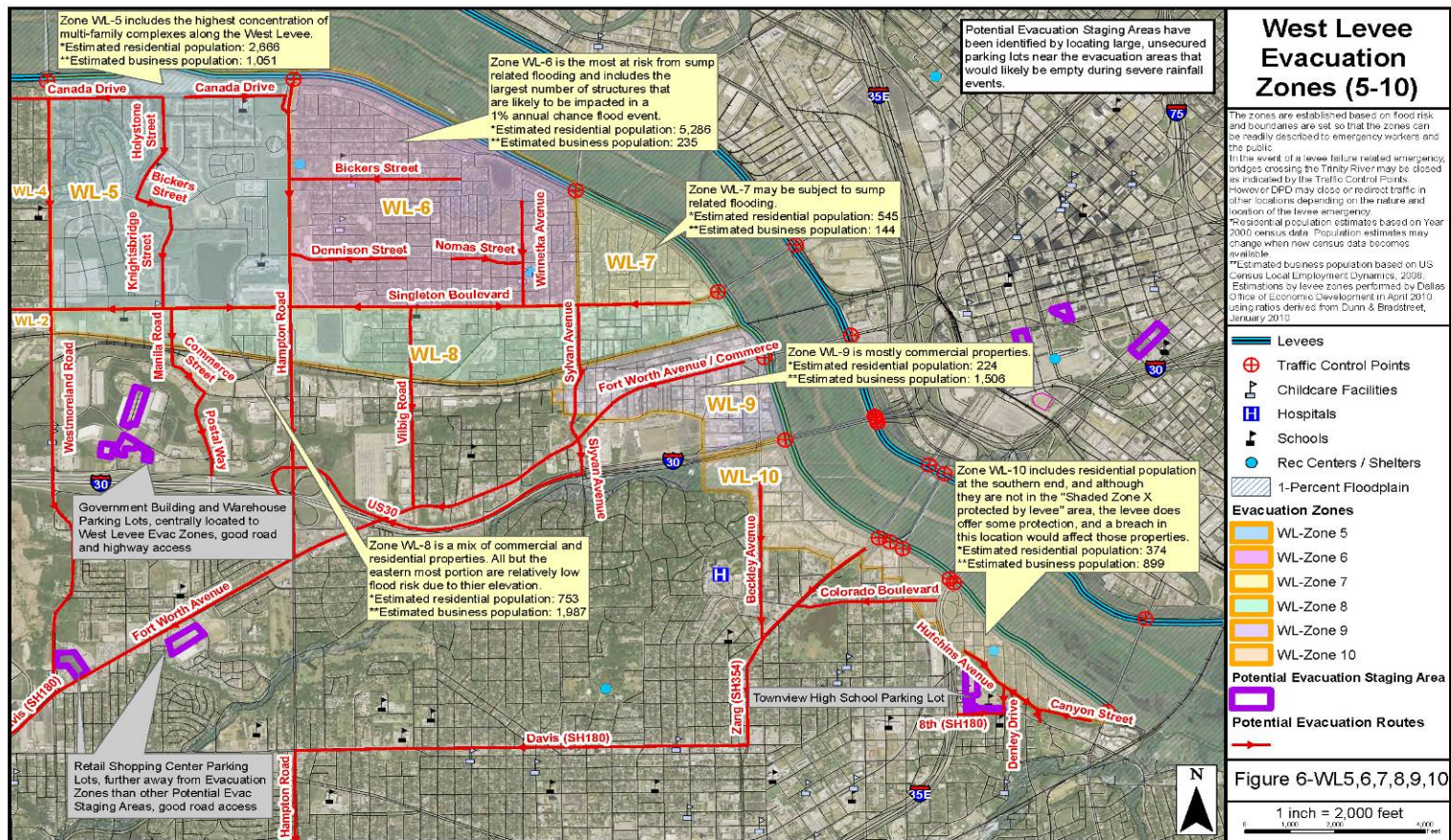
# Evacuation Zone Routes

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- Recommended evacuation routes were identified per zone to limit traffic congestion and expedite egress
- Routes/roads chosen were typically large arterials with road surfaces elevated higher than local streets
- Traffic control points identified to restrict ingress/egress and assist evacuation
- Residents needing evacuation assistance will be encouraged to call 911



# Example - Zone Routes





# Evacuation Assistance

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- Dallas County School buses will evacuate school children and assist with other special needs request
- Dallas Area Rapid Transit could potentially assist in evacuation efforts (depending on availability)



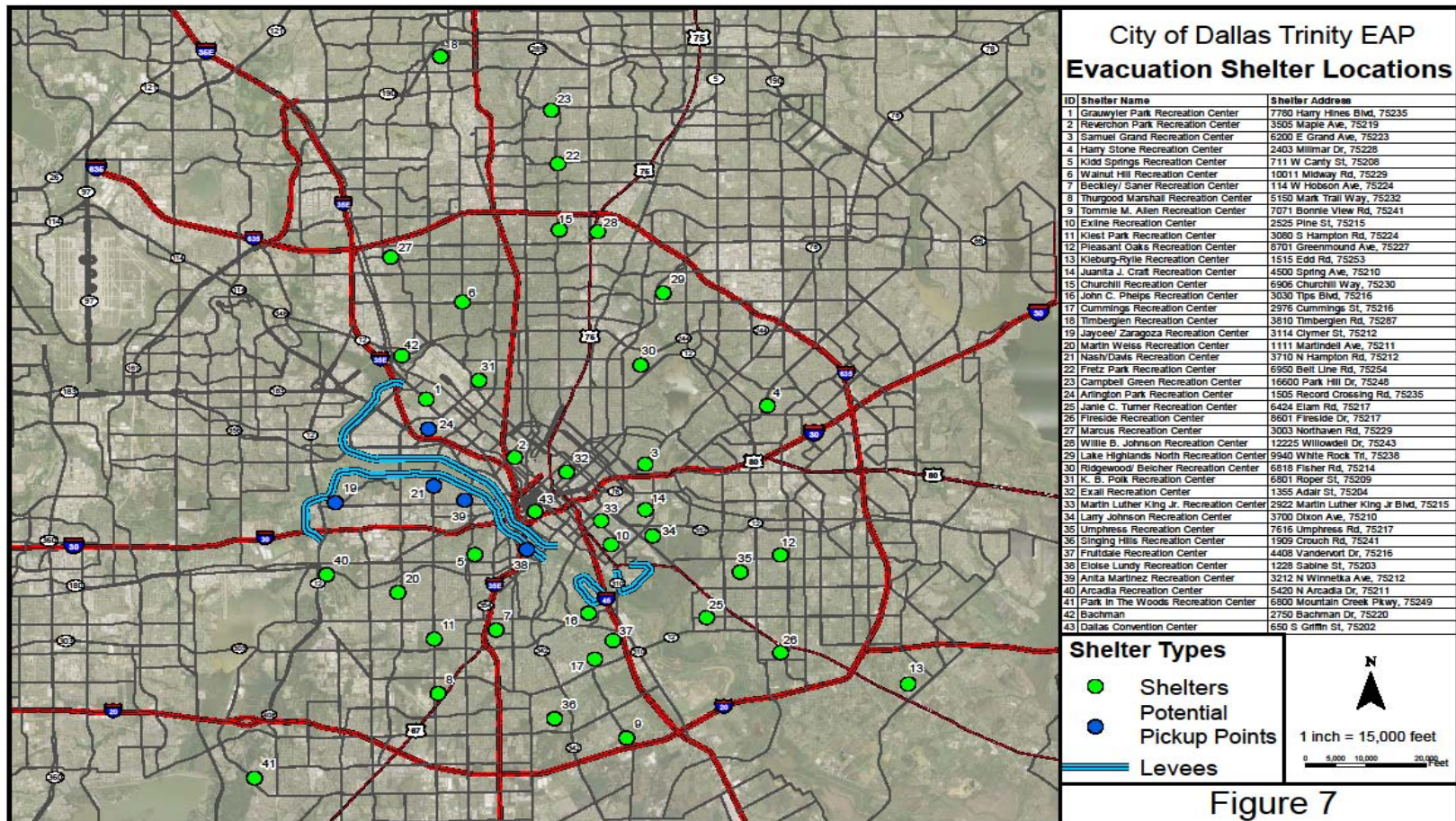
# Shelter Locations

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- Recreation Centers will be used as primary shelter facilities
- 42 Dallas recreation centers have been identified in areas outside the evacuation zones
- American Red Cross will assist in mass care and sheltering operations



# Shelter Locations





# Recovery

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- If a disastrous event occurs, recovery will be a critical component
  - Potential request for state and federal assistance and declaration of disaster
  - Damage assessments
  - Health and safety assessments
  - Security and public safety
  - Clean up and debris management
  - Recovery efforts detailed in the Dallas Master Emergency Operations Plan (MEOP)



# EAP Table Top

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- Office of Emergency Management recently conducted a EAP table top exercise
  - Examples of lessons learned from exercise
    - Need to identify locations with hazardous chemicals
    - Ensure departments have updated internal notification plans
    - Need for additional flood mapping (breach analyses)
    - Need to conduct training for response personnel to become familiar with EAP plan
    - Refine listing of private schools, childcare, long-term care and assisted living facilities



# Next Steps

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- Conduct a public information campaign related to this Emergency Action Plan and FEMA remapping
  - Emergency and Evacuation preparedness
    - Community meetings
    - Linkages of information on City website
    - “KnoWhat2do. Com” checklist – Appendix A
  - Floodplain and flooding:
    - National Flood Insurance Program (FEMA)
    - Turn Around Don’t Drown (NOAA)



# Next Steps

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- Continue to refine and update EAP
- Continue community data collection
  - Refine listing of special needs population, private schools, childcare, long-term care and assisted living facilities
  - Promote the registration of cell phones for access to Reverse 911 system



# Appendix - A



## EMERGENCY SUPPLY KIT CHECKLIST

Pack supplies in a duffel bag, suitcase or storage container and keep it in an easily accessible place. Remember: check and update your kit every year—test batteries, check expiration dates and update important documents.

- ☐ **WATER**  
one gallon of water per person per day for at least three days, for drinking and sanitation
- ☐ **FOOD**  
at least a three-day supply of non-perishable food
- ☐ **RADIO**  
Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert and extra batteries for both
- ☐ **FLASHLIGHT**  
with extra batteries
- ☐ **FIRST-AID KIT**
- ☐ **WHISTLE**  
to signal for help
- ☐ **DUST MASK**  
to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- ☐ **PERSONAL SANITATION**  
Moist towelettes, garbage bags and plastic ties
- ☐ **WRENCH OR PLIERS**  
to turn off utilities
- ☐ **CAN OPENER**  
for canned food, make sure it's a manual can opener
- ☐ **LOCAL MAPS**
- ☐ **CASH**  
in case ATMs are unavailable or something prevents the use of credit/debit cards

### Don't forget to include critical items for:

- ☐ **SPECIAL NEEDS FAMILY MEMBER**  
Medications, special foods, medical equipment
- ☐ **INFANTS**  
formula, diapers, bottles
- ☐ **PETS**  
food, leash, medications

### And items you'll need in your vehicle:

If you're on the road when an emergency strikes or you have to evacuate, you'll want to have these supplies on hand.

- ☐ **FLASHLIGHT**  
with extra batteries
- ☐ **FIRST-AID KIT AND MANUAL**
- ☐ **WHITE DISTRESS FLAG**
- ☐ **BOTTLED WATER**
- ☐ **NON-PERISHABLE FOOD ITEMS**
- ☐ **SEASONAL SUPPLIES**  
to combat weather condition like blankets, gloves, etc.
- ☐ **AUTO REPAIR SUPPLIES**  
Tire repair kit, booster/jumper cables, pump and flares
- ☐ **LOCAL MAPS**

Additional personal items:

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Carolyn R. Davis

SUBJECT **West Dallas Gateway**

At the next Trinity River Corridor Project Committee meeting on August 3, 2010, the attached briefing will be presented by David Whitley, Dallas CityDesign Studio. This briefing provides an update on the schematic design underway by the Studio for the western gateway to the Continental Bridge.

Please contact me if you have questions.



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



THE TRINITY  
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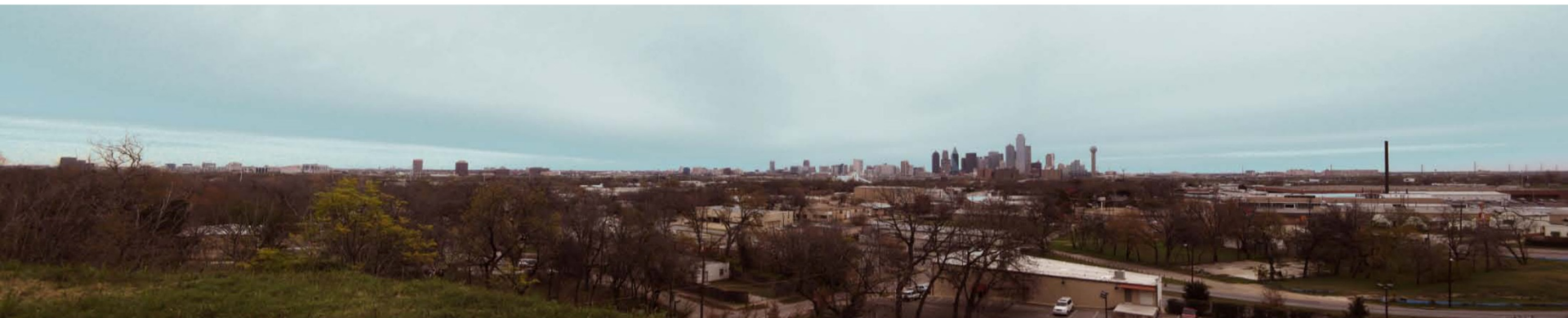
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\$1.8 million from 2006 bond election

gateway to function as a major portal from West Dallas to  
the Continental Pedestrian Bridge





Beckley/Canada at Singleton intersection under construction as part of TxDOT's project constructing the Margaret Hunt Hill Bridge

design is underway for the Continental bridge

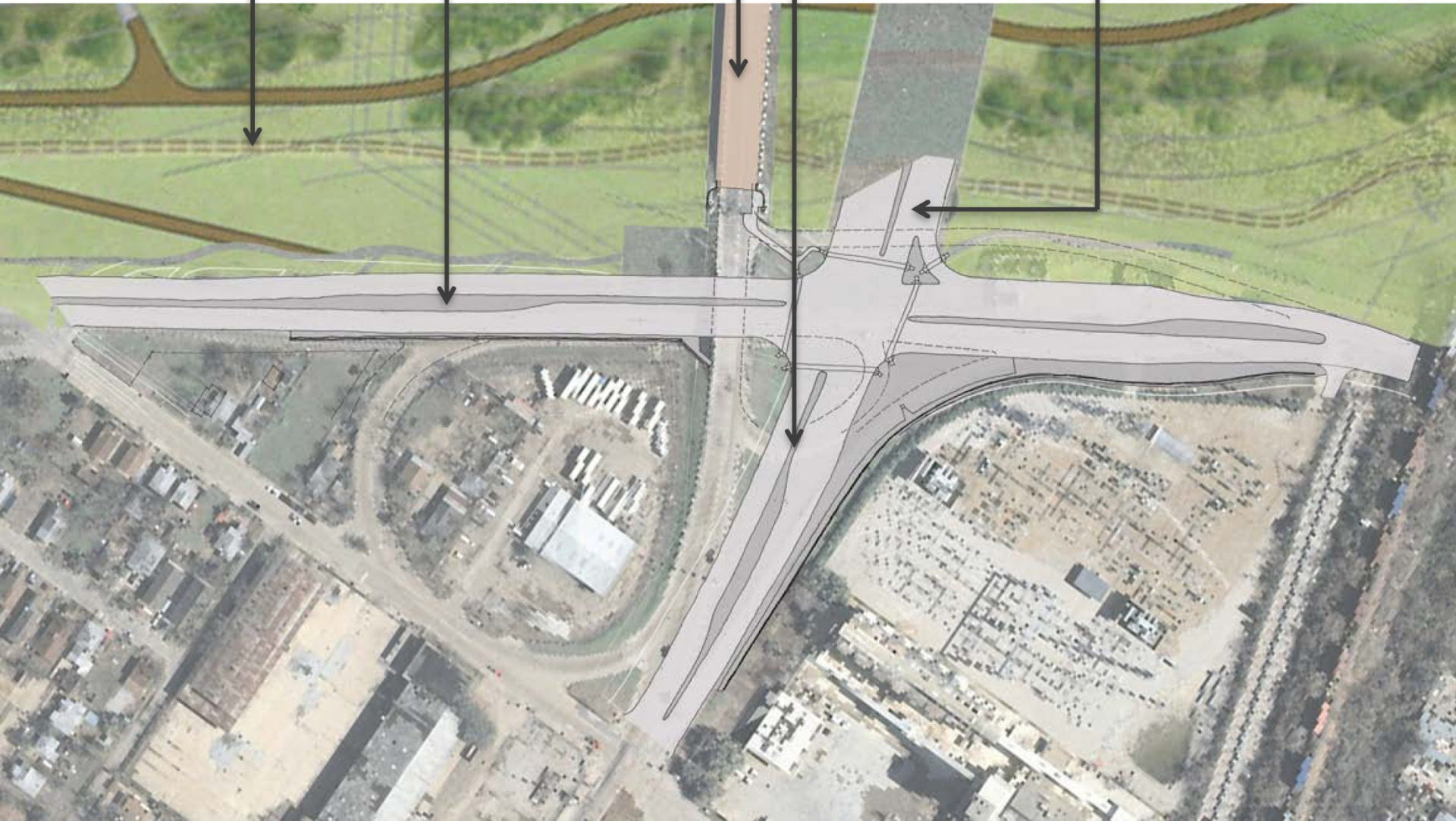
significant coordination with TxDOT & WRT adjacent projects

no impact to the construction timeline for Margaret Hunt Hill Bridge  
seamless pedestrian connection to adjacent Continental Bridge





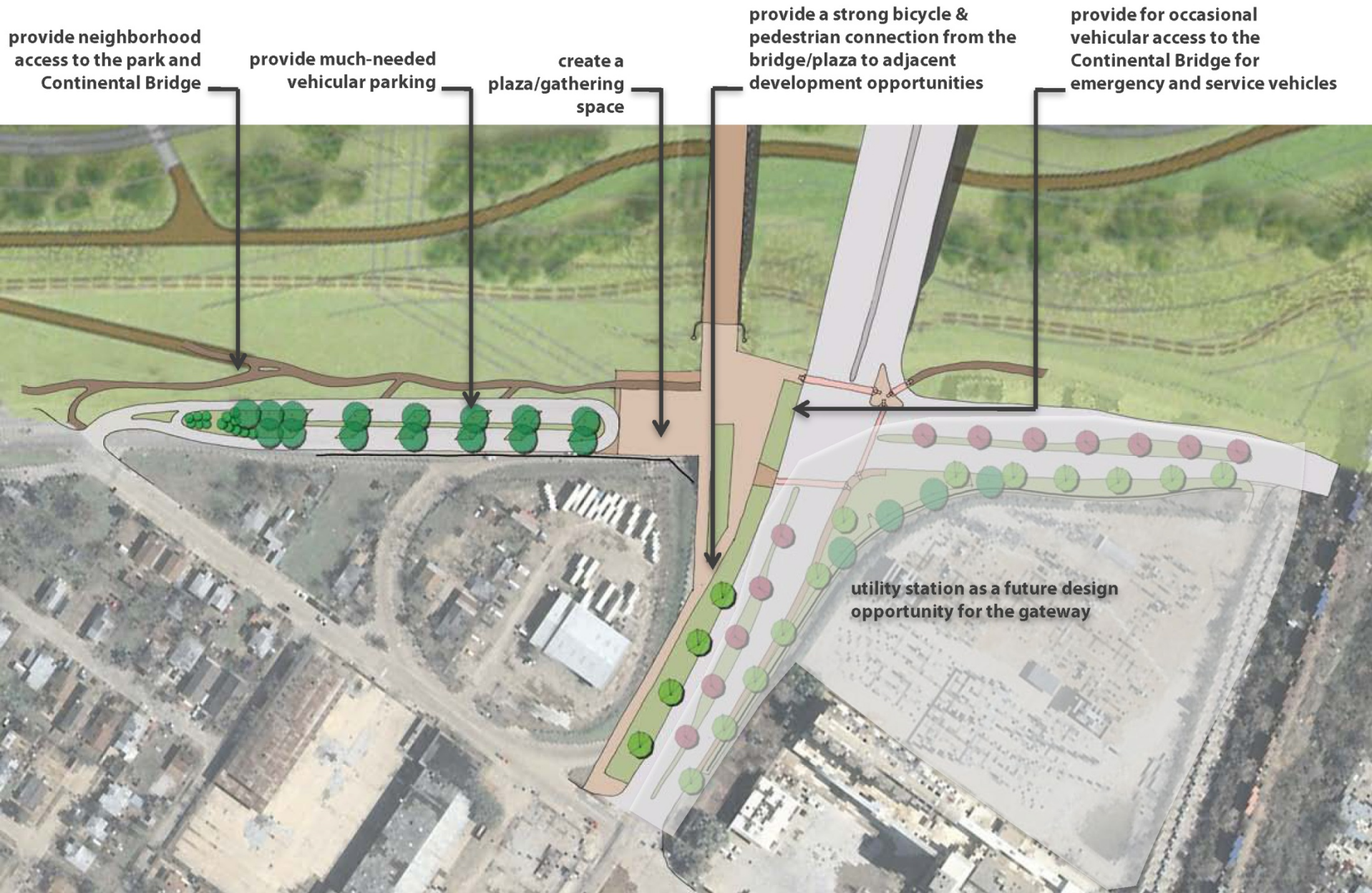
levee top      canada drive      continental  
pedestrian bridge      singleton avenue      margaret hunt hill bridge



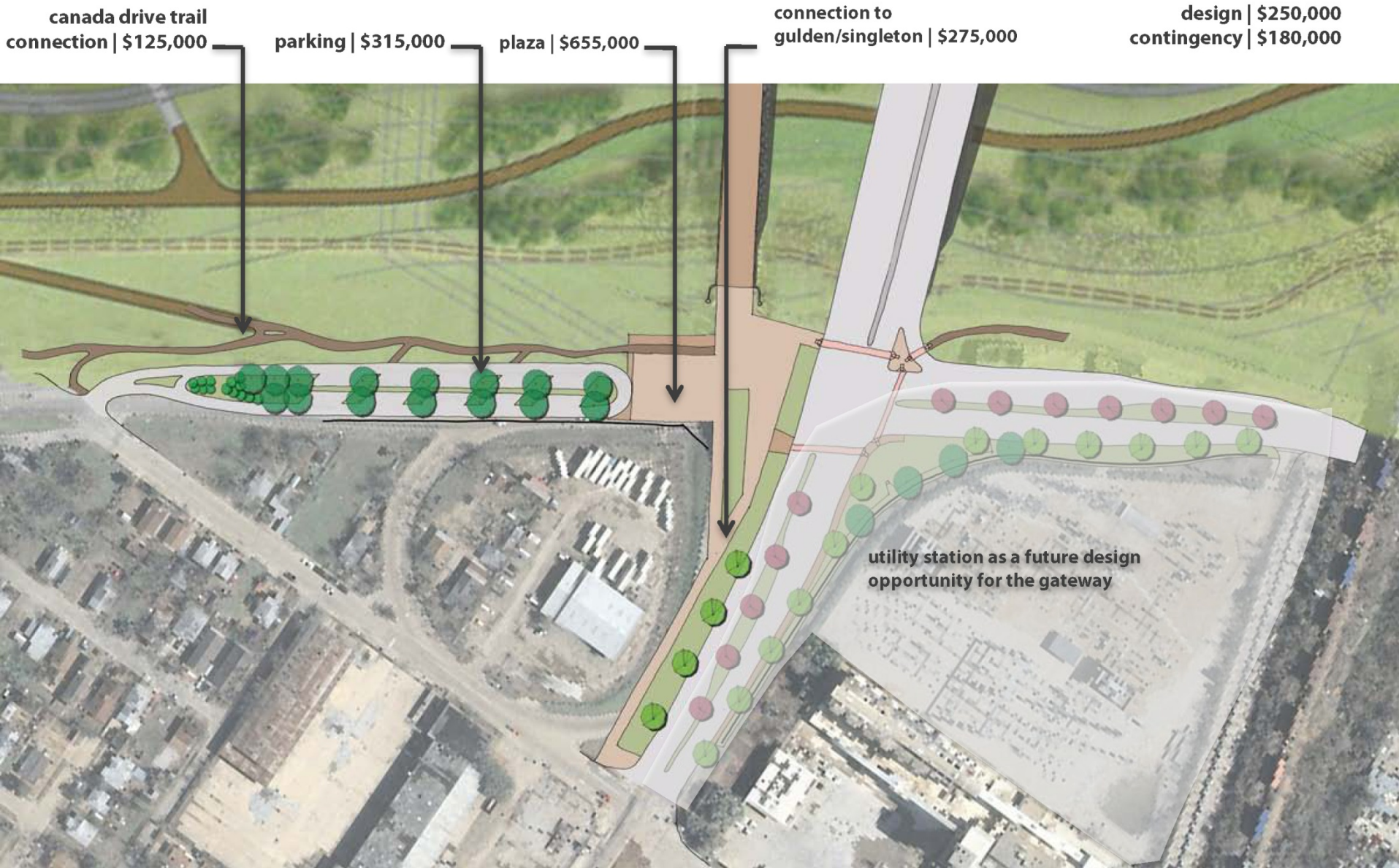
TxDOT reconfigured intersection

dallas citydesign studio | 04









**estimated cost | \$1.8M**

**bond money available | \$1.8M**

streetscape improvements to gulden, singleton, and beckley part of a future phase with potential public art enhancement to the oncor station











- 1 | committee feedback on proposed concept
- 2 | city**design** studio to continue gather input in September/October on design program/schematic design from West Dallas stakeholders: residents/businesses/organizations. initial conversations regarding the concept have taken place
- 3 | city**design** studio to refine design concept based upon committee and community input & assist in rfq preparations
- 4 | rfp process to begin in november to hire design team
- 5 | design team to complete detailed design with continued public input through design development
- 4 | construction to commence following MHH Bridge completion in 2011& coordinated with Continental Pedestrian Bridge conversion



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Carolyn R. Davis

SUBJECT **Beckley-Commerce Intersection**

At the next Trinity River Corridor Project Committee meeting on August 3, 2010, the attached briefing will be presented by David Whitley, Dallas CityDesign Studio. This briefing provides an update on proposed design for the Beckley-Commerce Intersection.

Please contact me if you have questions.

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



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







community and stakeholder opposition to previous design citing that it was too auto-oriented and functioned as a barrier to the future Trinity Park

Trinity River Corridor Project Committee was last updated in January 2009

additional design work by WRT to address stakeholder feedback and evaluate alignment alternatives



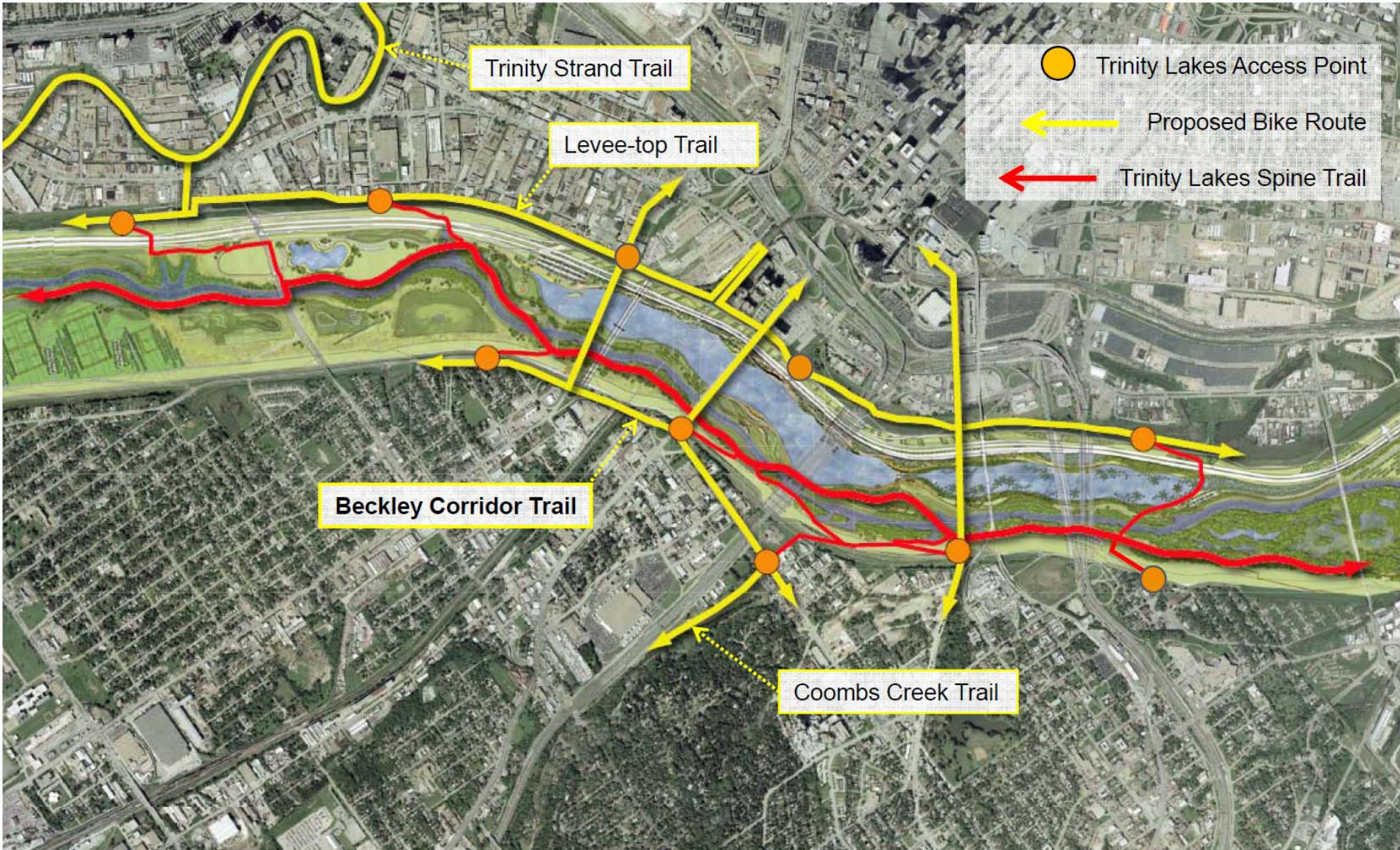
Project Extent

BECKLEY AVENUE ALIGNMENT STUDY  
Conceptual Design Report, October 2009



background







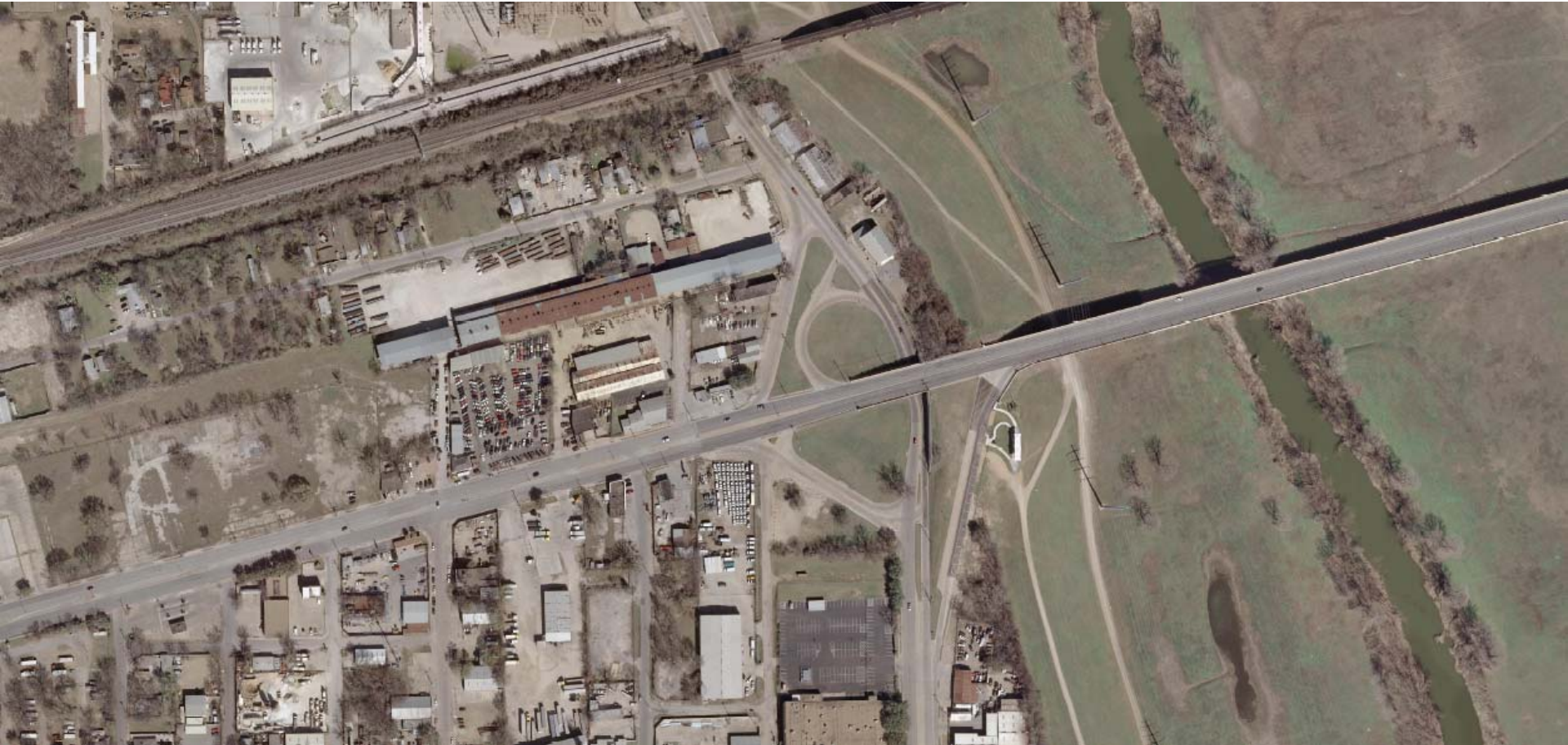
passenger & commercial vehicles share the public right-of-way on a bumpy roadway.

traffic is not controlled, so it speeds through the corridor.

no sidewalks exist for pedestrian/bicycle use.

the corridor has a drainage system that is under capacity with no room for future growth.

water & wastewater lines are in need of repair or replacement.



existing conditions



functions as a gateway into West Dallas from Downtown along Commerce Street  
north-South connector to the Margaret Hunt Hill Bridge  
plan for a concentration of pedestrian and bicycle activity as this portion of West Dallas redevelops  
part of a future Beckley corridor that will function as a “complete street” from Zang to Singleton

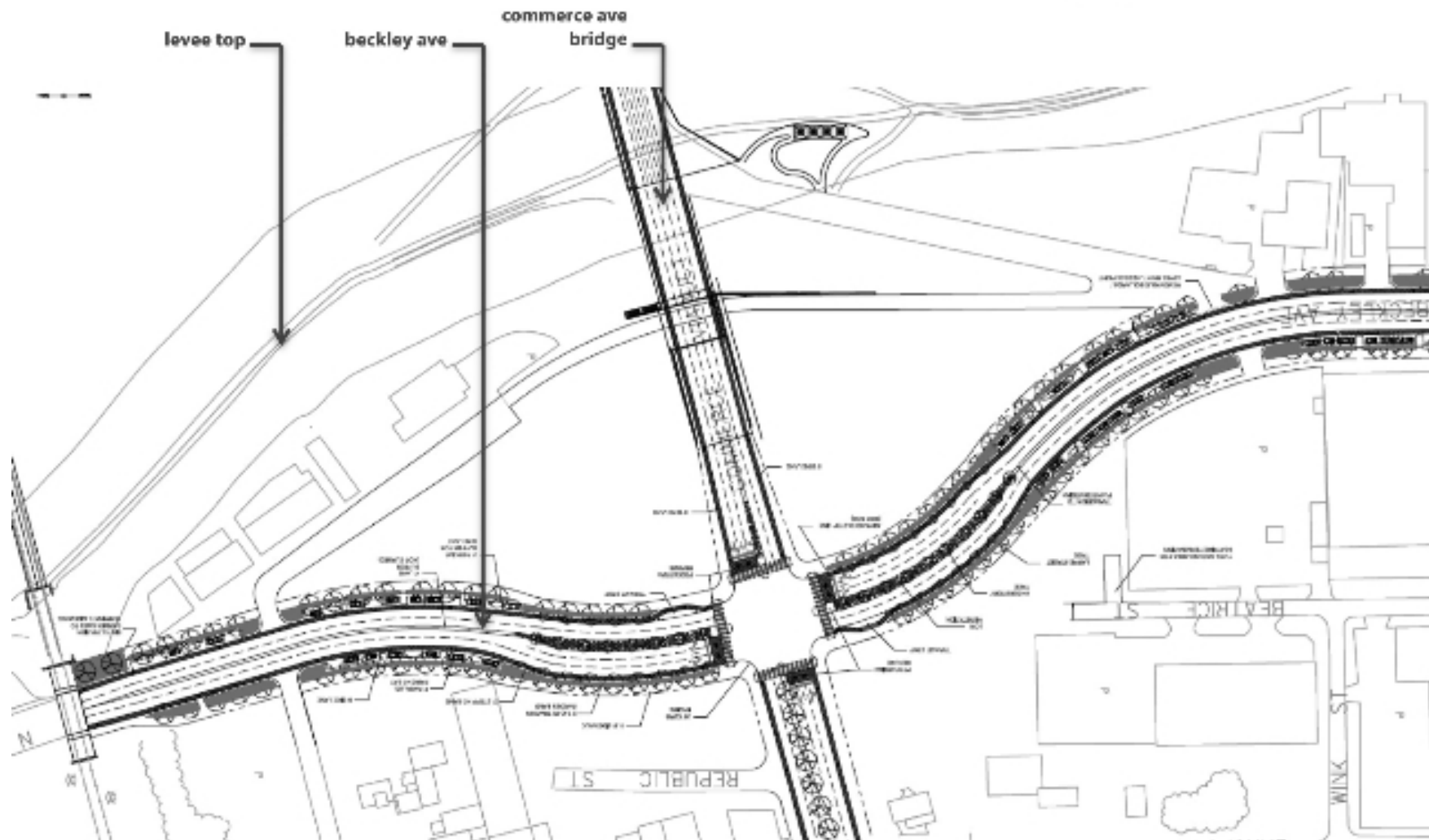


design considerations

- 1 | re-align intersection to provide a more pedestrian-oriented sidewalk and larger development sites adjacent to the levee
- 2 | convert existing two vehicle lanes into levee maintenance access road
- 3 | four vehicle lanes, with bike facilities and slip lanes
- 4 | new sidewalks per PD 714
- 5 | add significant capacity to existing drainage system
- 6 | upgrade water & wastewater lines
- 7 | beautify landscaping
- 8 | add bio-filtration system for reduced pollution and water needs of landscaping amenities
- 9 | add illumination to light the corridor at night for better safety and security



drawing by Wallace Roberts Todd



proposed conditions

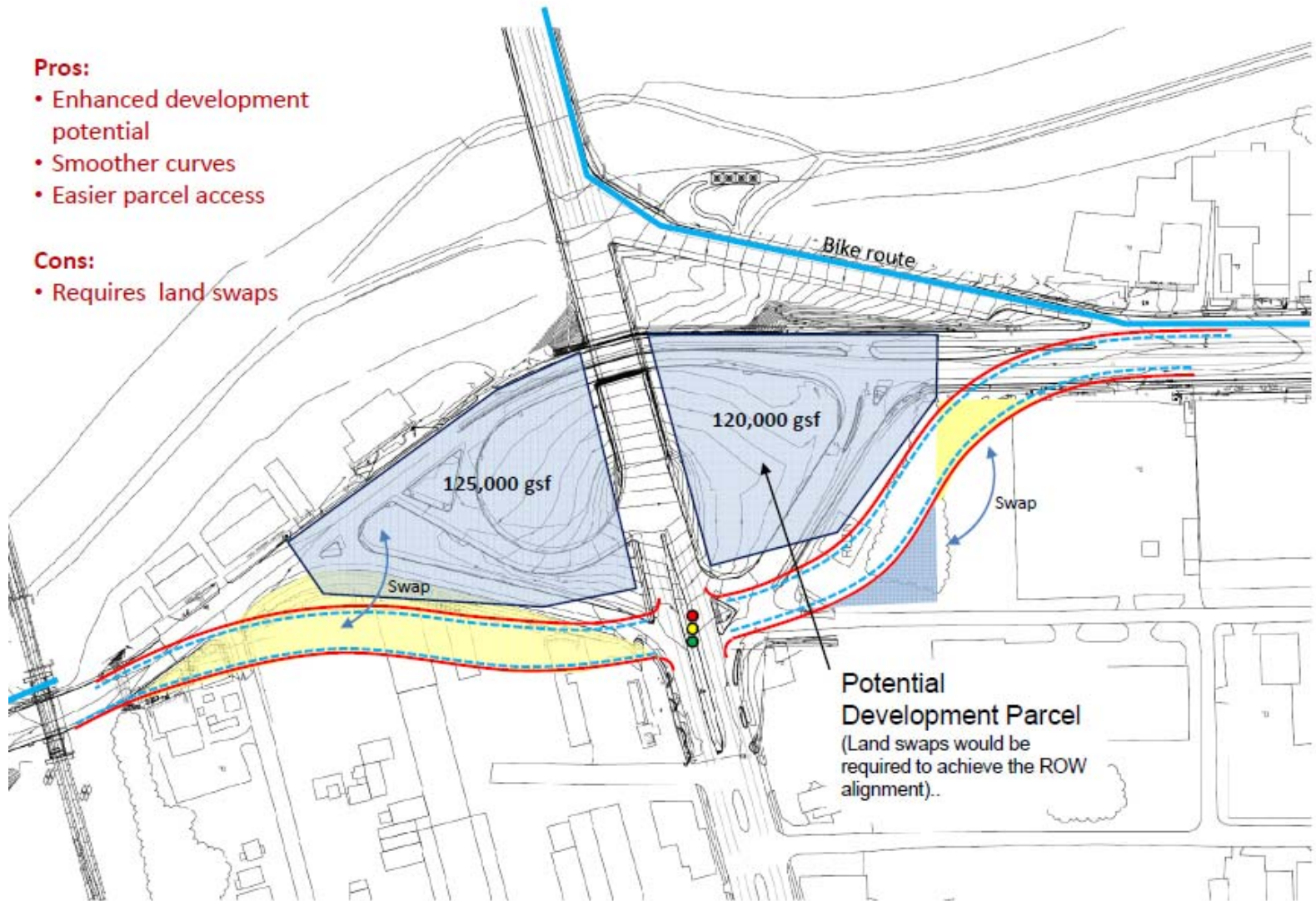


**Pros:**

- Enhanced development potential
- Smoother curves
- Easier parcel access

**Cons:**

- Requires land swaps



areas noted in blue are potential city surplus property

proposed conditions



1998	approved in Bond Program
2000-2001	alignment study
2006-2008	original engineering design
2008-2009	public meetings
april 2009	project on hold
fall 2009	WRT conceptual study
dec 2010-2012	new engineering design and public input
2012-2014	construction   pending ROW acquisition



## The project to be designed is estimated at:

Paving improvement design	\$300K (funded by 1998 Bond Program)
Paving improvement construction	\$3M (partially funded by 1998 Bond Program)
WW design	\$75K (funded by DWU)
WW construction	\$1M (funded by DWU)

**1998 bond funds remaining** **\$1.8M**

**Funding gap** **\$1.5M**

expenses

does not include anticipated ROW acquisition or potential relocation

gap would require additional funding source such as future bond program or reprogrammed bond funds



- 1 | november 10 city council agenda  
change order to wrt contract for design  
final fee to be negotiated by the end of august [approximately \$300,000]





# Memorandum



CITY OF DALLAS

DATE July 29, 2010

TO Trinity River Corridor Project Committee Members:

David A. Neumann (Chairman)

Carolyn R. Davis

Steve Salazar (Vice-Chair)

Vonciel Jones Hill

Mayor Pro Tem Dwaine Caraway

Delia Jasso

Deputy Mayor Pro Tem Pauline Medrano

Linda Koop

SUBJECT **Periodic Inspection Report No. 9**  
**Maintenance Deficiency Correction Period (MDCP) June 2010 Update**

As of June 30, 2010, the City has completed 169 of the 198 items in the MDCP plan which is the action plan staff submitted to the US Corps of Engineers (Corps) to address the O&M deficiencies in the levee system as described in the Periodic Inspection Report No. 9 (PI #9).

It is anticipated 8 items of the remaining 29 items to be completed by the end of July 2010. The Corps has preliminarily approved 7 items submitted to them for review and should provide final approval by the end of July. Also, the City is working on the repair of the wing wall at Coombs Creek which should be completed by the end of July.

In addition, the Tree Removal contract is out for bids and is estimated for construction award by Council in August 2010. If you have additional questions, please let me know.

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



**THE TRINITY**  
DALLAS

Attachment

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  
Jeanne Chipperfield, 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, Assistant to the City Manager  
Frank Libro, Director, Public Information Office  
Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project



# Maintenance Deficiency Correction Period Report

## June 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
022	Closure Structures	East Levee	Embankment	U	Seepage under the stop logs through the RxR ballast expected.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
209	Closure Structures	Rochester	Embankment	U	Three active closures. The RxR closure at Rail Road Street had been damaged.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
019	Closure Structures	East Levee	Floodwall	U	2 Stop log gate structures had been compromised by unauthorized removal of the sill.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
020	Closure Structures	East Levee	Floodwall	U	The locations for placement of center posts for the stop logs were not visible.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
222	Closure Structures	Rochester	Floodwall	U	Three active closures. The "levee closure" structure for the railroad tracks did not have a concrete sill to effect a seal when the stop log is placed in the closure.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP. Approval from the Coprs is pending on the temporary measures compl	Jul-10
161	Structure	Coombs Creek Pressure Diversion - WL	Pressure Conduit	M	Right wing wall at Coombs Creek Pressure Diversion had a 3 inch separated joint with exposed rebar.	Remove loose concrete, seal rebar and patch with cementitious material. Monitor and install tiebacks if necessary.	Sep-10
130	Encroachments	West Levee	Embankment	U	Sta. 253+70 had gas line crossing levee (not streamlined).	The owner will be requested to provide documentation (permits, authorization, & design documentation) to the Corps	Sep-10
131	Encroachments	West Levee	Embankment	U	Sta. 329+70 had 6" jet fuel pipeline crossing.	The owner of the jet fuel line has been contacted. Documentation of the most recent Pipeline Safety Evaluation has been requested. The city has provided this documentation to the Corps and approval is pending.	Aug-10
140	Encroachments	WWTP	Embankment	U	84" Emergency outfall control valve (east corner levee system) and 2 control valves (south corner area levee system) are on the levee crest.	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date	Aug-10

# Maintenance Deficiency Correction Period Report

## June 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
192	Encroachments	WWTP	Embankment	U	Other lines under levee: 84" emergency outfall (120" dia. & 48" dia.), 66" dia. plant outfall (emergency use), 10'x10' main double box culvert outlet, 84" dia. waste water gravity main line, 60" dia. waste water gravity line, abandoned outfall and numerous other utilities under levee to be identified	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date	Aug-10
002	Unwanted Vegetation Growth	System	Embankment	Obs	A survey of areas where trees were within 50 feet of levee toes needs to be conducted in the future. (Trees at Sta. 473+90, 524+25)	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
054	Encroachments	East Levee	Interior Drainage	Obs	Trees growing around levee toe sumps.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
227	Unwanted Vegetation Growth	East Levee	Embankment	U	Sta. 147+70 - had tree growing on the river side levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
228	Unwanted Vegetation Growth	East Levee	Embankment	U	Sta. 473+90, 524+25, & I-30 - Trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
205	Unwanted Vegetation Growth	Rochester	Embankment	U	Large trees within 50 feet of landside levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps'
123	Unwanted Vegetation Growth	West Levee	Embankment	U	Sta. 350+00, 371+50, 376+50, and near HWY 30 had trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
212	Erosion/ Bank Caving	Rochester	Embankment	M	Sta. 87+00 – Area of erosion gullies (60'L x 10'W x 18"D) on the west side slope of the pump house.	Erosion gully will be repaired using established levee slide repair procedure.	Sep-10
088	Erosion/ Bank Caving	East Levee	Flood Damage Reduction Channel	M	Sta. 161+00 had right side of river bank failing into the channel in the flood plain.	Source of erosion is under investigation and bank will be repaired using established corps. procedures.	Routine Maint.

## Maintenance Deficiency Correction Period Report

### June 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
218	Plant Building	Rochester	Pump Station	M	There was soil erosion at the right side of the inlet and erosion (6'L x 2'W x 10"D) behind the right wing wall of the pump house intake for the Rochester Pump Station.	Soil erosion will be repaired using established levee slide repair procedure.	Sep-10
233	Riprap Revetments & Banks	East Levee	Flood Damage Reduction Channel	U	Erosion of the bank toward the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10
080	Shoaling (sediment deposition)	East Levee	Flood Damage Reduction Channel	U	Shoaling with established vegetation was causing the diversion of the channel into the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10
028	Erosion/ Bank Caving	East Levee	Embankment	U	DART Bridge Sta. 13+50 to 22+00 had erosion around bridge piers on the landside crest of the levee resulting from rain runoff from the bridge. This had reduced the levee crest width for thru seepage. Filter fabric and 12" stone protection had been placed	Bridge deck drain construction plans have been prepared by DART and construction is underway.	Aug-10
081	Encroachments	East Levee	Flood Damage Reduction Channel	M	East Levee Sta. 157+50 & West Levee Sta. 141+80 had construction equipment in the flood plain.	Construction equipment for MHH Bridge.	Dec-10
189	Encroachments	WWTP	Embankment	U	Chain link fence with 12" concrete strip foundation running along the river side levee crest edge (north, east, and south side of levee).	Chain link fence will be analyzed and a resolution determined. City has provided the documentation to the Corps and approval from the Corps is pending.	Jul-10

## Maintenance Deficiency Correction Period Report June 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
239	Culverts/Discharge Pipes	System	Interior Drainage	U	Condition of pipes, culverts or conduits has not been verified by television camera video taping or visual inspection within the past 5 years, and reports were not available for review. All pipes, culverts or conduits should be adequately inspected (as previously described) by CoD and results should be provided to SWF.	The City regularly performs video inspections of all the conduits within the city using CCTV. However, to satisfy this PI item, the City has prepared an inspection schedule for determining the condition of the city's culvert and discharge pipes within the Floodway System. The city will provide the information found in these inspections in a report form to Corps as the inspections are completed. The City will keep a log of the inspections completed to date. The City has provided this strategy to the Corps and approval from the Corps is pending.	Aug-10
009	Encroachments	East Levee	Embankment	M	Sta. 286+80 have fiber optic line crossing over levee (not streamlined).	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
010	Encroachments	East Levee	Embankment	M	Sta. 364+60 have fiber optic line crossing over levee (not streamlined).	Encroachments should be streamlined in accordance with SWFP 1150-2-1,	Sep-10
011	Encroachments	East Levee	Embankment	M	Sta. 286+95 had fiber optic line crossing over levee.	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
056	Fencing and Gates	East Levee	Interior Drainage	Obs	ATVs gaining unauthorized access.	Those locations where unauthorized access is occurring will be closed.	Routine Maint.

# Memorandum



DATE July 29, 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 **Maintenance Deficiency Correction Plan – Tree Removal**

As you are aware, the City and the U.S. Army Corps of Engineers have been working on resolving the items that were cited as unacceptable in the Periodic Inspection Report 9 (PI 9) since February 2009. One of the categories included as unacceptable in this report involved the presence of vegetation (trees) within 50 feet of the toe of the levee.

The National guidance supports a 15 foot vegetation free zone compared to the Fort Worth District guidance of a 50 foot vegetation free zone. The City has maintained throughout our discussions with the Corps that the National guidance should be followed as opposed to the District guidance. As a result of previous discussions and on site inspections between the City and Corps, the Corps has determined that the City will need to remove the vegetation within 15 feet of the toe of the levees. In addition, a limited number of isolated trees beyond the 15 foot vegetation free zone will be removed to address the Corps' concerns related to flood fighting and visual inspections. The change in this guidance has reduced the number of trees to be removed from approximately 4000 to approximately 180.

This determination has allowed staff to move forward with the bidding phase of a tree removal contract. Staff anticipates brining this contract for award and approval by the City Council in August 2010.

Please contact me if you have questions.



Jill A. Jordan, 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  
Jeanne Chipperfield, Chief Financial Officer  
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Frank Libro, Director, Public Information Office  
Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project



**AGENDA ITEM # 58**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 11, 2010

**COUNCIL DISTRICT(S):** 4, 5, 8

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 57E Z 67D G H and 68A

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**SUBJECT**

Authorize a construction contract with Northstar Construction, Inc., lowest responsible bidder of eight, for the construction of a concrete multipurpose trail, decomposed granite trail, installation of a prefabricated bridge, and other miscellaneous items necessary to complete the project for the Trinity Trails, Phase 2 and the Rochester Park Improvement Project - Not to exceed \$2,322,000 – Financing: 1998 Bond Funds (\$1,867,444) and 2003 Certificates of Obligation (\$454,556)

**BACKGROUND**

Development of the Trinity River Corridor has been identified as a top priority of the City of Dallas. One of the projects identified in the Trinity River Corridor Master Implementation Plan was the Trinity Trails multipurpose trail system. Trinity Trails, Phase 2, which would add another two miles of multipurpose trail to the proposed trail system, including providing a connection to the Trinity River Audubon Center and a crossing over the Trinity River. Another project included improvements to Rochester Park which would create a gateway into the Great Trinity Forest. This project includes trail head amenities such as kiosk, improved landscaping and a decomposed granite trail over the levee into the Great Trinity Forest. The purpose of these projects are to improve public access into the Great Trinity Forest for recreational uses such as hiking, biking, walking and bird watching. The 1998 Bond Fund allocated funds for various types of recreation improvements to be constructed in the Great Trinity Forest.

## **BACKGROUND** (Continued)

This action will authorize the construction of these two projects which will improve public access into the Great Trinity Forest for recreational uses such as hiking, biking, walking and bird watching. The improvements for Rochester Park include expanding an existing parking lot by 11 spaces including two handicap accessible spaces. Additional trailhead amenities will be added such as information kiosk, stone bench and a trash receptacle. A decomposed granite trail will provide pedestrian and bike accesses from the trailhead over the levee to the existing soft surface trail system and future multipurpose trail system that is proposed in this area. This project includes landscape amenities such as trees, shrubs and a retaining wall. Trinity Trails Phase 2 constructs over two miles of trails that tie to Phase 1 along the Simpson Stuart Road right of way and heads north easterly along the Trinity River where it crosses the river onto McCommas Preserve and heads towards the Trinity River Audubon Center. The trail ends at a new trailhead parking lot just north of the Trinity River Audubon Center. This project includes trailhead amenities such as an information kiosk, drinking fountain, trash receptacle and landscaping.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	September 2010
Complete Construction	May 2010

## **PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)**

The Trinity River Corridor Project Committee was briefed on date of briefing, 2010.

## **FISCAL INFORMATION**

1998 Bond Funds - \$1,867,444  
2003 Certificates of Obligation - \$454,556

Design Contract	\$ 317,310
Construction (this action)	<u>\$2,322,000</u>
Total Project Cost	\$2,639,310

<b><u>Council District</u></b>	<b><u>Amount</u></b>
4	\$ 189,084
5	\$ 895,825
8	\$1,237,091
Total	\$2,322,000

### **M/WBE INFORMATION**

See attached

### **ETHNIC COMPOSITION**

#### **Northstar Construction, Inc.**

Hispanic Female	1	Hispanic Male	19
African-American Female	0	African-American Male	0
White Female	1	White Male	4
Other Female	0	Other Male	0

### **BID INFORMATION**

The following bids with quotes were received and opened on June 3, 2010:

\*Denotes successful bidder

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
*Northstar Construction, Inc. 3210 Joyce Dr. Fort Worth, Texas 76116	\$2,322,000.00
Texas Standard Construction, Ltd.	\$2,325,222.09
The Fain Group, Inc.	\$2,350,798.26
Rebcon, Inc.	\$2,495,634.05
Rogers-O'Brien Construction Co., Ltd.	\$2,666,087.00
Phillips/May Corporation	\$2,870,333.00
Irricon Construction	\$2,870,722.10
C. Green Scaping, LP	\$2,885,210.46

**OWNER(S)**

**Northstar Construction, Inc.**

Larry Smith, President

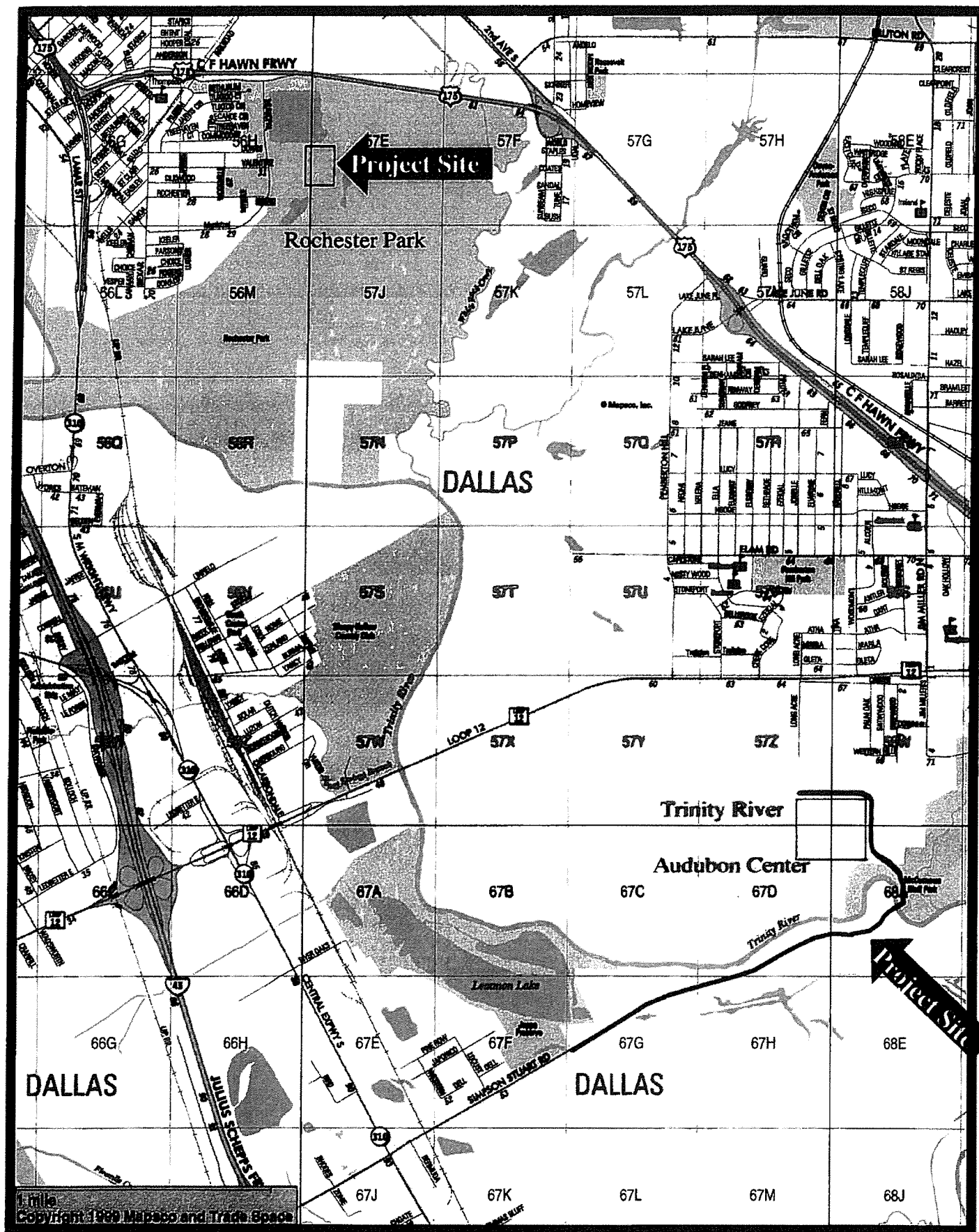
Michael A. Heimlich, Vice President

**MAPS**

Attached



## Trinity Trail Phase 2



## Mapsc0 Various

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 11, 2010

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 68F

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 10.379 acres of unimproved land, located on the west bank of the Trinity River between Loop 12 and IH 20, for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$36,418 (\$33,218, plus closing costs not to exceed \$3,200) – Financing: U.S. Army Corps of Engineers Project Cooperation Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 10.379 acres of unimproved land located on the west bank of the Trinity River between Loop 12 and IH 20 which will be used for the Dallas Floodway Extension. The consideration is based upon an independent appraisal.

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

This item has no prior action.

**FISCAL INFORMATION**

U.S. Army Corps of Engineers Project Cooperation Funds - \$36,418 (\$33,218 plus closing costs not to exceed \$3,200)

**OWNERS**

William A. Lechner  
Lucinda Lechner Johnson  
Sylvia Jean Lechner Stanberry

## **OWNERS**

Pauline Williams  
James Poston  
Robert Poston  
James Howard Gentry  
Virginia Ann Gentry Smelley  
Jan Dee Gentry De La Rosa  
Lisa Jean Gentry Chambers  
Shawn Richard Gentry  
Tahnea Leann Sorrells Finley Rericha  
Marvin Sorrells Sr.  
Sandra Sorrells Gonzales  
Ted Sorrells  
Tim Sorrells  
Sherrill Sorrells Lemons  
Billye Marie Poston

## **MAPS**

Attached

POSTON TRACT  
TRINITY RIVER FLOODWAY  
10.379 ACRES  
CITY BLOCK NO. 8003

FIELD NOTES FOR A SURVEY OF 10.379 ACRES OR 452,103 SQUARE FEET OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND (CALLED 8 ACRES MORE OR LESS) AS DESCRIBED IN WARRANTY DEED DATED DECEMBER 7, 1965, TO NORA LETCHNER, CORA GENTRY, MAGGIE TULLIS AND PAULINE WILLIAMS, OUT OF THEIR SEPARATE FUNDS AND ESTATE, AND WILSON POSTON, HORACE POSTON, JAMES POSTON AND ROBERT POSTON, RECORDED IN VOLUME 710, PAGE 1461 DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.) BEING IN CITY BLOCK 8003, CITY OF DALLAS, LOCATED IN THE LEVI DIXON LEAGUE AND LABOR ABSTRACT NUMBER 380, DALLAS COUNTY, TEXAS.

**BEGINNING** at a 5/8 inch iron rod with aluminum cap stamped "Landtech" set for the southwest and beginning corner of the herein described tract and being an interior corner of a called 1333.2 acre tract of land as described in deed to the City of Dallas, recorded in Volume 80111, Page 2361, D.R.D.C.T., and being on the prolongation of the south boundary line of the S. B. McCommas Survey, Abstract No.914, (as called for in Volume 710, Page 1461 D.R.D.C.T.) from which a 1 inch galvanized iron pipe found along said south boundary line bears N 89°07'44"E, 832.22 feet, a 1-1/4 inch galvanized iron pipe found along said south boundary line bears N 89°07'44"E, 3,016.29 feet and the center of existing channel of the Trinity River as determined in April, 2010 bears N 89°07'44"E, 400 feet (called 400 feet in Volume 710, Page 1461 D.R.D.C.T.);

THENCE N 00°52'16" W, along the interior line of said City of Dallas tract, a distance of 1,500.00 feet (called South 1,500 feet more or less) to a 5/8 inch iron rod with aluminum cap stamped "Landtech" set for the northwest corner of the herein described tract, the center of existing channel of the Trinity River as determined in April, 2010 bears N 89°07'44"E, 348 feet (called 250 feet, in Volume 710, Page 1461 D.R.D.C.T.);

THENCE N 59°07'44" E, continuing along the interior line of said City of Dallas tract, at a distance of 250.00 feet pass a 5/8 inch iron rod with aluminum cap stamped "Landtech" set for reference, continuing in all a total distance of 358.26 feet to a point on the gradient boundary line of said Trinity River for the northeast corner of the herein described tract;

THENCE along the gradient boundary line of said Trinity River as surveyed by Nedra N. Foster, Licensed State Land Surveyor during April, 2010 the following courses and distances:

S 06°45'41" E, a distance of 50.79 feet;

S 08°13'34" W, a distance of 192.10 feet;

S 07°19'01" E, a distance of 180.34 feet;

S 09°40'26" W, a distance of 403.43 feet;



POSTON TRACT  
TRINITY RIVER FLOODWAY  
10.379 ACRES  
CITY BLOCK NO. 8003

S 05°34'12" E, a distance of 256.29 feet;

S 17°58'09" E, a distance of 101.86 feet;

S 07°03'03" E, a distance of 252.83 feet;

S 09°41'06" E, a distance of 181.16 feet;

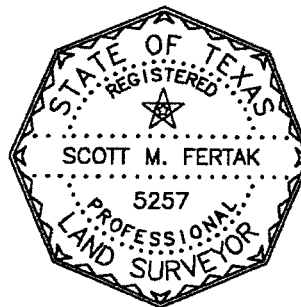
THENCE S 11°15'17" E, continuing along the gradient boundary line of said Trinity River, a distance of 81.28 feet to a point on said prolongation of the south boundary line of the S. B. McCommas Survey, Abstract No. 914, and an interior line of said City of Dallas tract, for the southeast corner of the herein described tract;


THENCE S 89°07'44" W, along said prolonged line of said S. B. McCommas Survey and interior line of said City of Dallas tract, at a distance of 102.08 feet pass a 5/8 inch iron rod with aluminum cap stamped "Landtech" set for reference, continuing in all a total distance of 352.08 feet to the **POINT OF BEGINNING** and containing 10.379 acres or 452,103 square feet of land.

Bearings are referenced to the Texas Coordinate System, North Central Zone, North American datum of 1983 and referenced to National Geodetic Survey Monument "DALA", PID AB2821)

Metes and Bounds description contains a mathematical calculated closure of 1/391,578.

June 8, 2010  
Landtech Consultants, Inc.



  
Scott M. Fertak  
Reg. Prof. Land Surveyor No. 5257

Job No. 1020028.00



## Exhibit A

- 1). BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT OF THE SUBJECT PROPERTY. EASEMENTS, RIGHT OF WAYS AND OTHER MATTERS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 3). BEARINGS AND DISTANCES IN PARENTHESIS INDICATE DEED OR RECORD CALLS.
- 4). SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 5). GRADIENT BOUNDARY ALONG TRINITY RIVER PERFORMED BY NEDRA J. FOSTER, LSLs DURING THE MONTH OF APRIL 2010.

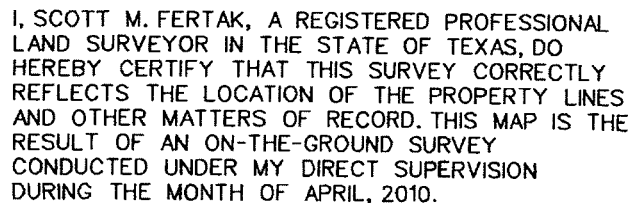
SURVEY OF 10.379 ACRES OR 452,103 SQUARE FEET OF LAND, BEING ALL OF THAT CERTAIN TRACT OF LAND (CALLED 8 AC. MORE OR LESS) AS DESCRIBED IN WARRANTY DEED DATED DECEMBER 7, 1965, TO NORA LECHNER, CORA GENTRY, MAGGIE TULLIS AND PAULINE WILLIAMS, OUT OF THEIR SEPARATE FUNDS AND ESTATE, AND WILSON POSTON, HORACE POSTON, JAMES POSTON AND ROBERT POSTON, RECORDED IN VOLUME 710, PAGE 1461 DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.) BEING IN CITY BLOCK 8003, CITY OF DALLAS, LOCATED IN THE LEVI DIXON LEAGUE AND LABOR, ABSTRACT NUMBER 380, DALLAS COUNTY, TEXAS.

## CHECKING PLOT


CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
BACK CHECK BY \_\_\_\_\_ DATE \_\_\_\_\_  
CORRECTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
EDITED BY \_\_\_\_\_ DATE \_\_\_\_\_

### LEGEND

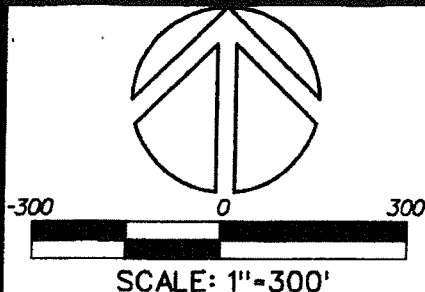
D.C.D.R.	DALLAS COUNTY DEED RECORDS
D.C.M.R.	DALLAS COUNTY MAP RECORDS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
ℙ	PROPERTY LINE
§	SURVEY LINE
VOL.	VOLUME
PG.	PAGE
○	SET 5/8" IR W/ ALUMINUM CAP STAMPED "LANDTECH" UNLESS NOTED



SCOTT M. FERTAK  
REG. PROF. LAND SURVEYOR, NO. 5257

<b>LANDTECH CONSULTANTS, INC.</b> CIVIL ENGINEERING - LAND SURVEYING 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TEXAS 77008 TEL NO. (713) 561-7066      FAX NO. (713) 561-4181				 US Army Corps of Engineers Fort Worth District
DATE	MAY 2000			
Can. loc.				
Ord. loc.				
Reviewed by		Mark	Description	Date

REVIEWED BY: *Just Host* 6.22.2010

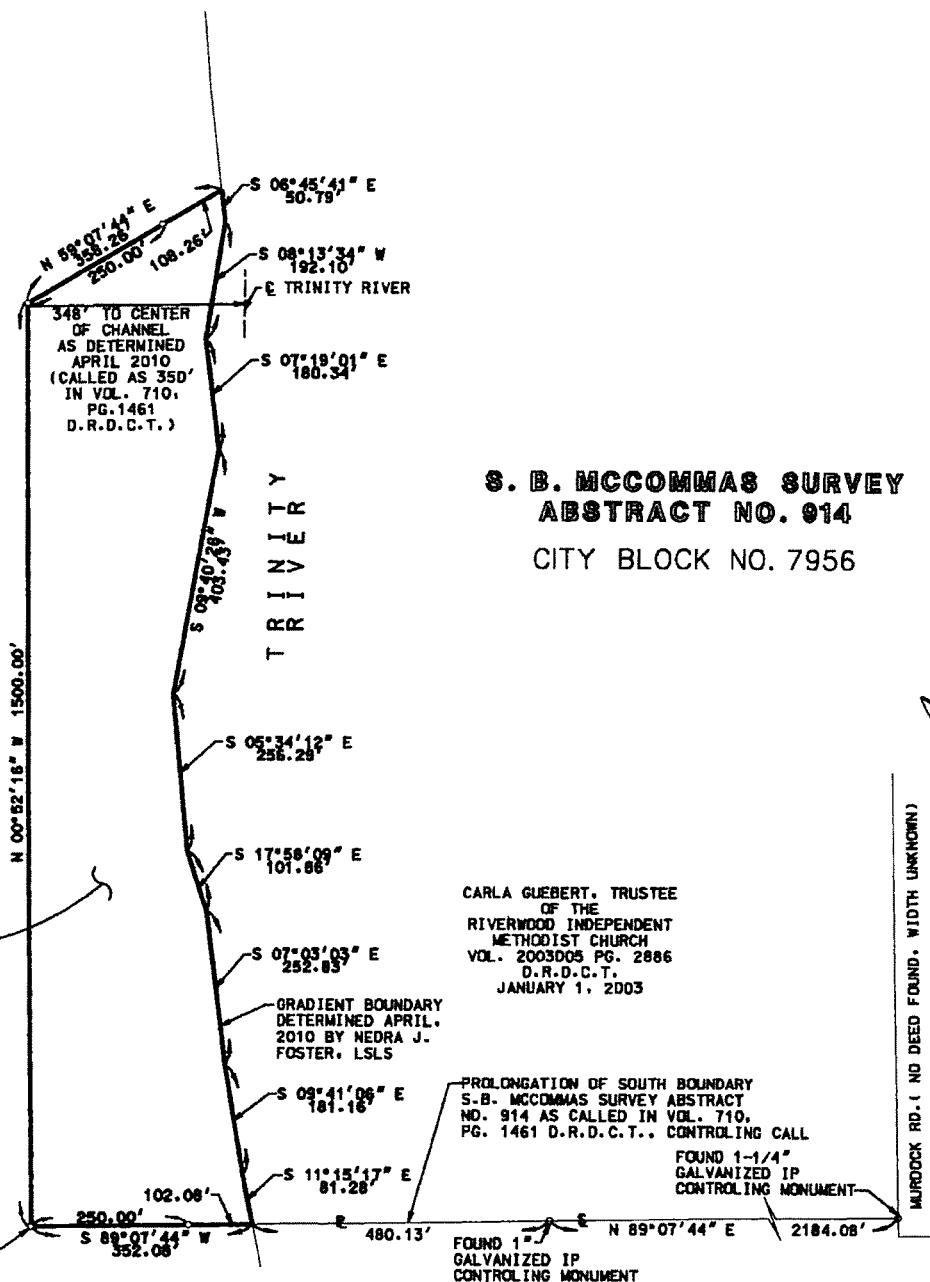


**LEVI DIXON LEAGUE  
AND LABOR  
ABSTRACT NO. 380  
CITY BLOCK NO. 8003**

CITY OF DALLAS  
(FIRST TRACT)  
VOL. 80111 PG. 2361  
JUN 5, 1980  
D.R.D.C.T.  
CALLED 1333.2 AC.  
  
SAVE AND EXCEPT 50' WIDE  
TRACT APPROX 11.2 AC  
VOL. 5478 PG. 108

NORA LECHNER, CORA GENTRY,  
MAGGIE TULLIS AND PAULINE WILLIAMS  
(OUT OF SEPARATE FUNDS AND ESTATE)  
WILSON POSTON, MORACE POSTON,  
JAMES POSTON AND ROBERT POSTON  
VOL. 710 PG. 1461  
DEC 7, 1965  
CALLED 8 AC.

**P.O.B.**  
SET 5/8" IR WITH ALUMINUM CAP  
STAMPED "LANDTECH", FROM WHICH  
A 1" GALVANIZED IP FOUND ON THE  
SOUTH BOUNDARY OF THE S.B. McCOMMAS  
SURVEY ASBT. NO. 914 BEARS N 89°07'44"  
EAST 832.22' AND 400.00' (AS CALLED IN  
VOL. 710, PG. 1461, D.R.D.C.T.) TO  
THE CENTER OF CHANNEL AS DETERMINED  
APR. 2010.



CARLA GUEBERT, TRUSTEE  
OF THE  
RIVERWOOD INDEPENDENT  
METHODIST CHURCH  
VOL. 2003005 PG. 2886  
D.R.D.C.T.  
JANUARY 1, 2003

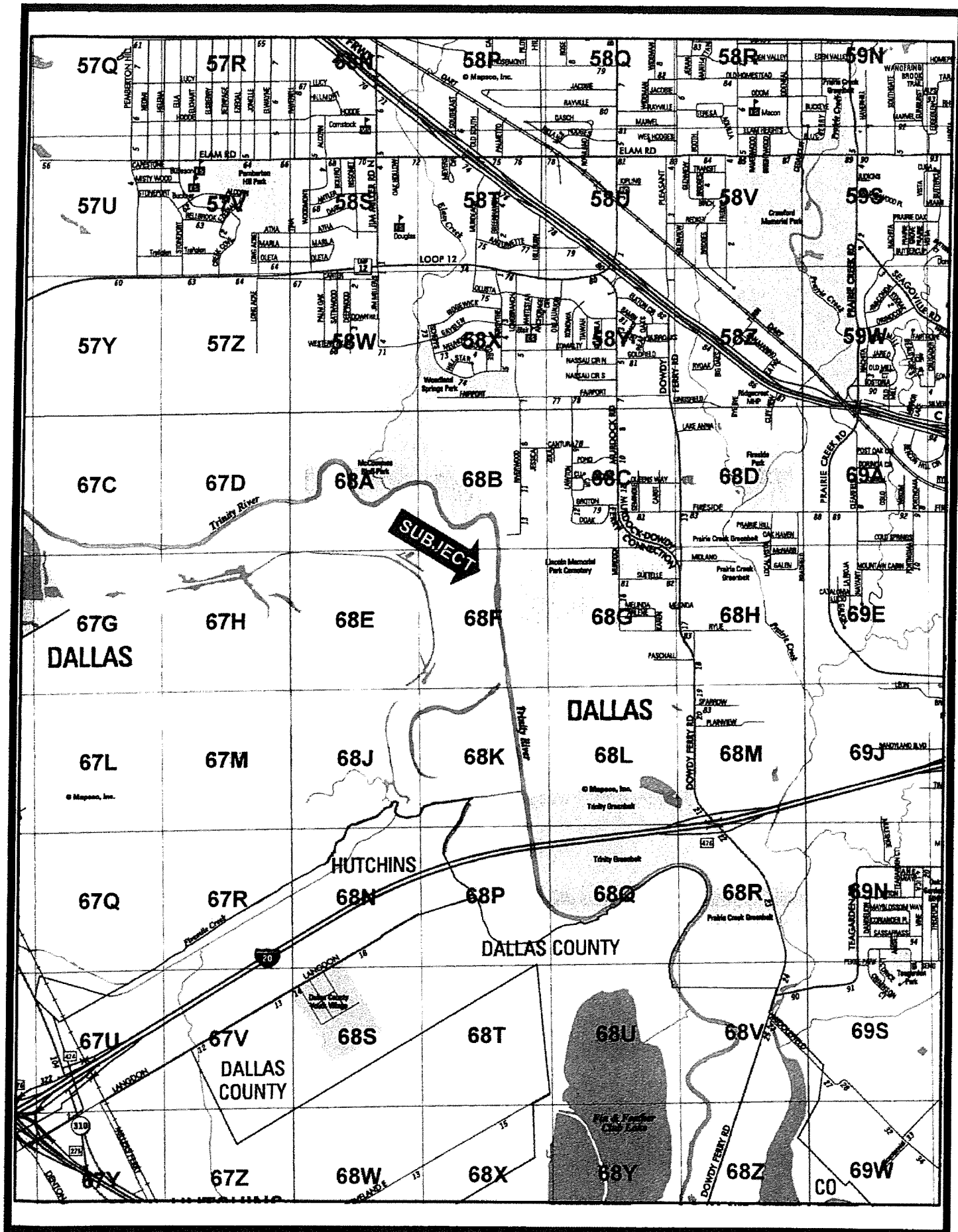
**GEORGE LUDWICK SURVEY  
ABSTRACT NO. 808**

CITY OF DALLAS  
DOC. NO. 20080136023  
D.P.R.D.C.T.  
APRIL 24, 2008  
CALLED 62.18 ACRES

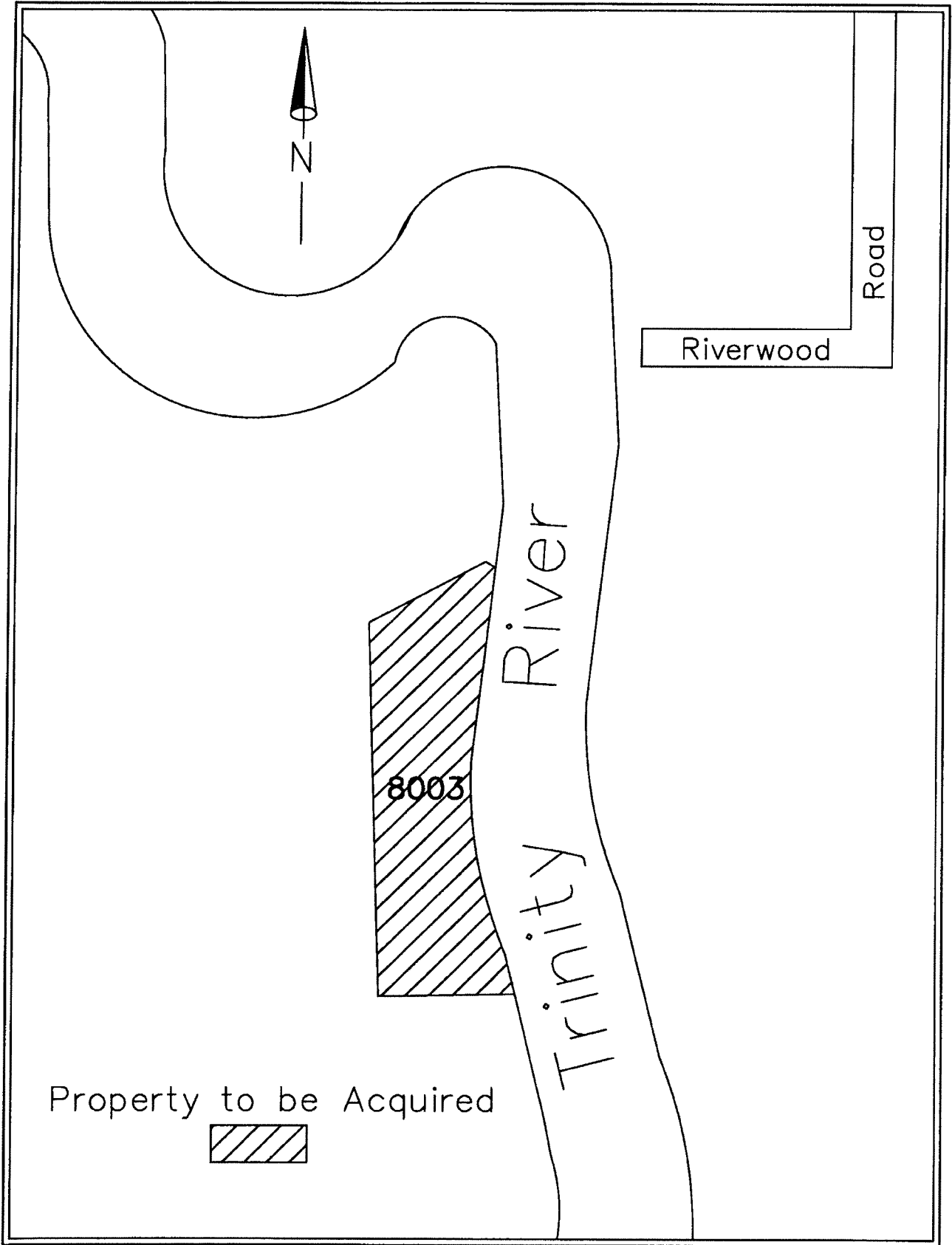
CITY BLOCK  
NO. 8539

REVIEWED BY: *Scott Holt* 6-22-2010

<b>LANDTECH CONSULTANTS, INC.</b> CIVIL ENGINEERING - LAND SURVEYING 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TEXAS 77008 TEL. NO. (713) 861-7088 FAX NO. (713) 861-4121		 US Army Corps of Engineers Fort Worth District
DATE: MAY 2010 DRAWN BY: [Signature] CHECKED BY: [Signature]	WORK DESCRIPTION: [Blank] DATE: [Blank]	SHEET 4 OF 4







**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 11, 2010  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 57 Z

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### **SUBJECT**

Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. James Robert McDaniel, Cause No. 10-01370-E for acquisition from James Robert McDaniel of approximately 49,047 square feet of land located near the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – not to exceed \$309,217 (\$305,217, plus closing costs not to exceed \$4,000) - Financing: 1998 Bond Funds

### **BACKGROUND**

This item authorizes deposit of a Special Commissioners' Award for the acquisition of approximately 49,047 square feet of land. The property is improved with a multi-tenant commercial service yard. The original offer of \$170,000 was based on an independent appraisal. The offer was not accepted by the owner and an eminent domain case was filed to acquire the land. The Special Commissioners awarded \$305,217.

The City has no control over Special Commissioners appointed by the county court at law judges or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession and proceed with its improvements, must deposit the Commissioners' Award in the Registry of the Court.

### **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized acquisition on September 10, 2008, by Resolution No. 08-2485.

### **FISCAL INFORMATION**

1998 Bond Funds - \$309,217 (\$305,217, plus closing costs not to exceed \$4,000)

**OWNER**

**James Robert McDaniel**

**MAPS**

Attached

## Exhibit A

### **FIELD NOTES DESCRIBING 1.126 Acres (49,047 Sq. Ft.) OF LAND IN BLOCK 6263, TO BE ACQUIRED FROM JAMES ROBERT McDANIEL**

BEING a 1.126 Acre (49,047 Sq. Ft.) tract of land in the George Markham Survey, Abstract Number 980, Dallas County, Texas, lying in Block 6263, Official City of Dallas Numbers, and being all of the land conveyed to James Robert McDaniel from Edith Eleneta Copeland, by Warranty Deed with Vendor's Lien dated October 30, 1968 and recorded in Volume 68217, Page 1480 of the Deed Records of Dallas County, and being more particularly described as follows:

**COMMENCING** at a wooden Railroad Tie fence corner with a PK nail set in the top, found in the South line of Carter Road (a variable-width Right-of-Way) at the Northwest corner of a tract of land conveyed to LaPoleon Denson, Jr., by deed dated April 14, 1995, recorded in Volume 95077, Page 03368 of the Dallas County Deed Records, same being the most Easterly Northeast corner of a tract of land conveyed to North Benson, Inc., by deed dated April 4, 2003 and recorded in Volume 2003065, Page 05458 of said deed records:

**THENCE** North 89°34'18" West, along the North line of said North Benson, Inc. tract, same being the South line of said Carter Road, a distance of 688.76 feet to an "X" cut in a concrete sign base at the most Westerly Northwest corner of said North Benson, Inc. tract, being also the Northeast corner of said James Robert McDaniel tract and the **POINT OF BEGINNING**:

**THENCE** South 00°28'36" East departing the last said South line of Carter Road, with the West line of said North Benson, Inc. tract a distance of 498.81 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the Southeast corner of this tract:

**THENCE** South 89°56'36" West a distance of 98.07 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the common South corner of this tract with a tract of land conveyed to Lanny and Steve Gatlin, by Deed dated February 3, 1988 and recorded in Volume 88027, Page 4256 of the Dallas County Deed Records:

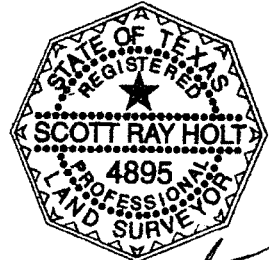
**THENCE** North 00°31'03" West with the common line between said McDaniel and Gatlin tracts at distance of 499.64 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the common North corner of said McDaniel and Gatlin tracts, in the South line of the above said Carter Road:

**THENCE** South 89°34'18" East with the said South line of Carter Road a distance of 98.44 feet to the **POINT OF BEGINNING**, containing 1.126 acres (49,047 Sq. Ft.) of land.



**FIELD NOTES DESCRIBING 1.126 Acres (49,047 Sq. Ft.) OF LAND IN  
BLOCK 6263, TO BE ACQUIRED FROM JAMES ROBERT McDANIEL**

**BASIS OF BEARINGS** is the Texas State Plane, North Central Zone, Geodetic bearing as established by Global Positioning System observations taken from the U.S.C. & G.S. Triangulation Station "BUCKNER RESET," North American Datum of 1983.



*Scott Holt*  
9-29-2005

**LOOP 12**

(A Variable Width Right-of-Way)

POINT OF  
COMMENCING  
& CONTROLLING  
MONUMENT

**ABSTRACT LINE**

**Carter Road**

(A Variable Width Right-of-Way)

POINT OF  
BEGINNING

Railroad Tie Fence Corner  
with P-K Nail Set in Top.  
Record Monument Found  
for all Adjoining Properties

NORTH BENSON, INC.  
Vol. 2003065, Pg. 05458  
8.4984 Acres  
(5.81 Ac. Dead)

**LaPOLEON DENSON, JR.**  
Vol. 95077, Pg. 3368

694.88', S 89°26'50" E

90.46',  
N 00°28'36" W

88.07'  
S 01°19'42" E

424.47', S 89°20'08" E

TRACT NO. 3  
TRIGGER GAP, INC.  
Vol. 2002001, Pg. 4116  
33.1363 Acres  
(39.6347 Acres Dead)

**CITY BLOCK 6263**  
**George Markham Survey**  
**ABSTRACT 980**

"LONGACRE LANE"  
Vol. 80, Pg. 1931  
An Easement For  
Street Purposes, to  
The City of Dallas

**GIDEON PEMBERTON SURVEY**  
**ABSTRACT 1155**

**ABSTRACT LINE**

Longacre Lane (20' Right-of-Way)  
500.85', N00°14'11" W

LANNY GATLIN &  
STEVE GATLIN  
Vol. 88027, Pg. 4256  
1.266 Ac. (54,154 Sq. Ft.)

JAMES ROBERT McDANIEL  
Vol. 68217, Pg. 1480  
1.126 Ac. (49,047 Sq. Ft.)

NORTH

Area To Be Acquired

**LOCATOR MAP**

Sheet 3 of 3

<b>PROPERTY ACQUISITION</b>			
McDaniel Property @ Deepwood			
<b>Trinity River Corridor Project</b>			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	H:\VIROR\SURVEY\HOLT\umpfire\Boundaries.dgn	Not to Scale	08-27-05
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
J. Scanlon	S. Holt	Deepwood Landfill	481D-389-Q-A



N



## STATE HIGHWAY LOOP 12

**Longacre Lane**  
**(20' Right-of-Way)**

**BLOCK**  
**6263**



**Area To Be Acquired**