

Memorandum



DATE August 12, 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 **Elm Fork Athletic Complex**

At the next Trinity River Corridor Project Committee meeting on August 17, 2010, the attached Elm Fork Athletic Complex briefing will be presented by Willis Winters, Assistant Director, Park and Recreation. This briefing explains the development of the soccer complex.

Please contact me if you have questions.



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

Elm Fork Athletic Complex

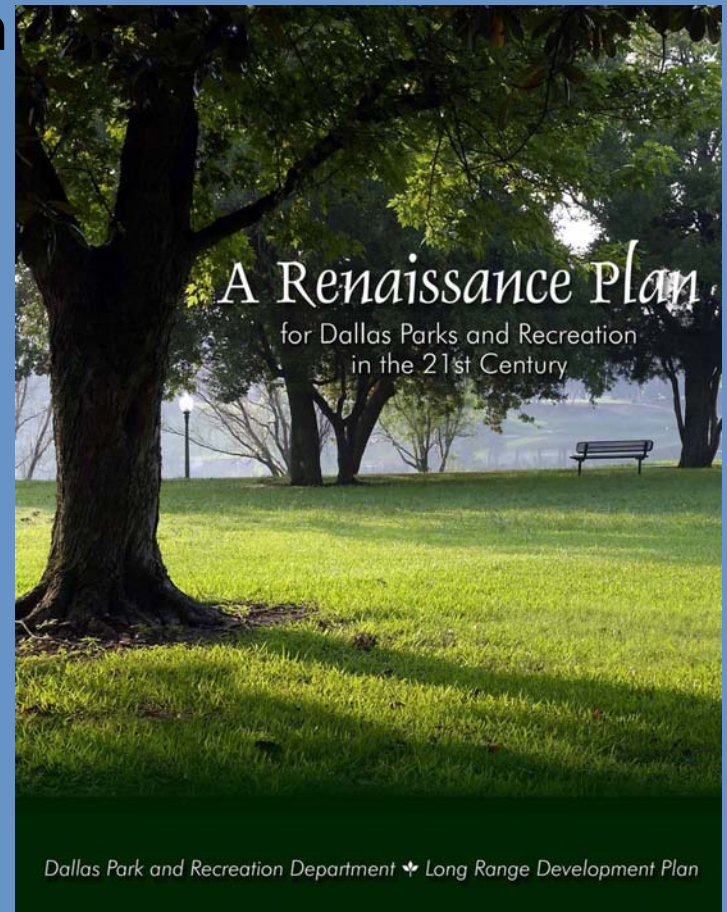
Trinity River Corridor Project
Committee

August 17, 2010



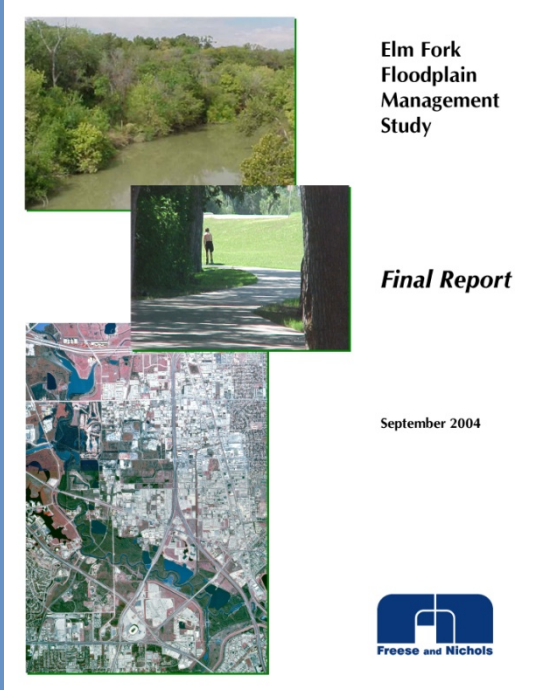
Background

- *A Renaissance Plan* was adopted by the Park and Recreation Board in 2002:
 - Identified soccer as a high priority need:
 - 120 additional soccer fields
 - Develop large athletic complexes

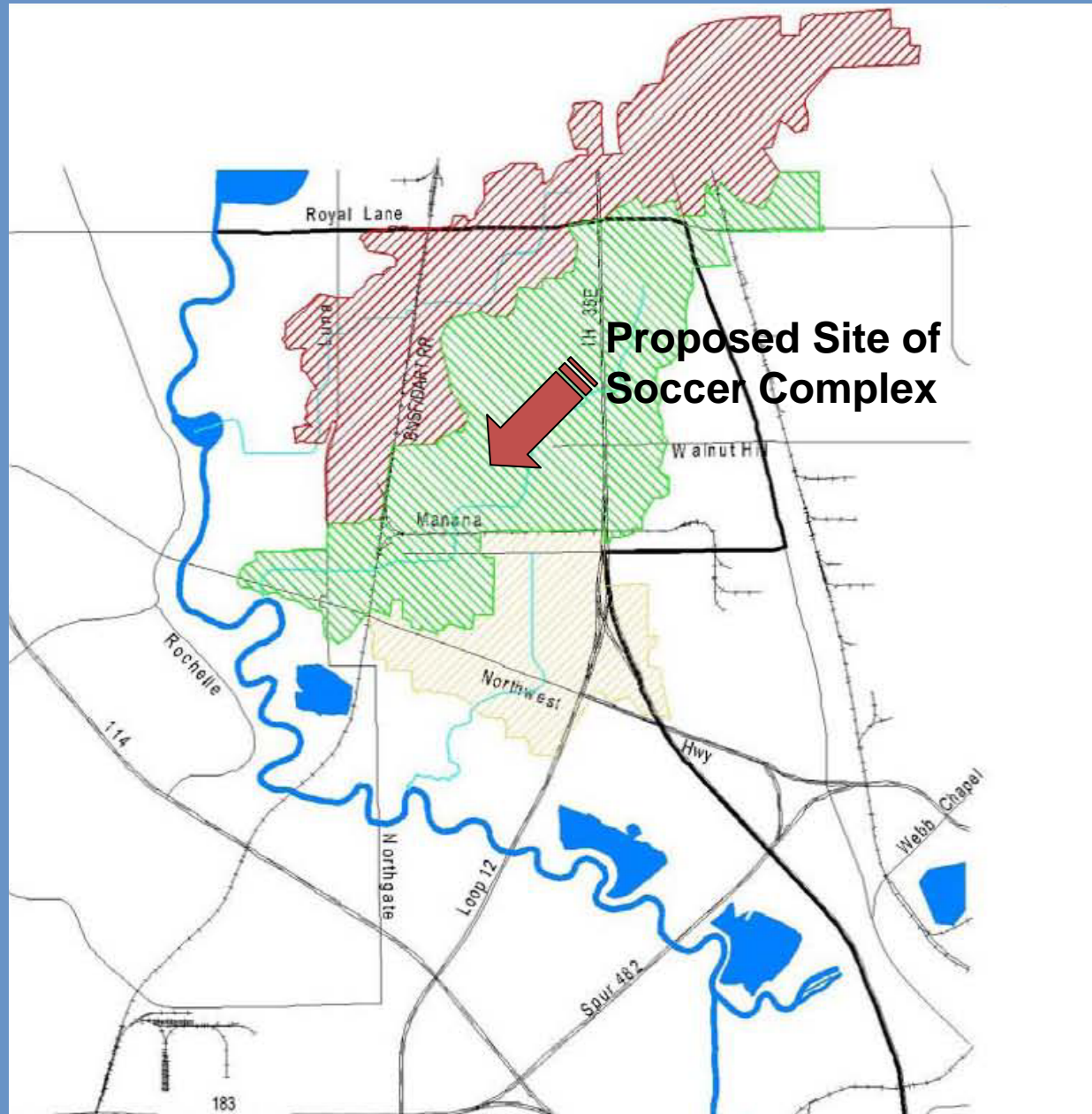


Background

- The Elm Fork Flood Plain Management Plan was briefed to the Park and Recreation Board in 2002 and adopted by City Council in 2003:
 - Identified projects to improve drainage in and around the Elm Fork Flood Plain
 - Included a recreation plan to identify recreational opportunities within the Elm Fork area:
 - Trails
 - Canoe and kayak access for the Elm Fork of the Trinity River
 - Location for a future soccer complex



Elm Fork Flood Plain Management Plan



Funding Sources

Funding Source	Total Allocation	Land Acquisition	Design & Construction
1998 Bond Program	\$13.2M	\$13.2M	\$0
2003 Bond Program	\$3M	\$1.1M	\$1.9M
2006 Bond Program	\$14.2M	\$3.3M	\$10.9M
Texas Parks & Wildlife Grant	\$1M	\$.5M	\$.5M
Total	\$31.4M	\$18.1M	\$13.3M



Land Acquisition

- Based on the recommendation of the Elm Fork Flood Plain Mgt. Study, land has been acquired in NW Dallas near the intersection of Walnut Hill Lane and Goodnight Lane
 - Four parcels have been acquired for a total of 110 acres
 - One 28-acre tract left to be acquired
 - pending eminent domain process
 - Total park area – 138 acres
 - \$18.1M budgeted for land acquisition

Land Acquisition

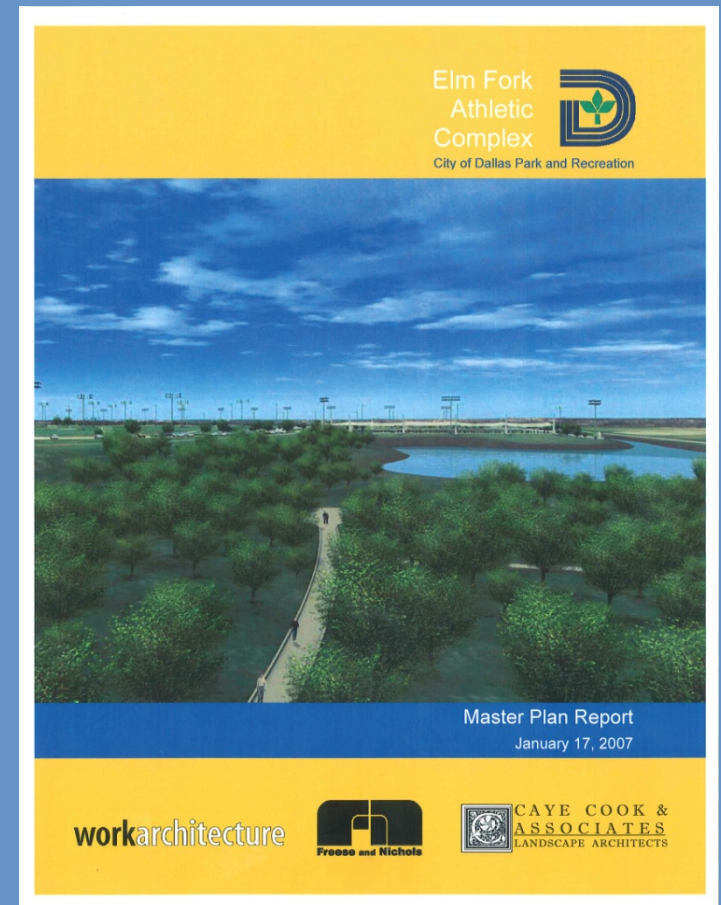


Re-use Opportunity

- Majority of park area is an old municipal landfill
 - Park design must consider long term integrity of the landfill cap
 - State review and permitting is required

Master Plan

- The Elm Fork Athletic Complex Master Plan was adopted by the Park and Recreation Board in January 2007





Master Plan

- Master Plan elements:
 - 19 soccer fields
 - 14 lighted international play fields
 - 5 youth practice fields
 - Championship field (lighted)
 - Covered seating
 - Central concession facility with
 - Concessions and storage
 - Restrooms
 - Ticket booth
 - Referee rooms
 - Office and conference room
 - First aid



Master Plan

- 3 restroom/vending satellite pavilions
- Parking and drives
- Re-routing existing drainage channel
- Landscape and irrigation
- Irrigation pond
- Connector trail and loop trail
- Connection to Citywide Trail Network
- Nature area
- Playground
- Maintenance facility
- Future Walnut Hill Lane improvements to benefit park
 - Dallas County and City of Dallas









Phase 1 Development

- Components of Phase 1
 - 11-15 fields
 - 1-2 restroom/vending satellite pavilions
 - Parking and drives
 - Connector trail and loop trail
 - Site grading and fill
 - Site utilities
 - Landscape
 - Fencing
 - Irrigation

Phase 1 Alternate B

Phase 1 Base

Phase 1 Alternate A



ELM FORK ATHLETIC COMPLEX

Landscape Masterplan

Implementation Plan

Phase	Scope	Budget	Source
Land Acquisition	138 acres	\$18.1M	1998 Bond Program 2003 Bond Program 2006 Bond Program TPWD Grant
Phase 1	6 lighted adult fields 5 youth fields Parking and drives Restroom/vending pavilion Connecting trail Site infrastructure	\$13.3M	2003 Bond Program 2006 Bond Program TPWD Grant
Phase 2 – build out	8 lighted adult fields Championship field Central concession facility 2 restroom/vending pavilions Parking and drives Maintenance facility Playground Nature area/trails Irrigation pond/site infrastructure	\$19M	Future Bond Program Sponsorships Partnerships

Schedule

- Advertise for Competitive Sealed Proposals September 2010
- Award Contract December 2010
- Begin Construction January 2011
- Complete Construction February 2012



ELM FORK
ATHLETIC COMPLEX