DATE  September 18, 2009

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

SUBJECT  Trinity River Corridor Project Committee Meeting

Please plan to attend a meeting of the Trinity River Corridor Project Committee on Tuesday, September 22, 2009 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 August 18, 2009 Trinity River Corridor Project Committee meeting and correction to June 2, 2009 meeting minutes record
2. Urban Design in the Trinity River Corridor
   David Whitley, Assistant Director, Trinity River Corridor Project
3. Trinity Watershed Management Department
   Jill Jordan, Assistant City Manager
4. Periodic Inspection No. 9 – Maintenance Deficiency Correction Period (MDCP) Plan August 2009 Update (Memo Only for discussion)
5. Ongoing Trinity River Corridor Project Components
   Rebecca Rasor, Director, Trinity River Corridor Project
6. Upcoming Items on the City Council Agenda (9-23-09)
   a. Property Acquisition – 9 tracts of land located near the intersection of Colonial Ave. and Starks Ave. for the Trinity Parkway
   b. Property Acquisition – 2 tracts of commercial land located at the intersection of Lamar Street and Starks Avenue for the Trinity Parkway
   c. Establishment of the Dallas Urban Design Studio

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
    Rebecca Dugger, Director, Trinity River Corridor Project
    Paul D. Dyer, Dir. Park and Recreation Department

"Dallas, the City that works: diverse, vibrant, and progressive"
Trinity River Corridor Project Committee Meeting Record

Meeting Date: 8/18/09  Convened: 9:56 a.m.  Adjourned: 10:37 a.m.

Committee Members Present:  
Dave Neumann, Chairman  
Steve Salazar, Vice Chair  
Mayor Pro Tem Dwaine Caraway  
Carolyn R. Davis

City Staff Present:  
Delia Jasso  
Vonciel Jones Hill  
Linda Koop

Committee Members Absent:  
Pauline Medrano (official City business)

AGENDA:

1. Approval of minutes for June 2, 2009 Trinity River Corridor Project Committee Meeting  
Presenter: David A. Neumann, Chairman

Action Taken/Committee Recommendation(s):

Motion made by:  Dwaine Caraway  Motion seconded by:  Carolyn R. Davis
Item passed unanimously:  X  Item passed on a divided vote:  
Item failed unanimously:  
Item failed on a divided vote:  

2. Periodic Inspection Report 9 Maintenance Deficiency Correction Period (MDCP) Plan Update  
Presenter: Liz Fernandez, Assistant Director, Trinity River Corridor Project

Action Taken/Committee Recommendation(s): Information only.

Motion made by:  
Item passed unanimously:  
Item failed unanimously:  

Motion seconded by:  
Item passed on a divided vote:  
Item failed on a divided vote:  

3. Margaret Hunt Hill Bridge Steel Arrival (DVD Only)  
Presenter: Rebecca Dugger, Director, Trinity River Corridor Project

Action Taken/Committee Recommendation(s): Information only.

Motion made by:  
Item passed unanimously:  
Item failed unanimously:  

Motion seconded by:  
Item passed on a divided vote:  
Item failed on a divided vote:  

Other City Council members Present:  
None
4. West Dallas Planning Visit with Larry Beasley (Memo Only)

**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. Upcoming Items on the City Council Agenda (8-26-09):
   a. Property Acquisition and possible relocation expenses – 7,000 sq. feet located near the intersection of Colonial Ave. and Starks Ave

6. Public Comments

   N/A

**APPROVED BY:**

David A. Neumann, Chairman
Trinity River Corridor Project Committee

**ATTEST:**

Natalie Wilson, Coordinator
Trinity River Corridor Project Committee
Meeting Date: 6/2/09  Convened: 9:48 a.m.  Adjourned: 10:56 a.m.

Committee Members Present:
Dave Neumann  Linda Koop  Dr. Elba Garcia  Mitchell Rasansky  Dewayne Caraway  Steve Salazar  Carolyn R. Davis

City Staff Present:
Jill Jordan  Rebecca Dugger  Mary Ayala  Judy Schmidt

Committee Members Absent:
Pauline Medrano *

Other City Councilmembers Present:
None

* Deputy Mayor Pro Tem Pauline Medrano was absent from the committee on official City business.

AGENDA:

1. Approval of minutes for May 19, 2009 Trinity River Corridor Project Committee Meeting
Presenter: David A. Neumann, Chairman

Action Taken/Committee Recommendation(s):

Motion made by: Mitchell Rasansky  Motion seconded by: Dr. Elba Garcia
Item passed unanimously:__________________  Item passed on a divided vote: __________________
Item failed unanimously:__________________  Item failed on a divided vote: __________________

2. 2009 Trinity River Corridor Project Events and Media
Presenter: Rebecca Dugger, Director, and Judy Schmidt, Communication and Marketing Manager, Trinity River Corridor Project

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: __________________

3. Texas Buckeye Trail and Trinity Trail Phase I
Presenter: Rebecca Dugger, Director, and Mary Ayala, Sr. Program Manager, Trinity River Corridor Project

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. Selection of Locally Preferred Alternative for the Trinity Parkway

**Action Taken/Committee Recommendation(s):** Briefing memo 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. Upcoming City Council Briefing (6-3-09):

**Periodic Inspection 9 Update**

**Action Taken/Committee Recommendation(s):** Briefing memo 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. Upcoming Items on the City Council Agenda (6-10-09):
   a. Authorize acquisition of two tracts (approx. 34 acres) of unimproved land for the Dallas Floodway Extension project located near interstate 45 and Overton Road
   b. Authorize acquisition of two tracts (approx. 28 acres) of unimproved land for the Dallas Floodway Extension project located near Cedar Crest Boulevard and Pontiac Avenue

**Action Taken/Committee Recommendation(s):** A motion was made by the Trinity River Corridor Project Committee to move Upcoming Items 6a and 6b to full City council agenda on June 10, 2009.

Motion made by: Mitchell Rasansky  Motion seconded by: Steve Salazar
Item passed unanimously: ___________________  Item passed on a divided vote:__________________
Item failed unanimously: ___________________  Item failed on a divided vote:__________________

7. Public Comments
N/A

**APPROVED BY:**
David A. Neumann, Chairman
Trinity River Corridor Project Committee

**ATTEST:**
Natalie Wilson, Coordinator
Trinity River Corridor Project Committee
Memorandum

DATE September 18, 2009

TO Trinity River Committee Members:
David Neumann (Chair)                     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 Urban Design in the Trinity River Corridor

On September 22, 2009, staff will brief the Trinity River Corridor Project Committee to provide an overview of a recent planning session with Larry Beasley, entitled “West Dallas: A Time to Dream.” The Committee will also be briefed on the creation of an Urban Design Studio at City Hall made possible by a generous private donation through the Trinity Trust Foundation. A copy of the presentation is attached for your information. Copies of support letters for the creation of the Dallas Urban Design Studio are also attached for your information.

Please let me know if you have any additional questions.

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

THE TRINITY
DALLAS

Attachments

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

"Dallas, the City that works: diverse, vibrant, and progressive"
Urban Design in the Trinity River Corridor

Trinity River Corridor Project Committee
September 22, 2009
Purpose

- Provide an overview of the “West Dallas: A Time to Dream” planning session with Larry Beasley
- Identify next steps for the area of West Dallas that was studied
- Announce the creation of the Dallas Urban Design Studio, made possible by a generous private donation through the Trinity Trust Foundation
West Dallas: A Time to Dream

• Part of a weekend of meetings with Larry Beasley focused on Urban Design in a 21st Century Dallas

• The West Dallas event was intended to:
  • Foster a community dialogue about the dreams and potential of West Dallas
  • Generate possible development objectives
West Dallas: A Time to Dream

- Why West Dallas?
  - Construction of the Margaret Hunt Hill Bridge
  - Large land holdings by a single investor
  - A number of completed or planned redevelopment initiatives
  - An existing community to preserve and enhance
West Dallas: A Time to Dream

• Dreaming Session
  • Invited a cross section of community stakeholders
• Took part in a day-long discussion
  • What if…?
  • But I worry about?
West Dallas: A Time to Dream

• Themes were developed from their discussions
  • Incremental Community
  • Unique Community
  • Living Community
  • Sustainable Community
  • Learning Community
  • Accessible Community
  • Destination Community
West Dallas: A Time to Dream

• Each theme was discussed in more detail to develop further ideas and objectives, i.e.
  • Near-term initiatives
    • Temporary place-making ideas
    • Creation of an artists’ community
  • Long-term
    • Reserve key sites for higher density development in the future
West Dallas: A Time to Dream

• The Saturday planning session was just the beginning

• Additional input from continued community meetings to ensure that all aspects are heard
  • Small group meetings
  • Bataan Community Center

• Analyze the array of ideas and layout a work plan for the investor to identify long range planning focus, short-term projects and incremental uses to activate the area

• Work with other smaller redevelopment efforts in the study area
A very generous private donation has been made through the Trinity Trust Foundation for the purposes of establishing an Urban Design Studio in partnership with the City of Dallas.

“West Dallas: A Time to Dream” was a ‘beta’ test for the type of services an Urban Design Studio could provide.

Function of the Urban Design Studio

- Advise
- Plan
- Consult

The intended result is an increased awareness of the importance of design in building a world-class 21st Century city.
Dallas Urban Design Studio

• Will be located at City Hall, blending the Dallas design community with the City
  • Urban Design Special Advisor
  • Studio Director
  • 3 new City staff positions funded by the donation
    • 2 design professionals
    • 1 coordinator

• Five-year grant
  • FY 2009-2010 funded entirely by the grant, with a condition of an increased City commitment each year
  • Full funding from the City in FY 2014-2015
September 23 Addendum Item

- Allows the City Manager to enter into an agreement for the creation and operation of the Dallas Urban Design Studio
- Allows the City to accept the grant, not to exceed $2 million
- Appropriates the first year’s funding (not to exceed $550,000) for the establishment and operation of the Dallas Urban Design Studio
- Professional services contracts to be scheduled on a future Council agenda to acquire services for the Urban Design Special Advisor and Studio Director
September 11, 2009

Ms. Mary Suhm
City Manager
City of Dallas
1500 Marilla Street, Room 4EN
Dallas, TX 75201

Re: Dallas Urban Design Center

Dear Ms. Suhm,

Thank you for including The Real Estate Council (TREC) in the community design charrette for west Dallas this August, facilitated so ably by Larry Beasley. The Trinity River initiative will contribute greatly to breathing new life and economic development in west Dallas.

We believe that Dallas is very fortunate to have secured Mr. Beasley as advisor to the new Urban Design Center for Dallas. Congratulations on your collaboration between The Trinity Trust and the City of Dallas to advocate for and facilitate excellent urban design in Dallas.

The Real Estate Council and TREC Foundation are committed to building a world class city through our philanthropic outreach in urban neighborhoods and through thoughtful and effective public policy. We support public/private partnerships as a vital resource to building a great community.

Please accept this letter as support for the new Dallas Urban Design Center. We look forward to being your partner in this effort to develop a more sustainable City.

Sincerely,

Michelle Corson
President
The Real Estate Council

cc: Gail Thomas, The Trinity Trust
September 14, 2009

City of Dallas
  c/o Ms. Mary Suhm
  City Manager
  1500 Marilla Street, Room 4EN
  Dallas, TX 75201

Re: Dallas Urban Design Center

Ms. Suhm,

As President of AIA Dallas, a registered architect, and President of t. howard + associates architects, I am pleased to write this letter in support of creating the Dallas Urban Design Center as part of the CITY OF DALLAS.

The idea of inventing a design center to advocate and assist in the design and development of our city has already proven to be a vital collaboration. The efforts to date have already brought together leaders from the development community, local architecture firms, community members and many departments throughout City Hall.

Please accept this letter as support for the new Dallas Urban Design Center and your partnership with the Trinity Trust to make it a reality. I am certain that the capacity and intention of this type of Center will only strengthen the vision of a more sustainable Dallas.

Sincerely,

[Signature]

Todd Howard, AIA, LEED AP
President

1909 Woodall Rodgers Freeway, Suite 100
Dallas, Texas 75201
Telephone 214.742.3242
Fax 214.764.3153
www.aiadallas.org
Memorandum

DATE September 18, 2009

TO Trinity River Committee Members:
   David Neumann (Chair)        Voncien 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 Trinity Watershed Management Department

At the September 22, 2009 Trinity River Corridor Project Committee Meeting, the attached briefing will be presented, which outlines the functions, service levels and budget associated with the proposed consolidated department.

Please let me know if you have any additional questions.

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

THE TRINITY
DALLAS

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

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Trinity Watershed Management Department

Trinity River Corridor Project Committee
September 22, 2009
Budget Development Considerations

- New standards adopted by the U.S. Army Corps of Engineers require enhancements to our levee maintenance program

- Trinity Watershed Management (TWM) Department consolidates services related to:
  - Flood Protection
    - from Street Services
  - Floodplain and Drainage Management
    - from Public Works and Transportation
  - Trinity River Corridor Project Implementation
    - from Trinity River Corridor Project Office
Departmental Overview

- Proposed FY 2009-10 budget of $16.3 million and 169.9 FTEs
  - Substantial reimbursements from:
    - Storm Water Management Fund ($13.0M)
    - Capital Improvement Program ($1.6M)

- Organized into three services
  - Flood Protection
  - Floodplain & Drainage Management
  - Trinity River Corridor Project Implementation
## Budget Summary

<table>
<thead>
<tr>
<th>Service</th>
<th>FY 2008-09 Budget</th>
<th>FY 2009-10 Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FTE</td>
<td>Dollars</td>
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<tr>
<td>Flood Protection</td>
<td>107.9</td>
<td>$7,282,356</td>
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<td>Floodplain &amp; Drainage Management</td>
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<td>2,627,654</td>
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<tr>
<td>Trinity River Corridor Project Implementation</td>
<td>11.5</td>
<td>1,098,038</td>
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<td><strong>Total Budget</strong></td>
<td><strong>134.4</strong></td>
<td><strong>$11,008,048</strong></td>
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<td>Other Sources</td>
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<td>(11,008,048)</td>
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<tr>
<td><strong>General Fund Budget</strong></td>
<td><strong>134.4</strong></td>
<td><strong>$0</strong></td>
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</table>
Flood Protection

- Consolidated with TWM from Street Services to support enhanced levee maintenance and flood control initiatives
- $13.3 million budget and 139.9 FTEs
  - Reimbursed by Storm Water Management Fund ($13.0 M)
  - Provides for 39 new positions and additional equipment added to support required maintenance identified by the U.S. Army Corps of Engineers in Periodic Inspection No. 9 Report
Enhanced O&M will require additional $6.0M in FY 2009-10

<table>
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<tr>
<th>Service</th>
<th>FY 08-09 Budget</th>
<th>FY 09-10 Enhancement</th>
<th>FY 09-10 Proposed</th>
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<td>Concrete Structural Maintenance</td>
<td>$0.7M</td>
<td>$0.4M</td>
<td>$1.1M</td>
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<td>Pumping Operations &amp; Flood Response</td>
<td>2.9M</td>
<td>0.3M</td>
<td>3.2M</td>
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<td>Levee, Floodway, Sump Maintenance and Vegetation Management</td>
<td>1.5M</td>
<td>0.8M</td>
<td>2.3M</td>
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<tr>
<td>Other Flood Control Initiatives (Channel &amp; creek maintenance, Storm sewer pipe inspection, Flooded roadway warning system)</td>
<td>2.2M</td>
<td>0.5M</td>
<td>2.7M</td>
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<td>Tree Removal and Access Control (one time costs)</td>
<td>0</td>
<td>4.0M</td>
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<td><strong>Total</strong></td>
<td><strong>$7.3M</strong></td>
<td><strong>$6.0M</strong></td>
<td><strong>$13.3M</strong></td>
</tr>
</tbody>
</table>
Floodplain & Drainage Management

- Consolidated with TWM from Public Works and Transportation to support activities related to:
  - Floodplain studies, mapping, permits, insurance
  - Design and construction of drainage infrastructure in Capital Bond Programs
  - Management of the Dallas Floodway System Study
  - Levee Remediation Plan

- $1.7 million budget and 13.8 FTEs
  - Reimbursed by Capital Improvement Program ($0.2M)
  - Reimbursed by Storm Water Management Fund ($0.2M)
Floodplain & Drainage Management

- FY 2009-10 Service:
  - Management of the Dallas Floodway System Study and Levee Remediation Plan
  - Management of Fill Permit process
    - Average time to process fill permits from application date to approval date is 4 months
  - Award 20 new design and construction projects, funded in the Capital Improvement Program
    - Including Baker and Pavaho Stormwater Pump Station Improvements
Trinity River Corridor Project Implementation

- Consolidated with TWM from Trinity River Corridor Project Office
- $1.2 million budget and 15.0 FTEs
  - Reimbursed by Capital Improvement program ($1.2M)
  - Includes consolidation of:
    - 4.0 FTEs from Sustainable Development and Construction to expedite acquisition of properties related to the Trinity River Corridor Project
    - 2.0 FTEs for support functions, including 1.0 FTE consolidated from Public Works and Transportation to process contract payments and 1.0 FTE to provide HR, safety, and training functions for the consolidated department
Trinity River Corridor Project Implementation

- FY 2009-10 Service:
  - Continue acquisition of properties and easements for Dallas Floodway Extension, Trinity Lakes, and Trinity Parkway/S.M. Wright downgrade components of the Trinity River Corridor Project.
  - Begin construction on:
    - Trinity Trail Phase II
    - IH-20, Joppa, Moore (Phase II) Gateway Parks
    - Improvements to Rochester Park
    - Trinity Standing Wave
    - Elm Fork Athletic Complex
Memorandum

DATE September 18, 2009

TO Trinity River Committee Members:
  David A. Neumann (Chairman)  Carolyn R. Davis
  Steve Salazar (Vice-Chair)    Delia Jasso Vonciel Jones Hill
  Mayor Pro Tem Dwaine Caraway Vonciel Jones Hill
  Deputy Mayor Pro Tem Pauline Medrano Linda Koop

SUBJECT Periodic Inspection Report No. 9
Maintenance Deficiency Correction Period (MDCP) August 2009 Update

As of August 31, 2009, the City has completed 84 of the 198 items in the MDCP plan which is the action plan staff submitted to the US Corps of Engineers (USACE) to address the O&M deficiencies in the levee system as described in the Periodic Inspection Report No. 9. According to the USACE, the O&M repairs must be completed by April 1, 2009, for the levee system to be eligible for rehabilitation assistance. However, due to the complexities of the repairs, the City submitted to the USACE an action plan with 43 of the 198 items for repairs and/or replacements to be completed beyond the deadline date. The USACE approved this City's action plan on June 30, 2009. A budget of $3.95 million is proposed in Fiscal Year 2009-10 in the Trinity Watershed Management Department to address some of the MDCP items. For those that require additional funding, it may be necessary to use bond funds sold for projects that are not ready for construction award.

Also, attached are before and after pictures of items completed in the MDCP in August 2009.

If you have additional questions, please let me know.

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

C: Honorable Mayor and Members of the City Council
  Mary K. Suhr, City Manager
  Ryan S. Evans, First Assistant City Manager
  A. C. Gonzalez, Assistant City Manager
  Forrest E. Turner, Assistant City Manager
  David K. Cook, Chief Financial Officer
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Frank Librio, Director, Public Information Office
Rebecca Rasor, P.E. Director, Trinity River Corridor Project

"Dallas, the City that works: diverse, vibrant, and progressive"
As part of the MDCP Plan approved on June 30, 2009, the City of Dallas and the USACE-SWF agreed to monthly updates of the process and status of the noted deficiencies of Periodic Inspection No. 9. This monthly update will serve as a summary of items addressed that did not require USACE approval. Before and after photos are included to document items that have been completed. Photo documentation is being recorded for filing purposes at all locations.

During August 2009, 21 additional items have been addressed.

The three “U” (Unacceptable) items addressed during August 2009 are documented below:

1.1 Corps. ID No. 073/089 – New Hampton Pump Station, East Levee – Riprap displaced from the slopes of the discharge chute to the bottom of the channel, exposing bedding.

   The riprap was removed, the slope repaired and the riprap replaced.

1.2 Corps. ID No. 175 – Charlie Pump Station, West Levee – There was an erosion void under the stairs next to the pump house on the west side of the building. It was unclear how far back the void goes.

   The source of erosion was identified and the void was repaired and filled using established levee repair procedures.
1.3 Nine of the addressed “M” (Minimally Acceptable) items fall into the category of erosion of slope or slides. These were all repaired using established levee slide repair procedures.

1.3.1 Corps. ID No. 063 – Turtle Creek Pressure Sewer, East Levee – There is erosion on both the right and left slope just above the corners of the discharge chute.

1.3.2 Corps. ID No. 074 – Hampton Pump Station, East Levee – There are slides on the right and left slopes downstream of the displaced riprap. This item was repaired concurrently with the items in paragraph 2.1 and is further illustrated in the photos below.
1.3.3 Corps. ID No. 106 – Dallas Branch Pressure Sewer, East Levee – There is a 12 inch erosion depression on the down slope side of the service bridge abutment and a six inch erosion depression on the right side of the control structure on the levee.

1.3.4 Corps. ID No. 109 – Turtle Creek Pressure Sewer, East Levee – There is erosion (6"W x 6' L x 6' D) on the right side of the control structure.
1.3.5 Corps. ID No. 143 – Station 134+20, West Levee – There is a 20 foot long erosion gully on the river side levee ramp.

1.3.6 Corps. ID No. 150 – Continental Avenue Bridge, West Levee – There is a depression in the riverside riprap slope under the bridge.

1.3.7 Corps. ID No. 168 – Lake Cliff Pressure Conduit, West Levee – There is erosion above the discharge chute (8'W x 40'L).
1.3.8 Corps ID No. 186 – Eagle Ford Sluice Gate, West Levee – There is an erosion gully (6"W x 3'L x 1'D) next to the landside upstream corner of the control structure which had undermined corner post of guardrail.

1.3.9 Corps. ID No. 229 – Lake Cliff Pressure Conduit, West Levee – There is a six inch erosion depression on the down slope side of the service bridge abutment on the levee. There is not a before photograph available at this location, see after photo below.
1.4 Four "M" (Minimally Acceptable) items, two of which are at the same location, were addressed during August 2009 by neutralizing rust and painting of metallic parts.

1.4.1 Corps. ID No. 066 – Belleview Pressure Conduit, East Levee – Slight rust on upper bridge girder.

1.4.2 Corps. ID No. 174 – Pavaho Pump Station, West Levee – There is corrosion on flap gates, trash rack and control structure grill platform.

1.4.3 Corps. ID No. 215/219 – Rochester Pump Station, Rochester Levee – Rust on pump station flap gates and walkway.

Below are before and after photos of the rust treatment at the Rochester Pump Station.
1.5 Two "M" (Minimally Acceptable) items were addressed by de-silting the channels.

1.5.1 Corps. ID No. 047 – Dallas Branch Pressure Conduit, East Levee – There is deposition of 70% on the right side of the discharge channel. Photos of the de-silted channel are shown below.

1.5.2 Corps. ID No. 048 – Woodall Rogers Outfall, East Levee – There is deposition of 75% on the right side of the discharge channel.

1.6 Corps. ID No. 159 – Big Coombs Creek Pressure Conduit, West Levee – This "M" item involved exposed steel reinforcement in the ceiling and cracking in the floor and wall. This was repaired by chipping out all of the loose concrete around and behind the exposed steel and cracks, then patching using an engineer approved sealant. Below are before and after photos at the Big Coombs Creek Pressure Conduit.
1.7 Corps. ID No. 104 – Baker Pump Station, East Levee – This “M” item notes that the hand rails at the top of the stairs behind the building are broken. The handrail was removed and replaced.

1.8 Corps. ID No. 238 – Pavaho Pump Station, West Levee – This item indicates there is 5"W x 8"L tear in the right side rail screen.
Memorandum

DATE September 18, 2009

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

   Vonciel Jones Hill
   Delia Jasso
   Linda Koop

SUBJECT Ongoing Trinity River Corridor Project Components

At the September 22, 2009 Trinity River Corridor Project Committee Meeting, the attached briefing will be presented, which describes the ongoing components of the Trinity River Corridor Project. It is very encouraging to see that we are still moving forward on numerous aspects of the project, and many will begin construction in FY 2009-2010.

Please let me know if you have any additional 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
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   David K. Cook, Chief Financial Officer
   Deborah A. Watkins, City Secretary
   Thomas P. Perkins, Jr., City Attorney
   Craig D. Kinton, City Auditor
   Judge C. Victor Lander
   Helena Stevens-Thompson, Asst. to the City Manager
   Frank Librio, Director, Public Information Office

"Dallas, the City that works: diverse, vibrant, and progressive"
Ongoing Trinity River Corridor Project Components

Trinity River Corridor Project Committee
September 22, 2009
Flood Protection
Flood Protection Focus

Dallas Floodway System Study

Dallas Floodway Extension

Interior Drainage
Dallas Floodway Extension

- Corps plans to award construction of Upper Chain of Wetlands in October/November
- Construction should take approximately 2 years to complete
- Corps also plans to award design contracts for Lamar and Cadillac Heights Levees by the end of the year
Interior Drainage

- Designs for Baker & Pavaho Stormwater Pump Stations are 95% complete
  - Construction could begin this Fall for Pavaho
  - Baker construction could begin in 2010
  - Prevents flooding from interior drainage for Design District and West Dallas
Dallas Floodway System Study

- Drilling continues in the floodway to determine the structural integrity of the levees
- Levee Remediation Plan will be complete in February 2010
- Correction of O&M levee deficiencies continues
Recreation
Recreation Focus

- Trails
- Lakes
- Standing Wave
- Ball Fields
- Gateway Parks
- Texas Horse Park
- Audubon Center
Standing Wave

- Corps recently determined that this project falls under the 208 approval process (shorter time period)
- Final comments received from the Corps, and City staff & consultants are working to resolve
- Upon resolution and 208 approval from Corps (approximately 1 month), City can award contract
- Construction period of 6 months, weather permitting
Santa Fe Trestle Trail

• This project falls under the Corps Dallas Floodway Project
• Removal of wooden pilings will result in flood level reduction upstream
• Corps has indicated that they may be able to release this project for early construction in late 2010 (prior to the completion of the EIS in 2012)
• Project design is approximately 90% complete
Texas Buckeye Trail Complete
Trinity Trail Phase 1 Nearing Completion

Trailhead at Little Lemmon Lake

Trailhead at Eco-Park
Trinity Trail Phases 2 & 3 Design

Phase 2
- Design Underway
- Construction to begin early 2010
- Will include pedestrian bridge crossing of the Trinity River to the Audubon Center
Phase 3
- Design Underway
- Construction to begin in 2010
- Will include pedestrian bridge crossings of the Trinity River proposed site for Texas Horse Park and to Rochester Park
Gateway Parks Designs

IH-20 Gateway Park
• Construction could begin in Spring 2010

South Central/Joppa Gateway
• Master Planning continues
• Construction could begin 2010
Transportation Focus
Transportation Focus

Margaret Hunt Hill Bridge

Margaret McDermott Bridge

S.M. Wright Parkway

Sylvan Ave. Bridge

Trinity Parkway

Bringing Dallas Together
Trinity Parkway

- NTTA is currently working on a Limited Scope Supplement to the Supplemental Environmental Impact Statement for the Trinity Parkway, which should be complete in Spring 2010
- 30% design has been completed on the Trinity Parkway
- Soil borings have been completed for the Trinity Parkway and are being incorporated into the Levee Remediation Plan
- Items identified in the Levee Remediation Plan can become components of the design for the Trinity Parkway
Margaret Hunt Hill Bridge

• Work continues on Margaret Hunt Hill Bridge
• If levee remediation is required, it can be done concurrently with bridge construction
Sylvan Ave. Bridge

- Plans are 30% complete; Expecting 60% complete plans and the 408 application in March 2010
- Corps has indicated that it may be able to release this project for early construction (prior to the completion of the EIS) in late 2010/early 2011
S.M. Wright Parkway

- TxDOT has indicated their desire to move forward with the S.M. Wright Parkway plan
- TxDOT must first obtain approval from FHWA and construct the southern terminus of the Trinity Parkway and improvements to IH-45
KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 23, 2009
COUNCIL DISTRICT(S): 7
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 56 G

SUBJECT
Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of nine tracts of land containing a total of approximately 63,700 square feet located near the intersection of Colonial Avenue and Starks Avenue for the Trinity Parkway; potential relocation assistance may be warranted - Not to exceed $134,700 ($111,700, plus closing costs not to exceed $23,000) - Financing: 1998 Bond Funds

BACKGROUND
This item authorizes the acquisition of nine tracts of land containing a total of approximately 63,700 square feet. Three tracts are improved with single family residences which may require potential relocation assistance at a future date. Six tracts are unimproved. These properties are located near the intersection of Colonial Avenue and Starks Avenue and are required for the reconstruction of a direct connector route between US 175/SW Wright to I-45 to ultimately eliminate "dead-man's curve". This connector is part of the Trinity Parkway, without it the downgrade of SM Wright cannot proceed. The offer amounts are based upon independent appraisals.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)
This item has no prior action.

FISCAL INFORMATION
1998 Bond Funds - $134,700 ($111,700, plus closing costs not to exceed $23,000)
OWNERS

Salem Institutional Baptist Church
Lennis Levine, Trustee

Angelos Kolobotos

W.J. Jones

Alan Coleman and Latese Coleman

Emanuel V. Goss and Jerrod Bourquin

Detroit Michigan Packer, Alvin Packer and Angela L. Packer

Avan Easter, Sr. and Melba Easter Revocable Living Trust

M.H. Now, LLC
Clark Carman, Manager

Desoto Real Estate Resource
Eliich Muhammed, President

MAPS

Attached
Property to be acquired
A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR A MUNICIPAL PURPOSE AND PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

CITY: The City of Dallas.

PROPERTY: The tracts or parcels of land described in "Exhibit A", attached hereto and made a part hereof for all purposes.

PROJECT: Trinity Parkway

PROPERTY INTEREST: Fee Simple Interest

OFFER AMOUNT, OWNER and CLOSING COSTS are described below:

<table>
<thead>
<tr>
<th>TRACT NO.</th>
<th>OWNER</th>
<th>OFFER AMOUNT</th>
<th>CLOSING COSTS NOT TO EXCEED</th>
<th>ENCUMBRANCE NO.</th>
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<td>PBW98N965KO</td>
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<tr>
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provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

AUTHORIZED AMOUNT: $134,700.00
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the PROJECT is a municipal and public purpose and a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Development Services Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the title company closing the transaction described herein, in the OFFER AMOUNT payable out of Trinity River Corridor Project, Fund No. 6P14, Department PBW, Unit N965, Activity TRPP, Object 4210, Program PB98N965, Vendor No. 342843. The OFFER AMOUNT and the CLOSING COSTS together shall not exceed the AUTHORIZED AMOUNT.

<table>
<thead>
<tr>
<th>TRACT NO.</th>
<th>OFFER AMOUNT</th>
<th>ENCUMBRANCE NO.</th>
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<tr>
<td>9</td>
<td>$10,500.00</td>
<td>PBW98N965KH</td>
</tr>
</tbody>
</table>
SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

[Signature]
Assistant City Attorney
EXHIBIT A TRACT 1

Field Notes describing a 7,000 Square Foot (0.1607 Acre) Tract of Land
In City Block 2247, to be Acquired from the
Salem Institutional Baptist Church

Being 7,000 Square Feet (0.1607 Acres) of land situated in the John M. Crockett
Survey, Abstract No. 353, Dallas County, Texas, and lying in Block 2247 (official
City of Dallas Block Numbers), being the remainder of Lot 44 of the Ervay Place
addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the
Map Records of Dallas County, and being all of the property conveyed to the
Salem Institutional Baptist Church by Quit Claim deed dated December 2, 1995
and recorded in Volume 95234, Page 2803 of the Deed Records of Dallas
County, Texas and being more particularly described as follows:

BEGINNING at an “X” cut in concrete at the most Easterly corner of said Lot 44
and Block 2247, being also the intersection of the Northwest line of Stark Street
(a variable width Right-of-Way) with the Southwest line of Colonial Avenue (a 60’
Right-of-Way):

THENCE South 50°35’02” West, departing the last said Southwest line of
Colonial Avenue and with the said Northwest line of Stark Street a distance of
140.00 feet to a 5/8” dia. Iron Rod with cap marked “City of Dallas” set at the
most Southerly corner of said Lot 44, at the intersection with the Northeast line of
a 15-foot alley:

THENCE North 38°54’58” West, departing the last said Northwest line of Stark
Street and with the Northeast line of said Alley a distance of 50.00 feet to an “X”
cut in concrete at the most Westerly corner of the herein described tract of land:

THENCE North 50°35’02” East, departing the last said Northeast line of said
Alley, and 5.00 feet distant from and parallel with the Northwest line of said Lot
44 a distance of 140.00 feet to a 5/8” dia. Iron Rod with cap marked “City of
Dallas” set on the Southwest line of the above referenced Colonial Avenue, and
the most Northerly corner of the herein described tract of land:

THENCE South 38°54’58” East with the said Southwest line of Colonial Avenue a
distance of 50.00 feet to the POINT OF BEGINNING, containing 7,000 Square
Feet, or 0.1607 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Southwest line of Colonial
Avenue, at South 38°54’58” East, as derived from Global Positioning System
observations using the North Texas Cooperative Real Time Kinematic Survey,

[Signature]

Scott Holt
5-28-09

Parcel 543
EXHIBIT A TRACT 2

Field Notes describing a 7,700 Square Foot (0.1768 Acre) Tract of Land
In City Block 2247, to be Acquired from
Angelos Kolobotos

Being 7,700 Square Feet (0.1768 Acres) of land situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and lying in Block 2247 (official City of Dallas Block Numbers), being all of Lot 45 and the Northwest 5.00 feet of Lot 44 of the Ervay Place addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Angelos Kolobotos by Warranty Deed dated December 10, 2007 and recorded in Instrument 20070449018 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" dia. Iron Rod with cap marked "CITY OF DALLAS" (hereinafter referred to as a "5/8" I.R. w/COD cap") set on the Southwest line of Colonial Avenue (a 60' Right-of-Way) at the most Easterly corner of the herein described tract of land, from which the most Easterly corner of Block 2247 bears South 36°54'58" East a distance of 50.00':

THENCE South 50°35'02" West, departing the last said Southwest line of Colonial Avenue, at 5.00 feet Southeasterly from and parallel with the common line between Lots 44 and 45, a distance of 140.00 feet to an "X" cut in concrete at the most Southerly corner of the herein described tract of land, at the intersection with the Northeast line of a 15-foot alley:

THENCE North 38°54'58" West with the Northeast line of said Alley, pass at 5.00 feet the common Southwest corner of Lots 45 and 46, a distance of 55.00 feet to a 5/8: I.R. w/COD cap set at the most Westerly corner of the herein described tract of land:

THENCE North 50°35'02" East, departing the last said Northeast line of said Alley and with the common line between said Lots 45 and 46 a distance of 140.00 feet to a 5/8' I.R. w/COD cap set on the Southwest line of the above referenced Colonial Avenue, at the common Northeast corner of said Lots 45 and 46 and the most Northerly corner of the herein described tract of land:

THENCE South 38°54'58" East with the said Southwest line of Colonial Avenue a distance of 55.00 feet to the POINT OF BEGINNING, containing 7,700 Square Feet, or 0.1768 Acres of land.

BASIS OF Bearings: Bearings are based on the Southwest line of Colonial Avenue, at South 38°54'58" East, monumented as noted and derived from Global Positioning System observations using the North Texas Cooperative Real Time Kinematic Survey; Virtual Reference Station System, North American Datum of 1983.

Scott Holt

6·3·09
EXHIBIT A TRACT 3

Field Notes Describing Land To Be Acquired in Block 2247
From W. J. Jones

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 46, Block 2247 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to W. J. Jones, by Deed dated July 22, 1959 and recorded in Volume 5156, Volume 47 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Larry T. Billingsley, RILS
Chief City Surveyor

Date: 8/12/69
LOCATOR MAP: Parcel No. 535
TRINITY RIVER CORRIDOR
Tollway Project
W. J. Jones, 5115 Colonial Ave. (Lot 49)
DEPT. OF PUBLIC WORKS & TRANSPORTATION
SURVEY DIVISION CITY OF DALLAS, TEXAS

- Property to be Acquired

S. Holt
Block 2250
320R-408-D

8/12/2009 7:44:55 AM

...Jocks Field Notes.dgn
EXHIBIT A TRACT 4

Field Notes Describing Land To Be Acquired in Block 2247
From Alan & Latese Coleman

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 47, Block 2247 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Alan Coleman and Latese Coleman, by Deed dated March 20, 2008 and recorded in Instrument Number 20080101359 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Larry T. Billingsley, GPLS
Chief City Surveyor

Date: 03-20-09

Parcel 531: Lot 47, Block 2247
EXHIBIT A TRACT 5

Field Notes Describing Land To Be Acquired in Block 2247
From Jerrod Bourquin

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 49, Block 2247 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Jerrod Bourquin, by Deed dated October 22, 2007 and recorded in Instrument Number 20070388655 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Scott Holt, RPLS
Assistant Chief City Surveyor
For: Larry T. Billingsley, RPLS
Chief City Surveyor

Date: 9-20-09
EXHIBIT A TRACT 6
Field Notes Describing Land To Be Acquired in Block 2249
From Detroit Michigan Packer

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 71, Block 2249 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Detroit Michigan Packer by Affidavit of Heirship dated December 12, 1986 and recorded in Volume 87007, Page 5113 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Larry T. Billingsley, RPLS  
Chief City Surveyor  
Date: 1-19-2009
Property to be Acquired

Detroit Michigan Packer
Vol. 87007, Pg. 5113
(7,000 Square Feet)

To City of Dallas
Vol. 4013, Pg. 264

LOCATOR MAP: Parcel No. 529
TRINITY RIVER CORRIDOR
Toehway Project
Detroit Michigan Packer Property, 5122 Colonial Ave.
DEPT. OF PUBLIC WORKS & TRANSPORTATION
SURVEY DIVISION CITY OF DALLAS, TEXAS

S. Holt
3/13/2009 1:25:09 PM
EXHIBIT A TRACT 7

Field Notes Describing Land To Be Acquired in Block 2249
From The Avan Easter Sr. and Melba Easter Revocable Living Trust

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 70, Block 2249 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to the Avan Easter Sr. and Melba Easter Revocable Living Trust, by Quitclaim Deed dated December 29, 2000 and recorded in Volume 2001020, Page 3999 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

For: Larry T. Billingsley, RPLS
Chief City Surveyor

Date: 3-16-2009
LOCATOR MAP: Parcel No. 527

TRINITY RIVER CORRIDOR
Toilway Project
Avan Easter Trust Property, 5118 Colonial Ave.
DEPT. OF PUBLIC WORKS & TRANSPORTATION
SURVEY DIVISION CITY OF DALLAS, TEXAS

PROPERTY TO BE ACQUIRED

J. Scantlen
S. Holt
Block 2250 320R-408-D

Property to be Acquired

Avan Easter Trust
Vol. 2001, P472, Pg. 3998
(1,000 Square Feet)

Detroit Michigan Pachler
Vol. 5707, Pg. 513

To City of Dallas
Vol. 4014, Pg. 254

12" IR Found

56" IR Found

60" IR Found

26" IR Found

Sheet 2 of 2
EXHIBIT A TRACT 8

Field Notes Describing Land To Be Acquired in Block 2249
From M.H. NOW, LLC

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 68, Block 2249 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to the M.H. NOW, LLC, by Deed dated January 25, 2007 and recorded in Instrument Number 20070051376 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Larry T. Billingsley, RPLS
Chief City Surveyor

Date: 03-17-09
EXHIBIT A TRACT 9

Field Notes Describing Land To Be Acquired in Block 2249
From The DeSoto Real Estate Resource

Being situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and being all of Lot 67, Block 2249 (Official City of Dallas Block Numbers) of the Ervay Place Addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to the DeSoto Real Estate Resource, by Deed dated April 2, 2008 and recorded in Instrument Number 20080115844 of the Deed Records of Dallas County, Texas and containing 7,000 square feet (0.1607 Acres) of land, according to the plat thereof.

This description is approved as to form.

Larry T. Billingsley, RCLS
Chief City Surveyor

03-17-09
Date:
SUBJECT
Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of two tracts of land containing a total of approximately 27,449 square feet improved with commercial buildings located at the intersection of Lamar Street and Starks Avenue for the Trinity Parkway; potential relocation assistance may be warranted – Not to exceed $465,000 ($445,000, plus closing costs not to exceed $20,000) - Financing: 1998 Bond Funds

BACKGROUND
This item authorizes the acquisition of two tracts of land containing a total of approximately 27,449 square feet of land. Each tract is improved with a commercial building. Relocation assistance may be required at a future date. These properties are located at the intersection of Lamar Street and Starks Avenue and are necessary for the reconstruction of a direct connector route between US 175/SM Wright to I-45 to ultimately eliminate "dead-man's curve". This connector is part of the Trinity Parkway, without it the downgrade of SM Wright cannot proceed. The offer amounts are based upon independent appraisals.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)
This item has no prior action.

FISCAL INFORMATION
1998 Bond Funds - $465,000 ($445,000, plus closing costs not to exceed $20,000)
OWNERS

Brian Famkar and Seyed Moosavi

Fermin Lopez and Gloria Lopez

MAPS

Attached
A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR A MUNICIPAL PURPOSE AND PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

CITY: The City of Dallas.

PROPERTY: The tracts or parcels of land described in "Exhibit A", attached hereto and made a part hereof for all purposes.

PROJECT: Trinity Parkway

PROPERTY INTEREST: Fee Simple Interest

OFFER AMOUNT, OWNER and CLOSING COSTS are described below:

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<thead>
<tr>
<th>TRACT NO.</th>
<th>OWNER</th>
<th>OFFER AMOUNT</th>
<th>CLOSING COSTS NOT TO EXCEED</th>
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<td>$220,000.00</td>
<td>$10,000.00</td>
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provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

AUTHORIZED AMOUNT: $465,000.00

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

SECTION 1. That the PROJECT is a municipal and public purpose and a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Development Services Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.
SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the title company closing the transaction described herein, in the OFFER AMOUNT payable out of Trinity River Corridor Project, Fund No. 6P14, Department PBW, Unit N965, Activity TRPP, Object 4210, Program PB98N965, Vendor No. 342843. The OFFER AMOUNT and the CLOSING COSTS together shall not exceed the AUTHORIZED AMOUNT.

1  Brian Famkar, Seyed Moosavi $225,000.00 PBW98N965KN

2  Fermin Lopez, Gloria Lopez $220,000.00 PBW98N965KM

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.
APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

BY
Assistant City Attorney

September 23, 2009
Exhibit A – Tract 1

Field Notes Describing Land To Be Acquired In Block 2247 From
Fermin Lopez and Gloria Lopez

Being 9,000 Square Feet (0.2066 Acres) of land situated in the John M. Crockett Survey, Abstract No. 353, Dallas County, Texas, and lying in Block 2247 (official City of Dallas Block Numbers), being the remainder of Lots 8 and 9 of the Envay Place addition, an addition to the City of Dallas, recorded in Volume 1, Page 443 of the Map Records of Dallas County, and being all of the property conveyed to Fermin Lopez and Gloria Lopez by deed dated July 17, 2007 and recorded in Instrument 20070259308 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a PK Nail set on the common line between Lots 9 and 10 of said Block 2247, at the most Easterly corner of a tract of land conveyed to the Texas Highway Department by Deed recorded in Volume 2189, Page 221 of the Deed Records of Dallas County, and being the most Southerly corner of the herein described tract of land:

THENCE North 38°54'58" West along the Northeast line of said Texas Highway Department tract, being also the Northeast line of Lamar Street, pass at 50 feet the common line between said Lots 8 and 9, same being also the most Easterly corner of a tract of land conveyed to the Texas Highway Department by Deed recorded in Volume 2188, Page 405 of the Deed Records of Dallas County, and continuing for a total distance of 81.00 feet to an "X" cut in concrete at the Point of Curvature of a Curve to the left:

THENCE Northwesterly along said Curve, having a Radius of 2,914.93 feet, a Central Angle of 0°22'24", an Arc Length of 19.00 feet and a Chord which bears North 39°08'10" West a distance of 19.00 feet to the most Northerly corner of said Texas Highway Department tract, and being also the most Westerly corner of the herein described tract of land (unable to monument) lying on the common line between Lots 7 and 8:

THENCE North 50°35'02" East, departing the said Northeast line of Lamar Street and with the common line between said Lots 7 and 8 a distance of 90.06 feet to a 5/8" Dial. Iron Rod with cap marked “CITY OF DALLAS” (hereinafter referred to as “5/8" I.R. w/COD cap”) set at the common Northeast corner of said Lots 7 and 8, on the Southwest line of a 15-foot wide alley:

THENCE South 38°54'58" East along the Southwest line of said alley, pass at 50.00 feet a 5/8" I.R. w/COD cap set at the common Northeast corner of said Lots 8 and 9, and continuing for a total distance of 100.00 feet to a 5/8" I.R. w/COD cap set at the common Northeast corner of said Lots 9 and 10:
Field Notes Describing Land To Be Acquired In Block 2247 From Brian Fermin Lopez and Gloria Lopez

THENCE South 50°35'02" West with the common line between said Lots 9 and 10 a distance of 90.00 feet to the POINT OF BEGINNING, containing 9,000 Square Feet, or 0.2066 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Northeast line of Lamar Street, at North 38°54'58" West, monumented as noted and derived from Global Positioning System observations using the North Texas Cooperative Real Time Kinematic Survey, Virtual Reference Station System, North American Datum of 1983.

[Signature]
8-20-2009
Exhibit A – Tract II

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

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

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

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

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

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

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

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

[Signature]
7-7-2009

Parcel No’s 540 & 546
KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 23, 2009
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 43 44 45 55 56 57

SUBJECT
Authorize (1) acceptance of a donation from the Trinity Trust Foundation through the Dallas Foundation in an amount not to exceed $2,000,000 for the creation and operation of the Dallas Urban Design Studio; (2) establishment of appropriations in an amount not to exceed $2,000,000; and (3) execution of an agreement with the Trinity Trust Foundation for the creation and funding of the Dallas Urban Design Studio - Not to exceed $2,000,000 - Financing: Private Funds

BACKGROUND
The Trinity Trust Foundation has received a private donation to establish the Dallas Urban Design Studio in partnership with the City of Dallas, with an initial focus on neighborhoods and development areas within the Trinity River Corridor. The purpose of the Dallas Urban Design Studio is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents. Its primary functions include:

Advising city staff, City Council, boards and commissions, the development community and public interest groups on the importance of quality urban design and urbanism;

Facilitating an urban culture in Dallas within the City and throughout the community; and

Engaging in collaborative design of large private projects with private design and development forces, as well as review and influence significant public works projects.

This is a unique opportunity to help advance livable communities within Dallas and elevate an awareness and attention to design in both private and public projects. A key to the success of the Studio is blending together elements from Dallas' design community and City Hall.
BACKGROUND (Continued)

With this in mind, the Studio will be guided and directed by experts in the field. An Urban Design Special Advisor will provide experience and expertise in urban design to assist City staff in the ongoing work of the Studio. The Studio Director will be an architect by profession with the intent to better the City by engaging design professionals and the general public. Contracts for the services of each of these professional services will be brought back to Council for consideration on a future Council agenda.

The Studio will be organized as part of the City in partnership with the Trinity Trust. An agreement will be executed between the City and the donor, subject to the terms outlined in Attachment A.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Trinity River Corridor Project Committee is scheduled to be briefed on September 22, 2009.

FISCAL INFORMATION

Private Funds - $2,000,000
Attachment A
Terms for the creation of the Dallas Urban Design Studio

1. **Mission:** The Dallas Urban Design Studio will be created with an initial focus on the Trinity River Corridor for the purpose of elevating the design consciousness and culture of Dallas. The Studio will balance social, economic, environmental, and design sustainability to enhance livability for all Dallas residents. The success and effectiveness of the Studio at achieving its mission will be tracked through goals and performance measures which will be developed by the City and the Trinity Trust.

2. **Functions:** The primary functions of the Studio include:
   - Advising city staff, City Council, boards and commissions, the development community and public interest groups on the importance of quality urban design and urbanism;
   - Facilitating an urban culture in Dallas within the City and throughout the community; and
   - Engaging in collaborative design of large private projects with private design and development forces, as well as review and influence significant public works projects.

3. **Funding:** The total amount of the grant shall not exceed $2,000,000 to be utilized over a five-year period. The City will not provide a cash match for the initial year (FY 2009-2010) of the Studio’s operation. The city will provide an increasing share of the Studio’s funding over years two (FY 2010-2011) through five (FY 2013-2014), with the Studio being completely funded by the City in year six (FY 2014-2015). Funding for the Studio will be reviewed annually, subject to annual appropriations.

4. **Reporting:** The Dallas Urban Design Studio will report to the City Manager.

5. **Office:** The City of Dallas will provide space and equipment at City Hall for the operation of the Dallas Urban Design Studio.

6. **Affiliation with other City Departments:** The Dallas Urban Design Studio will work cooperatively with other departments of the City to advance the Studio’s mission and elevate an awareness and attention to design in both public and private projects.
WHEREAS, the Trinity Trust Foundation works closely with the City of Dallas to achieve excellence in the Trinity River Corridor Project; and,

WHEREAS, the Trinity Trust Foundation raises private funds to implement the Balanced Vision Plan for the Trinity River Corridor Project; and,

WHEREAS, the Trinity Trust Foundation has received a private donation to establish the Dallas Urban Design Studio in partnership with the City of Dallas with an initial focus on areas adjacent to the Trinity River Corridor Project; and,

WHEREAS, the purpose of the Dallas Urban Design Studio shall be to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents; and

WHEREAS, the Dallas Urban Design Studio will be funded via a donor advised fund at the Dallas Foundation; and,

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to (1) accept the donation from Trinity Trust Foundation in an amount not to exceed $2,000,000 for the creation of the Dallas Urban Design Studio; and (2) execute an agreement with the Trinity Trust Foundation for the creation and funding of the Dallas Urban Design Studio, after approval as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $2,000,000 in Fund DL02, Dept. CMO, Unit 5801.

Section 3. That the City Controller is hereby authorized to deposit funds in Fund DL02, Dept. CMO, Unit 5801, Revenue Source 8411 in an amount not to exceed $2,000,000.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Distribution:  Trinity River Corridor Project, David Whitley, 6CS  
City Attorney  
Office of Financial Services