

# Memorandum



CITY OF DALLAS

DATE March 22, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Five Mile Creek Urban Greenbelt – Phase 1 Implementation and Deal Points for Development Agreements**

On Monday, March 25, 2019, you will be briefed on the Five Mile Creek Urban Greenbelt – Phase 1 Implementation and Deal Points for Development Agreement.

The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Carol Smith, City Auditor (I)  
Billieae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

# 5 MILE CREEK

u r b a n   g r e e n b e l t

CONNECTING SOUTHERN DALLAS  
WITH PARKS, TRAILS, AND NATURE

March 25, 2019  
Quality of Life, Arts & Culture Committee



# Five Mile Creek Presentation Summary

- Our Mission: Land for People
- Project Overview
  - Watershed Overview
  - Context Information: Park Access
  - Process
- The Five Mile Creek Urban Greenbelt Plan
  - Vision
  - Deliverables
  - Sections Included
- Implementation
- Outcomes



**OUR MISSION: LAND FOR PEOPLE**



## BY THE NUMBERS

Area	70-miles <sup>2</sup>
Total Population	186,297
Children	56,942
Seniors	25,318
Low-Income Households	51%
African American	61%
Hispanic	33%
White	20%

## WATERSHED OVERVIEW

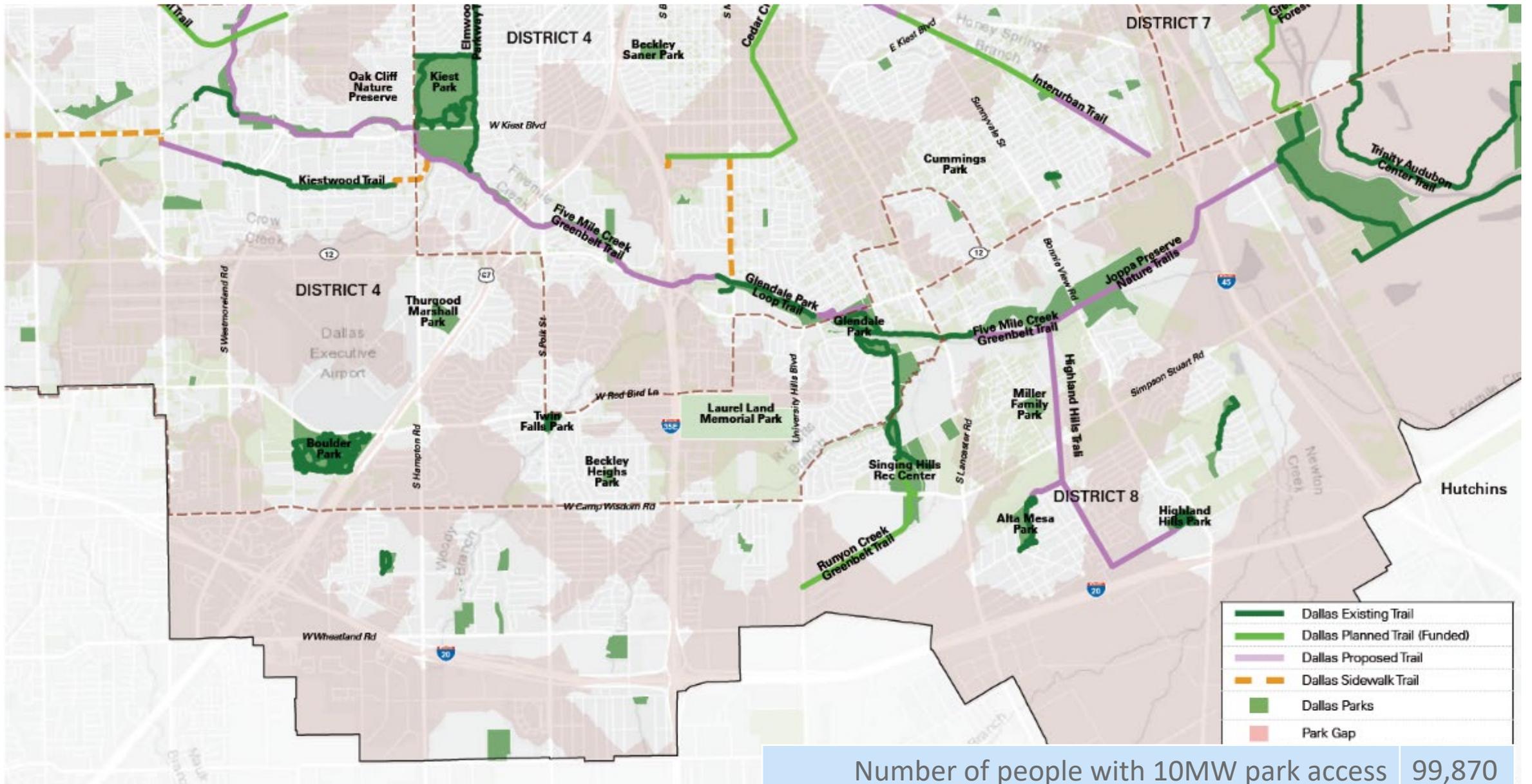


RUGGED AND BEAUTIFUL SCENERY



© Ben Sandifer

## RUGGED AND BEAUTIFUL SCENERY



## CONTEXT: PARK ACCESS

Number of people with 10MW park access	99,870
Percentage of Residents with 10MW park access	54%

# Our Vision

## FIVE MILE CREEK URBAN GREENBELT

*In partnership with the community of Southern Dallas, develop a new master plan for an interconnected series of trails, parks, and greenspaces following the main stem and tributaries of Five Mile Creek. This greenbelt network will provide new recreational opportunities and unparalleled access to the natural beauty of the hills and valleys of Southern Dallas.*

# Deliverables

## KEY ACTIVITIES

1. Five Mile Creek Urban Greenbelt Master Plan
2. Ten focus group interviews with key stakeholders
3. Three public visioning workshops
4. One community survey



# Project Timeline

## **JUNE – JULY 2018**

- Conduct background research
- Begin stakeholder interviews

## **AUGUST 2018**

- Initiate public survey and outreach
- Conduct watershed asset inventory

## **SEPTEMBER 2018**

- Conduct initial alignment study

## **OCTOBER 2018**

- Present at National Night Out
- Community Meeting #1 (For Oak Cliff)

## **NOVEMBER 2018**

- Community Meeting #2 (Highland Hills Library)
- Community Meeting #3 (Dallas Executive Airport)

## **DECEMBER 2018**

- Synthesize community input
- Finalize trail alignment

## **JANUARY 2019**

- Finalize equitable development recommendations
- Submit draft Master Plan to stakeholders for review

## **FEBRUARY 2019**

- Present final Master Plan to community
- Dallas Park Board Approval

# Community Engagement

## KEY OUTCOMES

- **18 INTERVIEWS:** City Councilmembers, Park Board Members, Park & Recreation Staff, Office of Environmental Quality & Sustainability, Friends of Oak Cliff Parks, University of North Texas, Paul Quinn College, Groundworks Dallas, Parkland Bluit-Flowers Clinic, Opportunity Dallas, Dallas County – *39 total interviewees*
- **3 PUBLIC WORKSHOPS:** For Oak Cliff, Highland Hills Library, and Dallas Executive Airport – *89 total attendance*
- **COMMUNITY SURVEY:** Administered online via Facebook and email, with shorter paper version at workshops – *135 total responses*



# Community Engagement

## KEY FINDINGS

92%

of survey respondents said they would like to see **more trails** in the Five Mile Creek Corridor

88%

of survey respondents use trails for **exercise** and **fitness**

68%

of survey respondents said **increased security** was a top concern for parks and trails in the Five Mile Creek Corridor

# Community Engagement

## COMMUNITY VOICES

“There needs to be a balance between preserving nature and not adding too much concrete. Keep the greenbelt green!”

**JASON MEDINA**

President, Southern Hills  
Neighborhood Association

“This urban wilderness is home to old growth burr oaks, blackland prairie, and migrating birds. Trails, interpretive signage, and educational programming would help everyone access the creek and enjoy its natural beauty.”

**ELLEN FITZSIMMONS**

Friends of Oak Cliff Parks

“Five Mile Creek presents us with the opportunity to create something that connects us with the rest of the City of Dallas. The greenbelt could be magnetic and transformative.”

**MICHAEL SORRELL**

President, Paul Quinn College



FEBRUARY 16, 2019

COMMUNITY REVIEW MEETING

# Vision Themes

- 1. URBAN REFUGE:** Parks and trails in the Five Mile Creek corridor should increase access to greenspace while providing reprieve from daily urban life.
- 2. RESTORATION / REMEDIATION:** Trails and parks within the watershed should not only provide access to these features, but where necessary, restore and remediate their natural ecology.



# Vision Themes

- 3. RESEARCH + INSTITUTIONS:**  
Greenbelt parks and trails can serve as an outdoor learning lab, providing opportunities for students to experience and study ecology, water quality, and nature.
- 4. RECREATION + HEALTH:**  
Increase park and trail use for a healthier, more active community by creating more close-to-home parks for all.





# Equitable Development

## PARKS FOR ALL PEOPLE

- Organizations working in the Five Mile Creek Corridor should work in concert with residents to address their concerns and design for their needs.
- Organizations working in the corridor should partner and advocate for programs that ensure economic development is equitable.
- Neighborhoods may need assistance in legal processes that can help prepare them for investment.



# Environmental Resiliency

## GREENING DALLAS

- Throughout the Five Mile Creek watershed— on both greenspaces and in the built environment— there are opportunities to deploy green infrastructure to address environmental challenges.
- The use of green infrastructure in parks and trails, as well as in new developments in the corridor, should be considered holistically and at a variety of scales to suit community context.

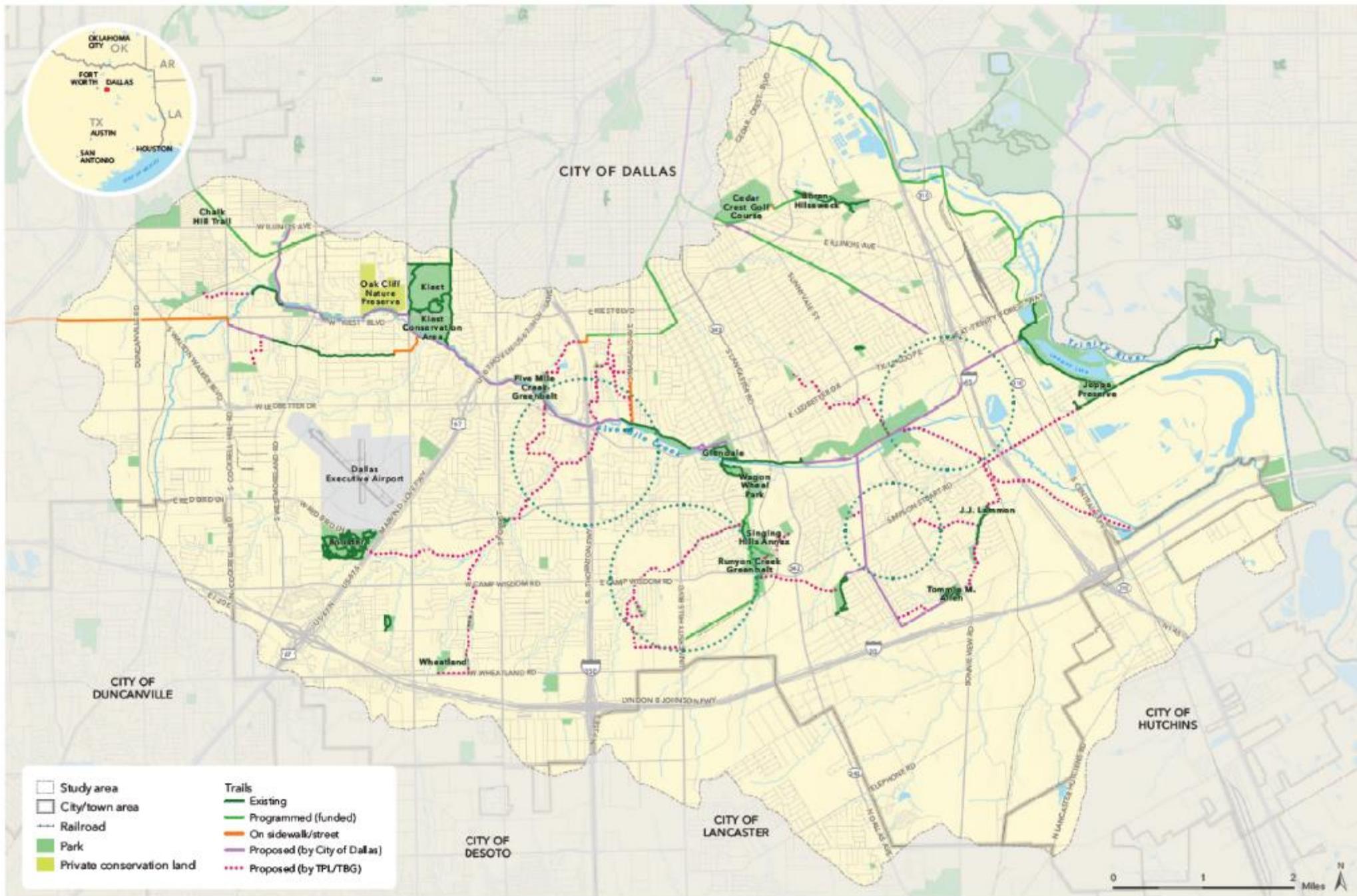


# Designing for Safety

- Safety and crime prevention are of paramount importance.
- Locate high-activity zones near site edges to encourage circulation on a main path and attract users.
- Clear signage, wayfinding, and lighting enhance feelings of safety and comfort.
- Ensure regular and property maintenance and cleaning.
- Partner with DPD and Park Rangers to ensure regular patrols of greenbelt.



**FIVE MILE CREEK URBAN GREENBELT**



## Our Vision:

An interconnected series of trails, parks, and greenspaces following the main stem and tributaries of Five Mile Creek. This greenbelt network will provide new recreational opportunities and unparalleled access to the natural beauty of the hills and valleys of Southern Dallas.

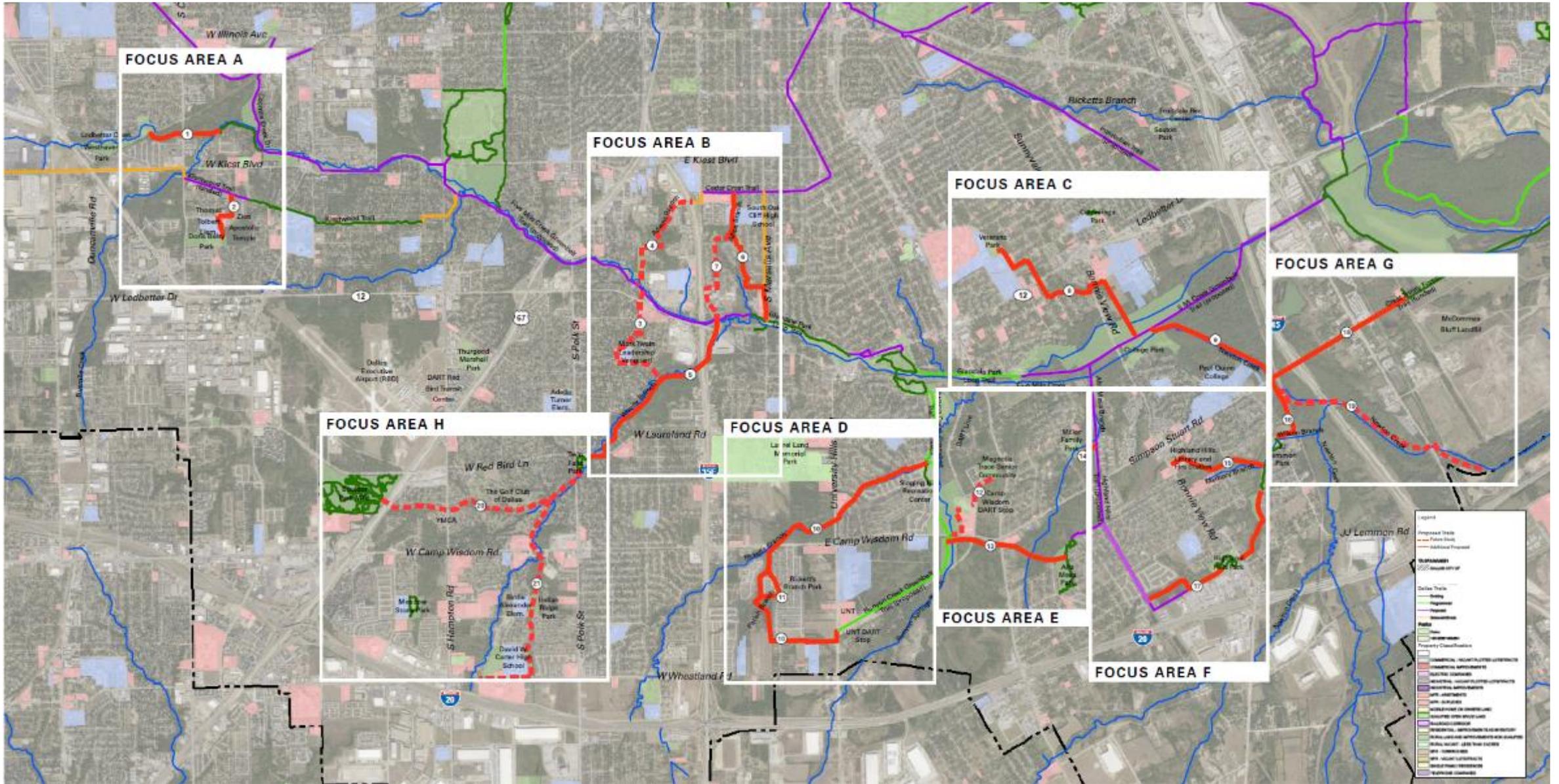
**23.2 miles**  
NEW TRAILS

**4 target areas**  
NEW PARKS

# PROPOSED NEW TRAILS



**RENDERING: WOODY BRANCH TRAIL AT I-35 CROSSING**

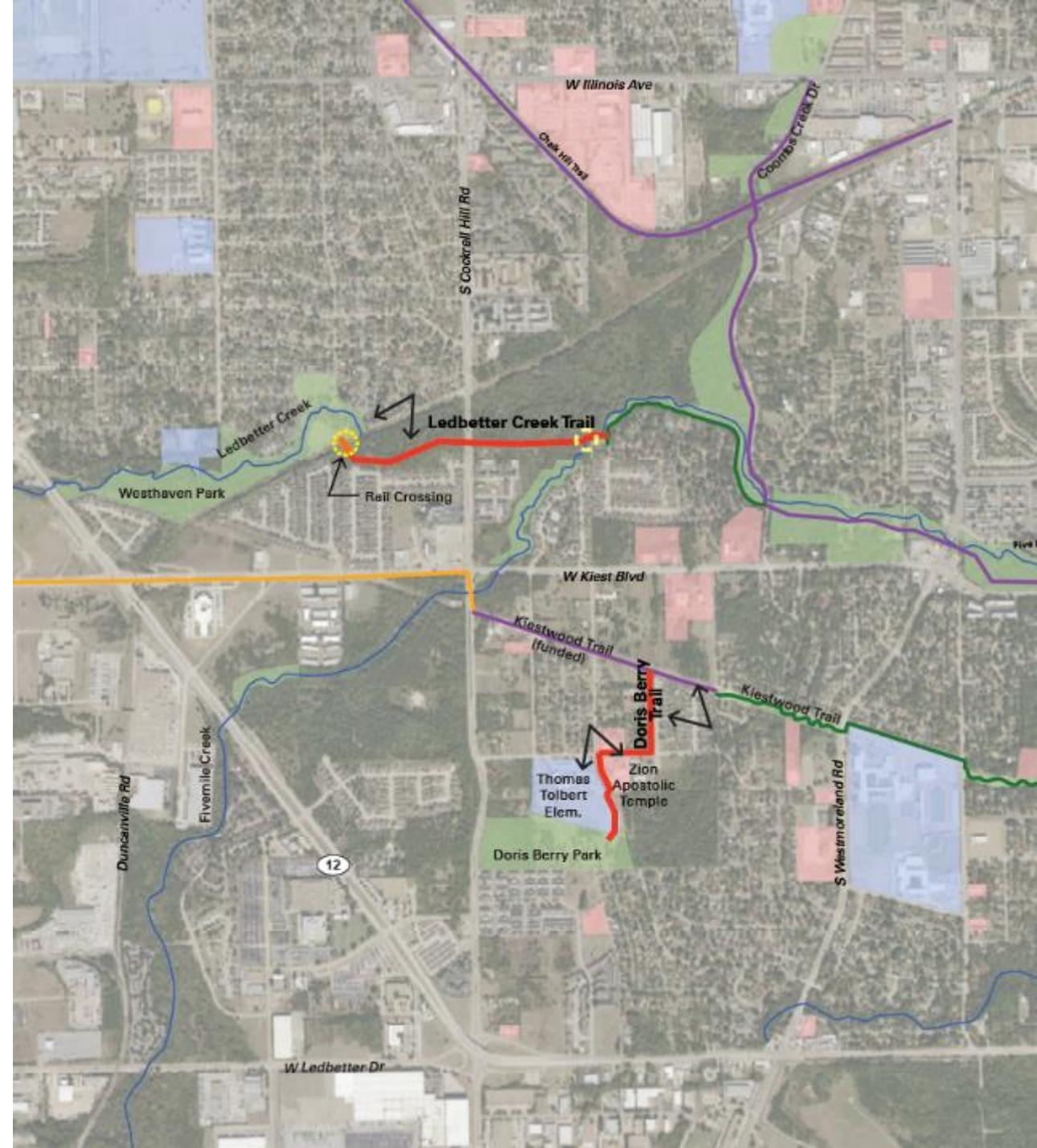


TRAIL MASTER PLAN MAP

# Focus Area A

## KIESTWOOD

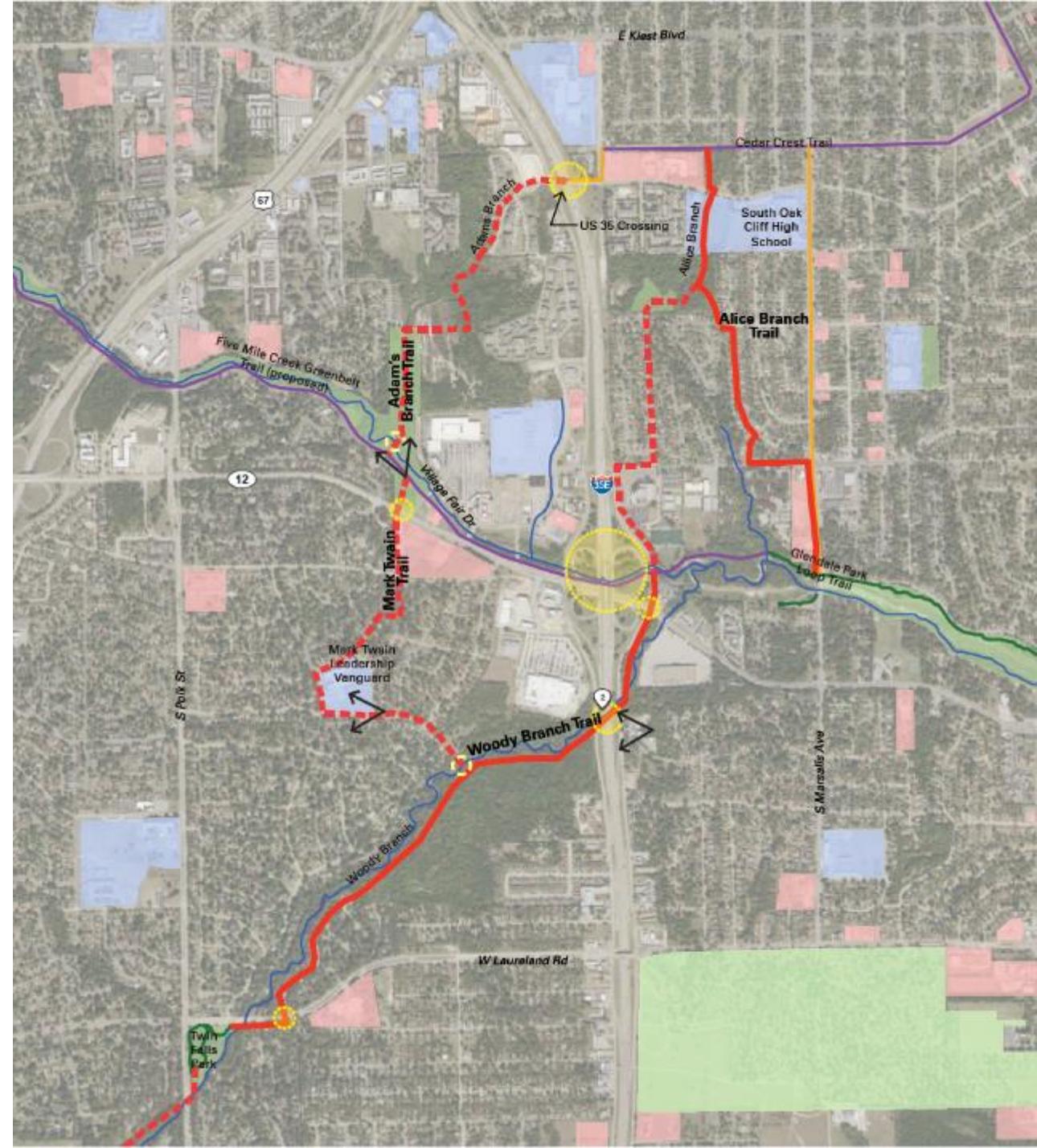
- **Ledbetter Creek Trail:** Follows Ledbetter Creek and connects Pecan Gove Park with Westhaven Park.
- **Doris Berry Trail:** On-street connection between Doris Berry Park and existing Kiestwood Trail, passing Thomas Tolbert Elementary School.



# Focus Area B

## SOUTH OAK CLIFF

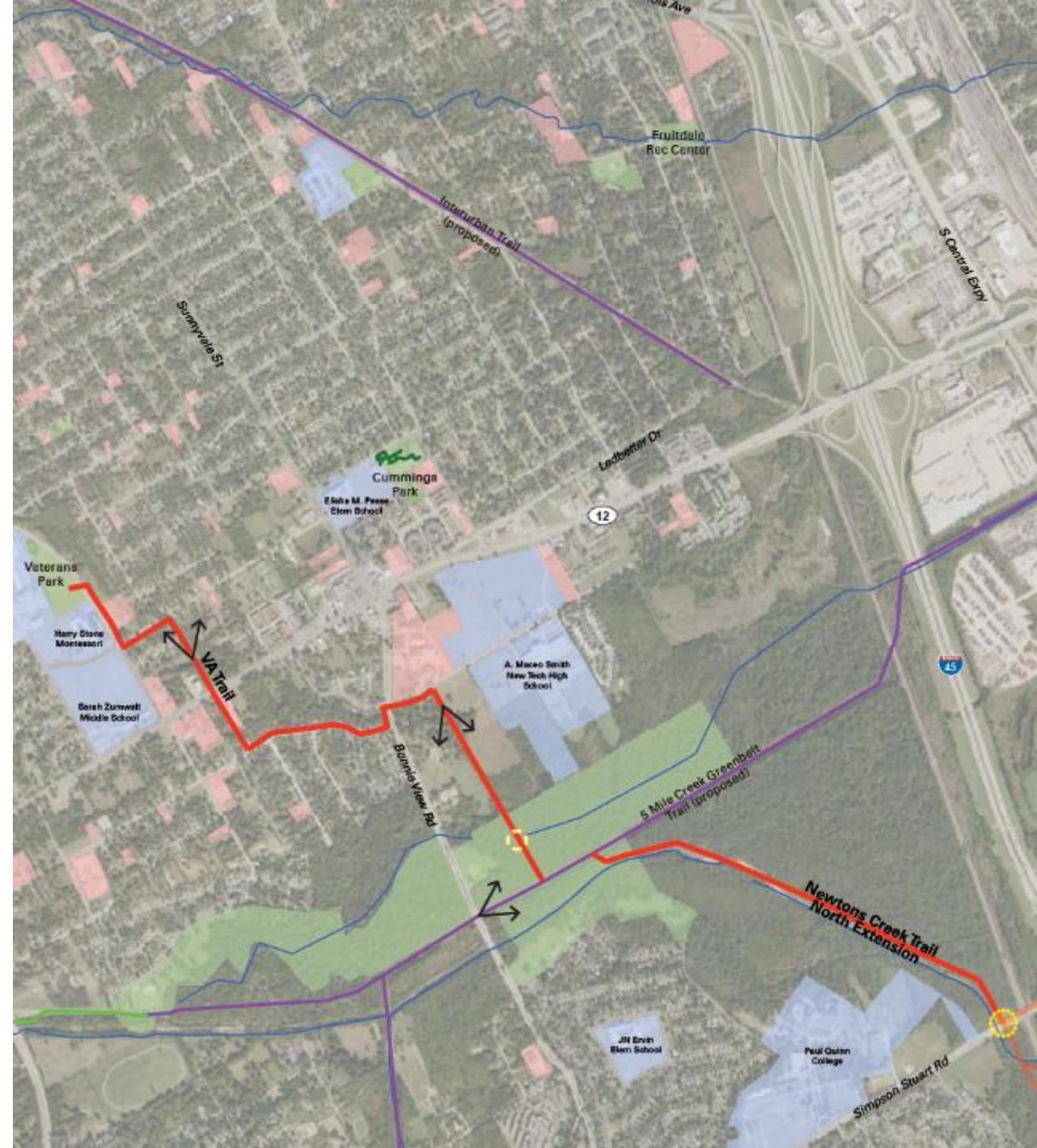
- **Alice Branch Creek Trail:**  
Connects South Oak Cliff High School, Parkland Bluit-Flowers Clinic, and Glendale Park
- **Woody Branch Trail:** Traverses a heavily-forested 88-acre site and provides connection to Mark Twain Elementary and Twin Falls Park



# Focus Area C

## VA HOSPITAL DISTRICT

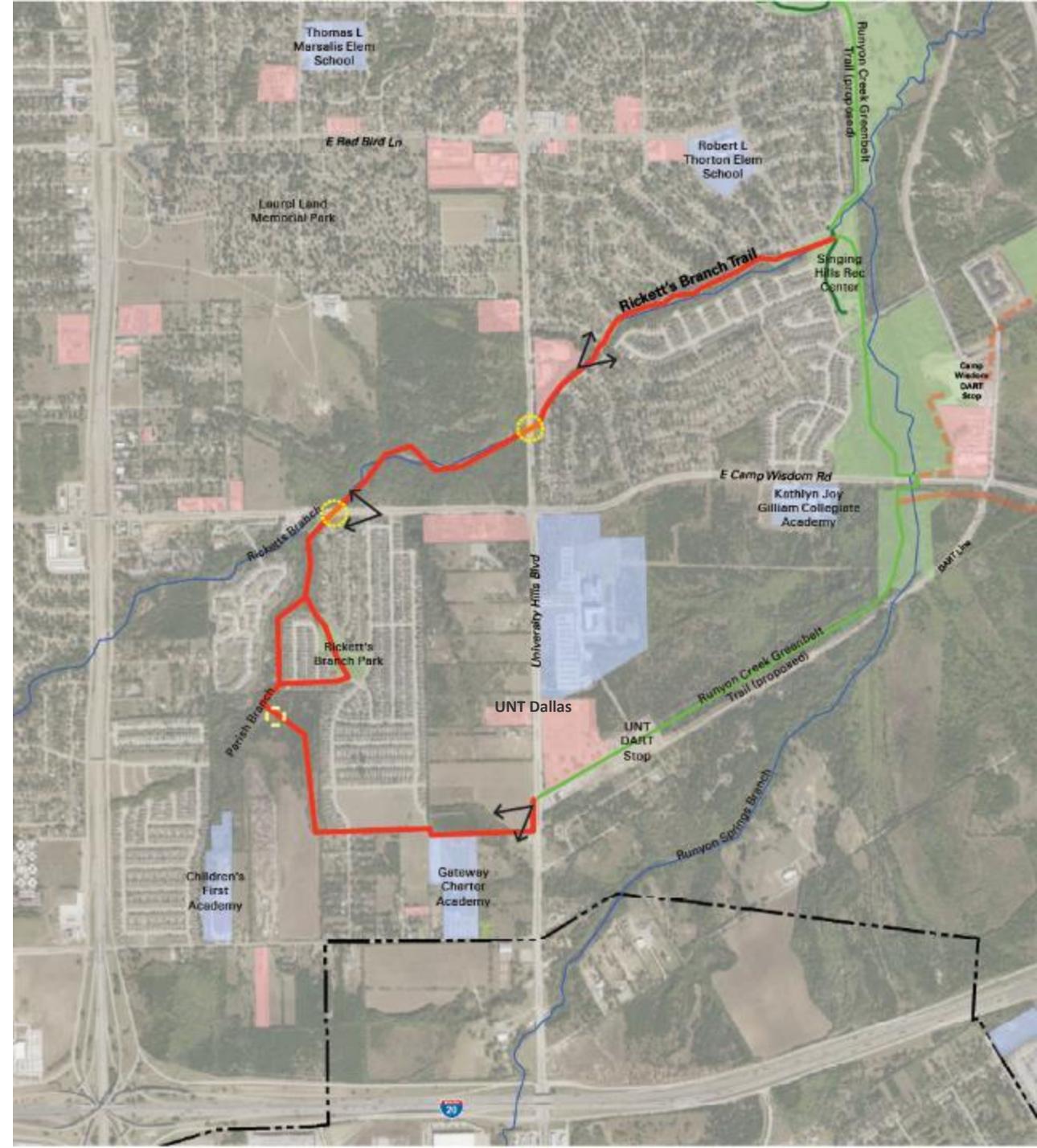
- **Veteran's Trail:** Passes through mixture of wooded land and residential neighborhoods to connect Veteran's Park to the main branch of Five Mile Creek.
- **Newton Creek Trail:** Traverses through heavily wooded land owned by City of Dallas north of Paul Quinn College.



# Focus Area D

## UNIVERSITY HILLS

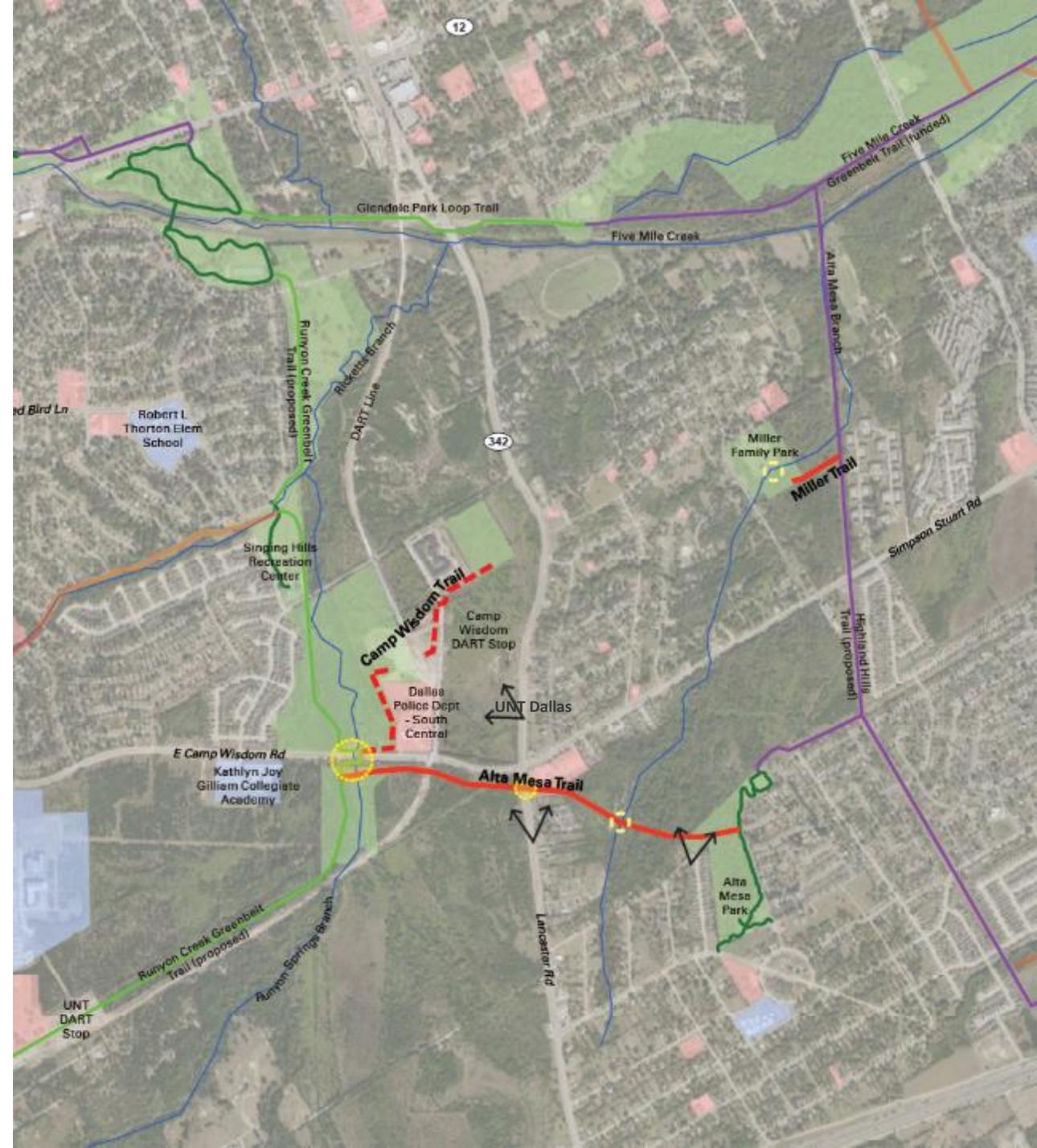
- **Rickett's Branch Trail:** Connects with Runyon Creek Trail to create a 4.5-mile loop through the University Hills neighborhood, anchored by UNT Dallas and Singing Hills Recreation Center
- **UNT Dallas:** Trail will provide outdoor education opportunities for university and improve student quality-of-life



# Focus Area E

## SINGING HILLS

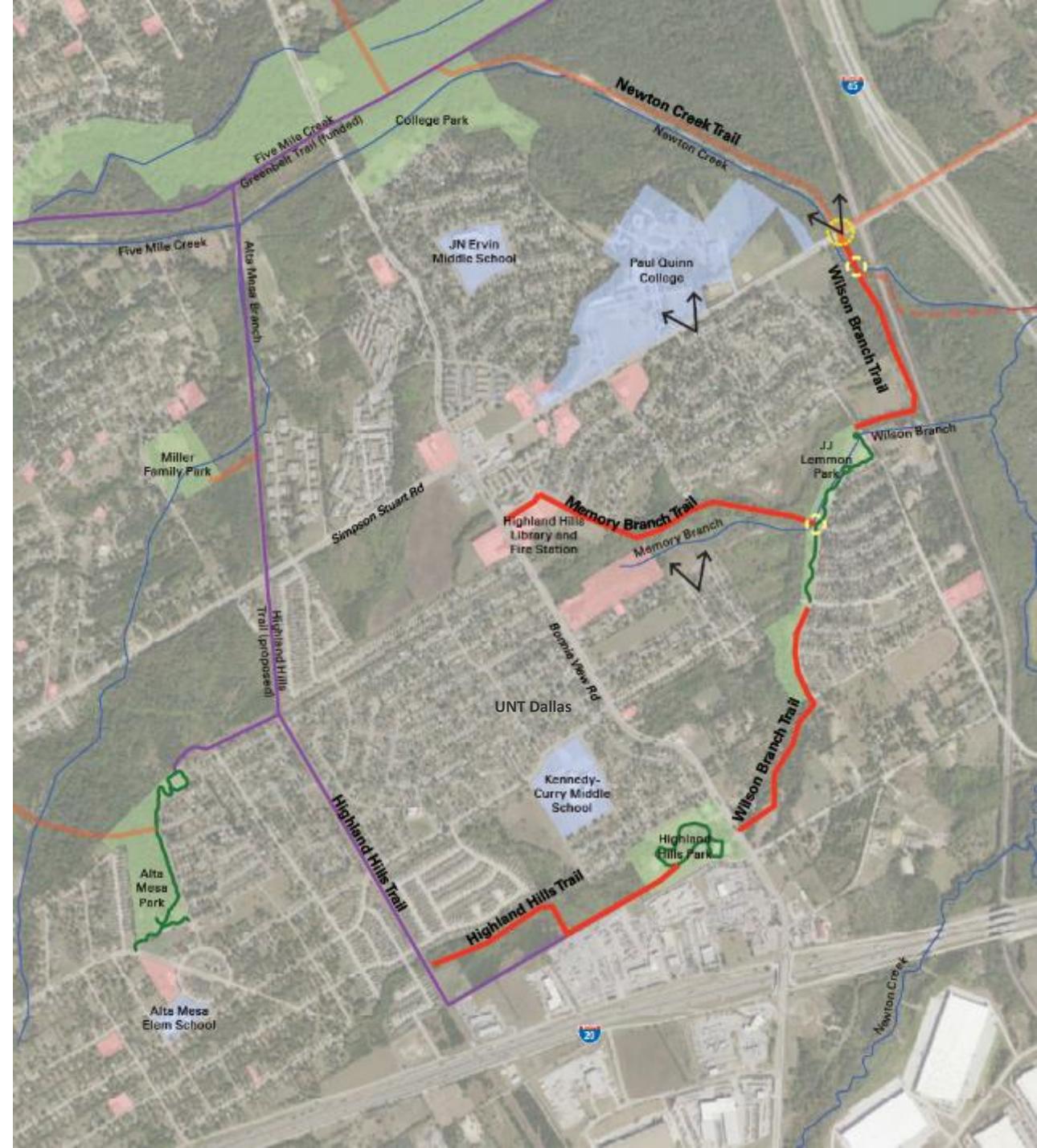
- **Alta Mesa Trail:** Connects Runyon Creek Trail with Alta Mesa Park. This connection forms the southern leg of an approximately 5.5-mile loop, anchored by Glendale Park and Singing Hills Recreation Center.
- **Miller Trail:** Short spur trail connecting Miller Family Park with rest of trail network



# Focus Area F

## HIGHLAND HILLS

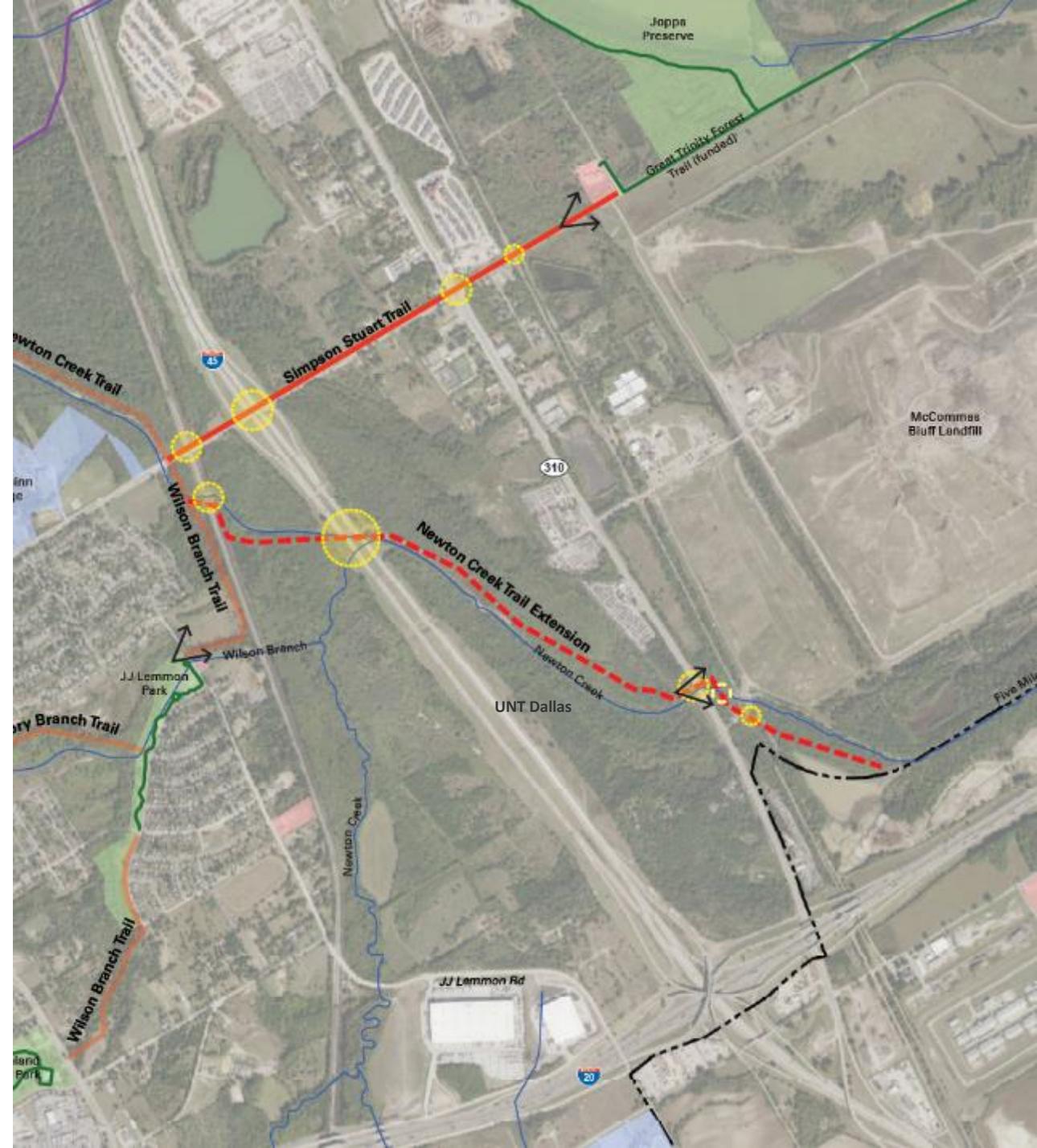
- **Wilson Branch Trail:** Connects Paul Quinn College to Tommie M. Allen Recreation Center at Highland Hills Park.
- **Highland Hills Trail:** Connects Tommie M. Allen Recreation Center to proposed Highland Hills Trail.
- **Memory Branch Trail:** Spur trail connecting Highland Hills Library to rest of trail network.



# Focus Area G

## NEWTON CREEK

- **Simpson Stuart Trail:** Provides sidewalk or on-street connection following Simpson Stuart Rd, across IH-45, and connecting to Great Trinity Forest Trail.
- **Newton Creek Trail Extension:** Trail follows Newton Creek to the Trinity River. Area for future study.



# Focus Area H

## SOUTH PRONG AND PEACOCK BRANCH

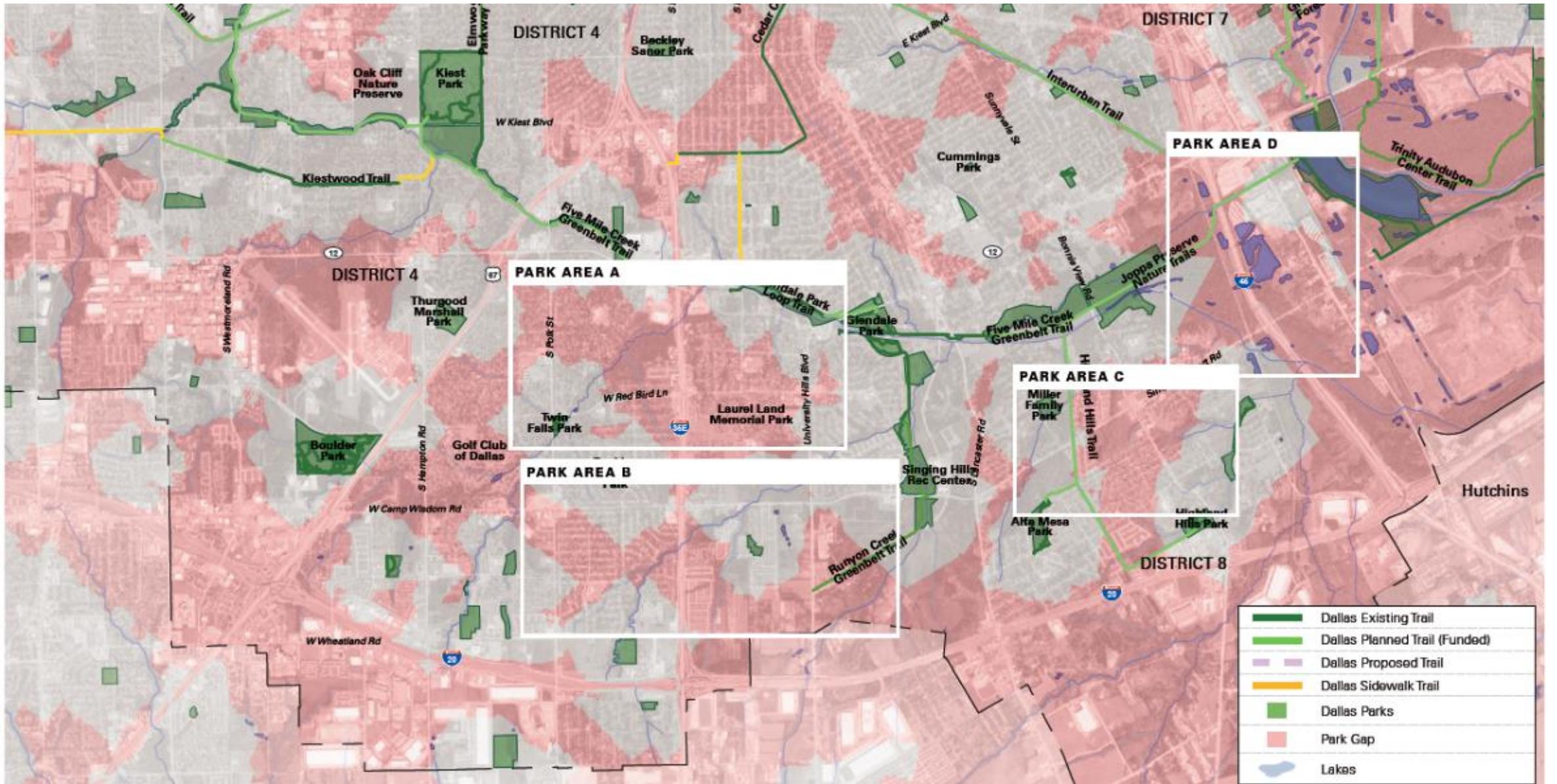
- **South Prong Trail:** Trail follows South Prong across Golf Club of Dallas to connect with Boulder Park. Area for future study.
- **Peacock Branch Trail:** Connects Twin Falls Park to Indian Ridge Park and David W. Carter High School. Area for future study.



# PROPOSED PARKS

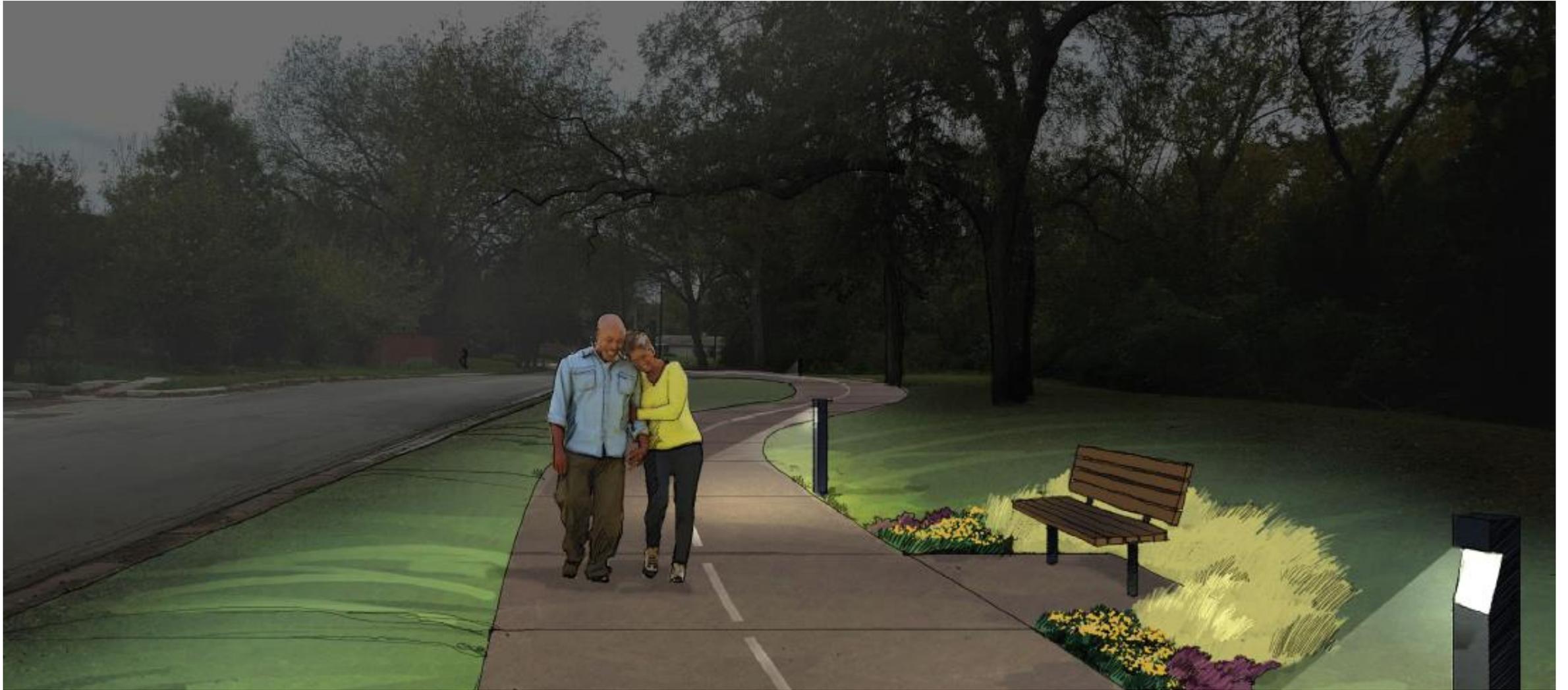


**RENDERING: CROSSING AND ENGAGING WITH WATER**



# PROPOSED PARK AREAS

# IMPLEMENTATION

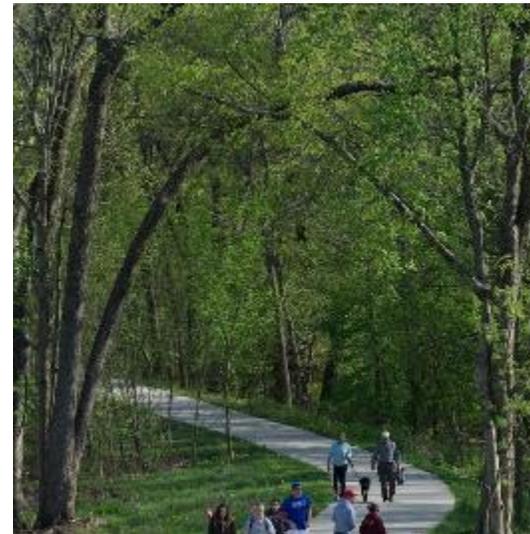
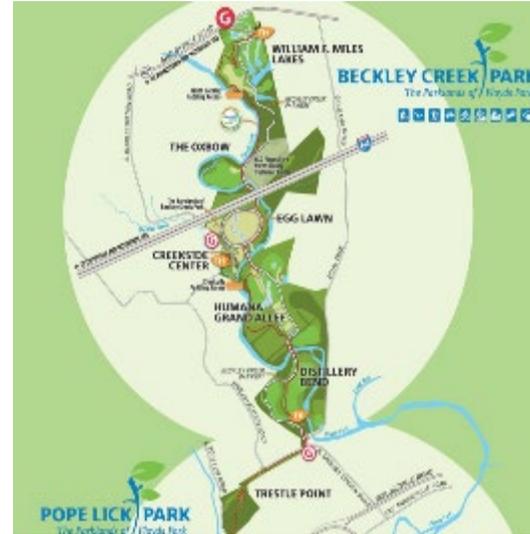


RENDERING: RICKETT'S BRANCH TRAIL

# The Parklands at Floyd's Fork

## AN IMPLEMENTATION MODEL

- 4,000-acre public park system in Louisville, KY
- Network of parks and trails following watershed, provides varied and unique recreation opportunities
- Entire system developed between 2006 - 2016
- Managed by “21<sup>st</sup> Century Parks,” a non-profit organization founded by Dan Jones



# Proposed Timeline

2019 - 2028



# Estimated Costs for Full Implementation

## TRAILS

23.2 miles

Low: \$18.5 million

High: \$27.6 million

## LAND ACQUISITION

\$95,000 per acre

Low (50 acres): \$4,750,000

High: (350 acres): \$33,250,000

## PARK DEVELOPMENT

\$50,000 - \$250,000 per acre

Low: \$17.5 million

High: \$87.7 million

# Phase 1 Opportunity

2019-2021

1. **Simpson Stuart Park:** 40.4 acre community park, featuring natural areas and athletic facilities.
2. **Alice Branch Creek:** One-mile greenbelt with 1.9-acre anchor park.



# Simpson Stuart Park

- 40.4 acres
- 3,567 people within 10-minute walk
- Unique opportunity to co-locate urban wilderness preservation, prairie restoration, and recreation amenities
- Approximately half-mile from Paul Quinn College





# Simpson Stuart Park

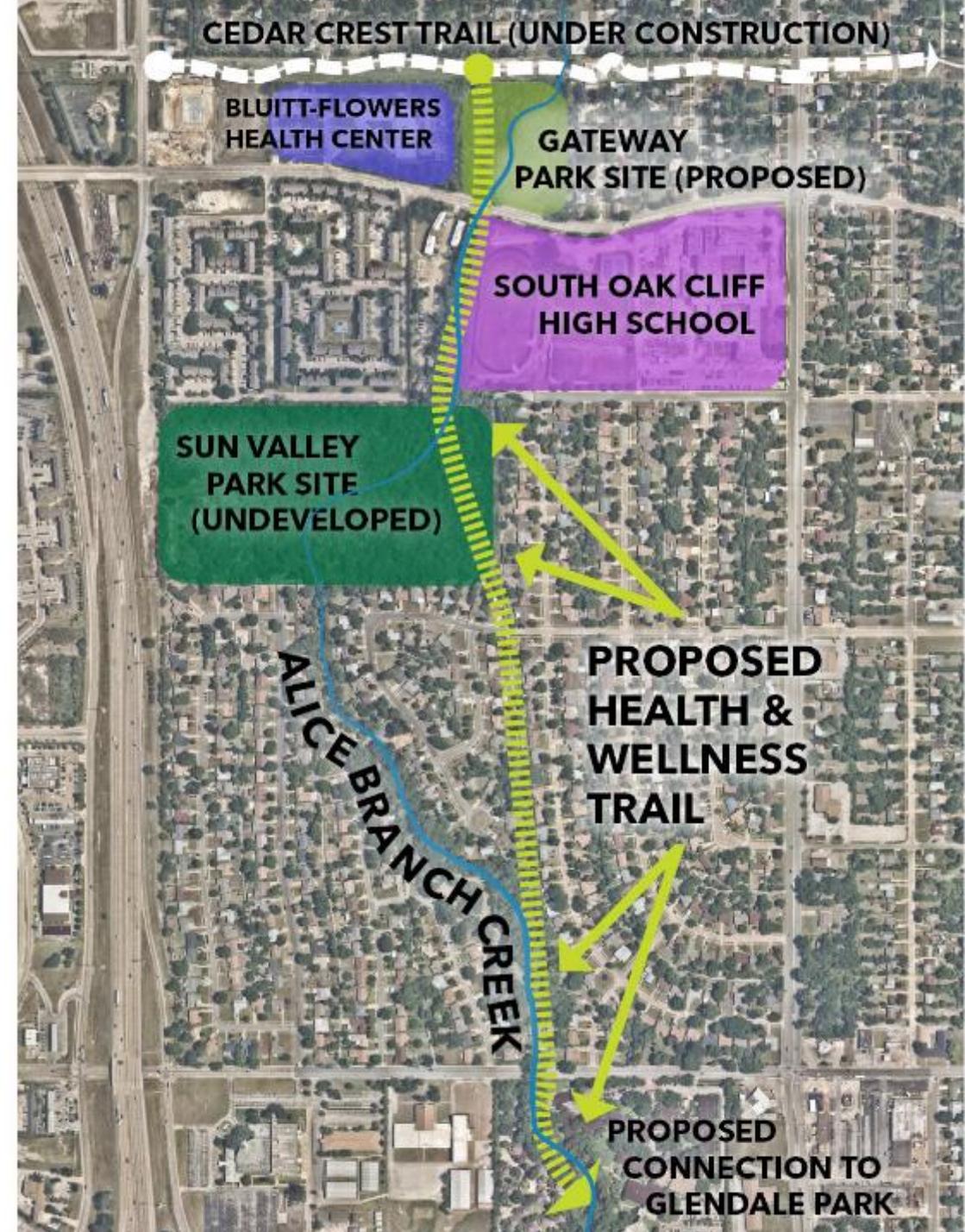
- First phase development to include:
  - Prairie restoration
  - Soft surface nature trails with interpretation
  - Athletic facilities to meet community needs
- Potential partners: Paul Quinn College, UNT Dallas, Groundwork Dallas

*“A renaissance opportunity for Highland Hills” – Bob Mong*

# Alice Branch Creek

## HEALTH AND WELLNESS TRAIL

- Approximately 1-mile long greenbelt following Alice Branch Creek, anchored by a 1.9-acre neighborhood park
- Connects key community institutions, including Cedar Crest Trail, Parkland Bluit-Flowers Health Center, South Oak Cliff High School, and Glendale Park



# Alice Branch Creek

## HEALTH AND WELLNESS TRAIL

- Improved health, education, and public safety outcomes
- Will create multi-generational gathering space for community
- Will serve nearly 7,000 people within a 10-minute walk
- South Oak Cliff High School and Alumni Association are key supporters and advocates



# Leveraged Funding

## Potential Public Sources:

- National Endowment for the Arts
- National Fish and Wildlife Foundation
- National Park Service Outdoor Recreation Legacy Partnership
- TxDOT Safe Routes to School
- Texas Parks & Wildlife Urban Outdoor Grant
- Capital Bond Funds
- Dallas Tree Mitigation Fund
- Dallas Park Land Dedication Ordinance

## Philanthropic Support Received to Date:

- Sapphire Foundation
- Community Impact Fund of the Dallas Foundation
- Trust for Public Land Community Impact Fund
- Katherine Carmody Trust, Bank of America, N.A., Trustee
- Rosewood Foundation



# Outcomes

- **HEALTH:** Nearby greenspace associated with 48.8% increase in physical activity.<sup>1</sup>
- **EDUCATION:** Students with access to greenspace have higher standardized test scores.<sup>2</sup>
- **PUBLIC SAFETY:** Converting vacant lots to parks associated with reductions in vandalism and assaults.<sup>3</sup>
- **ECONOMIC GROWTH:** Dallas parks have a 1-to-7 economic impact.<sup>4</sup>
- **COMMUNITY VITALITY:** Parks increase social interactions between neighbors.<sup>5</sup>

A HEALTHIER, MORE CONNECTED,  
AND MORE RESILIENT DALLAS



*“The waterways and green spaces of Five Mile Creek have the capacity to become wonderful parts of our city’s resilience systems and social infrastructure – if only we have the vision.” – Chris Dowdy, VP of Academic Affairs, Paul Quinn College*

# Thank you.

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