



The Emerald Bracelet Dallas, Texas

October 2005



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TABLE OF CONTENTS:

Tab I

Project Summary
Emerald Bracelet Master Illustrative Plan

Tab II

Woodall Rodgers Freeway Segment

Tab III

U.S. Highway 75 Segment

Tab IV

Interstate Highway 30 Segment

Tab V

Interstate Highway 35E (Stemmons Freeway) Segment

Tab VI

Design Standards



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PROJECT SUMMARY

BACKGROUND:

The Emerald Bracelet is an idea for a continuous greenbelt encircling Downtown Dallas at its perimeter freeway loop. This idea was born out of early conceptual planning by the Inside the Loop Committee appointed by Dallas Mayor Laura Miller in April 2002, and was reinforced by the report of the Downtown Parks Master Plan team two years later.

Both groups put forth a vision for open space which might accomplish several purposes. First, in its simplest form, it would create a beautifully landscaped foreground against which Downtown's dramatic skyline would be viewed by thousands of daily visitors and commuters upon approach. Second, it might expand to include several larger park areas or deck parks in which active recreation might take place. And finally, the Emerald Bracelet might contain a continuous jogging or walking trail which would provide a 5.2-mile circuit appealing to Downtown residents, office workers and visitors – and which would connect the Katy Trail, East Dallas Veloway and Trinity River Trails.

Much of the land that would become the Emerald Bracelet is already in public ownership, but is disused excess right-of-way or lies beneath unsightly overhead structures without a cohesive plan. Vibrant neighborhoods, such as Uptown, Bryan Place and Deep Ellum are now separated from Downtown by these uninviting stretches of right-of-way. Attention to lighting, landscape and linkage could help cause the adjacent vitality (and therefore private investment) to “spill in” to Downtown.

THE PLANNING PROCESS:

Following the early concepts articulated by the Inside the Loop Committee, the idea for an Emerald Bracelet was endorsed and advanced in the Downtown Parks Master Plan (Carter and Burgess, June 2004) which referred to open space at Downtown's perimeter as “edge parks”, and recommended seven specific sites as key opportunities for development as parks. Several of these were incorporated into the plans for the Emerald Bracelet, including the Woodall Rodgers Deck Park, portions of Gateway Park, Farmers Market East Park, two deck parks over the Interstate 30 canyon, Reunion Gateway Park and Jubilee Commons.

In late 2004, with financial underwriting from Belo Corp. through The Dallas Foundation, Good Fulton and Farrell Architects was engaged to prepare the attached report. The objectives of the report were to bring greater specificity to the recommendations of the Inside the Loop Committee and the Downtown Parks Master Plan. Our team prepared detailed maps of ownership and existing land uses, made recommendations regarding which parcels of land should be incorporated to create the Bracelet and where a trailway could feasibly be routed to create a continuous pedestrian and bicycle circuit. Additional consultants in the preparation of the report included Jacobs Civil (Mark Goode, Terry Watson and Jeremy Wyndham), authors of the Comprehensive Transportation Plan for the Dallas Central Business District to which this report is appended. Jacobs Civil addressed matters of traffic and transportation. TBG Partners (Jim Mansky and Ken Howell) served as landscape architects to establish design standards for paving materials, lighting, street furnishings and to prepare a palette of landscape materials. The sum of their efforts is directed to establish a consistency through the system during years of phased implementation.

The planning process proceeded through four phases over a period of several months. Those phases were data collection, mapping and analysis, priorities and recommendations and implementation strategies. Downtown stakeholders from the public and private sectors were engaged periodically throughout the process.

RECOMMENDED ACTIONS:

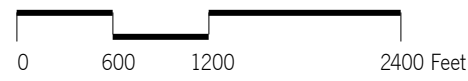
1. Adopt this report as a part of the Comprehensive Transportation Plan for the Dallas Central Business District, thereby giving the Emerald Bracelet official status as a part of the City of Dallas Thoroughfare Plan. (This action has been accomplished.)
2. Pursue with the City of the Dallas creation of a formal ordinance which, as a condition of platting, would mandate dedication of an access easement across properties which lie in the path of the Bracelet
3. Work with the Texas Department of Transportation to pursue cooperative landscape and irrigation enhancement of all Emerald Bracelet parcels which are within TxDOT right of way, including the removal of physical and landscape barriers between Downtown and adjoining districts. In addition, request permission to install any trailway sections which traverse these parcels. TxDOT has a landscape cost sharing program.
4. Conduct meetings with major private property owners who abut the Bracelet, such as Billingsley, Woodbine, Hunt Consolidated, Chavez, Camden and Transcontinental Realty. The purpose of these meetings would be to inform the property owners of the concept for the Bracelet and to secure their support and cooperation for the idea.



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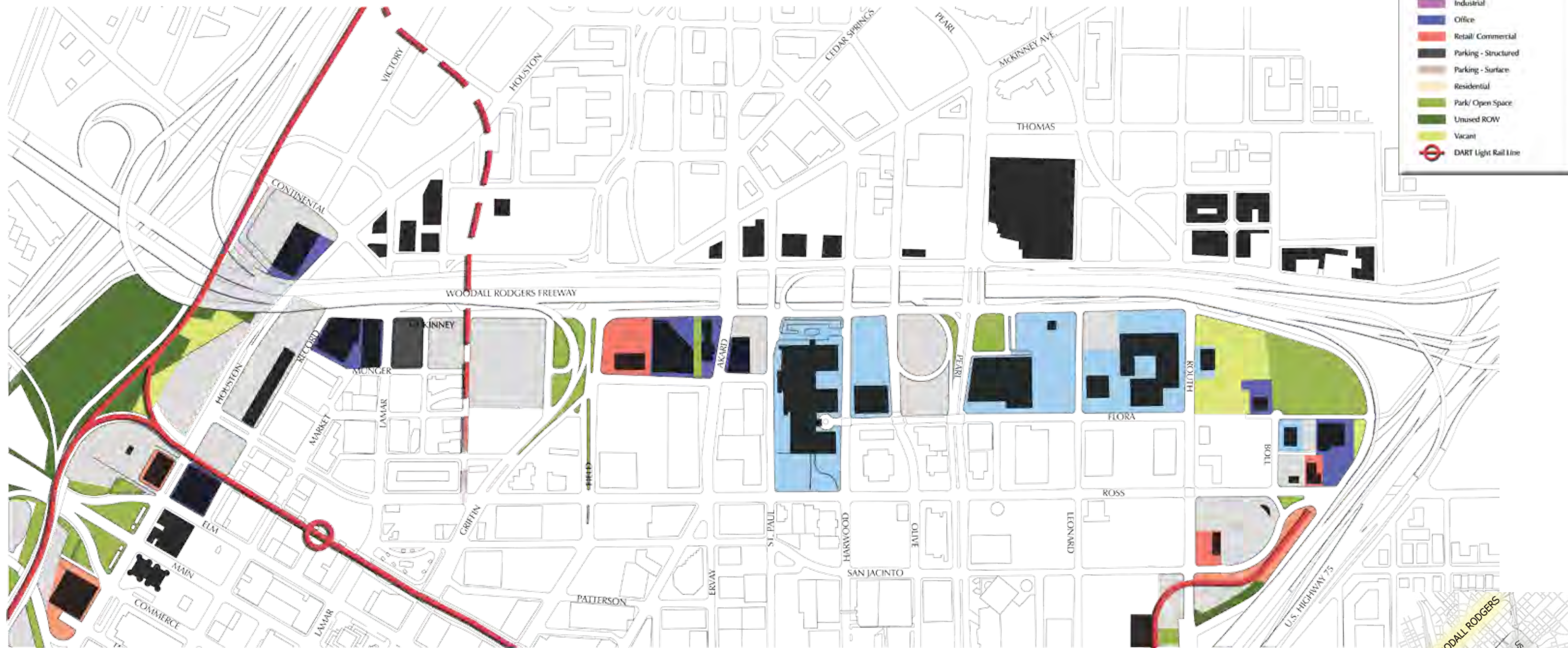
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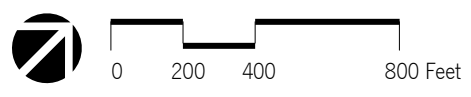
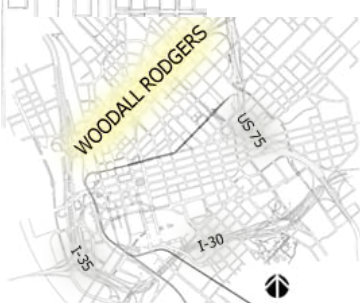
Master Illustrative Plan

**Emerald Bracelet
Dallas, Texas**



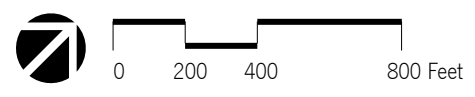
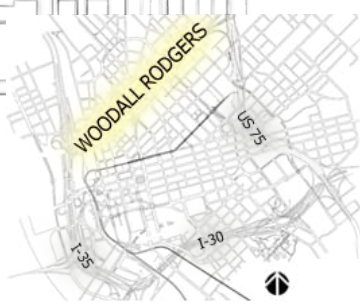
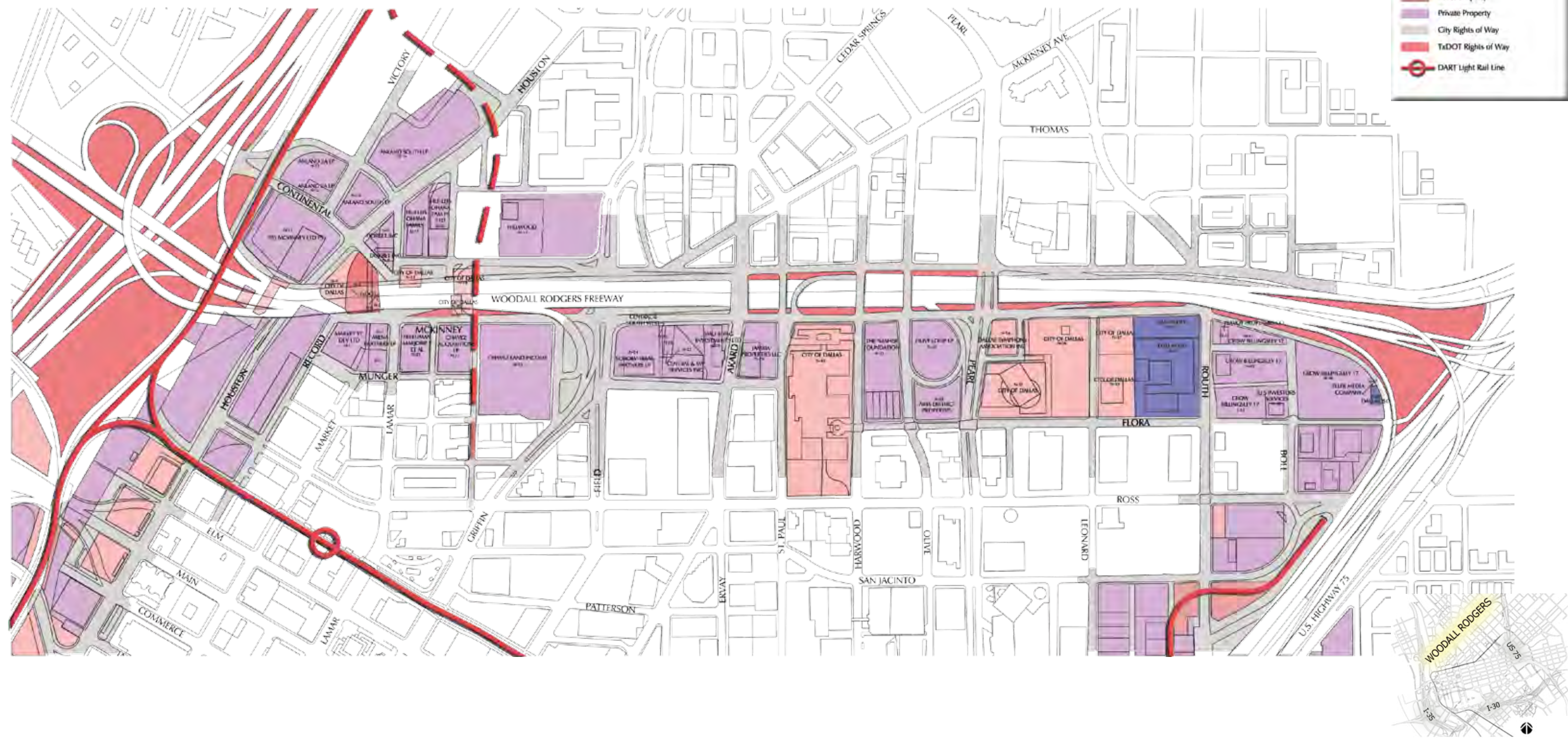
Legend

- Cultural/ Educational
- Governmental
- Hotel
- Industrial
- Office
- Retail/ Commercial
- Parking - Structured
- Parking - Surface
- Residential
- Park/ Open Space
- Unused ROW
- Vacant
- DART Light Rail Line



Legend

- City Property
- DISD Property
- DART Property
- Private Property
- City Rights of Way
- TxDOT Rights of Way
- DART Light Rail Line



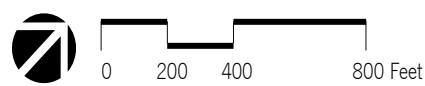
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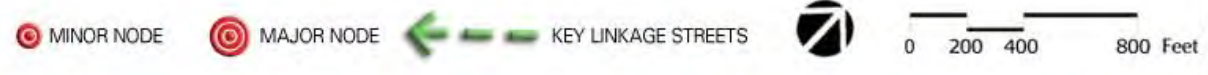
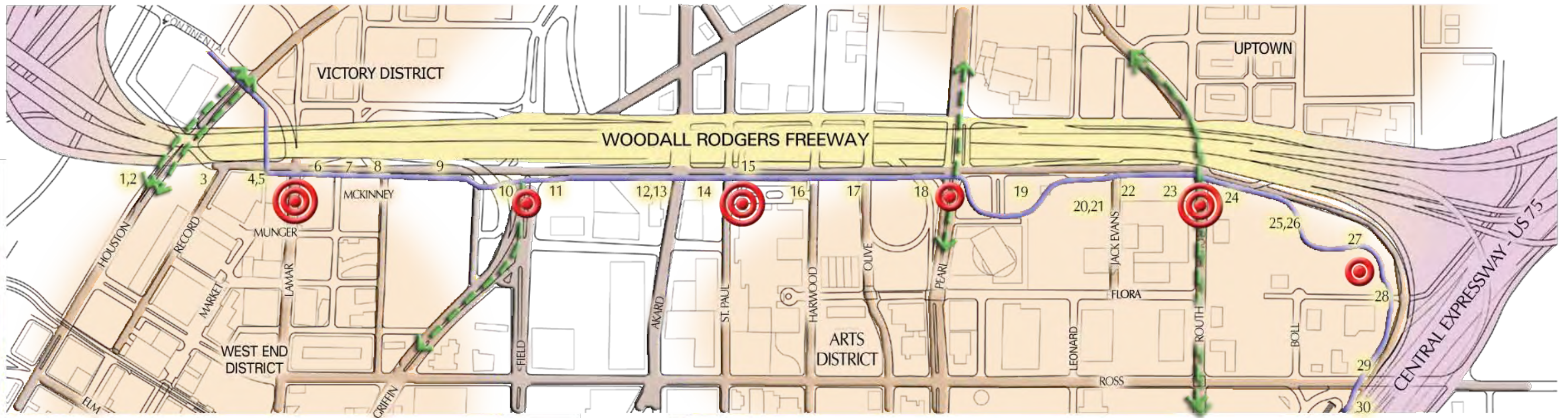
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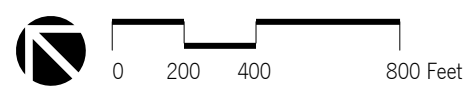


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Property Ownership
Woodall Rodgers Freeway Segment
 Emerald Bracelet
 Dallas, Texas

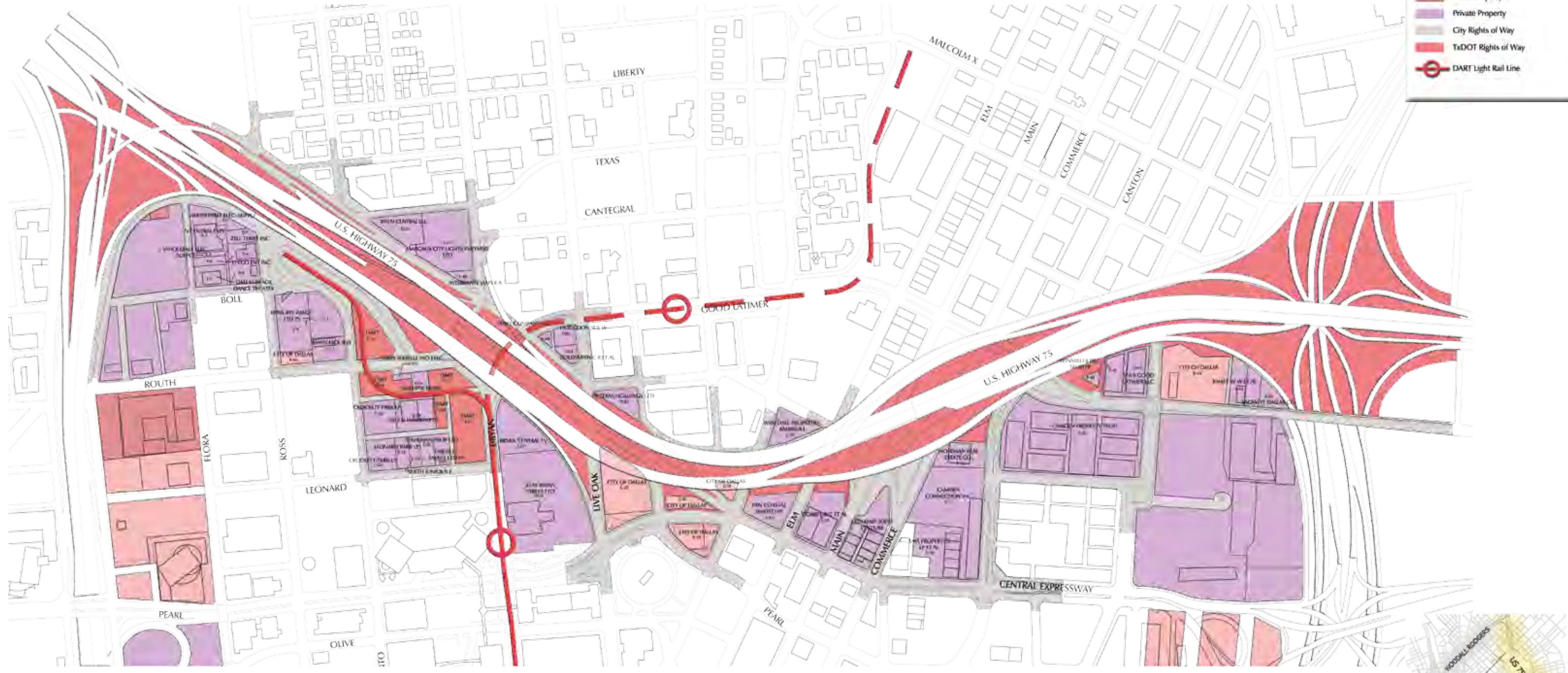


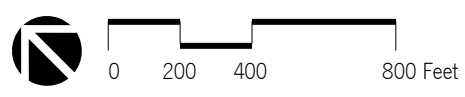


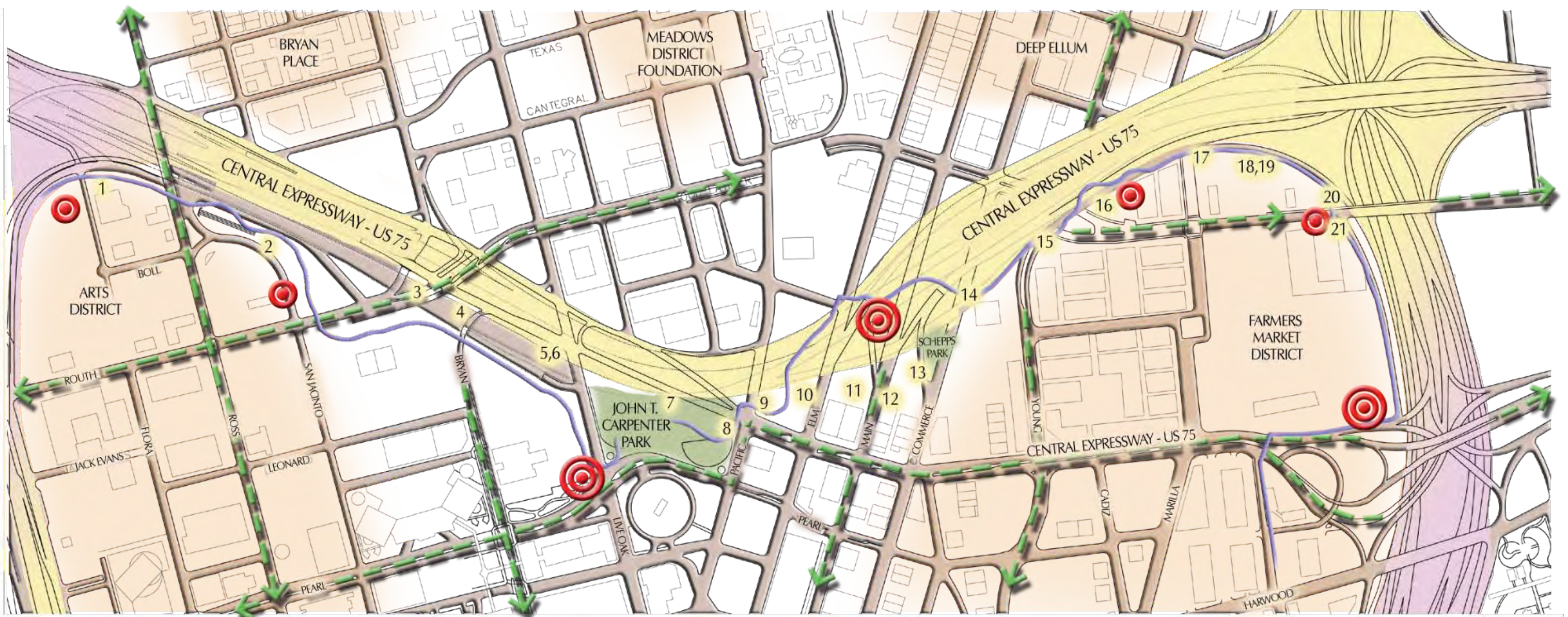


Legend

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- DART Light Rail Line





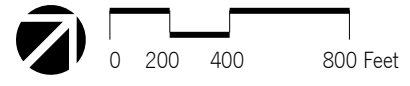


● MINOR NODE
 ◎ MAJOR NODE
 → KEY LINKAGE STREETS
 0 200 400 800 Feet



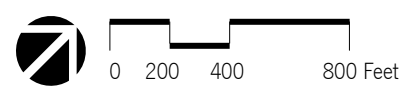
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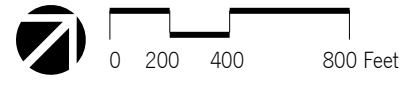
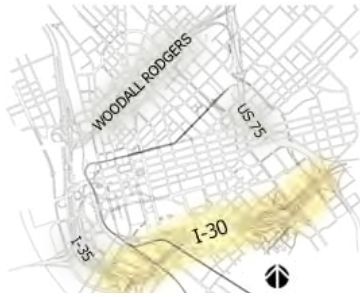
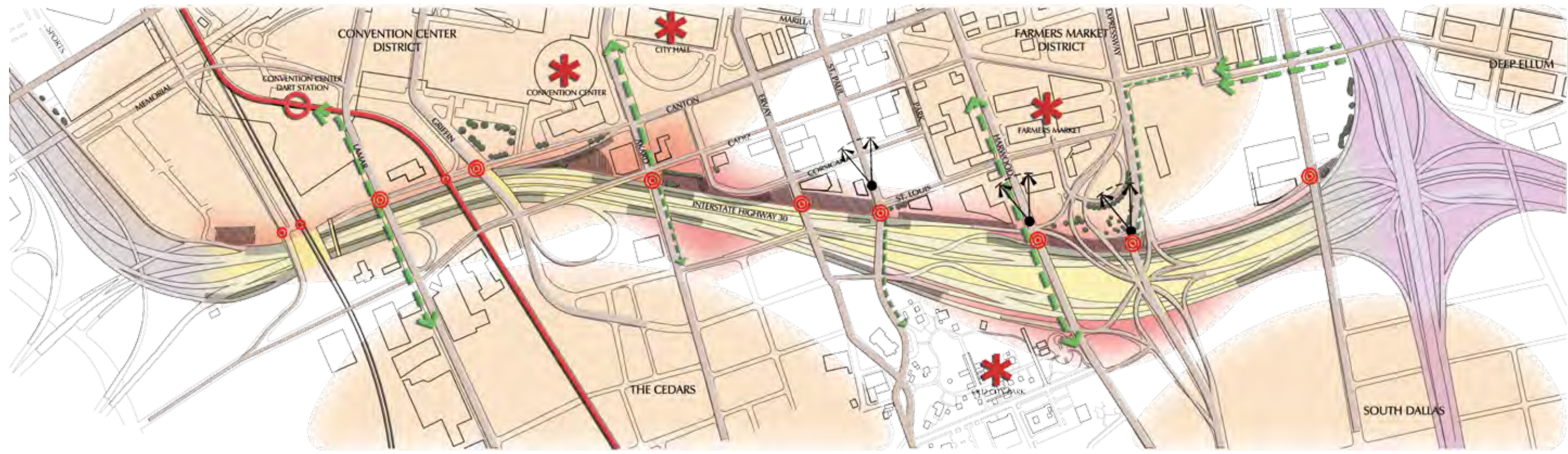
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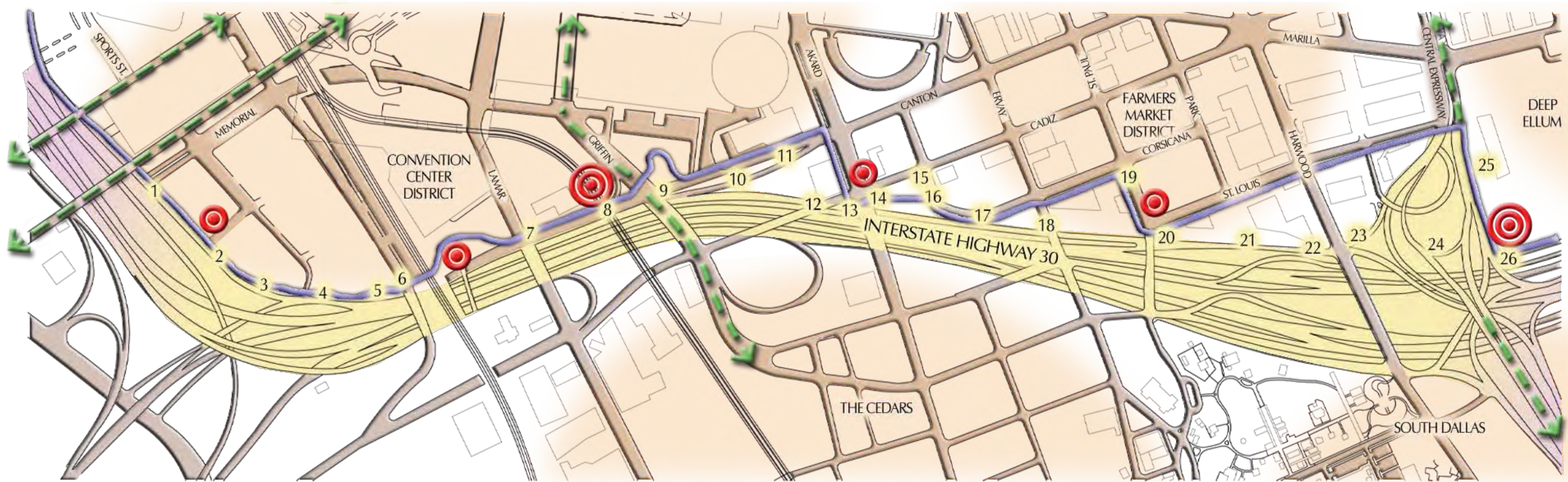
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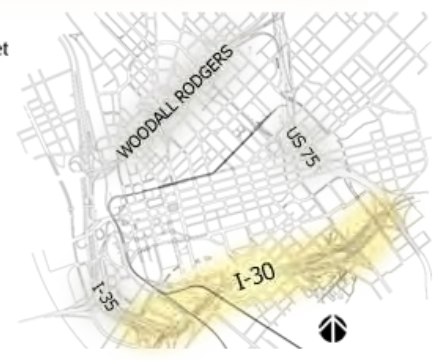
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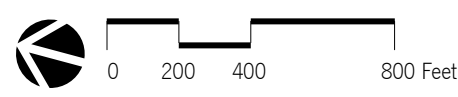
- Major Pedestrian Crossing
- Minor Pedestrian Crossing
- Major Pedestrian Linkage
- Minor Pedestrian Linkage
- Point of Interest
- Existing Trees
- Panoramic View
- Intensely Sloped Areas
- Park
- DART Light Rail Line
- Prominent Building Face
- Highways above Grade
- Highways at Grade
- Highways below Grade
- "Canyon Effect"
- Highway Noise Level

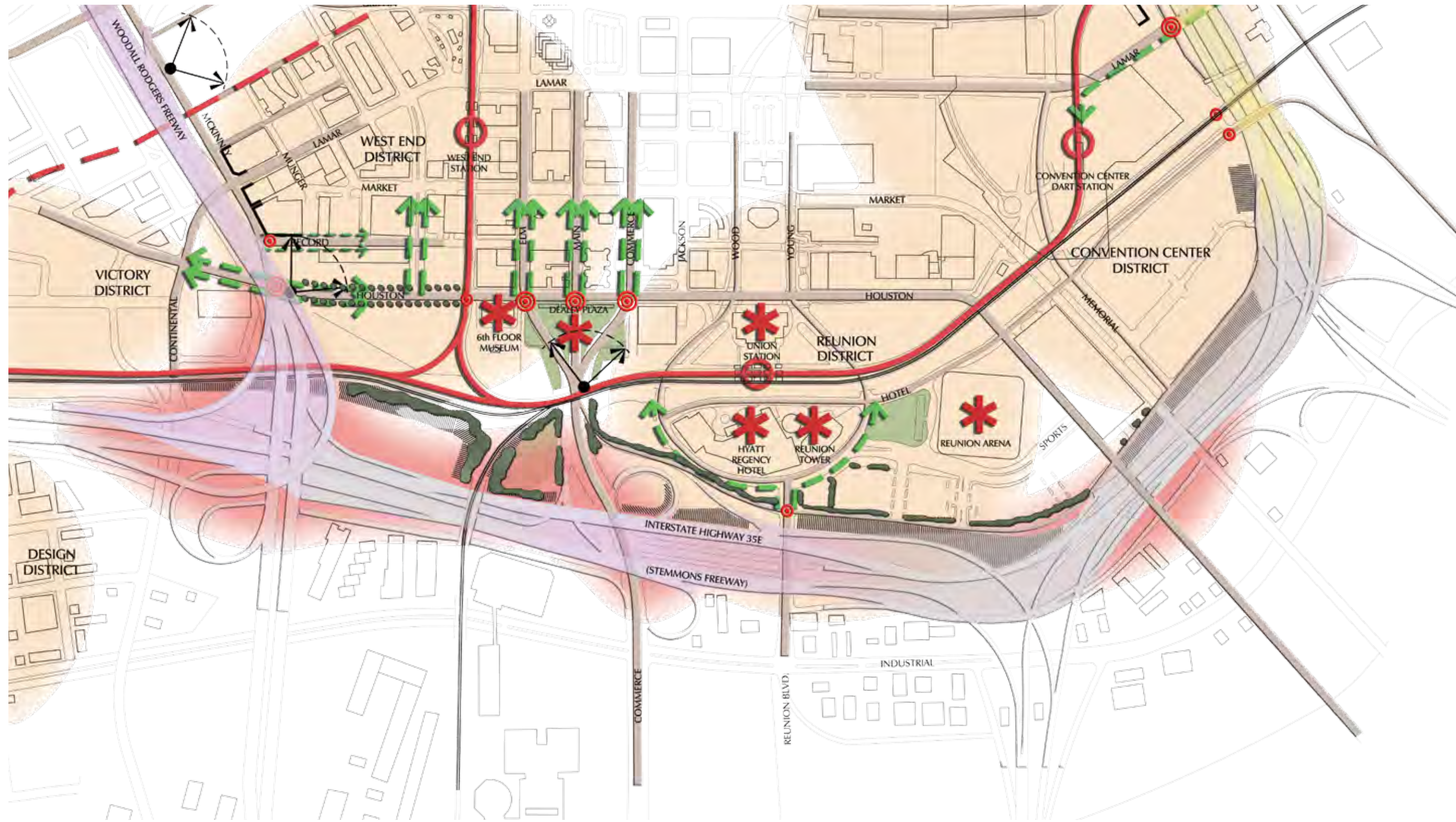




MINOR NODE
 MAJOR NODE
 KEY LINKAGE STREETS
 0 200 400 800 Feet

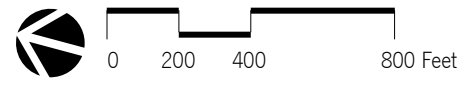


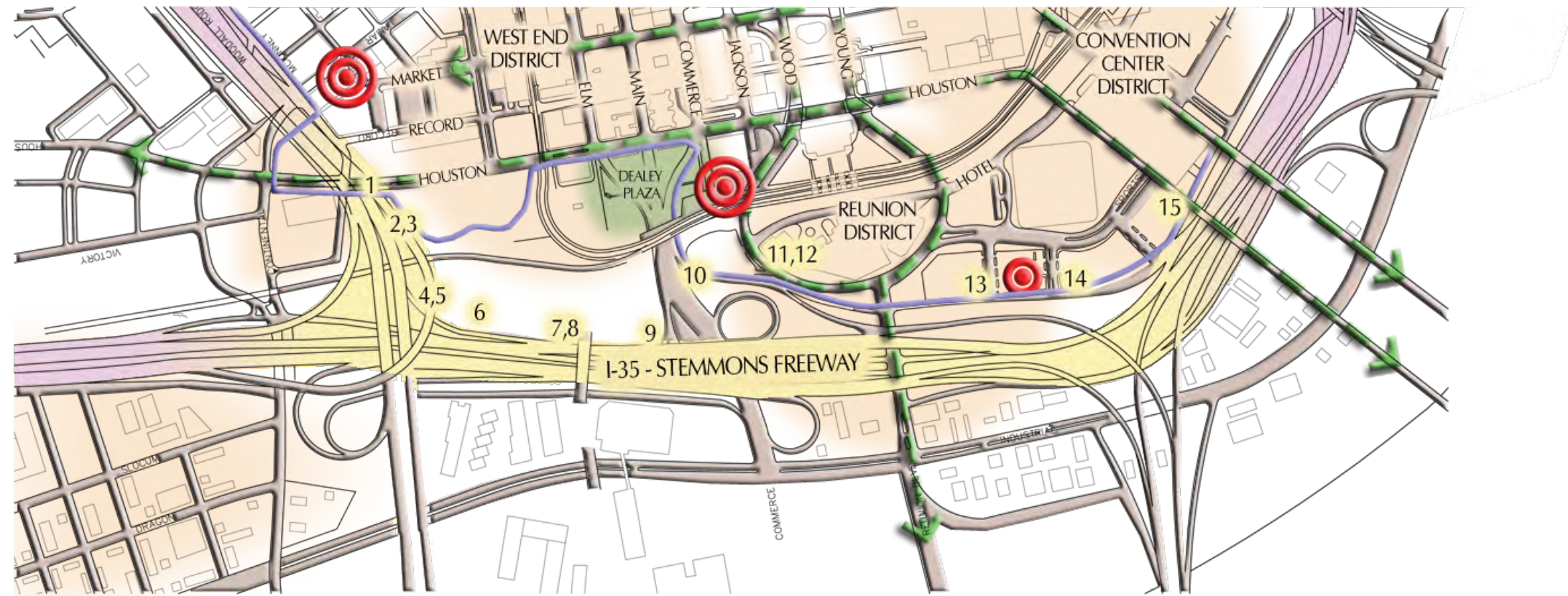




Legend

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- Minor Pedestrian Crossing
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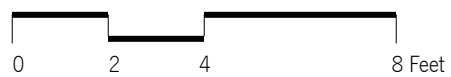
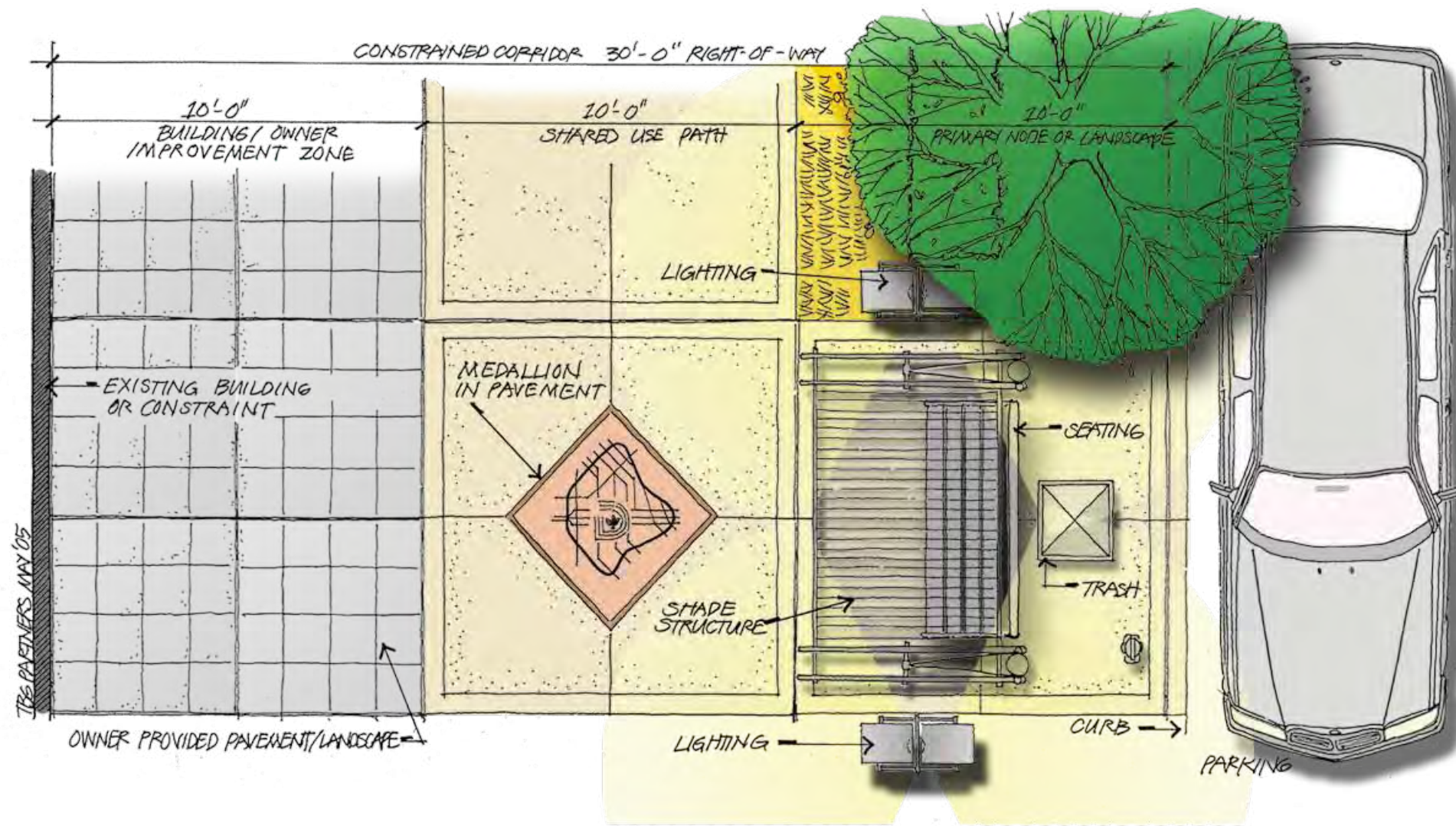
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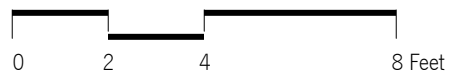
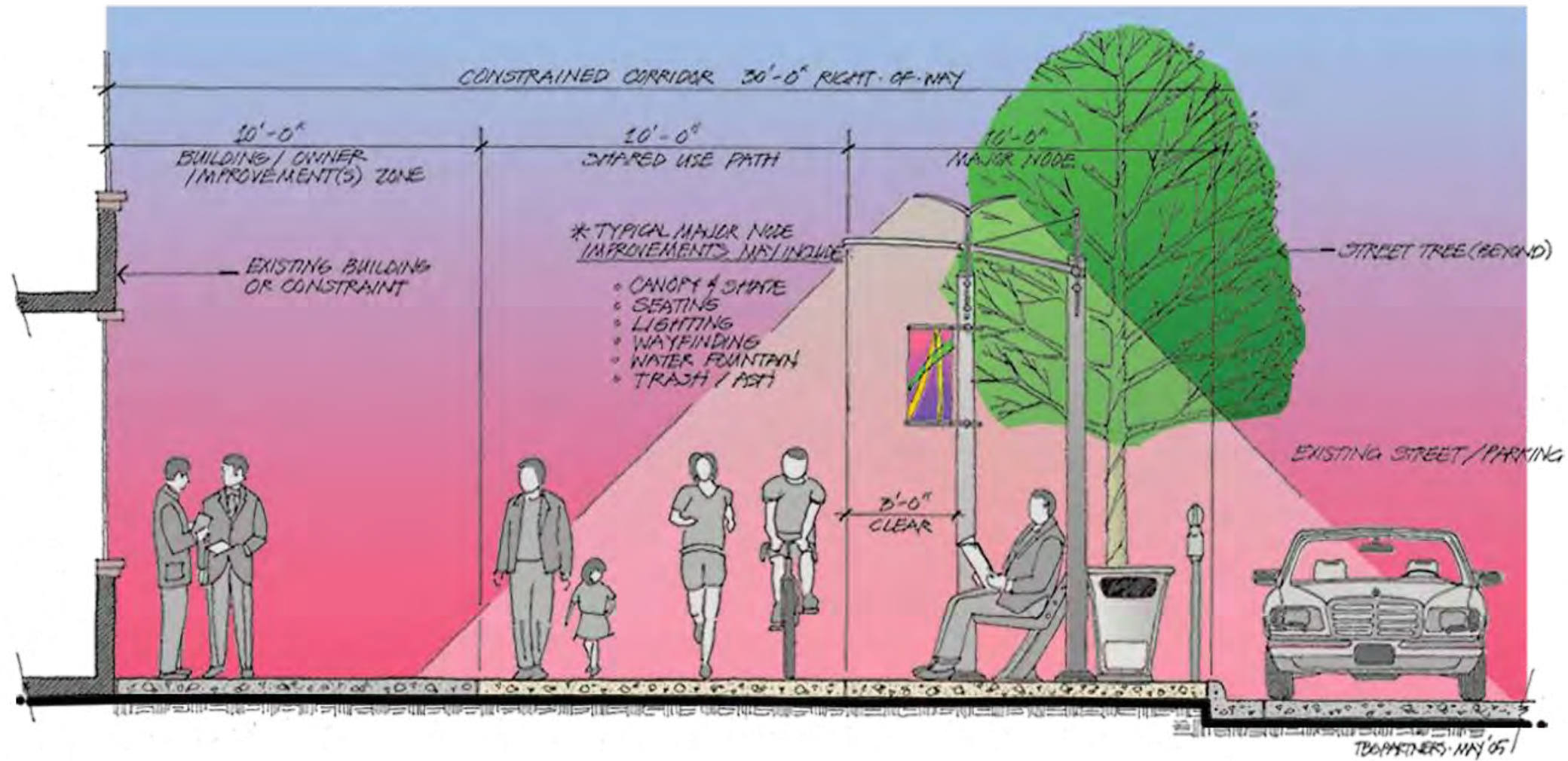


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**Photo Documentation
Interstate Highway 35E Segment**

**Emerald Bracelet
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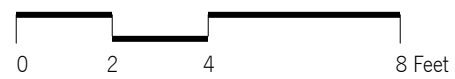
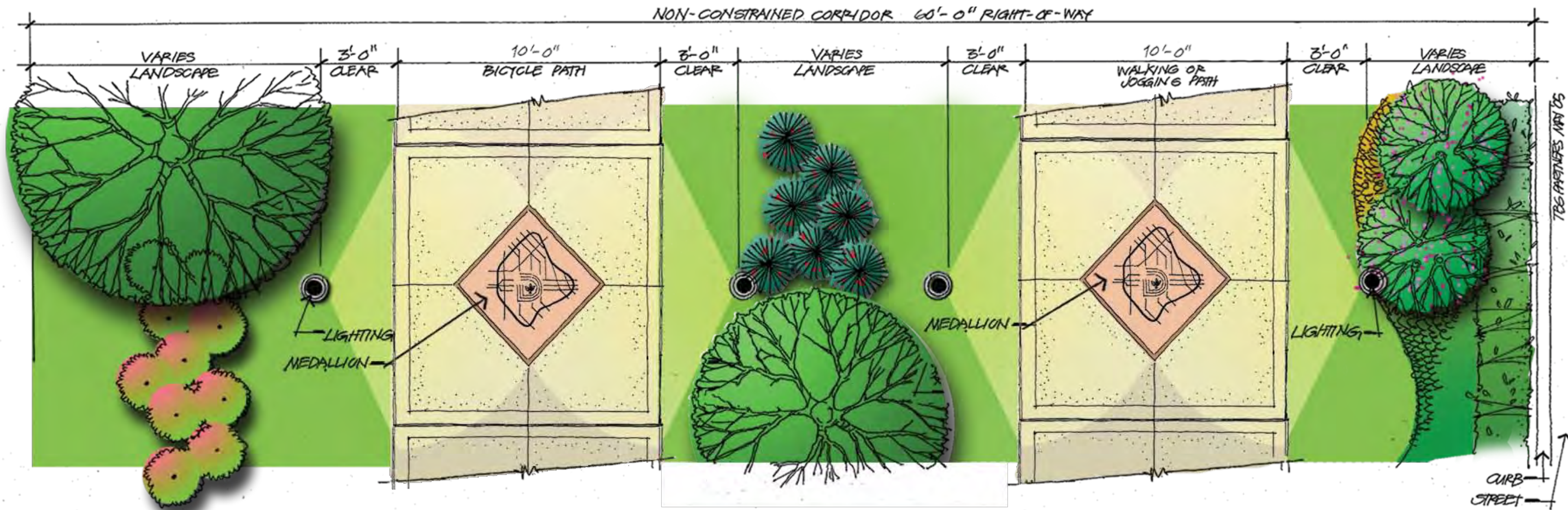
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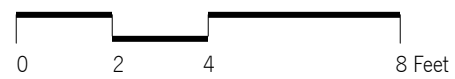
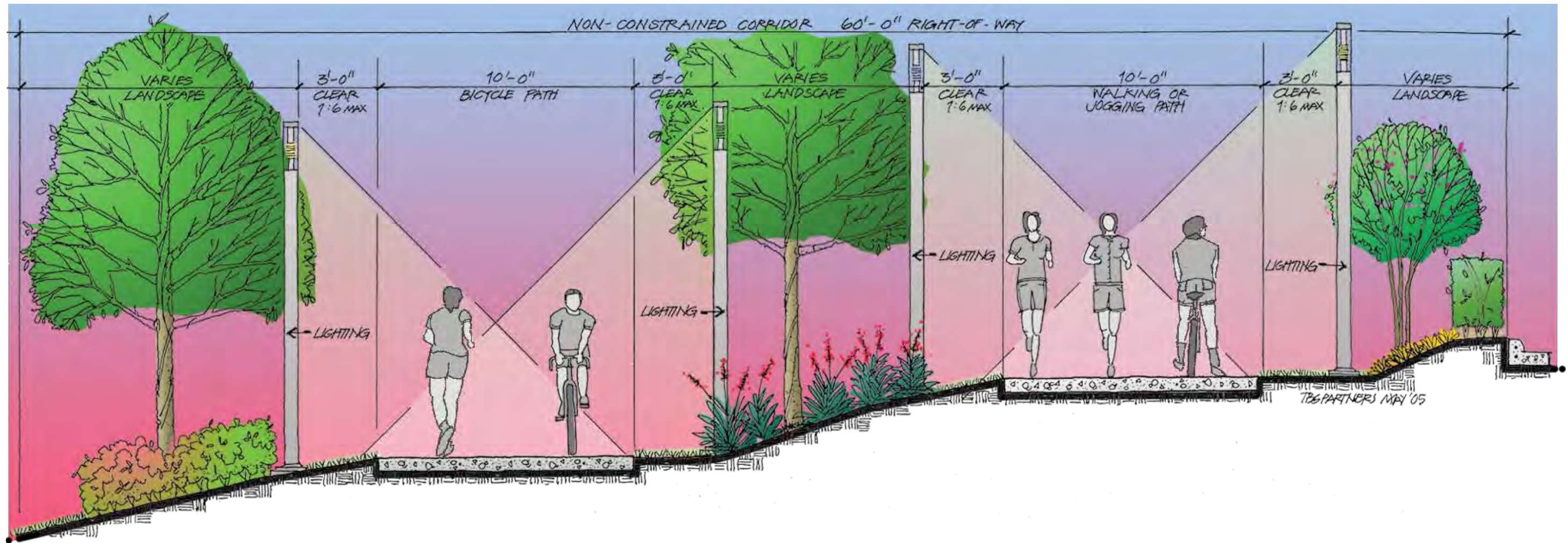


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Section - Constrained Trail Corridor

**Emerald Bracelet
Dallas, Texas**







American Holly



Nelly R. Stevens Holly



Leyland Cypress



Live Oak

EVERGREEN TREES



Pin Oak



River Birch



Ginkgo



Cedar Elm

DECIDUOUS TREES



Youpon Holly



Vitex



Oklahoma Red Bud

ORNAMENTAL TREES



Bridal Wreath Spirea



Forsythia



Red Yucca



Juniper

SHRUBS



Japanese Blood Grass



Mexican Feather Grass



Maiden Grass

ORNAMENTAL GRASSES



Trumpet Vine



Lady Banks Rose



Clematis



Silver Lace Vine

VINES



Lantana



Day Lily



Autumn Sage



Rosemary

GROUNDCOVERS



NODE LIGHTING



PATH LIGHTING



BENCH



RECEPTACLE



ASH URN



BOLLARD



BIKE RACK



MEDALLION



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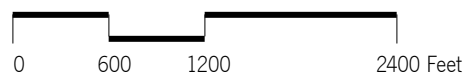
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Landscape Materials

**Emerald Bracelet
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