

CAPITAL INFRASTRUCTURE BRIEFING

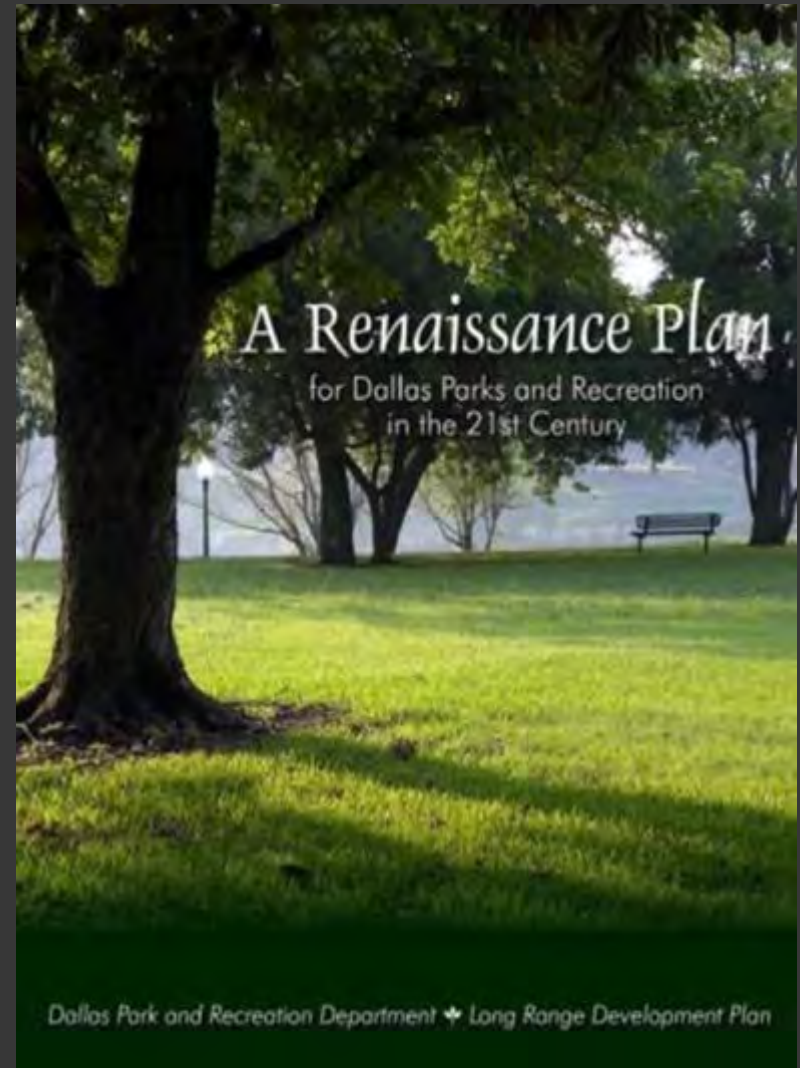
Park and Recreation Board
April 16, 2015

OVERVIEW

- Review of 2006 and 2012 Bond programs
- Preparing Needs Inventory for 2017 Bond Program
- Next Steps

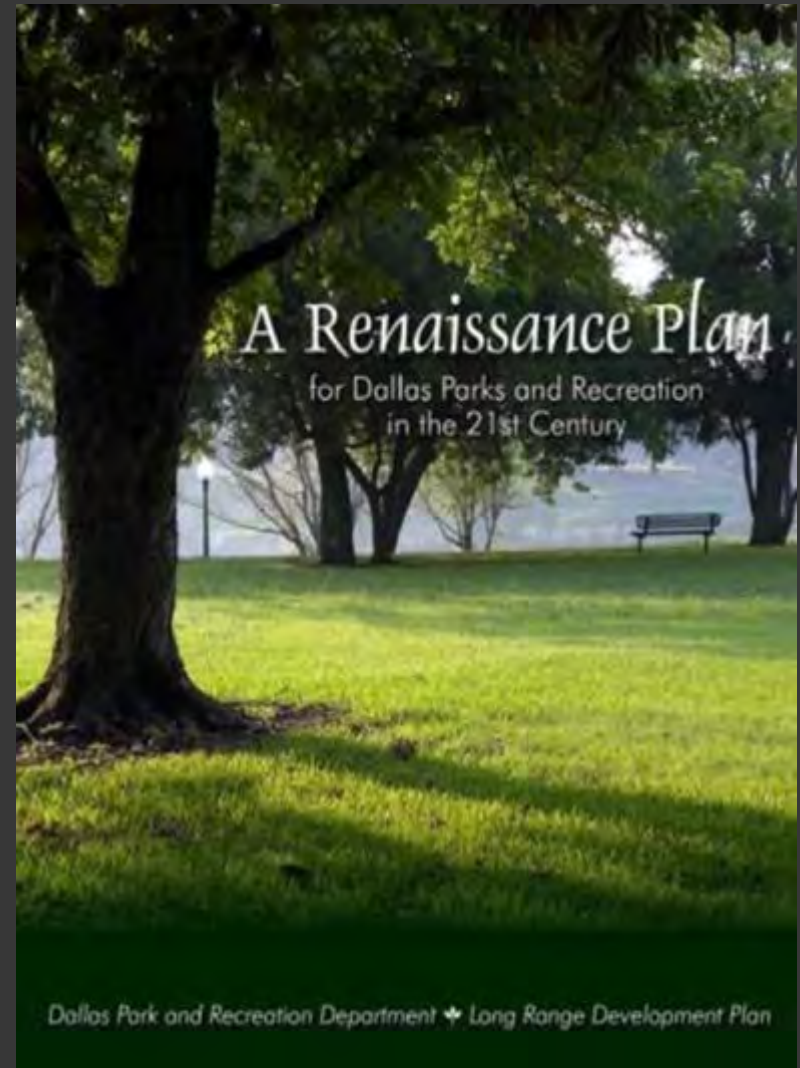
RENAISSANCE PLAN

- The *Renaissance Plan*, adopted in 2002, established the Dallas Park and Recreation Department's vision to become a premier park system in the United States
- The fulfillment of the mission to "*recover, regain, and reposition*" the park system is supported by:
 - Upgrading current parks in the system
 - Providing new facilities and services
 - Building new sports complexes
 - Implementing a regional trail network
 - Enhancing signature park destinations
 - Showcasing historic parks



RENAISSANCE PLAN

- Established the goals and needs for the park system
- Guided the formation of bond programs
 - 2003
 - 2006
 - 2012
- Bond programs are essential for Dallas to be a premier park system

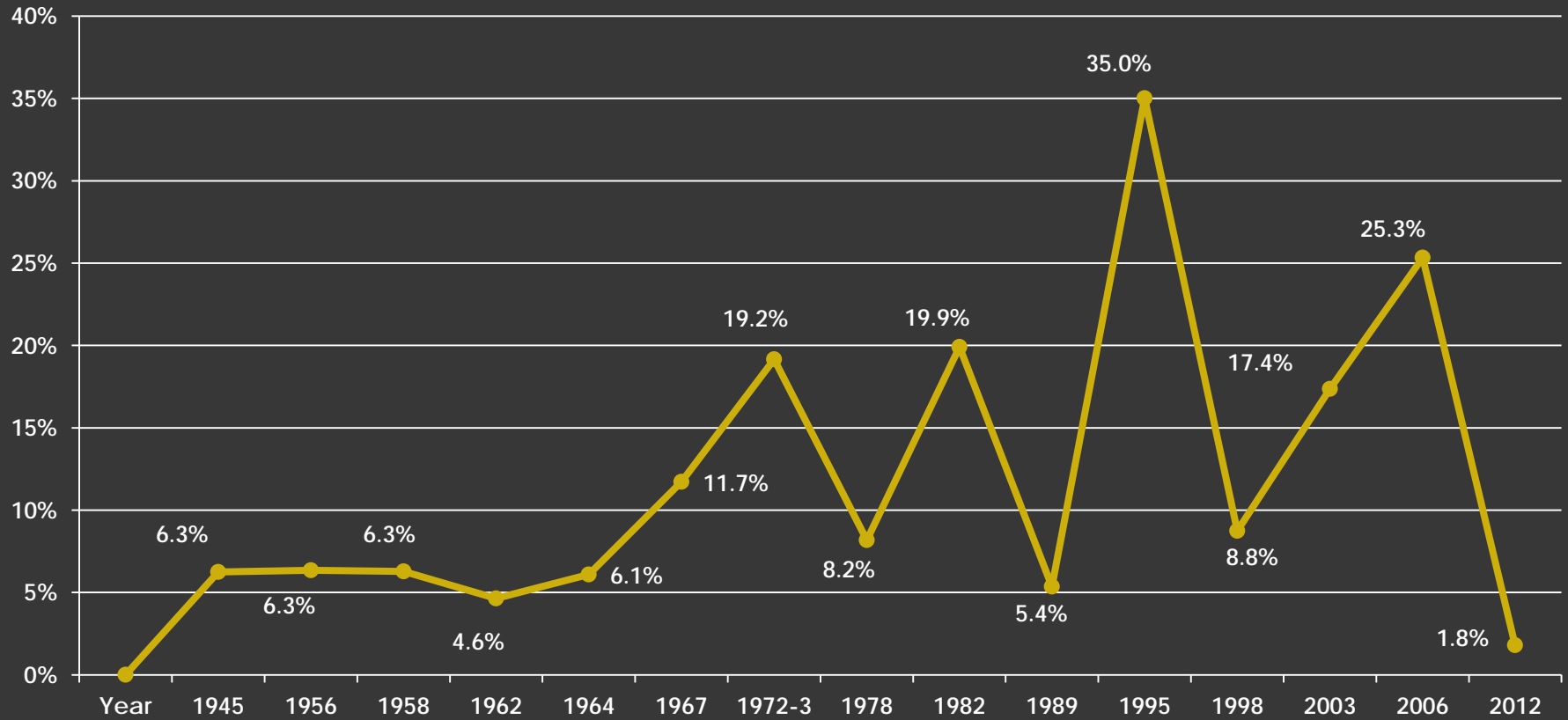


BOND PROGRAMS

Year	Total	DPR	2014T	2014DPR	DPR%	Notes
1913		\$500,000		\$11,991,566		
1916		\$250,000		\$5,445,711		
1919		\$300,000		\$4,117,335		
1923		\$325,000		\$4,512,616		
1925		\$250,000		\$3,391,900		
1927		\$1,500,000		\$20,468,362		
1934		\$3,000,000		\$53,156,642		Centennial-Fair Park
1945	\$40,000,000	\$2,500,000	\$527,628,890	\$32,976,806	6.3%	
1956	\$41,000,000	\$2,600,000	\$357,895,330	\$22,695,801	6.3%	
1958	\$51,000,000	\$3,200,000	\$418,999,410	\$26,290,159	6.3%	
1962	\$49,500,000	\$2,300,000	\$389,169,980	\$18,082,646	4.6%	
1964	\$52,500,000	\$3,200,000	\$402,104,270	\$24,509,213	6.1%	
1967	\$175,000,000	\$20,500,000	\$1,244,035,180	\$145,729,840	11.7%	
1972-3	\$120,000,000	\$23,000,000	\$641,710,810	\$122,994,570	19.2%	
1978	\$163,735,000	\$13,385,000	\$596,259,080	\$48,742,960	8.2%	
1982	\$247,070,000	\$49,200,000	\$607,902,290	\$121,053,920	19.9%	
1989	\$60,700,000	\$3,250,000	\$116,227,280	\$6,223,042	5.4%	
1995	\$174,700,000	\$61,184,000	\$272,175,490	\$95,322,180	35.0%	
1998	\$543,500,000	\$47,560,000	\$791,686,110	\$69,278,000	8.8%	Trinity River Program
2003	\$579,000,000	\$100,500,000	\$747,139,710	\$129,684,870	17.4%	
2006	\$1,350,000,000	\$342,000,000	\$1,589,953,120	\$402,788,120	25.3%	
2012	\$642,000,000	\$11,600,000	\$663,919,730	\$11,996,060	1.8%	

BOND PROGRAMS

DPR Share of Total Bond Fund



2006 CAPITAL BOND PROGRAM

- City's 2006 General Obligation Bond Program was developed with two primary objectives:
 - 1. Protecting lives, property, city assets, public buildings and streets – strategic investments to effectively address a deteriorating infrastructure
 - 2. Creating the future by investing to grow the tax base – strategic investment that maintains and enhances the economic health and future of Dallas

Theme:

“Protect our city and create our future”

2006 CAPITAL BOND PROGRAM

- Capital improvements in the 2006 Citywide Needs Inventory were about \$7.0 billion, which includes the Park Department Needs Inventory of \$2.3 billion.
- The 2006 Bond Program totaling \$1.35 billion was the largest in the City's history.
- The 2006 Bond Program was organized into 12 propositions approved by voters on November 7, 2006.
- The Park and Recreation Department, Proposition 3, was approved in the amount of \$343,230,000.

2006 BOND PROGRAM SCHEDULE

2006 GENERAL OBLIGATION BOND PROGRAM

Approved November 7, 2006 - Total Authorized \$1,353,520,000
Bond Issuance Schedule/Budget

Proposition	Total Authorized	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2010-11*	FY 2011-12*	FY 2012-13*	FY 2013-14*	FY 2014-15*	FY 2015-16*	FY 2016-17*	FY 2017-18*
1. Street & Transportation Improvements	390,420,000	36,776,000	78,093,000	53,018,000	0	116,433,000	28,887,837	15,998,280	62,309,282	67,318,104	3,028,836	29,299,332	6,680,517	9,010,812
2. Flood Protection & Storm Drainage Facilities	334,315,000	43,892,000	80,527,000	12,000,000	42,723,000	144,664,000	49,430,000	20,317,580	0	0	4,982	85,420,438	0	0
3. Park and Recreation Facilities	343,230,000	32,474,000	91,436,000	67,087,000	52,967,000	78,588,000	16,794,000	21,505,000	37,565,992	5,600,771	11,711,814	6,088,423	0	0
4. Library Facilities	46,200,000	3,314,000	11,342,000	16,828,000	2,900,000	7,687,000	0	0	8,831,816	2,984,194	0	0	0	0
5. Cultural Arts Facilities	60,855,000	10,437,000	10,566,000	33,171,000	1,400,000	323,000	0	0	2,784,795	9,019	0	0	2,487,186	0
6. City Hall, City Services and Maintenance Facilities	34,750,000	825,000	5,673,000	5,804,000	899,000	13,452,000	1,241,500	1,713,120	10,142,402	6,783,659	0	0	1,688,319	0
7. Land Acquisition Under the Land Bank Program for the Development of Low and Moderate Income Single Family Homes	1,500,000	0	0	0	0	0	0	600,000	0	750,000	150,000	0	0	0
8. Economic Development in Southern Area of the City, and in Other Areas of the City in Connection with Transit-oriented Development, by Providing Public Infrastructure and Funding the City's Economic Development Programs for Such Areas	41,495,000	1,639,000	8,577,000	5,045,000	13,965,000	15,997,000	0	3,439,000	8,850,000	0	0	0	0	0
9. Farmers Market	6,635,000	0	2,995,000	0	0	1,000	0	0	151,958	3,486,042	0	0	0	0
10. Land Acquisition in the Cadillac Heights Area for Future Location of City Facilities	22,550,000	0	1,509,000	5,607,000	1,573,000	5,612,000	0	0	312,000	0	0	0	0	13,549,000
11. Court Facilities	7,945,000	0	0	1,192,000	6,753,000	0	0	0	0	0	0	0	0	0
12. Public Safety Facilities Including Police Facilities, Fire Facilities and Emergency Warning Systems	63,625,000	5,993,000	13,826,000	14,918,000	0	1,664,000	0	24,542,400	0	4,345,600	0	0	0	0
Total 2006 General Obligation Bond Program	\$1,353,520,000	\$135,350,000	\$304,544,000	\$214,670,000	\$123,180,000	\$384,421,000	\$96,353,337	\$88,115,380	\$130,928,245	\$91,279,379	\$14,895,632	\$120,808,193	\$10,836,022	\$22,559,812

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2006 BOND PROGRAM PARK PROJECTS

Park projects were classified into the following categories:

<u>Remaining 2006 Bond Program Funds</u>	<u>Allocation</u>	<u>Percent of Allocation Appropriated</u>	<u>Scheduled Appropriations FY 2015-16</u>
Aquatic Facilities	\$ 2,760,000	100.0%	\$ -
Code Compliance, Safety and Security	\$ 3,000,000	71.8%	\$ 845,000
Dallas Arboretum	\$ 8,000,000	100.0%	\$ -
Dallas Zoo	\$ 25,000,000	100.0%	\$ -
Downtown Parks	\$ 43,000,000	100.0%	\$ -
Environmental Conservation	\$ 2,500,000	92.0%	\$ 200,000
Fair Park	\$ 72,250,000	100.0%	\$ -
Historic Restoration	\$ 964,650	100.0%	\$ -
Land Acquisition	\$ 16,450,000	96.0%	\$ 650,000
Major Maintenance	\$ 12,559,401	100.0%	\$ -
Major Recreational Facilities - Outdoor	\$ 40,500,000	100.0%	\$ -
Partnership Matching Fund	\$ 1,000,000	100.0%	\$ -
Playgrounds	\$ 8,317,632	100.0%	\$ -
Recreation Facilities & Site Development	\$ 80,296,766	98.8%	\$ 992,188
Roof Replacement	\$ 4,562,552	100.0%	\$ -
Service Facilities	\$ 7,000,000	70.7%	\$ 2,051,235
Study	\$ 200,000	100.0%	\$ -
Trail Development	\$ 14,869,710	95.0%	\$ 750,000
Public Art			\$ 600,000
TOTAL	\$ 343,230,711	98.2%	\$ 6,088,423
TOTAL REMAINING			\$ 6,088,423

PARTNERSHIP MATCHING FUND PROJECTS

- Trail Matching Funds
 - Texas Department of Transportation
 - Dallas County
 - Trails and Open Space Program
 - Public Works and Transportation Program
- Save America's Treasures Grants – Fair Park
- Texas Parks and Wildlife Grants – Elm Fork Athletic Complex, Five Mile Creek Trail, College Park
- Texas Department of Agriculture Grants – Fair Park
- TxDOT STEP - Klyde Warren Park
- Federal Stimulus Program – Klyde Warren Park
- Private Fund Raising
 - Woodall Rodgers Park Foundation – Klyde Warren Park
 - Dealey Plaza
 - Belo Garden
 - Dallas Zoo
 - Dallas Arboretum
 - Katy Trail

RECENT BOND PROGRAMS PARTNERSHIPS

– 2003 Bond Program	
• Bond Program Total	\$100.5M
• Partnership Funding	\$113.0M
2003 Total	\$213.5M
– 2006 Bond Program	
• Bond Program Total	\$342M
• Projected Partnership Funding	\$200M
2006 Total	\$542M
– 2012 Bond Program	
• Bond Program Total (Trails)	\$11.6M
2012 Total	\$11.6M

FINANCIAL CAPACITY

- Planning for the 2012 Bond Program included review of the City's financial capacity for both the short-term and long-term
- Continued implementation of 2006 Bond Program includes issuing remaining General Obligation bonds authorized by voters in Nov 2006 but not yet issued
- Debt structure includes:
 - Use of Commercial Paper (CP) as short-term financing that allows "just-in-time-borrowing"
 - Use of General Obligation (GO) bonds to retire CP with permanent long-term financing (19 year GO bonds instead of 20 since CP is utilized)

2012 BOND PROGRAM

- In 2012, Dallas voters approved a \$600M capital bond program
 - Street improvements
 - Flood, drainage and erosion projects
 - Economic development

Proposition 1	Street Improvements	\$221.2M
Proposition 2	Flood, Drainage & Erosion	\$323.8M
Proposition 3	Economic Development	\$55.0M

2012 BOND PROGRAM: TRAIL PROJECTS

- The Park and Recreation Department participated in the 2012 Bond Program by managing the design and construction of the trail projects below in the Street Improvements Proposition

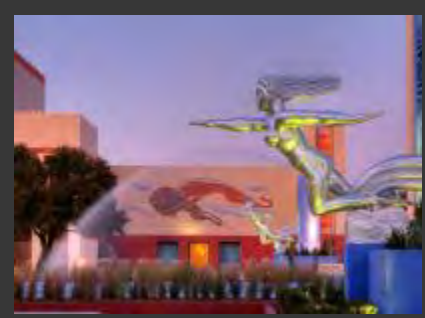
– Bachman Lake Trail	\$1,600,000
– Elmwood Parkway Pedestrian Connection	\$ 896,300
– Flag Pole Hill Trail	\$1,200,000
– Lake Highlands Trail Phase 2	\$1,600,000
– Runyon Creek Greenbelt Trail	\$3,323,300
– Timberglen Park to Barry Barker Park Trail	\$2,081,700
– Trinity Strand Phase 2	\$3,358,500

TOTAL

\$14,059,800

2012 BOND PROGRAM: TRAIL PROJECTS

- Other City of Dallas Departments and Dallas County are also managing trail construction projects
 - SOPAC Trail Phase 3 (Dallas County) \$2,081,700
 - Northaven Trail Phase 2 (Dallas County) \$1,710,600
 - Trinity Trail (PBW) \$6,418,400
-
- TOTAL** **\$10,210,700**



2006 BOND PROGRAM CATEGORIES AND EXAMPLES OF PROJECTS

AQUATICS PROJECTS



Willie Mae Butler Sprayground

CODE COMPLIANCE, SAFETY AND SECURITY

- Security Cameras at Recreation Centers
- Fencing
- Security Lights
- Building, Fire, Plumbing and Mechanical Code Upgrades
- ADA Parking Improvements
- ADA Restroom Renovations
- ADA Site and Building Access

DALLAS ARBORETUM PROJECTS



Trammell Crow Visitor Education Pavilion



Arboretum Parking Lot



Rory Meyers Children's Adventure Garden

DALLAS ZOO PROJECTS



African Savanna

DOWNTOWN PARKS



Main Street Garden

ENVIRONMENTAL CONSERVATION

- Erosion Control
 - Drainage Improvements
 - Slope Stabilization
 - Creek Bank Restoration
 - Channel Improvements
- Dredging
- Dam Safety
- Reforestation



Westhaven Park

FAIR PARK PROJECTS

Esplanade Fountain
Reconstruction



Texas
Discovery
Gardens
Renovation



HISTORIC RESTORATION PROJECTS



Lake Cliff Park



Flag Pole Hill Park



Sunset Inn –
White Rock Lake Park

LAND ACQUISITION



Joey Georgusis Park



Cottonwood Creek Trail



Belo Garden

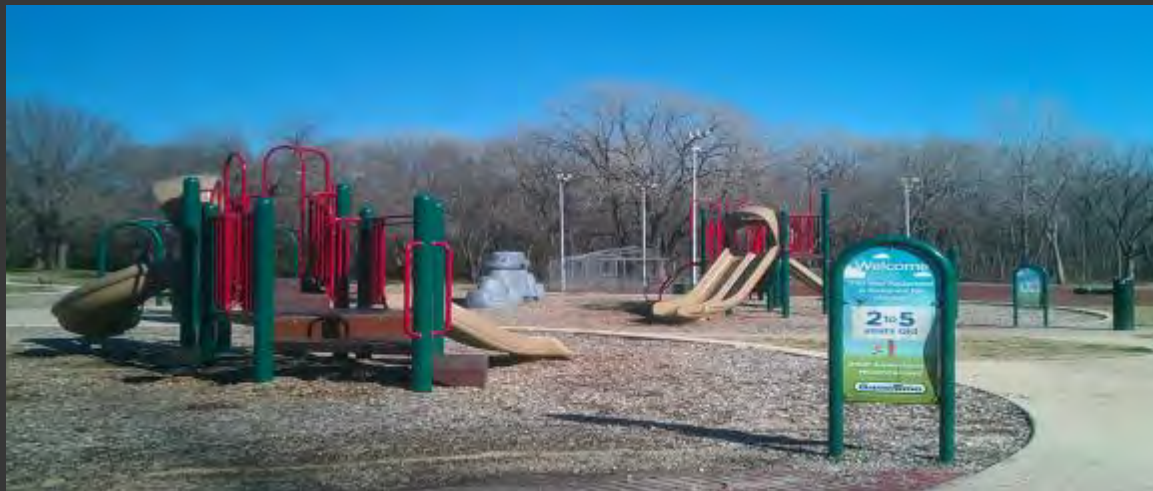
PLAYGROUND PROJECTS



Rose Haggar Park



Bel-Aire Park



Miller Family Park

RECREATION FACILITIES/INDOOR PROJECTS



Nash Davis Recreation Center



Kleberg Rylie Recreation Center

RECREATION FACILITIES/OUTDOOR PROJECTS



Stevens Park Golf Course



Randall Park

SERVICE FACILITIES



Jules Muchert Army Reserve Center (In progress)

SITE DEVELOPMENT – COMPLETED PROJECTS



Brownwood
Park



Wagging Tail Park



College Park

TRAIL DEVELOPMENT



Cottonwood Creek Trail



White Rock Lake Loop Trail



LOOKING AHEAD TO 2017

LOOKING AHEAD FOR 2017

- In preparation for the next bond program (likely in 2017) the Park and Recreation Department continues to maintain the Park Needs Inventory
 - This allows for the department to ensure that park repairs, improvements, and replacements citywide are documented for future bond programs
- In addition, staff seeks partnership opportunities and applies for grants to provide partnership funding

LOOKING AHEAD FOR 2017

- Update Needs Inventory
- Seek public input
- Determine size of overall bond program
- Establish preliminary size of various propositions, including Parks
- Balance proposed funding between city-wide and council district projects
- Finalize project list
- Seek final Council approval and call the referendum

UPDATE NEEDS INVENTORY

- The Needs Inventory is a detailed list of improvements for each park site and facility, including:
 - Renovations
 - Replacements
 - Expansions
 - Additions of new components
 - Land acquisitions
 - Master plans



UPDATE NEEDS INVENTORY

- The updates contain input from:
 - Park staff and professional consultants
 - Condition assessments
 - Continuing communications with citizens, partners and stakeholders
 - Park Board and City Council members
 - Completed park master plans



UPDATE NEEDS INVENTORY

- The needs for the park system are categorized into five classes:
 - **Class 1:** System Recovery– Fix what is broken; for example, replacement of playgrounds that do not meet current standards
 - **Class 2:** Expand and Enhance System – Fills service gaps; for example, adding a new facility where there is a deficiency
 - **Class 3:** Responds to Trends and New Visions – for example, family aquatic centers and skate parks
 - **Class 4:** Destination Venues – Addresses the needs of our signature attractions such as Fair Park, the Dallas Arboretum, and the Dallas Zoo
 - **Class 5:** Trinity Watershed Management Needs – Needs of Trinity Watershed Management capital projects

NEEDS INVENTORY BY CLASS

Class	Description	Funding	Sub Funding
Class 1	Maintaining Existing System	\$268,484,909	
Class 2	Emerging Needs	1,180,950,076	
Class 3	Future Needs	\$346,057,507	
Class 4	Regional Venues	\$604,260,188	
	<i>Fair Park</i>		\$337,538,511
	<i>Dallas Arboretum</i>		\$89,360,400
	<i>Dallas Zoo</i>		\$177,361,277
Class 5	Trinity Watershed Management	\$486,700,000	
Total		\$2,886,452,680	

NEEDS INVENTORY BY CD

As of 4/8/2015	Funding
Outside of Dallas City Limits	\$131,014
Council District 1	\$29,624,435
Council District 2	\$55,517,886
Council District 3	\$45,003,393
Council District 4	\$28,828,267
Council District 5	\$24,829,169
Council District 6	\$26,276,981
Council District 7	\$35,724,763
Council District 8	\$49,471,362
Council District 9	\$17,897,597
Council District 10	\$11,187,380
Council District 11	\$15,409,556
Council District 12	\$10,909,739
Council District 13	\$17,939,378
Council District 14	\$12,438,756
Trinity	\$486,700,000
Citywide Designation	\$2,017,940,057
Total	\$2,885,829,733



NEEDS INVENTORY BY CATEGORY

Category	Amount
ADA Compliance	\$14,000,000
Aquatic Facilities	\$51,400,000
Dallas Arboretum	\$89,360,400
Code Compliance, Safety and Security	\$5,434,715
Dallas Zoo	\$177,361,277
Downtown Parks	\$63,178,327
Environmental Conservation	\$79,435,063
Fair Park	\$337,538,511
Historic Restoration	\$15,885,182
Land Acquisition	\$281,438,065
Partnership Match Funding	\$2,431,000
Playgrounds	\$5,808,634
Recreation Centers	\$378,688,676
Recreational Facilities - Indoor	\$36,750,000
Recreational Facilities - Outdoor	\$213,947,483
Service Centers	\$25,991,026
Site Development	\$453,491,314
Trail Development	\$195,827,283
Trinity	\$486,700,000
Total	\$2,886,452,680

SEEK PUBLIC INPUT

- Attend town hall meetings organized by Council Districts to understand citizens priorities
- Organize Dallas Parks Summit to provide bond program information and solicit ideas
- Attend community meetings for specific projects
 - Gauge neighborhood preferences for types of improvements

DETERMINE SIZE OF OVERALL BOND PROGRAM

- Bond program capacity is determined by:
 - Amount of debt service required and impact on the City's annual operating budget
 - Bond rating for the City
 - Tax increase required, if any, to fund the debt



BALANCE CITY-WIDE AND DISTRICT FUNDING

- “Big-ticket” projects are listed as city-wide needs so they do not max-out the individual council district allocations
 - Signature parks
 - Trail Development
 - Recreation centers
 - Athletic complexes
 - Other



BALANCE CITY-WIDE AND DISTRICT FUNDING

- Staff establishes preliminary balance between funding for city-wide projects and council district projects, based on:
 - Needs Inventory totals
 - Leveraged funding
 - Bond program capacity
 - Historic precedent
 - Public input



FINALIZE PROJECT LIST

- Park staff meets with Park Board and City Council members to determine priorities for their districts and the funding allocations available for park projects
- Consideration is given to projects with leveraged funding through:
 - Private donations
 - Grants
 - Intergovernmental partnerships

TENTATIVE SCHEDULE

- Council and committee briefings
- Public input /town hall meetings
- Call bond referendum
- Hold bond referendum





CAPITAL INFRASTRUCTURE BRIEFING

Park and Recreation Board
April 16, 2015