

GLENDALE PARK MASTER PLAN



Park and Recreation Board

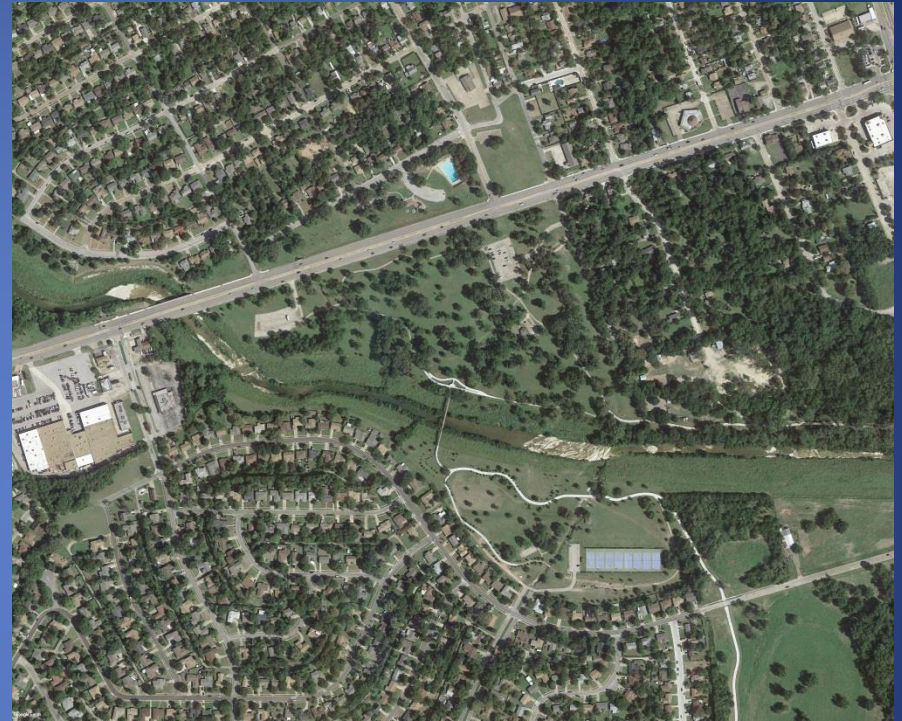
August 1, 2019



Purpose of Presentation

Provide the process and results of developing the final Master Plan for Glendale Park

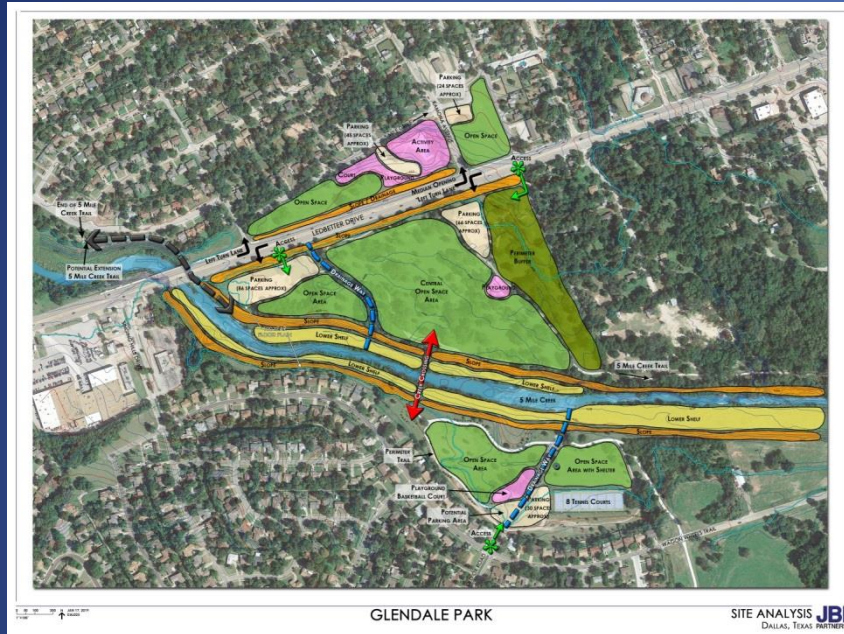
- Review the existing conditions and park amenities of Glendale Park
- Review the Master Plan input process
- Present the final park Master Plan



Purpose of the Glendale Park Master Plan

1. Update and develop a Master Plan for the park
 - Last Master Plan was a written document consisting of development recommendations and a total cost estimate of approximately \$2 million
2. Design and plan a signature park that has been historically underdeveloped, but is a cornerstone of the surrounding community
3. Address the recreational needs and improve the quality of life for citizens in the surrounding community
4. Develop a well-ordered and unique park site to serve the Oak Cliff area far into the future
5. Develop an identity and sense of place for the park
6. Create a tool to assist in developing funding sources for the park
7. Increase access throughout the entire park
8. Improve park safety and promote sustainability

Site Analysis and Existing Conditions



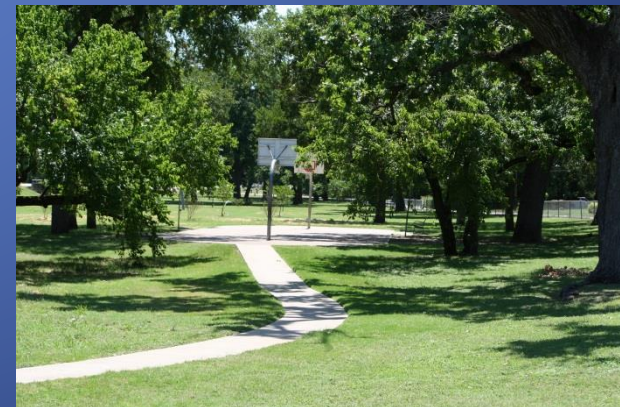
Overview

- Park is approximately 63.4 acres
- Glendale Park was established in Dallas in 1938
- The park is split into 3 sections (Northern, Center, and Southern) by Ledbetter Drive (Loop 12), and Five Mile Creek
- The Northern and Central sections are approximately 6-8 feet lower than Ledbetter Drive
- Vegetation is primarily old growth native trees and low-mowed understory and turf grasses
- Access into the park is from 4 different locations: Ledbetter, Five Mile Drive, East Frio Drive, and Wagon Wheels Drive
- There is a lack of safe connectivity to each section of the site



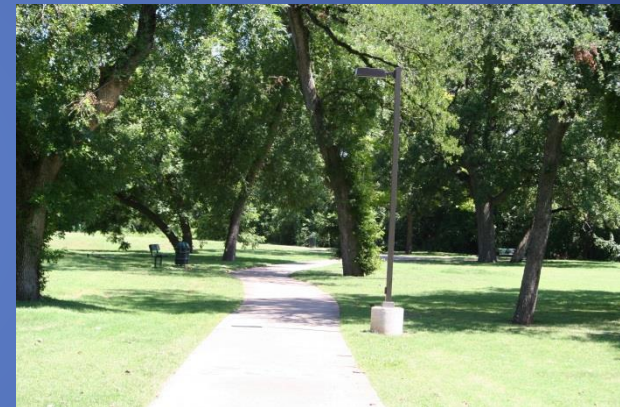
Existing Conditions - Northern Section

- Swimming pool
- Parking lot with 50 parking spaces
- Playground
- Small basketball court
- Open space area
- Approximate 2 acre unused section east of the swimming pool
- Drainage issues along Ledbetter Road
 - Playground areas are lower than Ledbetter
- No safe pedestrian connection south to the center section of the park
- Vehicular access is from Five Mile Drive



Existing Conditions - Center Section

- Largest and most used section of Glendale Park
- 1.4 mile lighted loop trail with benches and trash receptacles
- The looped trail ties into the Five Mile Creek Trail to the southeast
- Bridge over Five Mile Creek connects the northern and southern sections
- Playground with a park shelter
- 2 parking lots totaling approximately 160 parking spaces
- Most of the tree cover for the park is in this section
- No connectivity to the Five Mile Trail to the northwest or to the northern section of the park



Existing Conditions - Southern Section

- Some of the more recent park improvements are in this section
- 8 lighted tennis courts with adjacent covered bleacher area
- Approximately 33 parking spaces
- Playground
- Basketball court
- Park pavilion
- Lighted loop trail with benches and trash receptacles
- Trail connection to Singing Hills Recreation Center
- Existing drainage channel from entrance drive to Creek at Old Ox Road
- Bridge over Five Mile Creek connects southern section to north section
- Several open space areas



Design Process And Timeline

- **January 19, 2019 – First meeting with citizens and stakeholders**
 - Design team presented site analysis and reviewed site photos
 - Discussed site constraints and site opportunities
 - Presented the project survey and park improvement examples
- **February 26, 2019 - Second meeting with citizens and stakeholders**
 - Design team presented preliminary design concepts A and B
 - Concept B was ultimately chosen as the concept to proceed forward

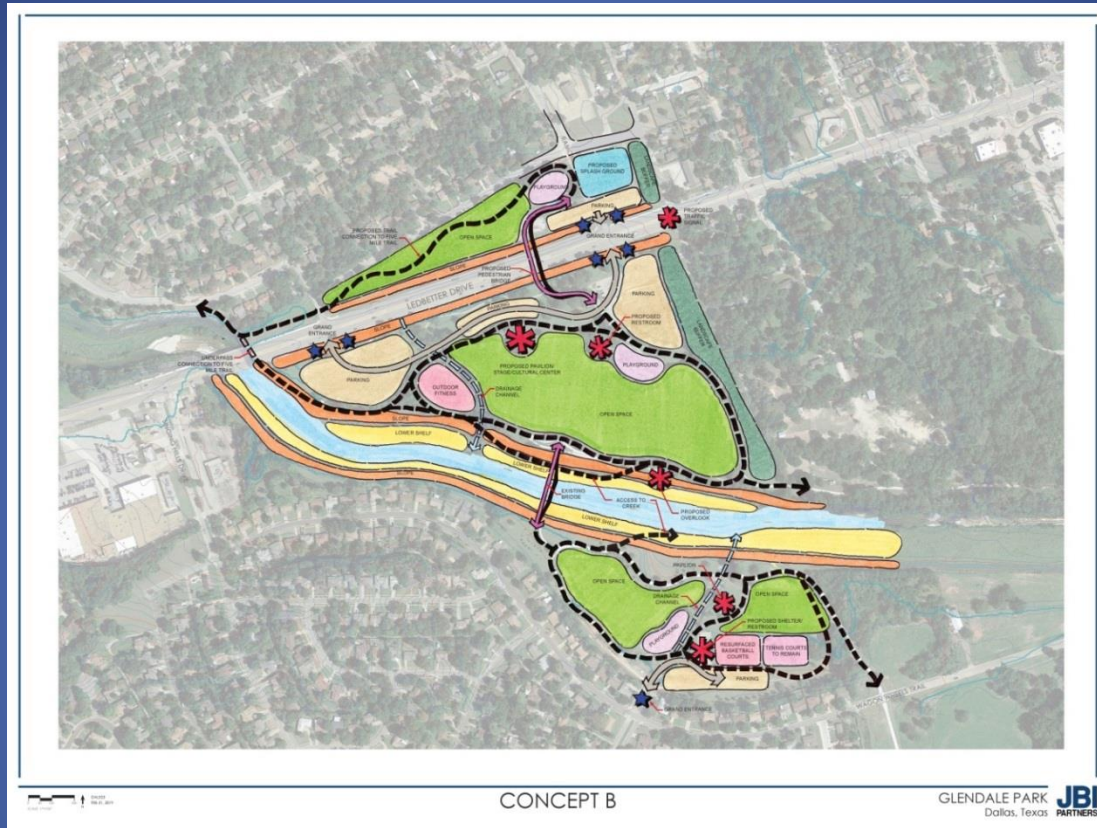
Design Process And Timeline

- February 26, 2019 - Second Meeting with citizens and stakeholders (continued)
 - 205 written responses received
 - Top six responses
 - Proper restroom facilities – 12%
 - Better access/parking/grand entrance – 8%
 - Updated pool/spray pad/aquatics facility – 6%
 - Pavilions (large)/sound equipment/amphitheater – 6%
 - Pedestrian bridge to cross Loop 12 – 5%
 - Better lighted walking paths/more lighting – 5%
 - Presented the second survey
 - Prioritization of the results from the first survey

Design Process And Timeline

- **May 9, 2019 Task Force Meeting**
 - Reviewed the priority survey results and the first draft of the final Master Plan
- **May 23, 2019**
 - Design Team met with Task Force to receive any final comments and discuss potential Phase 1
- **June 13, 2019**
 - Meeting with citizens and stakeholders to present the final Master Plan

Conceptual Plan (Concept B)



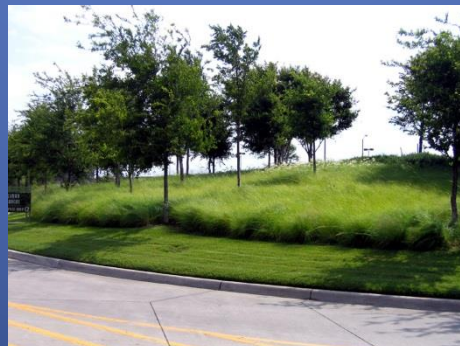
- Conceptual Plan evolved from a design process that included:
 - Listening to the perceptions and needs of the stakeholders
 - Programming specific park elements to satisfy these needs
 - Providing a spatial arrangement that would allow the proposed park features and improvements to succeed

Priority Items

1. ** Restroom Building
2. Signature pedestrian bridge over Loop 12 (Ledbetter)
3. Trail improvements and outdoor exercise area
4. Central pavilion area
5. Sprayground
6. Updated picnic area, benches, and covered seating
7. Signature playground
8. ** Parking lot, grand entrance, and landscaping
9. Basketball court improvements
10. Dog park

** Indicates items discussed to be part of Phase 1 Construction contingent on funding availability

Examples of Priority Items



GLENDALE PARK MASTER PLAN

- Following the favored Concept Plan, along with the park amenities and facilities prioritized by the stakeholders and the Glendale Park Task Force, the design team prepared the final illustrative Master Plan
- Plan highlights the entire park layout and shows the spatial relationships between the programmed amenities and the different park uses
- During the final phases of the design process, it was decided to include the Wagon Wheel Park Master Plan, completed in June 2003, into the final Master Plan for Glendale Park



NORTHERN SECTION

Northern Section Park Amenities and Facilities

- Sprayground to replace the pool
- Restroom facilities
- Reconfigure Ramona Avenue
- Park entrance from Ledbetter Road
- Proposed bridge over Ledbetter – north access
- New parking lot with approximately 80 parking spaces
- Playground with park shelter
- Basketball court
- Trail improvements including access to the West open space area, and possibly to the Five Mile Creek Trail



MIDDLE SECTION

Middle Section Park Amenities and Facilities

- Proposed bridge over Ledbetter – south access
- 2 expanded parking areas connected by an internal park road with a combined approximately 400 parking spaces
- Defined entrance areas (grand entrance and monuments)
- Main restroom facilities
- Signature playground
- Trail improvements and outdoor exercise area with equipment
- Central pavilion area for performances and gatherings
- Updated picnic areas, benches and covered seating
- Connection to the Five Mile Creek Trail at the northeast corner
- Trail access to the lower creek shelf
- Creek overlook and plaza area
- Landscape planting

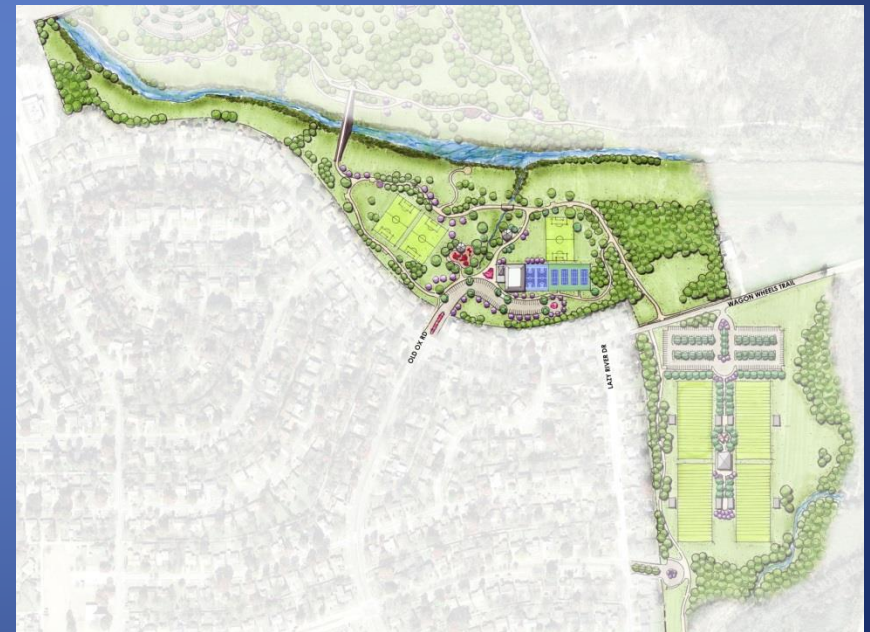


SOUTHERN SECTION

Middle Section Park Amenities and Facilities

- Convert 4 of the 8 tennis courts to basketball courts with adjacent bleacher seating areas
- 2 of the basketball courts to be covered
- New restroom facility
- New playground area with park shelter
- Trail improvements including trail access from parking lot
- Defined open space play areas for practice/pick-up games
- Trail access to the lower creek shelf

- Pipe a portion of the drainage channel to allow for better vehicular access and more defined park entrance
- Expanded parking lot to include approximately 75 parking spaces



WAGON WHEEL PARK SECTION

Wagon Wheel Park Section Amenities and Facilities

- Adds 10-12 acres to Glendale Park (75 total acres)
- Parking lot off of Wagon Wheel Trail with approximately 300 parking spaces
- 4 lighted and irrigated, full size competition football/sports fields
- Covered bleacher areas
- Central spectator plaza with seating, concession/restroom/storage facility and shaded playground area
- Vehicular and pedestrian access from Red Bird east including a 20 space parking lot and drop-off area
- Pedestrian improvements including additional trails, sidewalks, benches, and trash receptacles
- Maintain trail access to Singing Hills Park Recreation Center



GLENDALE PARK MASTER PLAN



MASTER PLAN

GLENDALE PARK JBI PARTNERS
DALLAS, TEXAS



Master Plan Development Costs

Total Master Plan Cost Estimates

Northern Section	\$ 4,500,000
Central Section	\$13,500,000
Southern Section	\$ 2,500,000
Wagon Wheel	<u>\$ 4,500,000</u>
Total	\$25,000,000



Dallas Park & Recreation

Questions and Discussion

GLENDALE PARK MASTER PLAN



Park and Recreation Board

August 1, 2019

