



Dallas Park & Recreation Joey Georgusis Park



**Dallas Park and Recreation Board
February 11, 2021**

Purpose

- Inform the Park Board of existing master plans to guide policy and funding decisions.

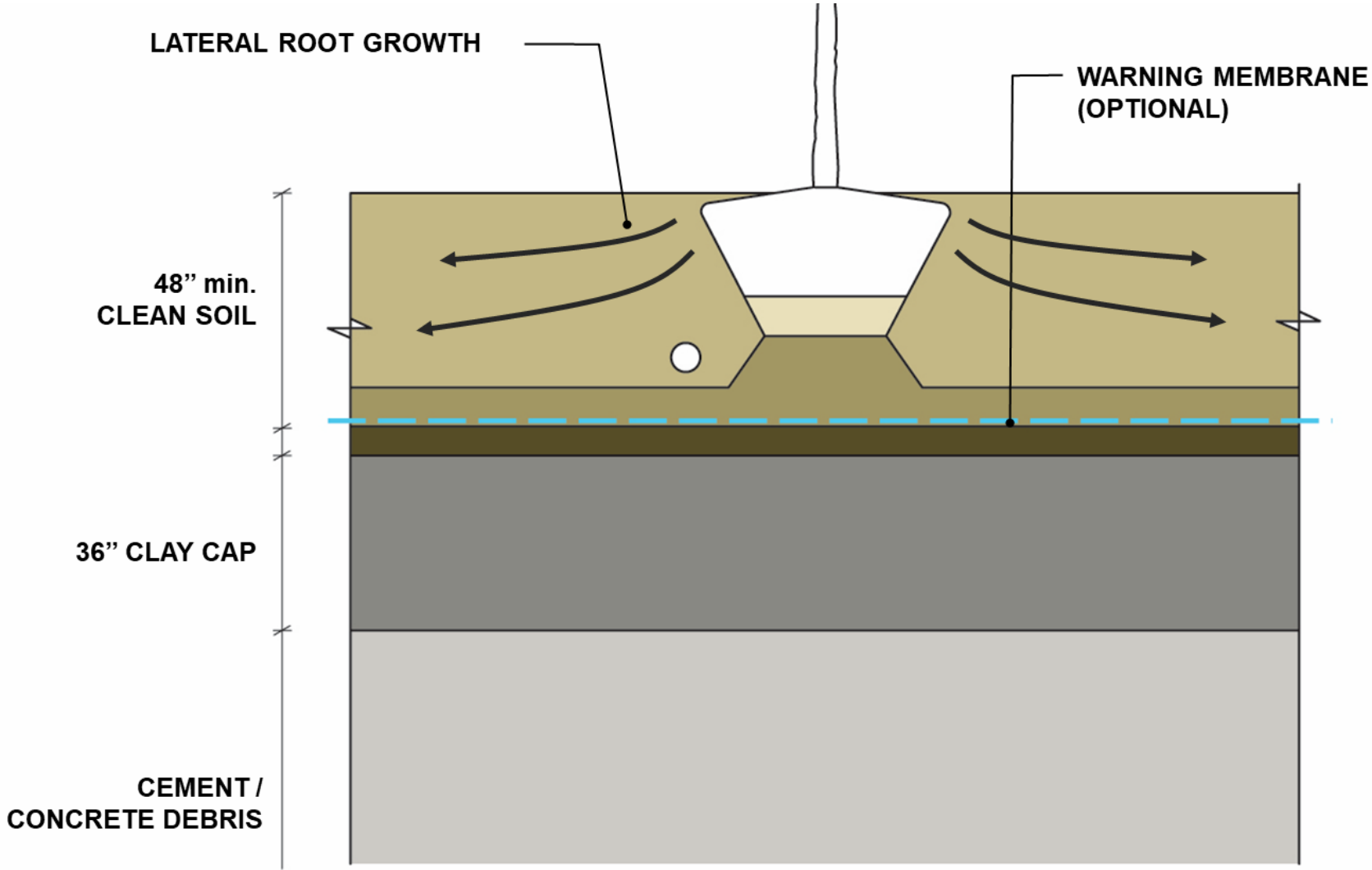
Joey Georgusis Park Master Plan

- Master Plan completed in 2011 by Hargreaves Associates
- Plan proposes a regional soccer complex and park on over 200 acres, including:
 - Ten soccer fields
 - Aquatic facility
 - Skate park
 - Dog park
 - Internal trails and connections to the Chalk Hill Trail
 - Pavilions
 - Community and Neighborhood parks
 - Facility support buildings
 - Ecological restoration of meadow and wooded areas

Site Conditions and Requirements

- Land Use Designation – “Parkland/ Residential”
- Deed restrictions require clay cap to remain intact and removal of burrowing animals and trees and shrubs
- Since deed restrictions also allow for placement of new fill and topsoil on landfills, requirement to remove trees may be based on current 6”-12” soil cover
- EPA research indicates that trees can often be planted over landfills if additional soil cover is provided

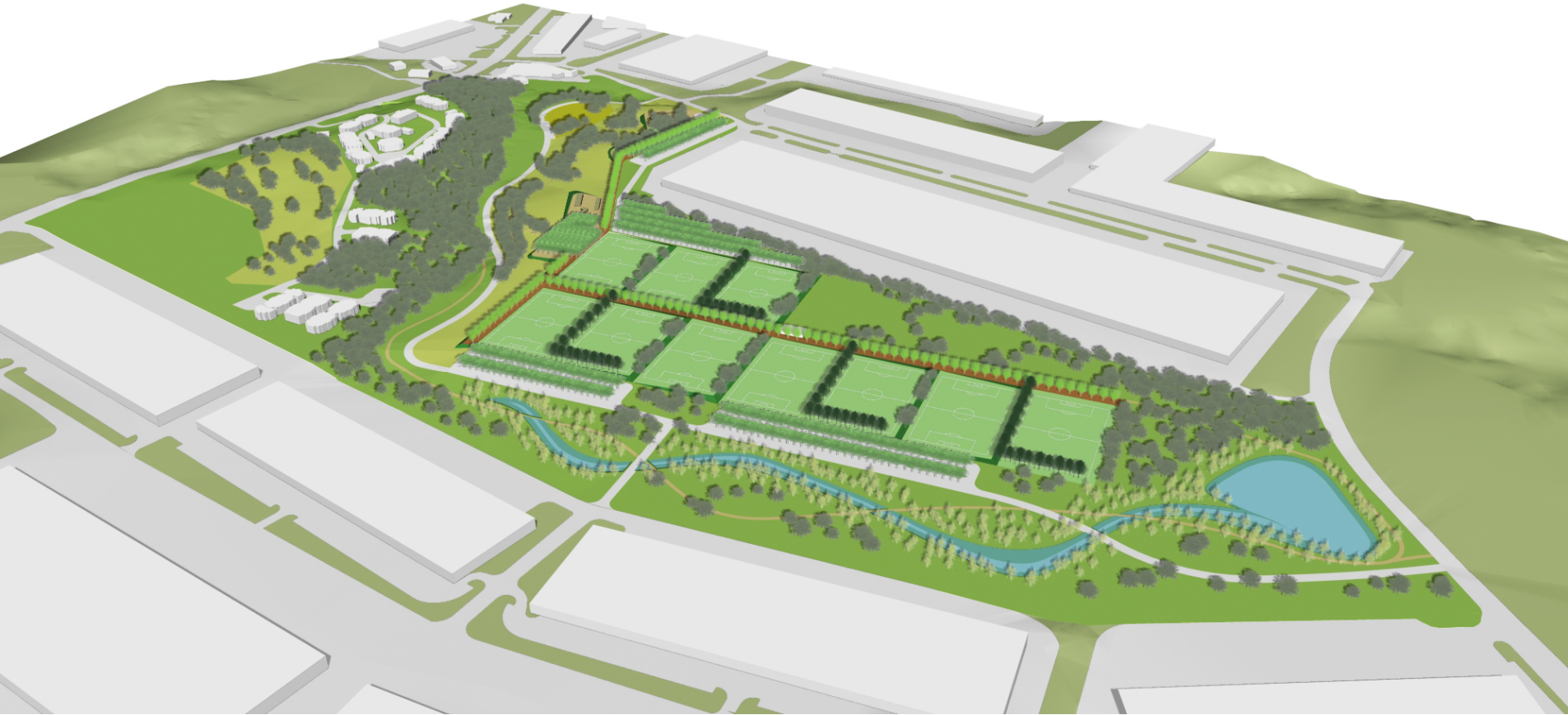
Site Conditions and Requirements



Master Plan



Master Plan – Aerial View



Implementation and Phasing Plan

PHASE 1A (26 acres)
TOTAL \$17M

- 6 Soccer Fields
- Tournament Grove and Playground
- Park Building
- 450 Parking Spaces
- 1/4 Mile Promenade
- Loop Trail

PHASE 1B (12 acres)
TOTAL \$7M

- 4 Soccer Fields
- Shade Pavilion
- 215 Parking Spaces
- 1/4 Mile Promenade

PHASE 1 TOTAL
(38 acres)
TOTAL \$24M



Implementation and Phasing Plan

PHASE 1 / Alternates

1. NORTH ENTRY ROAD
\$1.5M

2. NATURAL LANDSCAPE/
ARROYO (21 acres)
\$8.5M



Implementation and Phasing Plan

PHASE 2 (25 acres)

TOTAL \$14M

- Community Park
- Community Pavilion
- Natural Landscape / Meadows
- 105 Parking Spaces
- 1/4 Mile Promenade
- Trails
- Skate Park
- Passive Recreation / Picnic Grounds



Implementation and Phasing Plan

Stand Alone Items

1. AQUATIC FACILITY
(including access and parking)

\$6M

2. NEIGHBORHOOD PARK
and NATURAL LANDSCAPE

\$1M



Master Plan



Total Cost: \$55,000,000*

*Estimated cost per the 2011 plan and not adjusted for inflation

Next Steps

- Re-evaluate proposed recommendations
- Update costs in the Needs Inventory
- Seek funding opportunities
 - Bond Programs
 - Grants
 - Partnerships



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