

Judge Charles R. Rose Community Park

A NEW PARK FOR HIGHLAND HILLS AND OAK CLIFF

THE
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FOR
PUBLIC
LAND



Dallas Park & Recreation



TBG

design jones



a landscape architecture firm

Dallas Park and Recreation Board
January 28, 2021



Presentation Summary

- **Introduction**

- Who We Are
- Judge Charles R. Rose

- **Project Background**

- Five Mile Creek Masterplan
- Project Location
- Project Vision

- **Community Engagement**

- Overview
- Key Findings
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- **Park Master Plan**

- Master Plan
- Project Areas / Amenity Locations
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Who we are



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The Trust for Public Land is a national 501(c)3 non-profit organization. Our mission is to protect land and **create parks for people**, ensuring healthy, livable communities for generations to come. Since 1972, **we have created over 5,000 parks** and natural areas across the country, including over 43,000 acres of parks in Texas.



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Our design team



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TBG Partners is a landscape architecture firm with more than 30 years experience creating parks and working with communities. Collaboration is at the heart of TBG's practice and reflects our commitment to being inclusive. By bringing together diverse viewpoints and examining issues from a multitude of perspectives, we are able to develop better, more innovative solutions to challenges of all varieties.

DesignJones, LLC has over 40 years of experience in Landscape Architectural, Site Planning, and Urban Design Projects. The firm has a focus on environmental justice and racial equity. DesignJones sees design as a way to build empowerment, to address disaster recovery and catalyze innovative planning and design solutions co-created with communities.

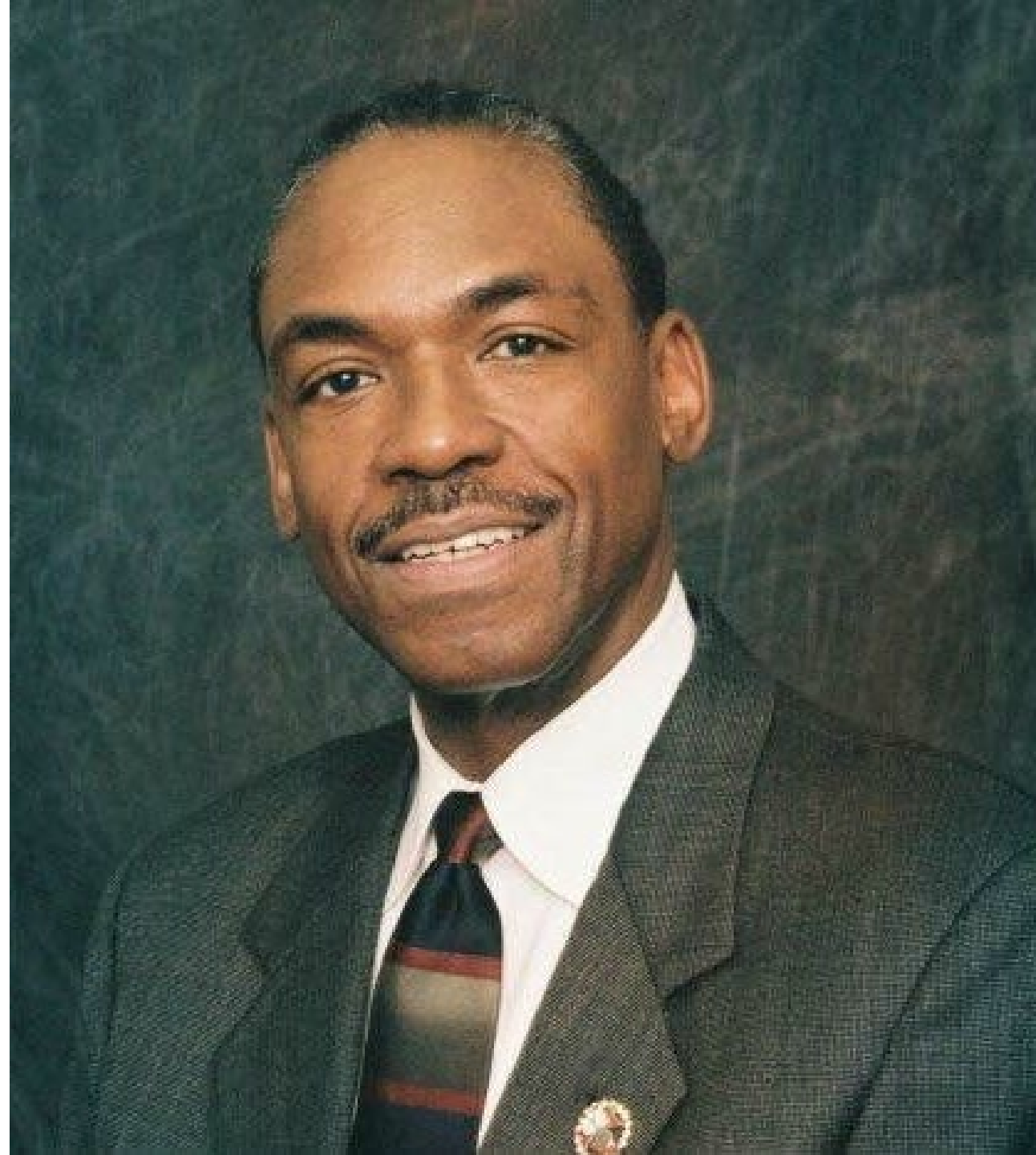


Judge Charles R. Rose

1946-2019

In 2019, the Texas Legislature and Texas Parks and Wildlife Department awarded a **\$1 million grant to the park to recognize the legacy of Judge Charles R. Rose**, a long-time Justice of the Peace and community leader who served the Highland Hills community for decades.

The park is named in his honor.





State Representative Toni Rose, HD-110

Judge Charles R. Rose dedicated his life to serving the people of Highland Hills and the greater Dallas community as Justice of the Peace and as a Wilmer-Hutchins School Board Trustee. Day in and day out, I personally watched my father care for our community through personal sacrifice and unfaltering dedication.


The Judge Charles R. Rose Community Park honors his legacy of love by celebrating the people of our community, and will serve as a cornerstone for health, relaxation, and reflection for generations to come.



Dallas City Council Member Tennell Atkins, District 8

Parks are the soul of a community because they represent the respect and reverence we have for beautiful outdoor spaces. Judge Charles R. Rose Community Park will be essential to the well-being of this community and its residents, giving individuals and families multiple recreational and leisure options in a natural and pristine setting. This 40-acre urban oasis right in the heart of Highland Hills is another stellar example of the continued growth, progress and improvements taking place in our area.

I am excited about our collaboration with the Trust for Public Land. Great things happen when the City of Dallas and our agency partners work together. Judge Charles R. Rose Community Park is an invaluable investment in the health, comfort, and happiness of our residents and in Dallas's award-winning park system.

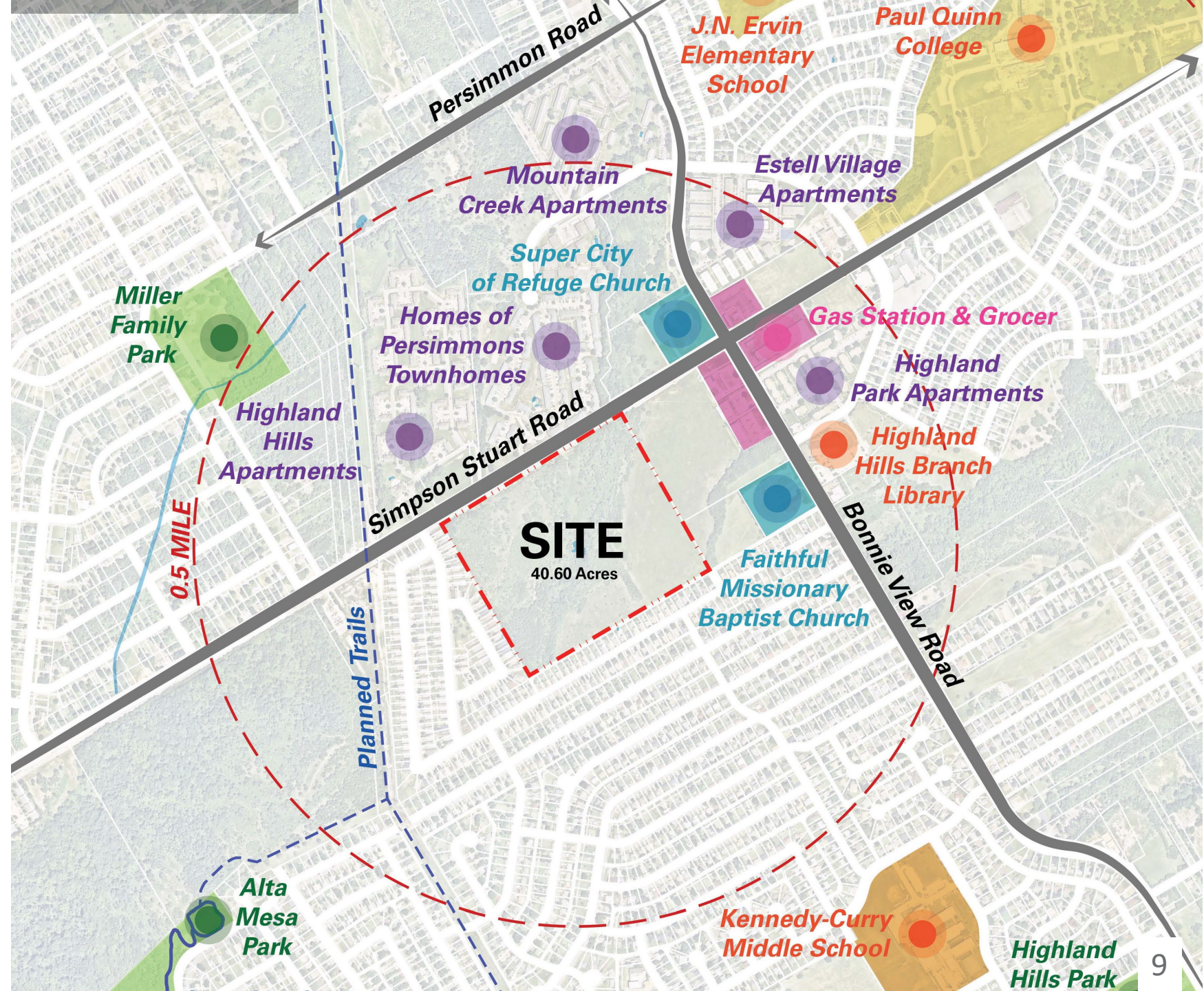
A landscape photograph showing a lush green field in the foreground, a dense line of trees in the middle ground, and a city skyline in the background under a clear sky. Power lines are visible across the scene.

After the **Five Mile Creek Masterplan** was adopted by the Dallas Park and Recreation Department in 2019, The Trust For Public Land and The City of Dallas began implementing its recommendations, including the purchase of a **40-acre vacant lot** in Highland Hills to become a **new park**. The \$3.7 million acquisition was funded by \$1.85 million from the 2017 bond program and \$1.85 million TPL raised from private philanthropic sources.

Location

Located near the intersection of **Simpson Stuart** and **Bonnie View**, the park is across the street from the **Highland Hills Library** and within a mile of **Paul Quinn College**, **Kennedy-Curry Middle School**, and **J.N. Ervin Elementary School**.

3,793 people live within a 10-minute walk of the park.



Project Vision

In partnership with the Highland Hills and Oak Cliff community, develop a **Master Plan for the 40-acre Judge Charles R. Rose Community Park** that provides new opportunities for **recreation, health and exercise, outdoor education, and equitable community access to green space**. The Construction of “Phase 1” elements from the master plan can begin in 2021.





**Judge
Charles Rose Sr
Park**
A new park for Highland Hills

VIRTUAL COMMUNITY MEETING #3

COMMUNITY PARK PROJECT

Join us to find out about a new park coming to the Highland Hills community. Give input and help us design the 40.4-acre site.

**NOVEMBER 10TH
@ 6:00 PM**

**REGISTER:
bit.ly/jcrspark**



HOSTED BY:



State Representative
Toni Rose



Dallas Councilmember
Tennell Atkins

Find out more at our community engagement website:
WWW.CHARLESROSE PARK.ORG

Community Input

- 3 Virtual Community Meetings
 - **Meeting 1 – September 17**
Focus: Project Introduction, Visioning Exercises
 - **Meeting 2 – October 15**
Focus: Feedback on 2 Park Options, Programming Activities
 - **Meeting 3 – November 10**
Focus: Final Schematic Reveal & Feedback
- Total Participants: 252
- 2 Surveys – 70 responses
- Robocalls to 958 households in surrounding neighborhood

Community Engagement

KEY FINDINGS

Top Desired Activities

1. Walking
2. Relaxing
3. Exercising
4. Meeting with Friends & Family

Most Important Features

1. Trails
2. Pavilions + Gathering Areas
3. Playgrounds
4. Exercise Options / Sporting
5. Cultural Areas / Areas for Art

Most Requested Amenities

1. Shade Trees
2. Creatively Design Pavilions
3. Quiet Areas for Rest & Contemplation
4. Creatively Designed Play Features
5. Areas for gathering with others
6. Manicured Flower Gardens
7. Artistic Features
(murals or sculpture)

Vision Themes

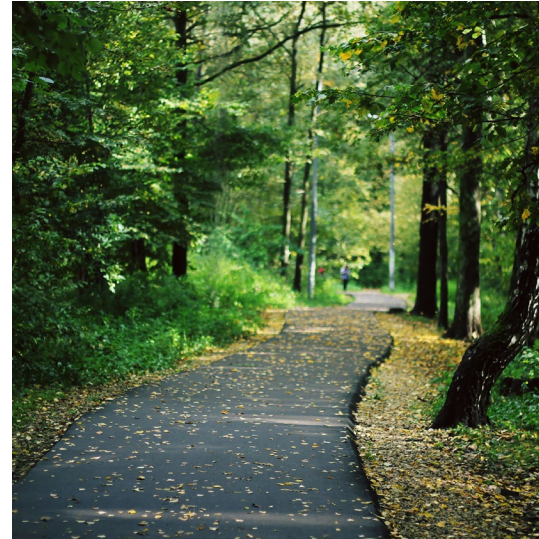
Inspiration from Judge Charles R. Rose's legacy and community engagement helped determine the four themes for the Park:

Unity

Reunion

Nature

Access



MASTER PLAN



- Legend
- 01_ Entry drive
 - 02_ Parking
 - 03_ Two way park road loop
 - 04_ Food truck parking
 - 05_ Promenade: lighted 12' multi-use trail
 - 06_ Great lawn
 - 07_ Picnic garden
 - 08_ Pavilion, Restroom
 - 09_ Playground
 - 10_ Sand volleyball courts
 - 11_ Pickleball courts
 - 12_ Basketball court
 - 13_ Terrace seatwalls
 - 14_ Overlook
 - 15_ Outdoor classroom
 - 16_ Trailhead
 - 17_ Retaining wall
 - 18_ Entry monument sign
 - 19_ Sidewalk
 - 20_ Trail node: exercise station / seating
 - 21_ Nature trail
 - 22_ Preserved creek and pond
 - 23_ Pedestrian bridge
 - 24_ Preserved woodland
 - 25_ Preserved prairie



CAPITAL BUDGET

- \$13.5 Million

Simpson Stuart Road



Gathering Zones: West Family Plaza

- 1_ Pavillion with restroom
- 2_ Large event lawn
- 3_ Playground
- 4_ Volleyball and tennis/pickelball courts
- 5_ Basketball court

①



②



③



Simpson Stuart Road



Gathering Zones: East Family Plaza

- 1_ Pavillion with restroom
- 2_ Tree grove picnic area
- 3_ Sports field
- 4_ Small play area

①



②



③





West Family Plaza - Playground

- 1_ Two pavilions with restroom
- 2_ Large Playground
- 3_ Large event lawn
- 4_ Food truck plaza
- 5_ Tree grove picnic area

Gathering spaces formed around large playground



East Family Plaza - Tree Grove

- 1_ Two pavilions with restroom
- 2_ Tree grove picnic area with small play area
- 3_ Sports field
- 4_ Food truck plaza
- 5_ Play area

Gathering spaces formed around large tree grove and adjacent to sports fields.

Prairie Preserve and Overlook

- 1_ Nature trail
- 2_ Outdoor Classroom
- 3_ Preserved prairie
- 4_ Overlook



①



②



④



Simpson Stuart Road

Prairie Preserve and Woodland

- 1_ Riparian natural area
- 2_ Pedetrian nature trail
- 3_ Restored creek and riparian woodland corridor
- 4_ Pedestrian bridge and overlook



2



3



4



BRIDGE & GREAT LAWN SECTION ELEVATIONS



SECTION C



SECTION D



JUDGE CHARLES R. ROSE COMMUNITY PARK



OVERALL JUDGE CHARLES R. ROSE COMMUNITY PARK MASTER PLAN LOOKING SOUTHWEST FROM SIMPSON STUART ROAD. THIS VIEW HIGHLIGHTS THE MULTIPLE PARK PROGRAMMING ELEMENTS AND THE ABILITY TO INTEGRATE THE EXISTING DRAINAGE CORRIDOR AND REMNANT BLACKLAND PRAIRIE ONE THE WEST SIDE OF THE SITE.

MASTER PLAN – WEST FAMILY PLAZA PERSPECTIVE



PHASE 1 PLAN



- Legend
- 01_ Entry drive
 - 02_ Parking
 - 03_ Overflow parking
 - 04_ Promenade: lighted 12' multi-use trail
 - 05_ Memorial /art plaza
 - 06_ Great lawn
 - 07_ Picnic garden
 - 08_ Pavilion
 - 09_ Playground
 - 10_ Entry monument sign
 - 11_ Sidewalk
 - 12_ Nature trail
 - 13_ Preserved creek and pond
 - 14_ Preserved woodland
 - 15_ Preserved prairie



CAPITAL BUDGET

- \$3 Million
(funded by TPL and the City of Dallas)

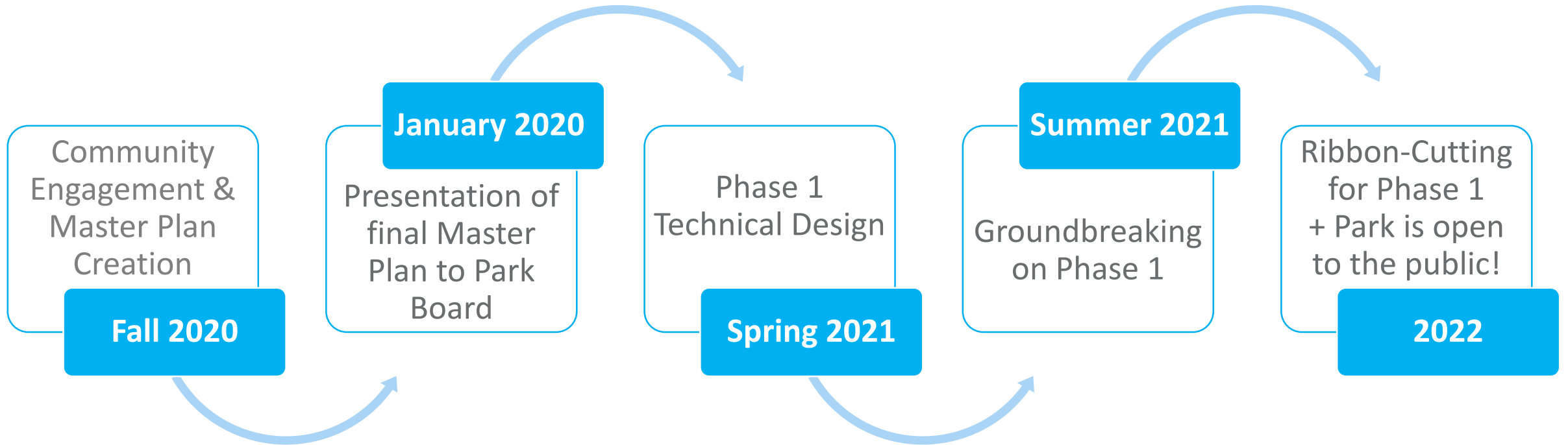
PHASE 1 PERSPECTIVE



PHASE 1 PERSPECTIVE



Timeline





Future Engagement

- Through our **Community Conservation Fellows** program, we will hire students from Paul Quinn College and UNT Dallas to continue stakeholder and neighborhood outreach throughout the technical design and construction process.
- Activities will include neighborhood tree plantings, exercise and wellness programming, and partnership with Parkland Health and Hospital System
- Goal is to activate the park, continue finding partnerships for the park, and refine artistic and commemorative elements for the park.

Funding

10-FOR-10 CAMPAIGN

- Judge Charles R. Rose Community Park is a keystone element of TPL's 10-for-10 Campaign
- Goal is to raise \$10 million+ to advance the 10-minute walk initiative in Dallas
- Campaign has raised \$8.3 million to-date, with numerous other proposals submitted and pending consideration
- Over 35 donors have supported the campaign so far, including Communities Foundation of Texas, Simmons Sisters Fund, Sapphire Foundation, Chrest Foundation, Meadows Foundation, Adolfson & Peterson, Blue Cross Blue Shield of Texas, Bank of Texas, State Farm, Oncor, Texas Capital Bank, and more.

Thank you.

Robert Kent | North Texas Area Director
robert.kent@tpl.org | 469-615-5448

Molly Plummer | North Texas Program Manager
Molly.Plummer@tpl.org | 214-433-1361

Appendix A: Project Background



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Five Mile Creek

In 2018-2019, The Trust For Public Land collaborated with the Dallas Park and Recreation Department and TBG Partners to create of the **Five Mile Creek Urban Greenbelt Master Plan.**

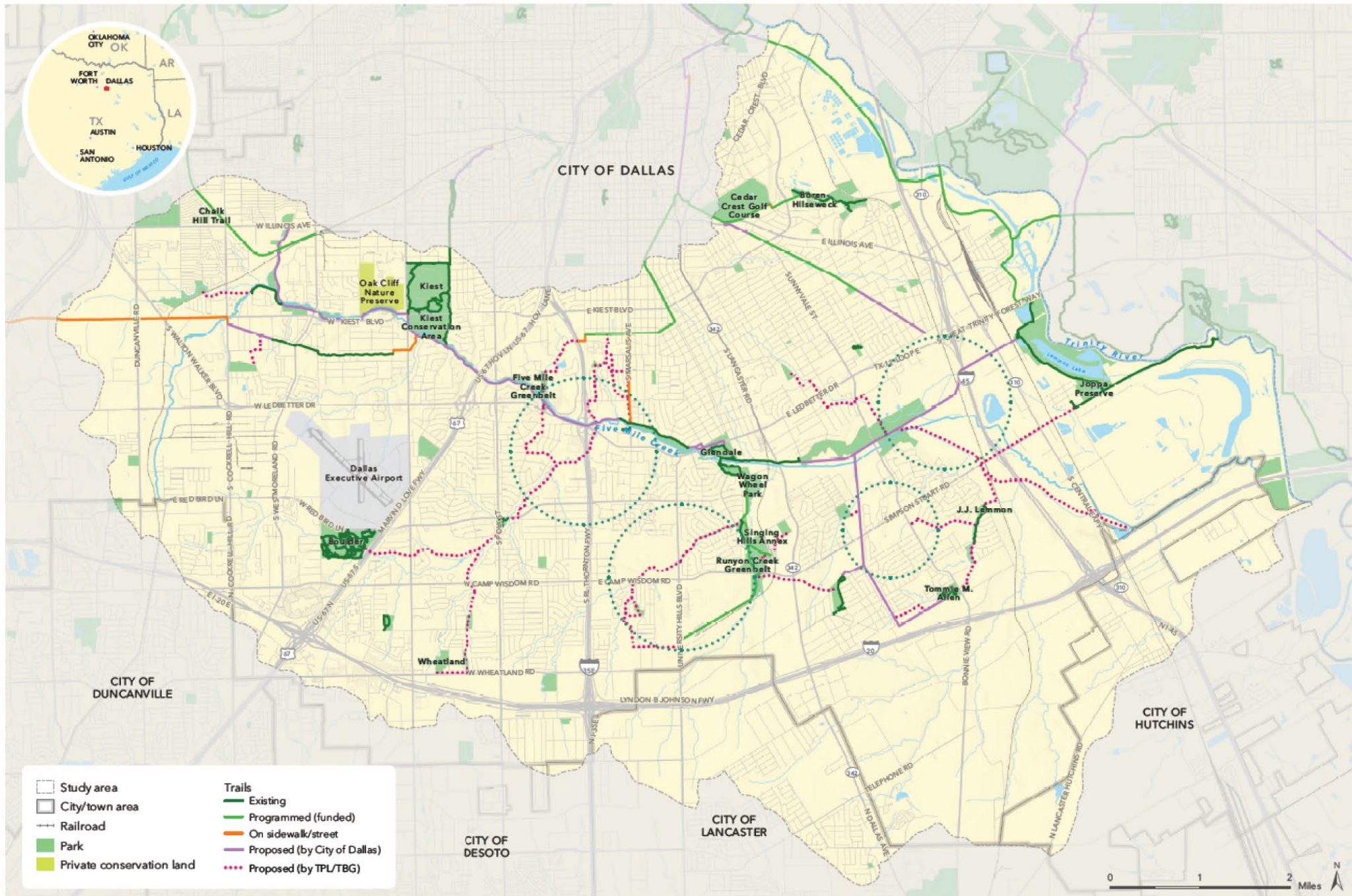
Dallas Park Board unanimously adopted the master plan in February 2019.



Five Mile Creek

Developed with input from hundreds of residents and stakeholders, the plan calls for **over 20 miles of new trails** following Five Mile Creek, and **four new parks**. The greenbelt network will create new opportunities for people to experience the **beauty of the hills and valleys of Oak Cliff**.





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

Project Components

Comprehensive Park Master Plan

- A comprehensive vision for Judge Charles R. Rose Community Park, developed in collaboration with the Highland Hills and Oak Cliff community
- Community engagement at center of design process
- Show how the park can be developed in phases as funding is available
- Total cost to construct park according to Master Plan: \$13.5 million (2021 estimate)

Phase 1 Technical Design

- Technical plan and design for first phase of park
- Total cost to construct Phase 1: \$2.5 million (2021 estimate)
- Ready for construction in 2021

Community Engagement Report

- Project summary that describes how the Mater Plan was created
- Documents what was learned through the community engagement process, including community desires and visions for the park and neighborhood
- Prominently features community voices and stories

Appendix B: Community Engagement



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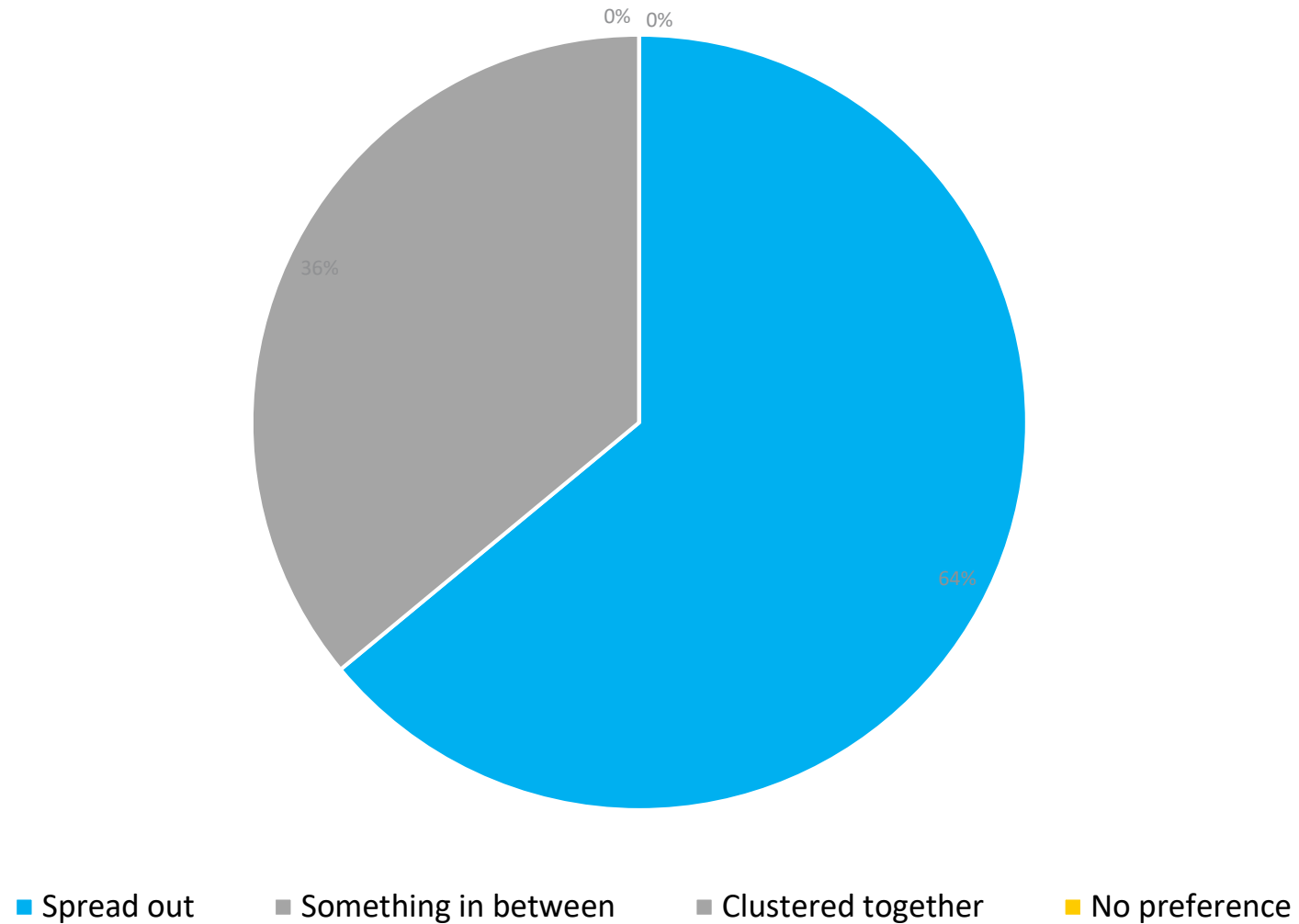
What neighborhood are you from?



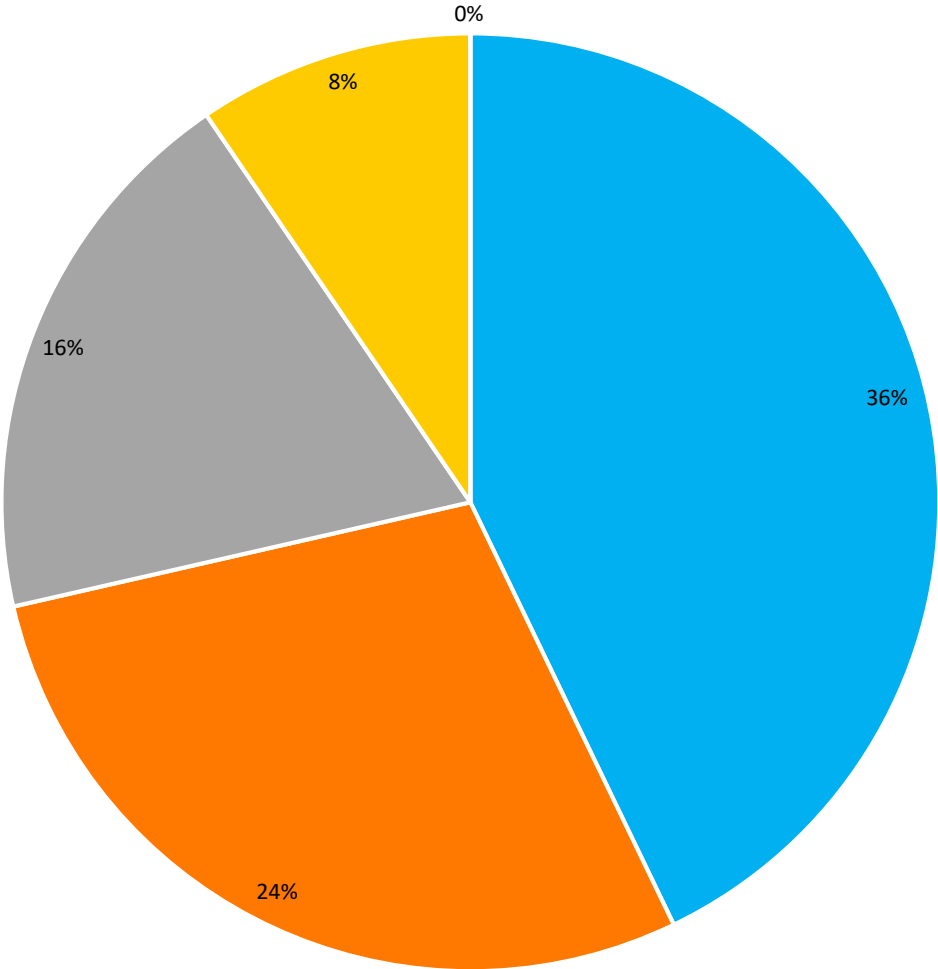
Use one word to describe your community.

togetherness
peaceful. diverse
historical sports
recreation
family
unity proud
safe
energy creative
athletics
home

At the new Judge Charles R. Rose Community Park, would you rather all of the park's amenities and features be clustered together, or would you prefer they be spread out across the park?



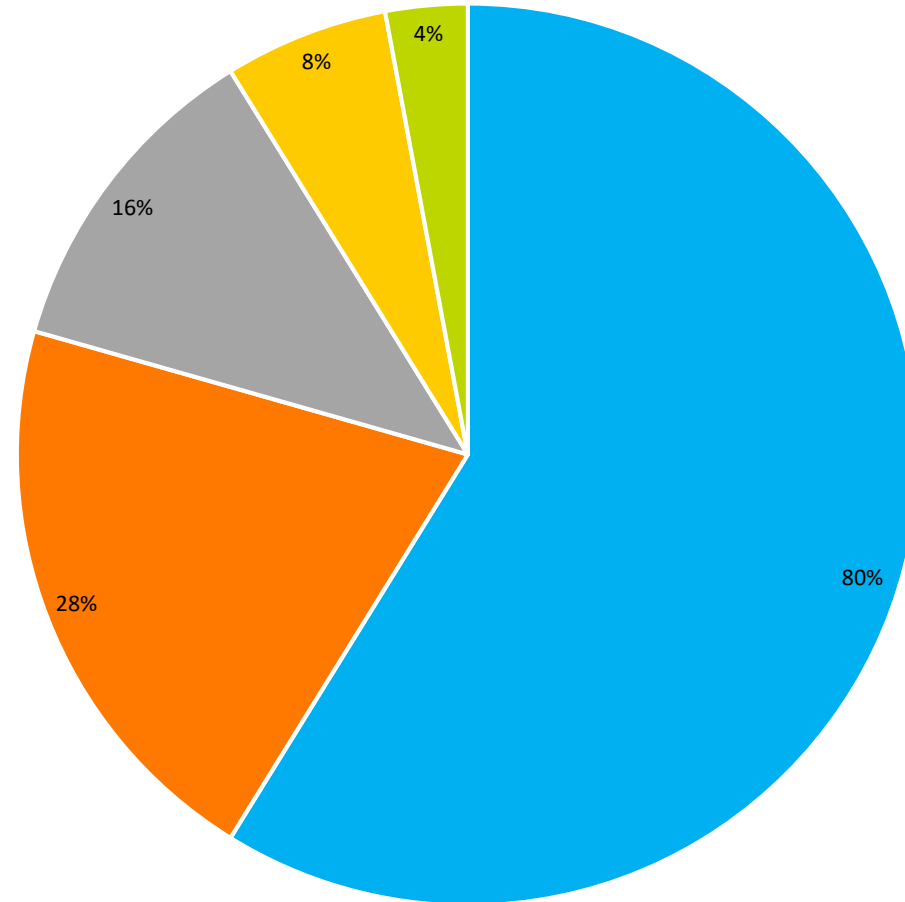
Once Judge Charles R. Rose Community Park is open, how often do you think you will visit it?



■ A few days a week ■ A few times a month ■ For special occasions or holidays only ■ Everyday ■ Never



Once the new Judge Charles R. Rose Community Park is complete, how do you want to get there?



■ Drive

■ Walk

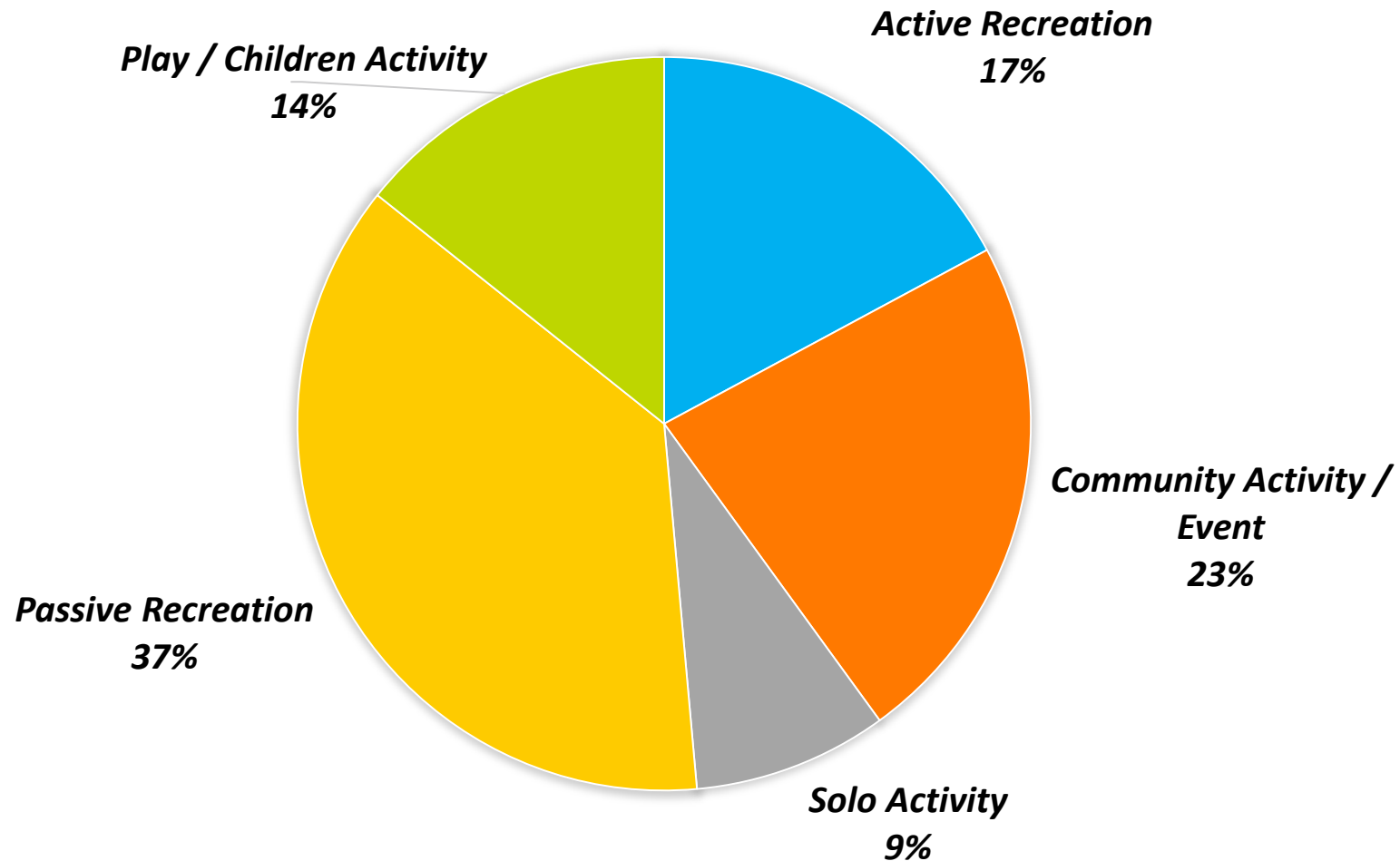
■ Bicycle

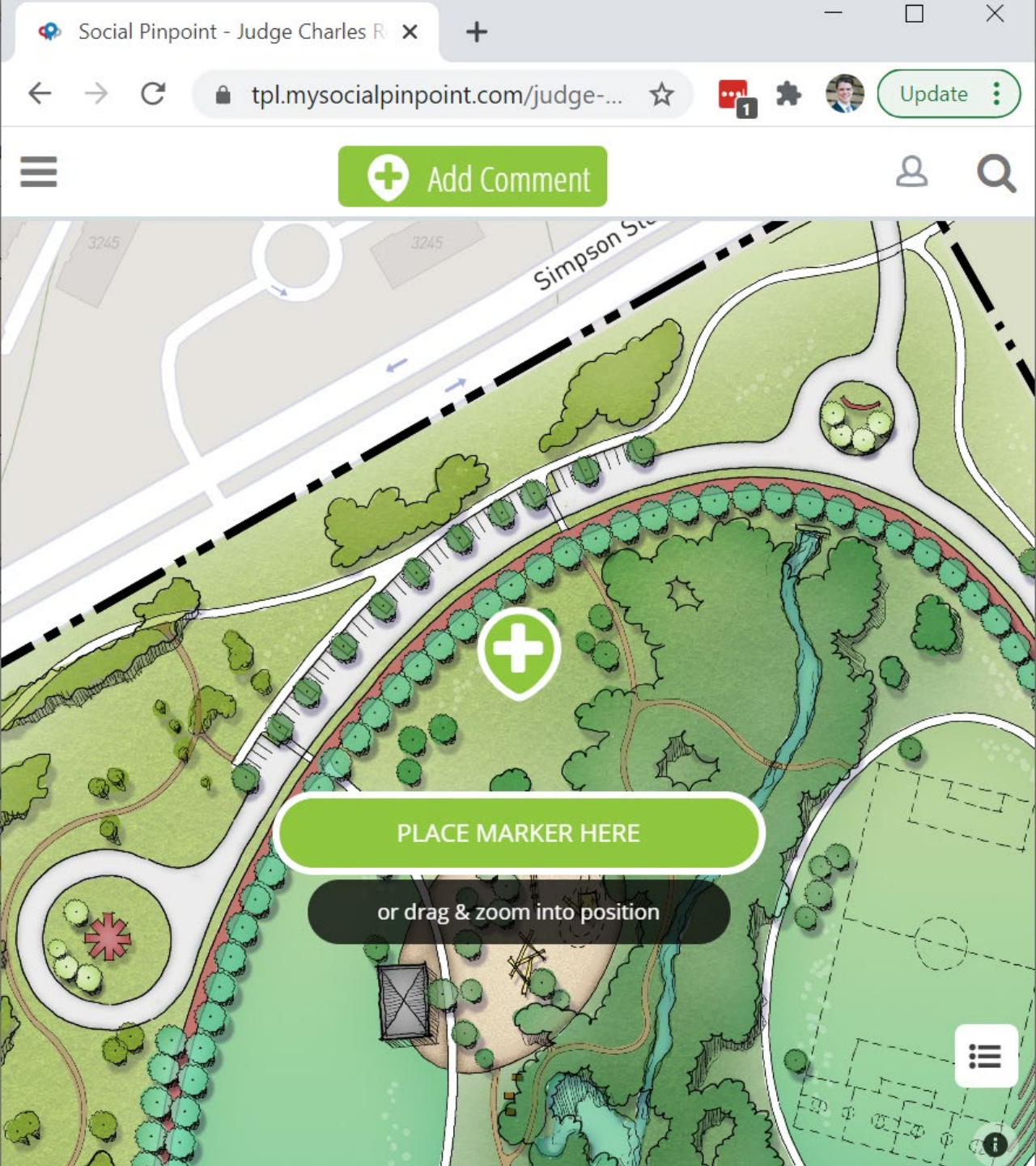
■ Public Transportation

■ Other (please specify)

What do you think is missing in your neighborhood park?

ACTIVITY CATEGORY





Project Website

- www.CharlesRosePark.org
- Built on the Social Pinpoint platform
- Allows for robust and in-depth community input, including surveys, interactive maps, idea walls, and more
- Total visitors: 279
- Supplemented with project Facebook Page and MailChimp email distribution list

Preliminary Design Options Presented to Community at Virtual Meeting 2



Signature UNITY promenade that connects the entire site. The promenade could combine the ability to walk, run, bike and exercise along this 3/4 mile loop.

- Single access point off Simpson Stuart
- Signature promenade
- Sports fields with terraces
- Signature pavilion with restroom and playground
- Preserved prairies and corridors with educational engagement



The REUNION concept is a celebration of family in Southern Dallas. The park will be formed around two Family Plazas on the east and west side of the park.

- Two access points off Simpson Stuart loop park road
- Overlook to downtown
- Flexible great lawns
- Two family plazas each with playground, two pavilions, grills and restroom
- Signature pedestrian bridge creek crossing

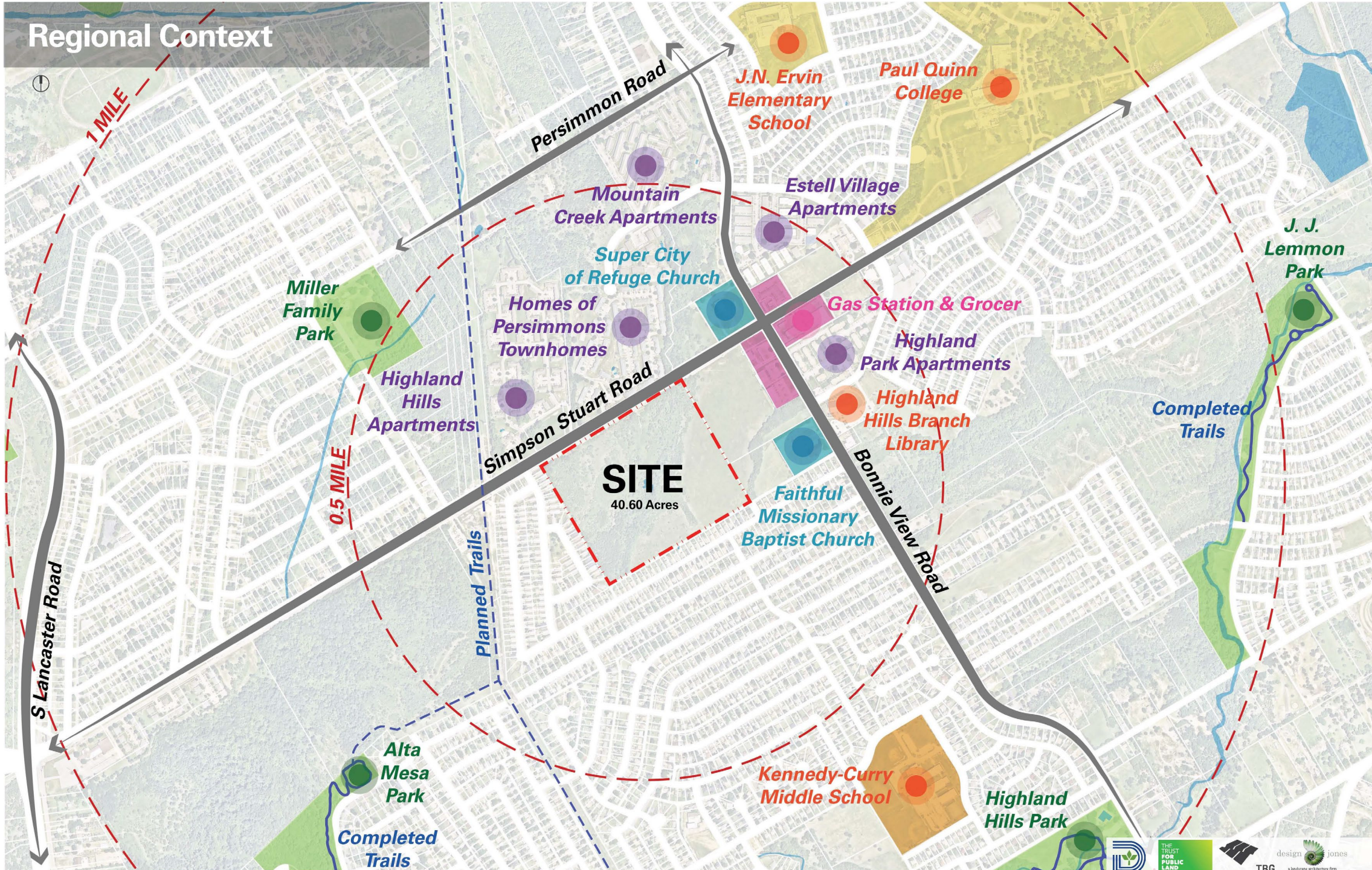
Appendix C: Context and Site Inventory



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Regional Context



Neighborhood Map



Oak Cliff Gardens

Fruitdale

Horizon Estate

Floral Farms

Five Mile Creek

Lisbon

Arden Terrace

Singing Hills

Cigarette Hill

Highland Hills

SITE

Hidden Valley

Runyon Springs

Cedar Creek Ranch



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Site Context



Highland Hills Apartments

Homes of Persimmons Townhomes

High Overhead Electric Transmission Line and Underground Gas

Potential Access Point (Right in / Right Out)

Median Break Potential Access Point

Steep grade on-site at this location will make for difficult access point - not desirable.

Bus Stops

Planned Trail

Veranda Way

Creek Corridor
Unimpaired tributary of Pine Hills Creek

Existing Residential Abutting Site
Pinebrook Drive

Simpson Stuart Road

Bonnie View Road

Grocer

Gas Station

Ingram & Son Automotive

Family Dollar

J's Wings

Highland Hills Branch Library

Faithful Missionary Baptist Church

Street / Alley Potential Access Point

Vehicular access to this portion of property bisected except for alley access

Residential Community



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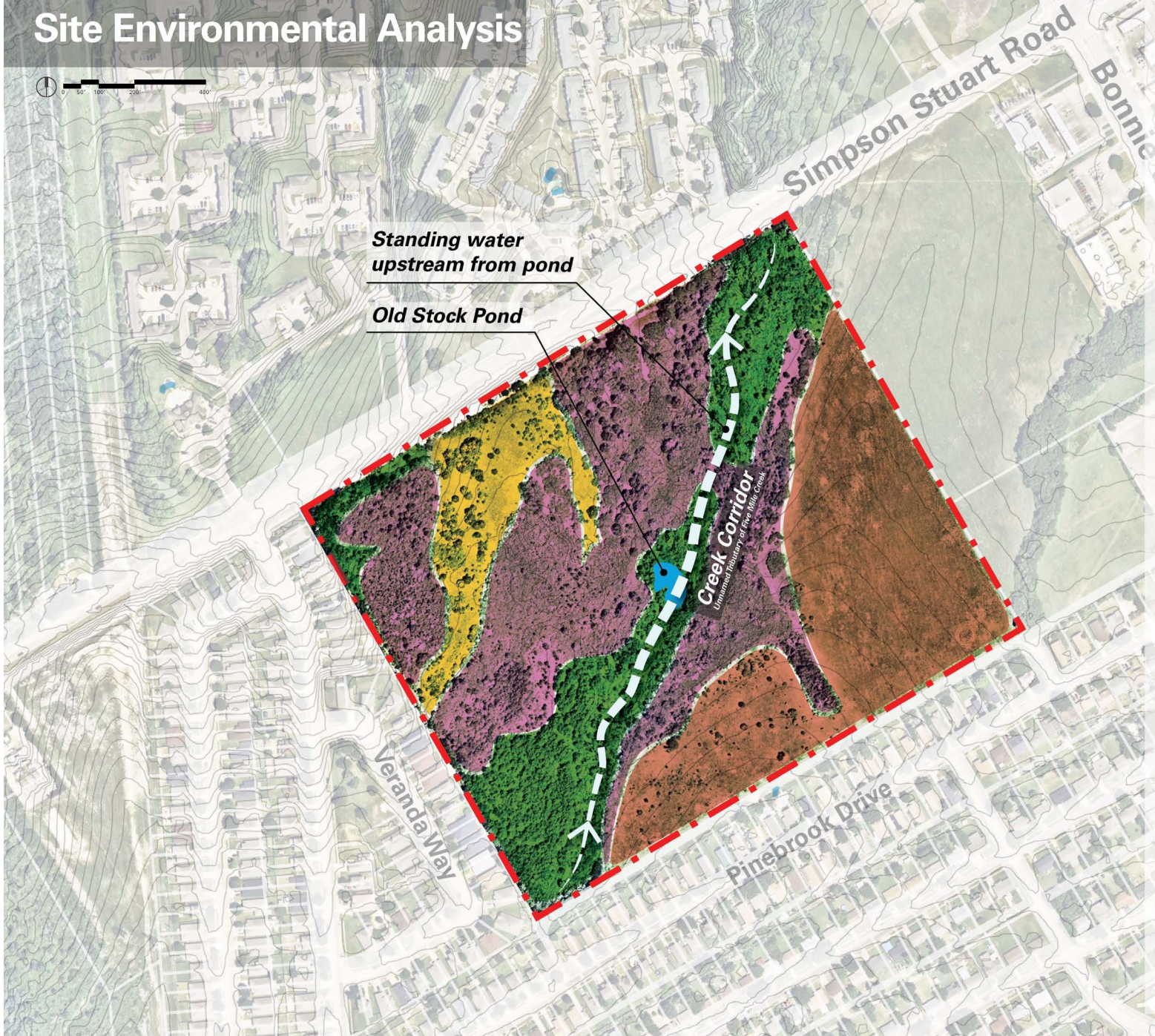
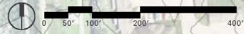


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Site Drainage Analysis



Site Environmental Analysis



Standing water
upstream from pond

Old Stock Pond

Creek Corridor
Unimpaired tributary of Five Mile Creek

Environmental Benefit / Habitat Diversity Level: High - Preserve

Tree Canopy

- 25% Mature high quality trees (Cedar Elm, Ash)
- 25% Dead trees
- 50% Juvenile low quality trees (Hackberry, Cottonwood, Cedar)
- *thick privet understory throughout



Remnant Blackland Prairie

Little bluestem, short native grass mix, wildflowers: gallardia, etc, yucca, sumac



Environmental Benefit / Habitat Diversity Level: Low - Developable

Ag Field / Pasture

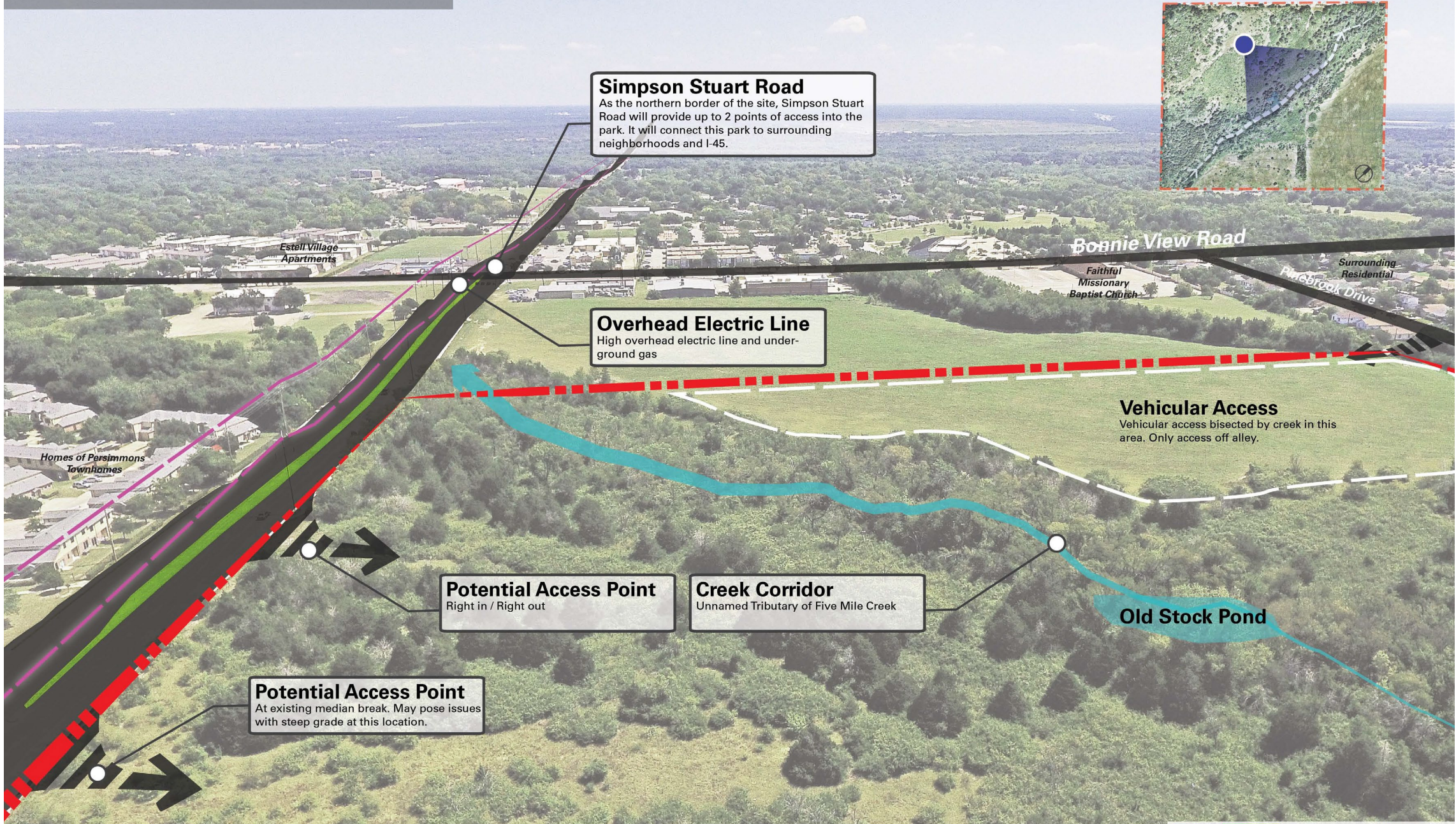


Invasives

Privet, Cedar



Site Photo



Simpson Stuart Road
As the northern border of the site, Simpson Stuart Road will provide up to 2 points of access into the park. It will connect this park to surrounding neighborhoods and I-45.

Overhead Electric Line
High overhead electric line and underground gas

Potential Access Point
Right in / Right out

Creek Corridor
Unnamed Tributary of Five Mile Creek

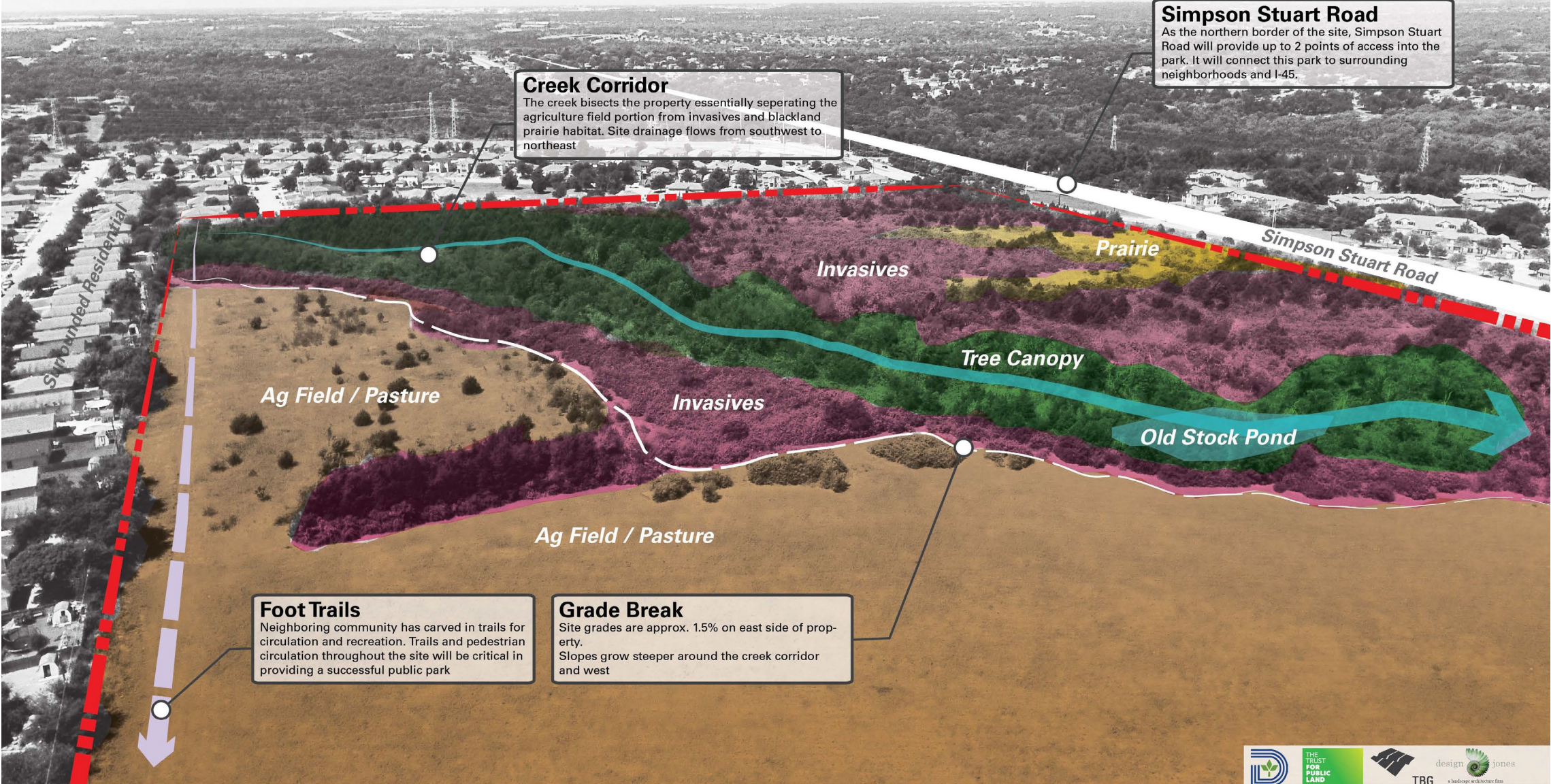
Potential Access Point
At existing median break. May pose issues with steep grade at this location.

Vehicular Access
Vehicular access bisected by creek in this area. Only access off alley.

Old Stock Pond



Site Photo



Creek Corridor
The creek bisects the property essentially separating the agriculture field portion from invasives and blackland prairie habitat. Site drainage flows from southwest to northeast

Simpson Stuart Road
As the northern border of the site, Simpson Stuart Road will provide up to 2 points of access into the park. It will connect this park to surrounding neighborhoods and I-45.

Foot Trails
Neighboring community has carved in trails for circulation and recreation. Trails and pedestrian circulation throughout the site will be critical in providing a successful public park

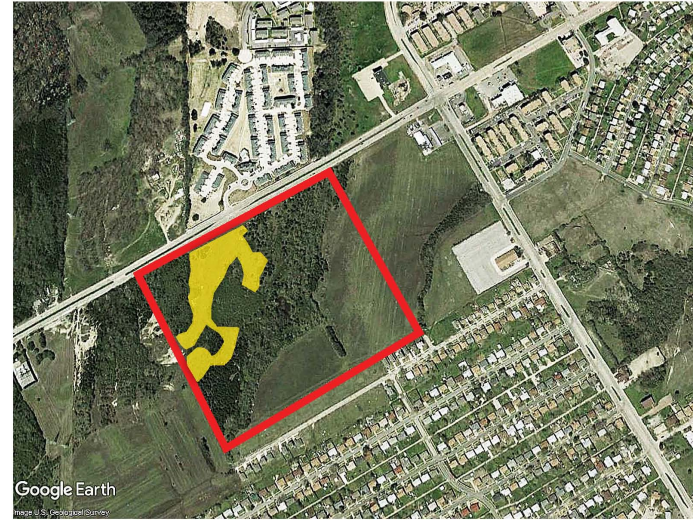
Grade Break
Site grades are approx. 1.5% on east side of property. Slopes grow steeper around the creek corridor and west

Site Environmental Analysis

Remnant Blackland Prairie



1995



2001



2005



2009



2015



2020



Appendix D: Site Master Plan



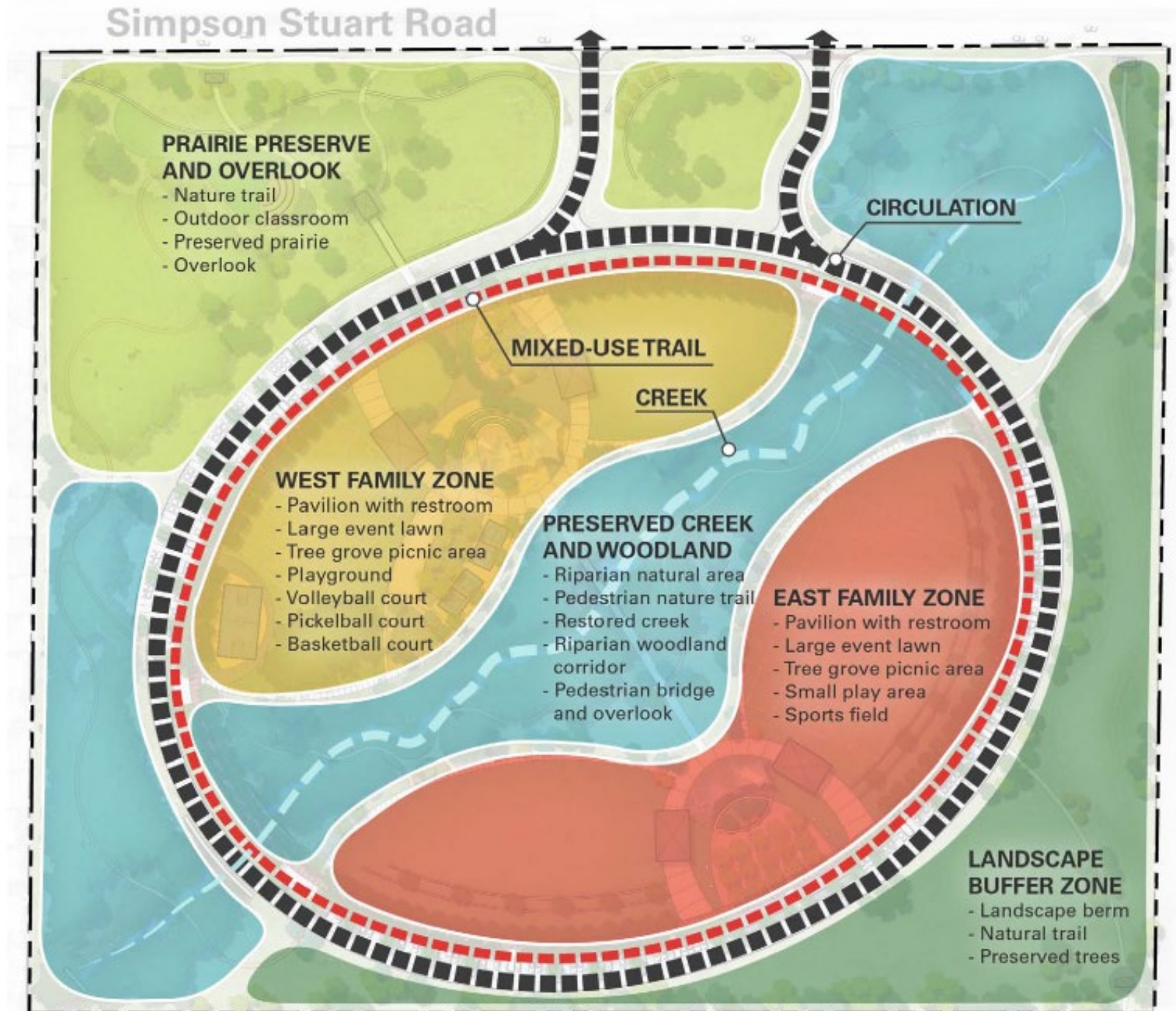
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FUNCTOINAL USE DIAGRAM

This diagram shows the park uses and how they relate to each other in the design.








Park Areas:

- Two major Family Zones with Community Amenities
- Overlook Areas
- Prairie Preservation
- Landscape Buffers and Neighborhood Gateways
- Multiple Trail Types








PROGRAM DIAGRAM BY USE TYPE

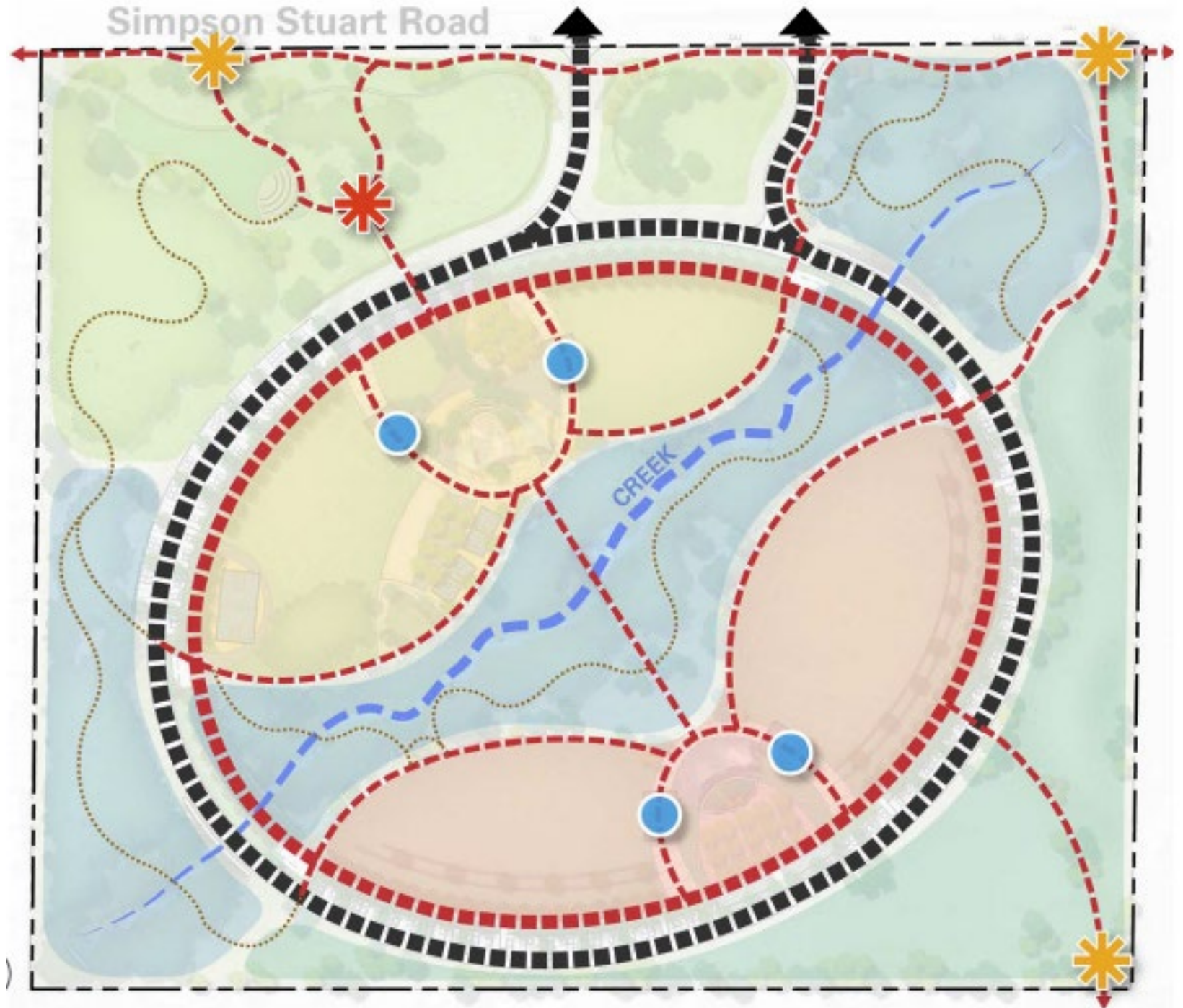
Park Areas:

-  Family Plaza Zones
-  Flex Fields
-  Skyline Overlook
-  Bridge / Community Connector
-  Educational Spaces
-  Nature Trails and Spaces
-  Unity Trail

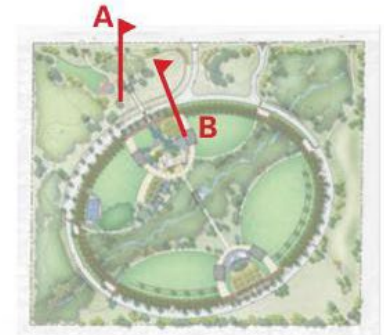


SITE ACCESS CIRCULATION

-  Vehicular Access Point
-  Shade Structure
-  Drivelanes (With Parking on one side)
-  Trailhead
-  Overlook



SECTION ELEVATIONS



SECTION A



SECTION B

