



Dallas Park & Recreation

# **Parkland Acquisition**

**Park and Recreation Board**

**May 20, 2021**

# Overview

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# Purpose

To provide an overview of the acquisition process and methodology

# Background

First Park acquired 1876—City Park

\$66,700 (City population ~10,000)

- First 10 acres acquired after petition by John J. Eakins to sell to City for \$600.
- Over 145 years the City—Park Board in 1905 to present—has acquired parkland to fulfill its mission and achieve its vision
  - parks, trails, maintenance service centers, street medians, nature preserves, museums, cemeteries, arboretum, zoo, athletic fields, greenbelts, golf courses, boating, recreation aquatic centers, etc.

Commissioners of the City of Dallas  
Know all men by these presents, that  
for the consideration hereinafter  
set forth the Common and Gravel Street Rail-  
way Company, a private corporation of the City and County of  
Dallas and State of Texas, has bargained, granted, sold, conveyed  
and conveyed and by these presents, does bargain, grant, sell,  
convey and convey unto the City of Dallas, a municipal corpora-  
tion in said County and State, the following described lot  
or parcel of ground, being a part of the grounds conveyed by  
Deed to her, by her to C. C. Bradley, and by Bradley to the  
Street Railway Company, the portion herein conveyed being  
bounded as follows: Beginning at the present corner of the  
East Street conveyed, and easterly on the 1000 acre line, 20  
feet N 45° E from the west corner of an 11 acre tract con-  
veyed on the 16th of December, 1876, to the City of Dallas  
by John J. Eakins and wife, which is also the original  
trough corner of 74 acres formerly known as the Mill East  
Tract N 77° W crossing Mill Creek, 236 feet to a stake in  
the N 1/2 of Gravel Street, thence S 60° E with the line of Gravel  
Street and 20 feet to the Mill Creek, 100 feet to a stake on



# Background

4398 City parcels; 585 Park & Recreation parcels

–402 parks, trails, greenbelts, etc.

– 128 Neighborhood

– 92 Community

– 3 Regional

– 42 Linear

– 15 Conservation

– 12 Metro

– 30 Mini

– 80 Special (cemetery, zoo, golf course, downtown, dog park, medians, etc.)



# Acquisitions: Mission and Vision



## ***Mission***

The Dallas Park and Recreation Department's mission is to champion lifelong recreation and serve as responsible stewards of the city's parks, trails, and open spaces.

## ***Vision***

With that mission in mind, the Department's vision for the future is for a comprehensive system of parks, trails, open spaces, and recreation facilities that sustains, inspires, and invigorates.



# Acquisitions: Mission and Vision



Acquisition important means to accomplish mission and vision for a comprehensive park system



Achieve mission and vision for

- immediate needs
- near future
- long-range planning  
(sustainability)



# Tools



## Park Planning

- GIS analysis, studies
- Master planning (PKR and other City departments)
- Interagency planning collaboration and mutual goals
  - Dallas County Major Capital Improvement Program (MCIP) and Trails Program
  - Collin County Open Space Program
  - NCTCOG 2045 (20XX) Mobility Plan
  - State and Federal Planning, Grants, etc.





# Purpose and Methodology

## Initialization of Acquisition

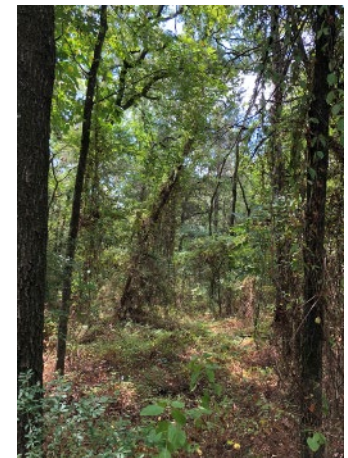
- Project specific need: addition to existing parkland or new parkland
- General planning need:
  - expansion of existing parkland
  - Identified needs of long-term project goals such as development of linear parks, large-scale master planning, etc.
  - Filling needed parkland service gaps
  - Meeting mission and vision goals
- Opportunity
  - Offer by sale or donation
  - Public project
  - Review by zoning, platting, surplus, etc.



# Purpose and Methodology

## Acquisition Criteria

- Project specific or general need
- Buildable land
- Land provides ecosystem services (direct and indirect contributions of ecosystems to human wellbeing)
  - Flood/erosion control, pollination (wind/organisms), climate control (temperature), water/air purification, well-being and cultural, supporting services



# Means of Acquisition

- Fee simple purchase (willing seller/eminent domain)
- Land swap
- Donation or partial donation
- Street vacate or abandonment, City surplus
- Partner acquisition
- Easement, lease, license
- City surplus, City code (platting, TIF District, etc.)
- Reforestation Fund
- Non-park project park by donation: private development, public project, or other development project
- Other (Interagency collaboration)



# Acquisition Process

- Background Information (6-9 months+)
  - Field Notes* (1-3 months)
  - Appraisal (State law 1, City requires 2 for property valued over \$500,000) (2-3 months)
  - Environmental Site Assessment (2-3 months)
  - Park Board and Council authorization (2-3 months)
- Real Estate Division sends letter of intent to owner, followed by offer. If accepted proceed to Park Board and Council authorization.
  - After Council authorizes acquisition Real Estate sets closing date and City closes on property

STATE OF TEXAS ↓      KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DALLAS ↓

THAT I, WILLIAM LESTER CRAWFORD, not joined by my wife for the reason that the property herein conveyed constitutes no part of our homestead, our homestead being the property commonly known as 5366 Drane Drive in the City of Dallas, Texas, of the County of Dallas, State of Texas, in order to establish a memorial to my Father and Mother, William Lyne Crawford and Katherine Lester Crawford, for the further consideration of the benefits to be derived by the citizens of the City of Dallas as a result of the development and use of the hereinafter described property for public park purposes and the sum of TEN DOLLARS (\$10.00) to me in

# Acquisition Process

–If City moves forward with sale with uncooperative land owner same process but Real Estate must go back to Council after authorization to purchase to secure authorization to pursue eminent domain

2019-0011



**Memorandum**

**Date:** June 19, 2019

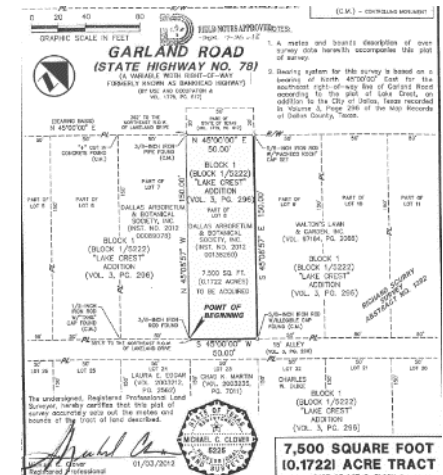
**To:** City Secretary through City Manager through City Controller

**Subject:** Project Name: St. Augustine Park - Red Cloud Dr. Project  
 Property Description: Approximately 2.4 acre tract of land being all of Lots 2 through 1 (inclusive), Block 4/6714 and all of Lots 14 through 16 (inclusive) Block 3/6714, City of Dallas, Dallas County, Texas  
 Location / Address: Red Cloud Drive  
 Grantor: KB Lone Star Inc. (formerly known as KB Home Lone Star, LP)  
 Instrument: Special Warranty Deed

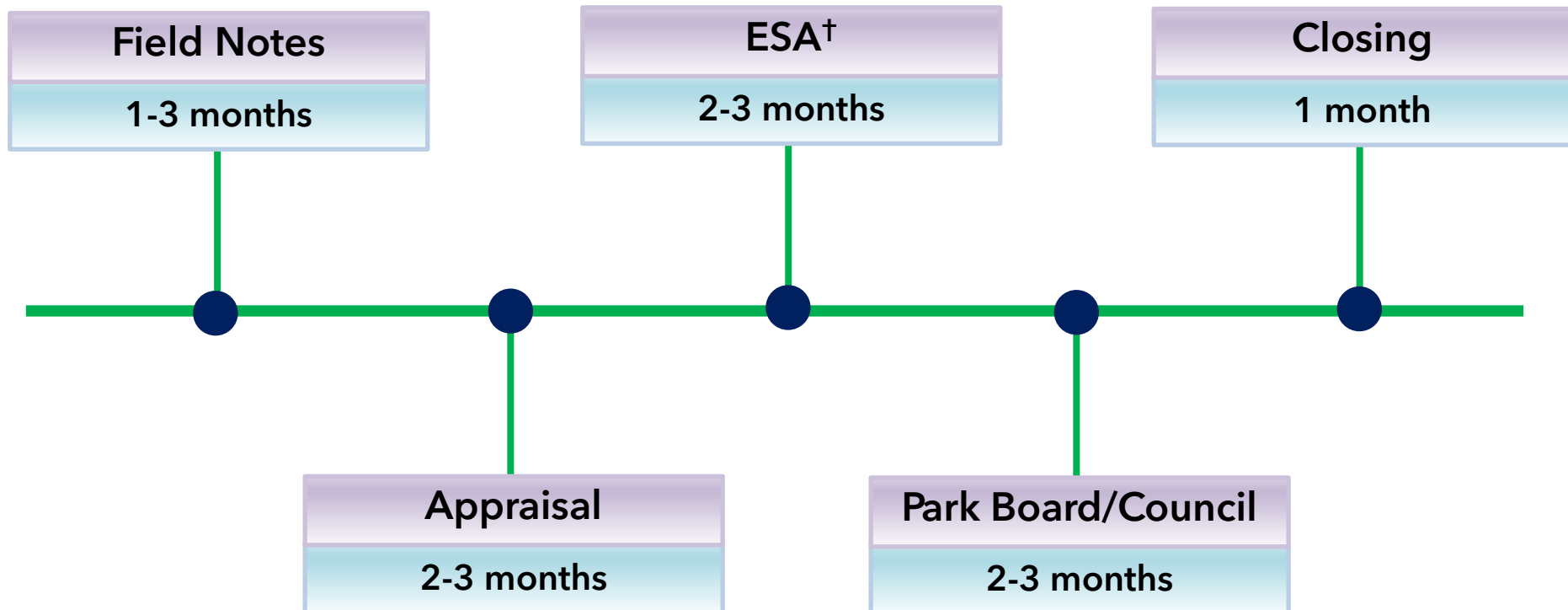
**WARRANTY DEED**

THE STATE OF TEXAS §  
 COUNTY OF DALLAS §  
 KNOW ALL PERSONS BY THESE PRESENTS:

That Omega Industries, Inc. a Texas corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ONE MILLION FOUR HUNDRED TWENTY-TWO SEVEN HUNDRED THIRTY-EIGHT AND NO/100 DOLLARS (\$1,422,738.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.



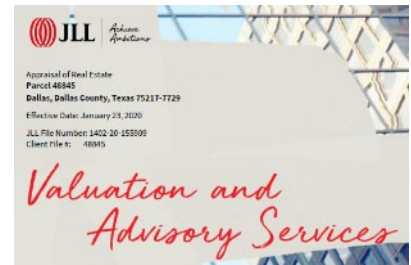
# Acquisition Process



<sup>†</sup>Note: ESA (Environmental Site Assessment) may be ordered concurrently with *Field Notes*; however, ESAs are valid for six months. Appraisals are valid for one-year.

# Valuation

- Various appraisal methods
  - Real Estate Division reviews submitted appraisals (2 weeks—2 months)
- Texas and at least five other states have constitutional requirements intended to ensure equity among taxpayers
  - Property must be taxed *uniform and equal* and in proportion to the property's value
  - Combination of legislative and judicial actions have marginalized uniformity and equality
- DCAD values do not necessarily track market valuation or actual market sales



# Current Bond Acquisitions

2017 Bond Prop. B Allocation: \$24,347,000 (9.3% of bond/8 identified acquisitions/11 bond items (3 City-wide/8 District discretionary funds))

- \$10,284,596 (5 acquisitions) completed/under contract

- \$6,947,000 (3 acquisition) canceled/reallocated funds

- \$7,115,404 remaining/under negotiations

  - Completed/under contract: 9759 Forest Ln; 404 S Masters Dr; Midtown; Judge Rose Park; Overton Park

  - Canceled/reallocated: District #11; Fortson Park; Glover Park addition: the Cedars

- Other combined acquisition/development:

  - Downtown Parks, Circuit Trail,

  - Hillcrest Village Green, Northaven Trail, etc.





# Next Steps

- Complete 2017 bond program acquisitions
- Complete/Continue master planning process
  - Trail master plan, park master plans (such as: Five Mile Creek Master Plan), interagency planning, general planning
- Potential future bond program 2023(4)
  - Other funding: Reforestation Fund, Parkland Dedication Ordinance





Dallas Park & Recreation

# **Parkland Acquisition**

**Park and Recreation Board**

**May 20, 2021**