



**TENISON GLEN GOLF COURSE
&
SAMUELL GRAND PARK
MASTER PLAN**

MESA

CITY OF DALLAS
DECEMBER 10, 2020

DESIGN TEAM



MASTER PLANNING & LANDSCAPE ARCHITECTURE

MESA

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COMMUNITY ENGAGEMENT



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BACKGROUND

Samuell Grand Park, which is roughly 81 acres, is located adjacent to Tenison Glen Golf Course. Samuell Grand Park contains a variety of amenities including: recreation center, tennis center, playground, community pool, soccer and baseball fields, and an amphitheater.

The purpose of this project is to develop a context-sensitive Master Plan for Tenison Glen Golf Course and Samuell Grand Park which considers historical, social, ecological, and site-specific conditions. The study will address White Rock Creek erosion control needs and drainage improvements.

SCOPE OF WORK

Tenison Glen Golf Course

Evaluate options for the future use of the Tenison Glen Golf Course.

- Evaluate White Rock Creek erosion control needs and drainage improvements. Prepare conceptual design for reconfiguration
- Alternative uses for the golf course such as: par 3 (executive) course, downsizing course to 9 or 12 holes, conversion of portion of course to a natural area, athletic fields, etc.
- Consideration of enhanced club house facility with potential public-private partnership.

Samuell Grand Park

Conduct a park development planning process to evaluate traffic circulation, pedestrian connectivity, space use, security improvements with respect to the recreation center, Shakespeare Festival Amphitheatre, sports complexes, aquatic facility, outdoor theater, parking lots, and other park amenities, development of a loop Hike and Bike Trail and connection to existing Santa Fe Trail, picnic area, wayfinding signage, lighting, tennis complex enhancements, etc. The intent is not to over-build amenities but to balance the integrity of the natural parkland aesthetics with improved land use.

SITE CONTEXT

The project has been organized into three general areas:

- A** Tenison Park
- B** Active Recreation Area
- C** Golf Area (Tenison Glen Course)



GOALS

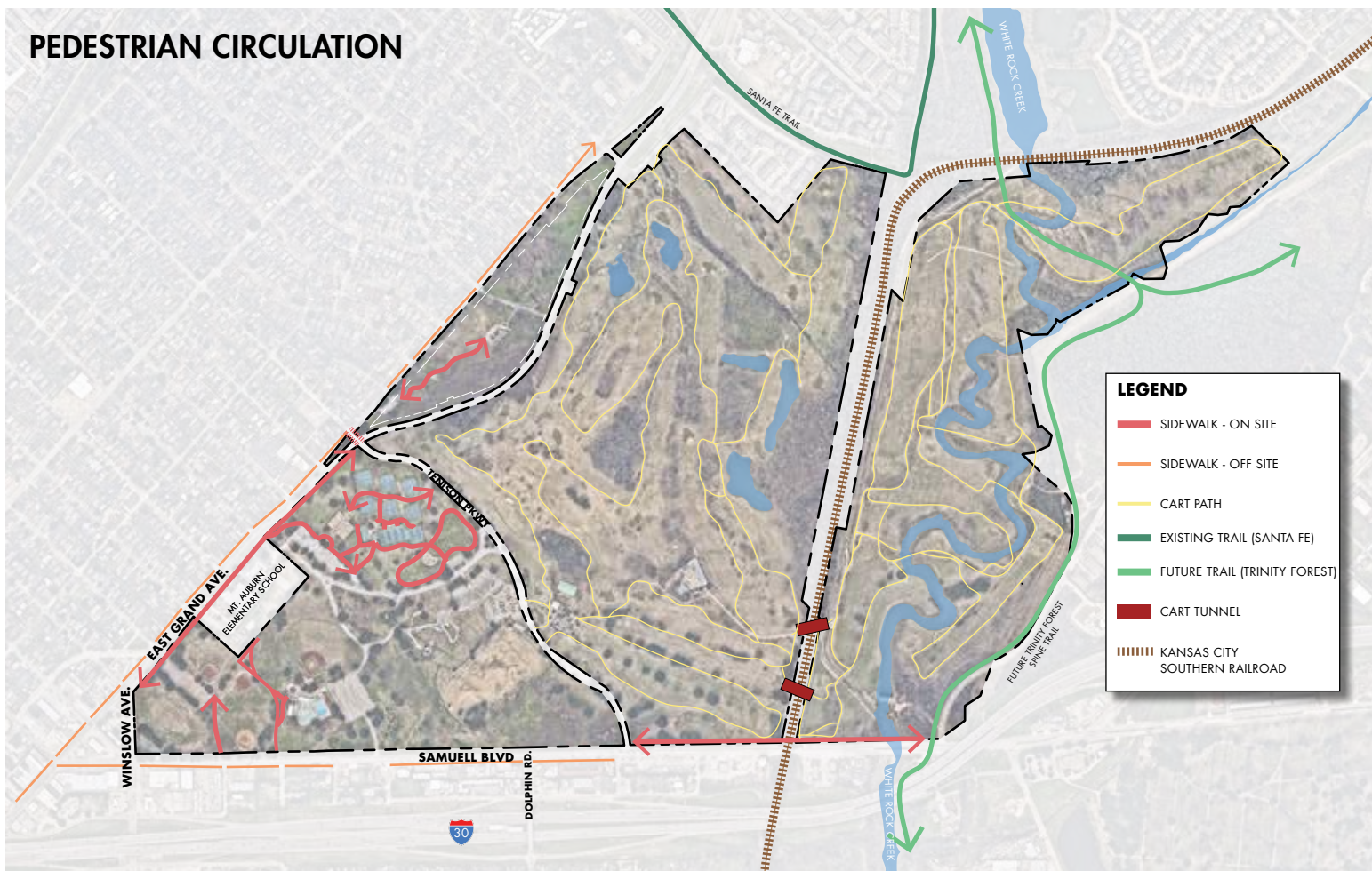
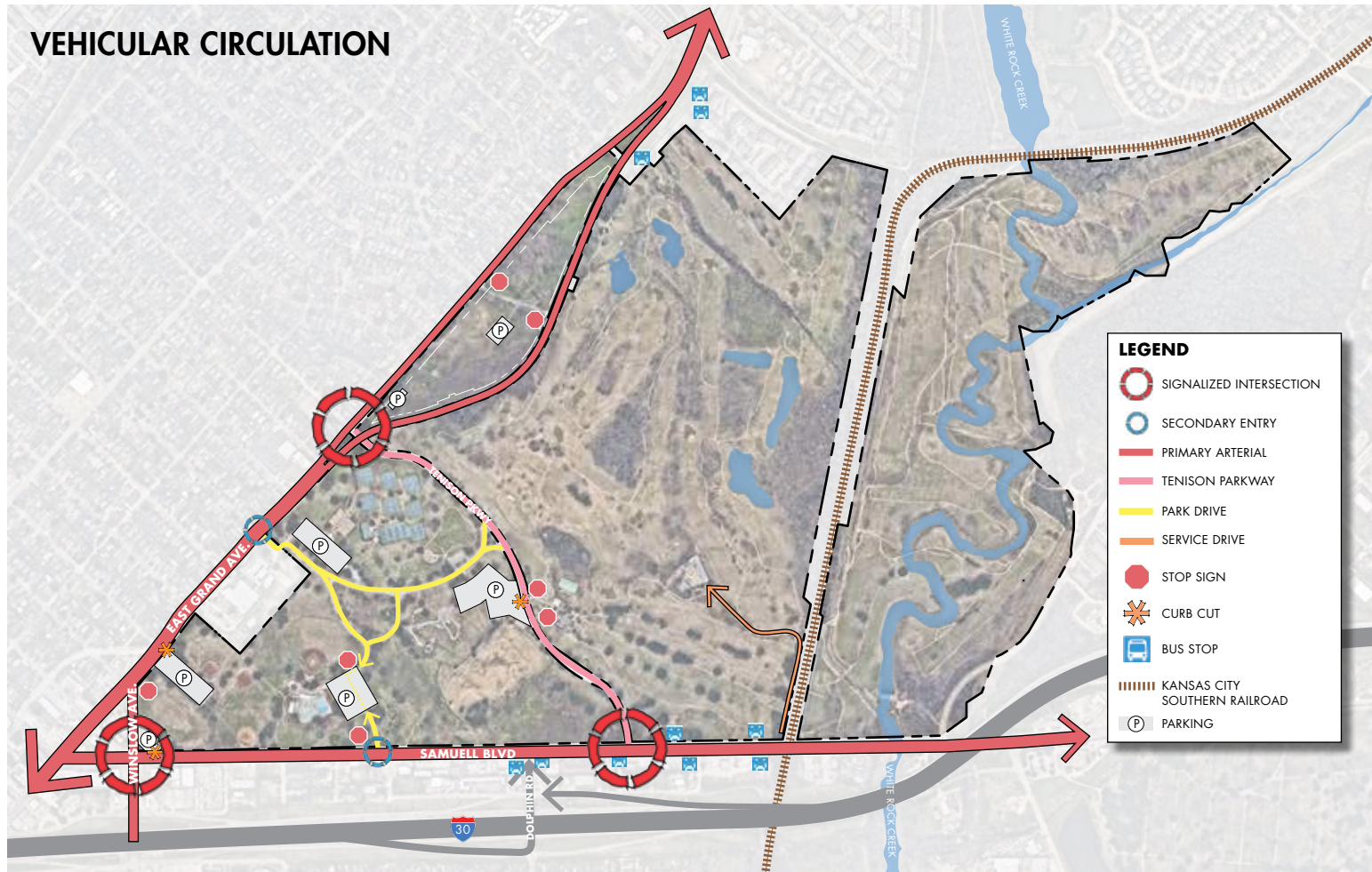
Tenison Glen and Related Facilities

- Improve and clarify arrival experience, circulation and parking
- Study golf and non-golf programming options
- Evaluate various course play/experience options for the future use of the Tenison Glen Golf Course.
- Improve the relationships between the golf courses, club house, driving range, putting green, pavilion, cart staging and vehicular circulation and parking
- Evaluate the existing golf clubhouse facility considering an enhanced club house facility program with a potential public-private partnership
- Prepare conceptual framework plan for reconfiguration of the Tenison Glen Golf Course with respect to proposed drainage improvements to White Rock Creek
- Evaluate proposed trails and trail connections in the context of the Dallas Trail Network Plan
- Enhance financial viability
- Plan for an appropriate level of maintenance

Samuell Grand and Tenison Park

- Improve and clarify arrival experience, circulation and parking
- Enhance pedestrian connectivity
- Tailor facilities and site programming to community needs
- Evaluate security improvements to existing amenities/recreation center
- Evaluate the Shakespeare Festival Amphitheater/outdoor theatre in the overall context of the park
- Sports complexes
- Integrate the Aquatic Center into the park
- Improve Picnic areas
- Evaluate proposed trails and trail connections in the context of the Dallas Trail Network Plan
- Enhance response to community needs and financial viability
- Plan for an appropriate level of maintenance

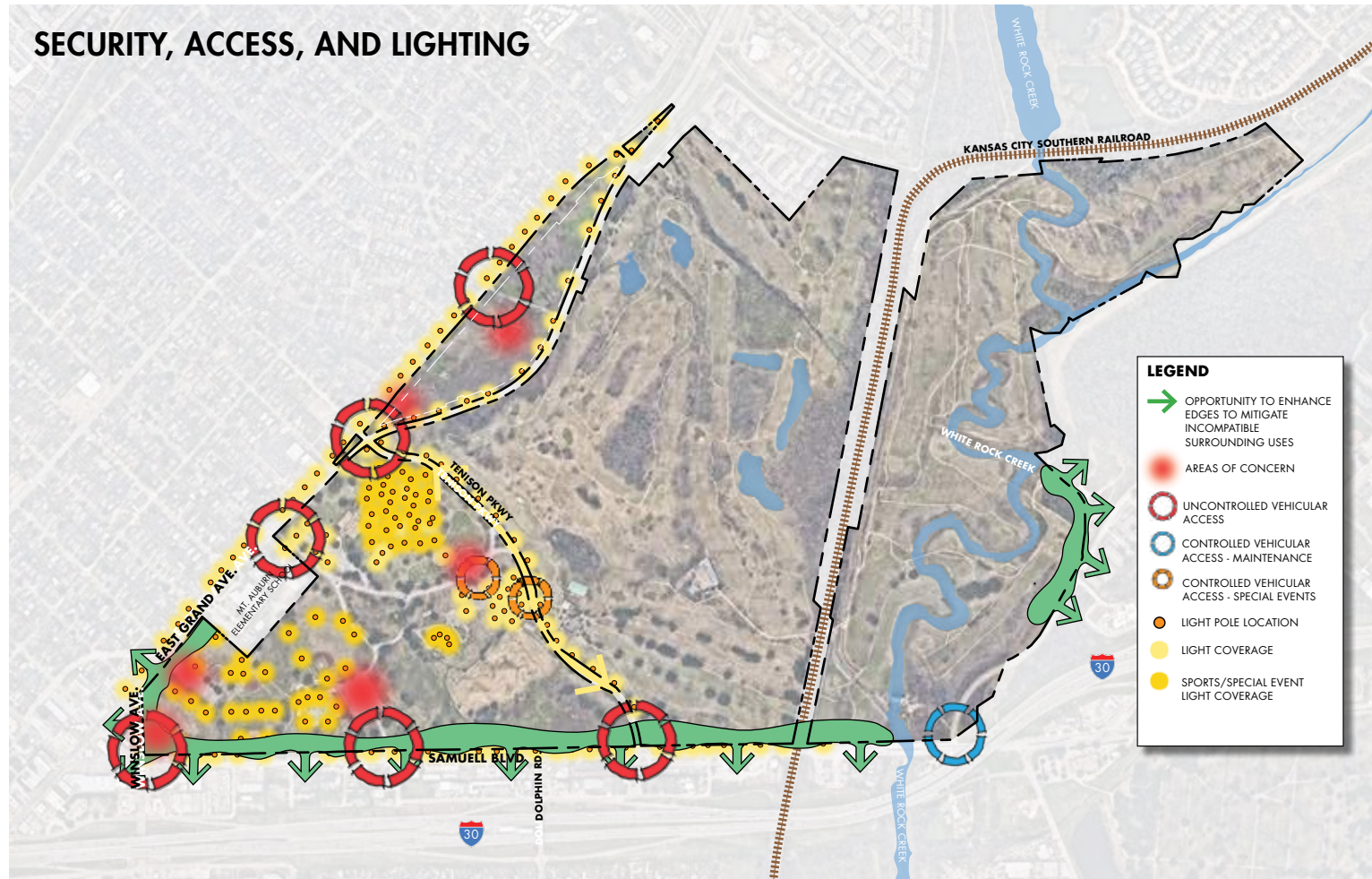
CIRCULATION/ACCESS



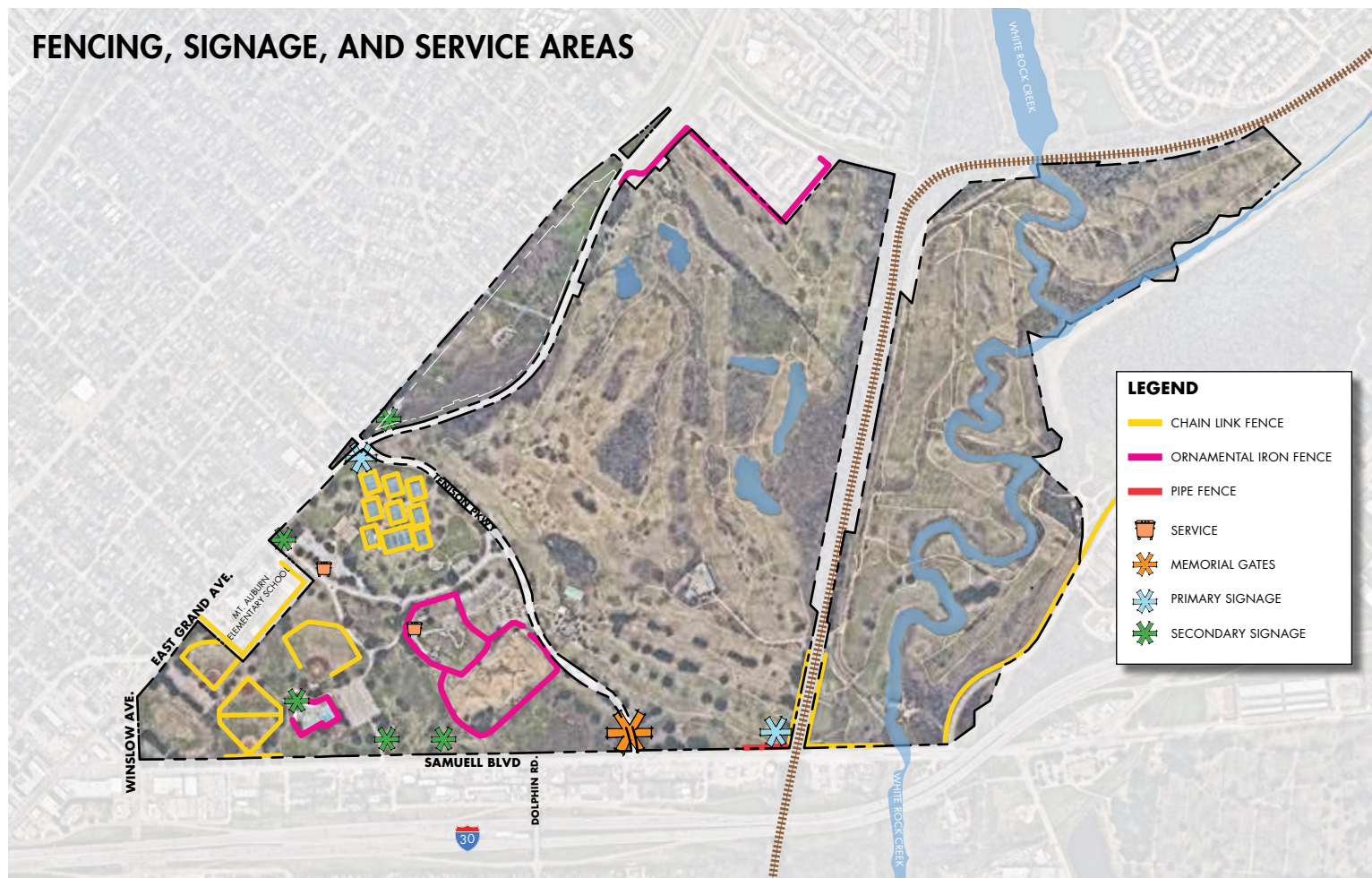
- Numerous detailed assessments were performed for the park to understand physical determinants.
- Key issues addressed were: safety, circulation, access, wayfinding, and potential programming as they related to sustainability and future development.
- A major issue is the pedestrian circulation throughout the site should be improved as well as access from surrounding neighborhoods.
- Vehicular circulation is somewhat confusing with a need for improved wayfinding and reduced conflicts with pedestrian and bicycle traffic.

PARK/RECREATION AREA

SECURITY, ACCESS, AND LIGHTING



FENCING, SIGNAGE, AND SERVICE AREAS



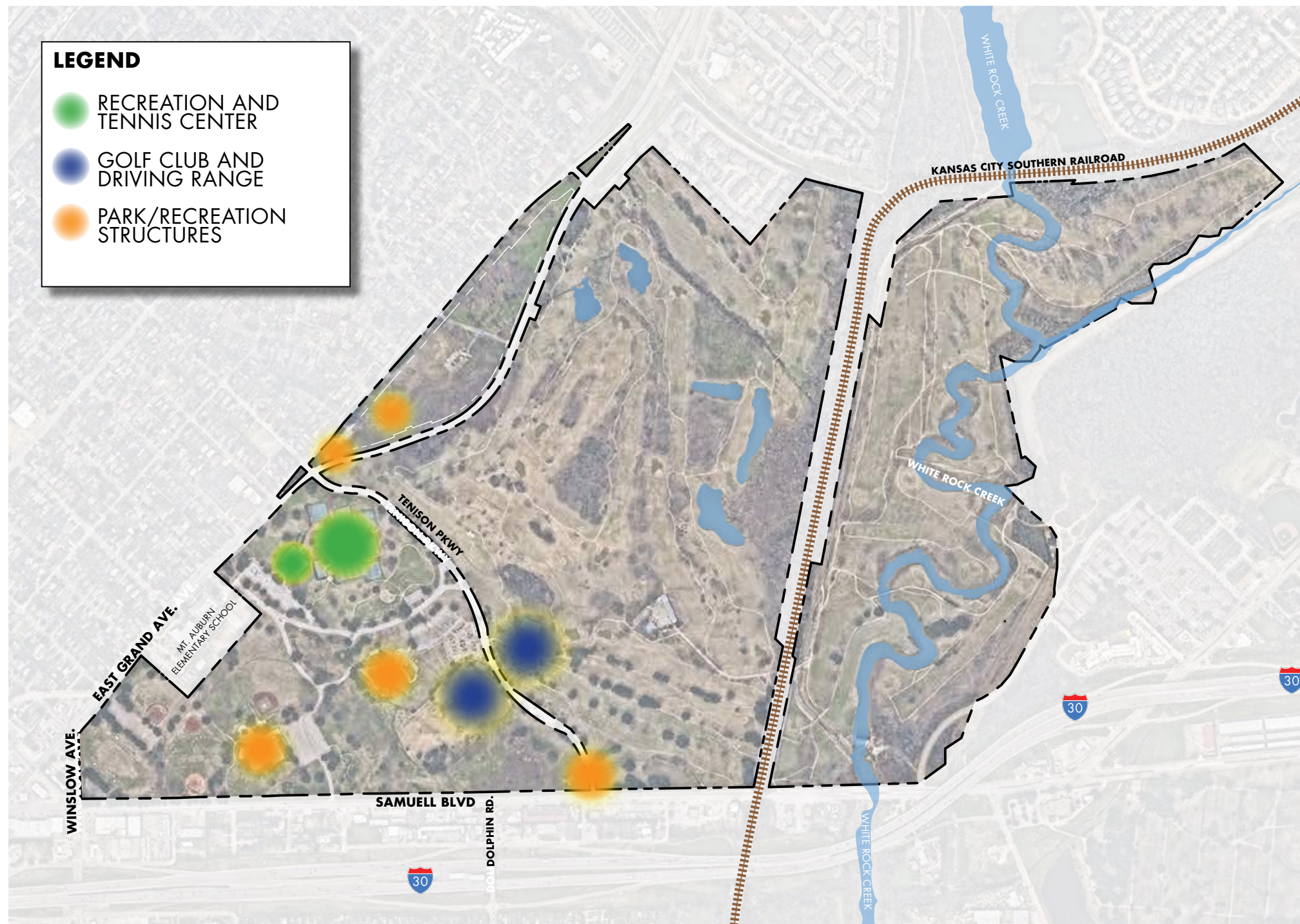
- Safety and security are major concerns for stakeholders, especially in the southwest part of the park.
- Tenison Parkway allows cut-through traffic and conflicts with pedestrians and bicyclists.
- There is a lack of compatibility between uses along Samuell Boulevard and the park. Establishing a controlled connection and creating a boulevard experience would enhance connectivity and safety.
- Lighting could be improved throughout the park.

TENISON GLEN GOLF COURSE



- The Glen course experiences periodic flooding and is located in the flood plain.
- Erosion has been and continues to be an issue and endangers several holes on the current course.
- Numerous creek crossings are also in peril due to continuing erosion issues
- Maintenance costs due to erosion will increase significantly unless a strategy to mitigate is identified.

ARCHITECTURAL FABRIC



- There is a diverse architectural fabric on the park and golf course. Some structures date from the WPA up to mid-century modern.
- Most structures are dated and need to be renovated or re-imagined.
- There is virtually no aesthetic continuity between the major structures of the park.
- Structures reviewed onsite include: WPA restroom, picnic pavilion and playground, tennis center, aquatic center, sports fields, amphitheater (including pavilion, plaza and shop), memorial gates, golf clubhouse (interior and exterior), driving range, golf pavilion, cart barn



RECREATION AND TENNIS CENTER

SAMUELL GRAND TENNIS CENTER



GENERAL CONDITIONS/OBSERVATIONS

- Directional signage is needed to direct visitors to the Tennis Center. Those new to the facility may have difficulty knowing the correct approach.
- Currently, there are no covered tennis courts.

SAMUELL GRAND RECREATION CENTER



GENERAL CONDITIONS/OBSERVATIONS

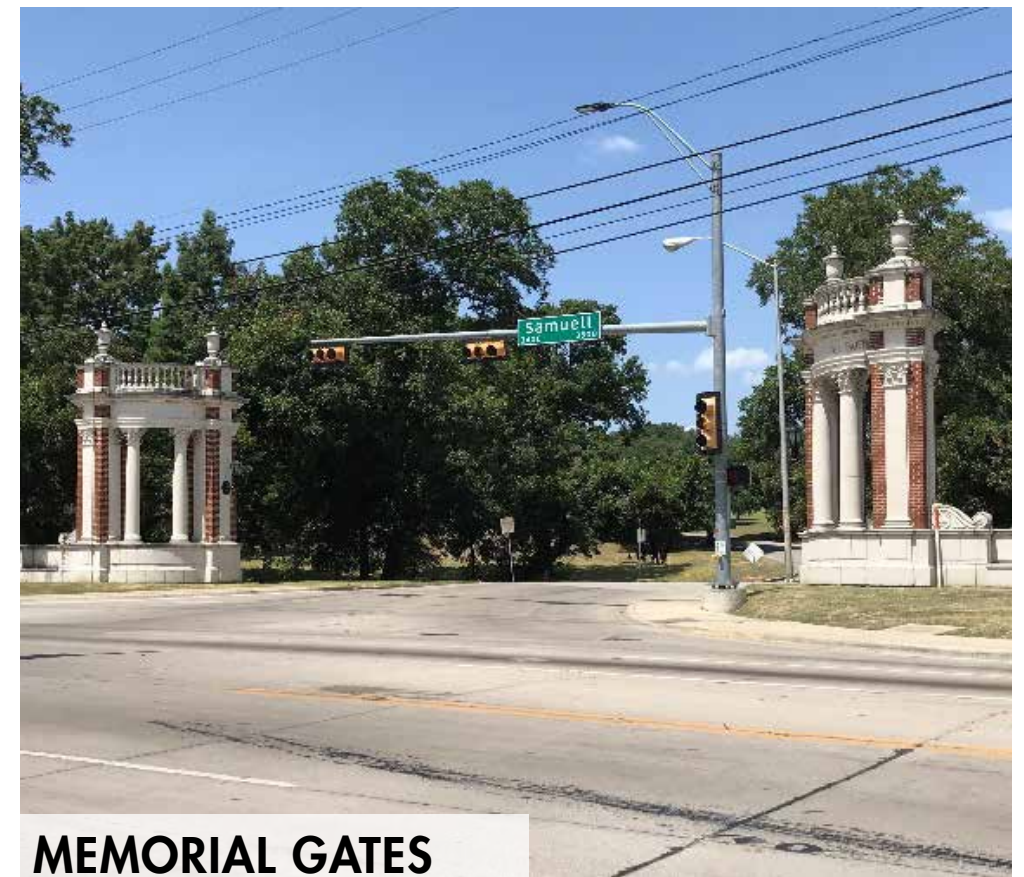
- This site cannot support a high volume of programs for outside sports and outside programming.
- Groups have requested exterior sand volleyball facilities be provided to the southeast of the gymnasium. Additionally, staff requests expansion of the gymnasium.
- A dumpster enclosure is required in the parking lot, which should accommodate at least one trash and one recycling container.

TENISON GOLF CLUB

- The golf club generally consists of the clubhouse, driving range, pavilion, and cart barn.
- The original wood-frame clubhouse that was built by Park Board employees for \$7,000 gave way to a new stone clubhouse, constructed in 1940 partially by WPA funds. The clubhouse's interior was completely renovated in 1995, but the original stone exterior remains.
- There are no formal historic designations or restrictions on the existing structure. However, the THC has requested that any improvements be made with a sensitivity to the history of the property.
- There is currently need for a banquet facility at this location. Requirements similar to what are identified at Cedar Crest Golf Course (City of Dallas facility)
 - Should accommodate up to 200 guests
 - 6,000 square feet (preferably on a second floor).
 - Rooms should consist of banquet room, balcony and warming kitchen.
- Overall, finishes are dated and showing signs of wear. Floors are primarily carpet, with tile at the snack counter and eastern entry/control counter.
- The pro shop merchandise area to the S-SW of the entry has ample display space, and the control counter has a good visual connection the staging area to the SE, as well as to #10 tees and #9 and #18 greens in that direction. Visibility to main cart staging, putting green and #1 tees to the west is limited.
- Restrooms offer natural light, but the layout is awkward, and the vanity area is quite small for the size of the space and number of fixtures provided. Proximity of the vanity to the entry door creates possibility for collisions.



REMAINING ARCHITECTURAL COMPONENTS



* A detailed Architectural Assessment for each building is in the Final Report.

PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT SUMMARY

Stakeholder Meeting, December 19, 2019

- 29 Attendees

Public Workshop, January 29, 2020

- 66 Attendees/120 Comments Collected

Survey, January 29-February 29, 2020

- 91 Respondents/71 Survey Completions

Golf-Only Survey, January 2020

- Conducted by the City/680 Respondents, Ten Comments Sent via Email

Key Takeaways/Samuell Grand

- Enhancements/improvements needed for pedestrian access, parking, lighting, and security
- Concerns crossing SH78
- General Support for quality of the natural areas
- Dog Park requests for the area near Aquatics Center
- Important to maintain Shakespeare in the Park facilities

Key Takeaways/Tenison Glen/Highlands

- City Survey Respondents
 - Majority would like to see improvements to greens, tees, fairways and approaches
- Stakeholder Survey Respondents
- Majority of respondents expressed interest in a par-three or short course

FRAMEWORK OPTIONS SHARED WITH THE PUBLIC

TENISON PARK



ACTIVE RECREATION AREA



GOLF AREA



GOLF AREA: SHORT GAME & RANGE



- The design team explored multiple options to respond to issues identified during the public workshop and conversations with staff.
- The major differentiator between the various schemes was the amount of programming proposed for the various areas.
- The golf options focused on creating diverse options for play and reducing erosion related maintenance activities.
- Practice range expansion as well as short course options were explored to test the desirability of new play options which might attract new players and increase capacity.

PREFERRED CONCEPT: TENISON PARK

TENISON PARK: CONCEPT 1



IMPROVEMENTS

- A. WPA Restroom
- B. Slip Street & Parking
- C. Picnic Pavilion
- D. Picnic Area
- E. Naturalized Channel
- F. Open Lawn
- G. Pavilion & Restrooms
- H. Relocated Playground with Shade
- I. Nature Play Area
- J. Dog Park
- K. Pecan Grove
- L. Wildflower Meadow
- M. Butterfly Garden

*Approximate Parking Provided:
84 Spaces

KEY DESIGN ELEMENTS FOR SAFETY & ACCESS:

- Enhanced, signalized pedestrian crosswalks at major intersections and key neighborhood intersections
- Internal park loop trail
- Trail connections to City Regional trail system
- Trail connections to Samuell Grand Park and along the Tenison Highlands golf course side of E. Grand
- Wayfinding and informational signage at key intersections and entry/arrival points within the park
- Park icon/gateways utilizing historic & regional materials

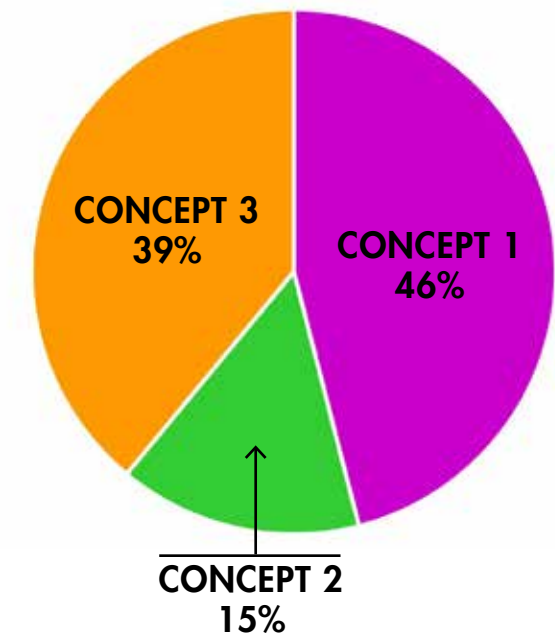


LEGEND

- | | | | |
|--|------------------------------------|--|---|
| | MAIN ARTERIAL ROAD | | TERTIARY ENHANCED INTERSECTION (NEIGHBORHOOD) |
| | PRIMARY PARK VEHICULAR CIRCULATION | | PARKING |
| | PROPOSED INTERNAL ACCESS ROAD | | PARK ICON/GATEWAY |
| | PROPOSED PARK TRAIL | | PROPOSED BRIDGE |
| | PRIMARY ENHANCED INTERSECTION | | EXISTING TREES |
| | SECONDARY ENHANCED INTERSECTION | | PROPOSED TREES |
| | | | WAYFINDING/SIGNAGE |

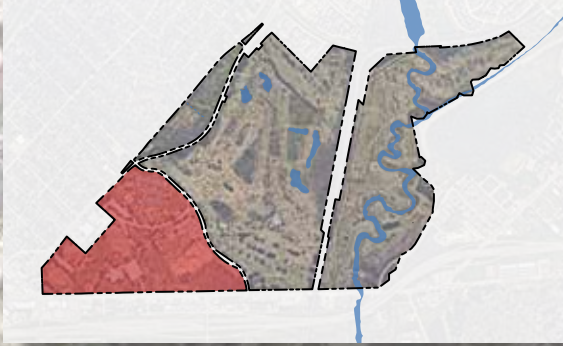
SURVEY RESULTS

A total of 178 individuals responded to this question. Of those, **46 percent selected Concept 1 as Most Favorable**, followed by Concept 3 with 39 percent and Concept 2 with 15 percent.



PREFERRED CONCEPT: ACTIVE RECREATION AREA

ACTIVE RECREATION AREA: MODERATE IMPACT



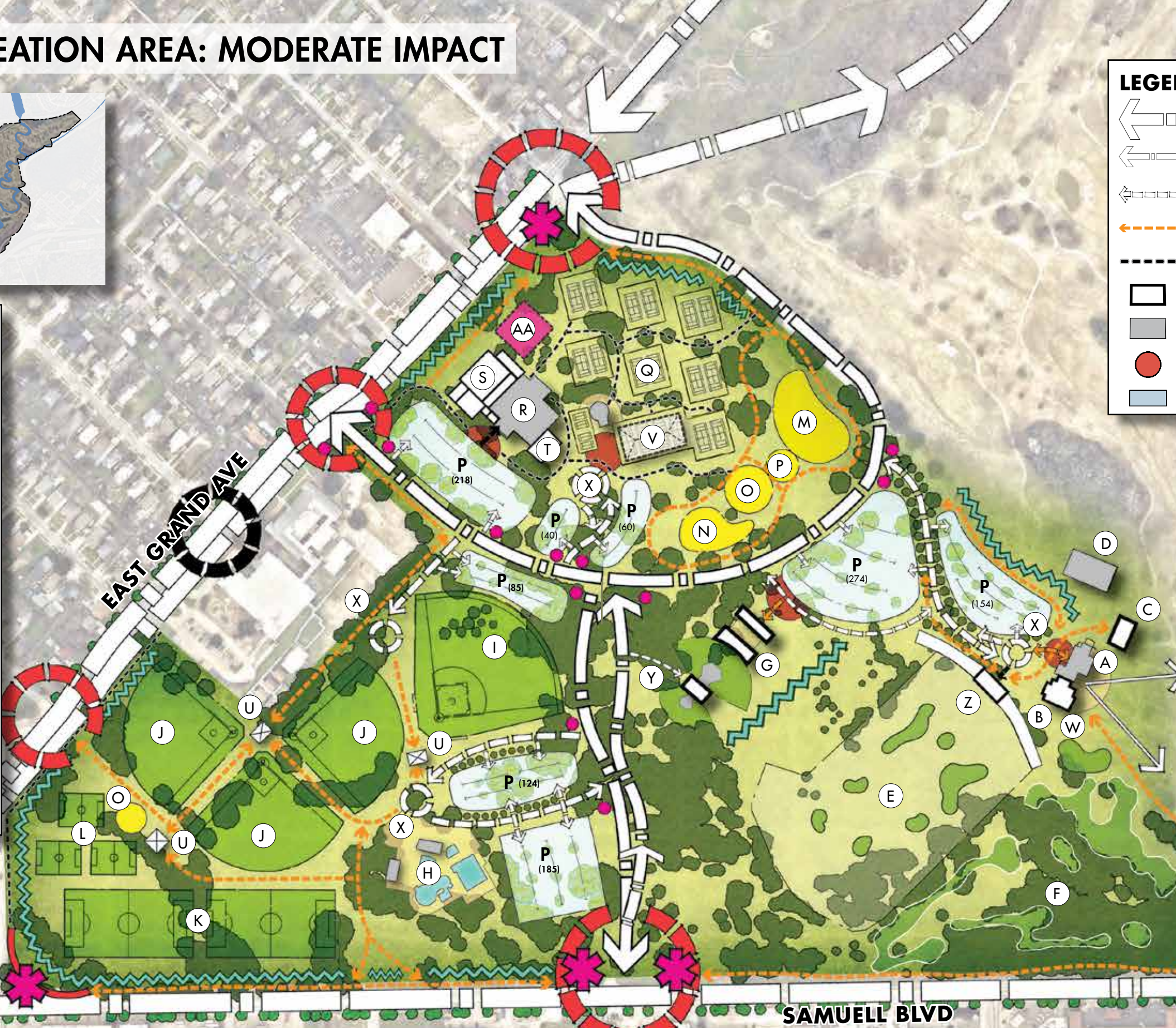
IMPROVEMENTS

- A. Clubhouse
- B. Clubhouse Expansion
- C. New Golf Pavilion
- D. Cart Barn
- E. Driving Range
- F. Short Course
- G. Amphitheater Relocation
- H. Aquatic Center
- I. Relocated Baseball Field
- J. Relocated Softball Field
- K. Soccer Fields
- L. Youth Soccer Fields
- M. Dog Park
- N. Relocated Iris Garden
- O. Playground w/ shade
- P. Pavilion
- Q. Tennis Center
- R. Recreation Center
- S. Recreation Center Expansion
- T. Gym Expansion
- U. Concession Stand
- V. Cover Existing Tennis Courts
- W. Short Game
- X. Vehicular Drop-off
- Y. Service Drive
- Z. Relocated Driving Range Building
- AA. Covered Basketball Courts

*Approximate Parking Provided:
1,140 Spaces

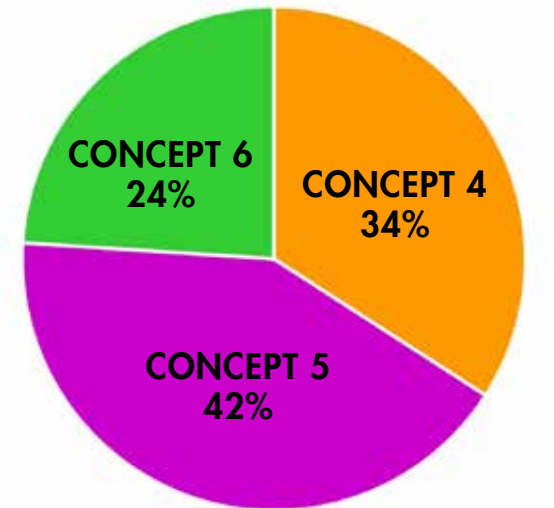
LEGEND

| | | | |
|--|------------------------------------|--|----------------------------------|
| | MAIN ARTERIAL ROAD | | PRIMARY ENHANCED INTERSECTION |
| | PRIMARY PARK VEHICULAR CIRCULATION | | SECONDARY ENHANCED INTERSECTION |
| | PROPOSED INTERNAL ACCESS ROAD | | ENHANCED PEDESTRIAN INTERSECTION |
| | PROPOSED PARK TRAIL | | PARK ICON/GATEWAY |
| | EXISTING PARK TRAIL | | PEDESTRIAN GATEWAY |
| | PROPOSED BUILDINGS | | WAYFINDING/SIGNAGE |
| | EXISTING BUILDINGS | | EXISTING TREES |
| | ARRIVAL/DROP-OFF AREA | | PROPOSED TREES |
| | PARKING | | LANDSCAPE BUFFER |



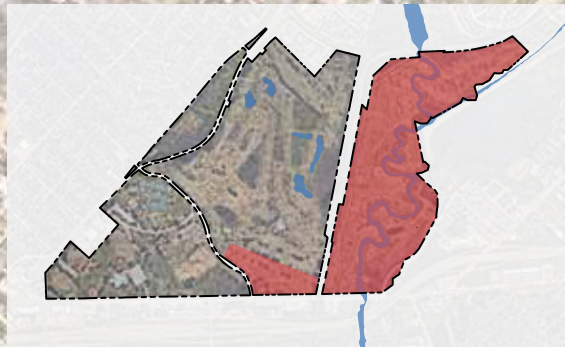
SURVEY RESULTS

A total of 176 individuals responded to this question. Of those, **42 percent selected Concept 5 as Most Favorable or Second Favorable**, followed by Concept 4 with 34 percent and Concept 6 with 24 percent.



PREFERRED CONCEPT: GOLF AREA

GOLF AREA: 9 HOLE COURSE WITH NATURE PRESERVE



LEGEND

- A. Nature Preserve
- B. Nature Trail
- C. Existing Pedestrian Bridge
- D. Proposed Pedestrian Bridge
- E. Nature Overlook
- F. Undisturbed Nature Preserve

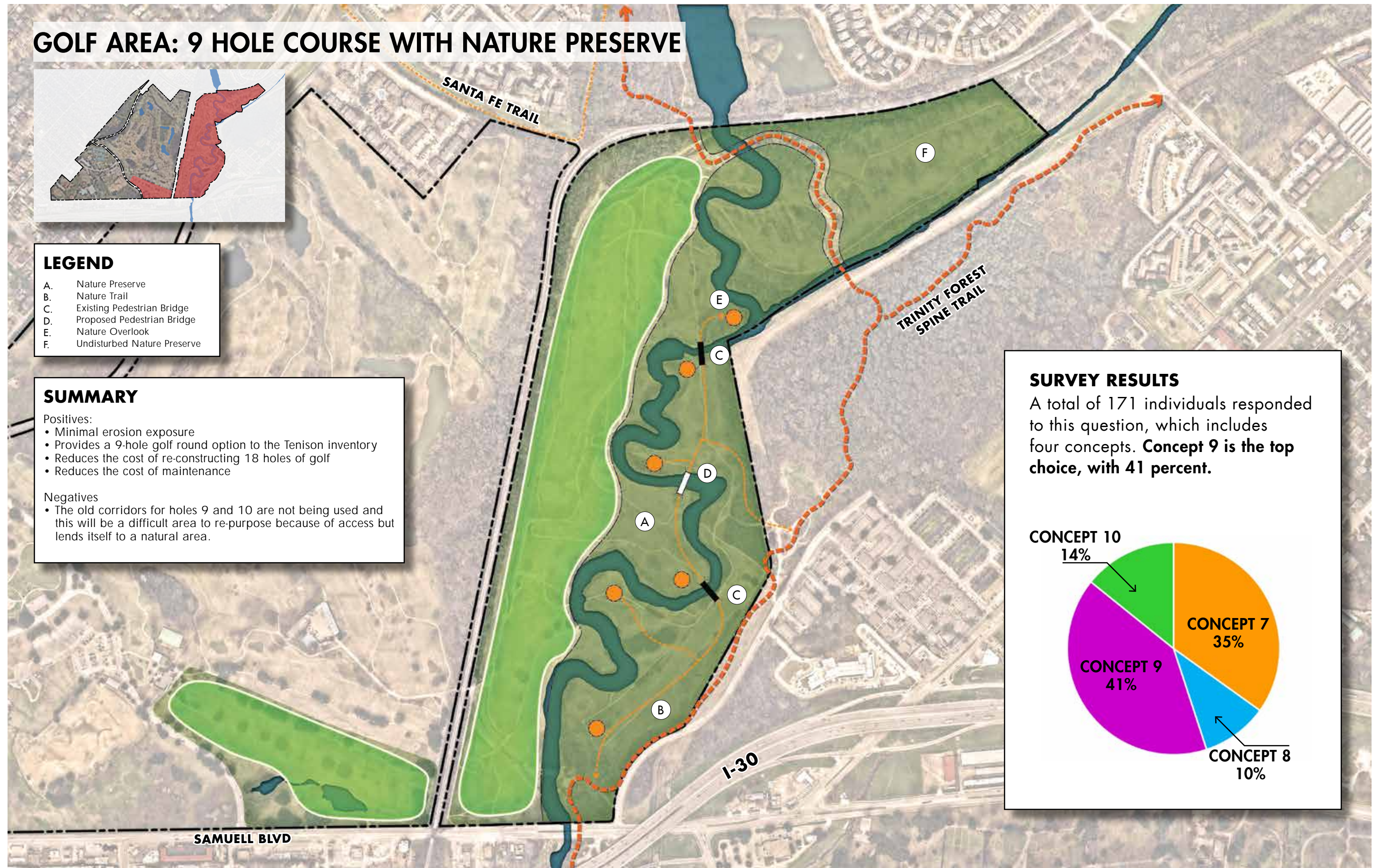
SUMMARY

Positives:

- Minimal erosion exposure
- Provides a 9-hole golf round option to the Tenison inventory
- Reduces the cost of re-constructing 18 holes of golf
- Reduces the cost of maintenance

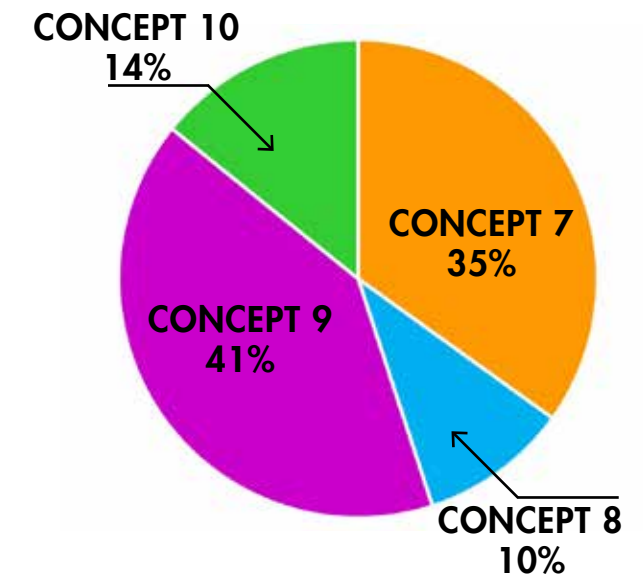
Negatives

- The old corridors for holes 9 and 10 are not being used and this will be a difficult area to re-purpose because of access but lends itself to a natural area.

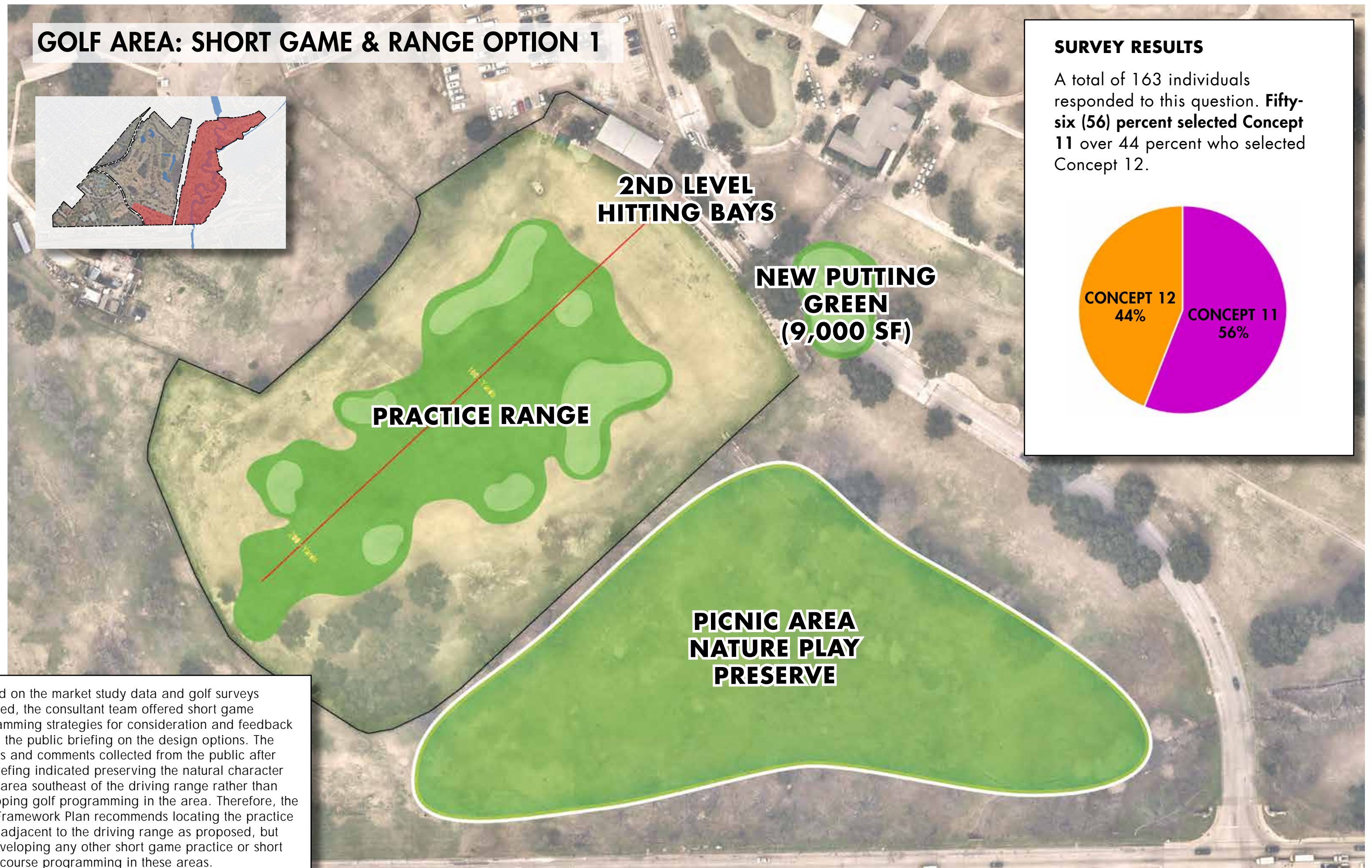


SURVEY RESULTS

A total of 171 individuals responded to this question, which includes four concepts. **Concept 9 is the top choice, with 41 percent.**



PREFERRED CONCEPT: GOLF AREA SHORT GAME & RANGE



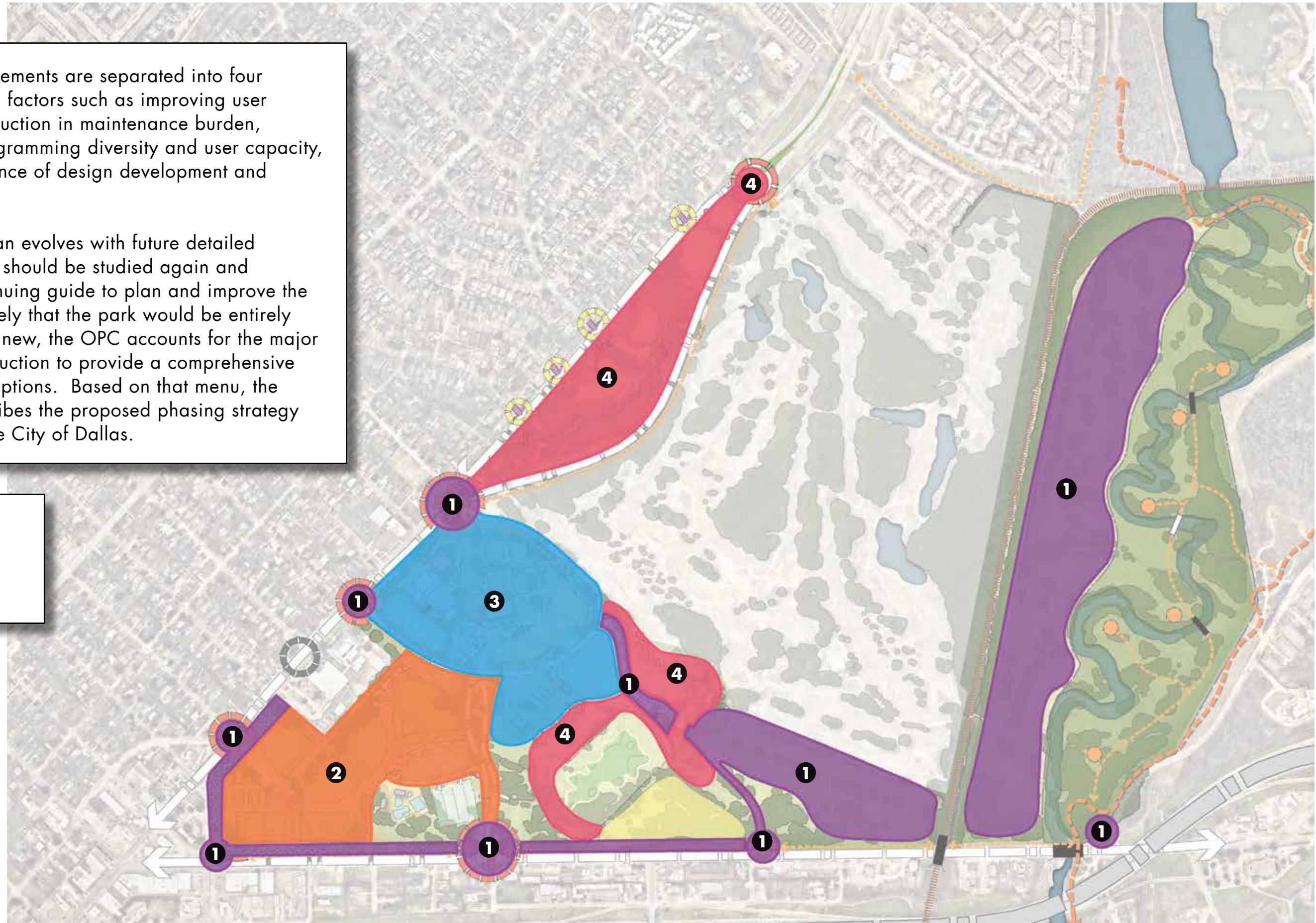
COMPOSITE FRAMEWORK PLAN



COMPOSITE PHASING PLAN

- The proposed improvements are separated into four priorities based several factors such as improving user safety and security, reduction in maintenance burden, accommodation of programming diversity and user capacity, and appropriate sequence of design development and construction.
- As the Framework Plan evolves with future detailed studies, these priorities should be studied again and reconfirmed as a continuing guide to plan and improve the park. Though it is unlikely that the park would be entirely renovated or rebuilt as new, the OPC accounts for the major components of reconstruction to provide a comprehensive menu of development options. Based on that menu, the following section describes the proposed phasing strategy for consideration by the City of Dallas.

- ① PRIORITY ONE
- ② PRIORITY TWO
- ③ PRIORITY THREE
- ④ PRIORITY FOUR



COST PROJECTION PRIORITY PHASING

| PROJECT COST SUMMARY: | | TOTALS |
|--|----------------|------------------------|
| Active Recreation Area Moderate | | |
| PRIORITY 1 | | \$18,400,000.00 |
| Golf - 9 Hole Course & Erosion Control | \$9,250,000.00 | |
| Park Entries & Security | \$5,500,000.00 | |
| Future Erosion Control- East Side of White Rock Creek | \$3,650,000.00 | |
| PRIORITY 2 | | \$10,025,000.00 |
| Baseball Field & Parking | \$2,025,000.00 | |
| Sports Fields & Amenities | \$4,500,000.00 | |
| Site Work and Misc. Landscape | \$3,500,000.00 | |
| PRIORITY 3 | | \$12,800,000.00 |
| Recreation /Tennis Center and Amphitheater | \$5,500,000.00 | |
| Natatorium Expansion | \$7,300,000.00 | |
| PRIORITY 4 | | \$16,630,000.00 |
| Golf Club Facility Improvements | \$6,530,000.00 | |
| Practice Facility Improvements | \$5,600,000.00 | |
| Tenison Park | \$4,500,000.00 | |
| CONSTRUCTION SUB-TOTAL: | | \$57,855,000.00 |
| Mobilization/Bonding/O&P (percentage of construction cost) | 8% | \$4,628,400.00 |
| Construction Contingency (percentage of construction cost) | 10% | \$5,785,500.00 |
| Professional Fees (percentage of construction cost) | 10% | \$5,785,500.00 |
| GRAND TOTAL: | | \$74,054,400.00 |

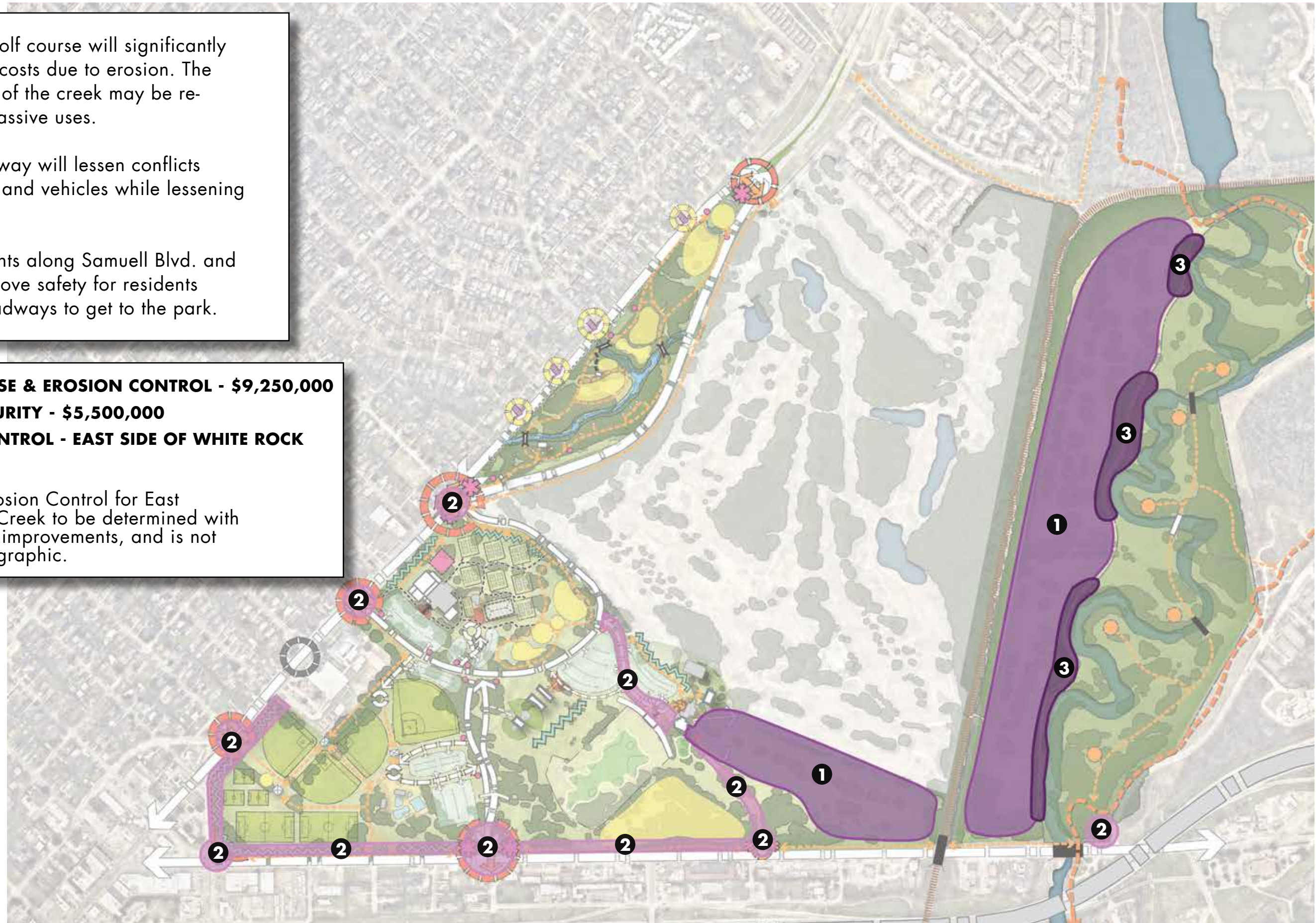
- The cost projection is a high-level examination of potential construction costs based upon current cost metrics from recently bid projects, such as price per square foot for reasonable allowances.
- The phasing plan is created based on user and economic needs as well as logical sequence of construction. The goal is not to discard any completed work due to known conflicts with new construction.
- It is recommended that future design refinements have corresponding updates to the cost projection as the design and construction methods become more precise.

PROJECT PHASING PLAN - PRIORITY ONE

- Amendments to the golf course will significantly reduce maintenance costs due to erosion. The vacated portion east of the creek may be re-purposed for other passive uses.
- Closing Tenison Parkway will lessen conflicts between pedestrians and vehicles while lessening cut-through traffic.
- Crossing enhancements along Samuell Blvd. and Grand Ave. will improve safety for residents crossing the busy roadways to get to the park.

- 1 GOLF - 9 HOLE COURSE & EROSION CONTROL - \$9,250,000**
- 2 PARK ENTRIES & SECURITY - \$5,500,000**
- 3 FUTURE EROSION CONTROL - EAST SIDE OF WHITE ROCK CREEK - \$3,650,000***

*Note: Phasing of Erosion Control for East side of White Rock Creek to be determined with planning and future improvements, and is not represented on this graphic.



PROJECT PHASING PLAN - PRIORITY TWO

- Improved efficiency in the sports fields layouts will allow more organized events to be hosted in the park.
- This phase envisions fencing and landscape along Samuell Blvd. to increase visitor safety and security.
- Lighting within this area is upgraded for safety as well as sustainability.

- ❶ **BASEBALL FIELD & PARKING - \$2,025,000**
- ❷ **SPORTS FIELDS & AMENITIES - \$4,500,000**
- ❸ **SITE WORK & MISC. LANDSCAPE - \$3,500,000**



PROJECT PHASING PLAN - PRIORITY THREE

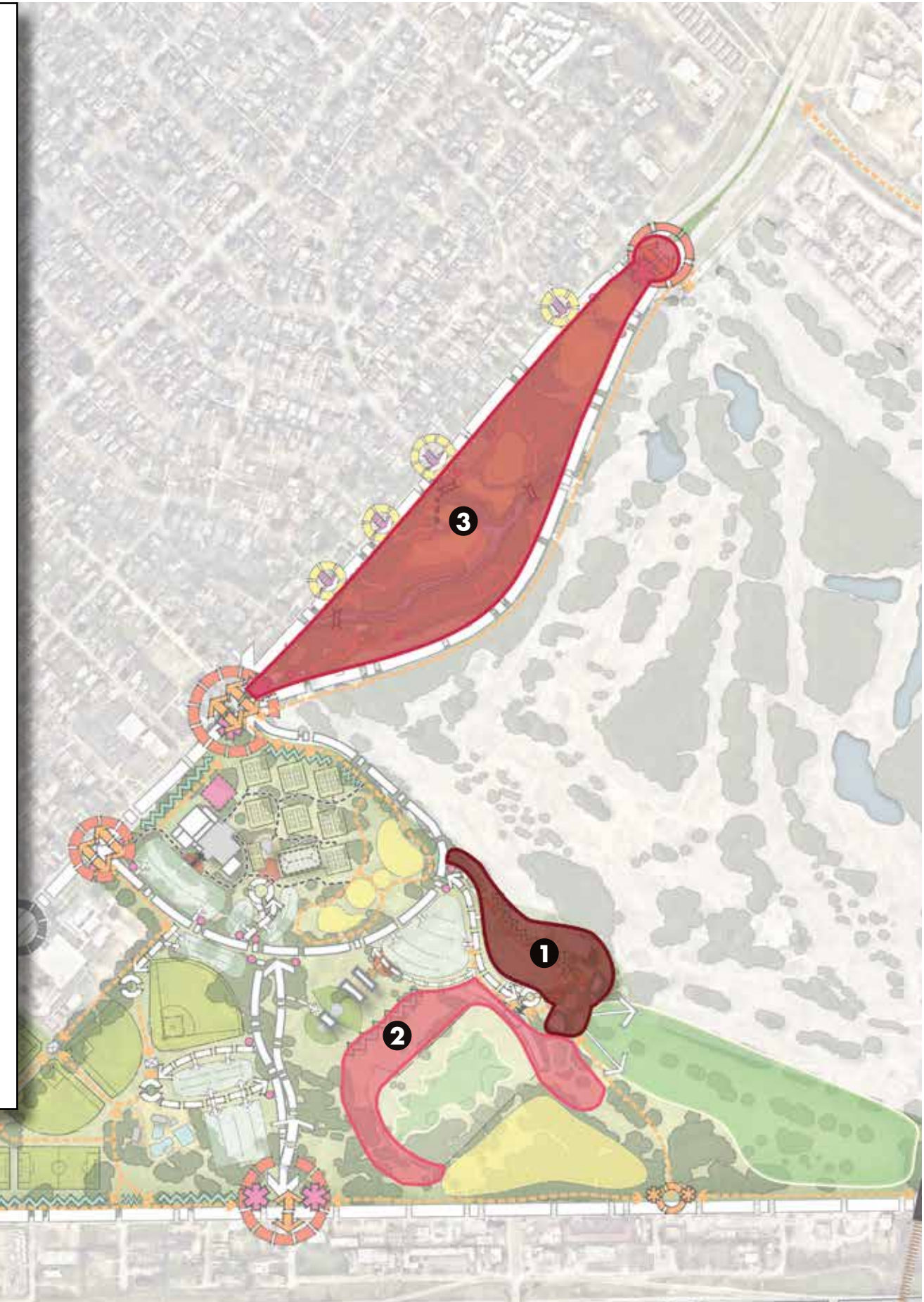
- This area is the most intensively developed and activated areas of the park.
- City staff would like to see expansion of the recreation center to incorporate a gymnasium and/or a natatorium.
- This area of the park is well suited to development of playgrounds and other passive activities such as Iris Garden or Butterfly Garden.
- The Tennis Center is highly developed, but may add covered courts as well as other hard court sports such as basketball and pickleball to their programs.
- This phase re-configures part of the golf parking lot to be more efficient with surrounding uses.

- ❶ REC/TENNIS/AMPHITHEATER - \$5,500,000
- ❷ NATATORIUM EXPANSION - \$7,300,000



PROJECT PHASING PLAN - PRIORITY FOUR

- This phase of improvements focuses on the Shakespeare in the Park facilities as well as the vehicular circulation and parking of Tenison Park.
- The amphitheater is redeveloped per the previously adopted amphitheater study.
- The practice green is relocated in preparation of golf area improvements to the parking lot and arrival.
- The parking areas of Tenison Park are moved to the edge of the park and the central road is removed to prepare for other improvements.
- The driving range is expanded and renovated to include a second tier for greater capacity.
- This phase concentrates on improvements and renovations to the Golf Club facilities.
- This phase is the most intensive improvement in the smallest area of the park
- Improvements and renovations are envisioned for drop-off and arrival to the Club, expansion of the Clubhouse facility, relocation of the event pavilion, and improved connectivity and pedestrian circulation between golf area attractions.
- The final phase of improvements completes the vision for Tenison Park.
- These improvements allow for final design and development of Grand Ave. by TxDOT to be determined.
- The park is re-imagined to have the most intensive uses nearest the new parking areas, while passive uses such as the butterfly garden are located farther away, primarily to the northeast.
- All design options favor re-configuring the central drainage to a more naturalistic approach in lieu of the concrete channel that exists today.



- ❶ **GOLF CLUB FACILITY IMPROVEMENTS - \$6,530,000**
- ❷ **PRACTICE FACILITY IMPROVEMENTS - \$5,600,000**
- ❸ **TENISON PARK - \$4,500,000**

DISCUSSION