



DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, SEPTEMBER 17, 2020
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078

8:30	am:	Administration and Finance Committee – Videoconference
8:30	am:	Planning and Design Committee, Room – CANCELLED
10:00	am:	Park and Recreation Board, Room 6FN – Videoconference

RECEIVED

2020 SEP 10 AM 11:00
CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Robb P. Stewart, Chair
Taylor Toynes, Vice Chair
Harrison Blair
Maria Hasbany
Amanda Schulz
Lorena Tule-Romain
Daniel Wood

Public Notice

200700

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL - VIDEOCONFERENCE
THURSDAY, SEPTEMBER 17, 2020
(8:30 A.M.)

Meeting Link: <https://bit.ly/3jUFvIM>

Password: xWJ4MmR3ud8

ITEMS FOR DISCUSSION

1. MoneyGram Supplemental Agreement – John Lawrence
2. Park Board RFP Policy – John Lawrence

PARK BOARD AGENDA ITEM 3 - Dallas Arboretum (9) - Authorize a payment in the amount of \$62,437.00 to the Dallas Arboretum and Botanical Society, Inc., through funding provided to the City by the Coronavirus Aid, Relief, and Economic Security Act, to cover previously unbudgeted costs of necessary expenditures incurred due to the Coronavirus Disease 2019 pandemic – Not to exceed \$62,437.00 – Financing: Coronavirus Relief Fund

PARK BOARD AGENDA ITEM 10 – Policy Approval (All) - Authorize approval of the Park Board's Request for Proposal Policy – Financing: No cost consideration to the City

BRIEFING

1. Park Maintenance Audit – Update – Renee Johnson



DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL - VIDEOCONFERENCE
THURSDAY, SEPTEMBER 17, 2020
(8:30 A.M.)

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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RECEIVED

2020 SEP 10 AM 11:00
CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Jeff Kitner, Chair
Bo Slaughter, Vice Chair
Arun Agarwal
Barbara Barbee
Lane Conner
Timothy W. Dickey

Public Notice

200701

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – VIDEOCONFERENCE
THURSDAY, SEPTEMBER 17, 2020
(8:30 A.M.)

CANCELLED

Handgun Prohibition Notice for Meetings of Governmental Entities

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CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 17, 2020 10:00 A.M.
Calvert Collins-Bratton, President (District 13)

200702

POSTED CITY SECRETARY
DALLAS, TX

Barbara A. Barbee, District 1
Vacant, District 2
Taylor I. Toynes, District 3
Harrison Blair, District 4
Lorena Tule-Romain, District 5
Timothy W. Dickey, District 6
Daniel Wood, District 7

Bo Slaughter, District 8
Maria Hasbany, District 9
Robb P. Stewart, Vice President, District 10
Jeff Kitner, District 11
Lane Conner, District 12
Amanda Schulz, District 14
Arun Agarwal, District 15

**Public can view meeting on Spectrum Channel 96 or
via: <https://bit.ly/2R6T70W>**

Password: fPmZ332XTE5

**Members of the public wishing to speak should register *before 12 pm*
Wednesday, September 16, 2020 by email to Srenda.Green@dallascityhall.com**

1. Public Speakers (on any business)
2. Approval of Minutes of the September 3, 2020 Park and Recreation Board Meeting

UPDATE

- Update on Park and Recreation Department's Response to COVID-19, John Jenkins, Director

CONSENT AGENDA (ITEMS 3 - 4)

ADMINISTRATION AND FINANCE

3. Dallas Arboretum (9) - Authorize a payment in the amount of \$62,437.00 to the Dallas Arboretum and Botanical Society, Inc., through funding provided to the City by the Coronavirus Aid, Relief, and Economic Security Act, to cover previously unbudgeted costs of necessary expenditures incurred due to the Coronavirus Disease 2019 pandemic – Not to exceed \$62,437.00 – Financing: Coronavirus Relief Fund

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 17, 2020 10:00 A.M

PLANNING AND DESIGN

4. Public Hearing (14) - Authorize a public hearing to be held on November 11 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of portions of parkland at (1) Belo Garden located at 1014 Main Street, totaling approximately 21,705 square feet of land; and (2) Pegasus Plaza located at 1500 Main Street, totaling approximately 6,427 square feet of land, 15,028 square feet of subsurface land space, and temporary use of approximately 19,000 square feet of land, for the Dallas Area Rapid Transit D2 Subway Project to enhance mobility and access for existing and future riders - Financing: No cost consideration to the City

BRIEFINGS

5. White Rock Lake Dredging project, Leong Lim, Senior Park Manager
6. Dallas Zoo Annual update, Ryan O'Connor, Assistant Director
7. Park Board RFP Policy, John Lawrence, Assistant Director

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Park Board Resolution (2,6) - Authorize submission of Park and Recreation Board Resolution regarding the 'Alternative entrances to Love Field' to City Manager and City Council of the City of Dallas – Financing: No cost consideration to the City
9. Special Events at Dallas Arboretum (9) - Authorize five private outdoor events at The Dallas Arboretum on September 26, 2020, October 14, 2020, October 25, 2020, October 28, 2020, and December 15, 2020 - Financing: No cost consideration to the City
10. Policy Approval (All) - Authorize approval of the Park Board's Request for Proposal Policy – Financing: No cost consideration to the City



DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL - VIDEOCONFERENCE
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DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 17, 2020 10:00 A.M

OTHER/NON-ACTION ITEMS

11. Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
12. FY 2020-21 and FY 2021-22 Budget Update, John Lawrence, Assistant Director
13. Staff Announcements – Upcoming Park and Recreation Department Events
14. Next Park Board meeting, Thursday, October 1, 2020 (WEBEX)
15. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 4
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, SEPTEMBER 17, 2020 10:00 A.M

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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Regular Meeting: Calvert Collins-Bratton, President, presiding

Present: Calvert Collins-Bratton, President; Robb Stewart, Vice-President; Arun Agarwal, Barbara A. Barbee, Harrison Blair, Lane Conner, Timothy W. Dickey, Maria Hasbany, Jeff Kitner, Amanda Schulz, Ernest Slaughter, Taylor Toynes, Lorena Tule-Romain, Daniel Wood - 14

Absent: NONE
Vacant: District 2

This was a virtual meeting held via Cisco Webex. The public were able to view the Open Session meeting on Channel 96 or on the internet.

President Collins called the meeting to order at 10:05 a.m.

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might have been no longer available or connected when it was their turn to speak.

NONE

Agenda Item 2. A motion by Barbara Barbee, seconded by Amanda Schulz, to approve the minutes of the August 20, 2020 Park and Recreation Board meeting, was carried. The vote was unanimous.

UPDATES

Director John Jenkins provided an update to the Board about issues within the Park System related to COVID-19.

Crystal Ross, Assistant Director also provided information regarding the Recreation Centers and their upcoming opening procedures. Ryan O'Connor, Assistant Director presented information about upcoming (and socially distant) events that the Dallas Arboretum and Klyde Warren Park were hosting for the Fall – all events follow local, state and federal health guidelines. Kit Sawers from Klyde Warren Park, Mary Brinegar and Shawn Jackson from the Dallas Arboretum were on the line to answer any Board questions.

CONSENT AGENDA (ITEMS 3 – 8)

President Collins removed items 4, 5 from Consent for Individual Consideration. Bo Slaughter moved, seconded by Harrison Blair to approve Items 3 and 6 on Consent.

Agenda Item 3. Master Agreement Aquatics (All) - A motion by Bo Slaughter, seconded by Harrison Blair, to authorize a three-year master agreement for swimwear, pool equipment and accessories for the Park and Recreation Department – BSN Sports, LLC. in the estimated amount of \$12,511, Leslie's Poolmart, Inc. in the estimated amount of \$124,720 and Original Watermen, Inc. in the estimated amount of \$140,726, lowest responsive and responsible bidders of four - Total award not to exceed \$277,957- Financing: Current Funds (subject to annual appropriations), was carried by unanimous vote.

Agenda Item 4. Master Agreement Aquatics Slides (All) – A motion by Barbara Barbee, seconded by Bo Slaughter to open discussion of the item: to authorize a three-year service price agreement for the general repair, maintenance, restoration and inspection of outdoor waterslides and aquatic features at various aquatic centers for the Park and Recreation Department – Baynum Painting, Inc. lowest responsive and responsible bidders of two - Total award not to exceed \$776,630 - Financing: Current Funds (subject to annual appropriations), was carried by majority vote. (Blair, Toynes voting no)

DRAFT

The Board instructed staff to review the MWBE process and speak with the Director of Business Development to collaborate on larger systemic issues involving local / minority businesses doing business with the City of Dallas.

Agenda Item 5. Master Agreement Gym Floors (All) – A motion by Barbara Barbee, seconded by Amanda Schulz to open for discussion: to authorize a five-year service price agreement for the complete resurfacing, annual maintenance and repair of gymnasium floors at various recreation centers for the Park and Recreation Department – Aegis USA Company in the estimated amount of \$139,500 and Ponder Company, Inc. in the estimated amount of \$481,800, lowest responsive and responsible bidders of two - Total award not to exceed \$621,300 - Financing: Current Funds (subject to annual appropriations), was carried by majority vote. (Blair, Dickey, Toyne voting no)

Agenda Item 6. White Rock Hills Park (9) – A motion by Bo Slaughter, seconded by Harrison Blair, to authorize Supplemental Agreement No. 1 to the Property Management Agreement (Agreement) between the City and Team Multi Family Solutions, LLC, for the operation, maintenance and management of Casa Blanca Apartments, an approximately 50-multi-family apartment unit complex located at 2165 Highland Road, for the extension of the month-to-month Agreement for a maximum term of six months – Not to exceed \$29,222.88, from \$49,700.00 to \$78,922.88 – Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds), was carried by unanimous vote.

BRIEFING

Agenda Item 7. State Fair of Texas – Food, Photography and Livestock Event
Ryan O'Connor, Assistant Director introduced Mitch Glieber, Director of the State Fair of Texas who was available to answer questions from the Board.

OTHER/NON-ACTION ITEMS

Agenda Item 8. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Amanda Schulz provided updates from the Circuit Trail Conservancy

- Design for Phase 1 of the Trinity Forest Spine Trail was in progress
- Design for the Hi-line connector was approved
- Pemberton Hill Road – now will be part of the Loop and Public Works will add a hike/bike trail that will run parallel to this Road

Agenda Item 9. FY 2020-21 and FY 2021-22 Budget Update, John Lawrence, Assistant Director

John Jenkins, Director, updated the Board on events that transpired at the City Council budget meeting held Tuesday, September 2, 2020. Mr. Jenkins and Mr. Lawrence provided updates to certain amendments that related to Park and Recreation. Mr. Jenkins reiterated that the next Budget meeting is September 9, 2020 and the council can reconsider some amendments, make new ones or leave the defeated amendments alone.

Agenda Item 10. Staff Announcements – Upcoming Park and Recreation Department Events

NONE

THIRD DRAFT

Agenda Item 11. Next Park Board meeting. The next Park Board meeting will be Thursday, September 3, 2020

President Collins reminded the Board that there will be a Special Called meeting of the Administration and Finance committee meeting on Tuesday, September 15 at 9am online. This will allow the committee to conduct extra work on a policy that will come before the Board soon.

Agenda Item 12. President Collins adjourned the Board meeting at 1:25 p.m.

Anthony M. Becker, Secretary
Park and Recreation Board

Calvert Collins-Bratton, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

DRAFT

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

DATE: September 17, 2020

COUNCIL DISTRICT: 9

STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize a payment in the amount of \$62,437.00 to the Dallas Arboretum and Botanical Society, Inc., through funding provided to the City by the Coronavirus Aid, Relief, and Economic Security Act (CARES), to cover previously unbudgeted costs of necessary expenditures incurred due to the Coronavirus Disease 2019 pandemic – Not to exceed \$62,437.00 – Financing: Coronavirus Relief Fund

BACKGROUND

On March 23, 1988, the City entered into a multi-year agreement with the Dallas Arboretum and Botanical Society, Inc. (DABS), a non-profit organization, to manage and operate the Dallas Arboretum. The original agreement was for a twenty-five (25) year period. On February 27, 2013, City Council authorized Supplemental Agreement No. 2 to the contract with the Dallas Arboretum and Botanical Society, Inc, as previously amended and supplemented, to manage, maintain and operate an arboretum and botanical garden for a ten-year term, for the period March 23, 2013 through March 23, 2023 by Resolution No. 13-0412.

On April 22, 2020, City Council authorized the City Manager to spend funds in compliance with the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) which includes capital expenses for health-related facility improvements. This is in accordance with guidance from the U.S. Department of Treasury for the Coronavirus Relief Fund by Resolution No. 20-0644. On June 17, 2020, City Council was briefed on the CRF budget, which included funds to support partner organizations to enable compliance with COVID-19 public health precautions.

On May 20, 2020, the DABS requested COVID-19 relief funding assistance from the City for the acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment for the safety workers in connection with the COVID-19 public health emergency for 12 months.

The CARES Act provides that payments from the Coronavirus Relief Fund may only be used to cover costs that 1) are necessary expenditures incurred due to the public health emergency with respect to COVID-19; 2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the

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state or government; and 3) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Coronavirus Relief Fund – \$ 62,347.00

COMMITTEE ACTION

The Administration and Finance Committee will consider this item on September 17, 2020 and will present a recommendation to the Park and Recreation Board on the same day.

This item has been tentatively scheduled for City Council consideration on October 13, 2020.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: September 17, 2020
COUNCIL DISTRICT: 14
STAFF: Leong Lim, (214) 670-7753

SUBJECT

Authorize a public hearing to be held on November 11 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of portions of parkland at (1) Belo Garden located at 1014 Main Street, totaling approximately 21,705 square feet of land; and (2) Pegasus Plaza located at 1500 Main Street, totaling approximately 6,427 square feet of land, 15,028 square feet of subsurface land space, and temporary use of approximately 19,000 square feet of land, for the Dallas Area Rapid Transit D2 Subway Project to enhance mobility and access for existing and future riders
- Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Belo Garden located at 1014 Main Street (approximately 1.3 acres) and Pegasus Plaza located at 1500 Main Street (approximately 0.5 acres).

Dallas Area Rapid Transit (DART) proposes to construct a 2.4-mile light rail transit alignment from the existing Victory Station located at 2525 Victory Avenue through the core of downtown Dallas to the existing Green Line along North Good Latimer Expressway in Deep Ellum. The project includes at and below-grade railway and ancillary improvements. The project is necessary to provide additional light rail capacity to and through downtown Dallas to enhance mobility, reliability, and access for riders, as well as support economic and transit-oriented development opportunities. Since 2007, extensive transportation studies and public involvement have been undertaken in the planning of the proposed alignment to best serve the public. On September 13, 2017, City Council authorized a resolution to endorse the DART Victory/Commerce/Swiss alignment as the locally preferred alternative for a second light rail alignment through Downtown Dallas (D2), by Resolution No. 17-1426.

The proposed alignment requires a subsurface easement for the subway section of the light rail alignment under a portion of Belo Garden of approximately 21,705 square feet (0.50 acres) of land (Exhibit A). The alignment also requires a surface easement for a headhouse in Pegasus Plaza of approximately 6,427 square feet (0.15 acres) of land (Exhibit B), and a subsurface easement of approximately 15,028 square feet (0.35 acres)

BACKGROUND (continued)

of land (Exhibit C) to provide for an access point to and from the Commerce Station in the subway section of the alignment under Commerce Street. In addition, DART requires temporary use of approximately 19,000 square feet (0.44 acres) of land (Exhibit D) which is the remainder of the Pegasus Plaza park site to construct the DART D2 Subway Project (D2 Project). Upon completion of the D2 Project, DART, at its sole cost, will design and construct a reimaged Pegasus Plaza, with public input and final design approved by the Park and Recreation Board.

In consideration for these conveyances by easement, DART will pay the fair market value of the easements based on an independent appraisal. Final appraisals are under review and are subject to DART Board approval to acquire the easements. Additionally, DART shall reimburse the City for public hearing advertising costs of approximately \$500.00 as well as reimburse the Department of Sustainable Development and Construction Services, Real Estate Division for the costs of recordation of the easements and other administrative cost customarily incurred. For the temporary construction easement, DART is proposing the design and construction of Pegasus Plaza at the completion of the D2 Project as "good and valuable consideration" activating the space and enhancing public access to this area of downtown. Additional consideration by DART shall be to provide no less than twice daily litter pick-up for Pegasus Plaza and enhanced security of the park with cameras to monitor both the plaza and the station facilities, with DART police presence at the mezzanine level of the station below Pegasus Plaza.

At Belo Garden the project requires a subsurface easement which is approximately 35-feet below the surface at its highest elevation. This easement does not impact the current park improvements or park infrastructure or impair the City to construct any future improvements in the park as it deems necessary or appropriate.

At Pegasus Plaza the project requires a temporary use agreement of approximately 19,000 square feet (0.44 acres) park site to be able to construct the Commerce Station and associated station facilities to minimize impacts along Commerce Street. The project proposes a surface easement which requires the taking of approximately 6,427 square feet of the park for a headhouse that will provide direct access to the Commerce Station. To construct the headhouse, vertical circulation to lower mezzanine levels, and service and ventilation facilities, a subsurface easement of 15,028 square feet is required. The subsurface area at its highest elevation is approximately 8 feet below the surface. The project is expected to take approximately 18-36 months, subject to final contracting methods and schedule development during which time the park will not be accessible to the public. Upon completion of the project DART will reconstruct Pegasus Plaza upon the remainder of the park site at no cost to the City.

Authorize a public hearing to be held on November 11 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of portions of parkland at (1) Belo Garden located at 1014 Main Street, totaling approximately 21,705 square feet of land; and (2) Pegasus Plaza located at 1500 Main Street, totaling approximately 6,427 square feet of land, 15,028 square feet of subsurface land space, and temporary use of approximately 19,000 square feet of land, for the Dallas Area Rapid Transit D2 Subway Project to enhance mobility and access for existing and future riders - Financing: No cost consideration to the City- Page 2

Design and redevelopment of the park after the completion of the D2 Project will be by separate agreement. The execution of the agreement is contingent upon approval by Park Board and Council of the conveyances at the public hearing.

In summary:

Belo Garden

- 1) The DART easement is entirely subsurface and the City's right to repair, replace, or improve the park in any way as the City sees fit shall not require review, approval, or notice to DART. Furthermore, DART shall hold no claim against the City for any such improvements or activities by the City, at present or in the future, associated with the use of the park against DART's improvements in its easement.

Pegasus Plaza

- 1) Construction of the headhouse requires permanent and temporary use of the entire park. DART shall design and upon completion of its project construct the remainder of the park with public and Park Board participation and input—final approval of the park design and acceptance of the reconstructed park shall be by the Park and Recreation Board by separate agreement.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 3, 2020, the Park and Recreation Board authorized a public hearing to be held on September 23, 2020.

On September 5, 2019, the Park and Recreation Board was briefed on DART D2 Subway Project and the proposed off-set headhouse construction approach.

One September 19, 2019, the Park and Recreation Board authorized a resolution which outlined the measures to continue planning for the concept of the Pegasus Plaza use and headhouse and agree that City staff continue to coordinate with DART on agreements that may be required for City parks.

Authorize a public hearing to be held on November 11 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of portions of parkland at (1) Belo Garden located at 1014 Main Street, totaling approximately 21,705 square feet of land; and (2) Pegasus Plaza located at 1500 Main Street, totaling approximately 6,427 square feet of land, 15,028 square feet of subsurface land space, and temporary use of approximately 19,000 square feet of land, for the Dallas Area Rapid Transit D2 Subway Project to enhance mobility and access for existing and future riders - Financing: No cost consideration to the City- Page 2

The Transportation and Infrastructure Committee was briefed on the DART D2 Subway Project on January 21, 2020.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On June 4, 2020, the Park and Recreation Board was briefed on the DART D2 Subway Project, including the proposed parkland uses at Belo Garden and Pegasus Plaza. At this briefing, the Board was provided a copy of the DART D2 Subway Pegasus Plaza Vision Summary report that documents the January 29, 2020 stakeholder workshop including key priorities for a reimagined plaza and an overall vision statement.

One August 6, 2020, the Park and Recreation Board, Planning and Design Committee was briefed on the upcoming public hearing, easements required by DART, and terms of the agreement for the DART D2 Subway project.

FISCAL INFORMATION

No cost consideration to the City.

Revenue: based on the fair market value of the easements, as determined by an independent appraisal. Final appraisals are under review and are subject to DART Board approval to acquire the easements. Valuation of easements will be in the Council action.

DART shall reimburse the City for costs associated with advertising the public hearing of approximately \$500.00, more or less, in addition to recordation of the easements and other administrative cost customarily incurred by the Real Estate Division.

COMMITTEE ACTION

The Planning and Design Committee will review this item on September 17, 2020 and will provide a recommendation to the full Park and Recreation Board on September 17, 2020.

The authorization of a public hearing will be scheduled for City Council consideration on October 13, 2020, and if approved, the public hearing will be scheduled for November 11, 2020.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Maps
Exhibits

DART D2 SUBWAY BELO GARDENS PARK SUBSURFACE EASEMENT
FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICIAL CITY OF DALLAS BLOCK A/62
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT

BEING a 21,705 sq. foot (0.498 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of a tract of land described in Judgement to City of Dallas, recorded in Instrument No. 200900346493, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), being part of Lot 1, Block A/62, Belo Gardens Park, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Inst. No. 201200060215, O.P.R.D.C.T., and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Tunnel Easement.

BEGINNING at an "X" cut found (controlling monument) at the intersection of the southeast right-of-way line of Main Street (79.5' right-of-way) referenced in City of Dallas Ordinance Book 1-A, and the east line of North Griffin Street (100' right-of-way) dedicated by Vol. 5445, Pg. 125; Vol. 5491, Pg. 237; Vol. 5564, Pg. 29 Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being the northwest corner of said Belo Gardens Park, having coordinates of N:6,971,798.89, E:2,490,436.20 (not monumented)

THENCE North 75 degrees 03 minutes 45 seconds East, with the southeast right-of-way line of Main Street, a distance of 42.36 feet to the beginning of a non-tangent curve to the left, having coordinates of N:6,971,809.81, E:2,490,477.12 (not monumented);

THENCE in a southeasterly direction, and with said non-tangent curve to the left, having a central angle of 45 degrees 13 minutes 36 seconds, a radius of 420.00 feet, and a chord which bears South 68 degrees 17 minutes 26 seconds East, a distance of 322.99 feet, an arc length of 331.53 feet to the end of said curve and being on the east line of said Belo Gardens Park and the west right-of-way line of Murphy Street (25' Right-of-way) dedicated by Vol. 143, Pg. 403, D.R.D.C.T., having coordinates of N:6,971,690.33, E:2,490,777.20 (not monumented);

THENCE South 14 degrees 55 minutes 23 seconds East, with the west right-of-way line of said Murphy Street, a distance of 7.21 feet to the intersection of the west right-of-way line of said Murphy Street and the north line of Commerce Street (78.7' right-of-way) referenced in City of Dallas Ordinance Book 1-A, having coordinates of N:6,971,683.36, E:2,490,779.06 (not monumented);

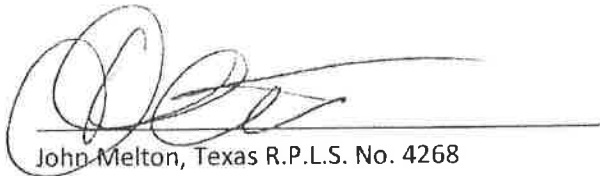
THENCE South 75 degrees 03 minutes 45 seconds West, with the north right-of-way line of said Commerce Street, a distance of 171.82 feet to the beginning of a non-tangent curve to the right, having coordinates of N:6,971,639.07, E:2,490,613.05 (not monumented);

DART D2 SUBWAY BELO GARDENS PARK SUBSURFACE EASEMENT
FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICAL CITY OF DALLAS BLOCK A/62
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT

THENCE in a northwesterly direction, over and across said Belo Gardens Park and with said non-tangent curve to the right, having a central angle of 22 degrees 39 minutes 58 seconds, a radius of 500.00 feet, and a chord which bears North 60 degrees 25 minutes 32 seconds West, a distance of 196.51 feet, an arc length of 197.80 feet to the end of said curve, and being on the west line of said Belo Gardens Park and the east right-of-way line of said North Griffin Street, having coordinates of N:6,971,736.06, E:2,490,442.14 (not monumented);

THENCE North 05 degrees 24 minutes 13 seconds West, with the east right-of-way line of North Griffin Street, a distance of 63.11 feet to the POINT OF BEGINNING and containing 0.498 acres (or 21,705 square feet) of land, more or less.

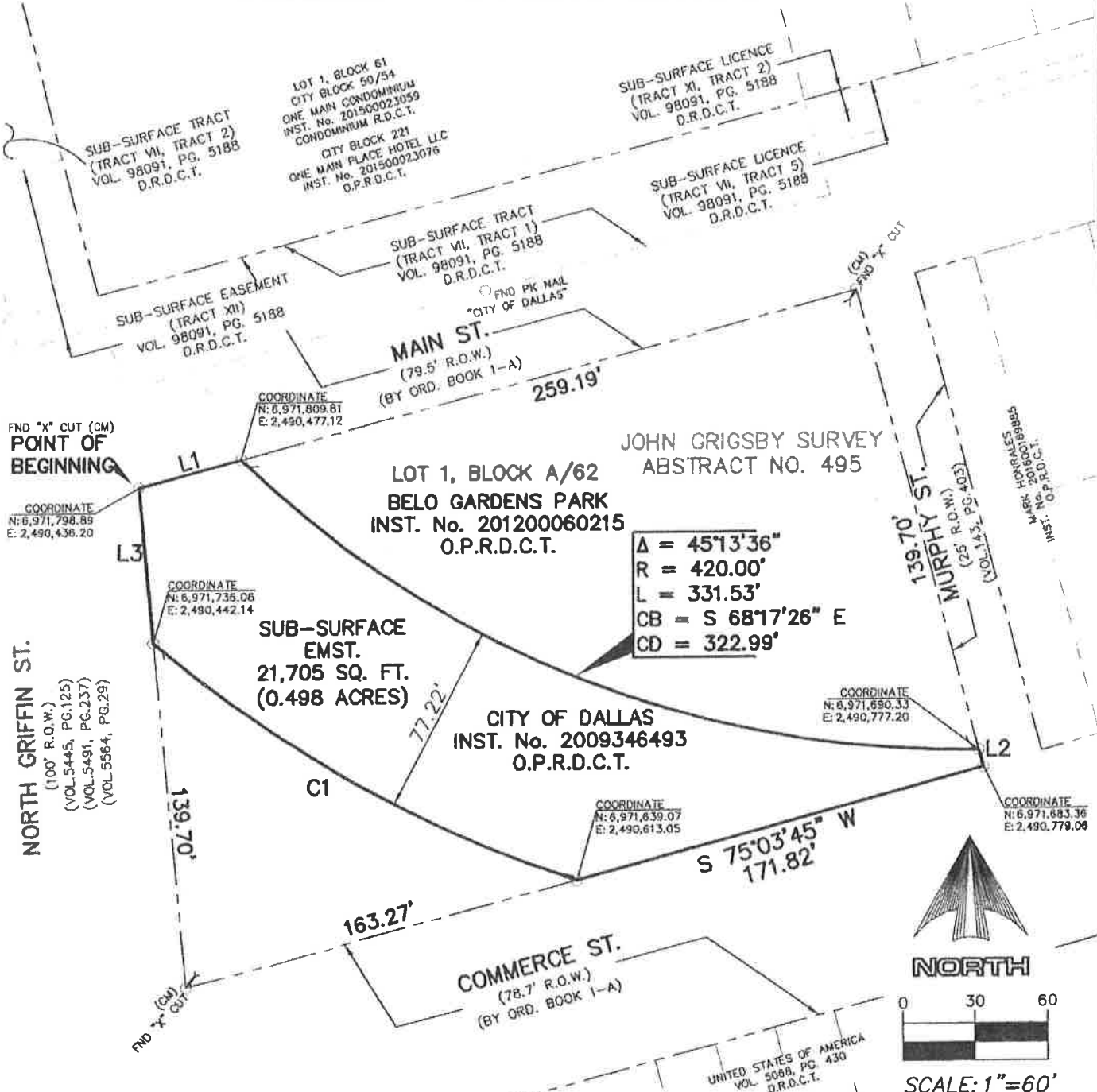
I, John Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



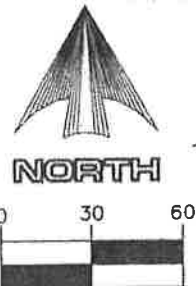
John Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor
Nathan D. Maier Consulting Engineers, Inc.
12377 Merit Drive, Suite 700
Dallas, Texas 75251
214-739-4741
TBPE Firm Registration No.: F-356
TBPLS Firm Registration No.: 100189-00



**DART D2 SUBWAY BELO GARDENS PARK SUBSURFACE EASEMENT
 FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)
 CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT**



$\Delta = 45^{\circ}13'36''$
 $R = 420.00'$
 $L = 331.53'$
 $CB = S 68^{\circ}17'26'' E$
 $CD = 322.99'$



LEGEND

CM = CONTROL MONUMENT
 1/2" IRF = 1/2" IRON ROD FOUND
 FND. "X" CUT = FOUND "X" CUT

BASIS OF BEARINGS ~ BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

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 TBPLS FIRM REG. NO. 100189-00
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DART D2 SUBWAY BELO GARDENS PARK SUBSURFACE EASEMENT
 FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)
 CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
 OFFICAL CITY OF DALLAS BLOCK A/62
 JOHN GRIGSBY SURVEY, ABST. NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 75°03'45" E	42.36'
L2	S 14°55'23" E	7.21'
L3	N 05°24'13" W	63.11'

CURVE TABLE

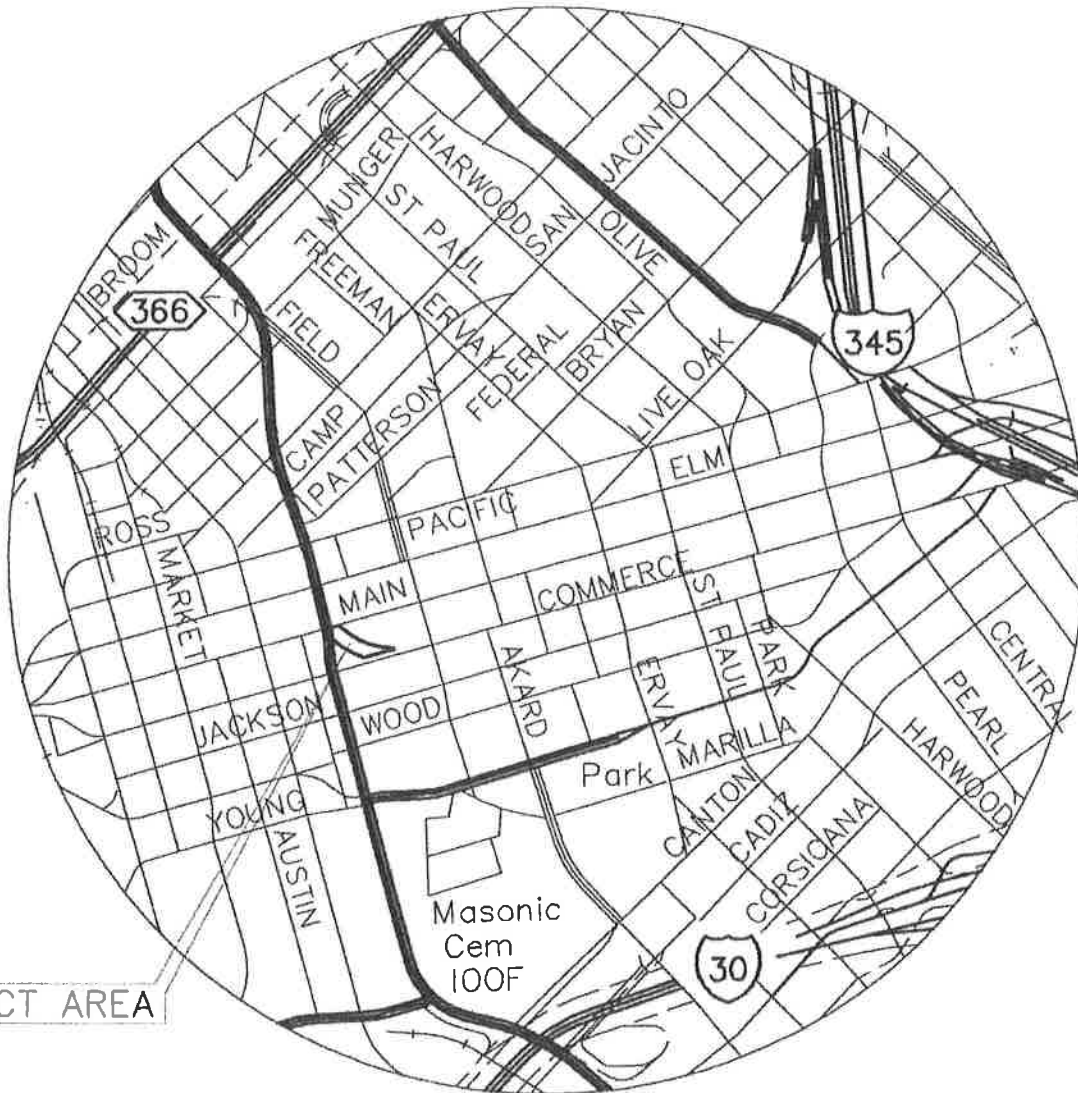
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22°39'58"	500.00'	100.21'	197.80'	N 60°25'32" W	196.51'



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FIELD NOTES DESCRIBING A 21,705 SQUARE FOOT (0.498 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICAL CITY OF DALLAS BLOCK A/62
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE TUNNEL EASEMENT



PROJECT AREA

VACINCTY MAP
NOT TO SCALE

NDM

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DART D2 SUBWAY PEGASUS PLAZA SUB-SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICIAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE EASEMENT

BEING a 15,028 sq. foot (0.345 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of City Block 77, being part of a tract of land described in Special Warranty Deed to City of Dallas, recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being part of Lot 11-14, old Block 122, of Smith Murphy and Martin's Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 143, Pg. 403, Map Records of Dallas County, Texas, (M.R.D.C.T.), and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Tunnel Easement.

BEGINNING at a point in the east right-of-way line of North Akard Street (50' right-of-way) dedicated by Vol. 143, Pg. 403, and being the northwest corner Lot 15, old Block 122 and the southwest corner of Lot 14, old Block 122 of said Smith addition and being the northwest corner of a tract of land described in Special Warranty Deed to Holtze Magnolia, LLLP, recorded in Volume 97237, Page 1302, D.R.D.C.T., having coordinates of N:6,971,973.93, E:2,491,478.12 (not monumented), from which an "x" cut in concrete found bears, South 19 degrees 10 minutes 43 seconds West, 0.66 feet;

THENCE North 14 degrees 56 minutes 15 seconds West, with the east right-of-way line of said North Akard Street, a distance of 85.54 feet, having coordinates of N:6,972,056.58, E:2,491,456.07 (not monumented);

THENCE departing said right-of-way, over and across said Smith Addition, the following courses and distances:

North 75 degrees 02 minutes 52 seconds East, a distance of 140.97 feet having coordinates of N:6,972,092.95, E:2,491,592.27 (not monumented);

South 14 degrees 57 minutes 08 seconds East, a distance of 20.00 feet having coordinates of N:6,972,073.63, E:2,249,597.43 (not monumented);

North 75 degrees 02 minutes 56 seconds East, a distance of 45.37 feet having coordinates of N:6,972,085.33, E:2,491,641.26 (not monumented);

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FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE EASEMENT

South 14 degrees 56 minutes 56 seconds East, a distance of 65.48 feet to the north line of said Holtze tract and the south line of said Dallas tract, having coordinates of N:6,972,022.07, E:2,491,658.15 (not monumented);

THENCE South 75 degrees 01 minutes 45 seconds West, a distance of 186.36 feet to the POINT OF BEGINNING and containing 0.345 acres (or 15,028 square feet) of land, more or less.

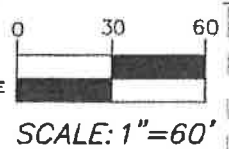
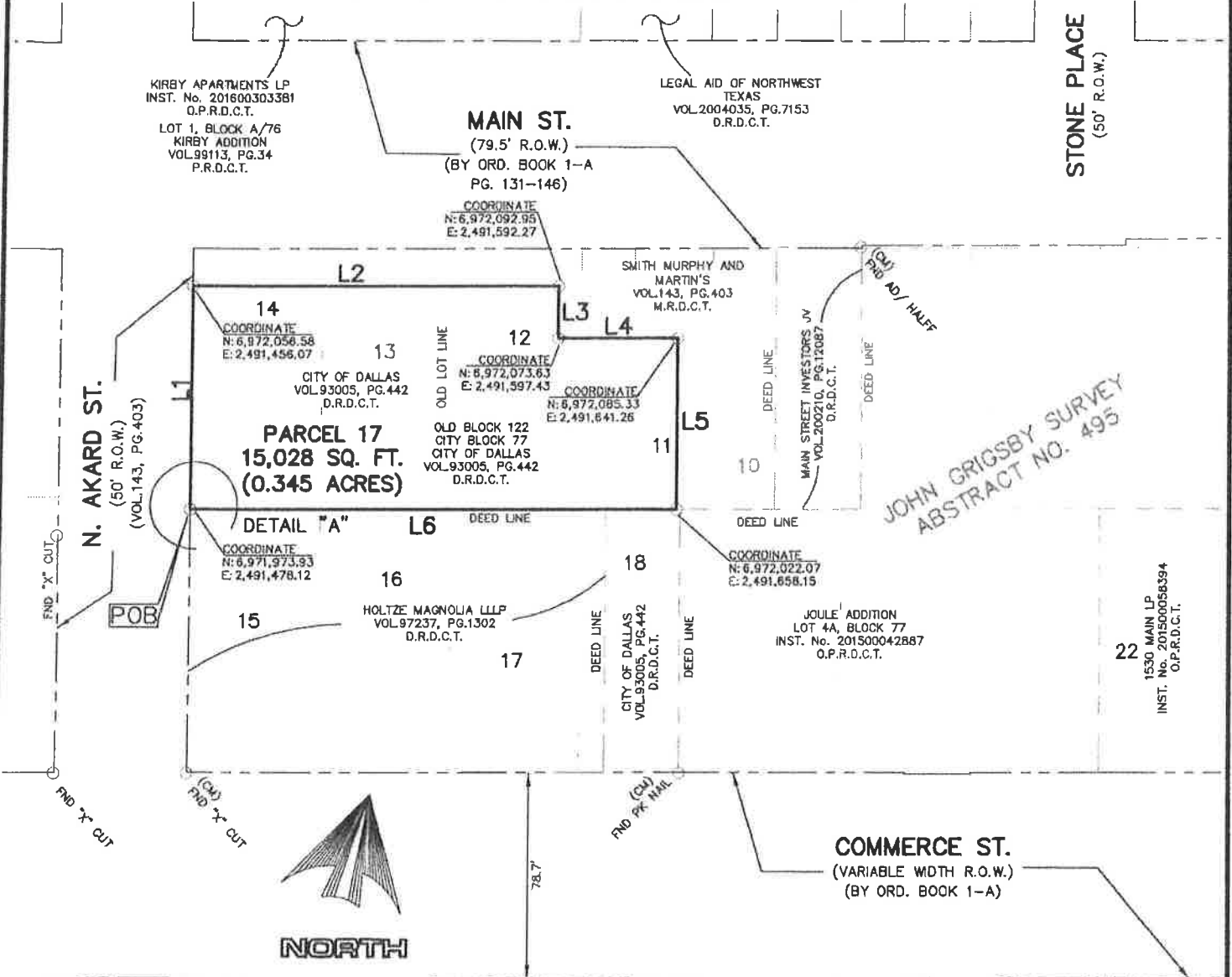
I, John L. Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



John L. Melton, Texas R.P.L.S. No. 4268
Registered Professional Land Surveyor
Nathan D. Maier Consulting Engineers, Inc.
12377 Merit Drive, Suite 700
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TBPE Firm Registration No.: F-356
TBPLS Firm Registration No.: 100189-00



DART D2 SUBWAY PEGASUS PLAZA SUB-SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE EASEMENT



LEGEND
 CM = CONTROL MONUMENT
 1/2" IRF = 1/2" IRON ROD FOUND
 FND. "X" CUT = FOUND "X" CUT
 "X" SET = SET "X" CUT

BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

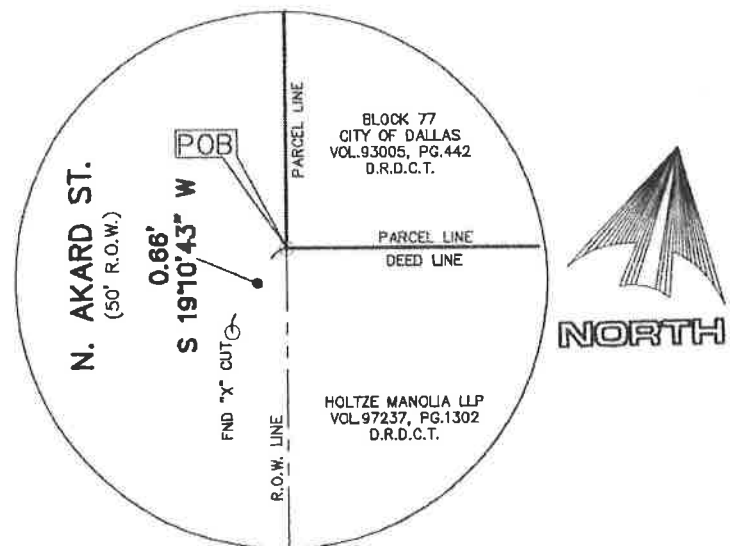
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DART D2 SUBWAY PEGASUS PLAZA SUB-SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
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OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SUB-SURFACE EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 14°56'15" W	85.54'
L2	N 75°02'52" E	140.97'
L3	S 14°57'08" E	20.00'
L4	N 75°02'56" E	45.37'
L5	S 14°56'56" E	65.48'
L6	S 75°01'45" W	186.36'



DETAIL "A"
N.T.S.

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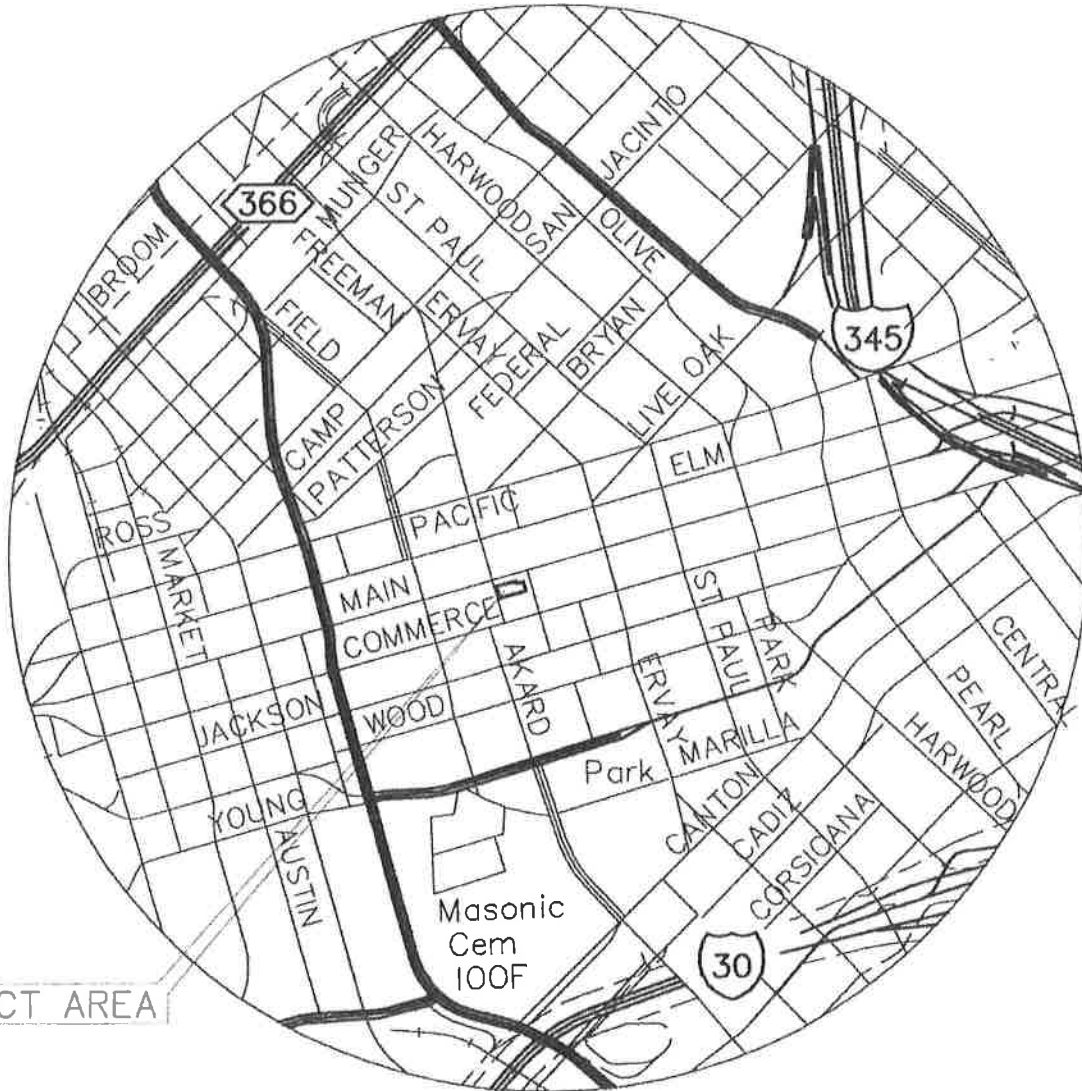
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 FIELD NOTES DESCRIBING A 15,028 SQUARE FOOT (0.345 ACRE)
 CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SSE])
 OFFICIAL CITY OF DALLAS BLOCK 77
 JOHN GRIGSBY SURVEY, ABST. NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE RESERVED FOR SUB-SURFACE EASEMENT



PROJECT AREA

VICINITY MAP
 NOT TO SCALE

BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

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DART D2 SUBWAY PEGASUS PLAZA SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SE])
OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SURFACE EASEMENT

BEING a 6,427 sq. foot (0.148 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of City Block 77, being part of a tract of land described in Special Warranty Deed to City of Dallas, recorded in Volume 93005, Page 442, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being part of Lot 12-14, old Block 122, of Smith Murphy and Martin's Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Vol. 143, Pg. 403, Map Records of Dallas County, Texas, (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "x" cut in concrete set, in the east right-of-way line of North Akard Street (50' right-of-way) dedicated by Vol. 143, Pg. 403, and being the northwest corner Lot 15, old Block 122 and the southwest corner of Lot 14, old Block 122 of said Smith addition and being the northwest corner of a tract of land described in Special Warranty Deed to Holtze Magnolia, LLLP, recorded in Volume 97237, Page 1302, D.R.D.C.T., from which an "x" cut in concrete found bears, South 19 degrees 10 minutes 43 seconds West, 0.66 feet;

THENCE North 14 degrees 56 minutes 15 seconds West, with the east right-of-way line of North Akard Street, a distance of 43.98 feet to an "X" cut in concrete set for corner;

THENCE departing said right-of-way, over and across said Smith Addition, the following courses and distances:

North 75 degrees 13 minutes 12 seconds East, a distance of 28.15 feet to an "X" cut in concrete set for corner;

North 14 degrees 57 minutes 08 seconds West, a distance of 7.88 feet to an "X" cut in concrete set for corner;

North 75 degrees 02 minutes 52 seconds East, a distance of 21.17 feet to an "X" cut in concrete set for corner;

South 14 degrees 57 minutes 08 seconds East, a distance of 7.94 feet to an "X" cut in concrete set for corner;

North 75 degrees 13 minutes 12 seconds East, a distance of 96.67 feet to an "X" cut in concrete set for corner;

DART D2 SUBWAY PEGASUS PLAZA SURFACE EASEMENT EXHIBIT
FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)
CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SE])
OFFICAL CITY OF DALLAS BLOCK 77
JOHN GRIGSBY SURVEY, ABST. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SURFACE EASEMENT

South 14 degrees 57 minutes 08 seconds East, a distance of 26.83 feet to an "X" cut in concrete set for corner;

South 75 degrees 02 minutes 52 seconds West, a distance of 7.50 feet an "X" cut in concrete set for corner;

South 14 degrees 58 minutes 15 seconds East, a distance of 16.66 feet to the north line of said Holtze tract and the south line of said Dallas tract, no monument set (N: 6972009.71, E: 2491611.92);

THENCE South 75 degrees 01 minutes 45 seconds West, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.148 acres (or 6,427 square feet) of land, more or less.

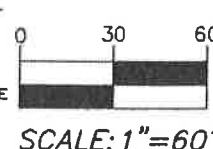
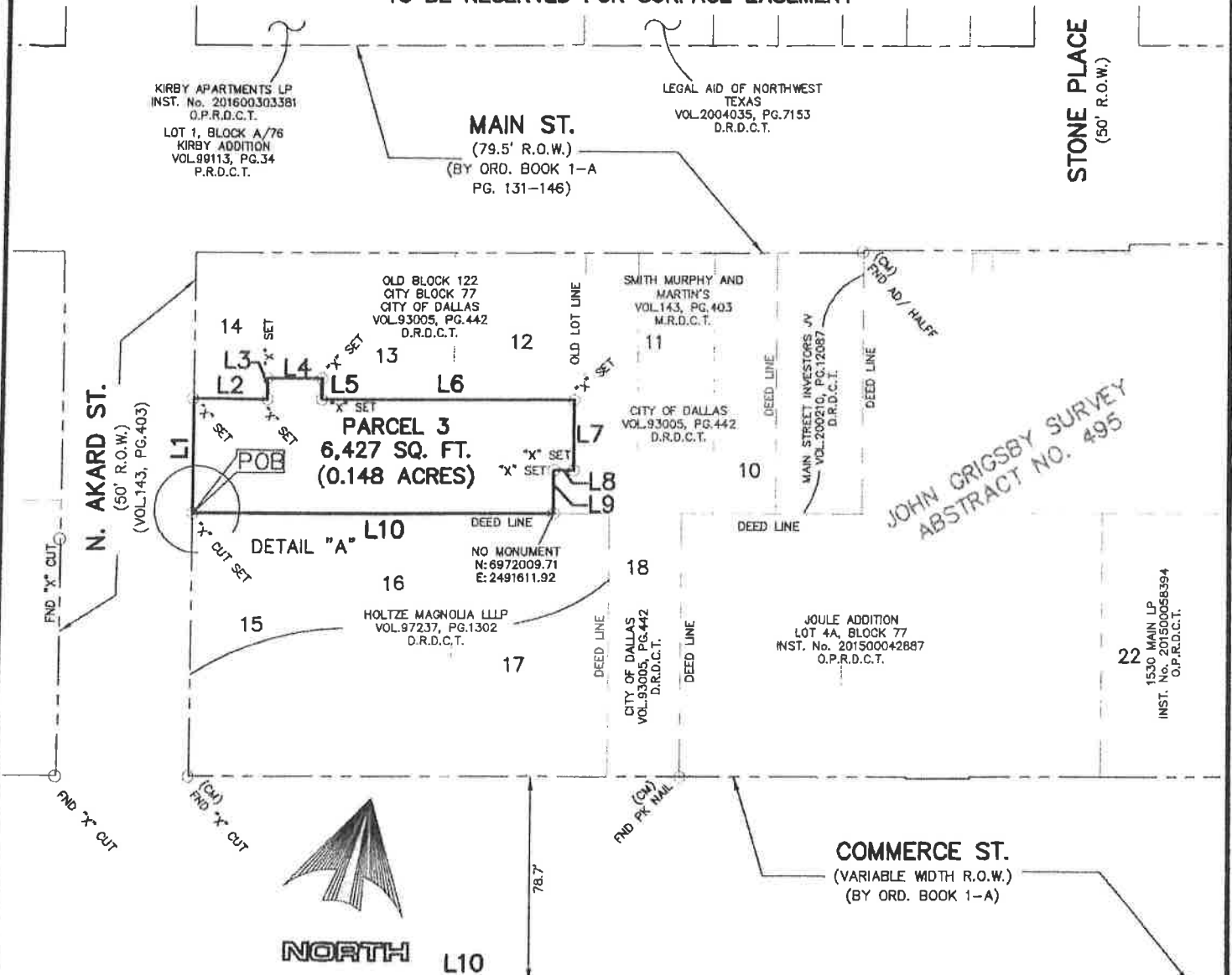
I, John Melton, a Registered Professional Land Surveyor, do hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



John Melton, Texas R.P.L.S. No. 4268
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FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
TO BE RESERVED FOR SURFACE EASEMENT



SOUTHWESTERN BELL TELEPHONE (TRACT 1)
 VOL. 79173, PG. 1932
 D.R.D.C.T.

BLOCK 78
 IEP DALLAS LLC
 INST. NO. 200900042387
 O.P.R.D.C.T.

BROWDER ST. (50' R.O.W.)
 DPL LAND LLC
 INST. NO. 20100289338
 O.P.R.D.C.T.

BLOCK 78 1/4
 DPL LOAN HOLDINGS LLC
 INST. NO. 20120289337
 O.P.R.D.C.T.

LEGEND
 CM = CONTROL MONUMENT
 1/2" IRF = 1/2" IRON ROD FOUND
 FND. "X" CUT = FOUND "X" CUT
 "X" SET = SET "X" CUT

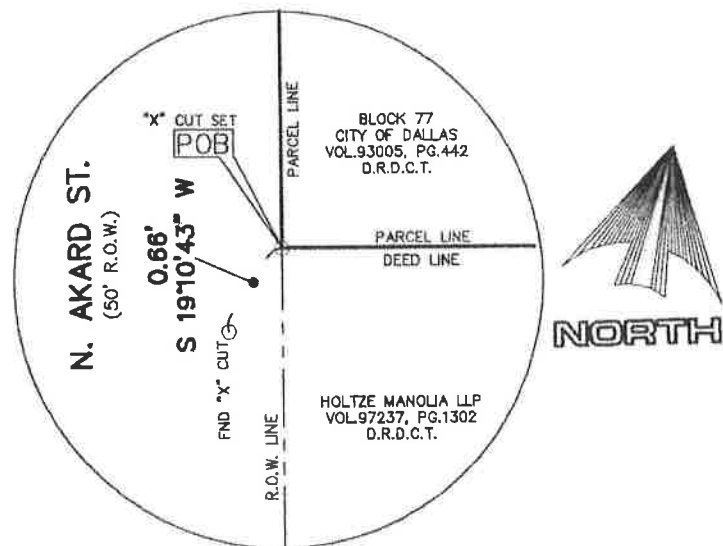
BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

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DART D2 SUBWAY PEGASUS PLAZA SURFACE EASEMENT EXHIBIT
 FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)
 CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SE])
 OFFICIAL CITY OF DALLAS BLOCK 77
 JOHN GRIGSBY SURVEY, ABST. NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE RESERVED FOR SURFACE EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 14°56'15" W	43.98'
L2	N 75°13'12" E	28.15'
L3	N 14°57'08" W	7.88'
L4	N 75°02'52" E	21.17'
L5	S 14°57'08" E	7.94'
L6	N 75°13'12" E	96.67'
L7	S 14°57'08" E	26.83'
L8	S 75°02'52" W	7.50'
L9	S 14°58'15" E	16.66'
L10	S 75°01'45" W	138.50'



DETAIL "A"
 N.T.S.

BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

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DART D2 SUBWAY PEGASUS PLAZA SURFACE EASEMENT EXHIBIT
 FIELD NOTES DESCRIBING A 6,427 SQUARE FOOT (0.148 ACRE)
 CITY OF DALLAS DRAWING NO. XXXX-XX (PARCEL XXX [SE])
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 JOHN GRIGSBY SURVEY, ABST. NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TO BE RESERVED FOR SURFACE EASEMENT



PROJECT AREA

VACINCTY MAP
 NOT TO SCALE

BASIS OF BEARINGS ~ Bearings for this survey are based on the Texas State Plane Coordinate System, NAD83, North Central Zone 4202, obtained with observations utilizing the TxDOT RTK network. Coordinates reflected hereon are surface values converted from grid values utilizing a scale factor of 1.000136506

NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 12377 Merit Drive, Suite 700
 Dallas, Texas 75251 / Ph. (214) 739-4741

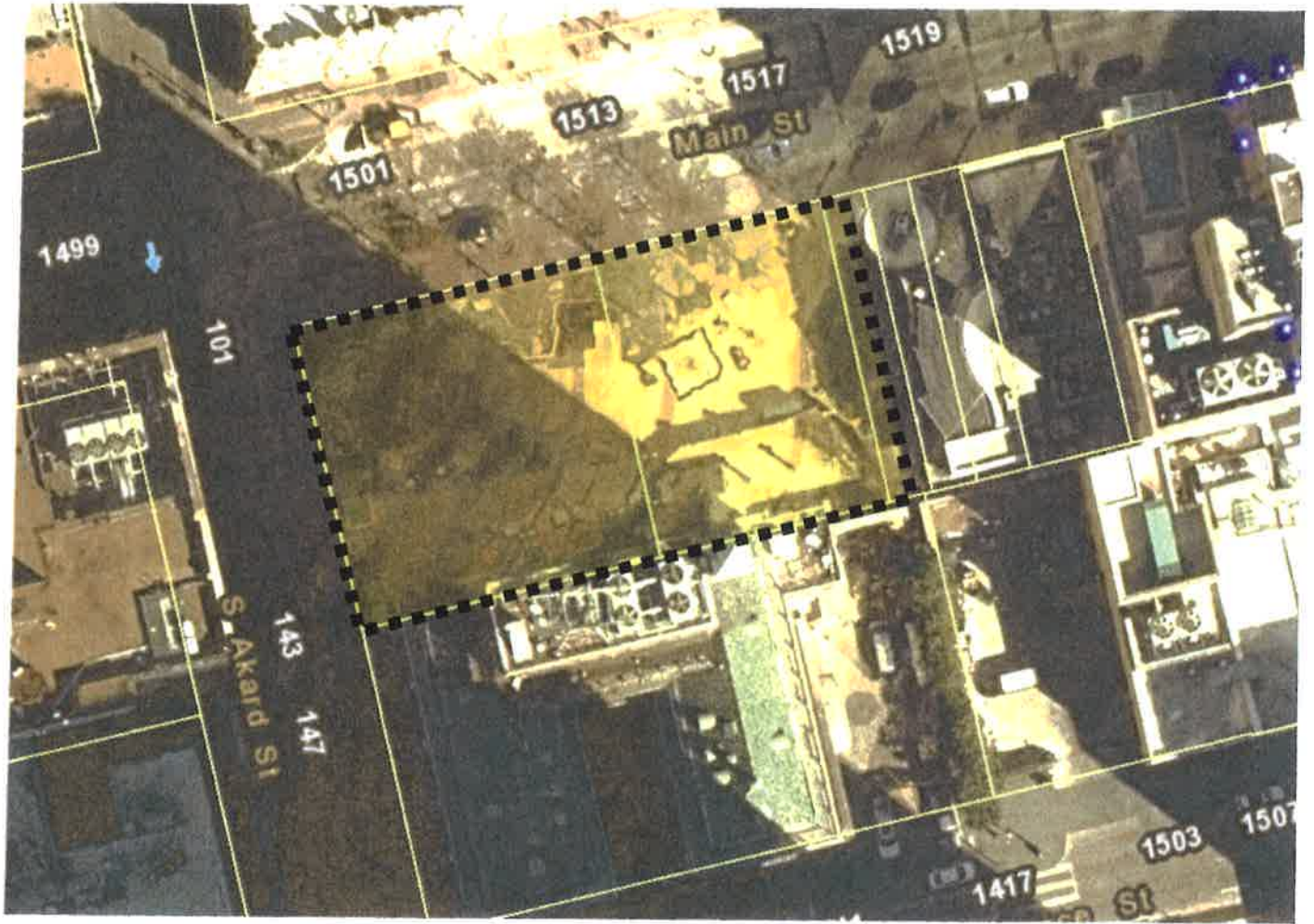
07/07/20
 1805026

1805026-EXHIBIT_3.DWG



Exhibit D

Proposed Area for D2 Subway Temporary Construction Easement on Pegasus Plaza (approximately 19,000 square feet)



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: September 17, 2020

COUNCIL DISTRICT(S): 2, 6

STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize submission of Park and Recreation Board Resolution regarding the 'Alternative entrances to Love Field' to City Manager and City Council of the City of Dallas – Financing: No cost consideration to the City

BACKGROUND

The Department of Aviation is studying options for alternative vehicular access to Love Field Airport. During the initial feasibility analysis, twelve options were identified. Of that list, five access options were selected for more detailed analysis to determine design feasibility, costs, and impacts to traffic and emissions. On August 20, 2020 the Department of Aviation updated the Park and Recreation Board on the alternative entry study status.

At the August 20, 2020 meeting, the Park and Recreation Board voiced their concerns regarding the proposed alternative entrances to Love Field, and how the process by which the five short listed options were selected did not include any input from representatives from the Park and Recreation Department, even though three of the Aviation Department's five preferred options will have a major impact on Bachman Lake Park. As a result of that meeting, a resolution was developed expressing the Park and Recreation Board's concerns regarding the alternative entry selection process, and requests the City Council's Transportation and Infrastructure Committee to defer considering the Aviation Department's alternate entry recommendations until a more comprehensive, inclusive effort has been made to better ascertain the impact various alternate entry options will have on Bachman Lake Park and the surrounding area.

ATTACHMENT

Park and Recreation Board Resolution

September 17, 2020

DALLAS PARK AND RECREATION BOARD RESOLUTION REGARDING THE PROCESS OF SELECTING AN ALTERNATE ENTRANCE TO LOVE FIELD AIRPORT

WHEREAS the Aviation Department has decided that five of the twelve options identified as possible locations for an alternate entrance to Love Field are preferred over the others, and that only these five options will be presented to the City Council's Transportation and Infrastructure Committee (Committee) for consideration, and

WHEREAS the process by which these five options were selected over all others did not include any input from representatives from the Park and Recreation Department, even though three of the Aviation Department's five preferred options will have a major impact on Bachman Lake Park, and

WHEREAS the inflow and outflow from any major entry and exit point from Love Field Airport will have an enormous impact on the flow of traffic around Bachman Lake Park and will have a great impact on the quality of life of people living in adjoining neighborhoods, and

WHEREAS the North Central Texas Council of Governments (NCTCOG) has recently allocated \$1 million for a major study of how to reconfigure the transportation infrastructure in the area surrounding Love Field Airport, including studying possible locations for an alternate entrance to Love Field, and

WHEREAS the Aviation Department's alternate entry preferred option selection process was completed without having performed a detailed traffic analysis, cost benefit analysis or design feasibility study, and

WHEREAS the Aviation Department's preferred options decision will already have been presented to the Committee for consideration before the NCTCOG study has been completed and its recommendations have been made, including potential federal grant funding made possible by NCTCOG's recommendations, and

WHEREAS the City of Dallas will be spending more than \$180 million over the next two years to dredge Bachman lake, rebuild the dam and spillway and add major recreational amenities like a regional aquatics center and skatepark—all of which will be affected by the recommended alternate entry selection

THEREFORE BE IT RESOLVED BY THE PARK AND RECREATION BOARD of the City of Dallas that the Board encourages the City Council's Transportation and Infrastructure Committee to defer considering the Aviation Department's alternate entry recommendations until a more comprehensive, inclusive effort has been made to better ascertain the impact various alternate entry options will have on Bachman Lake Park and the surrounding area.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: September 17, 2020
COUNCIL DISTRICT(S): 9
STAFF: Ryan O'Connor, (214) 670-4124

SUBJECT

Authorize four private outdoor events at The Dallas Arboretum on September 26, 2020, October 25, 2020, October 28, 2020, and December 15, 2020 - Financing: No cost consideration to the City

BACKGROUND

Due to the guidelines established by the Governor's Strike Force to Open Texas, local approval must be granted, along with consultation by the local health authorities, for outdoor events to be held with an expected attendance greater than ten individuals.

Each event will occur after regular operating hours and will be closed to the general public. Arboretum staff has prepared a safety and security plan for each event. The safety plan addresses spacing of tables and guests, use of volunteers and staff for event monitoring, restrictions of space utilization, and cleaning and safety practices. The event plans are attached to the agenda item. Staff has reviewed the plans and offered comments, as appropriate. For reference, the maximum capacity of the Camp Lawn is 2,500 people. The maximum capacity of the 66 acres of the entire garden is 16,000 people.

September 27, 2020 6:00pm – 10:00pm

Advancil Federal Credit Union
Location - Camp House and Lawn
Masks are required
Estimate Attendance – 250
Percentage of capacity utilized – 10%

October 25, 2020 6:00pm – 10:00pm

Trinity Christian Academy
Location - Camp House and Lawn
Masks are required
Estimated Attendance – 250
Percentage of capacity utilized – 10%

October 28, 2020 6:30pm – 10:00pm

Northwest Bible Church Fun Fall Fest

Location - Full Garden Rental

Masks are required

Estimated Attendance – 1000

Percentage of capacity utilized – 6.25%

December 15, 2020 6:30pm – 10:00pm

Systemware Holiday Event

Location - Full Garden Rental

Masks are required

Estimated Attendance – 250

Percentage of capacity utilized – 1.5%

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Arboretum provided information on their Fall programs and events to the Park and Recreation Board on September 3, 2020.

Current Officers

Mary Brinegar, President and CEO

COMMITTEE ACTION

No prior Committee action

STAFF RECOMMENDATION

Staff recommends approval

ATTACHMENT

Plans

EMPLOYEE COVID-19 SCREENING QUESTIONNAIRE

The safety of our employees is our overriding priority. As the coronavirus (COVID-19) pandemic continues, we are monitoring the situation closely and following the guidance from the Centers for Disease Control and Prevention and local health authorities. In order to prevent the spread of the coronavirus and reduce the potential risk of exposure to our workforce, we are asking everyone to complete and submit this questionnaire prior to entering the worksite..

Please respond to each of the following questions truthfully and to the best of your ability. Your participation is important to help us take precautionary measures to protect you and our other employees.

Name:
Phone Number (mobile/home):
Position:

Representations	
1	<p>Are you currently experiencing, or have you experienced in the past 14 days, any of the following symptoms? (<i>Please take your temperature before you answer this question.</i>)</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Fever (100.4° F/37.8° C or greater as measured by an oral thermometer)</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Cough</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Shortness of breath or difficulty breathing</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Sore throat</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> New loss of taste or smell</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Chills</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Head or muscle aches</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> Nausea, diarrhea, vomiting</p>
2	<p>Have you been tested for COVID-19 and are waiting to receive test results?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>



DALLAS ARBORETUM
AND BOTANICAL GARDEN

Systemware Holiday Event
December 15th, 2020
4pm-10 pm
Full 66-acre Private All Grounds Rental

Description/Overview: **Full 66-acre Garden private event for one group, Systemware.** This after-hours evening will be for only the preregistered employees of Systemware and their families to come out and enjoy the gardens. The guests will enjoy food, the Christmas Village and music played from the stage for their companies Holiday Event. This will be a private event and a full 66-acre private rental for only Systemwar Masks will be required and checked at the entrance of the event. Attendance for this event will fall significantly below 50% of the allowable occupancy for a full garden rental. All activities will be spaced out throughout the 66 Acres and allow for maximum social distancing. Several Volunteers will be placed strategically throughout the garden to ensure guest compliance. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Timeline/Run of Show:

Entrance and exit plans will mimic standard garden operating procedures. Several Volunteers will be placed strategically in both areas to ensure guest compliance of social distancing.

Timeline/Run of Show:

5:00 pm	Arrival of Staff and Volunteers and Vendors
6:30 pm	Arrival of Guests
7:00 pm – 9:30 pm	Event time
10 pm	Event ends and guests leave

Entrance/Exit Plan: Entrance and Exit will take place at Gates 1 and Gate 2. Normal operating procedures will be followed. Parking used will be Gate 1, Gate 2 (Alex Camp House), and Parking Garage.

Garden Layout/Gardens used: The 8,000 sq foot conservation turf lawn at the Alex Camp House, use of the 3,763 square foot Concert Stage and 57,500 square feet of Concert Lawn area will be used for this event. Usage of these areas fall well below the 50% allowable occupancy. This is a private after hours 66acre full garden rental for only Systemware.

Staffing and Security: 2 Event Facilitators - Fallon Marshal and Amanda Brown, 1 Gate Gard, 1 Garage Attendant, 2 off duty Dallas Police Officers and/or Security, 2 Janitorial Staff. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Cleaning and Safety Practice: Hand sanitizer stations are available upon entry, near restrooms, food trucks, and spaced out in the areas that guests will be present. This is a private event with pre-registered guests. For safety reason we will add circles that are 6-foot in diameter will be painted on the Concert Lawn and will be separated by 6 feet. A 6-foot path in between all rows will ensure social distancing. This will ensure that all guests are socially distanced and have proper face protection when in the garden.

For food truck social distancing there will be stickers keeping people 6-foot apart on the ground by each food truck to keep social distance.



DALLAS ARBORETUM
AND BOTANICAL GARDEN

Northwest Bible Church Fun Fall Fest
October 28th, 2020
4:00 PM to 10:00 PM
Full 66-acre Private All Grounds Rental

Description/Overview: **Full 66-acre Garden private event for one group, North West Bible Church.** The event is for the families of Northwest Bible Church to come out and enjoy the entire garden with food, and fellowship while enjoying the gardens and listening to live music played from the stage. This will be an after-hours private event only for the families of Northwest Bible Church. Masks will be required and checked at the entrance of the event. Attendance for this event will fall significantly below 50% of the allowable occupancy for a full garden rental. All activities will be spaced out throughout the 66 Acres and allow for maximum social distancing. Several Volunteers will be placed strategically throughout the garden to ensure guest compliance. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Timeline/Run of Show:

5:00 pm	Arrival of Staff and Volunteers and Vendors
6:30 pm	Arrival of Guests
7:00 pm – 9:30 pm	Event time
10 pm	Event ends and guests leave

Entrance/Exit Plan: Entrance and Exit will take place at Gates 1 and Gate 2. Normal operating procedures will be followed. Parking used will be Gate 1, Gate 2 (Alex Camp House), and Parking Garage.

Garden Layout/Gardens used: The 8,000 square foot conservation turf lawn at the Alex Camp House, use of the 3,763 square foot Concert Stage and 57,500 square feet of Concert Lawn area will be used for this event. Usage of these areas fall well below the 50% allowable occupancy. This is a private 66 acre full garden rental for only Northwest Bible Church.

Staffing and Security: 2 Event Facilitators - Fallon Marshal and Amanda Brown, 1 Gate Gard, 1 Garage Attendant, 2 off duty Dallas Police Officers and/or Security, 2 Janitorial Staff. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Cleaning and Safety Practice: Hand sanitizer stations are available upon entry, near restrooms, food trucks, and spaced out in the areas that guests will be present. This is a private event with pre-registered guests. For safety reason we will add circles that are 6-foot in diameter will be painted on the Concert Lawn and will be separated by 6 feet. A 6-foot path in between all rows will ensure social distancing. This will ensure that all guests are socially distanced and have proper face protection when in the garden.

For food truck social distancing there will be stickers keeping people 6-foot apart on the ground by each food truck to keep social distance.



**DALLAS ARBORETUM
AND BOTANICAL GARDEN**

**Advancial Federal Credit Union
September 26, 2020
4pm -10pm Event
Private Rental of the Alex Camp House and the Lawn and Concert Stage**

Description/Overview: This after-hours private event rental of the Alex Camp House Lawn, Concert Stage and Concert Lawn is for pre-register guests only. The guests are employees and families of Advancial Federal Credit Union. It will be an evening rental for guests to come out and enjoy the gardens, food, and music played from the stage. Masks will be required and checked at the entrance of the event. Attendance for this event will fall significantly below 50% of the allowable occupancy for a full garden rental. All activities will be spaced out the Alex Camp House Lawn and Concert Lawn and allow for maximum social distancing. Several Volunteers will be placed strategically throughout the garden to ensure guest compliance. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Timeline/Run of Show:

4pm Load in of vendors

6:00pm Guests Arrive at Gate 2

Parking in Garage and Alex Camp House Lot

6:00-10pm Event time

10pm Guests leave the Garden

10-11pm Tear Down of event

Entrance/Exit Plan: Entrance and Exit will take place at Gates 1 and Gate 2. Normal operating procedures will be followed. Parking used will be Gate 1, Gate 2 (Alex Camp House), and Parking Garage.

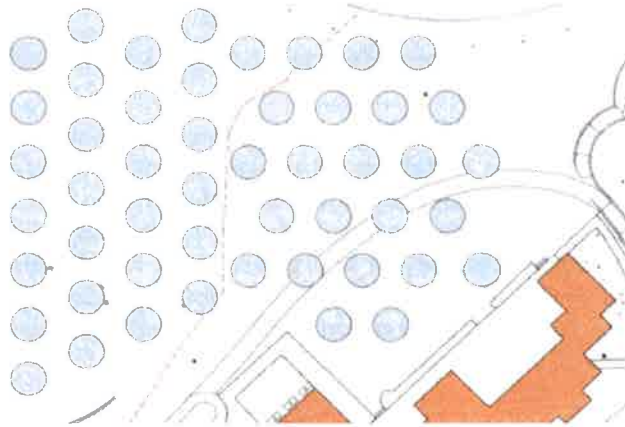
Garden Layout/Gardens used: The 8,000 square foot conservation turf lawn at the Alex Camp House, use of the 3,763 square foot Concert Stage and 57,500 square feet of Concert Lawn area will be used for this event. Usage of these areas fall well below the 50% allowable occupancy.

Staffing and Security: 1 Event Facilitator - Fallon Marshal, 1 Gate Gard, 1 Garage Attendant, 2 Dallas Police officers, 2 Janitorial Staff. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Cleaning and Safety Practice: Hand sanitizer stations are available upon entry, near restrooms, food locations, and spaced out in the areas that guests will be present.

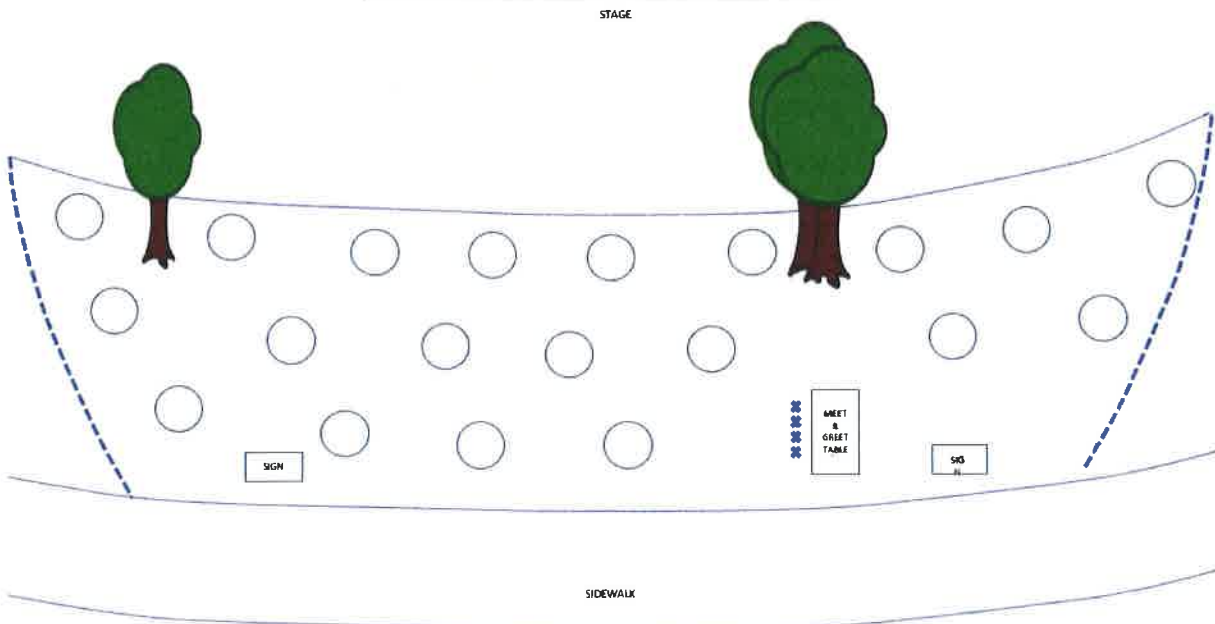
For safety reason we will add circles that are 6-foot in diameter will be painted on the Concert Lawn and will be separated by 6 feet. A 6-foot path in between all rows will ensure social distancing. This will ensure that all guests are socially distanced while in this area of the garden.

Concert Stage & Lawn



This event is an outdoor event. Seating on concert lawn will be 6 feet apart and marked with painted 15 ft circles on the ground to ensure social distancing

Friends Hill Social Distancing Example – 20 Tables





**DALLAS ARBORETUM
AND BOTANICAL GARDEN**

Trinity Christian Academy

October 25th, 2020

4pm -10pm Event

Private Rental of the Alex Camp House and the Lawn and Concert Stage

Description/Overview: Private after-hours event rental of Alex Camp House Lawn, the Concert Stage and Concert Lawn for preregistered faculty and families of Trinity Christian Academy. The evening will allow guests to enjoy food and live music played from the concert stage. Masks will be required and checked at the entrance of the event. Attendance for this event will fall significantly below 50% of the allowable occupancy for a full garden rental. All activities will be spaced out the Alex Camp House Lawn and Concert Lawn and allow for maximum social distancing. Several Volunteers will be placed strategically throughout the garden to ensure guest compliance. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Timeline/Run of Show:

4pm Load in of vendors

6:00pm Guests Arrive at Gate 2

Parking in Garage and Alex Camp House Lot

6:00-10pm Event time

10pm Guests leave the Garden

10-11pm Tear Down of event

Entrance/Exit Plan: Entrance and Exit will take place at Gates 1 and Gate 2. Normal operating procedures will be followed. Parking used will be Gate 1, Gate 2 (Alex Camp House), and Parking Garage.

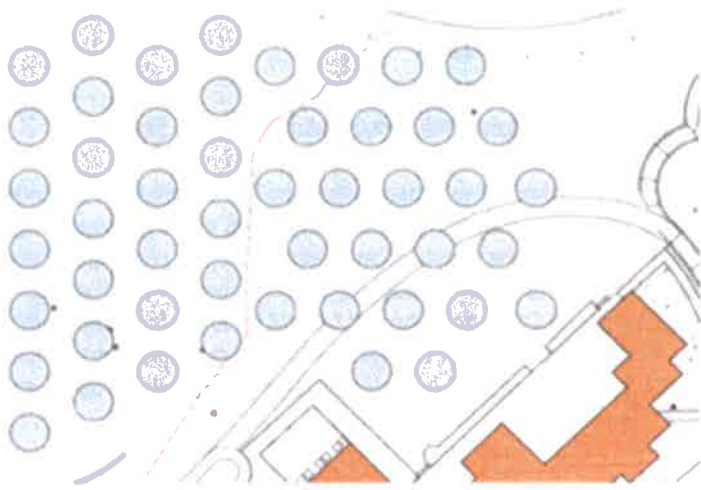
Garden Layout/Gardens used: The 8,000 square foot conservation turf lawn at the Alex Camp House, use of the 3,763 square foot Concert Stage and 57,500 square feet of Concert Lawn area will be used for this event. Usage of these areas fall well below the 50% allowable occupancy.

Staffing and Security: 1 Event Facilitator - Fallon Marshal, 1 Gate Gard, 1 Garage Attendant, 2 Dallas Police officers, 2 Janitorial Staff. All staff and volunteers will be required to fill out the attached form and complete a temperature check upon arrival.

Cleaning and Safety Practice: Hand sanitizer stations are available upon entry, near restrooms, food locations, and spaced out in the areas that guests will be present.

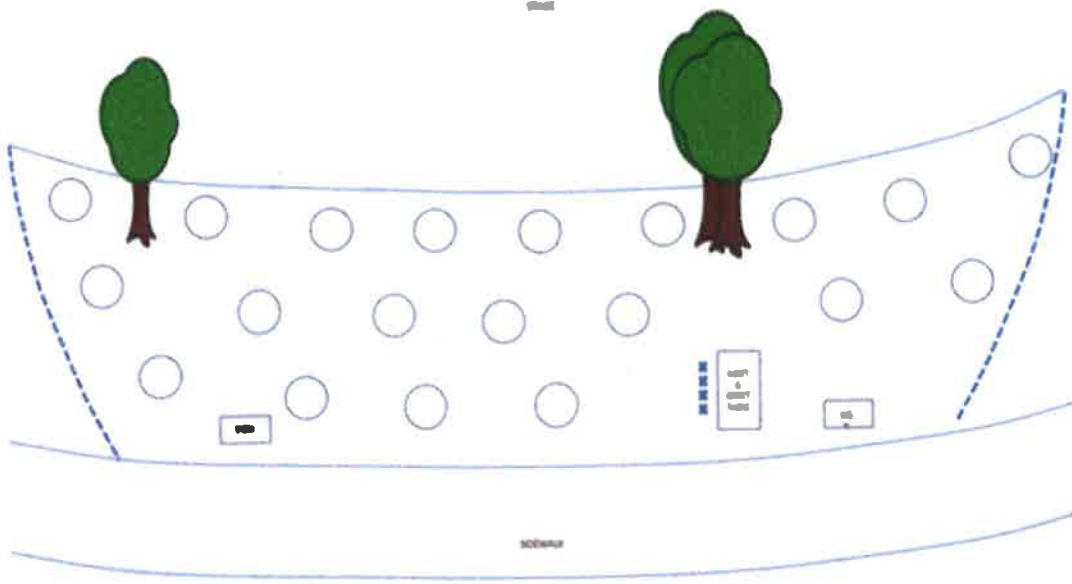
For safety reason we will add circles that are 6-foot in diameter will be painted on the Concert Lawn and will be separated by 6 feet. A 6-foot path in between all rows will ensure social distancing. This will ensure that all guests are socially distanced while in this area of the garden.

Concert Stage and Concert Lawn:



Friends Hill at top of the Concert Lawn:

Friends Hill Social Distancing Example - 20 Tables



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: September 17, 2020
COUNCIL DISTRICT(S): All
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize approval of the Request for Proposal Park Board Policy – Financing: No cost consideration to the City

BACKGROUND

The Park and Recreation Board establishes policies by which the Board conducts business for the City of Dallas. All policies established by the Park and Recreation Board must be consistent with the State Law, City Charter, and City of Dallas Administrative Directives.

Through Park and Recreation Board input, Park and Recreation Department staff have created a Request for Proposal (RFP) Park Board Policy which will serve as a guide for the development, review, and acceptance process of specifications to be included in the award of RFPs.

Request for Proposals may encompass use, management, concessions and development agreements or a combination thereof. This policy is intended to be the framework for RFP's to be awarded for the purpose of operating long term contracts (5 years or greater), agreements with for and not for profit organizations, development and use agreements, and for agreements which would activate, or reactivate, an operation or use of park property, or substantially change programming on park property.

This action requests the Board to adopt the proposed Request for Proposal Park Board Policy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

No previous action on this item.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

On September 15, 2020 this item was briefed to the Administration and Finance Committee at a Special Called Meeting.

The Administration and Finance Committee will consider this item on September 17, 2020 and will present a recommendation to the Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Proposed Request for Proposal Park Board Policy (DRAFT)

Park and Recreation Board Policy



Title: Request for Proposals
No. 23: 09-03-2020

City of Dallas

This policy is intended by the Dallas Park and Recreation Board to be the framework for review and acceptance of specifications to be included in RFPs to be awarded for the purpose of operating long-term contracts (5 years or greater), agreements with the following:

- For profit organizations;
- Nonprofit organizations;
- Development agreements;
- Use agreements; Or
- For agreements which would activate, or reactivate, an operation or use of park property, or substantially change programming on park property.

Request for Proposals may encompass use, management, concessions and development agreements or any combination thereof for public use and enjoyment for the residents of the City of Dallas.

Procedure:

1. Staff shall review all proposed RFPs from the standpoint of the following:
 - Does the intent serve a public purpose?
 - Does the intent serve the correct community or area?
 - Is the service or program going to meet the needs of the community?
 - Is the department receiving a fair agreement for the community?
 - Does the agreement support the key focus areas or mission of the department?
 - Has the Department thoroughly examined the possibility of activating or reactivating the operation or use in-house?
2. Careful consideration shall be given in the case of all RFPs considered by staff to evaluate the budgetary cost impact.
3. Department staff will develop and submit for review by the Park Board, a summary of draft RFP specifications for public/private partnerships at a park element or facility if it meets certain criteria (e.g., revenue generation for a private entity, admission fees, traffic increases, environmental concerns).
4. For proposals which may activate, reactivate or substantially change programming on park property, and prior to bringing draft RFP specifications to the Park Board,

Effective Date: September 17, 2020

Last Review Date: September 17, 2020

DRAFT

Park and Recreation Board Policy



Title: Request for Proposals
No. 23: 09-03-2020

City of Dallas

staff will hold a minimum of two (2) public meetings within the community served by the park with the goal to achieve a consensus for a recommended RFP which would result in a recommended contractual agreement with an individual or organization. Notification will be made to the surrounding property owners, community groups, organizations, businesses, and other entities that may have an interest in the proposed operation in the park. Planning sessions may be held with sufficient notification and agenda time to allow broad participation.

5. If design and construction is involved in the proposed RFP, the Park Board may incorporate further public input to ensure the RFP specifications would be responsive to immediate neighbors and the public.
6. Park and Recreation Department representatives in attendance at the public meeting(s) shall include, to the fullest extent possible, the following:

- Project manager;
- Design consultant;
- Appropriate department staff and other city department staff as necessary;
- Appropriate staff from other governmental agencies as necessary;
- Park and Recreation Board member; and
- City Council member.

7. At a minimum, RFPs will include the following:

- a. Minimum measurable performance indicators;
- b. Where appropriate, acceptable revenues (commissions, fees, rent, etc.) to be paid to the City;
- c. Acceptable usage by the City which may include community and department use;
- d. Appropriate financial reviews, reporting and audits;
- e. Public meeting requirement where appropriate;
- f. Operational or management requirements specific to the need; and
- g. Development or construction related requirements specific to the need;
- h. Language requiring good faith disclosure of information falling under the Texas Open Government Act when such disclosure does not conflict with for-profit organizations' need to keep certain proprietary information secret.

DRAFT

Park and Recreation Board Policy



Title: Request for Proposals

No. 23: 09-03-2020

City of Dallas

Park and Recreation Board approval process:

1. With consensus of staff opinion on RFP specifications, the RFP will be forwarded to the appropriate Park Board Committee (e.g., Administration and Finance or Planning and Design) for review and recommendation to the whole Board. Certain agreements may require review and recommendation by both committees prior to recommendation to the whole Board.
2. Upon approval by the Park Board, staff will adhere to Administrative Directive 4-5 and follow the City's Office of Procurement Services procedures related to RFP advertising and award and will bring a final award recommendation to the Board once OPS processes are completed.
3. Upon receipt of a recommendation by Office of Procurement Services, the review of the proposals and associated agreement deal points will follow the same review and approval process as identified above.
4. Once Board approval of the agreement deal points is provided, department staff will work with the City Attorney's Office to develop, and/or finalize, a final agreement and will follow the appropriate approval process for the agreement.

DRAFT