



The Trust for Public Land

FIVE MILE CREEK URBAN GREENBELT MASTER PLAN

2021 PROGRAM UPDATE

January 14, 2021 – Dallas Park and Recreation Board





Overview

- I. Our Mission: Land for People**
- II. Five Mile Creek Program Overview**
- III. Phase I Implementation Update**
 - Alice Branch Creek
 - Judge Charles R. Rose Community Park
- IV. New Opportunity: Woody Branch**
- V. Q&A**



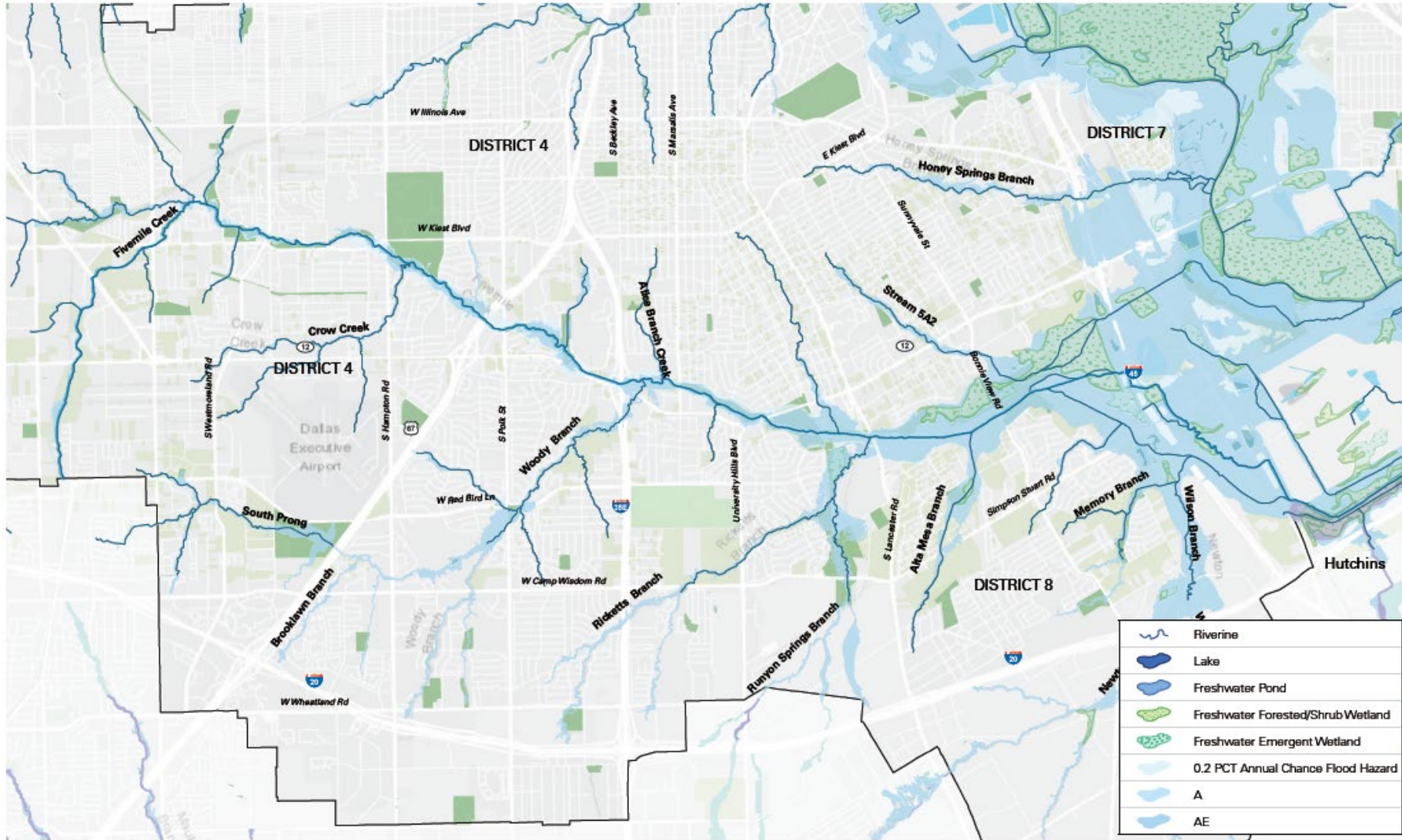
OUR MISSION: LAND FOR PEOPLE

Five Mile Creek

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

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





BY THE NUMBERS

Total Population	186,297
Children	56,942
Seniors	25,318
Low-Income Households	51%
African American	61%
Hispanic	33%
White	20%

Number of people with 10MW park access	99,870
Percentage of Residents with 10MW park access	54%

WATERSHED OVERVIEW



RUGGED AND BEAUTIFUL SCENERY

Our Vision

FIVE MILE CREEK URBAN GREENBELT

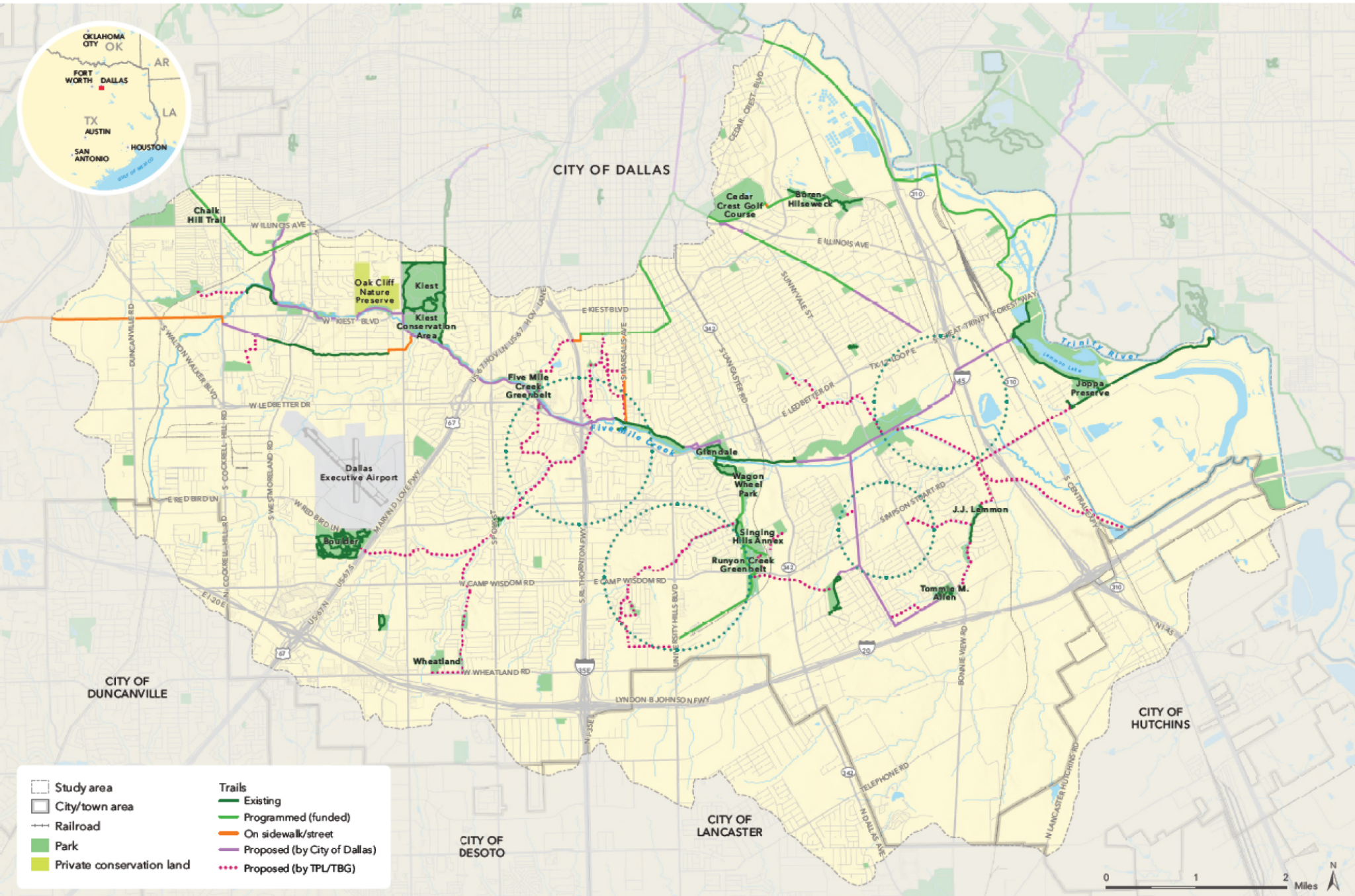
In partnership with the community of Southern Dallas, develop a new master plan for an interconnected series of trails, parks, and greenspaces following the main stem and tributaries of Five Mile Creek. This greenbelt network will provide new recreational opportunities and unparalleled access to the natural beauty of the hills and valleys of Southern Dallas.

Community Engagement

KEY OUTCOMES

- **18 INTERVIEWS:** City Councilmembers, Park Board Members, Park & Recreation Staff, Office of Environmental Quality & Sustainability, Friends of Oak Cliff Parks, University of North Texas, Paul Quinn College, Groundworks Dallas, Parkland Bluit-Flowers Clinic, Opportunity Dallas, Dallas County – *39 total interviewees*
- **3 PUBLIC WORKSHOPS:** For Oak Cliff, Highland Hills Library, and Dallas Executive Airport – *89 total attendance*
- **COMMUNITY SURVEY:** Administered online via Facebook and email, with shorter paper version at workshops – *135 total responses*





Our Vision:

An interconnected series of trails, parks, and greenspaces following the main stem and tributaries of Five Mile Creek. This greenbelt network will provide new recreational opportunities and unparalleled access to the natural beauty of the hills and valleys of Southern Dallas.

23.2 miles
NEW TRAILS

4 target areas
NEW PARKS

Study area	Trails
City/town area	Existing
Railroad	Programmed (funded)
Park	On sidewalk/street
Private conservation land	Proposed (by City of Dallas)
	Proposed (by TPL/TBG)





PHASE I IMPLEMENTATION UPDATE



Alice Branch Creek

SITE OVERVIEW

- 1.8-acre vacant lot across street from South Oak Cliff High School
- In 2018, school and neighborhood leadership invited The Trust for Public Land to transform vacant lot into community greenspace
- November 2019: TPL purchased lot from landowner to develop into park



Alice Branch Creek

COMMUNITY ENGAGEMENT

- 2018-2020, TPL worked with South Oak Cliff and Marsalis Park community to design park
- Hosted numerous community engagement events and meetings, including:
 - “Pop-Up Park” festival
 - Four public design charrettes
 - Two community hikes
 - Tree planting and cleanup events

Alice Branch Creek

DESIGN FEATURES



1 LAWN

2 NATURE DISCOVERY

3 SPORT COURT

4 SHADE STRUCTURE

5 PLAYGROUND

6 PICNIC AREA

7 RAIN GARDENS

8 EXERCISE EQUIPMENT

9 COMMUNITY LEARNING LAB

10 CLIMBING WALL



Alice Branch Creek

THE NORTH FACE CLIMBING WALL

- Park is recipient of grant from The North Face to install a rock-climbing “boulder” wall
- Direct response to community request for climbing feature suitable for teenagers
- Designed with input from South Oak Cliff High School Students as part of “virtual design charrette” in Summer 2020



Alice Branch Creek

SUN CLUB SOLAR LIGHTING

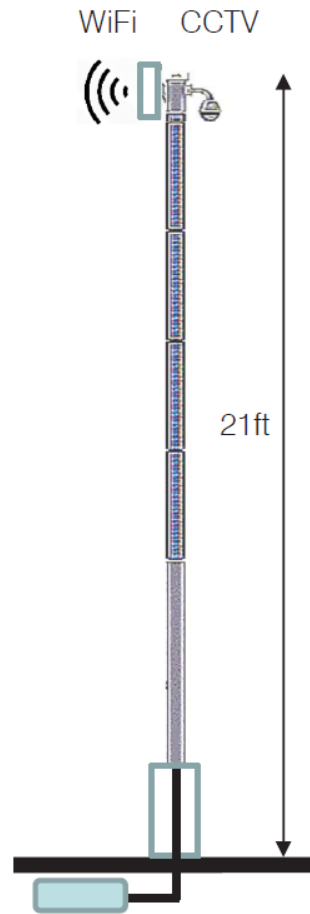
wireless communications equipment →
CCTV – PTZ camera →

high efficiency **solarap** PV →
modules
(patents issued)

integrated **smartadapt** controls →

customized **solapole** →

solabatt integrated batteries →



- Park is recipient of grant from Green Mountain Energy Sun Club for solar-powered lighting throughout park
- Light poles are manufactured by Solartonic and include WiFi and CCTV capabilities



Expanding
Opportunities CLAT



Alice Branch Creek

PHILANTHROPIC SUPPORT

- TPL has raised over \$2.1 million in philanthropic support for the park from nearly 30 donors



Alice Branch Creek

NEXT STEPS

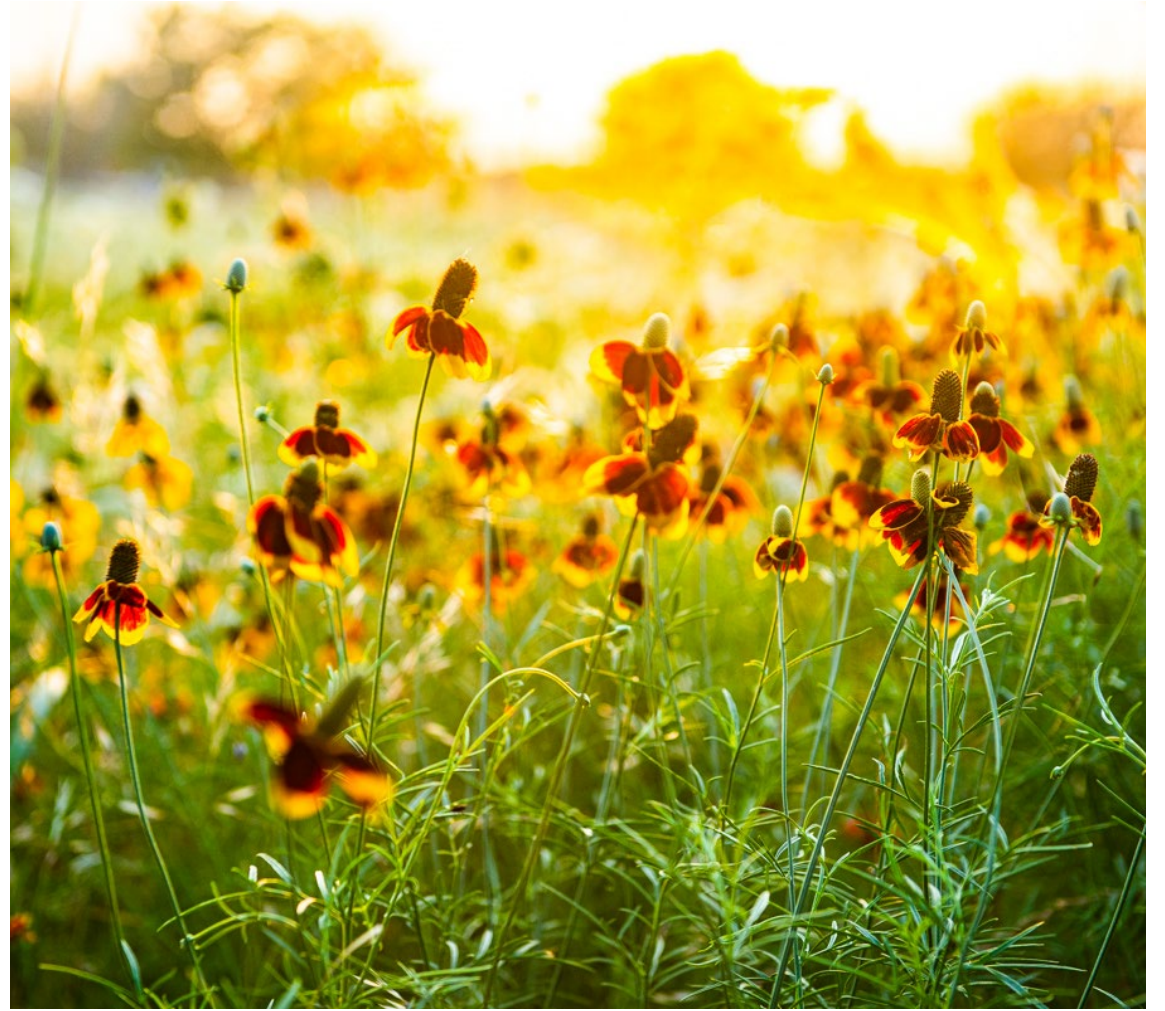
- June 30, 2020 – Virtual Groundbreaking
- Fall 2020 – Site Remediation (debris and litter removal, removal of invasive species, infrastructure installation, etc)
- Spring 2021 – Heavy Construction (grading, concrete, lighting, equipment installation, etc)
- Summer 2021 – Grand Opening!

Judge Charles R. Rose Community Park

SITE OVERVIEW

- 40.4 acres
- Vacant site features native blackland prairie, perennial creek, and commanding views of Downtown Dallas
- June 2019: TPL acquired land and conveyed to City of Dallas, matching \$1.85 million private philanthropy with \$1.85 million bond funding





JUDGE CHARLES R. ROSE COMMUNITY PARK

Judge Charles R. Rose Community Park

COMMUNITY ENGAGEMENT

- August 2020: TPL contracted with TBG Partners to develop park master plan
- August – December 2020: TPL led community-oriented master planning process, including three virtual community meetings, public surveys, project website, “robocalls,” and social media
- Collaboration with State Representative Toni Rose and Councilmember Tennell Atkins



Judge
Charles Rose Sr
Park
A new park for Highland Hills

VIRTUAL COMMUNITY MEETING #3

COMMUNITY PARK PROJECT

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

NOVEMBER 10TH
@ 6:00 PM

REGISTER:
bit.ly/jcrspark



HOSTED BY:



State Representative
Toni Rose



Dallas Councilmember
Tennell Atkins

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

Judge Charles R. Rose Community Park

NEXT STEPS

- January 28 – Presentation of Master Plan to Park Board for adoption
- Spring 2021 – Creation of construction documentation + fundraising
- Summer 2021 – Groundbreaking on Phase 1
- Summer 2022 – Anticipated ribbon-cutting for Phase 1

Conceptual Master Plan





NEW OPPORTUNITY: WOODY BRANCH

Woody Branch

NEW OPPORTUNITY

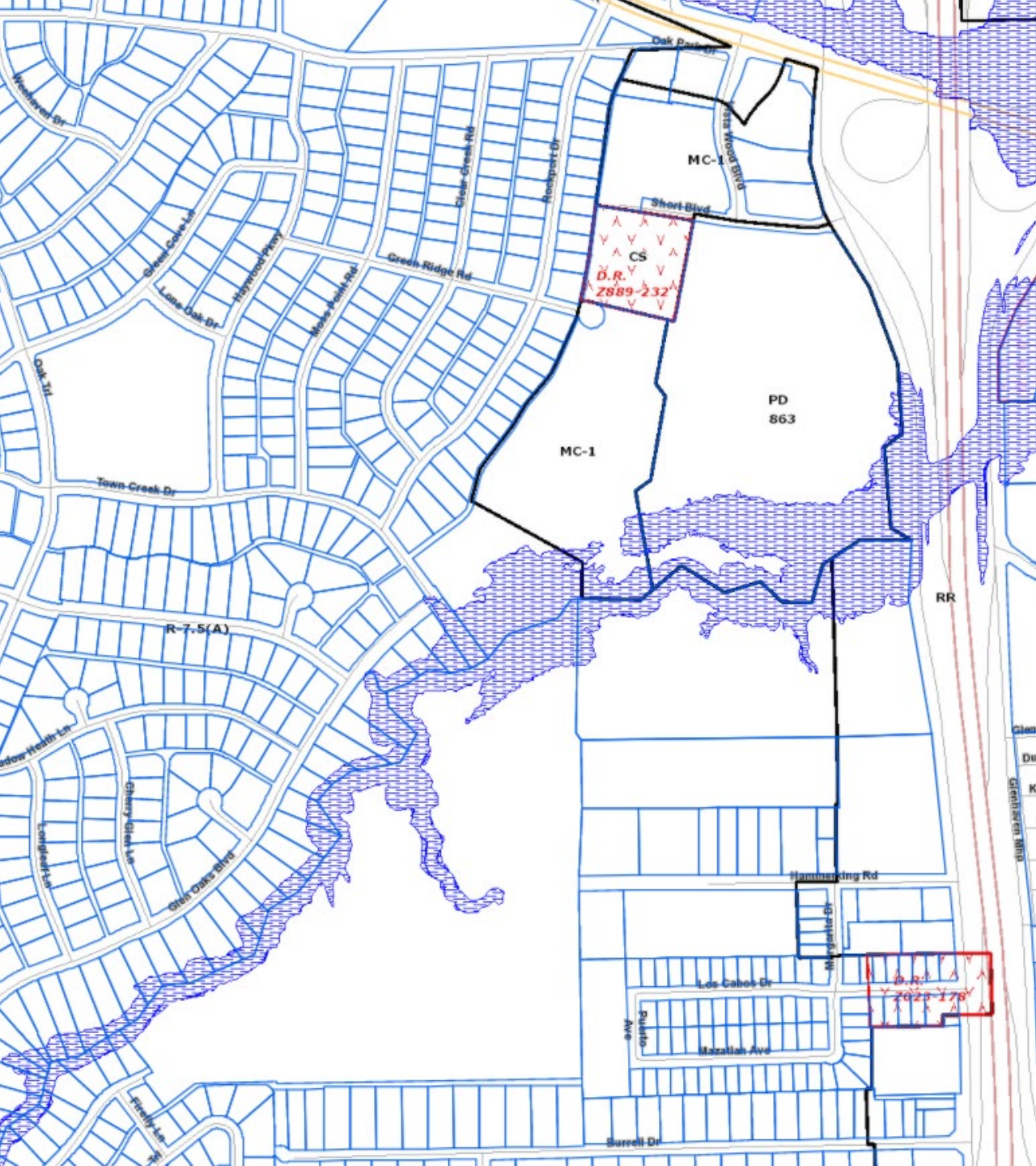
- 82.6 acres of high-quality forest on banks of the Woody Branch of Five Mile Creek in Glen Oaks neighborhood
- Appraised value of land: \$2.49 million
- Funding available through City of Dallas Reforestation Fund
- City acquisition of land will provide new park amenity for Glen Oaks community and ensure residential character of neighborhood remains intact



Current Zoning

WOODY BRANCH TRACTS

- There is a wide variety of zoning across the parcels:
 - R-7.5(A) – Single Family Residential, 7,500 sq-ft
 - MC-1 – Multiple Commercial that requires mixed use, including lodging, office, and/or retail
 - RR – Regional Retail, up to 5 stories
 - Approx. 9.2% of site is in 100 year flood plain (FEMA Zone AE)



An aerial photograph showing a residential neighborhood with houses and trees. In the foreground, there is a large, dense forest with trees in various shades of green and brown. A road labeled 'Woody Branch' runs through the forest. The houses in the background are mostly single-story with light-colored roofs.

CECAP Goals

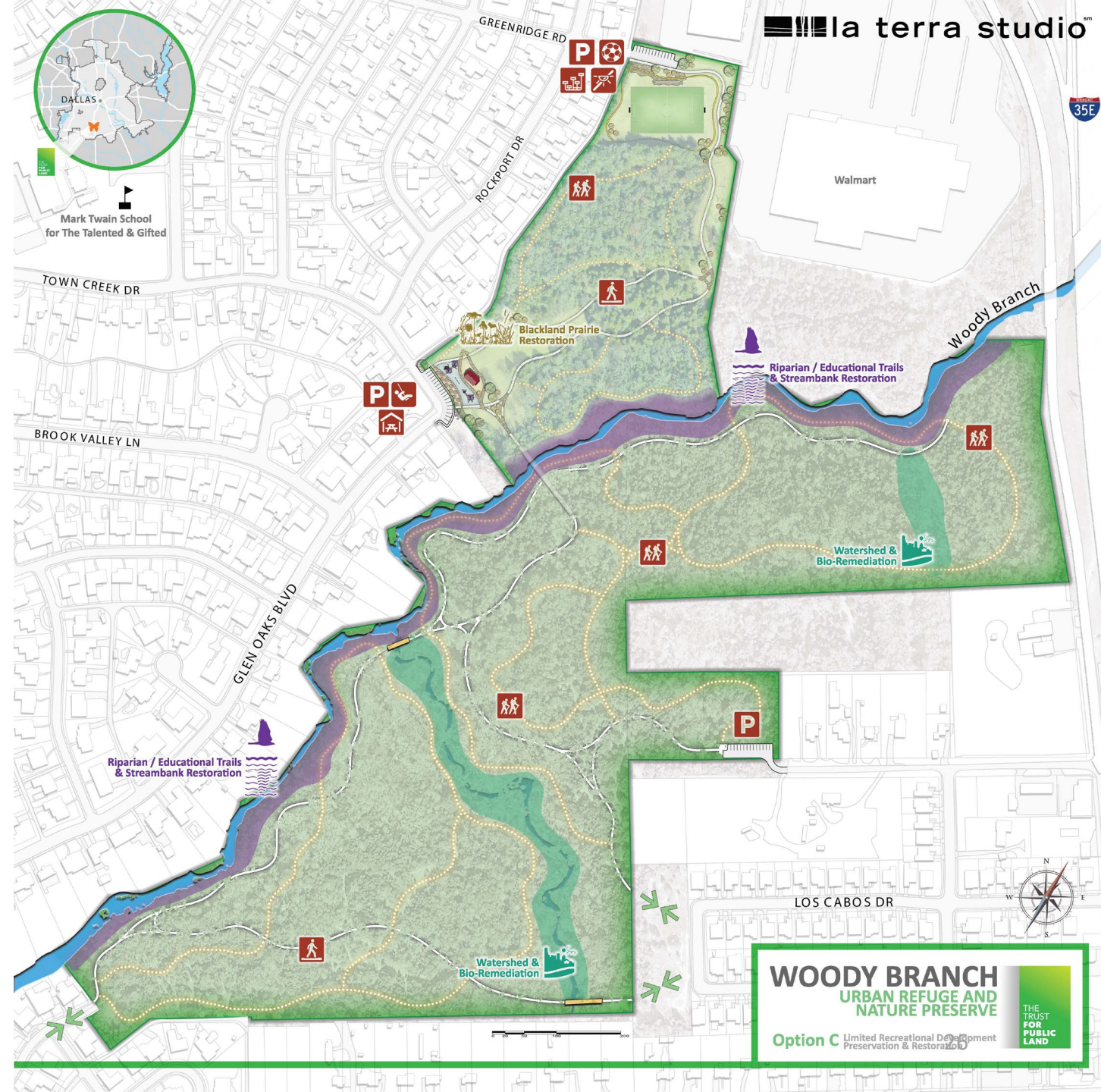
WOODY BRANCH

- CECAP Goal EG3: Increase tree canopy in both private and public realm to complete implementation of recommendations from the urban forest masterplan
- Site has 90.5% canopy coverage, with an estimated 16,881 trees
- Site captures 3,762 MT CO₂e annually

Design Concept

LIMITED PARK DEVELOPMENT

- Community park amenities, such as playground and pavilion, to serve the Glen Oaks neighborhood
- Paved trails for walking and exploring
- Multi-purpose athletic field with rubberized track
- Create natural barrier to prevent access from Wal-Mart parking lot



Design Concept

PLAYGROUND



WELLNESS



ATHLETIC FIELD



EXERCISE



WALKING





DESIGN CONCEPT – CLOSE UP



Thank you.

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