

Bachman Creek Greenbelt Park



A Portion of Bachman Needs Renovation



The Bachman Creek Greenbelt is a 54 acre park in the City of Dallas (the “Park” or the “Greenbelt”). Most of the Greenbelt is contiguous and well maintained. However, a small outlying parcel located at the corner of Northwest Highway and Lemmon Avenue is not contiguous. Being cut off from the rest of the Greenbelt, this corner lot has been neglected, not well maintained, and to many Dallas residents, it constitutes an eye-sore to an otherwise beautiful Dallas park.

A Portion of Bachman Needs Renovation



At zero financial cost to the City of Dallas, this proposed beautification of this portion of the Greenbelt could be a “win-win” for the citizens of Dallas by adding trees and greenery, building irrigation, providing parking, improving safety and traffic, and if nothing else, turning this corner of the Greenbelt from an eternal brown into the lush green park it was meant to be.

Site Location - Lemmon and Northwest Highway



Existing Site Conditions



Proposed Park Improvements and Design



Overall Benefits to Bachman and the City of Dallas

The Dallas Park Department collaborated with QuikTrip Corporation to develop a plan to renovate this part of the Park (the “Plan”). The Plan includes:

- Lush Landscaping and Irrigation;
- Parking and Access on Park Premises;
- Reduced Traffic;
- Improved Safety Through Night Lighting and 24/7 Surveillance;
- Zero Negative Environmental Impact;
- Zero Cost to the City of Dallas.



Landscaping

Currently the Park Property is undeveloped and contains:

- No landscaping;
- No irrigation system;
- No maintenance;
- No parking; and
- No designated access to the trailhead of Bachman Creek Trail.



As it exists today the Park is little more than a barren piece of 'forgotten' property and does not provide any real use to the City or its citizens.

Landscaping

Subject to change by the Parks Department, the current plan provides for:

- A beautifully landscaped park;
- 18 additional trees (three inch caliper);
- 218 Needle Point Holly bushes;
- Ornamental grasses;
- Bermuda sod;
- Riparian plantings along the creek bed;



- A drinking water fountain, benches, and bike racks;
- Improved Greenbelt walkway; and
- Enhanced walkway along Lemmon Avenue and around the corner onto Northwest Highway.

Access & Parking

There is more to a park than simple green areas. Golf courses, tennis courts, soccer fields, play structures, and nearly any other kind of park in Dallas requires access and parking. This portion of the Park has neither access nor parking.



Access & Parking

This portion of the Park currently has no recognizable access or parking, and part of the reason the Dallas Parks Department has difficulty keeping this part of the Park maintained is that no one can actually use it in its current condition. If you want to access this part of the Park you must either walk from the west side the Park under the Lemmon Avenue Bridge (which is no easy task currently) or use other private parking not designated for the Park.

No Access or
Parking



Access & Parking Are Benefits

To provide access and parking, the Plan calls for an access drive from Lemmon Avenue and 29 parking spots on the park property. Additionally, access from the rest of Bachman Creek will be developed through an improved and enlarged walkway under the Lemmon Avenue bridge adjacent to the Park.



Traffic Reduction

As it currently exists this piece of the Park is less than an acre and is an awkwardly shaped lot without any public access to it from Lemmon Avenue.

During heavy-traffic hours along the Western boarder of the Park there is significant back-up along Lemmon Avenue, which does not include an eastern turn-only lane.

Additionally an eastern turn-only lane from Lemmon Avenue onto Northwest Highway will be built in the current right-of-way which will significantly improve traffic flow at the intersection.

The Plan includes the addition of an access drive from Lemmon Avenue into a parking area for those using the Park and allowing people access to the trailhead of Bachman Creek Trail.

Turn lane added to fix this gridlock



Lighting



The Park is currently lit by two standard-issue street lights on telephone poles; one light along Lemmon Avenue and the second at the corner of Lemmon Avenue and Northwest Highway. The condition of the poles and street lights is marginal. There is no lighting along the creek including the path under the Lemmon Avenue Bridge.

The Plan provides attractive lighting in the parking area as well as along the creek including under the Lemmon Avenue Bridge. The parking area will have 3 attractive pole lights with low intensity LED bulbs that are shielded so the light casts downward. At the creek walkway there will be 3 lights housed in attractive metal poles along the retaining wall with low intensity LED bulbs.

Under the Lemmon Avenue Bridge, a series of lights will be installed along the northern wall of the bridge to illuminate the currently unlit walkway. All of the lighting will be coordinated in an attractive design and be fully compliant with all City photometric, lighting, and glare guidelines and requirements and will remain lit from dusk until dawn.

Along with providing a pleasant atmosphere, the proposed Plan will illuminate the Park and welcome citizens to safely enjoy the Park and deter unintended and undesirable use of the property.

No Cost to the City of Dallas

The Parks Department of Dallas does not have the assets (cash or otherwise) to truly develop this part of the Park. Instead, the immediately adjacent neighbor, QuikTrip, has offered to pay for and maintain it, at the direction of the Director of the Parks Department and the Dallas City Council, in part for shared parking but also to improve this part of the Park.

The mechanism to document, define, and achieve these results is a Dallas Park Board approved Maintenance Agreement. The Maintenance Agreement includes the following terms:

- 20 year term;
- Terminable at will by the City of Dallas;
- Complete funding of the Project for the initial improvements and the ongoing maintenance at no cost to the City;
- Ultimate authority for improvements and maintenance at the direction of the City of Dallas and its Parks Department;
- All of the benefits described herein, including security; and
- zero environmental impact to the Park.

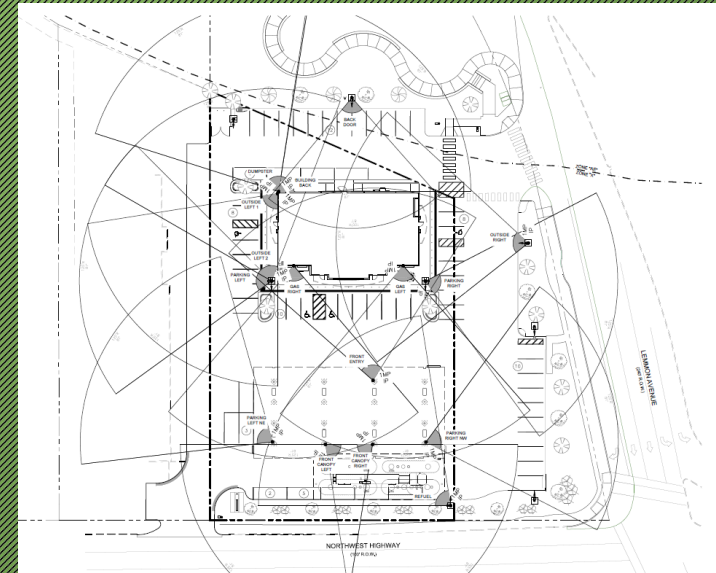


24/7 Security

Currently the Park Property is not monitored or patrolled. It is undeveloped park land, has no special status and is not subject to a particular surveillance program.

The Park Property will be patrolled by video surveillance 24 hours a day. The video surveillance will be monitored by QuikTrip's internal security department, which is led by a retired US Army Colonel with almost 30 years of security experience. Surveillance video will be maintained and stored for at least 30 days in the event it needs to be reviewed. Issues or disturbances will be reported to the City. The surveillance equipment and its maintenance will be provided to the City pursuant to the Maintenance Agreement at no cost to the City.

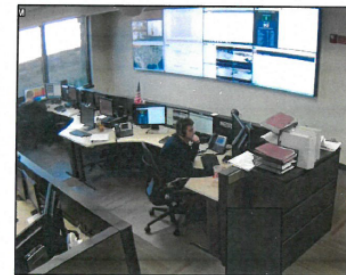
Citizens who live in a neighborhood approximately 1.5 miles from the Park Property have recently organized a crime watch committee so they could have a coordinated effort to deter crime in their neighborhood. The proposed surveillance provided by the development of the Park Property (along with the lighting plan) dovetails nicely with efforts of the neighborhoods around the Park Property.



24/7 Security and Safety

Security System Design

- Optimized, state-of-the art 24/7/365 Enterprise Security System to assure a safe and secure operational environment for our Employees, Visitors, and Customers
- Security Operations Center integrates:
 - Alarm Monitoring
 - Audio-Video Management
 - Access Control Management
 - Emergency Response Dispatch, Notification, and Incident Management
 - Fleet GPS and Personal Protection Device tracking
 - Weather and Threat Intelligence Dissemination
 - Enterprise Network Monitoring
 - Emergency Event Mass Notification
- Store / Non-Store Facility
 - Local secure, PCI-compliant LAN: 10+ TB storage / archiving (at least 30 days)
 - Event-based, near-real time audio-video streaming (panic and access events)
 - 360° HD video surveillance + interior audio
 - Physical barriers + electronic access controls to restricted areas
 - “Armed” intrusion sensors to protect fuel dispensers & buildings
 - QT-unique contactless cards (electronic keys)
 - Remote audio-video controls for “blind” entries
 - Security Monitors for access approaches
 - Hard-wired and wireless panic devices



Why QuikTrip?

QuikTrip has a history of providing community service to improve areas surrounding its stores, including:

- Remediation of dozens of 3rd party contamination sites, including recent projects in both North and South Carolina;
- Recycling over 2 million pounds of materials since 2014 in Oklahoma; and
- Retrofitting over 100 stores to conserve water, with prompt plans for more retrofits coming soon.



Why QuikTrip?

QuikTrip is the immediately adjacent neighbor to this portion of the Park. Having already obtained all zoning and other approvals necessary on its property for its convenience store, it will build a convenience store on its property using its newest small store concept in the coming months.

Developing this portion of the Park beautifies the Park, allows real use of the Park by the public, increases the aesthetics of both the Park and QuikTrip's property and provides additional parking for the Greenbelt and QuikTrip.



What Is This Park's Future?

Please help us turn this:



Into this:

