

# Memorandum



CITY OF DALLAS

DATE January 13, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT Southern Gateway Public Green Conceptual Plan Briefing

On Wednesday, January 18, 2017, you will be briefed on the Southern Gateway Public Green Conceptual Plan. The briefing materials are attached for your review.

Please feel free to contact me if you have questions or need additional information.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.  
Assistant City Manager

## Attachment

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Rick Galceran, P.E., Director, Mobility and Street Services

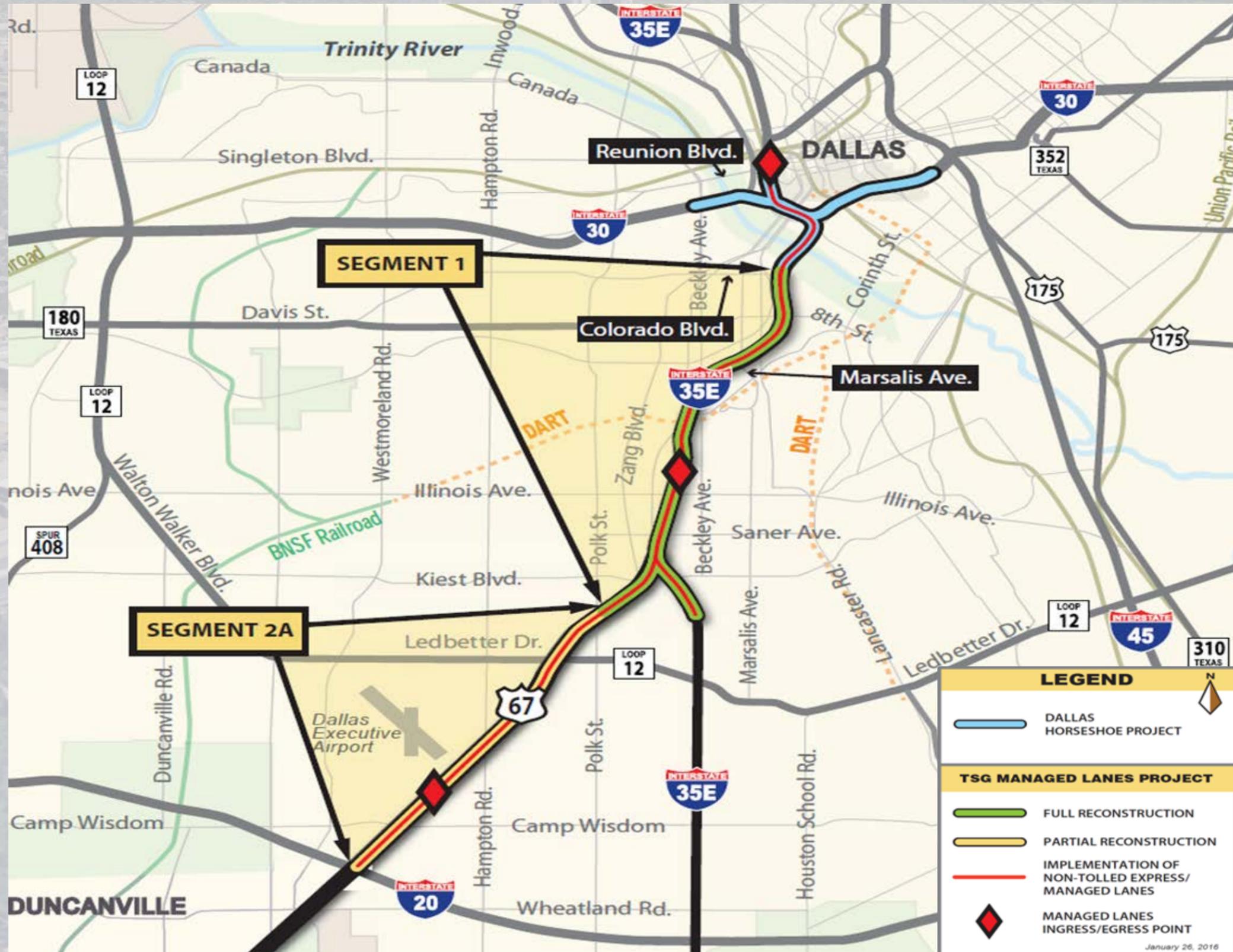
# **Southern Gateway Public Green Conceptual Plan City Council Briefing January 18, 2017**



# Purpose

- Provide Southern Gateway Project background information
- Discuss City Council endorsed Southern Gateway Public Green location
- Project Timeline & City Costs
- Next Steps

# TxDOT Southern Gateway Project Map



# Southern Gateway Project Background

**The Southern Gateway Project (SGP) is a highway improvement project to**

- Provide Congestion Relief
  - Increase Capacity
- Improve Safety
  - Address Existing Design Deficiencies
- Improve Area Mobility

**The scope of the SGP is to**

- Widen Interstate 35E, to five lanes in each direction with two reversible managed lanes in the center
- Widen US 67, to three lanes in each direction and with a reversible managed lane in the center
- Improve access to Southwest Center Mall from US 67

# Southern Gateway Public Green Background

- Deck park not included in the original Southern Gateway Project scope
- March 21, 2015 – Southern Gateway Task Force created during Senator West “Eggs & Issues” community forum held at UNT Dallas
- Task Force asked TxDOT to consider adding a deck to the project to:
  - reconnect Oak Cliff
  - provide a community gathering place
  - generate economic development opportunities
- TxDOT analyzed the feasibility of four deck park locations

# Southern Gateway Public Green Funding

- March 10, 2016 – Regional Transportation Council (RTC) approved \$40 million towards the Southern Gateway Public Green, contingent on City's \$10M match
- June 22, 2016 – Dallas City Council adopted a resolution endorsing the Southern Gateway Public Green location between Marsalis and Ewing and committed to explore funding to cover the remaining cost of construction, amenities and programming, and the ongoing operation and maintenance



# Southern Gateway Project – City of Dallas Public Meetings

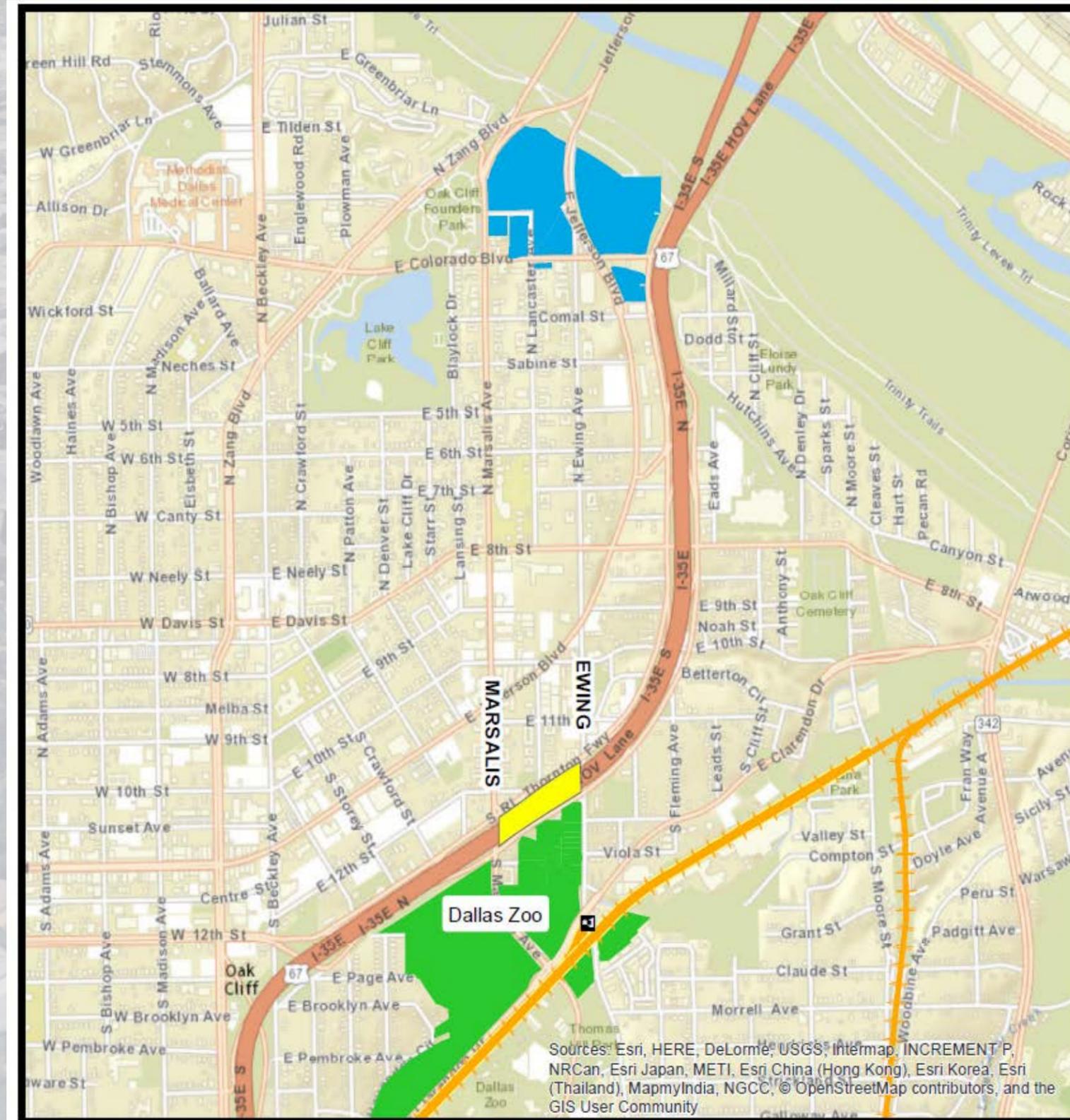
- April 28, 2016 – Project Aesthetics package presented to the community at the Beckley Saner Recreation Center
- May 23, 2016 – the Transportation and Trinity River Project Committee (TTRPC) was briefed on deck location options
- May 24, 2016 – Councilmember Arnold, District 4 Community Meeting at the Beckley Saner Recreation Center to discuss Southern Gateway Project and deck location options
- August 30, 2016 – Community Meeting held at the Dallas Zoo to petition stakeholder input for deck programming
- September 20, 2016 – Community Meeting held at Hitt Auditorium to present conceptual plans for deck programming
- September 24, 2016 – Conceptual programming plans presented to TTRPC

# **Southern Gateway Project – TxDOT Public Meetings**

- **Spring 2014**  
**May 27, 2014**
- **Summer 2015**  
**June 23, 2015, June 25, 2015, July 7, 2015, July 9, 2015**
- **Winter 2015/2016**  
**January 26, 2016, January 28, 2016**

# Cienda Partners

- Cienda Partners hired the Office of James Burnett (OJB) to develop conceptual plans for the Southern Gateway Public Green
- Cienda Partners own the following land parcels: the old Oaks Dairy Site, Barnett Fields and various other sites in this area.



## Southern Gateway Public Green



### Legend

- Cienda Properties
- Marsalis to Ewing
- ZOO
- DART
- DART Rail Lines

# Tunnel Constraints

- Fire Department adheres to Federal Regulations of National Fire Protection Association 502: Standard for Road Tunnels, Bridges, and other Limited Access Highways (NFPA 502) and 2016 Dallas Fire Code (DFC – 2015 International Fire Code (IFC) model code with local amendments)
- If the size of the deck triggers a tunnel, regulation requires a safe egress out of the tunnel be provided for pedestrians
- With both phases, the deck park does trigger these requirements
- Per City request, TxDOT minimized the right-of-way acquisition and does not have right-of-way to provide above requirement
- Options
  1. Build Phase I only
  2. Explore whether a gap between the two phases would eliminate the need for the additional requirements
  3. At a later time as part of Phase II, City could acquire any additional right-of-way and to build the additional life safety measures, which could cause the need to reconstruct the frontage roads

# Deck Construction Costs

ITEMS		MARSALIS to EWING PHASE I & PHASE II	EWING to LANCASTER PHASE I	LANCASTER to MARSALIS PHASE II	EWING to LANCASTER PHASE I ONLY
<b>EXPENSES</b>					
	Cost for Foundation	\$44,504,880	\$44,504,880	\$0	\$24,046,800
	Cost for Deck/Lid*	\$51,240,600	\$31,313,700	\$19,926,900	\$31,313,700
	Cost for Amenities	\$40,000,000	\$22,000,000	\$18,000,000	\$22,000,000
	<b>Total Cost</b>	<b>\$135,745,480</b>	<b>\$97,818,580</b>	<b>\$37,926,900**</b>	<b>\$77,360,500</b>
<b>FUNDING SOURCES</b>					
	RTC Contribution	\$40,000,000	\$40,000,000	\$0	\$40,000,000
	<b>City/Private Cost</b>	<b>\$95,745,480</b>	<b>\$57,818,580</b>	<b>\$37,926,900</b>	<b>\$37,360,500</b>
* Includes Electric, Ventilation, & Special Fill					
** Additional costs may be incurred to meet the Fire Code regulations for tunnels					

# Annual O&M Costs

	Phase I & Phase II	Phase I	Phase II	Phase I - ONLY
Tunnel Maintenance (Annual)	\$1,900,000	\$1,045,000	\$844,000	\$1,045,000
Cost for Operations & Maintenance (Annual estimate)	\$3,300,000	\$1,900,000	\$1,400,000	\$1,900,000
<b>Annual Cost</b>	<b>\$5,200,000</b>	<b>\$2,945,000</b>	<b>\$2,244,000</b>	<b>\$2,945,000</b>

# TxDOT Project Timeline

<b>TASK</b>	<b>ANTICIPATED DURATION</b>
Released Request for Qualifications	May 13, 2016
Short Listed most qualified Teams	August 3, 2016
Released Request for Proposals	November 10, 2016
Finding of No Significant Impact (FONSI) determined	December 27, 2016
Conditional Award	April 27, 2017
Contract Execution	July 2017
Construction Begins	Late 2017
Construction Complete	Late 2021

# City Requirements Before TxDOT Executes Contract (July 2017)

- Resolve the issue involving the tunnel code requirements
- Identify Sources of Funding Commitment
  - Bond Funds
  - General Funds
  - Private Funds
- Develop Advanced Funding Agreement (AFA) with TxDOT that obligates the City for all costs above the RTC's \$40 million commitment for the deck park
- Execute an agreement with the North Central Texas Council of Government (NCTCOG) for the use of their \$40M
- Obtain Airspace Lease Agreement with TxDOT
- Develop Operations and Maintenance Agreement with TxDOT

# City Funding Commitment

## When is funding due from the City of Dallas to TxDOT?

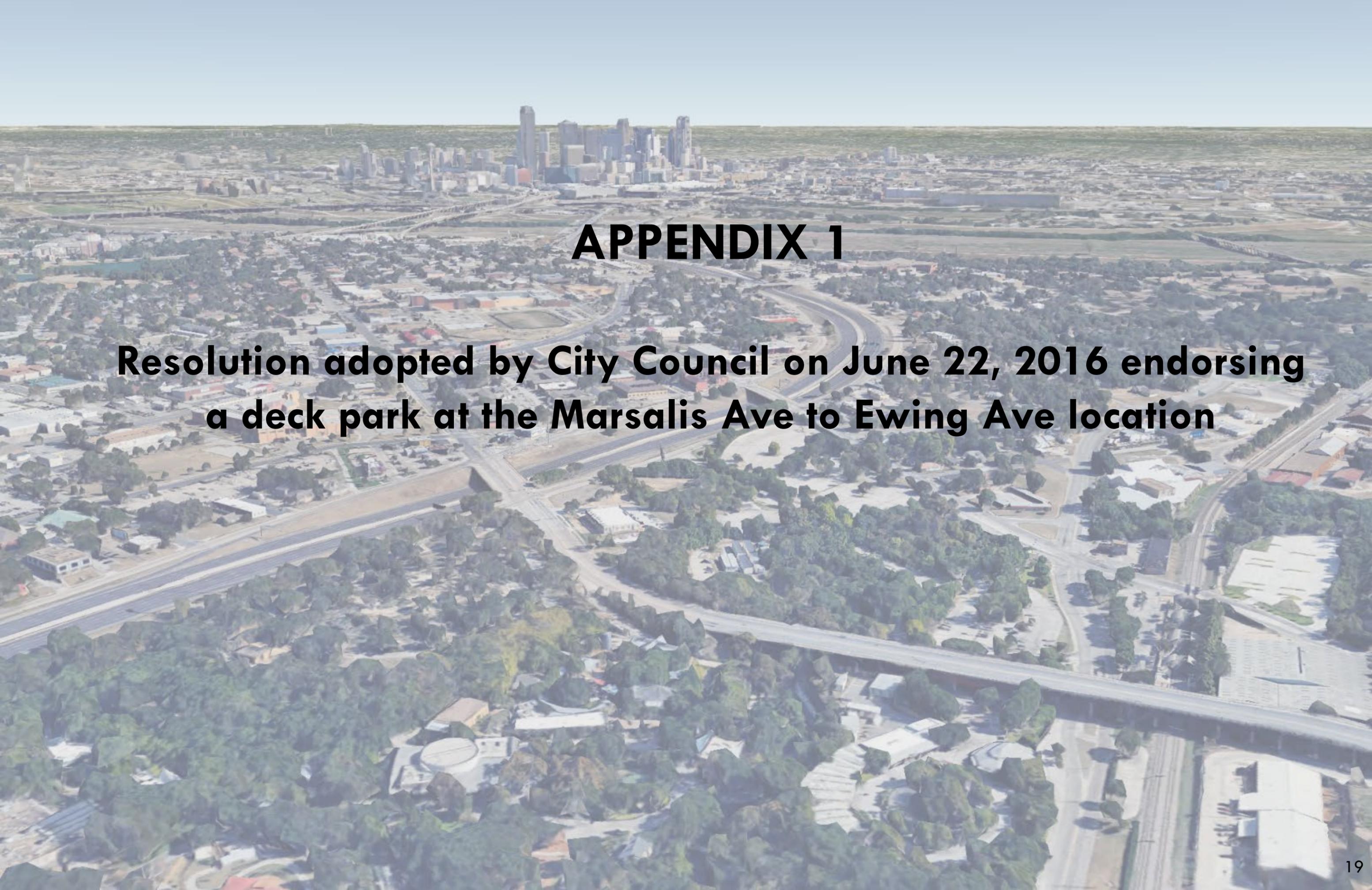
- The AFA must be executed with TxDOT by July 2017, prior to execution of contract between TxDOT and their selected contractor
- TxDOT has stated that if the AFA is not executed before TxDOT executes the contract with its contractor, they will delete the deck park
- City cannot enter a contract (AFA) with an unfunded liability
- Thus the City must have its funds in place for Phase I when Council approves the AFA
- Delaying Bond Election from May to November makes it more challenging to raise the City's share

# Funding Options

- Private Donations
- Certificates of Obligations (Given the City's current situation, CO's may not be possible)
- Ask TxDOT to structure the AFA so that the City can extend fundraising efforts and see if bonds are approved in November
- If TxDOT removes the deck park in July from the Southern Gateway Project, ask TxDOT if we can add the deck park back in as a change order later
- Ask NCTCOG if they would fund the foundation cost only so that City could fund the remainder at a later date

# Next Steps

- Identify Funding Sources
- Decide whether to resolve the tunnel issue
- Develop AFA with TxDOT
- Engage adjacent community to develop a plan that ensures compatibility with neighborhood interests
- Continue to work with Dallas Zoo on their Masterplan as it relates to parking and relocating their entrance

An aerial photograph of a city, likely Atlanta, Georgia, showing a dense urban core with numerous skyscrapers in the distance. The foreground and middle ground are dominated by residential areas with many trees and smaller buildings. A major highway, likely I-75, runs diagonally across the scene. The sky is clear and blue.

# **APPENDIX 1**

**Resolution adopted by City Council on June 22, 2016 endorsing  
a deck park at the Marsalis Ave to Ewing Ave location**

**WHEREAS**, Dallas traffic has consistently been ranked among the most congested in the nation; and

**WHEREAS**, the Texas Department of Transportation (TxDOT) has received Congestion Relief Funding and has been directed to accelerate projects in the state that will improve mobility and safety on the most congested interstates; and

**WHEREAS**, the Southern Gateway Project is a proposed freeway improvement project that will provide congestion relief and widen I-35E from the Horseshoe Project terminus (at Colorado) to US 67 to ten main lanes and two reversible, non-tolled, managed express lanes, and to widen US 67 from the I-35E split to I-20 to six main lanes and one reversible non-tolled managed express lane; and

**WHEREAS**, the Regional Transportation Council (RTC) included the Southern Gateway Project in the region's Metropolitan Transportation Plan, called the Mobility 2040 Plan, and has consistently identified the Southern Gateway Project as the highest priority project in the eastern side of the Dallas-Fort Worth region; and

**WHEREAS**, on March 10, 2016, the RTC approved a \$656 million package of state and regional funding to construct the Southern Gateway Project; and

**WHEREAS**, I-35E was designed and built in the late 1950's and early 1960's with a horizontal curvature at Zang Boulevard that does not meet current design standards; and

**WHEREAS**, the existing highway ramp configurations do not provide direct access to the Southwest Center Mall area; and

**WHEREAS**, the Southern Gateway Project runs through and provides access to vital parts of the Southern Dallas community and offers an opportunity to include design elements that improve mobility and safety, enhance quality of life for the surrounding community, and encourage economic development; and

**WHEREAS**, the Green Ribbon Fund is a TxDOT program intended to provide a higher level of visual appeal to freeway projects through landscaping and other aesthetic enhancements; and

**WHEREAS**, The Southern Gateway Public Green has been identified in the CityMAP document as a transformational economic catalyst for Southern Dallas and furthermore that the optimal location is between Ewing and Marsalis.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Council supports the Southern Gateway Project subject to the following conditions:

- a. Improved access will be provided to the Southwest Center Mall via a new northbound US 67 exit ramp to Camp Wisdom Road;
- b. The I-35E mainlane alignment from Colorado Boulevard to the US 67 split will be designed and constructed to meet a 60 mile per hour design speed;
- c. A deck will be constructed between Marsalis Avenue and Ewing Avenue, to support a future public open space (Southern Gateway Public Green) that connects the communities on both sides of the freeway;
- d. Noise walls will be built, preferably during the Phase I, where required as a result of the finalized noise analysis and per Federal Highway Administration (FHWA) guidelines to protect residential areas;
- e. New frontage roads will be included in the project to provide access to adjacent properties;
- f. Bridges crossing the freeway will be enhanced to accommodate multi-modal connectivity and designed to be consistent with the City's Complete Streets Design Manual;
- g. Opportunities to apply for Green Ribbon Funding for enhancements along the corridor can be pursued by the City of Dallas; TxDOT will give consideration to use of Green Ribbon Funds to address areas for landscaping enhancements along the corridor;
- h. TxDOT will explore pavement options to further reduce noise;
- i. TxDOT will minimize the acquisition of property associated with this project; and
- j. TxDOT will encourage participation of Disadvantaged Business Enterprises (DBEs), historically underutilized businesses, women owned business enterprises and minority business enterprises in all facets of the business activities of TxDOT consistent with applicable laws and regulations.

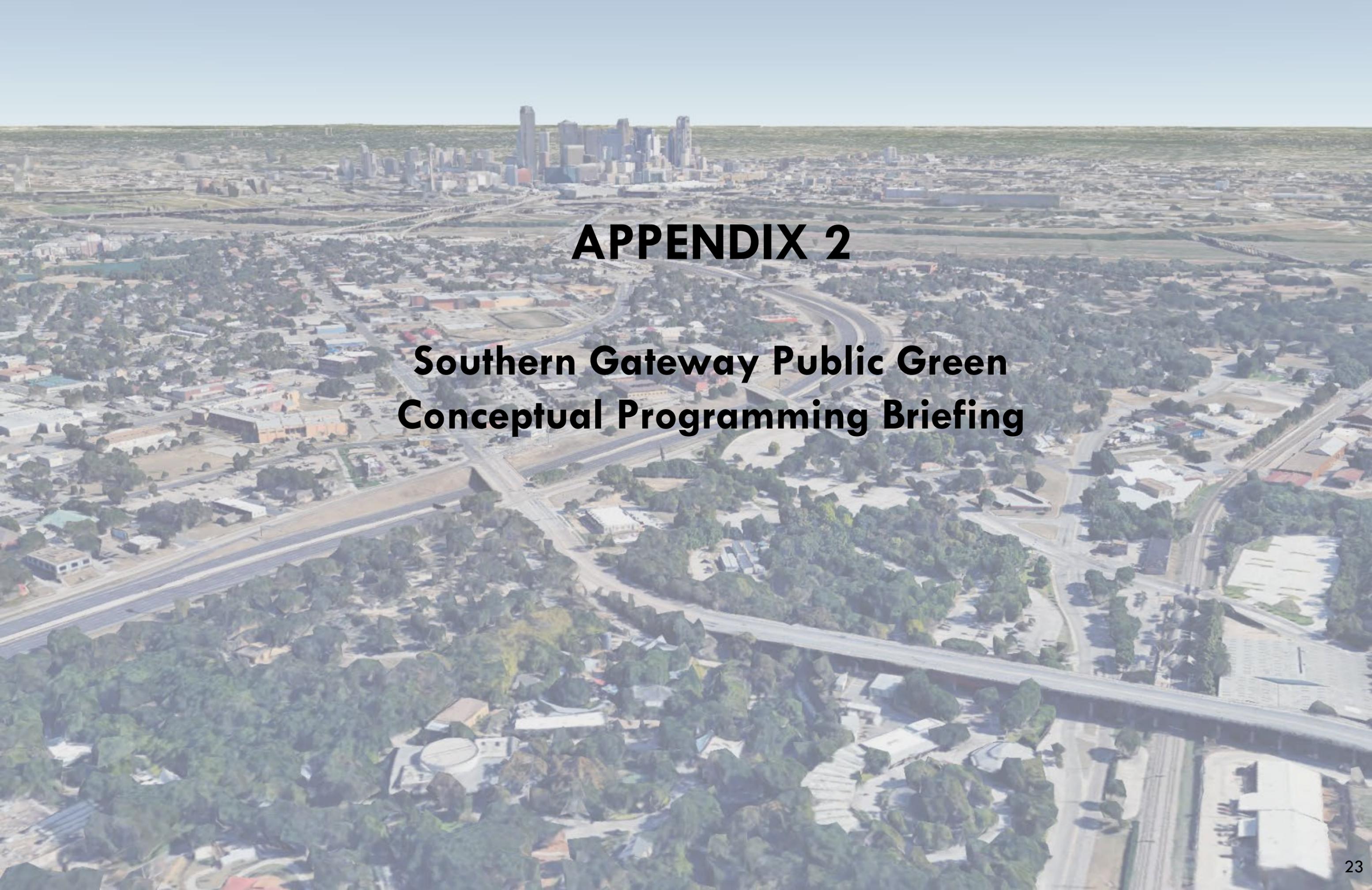
**SECTION 2.** That the City Council supports the Southern Gateway Public Green Option A between Marsalis Avenue and Ewing Avenue over the freeway lanes with the Regional Transportation Council \$40 million toward the construction and the City of Dallas commits to explore funding for the remaining cost of construction, amenities and programming, and the ongoing operation and maintenance of the Southern Gateway Public Green through public/private partnerships. Funding options may include public and private partnerships and shall not include a reduction in the Council District specific allocation from the General Fund and Bond Program proceeds as it pertains to this project unless authorized by District Councilmembers. Furthermore, the Council intends that the Southern Gateway Project and Public Green minimize the impact to the adjacent single family neighborhoods and the Council recognizes and intends to preserve the historic nature of these communities.

**SECTION 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY  
CITY COUNCIL

JUN 22 2016

*Lucas D. Rios*  
City Secretary

An aerial photograph of a city, likely Atlanta, Georgia, showing a dense urban core with numerous skyscrapers in the distance. The foreground and middle ground are dominated by a mix of residential neighborhoods with trees and houses, and major transportation corridors including highways and bridges. The sky is clear and blue.

# **APPENDIX 2**

## **Southern Gateway Public Green Conceptual Programming Briefing**

An aerial photograph of a city, likely Dallas, Texas, showing a major highway (Interstate 75) curving through the landscape. The downtown skyline is visible in the background. The foreground shows a mix of residential and commercial buildings, trees, and parking lots. The text 'OJB' is overlaid in the top right corner.

OJB

# SOUTHERN GATEWAY PUBLIC GREEN

COMMUNITY MEETING #2

20 SEPTEMBER 2016



BISHOP ARTS DISTRICT

DALLAS COUNTY SCHOOLS

WH ADAMSON HIGH SCHOOL

FELIX G BOTELL ELEMENTARY SCHOOL

HECTOR P GARCIA MIDDLE SCHOOL

DALLAS ZOO

CEDAR CREEK

YVONNE EWELL TOWNVIEW CENTER

OAK CLIFF CEMETERY

FIJI SENIOR VILLAS

BECKLEY

MARSALLS

EWING

E CLARENDON DR

E JEFFERSON BLVD

I-35

I-35

I-35

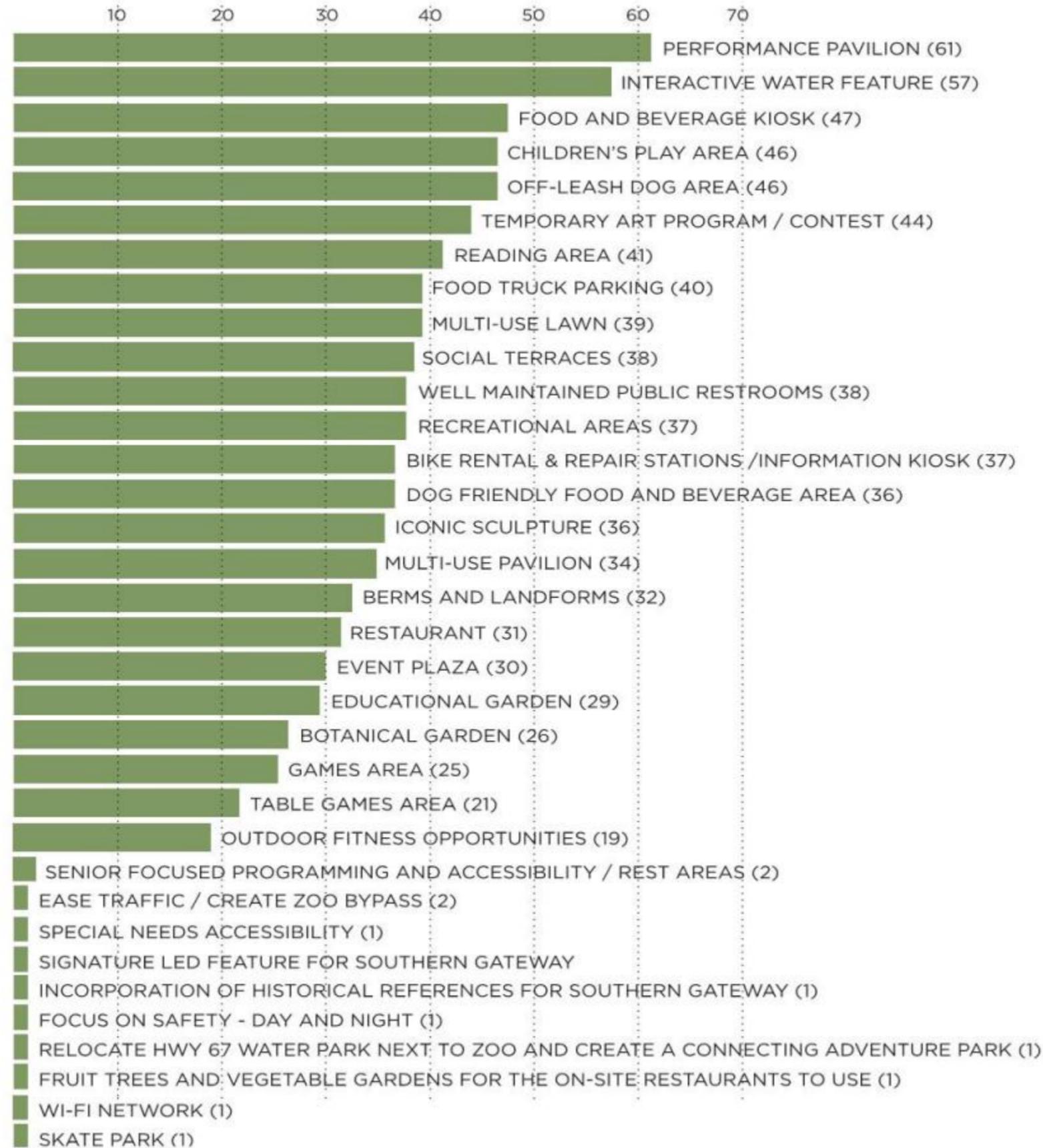
LEGEND

- PROJECT SITE
- LIGHT RAIL
- LIGHT RAIL STOP
- FREEWAY CIRCULATION
- CROSS-FREEWAY CIRCULATION
- BUS STOP

**COMMUNITY MEETING #1**  
RESULTS

# PUBLIC WORKSHOP #1 - SURVEY RESULTS, PREFERRED PARK PROGRAM

+150 RESPONDENTS - MULTIPLE VOTES WERE PERMITTED ON EACH ITEM.



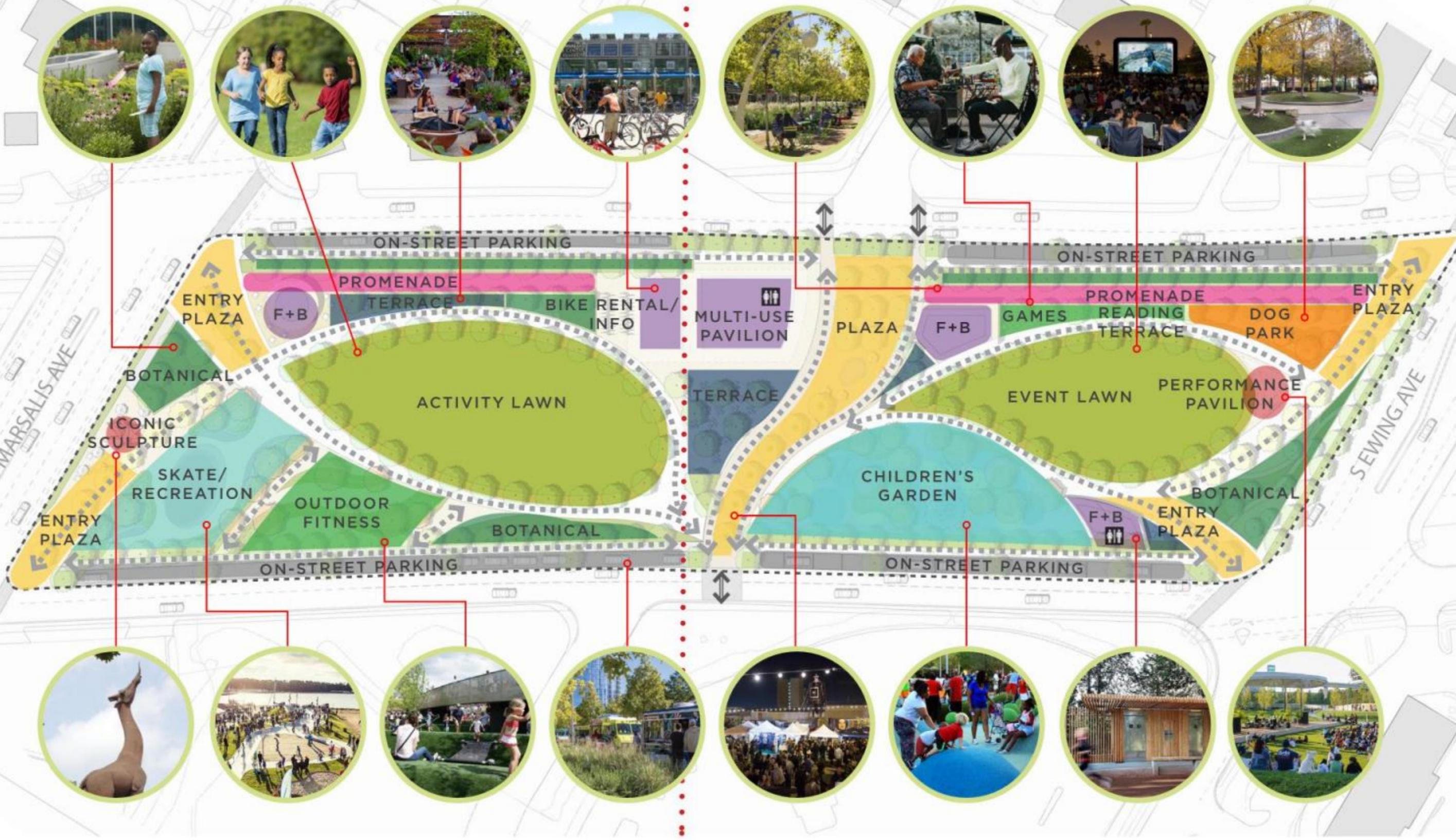
# PUBLIC WORKSHOP #1 - RESPONDENT COMMENTS, PREFERRED PARK PROGRAM

+150 RESPONDENTS - MULTIPLE VOTES WERE PERMITTED ON EACH ITEM.

- **Shade! Shade! Shade! Trees please. Easy access for residents.**
- **Water misters in lawn areas.**
- **Parking? Who will manage? City or private?**
- **Trolley to Bishop Arts/Oak Cliff.**
- **Curbcut at Marsalis so the southbound traffic can get into the zoo easier.**
- **Trees are not the only shade source... Creativity!**
- **Ample strolling/resting areas for seniors.**
- **The park should operate a wifi network.**
- **Zoo parking! Zoo access improvements**
- **How will you discourage the homeless population from inhabiting the park?**
- **Yes: you forgot seniors. They need to be able to enjoy the same areas**
- **Parking garage adjacent to the deck park on the zoo side.**
- **Low impact development strategy. Demonstrate green infrastructure. More programming that relates to the Dallas Zoo. Walking connection to Jefferson Blvd.**
- **Look at the CAP in Columbus, Ohio.**
- **Farm to table restaurant that supports local vs. chain.**
- **Keep the "hood" in Oak Cliff!!! Not food trucks, but street vendors! Cheap and character!!**
- **Mini soccer field with nets.**
- **Easy transportation to/from deck park. Easy park options.**
- **Skateboard park.**
- **Bike repair stands and shop (public).**
- **This park should draw inspiration from the surrounding communities and incorporate some zoo/animal elements as well as a more casual, boho, art-inspired vibe reminiscent of the Bishop Arts area.**

## PARK SCHEME

Phase II | Phase I





**PHASE II PROGRAM**

<b>Activity Lawn</b>	<b>29,000 SF</b>
<b>Skate/Recreation</b>	<b>11,000 SF</b>
<b>Entry Plaza</b>	<b>8,500 SF</b>
<b>Outdoor Fitness</b>	<b>8,000 SF</b>
<b>Bike Rental/Info Kiosk</b>	<b>2,200 SF</b>
<b>F+B Kiosk</b>	<b>500 SF</b>

**PHASE I PROGRAM**

<b>Event Lawn</b>	<b>21,000 SF</b>
<b>Children's Garden</b>	<b>15,000 SF</b>
<b>Plaza</b>	<b>14,000 SF</b>
<b>Entry Plaza</b>	<b>7,500 SF</b>
<b>Promenade</b>	<b>3,500 SF</b>
<b>Multi-Use Pavilion</b>	<b>5,000 SF</b>
<b>F+B Kiosk</b>	<b>3,000 SF</b>
<b>Dog Park</b>	<b>2,500 SF</b>
<b>Reading Terrace/Games</b>	<b>2,000 SF</b>



AERIAL FROM EWING LOOKING SOUTH





PARK ENTRANCE NEAR DOG PARK





VIEW OF DOWNTOWN FROM EVENT LAWN





CHILDREN'S GARDEN





CHILDREN'S GARDEN ENTRANCE



CHILDREN'S GARDEN AND CENTRAL PLAZA





CENTRAL PLAZA WATER FEATURE



MID-BLOCK PARK ENTRANCE



FOOD AND BEVERAGE KIOSK ON EVENT LAWN

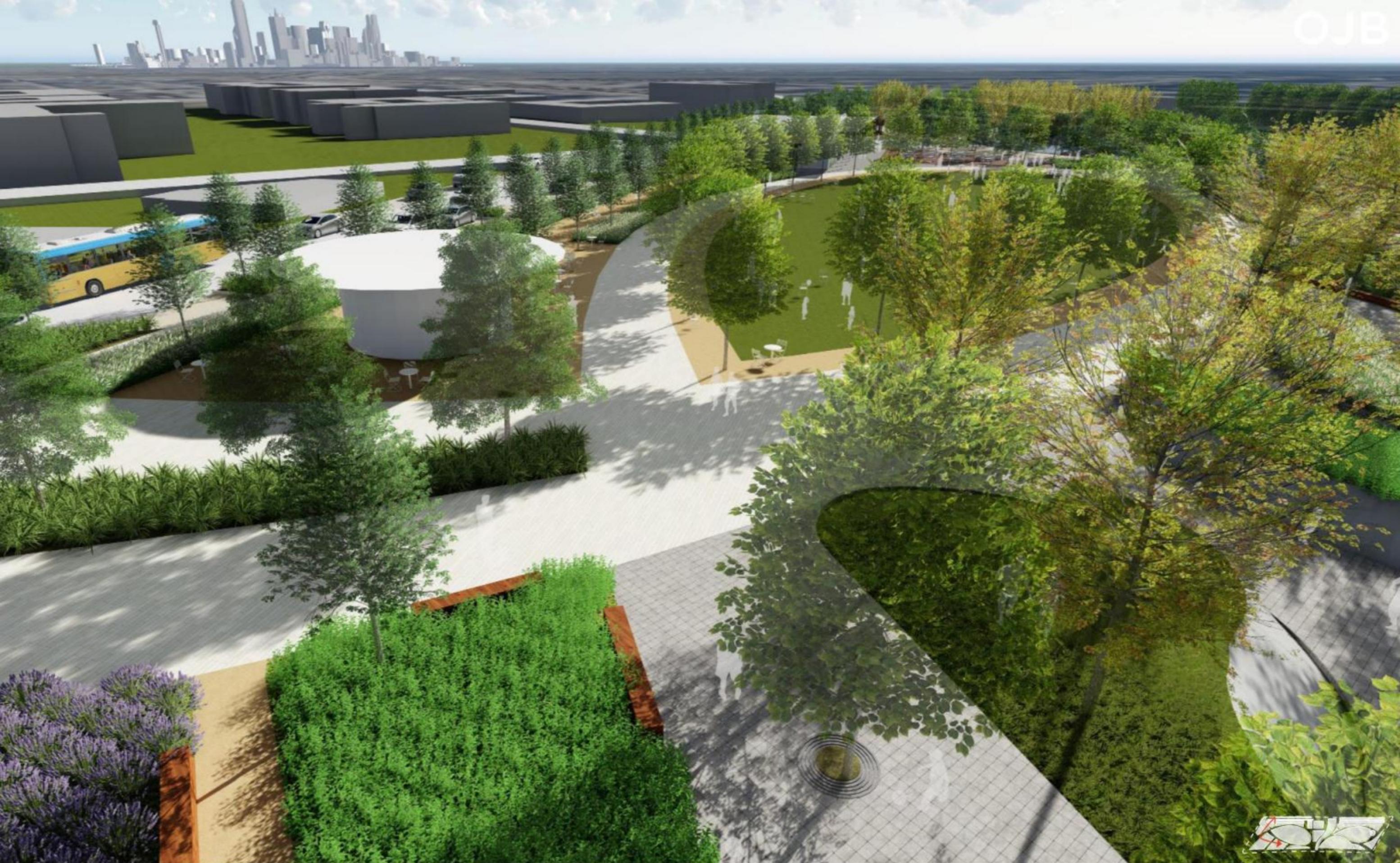


MID-BLOCK PARK ENTRANCE





ACTIVITY LAWN AND MULTI-USE PAVILION



PARK ENTRANCE NEAR SKATE AND RECREATION





SKATE AND RECREATION AREA

