

Memorandum



CITY OF DALLAS

DATE 7 February 2014

TO The Honorable Members of the Transportation and Trinity River Project Committee:
Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Deputy Mayor Pro Tem Monica Alonzo,
Mayor Pro Tem Tennell Atkins, Sandy Greyson, Sheffie Kadane

SUBJECT Update of Design of Trinity Borrow Area/Lakes Phase I

On Monday, 10 February 2014, the Transportation and Trinity River Project Committee will be briefed on the Update of Design of Trinity Borrow Area/Lakes Phase I. The material is attached for your review.

Please contact me if you have any questions.

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

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

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Judge Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



PRELIMINARY BENDERING OF INITIAL CONCEPT. SUBJECT TO CHANGE.

Update of Design of Trinity Borrow Area/Lakes Phase I

Transportation and Trinity River
Project Committee
10 February 2014



Purpose

- Update on proposed Phase I of Trinity Borrow Area and Trinity Lakes
- Seek direction and approval on next steps

Trinity Lakes Background

- Mid-1990s, voters met to shape the vision and plan for:
 - flood protection, recreation, transportation, ecosystem restoration and economic development
- In 1998, voters approved \$246M in bond funds for Trinity River Corridor Project
- Balanced Vision Plan was approved by City Council in December 2003

Trinity Lakes Background

- Recreation Component of Balanced Vision Plan called for three lakes:
 - Natural Lake
 - Urban Lake
 - West Dallas Lake

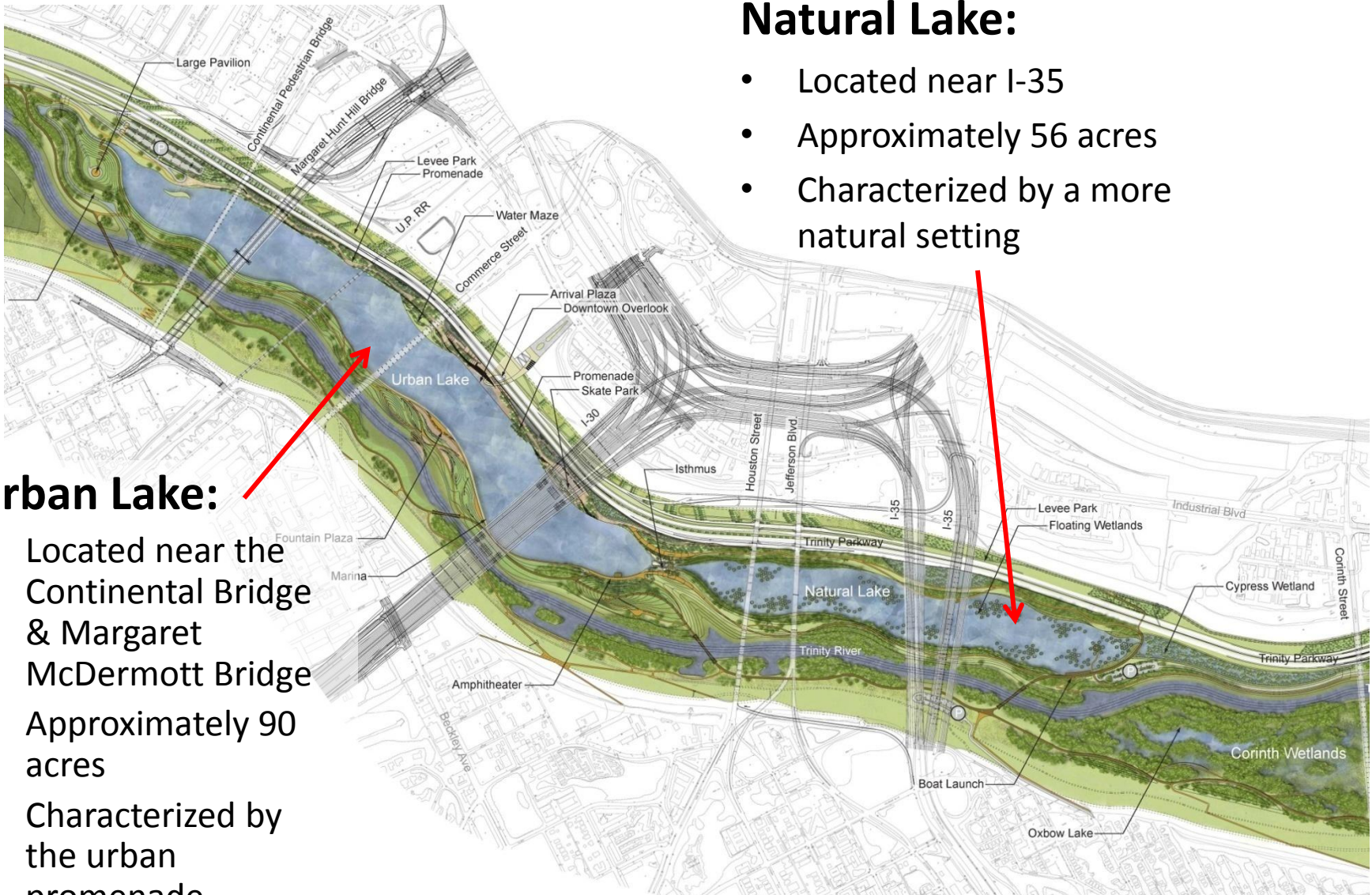
Background: Balanced Vision Plan

Natural Lake:

- Located near I-35
- Approximately 56 acres
- Characterized by a more natural setting

Urban Lake:

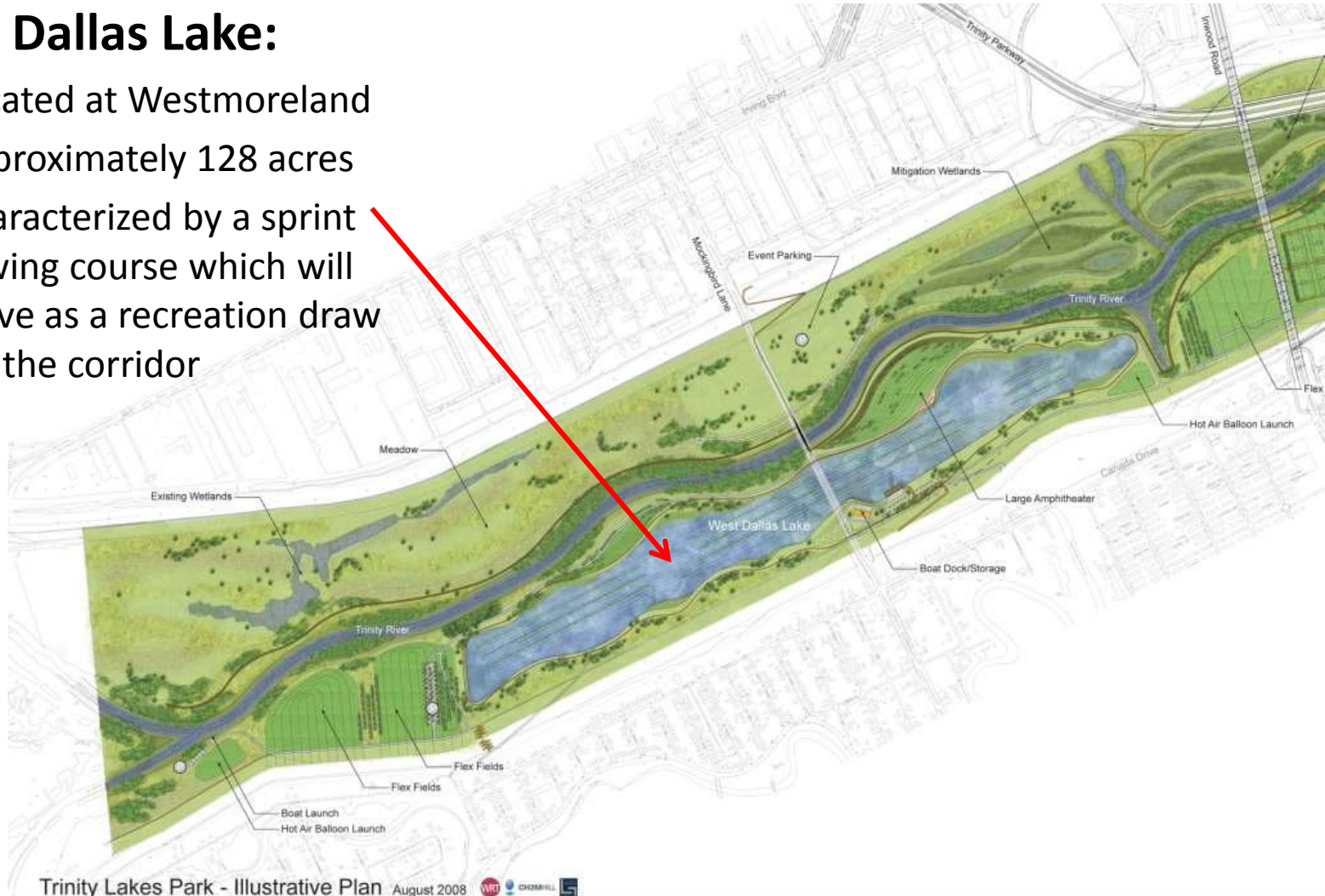
- Located near the Continental Bridge & Margaret McDermott Bridge
- Approximately 90 acres
- Characterized by the urban promenade



Background: Balanced Vision Plan

West Dallas Lake:

- Located at Westmoreland
- Approximately 128 acres
- Characterized by a sprint rowing course which will serve as a recreation draw for the corridor



Trinity Lakes Proposed Phasing Plan

- In Fall 2012, City Council directed staff to pursue advancing Trinity Lakes ahead of Corps' schedule
- Staff has worked with Corps, North Texas Tollway Authority and TxDOT to develop a path forward



Existing Conditions

Phase I Parameters

- Borrow area is the area excavated for the lakes
- Use portion of existing footprint of Balanced Vision Plan lakes
- Design and construct with available funds
- Provide flood control maintenance enhancements by flattening and raising levees where appropriate
- Focus lakes adjacent to existing neighborhoods

Phase I Parameters (cont'd)

- Complement other Trinity Project components
 - Such as Sylvan Avenue ramp to Crow Park, Continental Pedestrian Bridge/West Dallas Gateway, and Riverfront Blvd improvements
- Maximize development opportunities
 - Directly related to lake construction



Trinity Lakes Proposed Phasing Plan

- Current estimate of Corps' timeline for construction, assuming funding becomes available:
 - Design could begin following EIS completion in early 2015
 - Construction would not begin until at least mid-2017

Trinity Lakes Proposed Phasing Plan (cont'd)

- To accelerate this schedule, staff proposes:
 - Borrow Area and Lakes so that portions of lakes are complete earlier than Corps' schedule
 - Start design of Phase I February 2014
 - Start construction in early 2015

Trinity Lakes Proposed Phasing Plan (cont'd)

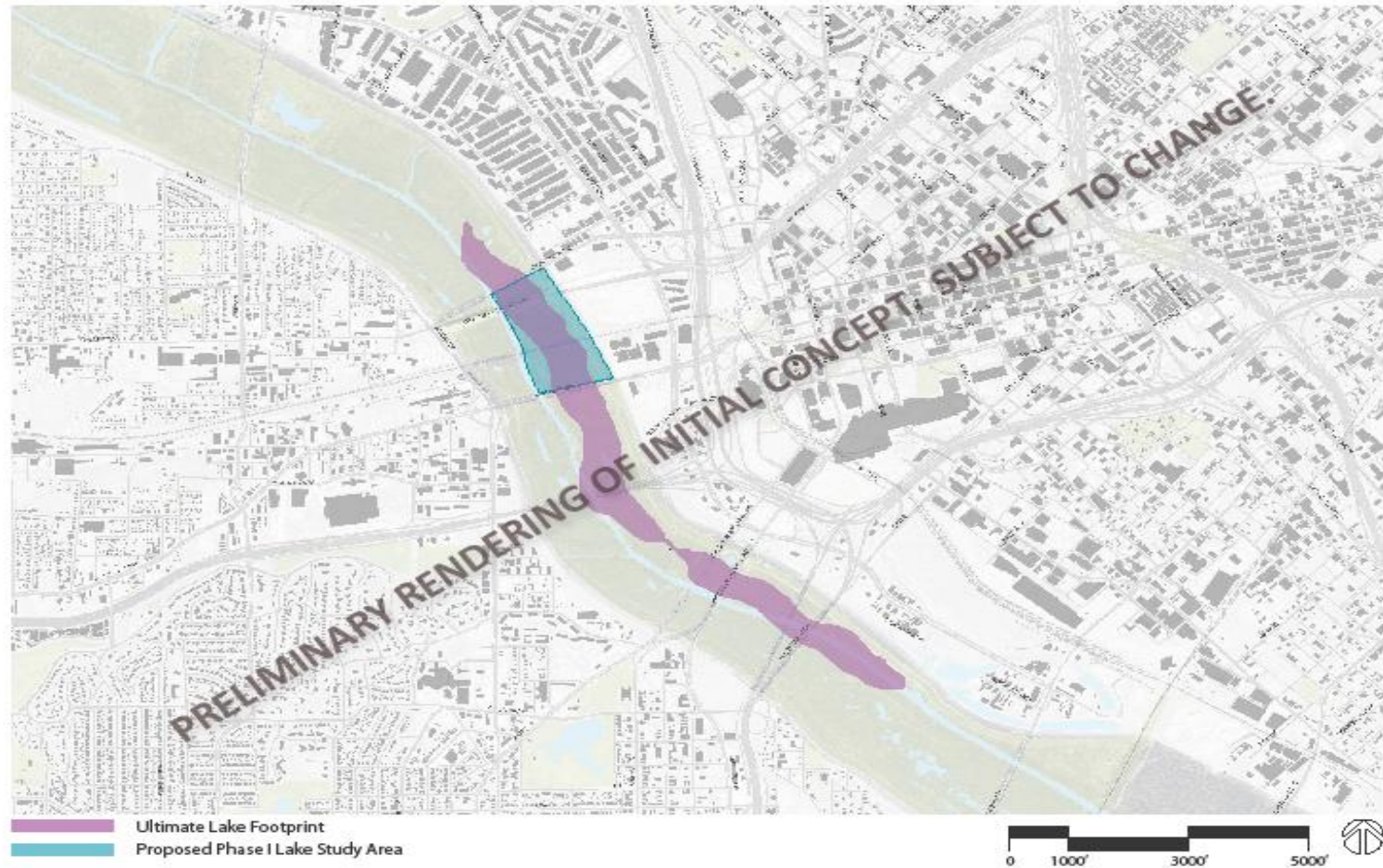
- Budgets for Phase I have been developed based on City's available funding
 - \$44M total
 - \$28M in Trinity Parkway Funding from 1998 Bond Program
 - \$8M in Trinity Lakes Funding from 1998 Bond Program
 - \$8M in Stormwater Management Funding

Note: \$28M can only be spent on Parkway related excavation and dirt placement

Trinity Lakes Proposed Phasing Plan (cont'd)

- Design to be performed by existing consultants working on Trinity Parkway, Trinity Lakes and Trinity Levee Improvements to minimize costs and expedite schedule
- Excavated material from the borrow area to be used for a bench along East Levee

Trinity Lakes Proposed Phasing Plan (cont'd)



Trinity Lakes Proposed Phasing Plan (cont'd)

Rationale for location:

- Concentration of Trinity Project components near downtown core - draw for residents and visitors
- Avoids TxDOT's Horseshoe Project construction



Trinity Lakes Proposed Phasing Plan (cont'd)

Rationale for location (cont'd):

- Complements neighborhood improvement and development efforts underway or anticipated in area
- Adjacency to Skyline Trail on the East Levee



Trinity Lakes Proposed Phasing Plan (cont'd)

Design Parameters:

- Approximately 20 acres, 10'-12' deep, providing for a portion of Urban Lake
- Constraints
 - Bridge pier locations may result in separate smaller ponds or ponds may be interconnected by pipes or channels
 - River/bank stabilization results in minimum 200' clear zone from river channel

Trinity Lakes Proposed Phasing Plan (cont'd)

Design Parameters:

- Constraints
 - Requires water source such as a groundwater well
 - Storm sewer outfalls cannot be blocked and require extension or widening



Trinity Lakes Proposed Phasing Plan (cont'd)

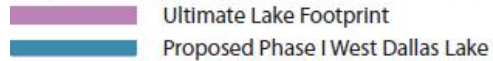
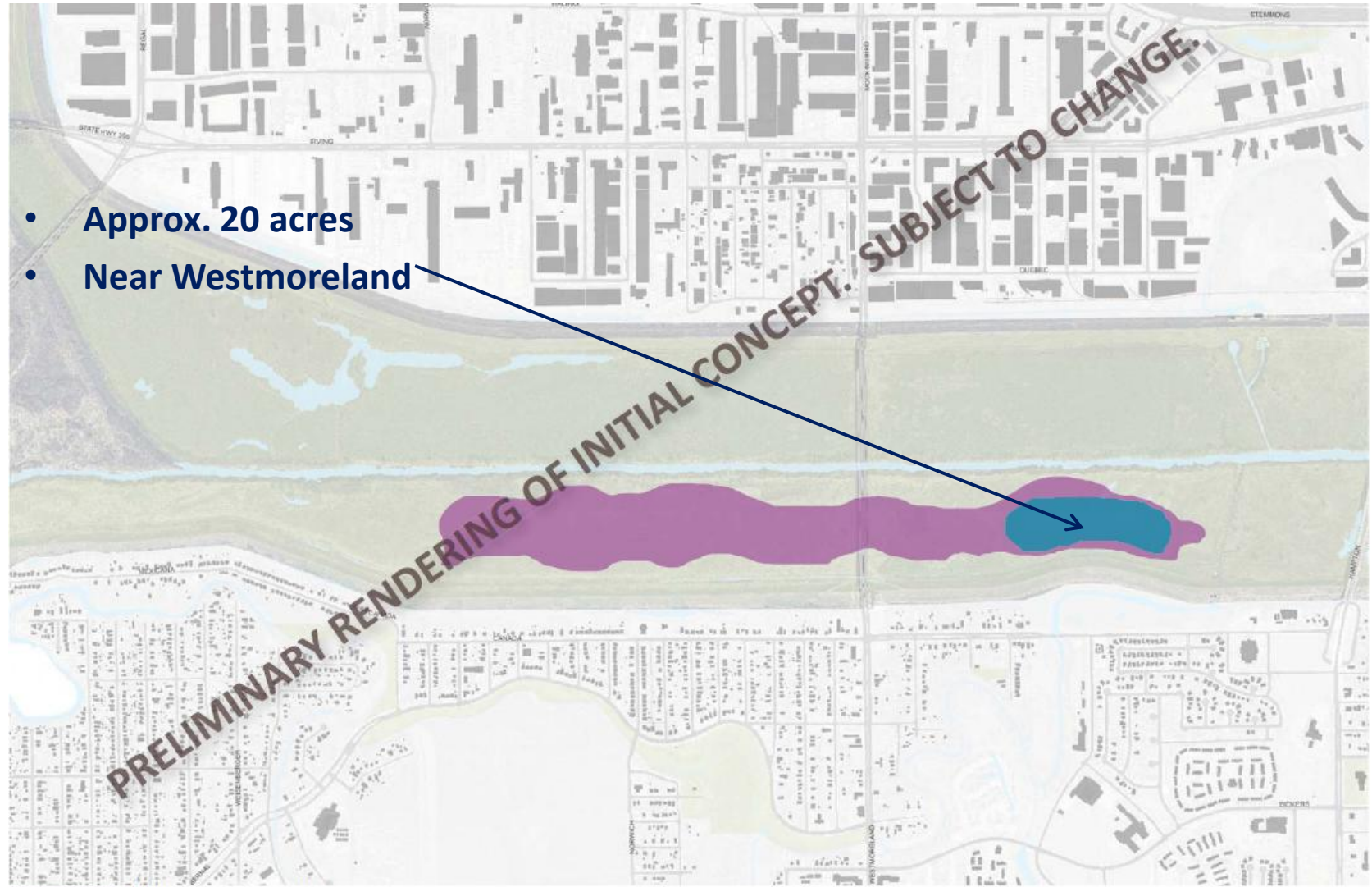
Budget

- Up to \$36M (1998 bond funds)
 - Trinity Parkway Funds (\$28M) – Excavation of borrow area, Trinity Parkway bench and potential mitigation credits
 - Trinity Lakes Funds (\$8M) - clay liner and groundwater well

Note: \$28M can only be spent on Parkway related excavation and dirt placement

Proposed Phase I West Dallas Lake

- **Approx. 20 acres**
- **Near Westmoreland**



**For reference, Lake Cliff is approximately 13 acres
and Bachman Lake is approximately 120 acres**

Proposed Phase I West Dallas Lake

- Approximately 20 acres, depth to be determined, of the 128-acre West Dallas Lake
- Estimated cost - \$8M
 - Stormwater funds to assist with operational needs of levee flattening and raising, where appropriate
 - May require water source in the future
- Future phases could be constructed, as appropriated annually

Levee Raise

Where levee
low spots
would be
raised

East Levee: 2.6 miles
West Levee: 1.2 miles

Estimated Schedule

- Design and obtain permit (as part of EIS process)
 - February to November 2014
- Begin construction following Record of Decision
 - December 2014/January 2015
- Complete construction
 - Early 2016, dependent upon weather

Required Design Work

- To accomplish this plan, design and review work is needed:
 - Design for the borrow and lakes
 - Review for compliance with Corps' standards and regulations
 - Review for compliance with City's levee standards
- Existing design and review teams will minimize costs and maximize schedule opportunities

Required Design Work (cont'd)

- Engineering Design Contract with Huitt- Zollars
 - NTTA's designer for this segment of Trinity Parkway
 - Contract includes:
 - Plans for excavation of borrow area and placement of dirt, funded with Trinity Parkway funds
 - Plans for groundwater well, connectivity between lakes and clay liner, funded with Trinity Lakes funds
 - Excavation plans for levee work for West Dallas Lake, including maintenance staging, funded with Stormwater funds
 - Not to exceed \$737,500

Required Design Work (cont'd)

- Professional Services contracts with Safety Assurance Review Team Members
 - Use review team already in place who is familiar with floodway
 - Review of:
 - Compliance with Corps' regulatory standards
 - Geotechnical, hydraulics, scour analysis, construction, and operations and maintenance
 - Members: Arun Wagh (\$35.5K), David Williams (\$34K), George Sills (\$35.2K)

Required Design Work (cont'd)

- Professional Services Contract with HNTB for Geotechnical Review
 - Provides third party review of proposed excavation sites and seepage control measures
 - Ensures consistency with previous seepage studies related to levees, risk assessment by Corps and levee certification efforts
 - Not to exceed \$48,863

Required Design Work (cont'd)

- Trinity Trust has provided a donation to develop and recommend potential amenities for which the Trust can fund raise
 - Ensures integrity of Balanced Vision Plan
 - Includes visioning, renderings and basic cost estimates for donor packages
 - Professional services contract with Ignacio Bunster of WRT, consultant for landscape and amenities currently proposed in BVP
 - Not to exceed \$105,000

Next Steps

- Seek confirmation of direction for proposed Phase I Trinity Borrow Area and Lakes
- Approve Huitt-Zollars and WRT contracts on the February 26, 2014 City Council Agenda



Discussion