

# Memorandum



CITY OF DALLAS

DATE February 7, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Circuit Trail Conservancy Development and Funding Agreement for The Loop**

On Monday, February 11, 2019, you will be briefed on the Circuit Trail Conservancy Development and Funding Agreement for The Loop.

The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Carol Smith, City Auditor (I)  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
M. Elizabeth Reich, Chief Financial Officer  
Directors and Assistant Directors



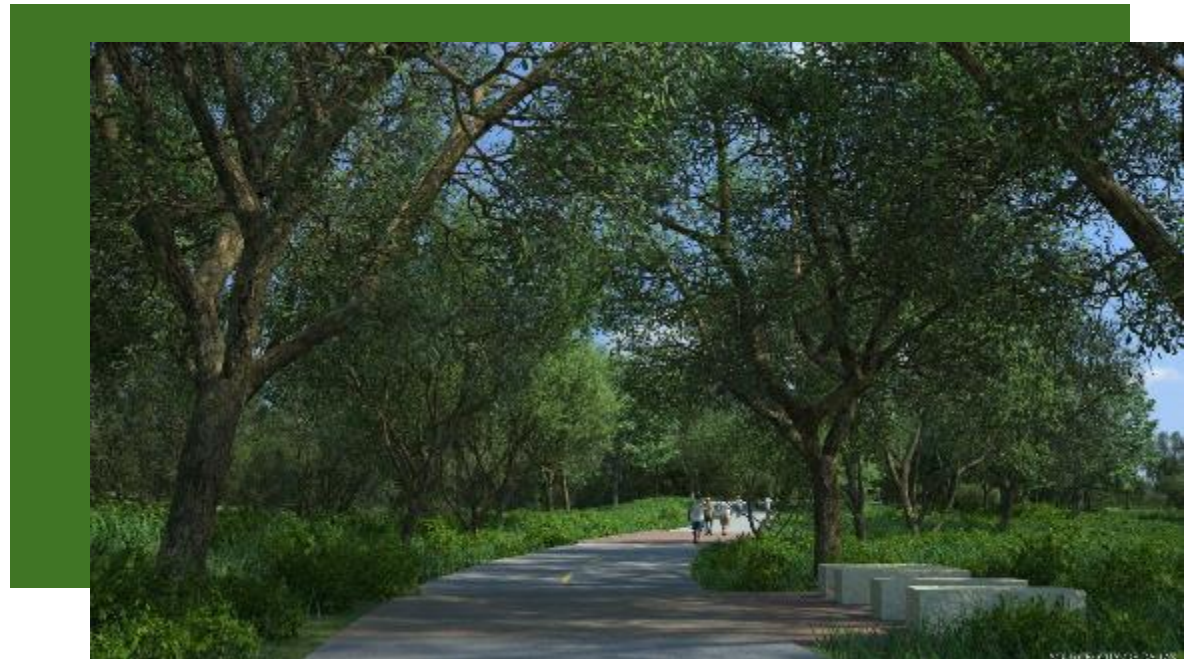
Dallas Park & Recreation



**Circuit Trail Conservancy Development and Funding Agreement  
Quality of Life, Arts and Culture Committee  
February 11, 2019**

# Purpose

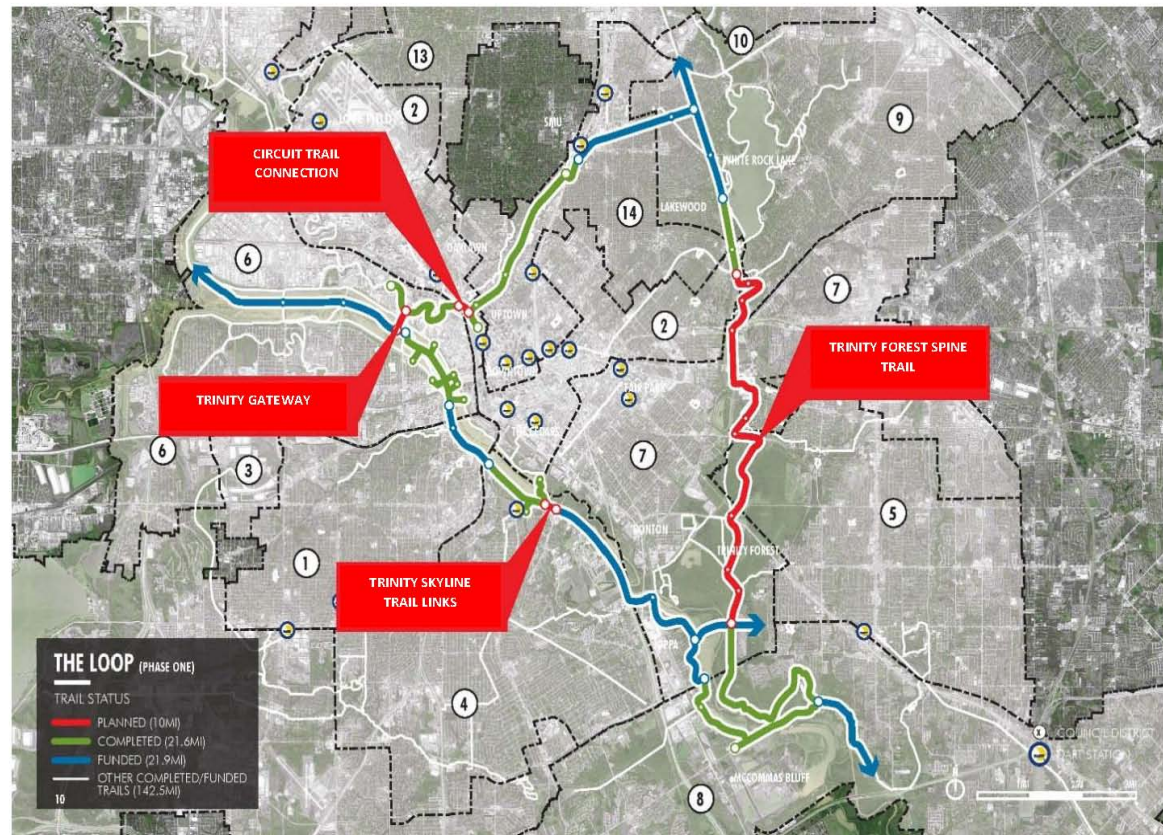
- Provide background on the project
- Provide proposed deal points for a development and funding agreement
- Provide anticipated schedule for project
- Receive input



# Background

## The Loop – four trail sections:

- 1 Circuit Trail Connection
- 2 Trinity Gateway
- 3 Trinity Skyline Trail Link
- 4 Trinity Forest Spine Trails



# Design Status

## Circuit Trail Connection

- Trail connection between Katy Trail and Trinity Strand Trail
- CTC has contracted with SWA for schematic design
- Ongoing trail alignment conversation with TxDOT, NCTCOG, City of Dallas and design team



# Design Status

## Trinity Spine Trail

- Trail connection from White Rock Lake and the Santa Fe Trail to Elam Road
- CTC has contracted with Halff Associates for schematic design
- Finalizing trail alignment for segment from Santa Fe Trail to Sycene Road and the Lawnview DART Station
- Coordinating to include segment from Lawnview DART Station to Elam Road and AT&T Trail with existing U.S. Army Corps of Engineers design-build projects, as an implementation alternative







# Design Status

## Trinity Gateway

- Trail connection between Trinity Strand Trail and Trinity levees
- CTC has contracted with SWA for schematic design
- Ongoing trail alignment conversation with City of Dallas and design team

# Design Status

## Trinity Skyline Trail Links

- Trail connection across approximately 2 miles of gaps in Trinity Skyline Trail
- Design on hold pending ongoing fundraising efforts and additional conversations with U.S. Army Corps of Engineers

# Deal Points for Development and Funding Agreement

- “Project”:
  - Includes the four (4) trail segments (“Trail”) and “Improvements”, including park furnishings, signage, trailheads, and landscaping
- Term:
  - Begin on Execution of Agreement
  - Terminate one (1) year after completion of the Project



# Deal Points for Development and Funding Agreement

- Funding
  - Total project budget is \$43M
    - Estimated funding per trail segment, as follows:

Trail Section	NCTCOG	City	Dallas County	CTC	Total
Trinity Forest Spine Trail – Santa Fe / White Rock to Scyene DART Station	\$0	\$3.5M	\$5M	\$2.5M	\$11M
Trinity Forest Spine Trail – Scyene DART Station to Elam Road	\$0	\$3.5M	\$0	\$3.5M	\$7M
Circuit Trail Connection	\$8M	\$8M	\$0	\$0.8M	\$16.M
Trinity Gateway	<u>\$0</u>	<u>\$5M</u>	<u>\$0</u>	<u>\$3.2M</u>	<u>\$8.2M</u>
<b>Totals</b>	<b>\$8M</b>	<b>\$20M</b>	<b>\$5M</b>	<b>\$10M</b>	<b>\$43M</b>

# Deal Points for Development and Funding Agreement

- Funding - continued
  - CTC is authorized to seek contributions from donors
  - CTC shall utilize their funding for design, land acquisition (agreed to by both parties) and construction
    - If CTC raises more than \$10,000,000 in private funds, after project costs have been met, then CTC may use remaining funds for a future maintenance endowment
  - City's \$20M will be utilized for construction, land acquisition, administrative costs, percentage for public art, and other Owner's Costs
  - CTC can acquire land for the Project and provide to the City as a donation, or sell to the City at a price to not exceed CTC's acquisition price

# Deal Points for Development and Funding Agreement

- Funding - continued
  - Required match funding from non-City sources must be in place prior to City bond funds being expended for the Project
  - The City's match can be incremental
    - Credit to be given towards non-City match for direct payment of non-City funds for project costs
- Naming rights
  - CTC has the right to name elements of the Loop, subject to approval by the Park and Recreation Department Director
    - This agreement will take precedence over future Park and Recreation Board naming policies

# Deal Points for Development and Funding Agreement

- Design:
  - CTC shall manage the design of the Project
  - City to review plans and approve at each phase of design
- Construction
  - City shall procure and manage the construction of trails utilizing City, Dallas County, NCTCOG and CTC funds
    - Separate future agreements with Dallas County and NCTCOG required
  - CTC shall have the right to procure and manage construction of the Improvement elements utilizing their funds

# Deal Points for Development and Funding Agreement

- Construction - continued
  - It is proposed that, as an alternative, the responsibility for design and construction of the Trinity Forest Spine Trail, from Scyene DART Station to Elam, may be transferred to the U.S. Army Corps of Engineers (USACE)
    - City of Dallas and CTC would transfer funding to USACE
    - USACE would add this trail segment to their design-build contract for other trails in the vicinity
    - It is anticipated that this could be more cost effective and time efficient method to complete the design and construction



# Deal Points for Development and Funding Agreement

- Land Ownership
  - City to dedicate land as a public park upon completion of the Project, except such easements under the ownership of Oncor, street right of way, or other entities

# Next Steps

- January 10, 2019 – Park and Recreation Board briefed and approved deal points
- February 11, 2019 – briefing to the Quality of Life, Arts and Culture Committee
- February 27, 2019 – City Council Consideration

# Next Steps

## Anticipated Schedule – in order of completion

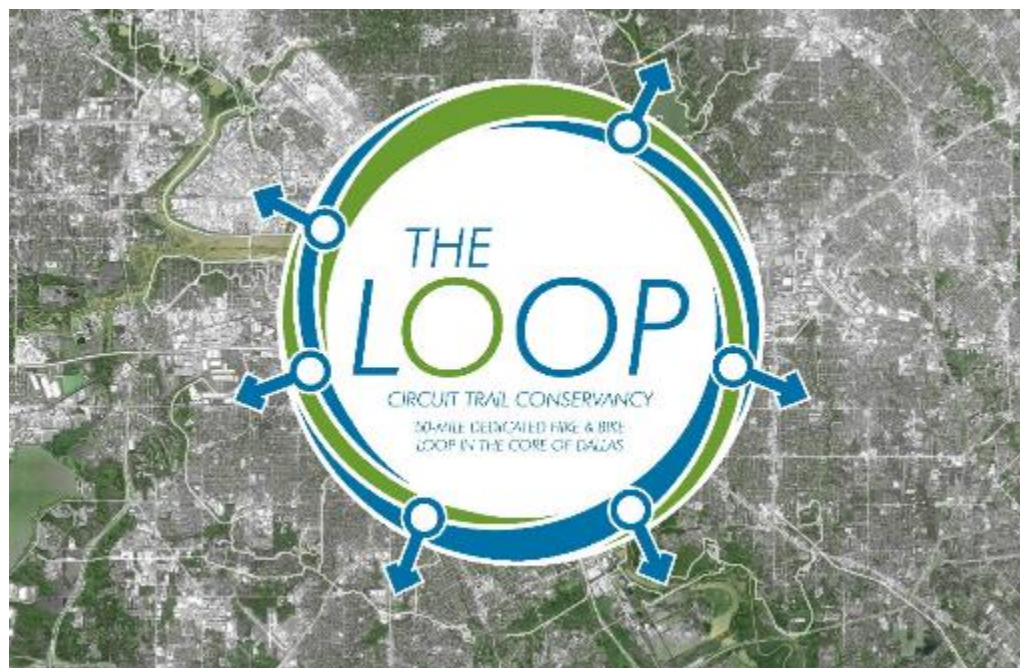
Segment	Estimated Completion
Trinity Forest Spine Trail – connecting the Santa Fe Trail to Lawnview DART Station	Late 2021
Circuit Trail Connection – connecting the Katy Trail with the Trinity Strand Trail	Early 2022
Trinity Gateway – connecting the Trinity Strand Trail to the Trinity levees	Mid 2022
Trinity Forest Spine Trail – from Lawnview DART Station to Elam Road and AT&T Trail	TBD by USACE
Trinity Skyline Trail Links	TBD

# Recommendation

- Quality of Life, Arts and Culture Committee recommend Circuit Trail Conservancy Development and Funding Agreement for approval



Dallas Park & Recreation



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Quality of Life, Arts and Culture Committee  
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