

Memorandum



CITY OF DALLAS

DATE August 29, 2008

TO Trinity River Committee Members:

David A. Neumann (Chair)
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)
Deputy Mayor Pro Tem Dwaine Caraway
Carolyn R. Davis
Linda Koop

Pauline Medrano
Mitchell Rasansky
Steve Salazar

SUBJECT Parkway Design Guidelines Follow-Up

At the June 10, 2008 meeting of the Trinity River Corridor Project Committee, the Parkway Design Guidelines were presented and discussed. Discussion will continue for the Parkway Design Guidelines at the September 2, 2008 meeting of the Trinity River Corridor Project Committee. The focus for this discussion will be windmills and lighting.

Ignacio Bunster of Wallace, Robert & Todd (WRT), which is one of the consultants on the Lakes Design Team, will be available for questions.

If you have additional questions, please let me know.

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

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



THE TRINITY
DALLAS

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
David O. Brown, Interim Assistant City Manager
David K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Asst. to the City Manager
Frank Libro, Director, Public Information Office

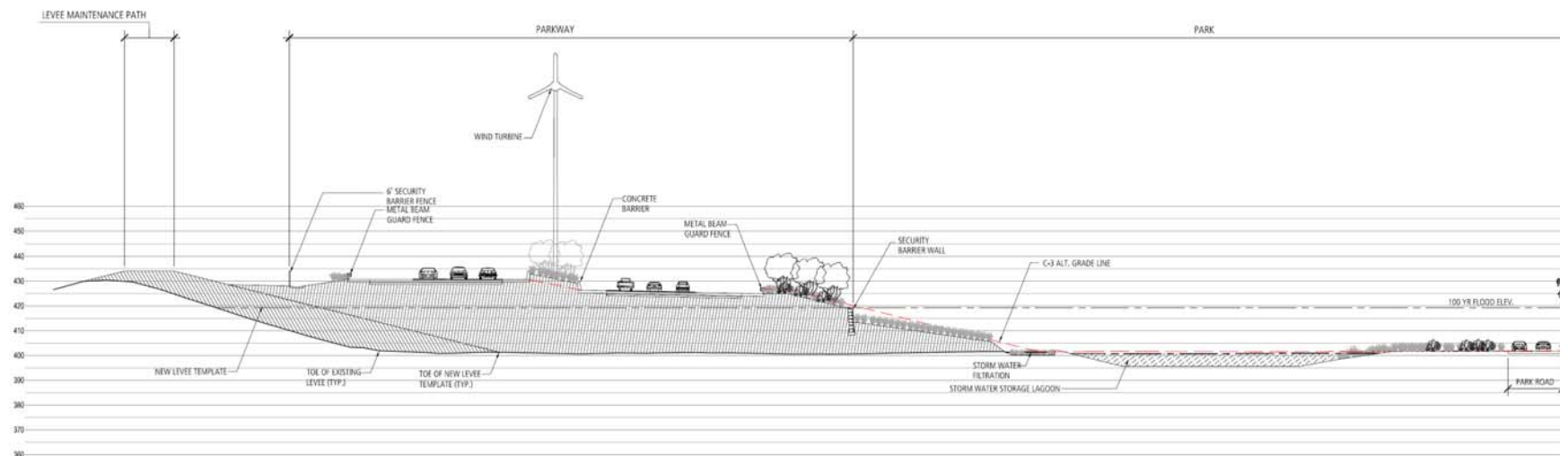
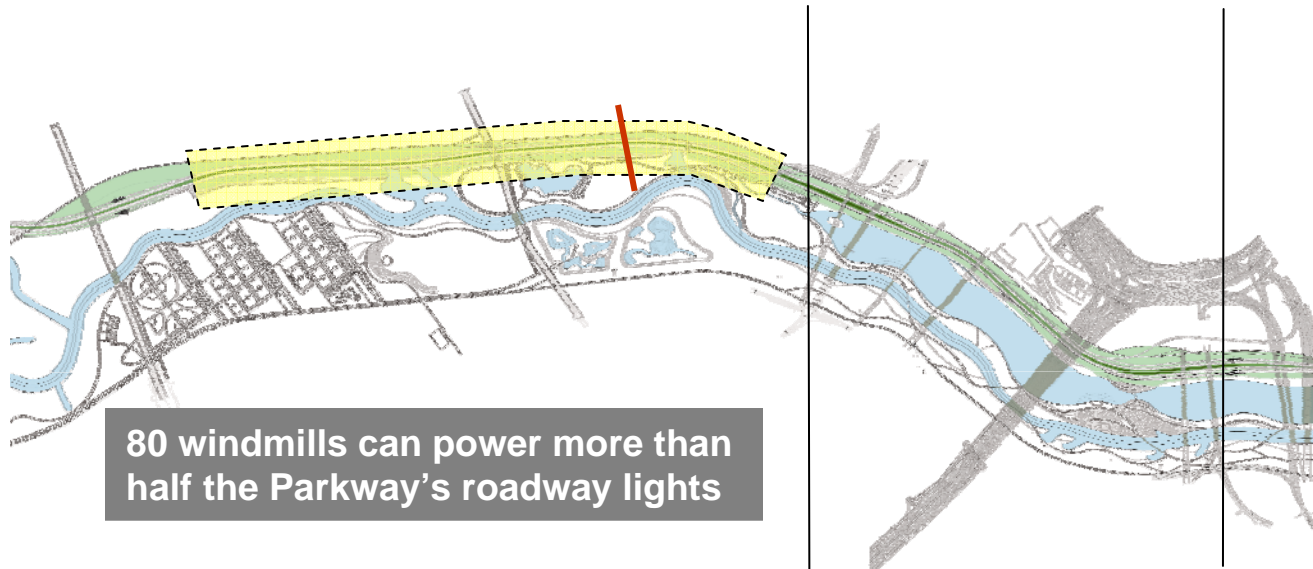


**Parkway Design Guidelines Follow-up
for the Trinity River Corridor Project Committee
September 2, 2008**



Examples of Wind Generators





Meadow Zone Cross Section

Windmills would be City funded and maintained

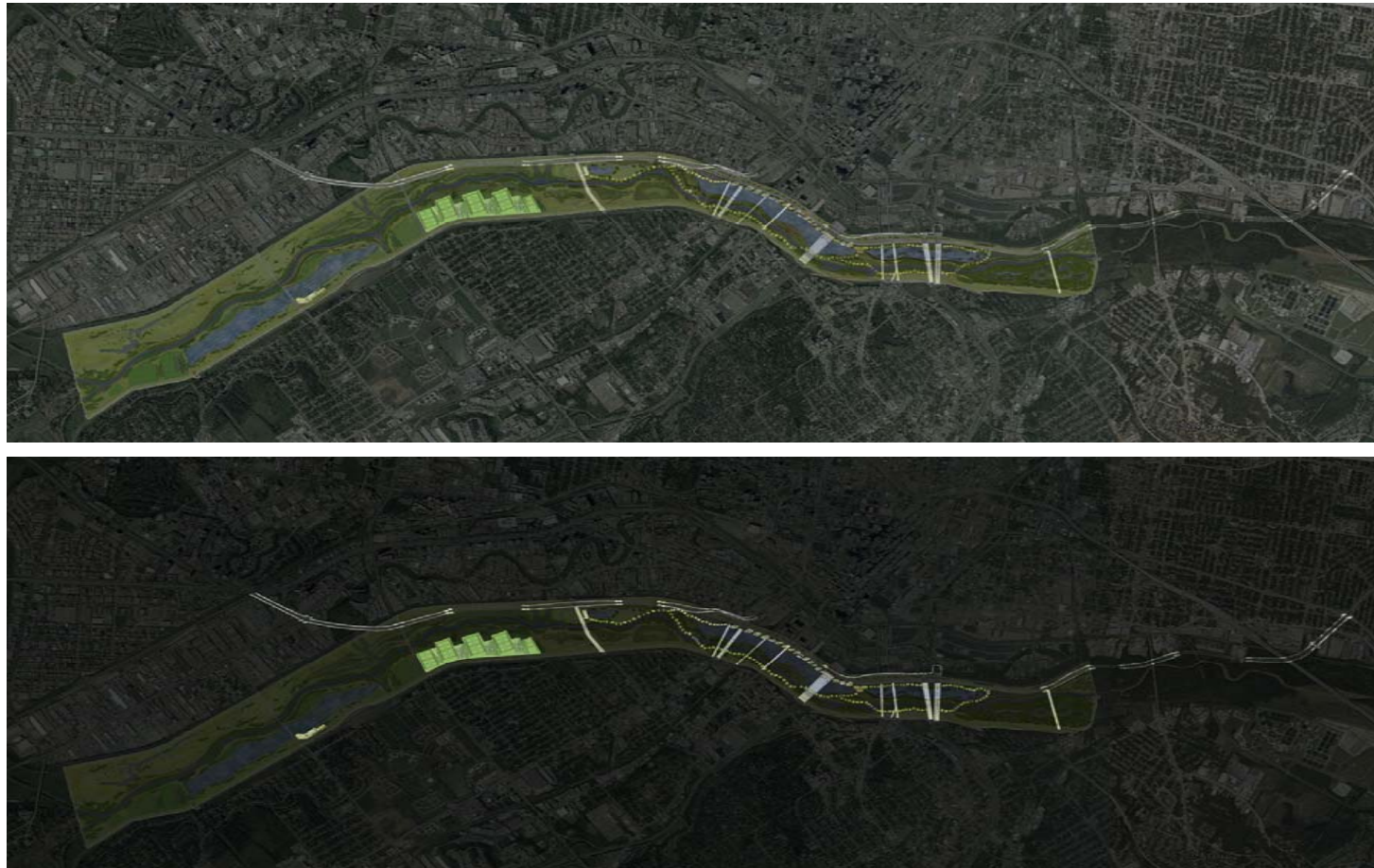
Windmill Cost/Benefit Summary

- **80 windmills would be spaced 110 feet apart along a two-mile length of the Parkway and use 90-foot tall poles**
- **If built today as 10 KW turbines with a 25-foot long blade, these windmills would cost \$10 million and reach break-even by the 29th year in operation**
- **If the size of the turbines were 50 KW with a 50-foot long blades, these windmills would cost \$18 million and reach break-even by the 14th year in operation**
- **With technological advances in the future, the windmill costs can continue to decline while energy costs could continue to climb**

Windmill Infrastructure Cost to City As Part of Parkway Construction

- **Implement conduits, manholes, handholes as part of Parkway construction**
- **City cost is estimated to be \$225,000, which includes inflation, contingency, contractor costs**
- **Minimum installed infrastructure to allow future construction of windmills without major disruption or cost to Parkway**
- **Keeps windmill option open as feasible alternative that can be decided by the City in the future**

Conceptual Lighting Plan



- West Dallas Fields, Rowing Facility, and Promenade along Urban Lake will use stadium lighting, while primary trail from Cedars West to Crow Park, including gateways; Oak Lawn, Fast Track Overlook, Houston Ramp, Founders Park, Elouise Lundy, Cedars West will use 18-foot tall light poles at 80-foot spacing.
- The NTTA's desire is to light the Trinity Parkway at entrance/exit ramps and frontage roads.

Trinity Parkway Lighting Current Status

- **NTTA supports lighting for on/off ramps and frontage roads for safety**
- **The State supports lighting of highway facilities that will conserve energy consumption, reduce glare, minimize light pollution, and preserve the natural night environment**
- **NTTA's current stance is that full linear lighting along the Parkway's main lanes would be a City cost**
- **Full linear lighting along the Trinity Parkway could cost an estimated \$4-5 million plus energy costs**