

Recreational Development in the Dallas Floodway: Trinity River Local Government Corporation

Trinity River Corridor
Local Government Corporation

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November 20, 2020



Purpose

- Provide briefing on efforts to move recreational development forward in the Dallas Floodway by utilizing the benefits of a Local Government Corporation



Background

- In April 2015, the U.S. Army Corps of Engineers (Corps) signed the Modified Dallas Floodway Record of Decision (ROD), marking a major milestone in reducing flood risk and supporting the City's Balanced Vision Plan (BVP), which includes recreational development.
- On September 15, 2016, Annette C. Simmons (Donor) committed \$50 million as a contribution to The Trinity Trust, currently known as The Trinity Park Conservancy:
 - For the creation of the Harold Simmons Park (HSP) in the Dallas Floodway between the Margaret McDermott Bridge and the Ronald Kirk Bridge
 - Philanthropy provided a catalyst for consideration of long-term view of implementation of the recreation component of the BVP
- On August 9, 2017, by Council Resolution 17-1233, the Trinity River Local Government Corporation (LGC) was formed to focus development of recreation in the Dallas Floodway consistent with the BVP.



City Council Role

- Controls board appointments and replacements
- Retains authority over actions affecting Dallas Floodway until or unless Council votes to delegate authority
- Controls flow of any City funds for LGC recreation project expenditures



Creation of an LGC - Governance

- Powers of the LGC shall be vested in a Board of Directors with up to 7 members
 - Appointed by the Dallas City Council, upon recommendation of the Mayor
 - Must be resident of Dallas
 - Must be registered voter of the State of Texas
- Footprint for LGC covers Dallas Floodway from Elm/West Forks through the main stem of the Trinity River ending at the ATSF Bridge
 - City fee-owned property located inside and within one-quarter mile outside of the centerline of the levees
 - Allows for inclusion of existing and other future recreational developments within the Dallas Floodway



LGC Board of Directors

- Position 1: Eddie Abeyta
- Position 2: Pastor Vincent Parker, Vice Chair, Liaison
- Position 3: Rene V. Martinez
- Position 4: Dr. Andrew Quicksall, Conservationist
- Position 5: Vacant
- Position 6: Anita M. Childress
- Position 7: Gary Kutac, Secretary
- Ex-Officio(s): Diane Butler, Jim Knight

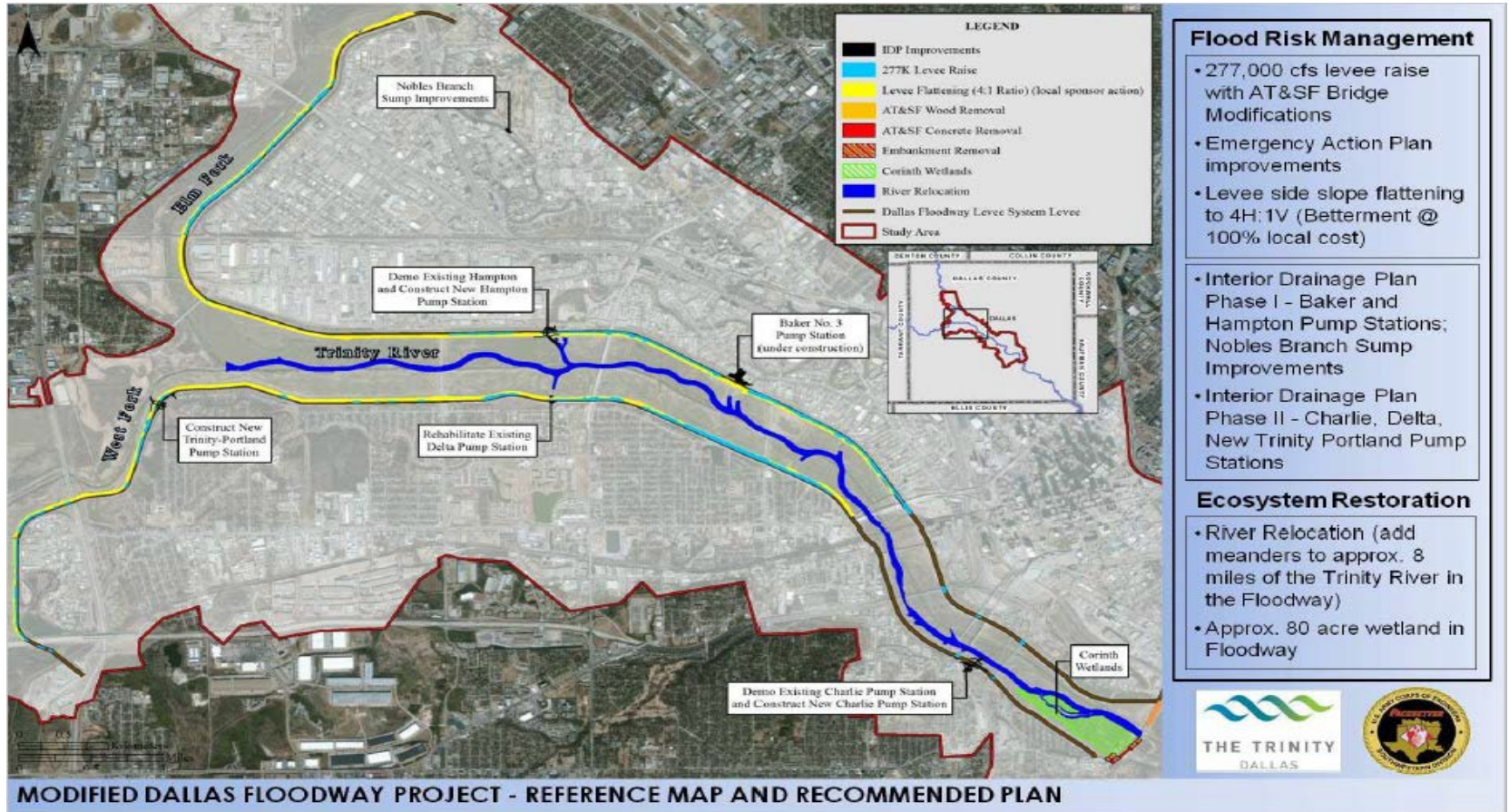


Terms for Master Development Agreement

- City Council authorized terms of Master Development Agreement with Trinity River Corridor LGC, executed in December 2017
 - Agreement sets funding, design, construction, management, operation and maintenance and construction framework for future recreation projects outlined in the BVP
 - Term of agreement 40 years with option of 3 successive 10-year renewal terms
 - Must begin construction within 36 months of USACE approvals
 - City assigned administrative and legal liaison for support in kind to LGC
- LGC responsible for all design and construction, operation and maintenance of future recreational projects consistent with BVP
 - City Council may elect to undertake and expend public monies for certain costs for flood risk management
 - City will be responsible for flood risk management obligations except as delegated to LGC
 - The LGC's use of the floodway property for recreational uses is subservient to the City's paramount use of the floodway



Approximate Area Identified in LGC



Balanced Vision Plan



With its 2,300 acres, the Trinity Lakes area of the Balanced Vision Plan will augment, by more than 10 percent, the city's overall green space assets, more than doubling the miles of trails and outdoor venues. No other city green space will match the variety of activities or the richness in landscape—both urban and natural—of the Trinity Lakes area.

Although the existing Trinity River floodplain is already an altered landscape and will be further altered through the construction of the project, the design intent is to create or re-create, self-sustaining, viable and high ecologically functioning landscapes that reflect the native landscapes of the region.



The Trinity Lakes area is the portion of the Trinity River Corridor Project between the confluence and the DART Bridge. The area is 2.5 times larger than New York's Central Park.



CITY OF DALLAS BALANCED VISION PLAN RENDERINGS – THE TRINITY RIVER CORRIDOR DESIGN GUIDELINES (2009)



The Harold Simmons Park

- The LGC entered a development agreement with Trinity Park Conservancy for the design of the HSP in April 2018
- Phase 1 is proposed to be an area of public recreation space spanning the Dallas Floodway from the Margaret McDermott Bridge to the Ronald Kirk Bridge consistent with the BVP
- HSP is defined as a recreation area and not defined as a park for the purposes of The City Charter and State Law



Location of HSP Area



Terms of the Development Agreement

- LGC contracted with TPC to undertake and perform, on its behalf certain recreation responsibilities and outlines how each phase may progress
 - Agreement sets funding, design, construction, management, operation and maintenance framework for HSP
 - Term of contract is concurrent with LGC term with the City
- TCP responsible for all design and construction, operation and maintenance of HSP if terms are met, consistent with the City and LGC Master Use and Development Agreement
 - The LGC cannot accept any additional property or jointly authorize any debt or obligations without City Council authorization
 - All improvements, at the completion of construction, will be transferred to the ownership of the City and be considered assets of the City
 - Operations, routine/minor and major maintenance is the responsibility of TPC on behalf of the LGC



Reference Materials

- City Council Resolution 17-1233
- Trinity River Local Government Corporation Articles of Incorporation
- Trinity River Local Government Corporation By-Laws
- Dallas Floodway Record of Decision and BVP
- Trinity River Local Government Corporation Master Use and Development Agreement
- Trinity River Local Government Corporation and Trinity Park Conservancy Master Agreement



QUESTIONS?

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