



The Turtle Creek Master Plan- A Summary

July 7, 2011

Background

- During 2004, TCA commissioned highly regarded Antonio Di Mambro & Associates to create a Master Plan for the Turtle Creek Corridor. The resulting 30 year Plan was presented to the City of Dallas and public and private meetings were held with citizens and interested groups, including those serving Lee & Reverchon parks and the Katy Trail. While improvements described in the Plan were completed in the interim, the Plan was not formally adopted by the City or its Park Board.
- During 2009, the Plan was updated to exclude 1) acquisitions of private property and 2) the redevelopment of real property along Oak Lawn Blvd. The revised Plan was adopted by the City of Dallas Park Board in December 2009.
- The Turtle Creek Master Plan creates no obligations on the part of TCA or the City of Dallas to do or not do anything. Rather, it establishes a vision, defines standards, and identifies potential implementation projects.
- It represents:
 - An assessment of needs in and around the parks of Turtle Creek.
 - A vision for a world class park in the Turtle Creek Corridor.
 - A statement supporting consistent aesthetic standards throughout the Corridor.
- Its goals are to:
 - preserve a running creek and greenbelt of land;
 - protect and restore a natural environment; and
 - provide for an ecologically sensitive community that will be a continued source of pride and enjoyment.

The complete Master Plan is available for viewing at <http://www.turtlecreekassociation.org/subpage.php?id=9>

What the Master Plan is... and isn't

What it is

- A needs assessment
- A vision of what's possible - a series of potential projects linked by a common framework
- Proposed standards for projects within the corridor
- A range of public infrastructure projects, to be jointly undertaken by the public and private sector.
- A sound basis for influencing the City's and the Park Dept.'s priorities and decisions
- The Master Plan estimated the total cost of the vast array of potential projects at approximately \$37 million over the Plan's 30 year span. Of this total, approximately \$4 million was from private sources. The detailed cost estimates are reproduced on slides 9 and 10. But current conditions have changed. See slide 11 for further discussion.

What it isn't

- There are NO binding commitments on the part of TCA- or the Park Department- to do anything. The plan is a vision for what should/ could happen in the Corridor.
- Projects will be prioritized by the Board of Directors according to critical need and realistic ability to secure public and private funding.
- TCA is not recommending the pursuit of public infrastructure projects unless/until such projects are eligible for bond funding.
- TCA is not recommending undertaking technical studies to facilitate public infrastructure projects unless/until bond funding has been identified
- The Master Plan has no schedule or targeted "completion date". The Plan contemplates a 30 year time horizon.

Master Plan Recommendations

The Plan recommended actions in the following categories:

- **Waterway & Floodplain**
 - Dredging & Clean up
 - Storm Inlet Management
 - Erosion Control
- **Bridge & Dam Reconstruction**
- **Urban Design**
 - Connections & Vistas
 - Gateways, Places & Nodes
 - Roadway Improvements
 - Pathways & Special Places
 - Urban Furniture
 - Lighting
- **Landscape & Vegetation**
- **Architecture & New Uses**

TCA Progress to Date

TCA has made **substantial progress** addressing needs identified in the Master Plan including:

- **Waterway & Floodplain**
 - Significant portions of the creek in the upper half of the park have been dredged
 - TCA has conducted regular creek clean-ups for many years, In addition TCA pays for trash to be collected from the creek at the boom below the Mill Creek outlet
 - Storm Inlet Management- 10 Storm Interceptors have been installed in storm sewers around the area.
 - Erosion Control- The City has conducted erosion projects along the creek. In addition, work is commencing at a new series of sites using design & engineering paid for by TCA to produce a substantially more beautiful result.

- **Bridge & Dam Reconstruction**

- **Urban Design**
 - Connections & Vistas- some planning done; many discussions about vistas off the Blvd.
 - Gateways, Places & Nodes
 - Roadway Improvements- some safety concerns addressed- crosswalk markings & pedestrian timers mounted
 - Pathways & Special Places- Hall St. park and special place underway
 - Urban Furniture- trash cans, water fountains installed
 - Lighting- some wooden foot bridges replaced

- **Landscape & Vegetation**
 - Forest inventory & assessment completed; maintenance plan being executed
 - About 100 trees planted
 - Medians completed & maintained
 - Annual flowers planted

Projects Currently Underway

- **Erosion Control** (City funds except for Bowen engineering cost)
 - Bowen Street Retaining Wall
 - Replace Hall Street Rip Rap
 - Stone between Lemmon Ave westbound and eastbound
- **Hall Street Landscape & Improvement Project** (TCA & City funds)
 - New Shade & Ornamental Trees
 - Gateway Signage
 - Special Place/Urban Furniture @ Commemorative Garden
- **Urban Forest Plan Implementation** (TCA & City funds)
 - Removals
 - Pruning
- **Irrigation** of the park bounded by Fairmont, the creek, Maple and the Katy Trail (City funds)

Examples of Desirable Near-Term Projects

- **Repair/Replace elevated walkway between Bowen & Cedar Springs**
- **Remove concrete debris under Cedar Springs bridge**
- **Solve trash accumulation at Mill Creek Outlet**
- **Improve Katy Trail connection at Fairmont**
- **Replace Guard Rails on Turtle Creek Blvd and Lemmon Ave**
- **Increase Tree Lighting and Security on footpaths**

Examples of Desirable Long-Term Projects

Infrastructure projects- principally bond funded

- Bridges- 5 are on City list to be replaced
- Lemmon Ave. intersection
- Dean Park
- Additional Storm Interceptors
- Siltation under Lemmon Ave. bridges

Non-infrastructure- principally private funding & Park Dept. budget

- Special places
- Stonebridge park
- Urban furniture
- Gateways, signage
- Improved landscaping of cross streets
- Ongoing Reforestation

Principles for Future Project Prioritization

Consider all aspects of Master Plan:

- Waterway and floodplain management;
- Preservation of landscape and vegetation;
- Integrity of roadways, bridges and dams;
- Urban design/architectural improvements and
- New uses

Balance needs of all Stakeholders:

- Residents
- Businesses
- Automobiles
- Pedestrians
- Wildlife

Funding Future Master Plan Projects

City of Dallas Bond funds will be very tight for the foreseeable future. But private funds will attract City support and move projects up the City's priority list.

The City's "Needs Assessment" list includes numerous projects in the Turtle Creek corridor.

But, major infrastructure projects likely will have to wait for better economic times. They require bond funds and the next Dallas bond program is slated for 2012... and slipping.

The 2012 bond program will likely be small by recent standards and obtaining bond funds for Turtle Creek projects will be extremely competitive.

Rather than attempt to address all bridge, roadway or waterway issues at one time, projects within the Corridor will likely be addressed on a case-by-case basis. The priority given to various projects will likely depend on critical need (relative to other City needs) and the availability of private funding, which can serve to attract City bond funds.

While TCA will strive to influence the City's priorities, individual projects will be committed to periodically based on the Board's judgment of need, desirability and fundability.