



Legislation Text

File #: 23-1579, **Version:** 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: June 14, 2023
COUNCIL DISTRICT(S): 3
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize **(1)** acquisition of approximately 12,313,671 square feet (282.68 acres) of land located at 8600 Clark Road from the Trust for Public Land for development of a future park; and **(2)** an increase in appropriations in an amount not to exceed \$600,000.00 in the Reforestation Fund - Not to exceed \$2,550,000.00 (\$2,500,000.00, plus closing costs and title expenses not to exceed \$50,000.00) - Financing: Reforestation Fund (see Fiscal Information)

BACKGROUND

This item authorizes the acquisition of approximately 12,313,671 square feet (282.68 acres) of land (Property) located at 8600 Clark Road from the Trust for Public Land for development of a future park (Exhibit A). The total purchase price for this acquisition is \$2,550,000.00 based on an independent appraisal and further negotiations with the property owner (\$2,500,000.00, plus closing costs and title expenses not to exceed \$50,000.00). Funds used for this acquisition are from the Reforestation Fund. This fund is financed through tree mitigation proceeds. The Director of Development Services, who manages the Reforestation Fund, is agreeable to the Dallas Park & Recreation Department (DPARD) acquiring this forested land using this fund.

The criteria for acquisition of forested land with Reforestation Funds includes: 1) Acquisition of land for and to benefit the public good; 2) Land acquired must be conserved and retained (Section 51A-10.102 and 51A-10.135) to support tree canopy coverage and the enhancement of wildlife habitat; 3) The prioritization of sites that are development-threatened habitat areas and provide interconnectedness with natural area corridors for retention of continuous tree canopy, including city parks and riparian zones; and 4) Prioritize sites identified for city-wide development regions to provide current and future residents the opportunity to have close contact with natural areas.

The proposed acquisition meets these and other acquisition criteria of the Reforestation Fund as well as DPARD's mission to be "responsible stewards of the city's parks, trails, and open spaces," and DPARD's vision for the future of "a comprehensive system of parks, trails, open spaces, and recreation facilities that sustains, inspires, and invigorates."

Approximately two-thirds of the property is forested with a mix of soft and hardwood trees mixed with junipers which are most prevalent along the slopes of the ridges encircling the eastern portion of the property. Approximately 20 percent of the property is estimated to contain escarpment located primarily in the forestland.

If the City does acquire the Property, DPARD will be responsible for all management, operations, maintenance, and development of the land in accordance with the Reforestation Fund requirements. Except as restricted by the Reforestation Fund requirements, DPARD will be able to manage, develop, operate, and maintain the land as it does for other land under DPARD's purview. Such permissible development includes the development of non-forested areas (approximately one-third of the property) in any way PKR sees fit so long as such development does not adversely impact the forest ecosystem.

DPARD may also develop forested areas in a way which provides for public access and the public good which will be of minimal impact to the forest ecosystem; such acceptable development of forested areas may include trails and ancillary amenities (drinking fountains, signage, benches, etc.) small structures such as pavilions, and other amenities which will have minimal impact to the forest ecosystem. Creative development solutions which bring the public closer to nature such as a nature-oriented playground would be another example. These examples are not meant to be exhaustive and other low-impact development is permissible. Dallas Off-Road Bicycle Association (DORBA) currently maintains mountain bike trails through this property and the adjacent property to the south by agreement with the adjacent owners. Additionally, though PKR may take any maintenance action which preserves, enhances, and maintains the forest ecosystem, subject to appropriations, DPARD is not obligated to actively manage the forest ecosystem or mitigate external events detrimental to this forest such as natural weather events and other ecosystem impacts (high wind events, flooding, tree disease and insect damage, etc.).

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

Maintenance

- City will be responsible for maintenance after acquisition of the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Reforestation Fund	\$2,550,000.00	\$0.00	\$0.00

City will be responsible for maintenance of the property. Estimated annual operating and maintenance costs is \$115,000.00 in fiscal year 2023, \$93,000.00 in fiscal year 2024, and \$96,000.00 annually for future years.

MAP

Attached