

# JOEY GEORGUSIS PARK MASTER PLAN

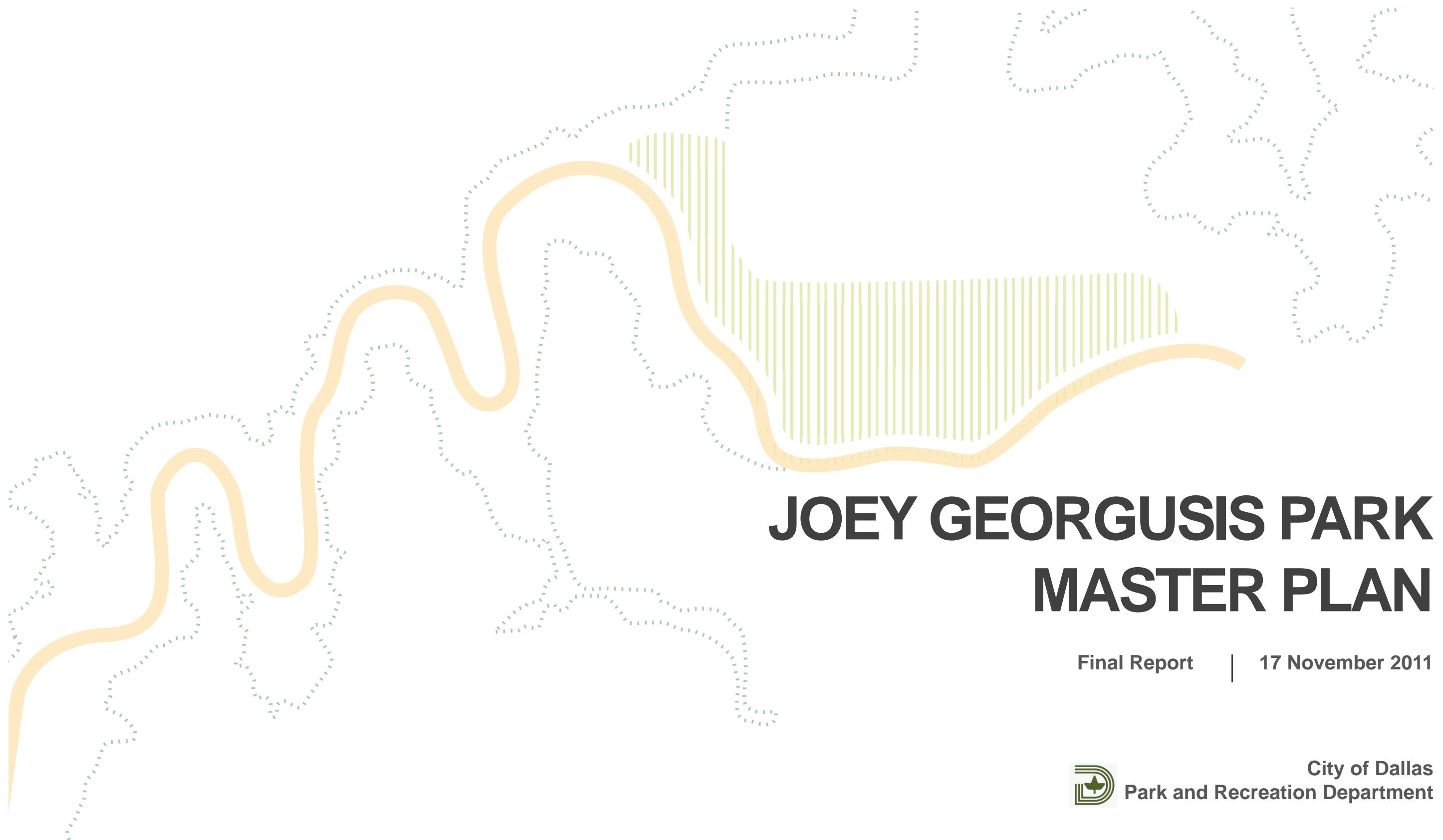
Final Report | 17 November 2011



City of Dallas  
Park and Recreation Department

HARGREAVES  
ASSOCIATES





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Park and Recreation Department**

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## 1 EXECUTIVE SUMMARY OF THE PLAN



## 2 EXISTING CONDITIONS / ANALYSIS



## 3 PROCESS



## 4 MASTER PLAN

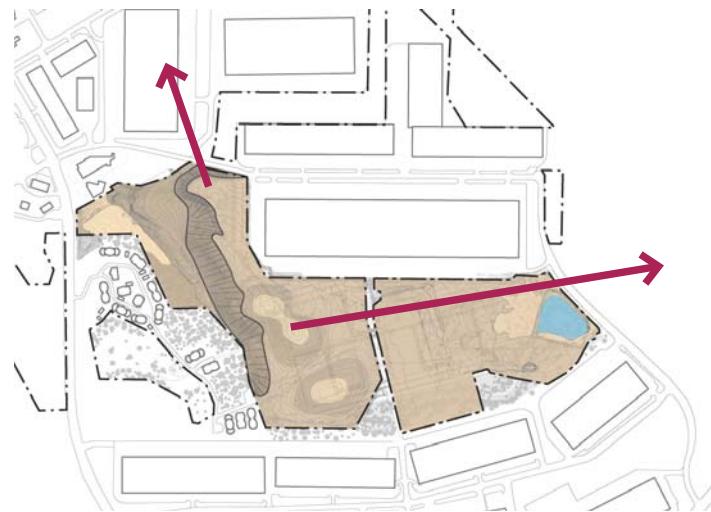
Overview	9
Design Principles	13

Regional Context	22
Site History	23
Open Space Network	26
Demographics/ Neighborhoods	27
Urban Connections	28
Land Use	30
Ecology	32
Geology	34
Environmental Conditions	36
Opportunities and Constraints for Site Development	38

Option 1 - Soccer Emphasis	42
Option 2 - Community / Sports Park	44
Option 3 - Multi - use Park	46

Park Access	50
Master Plan - Core Area	52
Phasing and Cost	62
Overall Master Plan	66





1

# Executive Summary of the Plan



# AN OVERVIEW

## An Overview

Located just six miles west of downtown Dallas, Joey Georgusis Park is envisioned as a first class soccer destination for the entire region. Its 200+ acres will also offer a unique destination for nature enthusiasts, West Dallas community and families, and dog lovers alike. The park is easily accessed from both I-30 and West Davis Street, and includes two primary zones: a developable open area that offers dramatic views of downtown Dallas and Las Colinas, as well as a naturally forested landscape that winds around the site's steep escarpment topography. The developable portion of the park will be transformed into a 10-field soccer complex that includes a tournament grove, formal seating, and a park support building, while a community park (including picnic areas, play, an iconic pavilion, and restored native meadows and groves) is planned for the site's most dramatic vista point at its northwestern tip. Plans also include an aquatic facility and a large dog park with connections to an extensive trail system that will connect the proposed Chalk Hill and Coombs Creek trails, allowing visitors access to the site's unique escarpment topography and the larger City landscape.

**The Landscape Master Plan is organized and described as follows:**

**Chapter 1: Executive Summary of The Plan**

This section provides a brief overview of the plan organization and primary design principles.

**Chapter 2: Existing Conditions / Analysis**

This section describes the larger site context and conditions which set the framework and character of the proposed master plan.

**Chapter 3: Process**

This section illustrates the design process and programmatic alternatives which lead to the preferred Master Plan design concept.

**Chapter 4: Master Plan**

This section provides a detailed description of the preferred Master Plan design.

# MASTER PLAN



## AERIAL VIEW



Aerial view of Joey Georgusis Park looking northwest



# **DESIGN PRINCIPLES**

The Master Plan for Joey Georgus Park aims to achieve the following objectives:

**1**

## **CONNECTIONS**

Create new bike and pedestrian trail connections between the developed park site, surrounding natural landscape, and the City.

**2**

## **ACCESS / ARRIVAL ENTRY**

Design park roads to offer entry and arrival at the park through a restored natural landscape.

**3**

## **TOPOGRAPHY**

Celebrate the site's unique topographical features and place new features to allow for views across and beyond the site.

**4**

## **ECOLOGY**

Restore the natural landscape of meadows and forest, and establish trails that connect the developed park to escarpment slopes and surrounding landscape. Integrate natural storm water management into the site's design.

**5**

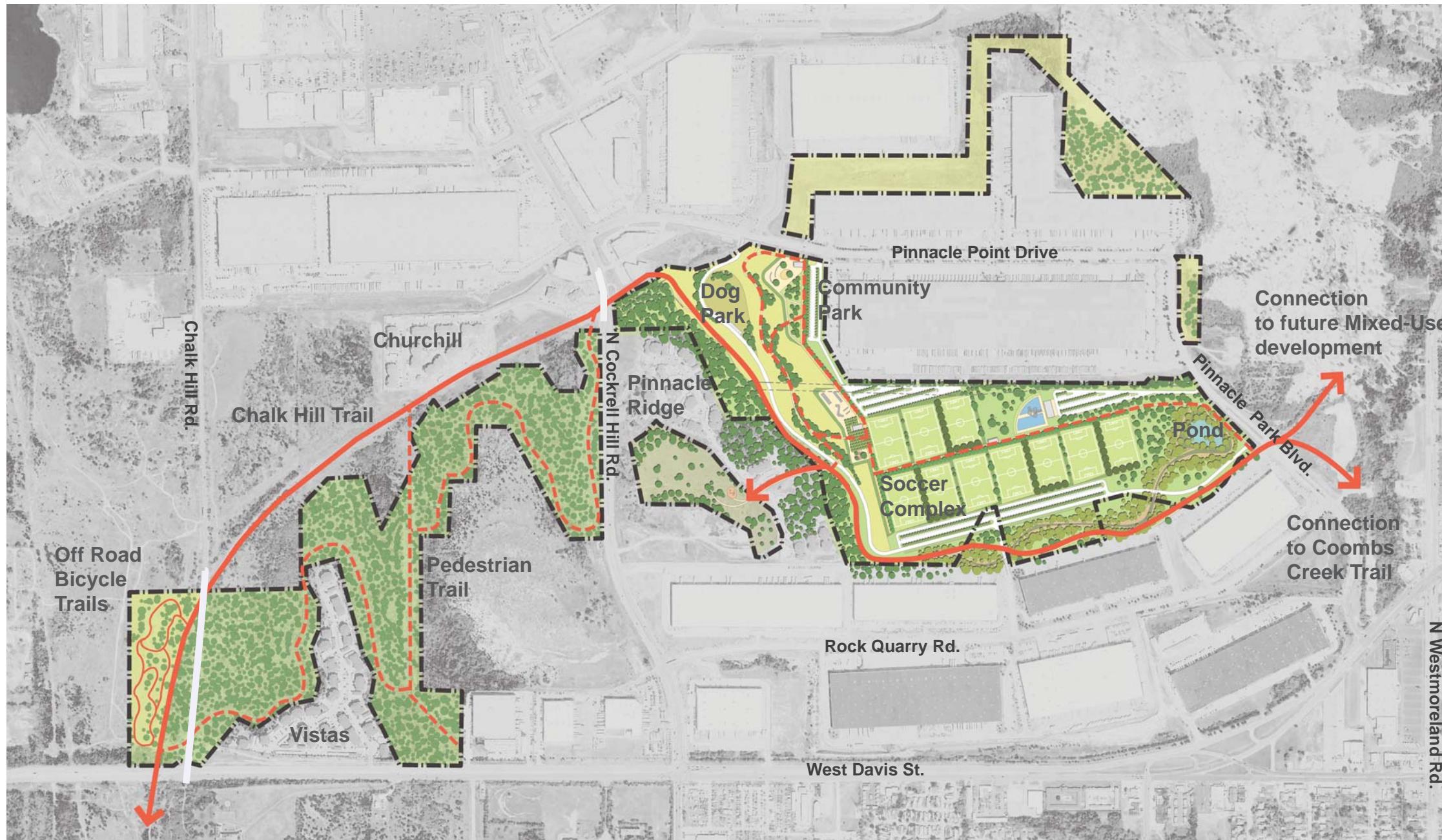
## **PROGRAMMING**

Create a soccer and community-oriented park for all ages and all seasons.

**6**

## **PHASING / COST**

Define a Phase 1 construction effort that is cost-effective and satisfies the essential programmatic goals for the park.



1

# CONNECTIONS

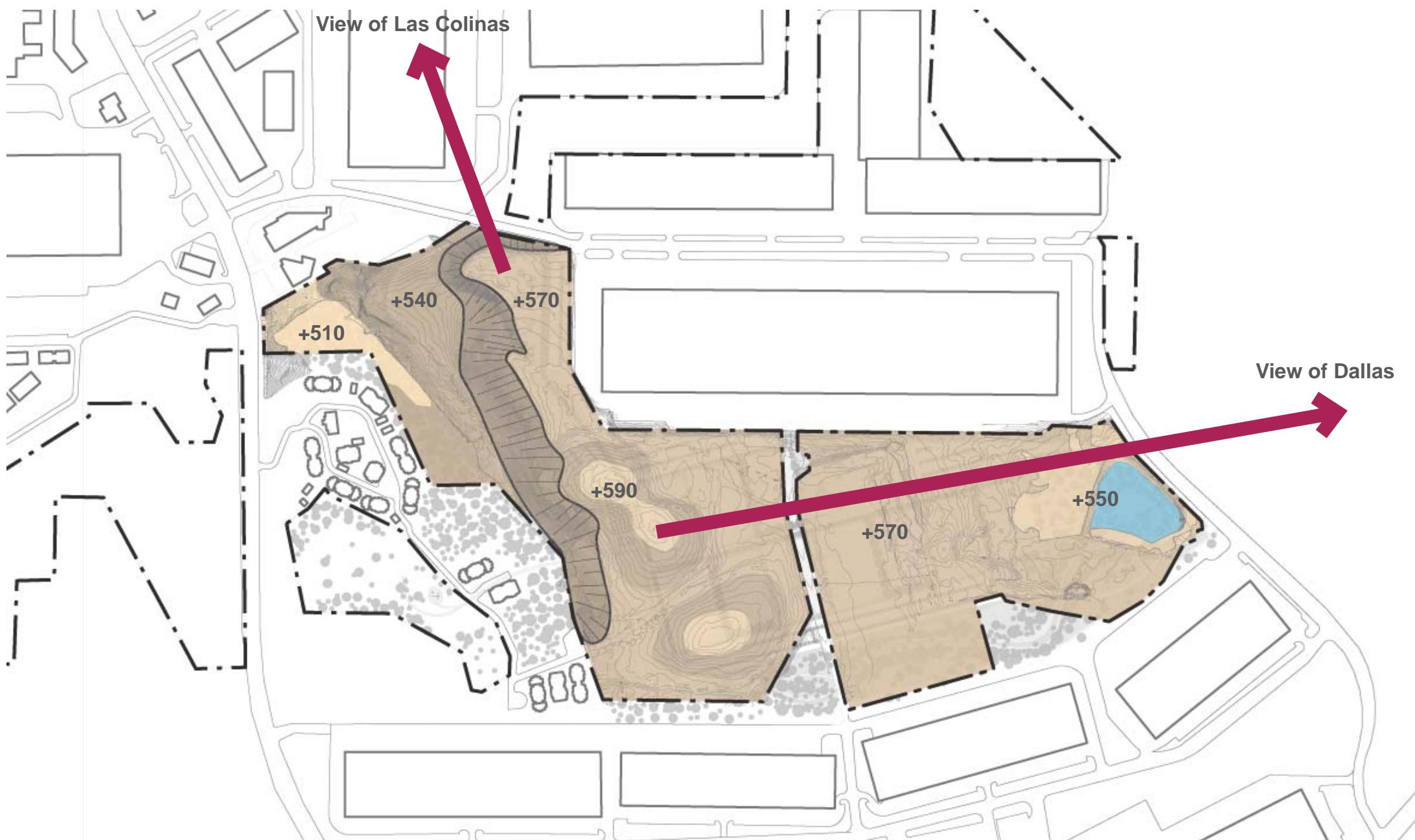
Create new bike and pedestrian trail connections between the developed park site, surrounding natural landscape, and the City.



# 2

## ACCESS / ARRIVAL ENTRY

Design park roads to offer entry and arrival at the park through a restored natural landscape.



# 3

## TOPOGRAPHY

Celebrate the site's unique topographical features and place new features to allow for views across and beyond the site.



# 4

## ECOLOGY

Restore the natural landscape of meadows and forest, and establish trails that connect the developed park to escarpment slopes and surrounding landscape. Integrate natural storm water management into the site's design.



# 5

## PROGRAMMING

Create a soccer and community oriented park for all ages and all seasons.



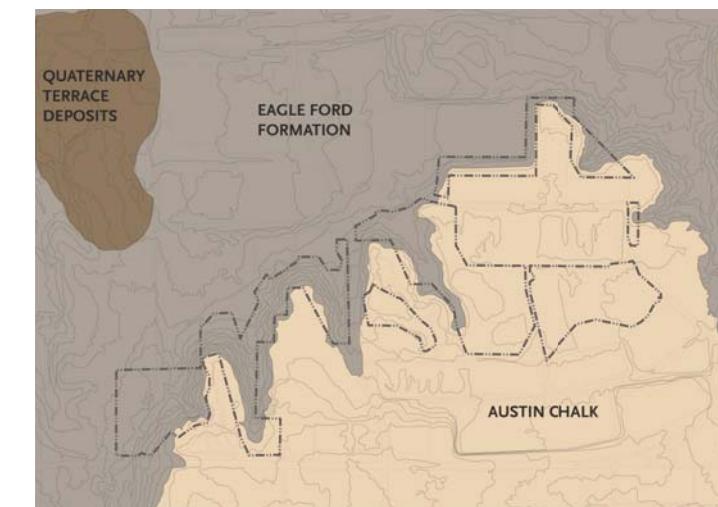
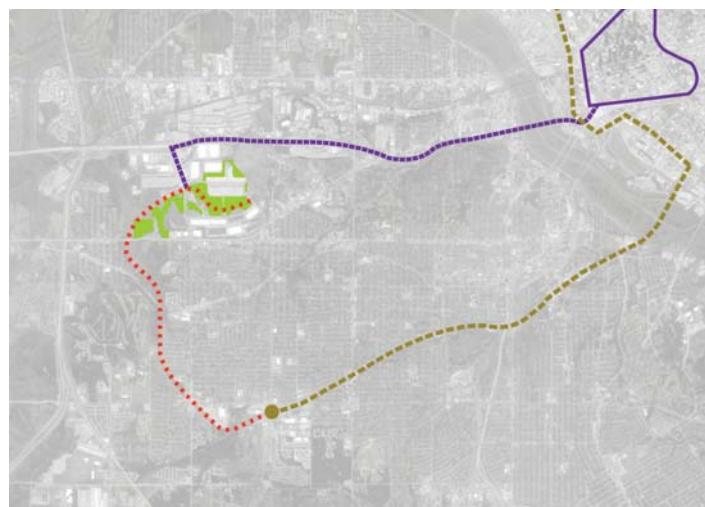
# 6

## PHASING / COST

Define a Phase 1 construction effort that is cost-effective and satisfies the essential programmatic goals for the park.

<b>Regional Park Context</b>	<b>22</b>
<b>Site History</b>	<b>23</b>
<b>Open Space Networks</b>	<b>26</b>
<b>Demographics / Neighborhood</b>	<b>27</b>
<b>Urban Connections</b>	<b>28</b>
<b>Land Uses</b>	<b>30</b>
<b>Ecology</b>	<b>32</b>
<b>Geology</b>	<b>34</b>
<b>Environmental Conditions</b>	<b>36</b>
<b>Opportunities / Constraints</b>	<b>38</b>

# 2



## EXISTING CONDITIONS / ANALYSIS

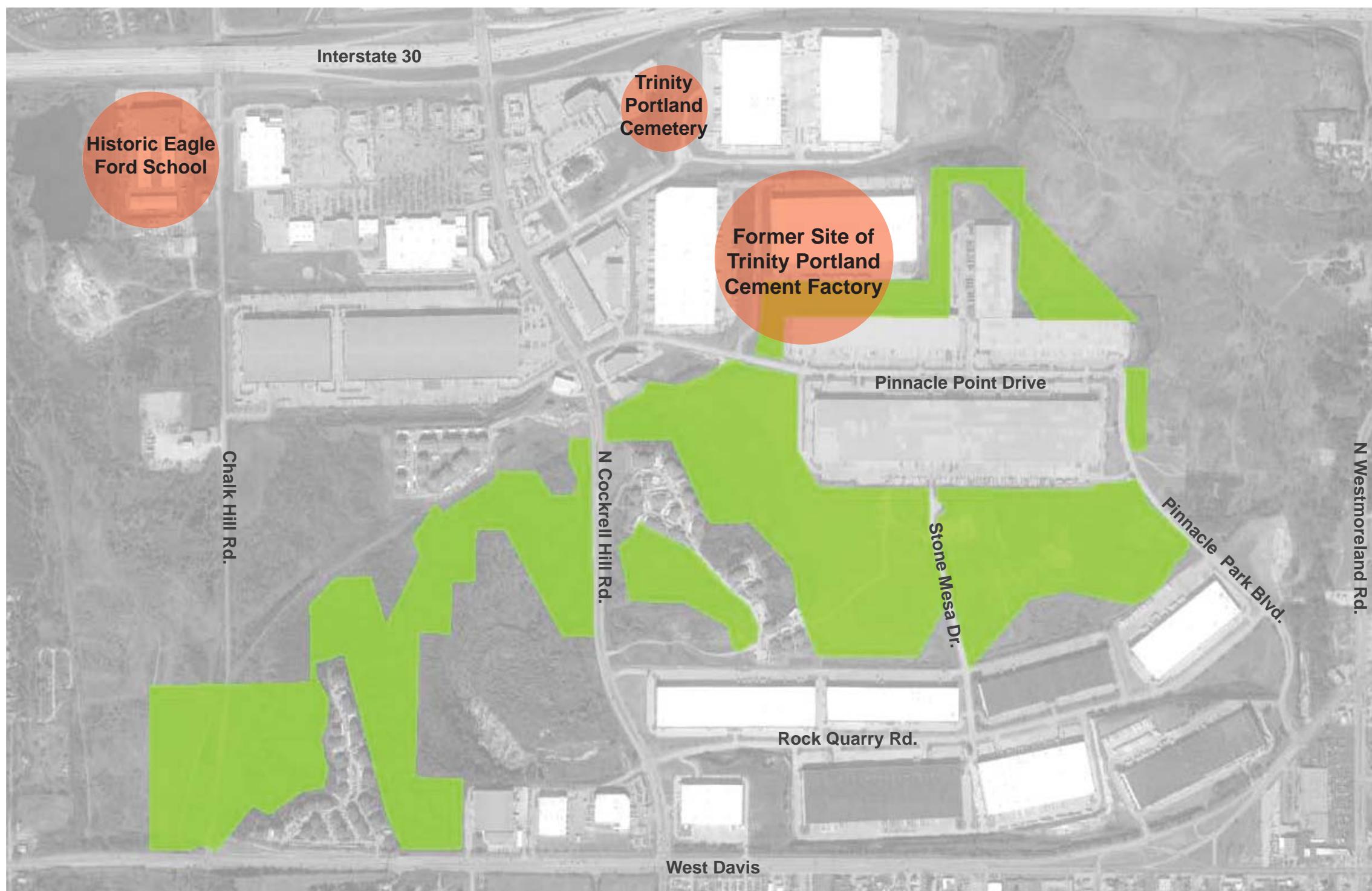
## REGIONAL CONTEXT

This new regional park helps fulfill some of the “Big Moves” in Dallas’ Renaissance Plan. The park will provide a new soccer facility for league activities and sports tourism. In addition, it will provide a connection to the regional trail network that links various SW Dallas communities together.



# SITE HISTORY

The character of the Joey Georgusis park site, as it stands today, has been shaped over time by a rich history. It has been home to some of the original settlers in Dallas, one of the area's most historic schools, and a cement factory whose quarry operations helped shape the topography of the land. The site served as active industrial park for decades, and was ultimately donated to the city as a park in memory of Joey Georgusis.



**1855**

First settled  
by La Reunion Commune

Trinity Portland  
Cement Plant and  
Limestone Quarry  
1909 - 1987



Neighborhood for  
workers included  
Eagle Ford School,  
Recreation Areas, Lake,  
Trinity Cemetery



Home to Infamous  
Outlaws Bonnie and Clyde



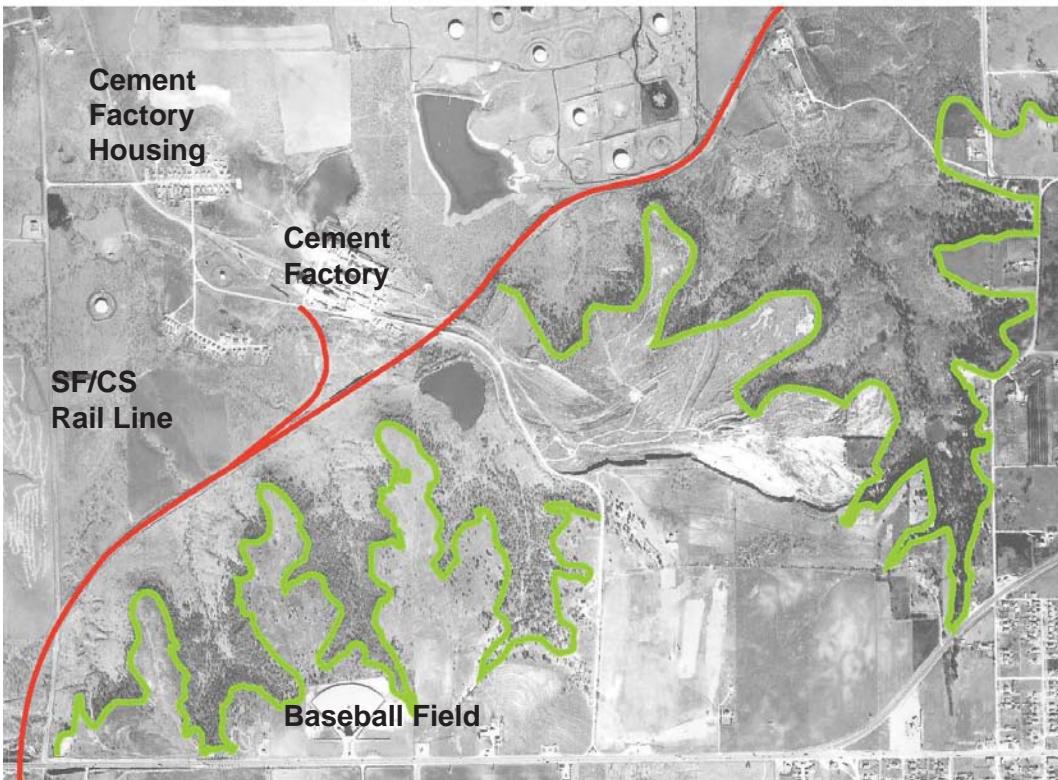
Pinnacle Park Mixed Use  
Development 1995-2010

Present

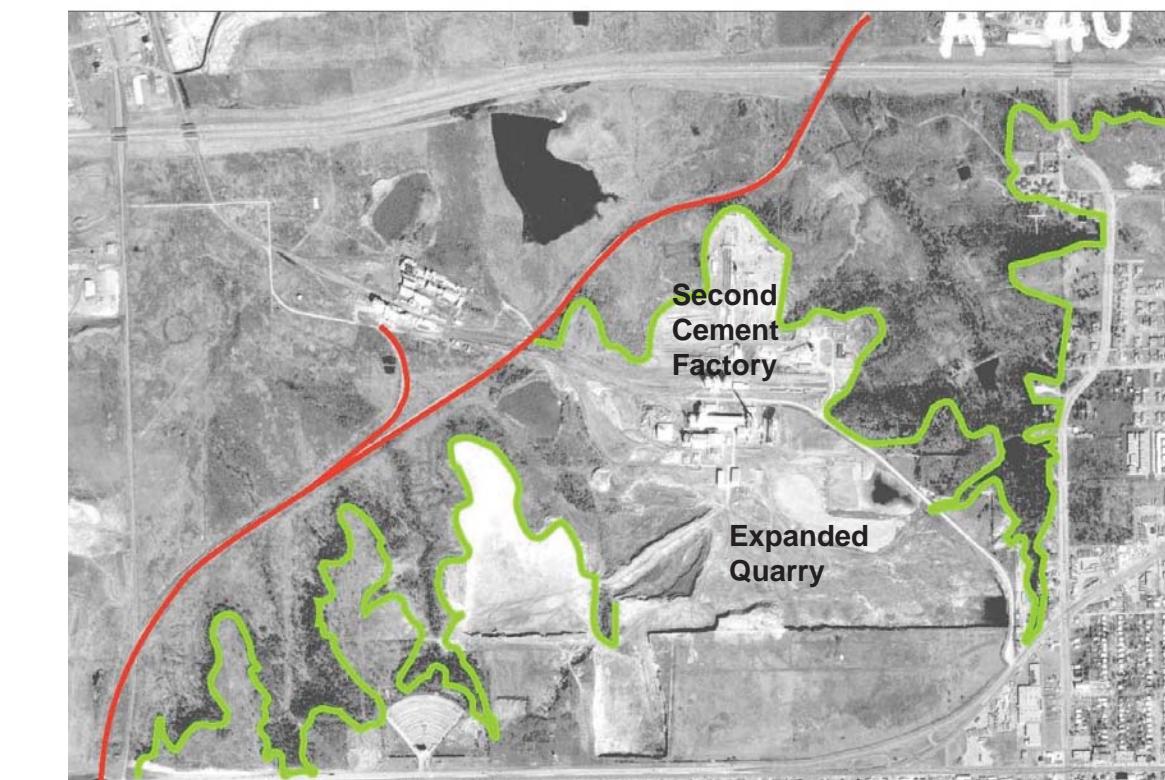
## SITE HISTORY

Although the land has experienced industrial activity for decades, much of the beautiful escarpment area is still intact. These historic aerials show a sequence of development impact over time.

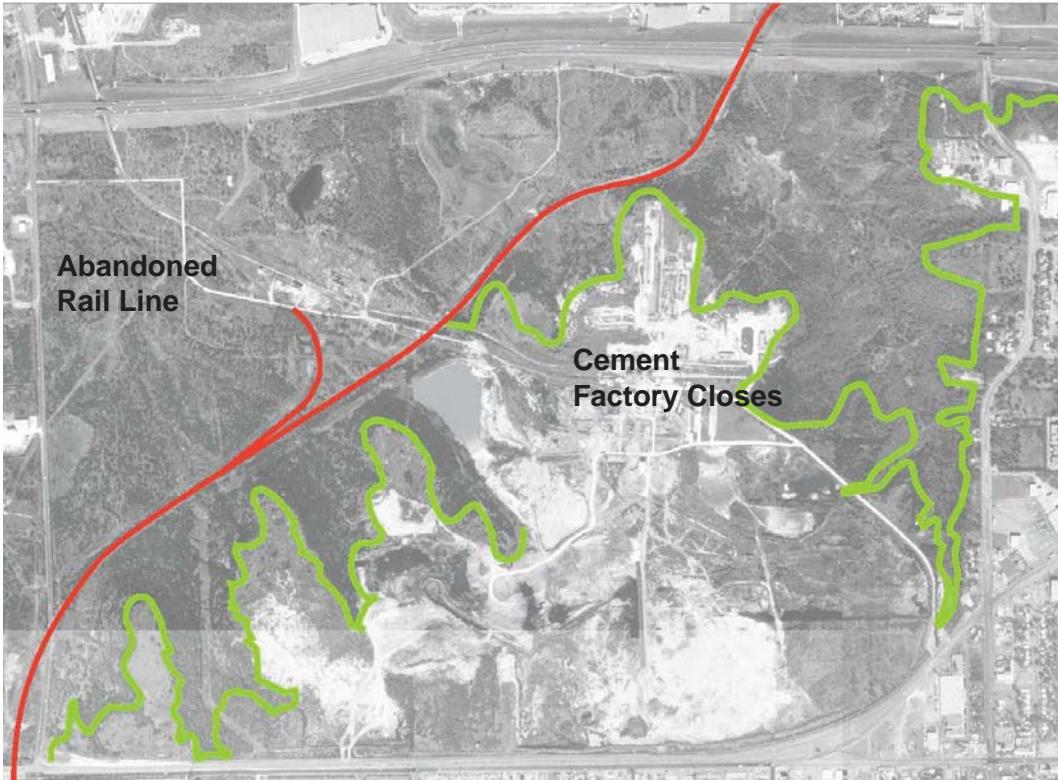
1942



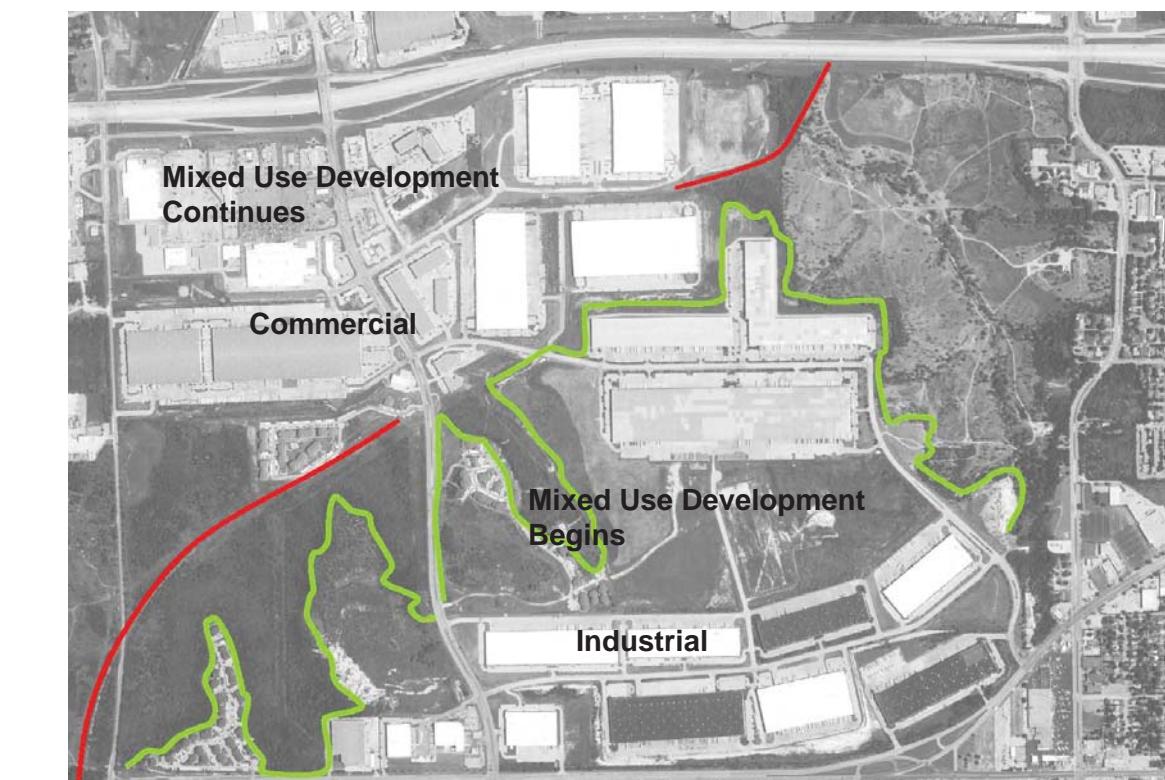
1972



1995



2010



## SITE HISTORY

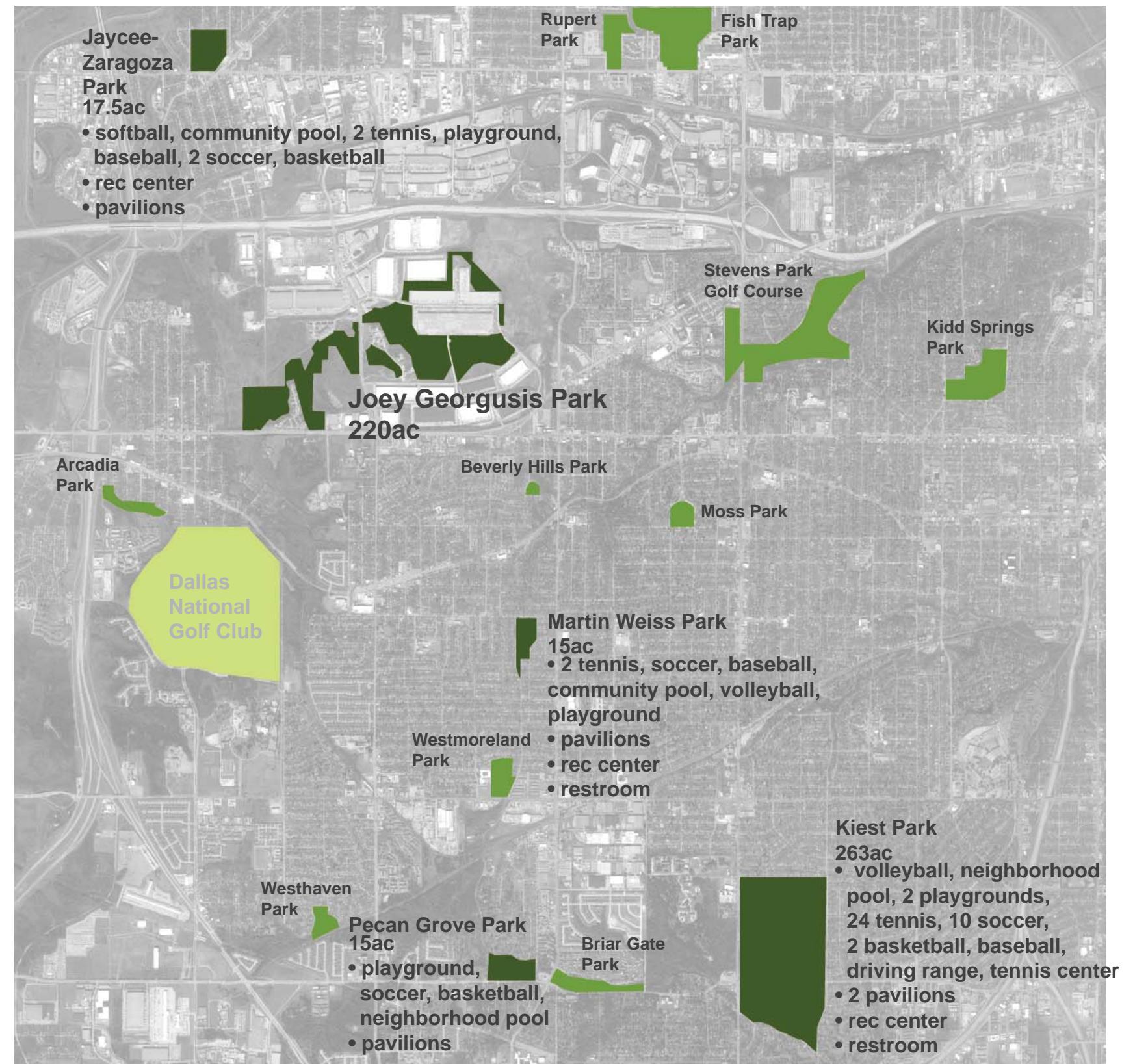
Over the past two decades, the Pinnacle Park district has become a notable industrial, retail and commercial location. These land uses generate a sizeable level of activity, which could further support park related activities. The park also has potential to provide a recreational resource to the current multi-family population.



# OPEN SPACE NETWORK

As a new regional park, this site will complement the variety of park classifications in this sector of the Dallas park system, particularly the need for major sports facilities. Joey Georgusis Park will offer competitive soccer, while Kiest Park will continue to offer competitive diamond sports. The new Joey Georgusis soccer fields will also take pressure off the overused sports facilities at Jaycee Zaragoza Park.

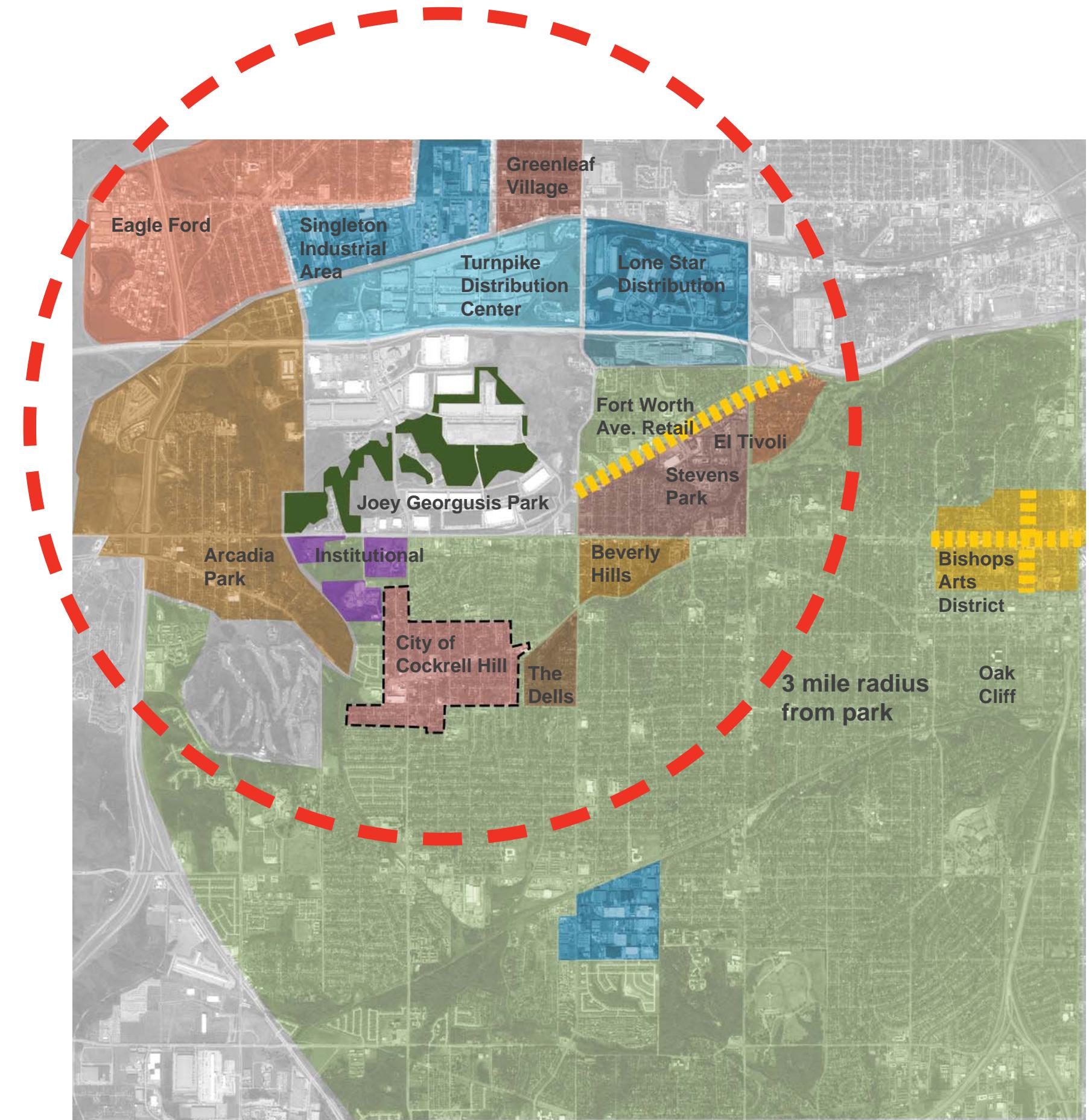
- █ Sports Park
- █ Neighborhood Park
- █ Golf Club (Private)



## DEMOGRAPHICS / NEIGHBORHOODS

This new park is poised to meet the demands for competitive soccer fields as well as other park amenities to serve the surrounding demographics.

- Median Age – 27
- Median Household Income – \$ 41,000
- High minority population with Hispanic origin
- 80% have High School Education or less
- 85% are Employed
- 75% of households are Families with 3 - 4 people
- 86% of households have at least one car

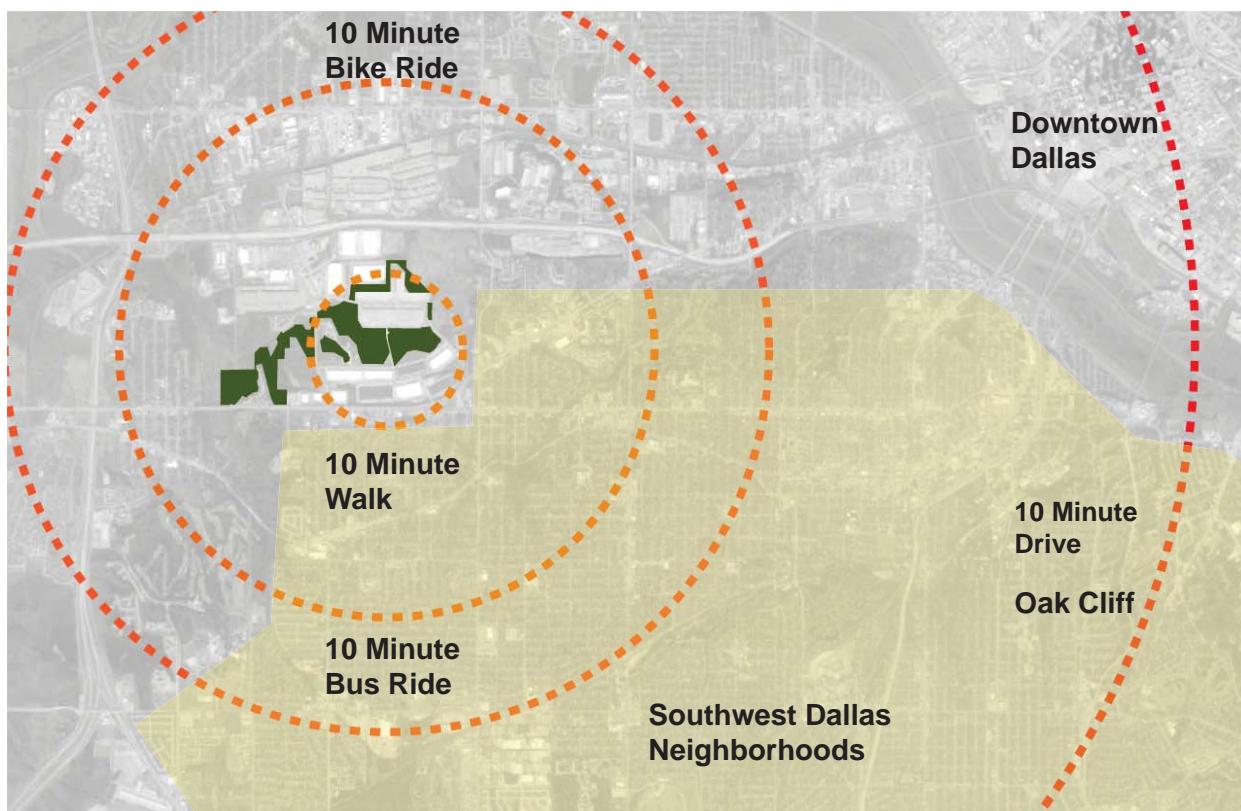


## URBAN CONNECTIONS

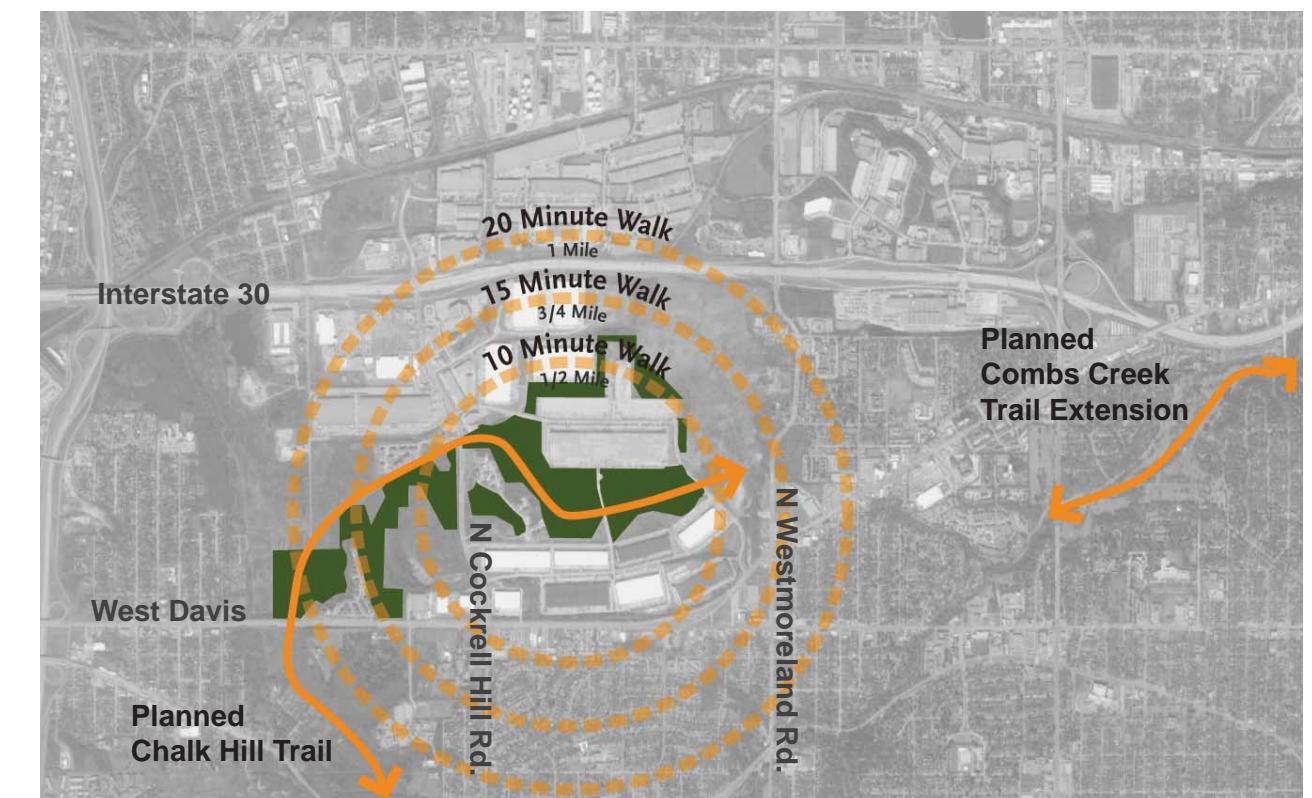
This park will serve a hierarchy of users coming for a variety activities for different lengths of stay. This connectivity will include those who walk, bike, and use mass transit to access the park. Given the large scale of the site and its location near I-30 and major local roads, it is assumed that many visitors will drive to the park.

The park is also surrounded by a modest residential population within walking distance, who may use existing sidewalks and trails to access the site. However, due to the lack of pedestrian scaled urban development, it is anticipated that more people will drive, bike or bus to the park.

## REGIONAL CONNECTIONS



## PEDESTRIAN ACCESS



# URBAN CONNECTIONS

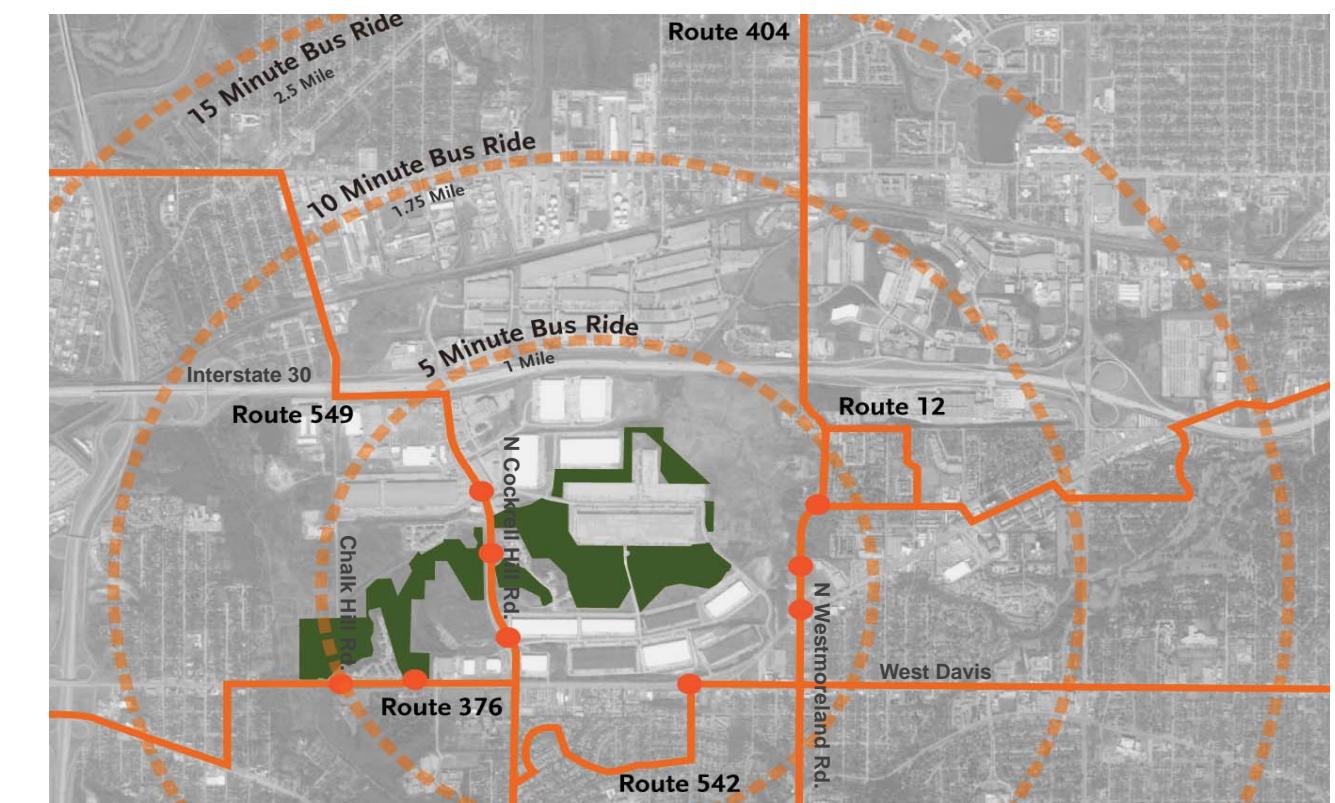
Dallas recently adopted a ground breaking vision for safe bicycle circulation throughout the city. It will be important to integrate the vision for the 2011 Bike Plan into park development strategies.

As a regional park, many visitors will be able to utilize mass transit to access the park, particularly from existing bus stops along North Cockrell Hill Road. Existing bus routes can be evaluated for peak service needs of park users.

## 2011 BIKE PLAN ROUTES

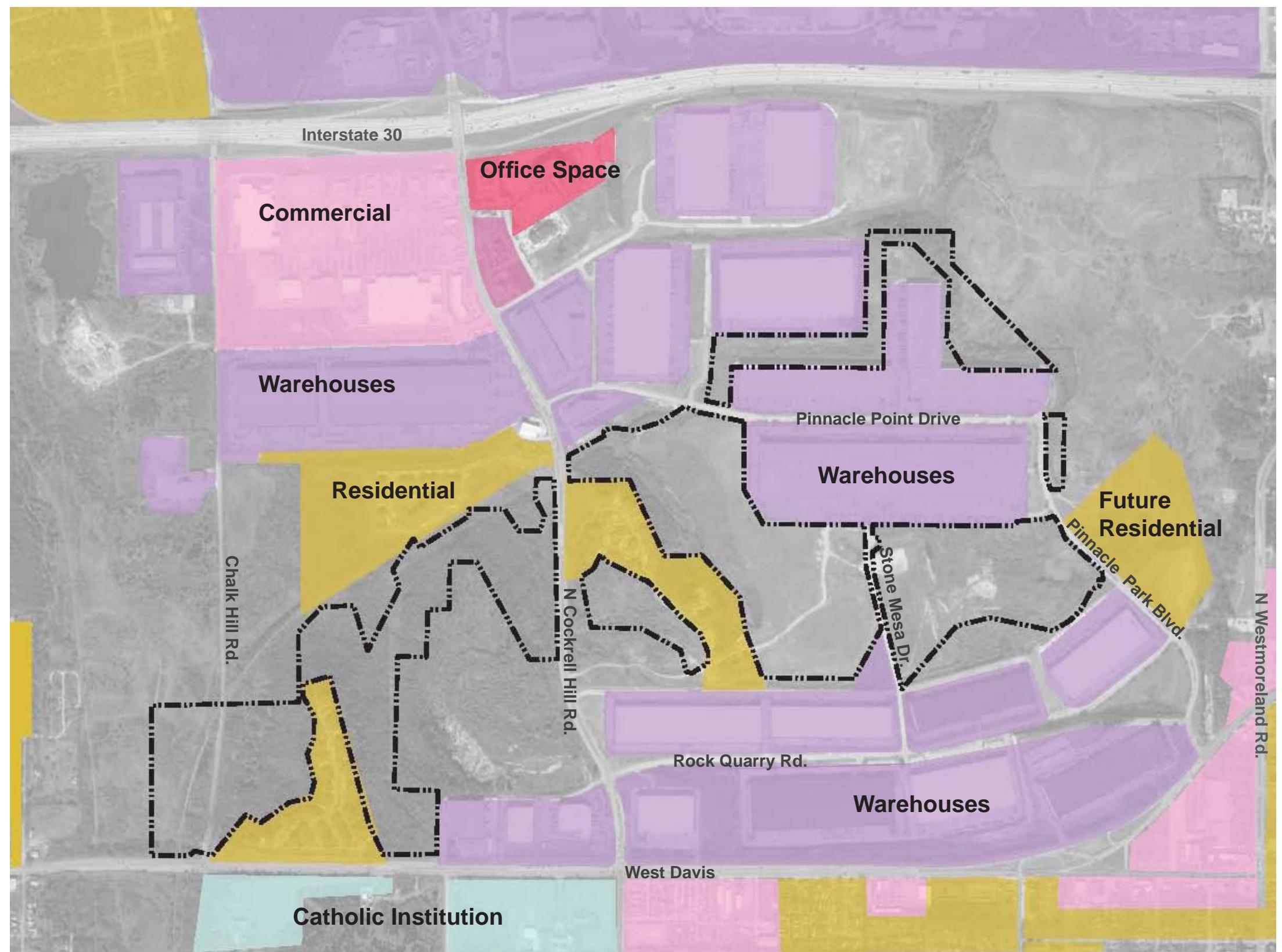


## BUS ROUTES



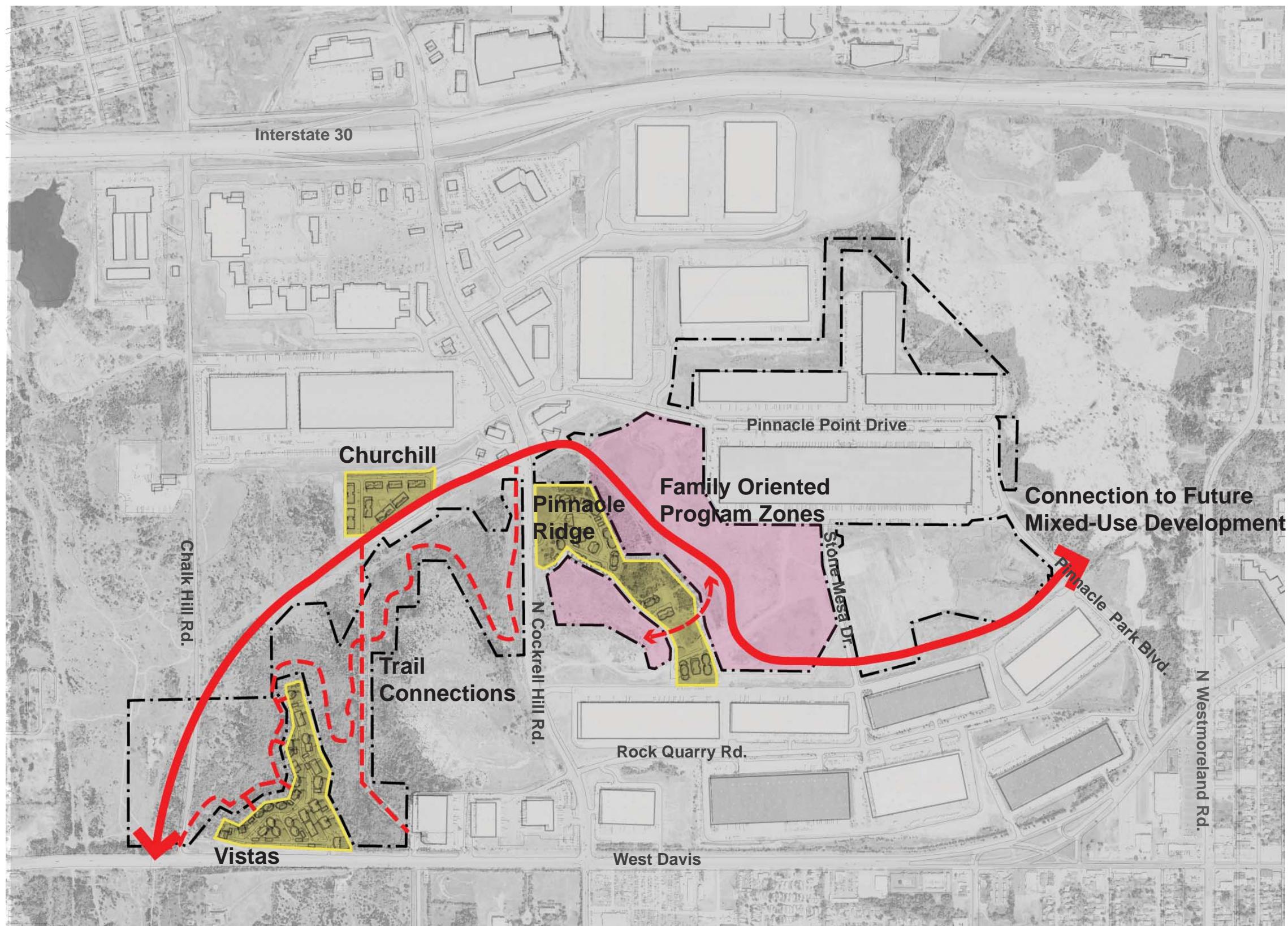
## LAND USE - SURROUNDING USES

The current surrounding land uses generate a high volume of activity on a daily basis. A range of park activities will become another popular attraction within the Pinnacle Park Development area. It is notable that the park has four major housing developments around its edges, which will bring an immediate group of users and well as "eyes on the park". Park development will be the final piece of a truly mixed use development.



## LAND USE - RESIDENTIAL ADJACENCIES

Adjacent multi-family residents currently enjoy wonderful proximity to the escarpment zone woodland, as well as some of the best views in the Dallas-Fort Worth area. The new park offers a recreational resource for those who live close by, and trail connections are planned to allow connections from these residential areas to the park.



## REGIONAL ECOLOGY - BLACKLAND PRAIRIE

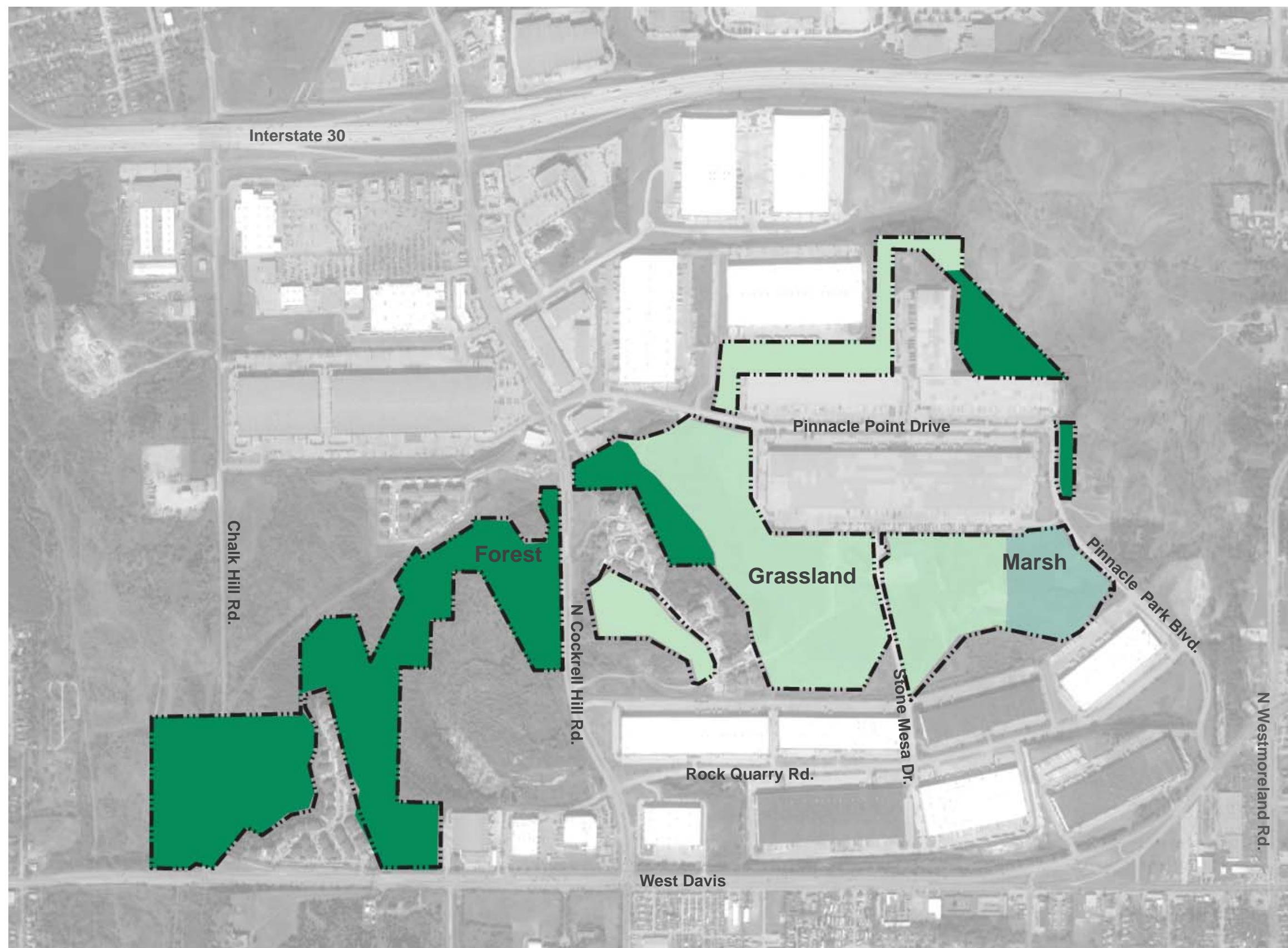
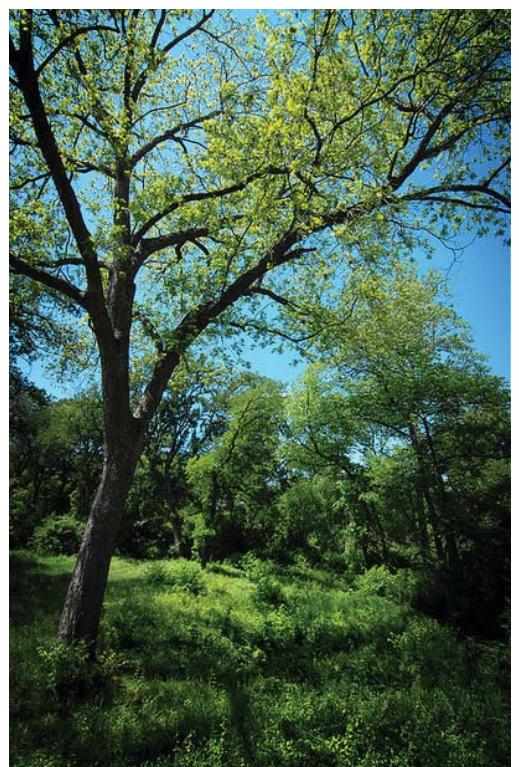
This new park falls within the diverse Blackland Prairie Ecoregion of Texas. In this ecoregion, rich soils feed vast grasslands and oak woodlands throughout north Texas to Central Texas. Many of the plant species found in the Blackland Prairie are adaptable for landscape use, and may be appropriate to integrate into future park development.



\* Images represent Blackland Prairie Ecoregion, not actual site photos.

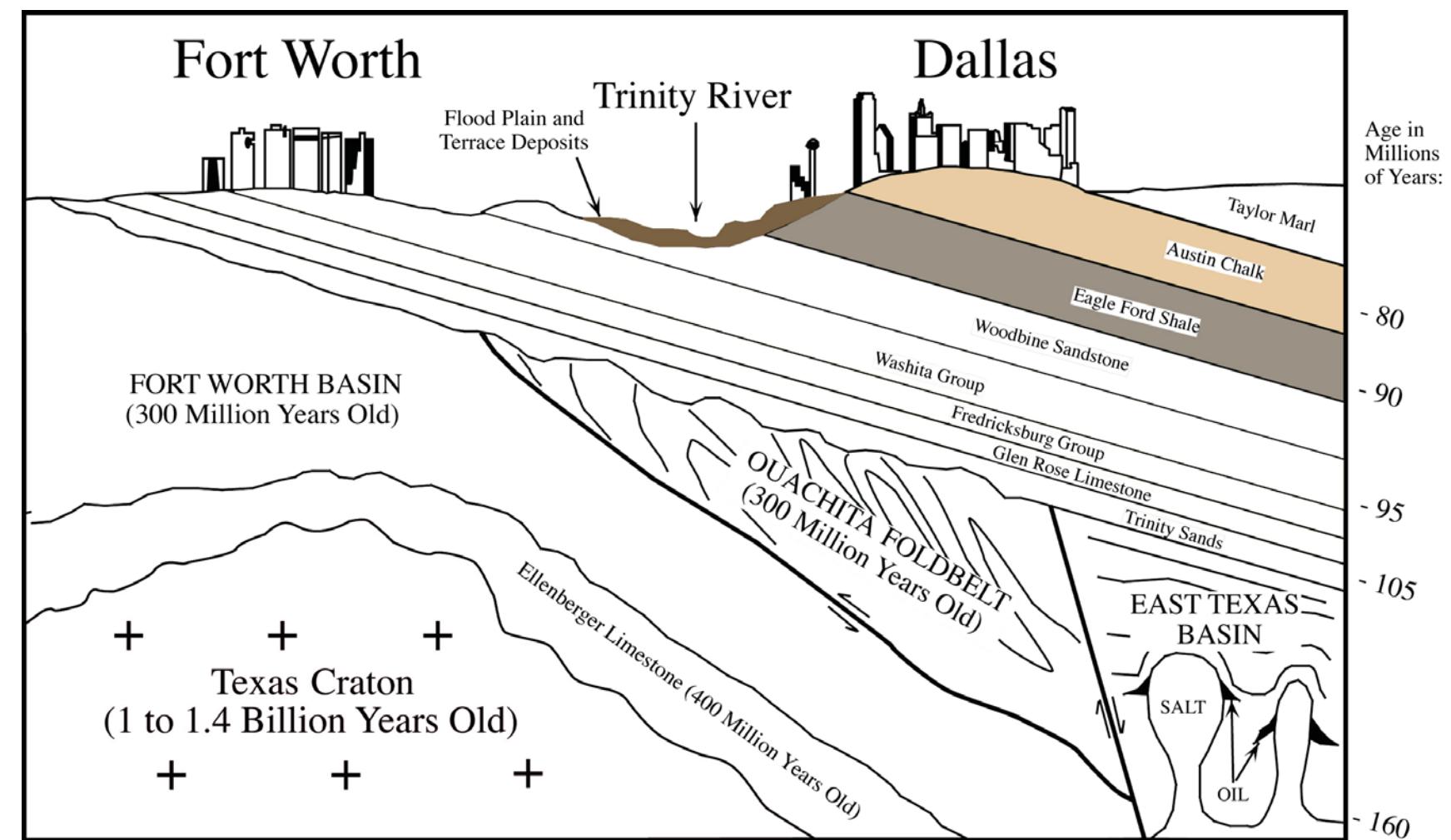
## SITE ECOLOGY - EXISTING VEGETATION

The site now currently includes three primary vegetative zones. The wooded escarpment is naturally occurring, while the grassland and marsh zones are outcomes of surrounding development.



# REGIONAL GEOLOGY

One of the features that gives this park site its character also makes it one of the most sensitive ecological zones in the Dallas-Fort Worth Region. The fault line between the Austin Chalk and Eagle Ford Shale geologic formations, or the “escarpment zone”, winds through and around the park site. This zone is closely monitored by city code restrictions, but provides a unique opportunity for nature-based learning and interpretive education.

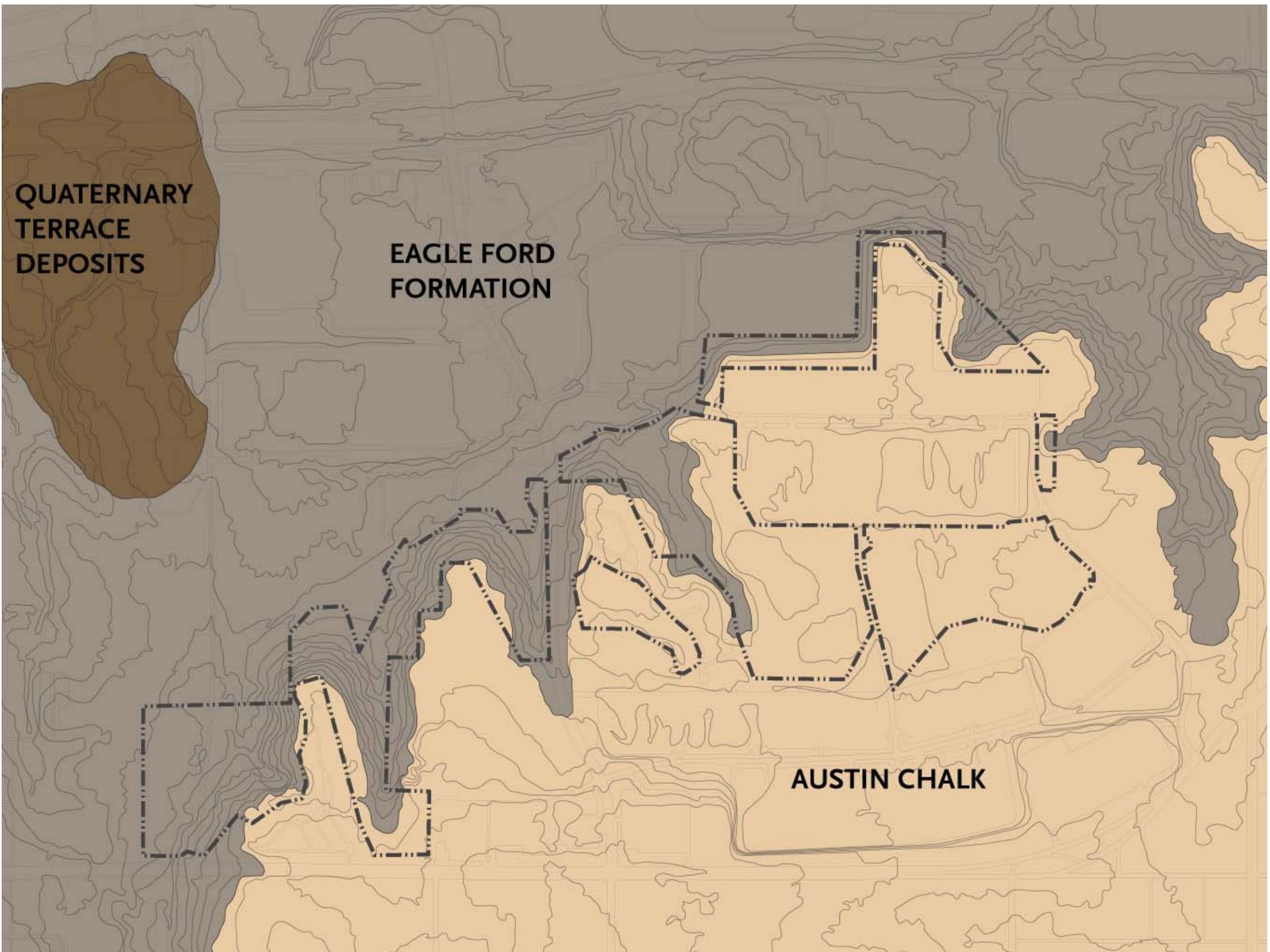


EAGLE FORD SHALE



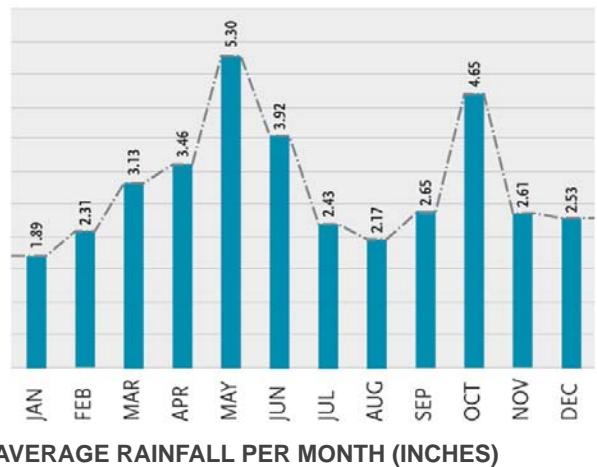
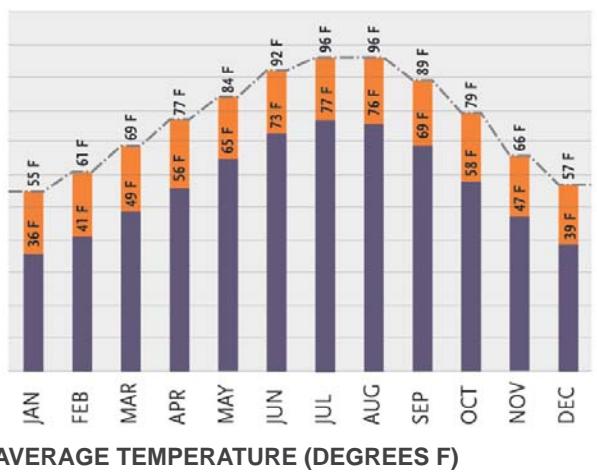
AUSTIN CHALK

## SITE GEOLOGY

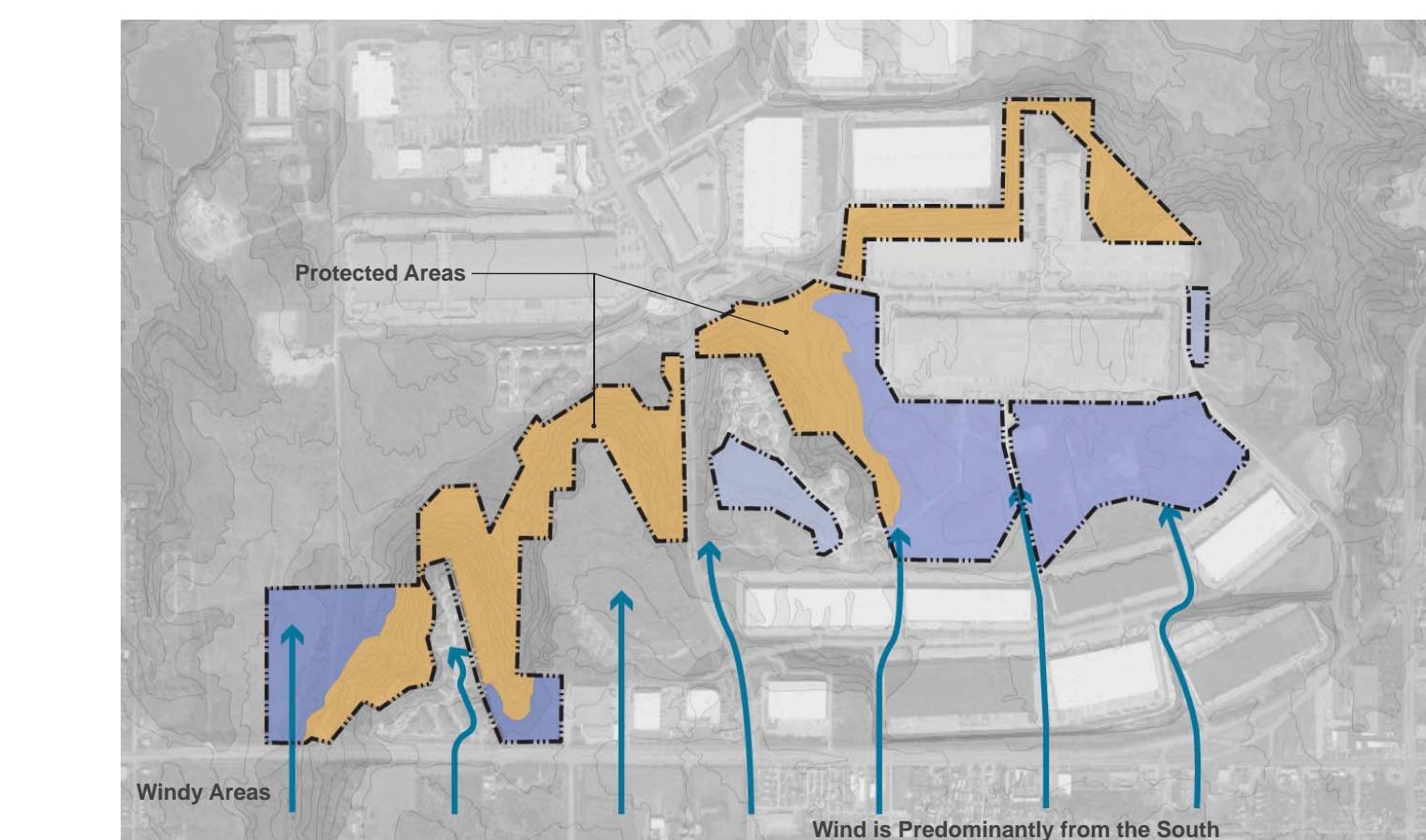


# ENVIRONMENTAL CONDITIONS - SUN / WIND / CLIMATE

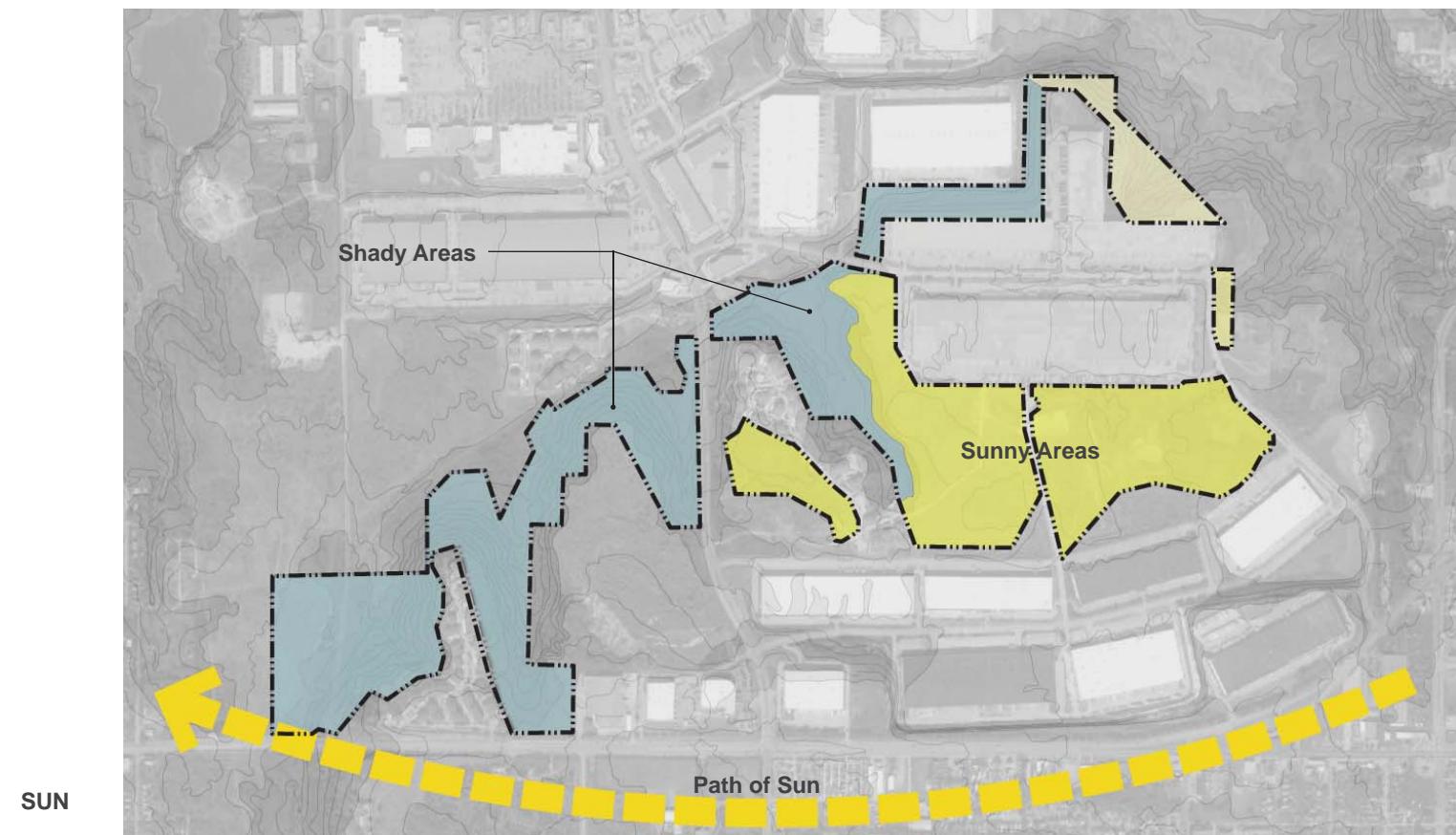
The site has climate conditions that are typical of the DFW region. Wind patterns are chiefly from the south-southwest, and may offer a cooling effect on the park during the warmer months. The wooded escarpment zone has wonderful shade coverage, while the grassland areas are exposed to full sun all day. Due to the difficulty of development within the steep Escarpment Zone, the majority of park program is located in the open, sunny portion of the site. It will be very important to provide shade as well as rain protection in this zone.



- Shade needed from: April-October

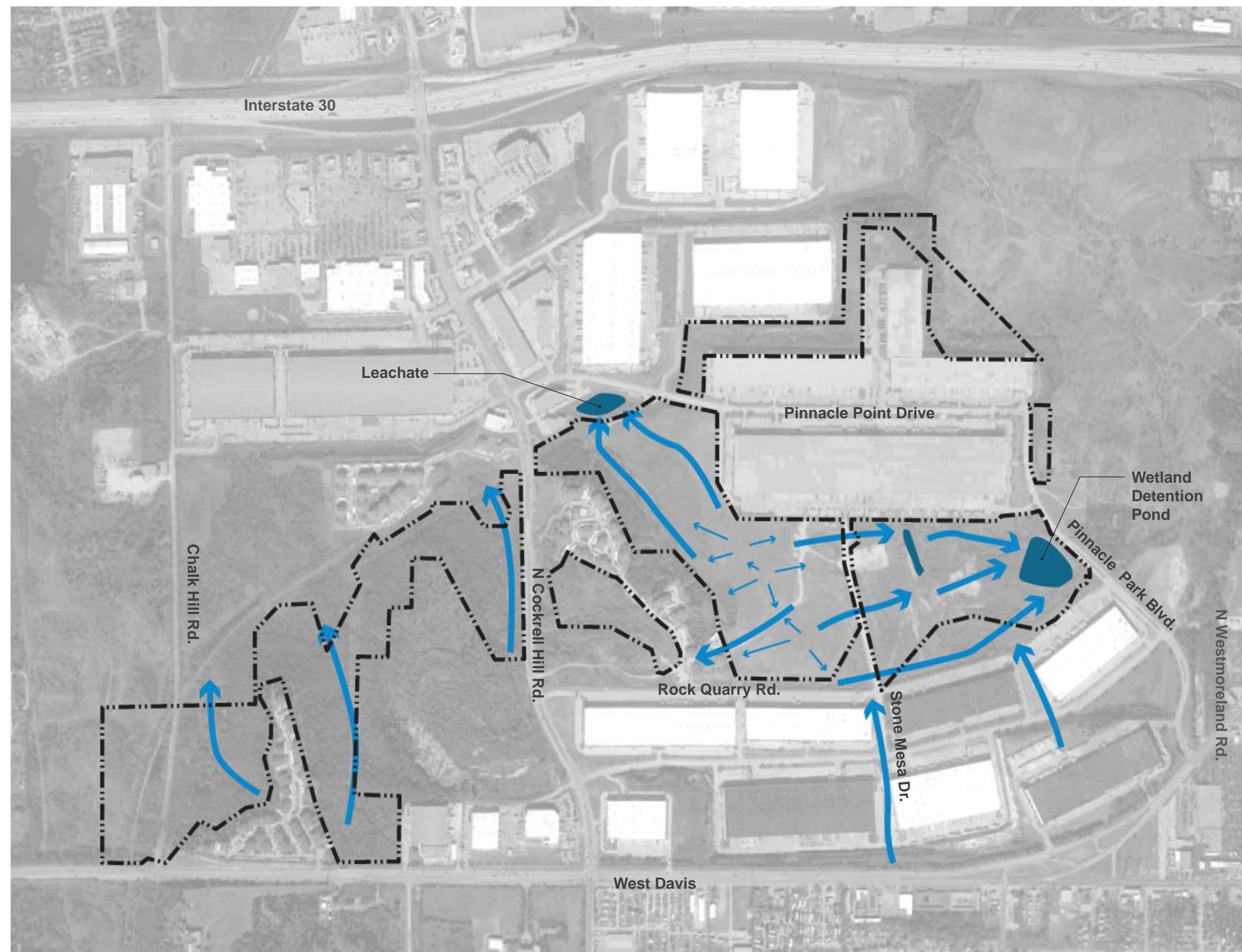


- Rain shelter needed in peak sports seasons: Spring and Fall



## ENVIRONMENTAL CONDITIONS - DRAINAGE

Drainage on site expresses the dramatic escarpment landscape and raised fill. Steeper escarpment zones typically drain to the north drainage swales associated with the old railroad corridor. The capped landfill / grassland is crowned and drains primarily east or west, with water ultimately making its way into one of the two detention areas. Runoff from the warehouses along Rock Quarry Rd. drains into an existing swale along the south edge of the site, offering a unique opportunity to create an integrated storm water management system.



## OPPORTUNITIES AND CONSTRAINTS FOR SITE DEVELOPMENT - ESCARPMENT AND FILL

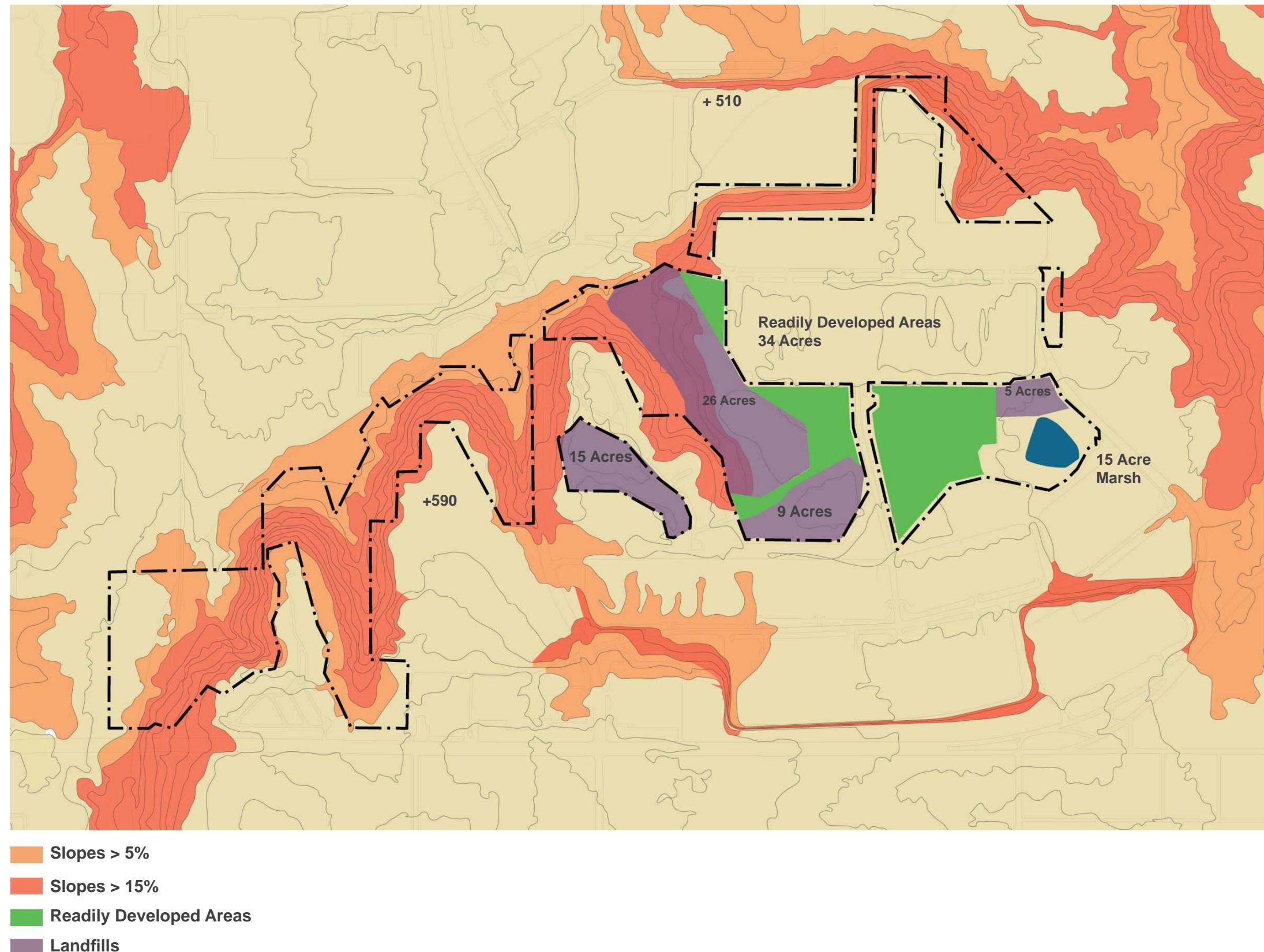
The majority of the 220 acre site is occupied by one of two topographic elements: the steep slopes of the escarpment zone, or the mounded areas of capped fill. Each of these zones comes with unique constraints on site development.

Escarpe zones are generally defined by unstable chalky slopes and thick vegetation. The exact boundaries of these zones must be determined by a Geologist before site design and construction. In general, no development is allowed within the escarpment zone, and permits are required for development within "geologically similar" areas. Low impact, soft surface trails that can be constructed without machinery, re grading or site clearing are likely allowable, and would provide access and interpretive opportunities within this unique regional landscape.

Filled areas containing construction debris have been formally capped and closed. These landfills have been formally transferred from commercial/ industrial to residential (parkland/ recreational) land use status. Deed Restrictions outline the TCEQ required maintenance of the landfill caps. The leachate collection system is active and operated by TCEQ.

A marshy area that collects site runoff exists at the eastern edge of the site. Further investigation will be required to determine whether this zone is a "jurisdictional" wetland requiring Section 404 permitting.

34 acres of the site are relatively level and at natural grade. This portion of the site is readily developed and not subject to any particular development restrictions.

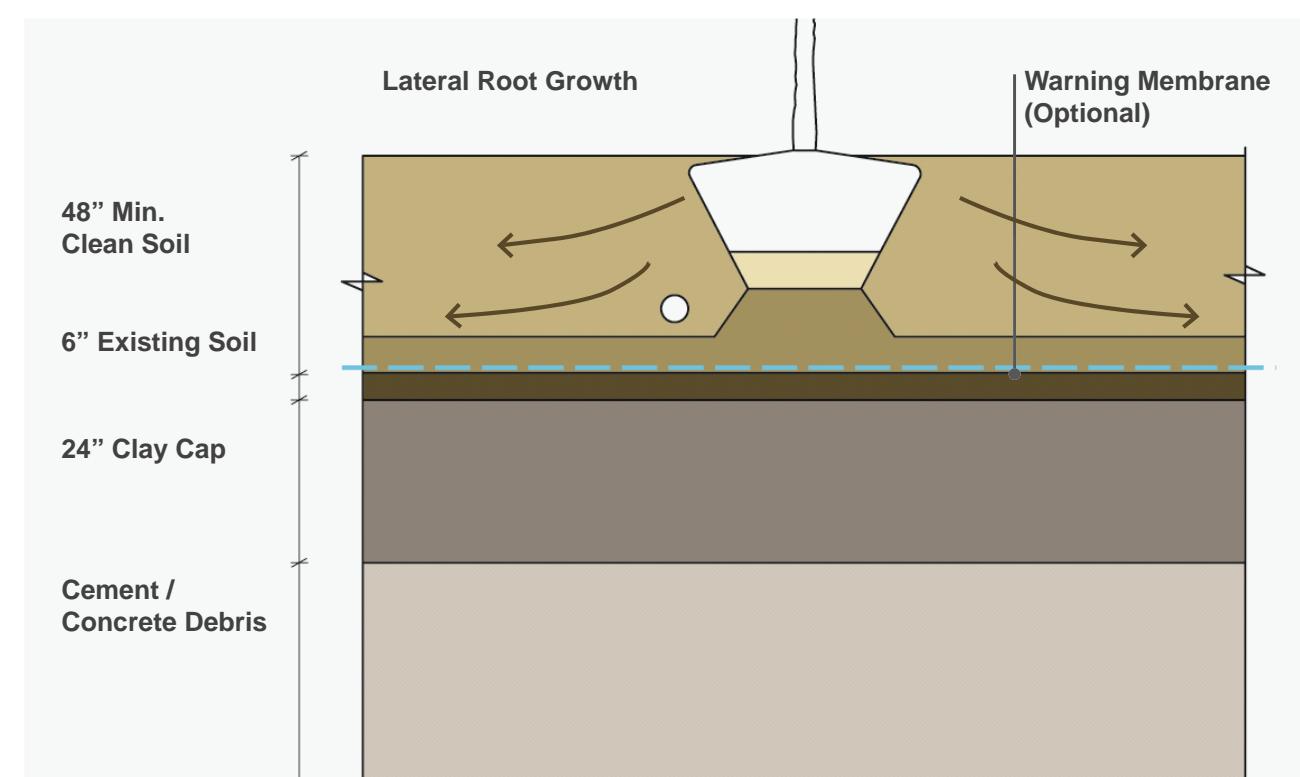


# OPPORTUNITIES AND CONSTRAINTS FOR SITE DEVELOPMENT - CAPPED FILL

The site's filled areas contain cement and other waste products from the concrete manufacturing plant that previously occupied the site. These landfills have been deemed stable and do not pose any health risks.

Each filled area is encapsulated with a 24" thick clay cap, and covered with 6-12" of existing soil and grassland. TCEQ regulations dictate that these caps be protected and examined for cracks, erosion, burrowing animals and pioneer trees and shrubs, which must be removed. Cutting into the caps is prohibited, but they are stable and may receive fill and new construction on top. Foundations, grading, drainage, roads, trails, planting and utilities must be carefully designed to prevent compromising the clay cap, and may be subject to specific requirements by TCEQ.

Tree planting over the landfills should be permissible as long as enough clean soil and rooting volume is provided on top of the cap. The EPA has documented ample research showing that trees can often be safely planted on landfills and that their roots typically grow laterally along (not into) the cap. At the Elm Fork Complex in Dallas, which was constructed over a Municipal Landfill, 2' of clay rich soil was required between the bottom of tree excavation pits and the waste fill.



## POTENTIAL PLANTING OVER CAPPED FILL

**OPTION 1** 42

**OPTION 2** 44

**OPTION 3** 46



3

## PROCESS

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## OPTION 1 - SOCCER EMPHASIS

Program Option 1 is driven by the desire to maximize soccer and sports related program. The Dog Park is located on lower ground, adjacent to existing forest to allow for a seamless transition from a more structured to a more natural setting.

This option includes:

- 12 Formal Fields
- 2 Informal Fields
- Central Community Park
- Dog Park in Natural Setting
- Natural Southern Edge



## OPTION 1 - SOCCER EMPHASIS



Multi-use Field Striping



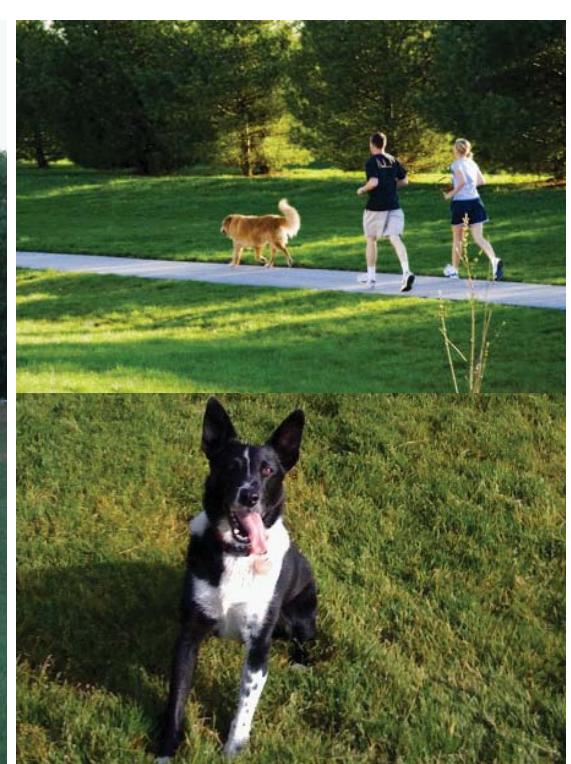
Tiered Fields



Night Lighting



Dog Park - Link to Natural Areas, Trails



## OPTION 2 - COMMUNITY / SPORTS PARK

Program Option 2 locates a Community oriented program at the "Panhandle" or "Vista Point" of the site, providing great views out to the northwest. The addition of a park entry road on the southeast through the existing and revegetated stormwater treatment zone would provide a more park like arrival from the south.

This option includes:

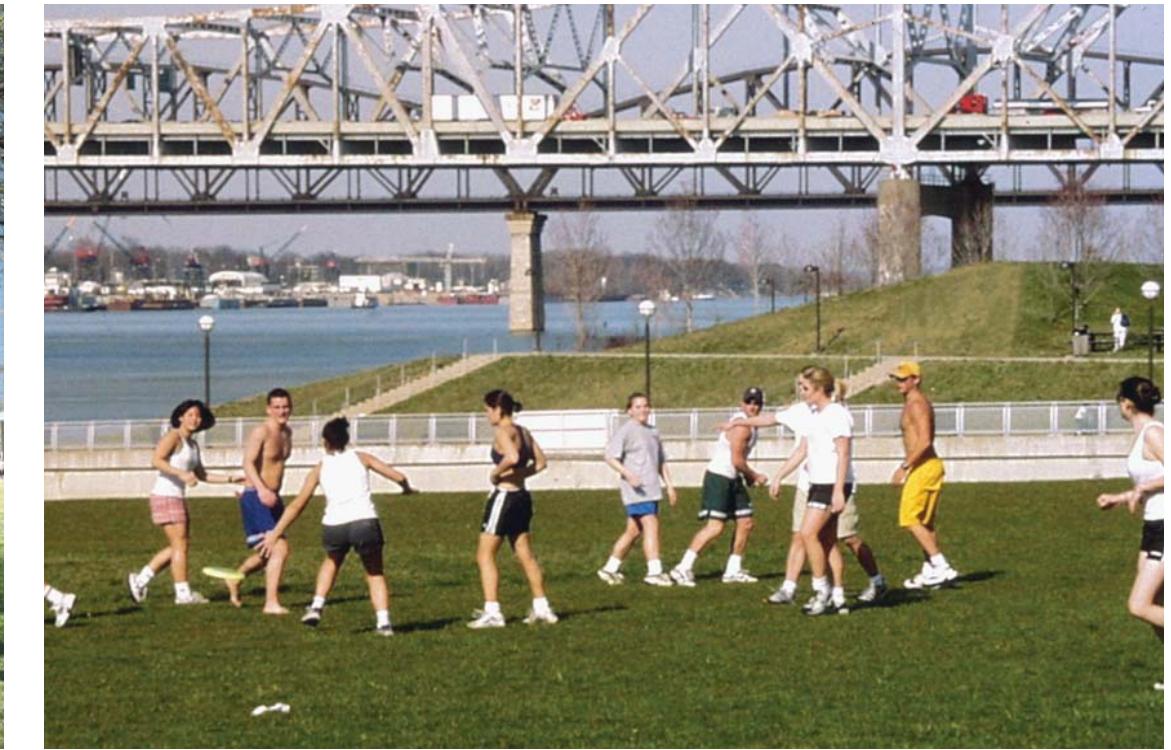
- Community Park at "Vista Point"
- 7 Formal Fields
- Smaller Sports
- Central Dog Park



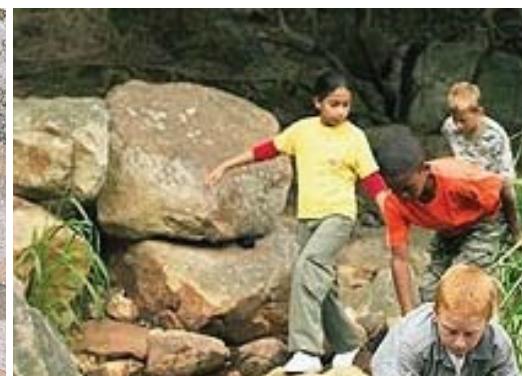
## OPTION 2 - COMMUNITY / SPORTS PARK



Shade



Passive Recreation



Explorational Play

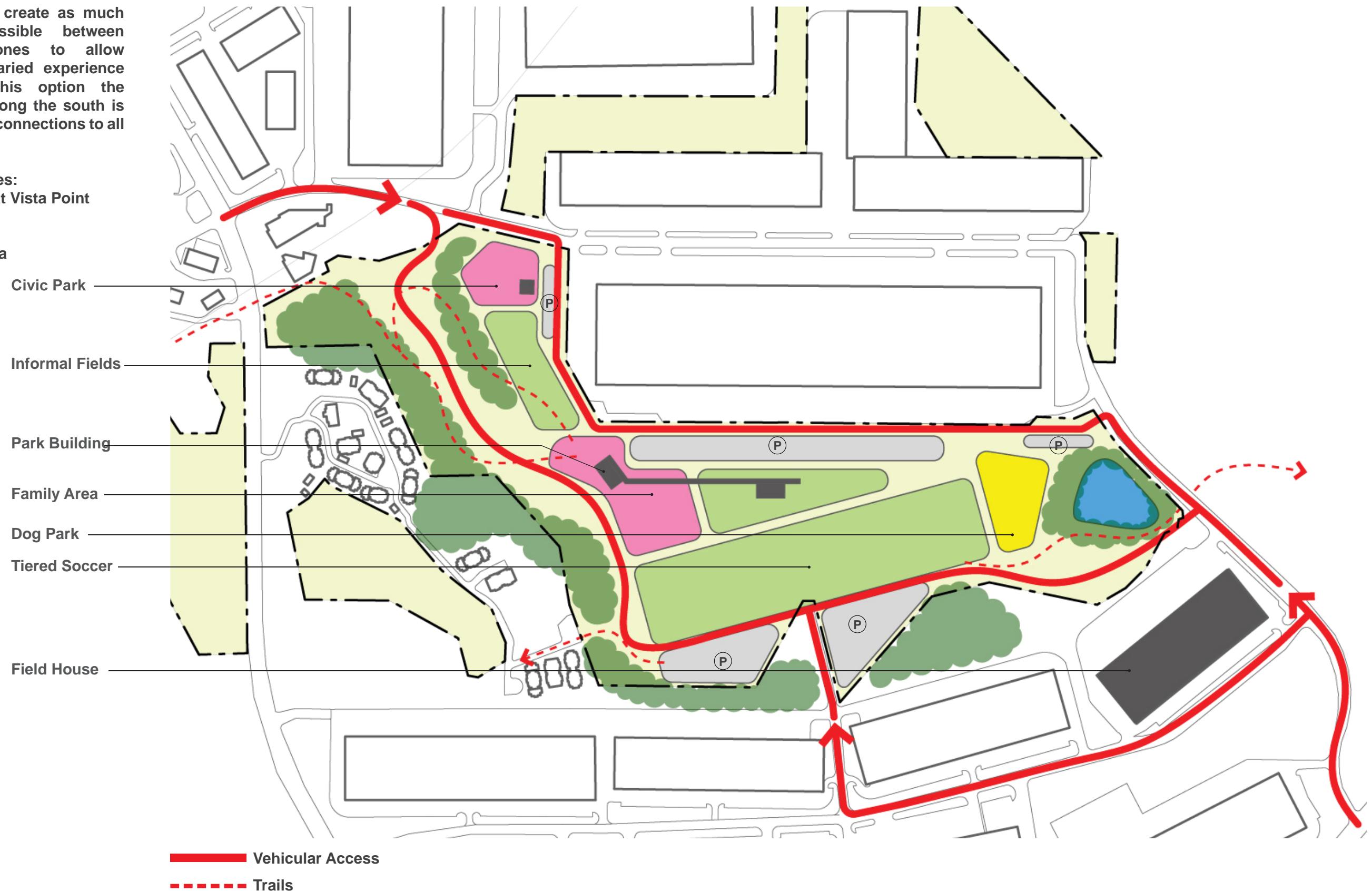


Picnic

## OPTION 3 - MULTI-USE PARK

Option 3 aims to create as much synergy as possible between programmatic zones to allow for a rich and varied experience throughout. In this option the park entry road along the south is extended to make connections to all main entry points.

This option includes:  
Civic Destination at Vista Point  
6 Formal Fields  
1-2 Informal Fields  
Central Family Area



## OPTION 3 - MULTI-USE PARK



Civic/ Family Area -  
Events



Civic/ Family Area -  
Events



Events



Splash Park

PARK ACCESS	50
MASTER PLAN	52
PHASING / COST	62
OVERALL MASTER PLAN	66



4

# MASTER PLAN

HARGREAVES  
ASSOCIATES

## PARK ACCESS

Because a majority of park users will be accessing Joey Georgusis Park by car or bus, their first impressions and associations of the park will be made along this entry route. To highlight both the natural beauty of the regional ecology and the unique geological character of the site, the Master Plan proposes to locate an entry road along the lower edge of the park in between forest and wildflower meadows.

Park roads are also designed to allow for through traffic and encourage entrance to the park from multiple points. This strategy, coupled with a range of parking areas around the edges of the site, will prevent traffic build up on neighboring streets.

The aquatic facility will have a separate entrance and parking area located off of Pinnacle Park Blvd. This will allow for flexibility both in phasing and funding.

Another important aspect of the park access as envisioned in the Master Plan is the future closure of Stone Mesa Drive, an existing public right of way that currently bisects the site. In initial phases Stone Mesa Drive can be utilized as an optional service route, yet ultimately its closure will allow for a safer and more functional park design.



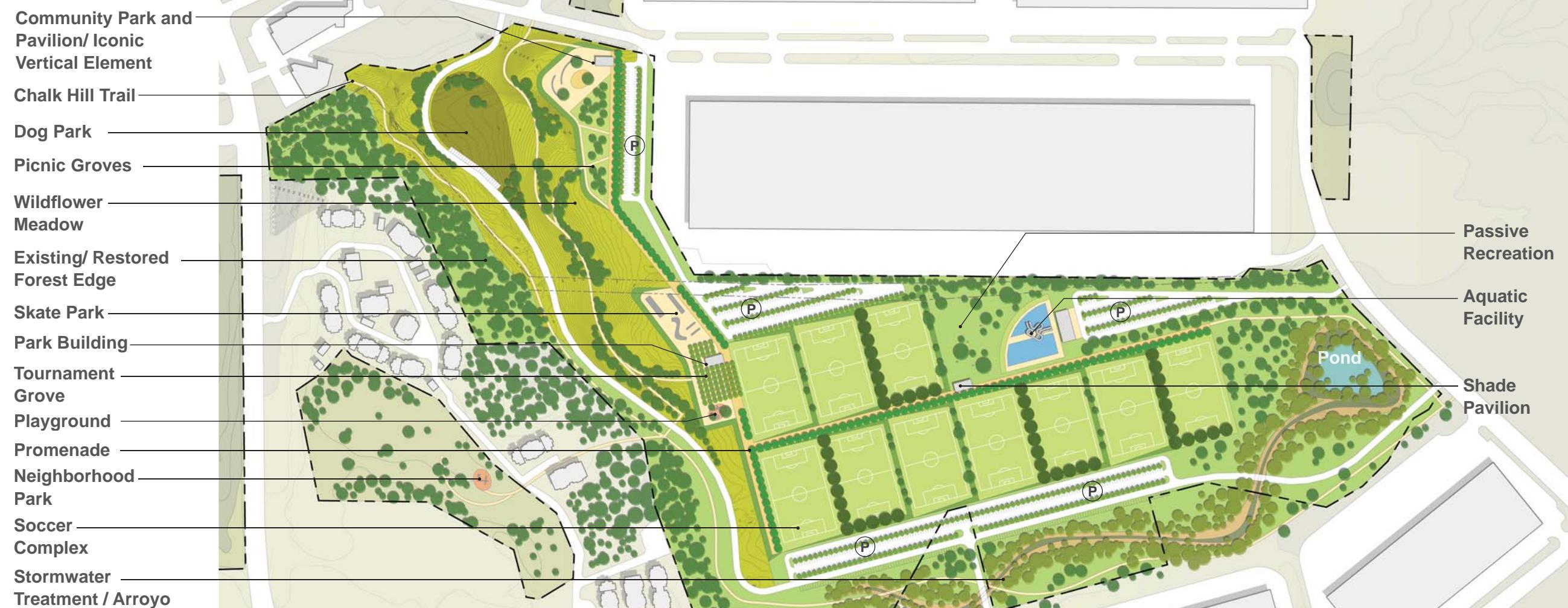
ARRIVAL EXPERIENCE

## PARK ACCESS



# MASTER PLAN

The preferred master plan synthesizes the strongest elements of the programmatic studies, with a focus on maximizing soccer fields and providing community oriented program at the “Vista Point.”

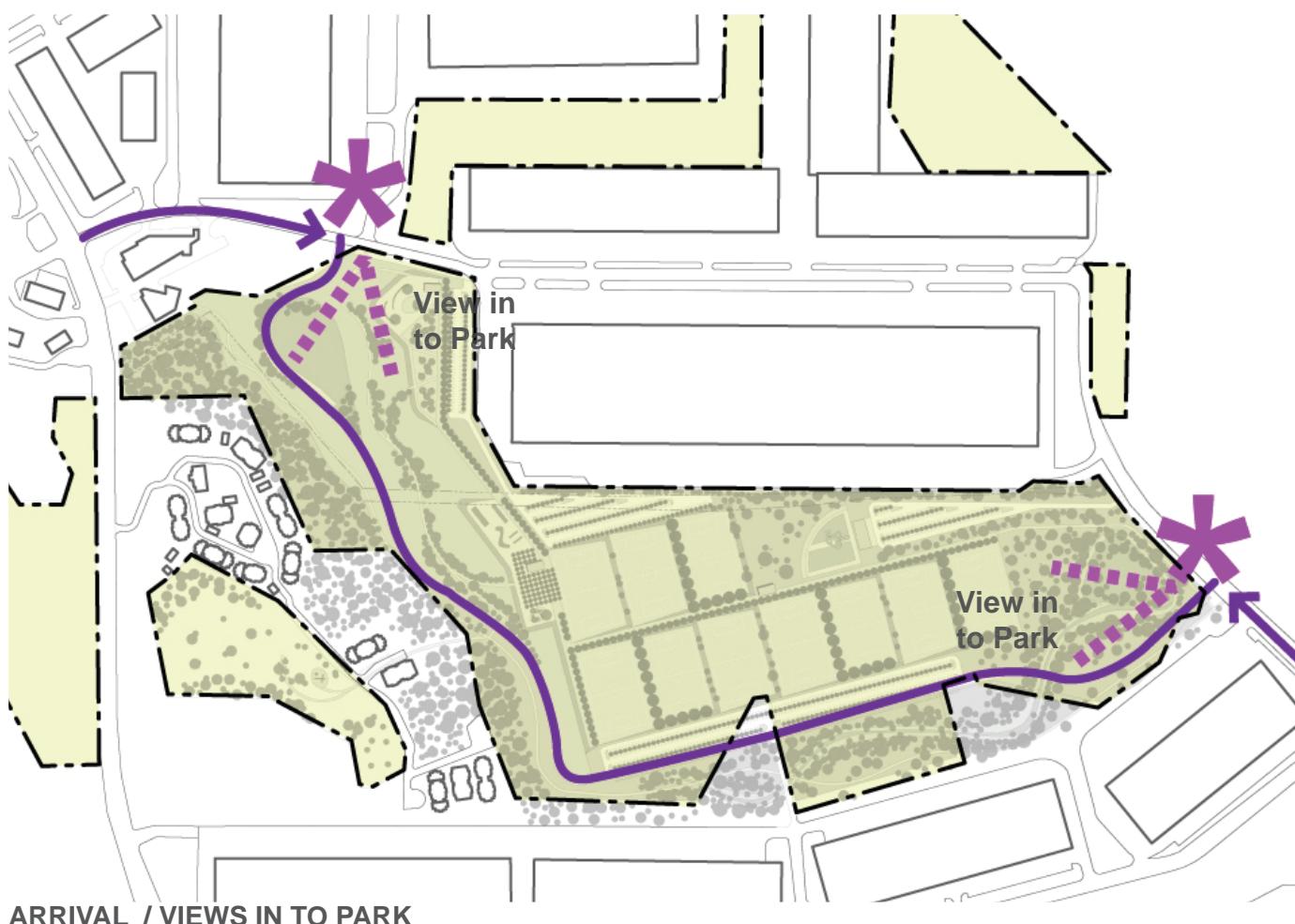


## AERIAL VIEW

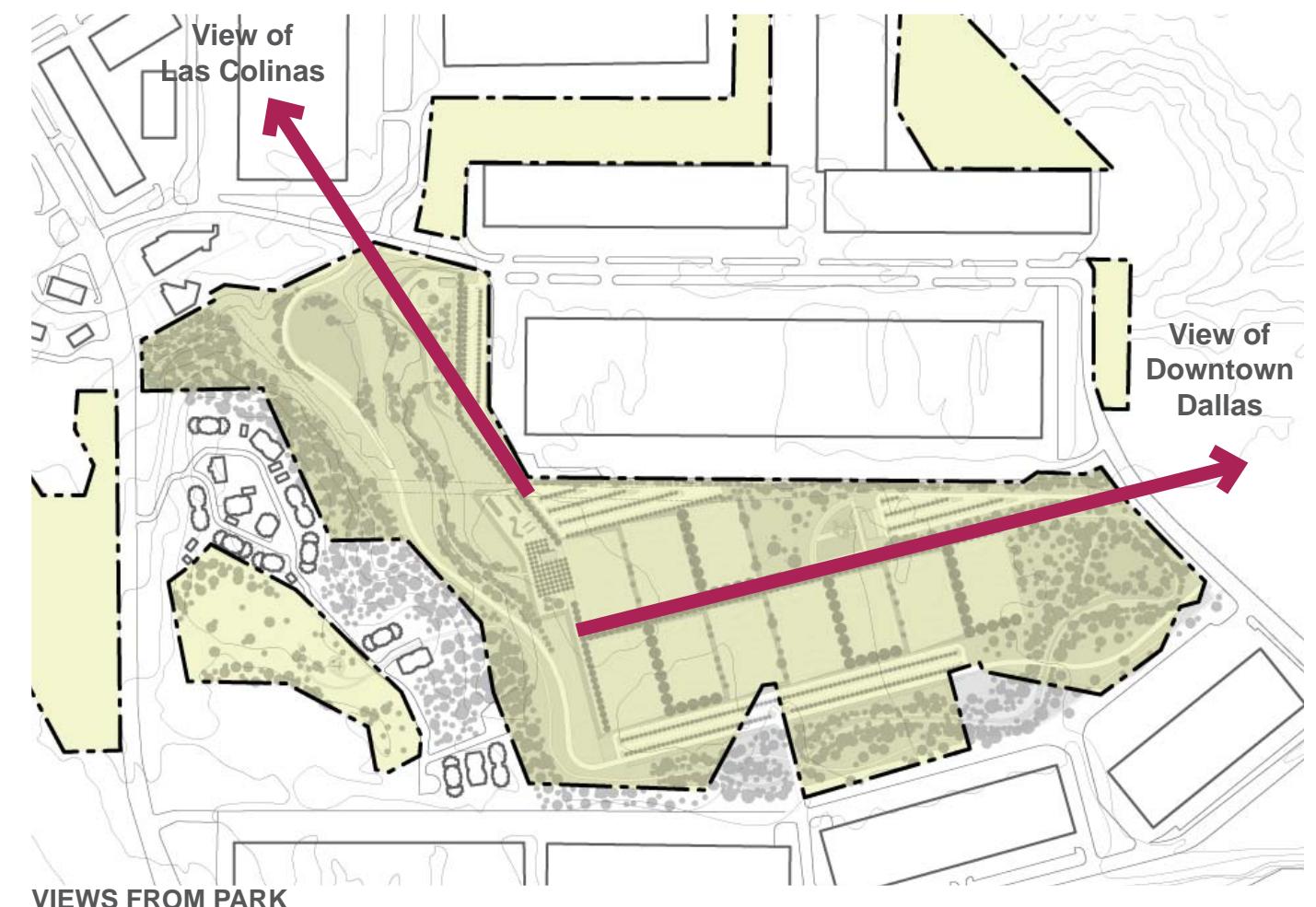


Aerial view of Joey Georgusis Park looking northwest

## DIAGRAMS



ARRIVAL EXPERIENCE



DALLAS SKYLINE

## DIAGRAMS



ARMATURE / PRIMARY PROMENADES



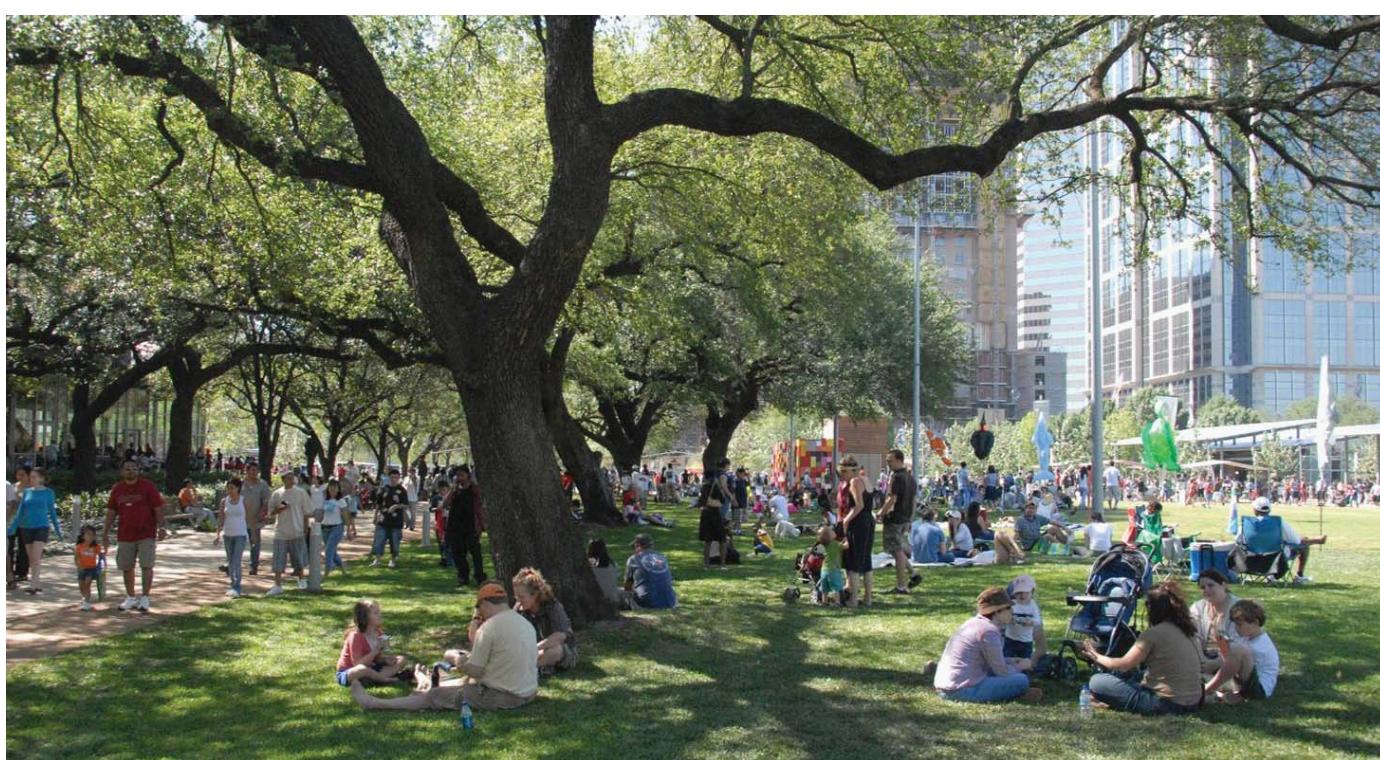
PASSIVE / MULTIUSE ZONES



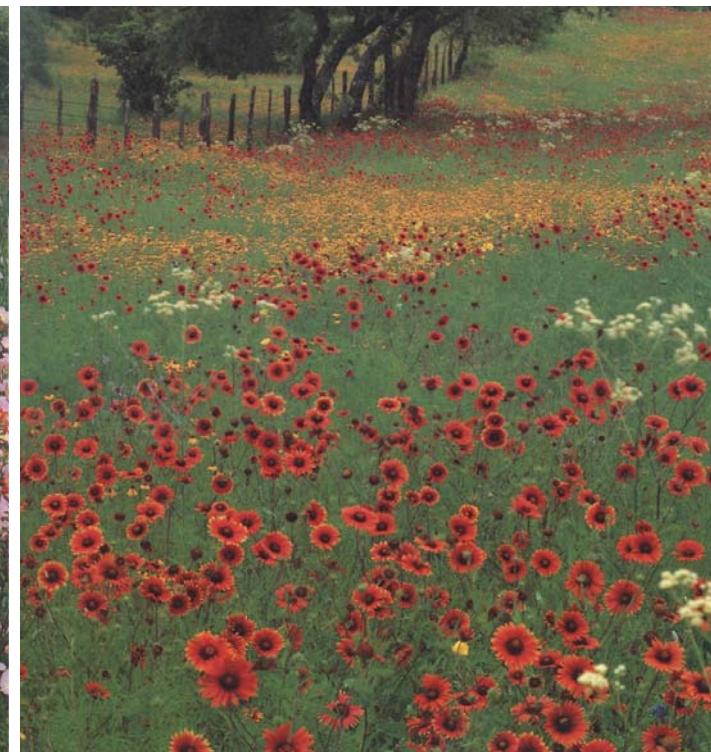
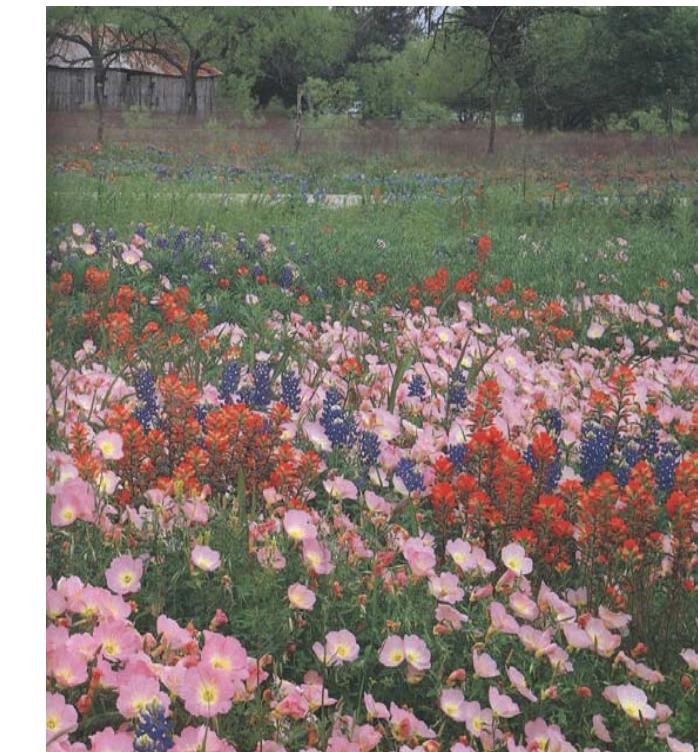
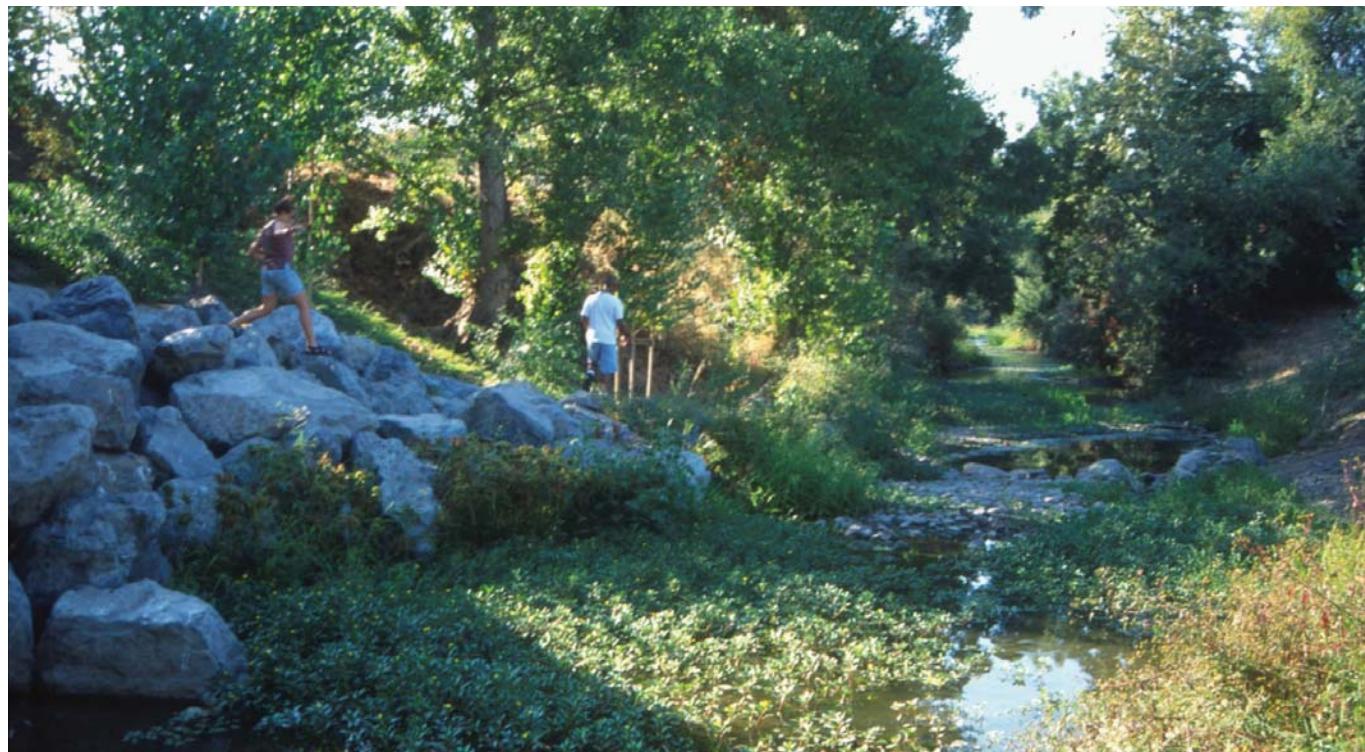
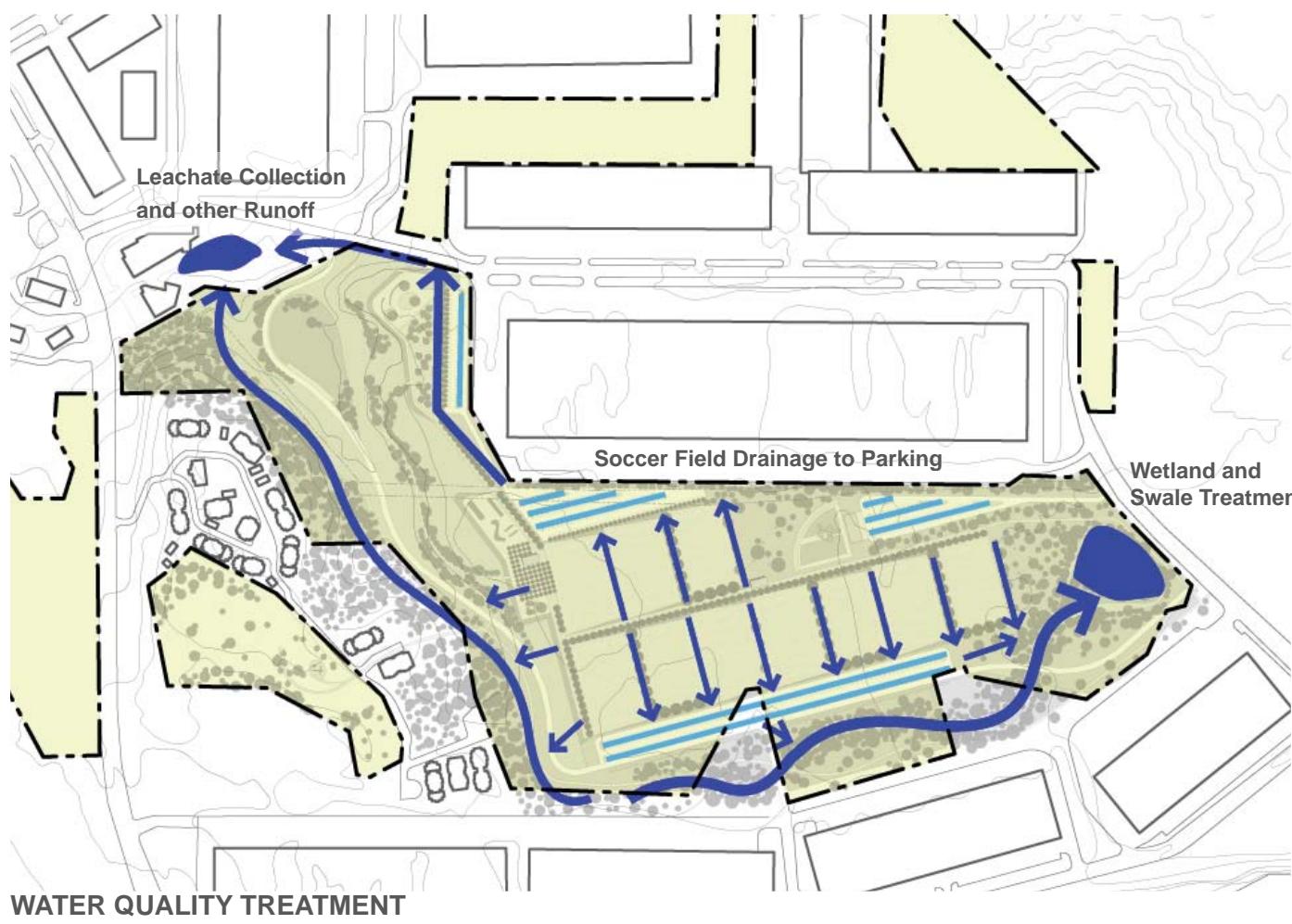
ARMATURE / PRIMARY PROMENADES



## DIAGRAMS



## DIAGRAMS



## DIAGRAMS



FILL AREA + SOCCER FIELD LEVELS



SEATING + VIEWS



# PROGRAM DIAGRAM



PROGRAM  
SOCCER



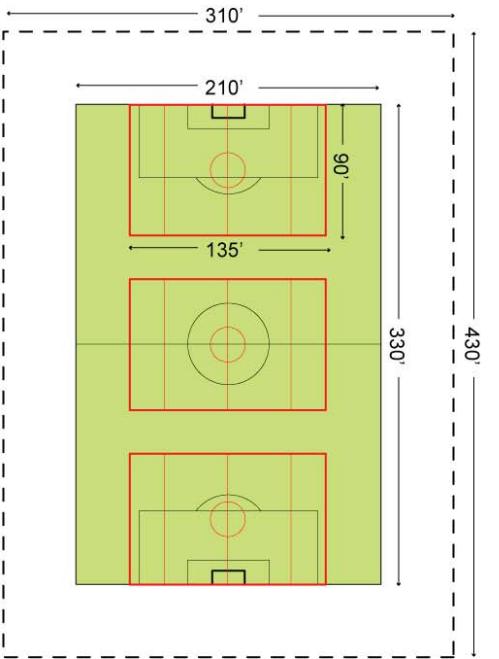
COMMUNITY AREA



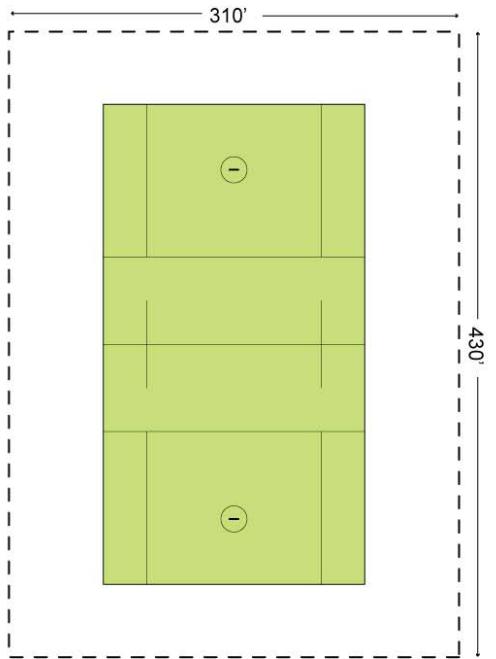
AQUATIC PARK



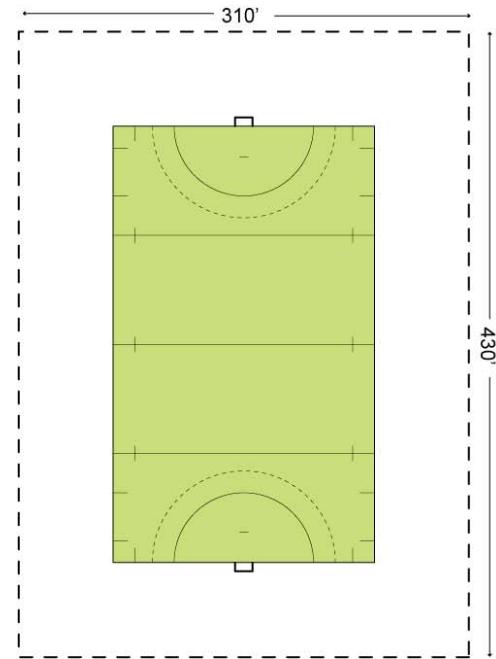
## ADDITIONAL SPORTS FIELD PROGRAMMING



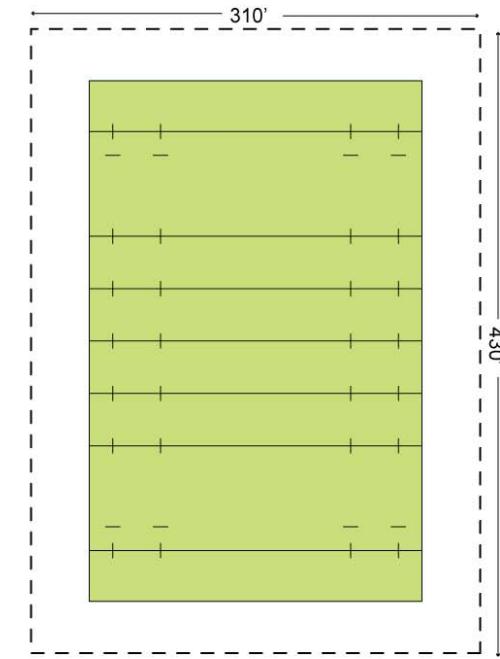
Adult / Youth Soccer



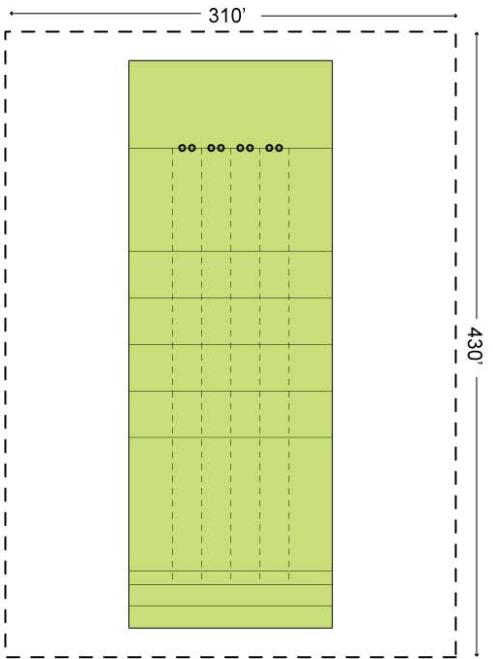
Lacrosse



Field Hockey



Rugby



Archery



# CORE AREA DETAIL PLAN



## Community Park

- Community Pavilion
  - Open Air Gathering
  - Shade Structure
  - Food Service
  - Restrooms
  - Iconic Vertical Element
- Exploration Play Area
- Arcing Seatwalls @ View Point
- Shade Trees / Picnic Groves
- Food Truck Hook-Ups



## Skate Park / Tournament Grove

- 30,000 SF Skate Park
- Park Building
  - Coaches Room
  - Food Service
  - Restrooms
  - Tournament Office
- Tournament Grove
  - Picnic Tables
  - Bleachers
- Playground

## Family Play/ Picnic Area

## PHASING / ORDER OF MAGNITUDE COST

**PHASE 1A (26 acres)**

**TOTAL \$17M**

- 6 Soccer Fields
- Tournament Grove and Playground
- Park Building
- 450 Parking Spaces
- 1/4 Mile Promenade
- Loop Trail

**PHASE 1B (12 acres)**

**TOTAL \$7M**

- 4 Soccer Fields
- Shade Pavilion
- 215 Parking Spaces
- 1/4 Mile Promenade

**PHASE 1 TOTAL  
(38 acres)**

**TOTAL \$24M**



## PHASING / ORDER OF MAGNITUDE COST

### PHASE 1 / Alternates

#### 1. NORTH ENTRY ROAD

\$1.5M

#### 2. NATURAL LANDSCAPE/ ARROYO (21 acres)

\$8.5M



## PHASING / ORDER OF MAGNITUDE COST

**PHASE 2 (25 acres)**

**TOTAL \$14M**

- Community Park
- Community Pavilion
- Natural Landscape / Meadows
- 105 Parking Spaces
- 1/4 Mile Promenade
- Trails
- Skate Park
- Passive Recreation / Picnic Grounds



## PHASING / ORDER OF MAGNITUDE COST

### Stand Alone Items

1. AQUATIC FACILITY  
(including access and parking)

\$6M

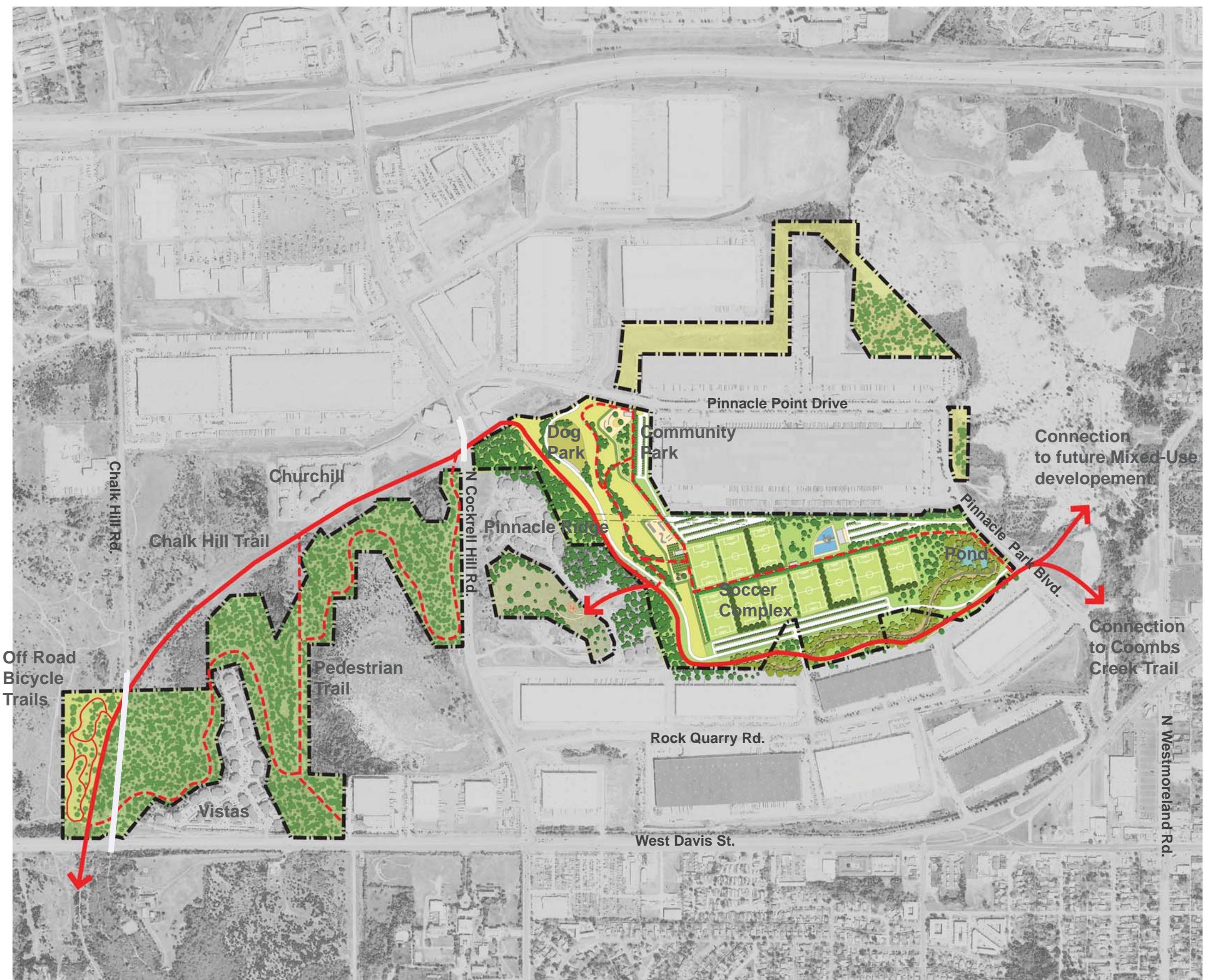
2. NEIGHBORHOOD PARK  
and NATURAL LANDSCAPE

\$1M



# OVERALL MASTER PLAN

Joey Georgusis Park is envisioned as a fist class soccer destination for the entire region. A primary goal of the open space and landscape design for the park is to add layers of supporting programs, both recreational and ecological, that compliment and add value to the soccer focus at the parks core. A hierarchy of trail connections, including the passage of Chalk Hill Trail, an escarpment trail, and off road bicycle trails, each serve a different user and interest group and together will make Joey Georgusis Park an amenity for the Dallas region.



## EYE LEVEL VIEW



Tournament Grove and Championship Field looking east towards downtown Dallas

## AERIAL VIEW



Aerial view of Joey Georgusis Park looking northwest

