



Wycliffe Avenue Reconstruction Project Town Hall Meeting Project Overview

Wednesday, June 18, 2025

Welcome

- Mayor Will Beecher
- Tobin Maples, Town Administrator

Agenda

- Existing Conditions
- Technical Goals/Details/Considerations
- Working Group Review and Contributions
- Revised Design Concept
- Lane Reduction/Parkway Enhancements
- Proposed Traffic Control Overview
- Construction Management
- Cost Breakdown
- Proposed Schedule
- Renderings

Existing Conditions



Technical Goals

Non-negotiables

No.	Technical Goals
1	Reduce dam classification from high to low hazard
2	Pass the 100-year storm event without overtopping Wycliffe Avenue
3	Remove structures and reduce limits of the 100-year floodplain
4	Maintain existing water level of Connor Lake
5	Conform with USACE's Nationwide Permit Program

Additional Project Considerations

- Roadway Geometry
- Land constraints
- Utilities (Town and Dallas)
- Franchise Utilities
- Minimize impacts to adjacent properties
- Structural aesthetics
- Enhanced landscaping and pedestrian facilities
- Constructability
- Traffic control
- Project duration
- Cost

Project Details

- Bridge over Turtle Creek
- Replace earthen dam and standpipe with a series of “drop” structures
- Channel wall improvements
- Replace Dallas tributary culvert
- Replace/upscale/relocate significant water and sewer lines
- Reconstruct Wycliffe between Oaklawn and Town Limits
- Relocate franchise utilities
- Landscaping and aesthetic improvements



Project Details

- Multiple agency compliance and review
 - TCEQ - Texas Commission on Environmental Quality
 - FEMA – Federal Emergency Management Agency
 - TXDOT – Texas Dept of Transportation
 - USACE – Army Corps of Engineers
 - City of Dallas
 - Dallas County

Working Group Meeting Review

- Design Options – 1/23/2025
 - Project elements
 - Technical goals and project considerations
 - Design iterations
 - Goal – Review project elements and achieve overall group consensus
- Traffic and Construction – 2/6/2025
 - Construction sequencing
 - Constructability
 - Traffic counts and routing
 - Goal – Consensus on overall design

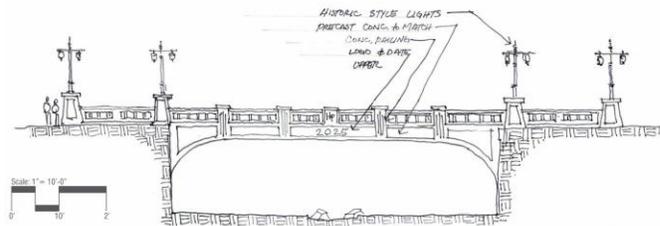
Working Group Meeting Review

- Aesthetics – 2/20/2025
 - Adjusting dam location
 - New site plan concept
 - Landscape and hardscape materials
 - Construction requirements and sequencing
 - Goal – Consensus on new site plan concept
- Overview – 5/15/2025
 - Reviewed Group Discussions and Contributions
 - Reviewed new design concept
 - New renderings
 - Lane reduction options along Wycliffe
 - Overall traffic management
 - Construction requirements
 - Goal – Consensus on lane reduction, and overall design concept

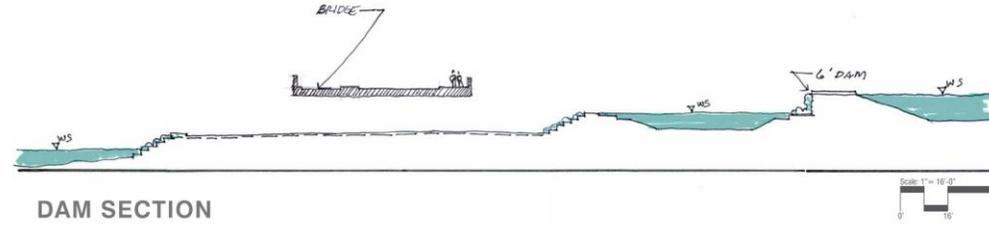
Working Group Contributions

- Improving weir and channel aesthetics
 - Less concrete
 - Move weir closer to bridge
 - Add fountain/water feature
- Improve pedestrian accessibility
 - Sidewalk along Lakeside Drive
 - Crosswalk at Lakeside/Wycliffe
 - Crosswalk at St Johns/Wycliffe
- Traffic
 - Lane reduction along Wycliffe
 - Wycliffe closure
 - Resident access/emergency response/deliveries
- Constructability
 - Duration of construction
 - Provisions during storm events

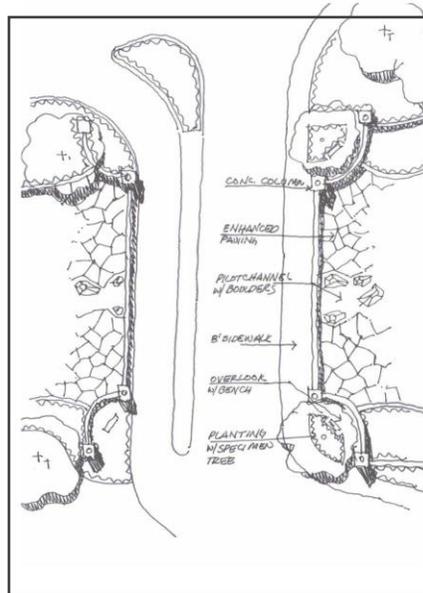
Revised Design Concept Sketch



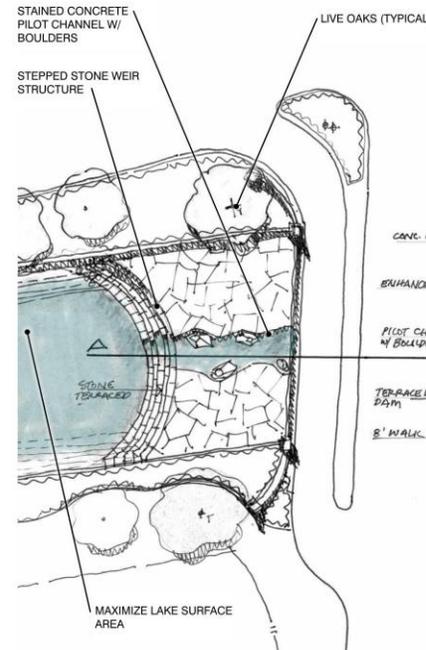
BRIDGE ELEVATION



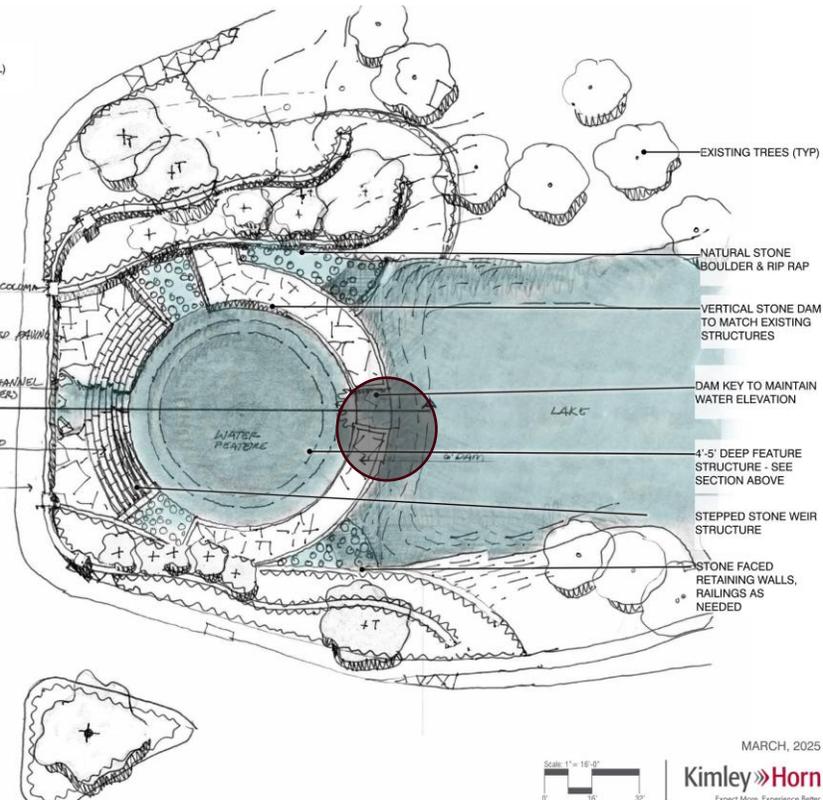
DAM SECTION



OPT. BRIDGE CONCEPT

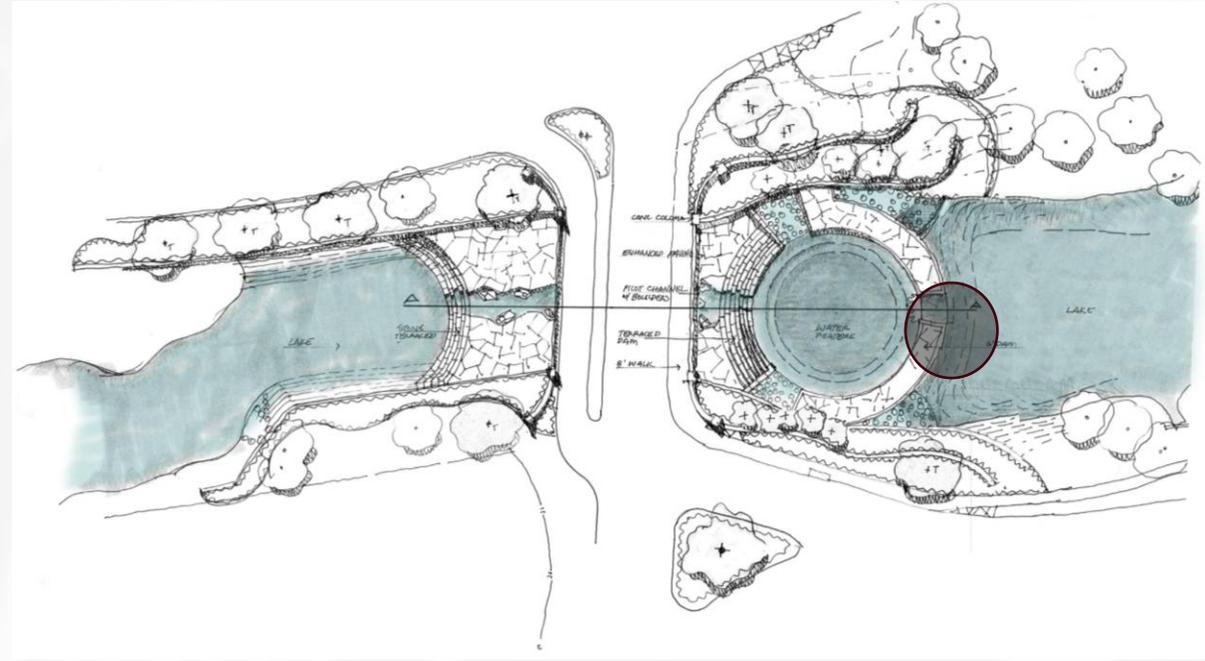


SITE PLAN CONCEPT



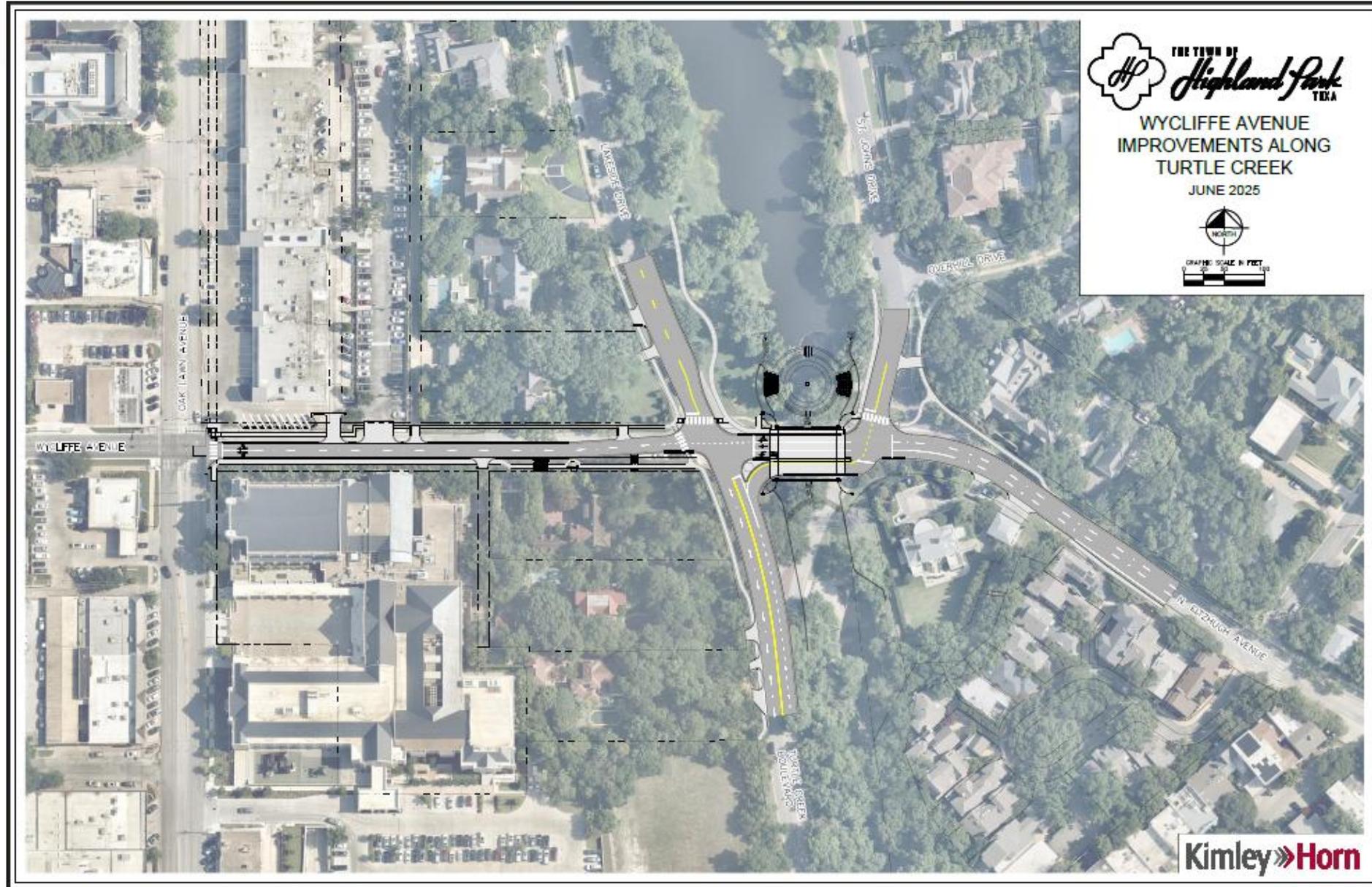


Original Site Plan Concept
December 2024

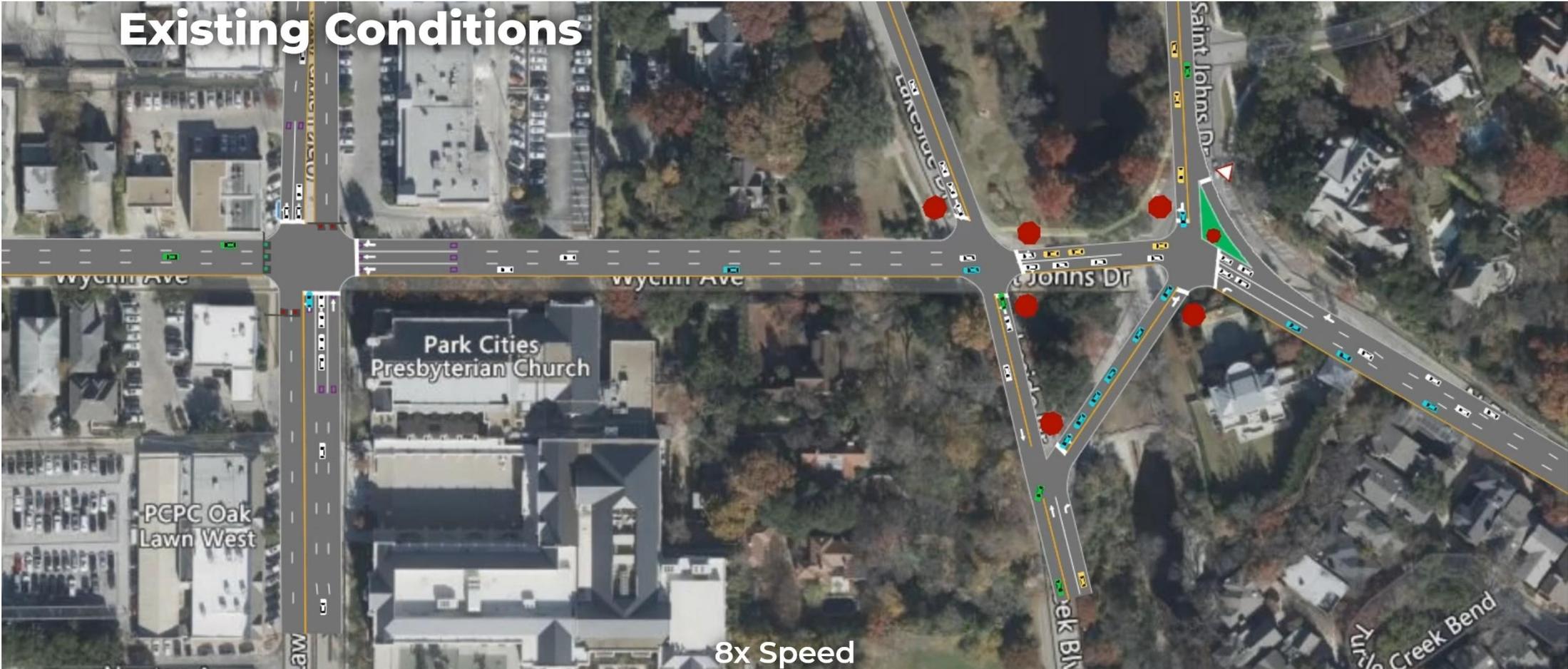


New Site Plan Concept
June 2025

Roadway Layout



Traffic Modeling



Traffic Modeling



Lane Reduction/Parkway Enhancements



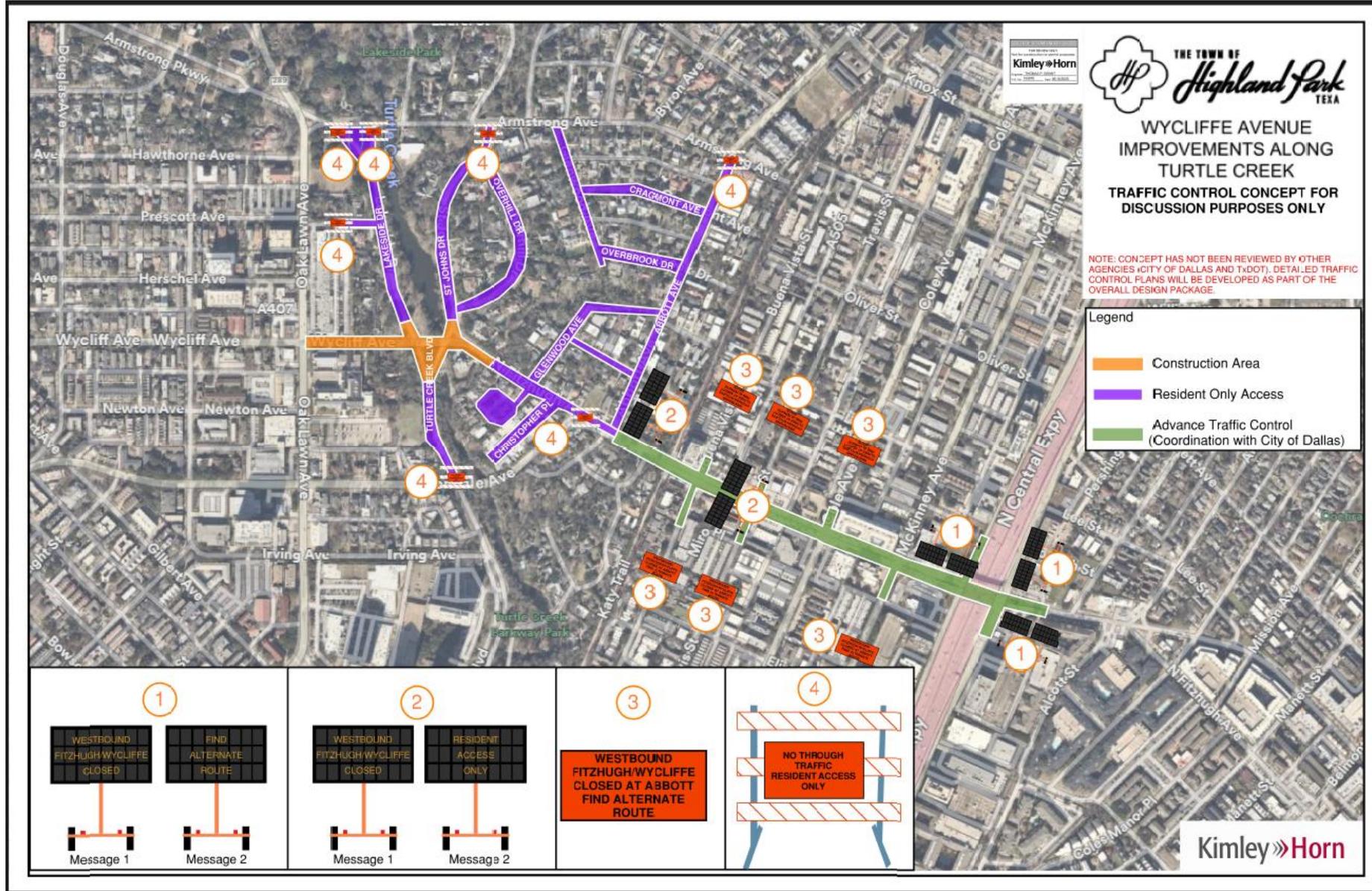
Lane Reduction/Parkway Enhancements



Lane Reduction/Parkway Enhancements



Proposed Traffic Control Overview



Construction Management

- Full time dedicated inspector
- Dedicated owner's representative
- Regular construction progress meetings
- Ongoing project coordination with TxDOT, TCEQ, Dallas County, City of Dallas
- Priorities during construction:
 - Maintaining resident access, emergency, deliveries
 - Resident coordination and public communication
 - Schedule management & contract time
 - Project site organization and cleanup – materials, equipment, site fence, trash

Detailed Cost Breakdown

Cost Summary	
Mobilization/Site Prep/Traffic Control	\$ 1,828,045.75
Street	\$ 2,962,225.20
Bridge	\$ 970,982.95
Channel	\$ 6,033,929.25
Drainage	\$ 926,877.00
Tributary 1 Crossing	\$ 1,700,637.25
Sanitary Sewer (Dallas)	\$ 933,819.55
Sanitary Sewer (Town)	\$ 444,107.00
Sewer Interceptor (Town/University Park)	\$ 749,941.45
Water (Town)	\$ 418,470.05
Landscape (basic landscaping)*	\$ 1,269,571.25
Subtotal	\$ 18,238,606.70
Betterments (Walls/Landscape)**	\$ 1,873,300.00
Total Estimated Construction Cost	\$ 20,111,906.70
Design Cost (to date)***	\$ 1,838,956.00
Total Project Cost	\$ 21,950,862.70

Outside Funding	
Federal Funding (TXDOT (80/20 split))	\$ 12,553,820.00
Dallas County (50/50 split)	\$ 1,000,000.00
City of Dallas (Tributary 1 Crossing)	\$ 400,000.00
City of Dallas (Sewer) (50/50 split)	\$ 466,910.00
Settlement Agreement (Property Owner)	\$ 500,000.00
University Park (Sewer Interceptor) (50/50 split)	\$ 374,971.00
TCEQ Grant (Design only) (65/35 split)	\$ 461,619.00
Total Outside Funding	\$ 15,757,320.00
Total Estimated Cost to Town	\$ 6,193,542.70
Town Design Cost	\$ 1,377,337.00
Town Construction Cost	\$ 4,816,208.00

* Assumed to be eligible for cost sharing

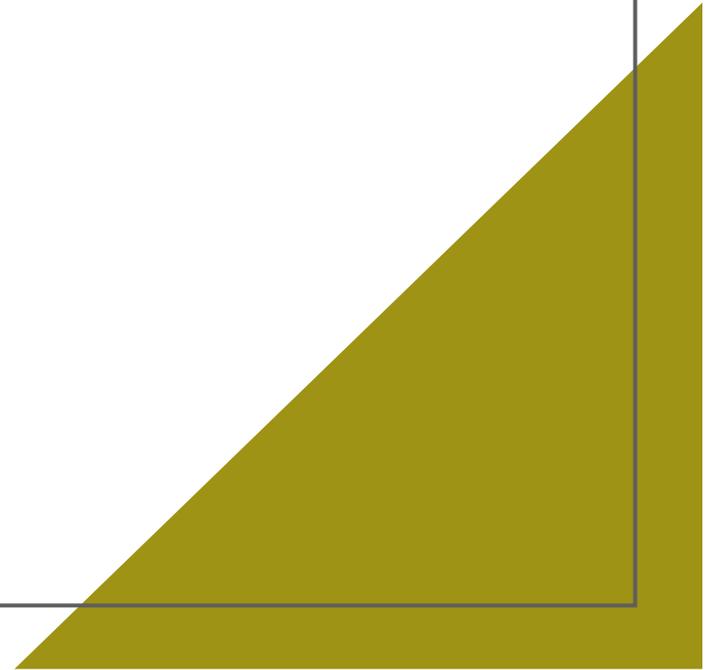
** Town Responsibility

*** Design cost will increase based on new design elements

Proposed Project Schedule

95% Design Submittal	Mid-August 2025
Stakeholder Review	Through August 2025
100% Design (Bid) Submittal	Mid-September 2025
Stakeholder Final Approval	Through September 2025
Advertisement	September – October 2025
Council Approval	November 2025
Construction Preparation	December 2025
Construction	January 2026 – December 2027

Renderings





December 2024



June 2025



December 2024



June 2025











Questions

