



TRUST FOR
PUBLIC
LAND™



Dallas
Park & Recreation

Big Cedar Wilderness

Community Meeting 1 – October 16, 2025

PS 156 Waverly and LS 392 Brooklyn, NY

We saw these barren asphalt schoolyards and we recognized an amazing opportunity to reinvent them as vibrant city parks.

Photo by: Joe Martinez



Our mission:

Connecting everyone to the outdoors



TRUST FOR
PUBLIC
LAND™

Connecting everyone to the outdoors™

From neighborhood parks to national parks, we've put more than

**9 million people
within a 10-minute
walk of a park.**





Creating more parks for Texans

Since 1979, The Trust for Public Land has protected more than **43,000 acres** of Texas's most important natural places, including over **2,000 acres right here in North Texas.**

81%

Percentage of Dallas
residents that live within a
10-minute walk of a park



Big impact since 2014

330,000+

Number of people who
gained park access
within a 10-minute walk
of their home since 2014

54% → 81%

Percent of residents
served by a park within
a 10-minute walk

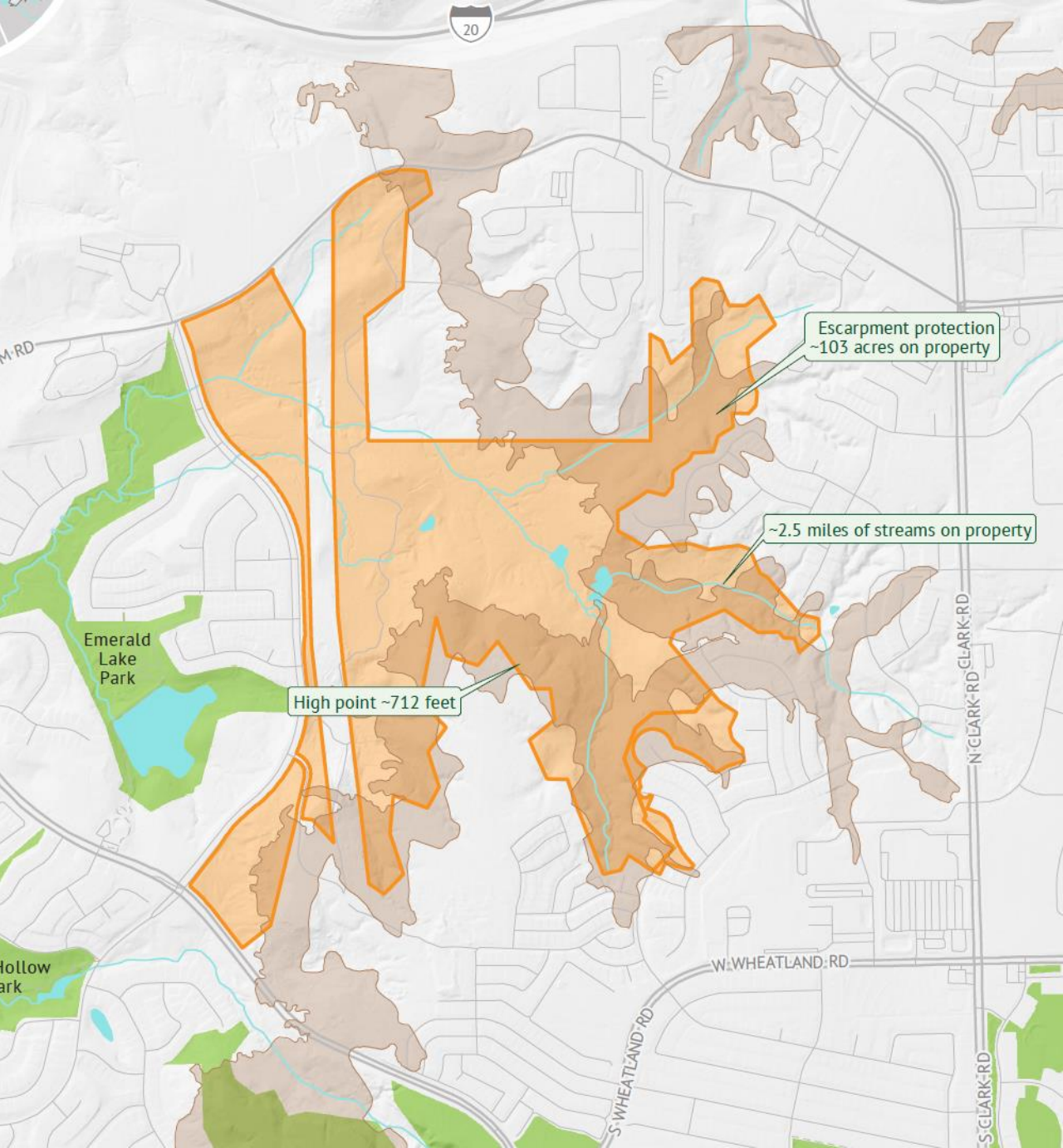


TRUST FOR
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Connecting everyone to the outdoors™

Big Cedar Wilderness

A once-in-a-generation opportunity



Location Snapshot

- Address: 5950 Eagle Ford Dr. Dallas, TX 75249
- Location: Southwest Dallas (District 3)
- Size: 282.9 acres
 - Escarpment: ~175.2 acres
- Nearby parks and open spaces:
 - Emerald Lake Park
 - Fox Hollow Park
 - Park in the Woods
 - Sugarberry Park
 - Cedar Ridge Preserve
- ~4,700 people live within a 10-minute walk*

**Typical Dallas park serves 2,000-3,000 people within a 10-minute walk*



Conservation Value

Big Cedar Wilderness has many natural and scenic features that give the property significant conservation value:

- Protecting 175 acres of escarpment zone topography
- Contains 225+ acres of tree canopy
- Several creeks and ponds
- Wildflower meadows
- Birdwatching (rated 4.5 / 5.0 on AllTrails.com)
- Builds on existing conservation efforts in southwest Dallas, including Cedar Hill State Park, Cedar Ridge Preserve, and Dogwood Canyon Audubon Center



Current Recreational Use

Big Cedar Wilderness is an important existing recreational amenity for Dallas:

- Mountain Creek Church owns 84 acres of land directly adjacent to the property, which is currently used for outdoor recreation. They have invested in and maintain a parking lot, trails, trailheads, pavilion, playground, overlook, and restrooms.
- Dallas Off-Road Bicycle Association (DORBA) has a maintenance agreement to support the site and has appointed a trail steward as a liaison
- Both properties are used by many for mountain biking, hiking, trail running, birdwatching, and faith-based groups.
- There is an active network of volunteers.



Volunteer Stewardship

Numerous community groups already help steward Big Cedar Wilderness:

- Mountain Creek Church
- Texas Master Naturalists
- Dallas Off-Road Bicycle Association (DORBA)
- Scouting groups
- Audubon Chapters
- Dallas International University



Needs and Considerations

- Analysis of existing trails on privately owned land, including the several dozen ramps and jumps
- Seasonal flooding in some areas
- Community members have voiced concern regarding illegal access to the property, motorized vehicles, trash and dumping, maintenance of water infrastructure, and development pressure
- Access & wayfinding

THE TEAM | STUDIO OUTSIDE



ASLA | PRINCIPAL
**BRIAN
HALSELL**



ASLA | PROJECT LEADER
**MEGHAN
OBERNBERGER**



ASLA | DESIGNER
**BEN
HENSCHEN**

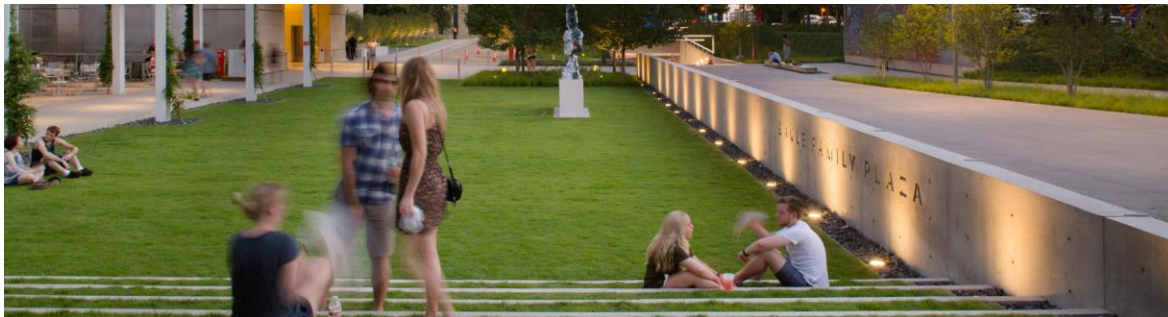
DIVERSE EXPERIENCES



GARDENS



CIVIC & URBAN DESIGN



INSTITUTIONS



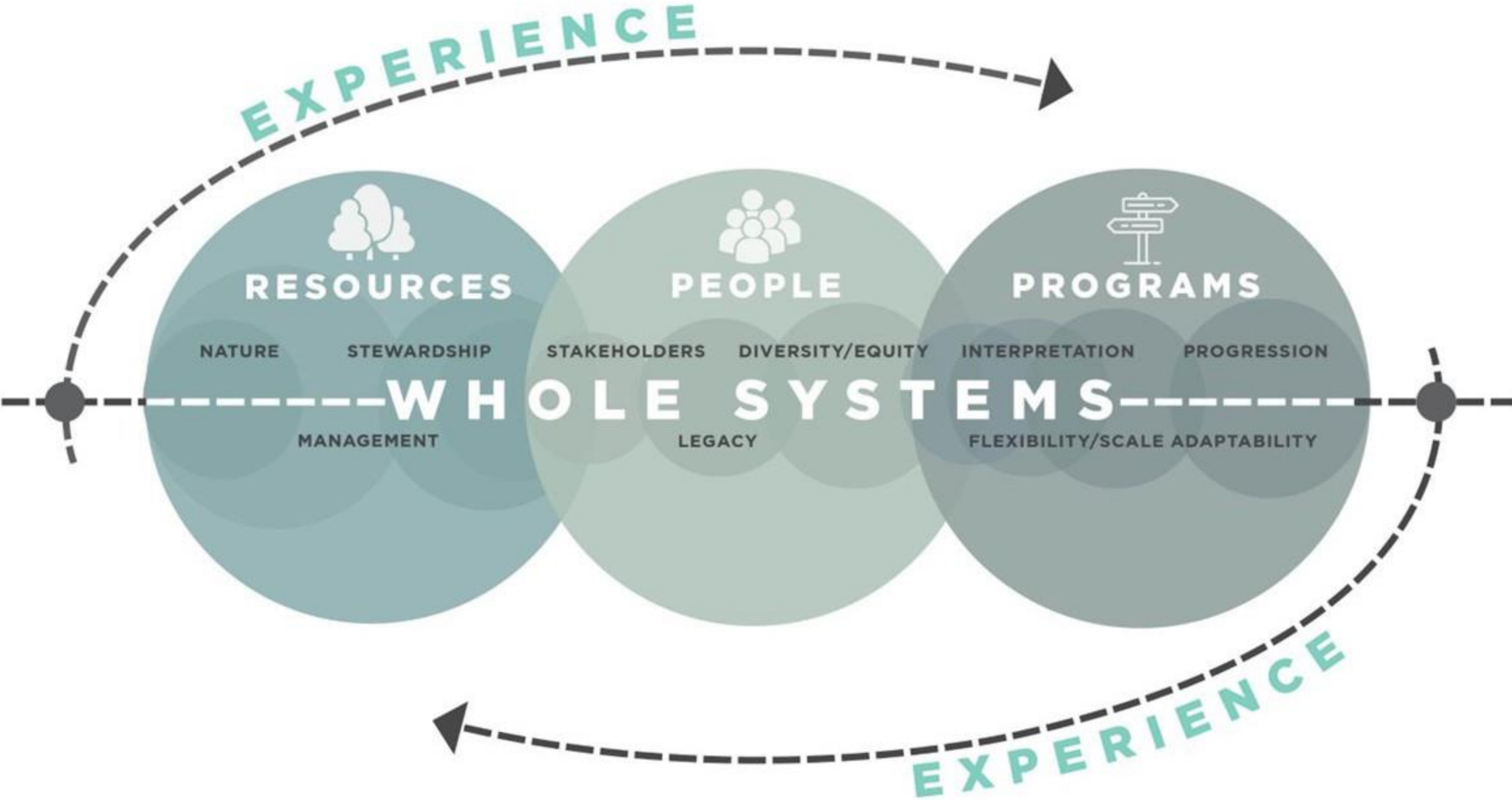
PARKS



ENVIRONMENTAL



CAMPS



THE TEAM | PROGRESSIVE TRAIL DESIGN



PRESIDENT/FOUNDER
**NATHAN
WOODRUFF**



PRINCIPAL LANDSCAPE ARCHITECT
**BRETT
BUDOLFSON**



CREATIVE DIRECTOR
**JOEL
MCCOURT**



BUILD DIRECTOR
**JASON
STOUDER**



TRAIL DESIGNER/CAD SPECIALIST
CJ ALLEMAN

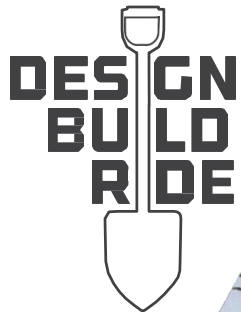
WHO PTD IS

Progressive Trail Design (PTD) is a design-build firm dedicated to crafting world-class outdoor recreational experiences, specializing in mountain bike trail systems that merge artistry, innovation, and functionality.

Founded in 2007 in the Ozarks, PTD is a rider-owned company played an influential role in shaping Bentonville, Arkansas into a premier mountain bike destination. Today, we continue to push the boundaries of trail design and construction, bringing sustainable, high-performance trails to the world.

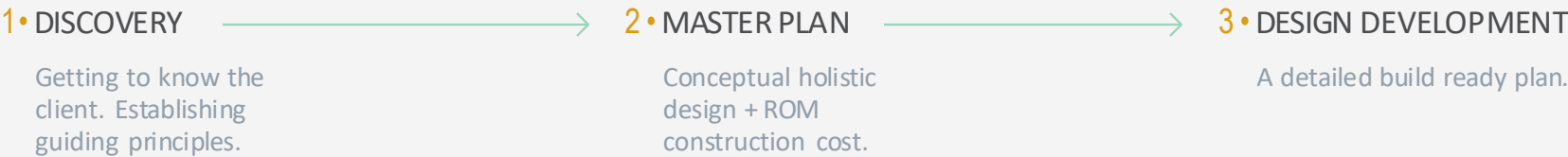
Our passion for the outdoors drives our DESIGN • BUILD • RIDE methodology—an integrated approach that transforms natural landscapes into dynamic, immersive adventures. Every PTD trail is designed with a balance of technical precision, sustainability, and user experience, ensuring seamless integration with its environment while meeting the highest industry standards, including UCI regulations for events that draw global attention.

WE CONNECT PEOPLE AND PLACES THROUGH TRAIL

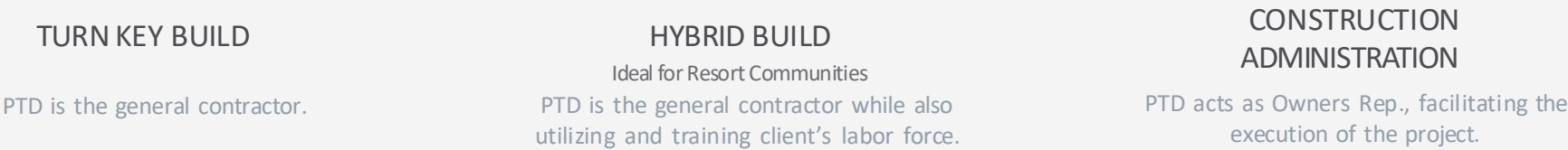


DESIGN, BUILD, RIDE APPROACH

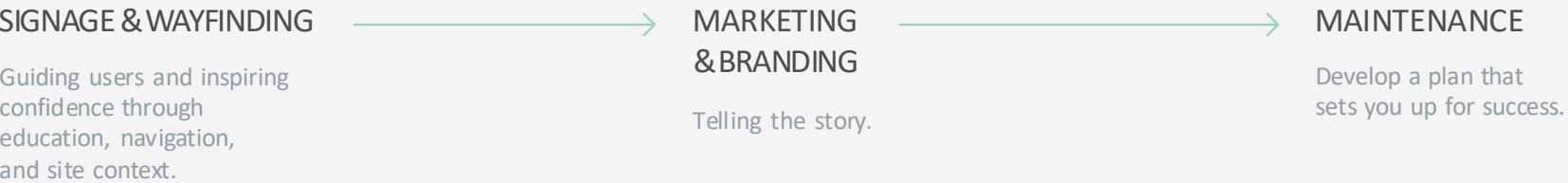
Design



Build OPTIONS:



Ride



DIVERSE EXPERIENCES



BIKE PARKS



OUTDOOR RECREATION



SINGLE TRACK



MASTERPLANNING



TRAIL ASSESSMENT



SKILLS COURSE

THE TEAM | SIGLO GROUP



PRINCIPAL
JONATHAN
OGREN



ECOLOGICAL DESIGNER
BRENT
RYNDAK

EXPERIENCES



CONSERVATION PLANNING



ENVIRONMENTAL SITE ASSESSMENTS



REGIONAL RESEARCH & ANALYSIS



ECOLOGICAL DESIGN



LAND MANAGEMENT PLANNING



ECOLOGICAL RESTORATION



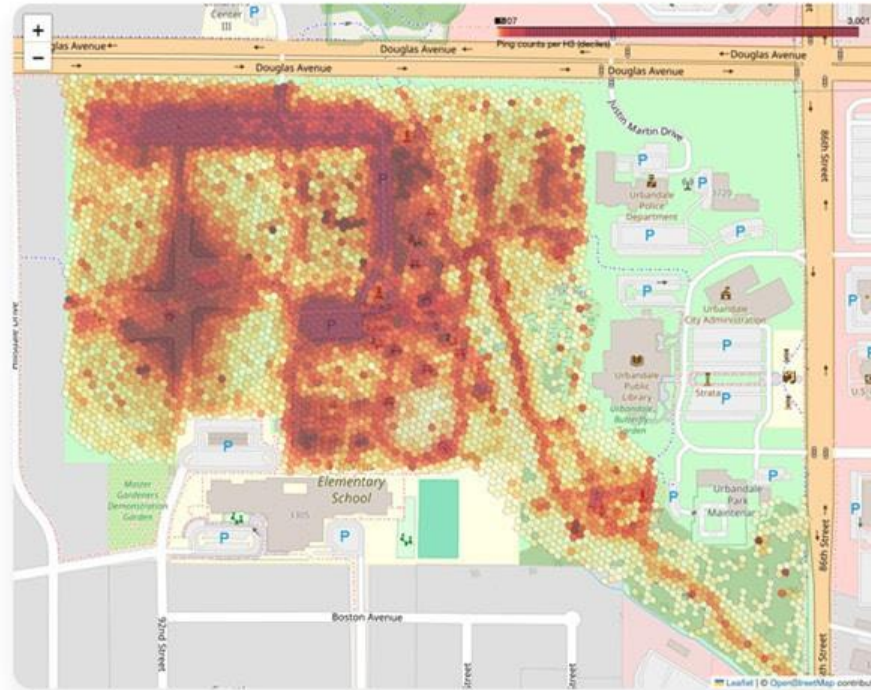
BRIAN
TRUSTY

- What is appropriate to the site and surrounding area?
- What could add value to the visitor experience and that of neighbors?
- What is realistic?

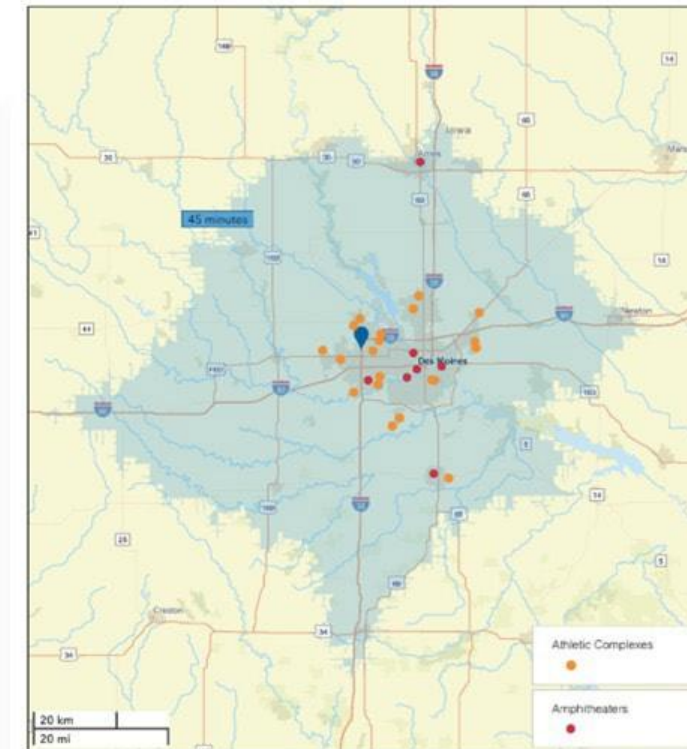
Financial Pro Forma

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses					
Full-time labor	\$ 483,226	\$ 497,722	\$ 512,654	\$ 528,034	\$ 543,875
Materials and Supplies	\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506
Furniture, Fixtures, Equipment	\$ 3,000	\$ 3,500	\$ 4,500	\$ 5,000	\$ 5,150
Utilities	\$ 120,000	\$ 123,600	\$ 127,308	\$ 131,127	\$ 135,061
Marketing	\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506
Property and Facility Maintenance (Contracted)	\$ 144,000	\$ 148,320	\$ 152,770	\$ 157,353	\$ 162,073
Miscellaneous	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255
Insurance	\$ 40,000	\$ 41,200	\$ 42,436	\$ 43,709	\$ 45,020
Security	\$ 520,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510
subtotal	\$ 844,226	\$ 869,962	\$ 896,956	\$ 924,230	\$ 951,957
Revenues					
Banquet and Event Spaces	\$ 376,110	\$ 387,393	\$ 399,015	\$ 410,986	\$ 423,315
Food and Beverage Concessions	\$ 38,208	\$ 39,354	\$ 40,535	\$ 41,751	\$ 43,003
Market Stalls	\$ 5,000	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078
Museum Entrance Fees	\$ 12,500	\$ 12,875	\$ 13,261	\$ 13,659	\$ 14,069
Museum Shop	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Suite Rentals	\$ 43,800	\$ 45,990	\$ 48,290	\$ 50,704	\$ 53,239
Café and Speakeasy Revenue	\$ 19,334	\$ 20,300	\$ 21,315	\$ 22,381	\$ 23,500
subtotal	\$ 497,952	\$ 514,223	\$ 531,050	\$ 548,452	\$ 566,452
Total	\$ (346,274)	\$ (355,740)	\$ (365,907)	\$ (375,778)	\$ (385,505)
Cost Recovery Percent	59%	59%	59%	59%	60%
Required Loss Coverage	\$ 346,274	\$ 355,740	\$ 365,907	\$ 375,778	\$ 385,505

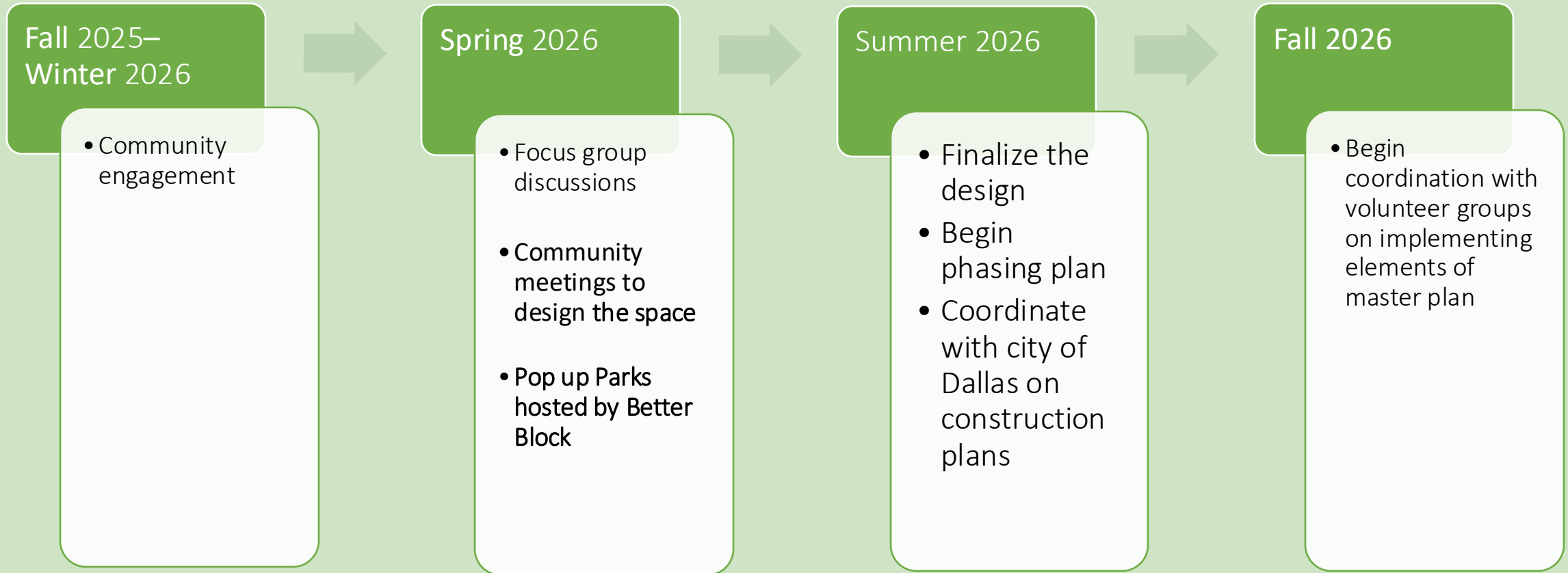
Visitation Analysis

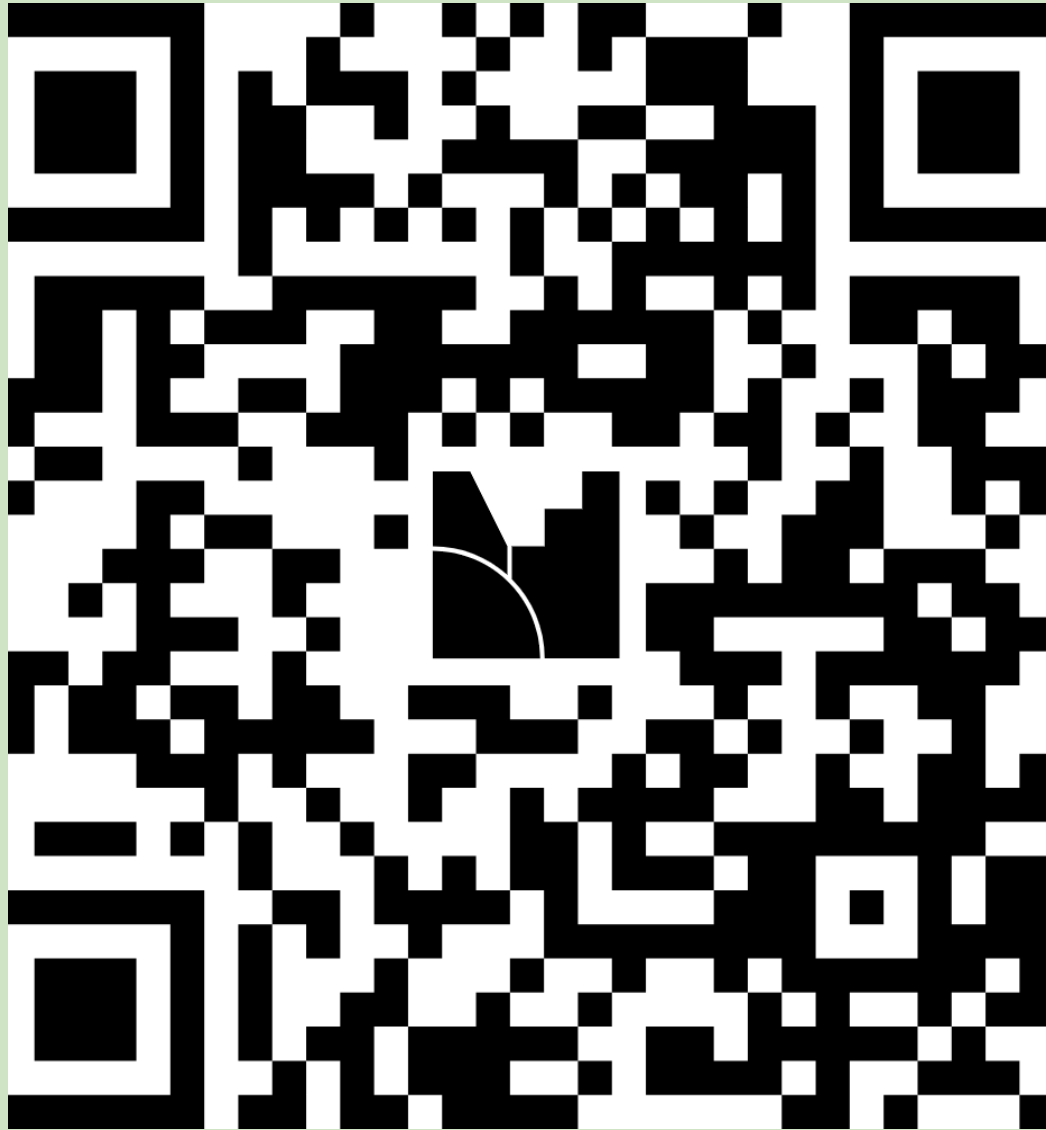


Service Market Analysis



Timeline





Menti Polling

- Join at menti.com
 - Code is 6403 2696



Let's Hear From You!

- **NOW:** Question & Answer
- **Learn about:**
 - Current uses of the space
 - Hopes for future use of the space
 - Any concerns about existing space



Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where it is needed most.

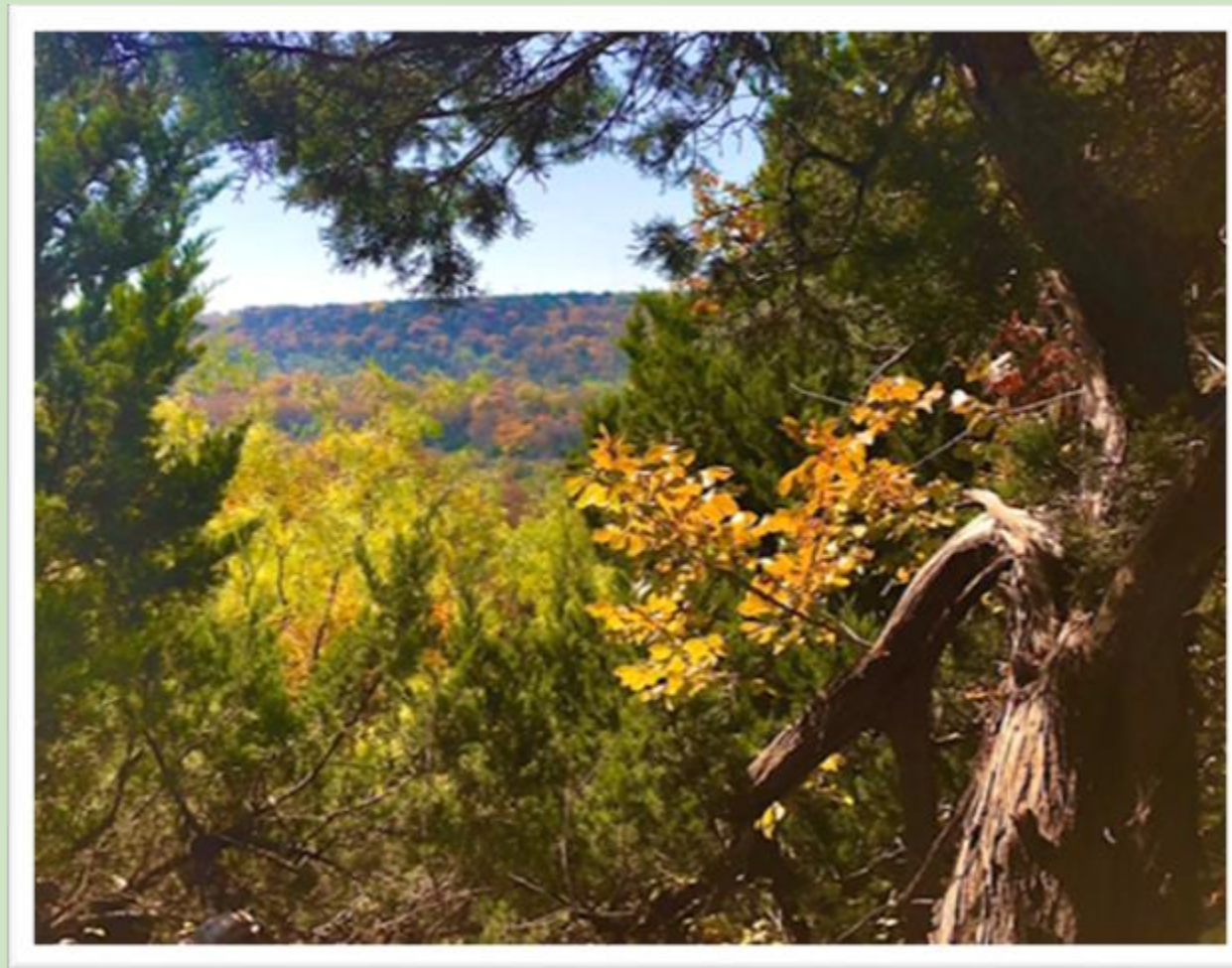
Since 1972, TPL has protected more than 3 million acres of public land, created more than 5,000 parks, trails, schoolyards, and iconic outdoor places, raised \$84 billion in public funding for parks and public lands, and connected more than 9 million people to the outdoors.

Connecting everyone to the outdoors™

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Thank you