



that will not be implemented until land use change would warrant a station. Property owners are currently studying alternative uses for their site.

Alignment Acquisitions and Displacements

Approximately 48.68 acres of land would be acquired for the alignment – 16.38 acres for Section I-1 and 32.3 acres for Section I-2. These estimates do not include public right-of-way owned by TxDOT or the City of Irving since these properties would not be acquired by DART but used under some type of interagency agreement. Use of DFW land will be under a lease or license agreement between DART and DFW. **Table 5-2** below summarizes the potential LRT alignment and construction area acquisitions based on 10% engineering drawings as of April 2007. It also identifies the current land use of the affected parcels.

TABLE 5-2 ALIGNMENT ACQUISITIONS AND LAND USE		
Location	Area (acres) to be Acquired	Land Use
Line Section I-1 from Denton Drive to just east of SH 114		
NE corner Harry Hines Blvd. and Northwest Hwy.	.55	Commercial – acquisition would displace retail store and two mini warehouses
NW corner Harry Hines Blvd. and Northwest Hwy.	.18	Commercial - acquisition would not impact structure
North of Spur 482 between levees and just west of levees	9.29	Vacant commercial and vacant floodplain
NE corner of Tom Braniff Drive and SH 114	.04	Vacant commercial
NW corner of BNSF RR & SH 114	5.18	Vacant commercial
Along Teleport Ave. & Lake Carolyn Parkway	.09	Vacant commercial land and some improved commercial properties (no structures are impacted).
North of O'Connor Blvd. and East of N. Las Colinas station	1.05	Apartments / Vacant commercial
Sub-total for Line Section I-1	16.38	
Line Section I-2 from just east of SH 114 to Belt Line Road		
West of N. Las Colinas station & East of SH 114	.94	Vacant commercial and lake/greenspace
West of SH 114 to East of McArthur Blvd.	8.15	Meadow Creek Drive, Vacant Commercial Land, and Four Seasons TPC Golf Course (approximately 200 square feet)
West of McArthur Blvd. to East of Walnut Hill (North Lake Community College Area)	6.94	Archstone at MacArthur Apartments (acquisition would not impact structures) and North Lake Community College (acquisition would not impact structures, would require re-routing some access streets). Alignment ROW includes ROW for new Brangus Drive
West of Walnut Hill	1.92	Vacant property - preserved for transit ROW in Las Colinas Master Plan
DFW Airport Property east & west of SH 161	14.35	Vacant DFW Airport property *
Sub-total for Line Section I-2	32.30	
Total for Line Sections I-1 & I-2	48.68	
* Land acquired from DFW is through a lease agreement and does not constitute a release of property.		

Source: Parsons Transportation Group, April 2007

5.2.3 Acquisition and Displacement Mitigation

All acquisition of property must adhere to the DART Board of Directors' Real Estate Policy and Procedures, adopted August 25, 1987 and modified in October 2000. These policies and

