Dallas Area Rapid Transit (DART) Cotton Belt “Silver Line” Project

Betterments Workshop #1 – Carrollton
October 1, 2019
Agenda

• Welcome, Introductions, and Project Update
• Betterments Overview
• Betterment Options
• Define Action List
Expectations of Workshops

• Provide Residential Adjacent Property Owner community group with:
  • Ideas for betterment options
  • A forum to ask questions and gain insight on the different options
  • The tools they need to have their requests made and known to DART and AWH
  • Meet schedule deadline
    • Feedback from this workshop requested 2 weeks from today
Community Betterments

Kick-Off

• Community-wide meeting with all Communities to explain the 3-workshop process
• April 3, 2019

Workshop #1

• Define betterments
• What is important, if feasible
• October 1, 2019

Workshop #2

• Presentation of betterments requested
  — Review options
  — Feedback and decisions
  — Late October

Workshop #3

• Report back to community
• Confirm consensus
• December 2019
Cotton Belt “Silver Line” Corridor
Betterments

- Betterments are items implemented that are **above and beyond the standard environmental mitigation measures**
- Two DART Betterments Policies are being applied to the Cotton Belt Corridor:
  - Cotton Belt Corridor Betterments
  - DART Residential Betterments
- Betterments will be monitored similarly to the Mitigation Monitoring Program
Cotton Belt Corridor Betterments Policy Overview

- DART Board Resolution 180084, August 28, 2018
- Betterments are in addition to DART Residential Betterments Policy
- Budget is based on the equivalent of a 12-foot wall along residential adjacent areas
- Typical Betterments
  - Additional walls
  - Enhanced finishing
  - Enhanced fencing
  - Landscaping
DART Residential Betterments Policy Overview

- DART Board Resolution 970217, October 28, 1997
- Budget based on linear feet of residential adjacency
- Typical Betterments
  - Wall finishes
  - Enhanced fencing
  - Landscaping
  - Access Features (enhancement around grade crossings)

<table>
<thead>
<tr>
<th>Betterments Policy for Residential Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE ISSUED: October 28, 1997</td>
</tr>
<tr>
<td>Resolution No. 970217 (Policy No. IT.11 (Planning))</td>
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1. Betterments are items implemented that are above and beyond the standard environmental mitigation measures or design criteria identified through the planning, preliminary engineering process.

2. Such betterments will be considered for residential areas as defined by existing land use, if a majority of property owners, regardless of how much frontage they own, bordering the rail right-of-way request betterments.

3. Recommendations will not be advanced until a cooperative DART and community effort has demonstrated that all reasonable efforts have been made to assure participation of all impacted residential properties in identifying the type and placement of betterments.

4. As a guideline, the target budget for betterments is calculated based on the center line length of the subject area and an amount not to exceed $700/linear foot. This amount is in 1997 dollars and will increase over time with inflation.

5. This target budget will be applied as an upper limit for any recommended betterments.

6. Staff will advance betterment recommendations within the target budget based on input from the affected property owners, reasonableness, maintainability, and technical feasibility.

7. Betterment recommendations will not be advanced if they are judged unsafe or will impair the normal operation of the rail system.

8. Potential betterments will be identified in preliminary engineering after application of DART mitigation policies and design criteria. Betterments, if any, should be identified and approved by the Board before design reaches the 65% level for any rail segment.

9. The residential betterments approved by the DART Board will be funded through amendments to the project budgets and the Financial Plan (if greater than $1 million).
DART Residential Betterments
Policy Overview

• DART Board Resolution 970217, October 28, 1997
• Budget based on linear feet of residential adjacency
• Typical Betterments
  – Wall finishes
  – Enhanced fencing
  – Landscaping
  – Access Features (enhancement around grade crossings)

Such betterments will be considered for residential areas as defined by existing land use, if a majority of property owners, regardless of how much frontage they own, bordering the rail right-of-way request betterments.

Recommendations will not be advanced until a cooperative DART and community effort has demonstrated that all reasonable efforts have been made to assure participation of all impacted residential properties in identifying the type and placement of betterments.
Mitigations

• Final Environmental Impact Statement/Record of Decision (FEIS/ROD)
• Signed on November 9, 2018
• Documents are available online at: www.DART.org/CottonBelt
• Typical Mitigation
  – Sound wall
  – Landscaping
  – Fence
### Betterments Policy Budget

<table>
<thead>
<tr>
<th>Group #</th>
<th>City/Segment</th>
<th>Residential Locations</th>
<th>Mitigations</th>
<th>CB Betterments</th>
<th>Residential Adjacency</th>
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<tbody>
<tr>
<td></td>
<td>City of Carrollton</td>
<td></td>
<td>Linear Feet</td>
<td>Linear Feet</td>
<td>Budget up to</td>
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<tr>
<td>1</td>
<td>I-35E to Perry</td>
<td>Switchyard Apts, Carrollton</td>
<td>-</td>
<td>400</td>
<td>$346,400</td>
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<tr>
<td>1</td>
<td>I-35E to Perry</td>
<td>Erne St, Carrollton (Carrollton Heights)</td>
<td>-</td>
<td>300</td>
<td>$259,800</td>
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<tr>
<td>1</td>
<td>I-35E to Perry</td>
<td>Clint St, Carrollton (Carrollton Heights)</td>
<td>-</td>
<td>200</td>
<td>$173,200</td>
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<tr>
<td>1</td>
<td>I-35E to Perry</td>
<td>Baxley St, Carrollton (Carrollton Heights)</td>
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<tr>
<td>2</td>
<td>I-35E to Perry</td>
<td>Cecil Dr, Carrollton (Woodcrest Estates)</td>
<td>1,600</td>
<td>-</td>
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<tr>
<td>2</td>
<td>Perry to Josey Lane</td>
<td>Mckamy Dr, Carrollton (Hill 'N Dale)</td>
<td>1,550</td>
<td>-</td>
<td>$ -</td>
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<tr>
<td>2</td>
<td>Perry to Josey Lane</td>
<td>Josey Place Apts</td>
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<td>800</td>
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<tr>
<td>2</td>
<td>Perry to Josey Lane</td>
<td>Gravely Drive</td>
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<td>500</td>
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<tr>
<td>2</td>
<td>Perry to Josey Lane</td>
<td>Gardens of Josey Lane, Carrollton</td>
<td>-</td>
<td>-</td>
<td>$ -</td>
</tr>
<tr>
<td>2</td>
<td>John Connally to Marsh Lane</td>
<td>Lakehill Townhomes, Carrollton</td>
<td>1,000</td>
<td>-</td>
<td>$ -</td>
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<tr>
<td>2</td>
<td>John Connally to Marsh Lane</td>
<td>Country Place, Carrollton</td>
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<td>2,000</td>
<td>$1,732,000</td>
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<tr>
<td>2</td>
<td>John Connally to Marsh Lane</td>
<td>Willow Lane Condos, Carrollton</td>
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<td>400</td>
<td>$346,400</td>
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<tr>
<td>3</td>
<td>Marsh Lane to Midway</td>
<td>Trafalgar Square, San Sebastian Dr, Carrollton</td>
<td>-</td>
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<td>$1,299,000</td>
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<td><strong>TOTAL</strong></td>
<td></td>
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<td>4,550</td>
<td>6,600</td>
<td>$5,715,800</td>
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Cotton Belt “Silver Line” Corridor Through Carrollton
Cotton Belt Corridor Betterments
Policy Overview – Carrollton Group #1

- Cotton Belt Betterments
  - 1,400 Linear Feet
  - $1,212,400

- Residential Adjacency Betterments
  - 1,400 Linear Feet
  - $221,000

- Sound Wall Mitigations
  - 0 Linear Feet
Switchyard Apartments
Erie St. Residence

- Erie St. - Station 2125+00 to 2128+00
- 300 Linear Feet
- Cotton Belt Betterment ($259,800)
- Residential Adjacency Betterment ($47,400)
Clint St. Residence

Clint St. - Station 2131+00 to 2133+00
200 Linear Feet
Cotton Belt Betterment ($173,200)
Residential Adjacency Betterment ($31,800)
Baxley St. Residences

Baxley St. - Station 2136+00 to 2141+00
500 Linear Feet
Cotton Belt Betterment ($433,000)
Residential Adjacency Betterment ($79,000)
City of Carrollton – Area Group #2 Workshop #1 – October 2019
Cotton Belt Corridor Betterments
Policy Overview – Carrollton Group #2

- Cotton Belt Betterments
  3,700 Linear Feet
  $3,204,200

- Residential Adjacency Betterments
  8,250 Linear feet
  $1,303,500

- Sound Wall Mitigations
  4,550 Linear Feet
Cecil Dr. Residences

Cecil Dr. - Station 2134+00 to 2150+00
1,600 Linear Feet
Noise Mitigating Wall
Residential Adjacency Betterment ($252,800)
McKamy Dr./Gardens of Josey Residences

- McKamy Dr/Gardens of Josey - Station 2152+50 to 2172+00
- 1,950 Linear Feet
- Noise Mitigating Wall
- Residential Adjacency Betterment ($308,100)
Gravley Dr./Josey Place Apts Residences

- Station 2152+00 to 2165+00
- 1,300 Linear Feet
- Cotton Belt Betterment ($1,125,000)
- Residential Adjacency Betterment ($205,400)
Lakehill Townhome Residences
Country Place/Willow Lane Residences

Country Place/Willow Lane Condos - Station
2262+00 to 2286+00
2,400 Linear Feet
Cotton Belt Betterment ($2,078,400)
Residential Adjacency Betterment ($379,200)
City of Carrollton – Area Group #3 Workshop #1 – October 2019
Cotton Belt Corridor Betterments
Policy Overview – Carrollton Group #3

- Cotton Belt Betterments
  1,500 Linear Feet
  $1,299,000

- Residential Adjacency Betterments
  1,500 Linear feet
  $237,000

- Sound Wall Mitigations
  0 Linear Feet
Trafalgar/San Sebastian

- Trafalgar/San Sebastian Station: 2290+00 to 2305+00
- 1,500 Linear Feet
- Cotton Belt Betterment ($1,299,000)
- Residential Adjacency Betterment ($237,000)
TYPICAL CROSS SECTION
Base Design – No Walls
TYPICAL CROSS SECTION
12’ Betterment Wall on 1 Side
TYPICAL CROSS SECTION
12’ Betterment Wall on 2 Sides
TYPICAL CROSS SECTION
15’ Betterment Wall on 2 Sides
TYPICAL CROSS SECTION
15’ Betterment Wall on 1 Side
TYPICAL CROSS SECTION
Other Betterment Options
TYPICAL CROSS SECTION
Hike and Bike Trail on 1 side
Mitigation or Betterment Walls

BUSH HAMMER CONCRETE (BASE)
Wall Enhancement Options
Wall Enhancement Options
Fence Enhancement Options

VINYL COATED CHAIN LINK FENCE

WELDED WIRE FENCE

STEEL PICKET FENCE
Right of Way Screening Options

DECORATIVE MASONRY UNIT SCREEN

PRECAST CONCRETE SCREEN
Right of Way Screening Options

MASONRY UNIT SCREEN

EVERGREEN HEDGE SCREEN

METAL LOUVER SCREEN
Street Crossing Landscaping Enhancements
Street Crossing Landscaping Enhancements
Residential Adjacency Visual Landscape Mitigation – Trees @ 120’ – 150’ OC
Right of Way Landscaping Enhancements

GREEN HEDGE BARRIER

SOUND WALL LANDSCAPING
Right of Way Landscaping Enhancements

Planting Islands @ 150’ On Center

Trees @ 35’ On Center
Submitting Requests

• Ballot ID assigned to each qualified resident/property owner
• Track all requests to ensure maximum participation
• Majority consensus for each section required
Community Betterments

Next Step Workshop #2- Group 1 & 3

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – October 18, 2019

2. Preparation of options

3. Presentation of options – October 29, 2019
Community Betterments

Next Step Workshop #2 - Group 2

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – October 18, 2019

2. Preparation of options

3. Presentation of options – October 30, 2019
How to Stay Informed

- Visit www.DART.org/cottonbelt
- Email Cottonbelt@DART.org
- Attend meetings regularly
- Sign up for project alerts at www.DART.org/cottonbelt
- DART HOTLINE 972-833-2856
- Mail your Community Engagement Representative
Community Engagement Representative

Rosa Rosteet
cottonbelt@dart.org
214-749-2522
Hike & Bike Trail Contacts

North Central Texas Council of Governments (NCTCOG)
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