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

Coppell Betterments Workshop #1
August 14, 2019
Agenda

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

• Main point of contact of adjacent residence
• Gain consensus of betterment group of scope
• Meet schedule deadlines
  ➢ Feedback from this workshop requested by August 30, 2019
Community Betterments

**Kick-Off**
- Community-wide meeting with all Communities to explain the 3-workshop process
- April 2, 2019

**Workshop #1**
- Define betterments
- What is important, if feasible
- August 14, 2019

**Workshop #2**
- Presentation of betterments requested
  - Review options
  - Feedback and decisions
- September 17, 2019

**Workshop #3**
- Report back to community
- Confirm consensus
- October 22, 2019
Cotton Belt Corridor Betterments Policy Overview

Cotton Belt Betterments
4,500 Linear feet
$3,897,000

Residential Adjacency Betterments
4,500 Linear feet
$711,000
Betterments

• Betterments are items implemented that are \textit{above and beyond the standard environmental mitigation measures}
• Two DART Betterments Policies are being applied to the Cotton Belt Corridor:
  – DART Residential Betterments
  – Cotton Belt Corridor 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

Betterments Policy for Residential Areas

1. Betterments are items implementated 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 $70/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

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.
TYPICAL CROSS SECTION
Base Design – No Wall
TYPICAL CROSS SECTION
12’ Betterment Wall on 1 Side
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
# Betterments Policy Budget

<table>
<thead>
<tr>
<th>City/Segment</th>
<th>Residential Locations</th>
<th>Mitigations</th>
<th>Cotton Belt Betterments</th>
<th>Residential Betterments - EVERYONE</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Side of Track</td>
<td>Linear Feet</td>
<td>Linear Feet</td>
</tr>
<tr>
<td>City of Coppell</td>
<td></td>
<td>0</td>
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<td>4,500</td>
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<tr>
<td>Moore Rd to MacArthur Blvd</td>
<td>Crestview Ct</td>
<td>WB</td>
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<tr>
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<td>Crestview Dr</td>
<td>WB</td>
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<tr>
<td>MacArthur Blvd to Elm Fork</td>
<td>Clubs at Riverchase</td>
<td>WB</td>
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<td>2,100</td>
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<tr>
<td>MacArthur Blvd to Elm Fork</td>
<td>Oaks Riverchase</td>
<td>WB</td>
<td>0</td>
<td>300</td>
</tr>
</tbody>
</table>
Crestview Court - Station 1296+00 to 1299+00
300 Linear Feet
Cotton Belt Betterment ($259,800)
Residential Adjacency Betterment ($47,400)
Crestview Drive - Station 1304+00 to 1322+00
1,800 Linear Feet
Cotton Belt Betterment ($1,558,800)
Residential Adjacency Betterment ($284,400)
Clubs at Riverchase - Station 1338+00 to 1359+00
2,100 Linear Feet
Cotton Belt Betterment ($1,818,600)
Residential Adjacency Betterment ($331,800)
Oaks Riverchase - Station 1360+00 to 1363+00
300 Linear Feet
Cotton Belt Betterment ($259,800)
Residential Adjacency Betterment ($47,400)
Base Wall Finish
BUSH HAMMER FINISH
WALL FINISH OPTIONS

- PRECAST CONCRETE SCREEN
- MASONRY UNIT SCREEN
- PRECAST CONCRETE SCREEN
- PRECAST CONCRETE SCREEN
- PRECAST CONCRETE SCREEN (SHAPES)
RESIDENTIAL ADJACENCY VISUAL LANDSCAPE MITIGATION – SHADE TREE @ 120 – 150’ OC

RIGHT OF WAY LANDSCAPING ENHANCEMENTS
RIGHT OF WAY LANDSCAPING ENHANCEMENTS

- TREES @ 35 FT. ON CENTER
- SOUND WALL LANDSCAPING
- PLANTING ISLANDS @ 150’ ON CENTER
Community Betterments

Next Step Workshop #2

• Residential Adjacent Property Owners to provide feedback for preference of betterment on or before August 30, 2019

• Presentation of options – September 17, 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
Questions

Carlos Huerta
cottonbelt@dart.org
214-749-2721