Dallas Area Rapid Transit (DART) Cotton Belt Regional Rail Project

Betterments Workshop #1 Part 2
June 11, 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

• DART & AWH will assist the group with making timely decisions to meet schedule deadlines
  • **Goal** to have first decision point in 3 weeks
Community Betterments

Kick-Off

• Community-wide meeting with all Communities to explain the 3-workshop process
• March 21, 2019

Workshop #2

• Presentation of betterments requested
  — Review options
  — Feedback and decisions
• July 16, 2019

Workshop #1

• Define betterments
• What is important, if feasible
• May 14, 2019 – Part 1
• June 11, 2019 – Part 2

Workshop #3

• Report back to community
• Confirm consensus
Area Groups

- Group 1
  - DNT to Preston Road
- Group 2
  - Preston Road to Campbell Road
- Group 3
  - Campbell Road to Hillcrest Road
- Group 4
  - Hillcrest Road to Coit Road
- Group 5
  - Coit Road to City Limit
Cotton Belt Corridor Betterments Policy Overview

Residential Adjacency Betterments - EVERYONE
- 5,200 Linear feet
- $821,600

Cotton Belt Betterments
- 3,400 Linear feet
- $2,944,400

Sound Wall Mitigations
- 1,800 Linear Feet
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

Betterments Policy for Residential Areas

1. BettermentsContext: 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 $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 approved 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 Sound Wall
TYPICAL CROSS SECTION
15’ Sound Wall Mitigation on 1 Side
TYPICAL CROSS SECTION
15’ Sound Wall Mitigation on 2 Sides
TYPICAL CROSS SECTION
15’ Sound Wall Mitigation and 12’ Betterment Wall
TYPICAL CROSS SECTION
12’ Betterment Wall 2 Sides
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>Residential Betterments - EVERYONE</th>
<th>Cotton Belt Betterments</th>
</tr>
</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 Dallas (Group 1)</td>
<td></td>
<td>1,800</td>
<td>5,200</td>
<td>$821,600</td>
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<tr>
<td>DNT to Knoll Trail</td>
<td>Aura Apts</td>
<td>EB</td>
<td>0</td>
<td>400</td>
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<tr>
<td>Knoll Trail to Preston Rd</td>
<td>Aura 5515</td>
<td>EB</td>
<td>0</td>
<td>800</td>
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<tr>
<td>Knoll Trail to Preston Rd</td>
<td>St. Moritz Apts</td>
<td>EB</td>
<td>0</td>
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<td>Knoll Trail to Preston Rd</td>
<td>Covington Pointe Apts</td>
<td>WB</td>
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<td>300</td>
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<tr>
<td>Knoll Trail to Preston Rd</td>
<td>Adair II Apartments</td>
<td>WB</td>
<td>600</td>
<td>1,300</td>
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<tr>
<td>Knoll Trail to Preston Rd</td>
<td>Chalfont Circle</td>
<td>EB</td>
<td>1,200</td>
<td>1,200</td>
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</table>
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
Group #1 – Area Group Meeting
Workshop #1 – June 2019
AURA APTS Station 3012+00 to 3016+00
400 Linear Feet
Cotton Belt Betterment ($346,400)
Residential Adjacency Betterment ($63,200)
1 – Aura Apartments

DOUBLE TRACK AT-GRADE

STS 3014+00

COTTON BELT

Cotton Belt Regional Rail Project
AURA 5515 Station 3020+00 to 3028+00
800 Linear Feet
Cotton Belt Betterment ($692,800)
Residential Adjacency Betterment ($126,400)
SIDE PLATFORM STATION SECTION

NTS

KNOLL TRAIL STATION
STA 3024+00
A - Covington Pointe and St. Moritz

DOUBLE TRACK AT-GRADE
NTS
STA 3030+00

Cotton Belt Regional Rail Project
B – Adair II and St. Moritz

DOUBLE TRACK AT-GRADE
NTS
STA 3034+00
C – Adair II and St. Moritz

DOUBLE TRACK AT-GRADE

NTS

STA 3039+00
Chalfont Place Station 3055+00 to 3067+00
1200 Linear Feet Mitigation Wall
Residential Adjacency Betterment ($189,600)
3 – Chalfont Place
Cotton Belt Regional Rail Project

TYPICAL ROW CONDITIONS

AT GRADE GUIDEWAY WITH FENCING

CROSS STREETS
BASE WALL
RIBBED CONCRETE
Cotton Belt Regional Rail Project

SOUND MITIGATION WALLS - ENHANCEMENTS

APPLIED ARTISAN METAL PANELS

APPLIED SCREEN PANELS
RIGHT OF WAY FENCING

STANDARD CHAIN LINK (BASE CONDITION)

WELDED WIRE FENCE

VINYL COATED CHAIN LINK FENCE

STEEL PICKET FENCE
RIGHT OF WAY SCREENING

DECORATIVE MASONRY UNIT SCREEN

MASONRY UNIT SCREEN

EVERGREEN HEDGE SCREEN

METAL LOUVER SCREEN

PRECAST CONCRETE SCREEN
STREET CROSSING LANDSCAPING ENHANCEMENTS
RESIDENTIAL ADJACENCY VISUAL LANDSCAPE MITIGATION – SHADE TREE @ 120 – 150’ OC

RIGHT OF WAY LANDSCAPING ENHANCEMENTS
GREEN HEDGE BARRIER

SOUND WALL LANDSCAPING

PLANTING ISLANDS @ 150’ ON CENTER

TREES @ 35 FT. ON CENTER

RIGHT OF WAY LANDSCAPING ENHANCEMENTS
## Cotton Belt Betterments Cost

<table>
<thead>
<tr>
<th>Betterment Alternative</th>
<th>Description</th>
<th>Unit Cost</th>
<th>Unit</th>
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<tbody>
<tr>
<td><strong>Sound Wall Enhancement</strong></td>
<td>Artisan Metal Panels</td>
<td>Prefabricated panels mounted to wall</td>
<td>$542.60</td>
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<tr>
<td></td>
<td>Metal Screen Panels</td>
<td>Welded Wire Metal Screen in Frame</td>
<td>$548.63</td>
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<tr>
<td><strong>Fencing</strong></td>
<td>Vinyl Coated Chain Link</td>
<td>6' high black vinyl coated fencing</td>
<td>$525.10</td>
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<tr>
<td></td>
<td>Steel Picket Fence</td>
<td>6' high steel pickets at 6' OC</td>
<td>$882.30</td>
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<tr>
<td></td>
<td>Welded Wire Fence</td>
<td>6’ Welded Wire Mesh with 6” post at 12’ OC</td>
<td>$719.04</td>
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<tr>
<td><strong>Screen Wall</strong></td>
<td>Decorative Unit Masonry</td>
<td>Decorative concrete masonry 12” x 12” units</td>
<td>$972.04</td>
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<tr>
<td></td>
<td>Precast Concrete</td>
<td>12” high precast concrete panels on precast posts</td>
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</tr>
<tr>
<td></td>
<td>Masonry Unit</td>
<td>3 x 16 concrete unit masonry</td>
<td>$980.25</td>
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<tr>
<td></td>
<td>Evergreen Hedge</td>
<td>50 Gal shrubs at 3’ OC</td>
<td>$977.03</td>
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<tr>
<td></td>
<td>Metal Louver Screen</td>
<td>Aluminum louvers with 6” post at 12’ OC</td>
<td>$1,391.25</td>
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<tr>
<td><strong>Street Crossing Landscape Enhancement</strong></td>
<td>Plaza Paving (Per EA)</td>
<td>675 3’ Concrete paving with parers and landscaping</td>
<td>$108,845.12</td>
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<tr>
<td></td>
<td>Stab Glass Gabion Wall (Per EA)</td>
<td>8’ high stab glass wall in gabion frame (60’ length)</td>
<td>$65,924.60</td>
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<tr>
<td><strong>ROW Landscaping</strong></td>
<td>Hedge Barrier</td>
<td>1 gal shrubs at 3 ft. O.C. (will be 3 ft. ft. at installation)</td>
<td>$577.03</td>
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<tr>
<td></td>
<td>Sound Wall Landscaping</td>
<td>1 gal vines at 3 ft. O.C.</td>
<td>$525.30</td>
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<td>Planting Islands (2)</td>
<td>Landscape Islands (15’ x 20) with Concrete Curb</td>
<td>$510.25</td>
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<tr>
<td></td>
<td>Trees @ 35’ OC (1)</td>
<td>6’ shade trees @ 35’ OC</td>
<td>$460.50</td>
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</tbody>
</table>

### Pricing Information

- **6’ shade trees @ 35’ OC**
  1. Live Oak
  2. Cedar Elm
  3. Chimpaspin Oak
  4. Eastern Red Cedar
  5. Native Texas
  6. Texas Ash

- **Landscape Islands (15’ x 20) with Concrete Curb**
  1. Desert Willow
  2. Mexican Redbud
  3. Mexican Plum
  4. Possumhaw
  5. Vertex
  6. Yaupon Holly

- **Shrubs – 10 gallon**
  1. Texas Sage
  2. Red Yucca
  3. Hard Yucca
  4. Yaupon Holly
  5. Gulf Muhly Grass
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

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – July 2, 2019

2. Preparation of options

3. Presentation of options – July 16, 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

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