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

Betterments Workshop #2
July 16, 2019
Agenda

• Welcome, Introductions, and Project Update
• Betterments Overview
• Betterment Options
• Define Action List
Community Betterments

Kick-Off

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

Workshop #1

- Define betterments
- What is important, if feasible
- May 14, 2019 – Part 1
- June 11, 2019 – Part 2
- June 27, 2019 – Part 3

Workshop #2

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

Workshop #3

- Report back to community
- Confirm consensus
OPTION 1: COMMUNITY REQUEST 15’ Betterments Wall

Berkshire Auburn

Berkshire Amber
OPTION 2: COMMUNITY REQUEST 12’ Betterments Wall w/ 20’ o.c. Panels

Berkshire Auburn

Berkshire Amber
1 – Berkshire Auburn Apartments
OPTION 2: COMMUNITY REQUEST 12’ Betterments Wall

Berkshire Amber

Covington Point Apts.

St. Moritz Apts.
SIDE PLATFORM STATION SECTION

NTS

KNOLL TRAIL STATION
STA 3024+00
OPTION 1: COMMUNITY REQUEST 15’ Betterments Wall

Adair II Apts.

St. Moritz Apts.
OPTION 2: COMMUNITY REQUEST 12’ Betterments Wall

Adair II Apts.

St. Moritz Apts.
NO OPTIONS: No Mitigated area NO Betterments Options

Adair II Apts.
A - Covington Pointe and St. Moritz

DOUBLE TRACK AT-GRADE
NTS
STA 3030+00
B – Adair II and St. Moritz

DOUBLE TRACK AT-GRADE
NTS
STA 3034+00
C – Adair II and St. Moritz
Option 1: Community Request - 15’ Betterments Wall Extend to Property Line at Preston Rd ** No Panels w/base Landscape Mitigation**
Option 1: Community Request - 15’ Betterments Wall Extend to Property Line at Preston Rd ** No Panels w/base Landscape Mitigation**
DOUBLE TRACK AT-GRADE
NTS
STA 3060+00
Option 2: Community Request - 12’ Betterments Wall Extend to Property Line at Preston Rd ** No Panels w/base Landscape Mitigation**
Option 2: Community Request - 12’ Betterments Wall Extend to Property Line at Preston Rd ** No Panels w/base Landscape Mitigation**
DOUBLE TRACK AT-GRADE
NTS
STA 3060-00
Option 1A: Community Request w/i Budget - 185 ft of 15’ Betterments Wall
** No Panels w/base Landscape Mitigation**
Option 1A: Community Request w/i Budget- **185 lf of 15’ Betterments Wall**
**No Panels w/base Landscape Mitigation**

**Chalfont Place**
3 – Chalfont Place

DOUBLE TRACK AT-GRADE
NTS
STA 3060-00
Option 2A: Community Request w/i Budget- 220 lf of 12’ Betterments Wall
** No Panels w/base Landscape Mitigation**

Chalfont Place
Option 2A: Community Request w/i Budget- **220 lf** of 12’ Betterments Wall
**No Panels w/base Landscape Mitigation**
DOUBLE TRACK AT-GRADE

NTS

STA 3060+00
Option 3: Proposed Sound Wall w/ Shrub Islands @ 50’ o.c. and Wall Screens @ 20’ o.c ** No Betterments Wall **
Option 3: Proposed Sound Wall w/ Shrub Islands @ 50’ o.c. and Wall Screens @ 20’ o.c ** No Betterments Wall **
SOUND MITIGATION WALLS
BUSH HAMMER FINISH (BASE)
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
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 #3

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – August 9, 2019

2. Confirm consensus

3. Report back – August 19, 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

Lawrence Meshack
cottonbelt@dart.org
214-749-2590
Previous Presentation Information
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
## Cotton Belt Corridor Betterments Policy Overview

<table>
<thead>
<tr>
<th>Betterments</th>
<th>Linear Feet</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Residential Adjacency Betterments - EVERYONE</td>
<td>5,200</td>
<td>$821,600</td>
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<td>Cotton Belt Betterments</td>
<td>3,400</td>
<td>$2,944,400</td>
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<tr>
<td>Sound Wall Mitigations</td>
<td>1,800</td>
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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

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### Betterments Policy for Residential Areas

<table>
<thead>
<tr>
<th>Date Issued: 970217</th>
<th>October 23, 1997</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution #: IT.11 (Planning)</td>
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</table>

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 $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

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- Typical Betterments
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  - Enhanced fencing
  - Landscaping
  - Access

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