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

Betterments Workshop #1 part 2
June 18, 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 #1

- Define betterments
- What is important, if feasible
- May 21, 2019
- June 18, 2019

Workshop #2

- Presentation of betterments requested
  - Review options
  - Feedback and decisions
- July 23, 2019

Workshop #3

- Report back to community
- Confirm consensus
Area Groups

[Map showing area groups with labels: DNT, Preston, Hillcrest, Campbell, Coit, with numbered sections 1 through 5 along Knoll Trail in Dallas.]

[Map logo and tagline: DART, let's go.]
Cotton Belt Corridor Betterments Policy Overview

- Residential Adjacency Betterments – EVERYONE
  - 9,850 Linear feet
  - $1,556,300

- Cotton Belt Betterments
  - 2,250 Linear feet
  - $1,948,500

- Sound Wall Mitigations
  - 7,600 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:
  – 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
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 Walls
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 on 2 Sides
TYPICAL CROSS SECTION
15’ Betterment Wall on 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</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 3)</td>
<td></td>
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<tr>
<td>Campbell Rd to Davenport</td>
<td>Bent Creek North Condominiums</td>
<td>WB</td>
<td>2,650</td>
<td>3,500</td>
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<tr>
<td>Campbell Rd to Davenport</td>
<td>Duffield Dr, Dallas / Creek</td>
<td>WB</td>
<td>0</td>
<td>500</td>
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<tr>
<td>Campbell Rd to Davenport</td>
<td>Davenport Rd</td>
<td>WB</td>
<td>0</td>
<td>350</td>
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<tr>
<td>Campbell Rd to Davenport</td>
<td>Davenport Ct, Pepperwood Estates</td>
<td>EB</td>
<td>1,500</td>
<td>1,500</td>
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<tr>
<td>Davenport to Hillcrest Rd</td>
<td>Brushfield Dr/Caulfield Dr</td>
<td>EB</td>
<td>450</td>
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</table>
# Betterments Policy Budget

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<tr>
<th>City/Segment</th>
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<th>Residential Betterments</th>
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<tr>
<td></td>
<td></td>
<td>Side of Track</td>
<td>Linear Feet</td>
<td>Linear Feet</td>
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<td>City of Dallas (Group 3)</td>
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<td>4,950</td>
<td>6,350</td>
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<tr>
<td>Davenport to Hillcrest Rd</td>
<td>Spanky Ct</td>
<td>EB</td>
<td>1,150</td>
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<td>Davenport to Hillcrest Rd</td>
<td>Spanky Branch</td>
<td>EB</td>
<td>350</td>
<td>850</td>
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<td>Davenport to Hillcrest Rd</td>
<td>Wester Way</td>
<td>EB</td>
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<tr>
<td>Davenport to Hillcrest Rd</td>
<td>Duffield Dr</td>
<td>WB</td>
<td>1,800</td>
<td>2,000</td>
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<tr>
<td>Davenport to Hillcrest Rd</td>
<td>Duffield Dr/Preston Green</td>
<td>WB</td>
<td>300</td>
<td>1,000</td>
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<tr>
<td>Davenport to Hillcrest Rd</td>
<td>Oakington Pt</td>
<td>WB</td>
<td>400</td>
<td>400</td>
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Mitigations

- Final Environmental Impact Statement/ Record of Decision (FEIS/ROD)
- Signed on November 9, 2018
- Documents are available online at: [www.DART.org/CottonBelt](http://www.DART.org/CottonBelt)
- Typical Mitigation
  - Sound wall
  - Landscaping
  - Fence
Bent Creek N Condo 3111+00 to 3118+00
700 Linear Feet
Residential Adjacency Betterment
($110,600)

Duffield Dr/Creek 3118+00 to 3123+00
500 Linear Feet
Cotton Belt Betterment ($433,000)
Residential Adjacency Betterment
($79,000)

Davenport Cl - Pepperwood Estates 3111+00 to 3126+00
1500 Linear Feet
Residential Adjacency Betterment ($237,000)

Davenport 3123+00 to 3126+50
350 Linear Feet
Cotton Belt Betterment ($303,100)
Residential Adjacency Betterment
($55,300)
Section A:A

12' PEDESTRIAN TRAIL

EX ROW

PROPOSED SOUND WALL

PROPOSED RETAINING WALL

EX ROW

PROPOSED SOUND WALL

PROPOSED RETAINING WALL

EXISTING GROUND

3114+00

-60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60
TYPICAL ROW CONDITIONS

AT GRADE GUIDEWAY WITH FENCING

CROSS STREETS
SOUND MITIGATION WALLS
RIBBED CONCRETE (BASE)
SOUND MITIGATION WALLS - ENHANCEMENTS

APPLIED ARTISAN METAL PANELS

APPLIED SCREEN PANELS
RIGHT OF WAY FENCING

STANDARD CHAIN LINK (BASE CONDITION)

VINYL COATED CHAIN LINK FENCE

WELDED WIRE FENCE

STEEL PICKET FENCE
COTTON BELT REGIONAL RAIL PROJECT

RIGHT OF WAY SCREENING

DECORATIVE MASONRY UNIT SCREEN

EVERGREEN HEDGE SCREEN

METAL LOUVER SCREEN

MASONRY UNIT SCREEN

PRECAST CONCRETE SCREEN
STREET CROSSING LANDSCAPING ENHANCEMENTS
Steel Framed Metal Gabions Filled With Colored Stone, Glass, or Combination.
RESIDENTIAL ADJACENCY VISUAL LANDSCAPE MITIGATION – SHADE TREE @ 120 – 150’ OC

RIGHT OF WAY LANDSCAPING ENHANCEMENTS
Cotton Belt Regional Rail Project

RIGHT OF WAY LANDSCAPING ENHANCEMENTS

GREEN HEDGE BARRIER

SOUND WALL LANDSCAPING

PLANTING ISLANDS @ 150’ ON CENTER

TREES @ 35 FT. ON CENTER
## Cotton Belt Betterments Cost

<table>
<thead>
<tr>
<th>Betterment Alternative</th>
<th>Description</th>
<th>Unit Cost</th>
<th>U.O.M</th>
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<tbody>
<tr>
<td><strong>Sound Wall Enhancement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Artistic Metal Panels</td>
<td>Prefabricated panels mounted to wall</td>
<td>$642.68</td>
<td>LF</td>
</tr>
<tr>
<td>Metal Screen Panels</td>
<td>Welded Wire Metal Screen in Frame</td>
<td>$518.03</td>
<td>LF</td>
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<tr>
<td><strong>Fencing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vinyl Coated Chain Link</td>
<td>8' high black vinyl coated fencing</td>
<td>$325.10</td>
<td>LF</td>
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<tr>
<td>Steel Picket Fence</td>
<td>6' high steel pickets at 6' OC</td>
<td>$882.30</td>
<td>LF</td>
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<tr>
<td>Welded Wire Fence</td>
<td>6' Welded Wire Mesh with 6&quot; post at 12' OC</td>
<td>$719.04</td>
<td>LF</td>
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<tr>
<td><strong>Screen Wall</strong></td>
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<td></td>
<td></td>
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<tr>
<td>Decorative Unit Masonry</td>
<td>Decorative concrete masonry 12&quot; x 12' units</td>
<td>$672.01</td>
<td>LF</td>
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<tr>
<td>Precast Concrete</td>
<td>12' high precast concrete panels on precast posts</td>
<td>$1,517.12</td>
<td>LF</td>
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<tr>
<td>Masonry Unit</td>
<td>8 x 16 concrete unit masonry</td>
<td>$980.25</td>
<td>LF</td>
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<tr>
<td>Evergreen Hedge</td>
<td>30 Gal shrubs at 3' OC</td>
<td>$677.03</td>
<td>LF</td>
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<tr>
<td>Metal Louver Screen</td>
<td>Aluminum louvers with 6&quot; post at 12' OC</td>
<td>$1,391.25</td>
<td>LF</td>
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<tr>
<td><strong>Street Crossing Landscape Enhancement</strong></td>
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<tr>
<td>Plaza Paving (Per EA)</td>
<td>675 SF Concrete paving with pavers and landscaping</td>
<td>$108,845.12</td>
<td>EA</td>
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<tr>
<td>Slag Glass Gabion Wall (Per EA)</td>
<td>6' high slag glass wall in gabion frame (60' length)</td>
<td>$65,924.60</td>
<td>EA</td>
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<tr>
<td><strong>ROW Landscaping</strong></td>
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<tr>
<td>Hedge Barrier</td>
<td>5 gal shrubs at 3 ft. O.C. (will be 3 ft. ht. at installation)</td>
<td>$677.03</td>
<td>LF</td>
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<tr>
<td>Sound Wall Landscaping</td>
<td>3 gal vines at 3 ft. O.C.</td>
<td>$615.65</td>
<td>LF</td>
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<tr>
<td>Planting Islands (2)</td>
<td>Landscape Islands (15' x 25') with Concrete Curb</td>
<td>$510.22</td>
<td>LF</td>
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<tr>
<td>Trees @ 35' OC (1)</td>
<td>6&quot; shade trees @ 35' OC</td>
<td>$480.96</td>
<td>LF</td>
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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 9, 2019

2. Preparation of options

3. Presentation of options – July 23, 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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214-749-2590