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

Betterments Workshop #1 part 2
June 20, 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 23, 2019
  - June 20, 2019

**Workshop #2**

- Presentation of betterments requested
  - Review options
  - Feedback and decisions
  - July 25, 2019

**Workshop #3**

- Report back to community
- Confirm consensus
Area Groups
Cotton Belt Corridor Betterments Policy Overview

- **Residential Adjacency Betterments - EVERYONE**
  - 5,500 Linear feet
  - $869,000

- **Cotton Belt Betterments**
  - 2,700 Linear feet
  - $2,338,200

- **Sound Wall Mitigation**
  - 2,800 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:
  - 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>City of Dallas (Group 4)</td>
<td></td>
<td>2,800</td>
<td>5,500</td>
<td>2,700</td>
</tr>
<tr>
<td>Hillcrest Rd to McCallum</td>
<td>Highland Heather Lane, Highland Square</td>
<td>EB</td>
<td>700</td>
<td>700</td>
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<tr>
<td>McCallum to Meandering Way</td>
<td>Nicole Place</td>
<td>EB</td>
<td>700</td>
<td>700</td>
</tr>
<tr>
<td>McCallum to Meandering Way</td>
<td>Rocky Top Circle, Highlands of McKamy</td>
<td>WB</td>
<td>800</td>
<td>800</td>
</tr>
<tr>
<td>Meandering Way to Dickerson</td>
<td>Energy Lane</td>
<td>EB</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Meandering Way to Dickerson</td>
<td>Willow Greene Condos</td>
<td>WB</td>
<td>0</td>
<td>1,300</td>
</tr>
<tr>
<td>Dickerson to Coit Rd</td>
<td>Home Dickerson St</td>
<td>EB</td>
<td>0</td>
<td>300</td>
</tr>
<tr>
<td>Dickerson to Coit Rd</td>
<td>Chatham Apts, Dallas</td>
<td>EB</td>
<td>0</td>
<td>400</td>
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<tr>
<td>Dickerson to Coit Rd</td>
<td>Coit Garden Apts, Dallas</td>
<td>WB</td>
<td>0</td>
<td>700</td>
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</tbody>
</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](http://www.DART.org/CottonBelt)
- Typical Mitigation
  - Sound wall
  - Landscaping
  - Fence
Group #4 – Area Group Meeting
Workshop #1 – June 2019
Highland Heather Lane 3163+00 to 3170+00
700 Linear Feet

Residential Adjacency Betterment
($110,600)
Cotton Belt Regional Rail Project

TYPICAL ROW CONDITIONS

AT GRADE GUIDEWAY WITH FENCING

CROSS STREETS
SOUND MITIGATION WALLS
RIBBED CONCRETE (BASE)
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)

VINYL COATED CHAIN LINK FENCE

WELDED WIRE FENCE

STEEL PICKET FENCE
RIGHT OF WAY SCREENING

DEDECORATIVE MASONRY UNIT SCREEN

EVERGREEN HEDGE SCREEN

METAL LOUVER SCREEN

PRECCAST CONCRETE SCREEN
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
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>Artisan 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>$ 548.63</td>
<td>LF</td>
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<tr>
<td><strong>Fencing</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Vinyl Coated Chain Link</td>
<td>8’ high black vinyl coated fencing</td>
<td>$ 325.10</td>
<td>LF</td>
</tr>
<tr>
<td>Steel Picket Fence</td>
<td>6’ high steel pickets at 6’ OC</td>
<td>$ 882.30</td>
<td>LF</td>
</tr>
<tr>
<td>Welded Wire fence</td>
<td>6’ Welded Wire Mesh with 6” post at 12’ OC</td>
<td>$ 719.04</td>
<td>LF</td>
</tr>
<tr>
<td><strong>Screen Wall</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorative Unit Masonry</td>
<td>Decorative concrete masonry 12” x 12’ units</td>
<td>$ 672.01</td>
<td>LF</td>
</tr>
<tr>
<td>Precast Concrete</td>
<td>12’ high precast concrete panels on precast posts</td>
<td>$ 1,517.12</td>
<td>LF</td>
</tr>
<tr>
<td>Masonry Unit</td>
<td>8 x 16 concrete unit masonry</td>
<td>$ 980.25</td>
<td>LF</td>
</tr>
<tr>
<td>Evergreen Hedge</td>
<td>30 Gal shrubs at 3’ OC</td>
<td>$ 677.03</td>
<td>LF</td>
</tr>
<tr>
<td>Metal Louver Screen</td>
<td>Aluminum louvers with 6” 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>
<td></td>
<td></td>
<td></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>
</tr>
<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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<td></td>
<td></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’ shade trees @ 35’ OC</td>
<td>$ 480.56</td>
<td>LF</td>
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</tbody>
</table>

**BETTERMENTS COSTS**  Cotton Belt Regional Rail Project
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 11, 2019
2. Preparation of options
3. Presentation of options – July 25, 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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