

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

Betterments Workshop #1 – Carrollton
October 1, 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
 - Meet schedule deadline
 - Feedback from this workshop requested 2 weeks from today

Community Betterments

Kick-Off

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

Workshop #1

- Define betterments
- What is important, if feasible
- October 1, 2019

Workshop #2

- Presentation of betterments requested
 - Review options
 - Feedback and decisions
 - Late October

Workshop #3

- Report back to community
- Confirm consensus
- December 2019

Cotton Belt “Silver Line” Corridor



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 Features (enhancement around grade crossings)

Betterments Policy for Residential Areas

DATE ISSUED: October 28, 1997
Resolution No. 970217
Policy No. IV.11 (Planning)

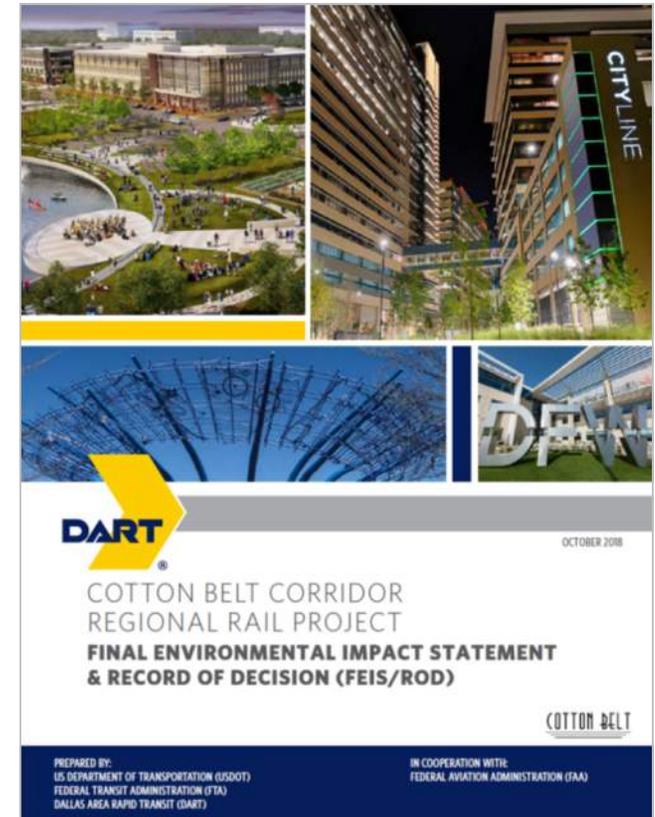
1. Betterments are items implemented that are above and beyond the standard environmental mitigation measures or design criteria identified through the planning, preliminary engineering process.
2. Such betterments will be considered for residential areas as defined by existing land use, if a majority 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

- DART Board Resolution 970217, October 28, 1997
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 - Typical Betterments
 - Wall finishes
 - Enhanced fencing
 - Landscaping
 - Access Features (enhancement around grade crossings)
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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
- Typical Mitigation
 - Sound wall
 - Landscaping
 - Fence

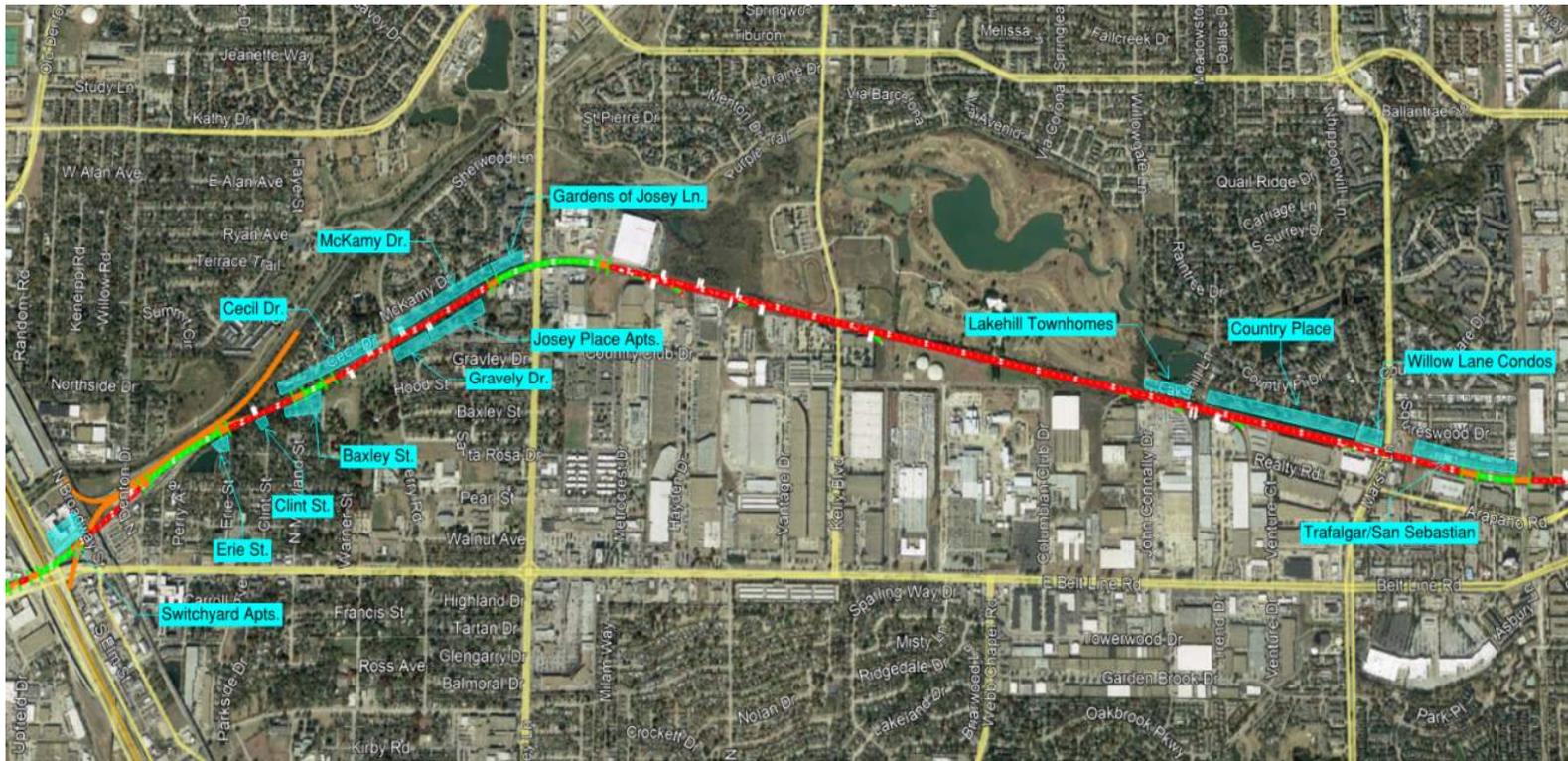


Betterments Policy Budget

Group #	City/Segment	Residential Locations	Mitigations	CB Betterments		Residential Adjacency	
			Linear Feet	Linear Feet	Budget up to	Linear Feet	Budget up to
	City of Carrollton						
1	I-35E to Perry	Switchyard Apts, Carrollton	-	400	\$ 346,400	400	\$ 63,200
1	I-35E to Perry	Erie St, Carrollton (Carrollton Heights)	-	300	\$ 259,800	300	\$ 47,400
1	I-35E to Perry	Clint St, Carrollton (Carrollton Heights)	-	200	\$ 173,200	200	\$ 31,600
1	I-35E to Perry	Baxley St, Carrollton (Carrollton Heights)	-	500	\$ 433,000	500	\$ 79,000
2	I-35E to Perry	Cecil Dr, Carrollton (Woodcrest Estates)	1,600	-	\$ -	1,600	\$ 252,800
2	Perry to Josey Lane	McKamy Dr, Carrollton (Hill 'N Dale)	1,950	-	\$ -	1,550	\$ 244,900
2	Perry to Josey Lane	Josey Place Apts	-	800	\$ 692,800	800	\$ 126,400
2	Perry to Josey Lane	Gravelly Drive	-	500	\$ 433,000	500	\$ 79,000
2	Perry to Josey Lane	Gardens of Josey Lane, Carrollton	-	-	\$ -	400	\$ 63,200
2	John Connally to Marsh Lane	Lakehill Townhomes, Carrollton	1,000	-	\$ -	1,000	\$ 158,000
2	John Connally to Marsh Lane	Country Place, Carrollton	-	2,000	\$ 1,732,000	2,000	\$ 316,000
2	John Connally to Marsh Lane	Willow Lane Condos, Carrollton	-	400	\$ 346,400	400	\$ 63,200
3	Marsh Lane to Midway	Trafalgar Square, San Sebastian Dr, Carrollton	-	1,500	\$ 1,299,000	1,500	\$ 237,000
	TOTAL		4,550	6,600	\$ 5,715,600	11,150	\$ 1,761,700



Cotton Belt “Silver Line” Corridor Through Carrollton



City of Carrollton – Area Group #1 Workshop #1 – October 2019



Cotton Belt Corridor Betterments Policy Overview – Carrollton Group #1

Cotton Belt Betterments

1,400 Linear Feet

\$1,212,400

Residential Adjacency Betterments

1,400 Linear feet

\$221,000

Sound Wall Mitigations

0 Linear Feet

Switchyard Apartments



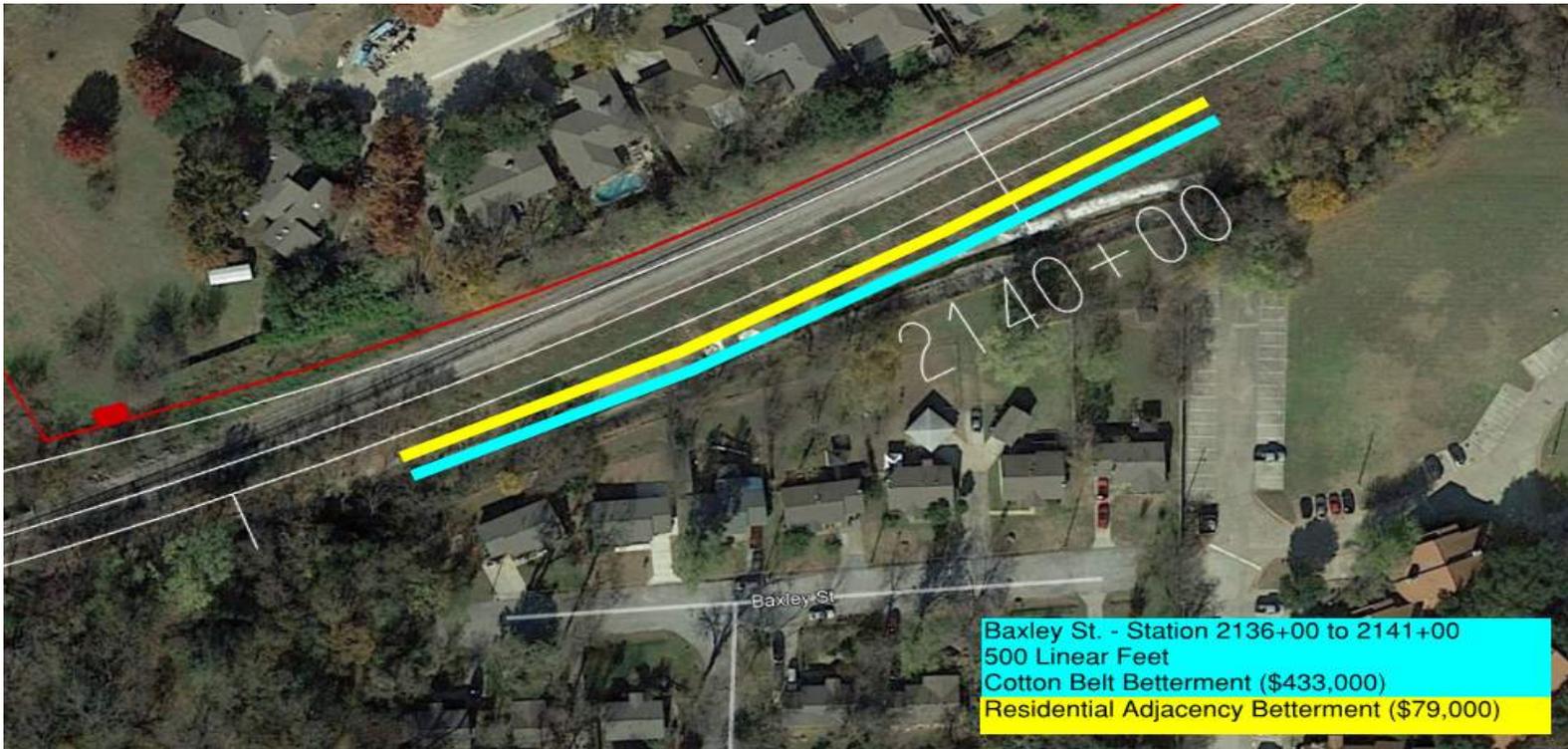
Erie St. Residence



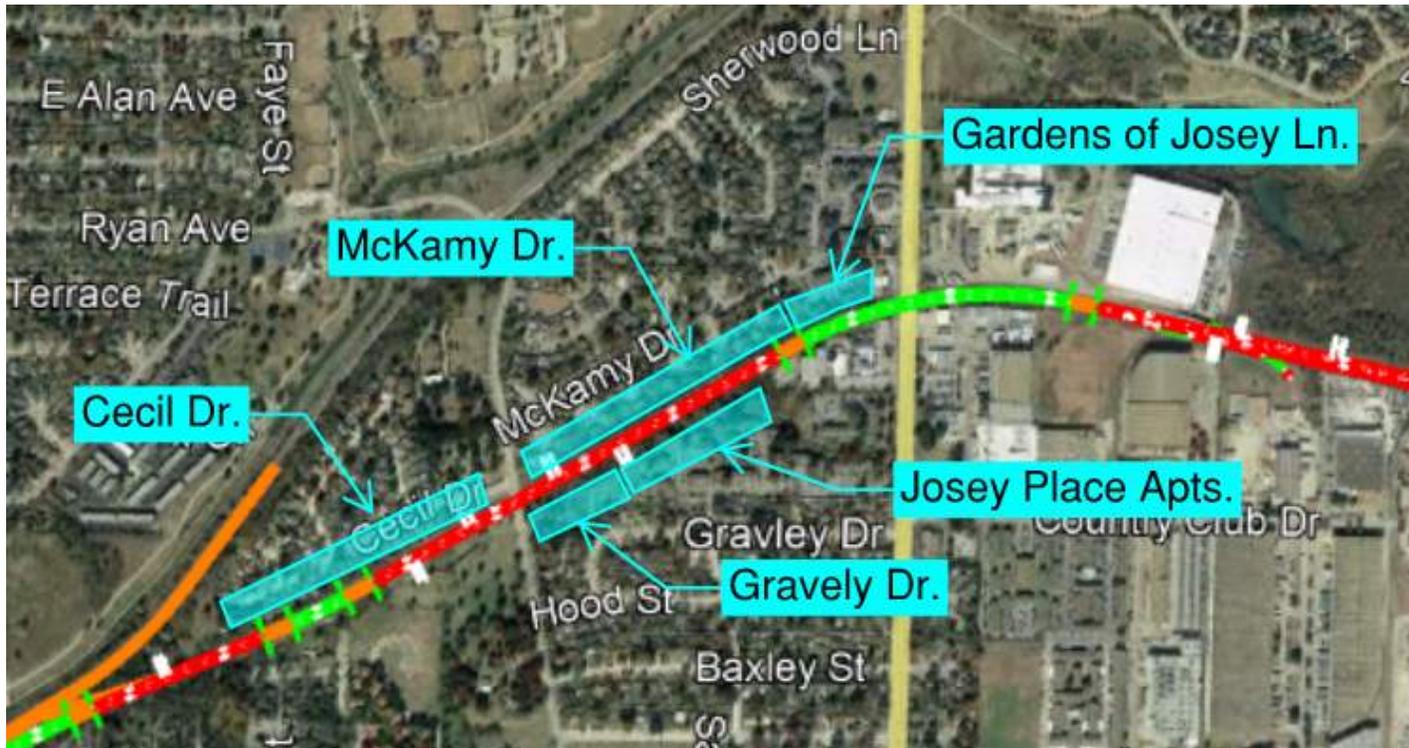
Clint St. Residence



Baxley St. Residences



City of Carrollton – Area Group #2 Workshop #1 – October 2019



City of Carrollton – Area Group #2 Cont. Workshop #1 – October 2019



Cotton Belt Corridor Betterments Policy Overview – Carrollton Group #2

Cotton Belt Betterments

3,700 Linear Feet

\$3,204,200

Residential Adjacency Betterments

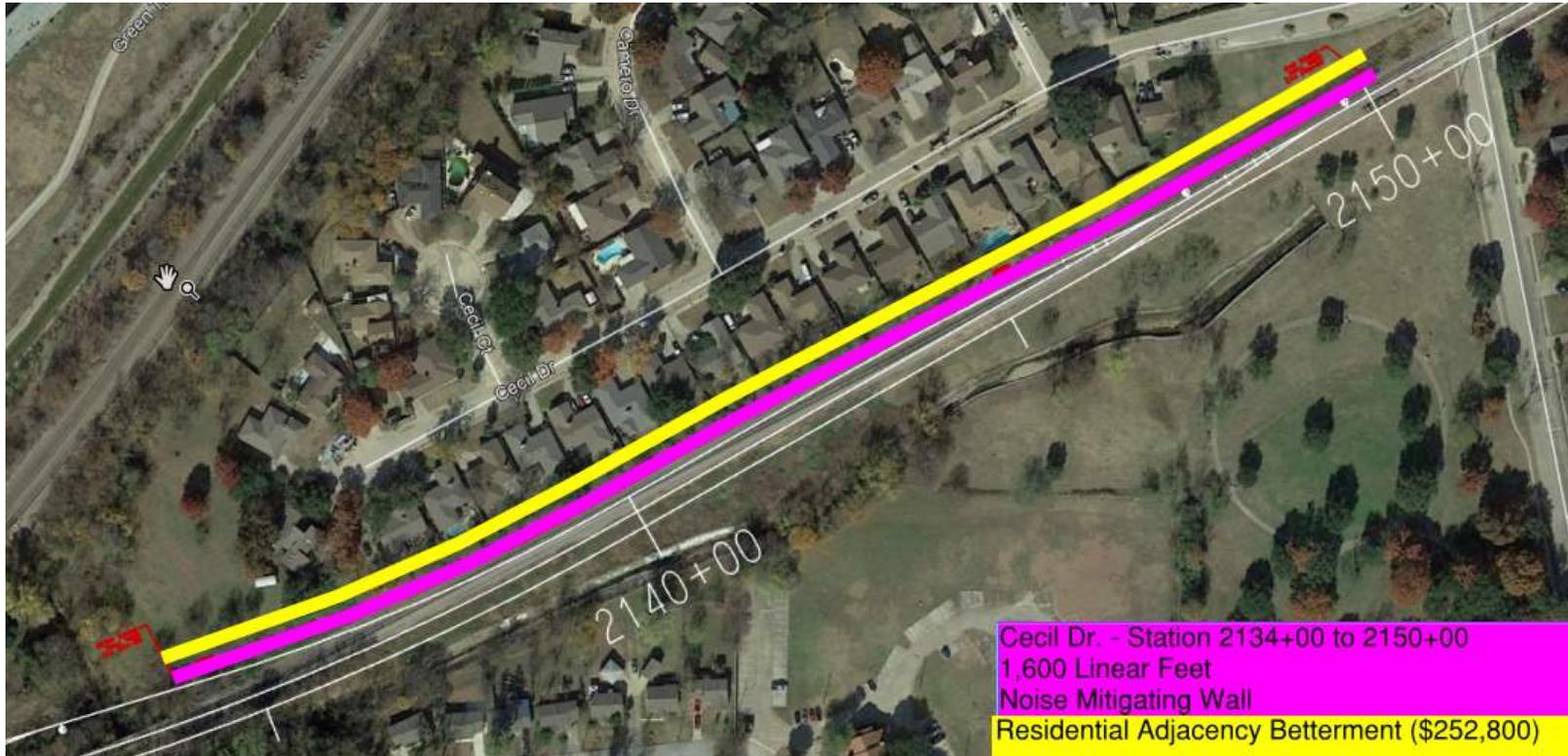
8,250 Linear feet

\$1,303,500

Sound Wall Mitigations

4,550 Linear Feet

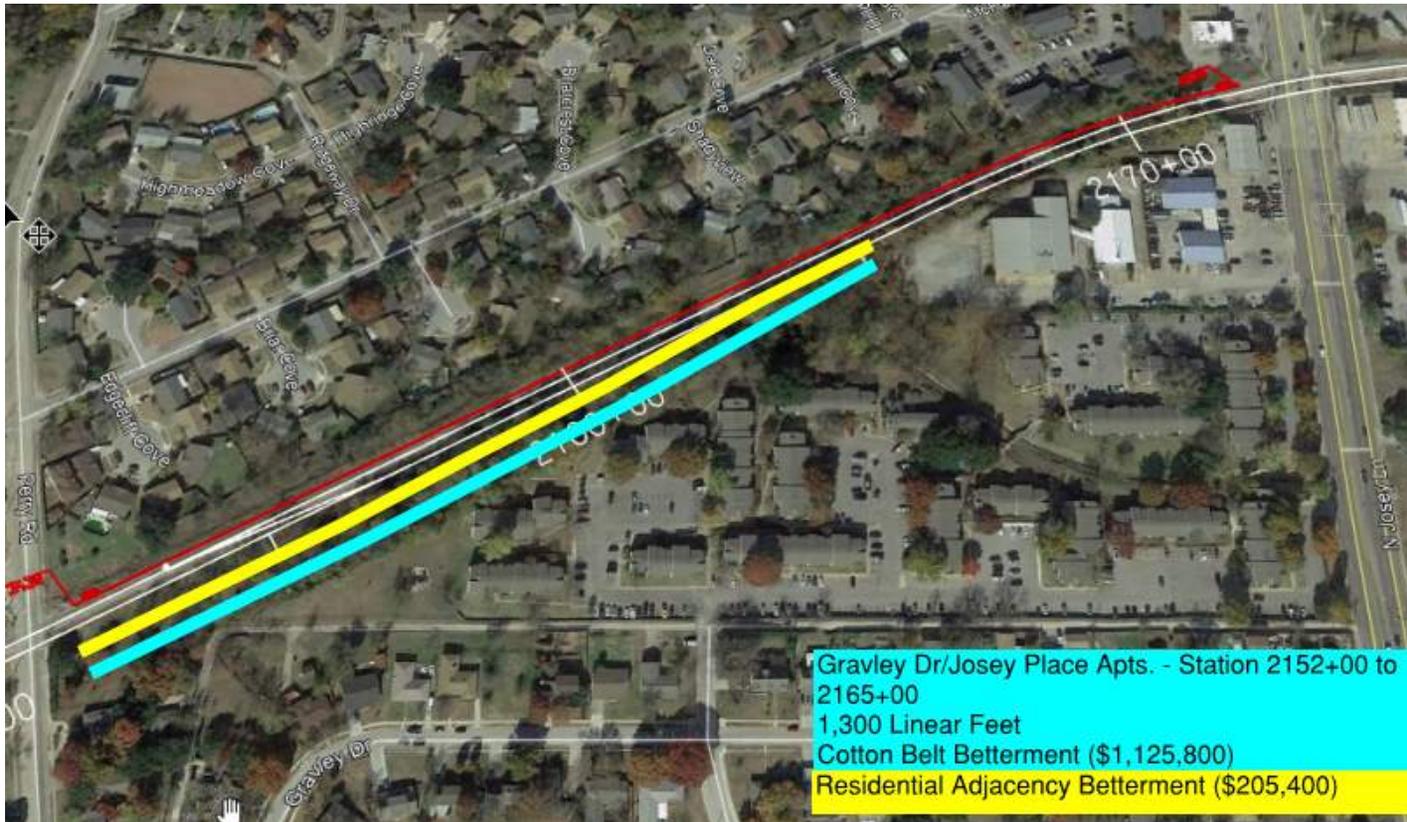
Cecil Dr. Residences



McKamy Dr./Gardens of Josey Residences



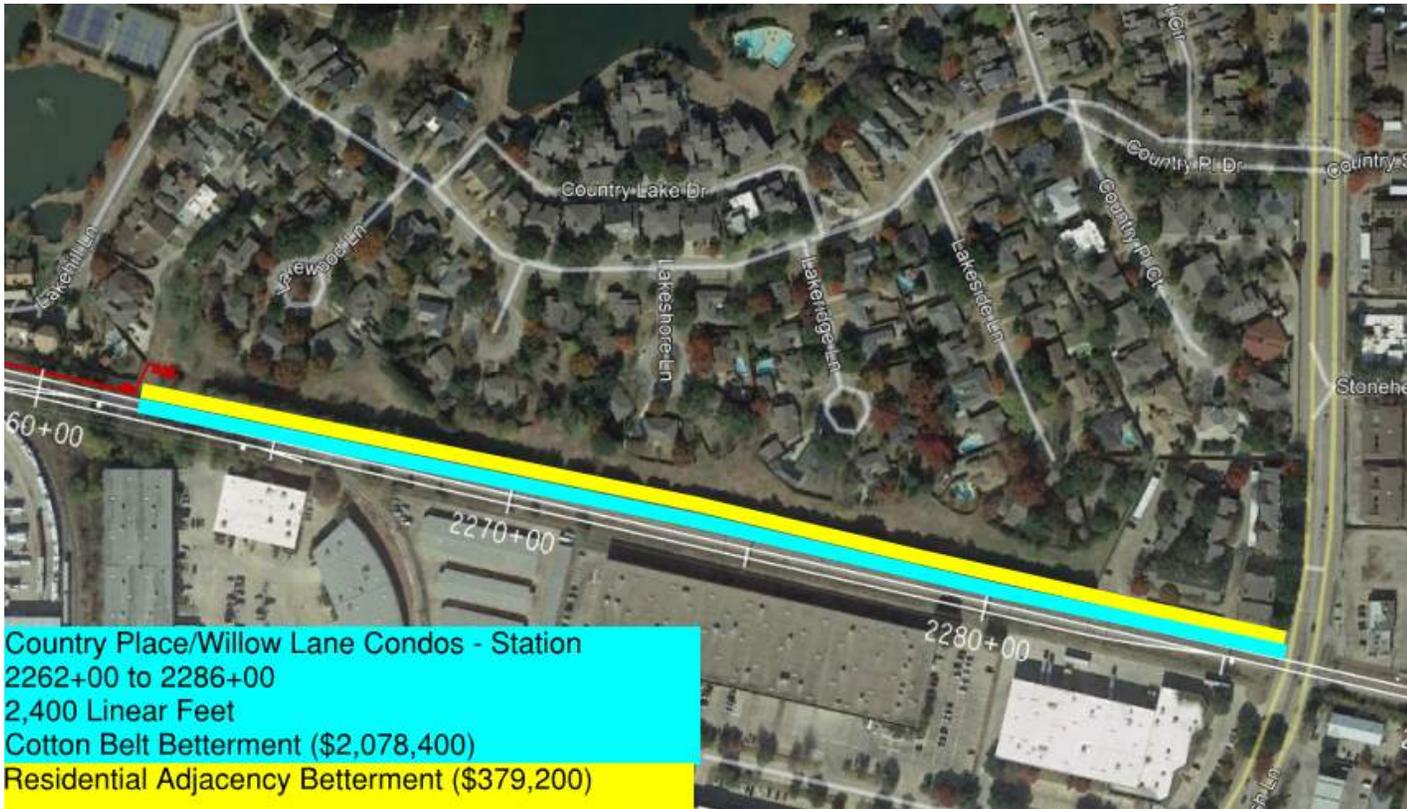
Gravley Dr./Josey Place Apts Residences



Lakehill Townhome Residences



Country Place/Willow Lane Residences



City of Carrollton – Area Group #3 Workshop #1 – October 2019



Cotton Belt Corridor Betterments Policy Overview – Carrollton Group #3

Cotton Belt Betterments

1,500 Linear Feet

\$1,299,000

Residential Adjacency Betterments

1,500 Linear feet

\$237,000

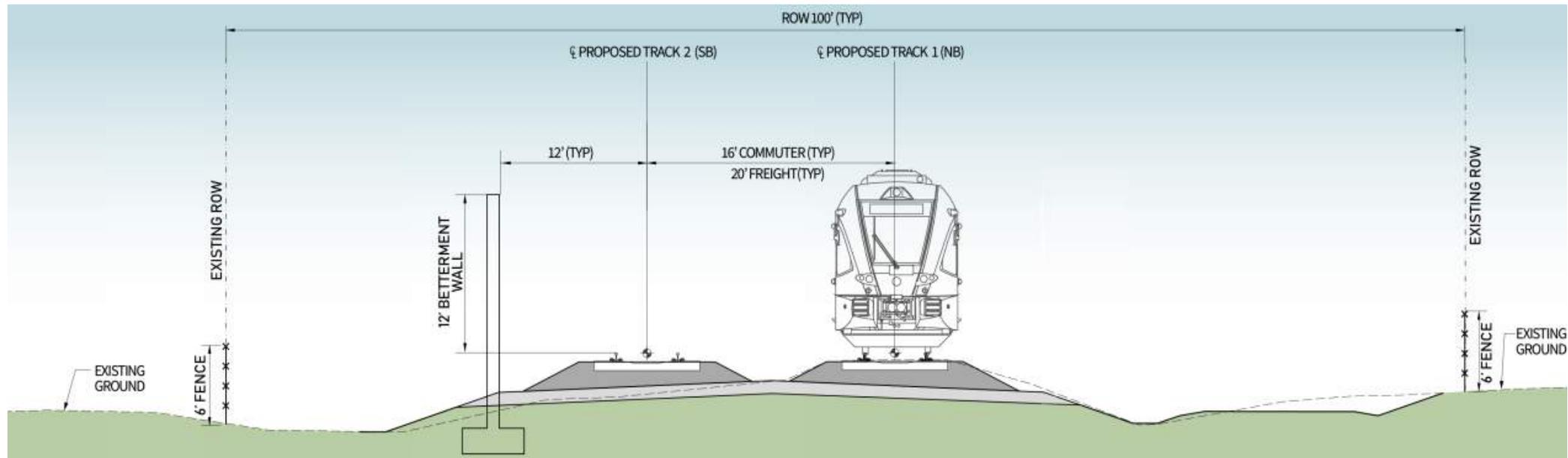
Sound Wall Mitigations

0 Linear Feet

Trafalgar/San Sebastian

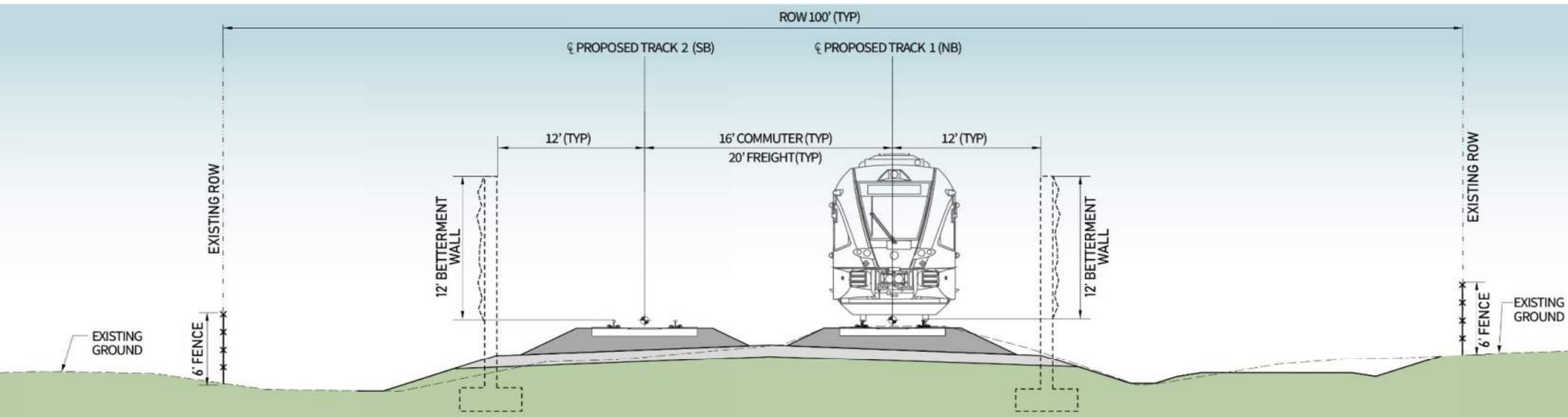


TYPICAL CROSS SECTION 12' Betterment Wall on 1 Side



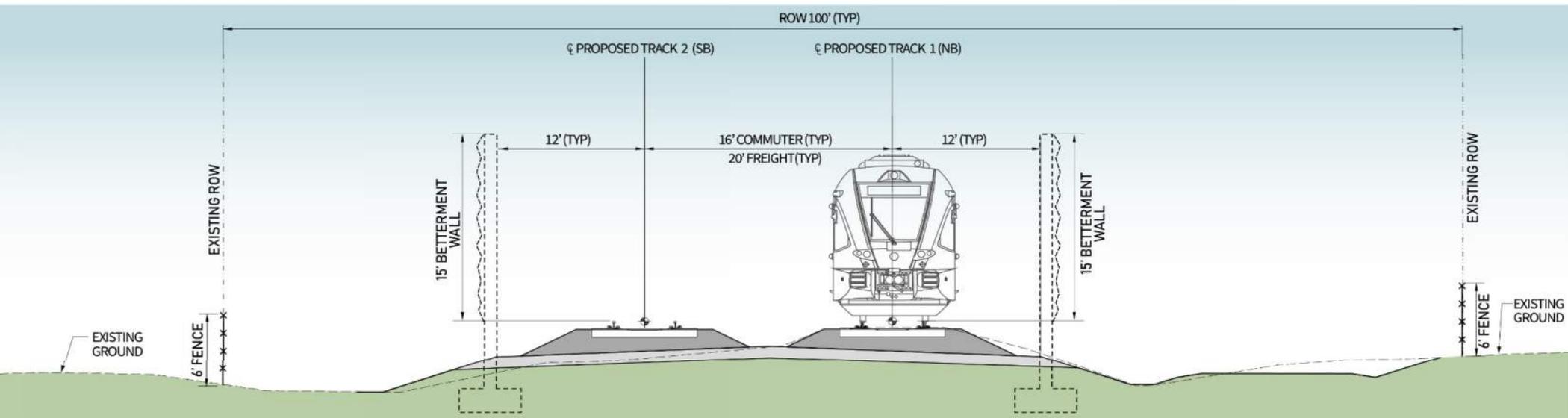
TYPICAL CROSS SECTION

12' Betterment Wall on 2 Sides

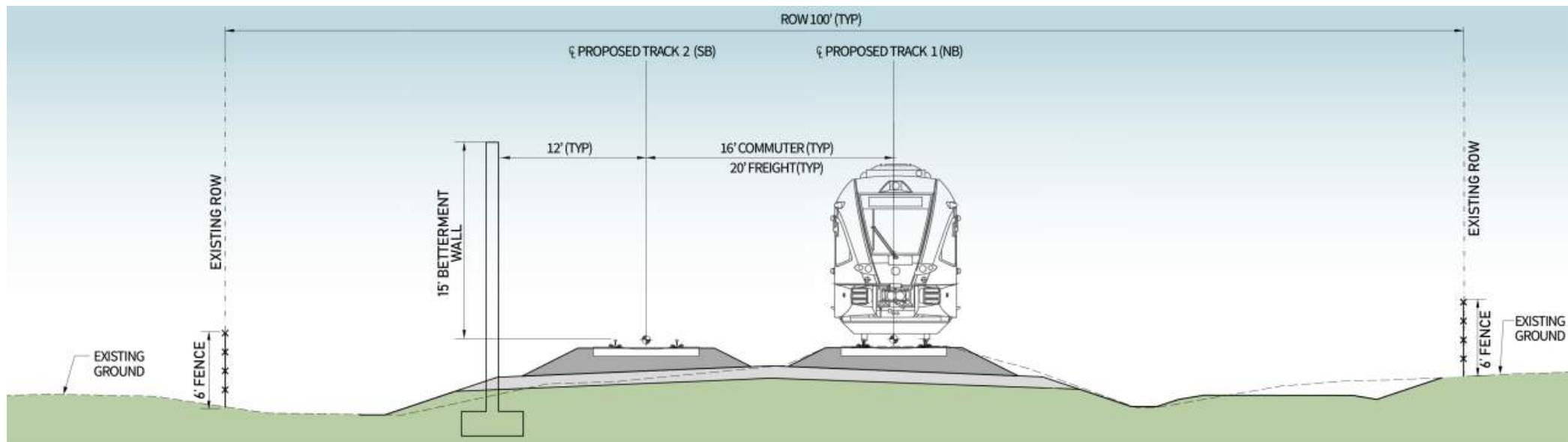


TYPICAL CROSS SECTION

15' Betterment Wall on 2 Sides

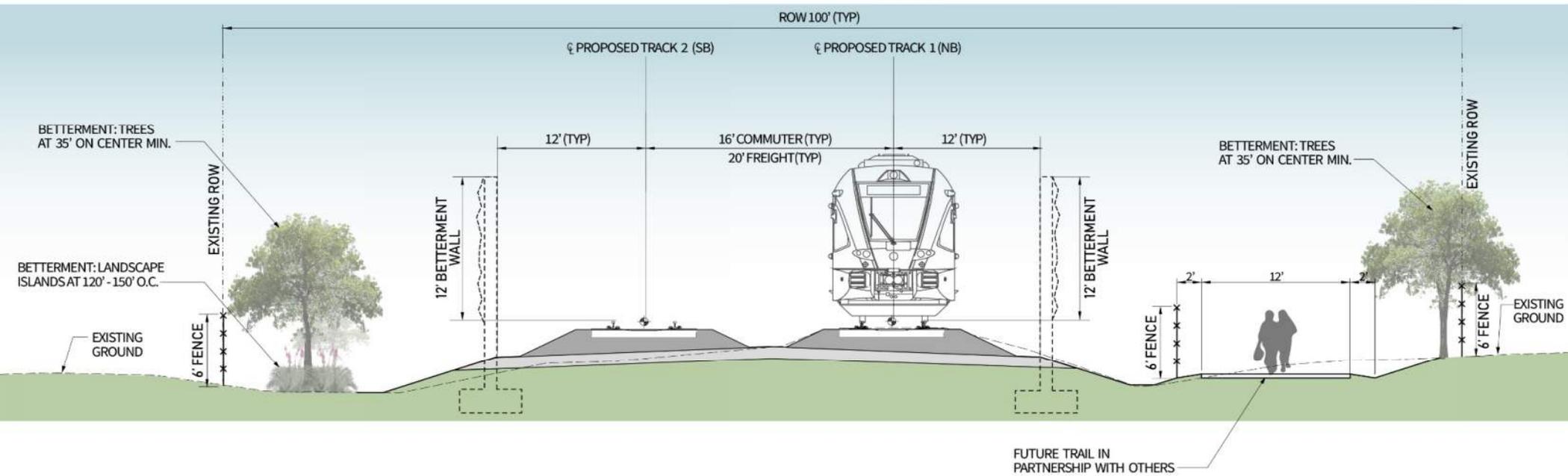


TYPICAL CROSS SECTION 15' Betterment Wall on 1 Side

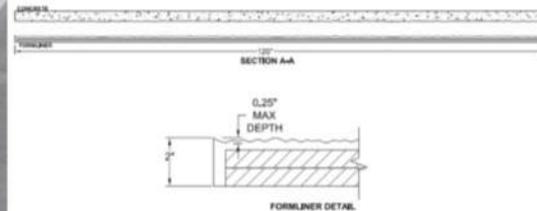
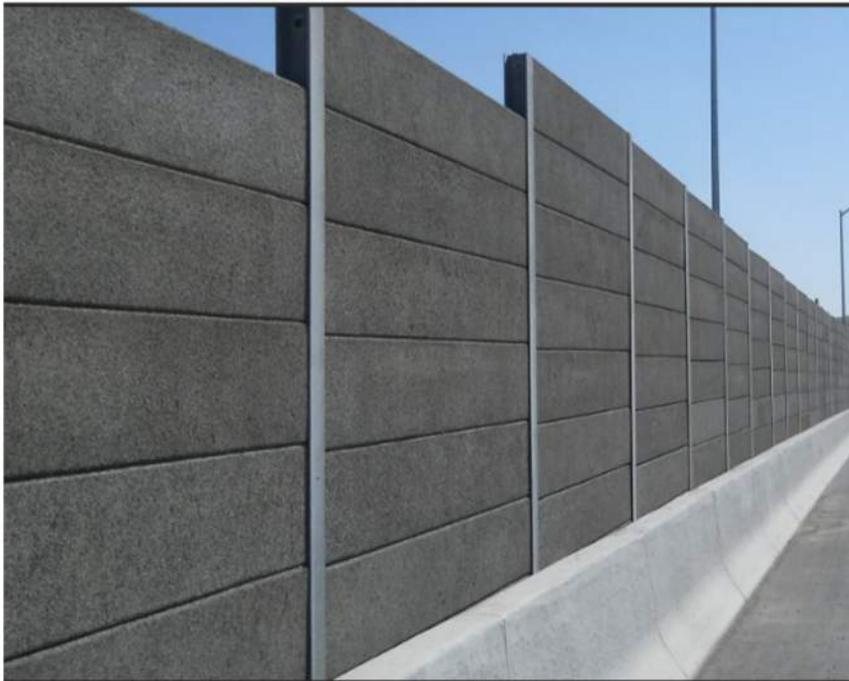


TYPICAL CROSS SECTION

Hike and Bike Trail on 1 side

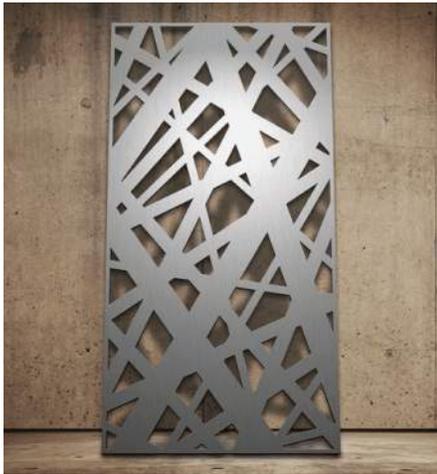


Mitigation or Betterment Walls



BUSH HAMMER CONCRETE (BASE)

Wall Enhancement Options



APPLIED ARTISAN METAL PANELS

Wall Enhancement Options



APPLIED SCREEN PANELS

Fence Enhancement Options



VINYL COATED CHAIN LINK FENCE

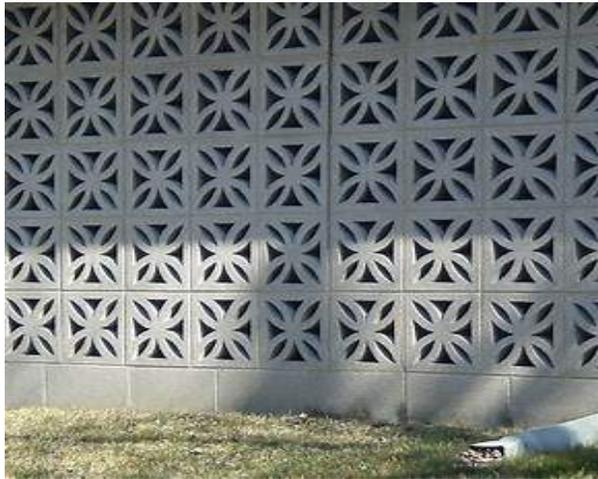


STEEL PICKET FENCE



WELDED WIRE FENCE

Right of Way Screening Options



DECORATIVE MASONRY UNIT SCREEN



PRECAST CONCRETE SCREEN

Right of Way Screening Options



MASONRY UNIT SCREEN



EVERGREEN HEDGE SCREEN



METAL LOUVER SCREEN

Street Crossing Landscaping Enhancements



STREET CROSSING LANDSCAPING ENHANCEMENTS

Street Crossing Landscaping Enhancements



STREET CROSSING LANDSCAPING ENHANCEMENTS

Residential Adjacency Visual Landscape Mitigation – Trees @ 120' – 150' OC



Trees @ 120' to 150' On Center

Right of Way Landscaping Enhancements



GREEN HEDGE BARRIER



SOUND WALL LANDSCAPING

Right of Way Landscaping Enhancements



Planting Islands @ 150' On Center



Trees @ 35' On Center

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- Group 1 & 3

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – October 18, 2019
2. Preparation of options
3. Presentation of options – October 29, 2019

Community Betterments

Next Step Workshop #2- Group 2

1. Residential Adjacent Property Owners to provide feedback for preference of betterment on or before – October 18, 2019
2. Preparation of options
3. Presentation of options – October 30, 2019

How to Stay Informed



Visit www.DART.org/cottonbelt



Sign up for project alerts at www.DART.org/cottonbelt



Email Cottonbelt@DART.org



DART HOTLINE
972-833-2856



Attend meetings regularly



Mail your Community
Engagement Representative

Community Engagement Representative

Rosa Rosteet

cottonbelt@dart.org

214-749-2522



Hike & Bike Trail Contacts

North Central Texas Council of Governments (NCTCOG)

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City of Carrollton

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