



City of Dallas

DART/City of Dallas Joint Initiatives Updates

**Transportation and
Infrastructure Committee
April 15, 2024**

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Presentation Overview



- Traffic System Upgrades
- Sidewalk Improvements
- Barrier Free Ramp Improvements
- Downtown Convention Center Master Plan
- Economic Development Partnership Projects
- Development Services Permit Coordination
- Questions



Traffic System Upgrades



- The Dallas Department of Transportation (DDOT) is implementing cloud-based access to traffic data for Citywide **Transit Signal Priority (TSP)** solutions
- The City's Advanced Traffic Management System (ATMS) Upgrade project will include traffic signal software needed to implement cloud-based Intelligent Transportation Systems (ITS) such as Connected Vehicles and TSP solutions



Traffic System Upgrades



- Funded through DART's Excess Sales Tax Revenues (\$11.6M), DDOT will replace 22 older traffic signals on major DART corridors
- The Council memorandum detailing the programming of the \$90M of DART Excess Sales Tax Revenues can be found [here](#) (\$21M collected or executed)

Project No.	Intersection Name	Council District	Cost
1	Adams-Jefferson	1	\$ 550,000
2	Bishop-Jefferson	1	\$ 550,000
3	Blshop-Twelfth	1	\$ 550,000
4	Jefferson-Madison	1	\$ 550,000
5	Brookriver-Mockingbird	2	\$ 550,000
6	Fitzhugh-Gaston	2, 14*	\$ 550,000
7	Polk-Reynoldston	3, 4*	\$ 550,000
8	Camp Wisdom-Greenspan	3, 8*	\$ 550,000
9	Ann Arbor-Marsalis	4	\$ 550,000
10	Kiest-Marsalis	4	\$ 550,000
11	Marsalis-Saner	4	\$ 550,000
12	Hillburn-Lake June	5	\$ 550,000
13	Singleton-Vinson	6	\$ 550,000
14	Al Lipscomb-Malcolm X	7	\$ 550,000
15	Malcolm X-Pine	7	\$ 550,000
16	Bonnie View-Corrigan/Stag	8	\$ 550,000
17	Millmar-Peavy	9	\$ 550,000
18	Plano-Walnut Hill	10	\$ 550,000
19	Arapaho-Dallas Pkwy	11	\$ 350,000
20	Campbell-Frankford	12	\$ 200,000
21	Inwood-Willow	13	\$ 550,000
22	N. Pearl-Ross	14	\$ 550,000

Total \$ 11,550,000

*Note: Locations with two Council Districts are shared intersections between districts



Sidewalk Improvements



- \$10M of DART Excess Sales Tax Revenues programmed for 22 projects identified in the Sidewalk Master Plan (SWMP)
- Contract awarded in April 2024; construction to begin in early summer 2024

List of Sidewalk Projects for DART Excess Sales Tax Revenues

No.	Street (From-To)	CD	Estimated Cost (\$120 / LF)	Focus Area
1	Live Oak St (Adair St to Annex Ave)	2, 14	\$842,688	FA02: Renaissance Oaks & Haskell
2	Audelia Rd (Skillman St to Forest Ln)	10	\$582,912	FA11: Woodridge
3	E Jefferson Blvd (E 6th St to E 7th St)	1	\$88,704	FA06: Southern Gateway
4	Engle Ave (Pierce St to Hampton Rd)	3	\$633,600	FA08: Hampton & Illinois
5	Ewing Ave (E 6th St to E 9th St)	1	\$361,152	FA06: Southern Gateway
6	San Jacinto St (N Washington Ave to N Carroll Ave)	2, 14	\$608,256	FA02: Renaissance Oaks & Haskell
7	Hollywood Ave (Elmwood Blvd to W Illinois Ave)	1	\$323,136	FA08: Hampton & Illinois
8	CF Hawn Freeway (Elam Rd to Hillburn Dr)	5, 8	\$253,440	FA12: Elam Creek
9	N Murdeaux Ln (Olusta Dr to CF Hawn Freeway)	8	\$633,600	FA12: Elam Creek
10	Esperanza Rd (N Central Expwy to Greenhollow Ln)	11	\$861,696	FA10: Coit & 635
11	Glenfield Ave (Chalmers St to S Waverly St)	3, 4	\$887,040	FA08: Hampton & Illinois
12	Metropolitan Ave (Eason St to Malcolm X Blvd)	7	\$399,168	FA01: Martin Luther King, Jr
13	Romine Ave (Latimer St to Malcolm X Blvd)	7	\$291,456	FA01: Martin Luther King, Jr
14	Hillburn Dr (Great Trinity Forest Way to CF Hawn Freeway)	5, 8	\$310,464	FA12: Elam Creek
15	Hillburn Dr (CF Hawn Freeway to Elam Rd)	5	\$253,440	FA12: Elam Creek
16	Samuell Blvd (Valley Glen Dr to Ferguson Rd)	9	\$253,440	FA03: Tenison Park East
17	Leisure Dr (Forest Ln to Skillman St)	10	\$418,176	FA11: Woodridge
18	Morrell Ave (Bonnie View Rd to Cedar Crest Blvd)	4	\$437,184	FA07: Cedar Creek
19	Calypso St (N Hampton Rd to Harston St)	6	\$449,856	FA5: Hampton Crossing
20	Timberglen Rd (Marsh Ln to Vail St)	12	\$253,440	FA09: Denton County Gateway
21	Adelta Blvd (Skillman St to End)	10	\$715,968	FA11: Woodridge
22	Laughlin Dr (Ferguson Rd to Avenue Q)	7	\$209,088	FA03: Tenison Park East

Total \$10,067,904



*Note: Locations with two Council Districts are shared intersections between districts

Barrier Free Ramp Improvements



- \$50M of DART Excess Sales Tax Revenues programmed for Barrier Free Ramps as identified through the SWMP
- Contract awarded in March 2024, with construction to begin in late spring 2024

Curb ramp statistics for DART Excess Sales Tax Revenues

Council Districts	No. of Ramps in Focus Areas	No. of Missing Ramps	% of Missing Ramps	Estimated Number of Ramps	Cost Estimate
1	95	1,290	7%	1,018	\$3,561,276
2	40	1,101	6%	868	\$3,039,508
3	19	1,249	7%	985	\$3,448,088
4	101	1,795	10%	1,416	\$4,955,419
5	29	948	5%	748	\$2,617,124
6	36	1,593	9%	1,257	\$4,397,762
7	125	1,626	9%	1,283	\$4,488,865
8	16	751	4%	592	\$2,073,270
9	17	1,681	9%	1,326	\$4,640,702
10	52	2,014	11%	1,589	\$5,560,008
11	70	1,021	6%	805	\$2,818,654
12	18	557	3%	439	\$1,537,698
13	56	1,258	7%	992	\$3,472,935
14	88	1,399	8%	1,103	\$3,862,190
Grand Total	762	18,283	100%	14,421	\$50,473,500



Downtown Convention Center Master Plan



- Q2 2021: Master Plan began
 - Process included robust stakeholder engagement including DART, TxDOT (I-30 Canyon project), UPRR and private sector representatives
- Q4 2022: Proposition A passed by ~70% margin providing ~\$1.5B for the Plan and Fair Park with an 80/20 split
- Q1-Q4 2023: Solicitation and selection of a Project Manager/Owner's Representative for Components, financial transactions, and issuance of solicitation for AE&D



Downtown Convention Center Master Plan



- Next Steps

- Transitioning information from WSP USA, Inc. for TBAAL and the Arena
- Drafting, releasing, accepting proposals and evaluating the solicitation for the AE&D phase for Component 1
- Hiring master plan internal staff for implementation phase
- Enactment of the revised outreach and engagement plan with community and stakeholders
- Revamping of www.dallasccmasterplan.com

BUILDING PROGRAM SUMMARY

	<u>Current</u>	<u>Planned</u>
Exhibition Halls:	724,000	800,000
Ballrooms:	65,000	170,000
Largest Ballroom:	27,000	105,000
Meeting Room:	100,000	260,000
Parking:	2,000	2,000



Economic Development Partnership Projects



- **December 2021:** DART and City executed a Memorandum of Understanding (MOU) to enable the City to solicit TOD proposals for 6 DART-owned sites at rail stations
- **September 2022:** City issued 6 RFPs to solicit TOD proposals (one RFP for each of the 6 DART-owned sites)
- **June 2023:** City Council approved selection of the most advantageous proposal and authorized execution of an Exclusive Negotiation Agreement (ENA) with each of the selected proposers



Economic Development Partnership Projects



DART-Owned Properties for Mixed-Income Transit Oriented Development



DALLAS ECONOMIC DEVELOPMENT
 Area Redevelopment Division
 (214) 670-1685
www.dallasecodev.org
Created: 10/01/2022 - DART, TOD, Properties BK

Legend

- 8TH & CORINTH STATION
- BUCKNER STATION
- HAMPTON STATION
- LAKE JUNE STATION
- ROYAL LANE STATION
- WESTMORELAND STATION

- City of Dallas
- Escarpment
- Flood Plain
- Lake

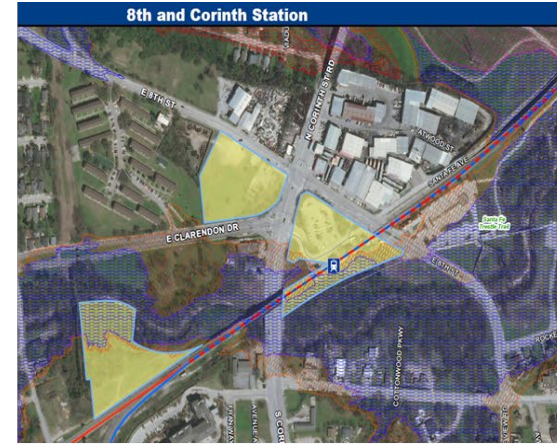
- Highways
- Major Streets
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line
- TRINITY RAILWAY

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

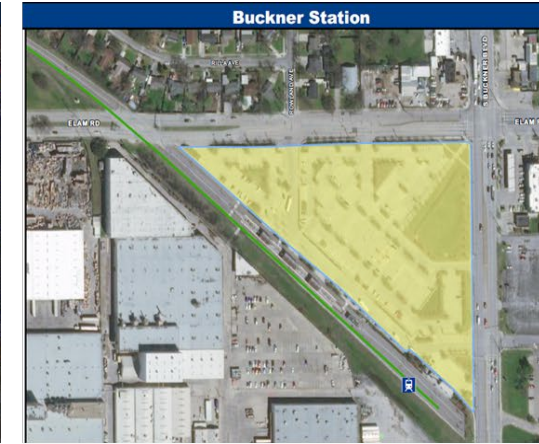
Royal Lane Station



8th & Corinth Station



Buckner Station



Westmoreland Station



Lake June Station



Hampton Station



Economic Development Partnership Projects



- **August 2023:** City executed 6 individual Exclusive Negotiation Agreements (ENA) with the selected proposers:
 - Royal Lane Station: Servitas, LLC
 - Westmoreland Station: The John Trube Corporation
 - Hampton Station: Brinshore Development, LLC
 - 8th & Corinth Station: The John Trube Corporation
 - Lake June Station: JPI Multifamily Development, LLC
 - Buckner Station: Palladium USA International, Inc
- **Fall 2023:** Internal kick-off meetings (Office of Eco Dev staff; each selected proposer; each City Council Member) to discuss conceptual development proposal as well as key tasks, critical paths, and timelines for the exclusive negotiation period; City terminated ENA with The John Trube Corp. for 8th & Corinth Station
- **December 2023 - January 2024:** Meetings with DART and City teams (including legal staff) as well as DHFC, DPFC, and selected proposers to commence detailed discussions regarding legal and financial questions



Economic Development Partnership Projects



Anticipated progress/next steps over next 18+ months:

- Due diligence/right-of-entry
- Urban Design Peer Review Panel (4 of 5 have been reviewed)
- Application processes for City incentives (and non-City sources) and planning approvals (zoning; platting; ROW abandonment; licensing)
- Community outreach
- Refinement of each project's development plan and financing plan
- Approvals by City Council; DART Board; HFC/PFC Board of all necessary agreements (development agreement; lease agreement; interlocal agreement; etc.)



Development Services Permit Coordination



- Structural and trade permits for DART projects are issued through the Development Services Department (DSD)
- DART and DSD continue to collaborate to streamline the permitting process
- The DSD team will participate in a Lunch and Learn event hosted by DART in May 2024





Questions?





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