

Memorandum



CITY OF DALLAS

DATE September 20, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item No. 24-2710 on September 25, 2024 – City Council Inquiry for Noise Attenuation for The Culbreath**

The item is scheduled for the September 25, 2024 Dallas City Council meeting as a public hearing to receive comments regarding the application to the Texas Department of Housing and Community Affairs for 4 % Non-Competitive Low Income Housing Tax Credits.

On August 26, 2024, the Housing and Homeless Solutions Committee was briefed on The Culbreath. Questions regarding the development's proximity to railroad tracks and details on plans for a sound wall were presented.

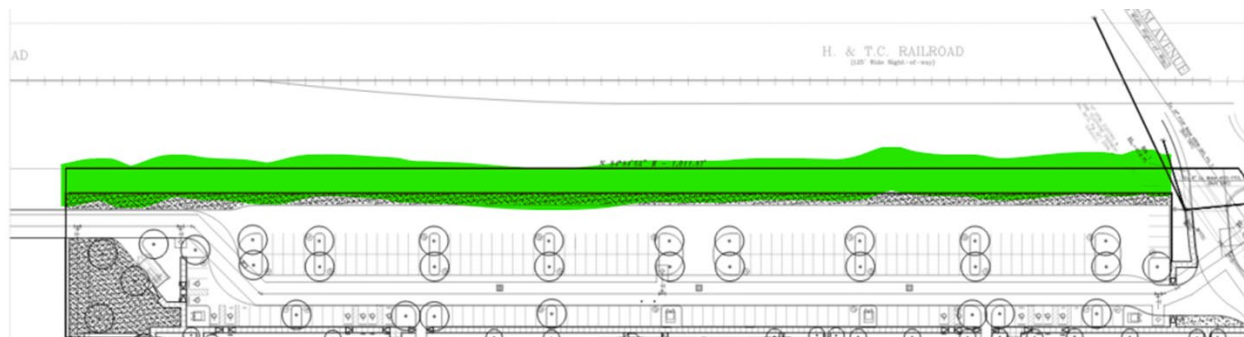
This project is a development by Volunteers of America National Services and DHA Housing Solutions for North Texas being proposed as a new 264 unit mixed-income housing community for seniors. The project will be developed on approximately nine acres of a former public housing site owned by DHA.

A question regarding noise attenuation for The Culbreath, located at 2770 Bethurum Avenue, Dallas, Texas, was asked.

The developer responded that it will provide a sound barrier between the buildings and the railroad tracks and highway in three ways:

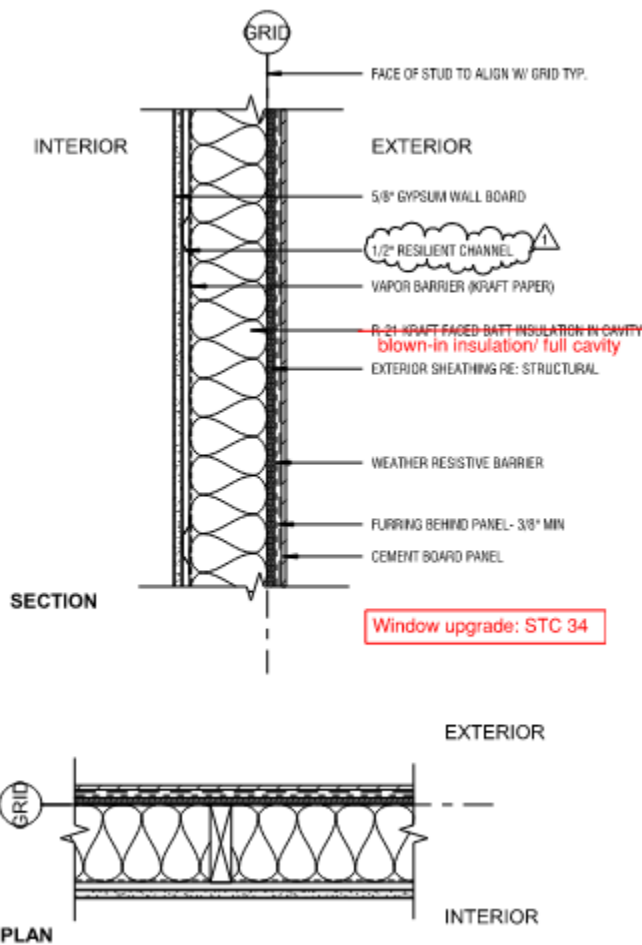
1. **DECORATIVE CONCRETE PANEL SOUND MITIGATION WALL & TREE LINE**
- 8' high wall x full length of green highlight in Site Plan clip below.

The wall is justified to the rear of the site along the property line with a series of decorative trees in front of it to further mitigate sound & also to enhance parking lot views to the railroad tracks.



2. **SOUND ATTENUATING ENHANCED EXTERIOR WALL CONSTRUCTION** - Exterior Wall Section example clipped below:

Added components – 1/2” RC Channel at interior side, Full cavity stud wall blown-in batt insulation.



3. **ACOUSTIC WINDOWS** – Dual pane glazing with a Sound Transference Coefficient rating of 34. Standard rating is 27.

Should you have any questions, please contact Cynthia Rogers-Ellickson, Director of Housing and Community Development, at Cynthia.Rogersellic@dallas.gov or (469) 275-8732.

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Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizer Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors