

Memorandum



CITY OF DALLAS

DATE January 8, 2016

Honorable Members of the Quality of Life & Environment Committee:

TO Sandy Greyson (Chair), Tiffinni A. Young (Vice-Chair), Mark Clayton, Philip T. Kingston, B. Adam McGough, Rickey D. Callahan

SUBJECT TxDOT Right of Way Maintenance

On Monday, January 11, 2016, you will be briefed on TxDOT Right of Way Maintenance. The briefing materials are attached for your review.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council



TxDOT Right of Way Maintenance

Presented to the City Council's
Quality of Life & Environment Committee

by
The Department of Street Services

January 11, 2016





Purpose

- Review agreements with the Texas Department of Transportation (TxDOT) for maintenance along TxDOT right of way including North Central Expressway (US75) and Green Ribbon Projects
- Address and obtain approval for proposed median/planter vegetation improvements along US75



Overview of Agreements with TxDOT

TxDOT right of way:

- Amendment to Municipal Maintenance Agreement (MMA)--
2011
 - TxDOT agreed to reimburse City \$815K annually
- Green Ribbon Programs
 - 14 locations throughout the city
- Phases of Maintenance along US75
 - Phase I and II executed, Phase III for consideration/approval



Amendment to Municipal Maintenance Agreement 2011

- The Department of Street Services began managing TxDOT right of way under an informal agreement on October 1, 2010
- On April 13, 2011, the Dallas City Council formally agreed to amend the original MMA with TxDOT which was signed in 2006
- On May 16, 2011, City assumed maintenance responsibility for all 3,300 acres of mowing and litter removal on TxDOT right of way within Dallas city limits
 - See appendix for listing of 3,300 acres



Amendment to Municipal Maintenance Agreement 2011 (cont.)

- Specifically, TxDOT agreed to:
 - Reimburse the City \$815K annually for three 3 mow cycles and up to twelve litter cycles
 - Rate of reimbursement was based on the TxDOT average 2010 mowing and litter pick up costs for Dallas County
 - \$30.07/acre for mowing and \$14.42/acre for litter removal
- City agreed to:
 - Mow and remove litter on TxDOT right of way for a minimum period of five years
 - Submit invoices for mowing and litter cycles annually
- Amendment expires May 15, 2016

Amendment to Municipal Maintenance Agreement (cont.): Examples of COD Maintenance Along TxDOT ROW





Green Ribbon Program

- In 2002, the “Green Ribbon Program” began to be utilized statewide
 - Goal of program is to beautify landscape along TxDOT right of way
 - TxDOT pays for installation; local government agrees to maintain landscape for at least five years

- The Department of Street Services maintains 14 Green Ribbon locations along TxDOT right of way
 - Green Ribbon Program maintenance includes:
 - Watering costs and irrigation system repairs
 - Weeding, edging and mowing
 - Mulching and fertilizing
 - Plant care and replacement
 - Trash pickup
 - Estimated annual cost for maintenance is approximately \$250,000
 - See appendix for list of 14 Green Ribbon locations



Landscape Maintenance Agreement US75-- -Phase I, Phase II and Phase III

Agreements related to US75:

- Phase I: Landscape Maintenance Agreement (LMA) on US75--2010
 - City agreed to be responsible for maintenance of median and planters on US75
- Phase II: Landscape Maintenance Agreement (LMA) on US75--2012
 - City agreed to maintain bridges and overpasses along US75
- Phase III: Landscape Maintenance Agreement (LMA) on US75--(proposed maintenance)
 - Proposed Options:
 - Succulents
 - Wider array of plantings; irrigation system required



Landscape Maintenance Agreement US75--Phase I 2010

- Original provisions for landscaping package along US75 were accepted by the City Council in 1986
- TxDOT and the City agreed to each pay half of the \$10.1 million amenities package which included:
 - Landscaping for medians, window boxes in retaining walls, bridges and service road parkways
 - Pavers on transitions for cross streets
 - Architectural treatment of bridges and retaining walls
- TxDOT initially maintained the amenities on US75 after construction was completed in 1999



Landscape Maintenance Agreement US75--Phase I(cont.)

- 2004 Due to declining state revenues and TxDOT's desire to minimize cost, the concrete bollards on bridges were removed; due to problems with irrigation, sections of vegetation began to die
- 2007 Median landscaping from Woodall Rodgers to Mockingbird Lane was removed
- 2008 Discussions began with TxDOT to slow or halt the removal of vegetation
- 2010 The City of Dallas Transportation and Environment Committee was briefed and agreed to work with TxDOT to advance the Native Grass Program



Landscape Maintenance Agreement US75--Phase I (cont.)

- 2010 City agreed to be responsible for the required maintenance of the median/planter improvements, including:
- plant maintenance and replacement
 - weeding
 - trimming
 - annual watering, if required
- Annual cost at the time was estimated at \$100,000
LMA for median maintenance was authorized by City Council
- 2011 Amendment to MMA added parkway maintenance along frontage roads (including trees)
- 2012 The City assumed median maintenance responsibility
- 2017 Agreement expires April 24, 2017

Landscape Maintenance Agreement

US75--Phase I(cont.): Previous vegetation

Dwarf Burford Holly



Primrose Jasmine



Honeysuckle



Red Yucca

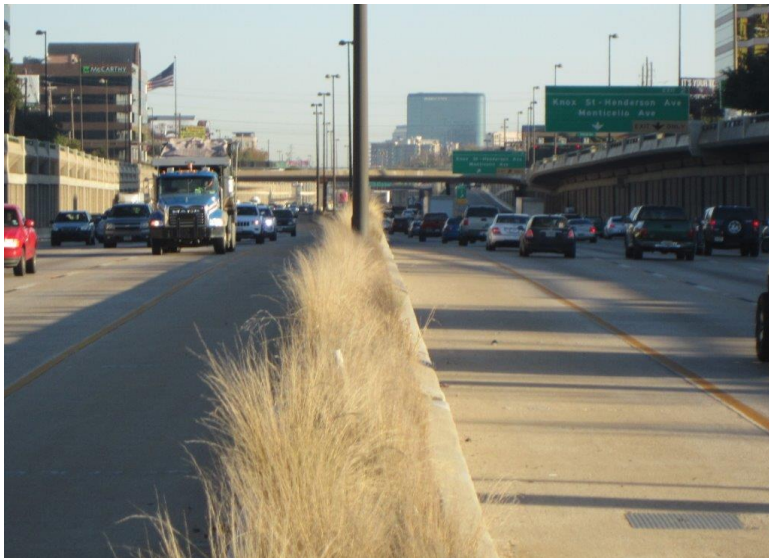


Abelia



Purple Wintercreeper ¹²

Landscape Maintenance Agreement US75-Phase I (cont.): Current vegetation

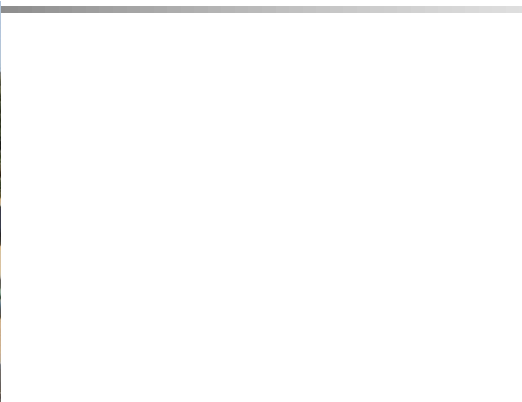




Landscape Municipal Agreement US75--Phase II 2012

- 2012 City Council authorized an additional Landscape Maintenance Agreement with TxDOT to maintain bridges and overpasses related landscape improvements
TxDOT agreed to install landscape elements along bridge crossings
City agreed to maintain bridges and overpasses along US75
- The City of University Park maintains the bridges at Mockingbird Lane, SMU Blvd, Lovers Lane and Southwestern Blvd. under a separate agreement
- 2013 City assumed maintenance responsibility
- 2018 The agreement expires January 1, 2018

Landscape Municipal Agreement US75-- Phase II (cont.): COD Maintenance of TxDOT Bridges/Overpasses





Landscape Maintenance Agreement US75--Phase III: Potential TxDOT City Partnership

- TxDOT has proposed funding the replacement of existing vegetation along US75 including median, bridges, planters and access roads
- Included in the proposal is the removal and replanting of dead trees
- Damaged planters will be replaced and matching pavers will be installed
- TxDOT has proposed two new options
 - Provide ongoing maintenance via a revised MMA Amendment for either of two (2) enhancement alternatives
 - Succulents; no irrigation system required
 - Broad variety of plantings; irrigation system required
 - A third option would be to continue with the native grasses throughout the remaining contract period.



Proposed Landscape Maintenance Agreement US75--Phase III

Option 1-Succulents

- Approximately 36,000 plants in total to be installed
- Proposed vegetation consists of succulents including:
 - Several varieties of Yucca
 - Red, white, yellow and pink blooms
 - Sotol
 - Larger plants which would be located immediately north and south of the bridges and in some of the bridge planters. Approximately 300 in total
- No irrigation system necessary; contractor would continue to provide manual watering

Landscape Maintenance Agreement US75- -Phase III (cont.): Option 1-Succulents



Red Yucca



Yellow Yucca



Sotol



Pink Parade



Bell Flower



Twisted Leaf Yucca

Landscape Maintenance Agreement US75-- Phase III (cont.): Option 1-Succulents Conceptual Design from Hall Street to Monticello Avenue

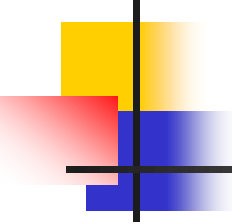




Landscape Maintenance Agreement US75

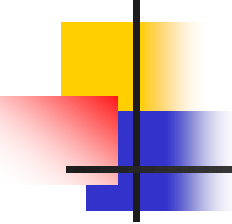
Option 1-Succulents

- TxDOT funds and installs succulents along US75:
 - The City of Dallas provides maintenance after TxDOT contactor maintenance ends
 - Transfer of landscape maintenance to City of Dallas anticipated in June 2017
- Typical annual maintenance for succulent option: \$704,060
 - Maintenance includes:
 - De-weeding (twice per month March-November)
 - Trimming (twice per year)
 - Litter removal (once per month year round)
 - Chemical Application (once per month March-November)
 - Manual Watering
 - Twice per month June- September
 - Once per month October-May



Landscape Maintenance Agreement US75--Phase III (cont.): Option 1 - Succulents

- Estimated project letting: February, 2016
- Estimated installation of vegetation: April, 2016
- Upon completion of planting, TxDOT contractor starts 12 month maintenance period
- Transfer of landscape maintenance to City of Dallas approximately June 2017



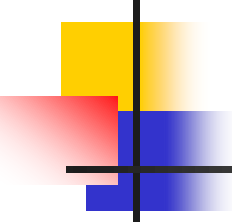
Landscape Maintenance Agreement US 75--Phase III (cont.): Option 1-Succulents

- **Benefits**

- Vegetation would remain green year-round
- Succulents are more forgiving during drought periods than grasses
- Year-round blooming

- **Disadvantages**

- May not fill-in completely: clumping growth pattern
- Some proposed varieties are spiky and may catch trash more easily
- More frequent weed control to maintain sparse areas (increases from once per month Mar-Nov to twice per month)
- More frequent vegetation trimming (increases from once annually to twice annually)
- Total estimated cost to the City \$704,060K



Proposed Landscape Maintenance Agreement US75--Phase III : Option 2-Broad Variety of Plants-Irrigation System Required

- TxDOT estimates cost of re-installation of the irrigation system at approximately \$700-800K
 - Assumes that sleeves are still intact
- TxDOT will fund re-installation if City of Dallas will pay for maintenance (irrigation system and vegetation) plus water
 - Typical maintenance cost to City: \$700K annually
 - Typical water bill: approximately \$100K annually
 - These two expenses would be in addition to the current base maintenance cost of \$471,880K annually
 - Total estimated cost to City: \$1,271,880



Landscape Maintenance Agreement US75-- Phase III (cont.): Option 2-Broad Variety of Plants-Irrigation System Required

■ Benefits

- Irrigation would support a broad variety of plants
- Even application of water to root system
- Easier delivery of water to the plants
- Reduced traffic congestion (no manual watering by contractor)

■ Disadvantages

- Higher maintenance cost due to irrigation system maintenance
- Planting would likely be delayed until next fall as TxDOT's FY 15-16 funding only includes replacement of vegetation, not installation of an irrigation system
- The design of the irrigation system would have to be addressed
- Potential for rodent re-infestation
- On-site system maintenance/repair
- Typical maintenance for irrigation option: \$1,271,880 (assumes no change in vegetation maintenance cost)



Landscape Maintenance Agreement US75-- Phase III : Option 3-Continue Current Maintenance: Native Grasses

- City continues to provide monthly maintenance via contractor:
 - Current vendor, Good Earth, assumed maintenance responsibility September 2015
- Maintenance includes:
 - De-weeding (once per month March-November)
 - Trimming (once per year)
 - Litter removal (once per month year round)
 - Chemical Application (once per month March-November)
 - Manual Watering
 - Twice per month June- September
 - Once per month October-May
 - Mowing and litter removal (80 acres) every 21-28 days weather permitting
- Typical annual cost for maintenance on US75: \$471,880
 - Median/planter maintenance: \$421,880
 - Mowing/litter removal (80 acres): \$50,000



Next Steps

- Obtain Council Preference on an Option for US75 Today
- Make Decision on MMA Amendment Continuance
- Take MMA Amendment to Full Council in March



Questions and Discussion



Appendix

1. Green Ribbon Locations Within the City of Dallas
2. Listing of TxDOT ROW in City of Dallas
3. Example of TxDOT ROW prior to Amendment to MMA
4. Before and After photos of State Highway 310 at Loop 12
5. Before and After photos of I-30 at Buckner



Green Ribbon Locations Within the City of Dallas

1. US 67/IH 35 at Kiest
2. US 175/Lake June
3. US 175/Buckner
4. IH 20/St. Augustine
5. IH 45/Simpson Stuart
6. IH 30 at Winslow
7. IH 30 at Dolphin
8. US 67/Camp Wisdom
9. IH 20/Bonnie View
10. IH 20/Lancaster Rd.
11. IH 20/Polk
12. IH 20/Hampton
13. Loop 12 (IH 30) at Buckner/Chenault
14. Loop 12/University Hills

TxDOT ROW within the City of Dallas by highway

HIGHWAY	LIMITS
IH20	1/2 mile west of SH 342 (Lancaster City Limits) to SH310
IH20	West of Trinity River to IH 635
IH30	Trinity Railway Express to Mesquite City Limits
IH45	IH30 to Grand Avenue
IH45	Overton Road to Pine Street (under elevated area of IH45)
IH45	Grand Avenue to LP12
IH45	LP12 to IH 20 (South Limits at Langdon)
IH345	Flora to Elm
IH635	Merit to LaPrada
LP12	Pemberton Hill to Carbondale
SH310	IH45 to US175 (includes under SH310 bridge)
US175	Grand Avenue to Seagoville City Limits
US75	Hamilton Park Addition to the South, Schroeder to the east, and US 75 north bound
US75	Flora to Midpark
US80	LP12 to Mesquite City Limits

HIGHWAY	LIMITS
FM1382	IH20 to Cedar Hill City Limits
IH20	Dallas City Limits (3/4 Mile west of Mountain Creek Parkway) to Cedar Ridge Drive
IH20	Cockrell Hill Road to 1/2 mile east of IH35E (Lancaster City Limits)
IH30	Dallas City Limits (1 mile west of LP12) to Trinity Railway Express
IH35E	Harry Hines Boulevard to Reunion Boulevard
IH35E	Reunion Boulevard to LP12
IH35E	LP12 to Dallas City Limits
IH635	West Dallas City Limits to Denton Drive
LP12	IH35E to Elm Fork Trinity River
LP12	From Trinity River Bridge to 0.3 miles south of Illinois
SH180	Dallas City Limits to LP12
SH183	Elm Fork Trinity River to IH35E
SP408	LP12 to IH20
SP482	Denton Drive to Elm Fork Trinity River
US67	IH35E to IH20
US67	IH20 to Duncanville City Limits

Typical Condition of TxDOT right of way prior to Amendment to Municipal Maintenance Agreement 2011



Unsightly



'Prairie' Look



Overgrowth
around guardrails



Dead Vegetation

Before and After Pictures: State Highway 310 at Loop 12

TxDOT maintained

City maintained



**Trash
and
debris**

**High
weeds**

**No
edging**

**Tree
underbrush
needs
trimming**

**Silt
build-up**



Before and After Pictures I- 30 @ Buckner Blvd

Before



After

