

# Memorandum



CITY OF DALLAS

DATE January 6, 2012

TO Honorable Members of the Quality of Life & Government Services Committee:  
Angela Hunt (Chair), Sandy Greyson (Vice Chair), Monica Alonzo, Dwaine Caraway,  
Carolyn R. Davis

SUBJECT Landscape Maintenance Agreements with TxDOT Briefing

Attached you will find material for the "Landscape Maintenance Agreements with TxDOT" briefing that will be presented to the committee on Monday, January 9, 2012.

If you have any questions or require additional information, please let me know.

A handwritten signature in cursive script, appearing to read "Jill Jordan".

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

Attachment

cc: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Rosa A. Rios, Acting City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig D. Kinton, City Auditor  
C. Victor Lander, Administrative Judge  
A.C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Frank Libro, Public Information Office  
Stephanie Cooper, Assistant to the City Manager

# Landscape Maintenance Agreements with TxDOT

Presented to the City Council's  
Quality of Life Committee

By  
Public Works Department  
and  
Street Services Department

January 9, 2012





# Purpose

---

- Review the Municipal Maintenance Agreement (for mowing and cleaning of TxDOT corridors)
- Review the City's existing Landscape Maintenance Agreements (LMAs)
- Address and consider endorsement of LMAs for two additional City landscaping projects in TxDOT right of way



# Background

---

- Texas Department of Transportation (TxDOT) has maintained various forms of landscape participation programs for state highway corridors
- In the 1980s & 1990s, it was the “Cost Share Program”
  - Each agency paid for a portion of the improvements
  - Local agency then agreed to maintain typically for at least 2 years
  - Maintenance generally passed along to a participating private entity
- In 2002 the “Green Ribbon Program” began to be utilized statewide
  - TxDOT pays 100% for plants, irrigation, and 3 to 6 months of maintenance but the program does not provide for hardscape
  - Local government agrees to maintain landscape for at least 5 years
  - Program remains a cost share as 5 years of maintenance is roughly equivalent to the initial landscaping cost



# Background

---

- Green Ribbon Program maintenance can include:
  - Watering costs and irrigation system repairs
  - Weeding, edging and mowing
  - Mulching and fertilizing
  - Plant care and replacement
  - Trash pickup
- LMAs are used by TxDOT when Green Ribbon funds are programmed for a local agency

# Municipal Maintenance Agreement (MMA)

## City Maintenance of TxDOT Right of Way



---

- TxDOT agreed to allow the City to perform mowing, cleaning, and litter control services for no less than five (5) years along 17 TxDOT corridors
  - Approximate area is 3100 acres
- TxDOT will reimburse the City for 3 mowing cycles and up to 12 litter clean up cycles per year
- Rate of reimbursement is based on the average 2010 mowing and litter pick up costs for Dallas County
  - \$30.07/acre for mowing and \$14.42/acre for litter clean up
- Expected amount of annual reimbursement is \$817,779
- Street Services began managing the TxDOT rights of way under an informal agreement on October 1, 2010
- MMA was approved by City Council on April 13, 2011



# Existing LMAs

---

- US 67 at Kiest Blvd
- Median along the main lanes of North Central Expressway from Woodall Rodgers to IH 635



# US 67 at Kiest Blvd

---

- Project was identified as a priority by the Mayor's Southern Dallas Task Force
- Scope of landscaping work included installation of trees, shrubs, turf, and irrigation system in the green space along US 67 between IH 35E and Kiest Blvd
- Scope of City maintenance includes mowing and trimming, plant maintenance and replacement, and irrigation system operation and maintenance at an estimated annual cost of \$10,000
- City maintenance period is January 2011 to January 2016
- LMA was authorized by City Council on April 28, 2010



# US 67 at Kiest Blvd





# North Central Expressway from Woodall Rodgers to IH 635 – Phase 1

---

- Original provisions for the landscaping package along North Central 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
- TxDOT maintained the amenities on North Central since construction
- Due to declining state revenues and TxDOT's desire to minimize cost, decorative architectural features on bridges were removed in 2003-2004 and median landscaping from Woodall Rodgers to Mockingbird Lane was removed in late 2007
- Discussions with TxDOT to slow or halt the removals began in early 2008



# North Central Expressway from Woodall Rodgers to IH 635 – Phase 1

---

- Transportation and Environment Committee was briefed and agreed to work with TxDOT to advance the Native Grass Program
- City agreed to be responsible for required maintenance of the median improvements, including plant maintenance and replacement, weeding, trimming, and manual watering if required at an estimated annual cost of \$100,000
- TxDOT terminated the remaining irrigation systems and began replacing existing median plant material with native grasses
- City maintenance period is estimated to be April 2012 to April 2017
- LMA was authorized by City Council on September 22, 2010

# North Central Expressway from Woodall Rodgers to IH 635 – Phase 1 Median Along the Main Lanes





# New Opportunities for LMAs with TxDOT

---

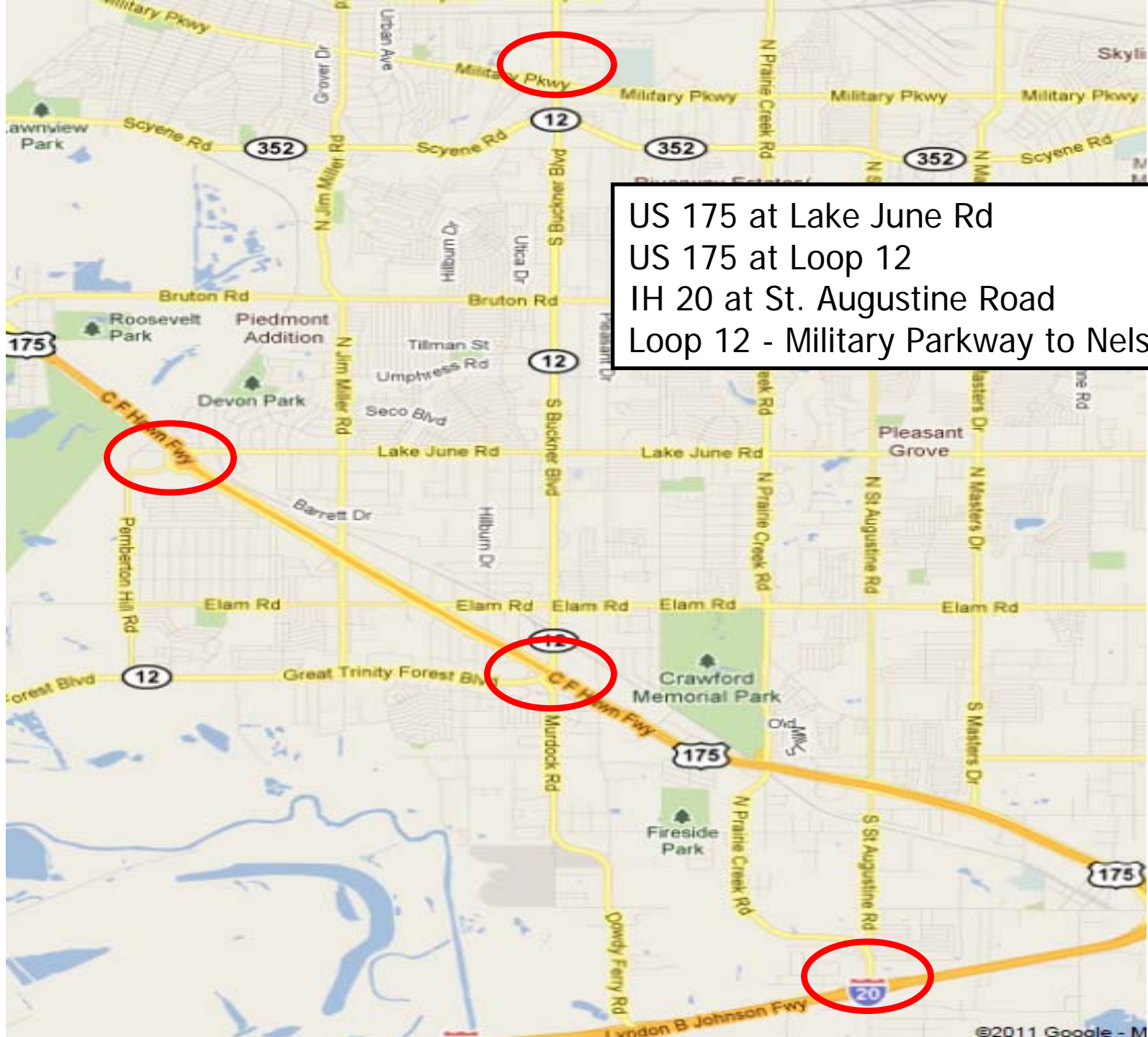
- US 175 at Lake June Road, US 175 at Loop 12, IH 20 at St. Augustine Road, and Loop 12 between Military Parkway and Nelson Drive
- North Central Expressway from Woodall Rodgers to IH 635 – Phase 2 Bridges and terraced planting areas



# US 175, IH 20, and Loop 12

---

- Identified and developed as an outcome of the Mayor's Southern Dallas Task Force
- TxDOT will fund, design, and construct the proposed landscape improvements
- City agrees to be responsible for all required maintenance of the landscape improvements, including plant maintenance and replacement, weeding, trimming, and irrigation system operation and maintenance
- The estimated annual maintenance cost is \$66,500 per year or \$332,500 over the five year term of the agreement
- City Council authorization of the LMA can be scheduled for January 25, 2012



US 175 at Lake June Rd  
US 175 at Loop 12  
IH 20 at St. Augustine Road  
Loop 12 - Military Parkway to Nelson Dr.



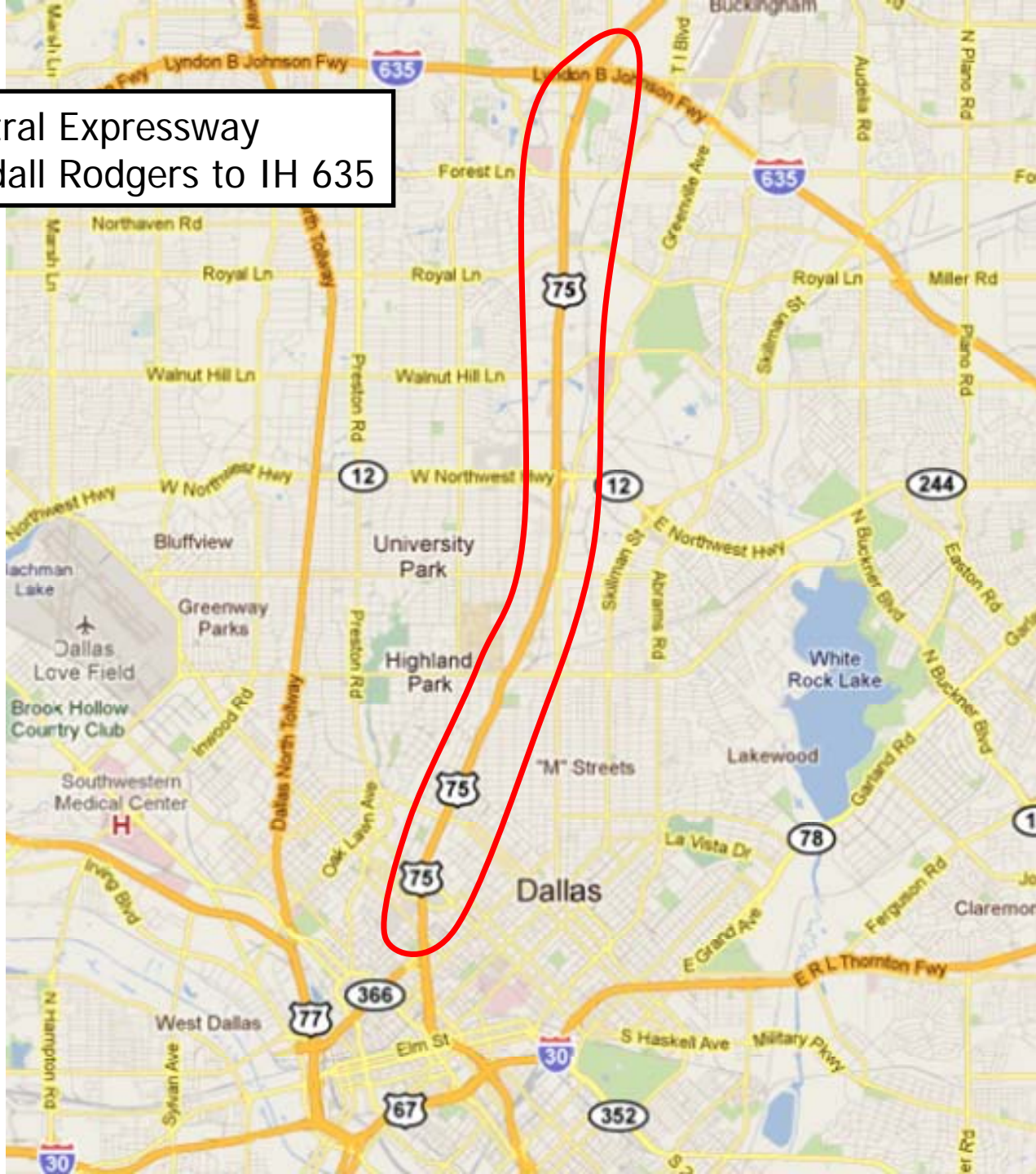
# North Central Expressway from Woodall Rodgers to IH 635 – Phase 2 Cross Street Bridges and Terraces

---

- Phase 2 covers bridge crossing and terrace related landscape improvements
- There are 21 cross street bridges within the limits of improvement
- TxDOT will fund, design, and construct the proposed landscape improvements
- City agrees to be responsible for all required maintenance of the landscape improvements, including plant maintenance and replacement, weeding, and trimming
- The estimated annual maintenance cost is \$42,000 per year or \$210,000 over the five year term of the agreement
- City Council authorization of the LMA can be scheduled for January 25, 2012



North Central Expressway  
from Woodall Rodgers to IH 635

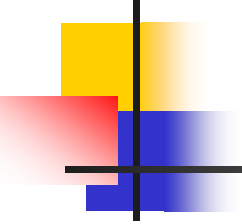




# Next Step

---

- Consider endorsement of LMAs for full Council approval on January 25, 2012 for
  - US 175, IH 20, and Loop 12
  - North Central Expressway from Woodall Rodgers to IH 635 – Phase 2 (Cross Street Bridges and Terraces)



---

# Questions and Discussion