

KEY FOCUS AREA: Better Cultural, Arts and Recreational Amenities

AGENDA DATE: December 10, 2008

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity River Corridor Project

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: Various

SUBJECT

Authorize Supplemental Agreement No. 4 to the Interlocal Agreement with the North Texas Tollway Authority (NTTA) and Texas Department of Transportation to increase the escrow of City funds for disbursement to NTTA to continue with the next phase of work to include the schematic design and real estate activities associated with the Trinity Parkway Environmental Impact Statement - \$4,500,000, from \$10,000,000 to \$14,500,000 - Financing: 1998 Bond Funds

BACKGROUND

On November 18, 1998, Council authorized entering into an agreement with the North Texas Tollway Authority (NTTA) permitting the escrow of City funds, in the amount of \$5 million, for disbursement by the NTTA to undertake the development of an Environmental Impact Statement (EIS) for the Trinity Parkway. NTTA contracted with Halff Associates to perform this work. On April 13, 2005, Council recommended the Combined-Modified (3B) alignment as the locally preferred alignment for the Trinity Parkway. On April 20, 2005, the NTTA Board of Directors voted to move forward with this alignment in the remaining EIS document process. On April 27, 2005, Council approved Supplemental Agreement No. 1 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA to continue with the second phase of work associated with the Trinity Parkway Environmental Impact Statement in the amount of \$2,000,000, from \$5,000,000 to \$7,000,000.

On April 25, 2007, Resolution No. 07-1351 authorized Supplemental Agreement No. 2 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA to address U.S. Army Corps of Engineers (Corps) concerns regarding the proximity of the Trinity Parkway to the Levees, and additional alternative alignment analysis. In addition, other necessary modifications to the EIS included incorporation of 2030 demographic data set to provide additional federally required National Environmental Policy Act (NEPA) analysis, and additional geotechnical surveys and analysis.

BACKGROUND (Continued)

On February 13, 2008, Resolution No. 08-0456 authorized Supplemental Agreement No. 3 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA to address permit, record of decision, environmental mitigation, and construction approval needs as expressed by the U.S. Army Corps of Engineers (Corps) regarding the proximity of the planned Trinity Parkway to the Trinity River Levees, produce a schematic design for the Trinity Parkway “locally preferred alternative”, and amend the Trinity Parkway alternative to be compatible with the Balanced Vision Plan as authorized by the Water Resource Development Act 2007.

In order to address U.S. Army Corps of Engineers requirements with respect to the Trinity Parkway project and to expedite the Trinity Parkway project schedule the following are now required; property boundary surveys and environmental assessments for about 128 parcels to accommodate Alternative 3C for the Trinity Parkway outside of the Dallas Floodway levees, platting of the Dallas Floodway within the Balanced Vision Plan and Trinity Parkway limits, amendments for the final schematic to include recent FHWA, TxDOT, City of Dallas comments and the results of a Value Engineering review that produced design changes for the project, and additional cumulative impact analysis and operation / maintenance assessment to better serve the ongoing development of the final Environmental Impact Statement.

This action would authorize Supplemental Agreement No. 4 to the Interlocal Agreement with the North Texas Tollway Authority and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA to continue with the additional work associated with the Trinity Parkway Environmental Impact Statement in the amount of \$4,500,000, increasing the escrow funding from \$10,000,000 to \$14,500,000. It is estimated that the additional funding will be sufficient to complete the process through the Record of Decision. However, it may be necessary for the City to provide supplemental funding to complete the process depending on the nature of any additional studies that may be mandated by the various resource agencies in order to secure their project approval. Additionally, this action would authorize deposit of any reimbursed funds or interest earnings pertaining to this project from NTTA to the City.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2010
Complete Construction	December 2013

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized the Trinity Parkway Corridor Major Transportation Investment Study conducted by the Texas Department of Transportation as the locally preferred plan on September 10, 1997, by Resolution No. 97-2918.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS) (Continued)

Authorized an agreement with NTTA permitting the escrow of \$5 million for disbursement by the NTTA, for the development of the Trinity Parkway Environmental Impact Statement on November 18, 1998, by Resolution No. 98-3382.

Authorized NTTA to include "Combined Parkway – Modified" alternative in the Trinity Parkway Environmental Impact Statement on October 8, 2003, by Resolution No. 03-2763.

Authorized "Alternative 3B", also referred to as the "Combined Parkway – Modified" alternative in the Trinity Parkway Environmental Impact Statement as the locally preferred alignment for the Trinity Parkway on April 13, 2005, by Resolution No. 05-1210.

Authorized Supplemental Agreement No. 1 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA to continue with the second phase of work associated with the Trinity Parkway Environmental Impact Statement in the amount of \$2,000,000, from \$5,000,000 to \$7,000,000 on April 27, 2005, by Resolution No. 05-1377.

Authorized Supplemental Agreement No. 2 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA in order to continue with the next phase of work associated with the Trinity Parkway Environmental Impact Statement in the amount of \$1,500,000, from \$7,000,000 to \$8,500,000 on April 25, 2007, by Resolution No. 07-1351.

Authorized Supplemental Agreement No. 3 to the Interlocal Agreement with NTTA and TxDOT permitting an increase in the escrow of City funds for disbursement to NTTA in order to continue with the next phase of work associated with the Trinity Parkway Environmental Impact Statement and schematic design in the amount of \$1,500,000, from \$8,500,000 to \$10,000,000 on February 13, 2008, by Resolution No. 08-0456.

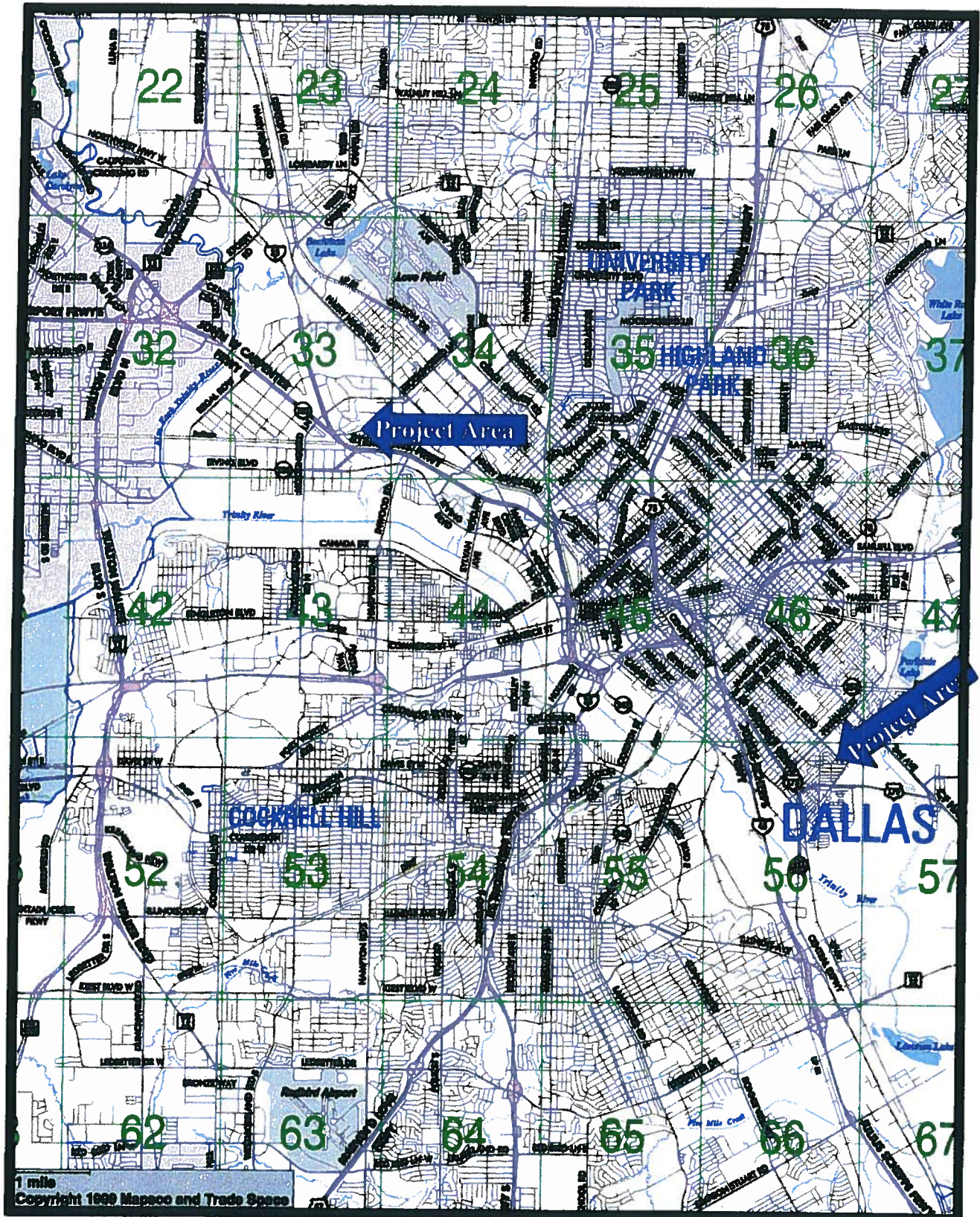
FISCAL INFORMATION

1998 Bond Funds - \$4,500,000

MAP

Attached.

Trinity River Corridor



Mapco Various

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 10, 2008
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45 T

SUBJECT

A public hearing to receive comments regarding an application for a Specific Use Permit for a Metal Salvage Facility on property zoned an IM Industrial Manufacturing District on the southeast corner of Dearborn Street and Industrial Boulevard
Recommendation of Staff and CPC: Denial
Z078-279(SA)

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MAPSCO: 45 T U X Y Z

SUBJECT

A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned an MU-2 Mixed Use District, CS Commercial Service District, IM Industrial Manufacturing District, with Specific Use Permit No. 1484 for Commercial Amusement (Inside) for Class A Dance Hall with consideration given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations in an area generally bounded by Interstate 35 and Interstate 30 to the northwest, the Union Pacific Railroad right-of-way to the northeast, the DART Railroad right-of-way to southeast, and the Trinity Levee to the southwest and an ordinance granting a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District

Recommendation of Staff and CPC: Approval of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 and no change of zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad
Z067-147(SA)

Memorandum



CITY OF DALLAS

DATE November 21, 2008

TO Trinity River Committee Members:
David A. Neumann (Chair) Pauline Medrano
Mayor Pro Tem Dr. Elba Garcia (Vice Chair) Mitchell Rasansky
Deputy Mayor Pro Tem Dwaine Caraway Steve Salazar
Carolyn R. Davis
Linda Koop

SUBJECT Pending Agenda Items for possible inclusion on the 12/10/08 Addendum

This is to make you aware of two possible Council agenda items for the December 10, 2008 Addendum which would authorize the following:

- 6 Oncor Properties (Sylvan Avenue and Topeka Avenue Properties)
Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of six properties located near the intersection of Sylvan Avenue and Morris Street for the Oncor Transition Facility associated with the West Levee Norwood 345 kV Transmission Line and the Sylvan Avenue Bridge Project (Not to exceed \$381,250).
- County Property Acquisition for Oncor Transmission Line
Authorize acquisition from Dallas County of an unimproved tract of land containing approximately 16,040 square feet located near the intersection of Sylvan Avenue and Morris Street for the Oncor Transition Facility associated with the West Levee Norwood 345 kV Transmission Line (Not to exceed \$26,060).

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



THE TRINITY
DALLAS

c: Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest E. Turner, Interim Assistant City Manager
Dave K. Cook, Chief Financial Officer
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge Victor C. Landers
Helena Stevens-Thompson, Asst. to the City Manager
Frank Libro, Director, Public Information Office

