

# Memorandum



DATE February 10, 2011

TO Honorable Mayor and Members of the City Council

SUBJECT Maintenance of Texas Department of Transportation Rights of Way within City of Dallas Briefing

On Wednesday, February 16, 2011, you will be briefed on the Maintenance of Texas Department of Transportation Rights of Way within the City of Dallas. The presentation material is attached for your review.

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



Forest E. Turner  
Assistant City Manager

cc: Mary K. Suhm, City Manager  
Deborah A. Watkins, City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig D. Kinton, City Auditor  
C. Victor Lander, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Frank Libro, Public Information Office  
Helena Stevens-Thompson, Assistant to the City Manager  
Gilbert Aguilar, Director, Street Services Department

# Maintenance of Texas Department of Transportation Rights of Way within City of Dallas

---

**Presented to  
Dallas City Council  
February 16, 2011**

**Department of Street Services**

# Briefing Purpose and Outline

---

## Purpose

- Provide an update on City's maintenance activities related to Texas Department of Transportation (TxDOT) rights of way (ROW)

## Outline

- Overview of TxDOT ROW maintenance
  - Map of TxDOT ROW maintenance
  - Pictures of maintenance performed by TxDOT
  - TxDOT's previous and new method for statewide ROW maintenance
  - Pictures of maintenance performed by City
  - City's existing and additional maintenance acreage of TxDOT ROW
- Work plan time-line and current status
- Additional Information
  - Central Expressway between Woodall Rodgers and I-635
  - TxDOT ROW maintenance by other cities

# Overview

- Approximately 3,600 acres of Texas Department of Transportation (TxDOT) rights-of-way (ROW) are located within City of Dallas corporate limits
  - 300 acres are maintained by City
    - Under current Municipal Maintenance Agreement (MMA)
  - 3,300 acres, previously maintained by TxDOT, are now maintained by City (effective FY 2010/11)
    - \$6.4M budget allocation
      - Remedial clean-up activities (\$2.3M)
      - On-going maintenance (\$4.1M)
    - Require modification of current MMA

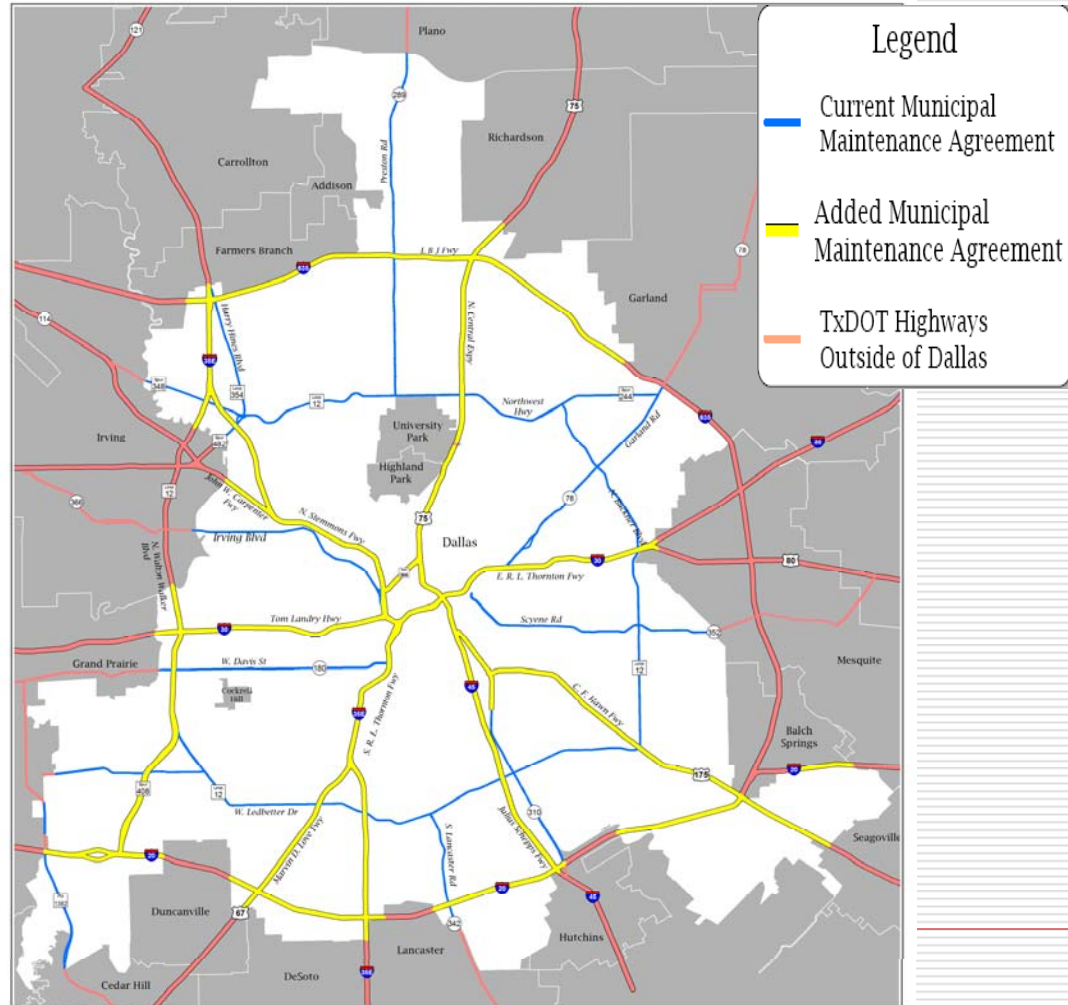
# Maintenance of TxDOT ROW In Dallas and Surrounding Cities

## Surrounding Cities Currently Performing Comprehensive Mowing/Litter Removal within TxDOT ROW

**Allen:** US-75  
**Plano:** US-75, SH-289, SH-5  
**Richardson:** US-75  
**Garland:** IH-30  
**Mesquite:** IH-30, IH-635, US-80  
**Duncanville:** IH-20

## Surrounding Cities NOT Currently Performing Comprehensive Mowing/Litter Removal within TxDot ROW

**Balch Springs:** IH-635  
**Hutchins:** IH-20  
**Lancaster:** IH-20  
**Irving:** SH-114, Loop 12  
**Farmers Branch:** IH-635



# Changes in TxDOT ROW Maintenance Statewide

## TXDOT'S PREVIOUS METHOD FOR ROW MAINTENANCE

Traditional mowing/herbicide/litter removal contracts

- 3 mowing cycles per year
- "Prairie Look"
- Litter removal on separate contract
- TxDOT tried to coordinate mowing/litter removal
  - Contractors not required to coordinate with each other

## TXDOT'S NEW METHOD FOR ROW MAINTENANCE (spring 2011)

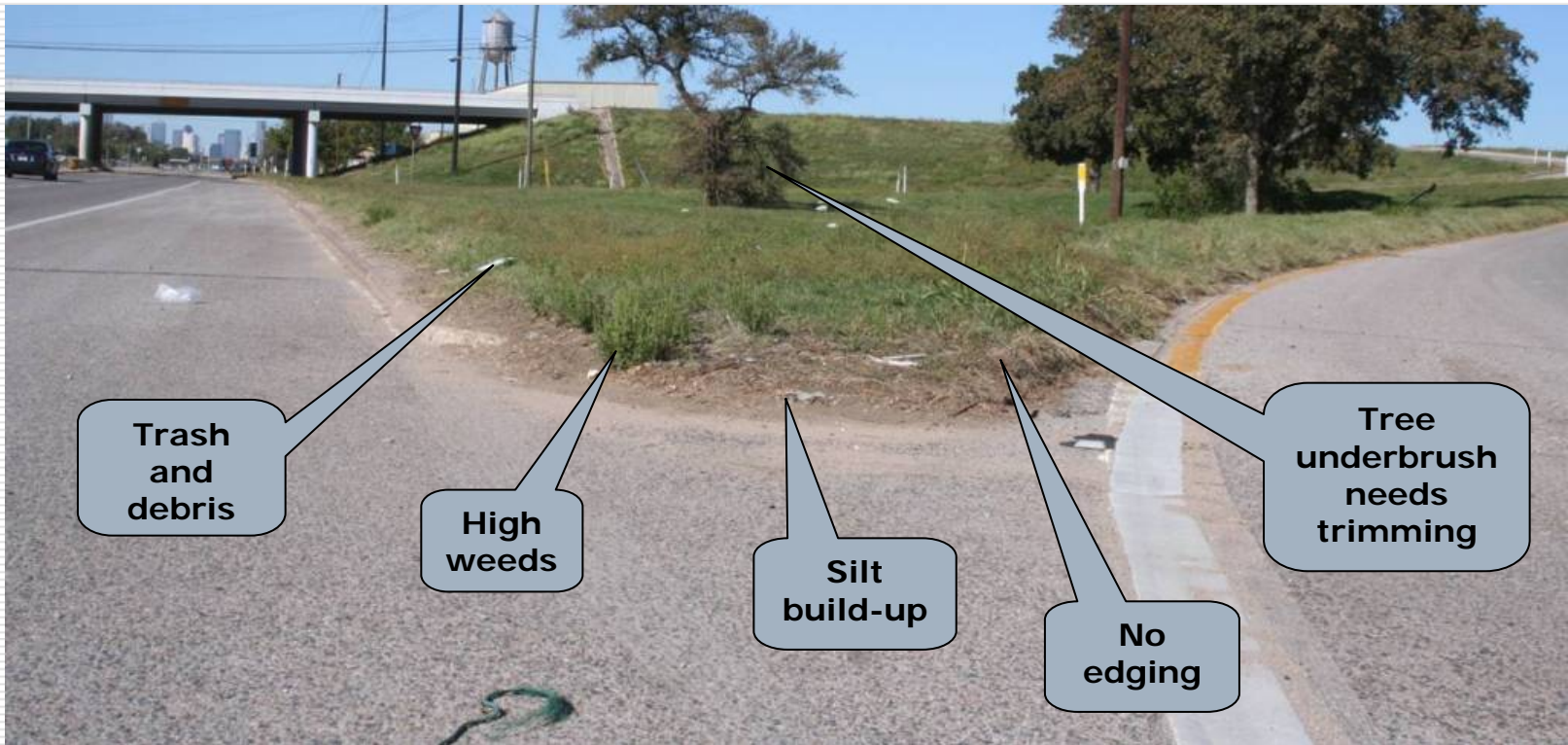
Performance Based Vegetation Management (PBVM) contract

- Mowing cycles per year not specified
- Contractor required to maintain grass at specific heights
  - 7" - 30" in rural areas
  - 5" - 24" in urban areas (Dallas)
  - Monetary incentive if kept below 12"
- Focus on controlling vegetation through herbicide application which reduces
  - Mowing cycles
  - Weed growth

TxDOT's maintenance standard is noticeably less than City of Dallas

- Results in negative perception of Dallas
- Leads to over 2,000 citizen complaints per year

# Typical Condition of TxDOT ROWs



State Highway 310 at Loop 12

# Typical Condition of TxDOT ROWs (cont)



Unsightly



"Prairie" look



Overgrowth around guardrails



Dead vegetation



# Typical Condition of TxDOT ROWs(cont)

## Traffic Barriers



# Typical Condition of TxDOT ROWs (cont)

---

## Highway Intersection



# City of Dallas Maintenance of TxDOT ROW

## Existing 300 acres of TxDOT ROW

- Current Municipal Maintenance Agreement (MMA) signed 12/2006
- Properties include (in blue on page 4)
  - SH-352: Scyene Rd., Robert B. Cullum Ave.
  - SH-289: Preston Rd.
  - SH-78: Garland Rd., East Grand Ave.
  - SH-354: Harry Hines
  - SH-356: Irving Blvd.
  - SH-180: W. Davis
  - SH-342: Lancaster Blvd.
  - SH-244
  - SH-348
  - Loop 12: NW Hwy, Buckner Blvd., Ledbetter, Walton Walker
- Above properties part of 1,650 acres of medians/ROWs maintained by City
  - 18 cycles/yr
  - Every 14 days during growing season
    - Mar-Nov
  - Litter removal included as part of mowing contract
  - Blade edging along pavements

## Additional 3,300 acres of TxDOT ROW

- Requires modification of current MMA
- TxDOT requires 5-yr commitment from City
- TxDOT currently committed to reimburse City for what they would have spent (\$920K)
- Properties include (in yellow on page 4)
  - IH-20, 635, 35, 30, 45
  - US Hwy-67, 75, 175
  - SH-180, 183, 310
  - Spur-348, 356, 366, 408, 482
  - Loop 12
  - FM 1382
  - Over 130 miles of traffic barriers require removal of vegetation, silt, and trash
- Contract maintenance specifications
  - 12-18 cycles per year
  - Every 14-21 days during growing season
  - Litter removal included as part of mowing contract
  - Blade edging along pavements

# City of Dallas Maintenance of TxDOT ROW (Cont.)

---

## Budget

Remedial Clean-up Activities	\$2,300,000
Mowing, Litter Removal, Herbicide & Landscaping	\$3,700,000
Staff & equipment	\$400,000
<b>Total</b>	<b>\$6,400,000</b>

---

# Work Plan Time Line

---

- ❑ Sept 22, 2010 Funding Approval (\$6.4M)
- ❑ Oct 2010 – Feb 2011 TxDOT Partnership Discussions (Modify MMA)
- ❑ Nov 2010 – Feb 2011 Allocate staff/equipment
- ❑ Nov 2010 – Mar 2011 Initial Clean-up Activities
- ❑ Nov 2010 – Jan 2011 Specification/Bid Development
- ❑ Mar 2011 Award Bid(s)
- ❑ Mar 2011 – Nov 2011 Mowing Season

# Work Plan Status (Feb 2011)

---

- Began remedial clean-up activities to bring TxDOT ROW up to City standards (Nov)
  - Litter pick-up
  - Removing vegetation in pavement
  - Trimming trees/bushes
  - Line trimming around appurtenances
  - Establishing edges along paved areas
  - Removing silt build-up
- Finalizing partnership arrangement with TxDOT
  - TxDOT will remove the City of Dallas limits from its Vegetation Maintenance Bid
  - Modify TxDOT Municipal Maintenance Agreement (to add 3,300 acres)
  - TxDOT seeks 5-year commitment
- Assessments continue as remedial clean-up activities take place
  - Resource needs
  - Challenges
  - Safety considerations

# City of Dallas Maintenance of TxDOT ROW

---

Example of maintenance standard for 300 acres of ROWs previously maintained by City under current MMA



SH352-Scyene Rd @ Buckner



Loop 12 – Buckner @ I-30

# Remedial clean-up required on additional 3,300 acres of TxDOT ROW

- Trash and debris clean-up
- Establishing edges
- Silt build-up removal
- Tree & shrub trimming





# Before and after remedial clean-up activities (State Highway 310 at Loop 12)

---

Before



After



# Before and after remedial clean-up activities

(I- 30 @ Buckner Blvd)

---

Before



After



# Before and after remedial clean-up activities (I- 30 @ St Francis Exit Ramp)

---

Before



After



# Before and after remedial clean-up activities (I- 30 @ St Francis)

---

Before



After



# Before and after remedial clean-up activities

(East bound I-30 @ Jim Miller)

---

## Before



## After



# Before and after remedial clean-up activities (I-30 @ Fitzhugh)

---

Before



After



# Maintenance of TxDOT Rights of Way within City of Dallas

---

*Additional Information*

# Status Update

## North Central Expressway from Woodall Rodgers to IH-635

Landscape Maintenance Agreement with TxDOT signed August 11, 2010

- TxDOT will:
  - Remove landscape plantings on US-75
  - Terminate irrigation systems
  - Replace existing plant material with native grasses in the median
  - Remove plant material in window boxes
- City of Dallas will:
  - Assume maintenance (replacement/weeding/watering, etc..) of landscape improvements in center median beginning FY 2012
  - Perform supplement mowing cycles in the parkways beginning FY 2011





# TxDOT ROW Maintenance by Other Cities

- Cities that perform mowing operations and maintain landscape plantings:
  - Allen: US-75
  - Duncanville: IH-20
  - Garland : IH-30
  - Mesquite: IH-30, IH-635, US-80
  - Plano: US-75, SH-289 (Preston Rd.), SH-5 (Greenville Ave.)
  - Richardson: US-75
  
- Cities that maintain landscape plantings only:
  - Balch Springs, Hutchins, Seagoville, Coppell, DeSoto, Irving, Rowlett, Sachse, McKinney, Murphy, Wylie, Frisco, Flower Mound, Denton, Grand Prairie, Terrell, Ennis, Ferris, Red Oak, Corsicana, Midlothian, Waxahachie

# Maintenance of TxDOT Rights of Way within City of Dallas

---

*Questions?*