



Appendix B

Technical Memoranda and Reports

Disclaimer:

Technical memoranda and reports were prepared as independent documents to support the preparation of the Final Environmental Impact Statement (FEIS) for the Dallas CBD Second Light Rail Alignment (D2 Subway). Information from these documents was incorporated into the FEIS to provide information on existing conditions, and in some cases, assess potential impacts to the resources. Information contained in the FEIS is the most current and supersedes information in the technical memoranda and reports.



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Socioeconomic Existing Conditions Technical Memorandum



Technical Memorandum

Date: January 11, 2019
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Project: Task Order 39 – D2 Subway

To: Ernie Martinez, Project Manager, DART Capital Planning

From: Tom Shelton, GPC6 Program Manager

Subject: DART GPC VI – Contract C-2012668; D2 Subway Project Environmental Socioeconomic Existing Conditions; HDR PN 10024656

Introduction

This technical memorandum has been developed to support preparation of the Supplemental Draft Environmental Impact Statement (SDEIS) for the Dallas Area Rapid Transit (DART) D2 Subway Project. This memorandum describes existing socioeconomic characteristics within the study area which consists of approximately 0.5 mile on either side of the D2 Subway proposed alignment. The following socioeconomic characteristics are documented: community facilities; community cohesion, including neighborhoods and schools; population demographics; environmental justice (EJ) and limited English proficiency (LEP) population information; employment; and economic conditions.

The D2 Subway Project would be located in the Dallas Central Business District (CBD), an area characterized by commercial buildings, art and cultural centers, recreational facilities, City Hall and other governmental sites, mixed-use residential properties, parking lots and small parks. Residential housing is predominantly limited to multi-family housing units typically in mixed-use developments. A majority of the CBD is already developed; however, areas of vacant land, predominantly surface parking lots, are available for future development, while some developed but underutilized parcels are ripe for redevelopment.

Project Description

Alignment

The D2 Subway proposed alignment begins south of Victory Station with a junction from the existing DART rail alignment and then proceeds in a southeasterly direction within DART-owned right-of-way (ROW) in the center of Museum Way and through the parking lot adjacent to the Perot Museum of Nature and Science (Perot Museum). An at-grade light rail station (Museum Way Station) would be adjacent to the Perot Museum. After leaving the station, the alignment crosses under Woodall Rodgers Freeway at street level and then begins its transition underground. The alignment and tunnel portal would be located on a property currently occupied by a parking lot. The alignment remains underground until IH 345. After passing under Hord Street near the Dallas World Aquarium, the alignment continues south under Griffin Street. An underground station (Metro Center Station) would be between San Jacinto Avenue and Elm Street. This station would provide the ability to transfer to the West Transfer Center and the West End and Akard stations.



After crossing under Main Street, the alignment turns east under Belo Garden and follows under Commerce Street where another underground station (Commerce Station) is planned approximately between Akard Street and Ervay Street. Before passing under South Pearl Street, the alignment begins to turn northeast, crossing diagonally across city blocks. Another underground station (CBD East Station) would be between Main Street and Pacific Avenue. This station would provide opportunities to transfer to buses at the East Transfer Center.

After passing under Cesar Chavez Boulevard, the alignment begins the transition back to the surface in a tunnel portal. This transition would be under IH 345 and along Swiss Avenue. Immediately after getting back to the surface, the alignment comes to a full wye junction that would allow trains to move either north or south along rebuilt Good Latimer tracks.

Stations

The D2 Subway proposed alignment would introduce four new stations, one surface station (Museum Way) and three underground stations (Metro Center, Commerce, and CBD East). The underground stations would be accessed by stairs, elevators and potentially escalators. Two or more access points would be provided for underground stations. The access points could be provided in open spaces downtown, within the sidewalks or incorporated into existing buildings. The underground station infrastructure would also include emergency egress and ventilation shafts.

Regulatory Setting

Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, was signed in February 1994. It requires federal agencies to ensure that disproportionately high and adverse human health or environmental effects of proposed federally funded projects on minority and low-income communities are identified and addressed. The general principles of EO 12898 are as follows:

- To avoid, minimize or mitigate disproportionately high and adverse human health and environmental effects, including social and economic effects, on minority and low-income populations
- To ensure the full and fair participation by all potentially affected communities in the transportation decision-making process
- To prevent the denial of, reduction in or significant delay in the receipt of benefits by minority and low-income populations

United States Department of Transportation (USDOT) Order 5610.2(a), *Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, originally published in 1997 and updated in 2012, describes the process for incorporating EJ principles into all existing DOT programs, policies and activities. The USDOT order defines “minority” as a person who is Black; American Indian and Alaskan Native; Asian; Native Hawaiian and other Pacific Islander; or of Hispanic origin. An individual is considered to be “low-income” by the USDOT if the individual’s median household income is at or below the Department of Health and Human Services (DHHS) poverty guidelines.



The USDOT is also committed to Title VI of the Civil Rights Act of 1964, which provides that “no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.” In addition, DART’s *Environmental Assessment and Mitigation Guidelines for Transit Projects* states that mitigation is warranted if a particular group suffers an inequitable distribution of project costs.

The Federal Transit Administration (FTA) issued Circular 4703.1, *Environmental Justice Policy Guidance*, in August 2012 to incorporate EJ principles into plans, projects and activities that receive funding from the FTA and to provide a framework to integrate EJ principles into the transit decision-making process.

Executive Order 13166, *Improving Access to Services for Persons with Limited English Proficiency*, outlines guidance for ensuring that non-English speakers do not experience discrimination on the basis of national origin in their ability to access federally funded programs.

Executive Order 13045, *Protection of Children from Environmental Health and Safety Risks*, mandates that federal agencies identify and assess environmental safety risks that may disproportionately affect children as a result of implementation of federal policies, programs, activities and standards.

Methodology

The following methodology described below is consistent with DART’s *Environmental Impact Assessment and Mitigation Guidelines for Transit Projects* and is also consistent with FTA guidance.

The socioeconomic analysis for the proposed project will include data collection, development of community profiles, assessment of impacts, and mitigation considerations. In order to evaluate socioeconomic characteristics, the affected communities will be identified. Per Federal Highway Administration community impact assessment guidance, communities are based on a common characteristic or interest, such as religion, ethnicity, income strata, or concern for the economic viability of a region, which provides a psychological unity among members. Communities can also be defined by shared perceptions or attitudes, typically expressed through individuals’ identification with, commitment to, and attitude towards a particular identifiable area. To determine community areas affected by the proposed project, characteristics will be researched within the study area, and the following features will be assessed, evaluated and discussed:

- Neighborhoods and Subdivisions
- Community Facilities
- Schools
- Population Demographics
- EJ Populations
- LEP Populations
- Employment
- Economic Development



Community facilities will be evaluated and include recreational facilities, community centers, places of worship, daycare centers, public service locations, medical facilities, and other areas of community importance. Schools, school attendance zone boundaries, neighborhood associations, and appraisal district property information will also be evaluated to establish community areas and neighborhoods. To identify and assess the potential safety risks to children imposed by the proposed project, areas where high concentrations of children are likely, such as schools, within the study area are identified. When a new transportation corridor is under consideration, whether along an existing corridor or in a new location, it is important to not only inventory the locations of schools, but also their respective attendance zones. By examining the relationship of the location of the schools to the residential areas within each attendance zone, it can be determined whether school children would have to cross the project alignment to reach their school on foot or by bicycle. In conjunction with this information, demographic data such as census data and population projections for the cities and counties will be used to characterize the communities potentially affected by the proposed project. The most recent data available will be gathered and supplemented with data acquired during field reconnaissance and anecdotal information gathered throughout the planning process.

The primary source of data for EJ populations is the US Census Bureau (USCB). For the proposed project, the 2012-2016 American Community Survey (ACS) was utilized as the main source of data. The ACS is a data set developed by the US Census Bureau in 1-year, 3-year and 5-year increments. It involves an annual survey of randomly-selected individuals on subjects that are not included in the short form of the decennial census, such as household income. The Census Bureau then develops estimates for 1-year, 3-year and 5-year periods. ACS estimates are not available at the census block level; therefore, the 2010 Decennial Census was used for block level data for race and ethnicity. Baseline comparison data is also gathered for the city and county limits within the study area. Demographic data to be gathered will include total population, total households, and population percentages by age, gender, disability status, income, English language proficiency, vehicle access, race and ethnicity. In addition, employment and economic development characteristics will be evaluated using several sources including the U.S. Bureau of Economic Analysis, the North Central Texas Council of Governments (NCTCOG) Regional Data Center, and the Bureau of Labor Statistics data.

The demographic data and community information will collectively develop the community profile of the study area. A general characterization of the communities will be developed by qualitatively describing the schools, neighborhoods, demographics, community facilities and economic characteristics. Local maps, desktop research and data acquired during field reconnaissance will be used to further evaluate existing conditions.

Existing Conditions

Community Cohesion

Community cohesion refers to the level of social interaction experienced within and across neighborhoods. There are many registered neighborhood associations, homeowners associations (HOAs), and schools within the study area which serve to bind neighbors to one another under a common identity or set of ideals and create more meaningful social interactions. Downtown Dallas is also described as a



series of districts or neighborhoods, each with unique assets and character, providing residents and business owners with a sense of community.

Neighborhoods and Districts

City of Dallas data was used to gather the local neighborhood associations and HOAs within the study area listed below and shown on **Exhibit 1**.

- Bryan Place Neighborhood Association
- City View at the Farmers Market
- Deep Ellum Community Association
- Deep Ellum Neighbors
- Downtown Residents Council
- East Dallas Coalition for Affordable Housing
- Farmers Market Stakeholders Association
- Heritage Oak Cliff (formerly Old Oak Cliff Conservation League or OOCCL)
- Little Mexico Residents Council
- Live Oak Lofts HOA
- Oak Lawn Committee
- Old East Dallas Renaissance Coalition (OEDRC)
- Roseland Homes HomeMakers HOA
- Rawlins-Hall Group Neighborhood Association

Downtown Dallas consists of 15 districts, and the study area encompasses all or a portion of 13 of these districts: Design, Victory Park, Uptown, Arts, Riverfront, West End Historic, Thanksgiving Commercial Center, Baylor, Main Street, Civic Center, Reunion/Union Station, Farmers Market, and Deep Ellum.

Community Facilities

Existing community facilities assessed within the study area include community centers, places of worship, daycare centers, public service and government locations, medical facilities, and other areas of community importance. Field reconnaissance to verify sites and locations was performed in May 2018.

Table 1 provides a list of the community facilities within the study area observed and inventoried by the downtown district in which they are located. General characterizations of the community facilities are discussed by the districts following **Table 1**. **Exhibit 2** shows the location of each facility which corresponds to the same number in the “Map Id” column of **Table 1**.

Table 1. Community Facilities

Map Id	Facility Name	Street Address
Victory Park		
1	American Airlines Center	2500 Victory Ave.
2	Perot Museum of Nature and Science	2201 N. Field St.

Arts		
3	Dallas Museum of Art	1717 N. Harwood St.
4	Nasher Sculpture Center	2001 Flora St.
5	Crow Museum of Asian Art	2010 Flora St.
6	Cathedral Guadalupe	2215 Ross Ave.
7	Morton H. Meyerson Symphony Center	2301 Flora St.
8	Margot and Bill Winspear Opera House/ AT&T Performing Arts Center	2403 Flora St.
9	Booker T. Washington High School for the Performing and Visual Arts	2501 Flora St.
10	St. Paul United Methodist Church	1816 Routh St.
11	Moody Performance Hall	2520 Flora St.
12	Dallas Black Dance Theatre	2700 Ann Williams Way
13	Fellowship Church Dallas Campus	2809 Ross Ave.
14	First United Methodist Church of Dallas	1928 Ross Ave.
15	Pegasus Charter School and T. Boone Pickens YMCA	601 N. Akard St.
Thanksgiving Commercial Center		
16	First Baptist of Dallas and School	1707 San Jacinto St.
17	U.S. Postal Service	400 N. Ervay St.
18	DART East Transfer Center	330 N. Olive St.
19	Thanksgiving Square	1627 Pacific Ave.
20	CityWalk at Akard	511 N. Akard St.
21	Rosa Parks Plaza/DART West Transfer Center	920 San Jacinto St.
West End Historic		
22	Dallas Fire Station #18	660 N. Griffin St.
23	Uplift Luna Preparatory - Primary	2020 N. Lamar St.
24	Dallas World Aquarium	1801 N. Griffin St.
25	United Way of Metropolitan Dallas	1800 N. Lamar St.
26	Antioch Church	805 Elm St.
27	Dallas Holocaust Museum	211 N. Record St.
28	Sixth Floor Museum/Dealey Plaza	411 Elm St.
29	Dallas County Records Building	509 Main St.
30	El Centro College & Middle College High School (DISD)	801 Main St.
31	Greyhound Bus Station	205 S. Lamar St.
32	John F. Kennedy Memorial Plaza	646 Main St.
33	Old Red Museum	100 S. Houston St.
34	George L. Allen Courts Building	600 Commerce St.

Reunion/Union Station		
35	Federal Building	207 S. Houston St.
36	Dallas Union Station	400 S. Houston St.
37	Reunion Tower	300 Reunion Blvd.
Main Street		
38	Earle Cabell Federal Building	1100 Commerce St.
39	Pegasus School	1222 Commerce St.
40	St. Jude Chapel	1521 Main St.
41	Texas A&M University - Commerce	1910 Pacific Ave.
42	University of North Texas (UNT) Dallas College of Law	1901 Main St.
43	Dallas Municipal Court	2014 Main St.
Civic Center		
44	J. Erik Jonsson Central Library	1515 Young St.
45	Dallas City Hall and Plaza	1500 Marilla St.
46	A. Maceo Smith Federal Building	525 S. Griffin St.
47	Kay Bailey Hutchison Convention Center	650 S. Griffin St.
48	The Black Academy of Arts and Letters	650 S. Griffin St.
49	Dallas Fire Station #4	816 S. Akard St.
50	Eagles Nest Cathedral	1508 Cadiz St.
51	CityLab High School (DISD)	912 S. Ervay St.
52	Soul Church	1727 Corsicana St.
Farmers Market		
53	The Bridge Homeless Recovery Center	1818 Corsicana St.
54	Dallas Farmer's Market	920 S. Harwood St.
55	First Presbyterian Church of Dallas	1835 Young St.
Deep Ellum		
56	Dallas Police Department - Central Patrol Division	334 Hall St.
57	Uplift Luna Preparatory - Secondary	2625 Elm St.
Baylor		
58	Dallas Fire Station #3	500 N. Malcolm X Blvd.
59	Texas A&M College of Dentistry	3302 Gaston Ave.
60	Baylor University Medical Center	3500 Gaston Ave.
61	Latino Cultural Center	2600 Live Oak St.
62	Mental Health America of Greater Dallas	624 N. Good Latimer Expy.
	Self Help Clearinghouse – Mental Health Association	
	North Texas Alliance to Reduce Unintended Pregnancy in Teens	
	Parents as Teachers	

Source: GP6 Team and NCTCOG Regional Data Center, August 2018.



Uptown, Design, and Riverfront

No community facilities were identified in these districts within the study area.

Victory Park

The American Airlines Center and the Perot Museum of Nature and Science are the two community facilities identified in Victory Park within the study area. The American Airlines Center is a multi-purpose arena facility located within 0.25 mile of the proposed alignment. The facility serves the local basketball team, the Dallas Mavericks, and the local hockey team, the Dallas Stars. In addition to sporting events, this facility holds concerts and other live entertainment events throughout the year. The Perot Museum is located adjacent to the proposed alignment just north of Woodall Rogers Freeway and east of Houston Street. It is a popular destination for families with educational programs for children. This facility also includes a café, a store, event spaces, exhibit halls, and offices.

Arts

The Arts District is home to 13 community facilities that include the following: Dallas Museum of Art, Nasher Sculpture Center, Crow Museum of Asian Art, Cathedral Guadalupe, Morton H. Meyerson Symphony Center, Margot and Bill Winspear Opera House/AT&T Performing Arts Center, Booker T. Washington High School for the Performing and Visual Arts, St. Paul United Methodist Church, Moody Performance Hall, Black Dance Theatre, Fellowship Church Dallas Campus, First United Methodist Church of Dallas, and Pegasus Charter School/T. Boone Pickens YMCA. The four places of worship within this district serve a large population and provide spiritual, educational and training services. Many various arts organizations, including the Booker T. Washington High School for the Performing and Visual Arts, perform in the district on an ongoing basis. This includes concerts, outdoor festivals, lectures, youth educational programs, and other cultural programs. The T. Boone Pickens YMCA facility holds classes throughout the day with hours of service running from early morning to evening hours (5:30 a.m. to 9:00 p.m.). This location of the Pegasus Charter School serves students in grades 7 through 12. The Pegasus Charter School and T. Boone Pickens YMCA is the only facility in this district located within 0.25 mile of the proposed alignment.

Thanksgiving Commercial Center

The Thanksgiving Commercial Center includes parks, plazas, a post office, an affordable housing building and a church. DART's Central Business District (CBD) line is located in this district along Pacific and Bryan Streets from Lamar Street, the east boundary of the West End Historic District, to Julius Schepps Freeway to the east. It includes three existing DART rail stations: Akard Station, St. Paul Station and Pearl Station, which provide access to many of the high-rise buildings in this central area of downtown Dallas.

First Baptist Church of Dallas is a megachurch that includes multiple buildings covering five blocks and has a congregation of about 12,000. The facility also operates a school, radio station, and homeless services.

The Rosa Parks Plaza and DART West Transfer Center lie along this district's western side near its boundary with the West End Historic and Main Street districts. Rosa Parks Plaza, located adjacent to the DART West Transfer Center on 0.25 acre along Lamar Street between Elm Street and Pacific Avenue, has park-like amenities and a sculpture of civil rights pioneer and bus rider Rosa Parks as the centerpiece of the property. Other amenities include a 13-foot high fountain wall inscribed with a quote by Martin Luther



King, Jr., green spaces with seasonal flowers and shade trees, benches, and four passenger shelters. The West Transfer Center is a DART bus facility that was completed with federal funding in 2009 as a joint project of DART, the City of Dallas, downtown Dallas, and Dallas Main, LP. The Rosa Parks Plaza and West Transfer Center are located adjacent to the proposed alignment.

West End Historic

This district contains thirteen community facilities that include the following: Dallas Fire Station #18, Uplift Luna Preparatory - Primary, Dallas World Aquarium, United Way of Metropolitan Dallas, Antioch Church, Dallas Holocaust Museum, Sixth Floor Museum/Dealey Plaza, Dallas County Records Building, El Centro College/Middle College High School, Greyhound Bus Station, John F. Kennedy Memorial Plaza, the Old Red Museum and the George L. Allen Courts Building. The most notable features that attract a large population are the Sixth Floor Museum/Dealey Plaza and the John F. Kennedy Memorial. Approximately two million visitors come to Dealey Plaza annually to visit the site of the John F. Kennedy assassination and museum. DART currently operates the West End Station on Pacific Avenue in this district with most attractions within walking distance. This district is mostly known as a popular tourist destination with the John F. Kennedy destinations as well as several restaurants and entertainment venues in the district. A portion of the district was listed on the National Register of Historic Places (NRHP) in 1978 as well as the Dealey Plaza Historic District in 1993.

Reunion/Union Station

This district includes three community facilities. A federal building is located on the northern edge of this district which houses several federal and other government offices. The other two community facilities after which the district is named are the Reunion Tower and the Dallas Union Station. Reunion Tower is a major feature of the Dallas skyline and recognizable landmark since constructed in 1978. It continues to be a popular tourist destination for downtown Dallas and includes a café, restaurant, observation deck and event spaces. The Dallas Union Station is an active transportation hub that serves Amtrak train lines, the Trinity Railway Express (TRE) commuter rail and DART light rail as well as freight traffic. The Dallas Union Station was listed on the NRHP in 1975 and also includes offices and meeting/event spaces.

Main Street

This district runs along Main Street and is bounded by Lamar Street, Elm Street and the US 75/IH 45 elevated highway and Commerce Street. The five community facilities in the Main Street District include the Earle Cabell Federal Building, Pegasus School, St. Jude Chapel, Texas A&M University - Commerce, and UNT Dallas College of Law. This district is predominantly composed of private commercial offices, hotels, restaurants, federal offices and higher education and graduate colleges.

Civic Center

The Civic Center is home to several public buildings, including city and federal facilities. Among these are the J. Erik Jonsson Central Library, Dallas City Hall and Plaza, and the A. Maceo Smith Federal Building. Designed by renowned architect I.M. Pei, the City Hall and Plaza complex is two blocks long and two blocks wide (a 7-acre plaza) and is bounded by Young, Ervay, Canton, and Akard streets. City Hall Plaza is cut diagonally into two triangular spaces. One side contains a minimalist, concrete slab with a 180-foot diameter reflecting pool which contains large floating sculptures, a variable height fountain, benches,



lights, and three distinctive 84-foot high flagpoles. The other side has a small amphitheater/gathering place, a lawn, and a dense grove of red oak, live oak and Chinese pistachio trees. The plaza contains some Henry Moore sculptures and is the site of numerous outdoor festivals and special events including parade VIP viewing and the start and finish of the White Rock Marathon. It is also used for public demonstrations.

Activities in this area include government employees arriving and departing to and from their daily jobs, people arriving for jury duty, patrons visiting the central library, daily deliveries, and contractors who have meetings at City Hall.

The other facilities identified within this district include the following: Kay Bailey Hutchison Convention Center, the Black Academy of Arts and Letters, Dallas Fire Station #4, Eagles Nest Cathedral, CityLab High School, and Soul Church. DART currently operates the Convention Center Station on the Red and Blue lines that stop under the Convention Center at Memorial Drive. The Convention Center annually holds many company and organizational events, festivals, graduation ceremonies, and the Dallas Auto Show.

Farmers Market

Three community facilities are identified within the Farmers Market District. The Bridge Homeless Recovery Center and First Presbyterian Church of Dallas are both associated with faith-based organizations. The Dallas Farmers Market, established in 1941, is the dominating community facility encompassing over 26,000 square feet of fresh produce, flowers, houseplants and specialty items displayed under brightly colored sheds, where cooking classes and multi-cultural festivals are held throughout the year. The Farmers Market also holds community yard sales for residents to buy and sell used goods.

Deep Ellum

Deep Ellum includes a significant entertainment sector. This district includes two community facilities, the Dallas Police Department Central Patrol Division and Uplift Luna Preparatory - Secondary which are police and educational facilities, respectively. This district is mostly known as a music, concert and entertainment destination with several restaurants and venues including the historic Lizard Lounge known for hosting well-known jazz entertainers.

Baylor

The Baylor District includes eight community facilities within the study area including a fire station, Texas A&M College of Dentistry, Baylor University Medical Center, the Latino Cultural Center, and four non-profit organizations including two mental health clinics, a community alliance working to prevent unintended teen pregnancies, and a group of parent educators. The most notable feature of the district is the medical center which influences the land use of the district being primarily medical facilities. The Latino Cultural Center is also a community facility that attracts visitors and holds several cultural events throughout the year. This facility is a division of the City of Dallas Office of Cultural Affairs.

Schools

In accordance with EO 13045, areas within the study area where high concentrations of children are likely, such as schools, were identified.



The study area is within several school attendance zones for the Dallas Independent School District (DISD). Other charter and private schools identified as part of the community facilities, including DISD's CityLab High School, were not evaluated because these schools neither have a delineated boundary or attendance zone nor is their attendance limited by a boundary or zone. The DISD schools with attendance zones within the study area are Madison and North Dallas High Schools, Rusk and Spence Middle Schools, Dade and King Jr. Learning Centers, and Medrano, Milam and Zaragoza Elementary Schools. The proposed alignment is within a highly urbanized, downtown area. All of these schools are located outside the study area and are not adjacent to the proposed alignment.

Demographics

Demographic data was gathered for the U.S. Census Bureau (USCB) 2010 Census geographies, city and county limits either wholly or partially within the study area using the USCB 2012-2016 *American Community Survey (ACS) 5-Year Estimates* data. Demographic data analyzed included total population, total number of households, and population percentages by race and ethnicity, income, vehicle access, and other languages spoken at home.

Some characteristics were analyzed at the census block level (also referred as block level), which is the smallest unit used by the USCB, while other characteristics were analyzed at the block group (BG) level. A BG, which includes several blocks, is the smallest unit for which income and poverty data are available. As mentioned previously, ACS estimates were not available at the block level, so the 2010 Decennial Census was used to calculate minority populations within the study area. Data is also provided in the tables for the county and city from the 2010 Decennial Census or 2012-2016 ACS which serve as a baseline for assessing the presence of racial minorities, Hispanics and low-income populations.

Table 2 provides city and county population data from the 2000 and 2010 Decennial Censuses. Both the City of Dallas and Dallas County have experienced an increase in population from 2000 to 2010.

Table 2. Total Population for Dallas County and City of Dallas

Geographic Unit	2000 Total Population	2010 Total Population	Population Change	Percent Change
City of Dallas	1,188,580	1,197,816	9,236	0.8%
Dallas County	2,218,899	2,368,139	149,240	6.7%

Source: USCB, 2010 Census and 2000 Census, September 2018.

Environmental Justice

Environmental justice (EJ) refers to identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects caused by the proposed project on minority populations and/or low-income populations (collectively "EJ populations"). Environmental justice is a key element of the National Environmental Policy Act (NEPA) process and requires a holistic approach to its assessment. The two terms "minority" and "low-income" should not be presumptively combined. In an EJ assessment, impacts across all resource areas are examined to determine how those impacts would affect EJ populations relative to non-EJ populations. While a true "existing condition" does not exist for environmental justice, the demographics of the county of the existing project study area are the basis for



a determination of whether EJ populations exist within the study area boundaries. An overview of the EJ population and the existing demographics of the study area that will be used in the EJ impacts assessment for the D2 Subway Project is provided below.

Minority Populations

Minority population data is displayed in **Table 3** by census tract (CT) and block and illustrated on **Exhibit 3**. The 2010 Census is the most recent date where race and ethnicity data are available at the census block level which is also referred as block level.

Race and ethnicity are used as indicators that provide an assessment of the proportions of racial and ethnic minorities in the populations of each block in the study area. **Table 3** provides baseline county and city data and is referenced to determine if a block has a significant racial minority or Hispanic population. A block is considered to have a predominantly minority population if the population is greater than twice the county average or if it is equal to or greater than 50% of the total population, whichever is least. For this analysis, a block has a predominantly minority population if it is equal to or greater than 50% of the total population because the county percent minority is 69%. **Table 3** also shows the data for 129 of the 735 blocks within the study area, including only the blocks that have a reported population. Of the 129 blocks, 33 blocks are identified with a high percentage of minority population scattered throughout the study area among the 13 districts within the study area. **Exhibit 3** shows these blocks and that they are not concentrated in any specific portion of the study area or proposed station. The overall study area has a minority population that is approximately 39% of the total population.

Table 3. Minority EJ Populations

Geographic Unit		Total Population	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (%)	Percent Minority (%)
CT	Block									
City of Dallas		1,278,433	24.3	0.1	3.2	0.0	0.2	1.5	41.5	70.8
Dallas County		2,513,054	22.1	0.2	5.7	0.0	0.2	1.7	39.3	69.2
CT	Block									
16	1009	29	10.3	0.0	3.4	0.0	0.0	0.0	3.4	17.2
16	1010	135	10.4	0.7	3.7	0.0	0.0	0.0	11.9	26.7
16	1014	25	12.0	0.0	4.0	0.0	0.0	0.0	8.0	24.0
16	1015	8	25.0	0.0	12.5	0.0	0.0	12.5	0.0	50.0
16	1026	68	19.1	2.9	5.9	0.0	0.0	0.0	16.2	44.1
16	1027	48	6.3	0.0	8.3	0.0	0.0	4.2	12.5	31.3
16	1028	86	22.1	0.0	8.1	0.0	0.0	5.8	11.6	47.7
16	1029	36	0.0	0.0	13.9	0.0	0.0	0.0	11.1	25.0
16	1030	30	0.0	0.0	3.3	0.0	0.0	0.0	0.0	3.3
16	1031	31	0.0	0.0	6.5	0.0	3.2	0.0	19.4	29.0
16	1032	44	2.3	0.0	6.8	0.0	4.5	2.3	0.0	15.9

Geographic Unit		Total Population	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (%)	Percent Minority (%)
CT	Block									
16	1033	121	15.7	0.8	0.8	0.0	0.0	0.8	14.9	33.1
16	1034	45	4.4	0.0	8.9	0.0	0.0	0.0	2.2	15.6
16	1035	82	23.2	0.0	12.2	0.0	0.0	0.0	7.3	42.7
16	1036	346	19.1	0.6	6.9	0.0	0.3	2.6	17.6	47.1
16	1046	146	14.4	0.0	5.5	0.0	0.0	2.1	11.6	33.6
16	1047	6	16.7	0.0	0.0	0.0	0.0	0.0	0.0	16.7
17.01	1007	5	80.0	0.0	0.0	0.0	0.0	0.0	0.0	80.0
17.01	1017	68	0.0	0.0	4.4	0.0	0.0	0.0	7.4	11.8
17.01	1058	2	50.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0
17.04	2011	272	1.8	0.4	5.1	0.0	1.1	1.1	8.1	17.6
19	1004	2	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0
19	1007	3	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0
19	1010	1,171	3.3	0.5	5.3	0.4	0.3	1.3	7.6	18.7
19	1012	3	33.3	0.0	0.0	0.0	0.0	0.0	33.3	66.7
19	1013	4	0.0	0.0	0.0	0.0	0.0	0.0	25.0	25.0
19	1018	83	2.4	0.0	3.6	0.0	0.0	0.0	8.4	14.5
19	1021	65	6.2	0.0	12.3	0.0	0.0	0.0	1.5	20.0
19	1025	88	0.0	0.0	0.0	0.0	0.0	0.0	4.5	4.5
19	1027	9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
19	2000	410	61.2	0.7	1.0	0.0	0.0	0.5	16.6	80.0
19	2001	1	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0
19	2004	3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
19	2005	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
19	2020	259	10.4	0.8	5.4	0.4	0.4	2.3	11.2	30.9
19	2023	824	7.9	0.2	6.2	0.1	1.1	2.2	11.8	29.5
19	2029	182	13.7	0.0	6.0	0.0	0.0	0.5	12.1	32.4
19	2032	18	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
21	1019	15	80.0	0.0	0.0	0.0	0.0	0.0	0.0	80.0
21	1034	253	26.5	1.2	3.2	0.0	0.0	1.6	11.1	43.5
21	1068	179	27.4	0.0	3.4	0.6	0.0	0.6	17.9	49.7
21	2030	285	13.0	0.7	3.5	0.0	0.0	2.8	8.4	28.4
21	2040	463	20.1	1.1	4.5	0.0	0.2	3.5	12.1	41.5
22	1014	43	83.7	0.0	0.0	0.0	0.0	0.0	0.0	83.7
22	1021	19	10.5	0.0	0.0	0.0	0.0	0.0	0.0	10.5

Geographic Unit		Total Population	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (%)	Percent Minority (%)
CT	Block									
22	1022	49	2.0	0.0	0.0	0.0	0.0	8.2	8.2	18.4
22	1027	10	20.0	0.0	0.0	0.0	0.0	10.0	0.0	30.0
22	1033	128	23.4	0.0	3.1	0.0	0.8	0.8	12.5	40.6
22	1035	27	3.7	0.0	14.8	0.0	0.0	3.7	7.4	29.6
22	1036	33	45.5	0.0	0.0	0.0	0.0	0.0	21.2	66.7
22	1037	5	0.0	0.0	0.0	0.0	0.0	20.0	0.0	20.0
22	1039	388	21.1	0.0	6.2	0.0	0.0	1.3	16.8	45.4
22	1045	8	0.0	0.0	0.0	0.0	0.0	0.0	12.5	12.5
22	1046	20	10.0	0.0	0.0	0.0	0.0	5.0	0.0	15.0
22	1053	3	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0
22	1059	141	7.8	1.4	1.4	0.0	0.0	3.5	14.2	28.4
22	1060	3	66.7	0.0	0.0	0.0	0.0	0.0	33.3	100.0
22	1062	26	11.5	0.0	0.0	0.0	0.0	0.0	15.4	26.9
22	1064	18	5.6	0.0	0.0	0.0	0.0	0.0	16.7	22.2
22	1073	1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
22	2040	647	19.2	0.2	12.8	0.0	0.0	1.7	12.2	46.1
31.01	1008	89	6.7	0.0	1.1	0.0	1.1	10.1	11.2	30.3
31.01	1010	147	8.2	0.7	1.4	0.0	0.0	4.1	15.0	29.3
31.01	1013	2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
31.01	1015	2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
31.01	1016	58	12.1	0.0	0.0	0.0	0.0	1.7	20.7	34.5
31.01	1019	306	14.4	0.0	4.6	0.0	0.0	1.6	22.5	43.1
31.01	1021	146	4.8	0.0	4.1	0.0	0.0	2.1	11.0	21.9
31.01	1022	186	6.5	0.5	0.0	0.5	0.0	1.1	15.6	24.2
31.01	1024	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
31.01	1032	163	14.1	0.6	0.6	0.0	0.6	2.5	14.1	32.5
31.01	1035	115	17.4	0.0	0.9	0.0	0.0	1.7	13.9	33.9
31.01	1038	8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
31.01	1039	13	0.0	0.0	0.0	0.0	0.0	0.0	61.5	61.5
31.01	1042	3	33.3	0.0	0.0	0.0	0.0	0.0	33.3	66.7
31.01	1043	1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
31.01	2008	45	24.4	0.0	2.2	0.0	0.0	0.0	6.7	33.3
31.01	2012	238	11.3	0.0	1.7	0.0	0.8	2.1	9.7	25.6
31.01	2013	191	7.9	0.0	2.1	0.0	0.0	3.7	12.6	26.2

Geographic Unit		Total Population	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (%)	Percent Minority (%)
CT	Block									
31.01	2015	211	6.2	0.0	5.2	0.0	0.0	0.9	18.5	30.8
31.01	2030	287	15.7	0.3	1.7	0.3	0.3	4.2	14.3	36.9
31.01	2031	3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
31.01	2032	10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
31.01	2033	234	5.1	0.0	5.6	0.0	0.0	3.4	13.7	27.8
31.01	2039	14	64.3	0.0	0.0	0.0	0.0	0.0	21.4	85.7
100	1140	351	32.2	0.6	4.8	0.0	0.6	2.3	14.5	55.0
100	1142	113	28.3	0.0	1.8	0.0	0.0	1.8	14.2	46.0
100	1156	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	1160	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	1163	210	60.5	0.0	0.0	0.0	0.0	0.0	9.5	70.0
204	1002	8	50.0	0.0	0.0	0.0	0.0	12.5	0.0	62.5
204	1007	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	1013	12	25.0	0.0	0.0	0.0	0.0	0.0	8.3	33.3
204	2006	64	9.4	0.0	4.7	0.0	0.0	1.6	23.4	39.1
204	2009	1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
204	2013	411	16.8	1.0	10.7	0.0	0.2	1.5	15.3	45.5
204	2015	4	50.0	0.0	0.0	0.0	0.0	0.0	0.0	50.0
204	2017	7	0.0	0.0	0.0	0.0	0.0	0.0	28.6	28.6
204	2019	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2020	1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0
204	2023	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2024	35	68.6	0.0	5.7	0.0	0.0	0.0	17.1	91.4
204	2025	3	0.0	0.0	0.0	0.0	0.0	0.0	33.3	33.3
204	2026	127	10.2	0.0	1.6	0.0	0.0	0.8	6.3	18.9
204	2027	75	13.3	0.0	2.7	0.0	1.3	9.3	17.3	44.0
204	2037	14	7.1	0.0	7.1	0.0	0.0	7.1	14.3	35.7
204	2038	14	0.0	0.0	0.0	0.0	0.0	14.3	7.1	21.4
204	2039	57	3.5	0.0	0.0	0.0	0.0	8.8	24.6	36.8
204	2051	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2062	15	6.7	0.0	0.0	0.0	0.0	0.0	0.0	6.7
204	2072	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2073	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2074	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Geographic Unit		Total Population	Black or African American (%)	American Indian and Alaska Native (%)	Asian (%)	Native Hawaiian and Other Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)	Hispanic or Latino (%)	Percent Minority (%)
CT	Block									
204	2076	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	2077	139	13.7	0.0	2.2	0.0	0.0	4.3	11.5	31.7
204	2173	7	85.7	0.0	0.0	0.0	0.0	0.0	14.3	100.0
204	3000	39	0.0	2.6	0.0	0.0	0.0	5.1	2.6	10.3
204	3001	643	28.5	0.5	3.6	0.0	0.2	1.4	13.7	47.7
204	3005	52	17.3	0.0	0.0	0.0	0.0	0.0	11.5	28.8
204	3006	572	25.0	0.0	2.8	0.0	0.2	2.3	18.4	48.6
204	3014	73	24.7	0.0	0.0	0.0	0.0	1.4	21.9	47.9
204	3017	4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	3019	166	21.1	1.2	3.0	0.0	0.0	1.8	15.7	42.8
204	3022	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	3066	62	72.6	1.6	6.5	0.0	0.0	0.0	8.1	88.7
204	3070	21	0.0	0.0	14.3	0.0	0.0	0.0	0.0	14.3
204	3073	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
204	3076	7	85.7	0.0	0.0	0.0	0.0	0.0	14.3	100.0
204	3083	687	56.5	1.2	2.5	0.3	0.0	1.7	11.2	73.4
Total Study Area		14,034	19.4	0.4	4.4	0.1	0.2	1.9	12.7	39.1

Source: USCB, 2010 Census – Summary File PL 94-171 Table P2 and 2012-2016 ACS 5-Year Estimates – Table B03002 for city and county data.

Low-Income Populations

Low-income populations, as defined by the USDOT, consist of households with a median annual income that falls below the DHHS poverty guidelines, an estimate of the federal poverty threshold. The DHHS poverty guidelines, updated periodically in the Federal Register by the DHHS under the authority of 42 USC 9902(2), provide a rough estimate of the federal poverty threshold that is reported by the USCB. For a family of four, the 2018 DHHS poverty guideline is \$25,100.

Median Household Income and Vehicle Availability

Median household income data provides a sense of the economic character of an area. The term “median” refers to the number at which half the data points fall below the number and half the data points fall above it. The median household income for the study area was determined using the USCB 2012-2016 ACS 5-Year Estimates at the census BG level. In addition, the number of vehicles available at a household can also be an indicator of potential ridership for transit services. Vehicle availability identifies the number of vehicles available at a household. For the purposes of this analysis, the data provided is for households with no vehicles available which would be potential transit riders. **Table 4** reports the income, median household income, and percentage of households without a vehicle available for the 16 census BGs within the study area.

Table 4. Low-Income Characteristics for the Population within the Study Area

Geographic Unit	Total Number of Households	Median Household Income	No Vehicle Available (%)
City of Dallas	487,855	\$45,215	9.8
Dallas County	894,542	\$51,411	7.2
CT 16, BG 1	1,517	\$94,075	3.6
CT 17.01, BG 1	284	\$102,321	9.5
CT 17.04, BG 2	260	\$101,333	0.0
CT 18, BG 2	2,129	\$86,486	0.8
CT 19, BG 1	1,664	\$121,000	0.0
CT 19, BG 2	1,649	\$100,532	1.8
CT 21, BG 1	544	\$36,111	41.2
CT 21, BG 2	610	\$87,679	4.6
CT 22, BG 1	1,026	\$42,401	20.2
CT 22, BG 2	303	\$62,138	2.3
CT 31.01, BG 1	1,228	\$54,648	11.3
CT 31.01, BG 2	1,026	\$102,500	5.3
CT 100, BG 1	1,362	\$80,610	0.6
CT 204, BG 1	532	\$57,287	0.0
CT 204, BG 2	827	\$52,327	2.3
CT 204, BG 3	1,355	\$78,583	1.7
Total Study Area	16,316	\$83,548	5.1

Source: USCB, 2012-2016 ACS 5-Year Estimates – Tables B19001, B19013 and B25044.

Table 4 provides the baseline data for City of Dallas and Dallas County and all the census BGs within the study area. The median household income values for BGs within the study area range from \$36,111 to \$121,000. There are no census BGs where the median household income falls below the 2018 DHHS poverty guideline of \$25,100. The information in **Table 4** also shows that two BGs (CT 21, BG 1 and CT 22, BG 1) have more than 14.4% of households with no vehicle available (twice the percentage of Dallas County of 7.2%). Neither of these two BGs were classified as low-income BGs because their median household incomes are above the 2018 DHHS poverty guideline.

Limited English Proficiency Population

While the purpose of including limited English proficiency (LEP) populations is not to identify EJ populations, it has been included to inform any future public engagement campaigns to help ensure non-English-speaking populations are engaged in the process in accordance with EO 13166. LEP individuals have a native language other than English and have identified themselves as being able to speak English less than “very well.” This means that the individuals cited in the table below consider themselves to speak English “well,” “not well” or “not at all.” If substantial LEP populations are found within the study area, it

would be necessary to provide written materials in the predominant language(s) of the LEP individuals and advertise the availability of a translator in the language(s) upon request.

Table 5 identifies the LEP populations within the study area. No BGs had a percentage of LEP individuals that was twice the county percentage of approximately 21%. Out of the 16 census BGs within the study area, only three BGs (CT 17.01, BG 1; CT 17.04, BG 2; and CT 100, BG 1) had more than 5% LEP populations. Although these percentages for the BGs in the study area are lower than the City of Dallas and Dallas County percentages, LEP populations account for approximately 3% of the population and individuals who speak a language other than English at home account for approximately 18% of the total population in the study area. The three census BGs with more than 5% LEP populations are shown on **Exhibit 3**.

Table 5. LEP Population Data for the Study Area

Geographic Unit	Total Population 5 Years and Older	Speaks a Language Other than English at Home (%)	Speaks English Less Than "Very Well"	Percent LEP Population (%)
City of Dallas	1,176,196	43.0	264,450	22.5
Dallas County	2,318,428	42.1	482,380	20.8
CT 16, BG 1	2,500	15.4	131	5.2
CT 17.01, BG 1	472	14.2	24	5.1
CT 17.04, BG 2	373	17.2	0	0.0
CT 18, BG 2	3,256	20.5	97	3.0
CT 19, BG 1	2,515	8.8	0	0.0
CT 19, BG 2	2,813	17.6	52	1.8
CT 21, BG 1	828	10.9	20	2.4
CT 21, BG 2	905	22.0	43	4.8
CT 22, BG 1	1,837	15.2	52	2.8
CT 22, BG 2	473	14.6	15	3.2
CT 31.01, BG 1	1,790	15.6	66	3.7
CT 31.01, BG 2	1,505	16.9	42	2.8
CT 100, BG 1	8,482	23.5	524	6.2
CT 204, BG 1	1,378	29.4	18	1.3
CT 204, BG 2	2,270	17.5	89	3.9
CT 204, BG 3	2,798	8.1	32	1.1
Total Study Area	34,195	17.8	1,205	3.5

Source: USCB, 2012-2016 ACS 5-Year Estimates – Table B16004.

Note: The languages spoken by the LEP population are as follows: 2.7% Spanish, 0.4% other Indo-European languages, 0.4% Asian or Pacific Island languages, 0.4% other languages.

Employment

According to the City of Dallas 2017 Economic Development Profile, downtown Dallas is home to more corporate and regional headquarters than any other North Texas location. Major headquarters situated within the area include A.H. Belo, AT&T, Comerica Bank, EnLink Midstream Partners, Oncor, Hunt Consolidated Oil, Neiman Marcus, and Tenet Healthcare, among others. In addition, recent relocations to the downtown area have occurred for other companies including Omnitrac, Active Networks, Grant Thornton, Invesco, Santander Consumer, HKS, Blue Cross Blue Shield of Texas, Goldman Sachs, Jacobs Engineering, and WeWork.

Downtown is the region's largest center for co-working, with fifteen co-working spaces in operation and a wide network of support for startups and small businesses, including the Dallas Entrepreneur Center, El Centro College, the Sammons Small Business Center, the Bill J. Priest Institute for Economic Development, and the Universities Center. In addition, the dynamic downtown environment provides an attraction to younger citizens with its proximity to entertainment, recreation and transportation options.

There are 77 major employers within the study area. The NCTCOG defines "major employer" as a single location of a business, which employs 250 or more individuals. Major employers within the study area and adjacent to station locations would likely generate considerable activity in those areas, and thus, it is important to identify major employment facilities in addition to residential populations. **Table 6** lists these major employers within the study area, and **Exhibit 4** shows their locations by the corresponding number in the "Map Id" column of **Table 6**.

Table 6. Major Employers within the Study Area

Map Id	Employer	Address	Employment Estimate
1	Money Gram International	2828 N. Harwood St., Ste. 15	450
2	Jones Day	2727 N. Harwood St., Ste. 500	400
3	American Airlines Center	2500 Victory Ave.	2,500
4	TM Advertising	3030 Olive St.	250
5	Ernst & Young LLP	2323 Victory Ave., Ste. 2000	3,000
5	Haynes & Boone LLP	2323 Victory Ave., Ste. 700	500
5	Plains Capital Corp	2323 Victory Ave., Ste. 1400	400
6	The Ritz-Carlton	2121 McKinney Ave.	400
7	Gardere Wynne Sewell LLP	2021 McKinney Ave., Ste. 1600	300
8	Trammell Crow Co	2100 McKinney Ave., Ste. 800	550
9	Corgan Associates	401 N. Houston St.	350
10	Ambit Energy	1801 N. Lamar St., Ste. 200C	500
11	Daryl's by Design	1801 N. Griffin St.	300
12	Dallas County Criminal Courts	133 N. Riverfront Blvd., Ste. 10	500
12	Dallas County Records Building Complex	509 Main St.	400
13	El Centro College	801 Main St.	350
14	Bank of America Home Loans	901 Main St., Ste. 100	3,100

Map Id	Employer	Address	Employment Estimate
14	Carrington Coleman Sloman & Blumenthal LLP	901 Main St., Ste. 5500	300
14	Compass Professional Health Services	901 Main St., Ste. 5800	250
14	Strasburger & Price LLP	901 Main St., Ste. 6000	600
15	Dallas County Public Records Building	509 Main St.	550
16	Maintenance of America	900 Jackson St., Ste. B175	300
17	Hyatt Regency Dallas	300 Reunion Blvd. E.	350
18	The Dallas Morning News	508 Young St.	550
19	WFAA ABC 8 News	606 Young St.	300
20	Omni Dallas Hotel	555 S. Lamar St.	800
21	U.S. Department of Labor	525 S. Griffin St., Ste. 707	500
22	KDFW Fox 4 News	400 N. Griffin St.	250
23	Hunt Oil Co	1900 N. Akard St.	300
24	Dallas Museum of Art	1717 N. Harwood St.	250
25	Tenet Healthcare	1445 Ross Ave., Ste. 1400	600
25	U.S. Environmental Protection Agency	1445 Ross Ave.	1,100
26	Fairmont Hotel	1717 N. Akard St.	500
27	Willis Towers Watson	500 N. Akard St., Ste. 4100	250
28	Baker Botts LLP	2001 Ross Ave., Ste. 600	300
28	Goldman Sachs & Co	2001 Ross Ave.	1,000
28	PricewaterhouseCoopers	2001 Ross Ave., Ste. 1800	1,200
29	ACTIVE Network	717 N. Harwood St., Ste. 2500	1,000
29	Omnitracs LLC	717 N. Harwood St., Ste. 1300	450
30	KPMG LLP	2323 Ross Ave., Ste. 1400	1,300
31	EnLink Midstream	1722 Routh St., Ste. 1300	300
31	Thompson & Knight LLP	1722 Routh St., Ste. 1500	500
32	Deloitte	2200 Ross Ave., Ste. 1600	1,600
32	JP Morgan Chase Bank	2200 Ross Ave.	550
32	Locke Lord Law Firm	2200 Ross Ave., Ste. 2800	400
33	Jacobs Engineering Group	1999 Bryan St., Ste. 1200	300
33	TracyLocke	1999 Bryan St., Ste. 2800	300
34	HKS Architects	350 N. St Paul St., Ste. 100	550
35	Baylor Scott & White Health	2001 Bryan St., Ste. 2600	850
35	Chubb Group of Insurance Co	2001 Bryan St.	300
35	Federal Insurance Co	2001 Bryan St., Ste. 3400	300
36	Sheraton Dallas Hotel	400 N. Olive St.	1,100
37	Silverleaf Resorts Inc	1201 Elm St., Ste. 4600	500
38	Dallas Area Rapid Transit	1401 Pacific Ave.	2,000
39	The Adolphus Hotel	1321 Commerce St.	400

Map Id	Employer	Address	Employment Estimate
40	Santander Consumer USA	1601 Elm St.	1,000
41	Neiman Marcus	1618 Main St.	300
42	Akin Gump Strauss Hauer & Feld	1700 Pacific Ave., Ste. 4100	250
42	JP Morgan Chase Bank	1700 Pacific Ave., Ste. 125	250
42	Neiman Marcus	1700 Pacific Ave., Ste. 1300	250
43	Comerica Bank Headquarters	1717 Main St., Ste. 2100	1,000
43	Grant Thornton LLP	1717 Main St., Ste. 1800	400
43	Invitation Homes	1717 Main St., Ste. 2000	1,000
43	Orix USA Corp	1717 Main St., Ste. 1100	500
44	Internal Revenue Service	1100 Commerce St., Ste. 121	1,000
45, 46	AT&T (Corporate Offices and Store)	211 S. Akard St. 208 S. Akard St., Ste. 110	1,200 [†]
47	U.S. Department of Health & Human Services	1301 Young St., Ste. 1124	400
48	J Erik Jonsson Central Library	1515 Young St.	500
49	Dallas City Hall	1500 Marilla St.	1,900
49	Dallas Housing Department	1500 Marilla St., Ste. 7AN	300
50	Baylor Specialty Hospital	3504 Swiss Ave.	550
51	Texas A&M University College of Dentistry	3302 Gaston Ave.	650
52	Baylor Health Cancer Hospital	3535 Worth St., Ste. C-1025	300
52	Baylor University Medical Center	3500 Gaston Ave.	5,500
53	Baylor Jack & Jane Hamilton Heart & Vascular Hospital	621 N. Hall St.	300
54	Dallas Sanitation Services Department	3112 Canton St., Ste. 200	2,000
55	Glasfloss Industries	400 S. Hall St.	400

Source: NCTCOG Regional Data Center, Major Employers (July 2017), accessed in August 2018.

Note: [†]Recent data lists approximately 5,800 employees at the AT&T campus in downtown Dallas.

As shown in **Table 6**, 77 major employers at 55 addresses are located within the study area, including 19 employers with 1,000 or more employees. Of these 77 major employers, 60 are located within the downtown loop, five are located in Uptown, five are located in the Baylor District, five are located in Victory Park, and two are located in Deep Ellum.

Economic Conditions

Employment and economic conditions were evaluated using data gathered from the U.S. Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS). According to November 2018 data released by the BLS, the largest over-the-year employment increases occurred in the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA), the New York-Newark-Jersey City MSA, and the Dallas-Fort Worth-Arlington MSA.

For the Dallas-Fort Worth-Arlington MSA, the average unemployment rate since 2010 to present is 5.4%. As of November 2018, the unemployment rate for the Dallas-Fort Worth-Arlington MSA was 3.2% which

is lower than the current unemployment rate of 3.5% for the State of Texas. The Dallas-Fort Worth-Arlington MSA added 101,711 jobs between November 2017 and November 2018 to the civilian labor force, an increase of 2.6%.¹

The BEA produces information for the state, county and MSA levels.² **Table 7** includes BEA data for the State of Texas, Dallas County, and MSA within the study area. Data provided include the Per Capita Personal Income (PCPI), the latest unemployment rate available (November 2018), and the percent change of the PCPI from 2016.

Table 7. Economic Conditions within the Study Area

Geographic Unit	PCPI	Unemployment Rates for November 2018 ³ (%)	Percent Change of PCPI from 2016 (%)
State of Texas	\$47,362	3.5	2.6
Dallas County	\$34,955	3.3	3.8
Dallas-Fort Worth-Arlington MSA	\$52,995	3.2	2.2

Source U.S. BEA, *Local Area Personal Income*. November 15, 2018.

Most cities have economic development corporations (EDCs) and other departments to support business development. EDCs actively pursue potential business relocations on behalf of their cities. The City of Dallas has an active EDC that pursues business relocations from around the globe. The EDC markets a variety of incentives for development, redevelopment and relocation. The *2006 Forward Dallas! Comprehensive Plan* calls for mixed-use zoning in strategic locations and an investment in transit-oriented development (TOD) pilot projects. The plan has been amended since 2006 to include small area plans that include TOD specific projects.

Attachments

Exhibit 1 – Neighborhood and Homeowners Associations

Exhibit 2 – Community Facilities

Exhibit 3 – EJ and LEP Population Areas

Exhibit 4 – Major Employer Locations

¹ Source: <https://www.bls.gov/news.release/pdf/metro.pdf>

² Source: <https://www.bea.gov/data/income-saving/personal-income-county-metro-and-other-areas>

³ Data retrieved from the BLS multi-screen data search (<https://data.bls.gov/cgi-bin/dsrv?la>) and are preliminary November 2018 data and not seasonally adjusted.

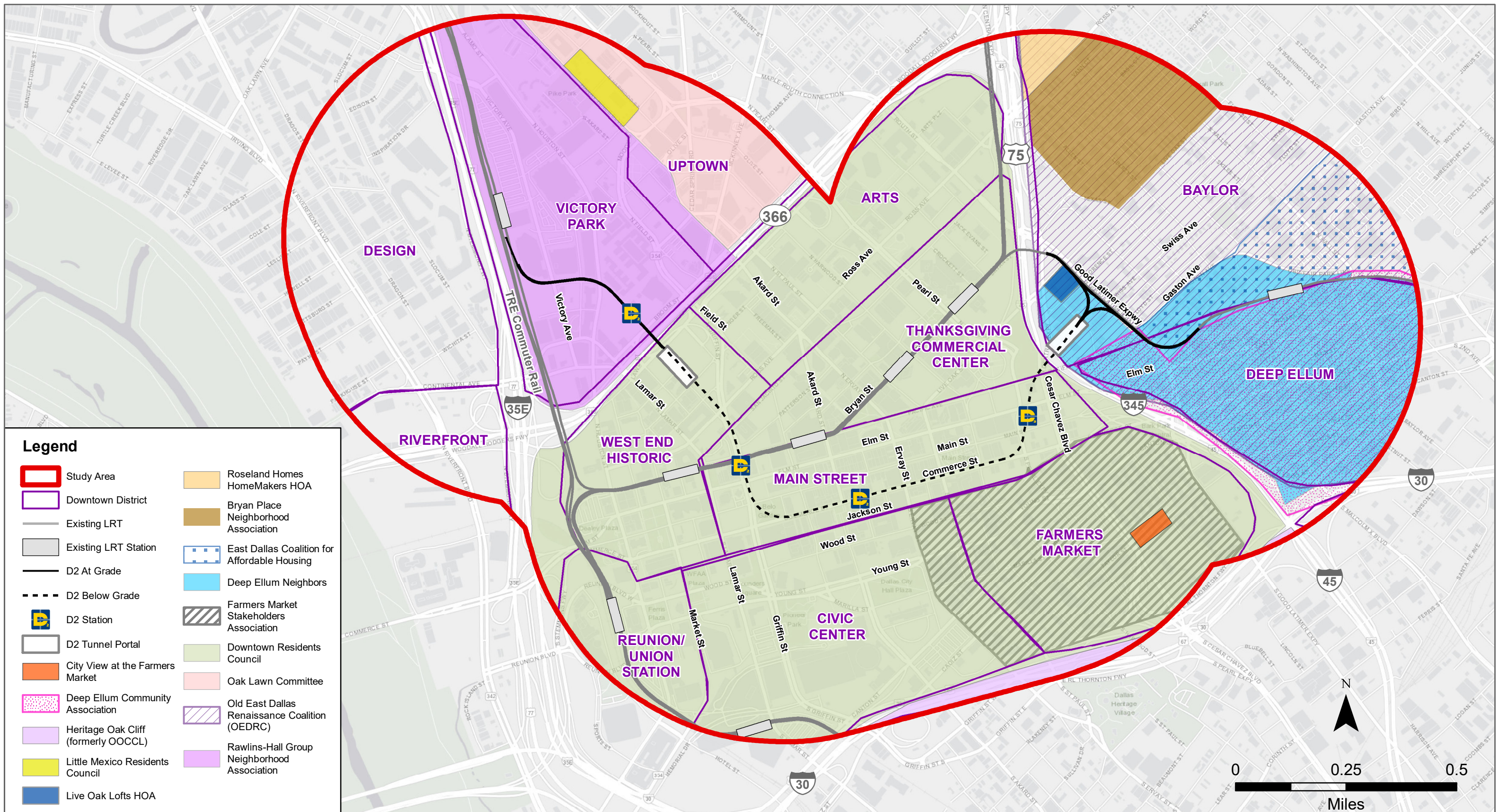


Exhibit 1 Neighborhood and Homeowners Associations

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Data Sources: DART GPC6, 2019; City of Dallas, 2019;
Dallas 360 Plan, 2017; NCTCOG, 2018.

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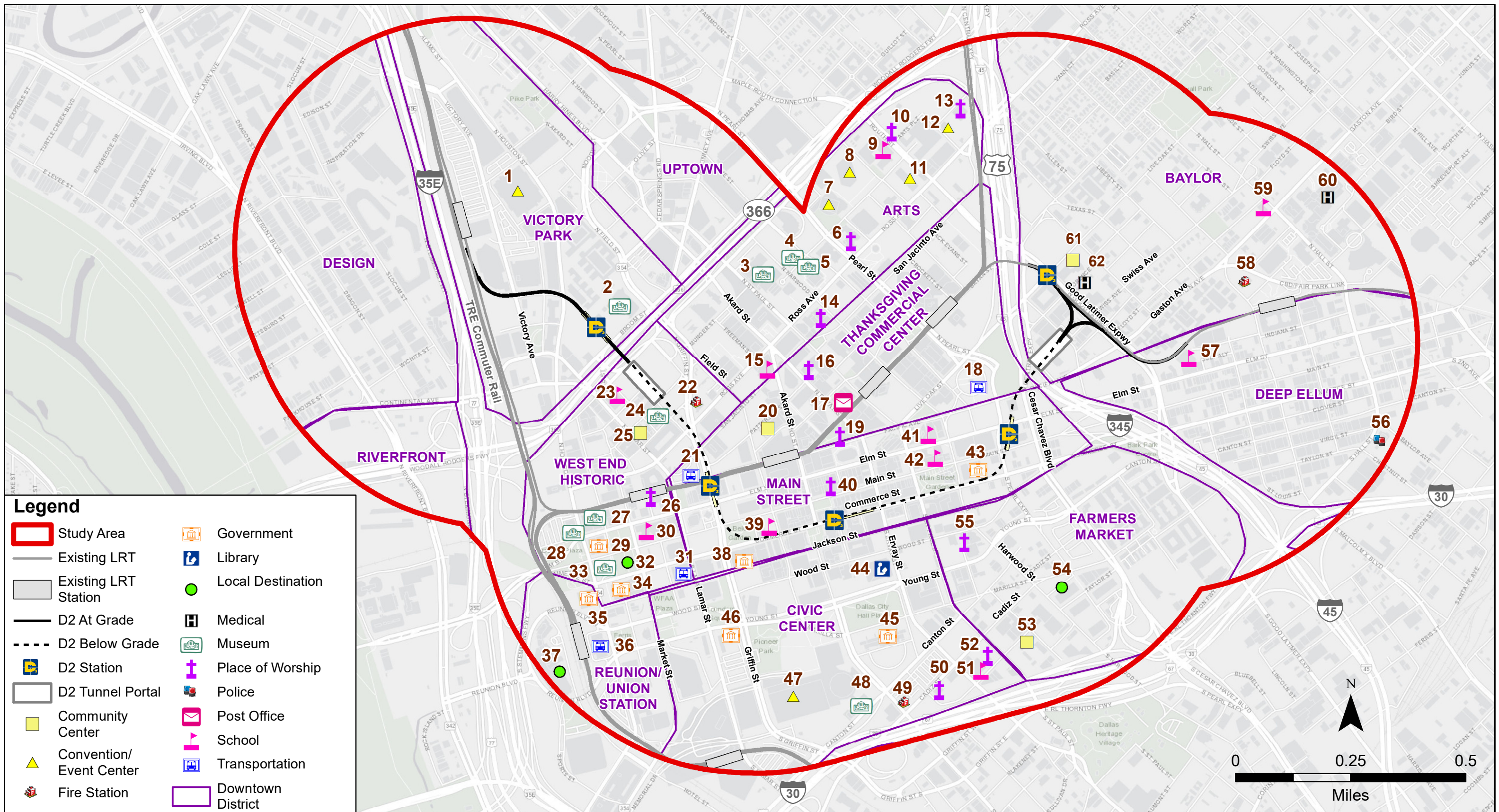


Exhibit 2 Community Facilities

Data Sources: DART GPC6, 2018;
Dallas 360 Plan, 2017; NCTCOG, 2018.

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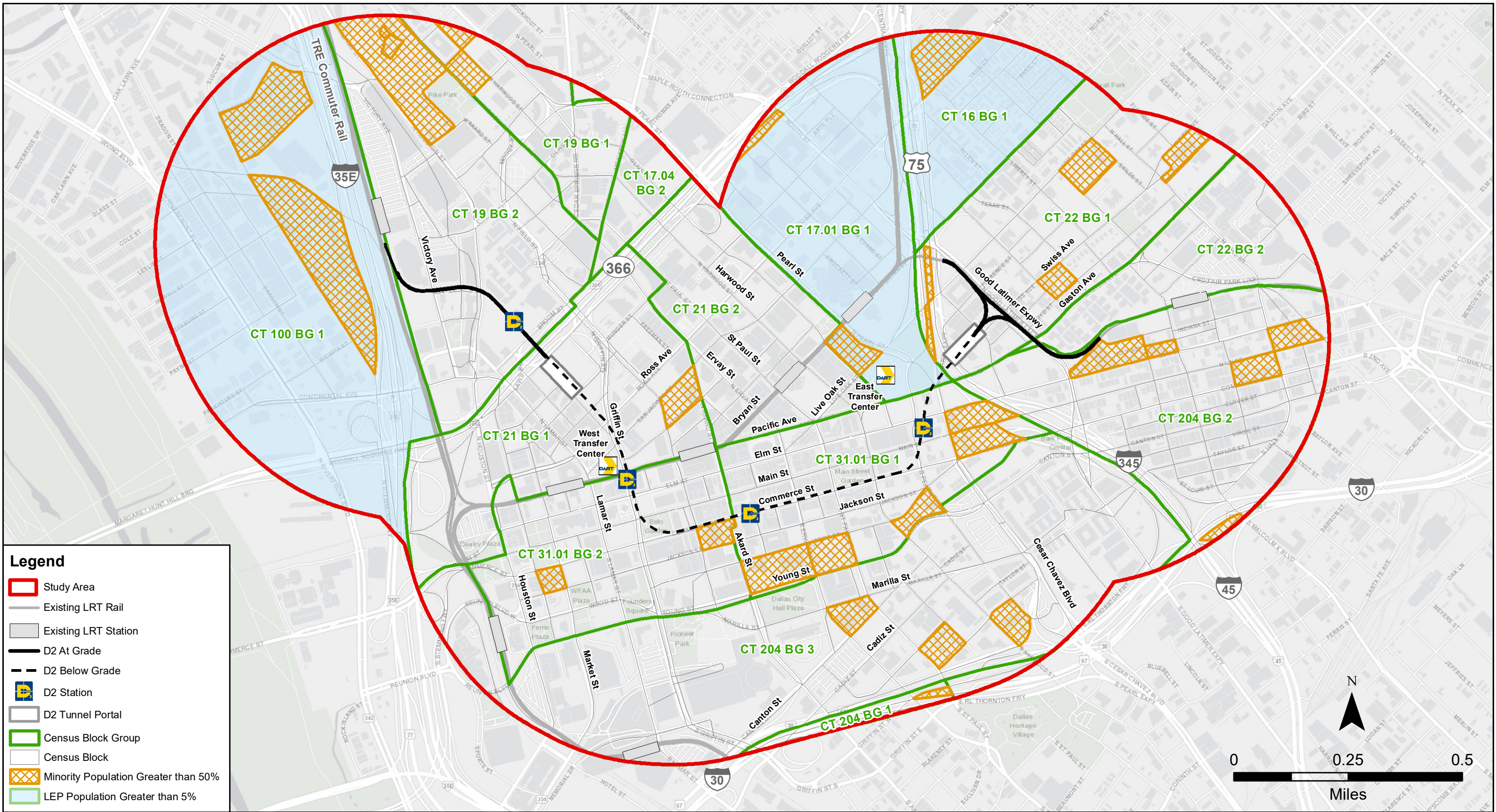


Exhibit 3 EJ and LEP Population Areas

Data Sources: DART GPC6, 2018; U.S. Census Bureau 2012-2016 American Community Survey; and 2010 Census.

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