



# 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.



# **B-19**

## **Property Acquisitions and Displacements Technical Memorandum**



# Acquisitions and Displacements Technical Memorandum

Date: Wednesday, June 26, 2019

Project: Task Order 39 – D2 Subway Project

To: Ernie Martinez, Project Manager, DART Capital Planning

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Subject: DART GPC VI; Contract Number: C-2012668; DART D2 Corridor Acquisitions and Displacements Technical Memorandum; 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) Downtown Dallas (D2) Subway Project. This technical memorandum addresses acquisitions and displacements found within the D2 Subway Project Area.

The proposed D2 Subway Project would include the addition of 1.2 miles of subway in the Dallas Central Business District (CBD). The CBD is an economic and cultural hub of Dallas 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. Multi-family housing and mixed-use developments are the most common type of residential infrastructure in the CBD, where most land has already been developed. Property acquisition with or without eminent domain may be required.

## Regulatory Setting

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), contains specific requirements that direct the manner in which a government entity acquires private property for public use when federal funds are used for the project. This act provides a uniform policy for fair and equitable treatment of persons and businesses displaced as a result of federal and federally assisted programs. Consistent with the U.S. Department of Transportation (DOT) policy as mandated by the Uniform Act, all property owners from whom property is needed are entitled to receive just compensation for their land based on the fair market value of the property.

DART adopted a *Real Estate Policy* (August 1987, updated October 2000), which is based on the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601) as amended. The document sets policies and procedures for property appraisal, property acquisition, relocation, property management, and joint development. Following a decision to



acquire property, the DART Real Estate Department will prepare a displacement analysis in which the needs of individual displaced residences or businesses will be documented, and information on relocation entitlements will be provided to them. DART will assist those displaced in finding replacement locations.

DART also adopted the *Light Rail Transit System Development Procedures Policy*, Resolution No. 010117, in 2001. This resolution outlines procedures under which DART will work with service area cities to implement and operate the DART LRT system. Specifically, *Article 4, Acquisition, Use and Ownership of Land and/or Facilities*, outlines procedures DART will follow regarding acquiring land by DART for the City or acquiring land by the City for DART.

## Methodology

The following methodology is consistent with DART's Environmental Impact Assessment and Mitigation Guidelines for Transit Projects and is also consistent with FTA Guidance.

Two main categories of impacts were identified after evaluation: conversion and acquisition. Conversion refers to the change in land use to transportation use from any other use, and may be temporary or permanent depending on the limits of disturbance (LOD). The term 'Limits of Disturbance' (LOD) is the construction footprint of the Build Alternatives, including any permanent and temporary easements, all locations of ancillary facilities (passenger stations, associated entrance and ventilation facilities, including cross passages and cut-and-cover portal structures, three underground station caverns, one crossover cavern, two U-wall section portal structures, and two cross passages) and any other project-specific locations designated by D2's conceptual design report (see Appendix A-3, D2 Conceptual Engineering Design Report).

Temporary conversion is defined as the use of land for the period of construction (approximately 4 years). Permanent conversion is defined as the permanent conversion of land from its original use to a transportation use. Permanent conversion would include direct impacts of the Build Alternatives, including stations and ancillary facilities. Permanent or temporary conversion of land use could create indirect impacts adjacent to the alignment; which could include an increase in the density of development or potential TOD opportunities near the stations. Acquisition refers to a change in the ownership of or right to use the property and may also be classified as either permanent or temporary acquisition (i.e., leased) depending on the duration of impact. While converted property may also be acquired, this assessment considers conversion and acquisition as two different types of impact.

The identification of parcels for potential acquisition was based on a number of factors including the displacement of structures in or within proximity of the alignment, percentage of the overall parcel impacted by the track placement, lack of or permanent disruption to access, and the creation of remnant parcels.

There are four categories of anticipated property acquisition based on the location and duration of impacts:

- full – permanent acquisition of the entire parcel
- partial – permanent acquisition of a portion of the parcel
- temporary full use– temporary use of the entire parcel
- temporary partial use– temporary use of a portion of the parcel

To be conservative and to avoid underestimating acquisitions and relocations, all businesses on partially acquired parcels, including those that may ultimately be temporarily affected by construction, are



counted as full acquisitions requiring relocation. This assumption allows for a worst-case assessment of potential property acquisition impacts. **Table 1** is a summary of the parcels for the proposed alignment for acquisitions. Figures of the impacted parcels are located in **Appendix A**.



Table 1. Summary of Proposed D2 Subway Alignment Acquisitions and Displacements

Figure Number/ Parcel Number		Property Use	Property Owner	Current Use or Improvements	Property Address	Total Parcel (Square Feet)(DCAD)	Total Parcel Area (square feet)(GIS)	Percentage of Parcel	Potential Acquisition or Displacement	Full or Partial	Comments
Victory (western terminus) to Woodall Rodgers Segment											
1-1	00ROCKISLANDDRT970	Railroad Corridor	DART & FT WORTH TRANSP AUTH	Transportation Corridor	N/A	1.00	249,005	100%	No		Surface
1-2	00DALAREARAPTT970	Railroad Corridor	DART	Transportation Corridor	N/A	1.00	204,442	100%	No		Surface
1-3	00000108708000400	Commercial – vacant	DART	Transportation Corridor	N/A	13,547	13,747	100%	No		Surface
1-4	00039200000000300	Commercial – vacant	DART	Transportation Corridor	N/A	17,511	18,045	100%	No		Surface
1-5	000386000D0010200	Commercial – vacant	DART	Transportation Corridor	N/A	24,742	24,723	100%	No		Surface
1-6	000386000D0010000	Commercial – vacant	MUSEUM OF NATURE AND SCIENCE	Parking for the museum	N/A	26,811	31,684	100%	Yes	Full	Re-negotiating with Perot (Museum Way Station)
1-7	000386000D0100000	Commercial – vacant	MUSEUM OF NATURE AND SCIENCE	Parking for the museum	N/A	5,837	5,658	100%	Yes	Full	Re-negotiating with Perot (Museum Way Station)
Under Woodall Rodgers											
1-8	00000108229500000	Commercial – vacant	CITY OF DALLAS	Parking under Woodall Rogers	N/A	35,883	2,400	100%	Yes	Full	Negotiate with TxDOT and City of Dallas, will require relocation of Broom Street
1-9	00000108370500000	Commercial – vacant	CITY OF DALLAS	Parking under Woodall Rogers	N/A	23,040	21,986	100%	Yes	Full	Negotiate with TxDOT and City of Dallas, will require relocation of Broom Street
1-10	00000108367000000	Commercial – vacant	CITY OF DALLAS	Parking under Woodall Rogers	N/A	5,445	5,632	100%	Yes	Full	Negotiate with TxDOT and City of Dallas, will require relocation of Broom Street
Woodall Rodgers to Metro Center Station											
1-11	00021900170010000	Commercial – vacant	SHRAMAN SOUTH ASIAN	Parking lot	1100 McKinney Ave	205,158	205,455	100%	Yes	Full (temporary) Partial (permanent for public transportation easement)	Planned construction/staging site. Municipal Setting Designation (MSD) site. Portal begins.
1-12	00000104419000000	Commercial – vacant	SHRAMAN SOUTH ASIAN	Parking lot	1012 McKinney Ave	54,715	54,747	100%	Yes	Full (temporary) Partial (permanent for public transportation easement)	Planned construction/staging site
1-13	00000104443000000	Commercial – vacant	DARYL RICHARDSON GOURMET CATERING INC	Parking lot	1911 N Griffin St	7,860	7,367	100%	Yes	Full (temporary)	Planned construction/staging site



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1-14	00000104446000000	Commercial – vacant	DARYL RICHARDSON GOURMET CATERING INC	Parking lot	1000 Munger Ave	9,442	9,588	100%	Yes	Full (temporary)	Planned construction/staging site
1-15	00000104584000000	Commercial – vacant	TAYLOR CATHERINE 2016	Parking lot	1102 Corbin Street	6,708		100%	Yes	Full	Portal
1-16	00000104578000000	Commercial	TAYLOR CATHERINE	Parking lot	1108 Corbin Street	2,577		100%	Yes	Full	Temporary Easement
1-17	00000104581000000	Commercial	TAYLOR CATHERINE 2016	Parking lot	1110 Corbin Street	2,278		100%	Yes	Full	Temporary Easement
1-18	00000104602000000	Commercial	CITY OF DALLAS	Parking lot	1206 Corbin Street	11,495		100%	Yes	Full	Temporary Easement
1-19	00000104597000000	Commercial	CITY OF DALLAS	Parking lot	1210 Corbin Street	2,550		100%	Yes	Full	Temporary Easement
1-20	00000104590000000	Commercial – vacant	WALKER INVESTMENTS INC.	Parking lot	1810 N. Griffin Street	7,405		100%	Yes	Full	Portal
1-21	00000104617000000	Commercial – vacant	CHAVEZ LAND INCOME PPTIES.	Parking lot	1802 N. Griffin Street	15,015		100%	Yes	Full	Portal
1-22	00000104650000000	Commercial – vacant	JNW HOLDINGS LP	Parking lot	1102 Hord Street	7,339		100%	Yes	Full	Portal
1-23	00000104653000000	Commercial	JNW HOLDINGS LP	Building-SMR Landscape Architects	1708 N. Griffin Street	2,400		100%	Yes	Full (business)	Cut and cover. Surface will be available after construction ends.
1-24	0002220B000090000	Commercial – vacant	JNW HOLDINGS LP	Parking lot	1704 N. Griffin Street	8,796		100%	Yes	Full	Cut and cover. Surface will be available after construction ends.
1-25	00000104506000000	Commercial	SCHWARTZ HYMIE TRUST & JEANNETTE SCHWARTZ TR	Convenience Store (7- 11)	1010 Ross Ave.	11,313	11,585	15%	No, temporary use	Partial? Access may be impeded during construction.	Cut and cover. Partial disturbance of property.
1-26	00000104554000000	Commercial	DART	West End Transfer Station	202 N. Lamar St	62,547	60,558	10%	No, temporary use		Cut and cover. May have partial disturbance of property
Metro Center Station- Access Portals -TBD											
	00000104554000000	Commercial	DART	West End Transfer Station	920 San Jacinto Street	62,547		10%	No		Access point-west side
	-		Public ROW		NE corner of Elm Street and N. Griffin Street						Access point- east side
Metro Center Station to Commerce Station											
1-27	000062000A0010000	Commercial	City of Dallas	Belo Garden	1014 Main Street	63,685		100%	No		Subsurface public transportation easement (use of SEM/TBM begins)
Commerce Station- Access Portals- TBD											

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	00000101041000000	City Park	City of Dallas	Pegasus Plaza	1500 Main Street	10,000		100%	No	partial	Section 4(f) resource; de minimis; coordinating with Park and Recreation Board and City of Dallas
	Browder Plaza		Public ROW						No		West
	Ervay Street		Public ROW						No		East
CBD East Station-Access Portals, TBD											
1-28	00000102484000000	Commercial – vacant	EASTERWOOD EVA EST	Parking lot	2033 Commerce Street	9,990		100%	No	Partial	Cut and cover begins- Subsurface public transportation easement
1-29	00000102493000000	Commercial	42 MASONIC LP	Office Building	2030 Main Street	9,000		-	No	-	Adjacent property- temporary for construction??
1-30	00000102874500000	Commercial	GOLDSTEIN FLORENCE C FAMILY INTERESTS LTD	Parking lot	2101 Commerce	4,500		100%	Yes	Full	Temporary easement/adjacent property
1-31	00000102871000000	Commercial	2105 COMMERCE LP	Office Building	2105 Commerce St	9,000		-	No	-	Adjacent property
1-32	00000102868000000	Commercial	GHOST SIGN/TODD INVESTMENTS	Office Building	2109 Commerce St	4,500	4,535	-	No	-	Adjacent property
1-33	00000102865000000	Commercial	GHOST SIGN/TODD INVESTMENTS	Parking lot	2113 Commerce St	5,310	5,070	-	No	-	Adjacent property
1-34	00000102862000000	Commercial	GHOST SIGN/TODD INVESTMENTS	Office Building	2117 Commerce St	3,690	3,934	-	No	-	Adjacent property
1-35	00000102859000000	Commercial	GHOST SIGN/TODD INVESTMENTS	Parking lot	2121 Commerce St	4,500	4,241	-	No	-	Adjacent property
1-36	00000102856500000	Commercial – vacant	CITY OF DALLAS	Parking lot	2125 Commerce St	4,500	4,638	-	No	-	Adjacent property
1-37	00000102877000000	Commercial – vacant	CATE JAMES L JR 7 ALLISON CATE HARTMAN	Parking lot	2100 Main St	6,750	6,952	100%	Yes	Full	Cut and cover-subsurface public transportation easement
1-38	00000102880000000	Commercial	SOUTHWESTERN BLUEPRINT COMPANY	Building-Business	2106-2108 Main St	9,000		100%	Yes	Partial	Subsurface station
1-39	00000102883000000	Commercial-vacant	SOUTHWESTERN BLUEPRINT COMPANY	Parking lot	2110 Main St.	6,743		25%	Yes	Partial	Adjacent property
1-40	00000102886000000	Commercial	GHOST SIGN/TODD INVESTMENTS	Parking lot	2114 Main St	4,495	4,358	-	No	-	Adjacent property



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1-41	00000102889000000	Commercial	42 EADO/S. ROHRMAN	Parking lot	2120 Main St	4,500	4,324	-	No	-	Adjacent property
CBD East Station to Deep Ellum											
1-42	00000102892000000	Commercial – vacant	CITY OF DALLAS	Vacant	2124 Main St	4,500	4,518	0%	No	-	Adjacent property
1-43	00000102823000000	Commercial – vacant	42 EADO LP	Parking Lot	2101 Main St	9,117	9,117	100%	Yes	Full	Subsurface station limits
	00000102493000000	Commercial	Good Signature Properties	Office Building	2030 Main St	9,000		10%	No		Adjacent property- temporary for construction?
1-44	00000102820000000	Commercial	SOUTHWESTERN BLUEPRINT COMPANY	Building-Business	2107 Main St	4,500		100%	Yes	Full	Subsurface station
1-45	00000102817000000	Commercial	PAN COASTAL LIMITED PS	Building	2121 Main St	13,380	13,383	0%	No		Adjacent Property
	00000102877000000	Commercial	CATE JAMES L JR & ALLISON CATE HARTMAN	Building	2100 Main St	6,881		0%	No	-	Adjacent property
	00000102874500000	Commercial	GOLDSTEIN FLORENCE C FAMILY INTERESTS LTD	Parking lot	2101 Commerce	4,500		100%	Yes	Full	Temporary easement
1-46	00000102814000000	Commercial – vacant	PARK A LOT LP	Parking lot	2125 Main St	4,500		0%	No	-	Adjacent property
1-47	00000102824000000	Commercial	VICTOR BALLAS	Building	2202 Elm St	5,358	5,334	10%	Yes	Partial	Cut and cover
1-48	00000102829000000	Commercial – vacant	42 EADO LP	Parking lot	2206 Elm St	4,500	4,503	100%	Yes	Full	Subsurface station
1-49	00000102832000000	Commercial – vacant	PHILLIPS PATRICIA W EST	Parking lot	2210 Elm St	2,250	2,250	100%	Yes	Full	Subsurface station
1-50	00000102835000000	Commercial – vacant	PHILLIPS PATRICIA W EST	Parking lot	2212 Elm St	2,250	2,250	100%	Yes	Full	Subsurface station
1-51	00000102838000000	Commercial	PHILLIPS PATRICIA W EST	Parking lot	2214 Elm St	2,250	2,250	10%	No		Adjacent property- temporary for construction?
1-52	00000102841000000	Commercial – vacant	42 EADO LP	Parking lot	2216 Elm St	4,500	4,500	25%		Partial?	Adjacent property- temporary for construction? Adjacent property
1-53	00000102844000000	Commercial – vacant	42 EADO/S. ROHRMAN	Parking lot	2220 Elm St	2,250	2,250	0%	No	-	Adjacent property
1-54	00000102853000000	Commercial – vacant	CITY OF DALLAS	-	2226 Elm St	2,250	2,250	0%	No	-	Adjacent property
1-55	00000102811000000	Commercial – vacant	42 EADO/S. ROHRMAN	Parking lot	2203 Elm St	1,215	1,224	0%	No	-	Adjacent property
1-56	00000102808000000	Commercial – vacant	42 EADO/S. ROHRMAN	Parking lot	2205 Elm St	2,000	1,989	0%	No	-	Adjacent property
1-57	00000102802000000	Commercial – vacant	GREY JAMES C	Parking lot	2209 Elm St	4,000	3,997	100%	Yes	Full	Subsurface station

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1-58	00000102799000000	Commercial – vacant	GREY JAMES C	Parking lot	2211 Elm St	2,000	2,000	100%	Yes	Full	Subsurface station
1-59	00000102796000000	Commercial – vacant	OCONNOR J C ESTATE ET AL	Parking lot	2213 Elm St	2,000	2,001	100%	Yes	Full	Subsurface station
1-60	00000102787000000	Commercial – vacant	OCONNOR J C ESTATE ET AL	Parking lot	2217 Elm Street	4,000	4,039	100%	Yes	Partial	Cut and cover
1-61	00000102775000000	Commercial – vacant	CITY OF DALLAS	-	2219 Elm St	2,333	2,339	0%	No	-	Adjacent property
1-62	00000102772000000	Commercial	CITY OF DALLAS	-	2221 Elm St	3,667	3,615	0%	No	-	Adjacent property
1-63	00000102769000000	Commercial – vacant	JAMES GREY	Parking lot	210 South Pearl Expy	2,166	2,176	0%	No	-	Adjacent property
1-64	00000102766000000	Commercial – vacant	JAMES GREY	Parking lot	2200 Pacific Ave	4,779	4,793	0%	No	-	Adjacent property
1-65	00000102805000000	Commercial – vacant	JAMES GREY	Parking lot	2208 Pacific Ave	3,150	3,232	0%	No	-	Adjacent property
1-66	00000102790000000	Commercial – vacant	OCONNOR J C ESTATE ET AL	Parking lot	2210 Pacific Ave	12,600	13,378	100%	Yes	Partial	Cut and cover
1-67	00000102778000000	Commercial – vacant	CITY OF DALLAS		2222 Pacific Ave.	10,200	10,059	100%		Full (temporary) Partial (Permanent for public transportation easement)	Cut and cover
1-68	00000106105000000	Commercial – vacant	CITY OF DALLAS	Under I-45	400 North Central Expy	3,955	5,959	100%	Yes	Full	Portal
1-69	00000106108000000	Commercial – vacant	CITY OF DALLAS	Under I-45	400 North Central Expy	2,961	2,917	100%	Yes	Full	Portal
	00000102817000000	Commercial – vacant	PAN COASTAL	Parking lot	2306 Pacific Ave.	4,500		-	No	-	Adjacent property
South of Swiss Avenue											
1-70	00000106122000000	Commercial	2424 SWISS AVE PARTNERS LLC	Bar/Night Club-Lizard Lounge	2424 Swiss Ave.	55,940		100%	Yes	Full	Portal
1-71	00000106117000000	Commercial	CANGELOSE JOE	Building – For Sale (Retail Store)	2441 Pacific Ave	20,292		25%	No	Partial	Adjacent property- temporary for construction?
1-72	00000106168000000	Commercial	BB PHASE II LLC	Office Building	404 Hawkins St.	5,184		100%	Yes	Full	At-grade
1-73	00000106171000000	Commercial	BB Phase II LLC	Converted Service Station	2500 Swiss Ave	2,818		100%	Yes	Full	At-grade
1-74	000279000A0010000	Commercial - Restaurant	BB DALLAS LLC (73%) & OUTER SPRING VOLCANO LP (27%)	Bottled Blonde	505 N. Good Latimer Expy	22,825		100%	Yes	Full	At-grade
South of Miranda Street											
1-75	00000106132000000	Commercial	PACIFICO PARTNERS LTD	Nightclub-vacant	2501 Pacific Ave.	10,019	10,003	0%	No	-	Adjacent property

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1-76	00000106156000000	Commercial	NOLIMITER LLC	Midtowne Spa	2509 Pacific Ave.	12,297		0%	No	-	Adjacent property
1-77	00000106135000000	Commercial	FRANCOR LLC	Parking Lot with small building	2515 Pacific Ave.	7,688		0%	No	-	Adjacent property
1-78	00000106153000000	Commercial	ALFRALYN LLC	Parking lot	2525 Pacific Ave.	8,335		0%	No	-	Adjacent property
1-79	00000106144000000	Commercial – vacant	PACIFICO PARTNERS LTD	Parking lot	2529 Pacific Ave.	21,083		25%	No	Partial	North portion of parcel
North of Swiss Avenue											
1-80	00000105787100000	Commercial	PSA INSTITUTIONAL PARTNERS LP	Parking lot	2413 Swiss Ave	4,189	4,291	25%	Yes	Partial	Adjacent property- temporary for construction
1-81	00000105784000000	Commercial	PSA INSTITUTIONAL PARTNERS LP	Public Storage	2411 Swiss Ave	11,901		25%	Yes	Partial	Adjacent property- temporary for construction
1-82	00000106129000000	Commercial	GREENWAY GOOD LATIMER LP	Public Storage	2439 Swiss Ave	86,331	84,806	25%	Yes	Partial	Adjacent property- temporary for construction
1-83	00000107464000000	Commercial	GREENWAY GOOD LATIMER LP	Office Building	615 N Good Latimer Expy	46,419	46,888	25%	Yes	Partial	Adjacent property- temporary for construction
1-84	00DART00000000000	Commercial	DALLAS AREA RAPID TRANSIT	ROW	403 Reunion Blvd	-	6,678	-	No	-	Adjacent property- temporary for construction
1-85	00DART00000000000	Commercial	DALLAS AREA RAPID TRANSIT	ROW	403 Reunion Blvd	-	6,829	100%	No	-	Adjacent property- temporary for construction
1-86	00000107473000000	Commercial	GREENWAY GOOD LATIMER LP	Office Building	2501 Swiss Ave	1,291		100%	Yes	Full	Adjacent property- temporary for construction
1-87	00000107476000000	Commercial	GREENWAY GOOD LATIMER LP	Office Building/Parking lot	2507 Swiss Ave	5,156		100%	Yes	Full	Adjacent property- temporary for construction
1-88	00000107473000000	Commercial	GREENWAY GOOD LATIMER LP	Lofts	2511 Swiss Ave	16,954	16,953	100%	Yes	Full	Adjacent property- temporary for construction
1-89	00000107470000000	Commercial	GREENWAY GOOD LATIMER LP	Office Building	2519 Swiss Ave	1,568	1,501	25%	Yes	Partial	Adjacent property- temporary for construction
1-90	00000107467000000	Commercial	GREENWAY GOOD LATIMER LP	Parking lot	2501 Swiss Ave	13,129		100%	Yes	Full	Adjacent property- temporary for construction
Eastern Terminus											
1-91	00000111076000200	Commercial – vacant	DART	Public Transit		115,735		100%			
1-92	000485000E08B0100	Commercial-vacant	AP DEEP ELLUM 2 LLC	Vacant tract	301 N Crowdus St.	392		0%	no		Adjacent property