

# BELT LINE ROAD ENHANCEMENT



TOWN OF ADDISON • FEBRUARY 2019



# Belt Line Road Landscape Enhancements

## MASTER PLAN SUMMARY REPORT



Prepared under the direction of the City of Addison, TX



Planning, design consultation and documentation provided by Pacheco Koch

# ACKNOWLEDGMENTS

Many thanks to all those who participated in this master plan process.

Steering Committee Members:

- Rick Fitzpatrick
- Jane Lentz
- Russell Graham
- Brooks Haley
- David Pells
- Elizabeth Beddow
- Tom Hansen
- Matt Horine
- Lauren Bonfield

City Staff Members:

- Janna Tidwell
- Charles Goff
- Ashley Mitchell

City Council Members:

- Mayor Joe Chow
- Wes Pierson
- Guillermo Quintanilla
- Ivan Hughes
- Tom Braun
- Paul Walden
- Lori Ward
- Marlin Willesen

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*Image [1] View down Belt Line Road*

# [0] INTRODUCTION

## Project Description

The project limits for the Landscape Enhancements Master Plan encompasses right-of-ways and potential easement spaces along Belt Line Road between Marsh Lane and Midway Road in Addison, Texas. The intent of this project is to provide sufficient documentation to determine a cohesively designed streetscape standard that adheres to both the public and municipality's vision for the corridor.

## Project Background

Addison recently redefined its brand and marketing effort identifying to the town's position. "Addison is a gathering place. It's holistic (life, work and leisure together). It's a transportation hub. And it's a community (and government) given to helping ideas come to fruition."

It is the intent of the master plan to build off the town's brand, incorporate its message, and create an identity for Belt Line that will serve as a catalyst for future streetscape development in Addison, Texas.



Image [2] Belt Line Road Location Map

PAST SUB-CONSULTANT WORK (REFERENCE ONLY)



Image [3] RTKL Concepts- 2006

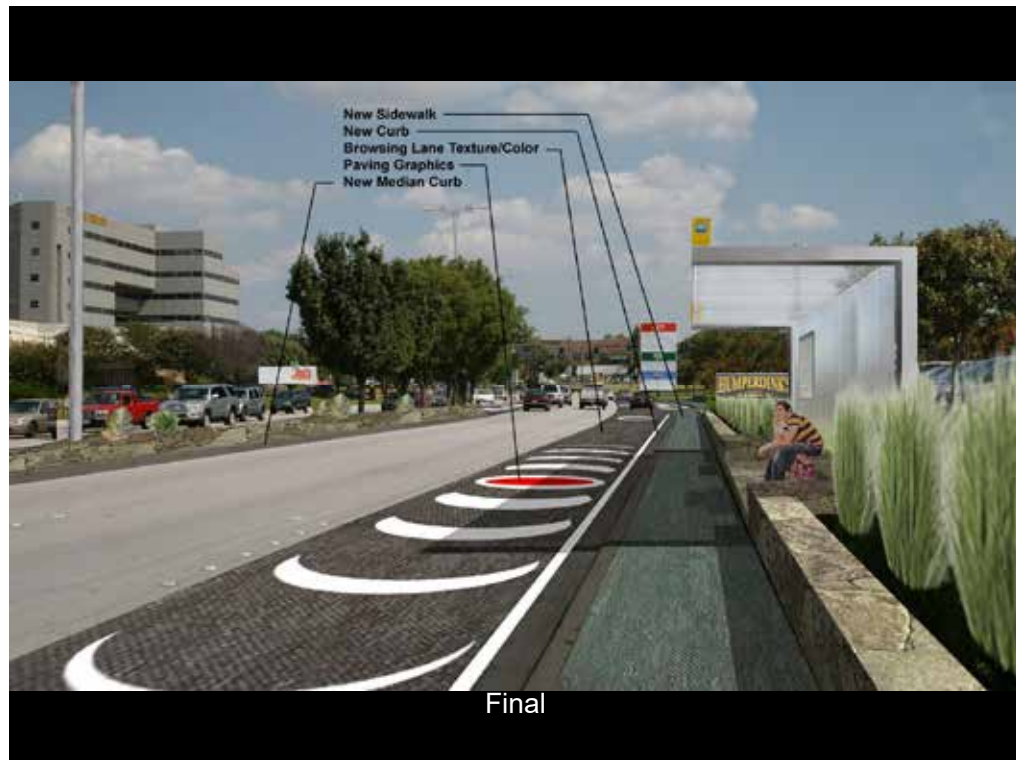


Image [4] Cunningham Architects- 2007









# PROJECT SCOPE & SCHEDULE

# EXHIBIT A

## SCOPE OF SERVICES

### BELT LINE ROAD LANDSCAPE ENHANCEMENTS

#### PROJECT DESCRIPTION:

This proposal includes the master planning for landscape enhancements for the ROWs and potential easement spaces along Beltline Road between Marsh and Midway. The precedent established in this area may extend past this area with future projects. The intent of the project is to prepare documentation sufficient to determine potential costs for installations of varying levels of enhancement. EXHIBIT B – SCHEDULE OF WORK outlines the proposed schedule for these services based on the scope of work proposed. This is subject to adaptation throughout to meet City schedules and objectives.

#### BASIC SERVICES:

Each of the proposed scope of service items are outlined in **EXHIBIT C – FEE**

**NOTE.** There are more meetings shown than may be needed, and the fees will not be invoiced for those task items if they are not required.

#### Task 1: Data Acquisition

A. Gather, sort and attach various files provided by the CLIENT with the purpose of preparing a ‘base map’ file that will be used to produce the graphics and estimates described herein.

B. CONSULTANT will review documents provided by the CLIENT related to early work in the project area. These may include early concepts, council presentations or other planning documents relevant to the project work.

#### Task 2: Site Analysis

A. CONSULTANT will visit and walk the site with the base map prepared in earlier tasks. A mark-up will be prepared that shows constraints such as utilities and visibility triangles. When that is complete, each potential area for enhancement will be color coded to identify the area as “open for enhancement”, “convertible from existing condition for enhancement” and “borrowable area for easement enhancement.” With this information, a draft presentation will be prepared for review by the CLIENT. The intent of this presentation is to have a first public meeting that establishes the process and parameters of the design process. It is anticipated that the CLIENT will provide input and comment on the presentation, which will be updated by the CONSULTANT.

#### Task 3: ‘Establishing Parameters’ Public Meeting

A. CONSULTANT will prepare a presentation with graphics prepared in Task 2 to educate the public on the process and direction of the project design. Large format graphics will also be prepared for discussion with stakeholders. The CONSULTANT will

attend and present at the meeting, then produce meeting follow up documentation. This meeting may be a full day long, or given twice at differing times of day.

#### Task 4: Corridor Vision Concept

A. CONSULTANT will conduct an in-house workshop with several landscape architects to develop the ‘big idea’ that can be pursued for Belt Line road. Diagrams depicting the proposed elements and their proposed locations will be prepared with precedent imagery that conveys the design concept.

B. CONSULTANT will meet with the CLIENT and present the Corridor Vision Concept. Following comments and input, the documents will be revised and prepared for public input.

#### Task 5: ‘Defining the Concept/Scope’ Public Meeting

A. CONSULTANT will prepare a presentation with graphics prepared in Task 4 to show the public the initial diagrams and imagery that conveys some thoughts and ideas on bringing the corridor together with a design concept. Large format graphics will also be prepared for discussion with stakeholders. The CONSULTANT will attend and present at the meeting, then produce meeting follow up documentation. This meeting may be a full day long, or given twice at differing times of day.

#### Task 6: Low-Medium-High Alternatives

A. CONSULTANT will take the input and ideas from the meeting in Task 5 and continue to develop the design ideas through preparing three levels of finish/complexity for each of the following elements below. Colored plans and sketches will be prepared for each.

1. Intersection
2. Bus Stop
3. ROW/Mid Block
4. Found/borrowed landscape in easements

B. CONSULTANT will hire an independent contractor to estimate the costs for each of the three levels of finish for each A1-A4 element. CONSULTANT will respond to contractor questions, adapt design to incorporate his ideas for construction methods, and compile the data.

C. CONSULTANT will meet with the CLIENT and present the Low-Medium-High Alternatives. Following comments and input, the documents will be revised and prepared for public input.

#### Task 7: ‘Here are the Options’ Public Meeting

A. CONSULTANT will prepare a presentation with graphics prepared in Task 6 to show the public the differing options of low medium and high level/intensity of finish. Large format graphics will also be prepared for discussion with stakeholders. The intent of the meeting is to explain that they will be able to select the option and the associated costs in a web site set up for this purpose. The CONSULTANT will attend and present at the meeting, then produce meeting follow up documentation. This meeting may be a full day long, or given twice at differing times of day.

Task 8: Master Plan Detail Finalization

- A. CONSULTANT will take the input and ideas from the meeting in Task 7 and refine them as needed to be web-ready for upload with their associated costs.
- B. CONSULTANT will prepare a phasing plan to present to the CLIENT recommending an order of installation that can meet the City’s goals and budgets.
- C. CONSULTANT will meet with the CLIENT and final drawings, phasing and costs.
- D. CONSULTANT will prepare an 11x17 color document that demonstrates the entire design process, decision points, meetings and its deliverables for future reference and use.

Task 9: ‘Here is Your Project’ Public Meeting

- A. CONSULTANT will prepare a presentation with graphics prepared in Task 8 to show the public the results of their input and steps moving forward. The CONSULTANT will attend and present at the meeting, then produce meeting follow up documentation. This meeting may be a full day long, or given twice at differing times of day.

Task 10, 11, 12: Specific Property Owner Meeting/Presentations

At some point of the process, it is anticipated that there may be a need to have more focused meetings and input related to specific properties in the corridor. For this purpose, the following scope applies to each of these meetings that is desired. We are anticipating three (3), and if less are used, they will not be invoiced. For each meeting, the CONSULTANT will prepare appropriate. The CONSULTANT will attend and present at the meeting, then produce meeting follow up documentation.

# SEQUENCING OUTLINE (original- per scope)

- TASK 1: DATA ACQUISITION
- TASK 2: SITE ANALYSIS
- TASK 3: ‘ESTABLISHING PARAMETERS’ PUBLIC MEETING
- TASK 4: CORRIDOR VISION CONCEPT (PRECEDENT BOARDS)
- TASK 5: ‘DEFINING THE CONCEPT/SCOPE’ PUBLIC MEETING
- TASK 6: LOW-MEDIUM-HIGH ALTERNATIVES
- TASK 7: ‘HERE ARE THE OPTIONS’ PUBLIC MEETING
- TASK 8: MASTER PLAN DETAIL FINALIZATION
- TASK 9: ‘HERE IS YOUR PROJECT’ PUBLIC MEETING
- TASK 10, 11, 12: SPECIFIC PROPERTY OWNER MEETING/PRESENTATIONS

## PROJECT SCHEDULE

2018-2019

1	PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
2	CORRIDOR VISION CONCEPTS (PRECEDENT BOARDS) (IN OFFICE WORK)	APRIL 2ND- APRIL 13TH
3	ADVISORY COMMITTEE MEETING- CORRIDOR VISION CONCEPTS	APRIL 11TH
4	PUBLIC MEETING- TOWN HALL, CORRIDOR VISION CONCEPTS	APRIL 16TH
5	DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
6	ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
7	PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	JUNE 20TH
8	LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
9	ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
10	PUBLIC MEETING- HERE ARE THE OPTIONS	JULY 23RD
11	MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
12	ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	AUGUST 9TH
13	PUBLIC MEETING- HERE IS YOUR PROJECT	OCTOBER 29TH
14	SPECIFIC PROPERTY MEETING- 1	DECEMBER 6TH (2)
15	SPECIFIC PROPERTY MEETING- 2	DECEMBER 7TH
16	SPECIFIC MEETING- 3	DECEMBER 14TH

# [1] Data Acquisition

## Task Description

### Primary Goal:

- Gather various files (from the client) to develop a working base file
- Inventory existing conditions (site visit)

The consultant received and reviewed relevant files from the client within project limits. These files were utilized to create an overall project base map intended to produce various graphics and estimates throughout the life of the project.

### Deliverable:

- Existing Utilities Overlay Map
- Site Inventory Photos

## Meetings

Kick Off Meeting with Town of Addison

January 9th, 2018

## Client Feedback

The consultant presented an overall project base map to the client for review. The client requested additional information be shown in the base file and agreed to send necessary files and documentation to the consultant for future incorporation. Reference **page 13** for meeting minutes.

### Summary:

The overall intent of this meeting was to review scope of work, provide the consultant with relevant background information and discuss expectations for the project.

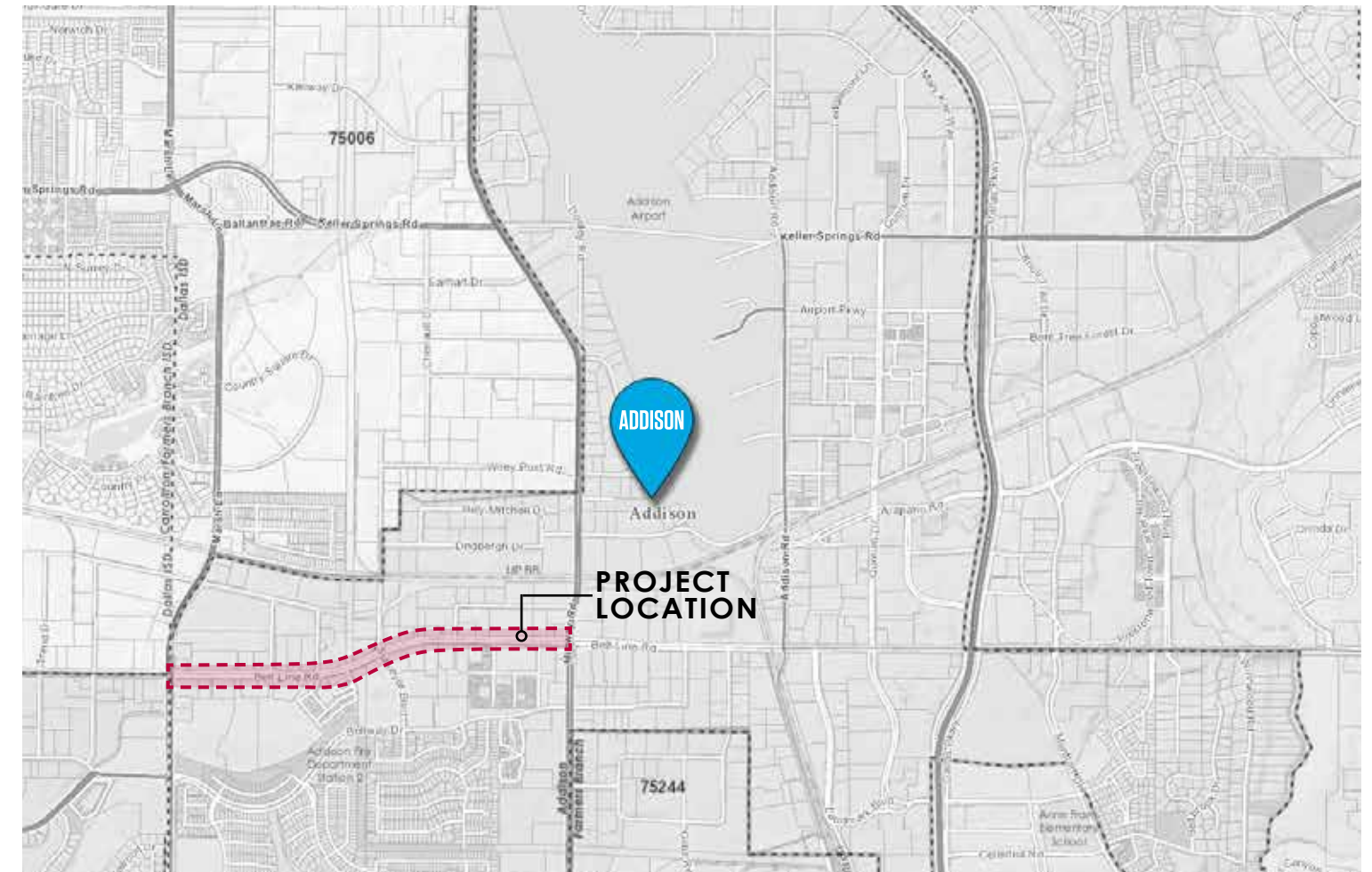


Image [5] Project Location Map



**Meeting Agenda/Minutes**

**1 Meeting Logistics**

	Description
<b>Date</b>	January 9, 2018
<b>Time</b>	12:00 p.m.
<b>Location</b>	City of Addison
<b>Facilitator/Scribe</b>	Wade Peterson

**2 Participants**

Name	Organization	Attended?	Name	Organization	Attended?
Michael Kashuba	City of Addison	Yes	Wade Peterson	Pacheco Koch	Yes
Janna Tidwell	City of Addison	Yes	Amber Davis	Pacheco Koch	Yes
Will Newcomer	City of Addison	No	Ashley Whetstone	Pacheco Koch	Yes
Jason Shroyer	City of Addison	No			

**3 Agenda/Discussion**

ID	Description
1	Introductions
2	Data Acquisition
3	Project Schedule
4	Next Steps
5	Q & A

**4 Discussion/Notes**

- January 23, 2018- Advisory Committee Appointed
- Schedule: Completion date needs to remain the same. All other line items are flexible.
- City is currently creating the project's website (Completion: end of January)
  - 11x17 format agreed upon as a 'good' template for creating a seamless display between mediums.
- Landscape concepts available for Sam's Club. Addison to provide plans and/or CAD files.
- Five (5) main considerations moving forward:
  - Medians (Good opportunity for rhythm/theme implementation)
  - R.O.W. availability/places
  - Property Owners
  - Long Term Goals and Opportunities
- PK to recommend bus stop locations per DART and Site Analysis. Addison to follow up with DART for ridership #s.
  - PK to explore areas of need along Belt Line. (Where do people congregate?)
- Town is not married to current wall designs or plant pallets. PK to make recommendations and create a sense of place and/or town standard for new construction.
- PK to have contractor as sub consultant for cost estimation. PK to make recommendations for general contractors. (suggestions mentioned include- Northstar, AUI, Fain)
  - Town has asked to make sure cost estimate numbers are inflated.
- PK to implement structural soils as a consideration for the cost estimate.



**Meeting Agenda/Minutes**

**5 Action Items for Follow-up**

ID	Action Item	Owner	Due Date	Status
1	Website Format (Nominal Formatting)	Addison	asap	
2	Dart Ridership Numbers	Addison	asap	
3	Sam's Site Concepts/Plans/CAD Files	Addison	asap	
4	Advisory Committee Date (First Meeting)	Addison	asap	
5	Format Master Plan Booklet	PK	asap	

**6 Next Meeting Date(s)**

1. TBD

# DATA ACQUISITION: EXISTING UTILITIES OVERLAY

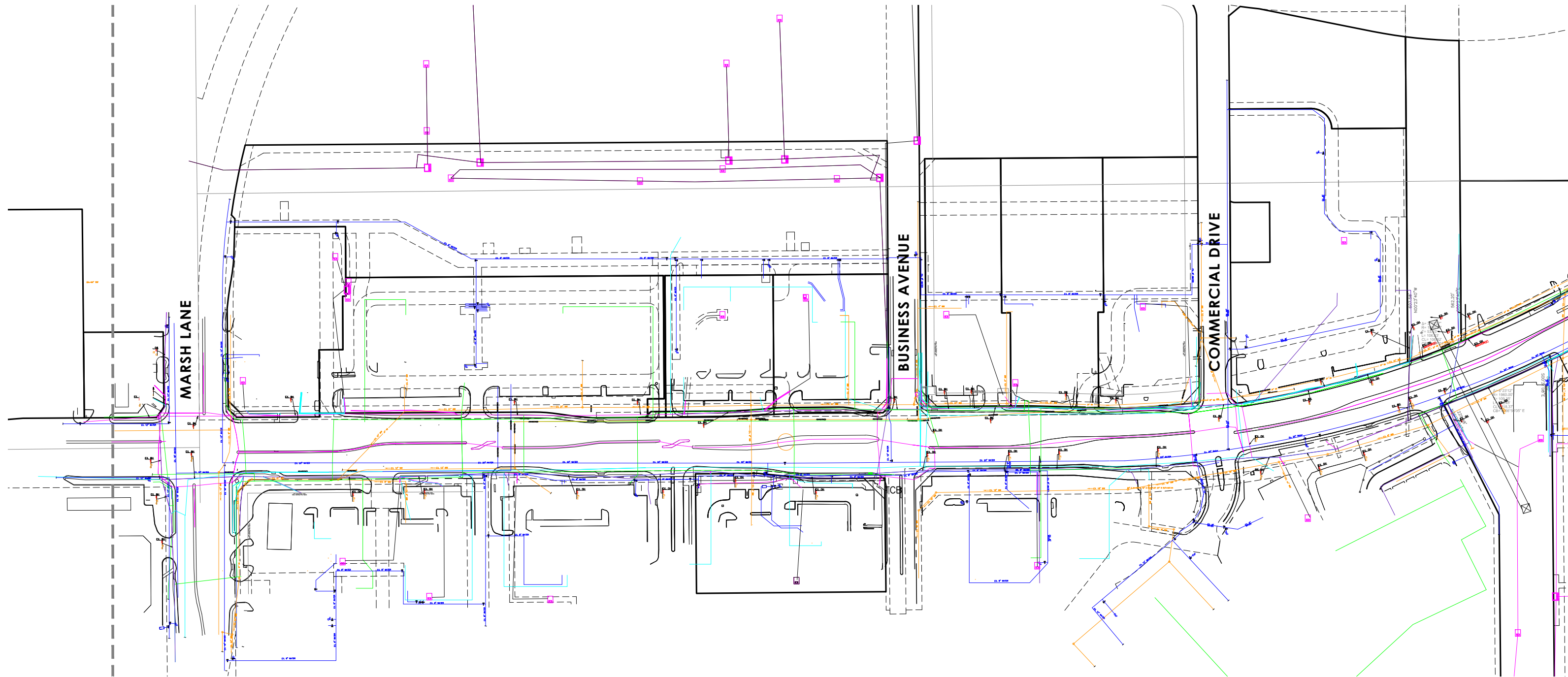
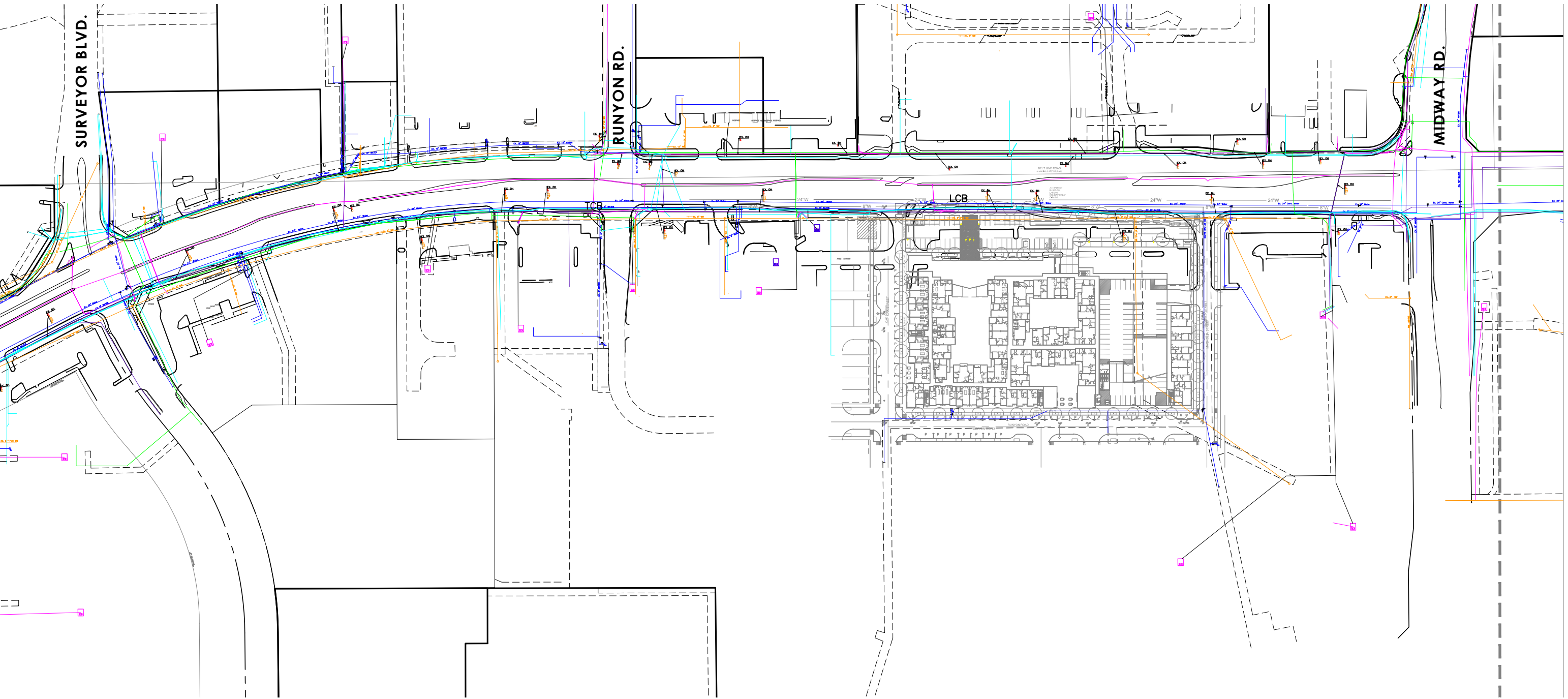


Image [6] Belt Line Road Existing Utilities Overlay Map



SITE INVENTORY PHOTOS



Image [7-14] Site Inventory Photos



SITE INVENTORY PHOTOS



Image [15-22] Site Photos

# [2] SITE ANALYSIS

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## Task Description

### Primary Goals:

- Identify site opportunities and constraints, per site visit
- Facilitate initial meeting with appointed Advisory Committee to discuss parameters and objectives of the project

A document was prepared to graphically identify site constraints and opportunities along the corridor.

The first Advisory Committee meeting outlined the goals and objectives of the Belt Line Enhancement project. The consultants presented their analysis and explained how the identified opportunities and constraints would inform future design decisions.

### Deliverable:

- Site Analysis Map: Opportunities and Constraints

## Meetings

Advisory Committee Meeting

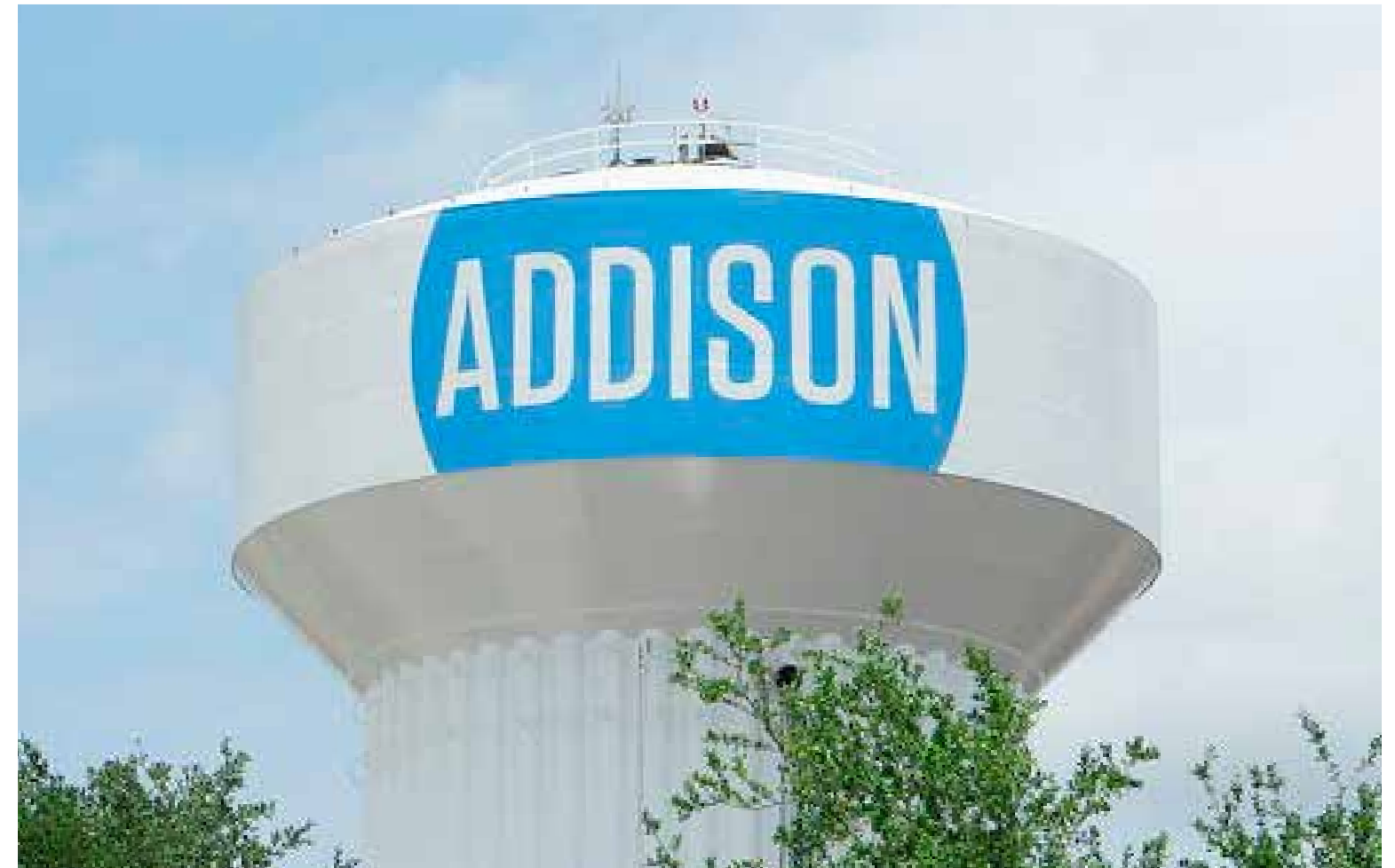
March 13th, 2018

## Advisory Feedback

Post presentation, the committee was encouraged to ask questions concerning the project. Questions were documented and answered by either the consultant or the client. Overall, the Advisory Committee was satisfied with the presentation material. The members emphasized the importance of documenting what is currently on Belt Line Road. Reference **page 19** for meeting minutes.

### Summary:

Questions and comments relayed by committee members, helped the consultant identify key concerns such as ADA and overall walkability. The site analysis, along with feedback from the Advisory Committee, gave the consultant a solid foundation to begin the design process.



*Image [23] Addison Water Tower*



**Meeting Agenda/Minutes**

**1 Meeting Logistics**

	Description
Date	March 13, 2018
Time	5:30 p.m.
Location	Town of Addison
Facilitator/Scribe	Wade Peterson

**2 Participants**

Name	Organization	Attended?	Name	Organization	Attended?
Michael Kashuba	Addison	Yes	Wade Peterson	Pacheco Koch	Yes
Janna Tidwell	Addison	Yes	Amber Davis	Pacheco Koch	Yes
Lisa Pyles	Addison	Yes	Ashley Whetstone	Pacheco Koch	Yes
Ashley Mitchell	Addison	Yes	Committee	Various	Yes
Charles Goff	Addison				

**3 Agenda/Discussion**

ID	Description
1	Overview
2	Team Introductions
3	Overview: Belt Line Road Landscape Enhancements
4	Sequencing Outline
5	Next Steps

**4 Discussion/Notes**

**1. Undergrounding and Utilities Project (Lisa Pyles presentation)**

- A. Started in Dec. 2016 (widening the sidewalks where possible, updated traffic signals, installed ADA elements)
- B. Completed items on the project include:
  - i. Electric conduit duck bank
  - ii. Cable pulled though underground conduit in 2 of 3 Oncor circuits
  - iii. Telecommunications duct bank
  - iv. Sidewalk widening complete in most locations
  - v. Median landscaping complete (ongoing maintenance)
  - vi. Oncor has removed poles from Marsh
- C. Items to be completed:
  - i. JBC to continue walk through
  - ii. Oncor will connect customers
  - iii. Oncor will remove remaining poles from Redding to Midway
  - iv. JBC to complete work on traffic signals

**2. Overlay Project**

- A. From Marsh to the Tollway
- B. Contractor will have to have railroad insurance, so that might hold up the process
- C. Expected to be complete in 3 months from start date
- D. Most work will be done at night with the exception of the area around Asbury Circle
- E. Will mill off the existing roadway



**Meeting Agenda/Minutes**

- F. Life expectancy of asphalt is 7 years; the asphalt from Marsh to the Tollway has been there 10 years
- G. Pavers will be placed back in the nose of the medians

**3. Committee Members and Involvement**

- A. Richard- was on distribution list and volunteered from the email
- B. Jane- Asbury Circle resident, has been involved with Belt Line for 6 years, does not drive
- C. Russell- corporate representative for the Hilton on Belt Line
- D. Brooks- was on distribution email, checked some of the boxes from email, lives near
- E. David- was on distribution email, project management background
- F. Tom- lives east of the Tollway, president of HOA, uses Belt Line a lot
- G. Lauren- lives on Belt Line with daughter, manages contractors, lived here for 6 months
- H. Tom- owns a video company for attorneys, semi-gardener, lived here for 2.5 years

**4. Questions and Concerns from Committee Members**

- A. Are there additional benefits to businesses, pedestrians, etc. with this project?
- B. Is there talk of an Addison Shuttle service?
- C. Will there be changes made to the current businesses along Belt Line?
- D. What will the crosswalks look like? What is the design?
- E. With the current design of the crosswalks, is there any way to incorporate a place for pedestrians to stop? There is no safe place for pedestrians to wait while crossing multiple lanes of traffic.
- F. Has there been any consideration to the naming of this community?
- G. Will there be space for the new bus stop designs?
- H. What are the expected outcomes for the project?
- I. Is there a possibility for some sort of monument/ art at the beginning and end of the project site to let people know where they are?

**5 Action Items for Follow-up**

ID	Action Item	Owner	Due Date	Status
1	Determine future meeting dates	PK + Addison	asap	
2	Prepare for 1 <sup>st</sup> public meeting	PK	TBD	
3				
4				
5				

**6 Next Meeting Date(s)**

- 1. TBD

# SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS



Image [29] Site Analysis Map (meeting deliverable)

# ADDISON BELT LINE ROAD ENHANCEMENTS



## MAP LEGEND

- 1 CROSSWALK RESTORATION (IN PROGRESS)
- 2 IMPLEMENT PROPOSED BUS STOP SHELTERS
- 3 OBSERVATION: LANDSCAPE MAINTENANCE IMPROVEMENT
- 4 IMPLEMENT UNIFORMITY (RETAINING WALL FINISHES)
- 5 OBSERVATION: CONSTRUCTION (IN PROGRESS)
- 6 IMPAIRED VIEWS (RE-VISIT PLANT PALETTE)
- 7 FOUND SPACE
- 8 COMPLIMENT EXISTING MATERIALS
- 9 OBSERVATION: EXISTING PARAMETERS (UTILITIES, R.O.W., ETC.)
- 10 PROVIDE FURNISHINGS / TRASH RECEPTACLES ALONG CORRIDOR
- ★ EXISTING BUS STOP LOCATION

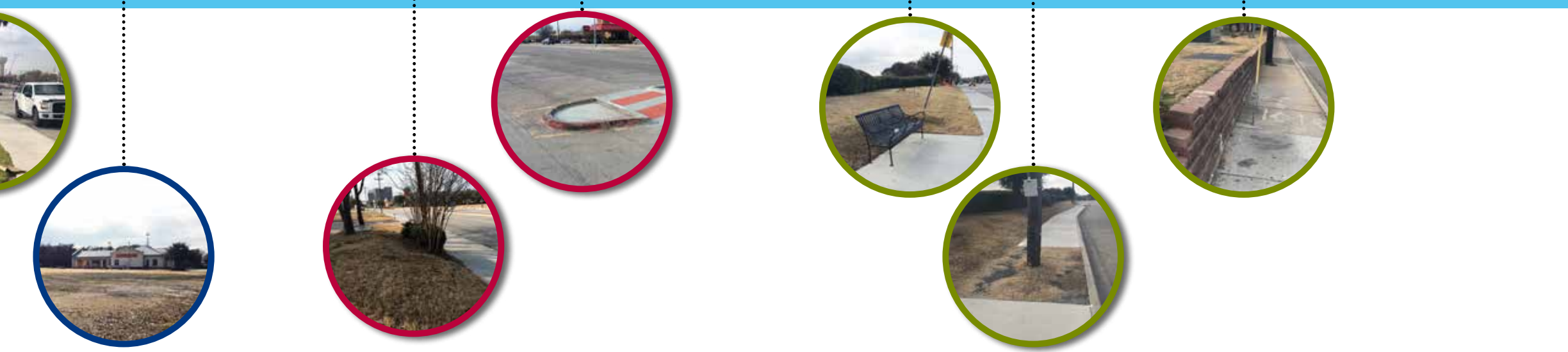


Image [30] Precedent Images

# [3] ESTABLISHING PARAMETERS

## Task Description

### Primary Goal:

- Educate the public on the project's design process

The consultant prepared a presentation that incorporated graphics and feedback from the Advisory Committee, to relay at the first public meeting. The graphics included an overall site analysis map showing opportunities and constraints and a color-coded corridor map that identified right-of-way, potential borrowed space and found space along the corridor.

### Deliverable:

- Establishing Parameters Corridor Map
- Steering Committee Input Abstract Diagram

## Meetings

Public Meeting

April 3rd, 2018

## Public Feedback

At the public meeting, community members were encouraged to write down comments (on presentation boards), outlining their vision for Belt Line Road. The consultant categorized comments into three main goals: **Beautify, Unify, and Identify**. Reference **page 23** for meeting minutes.

### Summary:

The graphics presented were intended to educate the public on the design process and develop an initial vision for the Belt Line Road Enhancements Project that would become a unifying theme for the overall Master Plan - **Beautify, Unify, Identify**.



**Image [31]** City Approved Bus Shelter Design (By Others)

## Public Feedback – Project Parameters Meeting

Re: **Belt Line Beautification Project**  
[Addison, Texas]

Date: April 3, 2018  
PK No.: 4060-17.518

### BEAUTIFY

- **Landscape**

- Maintenance
- Sustainable
- Year-round color, low water use
- Park @ found space
- Mini-park @ found space
- Xeriscape
- Sustainable elements
- Camouflage signal boxes w/ landscape
- Evergreen, perennial shrubs
  - Theme down median on North and South side of Belt Line
- Greenery
- Landscape @ found space

### UNIFY

- **Public Transportation**

- Improve bus stops
- Bus shelters @ high use areas
- Bus Parking Spots
- Contact DART for high use areas
- Provide accommodations for Section 8 housing

- **Site Furniture**

- Make all lights match the Belt Line standard
- Reference Addison circle for palette/elements of color
- Add trash bins at ever bus stop

- **Improvements**

- Unify existing wall veneers
- ‘Simple’ treatments to crosswalks
- Like stone walls where walls are necessary

- **Community**

- Involve Addison Economic Development
- Midway reconstruction planned

### IDENTIFY

- **Gateway/Monument/Wayfinding**

- Arch, welcome to Addison
- Distinguishable, Addison entrance
- Know when you’re in Addison
- Visible shopping center entry
- Gateway/Signage
- Signage/Wayfinding – Unique to Addison
- Wayfinding
- Specific signage
  - Indicate no outlet
  - Indicate direction to Athletic Club
- Monument
- Wayfinding – Identify entrances and pathways
- Gateways sign/Wayfinding
- Wayfinding POI’s

- **Public Art**

- No sculpture, distraction to drivers
- Addison sculpture, sustainable
- Public art theme to go with lights
- Sculptures = Identify of Addison

- **Safety**

- Safety for walkers
- Wider sidewalks via shared use
- Median Refuge
- Back Sidewalks from curb if possible
- Bike lanes, (offset streets?)

# ESTABLISHING PARAMETERS

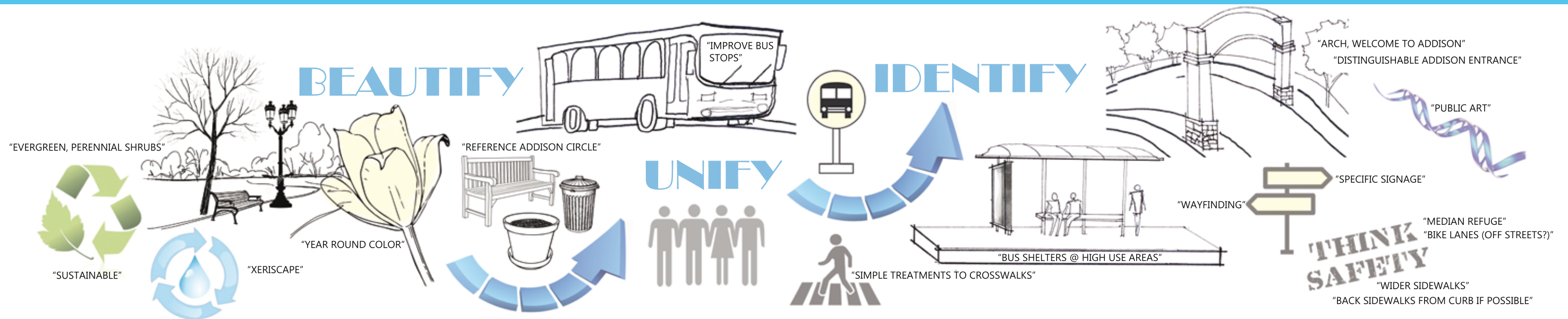


Image [37] TOP: Establishing Parameters Corridor Map BOTTOM: Steering Committee Input Abstract Diagram










# BELT LINE ROAD ENHANCEMENTS



**KEY**

-  SPACE WITHIN R.O.W.
-  POTENTIAL 'BORROWED' SPACE
-  FOUND SPACE
-  RIGHT-OF-WAY (R.O.W.)
-  EXISTING BUS STOP LOCATIONS

## SEQUENCING OUTLINE

- TASK 1: DATA ACQUISITION
- TASK 2: SITE ANALYSIS
- TASK 3: 'ESTABLISHING PARAMETERS' PUBLIC MEETING**
- TASK 4: CORRIDOR VISION CONCEPT (PRECEDENT BOARDS)
- TASK 5: 'DEFINING THE CONCEPT/SCOPE' PUBLIC MEETING
- TASK 6: LOW-MEDIUM-HIGH ALTERNATIVES
- TASK 7: 'HERE ARE THE OPTIONS' PUBLIC MEETING
- TASK 8: MASTER PLAN DETAIL FINALIZATION
- TASK 9: 'HERE IS YOUR PROJECT' PUBLIC MEETING
- TASK 10, 11, 12: SPECIFIC PROPERTY OWNER MEETING/PRESENTATIONS

## PROJECT DESCRIPTION

SCOPE: **MASTER PLANNING** SERVICES FOR THE **LANDSCAPE ENHANCEMENTS** OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG **BELT LINE ROAD** (BETWEEN MARSH AND MIDWAY).

# [4] CORRIDOR VISION CONCEPT

## Task Description

### Primary Goal:

- Create an identity for Belt Line Road by unifying the corridor through a consistent design palette

The consultant conducted an in-house workshop to develop the overall vision proposed for Belt Line Road. The final deliverables included several precedent image boards that were grouped into families of elements and/or themes, to help identify public preference for both hardscape and plant material.

### Deliverables:

- Family of Elements (Hardscape): Rustic, Modern or Classic
- Family of Elements (Plant Palette): Low Water Requirements, Medium Water Requirements, High Water Requirements

## Meetings

Advisory Committee Meeting  
Public Meeting (Town Hall)

April 11, 2018  
April 16, 2018

## Public Feedback

At the request of the Town of Addison, the public meeting was held simultaneously with the scheduled town hall to allow for optimal feedback. In the same fashion as the advisory committee, the public was asked to place 'green dots' under images they liked, and 'red dots' under images they disliked. (Note: The boards presented displayed votes casted by the advisory committee, prior to public input). The results are documented in subsequent pages.

### Summary:

Overall, the consultant concluded that the public favored a combination of both modern and classic hardscape elements, while preferring a plant palette that required medium watering and was vibrant in color.

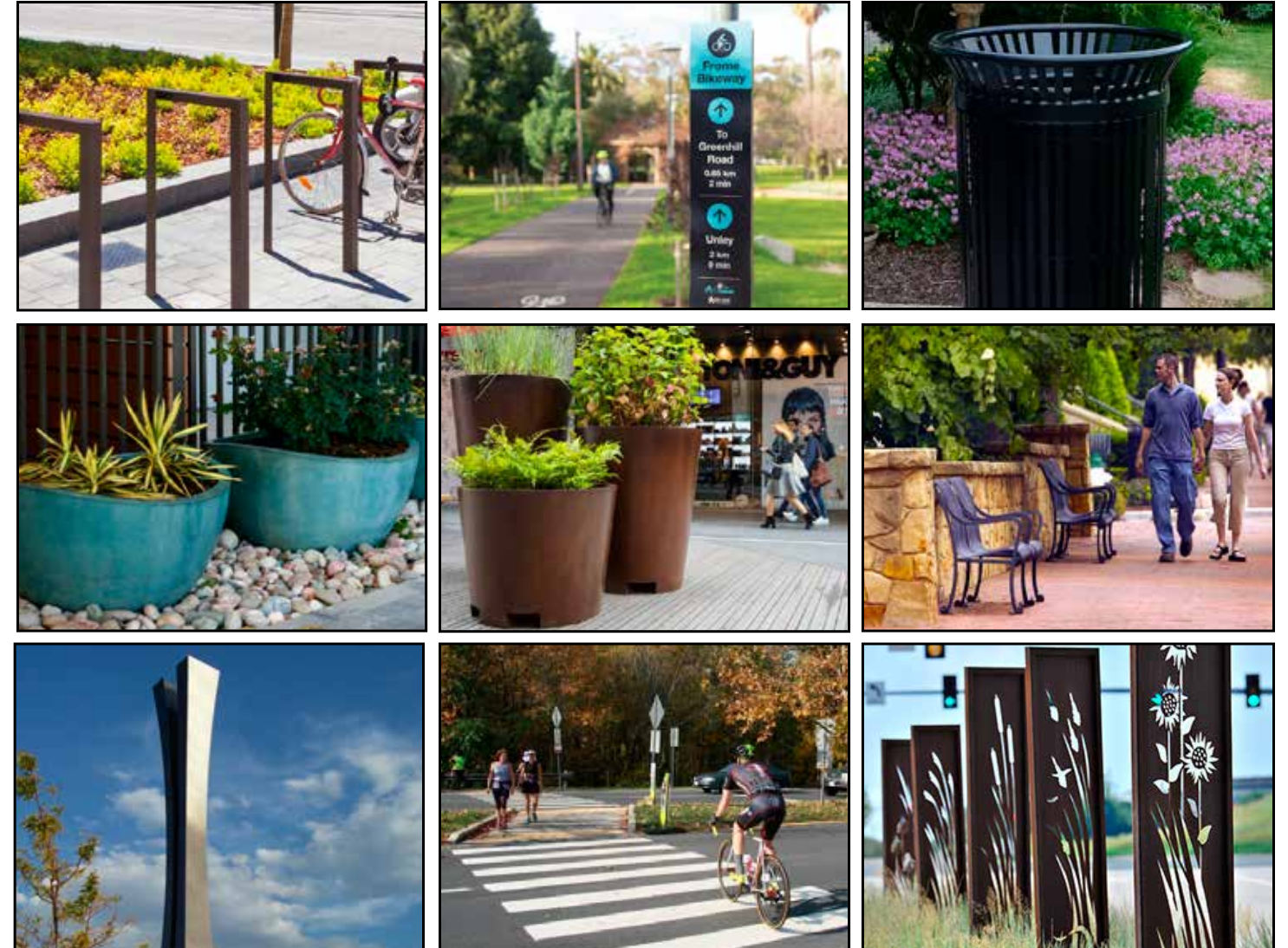


Image [38] Family of Elements Precedent Images

## Belt Line Road Streetscape

- More than 40 residents attended first public input session
- Future public input sessions planned
- Special Project Committee:

Elizabeth Beddow	Tom Hansen
Lauren Bonfield	Matt Horine
Richard Fitzpatrick	Jane Lenz
Russell Graham	David Pells
Brooks Haley	



Image [39] Belt Line Slide from Town hall Meeting

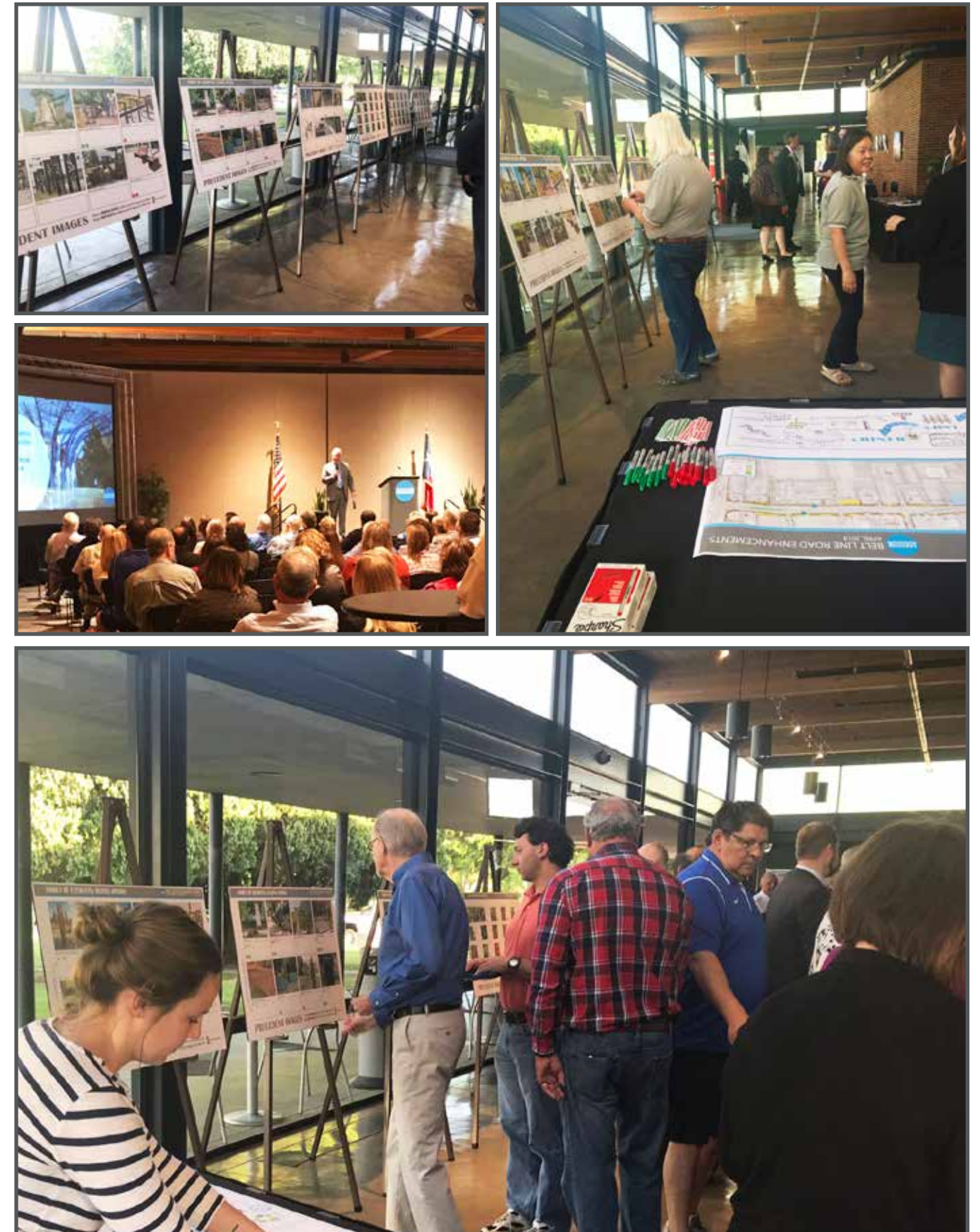


Image [40-44] Public Meeting Photos





# FAMILY OF ELEMENTS

# FAMILY OF ELEMENTS: RUSTIC OPTION



Wayfinding Signage



Monument/Gateway



Retaining Wall Veneer



Bike Racks



Planter Pots



Public Art



Accent Boulders



Bench Seating



PLACE YOUR DOTS IN THESE BOXES

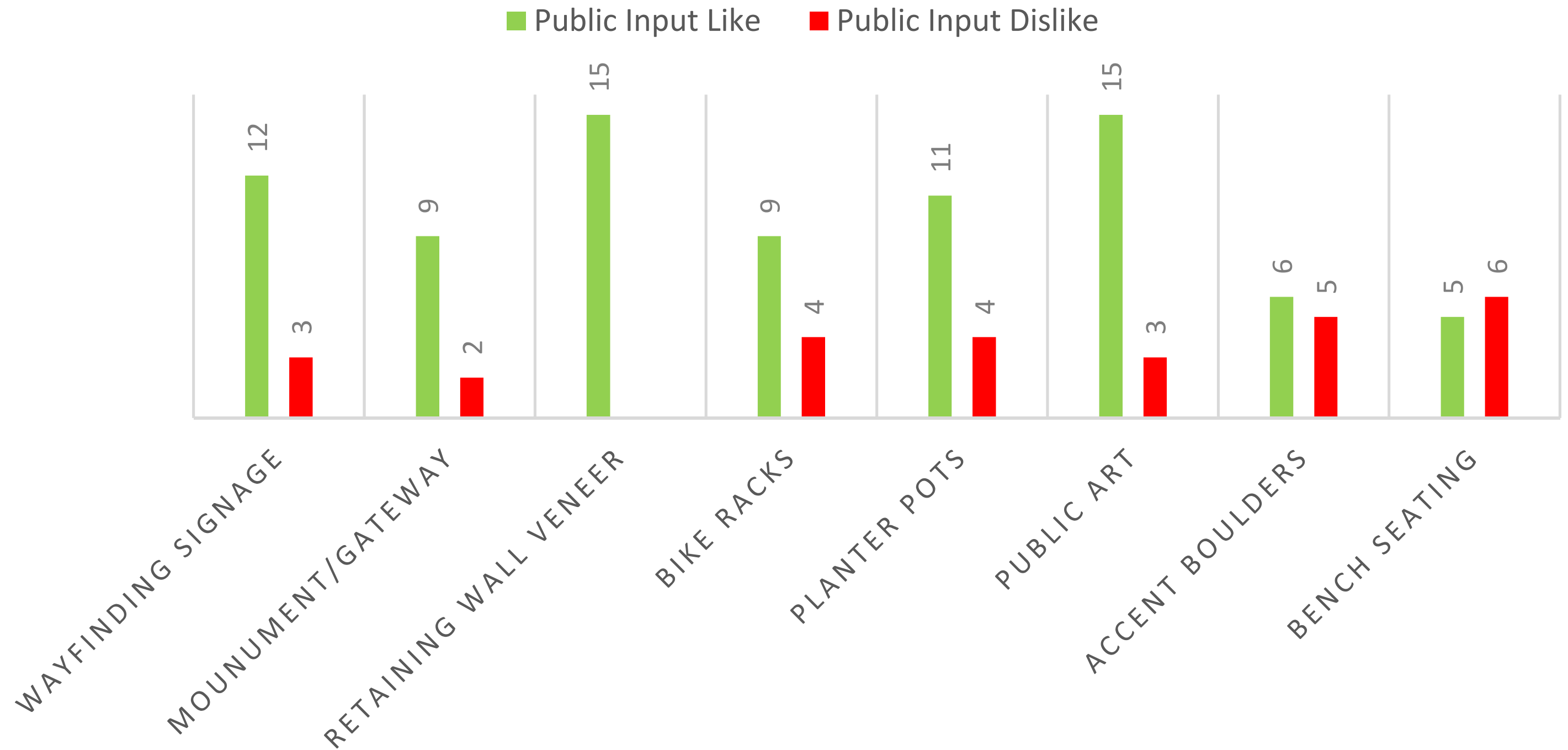
## PRECEDENT IMAGES

Image [45-52] Family of Elements: Rustic Option Precedent Images (Town Hall Deliverable)

Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.



# RUSTIC FAMILY ELEMENTS



Graph [1] Rustic Family of Elements Voting Results

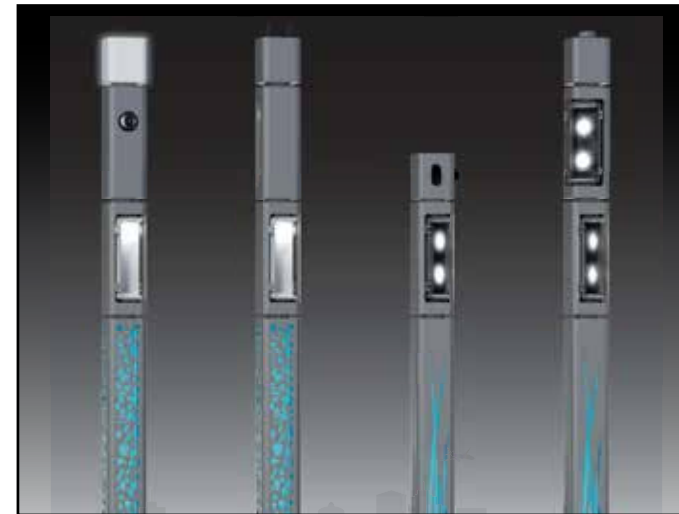
# FAMILY OF ELEMENTS: MODERN OPTION



Monument/Gateway



Retaining Wall Veneer



Lighting/ Art



Wayfinding Signage



Bike Racks



Seating Areas



Proposed Bus Stop



Planter Pots

PLACE YOUR DOTS IN THESE BOXES

## PRECEDENT IMAGES

Image [53-60] Family of Elements: Modern Option Precedent Images (Town Hall Deliverable)

Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.



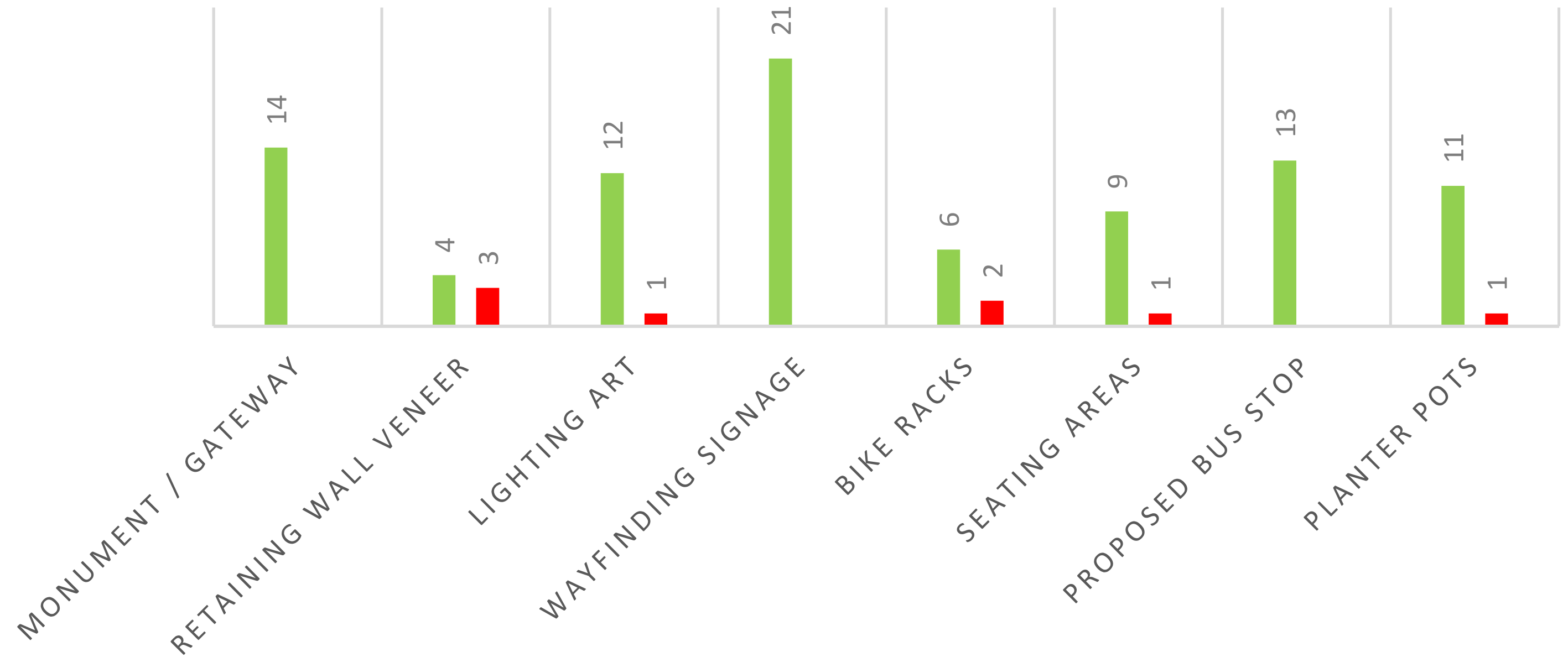
Steering Committee Input





# MODERN FAMILY ELEMENTS

■ Public Input Like ■ Public Input Dislike



Graph [2] Modern Family of Elements Voting Results (Town Hall Deliverable)

# FAMILY OF ELEMENTS: CLASSIC OPTION



Public Art

SC SC



Bench Seating

SC SC



Monument/Gateway



Crosswalk Refuge

SC SC SC



Retaining Wall Veneer



Planter Pots

SC



Wayfinding Signage

SC



Trash Receptacle

SC SC

PLACE YOUR DOTS IN THESE BOXES

## PRECEDENT IMAGES

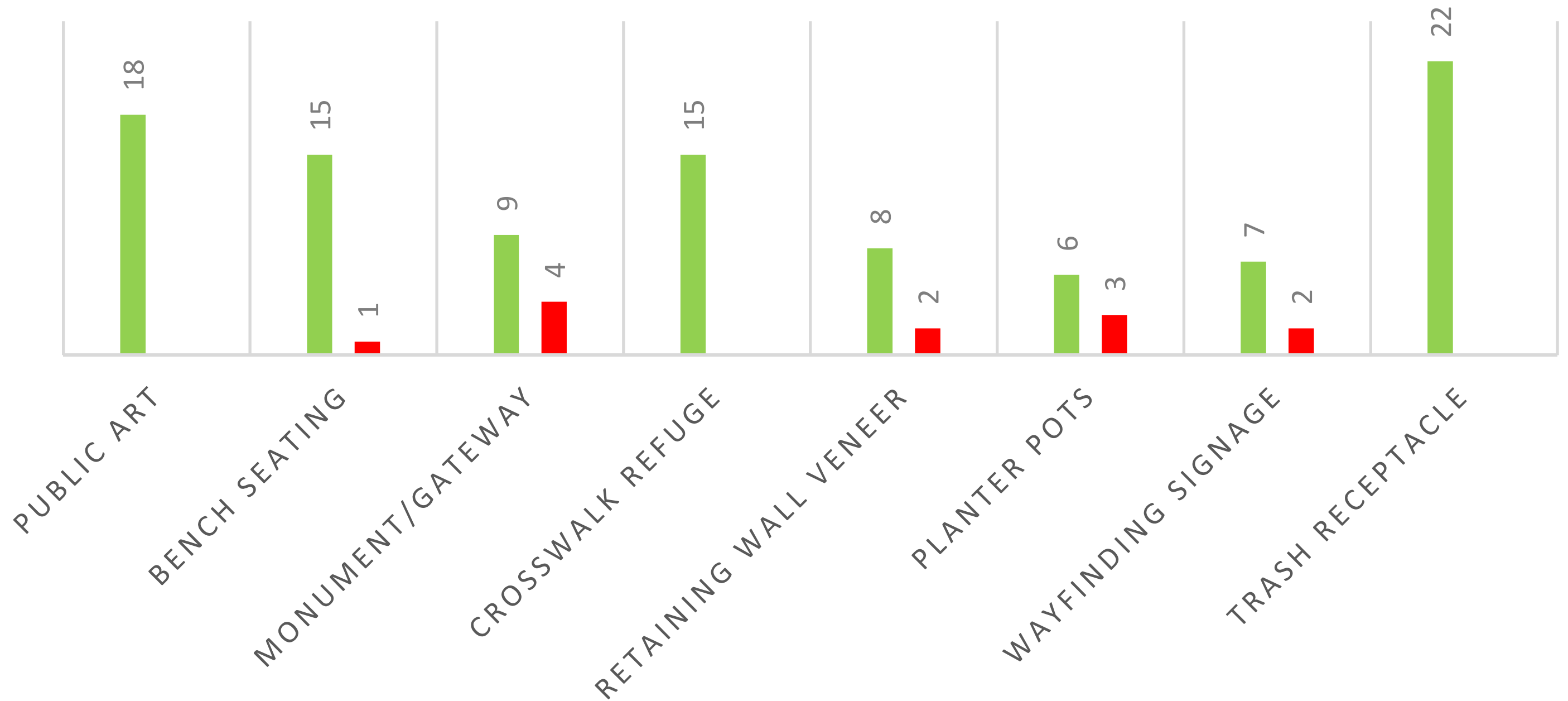
Image [61-68] Family of Elements: Classic Precedent Images (Town Hall Deliverable)

Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.



# CLASSIC FAMILY ELEMENTS

Public Input Like Public Input Dislike



Graph [3] Classic Family of Elements Voting Results





PLANT PALETTES

# LOW WATER REQUIREMENTS



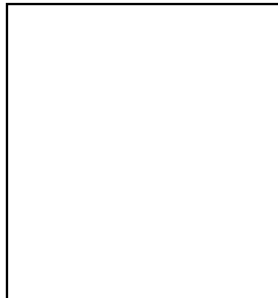
## LOW WATER PLANT PALETTE EXAMPLE



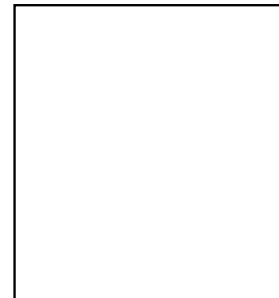
## CANOPY TREES



Live Oak



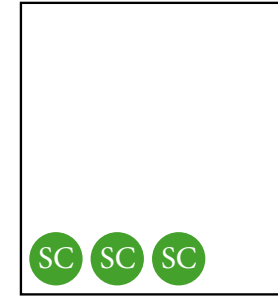
Lacebark Elm



## ORNAMENTAL TREES



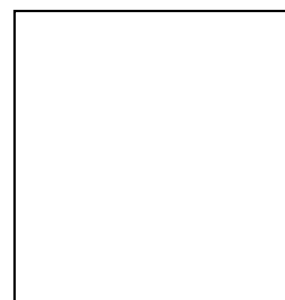
Desert Willow



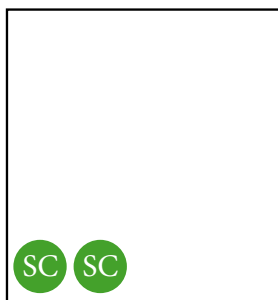
Redbud



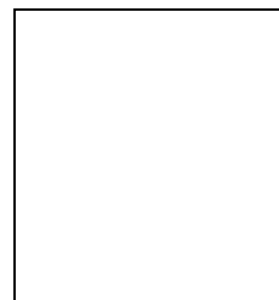
Texas Mountain Laurel



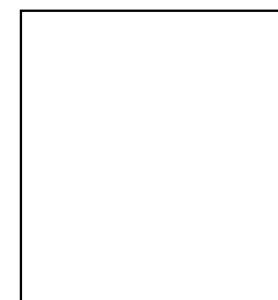
Autumn Sage



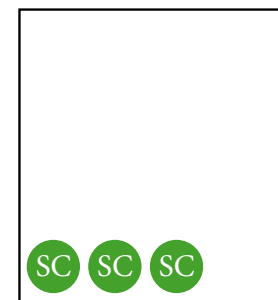
Bush Germander



Dwarf Yaupon



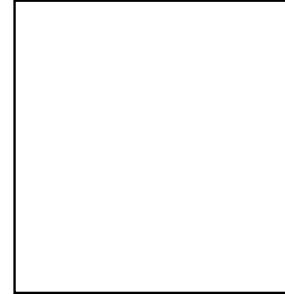
'Henry Duelberg' Mealycup



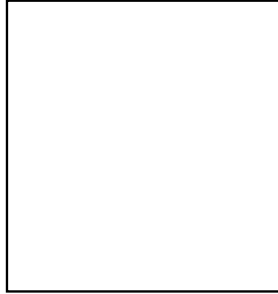
## ORNAMENTAL GRASSES



White Cloud Muhly



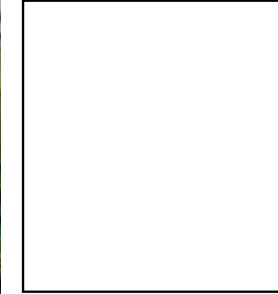
Mexican Feather Grass



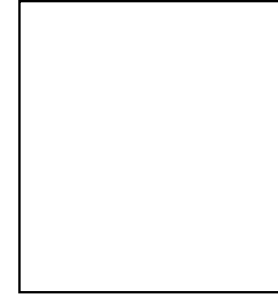
Berkeley Sedge



New Gold Lantana



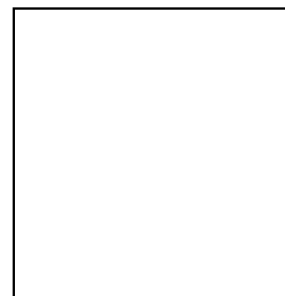
Lamb's Ear



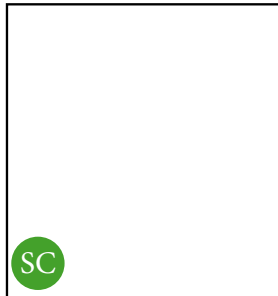
## PERENNIALS



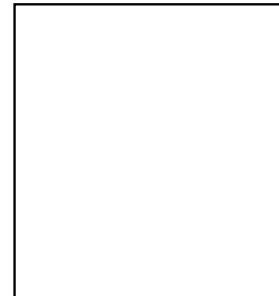
Texas Rock Rose



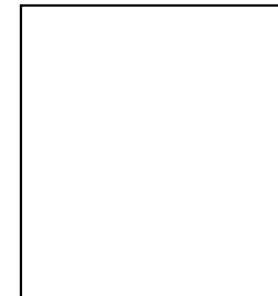
Soft Leaf Yucca



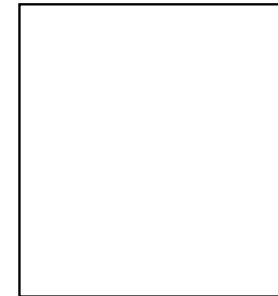
Whale's Tongue Agave



Red Yucca



Snake Herb



PLACE YOUR DOTS IN THESE BOXES

# PRECEDENT IMAGES

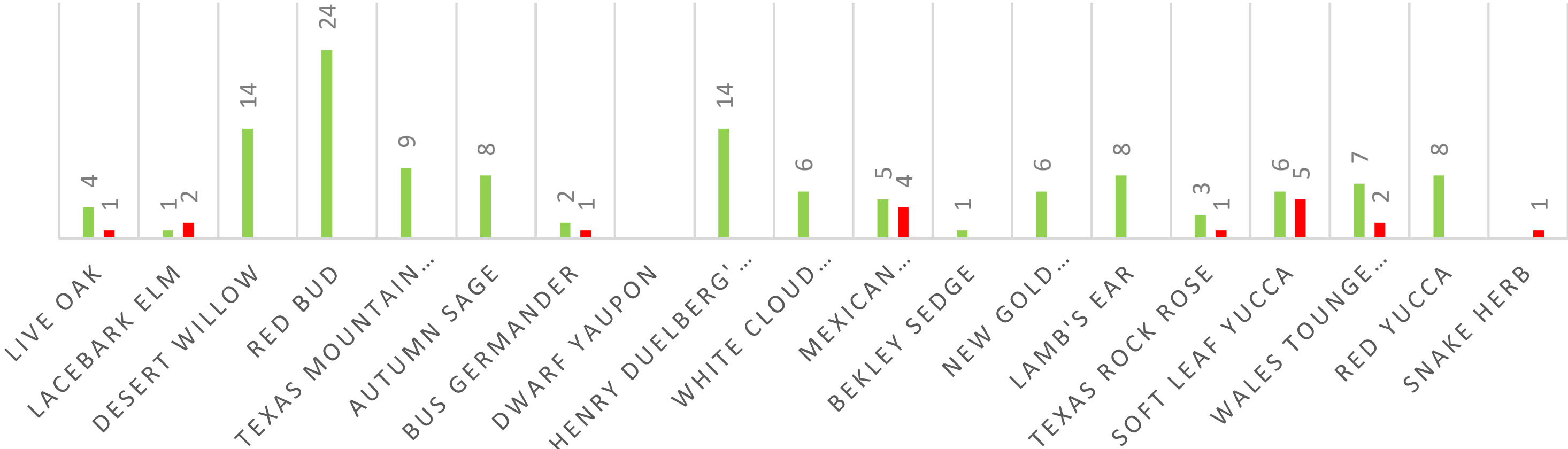
Image [69-88] Family of Elements: Low Water Precedent Images (Town Hall Deliverable)

Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.



# LOW WATER REQUIREMENTS

Public Input Like Public Input Dislike



Graph [4] Low Water Requirements Voting Results

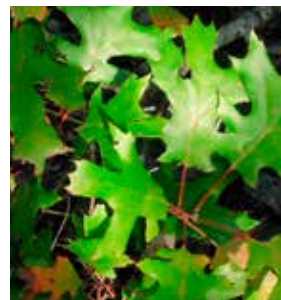
# MEDIUM WATER REQUIREMENTS



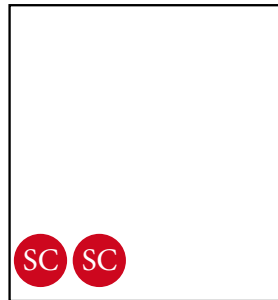
## MEDIUM WATER PLANT PALETTE EXAMPLE



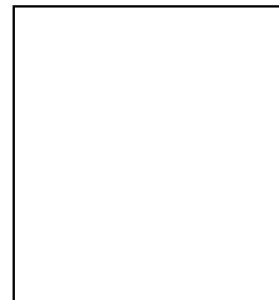
## CANOPY TREES



Red Oak



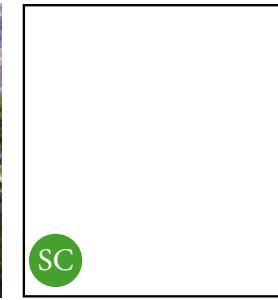
Chinese Pistache



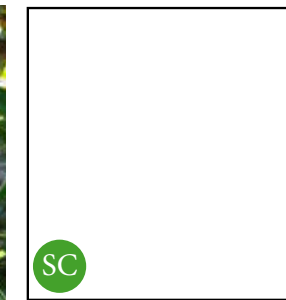
## ORNAMENTAL



Vitex 'Shoal Creek'



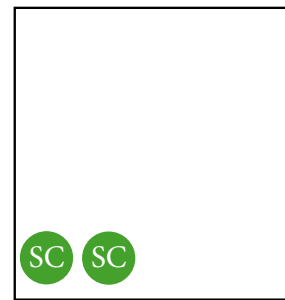
Little Gem Magnolia



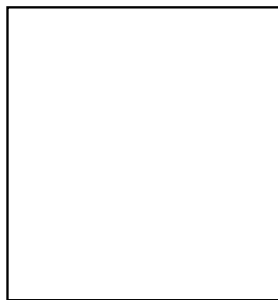
## SHRUBS



Crape Myrtle 'Natchez'



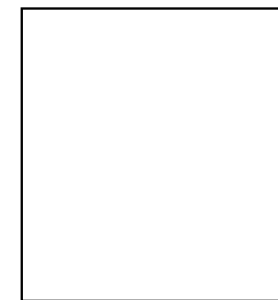
Dwarf Burford



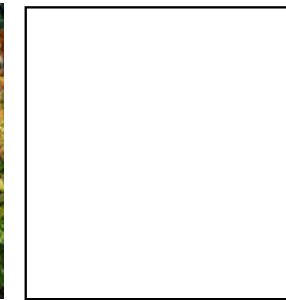
Rosemary 'Upright'



Texas Sage 'Green Cloud'



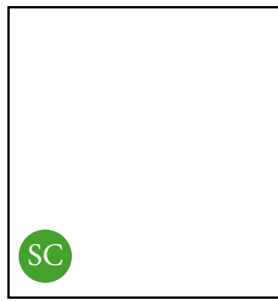
Kaleidoscope



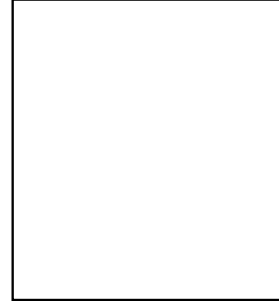
## ORNAMENTAL GRASSES



Moundry Grass



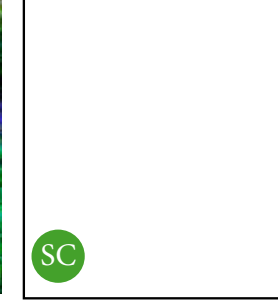
Dwarf Hamlen Grass



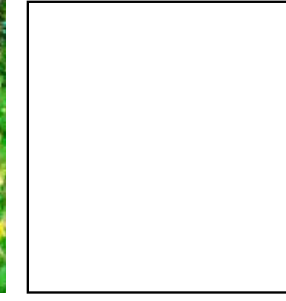
## PERENNIALS



Black and Blue Salvia



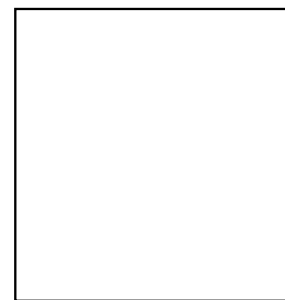
Texas Gold Columbine



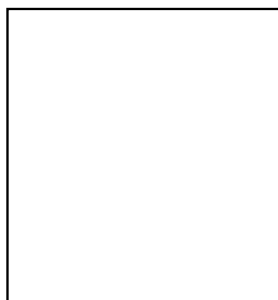
## GROUNDCOVER



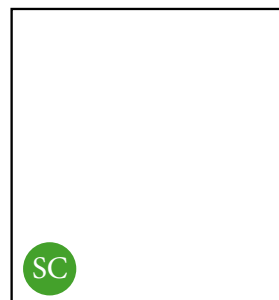
'Miss Manners' Obedient Plant



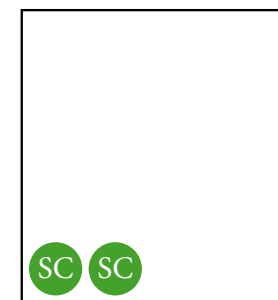
Purple Wintercreeper



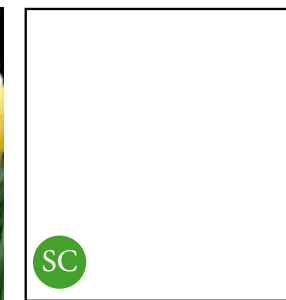
Liriope



Fall Aster



Seasonal Color



PLACE YOUR DOTS IN THESE BOXES

# PRECEDENT IMAGES

Image [89-108] Family of Elements Medium Water Precedent Images (Town Hall Deliverable)

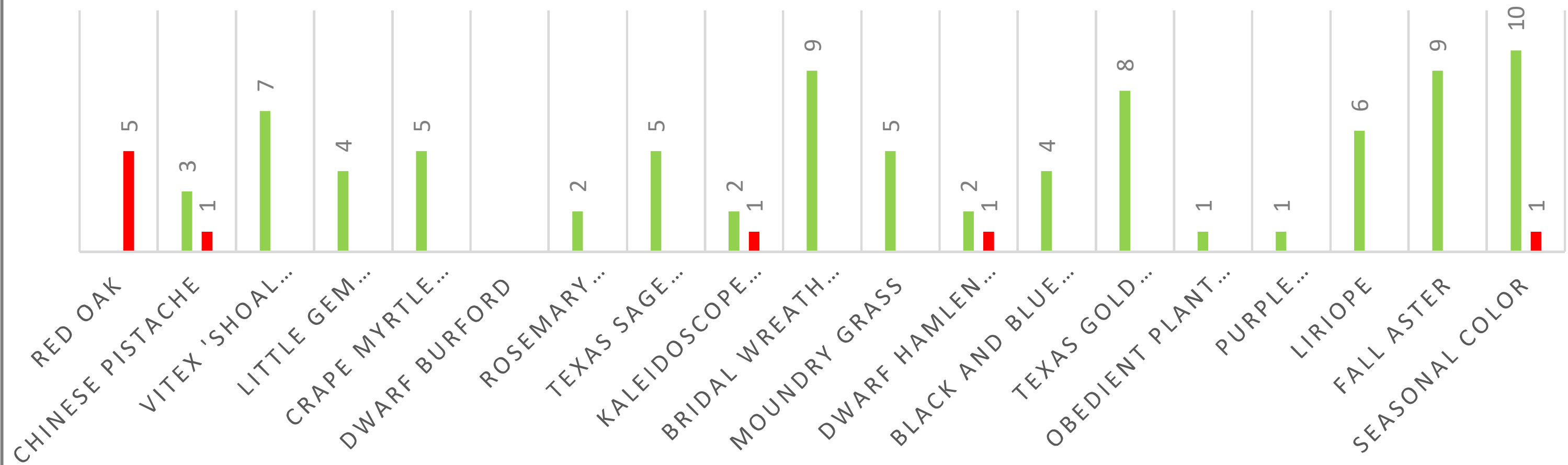
Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.





# MEDIUM WATER REQUIREMENTS

Public Input Like Public Input Dislike



Graph [5] Medium Water Requirements Voting Results

# HIGH WATER REQUIREMENTS



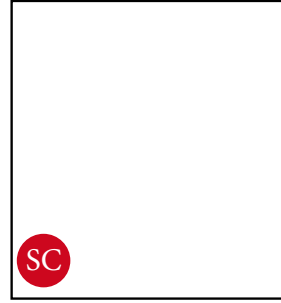
## HIGH WATER PLANT PALETTE EXAMPLE



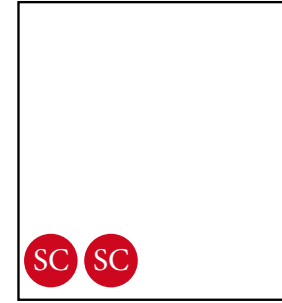
## CANOPY TREES



Southern Magnolia



Bur Oak



## ORNAMENTAL TREES



Japanese Maple



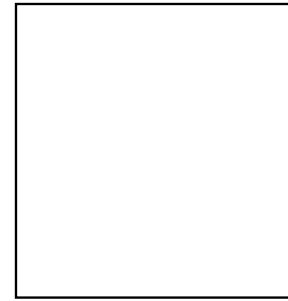
Wax Myrtle



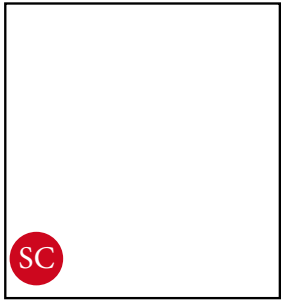
## SHRUBS



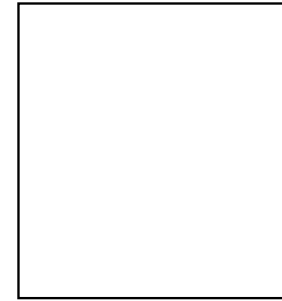
Yew Podocarpus



Mary Nell Holly



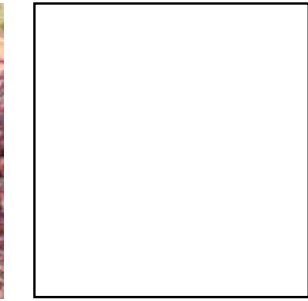
Possum Holly



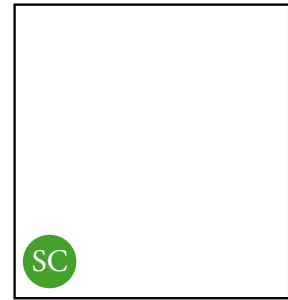
Green Beauty Boxwood



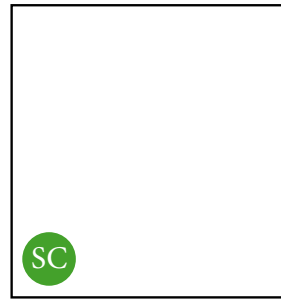
Crimson Fire Chinese Fringe Flower



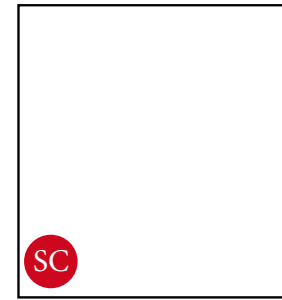
Nellie R. Stevens



Oakleaf Hydrangea



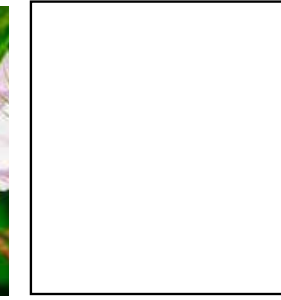
Azalea



## PERENNIALS



Hibiscus



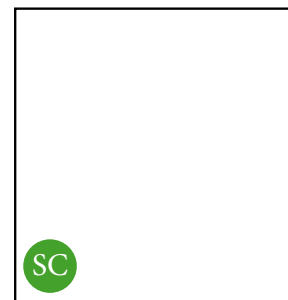
Daylilies



## GROUNDCOVER



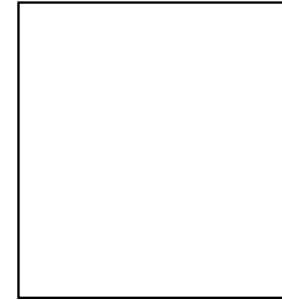
Snowflake Creeping Phlox



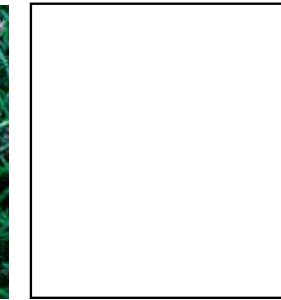
Autumn Fern



Ajuga (Bugleweed)



Giant Liriope



Seasonal Color



PLACE YOUR DOTS IN THESE BOXES

# PRECEDENT IMAGES

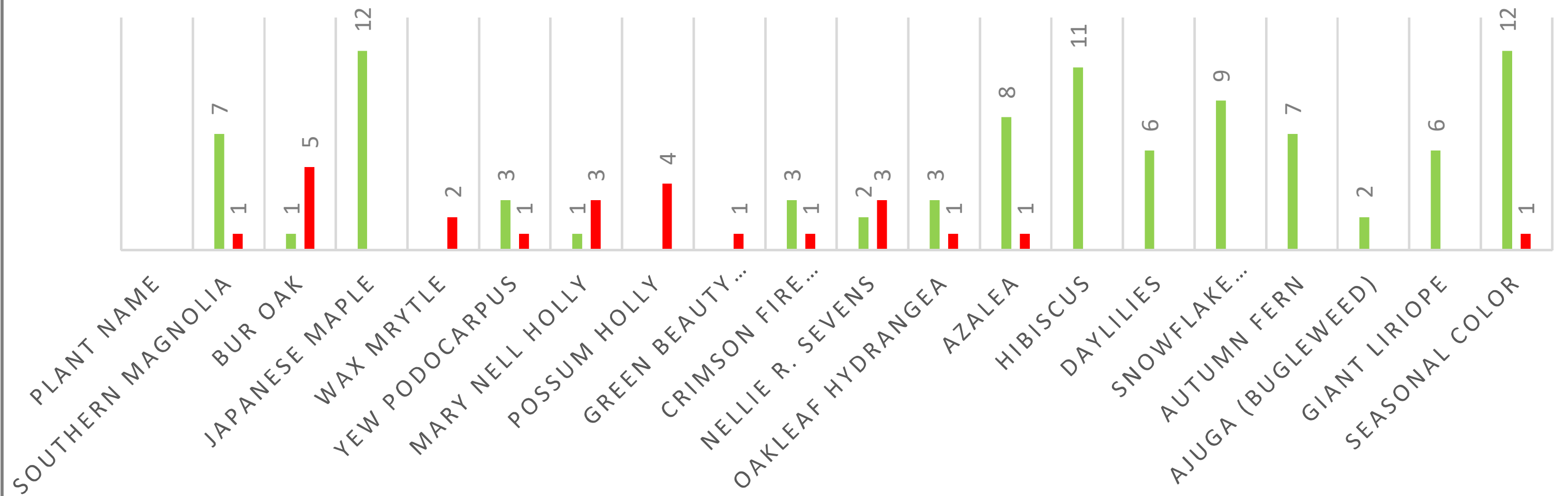
Image [109-128] Family of Elements: High Water Precedent Images (Town Hall Deliverable)

Place **GREEN DOTS** under each image you like.  
Place **RED DOTS** under each image you like less.



# HIGH WATER REQUIREMENTS

Public Input Like Public Input Dislike



Graph [6] High Water Requirements Voting Results

# [5] DEFINING THE CONCEPTS/ SCOPE

## Task Description

Primary Goal:

- Develop sample area, design concepts (with no limitations) that merge the town's branding effort with documented public input and previously approved design implementation (bus shelter).

Per staff recommendations, the consultant focused design efforts on four (4) primary elements including; Intersections, Bus Stops/Shelters, Found Space and Medians. The final deliverables reflect an overall vision that complement the town's per-approved bus shelter design, while also providing consistency by reinforcing the public's desire to have a contemporary/modern palette.

The consultant recommends implementing the town's branding effort into both the bus shelter design and proposed gateway monuments. Design recommendations can be found in subsequent pages.

Deliverables:

- Bus Stop Design High Alternative
- Intersection Design High Alternative
- Medians Design High Alternative
- Bus Shelter Priority Board (Choose 3)
- Intersection Priority Board (Choose 3)
- Found Space and Public Art Priority Board (Choose 3)

Note- Although reviewed by the Advisory Committee, per city direction, it has been determined that found space locations should be identified but not designed at this point (due to the uncertainty of acquiring the property).

## Meetings

Advisory Committee Meeting

May 17, 2018

Public Meeting

June 20, 2018

## Public Feedback

The consultant concluded the public favored placing bus shelters at either end of the corridor (Marsh (DART #20121), Midway (DART #28436) and the third centrally located (DART #19162).

Similarly, regarding intersections, the public preferred to focus enhancement at either end of the corridor, (Marsh, Midway) and the third centrally located (Surveyor). Artwork and found space priorities were driven by view corridors and direct surroundings. See results in subsequent pages.

*Summary:*

The primary objectives of the public meeting were to present the overall design concept for initial feedback, as well as begin to identify High-Medium-Low priorities for various elements along the corridor. This was done by asking the advisory committee/public to pick their top 3 priorities (in terms of location), which created the foundation for the 'medium option' in task 6.



**MEETING MEMORANDUM**

Re: **BELT LINE ROAD ENHANCEMENTS** Date: June 20, 2018  
[Addison, Texas] PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch  
Ashley Whetstone, Pacheco Koch  
Janna Tidwell, Town of Addison  
Charles Goff, Town of Addison

---

General Comments from the Public:

1. The bus shelter looks great
2. I'm not a fan of the multiple colors on the branding effort. (@ Bus Shelter)
3. It makes more sense to place the artwork where it is 'visible'.
4. Artwork should be tasteful and small.
5. Artwork does not need to be at the ends of the project limits.
6. You can just use DART's proposed shelters. (Explanation given that it would be a joint effort between town and DART, to help contribute to creating an identity. Proposed Design has already been accepted by town.)
7. Like the bus shelter.
8. Consider the material used. Envision glass becoming an 'oven'.
9. Where is the seating in the shelter? (Explained it's simply a rendering to show design intent of the shelter, but there will in fact, be seating provided).
10. The wayfinding sign on the vision board was liked by many

Written Notes on Boards:

1. Plugs for charging phones and laptops
2. Hot spots at bus stops
3. No monument sign necessary at Midway Road

Comments on "Brand" signage:

- Maybe an option with smaller circle

Comments on "Traditional" signage:

- Add whimsical Addison touch to top of medium sign option
- Instead of road name, add Addison tagline to high option
- Designs are too traditional
- Prefer vertical signs, but none of the ones shown
- Colored glass column?

Comments on "Area Precedents" signage:

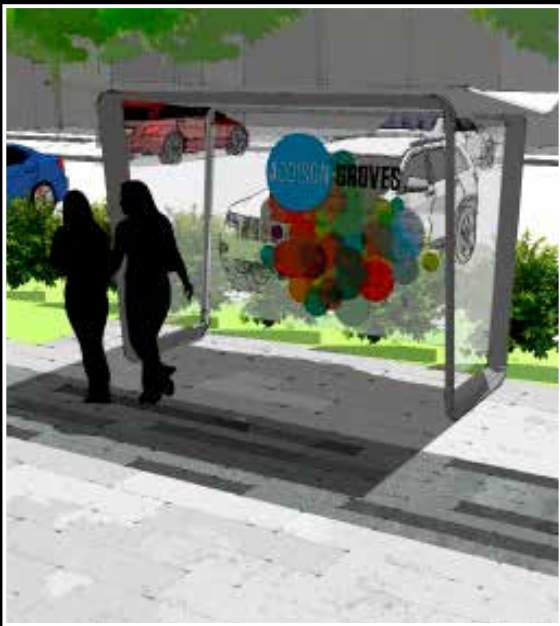
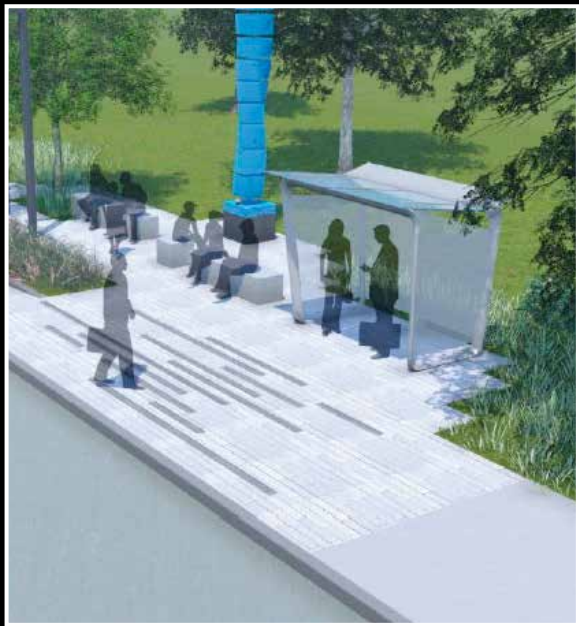
- Maybe a local theme
- One location for artistic design- not everywhere

To Do List:

- Lock down dates for both Advisory Committee and next Public Meeting
- Create sheet format for low, medium, high options for the website
- Coordinate with contractor to get cost estimates for each option



6/25/2018  
[Project Manager]



# BELT LINE VISION BOARD

**Identify**  
 Addison has recently redefined itself and produced a brand that speaks to the town's position. "Addison is a **gathering place**. It's holistic (**life, work and leisure** together). It's a **transportation hub**. And it's a **community** (and government) given to helping **ideas** come to fruition." It is the intent of this design to build off the brand, incorporate its message, and create an **identity** for Belt Line that could be duplicated throughout Addison.

**Unify**  
 The proposed design took into consideration **community input, branding efforts** and basic **design principles** to develop a cohesive vision for the corridor. The design process began by recognizing Addison as a **'transportation hub'** and identifying the importance of DART's presence along the corridor. Prior to developing an overall concept, the design team was given a pre-approved design for future bus shelters. The design concept became a catalyst for **unifying** the proposed enhancements along Belt Line. This allowed for an overall theme to emerge that not only complemented the pre-approved design but spoke to the **modern-traditional** requests of the public, while also playing off Addison's brand.

**Beautify**  
 By **unifying** the corridor, a natural sense of **beauty** emerges that helps contribute to Addison's **identity**. Elements that help contribute to Belt Line's beautification include:

- a. Plant palette – The proposed plant palette was developed by **identifying** both a theme and maintenance tolerance that had been pre-approved by the public. (Medium water requirements, texture variety and primarily blue and white color tones).
- b. Site Furniture – **Unifying** elements that speak to the **modern-traditional** requests pre-approved by the public.
- c. Artwork and Gateway Monuments – After hearing **community input**, the design team recommends the town issue an RFQ for artists to develop pieces that are unique to Addison and its immediate surroundings. The RFQ could be extended to include gateway monuments (should the public choose).

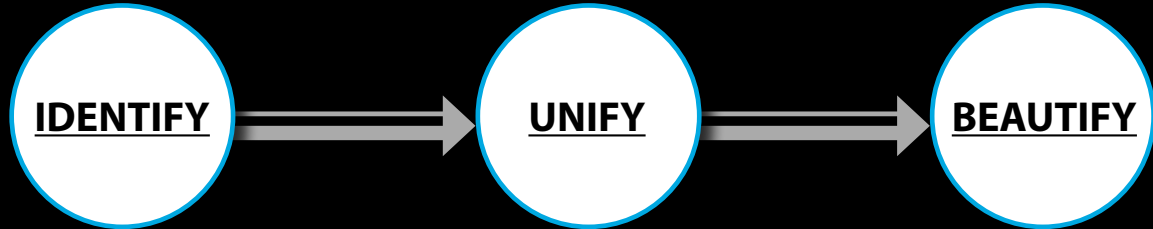


Image [135] Family of Elements Precedent Images (Town Hall Deliverable)

The vision board above outlines the overall goals and objectives outlined by the community for the proposed landscape enhancements along Belt Line Road. The images shown illustrate how various design elements play an important role in **identifying, unifying, and beautifying** the corridor.

### BRAND

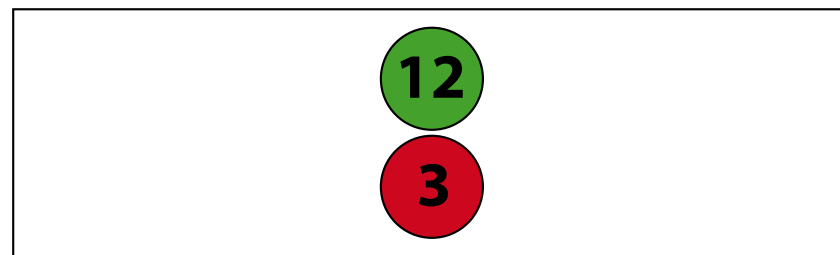


**OPPORTUNITIES:**

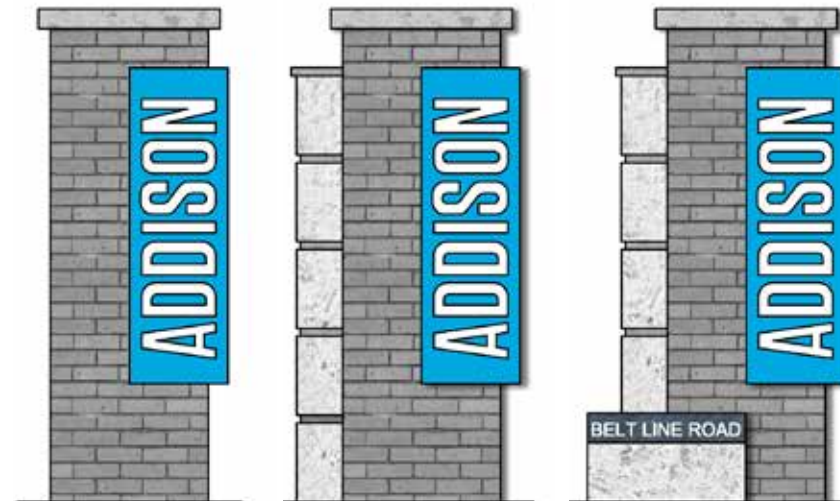
- add design elements to enhance brand
- materials consistent with bus shelter design
- consistent with brand

**CONSTRAINTS:**

- re-branding
- utility easements



### TRADITIONAL

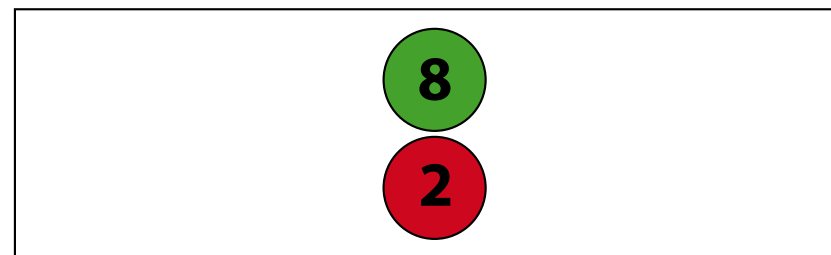


**OPPORTUNITIES:**

- providing distinctive design different from brand
- smaller footprint would avoid more utilities
- design is simple and provides landmark element

**CONSTRAINTS:**

- design is not consistent with existing brand



### AREA PRECEDENTS

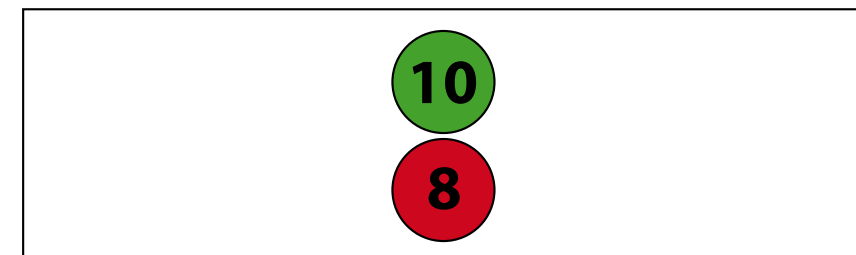


**OPPORTUNITIES:**

- art to be of similar theme
- art to supplement city brand
- vertical sign design would avoid more utilities

**CONSTRAINTS:**

- design would be up to the artist, not from community input
- protected available locations



# GATEWAY SIGNAGE

Image [136] Gateway Signage Graphics

Place **GREEN DOTS** under each image you like.   
 Place **RED DOTS** under each image you like less.







# BUS STOP AND RIGHT-OF-WAY

# BUS STOP AND RIGHT-OF-WAY: HIGH ALTERNATIVE



Key Map

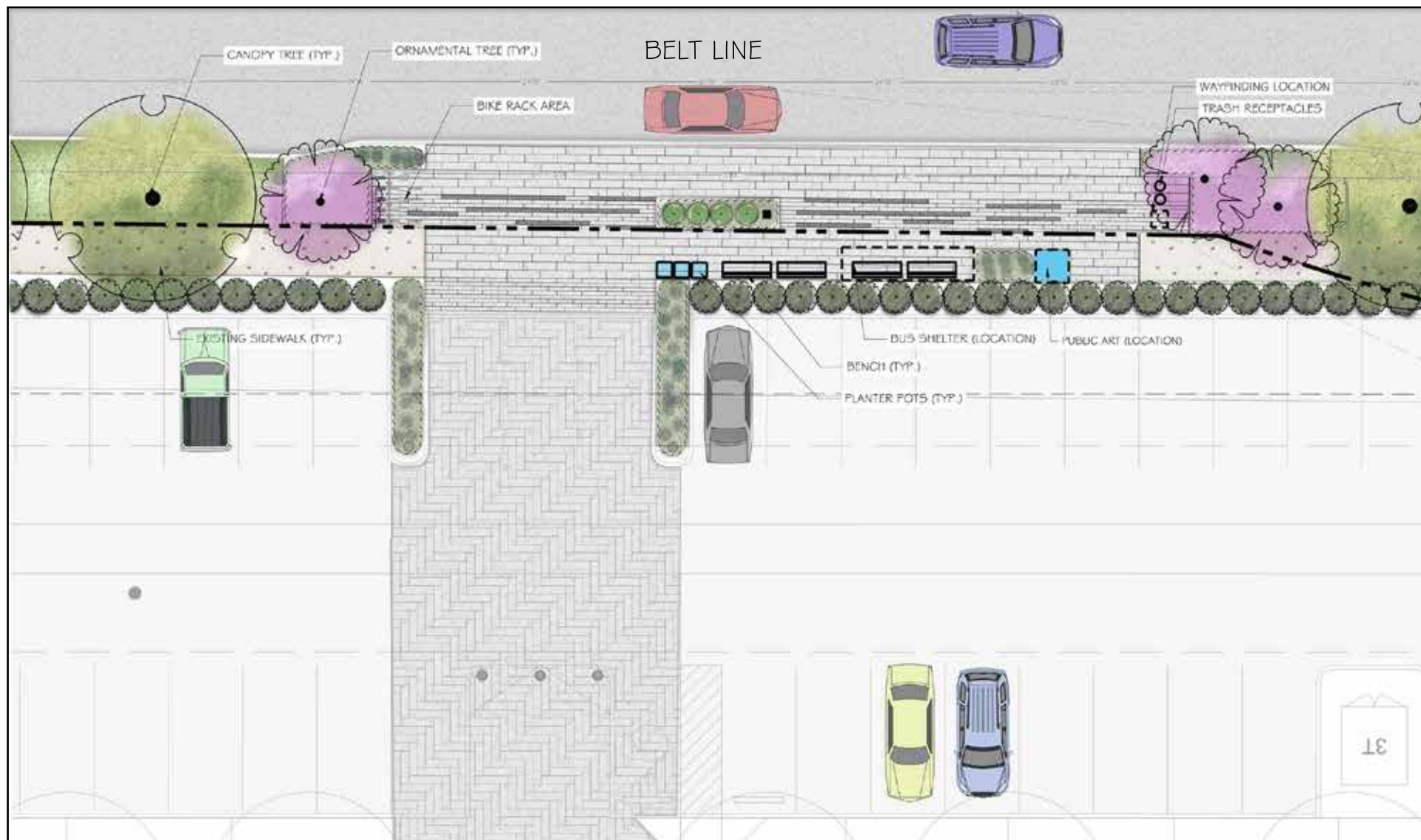


Image [137] Bus Shelter Plan Rendering- Sample Location A



Image [138] Existing Site Photo



Image [139] Bus Shelter Illustrative Rendering



Image [140] Bus Shelter Illustrative Rendering



Primary Logo



Possible Bus Shelter Design with Approved Pattern



Attraction Specific Bus Shelter Design with Approved Pattern

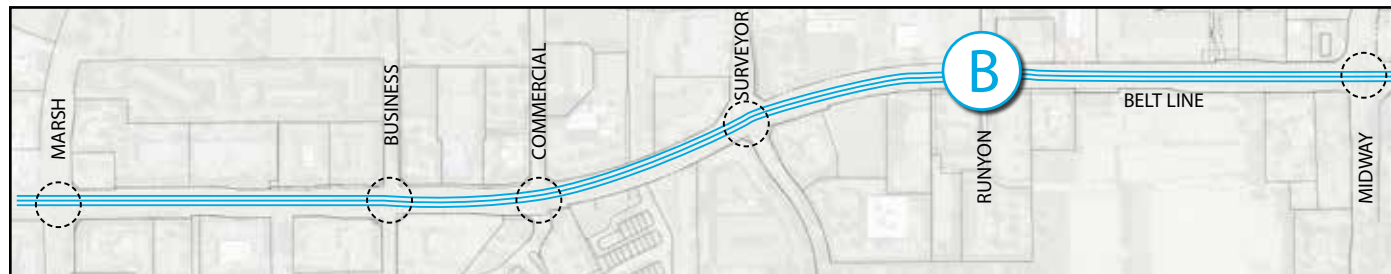
Image [141] Bus Shelter Pattern Design





INTERSECTIONS

# RUNYON ROAD INTERSECTION: HIGH ALTERNATIVE



Key Map



Image [142] Runyon Road Intersection Plan Rendering- Sample Location B



Image [143] Existing Site Photo



Image [144] Intersection Illustrative Rendering

# MARSH LANE INTERSECTION: HIGH ALTERNATIVE



Key Map



Image [145] Marsh Lane Intersection Plan Rendering- Sample Location C



Image [146] Existing Site Photo



Image [147] Intersection Illustrative Rendering







MEDIANS

# MEDIAN DESIGN: HIGH ALTERNATIVE



Key Map

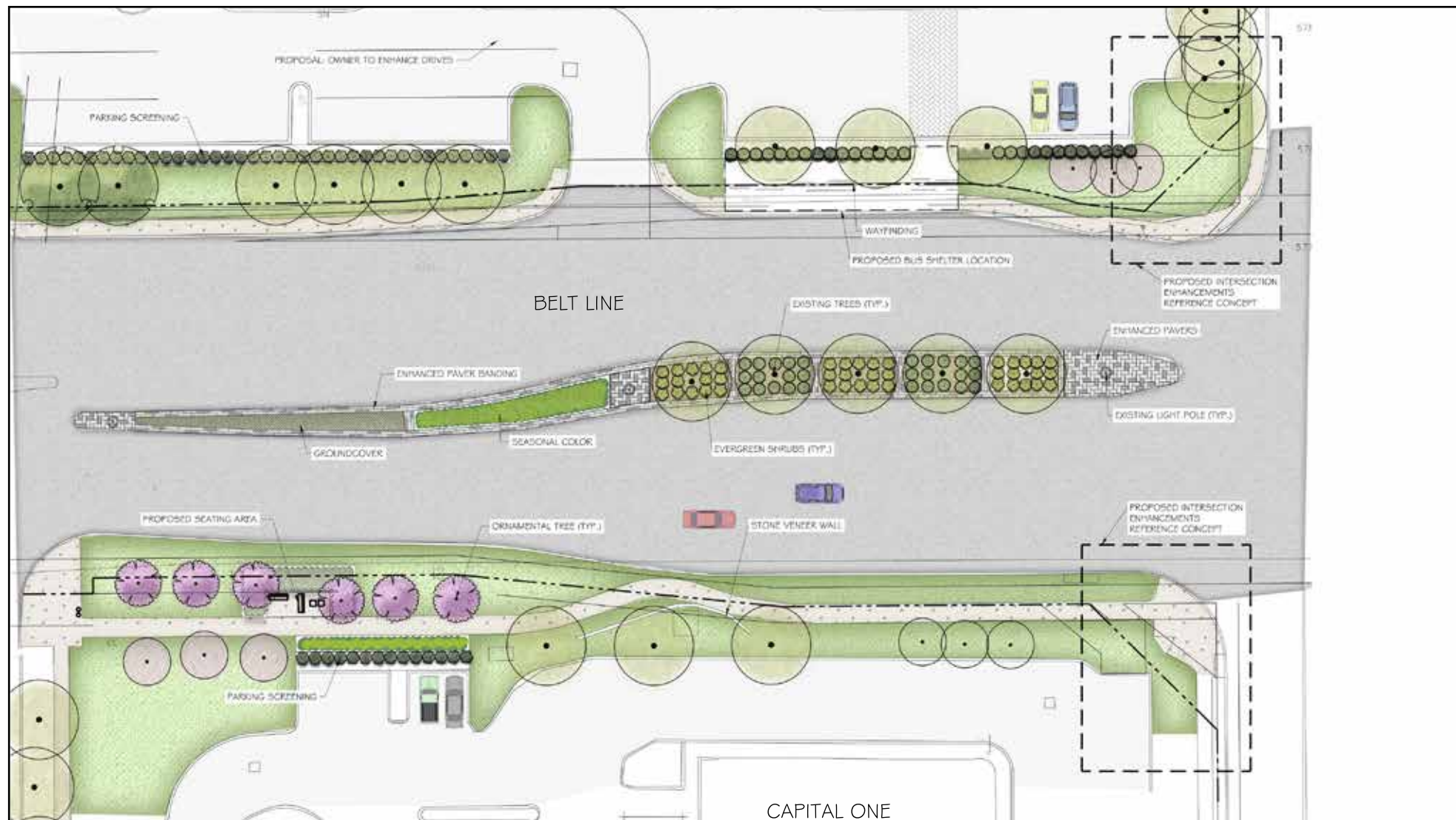


Image [148] Median Design Plan Rendering- Sample Location D



Image [149] Existing Site Photo



Image [150] Median Illustrative Rendering



# DEFINING THE CONCEPT/SCOPE

## BUS SHELTER PRIORITY- VOTING RESULTS

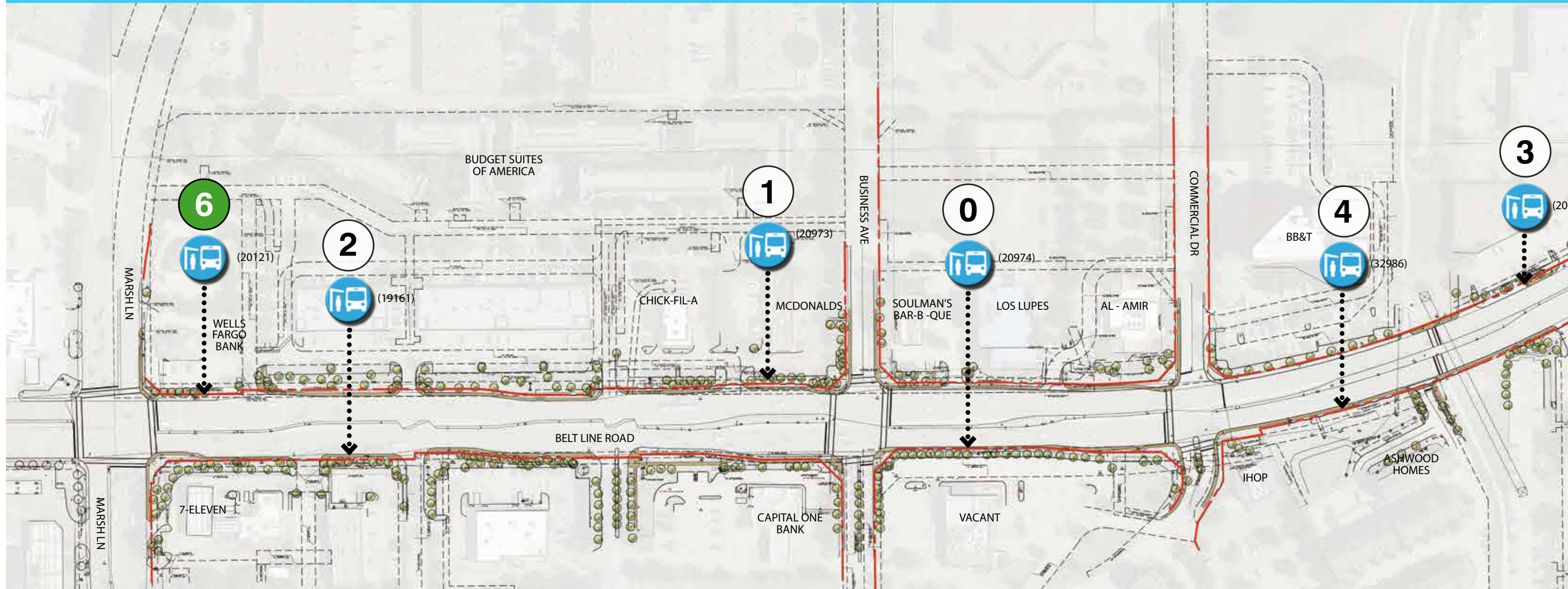


Image [151] Bus Shelter Priority- Voting Results



# BELT LINE ROAD ENHANCEMENTS

JULY 2018



# DEFINING THE CONCEPT/SCOPE

## INTERSECTION PRIORITY- VOTING RESULTS

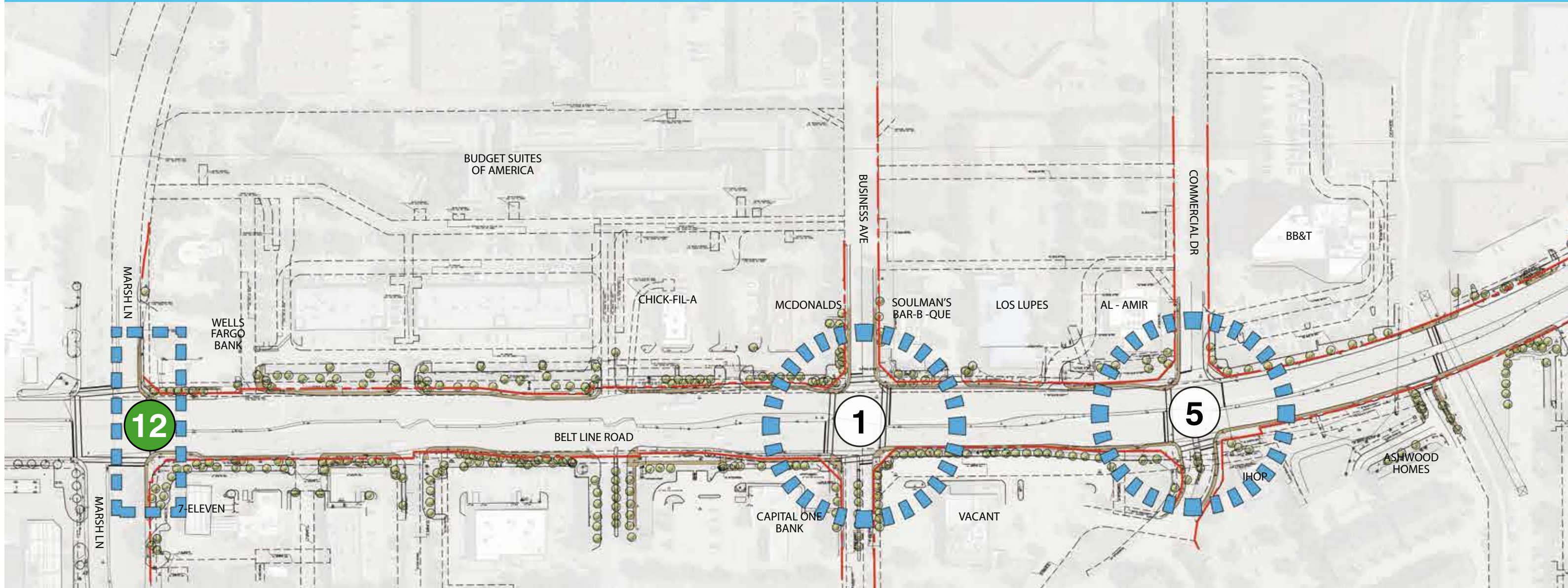
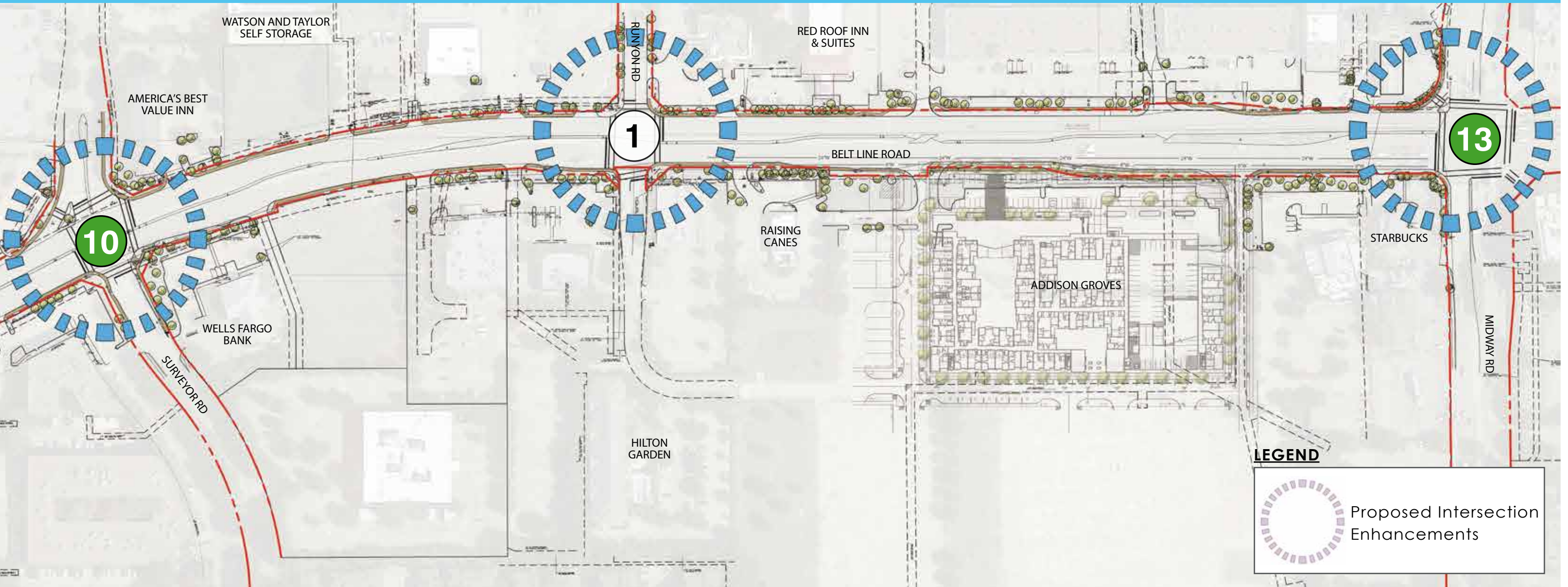


Image [152] Intersection Priority- Voting Results



# BELT LINE ROAD ENHANCEMENTS

JUNE 2018



# DEFINING THE CONCEPT/SCOPE

## FOUND SPACE AND PUBLIC ART PRIORITY-VOTING RESULTS

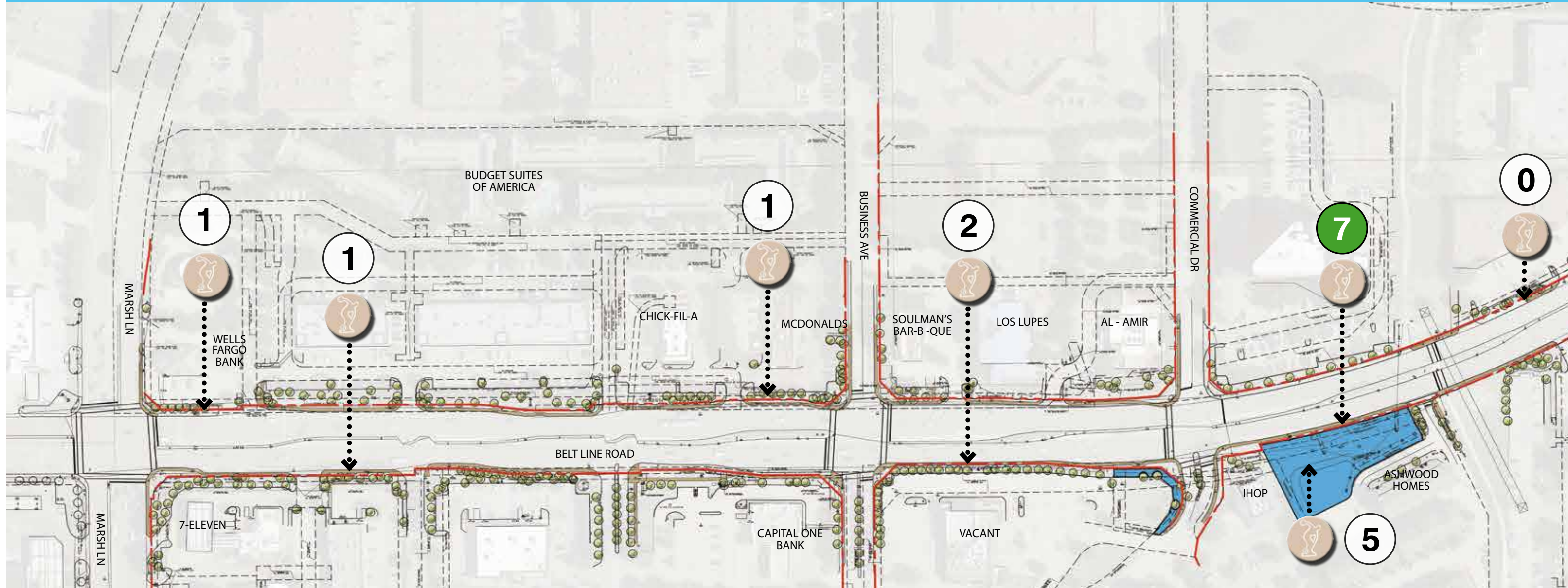


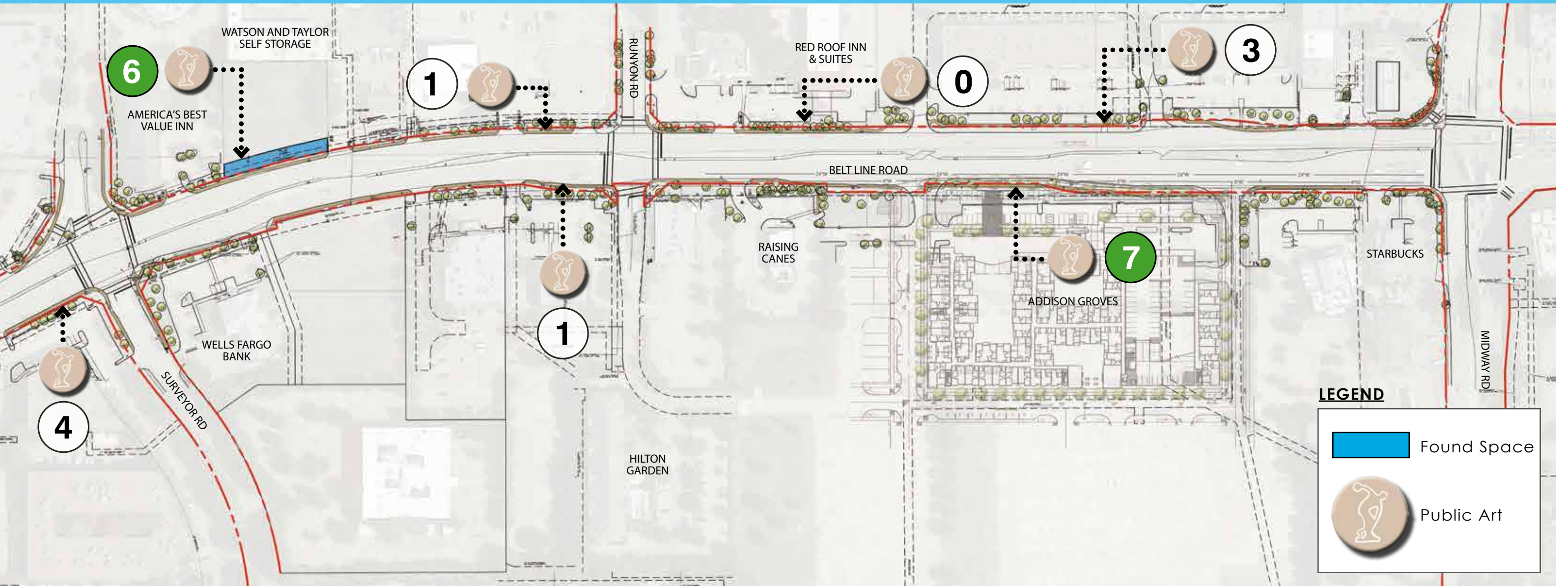
Image [153] Found Space and Public Art Priority- Voting Results





# BELT LINE ROAD ENHANCEMENTS

JUNE 2018



# [6/7] HERE ARE THE OPTIONS (LOW-MEDIUM-HIGH)

## Task Description

### Primary Goal:

- Create three levels of finish/complexity for design elements displayed in Task 5 and provide cost estimates for each to identify the public's overall comforts and/or preferences.

Per input provided in task 5, the consultant identified high/medium/low alternatives for both the overall master plan and individual design element sample areas. See alternatives in subsequent pages.

To generate cost estimates, the consultant hired an independent contractor to estimate the costs of each of the three level of finishes. These cost estimates provided a foundation for estimating high/medium/low alternatives for the overall corridor. (See estimates in subsequent pages).

### Deliverables:

- Bus Stop w/ Shelter, High/Medium/Low (Including Cost Estimate)
- Intersection, High/Medium/Low (Including Cost Estimate)
- Median, High/Medium/Low (Including Cost Estimate)
- Overall Master Plan, High Alternative (Including Estimated Cost)

## Meetings

Advisory Committee Meeting

July 9, 2018

Public Meeting

July 23, 2018

## Public Feedback

The primary objective of the public meeting was to provide an opportunity for the public to vote on their preference for High/Medium/Low design finishes and identify levels of comfort on the overall master plan, per provided cost estimates.

### Summary:

Overall, the consultant concluded that the public preferred the overall medium, master plan concept, and preferred high end finishes across the board.

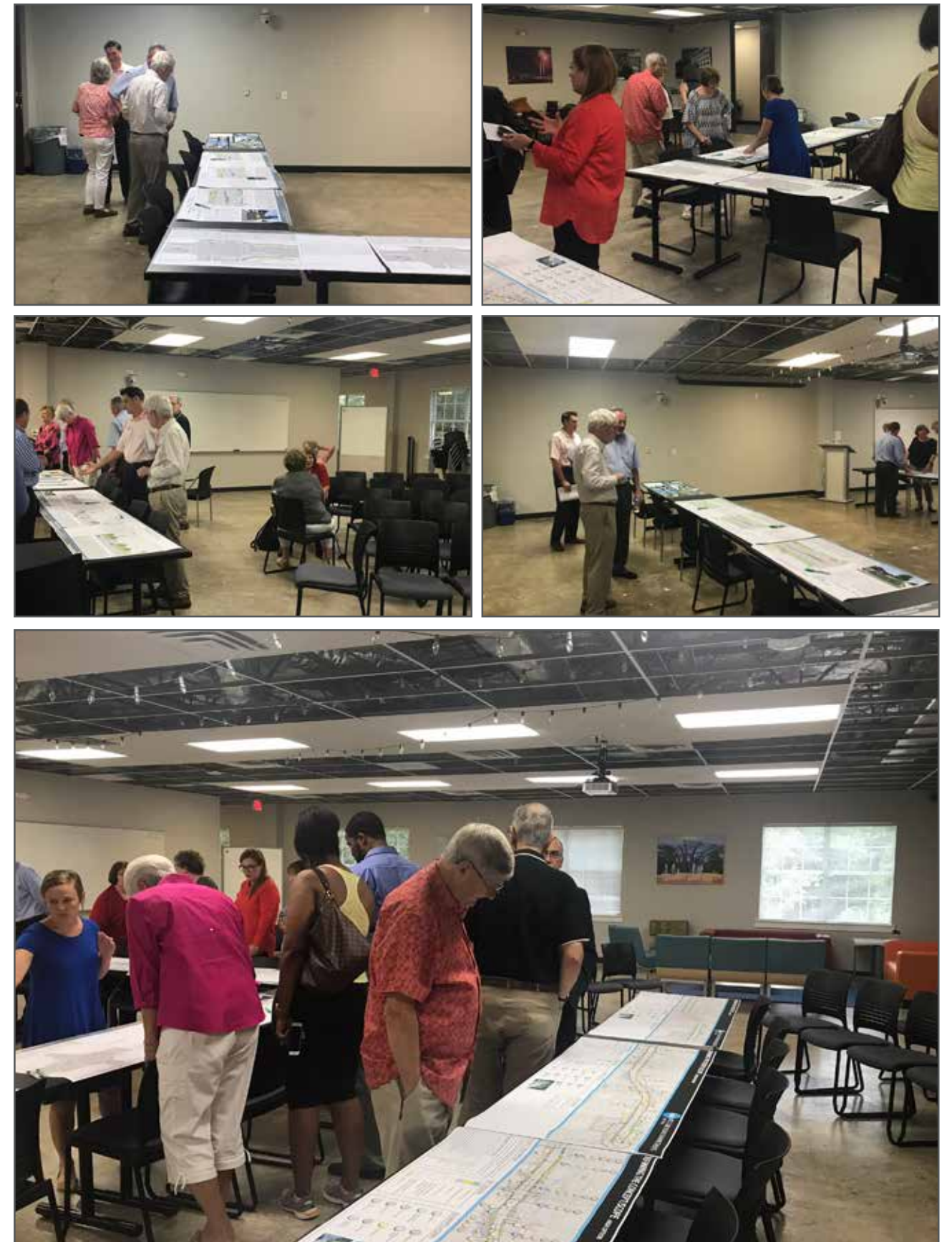


Image [154-158] Public Meeting Photos

# ADVISORY COMMITTEE NOTES



## MEETING MEMORANDUM

Re: **BELT LINE ROAD ENHANCEMENTS** Date: July 9, 2018  
 [Addison, Texas] PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch Jane Lenz, Advisory Committee  
 Ashley Whetstone, Pacheco Koch David Pells, Advisory Committee  
 Wade Peterson, Pacheco Koch Rick Fitzpatrick, Advisory Committee  
 Janna Tidwell, Town of Addison Brooks Haley, Advisory Committee  
 Charles Goff, Town of Addison  
 Ashley Mitchell, Deputy City Manager  
 Ivan Hughes, Council Member  
 Lori Ward, Council Member  
 Marlin, Willeesen, Council Member  
 Guillermo Quintanilla, Council Member

### Topics Discussed:

1. Consultant and City gave overview of the project including process and schedule.
  - a. Post July 23rd public meeting (High/Medium/Low options), the consultant will present a 'Here is Your Project' presentation to both the advisory committee and public.
    - i. The consultant will meet with property owners to discuss the project vision and implementation (specifically on how it applies to the owner's property). Input will be documented.
    - ii. The Advisory committee will then be asked if they are ready to take the High/Medium/Low Option to Council.
2. Question asked: What is the land in front of Asbury Circle zoned for?
  - a. Commercial
  - b. Comment made: There isn't enough space for development.
  - c. City advised that studies have taken place that verify there is space for development. Study at request of owner. (Wanted confirmation the space was valuable).
3. Question asked: How are plants being decided on?
  - a. Consultant and City advised the project is at a Conceptual/Master plan stage and will not address exact plant locations.
  - b. The consultant will present recommended plant palette in the final master plan, (approved by the public and advisory committee). The plant palette will serve as a 'tool box' for the construction document phase.
  - c. Public has been in favor of a blue/white plant palette to reflect Addison's branding.
    - i. The consultant emphasized blue flowers are rarely found in nature and will more than likely be shades of purple.
4. Advisory committee is in favor of both bus shelters and branding.
5. Advisory committee is in favor of image used for 'wayfinding'.
6. Comment made: "This committee is who depends if there is a bench at DART"
  - a. Consultant and City advised, at the very least (low option), it will be recommended that benches be provided at all bus stops.
7. Comment made: "Move the benches that are out there already across the street"
  - a. Consultant advised bench locations will reflect overall public input.
8. Note made: Current infrastructure construction will not interrupt the vision for Belt Line. City advised there was not a vision when construction started. Revisions will be considered per community input.
9. Question asked: Will there be a phasing plan for each option?
  - a. The consultant will prepare a phasing plan for the High/Medium/Low Option chosen by the public/city.
10. Question asked: Can some of the more expensive items be deferred?
  - a. This idea can be explored.
11. Comment made: Get Addison's IT Department involved.
  - a. City advised the IT department is involved behind the scenes and are aware of community input.
12. Comment made: Technology needs to be up to date.
  - a. Committee Recommendation: The city should explore implementing the 'SMART City' concept.
13. Question asked: Is there more than one cost estimate for each design?
  - a. Yes, the consultant will provide a cost estimate for each High/Medium/Low option.
14. City advised the found space concept presented is for the committee's review only and will not be presented to the public due to hesitation of requiring the space.
15. Comment made: "Would love to see phasing for the high option".
16. Comment made: Council wants to hear what the community wants, then they will crunch numbers.
17. Concern expressed on type of planting shown within Median concepts.
  - a. Consultant advised exact planting will be chosen and implemented in the construction document phase. The renderings shown are not plant specific, but rather in concept form.
18. Comment made: There is currently no seasonal color on Belt Line.
  - a. Seasonal color was further discussed in terms of maintenance and cost.
  - b. Committee recommendation: High option have more annuals.

19. Question asked: Is Belt Line the same as Legacy? Similar Traffic Flow and Speed?
  - a. Consultant advised, yes.
20. Question asked: What type of landscape did we do at Legacy?
  - a. The consultant advised the landscape at Legacy is in line with the Medium option presented for Belt Line.
21. Comment made: The city of Plano does not have the money or the power to take care of annuals in the medians at Legacy.
22. Consultant asked the committee to revote on the 3 options provided for the gateway monument
  - a. Comment made: Don't brand Belt Line different than the entire city
  - b. Question asked: Will people drive into the monument signs?
    - i. Consultant advised it should not be ruled out.
  - c. Comment made: "It all comes together" should not be the tag line
    - i. City advised the tag line "It all comes together" was a direct reflection of the idea of: live-work-play
  - d. Question asked: How long do city logos usually last?
    - i. City advised 20 years.
  - e. Comment made: Sign needs to read ADDISON (big) for traffic
  - f. Comment made: Add an arc to the traditional sign.
  - g. Committee advised: Remove 'it all comes together' and make the sign smaller
  - h. Committee advised: Presenting the brand monument and the traditional monument to the public again for an additional poll.

### To Do List:

- Receive contractor input for Opinion of Probable Cost: High-Medium-Low Options
- Update first two gateway monument signs for re-vote
- Remove Found Space from presentation
- Update High-Medium-Low Boards

*Amber M. Davis*

7/10/2018  
 [Project Manager]

7557 Rambler Road • Suite 1400 • Dallas, TX 75231-2388 • 972.235.3031 • pkce.com

# PUBLIC MEETING NOTES



## MEETING MEMORANDUM

Re: **BELT LINE ROAD ENHANCEMENTS** Date: July 23, 2018  
 [Addison, Texas] PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch Sandy Haley  
 Ashley Whetstone, Pacheco Koch Bill Godfrey  
 Wade Peterson, Pacheco Koch Virgil Burkhardt  
 Janna Tidwell, Town of Addison Mary Reed  
 Charles Goff, Town of Addison June Cooper  
 Lori Ward, Council Member Carol Doepfner  
 Marlin, Willeesen, Council Member William Willis  
 Guillermo Quintanilla, Council Member Bill Lamoreaux  
 Jane Lenz, Advisory Committee Jan Lamoreaux  
 David Pells, Advisory Committee Margie Gunther  
 Brooks Haley, Advisory Committee Brittany Simmons  
 Mary R.

### Gateway Sign Design- City Brand Alternative Board:

1. Low Alternative Comments:
  - a. Like a cleaner look
2. Medium Alternative Comments:
  - a. No comments
3. High Alternative Comments:
  - a. Love high alternative which says something fun is happening in Addison
  - b. Like, but too short for vehicles to see from 3 lanes
  - c. Like the sign, but wish it was taller
  - d. Do not like the bubbles
4. Board Votes:
  - a. Low- 4
  - b. Medium- 0
  - c. High- 8

### Gateway Sign Design- Traditional Alternative Board:

1. Low Alternative Comments:
  - a. Switch the orientation of the ADDISON text (make vertical)
2. Medium Alternative Comments:
  - a. No comments
3. High Alternative Comments:
  - a. This seems redundant (referring to the smaller, bottom portion of the sign)
  - b. Change "Belt Line Road" label to "Welcome"
  - c. Use city brand on taller sign and move name of street up where can be seen by more than just 1st car in line
  - d. I like this with vertical lettering
4. Board Votes:
  - a. Low- 2
  - b. Medium- 3
  - c. High- 4

### Bus Stop and Right-of-Way Board:

1. Low Alternative Comments:
  - a. No comments
2. Medium Alternative Comments:
  - a. Love planters and extra benches
  - b. Question mark next to the price for "public art foundation"
  - c. "NO" next to the price for solid Bermuda sod
3. High Alternative Comments:
  - a. Love upgraded bus stops
  - b. Only 6K more than med alternative and get wayfinding and public art
4. Board Votes:
  - a. Low- 0
  - b. Medium- 6
  - c. High- 6

### Marsh Lane Intersection Design:

1. Medium Alternative Comments:
  - a. Like sidewalk paving
  - b. Best value
2. High Alternative Comments:
  - a. Like landscaping and plants
  - b. More plants
  - c. Love sign indicating Addison
  - d. No Addison sign
  - e. Love the pavers
3. Board Votes:
  - a. Medium- 4
  - b. High- 10

### Runyon Road Intersection Design:

1. Medium Alternative Comments:
  - a. Like extra landscaping
  - b. Current pavers are fine
  - c. Maybe too many benches; too expensive
  - d. Trash bins too expensive
2. High Alternative Comments:
  - a. Photoshop out powerlines
  - b. Like upgraded corner
  - c. Love planters and benches
  - d. Planters nice!
  - e. More planting
  - f. Do not like planters; too expensive
  - g. Maybe too much maintenance
3. Board Votes:
  - a. Medium- 0
  - b. High- 11

### Median Design:

1. Low Alternative Comments:
  - a. Reflective/ aspect paint/ buttons (on nose of medians)
2. Medium Alternative Comments:
  - a. Distinguish the points so they show up at night (pointing at median nose)
  - b. Best value
3. High Alternative Comments:
  - a. Groundcover too maintenance intensive especially in summer
  - b. Keep less intense
  - c. As much green as possible
4. Board Votes:
  - a. Low- 0
  - b. Medium- 2
  - c. High- 10

### Corridor Boards:

1. Low Alternative Comments:
  - a. No comments
2. Medium Alternative Comments:
  - a. Paint the median points a color that shows up at night so the "left turners" are able to see them
3. High Alternative Comments:
  - a. Let's make Addison a gem
  - b. Modify- take out bus stops (Business Ave south side, Surveyor Rd south side, Runyon Rd north side, last stop closest to Midway north side)
4. Board Votes:
  - a. Low- 0
  - b. Medium- 12
  - c. High- 2

### To Do List:

- Discuss schedule for next committee meeting
- Production progress on the master plan finalization and phasing document

*Amber M. Davis*

7/24/2018  
 [Project Manager]

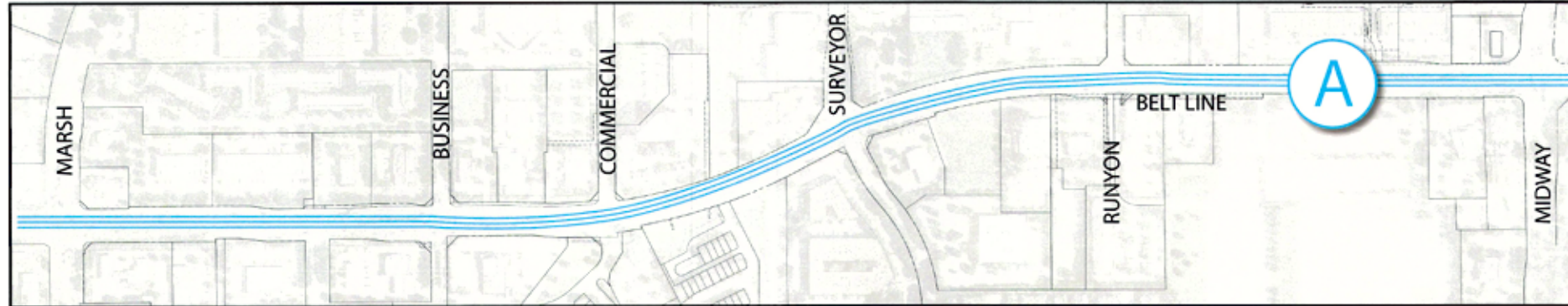
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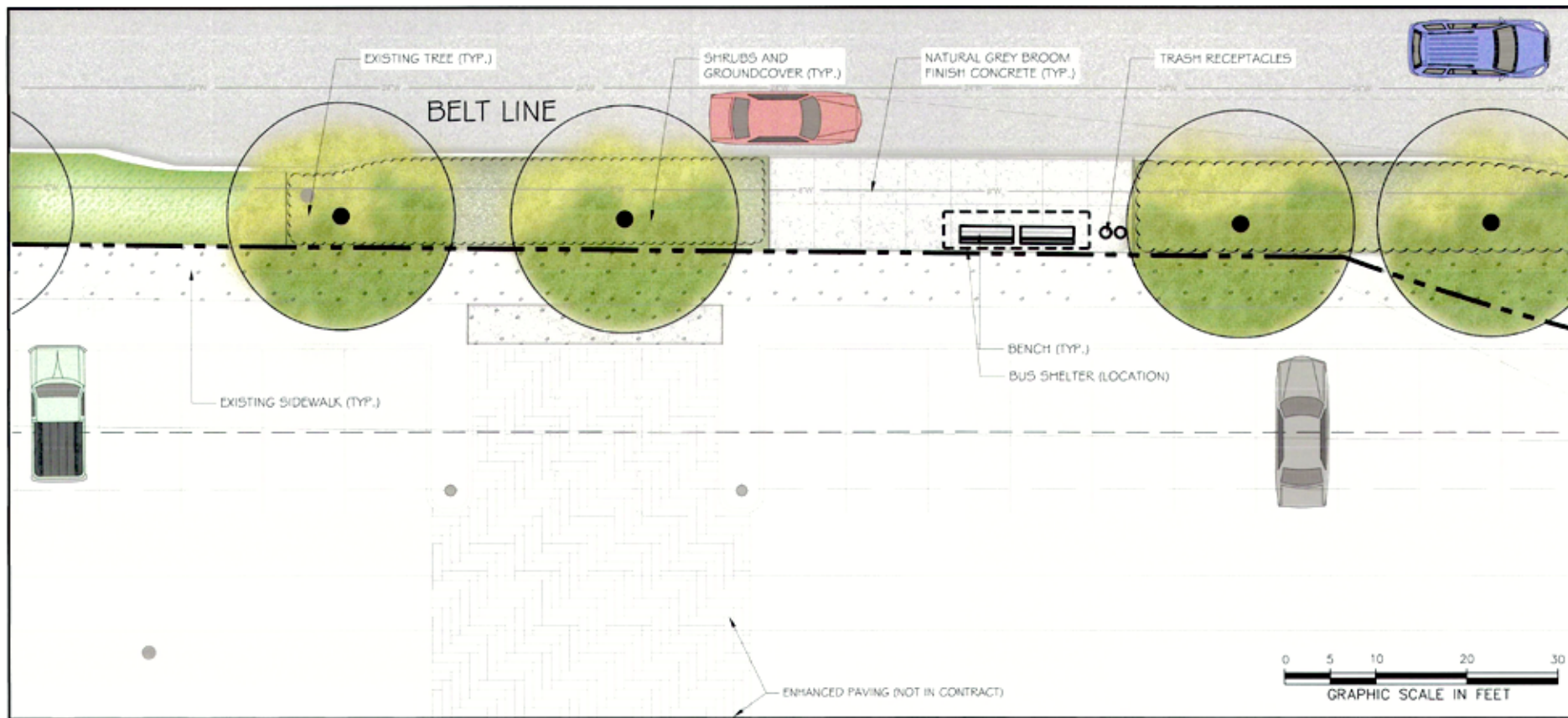


# BUS STOP AND RIGHT-OF-WAY

# BUS STOP AND RIGHT-OF-WAY DESIGN: LOW ALTERNATIVE



Key Map



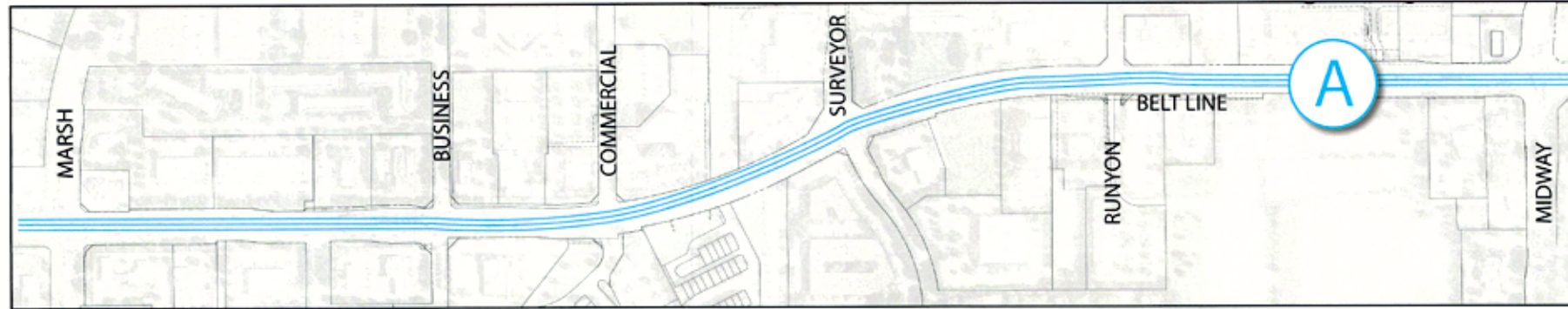
**Image [159]** Bus Stop and ROW Design:  
Low Alternative

Project Item Information					
Bidlist Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	129	SY	\$ 27.00	\$3,483.00
2	NATURAL GREY BROOMED CONCRETE WALKS	412	SF	\$ 11.75	\$4,841.00
3	6" BENCH	2	EA	\$ 1,950.00	\$3,900.00
4	TRASH RECEPTACLE	2	EA	\$ 1,300.00	\$2,600.00
5	LANDSCAPE TOPSOIL & MULCH BED	6	CY	\$ 125.00	\$750.00
6	PLANTING AREA	1075	SF	\$ 3.50	\$3,762.50
8	BUS STOP (16' x 8' PRE MANUFACTURED)	1	EA	\$28,500.00	\$28,500.00
9	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$5,500.00
<b>COST</b>					<b>\$53,336.50</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$13,334.13</b>
<b>TOTAL BUDGET</b>					<b>\$66,670.63</b>

**Graph [7]** Bus Stop and ROW Design: Low Alternative  
Cost Estimate

Select which bus stop alternative you like best and place a green check in the box. →

# BUS STOP AND RIGHT-OF-WAY: MEDIUM ALTERNATIVE



Key Map

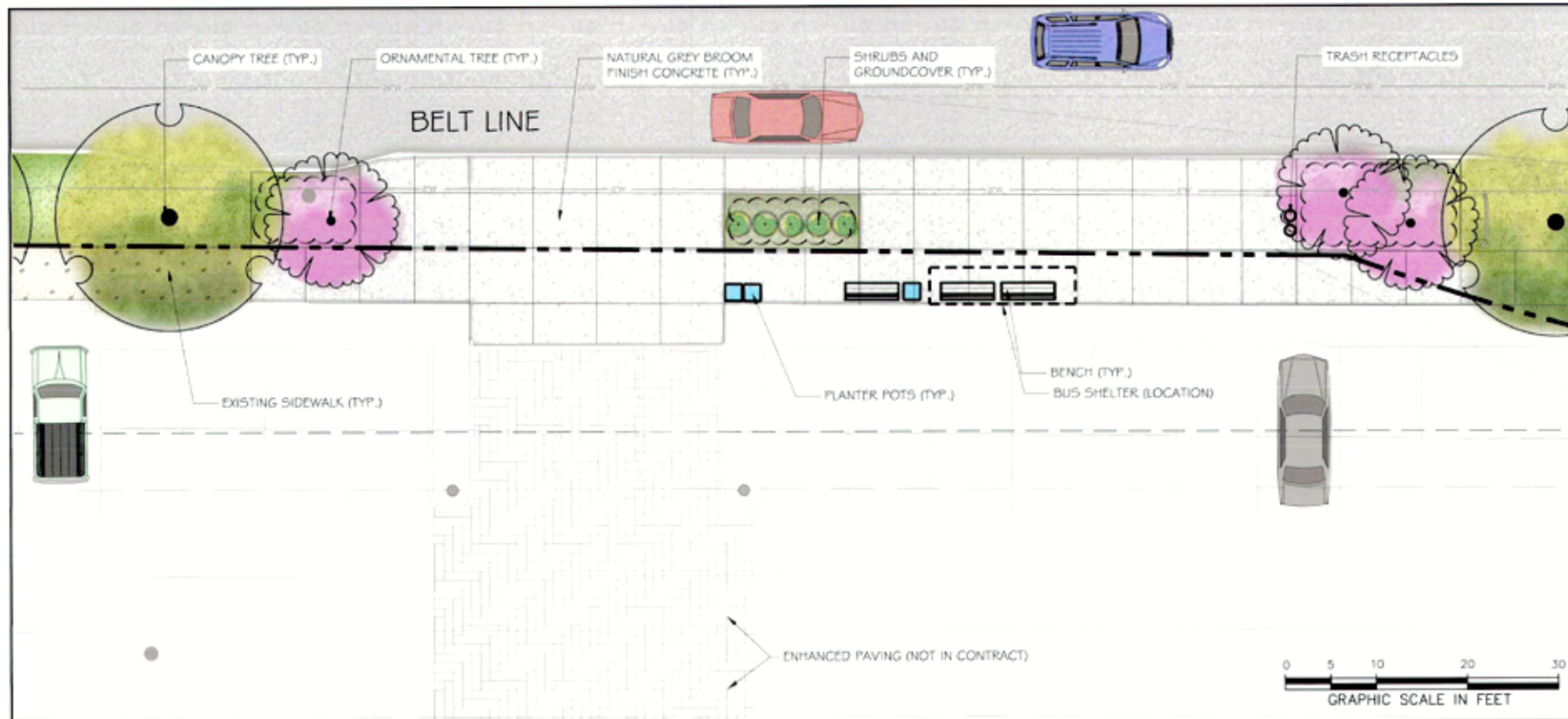


Image [160] Bus Stop and ROW Design: Medium Alternative

*LOVE PLANTERS + EXTRA BENCHES*

Project Item Information					
Bidlist Item No	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	228	SY	\$ 27.00	\$6,156.00
2	NATURAL GREY BROOMED CONCRETE WALKS	2052	SF	\$ 11.75	\$24,111.00
3	PLANTER POT	3	EA	\$ 2,800.00	\$8,400.00
4	6' BENCH	3	EA	\$ 1,950.00	\$5,850.00
5	TRASH RECEPTACLE	2	EA	\$ 1,300.00	\$2,600.00
6	PUBLIC ART FOUNDATION	17	SF	\$ 47.00	\$799.00 ?
7	LANDSCAPE TOPSOIL & MULCH BED	6	CY	\$ 125.00	\$750.00
8	SHRUBS (5 GAL)	5	EA	\$ 67.00	\$335.00
9	SOLID BERMUDA SOD	464	SF	\$ 1.10	\$510.40 No
10	ORNAMENTAL TREES (15 GAL)	3	EA	\$ 225.00	\$675.00
11	TEXAS NATIVE CANOPY TREES (30 GAL)	3	EA	\$ 645.00	\$1,935.00
12	BUS STOP (16' x 8' PRE MANUFACTURED)	1	EA	\$28,500.00	\$28,500.00
13	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$5,500.00
<b>COST</b>					<b>\$86,121.40</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$21,530.35</b>
<b>TOTAL BUDGET</b>					<b>\$107,651.75</b>

Graph [8] Bus Stop and ROW Design: Medium Alternative Cost Estimate

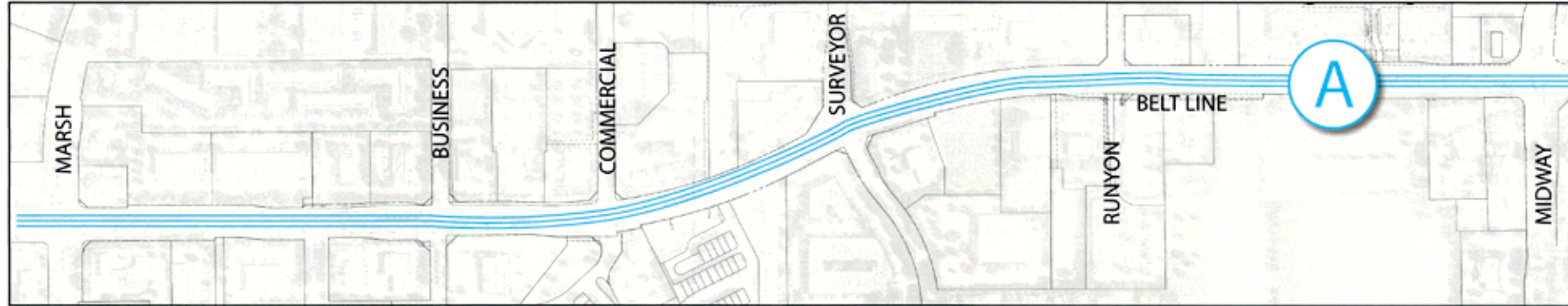
Select which bus stop alternative you like best and place a green check in the box. →

✓
✓
✓
✓
✓
✓

# BUS STOP AND RIGHT-OF-WAY: HIGH ALTERNATIVE



## BELT LINE ROAD ENHANCEMENTS LOW-MEDIUM-HIGH ALTERNATIVES



Key Map

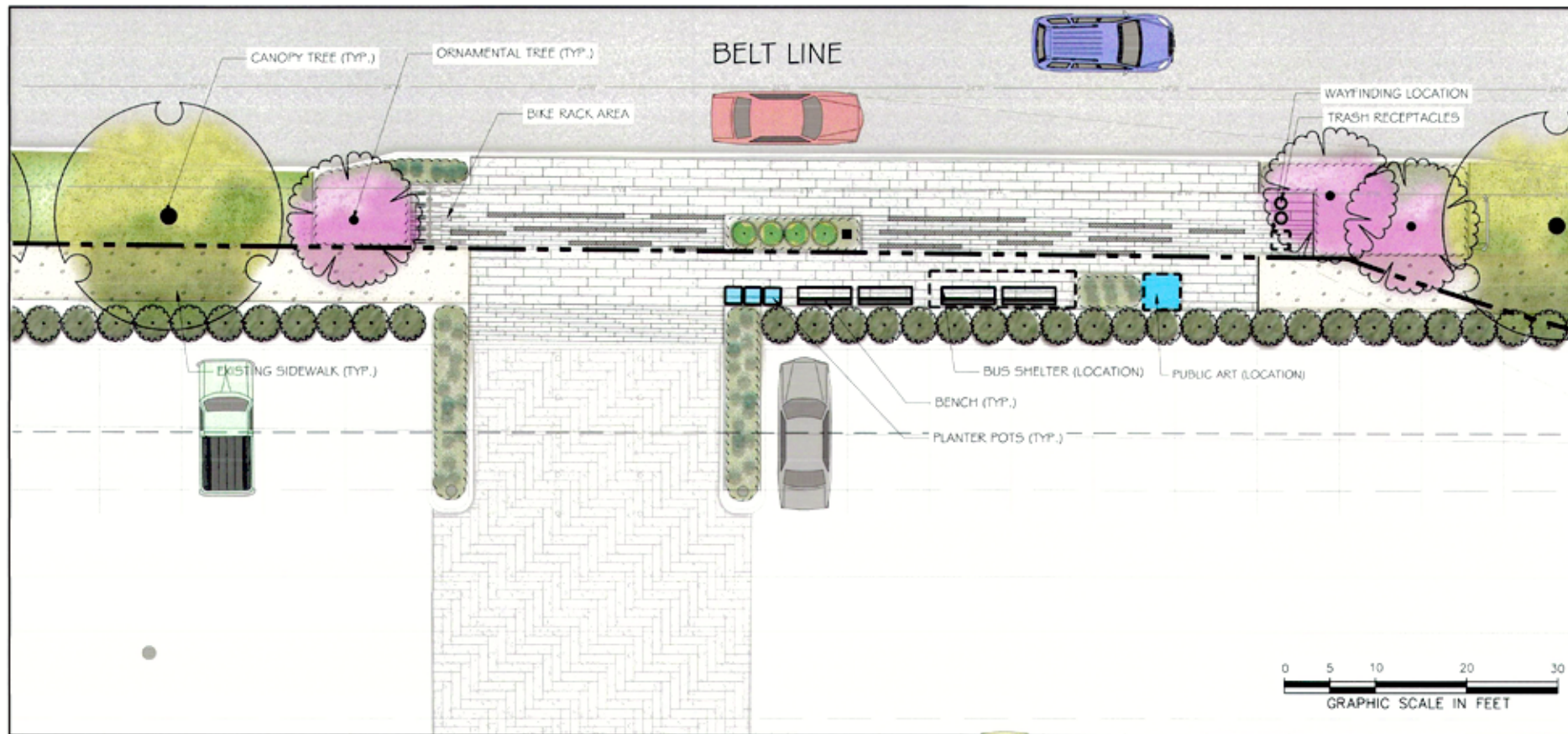


Image [161] Bus Stop and ROW Design:  
High Alternative



Image [162] Bus Stop and ROW Design Perspective  
Renderings

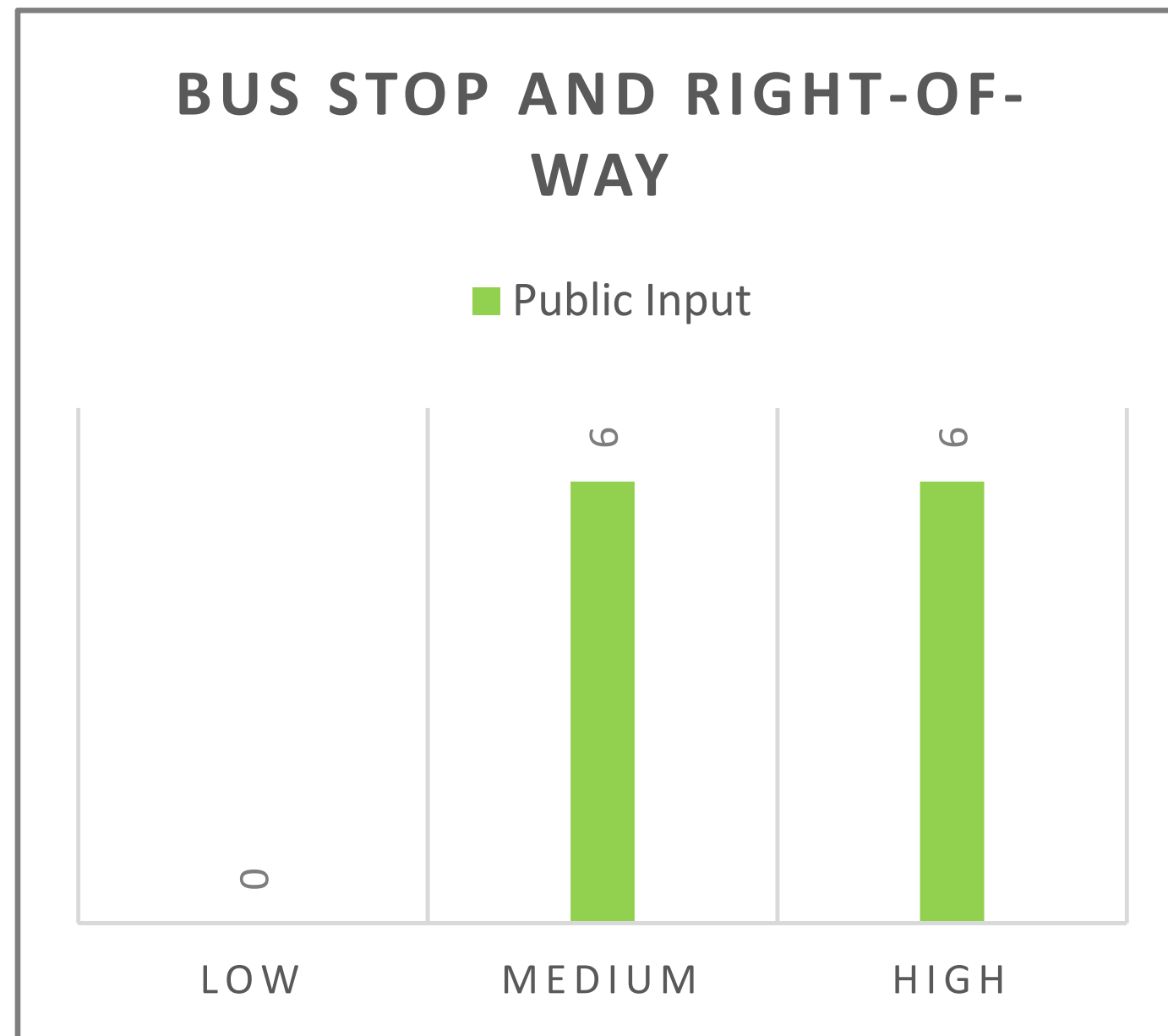
Project Item Information					
Bid Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	129	SY	\$ 27.00	\$3,483.00
2	ENHANCED PAVER BAND incl CONCRETE BASE	29	SF	\$ 19.50	\$565.50
3	ENHANCED PAVERS incl CONCRETE BASE	1132	SF	\$ 15.65	\$17,715.80
4	PLANTER POT	3	EA	\$ 2,800.00	\$8,400.00
5	6' BENCH	4	EA	\$ 1,950.00	\$7,800.00
6	TRASH RECEPTACLE	2	EA	\$ 1,300.00	\$2,600.00
7	DECORATIVE BOLLARDS incl FOUNDATION	2	EA	\$ 1,750.00	\$3,500.00
8	PUBLIC ART FOUNDATION	17	SF	\$ 47.00	\$799.00
9	LANDSCAPE TOPSOIL & MULCH BED	12	CY	\$ 125.00	\$1,500.00
10	SHRUBS (5 GAL)	82	EA	\$ 67.00	\$5,494.00
11	SOLID BERMUDA SOD	504	SF	\$ 1.10	\$554.40
12	ORNAMENTAL TREES (15 GAL)	3	EA	\$ 225.00	\$675.00
13	TEXAS NATIVE CANOPY TREES (30 GAL)	3	EA	\$ 645.00	\$1,935.00
13	WAYFINDING SIGN (ARCHITECTURAL GRADE)	1	EA	\$ 2,155.00	\$2,155.00
14	BUS STOP (16' x 8' PRE MANUFACTURED)	1	EA	\$28,500.00	\$28,500.00
15	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$5,500.00
<b>COST</b>					<b>\$91,176.70</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$22,794.18</b>
<b>TOTAL BUDGET</b>					<b>\$113,970.88</b>

Graph [9] Bus Stop and ROW Design: High Alternative  
Cost Estimate

Select which bus stop alternative you like best and place a green check in the box. →

LOVE UPGRADED BUS STOPS. Only \$6k more than med alternative + get wayfinding sign + public art.  
 HgV ✓  
 main ✓ more green, people-friendly  
 ✓ (MS)





**Graph [10]** Bus Stop and ROW Design Voting Results





INTERSECTIONS

# RUNYON INTERSECTION DESIGN: MEDIUM ALTERNATIVE



Key Map

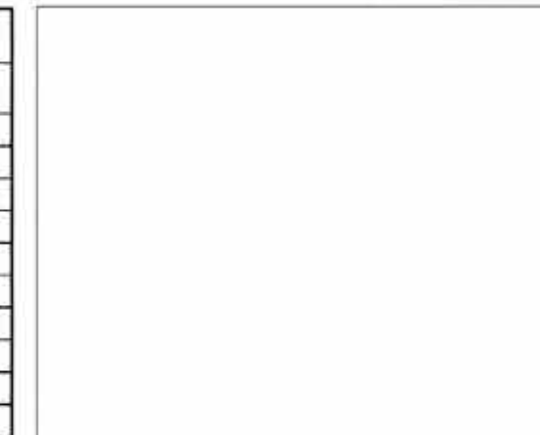


Image [163] Runyon Intersection Design: Medium Alternative

LIKE EXTRA LANDSCAPING.  
CURRENT PAVES ARE FINE

maybe too many benches  
benches too expensive  
trash bins too expensive } DP

Project Item Information					
Bid Item No.	Description	Est. Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE PAVING & MEDIAN	537	SF	\$ 15.00	\$10,095.00
2	NATURAL GREY BROOMED CONCRETE WALES	4651	SF	\$ 11.75	\$54,649.25
3	6" BENCH	9	EA	\$ 1,850.00	\$17,750.00
4	TRASH RECEPTACLE	8	EA	\$ 1,300.00	\$10,400.00
5	LANDSCAPE TOPSOIL & MULCH BED	22	CV	\$ 125.00	\$2,750.00
6	SHRUBS (5 GAL)	39	EA	\$ 67.00	\$2,613.00
7	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 9,250.00	\$9,250.00
<b>COST</b>					<b>\$115,507.25</b>
DESIGN CONTINGENCY 25%					<b>\$28,826.81</b>
<b>TOTAL BUDGET</b>					<b>\$144,334.06</b>



Graph [11] Runyon Intersection Design: Medium Alternative Cost Estimate

Select which intersection alternative you like best and place a green check in the box.

# RUNYON INTERSECTION DESIGN: HIGH ALTERNATIVE



Key Map

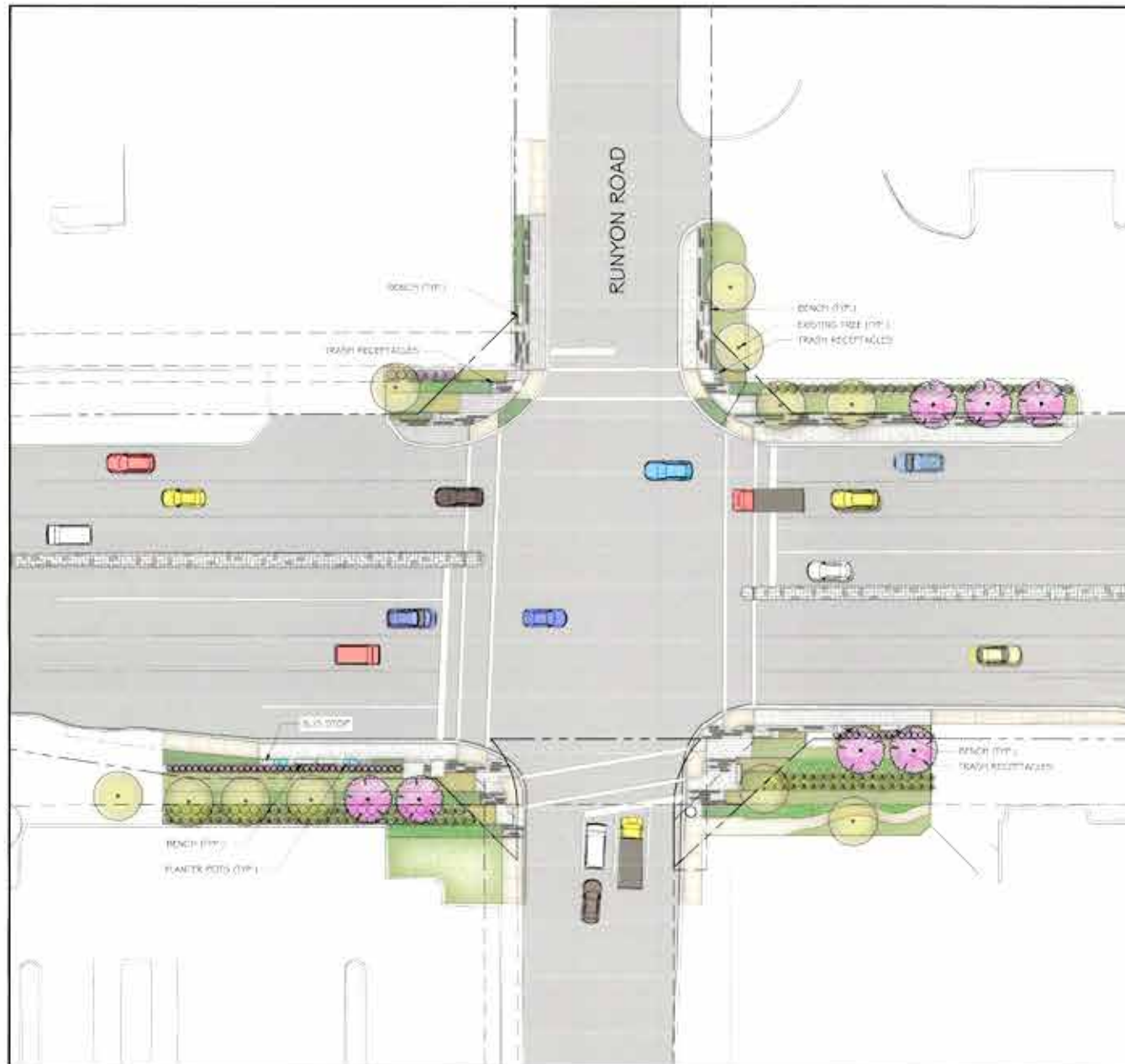


Image [164] Runyon Intersection Design:  
High Alternative



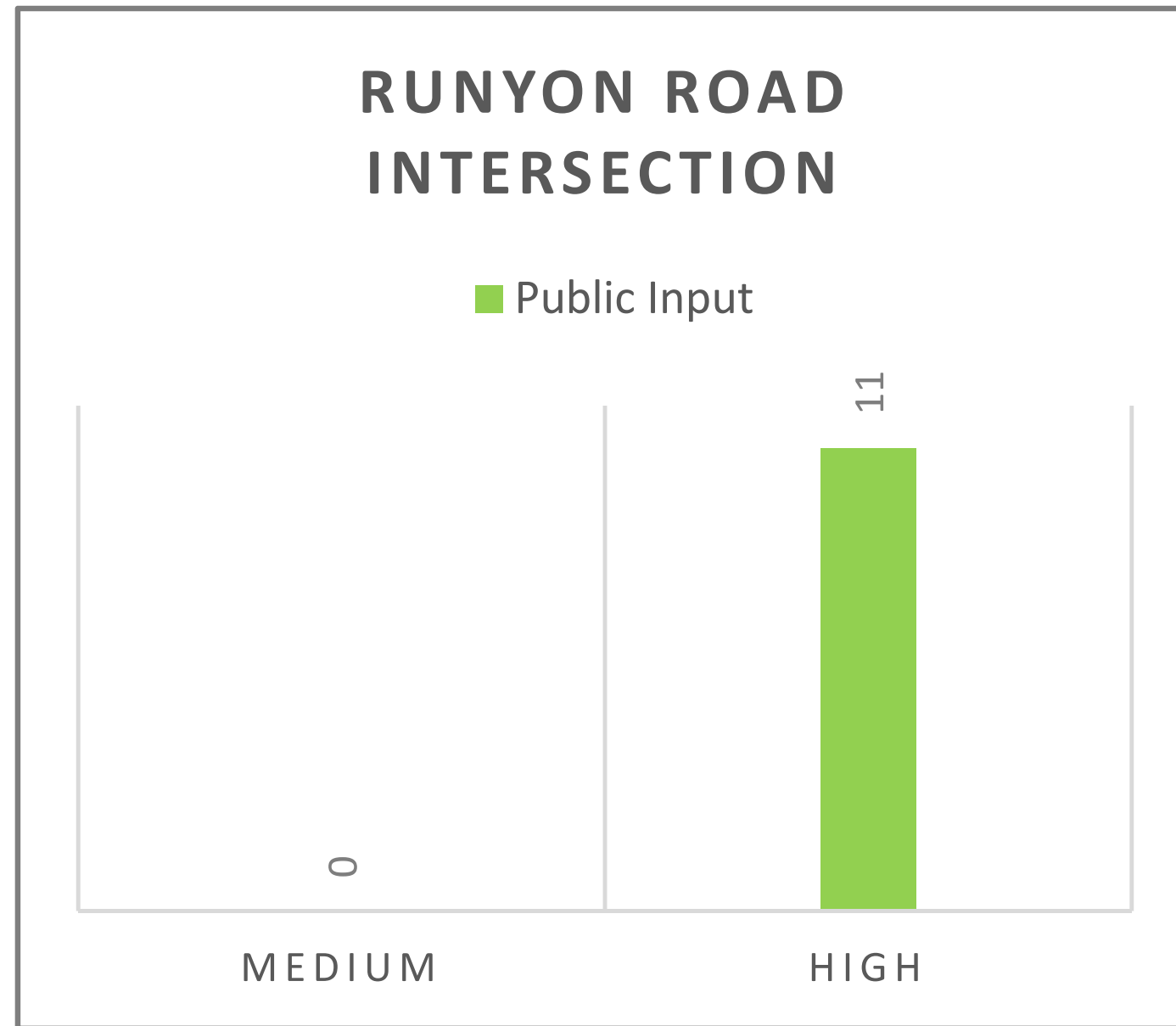
Image [165] Runyon Intersection Design Perspective Rendering

Project Item Information					
Bid Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE PAVING & MEDIAN	683	SY	\$ 57.00	\$24,903.00
2	ENHANCED PAVER BAND incl CONCRETE BASE	1246	SF	\$ 19.50	\$24,296.00
3	ENHANCED PAVERS incl CONCRETE BASE	3419	SF	\$ 15.65	\$53,507.35
4	NATURAL GREY BROOMED CONCRETE WALKS	1479	SF	\$ 11.75	\$17,378.25
5	HANDICAP RAMPS	0	EA	\$ 2,290.00	\$26,450.00
6	PLANTER POT	4	EA	\$ 1,500.00	\$11,200.00
7	BENCH	0	EA	\$ 1,950.00	\$15,600.00
8	TRASH RECEPTACLE	0	EA	\$ 1,700.00	\$11,700.00
9	LANDSCAPE TOPSOIL & MULCH BED	47	CY	\$ 125.00	\$5,875.00
10	SHRUBS (5 GAL)	155	EA	\$ 67.00	\$12,395.00
11	SOLID BERMUDA SOD	2242	SF	\$ 1.10	\$2,466.20
12	ORNAMENTAL TREES (15 GAL)	0	EA	\$ 325.00	\$1,575.00
13	BARRICADES & TRAFFIC CONTROL	1	LS	\$15,200.00	\$15,200.00
COST					\$221,457.80
DESIGN CONTINGENCY 25%					\$55,364.45
TOTAL BUDGET					\$276,822.25

LIKE UPGRADED CORNER  
+ LOVE PLANTERS  
+ BENCHES  
✓ Like it ✓ (MUI)  
✓ w/c  
✓ w/g  
✓ Planters nice! EA  
✓ @  
✓ P/B  
✓ name more planting  
✓ MUR  
Do not like planters  
too expensive / DP  
maybe to much maintenance

Graph [12] Runyon Intersection Design: High  
Alternative Cost Estimate

Select which intersection alternative you like best and place a green check in the box.



**Graph [13]** Runyon Intersection Voting Results

# MARSH INTERSECTION DESIGN: MEDIUM ALTERNATIVE



Key Map

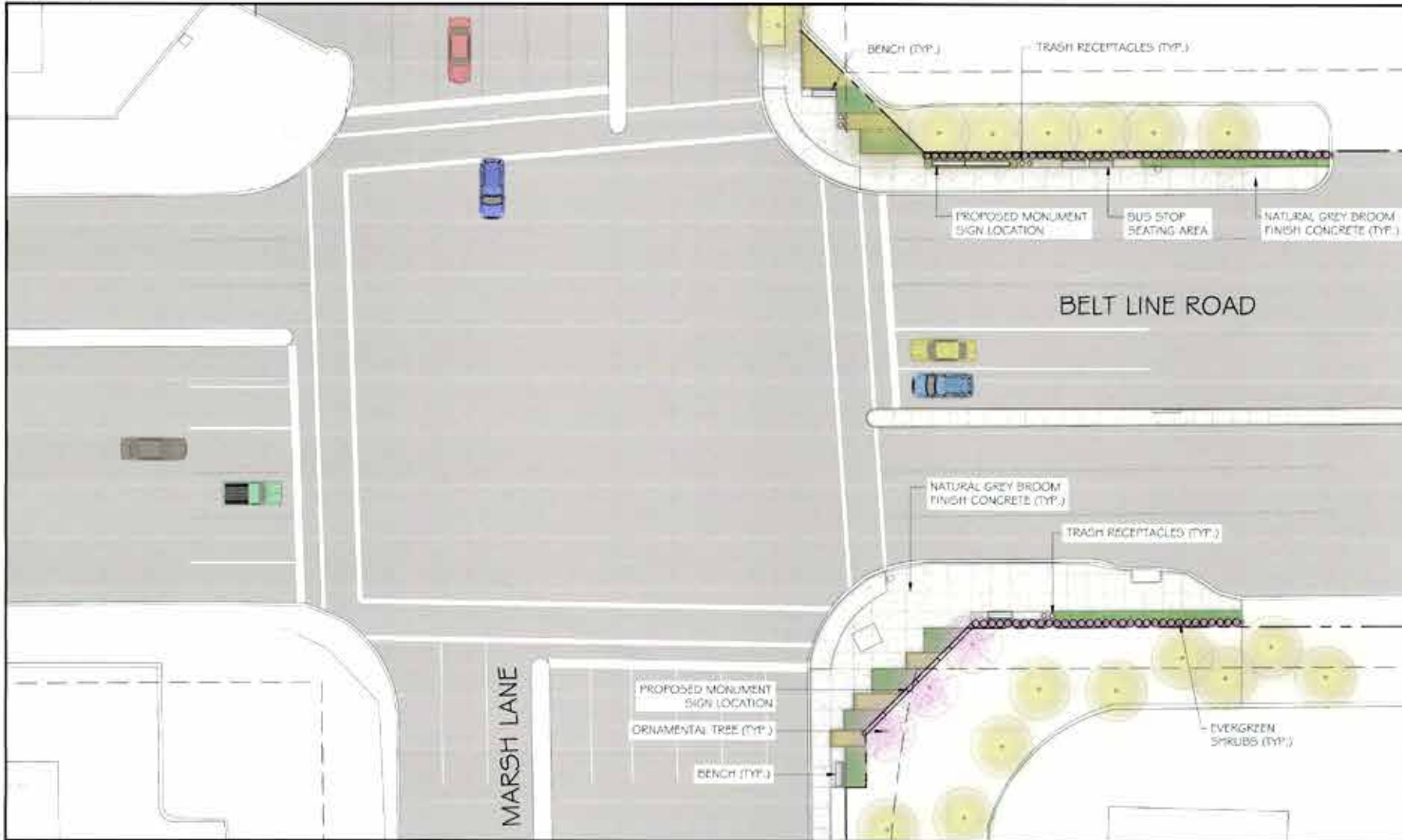


Image [166] Marsh Lane Intersection Design: Medium Alternative

Project Item Information					
Bid/Item No.	Description	Bid Quantity	Unit	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	405	SY	\$ 27.00	\$10,935.00
2	NATURAL GREY BROOMED CONCRETE WALKS	3627	SF	\$ 11.75	\$42,617.25
3	6' BENCH	5	EA	\$ 1,950.00	\$9,750.00
4	TRASH RECEPTACLE	6	EA	\$ 1,300.00	\$7,800.00
5	LANDSCAPE TOPSOIL & MULCH BED	16	CY	\$ 125.00	\$2,000.00
6	SHRUBS (5 GAL)	83	EA	\$ 67.00	\$5,561.00
7	MONUMENT SIGN (ARCHITECTURAL GRADE)	2	EA	\$18,500.00	\$37,000.00
8	BARRICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$126,663.25</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$31,665.81</b>
<b>TOTAL BUDGET</b>					<b>\$158,329.06</b>

Graph [14] Marsh Lane Intersection Design: Medium Alternative Cost Estimate

Select which intersection alternative you like best and place a green check in the box.

LIKE SIDEWALK PAVING  
 ✓ LIKE RT  
 ✓✓ Best Value

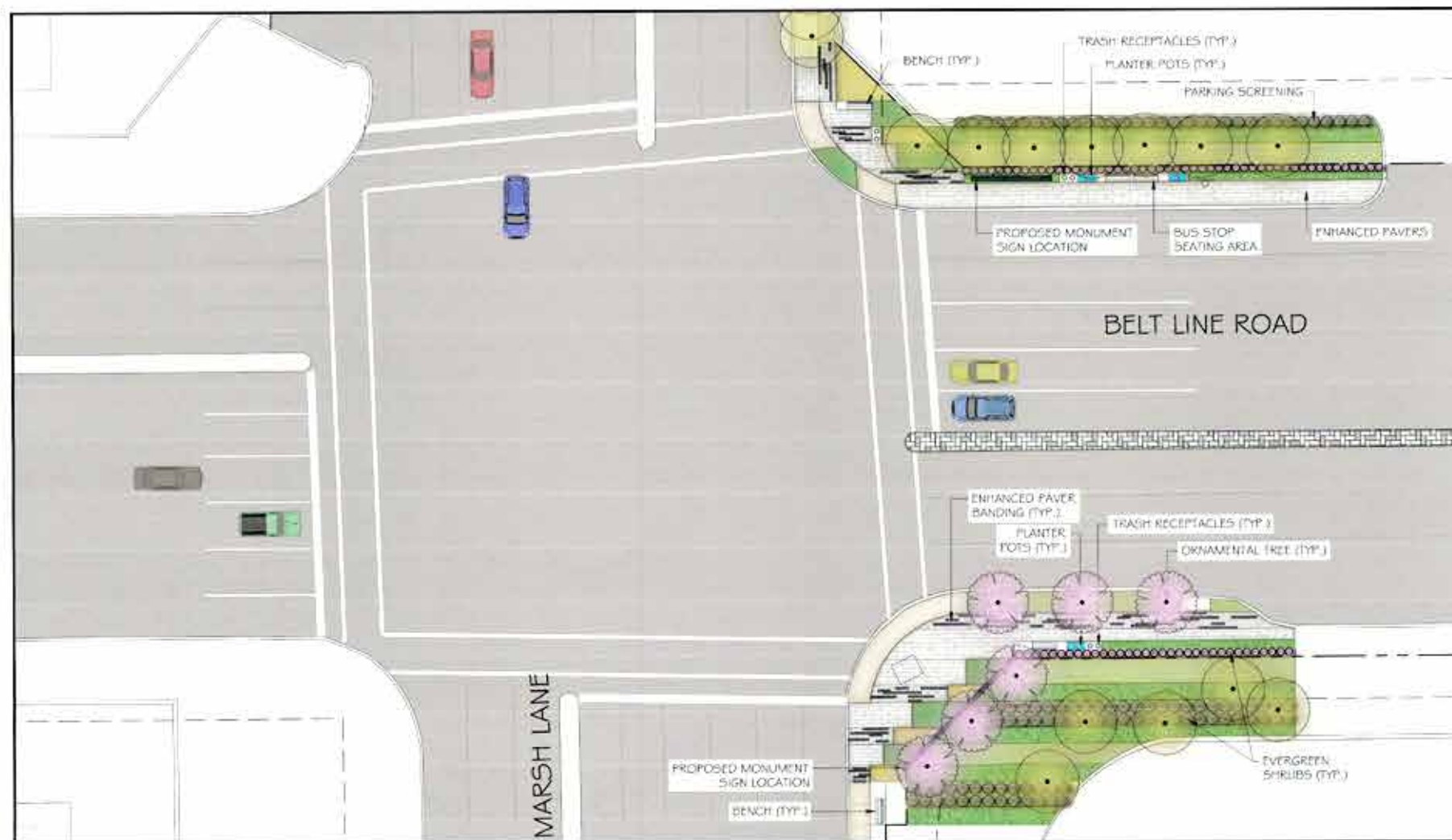
# MARSH INTERSECTION DESIGN: HIGH ALTERNATIVE



Key Map



Image [168] Marsh Lane Intersection Perspective Rendering



Project Item Information					
Bid Item No	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	405	SY	\$ 27.00	\$10,935.00
2	ENHANCED PAVER BAND incl CONCRETE BASE	652	SF	\$ 19.50	\$12,714.00
3	ENHANCED PAVERS incl CONCRETE BASE	2251	SF	\$ 15.65	\$35,228.15
4	NATURAL GREY BROOMED CONCRETE WALKS	668	SF	\$ 11.75	\$7,849.00
5	CITY SIDEWALKS	272	SF	\$ 10.00	\$2,720.00
6	PLANTER POT	2	EA	\$ 2,800.00	\$5,600.00
7	6' BENCH	3	EA	\$ 1,950.00	\$5,850.00
8	TRASH RECEPTACLE	4	EA	\$ 1,300.00	\$5,200.00
9	LANDSCAPE TOPSOIL & MULCH BED	65	CY	\$ 125.00	\$8,125.00
10	SHRUBS (5 GAL)	196	EA	\$ 67.00	\$13,132.00
11	SOLID BERMUDA SOD	1218	SF	\$ 1.10	\$1,339.80
12	ORNAMENTAL TREES (15 GAL)	6	EA	\$ 225.00	\$1,350.00
13	MONUMENT SIGN (ARCHITECTURAL GRADE)	2	EA	\$18,500.00	\$17,000.00
15	BARRICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$158,042.95</b>
DESIGN CONTINGENCY - 25%					\$39,510.74
<b>TOTAL BUDGET</b>					<b>\$197,553.69</b>

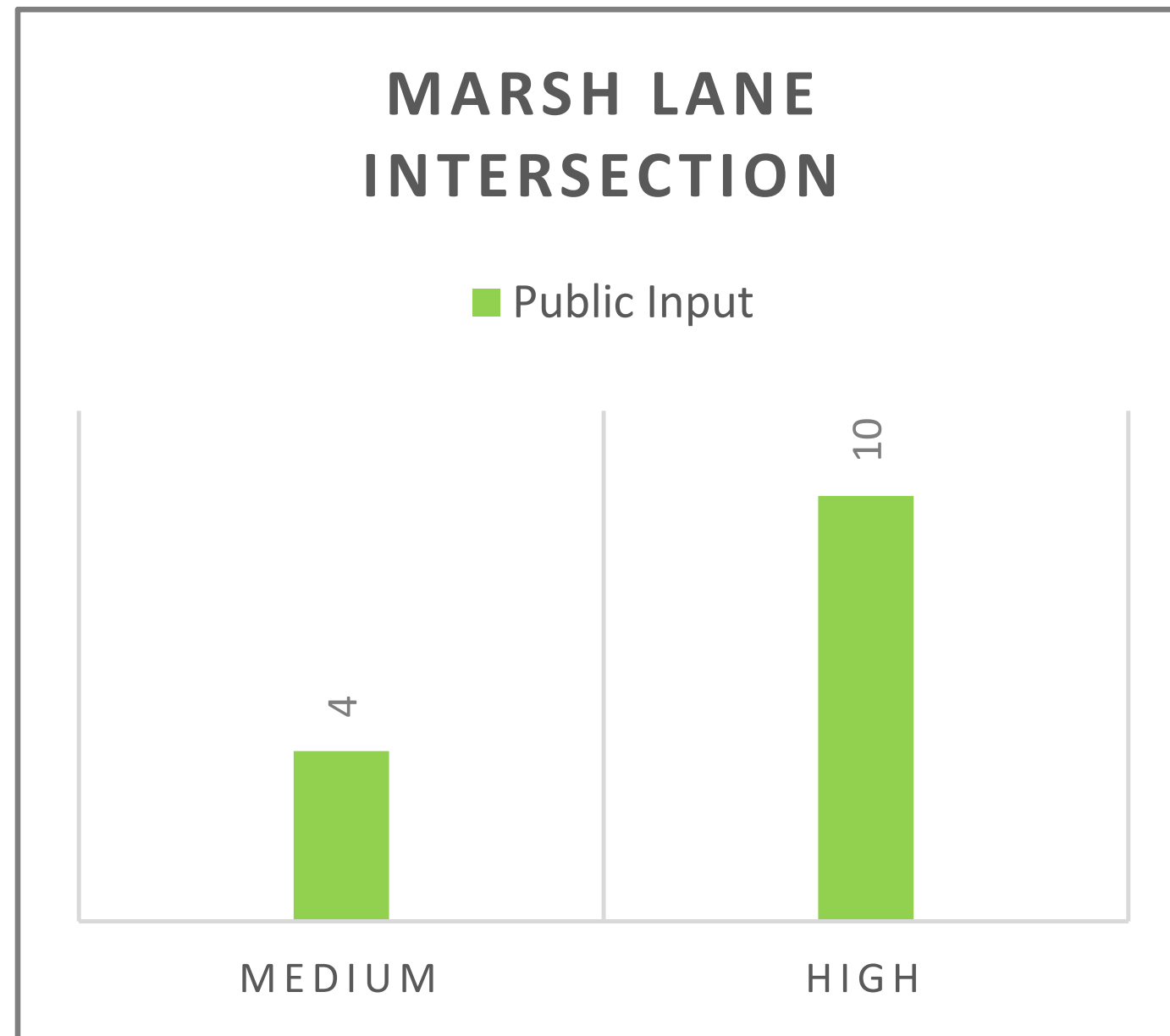
Graph [15] Marsh Lane Intersection Design: High Alternative Cost Estimate

LINE LANDSCAPING + PLANTERS  
 ✓ BX  
 ✓ 2X  
 ✓ Low sign indicating Addison  
 ✓ BA - No Addition sign  
 ✓ (LW) love the pavers  
 ✓ MAMR max plants  
 ✓ JYR  
 ✓ (MW)

Image [167] Marsh Lane Intersection Design: High Alternative

Select which intersection alternative you like best and place a green check in the box. →





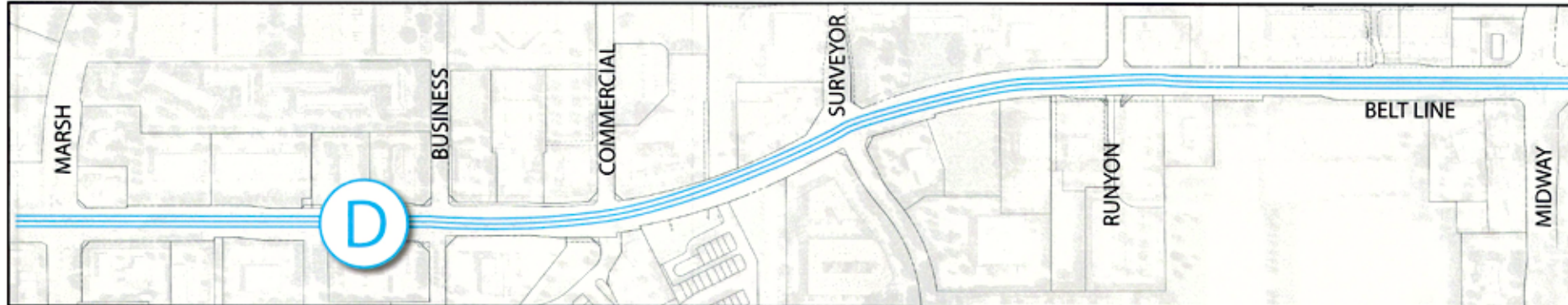
**Graph [16]** Marsh Lane Intersection Design Voting Results





MEDIAN

# MEDIAN DESIGN: LOW ALTERNATIVE



Key Map

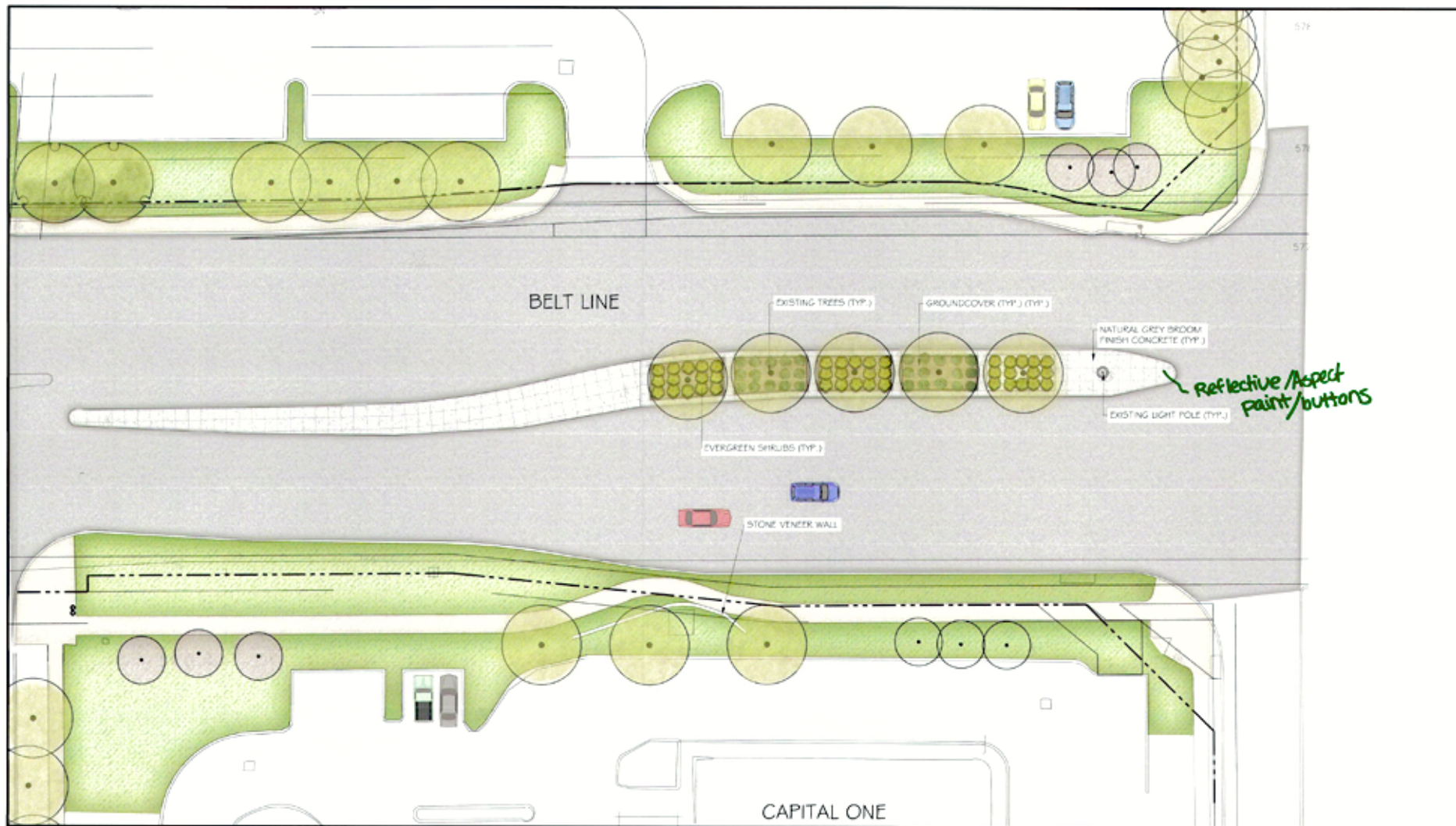


Image [169] Median Design: Low Alternative

Project Item Information					
Bid Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	315	SY	\$ 42.00	\$13,230.00
2	NATURAL GREY BROOMED CONCRETE WALKS	2951	SF	\$ 11.75	\$34,674.25
3	LANDSCAPE TOPSOIL & MULCH BED	8	CY	\$ 125.00	\$1,000.00
4	EVERGREEN SHRUBS (5 GAL)	70	EA	\$ 67.00	\$4,690.00
5	STONE VENEER WALLS (38LF X 3.34') (STONE QUARRY IN TEXAS, OKLA)	280	SF	\$ 73.00	\$20,440.00
6	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 8,800.00	\$8,800.00
<b>COST</b>					<b>\$82,834.25</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$20,708.56</b>
<b>TOTAL BUDGET</b>					<b>\$103,542.81</b>

Graph [17] Median Design: Low Alternative Cost Estimate

which median alternative you like best  
and place a green check in the box. →

# MEDIAN DESIGN: MEDIUM ALTERNATIVE



Key Map

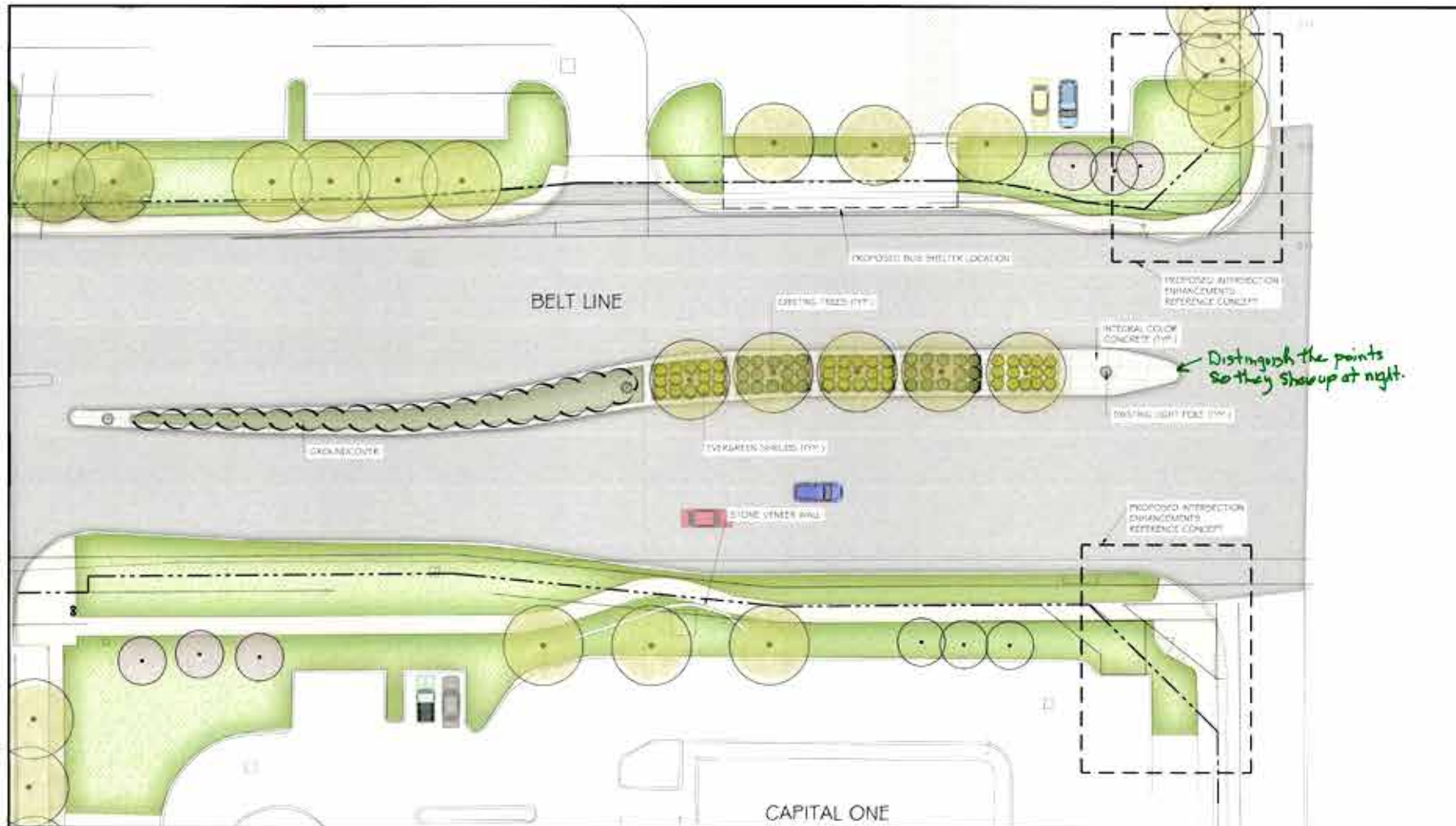


Image [170] Median Design:  
Medium Alternative

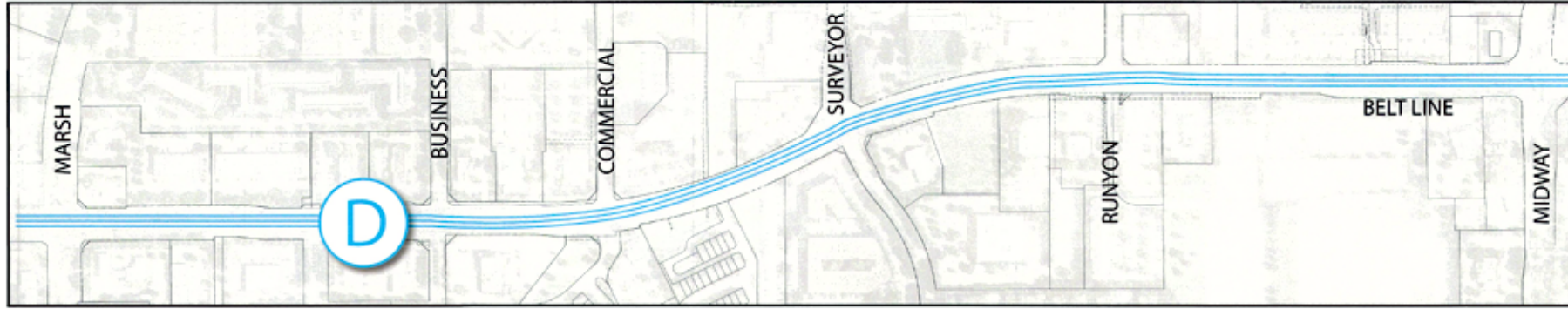
Project Item Information					
Bid Item No	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	315	SY	\$ 42.00	\$13,230.00
2	3" INTEGRAL COLOR CONCRETE	1926	SF	\$ 15.00	\$28,890.00
3	LANDSCAPE TOPSOIL & MULCH BED	17	CY	\$ 125.00	\$2,125.00
4	EVERGREEN SHRUBS (5 GAL)	70	EA	\$ 67.00	\$4,690.00
5	GROUND COVER	1034	SF	\$ 5.50	\$5,687.00
6	STONE VENEER WALLS (58LF X 3.34' STONE QUARRY IN TEXAS OKLA)	280	SF	\$ 79.00	\$20,440.00
7	BARICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$86,062.00</b>
<b>DESIGN CONTINGENCY - 25%</b>					<b>\$21,515.50</b>
<b>TOTAL BUDGET</b>					<b>\$107,577.50</b>

Graph [18] Median Design: Medium Alternative  
Cost Estimate

Select which median alternative you like best  
and place a green check in the box. →

X SH LIKE  
✓ Best Value

# MEDIAN DESIGN: HIGH ALTERNATIVE



Key Map

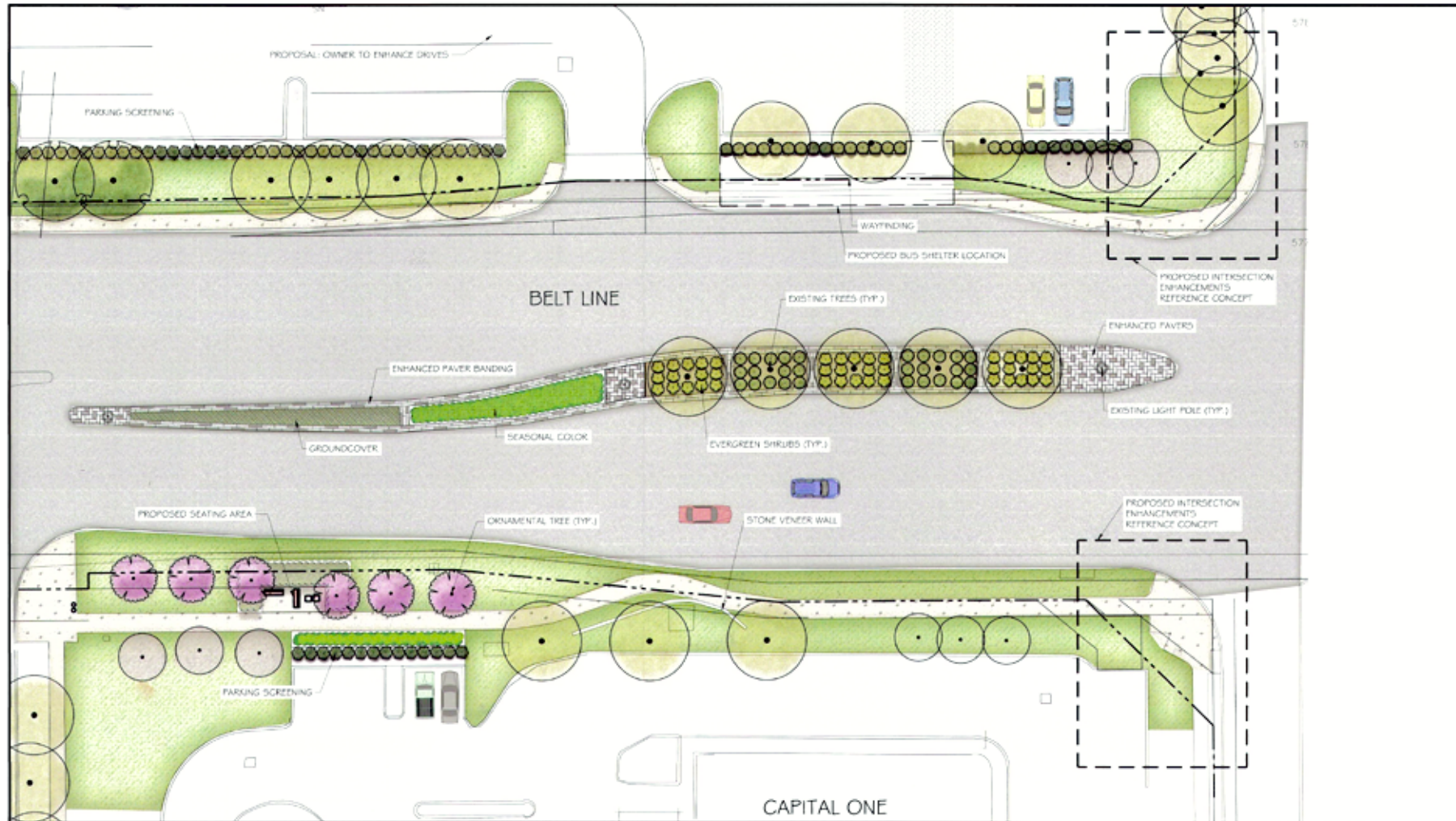


Image [171] Median Design: High Alternative

Select which median alternative you like best and place a green check in the box. →

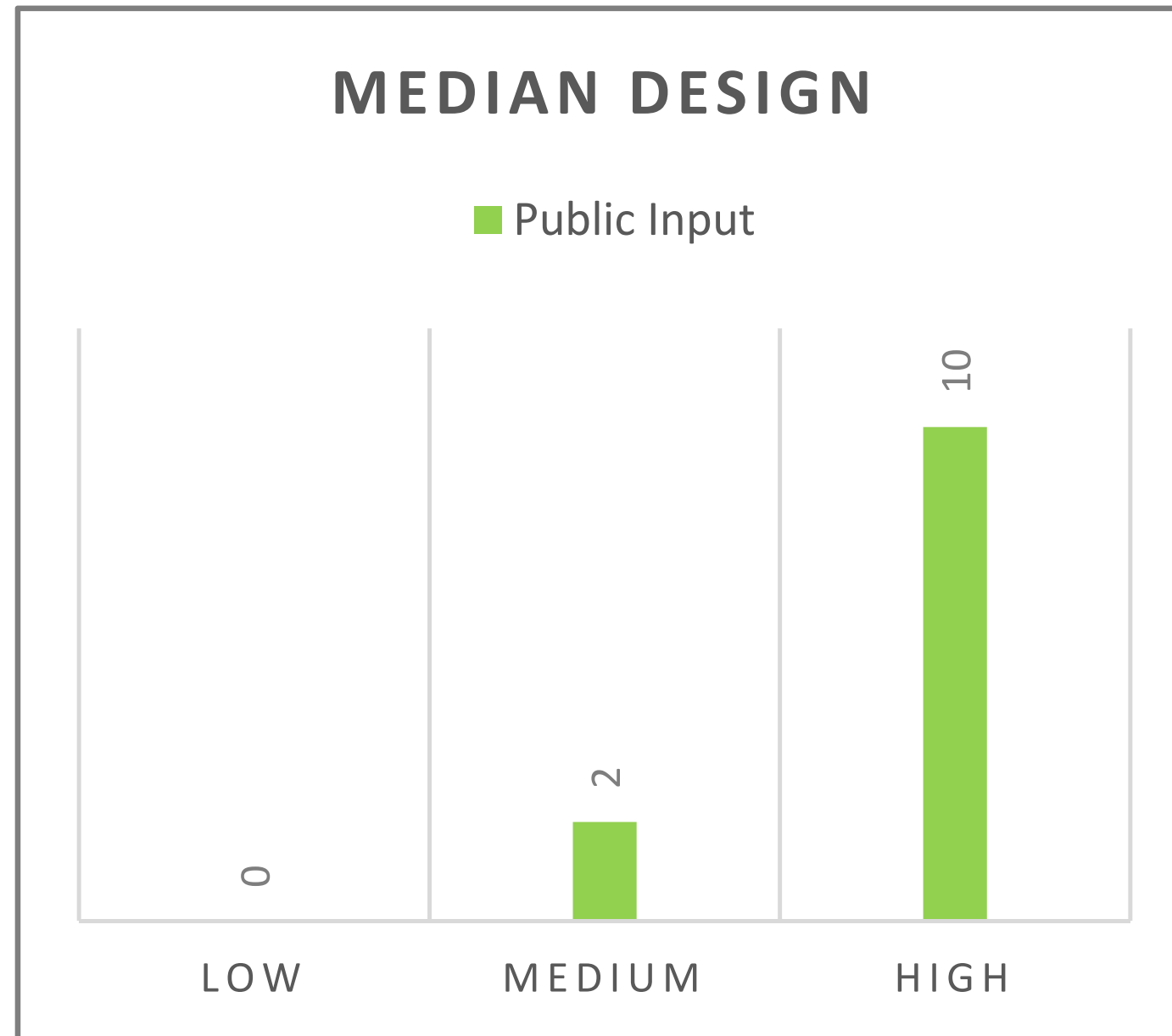


Image [172] Median Design: Illustrative Rendering

Project Item Information					
Bidlist Item No	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	335	SY	\$ 42.00	\$14,070.00
2	ENHANCED PAVER BAND incl CONCRETE BASE	2054	SF	\$ 19.50	\$40,053.00
3	LANDSCAPE TOPSOIL & MULCH BED	19	CY	\$ 125.00	\$2,375.00
4	EVERGREEN SHRUBS (5 GAL)	62	EA	\$ 67.00	\$4,154.00
5	SEASONAL COLOR	528	SF	\$ 3.80	\$2,006.40
6	GROUND COVER	385	SF	\$ 5.50	\$2,117.50
7	STONE VENEER WALLS (58LF X 3.34')(STONE QUARRY IN TEXAS OKLA)	280	SF	\$ 73.00	\$20,440.00
8	BARRICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$96,215.90</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$24,053.98</b>
<b>TOTAL BUDGET</b>					<b>\$120,269.88</b>

Graph [19] Median Design: High Alternative Cost Estimate

ground cover too maintenance intensive  
 ✓ not like esp in summer  
 ✓ 02 like  
 ✓ 02 like  
 ✓ 10 like - keep less intensive  
 ✓ 02  
 ✓ 10 like as much green as possible  
 ✓ 10  
 ✓ 08  
 ✓ 10  
 ✓ MW



**Graph [20]** Median Design Voting Results



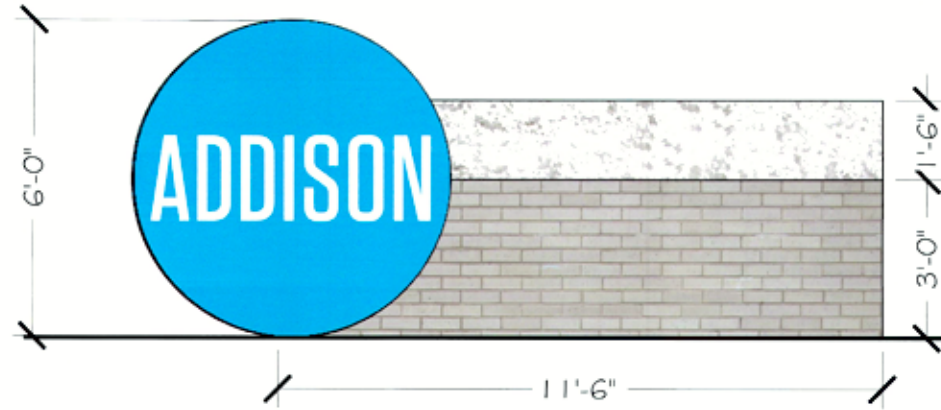


**GATEWAY SIGNAGE**

# GATEWAY SIGN DESIGN: CITY BRAND ALTERNATIVE

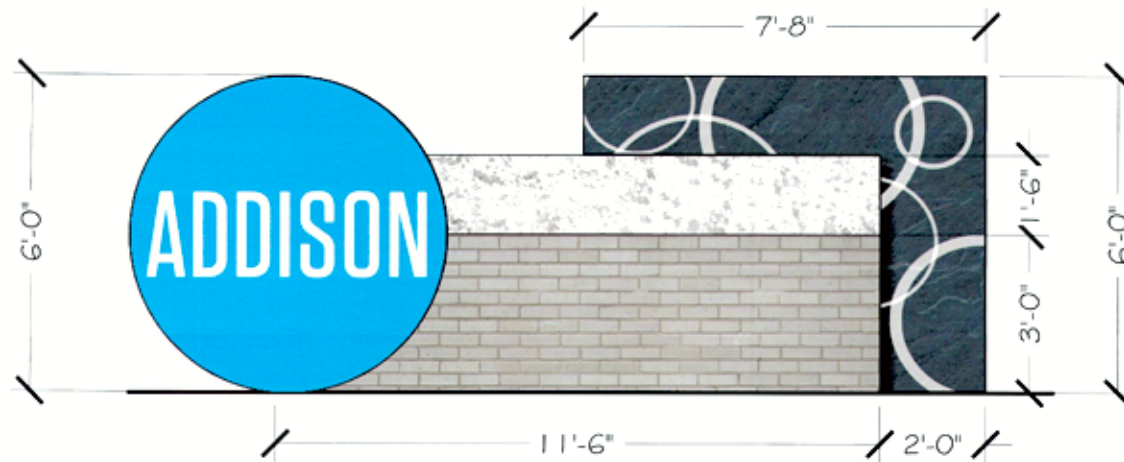


## BELT LINE ROAD ENHANCEMENTS LOW-MEDIUM-HIGH ALTERNATIVES

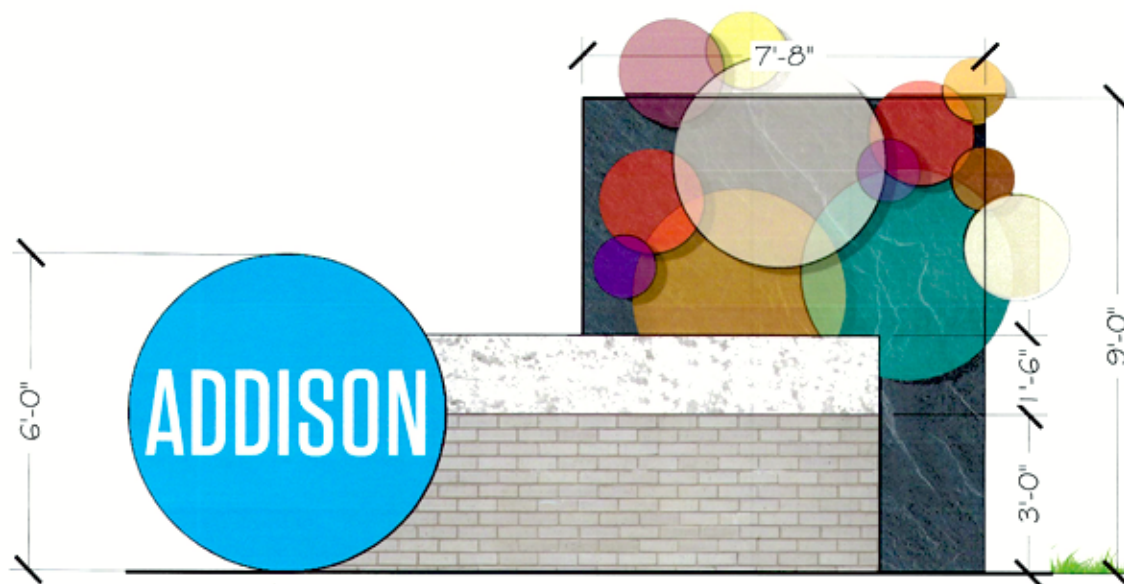


Project Item Information					
Item No.	Description	Bid Quantity	Unit	Unit Price	Bid Value
1	SPREAD FOOTING FOUNDATION	11.5	LF	\$ 144.00	\$1,656.00
2	BRICK MASONRY	73.5	SF	\$ 45.00	\$3,307.50
3	CAST STONE FACE	14	SF	\$ 225.00	\$3,150.00
4	LETTERING ALLOWNACE	1	LS	\$ 5,500.00	\$5,500.00
5	"ADDISON" SIGN BOARD ALLOWANCE	1	LS	\$ 7,500.00	\$7,500.00
COST					\$21,113.50
DESIGN CONTEGENCY 25%					\$5,278.38
TOTAL BUDGET					\$26,391.88

Hg - Like a cleaner look.  
 ✓✓  
 MW



Project Item Information					
Item No.	Description	Bid Quantity	Unit	Unit Price	Bid Value
1	SPREAD FOOTING FOUNDATION	13.5	LF	\$ 144.00	\$1,944.00
2	BRICK MASONRY	73.5	SF	\$ 45.00	\$3,307.50
3	CAST STONE FACE	14	SF	\$ 225.00	\$3,150.00
4	CMU BACK WALL	46	SF	\$ 95.00	\$4,370.00
5	LETTERING ALLOWNACE	1	LS	\$ 5,500.00	\$5,500.00
6	"ADDISON" SIGN BOARD ALLOWANCE	1	LS	\$ 7,500.00	\$7,500.00
6	BACK BOARD SIGN & GRAPHICS ALLOWANCE	1	LS	\$13,500.00	\$13,500.00
COST					\$39,271.50
DESIGN CONTEGENCY 25%					\$9,817.88
TOTAL BUDGET					\$49,089.38



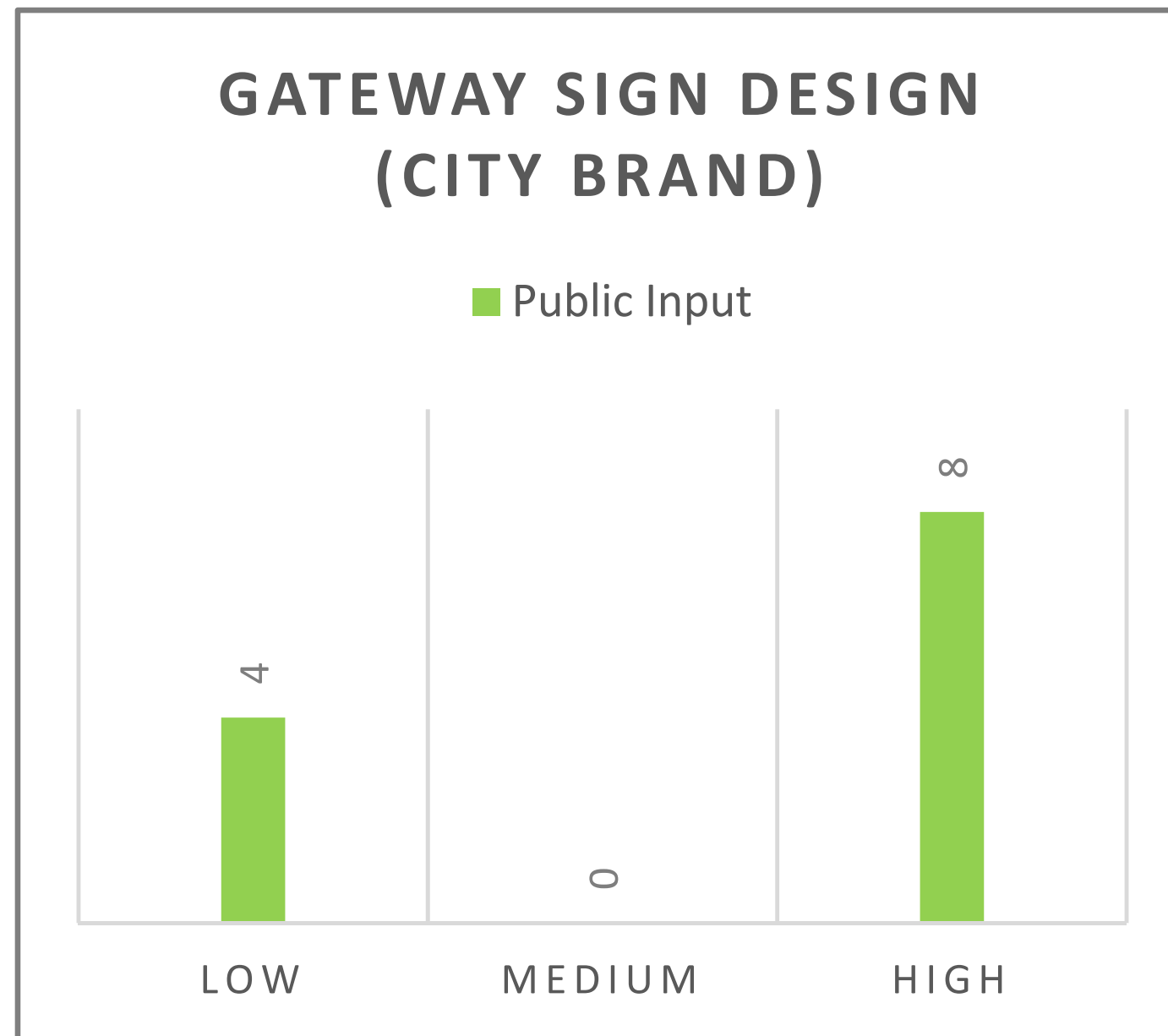
Project Item Information					
Item No.	Description	Bid Quantity	Unit	Unit Price	Bid Value
1	SPREAD FOOTING FOUNDATION	13.5	LF	\$ 144.00	\$1,944.00
2	BRICK MASONRY	73.5	SF	\$ 45.00	\$3,307.50
3	CAST STONE FACE	14	SF	\$ 225.00	\$3,150.00
4	CMU BACK WALL	69	SF	\$ 95.00	\$6,555.00
5	LETTERING ALLOWNACE	1	LS	\$ 5,500.00	\$5,500.00
6	"ADDISON" SIGN BOARD ALLOWANCE	1	LS	\$ 7,500.00	\$7,500.00
6	BACK BOARD SIGN & GRAPHICS ALLOWANCE	1	LS	\$22,500.00	\$22,500.00
COST					\$80,456.50
DESIGN CONTEGENCY 25%					\$12,614.13
TOTAL BUDGET					\$93,070.63

LOVE HIGH ALTERNATIVE WHICH SAYS  
 SOMETHING FUN IS HAPPENING IN ADDISON.  
 Like ✓ RT Jc  
 ✓ NL  
 Like but too short for vehicles to see  
 from 3 lanes  
 @ Like the sign but wish it were taller  
 MAMR ✓  
 DP Do NOT like the bubbles

Image [173] Gateway Sign Design: City Brand Alternative

Graph [21] Gateway Sign Design: City Brand Alternative Cost Estimates

Select which gateway sign alternative you like best and place a green check in the box.



**Graph [22]** Gateway Sign Design City Brand Voting Results

# GATEWAY SIGN DESIGN: TRADITIONAL ALTERNATIVE



## BELT LINE ROAD ENHANCEMENTS LOW-MEDIUM-HIGH ALTERNATIVES

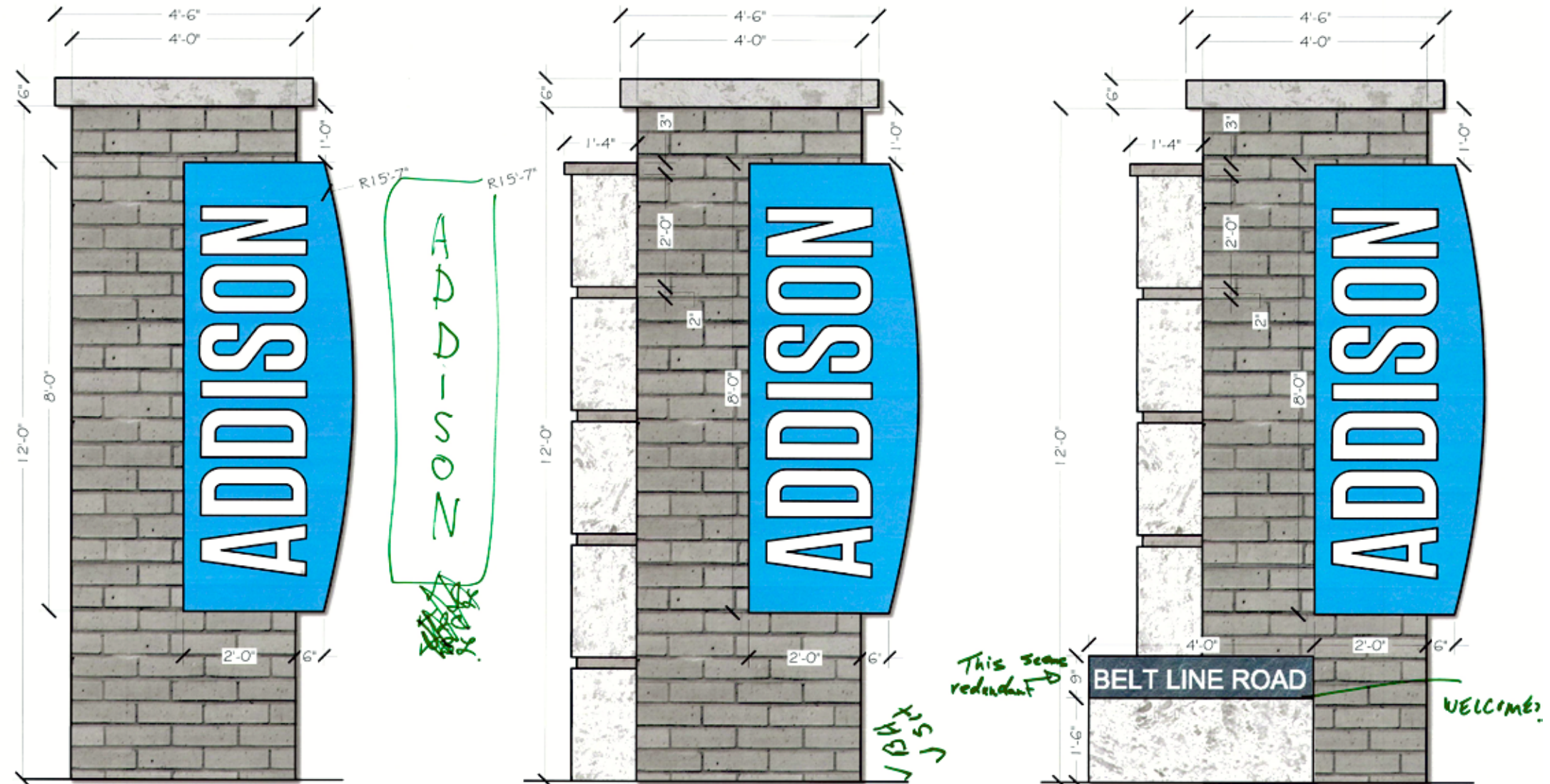


Image [174] Gateway Sign Design: Traditional Alternative

Select which gateway sign alternative you like best and place a green check in the box.

Project Data Information				
Item No.	Description	Qty	Unit Price	Est Value
1	18" X 8" DRILLED SHAFT W/ CAP FOUNDATION	1	EA	\$4,500.00
2	BRICK MASONRY	192	SF	\$6,528.00
3	CAST STONE CAP	21	SF	\$2,625.00
4	GRAPHIC SIGN ALLOWANCE	1	EA	\$7,500.00
CONST				\$21,153.00
DESIGN CONTINGENCY 25%				\$5,288.25
TOTAL BUDGET				\$26,441.25

Graph [23] Gateway Sign Design Traditional Alternative Cost Estimates

Project Data Information				
Item No.	Description	Qty	Unit Price	Est Value
1	18" X 8" DRILLED SHAFT W/ CAP FOUNDATION	1	EA	\$4,500.00
2	BRICK MASONRY	192	SF	\$6,528.00
3	CAST STONE CAP	21	SF	\$2,625.00
4	CAST OUT CROP	73.48	SF	\$10,069.76
5	GRAPHIC SIGN ALLOWANCE	1	EA	\$7,500.00
CONST				\$31,202.76
DESIGN CONTINGENCY 25%				\$7,800.69
TOTAL BUDGET				\$39,003.45

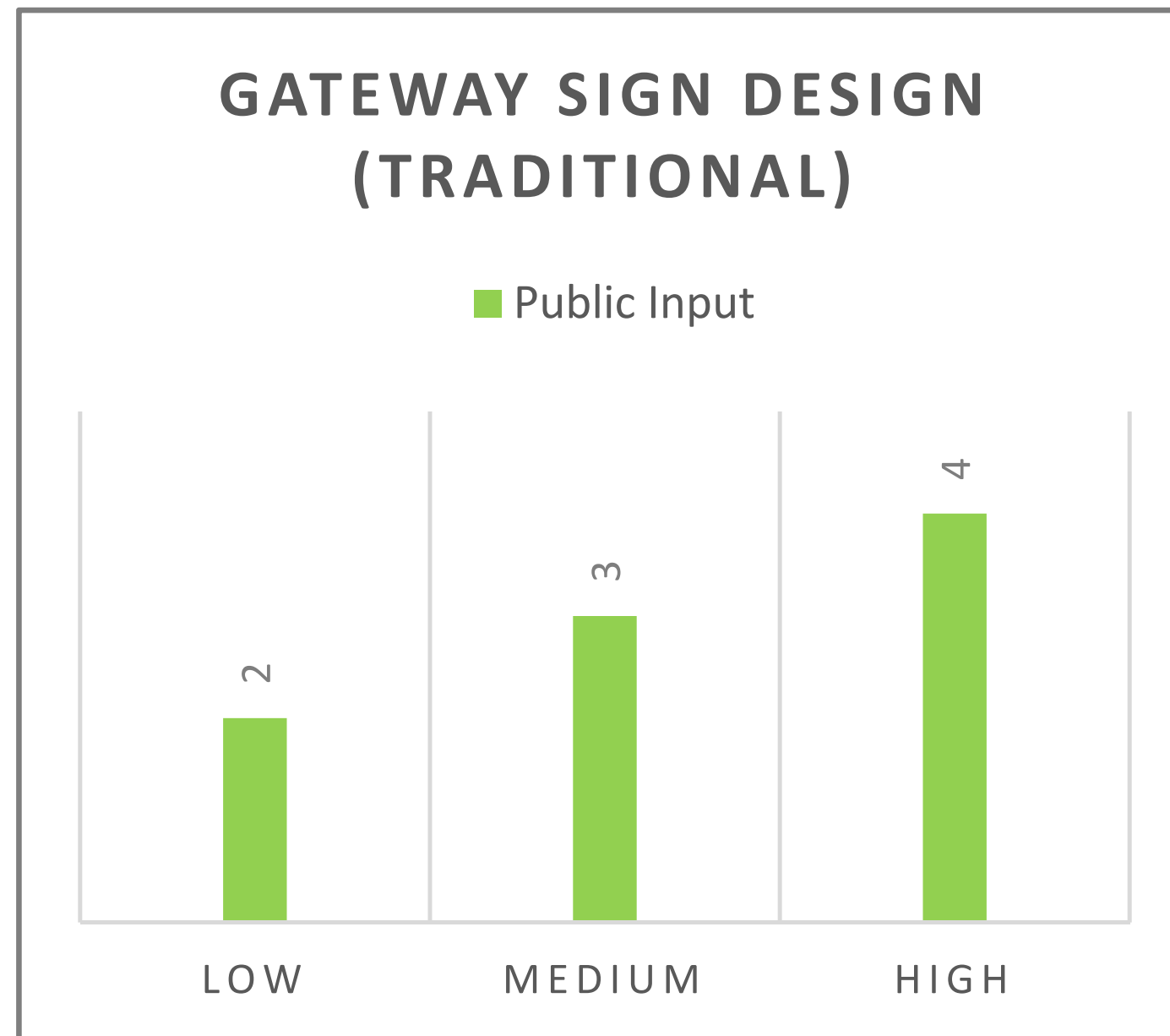
MW

Project Data Information				
Item No.	Description	Qty	Unit Price	Est Value
1	18" X 8" DRILLED SHAFT W/ CAP FOUNDATION	1	EA	\$4,500.00
2	BRICK MASONRY	192	SF	\$6,528.00
3	CAST STONE CAP	21	SF	\$2,625.00
4	CAST OUT CROP	73.48	SF	\$10,069.76
5	GRAPHIC SIGN ALLOWANCE	1	EA	\$9,800.00
CONST				\$34,202.76
DESIGN CONTINGENCY 25%				\$8,550.69
TOTAL BUDGET				\$42,753.45

Use city brand on taller sign + move name of street up where can be seen by more than 1st car in line. MKR ✓ SH

VBA ✓ SH

I like this w/ double letters. EP



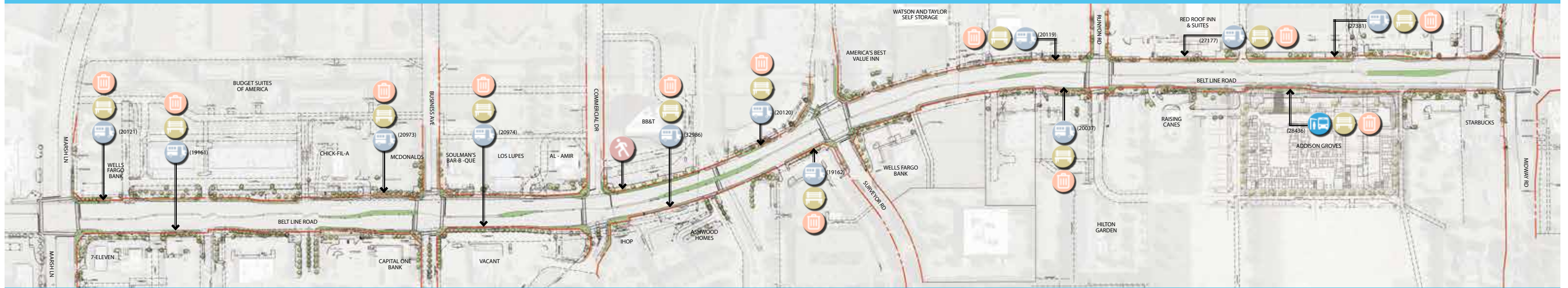
**Graph [24]** Gateway Sign Design City Traditional Alternative Voting Results





# OVERALL CORRIDOR PLANS

# DEFINING THE CONCEPT/SCOPE LOW OPTION



## PROJECT DESCRIPTION

SCOPE: **MASTER PLANNING** SERVICES FOR THE **LANDSCAPE ENHANCEMENTS** OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG **BELT LINE ROAD** (BETWEEN MARSH AND MIDWAY).

## SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
TASK TWO: CORRIDOR VISION CONCEPTS (PRECEDENT BOARDS) (IN OFFICE WORK)	APRIL 2ND- APRIL 13TH
TASK THREE: PUBLIC MEETING- TOWN HALL, CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
TASK FIVE: ADVISORY COMMITTEE- DEFINING THE CONCEPTS / SCOPE	APRIL 17TH
TASK SIX: ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	MAY 20TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
<b>TASK TEN: PUBLIC MEETING- HERE ARE THE OPTIONS</b>	<b>JULY 23RD</b>
TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
TASK TWELVE: ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	(TBD)
TASK THIRTEEN: PUBLIC MEETING- HERE IS YOUR PROJECT	(TBD)
TASK FOURTEEN: SPECIFIC PROPERTY MEETING- 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING- 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING- 3	(TBD)

## KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

## ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		
	TRASH RECEPTACLE		GATEWAY/MONUMENT		

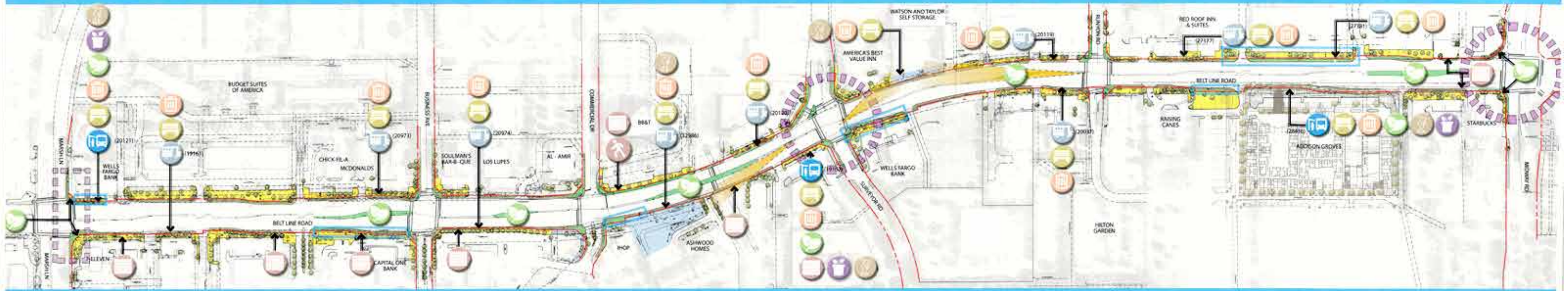
## CORRIDOR COST ESTIMATE

2018 estimate:	\$771,000
2019 estimate:	\$809,550 (5% increase)
2020 estimate:	\$850,027 (5% increase)

Image [175] Overall Corridor Plan: Low Option



# DEFINING THE CONCEPT/SCOPE MEDIUM OPTION



## PROJECT DESCRIPTION

SCOPE: MASTER PLANNING SERVICES FOR THE LANDSCAPE ENHANCEMENTS OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG BELT LINE ROAD (BETWEEN MARSH AND MIDWAY).

## SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING - ESTABLISHING THE PARAMETERS	APRIL 3RD
TASK TWO: CORRIDOR VISION CONCEPTS / PRECEDENT BOARDS (IN OFFICE WORK)	APRIL 2ND - APRIL 11TH
TASK THREE: PUBLIC MEETING - TOWN HALL CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH - APRIL 30TH
TASK FIVE: ADVISORY COMMITTEE - DEFINING THE CONCEPTS / SCOPE	APRIL 17TH
TASK SIX: ADVISORY COMMITTEE MEETING - DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING - DEFINING THE CONCEPT / SCOPE	MAY 20TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH - JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING - HERE ARE THE OPTIONS	JULY 9TH
TASK TEN: PUBLIC MEETING - HERE ARE THE OPTIONS	JULY 23RD
TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN
TASK TWELVE: ADVISORY COMMITTEE MEETING - HERE IS YOUR PROJECT	(TBD)
TASK THIRTEEN: PUBLIC MEETING - HERE IS YOUR PROJECT	(TBD)
TASK FOURTEEN: SPECIFIC PROPERTY MEETING - 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING - 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING - 3	(TBD)

## KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL BORROWED SPACE
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

## ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		
	TRASH RECEPTACLE		GATEWAY/MONUMENT		

## COST ESTIMATE

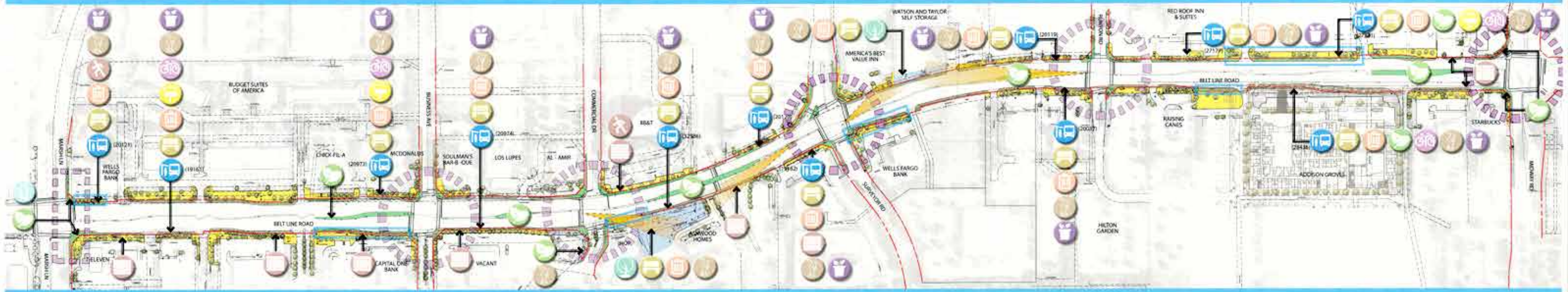
2018 estimate:	\$1,945,000
(\$90,000 contingent on owner acceptance and budget)	
2019 estimate:	\$2,042,250 (5% increase)
2020 estimate:	\$2,144,362 (5% increase)

- ✓ AH
- ✓ JFC
- ✓ RY
- ✓ BL
- ✓ BA
- ✓ VGB
- ✓ JG
- ✓ JG
- ✓ JG
- ✓ JG
- ✓ JG
- ✓ JG

Paint the median points a color that shows up at night so the "left turners" are able to see them.

Image [176] Overall Corridor Plan: Medium Option

# DEFINING THE CONCEPT/SCOPE HIGH OPTION



## PROJECT DESCRIPTION

SCOPE: MASTER PLANNING SERVICES FOR THE LANDSCAPE ENHANCEMENTS OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG BELT LINE ROAD (BETWEEN MARSH AND MIDWAY).

## SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
TASK TWO: CORRIDOR VISION CONCEPTS (PRECEDENT BOARDS) (IN OFFICE WORK)	APRIL 2ND- APRIL 13TH
TASK THREE: PUBLIC MEETING- TOWN HALL CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
TASK FIVE: ADVISORY COMMITTEE- DEFINING THE CONCEPTS / SCOPE	APRIL 17TH
TASK SIX: ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	MAY 26TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
TASK TEN: PUBLIC MEETING- HERE ARE THE OPTIONS	JULY 23RD
TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
TASK TWELVE: ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	(TBD)
TASK THIRTEEN: PUBLIC MEETING- HERE IS YOUR PROJECT	(TBD)
TASK FOURTEEN: SPECIFIC PROPERTY MEETING- 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING- 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING- 3	(TRD)

## KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

## ELEMENTS LEGEND

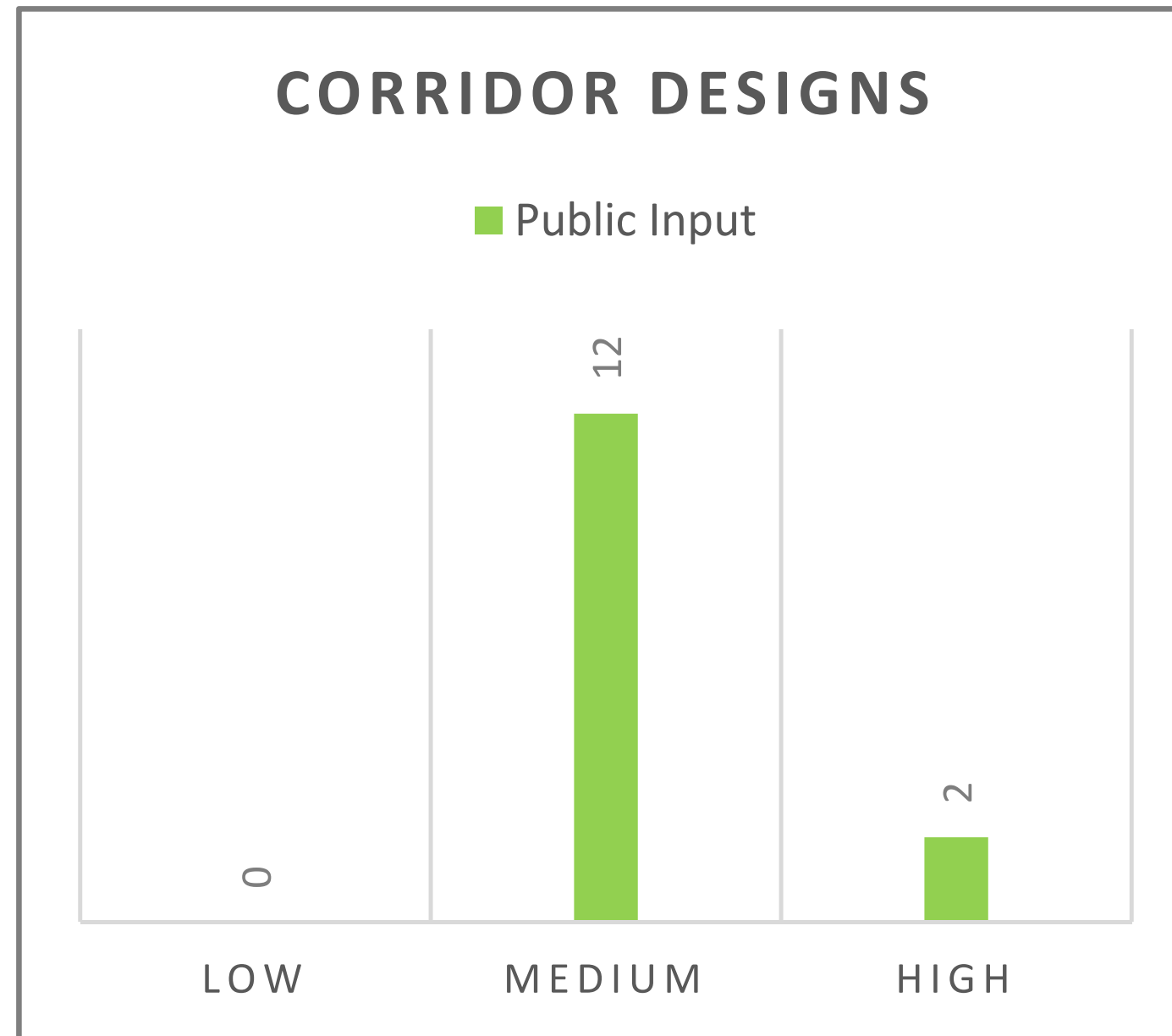
	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		
	TRASH RECEPTACLE		GATEWAY/ MONUMENT		

## COST ESTIMATE

2018 estimate: \$9,540,000 (\$4,700,000 contingent on owner acceptance and budget)
2019 estimate: \$10,017,000 (5% increase)
2020 estimate: \$10,517,850 (5% increase)

*TRM - let's make Addison a gem!*  
 ✓ TRM Modify - take out bus stops:  
 Business Ave south side  
 Sunrise Rd  
 Runyon " north "  
 last stop closest to Midway north side

Image [177] Overall Corridor Plan: High Option



**Graph [25]** Corridor Design Voting Results

# [ 8 ] MASTER PLAN DETAIL FINALIZATION

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## Task Description

The design process, decision points, meetings and deliverables were documented and combined into this master summary book.



*Image [178] View down Belt Line Road*

# [ 9 ] HERE IS YOUR PROJECT

## Task Description

### Primary Goal:

- Present the results from the 'Here are Your Options' public meeting to the advisory committee
- Provide the advisory committee an opportunity to give any final feedback before presenting to the City Council
- Record committee preferences for monument design

### Deliverables:

- Project schedule and goals re-cap
- Overview of community feedback and implementation
- 'Here are the Options' public meeting results
- Monument sign results
- Project phasing cost estimates

## Meetings

Advisory Committee Meeting

August 9, 2018

## Advisory Feedback

The committee agreed the project is to adhere to the proposed medium master plan with high end finishes. Phase One will include the following: benches at every bus stop, trash bins at every bus stop, sidewalk connection between Commercial and Surveyor, bus shelter located at Addison Groves, and a monument sign at Marsh Lane intersection.

### Summary:

Overall, the advisory committee agreed to priorities set for Phase I enhancements. The committee, consultant and town, agreed that the best way to finalize the monument sign was to open up online voting to the public.

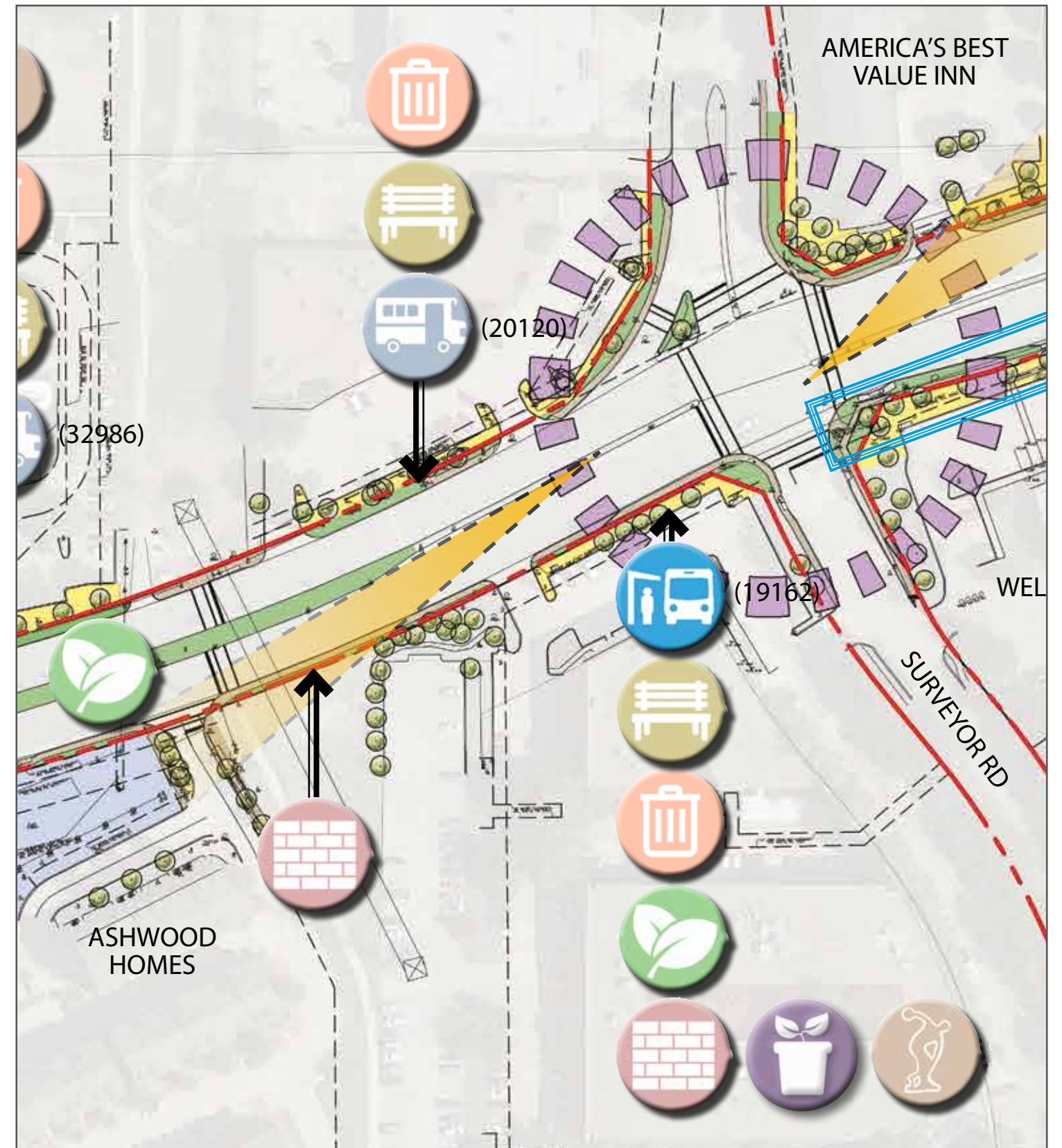


Image [179-183] Master Plan Enlargement

**MEETING MEMORANDUM**

Re: **BELT LINE ROAD ENHANCEMENTS**  
[Addison, Texas]

Date: August 9th, 2018  
PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch  
Ashley Whetstone, Pacheco Koch  
Janna Tidwell, Town of Addison  
Charles Goff, Town of Addison  
Ashley Mitchell, Town of Addison  
Marlin, Willesen, Council Member  
Guillermo Quintanilla, Council Member  
Tom Braun, Council Member

Jane Lenz, Advisory Committee  
David Pells, Advisory Committee  
Brooks Haley, Advisory Committee  
Tom Hansen, Advisory Committee

**General Questions and Answers:**

1. *What is going to happen between Belt Line and the Tollway?*
  - a. The goal right now is to focus on Marsh to Midway. The Town of Addison wants to first see how the community reacts to this initial step before moving forward.
2. *Has there be discussion about Addison becoming a SMART city?*
  - a. There have been high level conversations internally, but no definite decisions yet. The IT department has been heavily involved in these discussions.
3. *What if this becomes a 5-year project instead of a 3-year?*
  - a. Can we start with things such as wider sidewalks and bus stops? Can the technology be deferred to a later phase?
4. *Is it necessary to replace the bricks that are currently being installed on site? Main concern is the price of new pavers that are being proposed.*
  - a. The pavers that are being proposed are not more expensive than the red bricks that are currently being used. Since the red bricks are not mortared in place, there is a possibility that they can be used somewhere else in Addison. City and consultant explained that the grey pavers are being proposed to help unify the other elements on Belt Line (bus shelter, light poles, benches, and trash bins).
5. *If we are trying to match Addison Circle, why are grey pavers proposed on Belt Line?*
  - a. The intent is not to match Addison Circle. The community voted and liked some of the classic elements used at Addison Circle (benches, trash bins), but it was never anticipated that Belt Line would match Addison Circle. The grey pavers match some of the existing elements on site (light poles) along with some proposed elements (bus shelters). Another important reason grey pavers are being proposed is to help other aspects of the project, such as the plant palette and planter pots, pop and stand out more.
6. *Can more be done to work with property owners in to lower the price of acquiring land?*

- a. City explained that some owners are very accommodating while others do not want to give up their land to the city.
7. *Has there been any coordination with DART? Will they cover any of the cost for the new bus shelters?*
  - a. There has been, and will continue to be, coordination and conversations with DART. Ultimately, DART has a budget for their standard bus shelter. They allow cities to incorporate new shelter designs but will only pay a certain portion of the cost.

**General Discussion:**

1. Generally, the committee agrees with the outcome from the last public meeting (medium master plan option with high finishes)
2. Committee member stated they were told that any money remaining from previous Belt Line projects will be used on this Belt Line enhancement project
3. Bonds could be issued to finish out future phases of the projects
4. Having benches at every bus stop/ shelter is very important and a priority for phase one
5. There are multiple areas that currently have designated bus stops, but do not have enough space for benches and trash bins

**Monument Sign Discussion:**

1. Overall, the traditional sign design is preferred
2. Committee members either disliked or were indifferent to the colored bubbles on the city brand design
3. Committee suggested incorporating Addison brand/ logo onto the traditional option
4. City, consultant and committee agreed that in order to get more community input on the monument sign, a third sign design will be developed, and all three options will be posted online and open for public voting and feedback

**Phase One Consensus:**

1. The committee agrees that the end goal for the project is to incorporate the proposed medium master plan with high end finishes
2. Phase one will include the following:
  - a. Benches at every bus stop
  - b. Trash Bins at every bus stop
  - c. Sidewalk connection between Commercial and Surveyor
  - d. Bus Shelter located at Addison Groves
  - e. Monument Sign at Marsh Lane intersection

**To Do List:**

- Discuss schedule/ presentation for next public meeting
- Produce 3<sup>rd</sup> option for monument sign; prepare for online voting
- Create final master plan (medium master plan with high finishes)



8/13/2018  
[Project Manager]







# CHOSEN DESIGN ALTERNATIVES

# BUS SHELTER AND RIGHT-OF-WAY DESIGN: HIGH ALTERNATIVE



Key Map

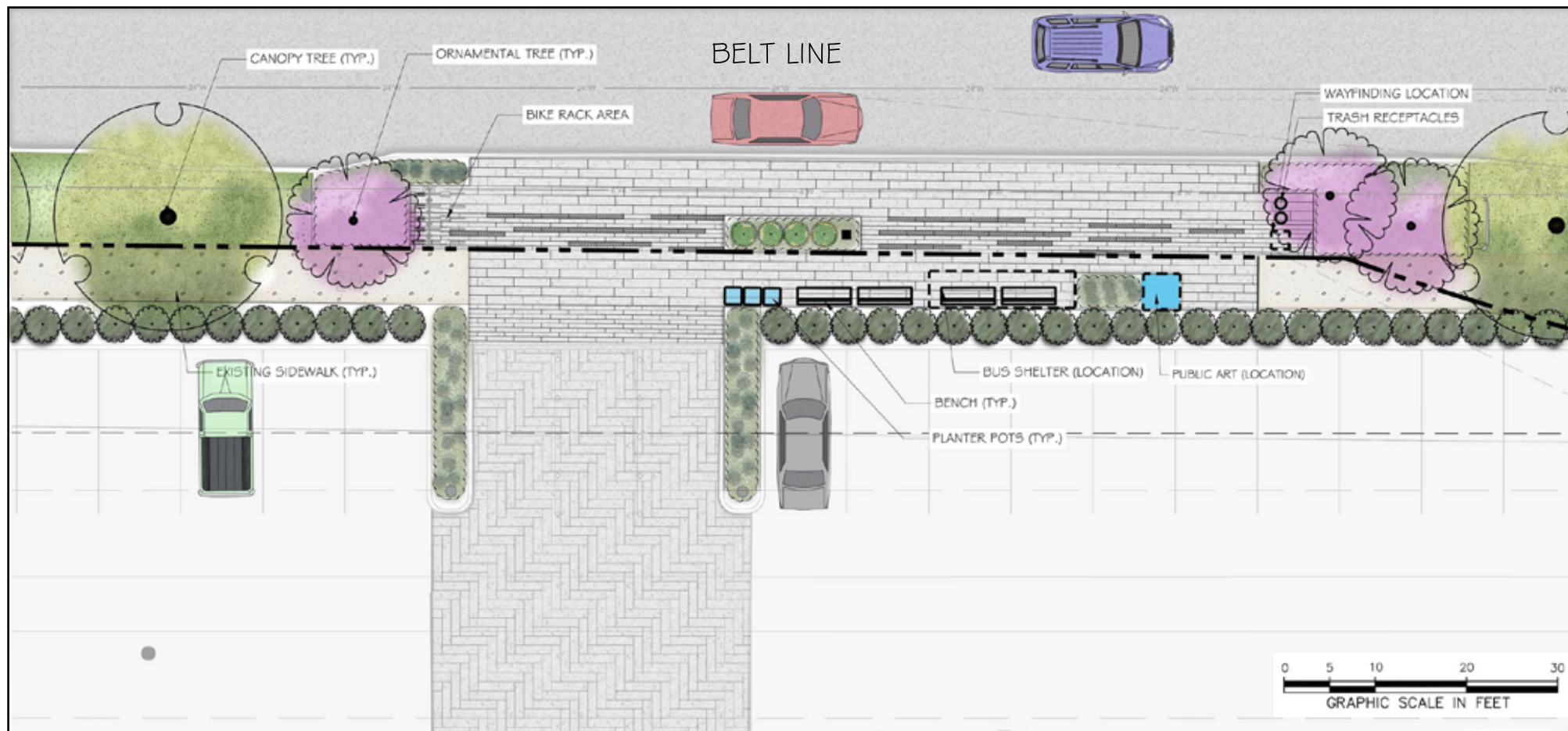


Image [184] Bus Shelter and Right-of-Way Design: High Option

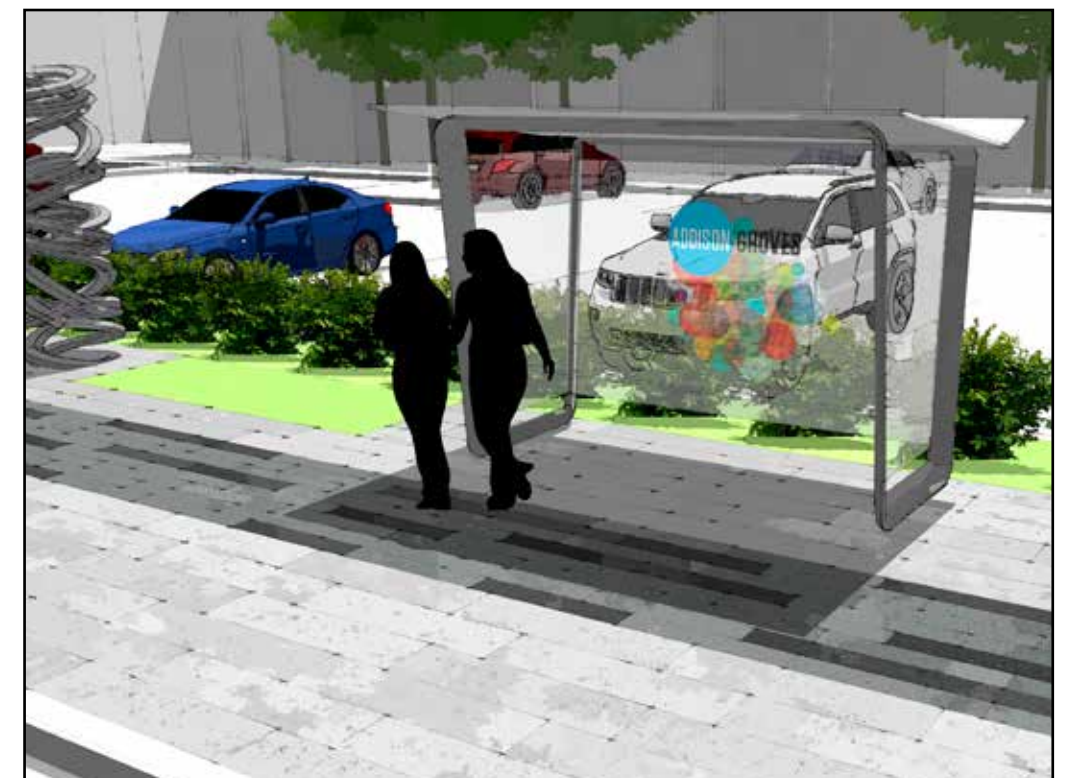
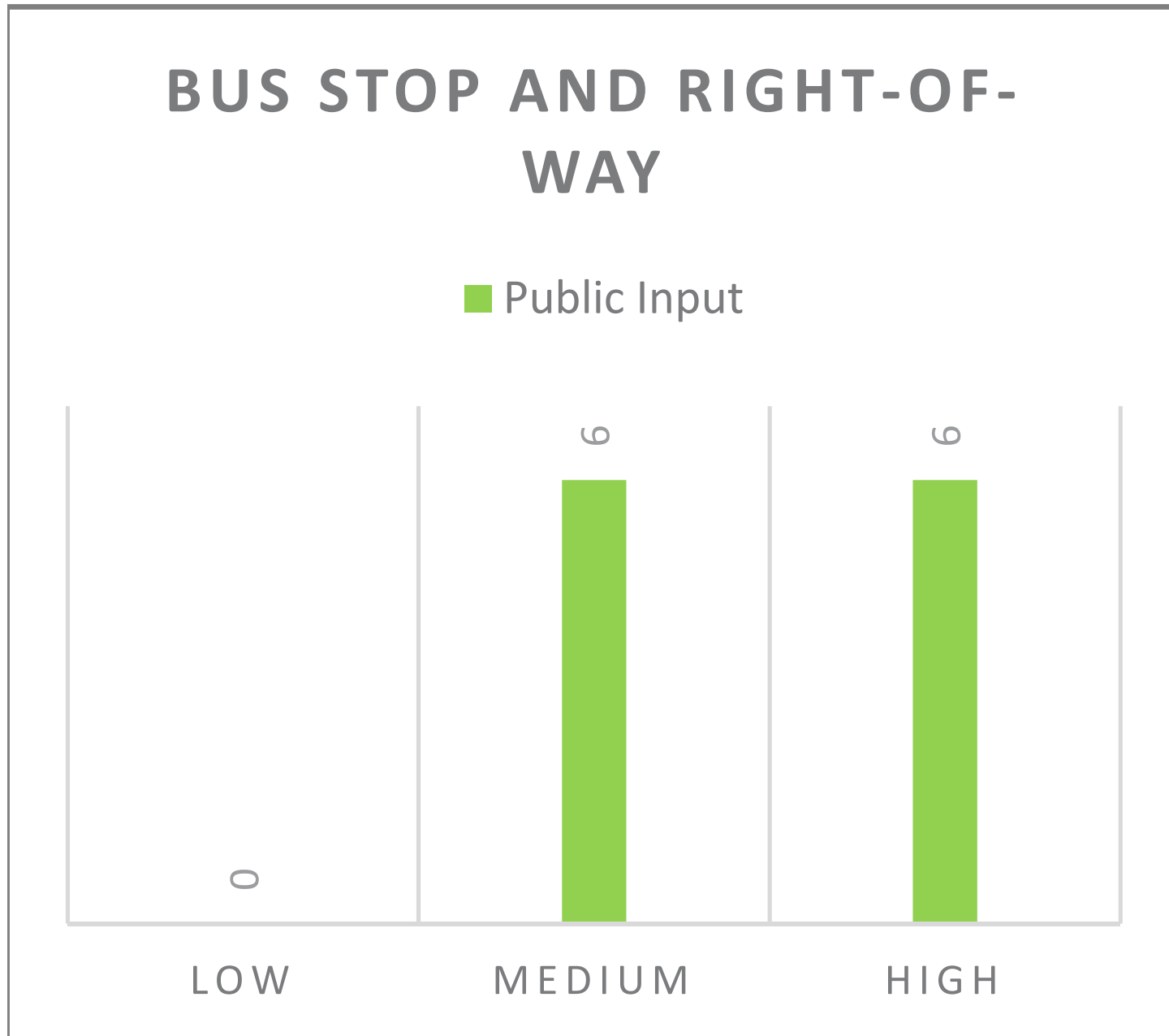


Image [185-186] Bus Stop Design Rendering



**Graph [26]** Bus Stop and Right-Of-Way Voting Results

Project Item Information					
Bidlist Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	129	SY	\$ 27.00	\$3,483.00
2	ENCHANCED PAVER BAND incl CONCRETE BASE	29	SF	\$ 19.50	\$565.50
3	ENCHANCED PAVERS incl CONCRETE BASE	1132	SF	\$ 15.65	\$17,715.80
4	PLANTER POT	3	EA	\$ 2,800.00	\$8,400.00
5	6' BENCH	4	EA	\$ 1,950.00	\$7,800.00
6	TRASH RECEPTACLE	2	EA	\$ 1,300.00	\$2,600.00
7	DECORATIVE BOLLARDS incl FOUNDATION	2	EA	\$ 1,750.00	\$3,500.00
8	PUBLIC ART FOUNDATION	17	SF	\$ 47.00	\$799.00
9	LANDSCAPE TOPSOIL & MULCH BED	12	CY	\$ 125.00	\$1,500.00
10	SHRUBS (5 GAL)	82	EA	\$ 67.00	\$5,494.00
11	SOLID BERMUDA SOD	504	SF	\$ 1.10	\$554.40
12	ORNAMENTAL TREES (15 GAL)	3	EA	\$ 225.00	\$675.00
13	TEXAS NATIVE CANOPY TREES (30 GAL)	3	EA	\$ 645.00	\$1,935.00
13	WAYFINDING SIGN (ARCHITECTURAL GRADE)	1	EA	\$ 2,155.00	\$2,155.00
14	BUS STOP (16' x 8' PRE MANUFACTURED)	1	EA	\$28,500.00	\$28,500.00
15	BARRICADES & TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$5,500.00
<b>COST</b>					<b>\$91,176.70</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$22,794.18</b>
<b>TOTAL BUDGET</b>					<b>\$113,970.88</b>

**Graph [27]** Bus Stop and Right-Of-Way Cost Estimate

# MEDIAN DESIGN: HIGH ALTERNATIVE



Key Map

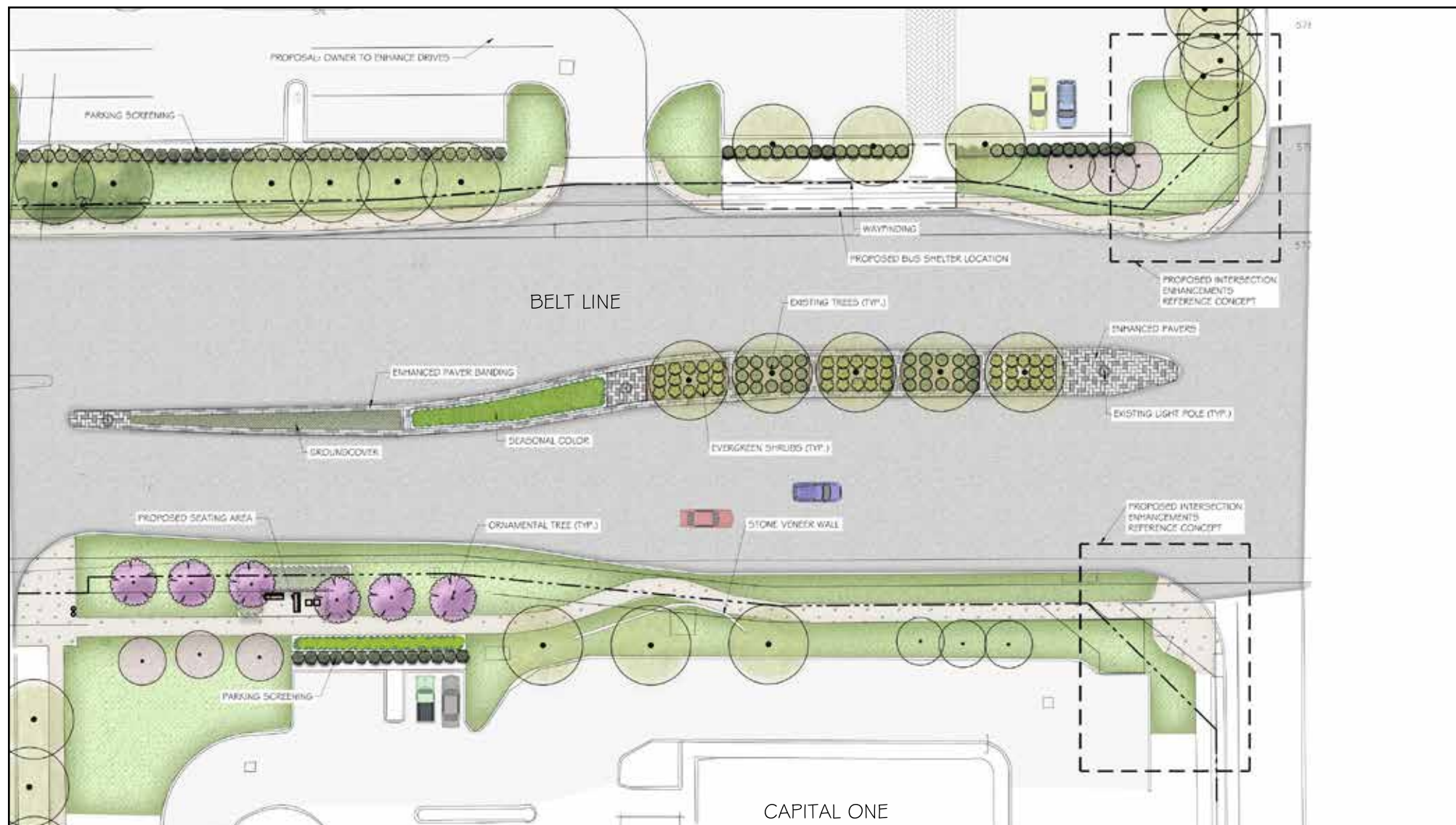
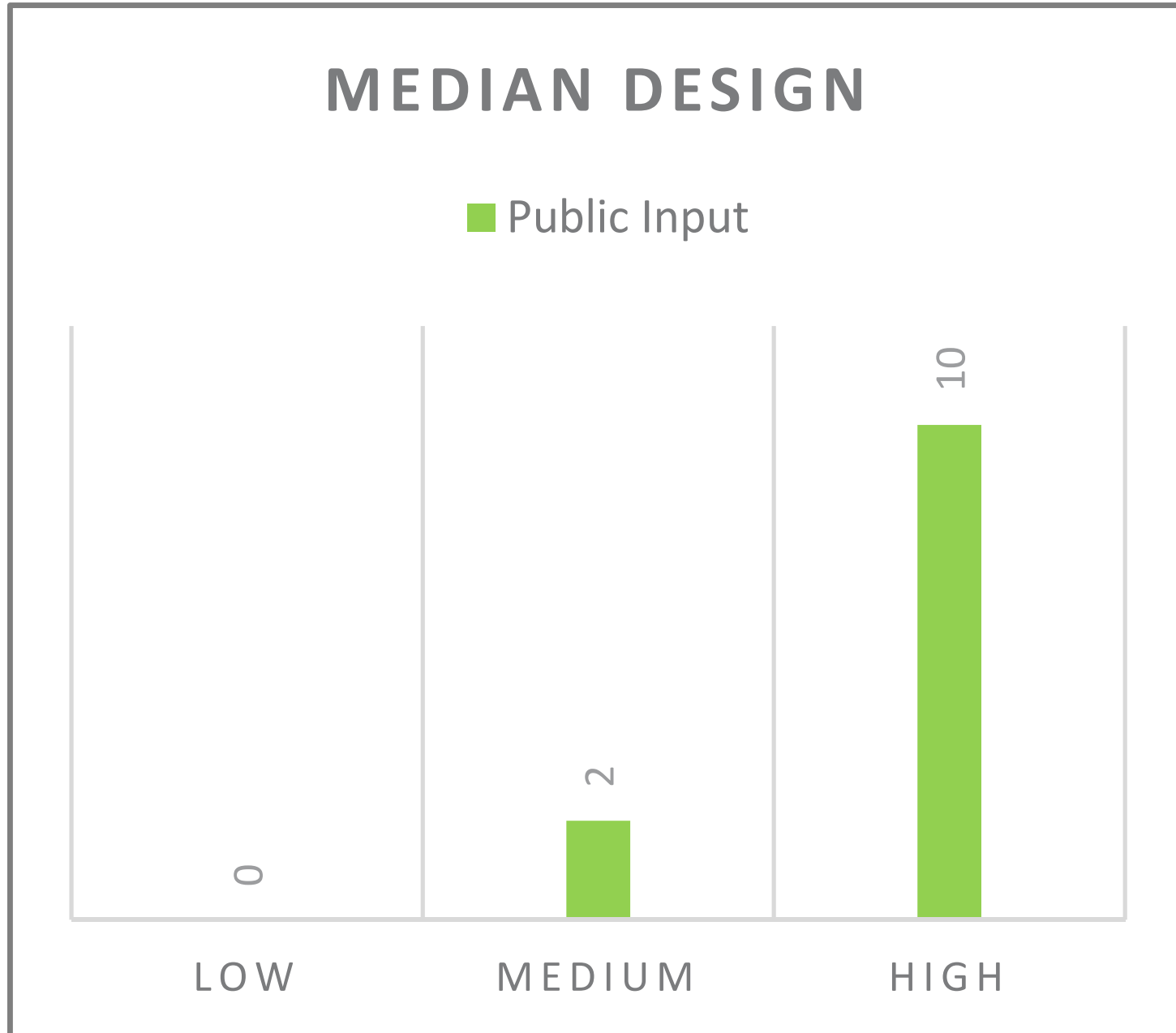


Image [187] Median Design: High Option



Image [188] Median Design Rendering



**Graph [28]** Median Design Voting Results

Project Item Information					
Bidlist Item No.	Description	Bid Quantity	Unit Price	Bid Value	
1	DEMOLISH OF CONCRETE	335	SY	\$ 42.00	\$14,070.00
2	ENCHANCED PAVER BAND incl CONCRETE BASE	2054	SF	\$ 19.50	\$40,053.00
3	LANDSCAPE TOPSOIL & MULCH BED	19	CY	\$ 125.00	\$2,375.00
4	EVERGREEN SHRUBS (5 GAL)	62	EA	\$ 67.00	\$4,154.00
5	SEASONAL COLOR	528	SF	\$ 3.80	\$2,006.40
6	GROUND COVER	385	SF	\$ 5.50	\$2,117.50
7	STONE VENEER WALLS (58LF X 3.34')(STONE QUARRY IN TEXAS/OKLA)	280	SF	\$ 73.00	\$20,440.00
8	BARRICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$96,215.90</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$24,053.98</b>
<b>TOTAL BUDGET</b>					<b>\$120,269.88</b>

**Graph [29]** Median Design Cost Estimate

# RUNYON ROAD INTERSECTION DESIGN: HIGH ALTERNATIVE



Key Map

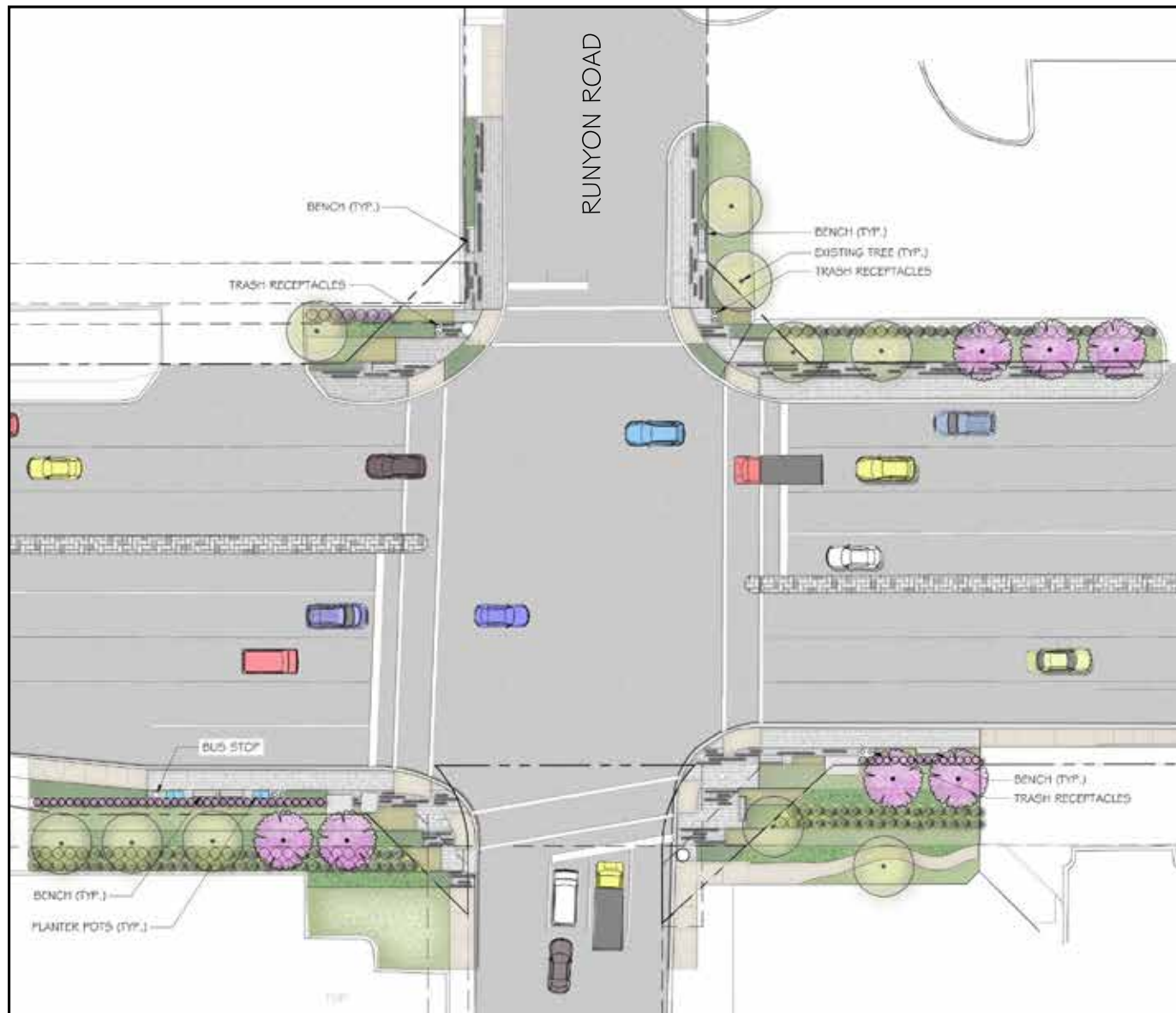
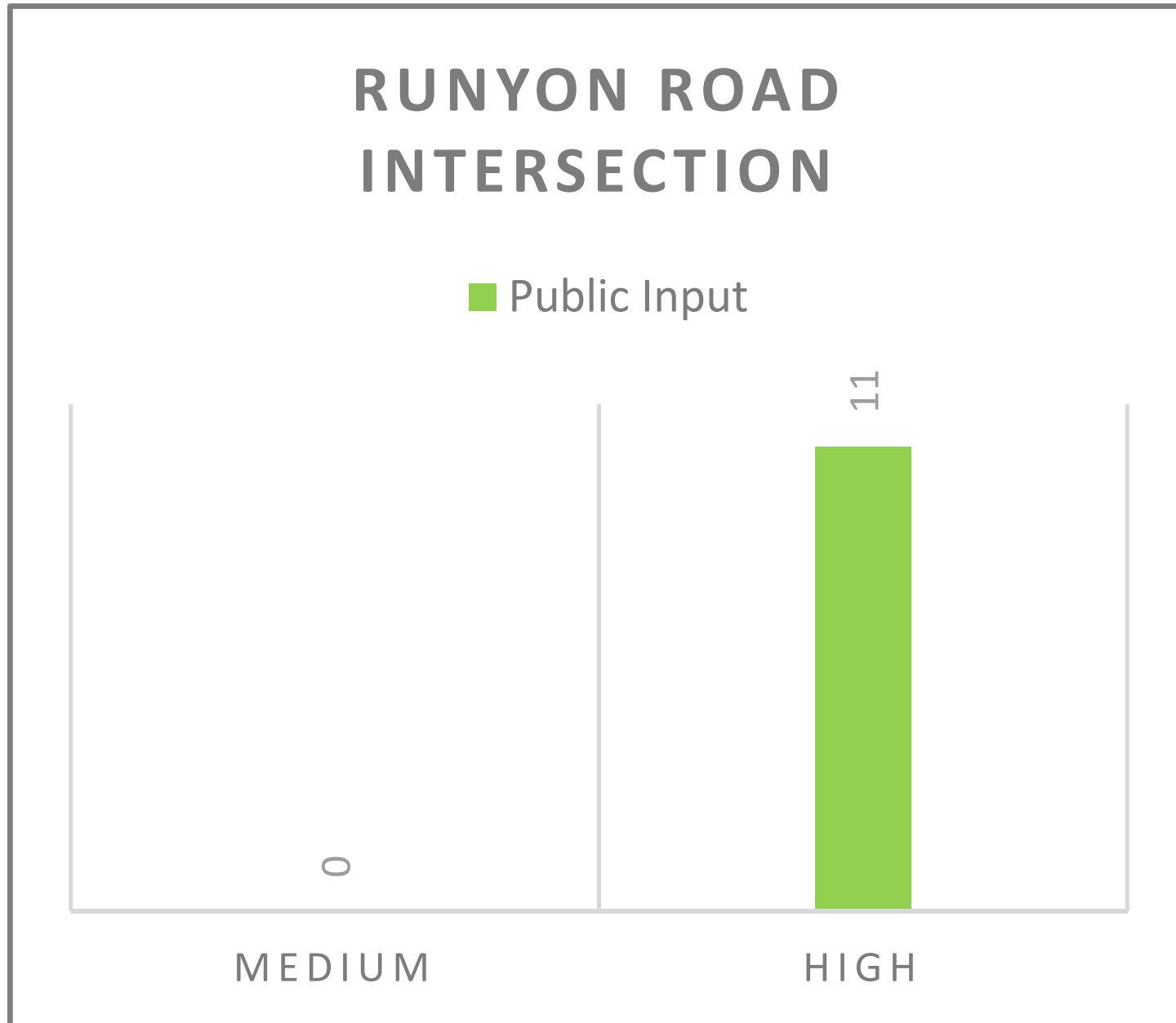


Image [189] Runyon Road Intersection Design: High Option



Image [190] Runyon Road Intersection Rendering



**Graph [30]** Runyon Road Intersection Voting Results

Project Item Information					
Bidlist Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE PAVING & MEDIAN	683	SY	\$ 35.00	\$23,905.00
2	ENCHANCED PAVER BAND incl CONCRETE BASE	1248	SF	\$ 19.50	\$24,336.00
3	ENCHANCED PAVERS incl CONCRETE BASE	3419	SF	\$ 15.65	\$53,507.35
4	NATURAL GREY BROOMED CONCRETE WALKS	1479	SF	\$ 11.75	\$17,378.25
5	HANDICAP RAMPS	8	EA	\$ 3,290.00	\$26,320.00
5	PLANTER POT	4	EA	\$ 2,800.00	\$11,200.00
6	6' BENCH	8	EA	\$ 1,950.00	\$15,600.00
7	TRASH RECEPTACLE	9	EA	\$ 1,300.00	\$11,700.00
8	LANDSCAPE TOPSOIL & MULCH BED	47	CY	\$ 125.00	\$5,875.00
9	SHRUBS (5 GAL)	185	EA	\$ 67.00	\$12,395.00
10	SOLID BERMUDA SOD	2242	SF	\$ 1.10	\$2,466.20
11	ORNAMENTAL TREES (15 GAL)	7	EA	\$ 225.00	\$1,575.00
12	BARRICADES & TRAFFIC CONTROL	1	LS	\$15,200.00	\$15,200.00
<b>COST</b>					<b>\$221,457.80</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$55,364.45</b>
<b>TOTAL BUDGET</b>					<b>\$276,822.25</b>

**Graph [31]** Runyon Road Intersection Cost Estimate

# MARSH LANE INTERSECTION DESIGN: HIGH ALTERNATIVE



Key Map

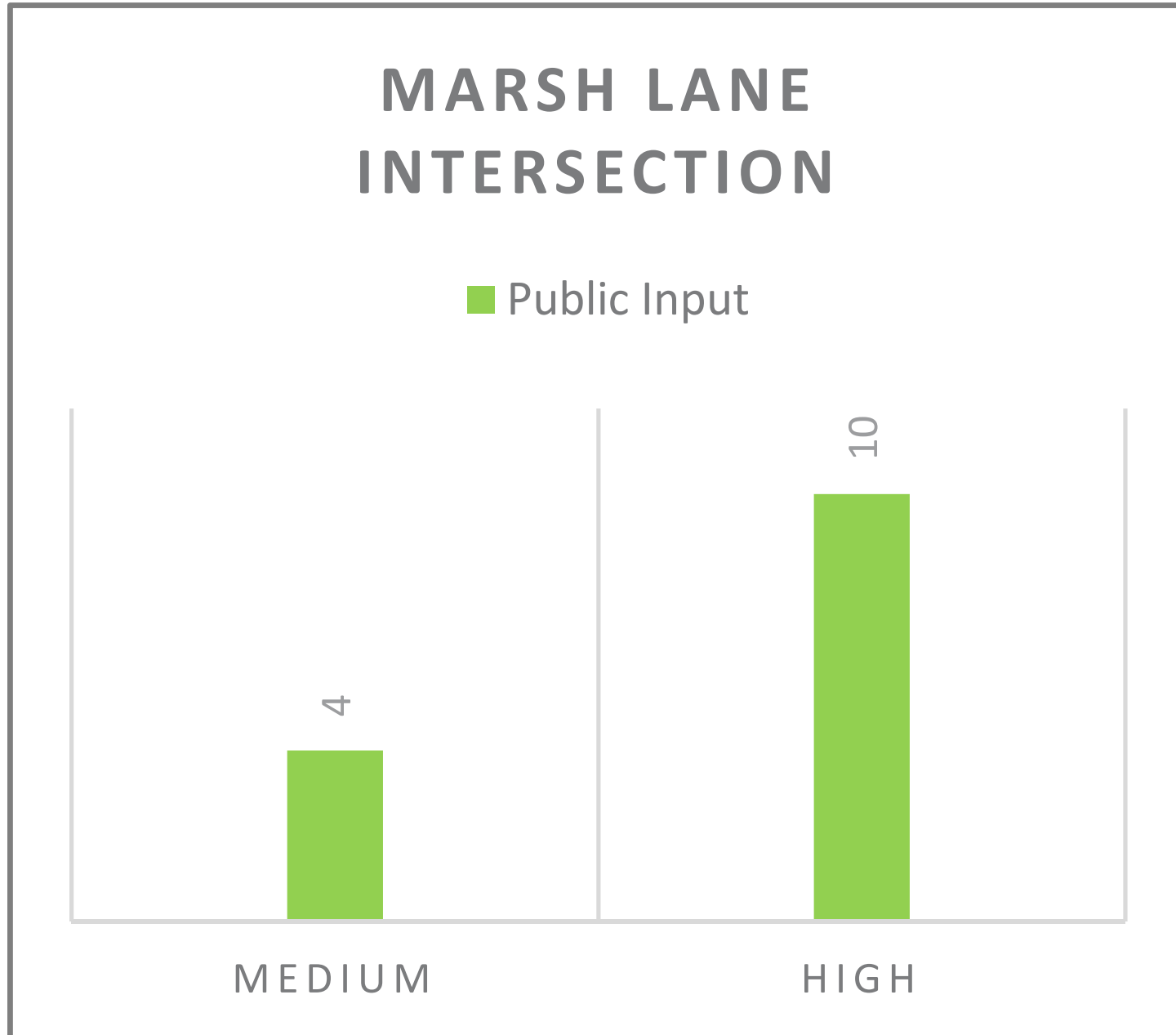


Image [191] Marsh Lane Intersection Design: High Option



Image [192] Marsh Lane Intersection Rendering





Graph [32] Marsh Lane Intersection Voting Results

Project Item Information				Unit Price	Bid Value
Bidlist Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	DEMOLISH OF CONCRETE	405	SY	\$ 27.00	\$10,935.00
2	ENCHANCED PAVER BAND incl CONCRETE BASE	652	SF	\$ 19.50	\$12,714.00
3	ENCHANCED PAVERS incl CONCRETE BASE	2251	SF	\$ 15.65	\$35,228.15
4	NATURAL GREY BROOMED CONCRETE WALKS	668	SF	\$ 11.75	\$7,849.00
5	CITY SIDEWALKS	272	SF	\$ 10.00	\$2,720.00
6	PLANTER POT	2	EA	\$ 2,800.00	\$5,600.00
7	6' BENCH	3	EA	\$ 1,950.00	\$5,850.00
8	TRASH RECEPTACLE	4	EA	\$ 1,300.00	\$5,200.00
9	LANDSCAPE TOPSOIL & MULCH BED	65	CY	\$ 125.00	\$8,125.00
10	SHRUBS (5 GAL)	196	EA	\$ 67.00	\$13,132.00
11	SOLID BERMUDA SOD	1218	SF	\$ 1.10	\$1,339.80
12	ORNAMENTAL TREES (15 GAL)	6	EA	\$ 225.00	\$1,350.00
13	MONUMENT SIGN (ARCHITECTURAL GRADE)	2	EA	\$18,500.00	\$37,000.00
15	BARRICADES & TRAFFIC CONTROL	1	LS	\$11,000.00	\$11,000.00
<b>COST</b>					<b>\$158,042.95</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$39,510.74</b>
<b>TOTAL BUDGET</b>					<b>\$197,553.69</b>

Graph [33] Marsh Lane Intersection Cost Estimate

# GATEWAY SIGN DESIGN (CITY BRAND): HIGH ALTERNATIVE

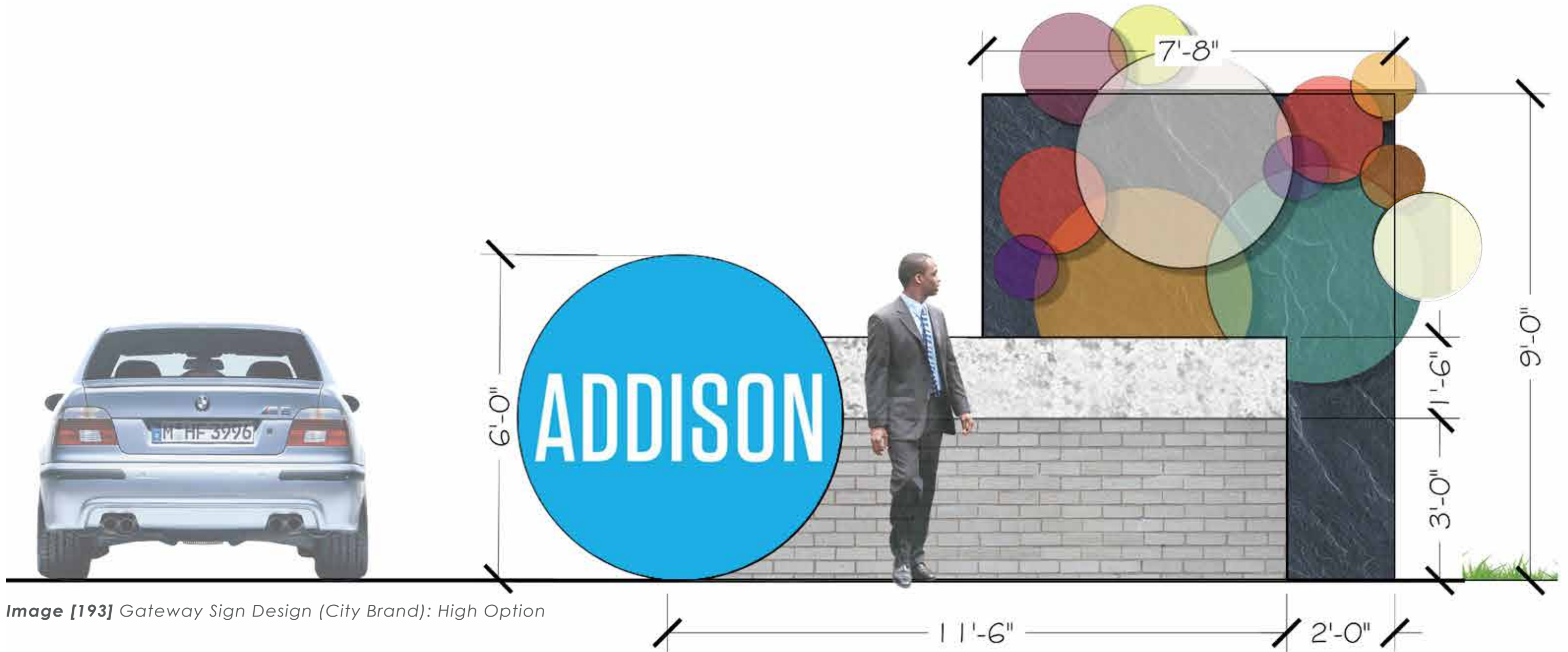
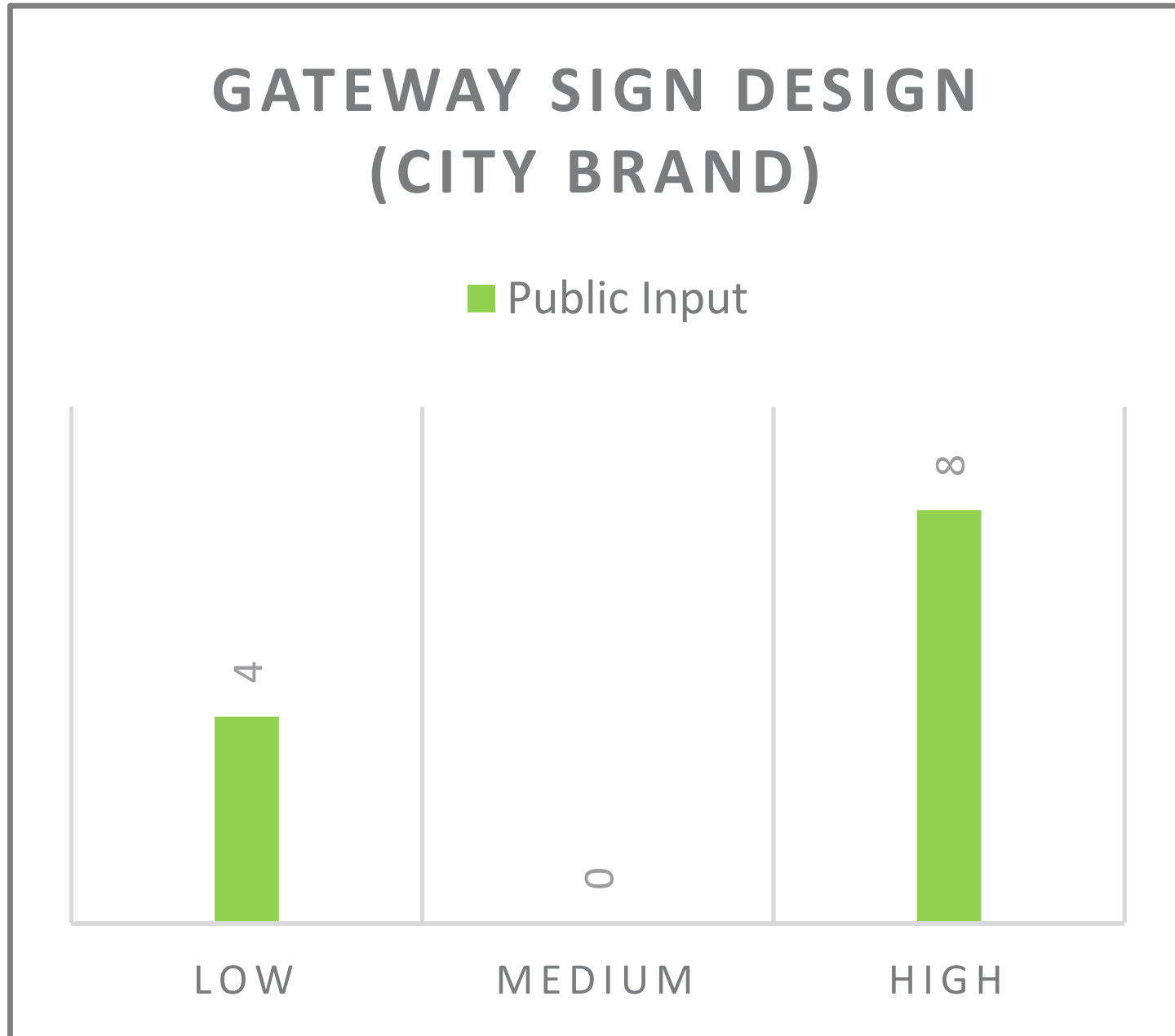


Image [193] Gateway Sign Design (City Brand): High Option



**Graph [34]** Gateway Sign Design (City Brand) Voting Results

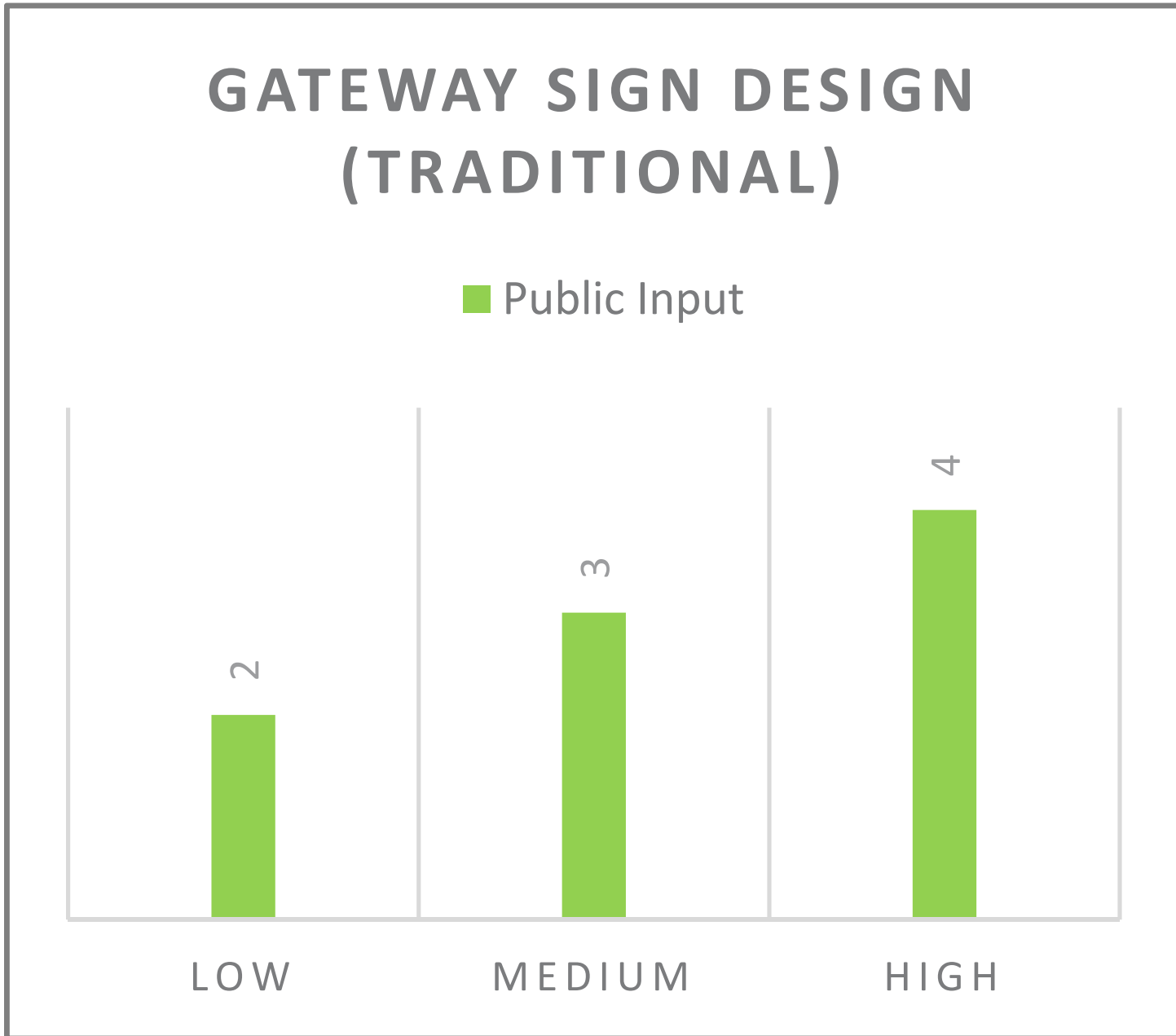
Project Item Information					
Bidlist Item No.	Description	Bid Quantity	Unit Price	Bid Value	
1	SPREAD FOOTING FOUNDATION	13.5	lf	\$ 144.00	\$1,944.00
2	BRICK MASONRY	73.5	SF	\$ 45.00	\$3,307.50
3	CAST STONE FACE	14	SF	\$ 225.00	\$3,150.00
4	CMU BACK WALL	69	SF	\$ 95.00	\$6,555.00
5	LETTERING ALLOWNACE	1	LS	\$ 5,500.00	\$5,500.00
6	"ADDISON" SIGN BOARD ALLOWANCE	1	LS	\$ 7,500.00	\$7,500.00
6	BACK BOARD SIGN & GRAPHICS ALLOWANCE	1	LS	\$22,500.00	\$22,500.00
<b>COST</b>					<b>\$50,456.50</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$12,614.13</b>
<b>TOTAL BUDGET</b>					<b>\$63,070.63</b>

**Graph [35]** Gateway Sign Design (City Brand) Cost Estimate

# GATEWAY SIGN DESIGN (TRADITIONAL): HIGH ALTERNATIVE



Image [194] Gateway Sign Design (Traditional): High Option



**Graph [36]** Gateway Sign Design (Traditional) Voting Results

Project Item Information				Unit Price	Bid Value
Bidlist Item No.	Description	Bid Quantity	Unit Price	Unit Price	Bid Value
1	30" X 8' DRILLED SHAFT W/CAP FOUNDATION	1	EA	\$ 4,500.00	\$4,500.00
2	BRICK MASONRY	192	SF	\$ 34.00	\$6,528.00
3	CAST STONE CAP	27	SF	\$ 125.00	\$3,375.00
4	CAST OUT CROP	73.48	SF	\$ 137.00	\$10,066.76
5	GRAPHIC SIGN ALLOWANCE	1	EA	\$ 9,800.00	\$9,800.00
<b>COST</b>					<b>\$34,269.76</b>
<b>DESIGN CONTINGENCY 25%</b>					<b>\$8,567.44</b>
<b>TOTAL BUDGET</b>					<b>\$42,837.20</b>

**Graph [37]** Gateway Sign Design (Traditional) Cost Estimate



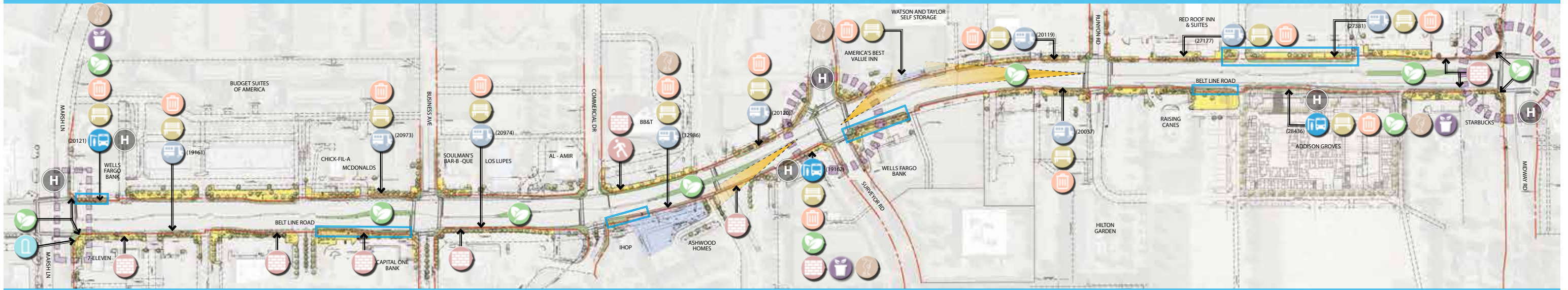


# CORRIDOR VISION & PHASING

# OVERALL MASTER PLAN: MEDIUM OPTION WITH HIGH FINISHES



## BELT LINE ROAD ENHANCEMENTS OCTOBER 2018



### PROJECT DESCRIPTION

SCOPE: MASTER PLANNING SERVICES FOR THE LANDSCAPE ENHANCEMENTS OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG BELT LINE ROAD (BETWEEN MARSH AND MIDWAY).

### SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
TASK TWO: CORRIDOR VISION CONCEPTS (PRECEDENT BOARDS) (IN OFFICE WORK)	APRIL 2ND- APRIL 13TH
TASK THREE: PUBLIC MEETING- TOWN HALL, CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
TASK FIVE: ADVISORY COMMITTEE- DEFINING THE CONCEPTS / SCOPE	APRIL 17TH
TASK SIX: ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	MAY 20TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
TASK TEN: PUBLIC MEETING- HERE ARE THE OPTIONS	JULY 23RD
TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
TASK TWELVE: ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	AUGUST 9TH
<b>TASK THIRTEEN: PUBLIC MEETING- HERE IS YOUR PROJECT</b>	<b>OCTOBER 9TH</b>
TASK FOURTEEN: SPECIFIC PROPERTY MEETING- 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING- 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING- 3	(TBD)

### KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

### ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		HIGH FINISHES
	TRASH RECEPTACLE		GATEWAY/ MONUMENT		

### COST ESTIMATE

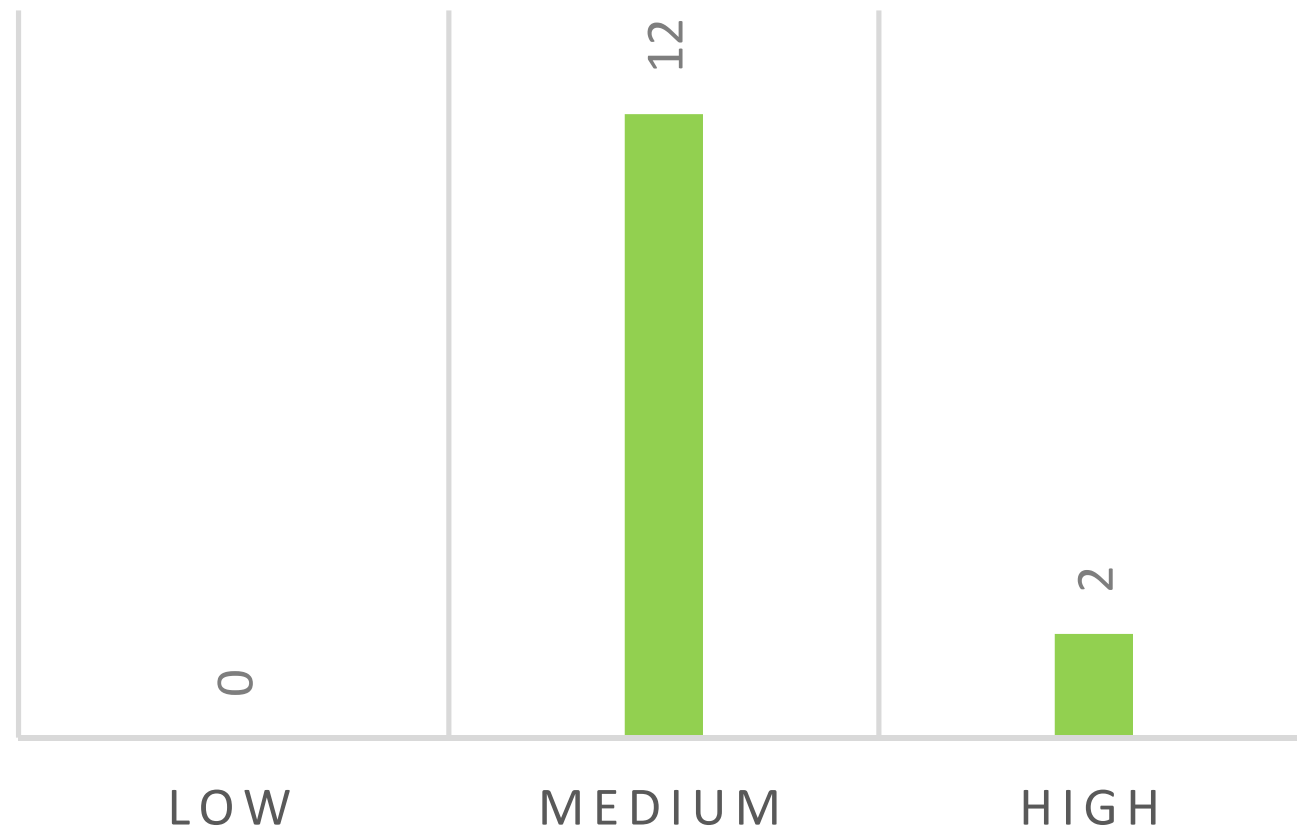
2018 estimate: \$2,092,043 ((\$90,000 contingent on owner acceptance and budget)
2019 estimate: \$2,196,645 (5% increase)
2020 estimate: \$2,306,477 (5% increase)

Image [194] Overall Master Plan: Medium Option with High End Finishes



# CORRIDOR DESIGNS

■ Public Input

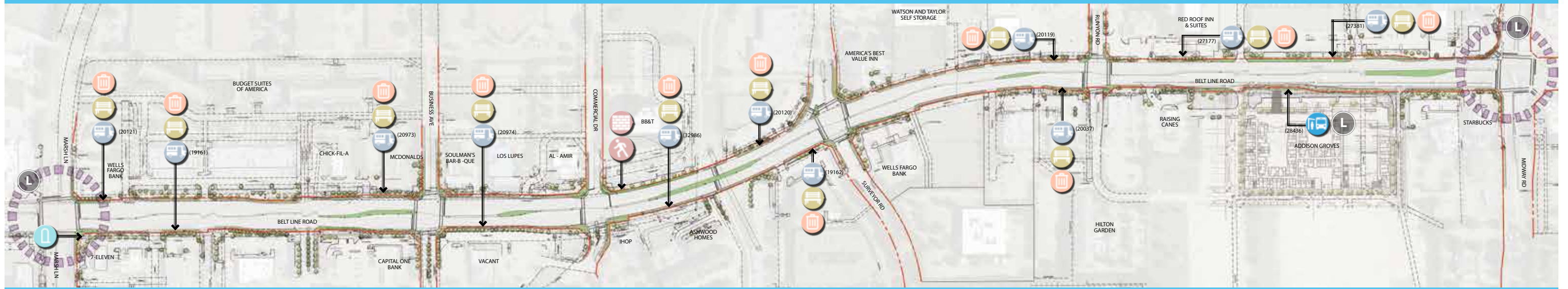


Graph [36] Overall Master Plan Voting Results

Description	PK Est. Quant.	Unit	Unit Cost	Total
<b>LUMP SUM (REFERENCE CONCEPTS FOR BREAKDOWN)</b>				
Bus Stop w/ Shelter	3	EA	\$ 121,176.70	\$ 363,530.10
Intersections	3	EA	\$ 221,457.80	\$ 664,373.40
Intersection (Ends)	2	EA	\$ 121,042.95	\$ 242,085.90
Median and ROW	5	EA	\$ 96,215.90	\$ 481,079.50
Cost of Acquiring Land (Outside ROW) (Potential Borrowed Space)	3,000	SF	\$ 30.00	\$ 90,000.00
<b>SUBTOTAL</b>				<b>\$ 1,841,068.90</b>
<b>PAVING</b>				
City Sidewalk	3,342	SF	\$ 10.00	\$ 33,420.00
<b>SUBTOTAL</b>				<b>\$ 33,420.00</b>
<b>SITE FURNITURE</b>				
Trash Receptacle	10	EA	\$ 1,300.00	\$ 13,000.00
Bench	10	EA	\$ 1,950.00	\$ 19,500.00
<b>SUBTOTAL</b>				<b>\$ 32,500.00</b>
<b>MISCELLANEOUS</b>				
Gateway Monument	1	EA	\$ 50,456.50	\$ 50,456.50
Public Art (Initial Art Sculpture Budget to be revised based on RFQ)	2	EA	\$30,000.00	\$60,000.00
Public Art Foundation	2	EA	\$ 799.00	\$ 1,598.00
Retaining Wall	1,000	SF	\$ 73.00	\$ 73,000.00
<b>SUBTOTAL</b>				<b>\$ 185,054.50</b>
<b>SUBTOTAL</b>				<b>\$ 2,092,043.40</b>
CONTINGENCY 25.00%				\$ 523,010.85
<b>TOTAL</b>				<b>\$ 2,615,054.25</b>
<b>SAY</b>				<b>\$ 2,616,000.00</b>

Graph [37] Overall Master Plan Cost Estimate

# PHASE ONE MASTER PLAN



## PROJECT DESCRIPTION

SCOPE: **MASTER PLANNING** SERVICES FOR THE **LANDSCAPE ENHANCEMENTS** OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG **BELT LINE ROAD** (BETWEEN MARSH AND MIDWAY).

## SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
TASK TWO: CORRIDOR VISION CONCEPTS (PRECEDENT BOARDS) (IN OFFICE WORK)	APRIL 2ND- APRIL 13TH
TASK THREE: PUBLIC MEETING- TOWN HALL, CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
TASK FIVE: ADVISORY COMMITTEE- DEFINING THE CONCEPTS / SCOPE	APRIL 17TH
TASK SIX: ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	MAY 20TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
TASK TEN: PUBLIC MEETING- HERE ARE THE OPTIONS	JULY 23RD
TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
TASK TWELVE: ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	AUGUST 9TH
<b>TASK THIRTEEN: PUBLIC MEETING- HERE IS YOUR PROJECT</b>	<b>OCTOBER 9TH</b>
TASK FOURTEEN: SPECIFIC PROPERTY MEETING- 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING- 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING- 3	(TBD)

## KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

## ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		LOW FINISHES
	TRASH RECEPTACLE		GATEWAY/ MONUMENT		

## CORRIDOR COST ESTIMATE

2018 estimate:	\$883,385
2019 estimate:	\$927,554 (5% increase)
2020 estimate:	\$973,932 (5% increase)

Image [195] Phase One Master Plan

Description	PK Est. Quant.	Unit	Unit Cost	Total
<b>LUMP SUM (REFERENCE CONCEPTS FOR BREAKDOWN)</b>				
Bus Stop w/ Shelter (Low)	1	EA	\$ 83,336.50	\$ 83,336.50
Intersection (Ends) (Medium)	2	EA	\$ 115,307.25	\$ 230,614.50
Median and ROW (Low)	5	EA	\$ 82,834.25	\$ 414,171.25
<b>SUBTOTAL</b>				<b>\$ 728,122.25</b>
<b>PAVING</b>				
City Sidewalk	2,540	SF	\$ 10.00	\$ 25,400.00
<b>SUBTOTAL</b>				<b>\$ 25,400.00</b>
<b>SITE FURNITURE</b>				
Trash Receptacle	11	EA	\$ 1,300.00	\$ 14,300.00
Bench	11	EA	\$ 1,950.00	\$ 21,450.00
<b>SUBTOTAL</b>				<b>\$ 35,750.00</b>
<b>MISCELLANEOUS</b>				
Gateway Monument	1	EA	\$ 21,113.50	\$ 21,113.50
Retaining Wall	1,000	SF	\$ 73.00	\$ 73,000.00
<b>SUBTOTAL</b>				<b>\$ 94,113.50</b>
<b>SUBTOTAL</b>				<b>\$ 883,385.75</b>
CONTINGENCY 25.00%				\$ 220,846.44
<b>TOTAL</b>				<b>\$ 1,104,232.19</b>
<b>SAY</b>				<b>\$ 1,105,000.00</b>

Graph [38] Phase One Master Plan Cost Estimate

# [10] CITY COUNCIL PRESENTATION & TOWN HALL MEETING

## Task Description

### Primary Goal:

- Inform the Council members on the current status of the project
- Present the advisory committee recommendations
- Address cost estimates and budget moving forward
- Address any changes to be made before presenting to the public

### Deliverables to Council:

- Vision Board
- Bus Stop w/ Shelter, High/Medium/Low (Including Cost Estimate and Voting Results)
- Intersection, High/Medium/Low (Including Cost Estimate and voting Results)
- Median, High/Medium/Low (Including Cost Estimate and Voting Results)
- Overall Master Plan, High Alternative (Including Estimated Cost and Voting Results)
- Overall Master Plan, Medium Alternative (Including Estimated Cost and Voting Results)
- Overall Master Plan, Low Alternative (Including Estimated Cost and Voting Results)
- Advisory Committee Recommendation, Overall Plan (Including Estimated Cost)
- Advisory Committee Recommendation, Phase I Plan (Including Estimated Cost)
- Gateway Sign Design Options (Including Voting Results)

### Deliverables to Public (at Town Hall):

- Monument Sign Progression and Final Design
- High Finish Design Concept Boards
- Overall Master Plan, Medium Option w/ High Finishes
- Vision Board

## Meetings

City Council Presentation	October 23, 2018
Town Hall Meeting	October 29, 2018

## Council Feedback

The primary objective of the City Council presentation was to inform the council members on the current status of the Belt Line project and provide them with cost estimates for feedback. Council recommended adding 3 more bus shelters to the master plan, combining the two most voted for sign designs into one final design, and moving forward with the gray pavers and color palette.

### Summary:

The City Council members agreed with the overall direction of the project and the decisions made by the advisory committee. City Council will be asked to provide further direction on Phase I as the project moves forward.



**CITY COUNCIL MEETING MEMORANDUM**

Re: **BELT LINE ROAD ENHANCEMENTS**  
[Addison, Texas]

Date: October 23<sup>rd</sup>, 2018  
PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch  
Ashley Whetstone, Pacheco Koch  
Wade Peterson, Pacheco Koch  
Janna Tidwell, Town of Addison  
Joe Chow, Mayor  
Paul Walden, Mayor Pro Tempore  
Tom Braun, Deputy Mayor Pro Tempore  
Ivan Hughes, Council Member  
Guillermo Quintanilla, Council Member  
Lori Ward, Council Member  
Marlin Willesen, Council Member

**Bus Shelter Comments:**

1. Location of bus shelters needs more consideration
2. Council would like to see a total of 6 bus shelters: 3 on each side of Belt Line
3. 6 bus shelters to be included in the overall master plan
4. DART can provide the shelters, but council members agree that since we are beautifying Belt Line, the enhanced bus shelter design should be used
5. The standard DART bus shelter is 8' long and the enhanced shelter design is 12'; council agrees that a bigger shelter footprint is preferred
6. Currently, only one bus stops along Belt Line qualifies for the installation of a bus shelter based on ridership numbers

**Project Budget Comments:**

1. 2019 Budget for Phase One = \$900,000
2. Additional savings from previous Belt Line Road enhancements = approx. \$800,000
3. DART Street Repair Fund = \$135,000
4. Overall, the funds available for Phase One equal approximately 2 million dollars

**Paver Comments:**

1. The grey pallet is preferred by council members
2. Council members do not like the idea of mixing the red pavers with the grey, but understand there will be a transition phase where both styles of pavers are on site

3. Grey concrete pavers will be cheaper than brick pavers

**Maintenance Comments:**

1. Town will be responsible for ownership and maintenance of shelters if shelters do not comply with DART specifications
2. Council members would prefer
3. the city to maintain specific areas along Belt Line (ie. bus shelters, intersections, medians) so that the integrity of the design is not compromised

**Consensus:**

1. Top Priorities:
  - a. Install missing sidewalk piece
  - b. Incorporate monument sign
  - c. Install 6 enhanced bus shelters (3 on each side of Belt Line)
2. Combine two most voted monument designs into one final design
3. Grey pallet is preferred

To Do List:

- Adjust monument sign per council recommendations
- Adjust overall master plan per council recommendations
- Coordinate set up for Town Hall Meeting
- Provide linear footage cost estimate for Midway to the Tollway
- Schedule individual property owner meetings after the Town Hall



10/24/2018  
[Project Manager]

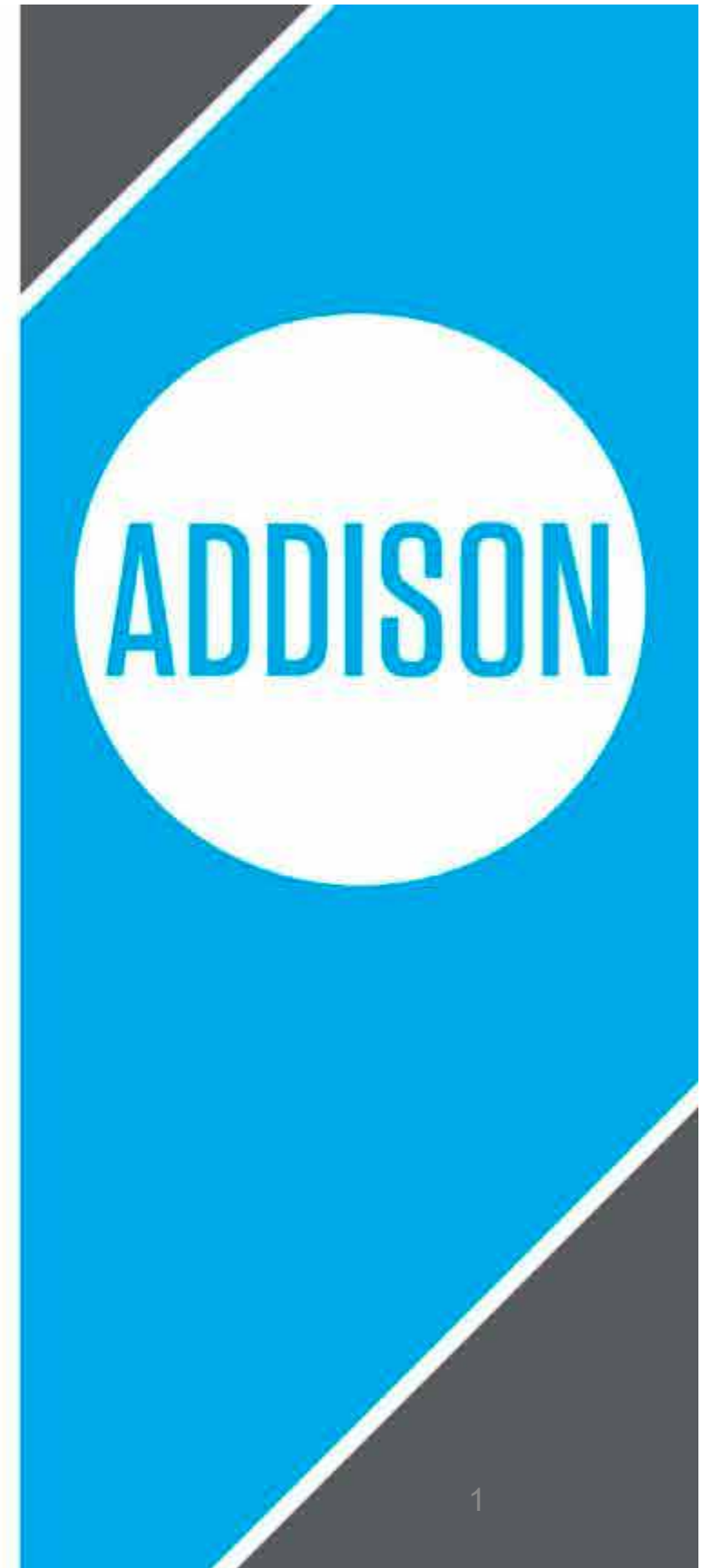




# CITY COUNCIL PRESENTATION

# Belt Line 1.5 Enhancements

October 23, 2018





# Council Direction

ADDISON

- March 20, 2017 Work Session, Council directed Staff to:
  - Delay Phase 2 of the Undergrounding Project.
  - Focus on the Beautification of Phase 1.
  - Proceed with the overlay of Belt Line Road from Marsh Lane to the Dallas North Tollway.
  - Direct Staff to return to discuss the Master Transportation Plan in regards to the design of Midway Road.
- May 23, 2017 Council directed Staff develop a schematic design for Belt Line enhancements between Marsh & Midway and to prioritize as follows:
  - Intersections.
  - Bus Shelters.
  - Right – of – Way.
  - Found Spaces.

# Decision Hierarchy

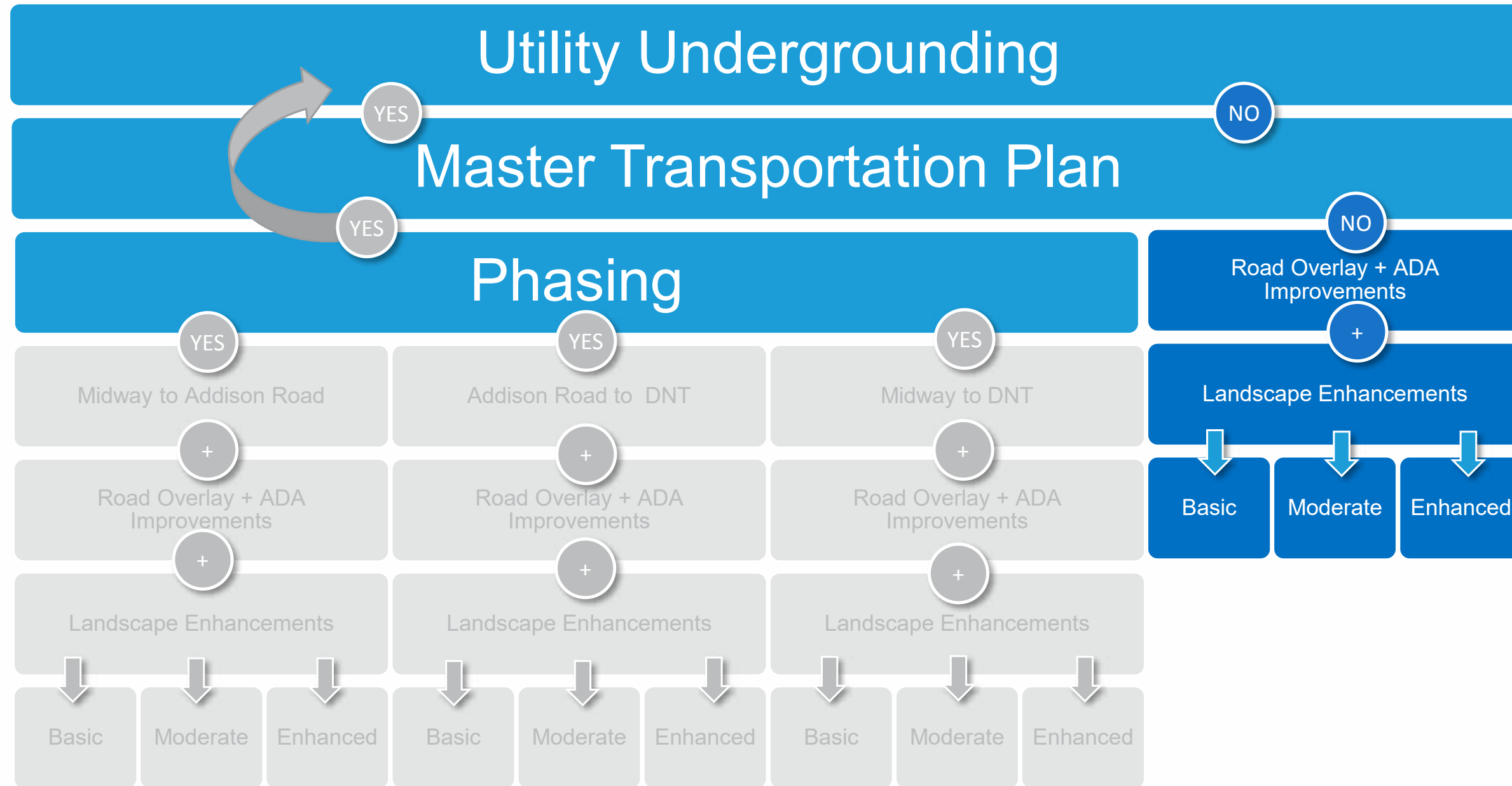


Image [201] City Council Presentation Slides

# Stakeholder Input Opportunities

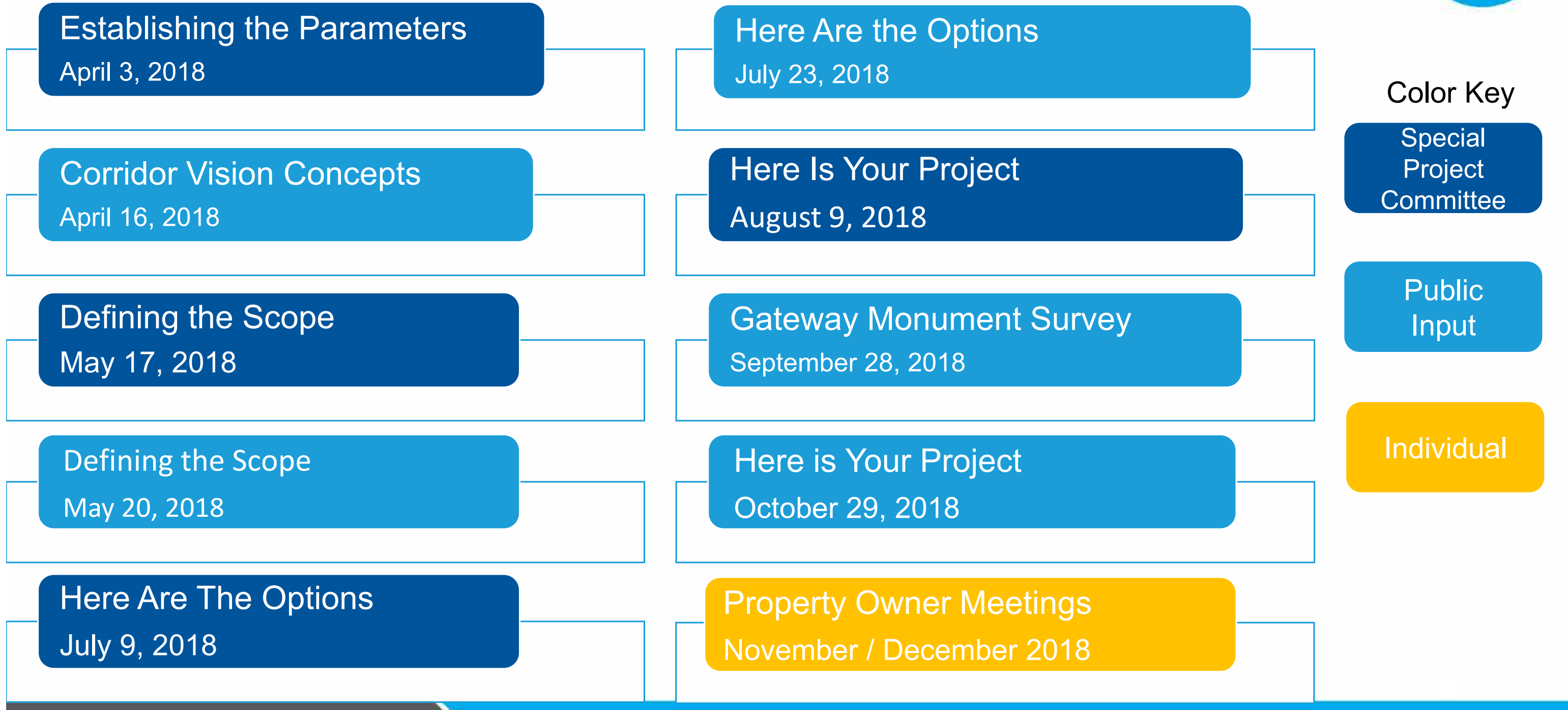
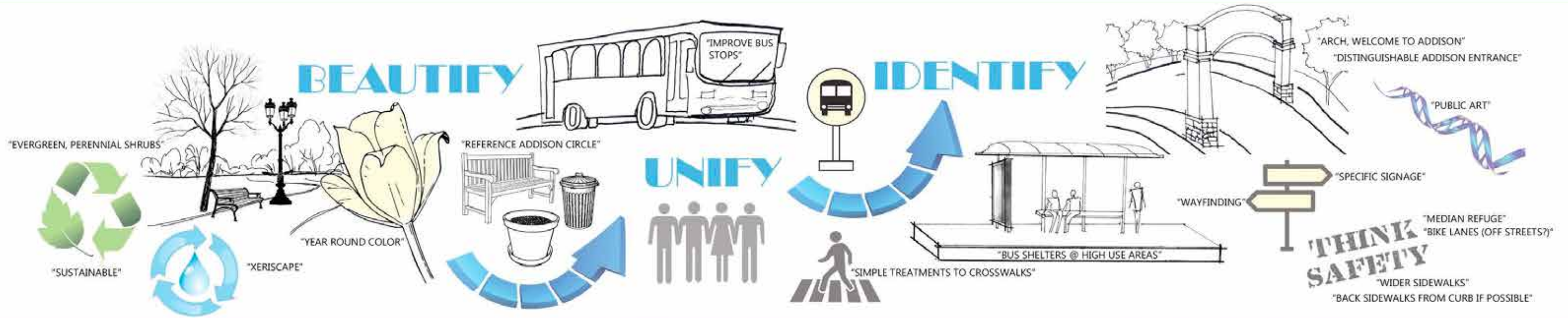


Image [202] City Council Presentation Slides

# Establishing The Parameters

ADDISON



**IDENTIFY**  
Build on the  
Addison Brand

**Unify**  
Create a  
Cohesive Vision

**Beautify**  
Develop a  
Design Palette

Image [203] City Council Presentation Slides

# Defining the Concept



**Identify**  
 Addison has recently redefined itself and produced a brand that speaks to the town's position. "Addison is a *gathering place*. It's holistic (*life, work and leisure* together). It's a *transportation hub*. And it's a *community* (and government) given to helping *ideas* come to fruition." It is the intent of this design to build off the brand, incorporate its message, and create an *identity* for Belt Line that could be duplicated throughout Addison.

**Unify**  
 The proposed design took into consideration *community input, branding efforts* and basic *design principles* to develop a cohesive vision for the corridor.  
 The design process began by recognizing Addison as a "transportation hub" and identifying the importance of DART's presence along the corridor.  
 Prior to developing an overall concept, the design team was given a pre-approved design for future bus shelters. The design concept became a catalyst for *unifying* the proposed enhancements along Belt Line. This allowed for an overall theme to emerge that not only complemented the pre-approved design but spoke to the *modern-traditional* requests of the public, while also playing off Addison's brand.

**Beautify**  
 By *unifying* the corridor, a natural sense of *beauty* emerges that helps contribute to Addison's *identity*. Elements that help contribute to Belt Line's beautification include:  
 a. *Plant palette* – The proposed plant palette was developed by *identifying* both a theme and maintenance tolerance that had been pre-approved by the public. (Medium water requirements, texture variety and primarily blue and white color tones).  
 b. *Site Furniture* – *Unifying* elements that speak to the *modern-traditional* requests pre-approved by the public.  
 c. *Artwork and Gateway Monuments* – After hearing *community input*, the design team recommends the town issue an RFQ for artists to develop pieces that are unique to Addison and its immediate surroundings. The RFQ could be extended to include gateway monuments (should the public choose).

## BELT LINE VISION BOARD

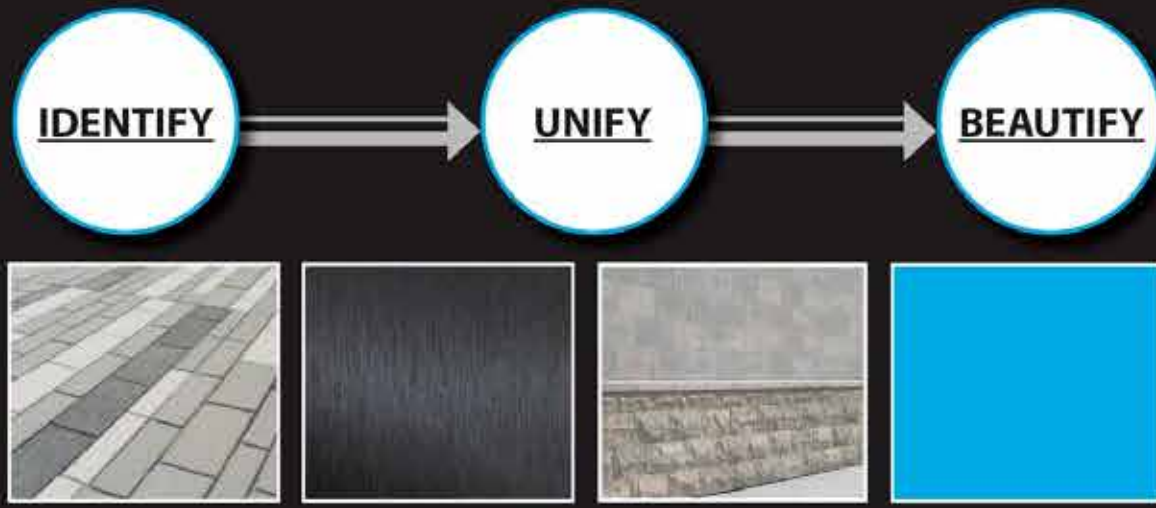


Image [204] City Council Presentation Slides

# Low Option Plan



- All proposed elements are within the existing ROW
- All bus stops include a bench and trash can
- Closes gap in sidewalk
- Includes a bus shelter at Addison Grove
- Does not include landscaping
- 2018 schematic estimate \$780,000

**KEY LEGEND**

- SPACE WITHIN R.O.W.
- POTENTIAL 'BORROWED SPACE'
- FOUND SPACE
- RIGHT OF WAY (R.O.W.)
- PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
- POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
- VIEWSHEDS

**ELEMENTS LEGEND**

- SEATING
- LANDSCAPE ENHANCEMENT
- POCKET PARK
- BIKE RACK
- TRASH RECEPTACLE
- SIDEWALKS
- RETAINING WALL VENEER
- WAYFINDING
- PUBLIC ART
- GATEWAY/MONUMENT
- PLANTER POT
- BUS STOP
- BUS STOP W/ SHELTER

## DEFINING THE CONCEPT/SCOPE LOW OPTION ADDISON BELT LINE ROAD ENHANCEMENTS JULY 2018

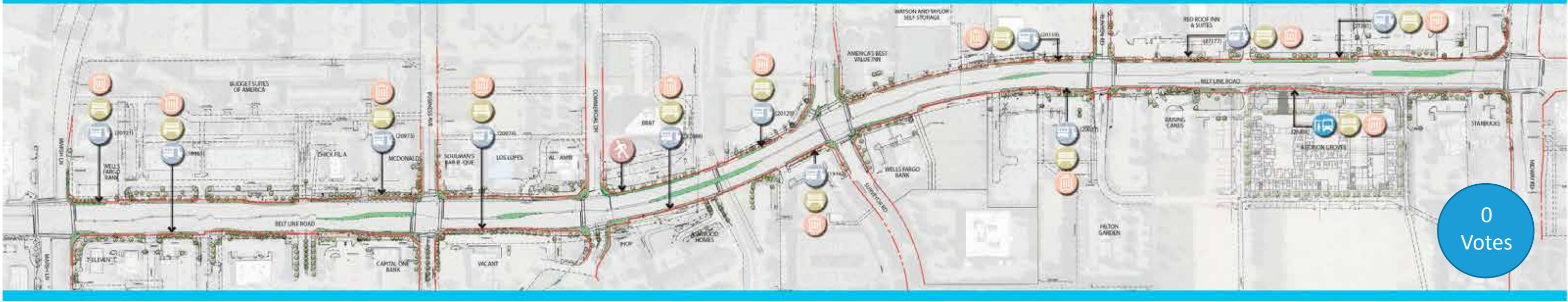
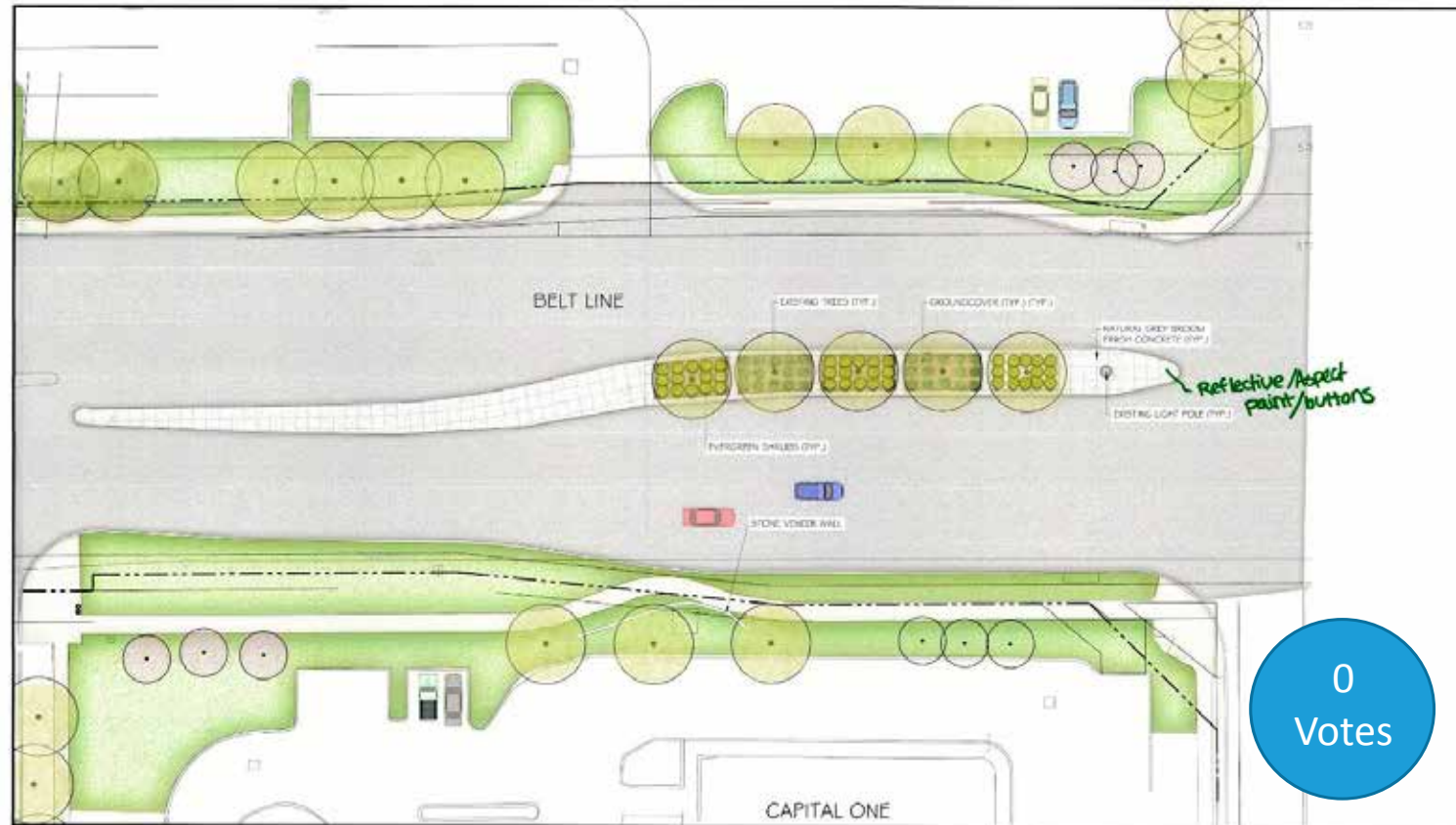


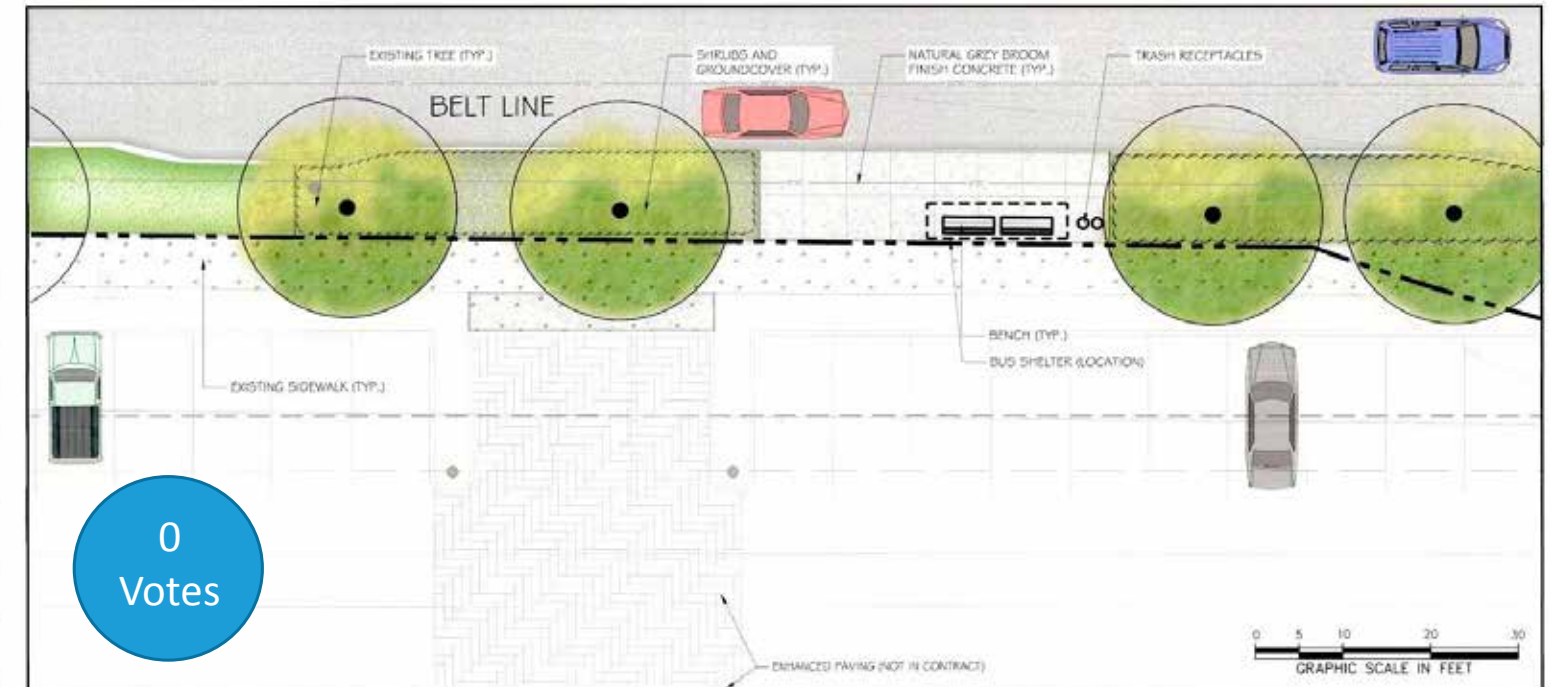
Image [205] City Council Presentation Slides

# Low Option Enlargements

ADDISON



MEDIAN DESIGN: LOW OPTION



BUS SHELTER AND ROW DESIGN: LOW OPTION

## MEDIAN

- Planting limited to areas that are 8' or wider
- Concrete maintenance edge around beds
- Existing pavers remain
- Concrete with decorative joint will replace narrow landscape areas

## BUS SHELTER

- Within the ROW
- Shade shelter
- Two Benches
- Trash Receptacle
- Concrete with decorative joints

# Medium Option Plan



- All elements are within the ROW
- All bus stops include a bench and trash can
- Completes sidewalk along Belt Line Road
- Includes a bus shelters at three priority locations
- Landscape enhancements
- Replaces retaining walls with consistent material
- Enhanced intersection corners at Midway, Surveyor & Marsh
- 2018 schematic estimate \$1,850,000

## KEY LEGEND

	SPACE WITHIN R.O.W.
	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

## ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		
	TRASH RECEPTACLE		GATEWAY/MONUMENT		

## DEFINING THE CONCEPT/SCOPE MEDIUM OPTION



## BELT LINE ROAD ENHANCEMENTS JULY 2018

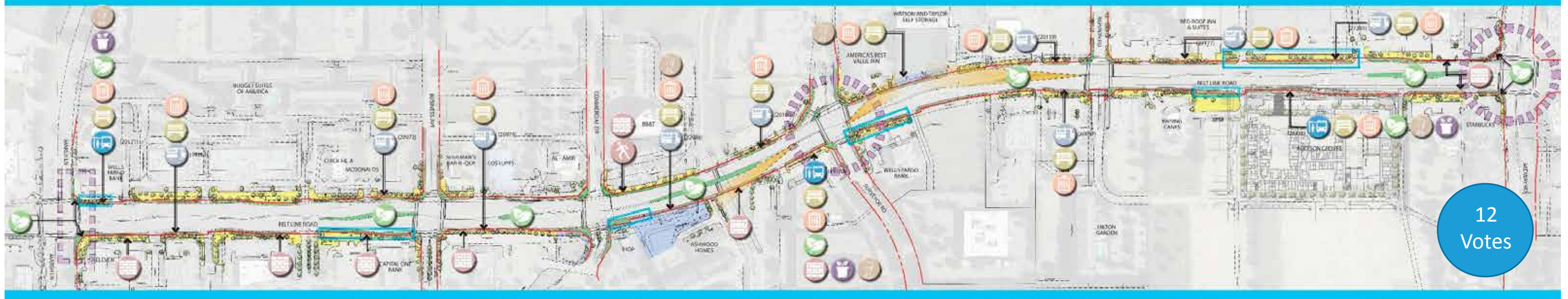
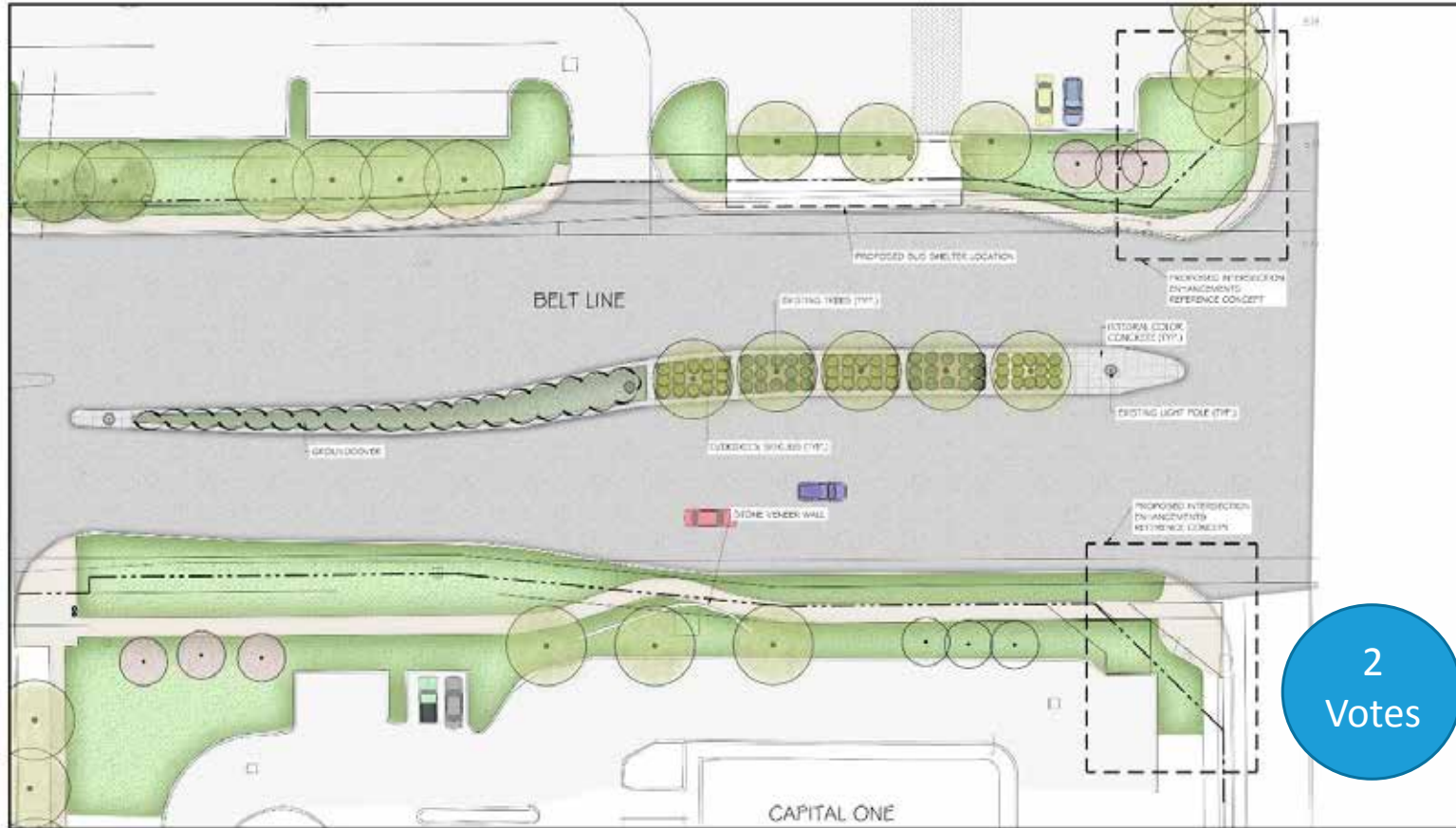


Image [207] City Council Presentation Slides

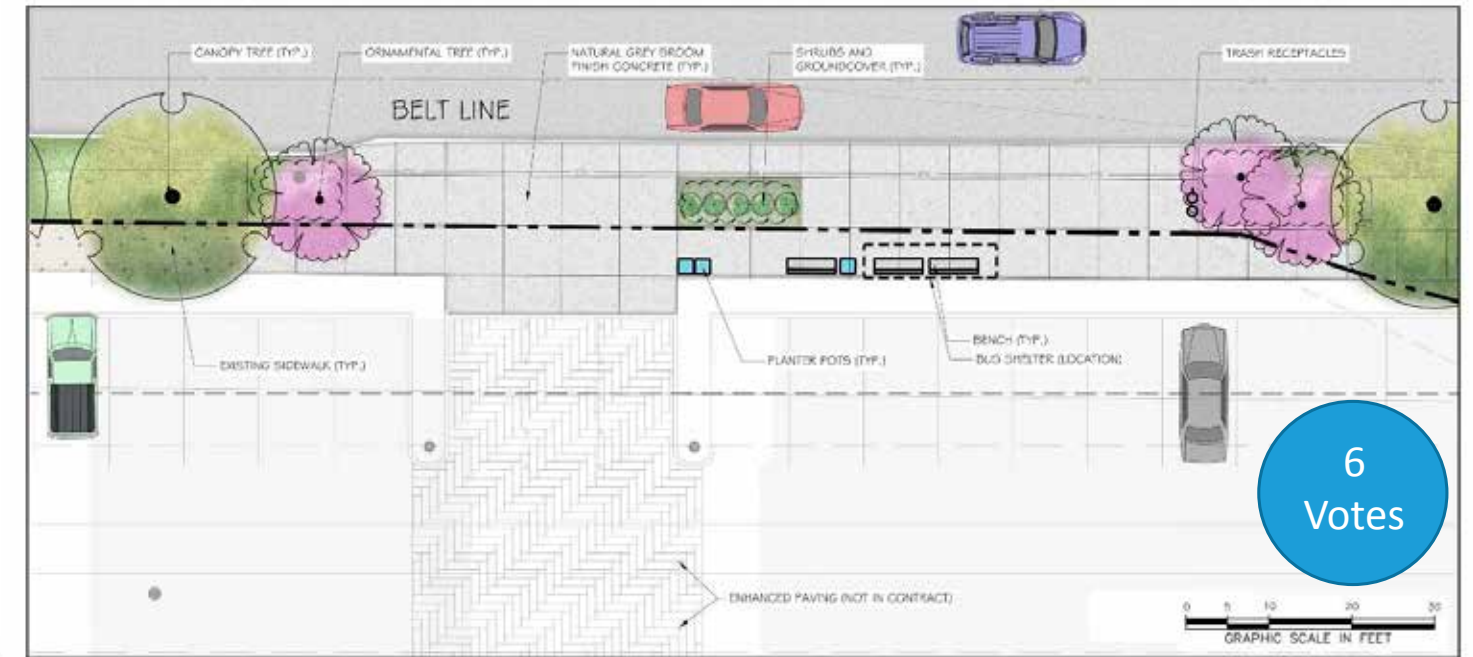


# Medium Option Enlargements

ADDISON



Proposed Median Plan - Sample Location D



Proposed Bus Stop with Shelter Plan - Sample Location A

## MEDIAN

- Shrubs limited to areas that are 8' or wider
- Groundcover in areas that are less than 8'
- Existing pavers remain

## BUS SHELTER

- Requires an access easement
- Shade shelter
- Three Benches
- Trash Receptacle
- Three Planters
- Concrete with decorative joints

# Medium Option Enlargement

ADDISON



## Intersection

- All elements within ROW
- Monument sign
- Four benches
- Trash receptacles
- Concrete with decorative joints

Image [209] City Council Presentation Slides

# High Option Plan



- Includes area outside ROW
- All bus stops include a bench, shelter, planters and trash can
- Completes sidewalk along Belt Line Rd
- Replaces retaining walls & pavers with consistent material
- Landscape enhancements
- Enhanced intersection corners at Midway, Surveyor & Marsh
- Smart Signage
- 2018 schematic estimate \$9,550,000 (\$4,700,000 land /easement acquisition)

**KEY LEGEND**

- SPACE WITHIN R.O.W.
- POTENTIAL 'BORROWED SPACE'
- FOUND SPACE
- RIGHT OF WAY (R.O.W.)
- PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
- POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
- VIEWSHEDS

**ELEMENTS LEGEND**

- SEATING
- LANDSCAPE ENHANCEMENT
- POCKET PARK
- BIKE RACK
- TRASH RECEPTACLE
- SIDEWALKS
- RETAINING WALL VENEER
- WAYFINDING
- PUBLIC ART
- GATEWAY/MONUMENT
- PLANTER POT
- BUS STOP
- BUS STOP W/ SHELTER

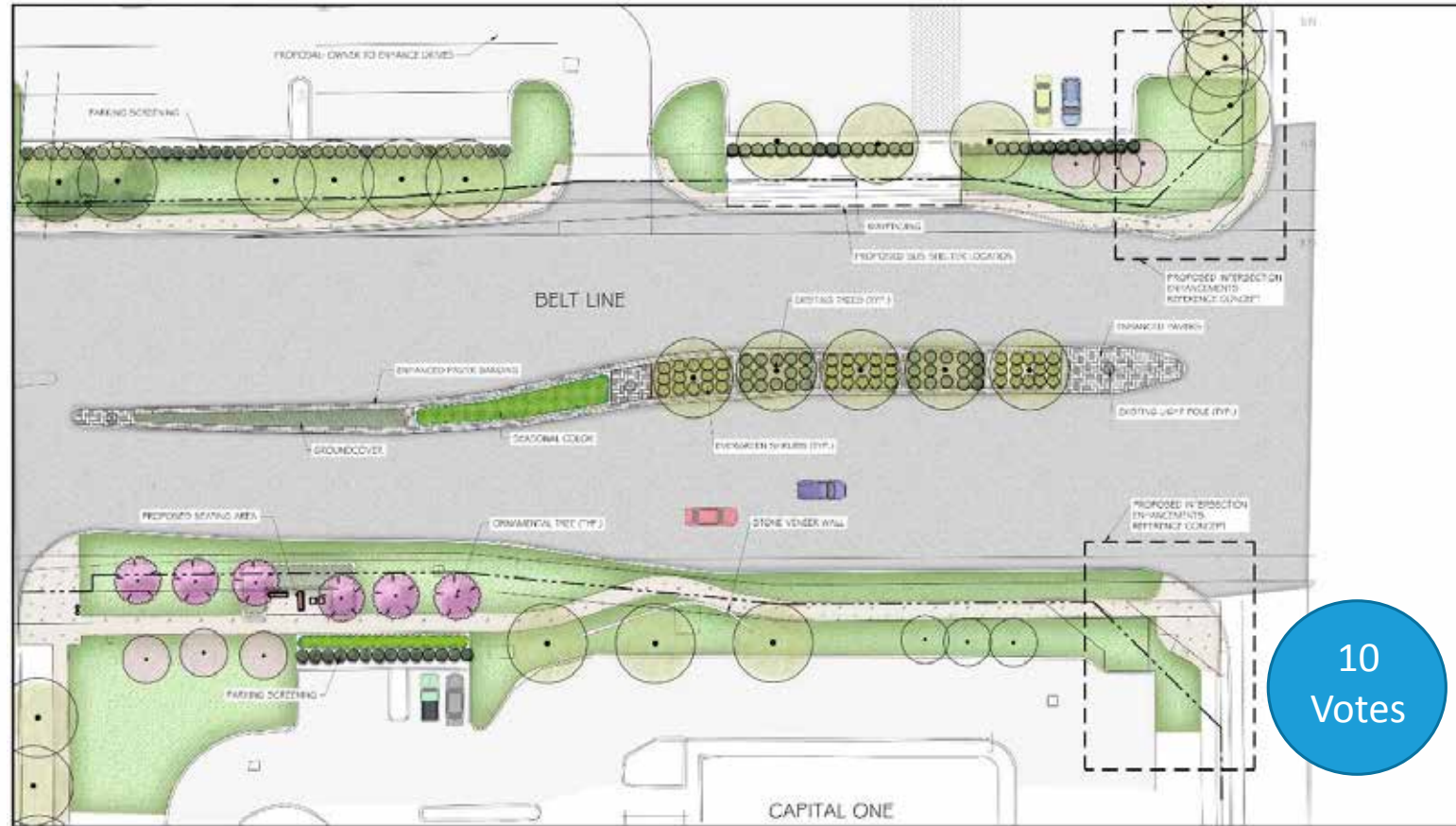
## DEFINING THE CONCEPT/SCOPE HIGH OPTION

ADDISON BELT LINE ROAD ENHANCEMENTS JULY 2018

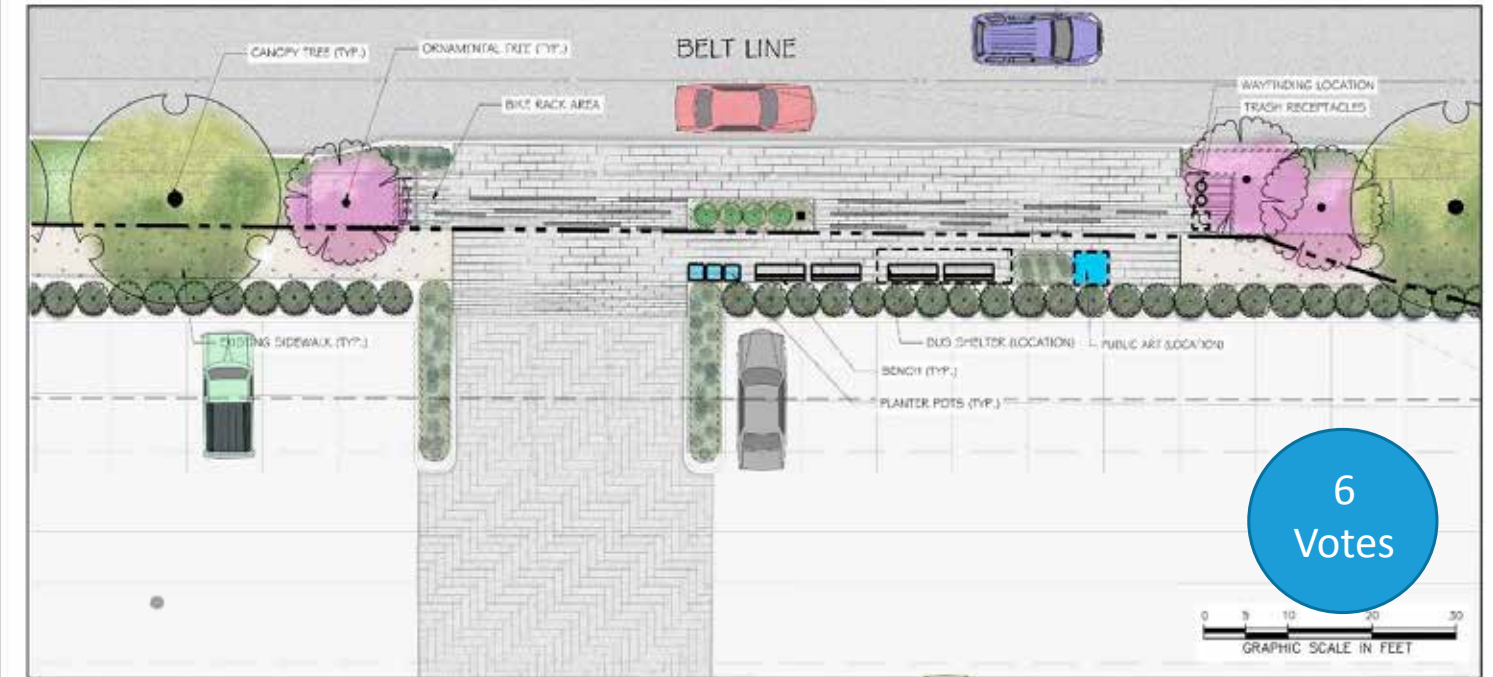


Image [210] City Council Presentation Slides

# High Option Enlargements



Proposed Median Plan - Sample Location D



Proposed Bus Stop with Shelter Plan - Sample Location A

## MEDIAN

- Shrubs limited to areas that are 8' or wider
- Groundcover & Seasonal color in areas that are less than 8'
- Existing pavers replaced with different color paver

## BUS SHELTER

- Requires an access easement
- Shade shelter
- Four Benches
- Trash Receptacle
- Pavers
- Four Planters
- Public Art
- Smart signage

Image [211] City Council Presentation Slides

# High Option Enlargement

ADDISON



Proposed Intersection Plan @ Marsh Lane -

## Intersection

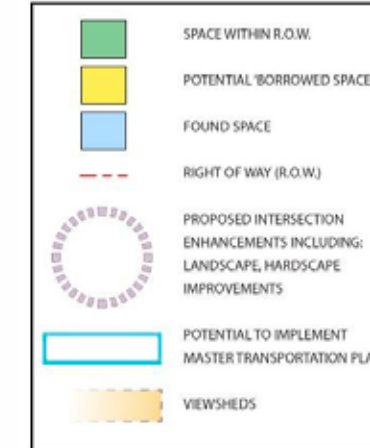
- Requires an access easement
- Monument sign
- Three benches
- Trash receptacles
- Pavers

# Advisory Committee Recommendation - Overall



- Focuses High Finishes in priority areas
- All bus stops include a bench and trash can
- Bus Shelters at priority areas
- Completes sidewalk along Belt Line Road
- Landscape enhancements
- Replaces retaining walls & pavers with consistent material
- Enhanced intersection corners at Midway, Surveyor & Marsh
- 2018 schematic estimate \$2,100,000

## KEY LEGEND



## ELEMENTS LEGEND



## OVERALL MASTER PLAN: MEDIUM OPTION WITH HIGH FINISHES



## BELT LINE ROAD ENHANCEMENTS OCTOBER 2018

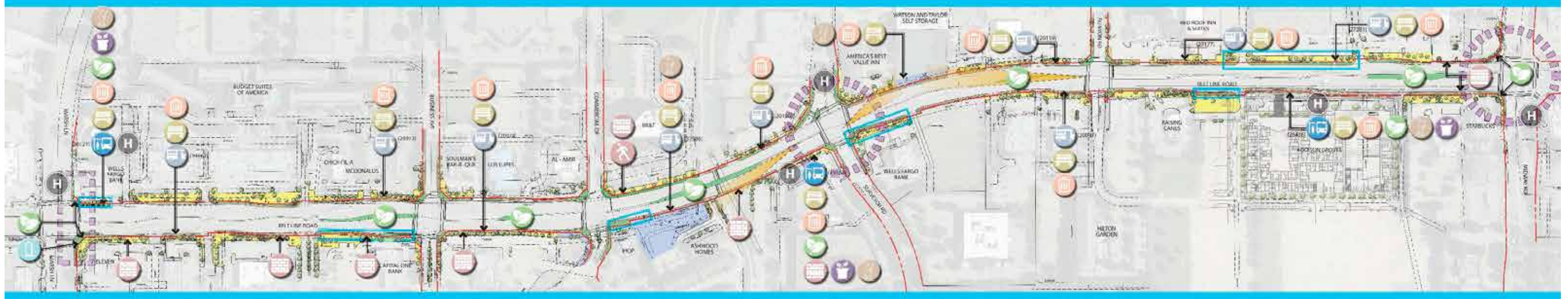


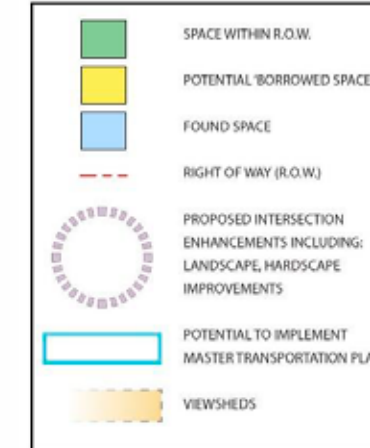
Image [213] City Council Presentation Slides

# Advisory Committee Recommendation – Phase I



- Focuses High Finishes in priority areas
- All bus stops include a bench and trash can
- Bus Shelter at Addison Grove
- Completes sidewalk along Belt Line Road
- Enhanced intersection corners at Midway & Marsh
- Gateway Monument at Marsh
- 2018 schematic estimate \$885,000

## KEY LEGEND



## ELEMENTS LEGEND



## PHASE ONE MASTER PLAN

ADDISON BELT LINE ROAD ENHANCEMENTS  
OCTOBER 2018

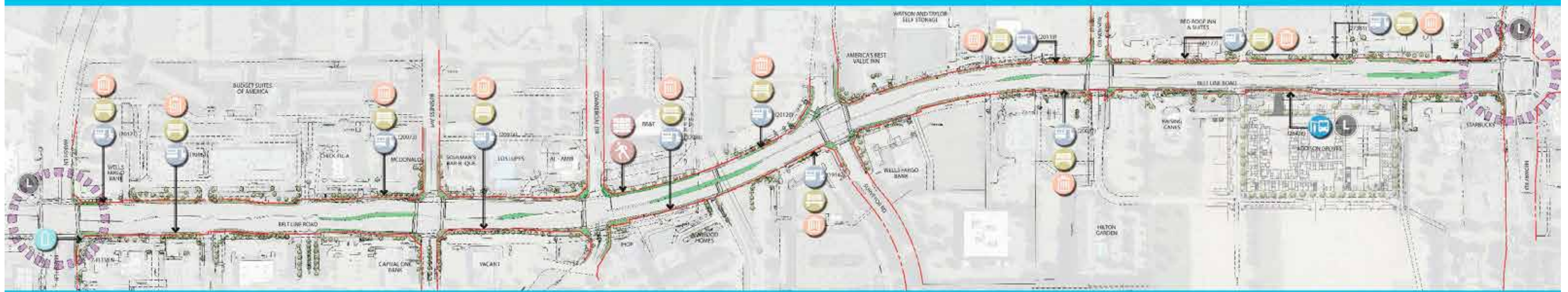
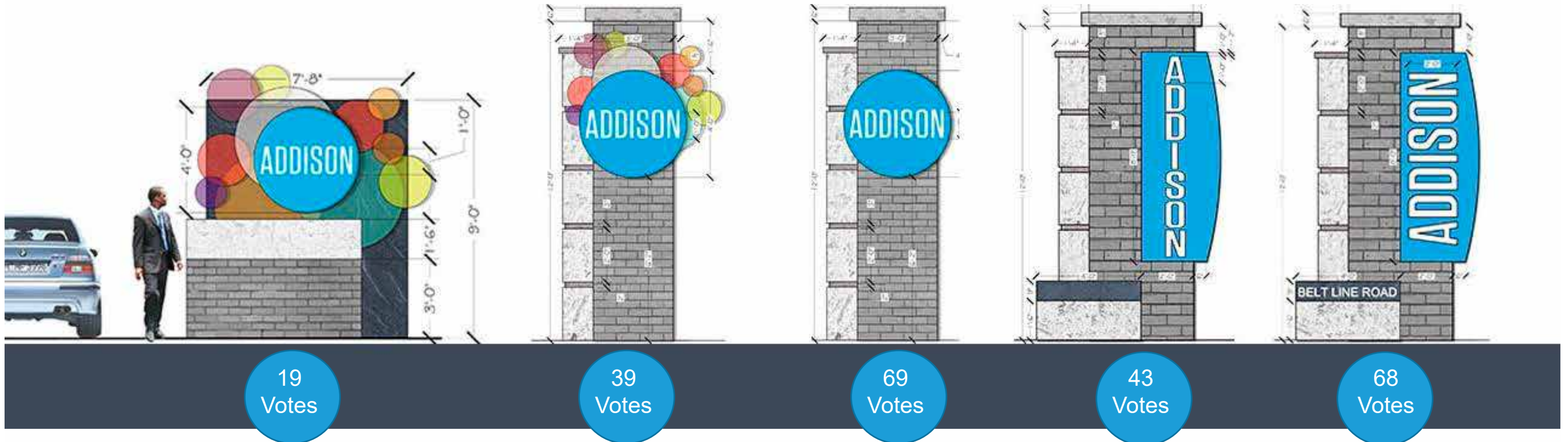


Image [214] City Council Presentation Slides

# Gateway Options

ADDISON



No Preference

12 Votes

- In person public input was tied between options
- At the direction of the advisory committee staff conducted an on-line survey and included additional concepts as suggested by the community

Image [215] City Council Presentation Slides



# Pavers

ADDISON



Gray pavers and retaining walls proposed in the High Option to tie in with modern design and Addison Brand



Pavers recently installed on Belt Line compliment Addison Circle Pavers



Potential to blend recently installed pavers with more modern colored pavers



## DART BUS STOP STANDARDS

- Bench Installation – Daily ridership of 25 or more boardings
- Shelter Installation – Daily ridership of 50 or more boardings
- Bench or Shelter must be installed for a litter receptacle
- The Town can partner with DART for the installation of elements where ridership criteria is not met. Town would pay for the shelter and DART would pay for the pad.
- The Town has \$135,022 in the DART Street Repair fund that can be applied to projects that enhance public transit.

# Bus Stops

ADDISON



## DART & SPECIAL SHELTERS / FURNISHING

- Town will be responsible for ownership and maintenance if shelters do not comply with DART specifications
- DART will fund up to the price of standard DART elements and the town will pay the difference.

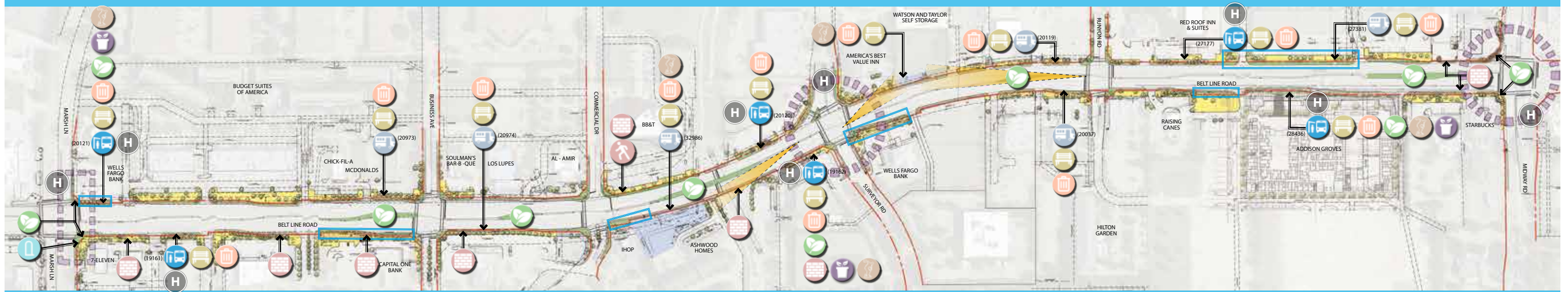
Image [218] City Council Presentation Slides





# TOWN HALL MEETING

# OVERALL MASTER PLAN: MEDIUM OPTION WITH HIGH FINISHES



## PROJECT DESCRIPTION

SCOPE: MASTER PLANNING SERVICES FOR THE LANDSCAPE ENHANCEMENTS OF THE ROWS AND POTENTIAL EASEMENT SPACES ALONG BELT LINE ROAD (BETWEEN MARSH AND MIDWAY).

## SEQUENCING OUTLINE

TASK ONE: PUBLIC MEETING- ESTABLISHING THE PARAMETERS	APRIL 3RD
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TASK THREE: PUBLIC MEETING- TOWN HALL, CORRIDOR VISION CONCEPTS	APRIL 16TH
TASK FOUR: DEFINING THE CONCEPTS / SCOPE (IN OFFICE WORK)	APRIL 17TH- APRIL 30TH
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TASK SIX: ADVISORY COMMITTEE MEETING- DEFINING THE CONCEPT SCOPE	MAY 17TH
TASK SEVEN: PUBLIC MEETING- DEFINING THE CONCEPT / SCOPE	MAY 20TH
TASK EIGHT: LOW / MEDIUM / HIGH ALTERNATIVES (IN OFFICE WORK)	JUNE 20TH- JULY 9TH
TASK NINE: ADVISORY COMMITTEE MEETING- HERE ARE THE OPTIONS	JULY 9TH
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TASK ELEVEN: MASTER PLAN FINALIZATION (IN OFFICE WORK)	2 WEEKS MIN.
TASK TWELVE: ADVISORY COMMITTEE MEETING- HERE IS YOUR PROJECT	AUGUST 9TH
<b>TASK THIRTEEN: PUBLIC MEETING- HERE IS YOUR PROJECT</b>	<b>OCTOBER 29TH</b>
TASK FOURTEEN: SPECIFIC PROPERTY MEETING- 1	(TBD)
TASK FIFTEEN: SPECIFIC PROPERTY MEETING- 2	(TBD)
TASK SIXTEEN: SPECIFIC MEETING- 3	(TBD)

## KEY LEGEND

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	POTENTIAL 'BORROWED SPACE'
	FOUND SPACE
	RIGHT OF WAY (R.O.W.)
	PROPOSED INTERSECTION ENHANCEMENTS INCLUDING: LANDSCAPE, HARDSCAPE IMPROVEMENTS
	POTENTIAL TO IMPLEMENT MASTER TRANSPORTATION PLAN
	VIEWSHEDS

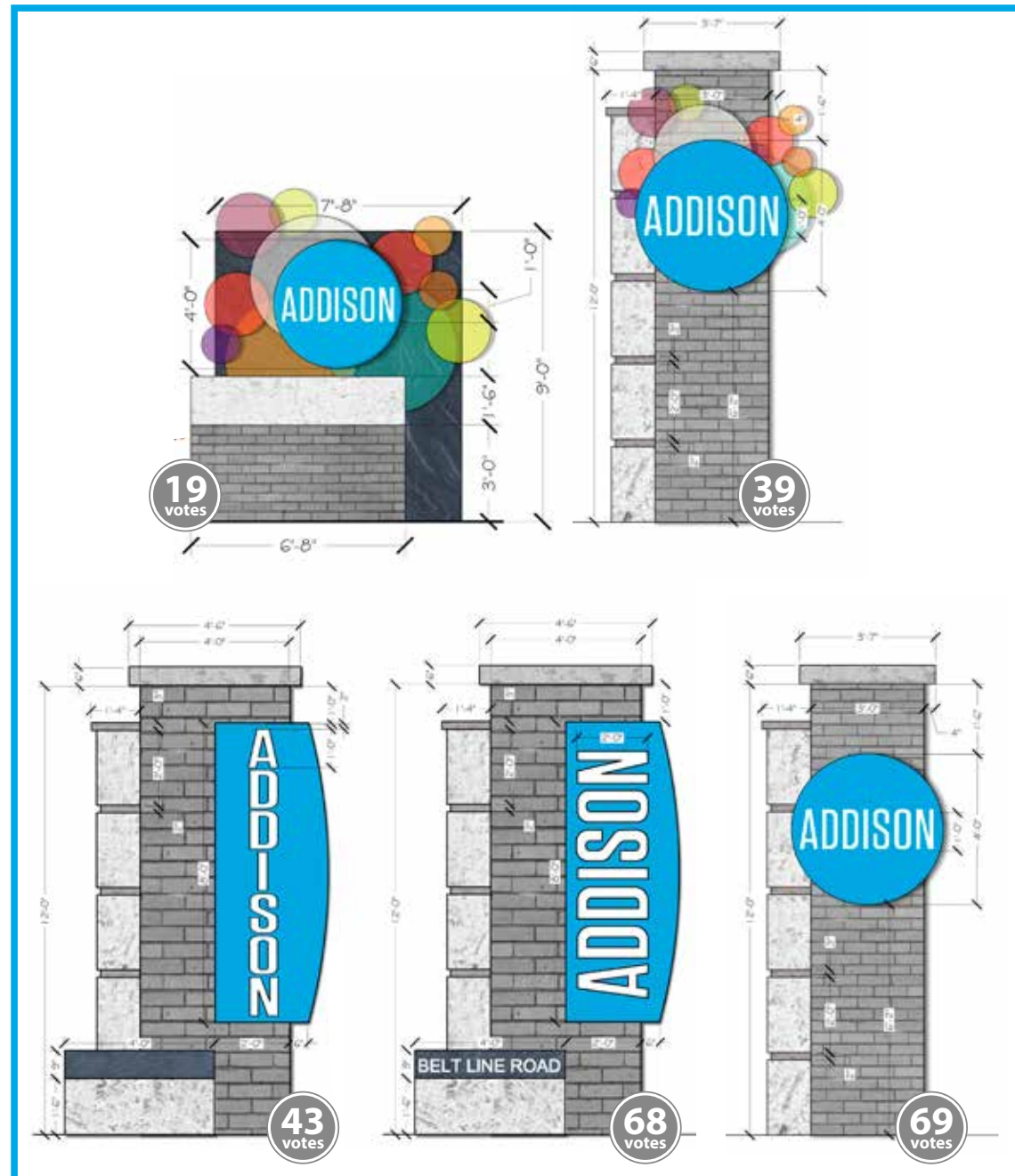
## ELEMENTS LEGEND

	SEATING		SIDEWALKS		PLANTER POT
	LANDSCAPE ENHANCEMENT		RETAINING WALL VENEER		BUS STOP
	POCKET PARK		WAYFINDING		BUS STOP W/ SHELTER
	BIKE RACK		PUBLIC ART		HIGH FINISHES
	TRASH RECEPTACLE		GATEWAY/ MONUMENT		

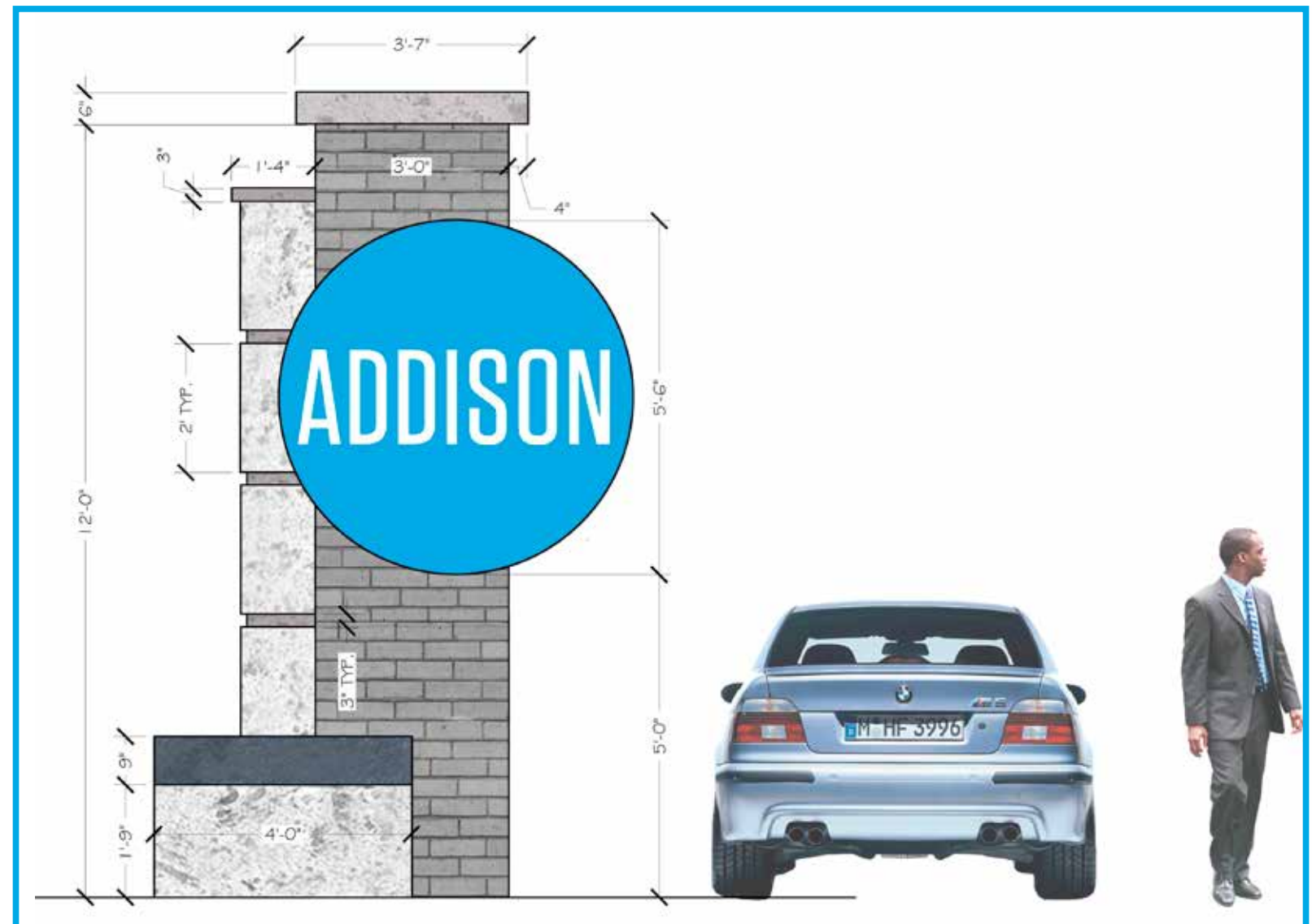
Image [219] Overall Medium Option Master Plan with High Finishes

# MONUMENT SIGN: DESIGN PROGRESSION

MONUMENT SIGN DESIGN OPTIONS  
(with community voting results)



FINAL MONUMENT SIGN DESIGN  
(based on votes and City Council input)









# PROPERTY OWNER MEETINGS

# [10] PROPERTY OWNER MEETINGS

## Meeting Description

### *Primary Goal:*

Conduct focused meetings related to specific properties along the corridor

The Town of Addison and the consultant conducted several property owner meetings get initial feedback regarding the proposed project and the impacts related to each individual owner.

### *Deliverables:*

- Monument Sign Design Board
- High Finish Design Boards
- Overall Master Plan (Medium Option with High Finishes)
- Vision Board

## Owner Feedback

### *Summary:*

Overall the owners met with were in favor of the project and/or proposed landscape improvements along the corridor. Several owners expressed concern with current construction and requested that their landscape be restored. The Town of Addison will follow-up with the request.

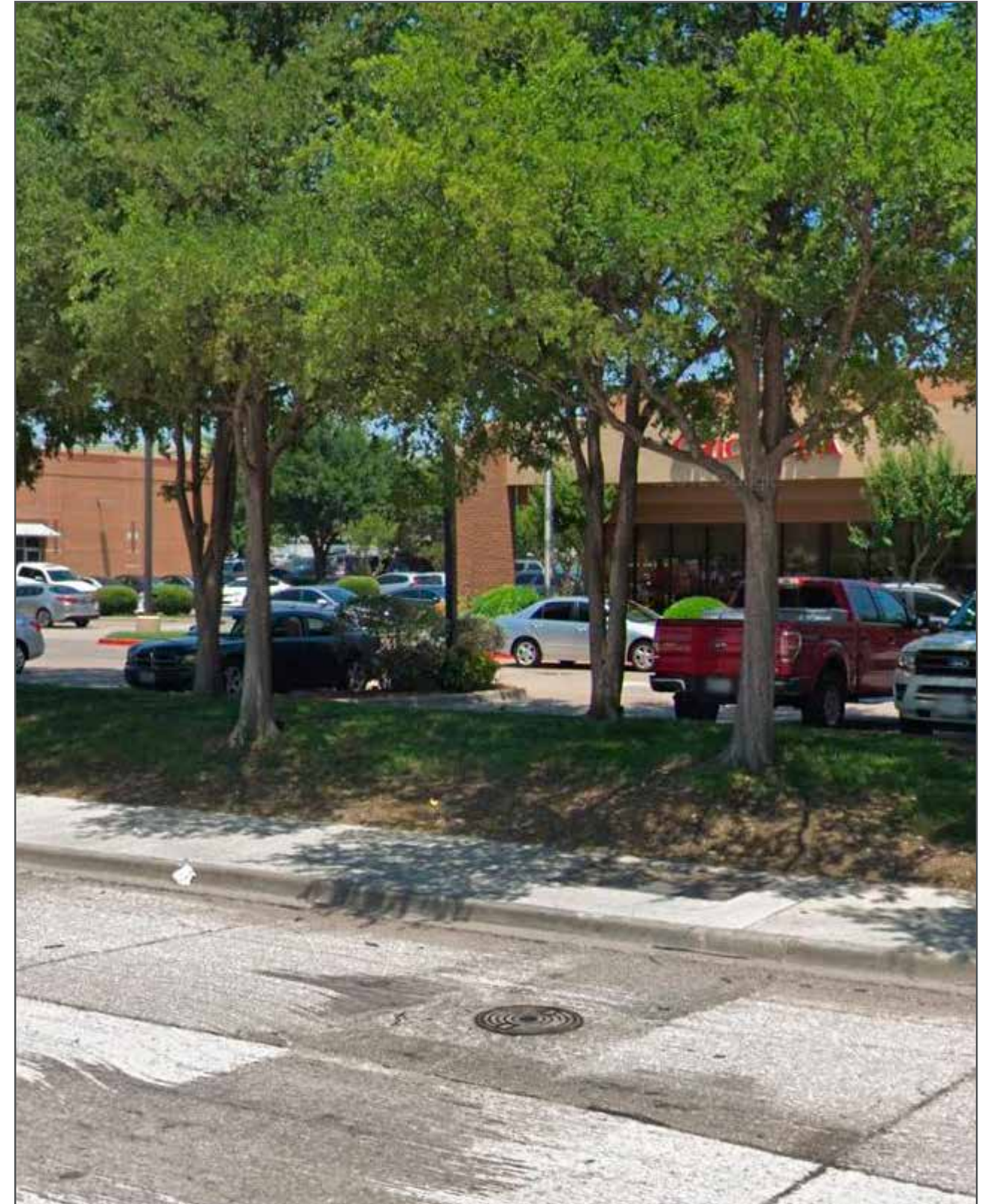


Image [233-237] Owner Photo

**OWNER MEETING MEMORANDUM**

Re: **BELT LINE ROAD ENHANCEMENTS**  
[Addison, Texas]

Date: December 6, 2018  
PK No.: 4060-17.518

Attendees: Amber Davis, Pacheco Koch  
Janna Tidwell, Town of Addison  
Charles Goff, Town of Addison  
Paul Kulas, Chik-fil-A  
Emir Ghalibas, @ Surveyor  
John Navai, @ Surveyor

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**9:00 a.m., Owner Meeting 1 (Chik-fil-A):**

1. Question regarding who will be maintaining proposed trash receptacles.
  - a. Answer: the town
2. Concern regarding construction cleanup and landscape repair, post infrastructure project.
  - a. Landscape areas have been abandoned and/or bare (dirt)
  - b. Owner fronted money to place temporary, winter grass (sod needed)
  - c. Town to reference recent punch list for infrastructure project and follow-up
3. Open to additional landscape on property (if town were to install, per Belt Line enhancements project).
  - a. Willing to maintain both planting and irrigation
4. Bus Shelter at McDonalds is a high-use area
  - a. Many use trees at Chik-fil-A for shade
5. Recommends not using 'smart technology' /electronics for any proposed signage.

**9:30 a.m. Owner Meeting 2 (@ Surveyor):**

1. Question regarding ROW vs. easement.
  - a. Answer: town can work with either/or. Note- Owner prefers easement.
2. Owner requested any planting in front of their property, take into consideration their current plant palette. (Match if feasible)
3. Suggestion: Add round bulletin for advertisement postings. (Reference Bolder Colorado).



12/06/2018  
[Project Manager]





# BELT LINE ENHANCEMENTS