I. Welcome and Introductions

II. Northwest Highway and Preston Center: Current and Past

III. Key Transportation Projects Update: Complete and Active
   a. Complete
      i. TxDOT Intersection Improvements
      ii. Traffic Signal Retiming
   b. Active
      i. Preston Center Garage Study
      ii. NTTA Ramps at Walnut Hill
      iii. Storm Water Improvements
      iv. Modifications to Northwest Highway
      v. Texas U-turn at Northwest Highway and Dallas North Tollway
      vi. Sidewalk Early Deployments

IV. Next Steps

V. Questions and Discussion

More information about the Preston Center Garage Study may be found at www.nctcog.org/planningstudies
Northwest Highway and Preston Center

Transportation Projects Update

December 12, 2018
Northwest Highway and Preston Center

Current Dallas Morning News articles
(See attachments #1-4)

**NCTCOG commitment**

1. Aggressively advance transportation projects as recommended in the 2016 *Northwest Highway and Preston Road Area Plan*.
2. Assist in evaluating tradeoffs of transportation projects.
3. Continued Conversations with stakeholders and government partners.
Key Transportation Projects

1. TxDOT intersection improvements on Northwest Highway (TxDOT)
2. Traffic Signal Retiming (City of Dallas)
3. Preston Center Garage (Study - Karla and Safety Review - City of Dallas)
4. NTTA Ramps at Walnut Hill (Michael)
5. Storm Water Improvements (Michael)
6. Northwest Highway Modifications (Michael)
7. Texas U-turn at Northwest Hwy and the Dallas North Tollway (DNT) (Michael)
8. Sidewalk early deployments (Karla)
TxDOT Intersection Improvements on Northwest Highway
Traffic Signal Retiming

1. Retiming work was completed in April 2018 and funded by NCTCOG
2. Project took advantage of all new capacity (dual left-turn lanes, etc.) that was added during TxDOT construction
3. New upgraded traffic signals with ATC controller and functioning radar detection
4. Work completed with University Park to sync the signal on Preston at Berkshire with the new timing
5. Evaluation of the fire station traffic signal determined modifications not warranted or beneficial to traffic on Northwest Highway or intersection (See attachment #5)
Preston Center Garage Study

1. Conduct Preston Center Garage Study as part of larger innovative parking solutions initiative

2. Consultant hired to evaluate planning, design, and funding of parking garages with unique benefits and multifunctional outcomes (Notice to Proceed: March 2018)

3. Focus in Preston Center of replacing parking garage with an underground garage with public park on top
Garage Construction Deal Points

1. Regional Transportation Council (RTC) – $10M for public sector garage

2. RTC funding contingent on:
   a. Public sector contribution - Dallas bond program $10M
   b. Public/private partnership - private sector contribution $20M+
Preston Center Garage Study Scope

1. Community Involvement: stakeholder meetings, open houses
2. Constructability: Feasibility of constructing garage as envisioned through community involvement process
3. Design: Options for innovative design for pedestrian access, park integration, and incorporating technology
4. Construction Access: Develop plan for uninterrupted access to businesses during construction
Garage Study
Stakeholder Committee

- City of Dallas
- NCTCOG
- TxDOT
- Preston Center West Corp. Representatives
- Citizen Representatives

★ = Project Technical Committee
## Garage Study Initial Review

<table>
<thead>
<tr>
<th>Option</th>
<th>City/Regional Support</th>
<th>Public Support</th>
<th>Preston Center West Corp. Support</th>
<th>Funding</th>
<th>Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1: New Underground Garage With Community Park on Top</strong></td>
<td>High</td>
<td>Recommendation of 2016 Northwest Highway and Preston Road Area Plan</td>
<td>Low</td>
<td>$10M – RTC/NCTCOG $10M – City bond program Additional funds required ($20-$30M). Opportunities for public/private partnerships to be explored.</td>
<td>Added capacity Opportunities for integration with other land uses Public/neighborhood park amenity More green space</td>
</tr>
<tr>
<td><strong>2: New Above-Ground Garage</strong></td>
<td>Low</td>
<td>Preston Center West Corporation recommendation</td>
<td>High</td>
<td>None to date</td>
<td>Added capacity</td>
</tr>
<tr>
<td><strong>3: Added Level to Existing Garage</strong></td>
<td>Low</td>
<td>Some stakeholder support</td>
<td>Low</td>
<td>None to date</td>
<td>Added capacity Structural concerns</td>
</tr>
<tr>
<td><strong>4: Garage/Residential Development/Park Hybrid</strong></td>
<td>Unknown</td>
<td>Unknown</td>
<td>High</td>
<td>Unknown. May be potential for public/private partnerships.</td>
<td>May meet objectives of 2016 Northwest Highway and Preston Road Area Plan</td>
</tr>
<tr>
<td><strong>5: Technology &amp; Other Interim Updates to Existing Garage</strong></td>
<td>High</td>
<td>Recommendation of 2016 Northwest Highway and Preston Road Area Plan</td>
<td>High</td>
<td>$10M – RTC/NCTCOG $10M – City bond program</td>
<td>Short term Low cost for signage Solutions to facilitate access</td>
</tr>
</tbody>
</table>

★ = focus of future analysis
Garage Study Public Meetings

Public Meeting #1
- Existing Conditions
- Survey Results
- Preliminary Concepts

Public Meeting #2
- Existing Conditions
- Survey Results
- Preliminary Concepts

Public Meeting #3
- Existing Conditions
- Survey Results
- Preliminary Concepts

www.nctcog.org/planningstudies
Garage Safety Review

1. City performed structural assessment - August 2018
2. Concerns about structural condition and deterioration
3. Full assessment recommended
NTTA Ramps at Walnut Hill

1. Continuing conversations with public agencies on next steps
2. Evaluation of Access Points completed and modifications to Lovers Ln. and Mockingbird Ln. were not warranted at this time
3. Cost-Benefit Analysis completed on modifications to Walnut Hill ramps and additional work to occur based on future community input and property impact review which is underway
4. Assistant City Manager Majed Al-Ghafry provides status update to former State Senator Huffines in June 2018 (See attachment #6)
NTTA Ramps at Walnut Hill

Benefits to Northwest Highway

City Support for Public Involvement

Lovers Lane and Mockingbird – Little Help
DNT Evaluation
Walnut Hill North Ramp Additions
Magnitude of Volume Change

DRAFT DOCUMENT

Daily Volume Decrease
(Linewidth is proportional to decrease in daily volume)

Daily Volume Increase
(Linewidth is proportional to increase in daily volume)

Mobility 2040 Roadway Network
Lakes
County Line

Differences are based on a volume change of +/- 2,000 trips.
Storm Water Improvements

Needs

Tunnel

Parking Garage
Northwest Highway Tunnel at Preston Center

Preston Center Grade Separation recommendation included in Mobility 2045 Transportation Plan*

Reconstruction of Northwest Highway between Preston Road and Inwood Road

Construction of Four Lane grade separation under Preston Road and possibly Dallas North Tollway

Northwest Highway downsized to Four Lanes between Preston Road and Inwood Road (landscaping, sidewalks, north-south pedestrians, median safety, street lighting)

Will allow through traffic on Northwest Highway to use grade separation

* Project listing can be found in the Regionally Significant Arterial (RSA) Improvement table of the Mobility 2045 Plan. Under RSA IDs 2.410.395, 2.410.380 and 2.140.390.
Complete Street Concept of Possible Four Lane Cross-Section
Northwest Highway Options

To / From Garage

Or at Preston

Or at DNT

Or as in Mobility Plan

TxDOT Support
Texas U-Turn Concept

Preston Center
(Dallas North Tollway/Loop 12 Interchange):

Potential NB Ramp Improvements & NB-SB Texas U-Turn

NOTE:
Concept requires one-way overall NB movement only.
Sidewalks Early Deployments

Work with City staff and neighborhoods to advance pedestrian safety/sidewalk projects in neighborhoods connecting to Northwest Highway.
Committee Next Steps

1. Evaluation of Transportation Trade-Offs
2. Priorities for the Community
3. Re-engage in Preston Center Garage Discussions/Fund Raising
4. Other?
Public Sector Next Steps

1. Public Meeting January 31, 2019 to present garage design/concept ideas

2. Meeting in January with NTTA, City, TxDOT and NCTCOG on Texas U-turn

3. City to lead neighborhood involvement/conversations on Walnut Hill ramps and continue agency partner coordination

4. Work with TxDOT on advancing Northwest Highway Scope and Study

5. Evaluate needs and project opportunities for initial sidewalk projects
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