



Briefing on the Hillcrest Pump Station Located at 17404 Hillcrest Road, Dallas, Texas 75252

Committee-of-the-Whole
Development Committee

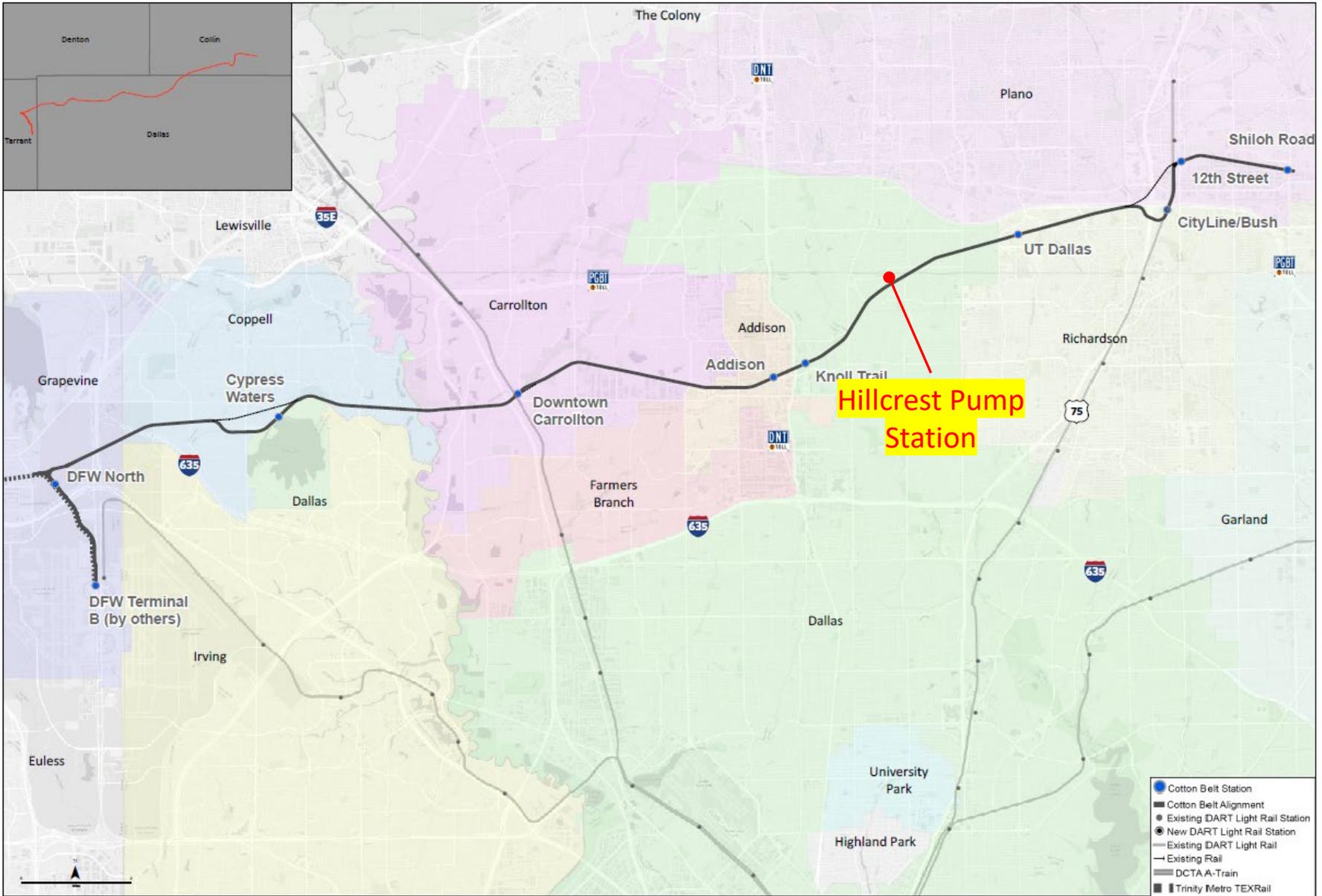
September 30, 2025

Dee Leggett
Executive Vice President/
Chief Development Officer



Briefing Overview

- Pre-existing conditions
- Current conditions
- Pump station document references
- Pump station timeline
- Pump station site evaluations



Hillcrest Pump Station

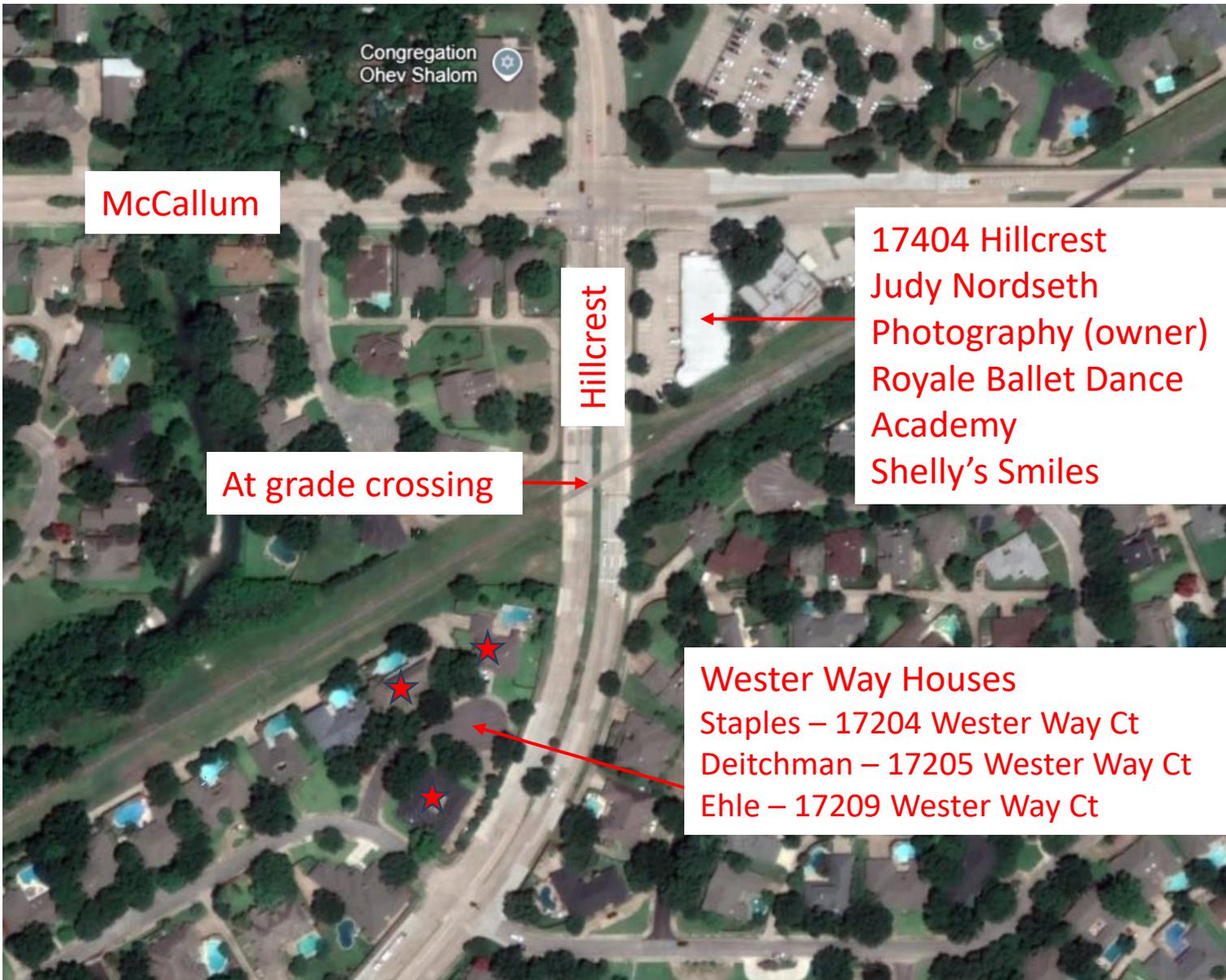
- Cotton Belt Station
- Cotton Belt Alignment
- Existing DART Light Rail Station
- New DART Light Rail Station
- Existing DART Light Rail
- Existing Rail
- DCTA A-Train
- Trinity Metro TEXRail



Hillcrest Pump Station Located at 17404 Hillcrest Road



Hillcrest Road – Preexisting Conditions (2018)



Hillcrest Road – Current Conditions



Hillcrest Pump Station – Document References

City of Dallas (COD) Resolution #180488 (March 28, 2018)

(Approved just prior to distribution of DEIS)

- Grade-separated street crossings are constructed at Hillcrest Road and Coit Road. Infrastructure changes are at-grade or below grade.

Draft Environmental Impact Statement (April 2018)

- Hillcrest Road planned to be an at-grade crossing
- No pump station required

Hillcrest Pump Station – Document References

Final Environmental Impact Statement (November 2018)

- Grade separation at Hillcrest Road
- Noise mitigation to include sound walls and quiet zones
- Commitment to conduct detailed drainage analysis through future design phases and comply with all federal, state and local regulations (COR-15)

Memo to File (October 2022)

- Hydraulic analysis and coordination with the City of Dallas identified the need to install a pump station.

Hillcrest Pump Station – Document References

Supplemental Agreement No. 11 to Master ILA, Section 3 (August 2020)

- DART will design and construct of the storm water lift/pump station.
- Pump Station location by mutual agreement of the City and DART.
- DART will submit design specifications and construction plans of the lift/pump station to the City for review and approval.
- DART will grant to the City, access and right of ingress and egress
- DART will be responsible for property acquisition and driveway/street modifications.
- DART will construct sidewalks (as specified)
- At Hillcrest, final top of rail elevation will be constructed at or below the existing top of rail.

Hillcrest Pump Station Timeline

- March 2018 - COD Resolution required Hillcrest grade separation of Hillcrest Road with rail infrastructure remaining at-grade
- April 2018 - DEIS with at-grade Hillcrest crossing. No Pump Station
- August 2018 – AWH selection as highest technically qualified offeror
- November 2018 - FEIS with Grade Separated Hillcrest.
- January 2019 - NTP issued to AWH inclusive of innovations at Hillcrest to minimize drainage impacts, but raises rail 3 feet.
- June 2019 – March 2020: Various discussions between AWH, Dallas, DART on Hillcrest innovative concepts. Design advanced to 30%.
- March 2020 – DART directs AWH back to 10% design at Hillcrest. Rail maintains grade and necessitates pump station
- July 2020 – DART notifies City of preferred pump station site (Option A – SW quadrant)

Hillcrest Pump Station Timeline

- August 2020 – Silver Line ILA approved by DART and COD
- August 4, 2020 – Site meeting between DART and COD
- August 8, 2020 – Email from Gus Khankarli to John Rhone directing DART to Option D: NE Quadrant. DART requests AWH to provide a detailed evaluation and cost estimate of the City's request.
- September 2, 2020 – Letter from AWH to Cathy Hamilton comparing Option A and D.
- December 28, 2020 – DART requests reconsideration of Option A because of challenges with Option D.
- December 30, 2020 – COD Letter from ACM Majed Al-Gahfry to Todd Plesko maintaining Option D.
- March 2021 – 17404 Hillcrest Road acquired for \$3.35M plus relocation.

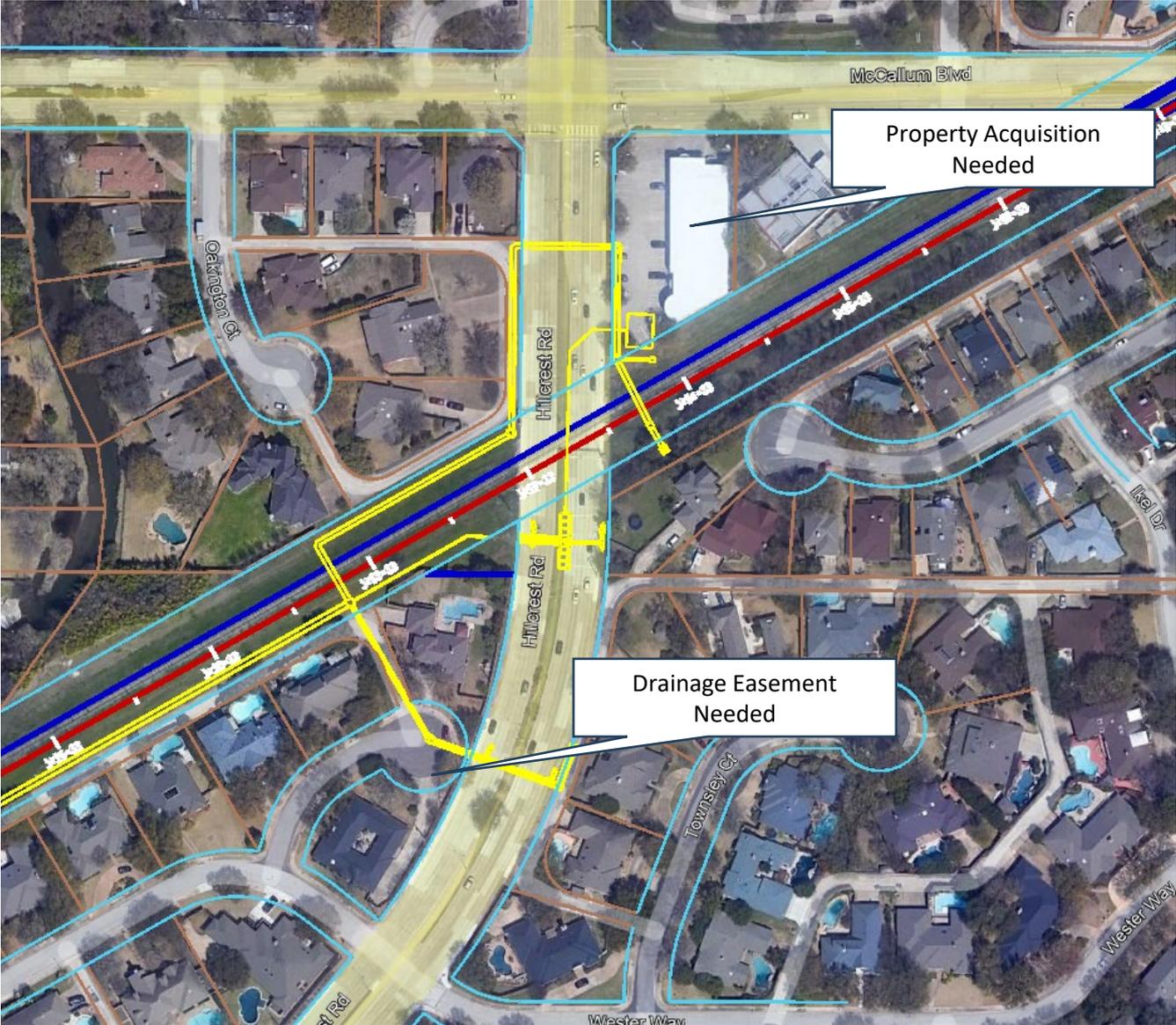
Hillcrest Pump Station Timeline

- August 2021 - Option A parcel acquired for \$9,143 for future potential easement.
- January 2022 – COD letter to Nadine Lee specifying design guidance on pump station, introduces pump house requirements not previously discussed.
- February 21, 2022 – COD provided direction to AWH that “no ponding” would be allowed on Hillcrest which is outside of COD drainage requirements. Requires oversized pump.
- March 2022 – Began demo on pump station site
- June 2022 – Three Wester Way houses purchased for \$3.7M
- October 2022 - Memo to File includes Pump Station.

Evaluation of Pump Station Location Options

	A. SW	B. NW	C. SE	D. NE	E. W
Access from public road or alley	X	X		X	X
No additional ROW requires beyond what is shown in 10% drawings	X				X
Sufficient area for sump house, access and maintenance equipment	X				
Minimizes bore length between sump storage box and pump station	X				
Minimizes noise impact					
Proposed noise wall in current scope	X	X	X		X
Minimizes drainage redesign	X			X	
No conflict with proposed Ped Trail	X		X		X
Estimated Additive Construction Costs	\$2.0 - 4.0M	NP	NP	\$5.5 - 6.0M	NP

Hillcrest Road Pump Station Drainage Infrastructure (Option D)





CB3-HC2
 Acquired Aug. 2021
 Purchase Price: \$9,143.40
 Appraisal: \$8,000

CB3-HC1
 Ehle
 Acquired June 2022
 Purchase Price: \$1.120M

CB3-HC11
 Deitchman
 Acquired June 2022
 Purchase Price:
 \$1.471M

CB3-HC10
 Staples
 Acquired June 2022
 Purchase Price: \$1.125M
 Drainage easement not
 appraised

CB3-HC8
 Acquired March 2021
 Purchase Price: \$3.35M
 Relocation Costs: \$45,415
 Not appraised

Terminated leases and
 relocated: Royale Ballet Dance
 Academy, Shelly's Smiles
 dentist office, Judy Nordseth
 Photography (property owner)

Total Acquisition Cost for Pump House at 17404 Hillcrest = \$7.11M

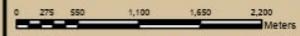


Legend

-  Silver Line Corridor
-  CB3-HC8 Property Line

DALLAS AREA RAPID TRANSIT

Approval to Purchase Parcel CB3-HC8 located at or near Hillcrest Road and McCallum Blvd. for the Silver Line Regional Rail Project





DART

let's go.



DART.org

Property	Parcel No.	Appraisal	Relocation Costs	Purchase Price
17205 Wester Way (Deitchman)	CB3-HC11	\$875,000	-	\$1,471,421.57
17209 Wester Way (Ehle)	CB3-HC1	\$755,000	-	\$1,120,016.57
17204 Wester Way (Staples)	CB3-HC10	\$860,000	-	\$1,124,615.57
17404 Hillcrest	CB3-HC8	<i>DCAD Value</i> \$1,200,000	\$45,415	\$3,350,000.00
TOTAL		\$3,692,000		\$7,111,468.71
Original Site	CB3-HC2	\$8,000		\$9,143.40