



**City of Dallas**

# **Dallas Water Utilities Unserved Areas Program**

**Environment and Sustainability  
September 8, 2020**

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Dallas Water Utilities  
City of Dallas

# Purpose



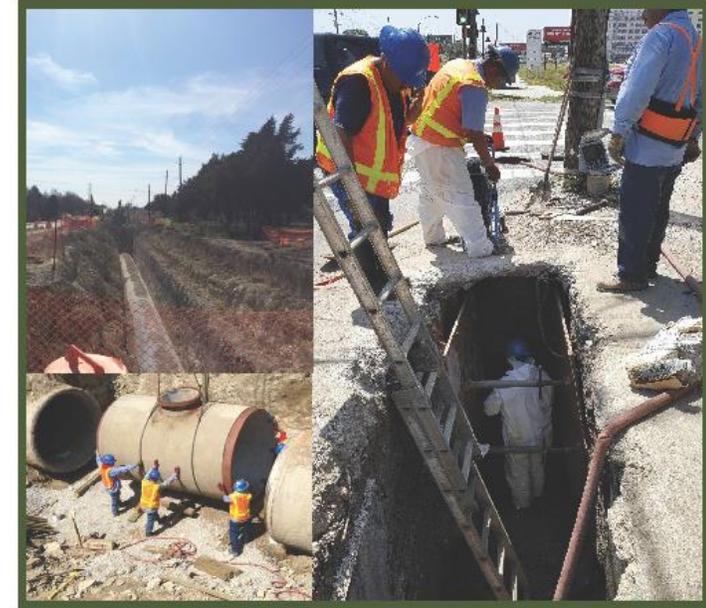
- To provide an overview of DWU's Unserved Areas program
- Seek Committee feedback and support for implementation of the program



# Presentation Overview



- Unserved Areas Background
- Current Unserved Area Needs
- Proposed Implementation Plan



WATER AND WASTEWATER  
**UNSERVED AREAS PROGRAM**  
AUGUST 2020

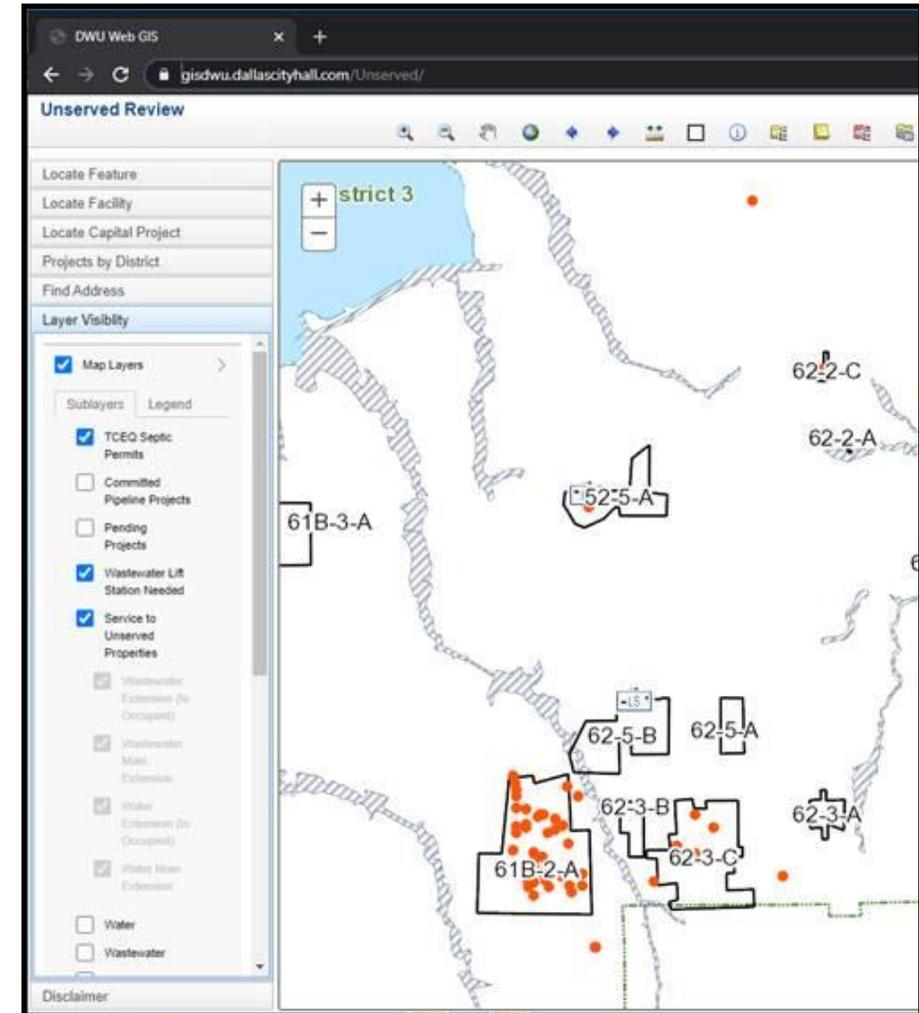




# How Are Areas Identified?



- 1998 - Comprehensive study performed by Carter and Burgess
- 2019 - Information updated using latest Geographic Information System water and wastewater infrastructure data
- 2020 – Currently cross-referencing Texas Commission on Environmental Quality septic system permit data with current unserved area information



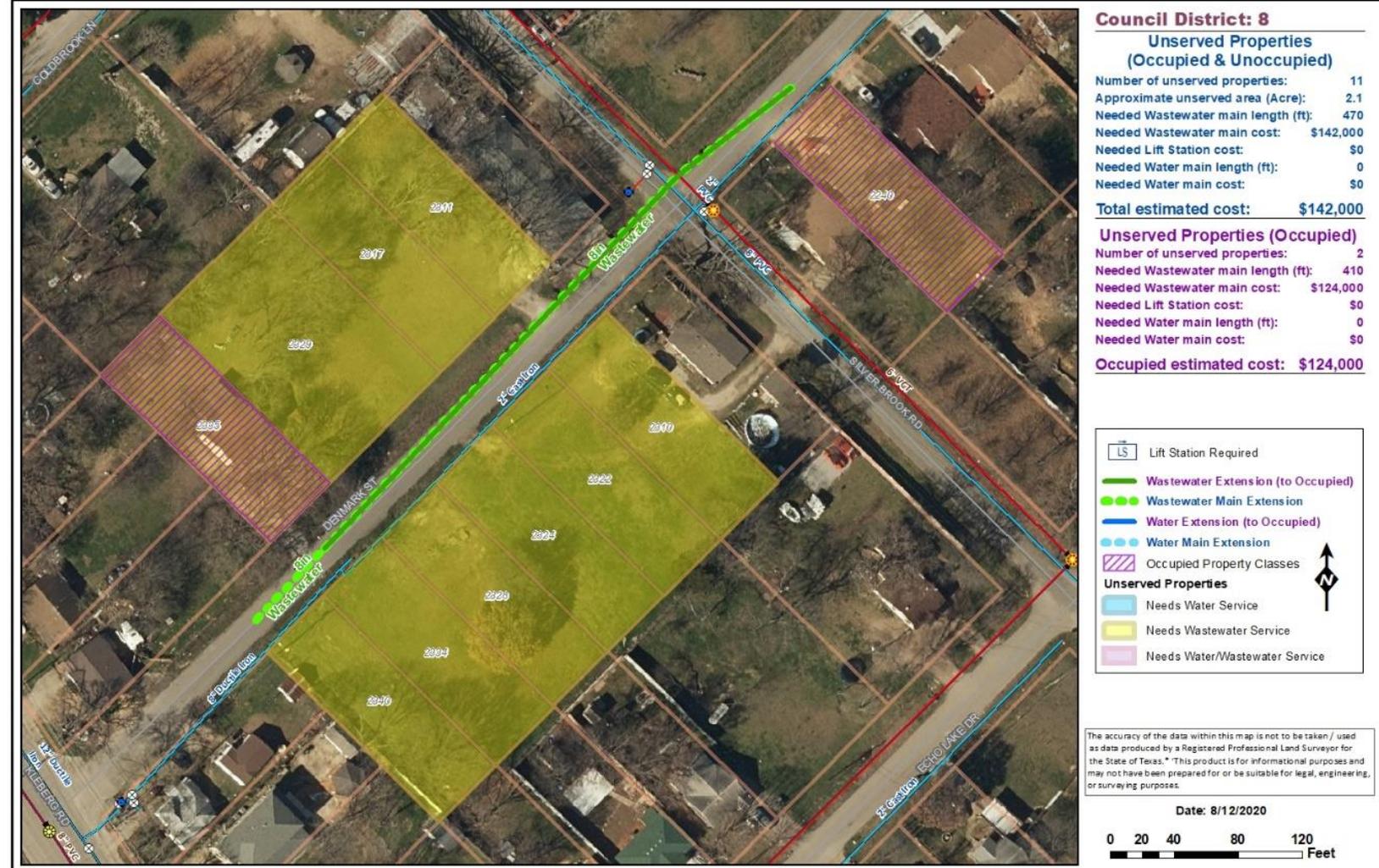
# Preliminary Analysis



- An in-depth look was conducted for each area
- Needs were separated based on occupied vs unoccupied

## Project Area 69A-3-A / Denmark St.

Rough alignments and cost estimates to extend water and wastewater service to vacant and occupied properties. Site-specific survey and engineering design required to validate proposed alignments and costs.



# Current Unserved Area Needs



Council District	Number of Occupied Unserved Areas	Number of Occupied Residences	Estimated Number of Residents *	Approximate Water Cost	Approximate Wastewater Cost	Total Unserved Construction Cost
1	2	3	8	\$0	\$750,000	\$750,000
2	1	2	5	\$0	\$438,000	\$438,000
3	11	213	543	\$894,000	\$11,015,000	\$11,909,000
4	3	8	20	\$0	\$705,000	\$705,000
5	1	3	8	\$0	\$233,000	\$233,000
6	2	8	20	\$0	\$912,000	\$912,000
7	3	37	94	\$0	\$3,782,000	\$3,782,000
8	24	191	487	\$506,000	\$14,537,000	\$15,043,000
9-14	0	0	0	\$0	\$0	\$0
<b>Total</b>	<b>47</b>	<b>465</b>	<b>1,185</b>	<b>\$1,400,000</b>	<b>\$32,372,000</b>	<b>\$33,772,000</b>

\* Estimated number of residents is based on 2.55 persons per residence (2018 Dallas by the Numbers, Dallas Planning and Urban Design)



# Project Prioritization and Ranking



## Criteria No. 1

Cost / Benefit

COST PER PARCEL RANGES	SCORE (0-5 points)
\$0 - \$21,000	5
\$22,000 - \$39,000	4
\$40,000 - \$80,000	3
\$81,000 - \$100,000	2
\$101,000 - \$200,000	1
More than \$200,000	0

## Criteria No. 2

Quality of Life and Environmental

NUMBER OF OCCUPIED PARCELS	SCORE (0-5 points)
More than 50	5
50 – 11	4
10 – 6	3
5 – 3	2
2 -1	1
0	0

## Criteria No. 3

Other City Initiatives and Projects

SYNERGIES WITH OTHER CITY PROJECTS AND INITIATIVES	SCORE (0-5 points)
Excellent synergy with high priority initiatives/projects	5
Excellent synergy with longer term initiatives/projects	4
Greater synergy with other initiatives/projects	3
Moderate involvement with other initiatives/projects	2
Slight involvement with other initiatives/projects	1
No involvement with other initiatives/projects	0

- Maximum number of points any project can receive is 15 points



# Preliminary Project Rankings



Map Number	Location	Council District	Occupied Construction Cost	Total Construction Cost	Cost / Benefit	Quality of Life & Environ.	City Projects and Initiatives	Total Score
61A-1-A	Mesquite Heights	3	\$2,131,000	\$5,024,000	4	3	5	12
69A-7-A	Woody Rd. & Royal Oaks Dr.	8	\$1,785,000	\$1,842,000	4	5	2	11
75-4-B	Killough Blvd. & Wasco Ln.	8	\$414,000	\$1,310,000	4	2	5	11
64-2-A	Beckleyside Dr.	8	\$143,000	\$218,000	5	3	2	10
65-3-A	Gooch St.	8	\$0	\$646,000	5	0	5	10
57-1-A	Lake June Rd. at Pemberton Hill	5,7	\$2,983,000	\$3,510,000	3	4	2	9
59-1-A	Wadlington Ave.	5	\$233,000	\$233,000	5	2	2	9
61B-2-A	Red Bird Addn. No.7	3	\$4,743,000	\$4,743,000	4	5	0	9
63-3-B	S. Cedar Circle Dr.	3	\$668,000	\$693,000	3	4	2	9
70-1-A	Tanglewood Estates	8	\$1,926,000	\$1,955,000	3	4	2	9
75-4-C	Wheatland Rd. at Lancaster	8	\$820,000	\$820,000	2	2	5	9
22-3-A	Bickham Rd. & Sandy Ln.	6	\$821,000	\$858,000	3	3	2	8
66-4-A	Memory Lane Blvd. at Bonnieview	8	\$467,000	\$467,000	4	2	2	8
66-4-B	Cedardale Dr. at Riverside Rd.	8	\$580,000	\$580,000	3	3	2	8
69-8-A	S. Prairie Creek Rd. and Leon Dr.	8	\$699,000	\$1,089,000	1	2	5	8
69A-3-A	Denmark St.	8	\$124,000	\$142,000	5	1	2	8
70-2-A	Oak Plaza	8	\$106,000	\$103,000	5	1	2	8

- Table shows unserved areas currently ranked 8 and above



# Current Project Plan (Next Three Years)\*



- **Fiscal Year 2021**

– 61A-1-A, Mesquite Heights Neighborhood (District 3)	\$2,131,000
– 75-4-B, Killough Blvd. and Wasco Lane (District 8)	\$414,000
– 65-3-A, Gooch Street (District 8)	<u>\$646,000</u>
	\$3,191,000

- **Fiscal Year 2022**

– 69A-7-A, Woody Road and Royal Oaks Drive (District 8)	\$1,785,000
– 64-2-A, Beckleyside Drive (District 8)	\$143,000
– 59-1-A, Wadlington Avenue (District 5)	\$233,000
– 63-3-B, South Cedar Circle Drive (District 3)	<u>\$668,000</u>
	\$2,829,000

- **Fiscal Year 2023**

– 57-1-A, Lake June Road at Pemberton Hill (Districts 5 & 7)	\$2,983,000
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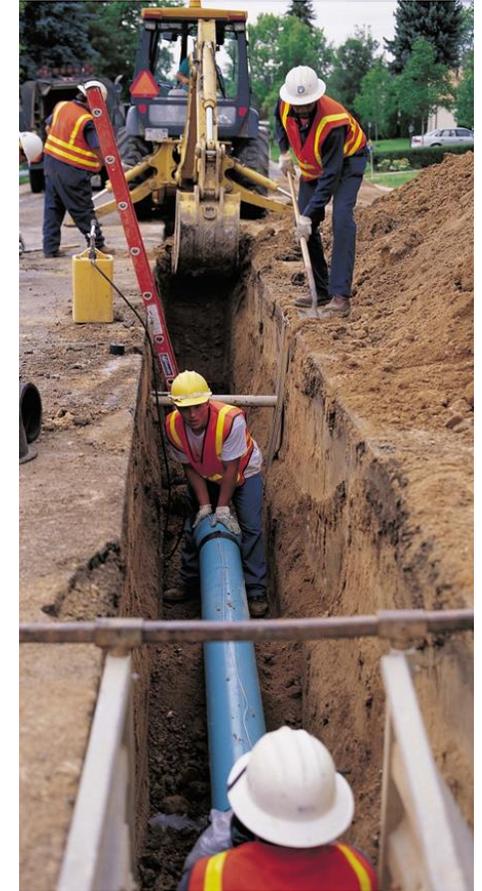
\* Based on preliminary project rankings and available funding



# Immediate Next Steps



- Incorporate feedback from stakeholders regarding the unserved areas program
- Continue refining areas based on TCEQ septic system permitting information
- Finalize the ranking of projects and complete the 2020 Unserved Areas Program update
- Immediately begin design of the highest priority projects



# In Summary



- The goal of the program is to eliminate all occupied unserved areas within the next 10 years
- The program will be reviewed annually to –
  - Add or remove areas from the list
  - Confirm project needs and priorities
  - Coordinate with other City initiatives
- The current program and future updates can be accessed using the following link –
  - <https://dallascityhall.com/departments/waterutilities/DCH%20Documents/pdf/2020%20Unserved%20Areas%20Program.pdf>





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