

Frequently Asked Questions

<http://clients.freese.com/dallas/dixonbranch/>

Voluntary Purchase

Question: When is a Voluntary Purchase used?

Answer: Voluntary purchase is a flood control solution sometimes used when there is no other option to prevent flooding, when the flooding is frequent and severe, and when the neighborhood is generally in favor of purchase and requests that funding be included in a bond program.

Question: What is the benefit of a Voluntary Purchase?

Answer: Voluntary Purchase has a positive flood-mitigation impact because it leaves the creek natural and results in additional open space to be used by the public.

Question: What happens in a Voluntary Purchase?

Answer: It includes a one-time offer from the City to a property owner to purchase their property and land. The offer may be refused; however, there are normally no further attempts at flood protection for properties that do not take advantage of the offer. If the offer is accepted, the residential home is demolished and the lot is restored to natural conditions and left vacant thereafter.

Question: Will the Voluntary Purchase result in eminent domain action?

Answer: Eminent domain is not used in Voluntary Purchase.

Question: Do all homeowners have to agree to sell their home for the Voluntary Purchase to be a viable alternative?

Answer: No. The offer, and potential agreement to purchase, is made with each homeowner on an individual basis.

Question: What is the offered amount for a Voluntary Purchase?

Answer: A fair market value for the property and land will be offered to the homeowner.

Question: How would empty lots be maintained?

Answer: The City of Dallas Parks and Recreation Department is responsible for maintaining City-owned open spaces. This includes mowing of grass in most cases.

Question: Would those not wanting to sell be able to purchase flood insurance?

Answer: Flood insurance is offered through FEMA and would still be available for those who choose not to sell.

Question: How do I know if my house is on the Voluntary Purchase list?

Answer: A list of the homes is available on the project website.

Diversion

Question: Where will the 1 acre of disturbance and pump house for the diversion alternatives be located?

Answer: The details of the intake and outfall structures would be decided during a future tunnel design phase.

Question: Will some of the houses still experience flooding with the diversion alternatives?

Answer: The tunnels in Alternatives 1 and 2 alleviate the structural flooding for all properties downstream of the intake location. The seven homes upstream of the Alternative 2 intake location will be eligible for Voluntary Purchase, since this flood control solution will not affect them nor alleviate their flooding potential.

Other

Question: Will there be a Homeowner Steering Committee formed?

Answer: We presented this concept as a possibility at the previous Public Meeting in November of 2008. Due to project budget and schedule constraints, we are unable to move forward with the Committee. From the resident input there is clear direction on alternative preference; therefore a committee to select an alternative is not needed at this time.

Question: I am worried that most of the neighborhood is not informed of project and consequences.

Answer: We have continuously asked for feedback at the public meetings and through the project website. For each public meeting, flyers were distributed to over 315 homeowners located directly in the floodplain of Dixon Branch, including the homes listed for Voluntary Purchase. We also contacted the HOA presidents in the area and asked them to distribute the meeting dates to their membership.

Question: How will the creek be maintained?

Answer: The City recognizes that keeping the channel free of large debris will reduce flooding in storm events. Street Services is responsible for this maintenance. Residents can help by calling 311 and reporting debris blockage.

Question: It seems that the flooding has gotten worse. Has upstream development caused the existing flooding between Easton and Peavy?

Answer: According to reports published in 1984 and 1993, there is evidence and documentation of flooding in the Dixon Branch watershed dating back to the 1970's. The current City development code requires that new developments detain storm water runoff to pre-developed conditions.

Question: Will there still be street flooding?

Answer: All the diversion alternatives will reduce water levels but will not completely remove street flooding. The goal of the alternatives is to protect homes from structural flooding.

Question: Which Alternatives address the Vinemont box culvert?

Answer: The diversion alternatives (Alternatives 1 and 2) include plans for an underground Vinemont pipe system to alleviate structural flooding along Vinemont channel. The cost for each alternative includes this Vinemont system.

Question: What would the construction schedule be?

Answer: Many steps must be taken before a construction schedule can be created including getting the project on a bond program, successfully passing the bond program, selecting a design consultant, and designing and constructing the project.

Question: Why wasn't "Do Nothing" its own alternative?

Answer: Voluntary Purchase is a Non-structural flood control solution, in that "nothing is done" to the creek. It also meets the City's goal of alleviating structural flooding by offering an option to the residents that would want to sell.

Summary of resident comments received (January-April 2009)

Alt. 1	Alt. 2	Alt. 4	Diversion (generic)	Do Nothing	Did not choose	Website	Mail	Total
23	2	4	8	1	13	36	15	51