Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB3-005A, CB3-005B, CB3-005B-G and DE3-007 Located in the City of Richardson, Texas, for the Silver Line Regional Rail Project, and Authorize Eminent Domain Proceedings for All Parcels, if Necessary

Planning and Capital Programs Committee
June 8, 2021

Leticia Delgado, RPA, FMA
AVP Real Estate
Growth/Regional Development
Today’s Consideration

- Declare public necessity, establish just compensation, and authorize the purchase, exchange, lease and/or value of real property of Parcels CB3-005A, CB3-005B, CB3-005B-G, and DE3-007 located in the City of Richardson, Texas, for the Silver Line Regional Rail Project
- Authorize eminent domain proceedings for all parcels, if necessary
Business Purpose

• The Silver Line Regional Rail Corridor begins at Terminal B of DFW Airport and ends at Shiloh Road in Plano, Texas

• The 26-mile corridor traverses through:
  – Three counties: Tarrant, Dallas, and Collin
  – Seven cities: Grapevine, Coppell, Dallas, Carrollton, Addison, Richardson, and Plano

• The following four parcels include three CB3 parcels and one DE3 parcel in the City of Richardson
Location Map

DALLAS AREA RAPID TRANSIT
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Location Map

Legend

Silver Line Corridor
Property Boundary Lines
Area for CB3-005A
Area for CB3-005A
Area for CB3-005B-G

DALLAS AREA RAPID TRANSIT
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## Parcels to be Acquired by DART

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>ADDRESS</th>
<th>ZONING/ CURRENT USE</th>
<th>WHOLE PROPERTY SIZE (SF)</th>
<th>PROPERTY RIGHTS TO BE ACQUIRED</th>
<th>LAND AREA TO BE ACQUIRED (SF)</th>
<th>PROPOSED USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB3-005A</td>
<td>3560 Alma Road, Richardson, Texas</td>
<td>PD 2588 (Multi-Family)</td>
<td>1,680,153 SF (38.571 acres)</td>
<td>Fee Simple</td>
<td>74,161 SF (1.702 acre)</td>
<td>Double Tracking</td>
</tr>
<tr>
<td>CB3-005B</td>
<td>3560 Alma Road, Richardson, Texas</td>
<td>PD 2588 (Multi-Family)</td>
<td>1,680,153 SF (38.571 acres)</td>
<td>Fee Simple</td>
<td>8,825 SF (0.203 acre)</td>
<td>Double Tracking</td>
</tr>
<tr>
<td>CB3-005 B-G</td>
<td>3560 Alma Road, Richardson, Texas</td>
<td>PD 2588 (Multi-Family)</td>
<td>1,680,153 SF (38.571 acres)</td>
<td>Grading Easement</td>
<td>2,234 SF (0.0513 acre)</td>
<td>Grading</td>
</tr>
<tr>
<td>DE3-007</td>
<td>Richardson, Texas</td>
<td>R-2000-M (Residential)</td>
<td>31,058 SF (0.713 acres)</td>
<td>Drainage Easement</td>
<td>21,030 SF (0.4828 acre)</td>
<td>Drainage Improvements</td>
</tr>
</tbody>
</table>
Recommendation

Approval of a resolution:

• Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels CB3-005A, CB3-005B, CB3-005B-G and DE3-007 located in the City of Richardson, Texas, for the Silver Line Regional Rail Project; and

• Authorize eminent domain proceedings for all parcels, if necessary