Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels DE3-004 and DE3-005 Located in the City of Dallas, Texas, for the Silver Line Regional Rail Project

Committee-of-the-Whole
May 25, 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 DE3-004 and DE3-005 located in the City of Dallas, Texas, for the Silver Line Regional Rail Project
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 two parcels include CB3 parcels in the City of Dallas
Location Map

DALLAS AREA RAPID TRANSIT
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels DE3-004 and DE3-005 Located in the City of Dallas, Texas, for the Silver Line Regional Rail Project.
Location Map

Legend

- Silver Line Corridor
- Property Boundaries
- Area To Be Acquired

DALLAS AREA RAPID TRANSIT
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels DE3-004 and DE3-005
Located in the City of Dallas, Texas, for the Silver Line Regional Rail Project.
## 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>DE3-004</td>
<td>17717 Coit Road</td>
<td>PD-921 (Special Use permit-Amusement, Adventure Landing)</td>
<td>175,569 SF (4.03 acres)</td>
<td>Drainage Easement</td>
<td>175 SF (0.0040 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE3-005</td>
<td>17817 Coit Road</td>
<td>MF-1(A) (Multi-Family)</td>
<td>190,994 SF (9.61 acres)</td>
<td>Drainage Easement</td>
<td>12,707 SF (0.2917 acre)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
</tbody>
</table>
Recommendation

Approval of a resolution:

- Declaring public necessity, establishing just compensation, and authorizing the acquisition of Parcels DE3-004 and DE3-005 located in the City of Dallas, Texas, for the Silver Line Regional Rail Project