Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB3-010, CB3-011 and DE3-008 Located In the City of Plano, Texas, for the Silver Line Regional Rail Project, and Authorize Eminent Domain for All Parcels If Necessary

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 CB3-010, CB3-011 and DE3-008 located in the City of Plano, 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 three parcels include three CB3 parcels in the City of Plano
Business Purpose

• Parcel CB3-010 is improved with an “L” Shaped Strip Center. The right of way needed does not include any of the strip center building. The fire lane on the east side of the property is impacted but can be mitigated, per the City of Plano Fire Department, using a fire suppression system as a cost to cure the loss of the fire lane.

• Parcel CB3-011 is also improved property with a fire lane that is impacted by the parcel acquisition. The remaining fire lane is not sufficiently wide to allow a fire truck to pass. The cure requires purchase and removal of part of the property improvements to provide the required width for the fire lane.
Location Map

**Legend**
- Silver Line Corridor
- Parcel Locations
- Station Locations

**DALLAS AREA RAPID TRANSIT**
Approval to Declare Public Necessity, Establish Just Compensation, and Authorize the Acquisition of Parcels CB3-010, CB3-011 and DE3-008 Located in the City of Plano, Texas, for the Silver Line Regional Rail Project and Authorize Eminent Domain Proceedings for both parcels, if necessary.
Location Map
Location Map
# 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>CB3-010</td>
<td>801 E. Plano Parkway Plano, Texas</td>
<td>CC-Corridor Commercial (Office and Flex office use)</td>
<td>180,765 SF (4.15 acres)</td>
<td>Fee Simple</td>
<td>11,477 SF (0.263 acres)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>CB3-011</td>
<td>720-730-740 Avenue F Plano, Texas</td>
<td>CC-Corridor Commercial (Office and flex office use)</td>
<td>179,580 SF (4.12 acres)</td>
<td>Fee Simple</td>
<td>3,731 SF (0.086 acres)</td>
<td>Silver Line Corridor Right of Way Corridor</td>
</tr>
<tr>
<td>DE3-008</td>
<td>1304 13th Street Plano, Texas</td>
<td>LI-Light Industrial</td>
<td>194,935 SF (4.4751 acres)</td>
<td>Easement</td>
<td>263 SF (0.0060 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 CB3-010, CB3-011 and DE3-008 located in the City of Plano, Texas, for the Silver Line Regional Rail Project; and

• Authorize eminent domain proceedings for all parcels, if necessary.