



MEMORANDUM

To: Mayor and City Council

From: Ken Griffin, P.E., Director of Engineering and Public Works

Date: March 28, 2017

Reference: Developer Agreement for purchase of Right of Way for Belt Line Road

2030: Special Place to Live
Quality Mobility Within Coppell

General:

- **Increase southbound intersection capacity at Belt Line Road and I-635.**
- **Purchase 20,279 sf of right of way at \$20.00/sf with \$305,580.00 cash and \$100,000.00 roadway impact fee credit.**
- **No timeline for construction.**

Introduction:

This agenda item is presented to request approval of a Developer's Agreement with Frisco 5 Ventures for the purchase of Right of Way along Belt Line Road at the intersection of I-635. The purpose of the Right of Way is for future expansion and widening of Belt Line Road.

Analysis:

Current traffic demand along Belt Line Road causes significant delays for commuting traffic during the AM peak period in the southbound direction approaching I-635. The current road configuration is 3 southbound lanes and 3 northbound lanes with a 20' lane shift in the southbound movement at the approach to the bridge to allow for dual left turns southbound at the eastbound frontage road.

City staff had discussions with the North Central Texas Council of Governments, TxDOT, Irving, and Dallas, regarding intersection capacity problems. A solution was developed to help alleviate the AM peak delays at this intersection. The proposed solution included creating more stacking distance for the southbound left turn almost to Hackberry Drive and adding a southbound free right turn lane onto the westbound frontage road. This would provide a total of 6 travel lanes in the southbound direction allowing three lanes to be fully utilized for through traffic.

The additional lane capacity comes from land owned by Frisco 5 Ventures. The developer has already begun the process to develop the vacant tract of land and has incorporated into their plans the proposed Right of Way purchase. City Staff has negotiated a purchase in an amount not to exceed

\$405,580.00, which is calculated based upon \$20.00 per square foot. This consideration shall take the form of a cash payment in amount of \$305,580.00, combined with a credit against future roadway impact fees to be assessed against the Property, in the amount not to exceed \$100,000.00.

While there is not a current construction plan or timeframe, the construction could be paired with the future Belt Line Road reconstruction. The Engineering Department estimates that the earliest start of construction for the reconstruction of Belt Line Road would be June 2019 assuming plans and funding are available at that time.

Legal Review:

Agenda item was reviewed by Bob Hager on 3/17/2017.

Fiscal Impact:

The fiscal impact of this Agenda item is \$305,580.00 cash and \$100,000.00 roadway impact fee credit; in the total amount of \$405,580.00.

Recommendation:

The Engineering Department recommends approval of the Developer Agreement for the purchase of right of way.