

Legislation Text

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CC MEETING: February 7, 2017

DATE: February 1, 2017

TO: Erin Rinehart, City Manager

FROM: Krystle Nelinson, Development Program Manager

Consider A **Resolution Authorizing The City Manager To Execute A Memorandum Of Understanding With Dallas Area Rapid Transit For The Joint Development Of A Request For Qualifications And A Request For Proposals For Transit-Oriented Development Near The Trinity Mills Station.**

BACKGROUND:

In 2012, DART and the City of Carrollton jointly developed a request for qualifications (RFQ) and subsequent request for proposals (RFP) on property located near the Trinity Mills light rail station. DART has an approximately 10-acre site which was formerly a bus park-and -ride lot, and the City owns approximately 16 acres abutting the DART site. The intent was to jointly select a development team to comprehensively develop the sites as a transit-oriented development (TOD) project; however, each party would negotiate a development agreement separately. While a development team was selected in 2013, the project did not move forward and the development agreement has since expired.

The City and DART sites are located at the southeast quadrant of the intersection of President George Bush Turnpike and IH-35E. The project did not move forward in 2013 because, at that time, there was limited access to the site from the highways. Since then, TxDOT has commenced construction of highway access to IH-35E via the Dickerson Parkway overpass, with expected delivery in 2017. The City approached DART to enter into a Memorandum of Understanding (MOU) to restart the development process for Trinity Mills Station TOD, and jointly develop an RFQ and subsequent RFP to solicit a new development team for these properties. The City and DART will retain ultimate control of the development on its own property.

The MOU was approved by the DART Board on November 15, 2016.

FINANCIAL IMPLICATIONS:

There are no costs related to the execution of this MOU, or the development and release of the Trinity Mills RFQ and subsequent RFP.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached resolution authorizing the City Manager to execute an MOU with DART for the joint development of an RFQ and RFP for transit-oriented development near Trinity Mills Station.