

Offsite Road Transportation/ Road Improvements:

The Village Grove Development Team has had on-going conversations with eCity staff, two meetings before the Development Agreement Working Group, three meetings before the eCity's Transportation Committee, and two meetings with TxDOT to discuss transportation improvements associated with the development. Three alternate connectivity scenarios were considered for the development to align with the eCity's Transportation Master Plan. The final, preferred scenario includes a minor arterial roadway constructed between RM 12, south of the PDD 11 Development, to US 290, aligning with the signalized intersection at Wild Ridge Boulevard. The alignment provides a direct route between RM 12 and US 290 without bisecting the city's Sports & Recreation Park. This roadway will ultimately be a four-lane arterial but is proposed to be initially constructed as a two-lane ~~roadway~~ minor arterial with left-turn lanes at key intersections to meet development demands. Right of Way will be provided for future connectivity to the south on the eastern side of the development, in alignment with the Transportation Master Plan. The traffic signal at RM 12 and Sports Park Road will be relocated to ~~the RM 12 and the~~ new arterial and Sports Park Road will become a one-way eastbound roadway. The Development will also provide for a future two-lane north/south ~~connection~~ arterial between ~~to~~ US 290 and Lone Peak Way, east of Rob Shelton Boulevard and DS Sports & Rec Park, which is also detailed in the city's Transportation Master Plan.

The transportation improvements proposed to be constructed by Village Grove are those that provide additional roadway capacity and much needed relief to the ~~RRM~~ RM 12 & US 290 intersection. These improvements align with the City's transportation priorities. ~~The construction of a four-lane east/west arterial provides needed mobility in this quadrant of the city.~~ A two-lane roadway is needed to meet the traffic demands of the Village Grove development, but ultimately a four-lane roadway is needed for the demands of the ~~entire system~~ area to accommodate future growth. ~~Additional off-site improvements have not yet been determined by the TIA.~~

The Village Grove Development has agreed to the following:

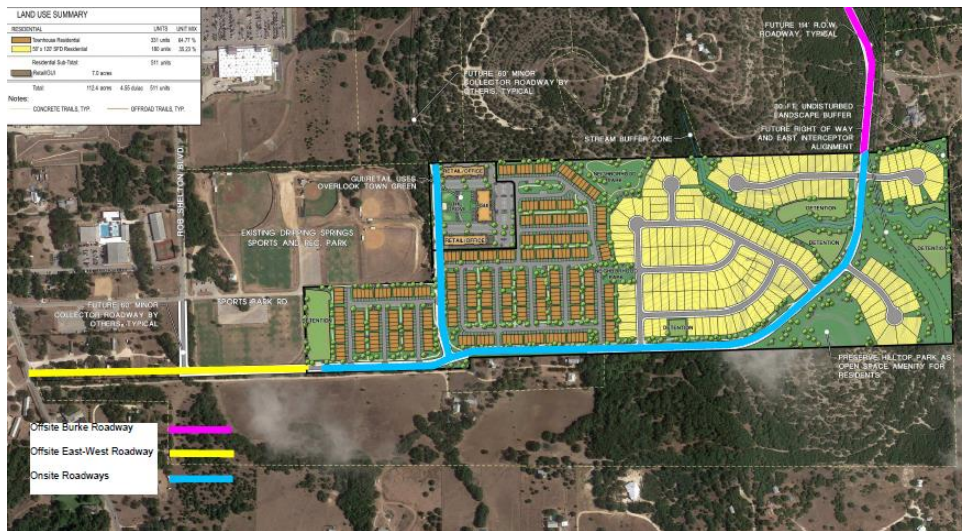
1. Design and construction of Wild Ridge Boulevard as a two-lane minor arterial with left-turn lanes from US 290 through the development to ~~RRM~~ RM 12. The construction ~~between Rob Shelton Blvd to RRM12~~ of this two-lane arterial, between Rob Shelton Boulevard to RM 12, -will be partially reimbursed by the City after the City receives and approves the budget for said roadway.
2. Design and construction of two-lane minor arterial roadway, referred to as Lone Peak Way, between Wild Ridge ~~Boulevard Blvd~~ on southern border to the northern border of land of a two-lane roadway referenced as Lone Peak Way.
3. Reserve 114' of Right of Way from US 290 to ~~southern property border of~~ development for future expansion to a four-lane roadway.
4. Design and construction of the fourth leg of a traffic signal at US 290 and Wild Ridge Boulevard.
45. Intersection improvements as identified in the TIA - \$279,250. Developer shall contribute \$702,666 that shall be used towards the ROW acquisition and construction of Wild Ridge Boulevard Blvd between Rob Shelton Boulevard and RM 12. This Wild Ridge Blvd improvement includes construction of two-lane minor arterial with left-turn lanes, construction of a northbound right-turn lane on RM 12, construction of a southbound left-turn lane on Rob Shelton Boulevard, relocation of the traffic signal on RM 12 from Sports Park Road to Wild Ridge Boulevard, and conversion of Sports Park Road to one-way

Commented [PL1]: Based on recent discussion with Doucet, they are not proposing to construct through the 7 acre Grove site

Commented [PL2]: John is updating this number and it will be higher

eastbound operations.

The transportation improvements proposed to be constructed by the Village Grove development are those that provide additional roadway capacity. These improvements align with the City's transportation priorities as shown in the adopted Transportation Master Plan. The construction of a two-lane North/South minor arterial roadway provides needed mobility in this quadrant of the City and connects to the roadway to the north of US 290 as part of the Wild Ridge development provides strategic connectivity to Wild Ridge Boulevard north of US 290. Collectively, the transportation improvements proposed by Village Grove meet the Development's proportional share identified in the proposed TIA and the dedication of Right of Way assists with future transportation capacity needs.



City Reimbursement for Offsite East-West Roadway – Rob Shelton to RRM 12

The Developer will construct a two-lane minor arterial from Rob Shelton to RRM 12 with reimbursement from the City. The roadway will be funded initially by using the TIA proportionate share of \$279,250,702,666. The remainder will be funded by the City after the City has the opportunity to review and approve the budget.

Commented [PL3]: To be updated to a percentage