



Job No. 25800.B5.05

January 30, 2017

Raymond Chong, P.E.
City Traffic Engineer
1201 Leopard Street, 3rd floor
Corpus Christi, Texas 78401

RE: Del Mar College request for amendment to Urban Transportation Plan (UTP)

Dear Ray,

Del Mar College is requesting a UTP amendment to remove the portion of a proposed neighborhood collector that currently traverses the western portion of property to become Del Mar College south campus. Details of request are noted below and in attached exhibits for your use. Please let me know if you have any questions or need additional information.

1. Del Mar College has purchased approximately 100 acres of property fronting Yorktown Blvd. Rodd Field Road and south of ditch 31.
2. As part of the due diligence when purchasing the property a UTP collector street was identified as crossing through property.
3. Del Mar college desires to retain contiguous property for development of their south campus.
4. The elimination of the collector street is critical as Del Mar proceeds with master planning the campus.
5. The UTP provides a north-south neighborhood collector and assumes the adjoining properties will be developed residential. Since adoption of the UTP significant portions of intended area to be served by this neighborhood collector have instead developed or are planned to be developed into educational facilities. The new Veterans Memorial High School occupies approximate 70 acres of area adjoining this collector north of ditch 31 and as stated above, Del Mar College is proposing development of its 100 acres south of ditch 31 as its south campus.
6. Traffic accessing the proposed south campus will do so from the two A3 primary arterial collectors that form its south and east borders (Yorktown Blvd. and Rodd Field Road). The north campus border is the City master drainage channel (ditch 31). Therefore Del Mar College does not have a need for vehicular access via the UTP proposed neighborhood collector nor will it benefit from its construction. Since the 100 acres that is now Del Mar College will not develop as residential there is not a need to extend the neighborhood collector south of ditch 31.
7. The proposed neighborhood collector is contained completely within the Del Mar College property per the UTP. Therefore it is not shared on a property line with an adjoining property and thus neither its dedication of land nor cost are shared. The potential development of the neighborhood collector represents a significant cost in both land and construction expense that neither Del Mar College nor the community will derive significant benefit.
8. Del Mar College is providing a Traffic Impact Analysis (TIA) that will illustrate information presented above and provide the city with necessary data to plan surrounding access infrastructure.

9. Del Mar College wants to cooperate to provide the best scenario to meet their master plan development needs while maintaining the proposed UTP functionality and purpose. The proposed amendment to eliminate the neighborhood collector south of ditch 31 does not change the UTP effectiveness or significantly impede or impact the surrounding community.

We appreciate the city's willingness to work with Del Mar College in partnership to meet the needs of our community. The college will provide the TIA to the city as soon as completed for their review.

Sincerely,

URBAN ENGINEERING



Murray F. Hudson, P.E.

MFH/ph