



QUESTIONS AND ANSWERS

August 23, 2018

Coit Road Improvement

In our continuing efforts to provide accurate information on the future expansion of Coit Road from First Street to Frontier Parkway, the Town offers the following questions and answers.

Q: Will Coit Road from First Street to Frontier Parkway be six lanes or four lanes?

A: The current design plan calls for Coit Road to be expanded to a four-lane, concrete thoroughfare with a landscaped median. It may become a six-lane roadway when the need arises, currently not anticipated until around 2045.

Q: Is the Coit Road expansion part of the Town's Comprehensive Plan?

A: The project is in conformance with the Comprehensive Plan and the Thoroughfare Plan. It was included in the two plans when they were developed.

Q: Will this stretch ever become six lanes?

A: There is a long-range plan that includes expansion of the roadway from four lanes to six lanes. The six-lane plan appears in the North Texas Council of Governments Regional Mobility Plan, the Town of Prosper Thoroughfare Plan and the Collin County Thoroughfare Plan. The road's expansion to six lanes will likely not occur before 2045. In addition, the Celina Thoroughfare Plan includes similar improvements to Coit Road.

Q: Is there enough room in the right-of-way to accommodate the expansion to four or six lanes?

A: Yes. The right-of-way of 120 feet is consistent through the majority of the project. In the one area where the right-of-way is less than 120 feet, the road can still be constructed without encroachment by narrowing the median's width.

Q: Will the road expand into private or HOA property?

A: No. The parkway, the grassy area parallel to the road on which the sidewalk rests, is consistently the standard 12 feet wide, more than adequate for pedestrian and non-motorized traffic.

Q: Will a sidewalk be constructed in the parkway?

A: Yes. The project will include the Town's standard 6-foot-wide meandering sidewalk or 8-foot-wide trail in the parkway in accordance with the Town's Master Plan.

Q: Will the trees behind the homes be removed?

A: The housing developments along Coit Road include additional private HOA property behind the homes containing the required landscaping and trees. The improvements to Coit Road will not have any impact on these areas, the landscaping or the trees already in place. There are, however, locations within the limits of the project, not inside HOA property, where some trees are within the existing 120-foot ROW. These will, of course, be removed.

Coit Road Improvements Q&A Continued

Q: Will the Town be installing new trees?

A: Yes. The Town will be installing enhancement landscaping and trees within the median of the roadway in much the same manner as along Coit Road from US 380 to First Street. The Town is also evaluating locations in the parkway where additional landscaping and/or trees may be planted adjacent to residential properties.

Q: When will construction begin?

A: There is no set schedule for construction to begin, but it is anticipated to start within the next five years. The design will likely be complete by early next year, making it “shovel ready.” That designation makes it eligible for potential grant funding opportunities.

Q: How will this portion of Coit differ from the portion south of First Street?

A: The road construction north of First Street will mirror that of the road south of First Street. Our intention is to make all of Coit Road reflect the same high quality from one end to the other.

Q: Will my property values take a hit from the construction?

A: Not likely. While there are many factors that go into property valuation, the reconstructed road can increase the desirability of homes in adjacent subdivisions because of increased accessibility. There are never any guarantees of value changes with any kind of infrastructure construction or development.

ABOUT THE TOWN OF PROSPER – The Town of Prosper is a fast-growing suburb with small town charm, located 30 miles north of Dallas at the crossroads of U.S. 380, Preston Road and the Dallas North Tollway in Collin and Denton Counties. Prosper sits on 27 square miles and is home to more than 24,000 people. A home-rule municipality, governed by a council-manager form of government, the town has full-time fire and police departments, including its own dispatch service. As the Town grows to its projected build-out population of 90,000 residents, Prosper’s vision is to remain a “Place Where Everyone Matters.”