Collin County Intermodal Hub Feasibility Study Update

Collin County Commissioners Court

December 13, 2010

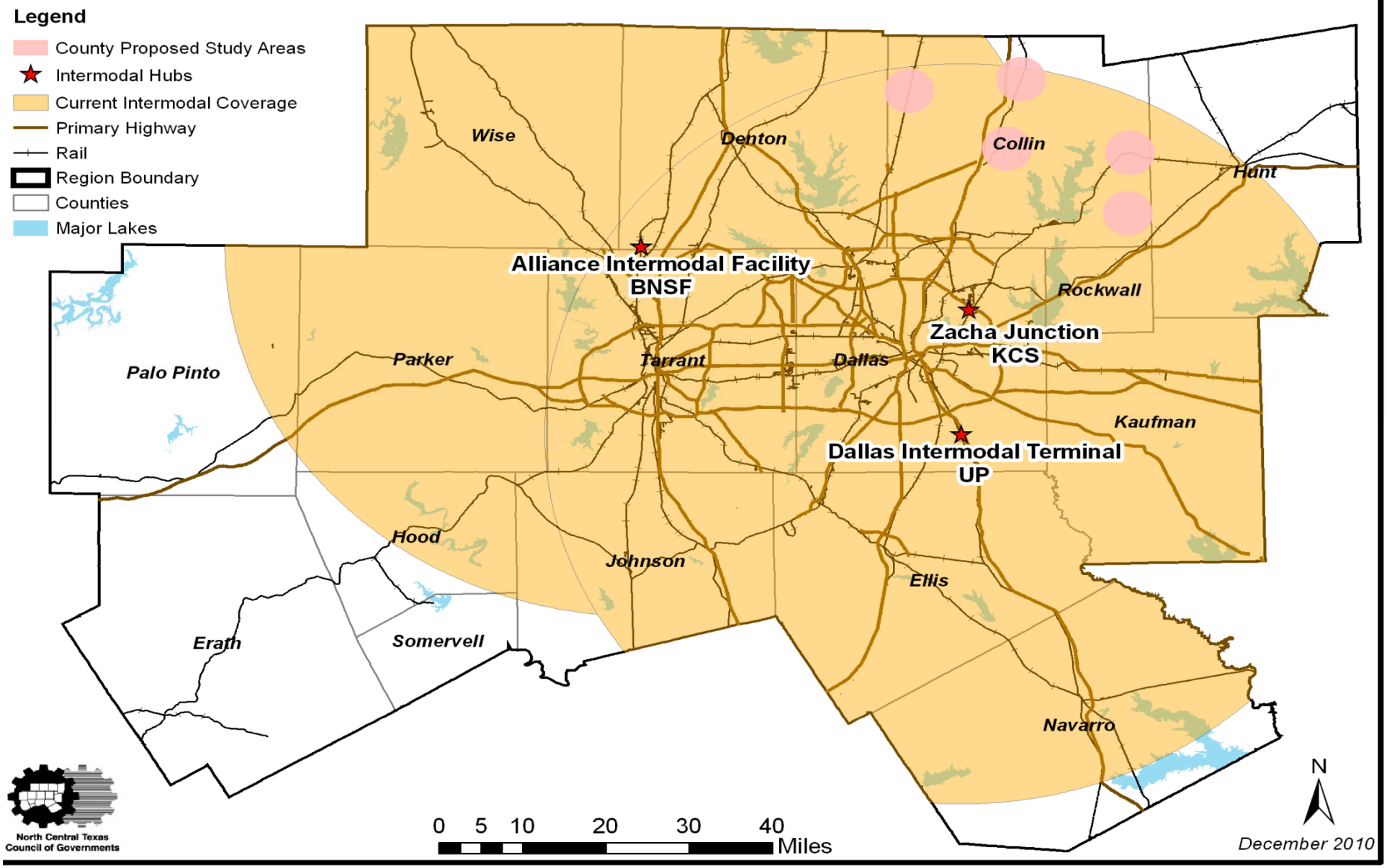
North Central Texas Council of Governments
Transportation Department

Collin County Intermodal Hub Feasibility Study

Background

- Study began in October 2009
- Included 8 meetings with local partners and 6 presentations to local partners.
- Study Partners: Collin County, Northeast Texas Rural Rail District (NETEX), and the North Central Texas Council of Governments (NCTCOG)
- Study purpose is to determine if a need exists for a third regional intermodal/logistics hub

North Central Texas Intermodal Market Coverage

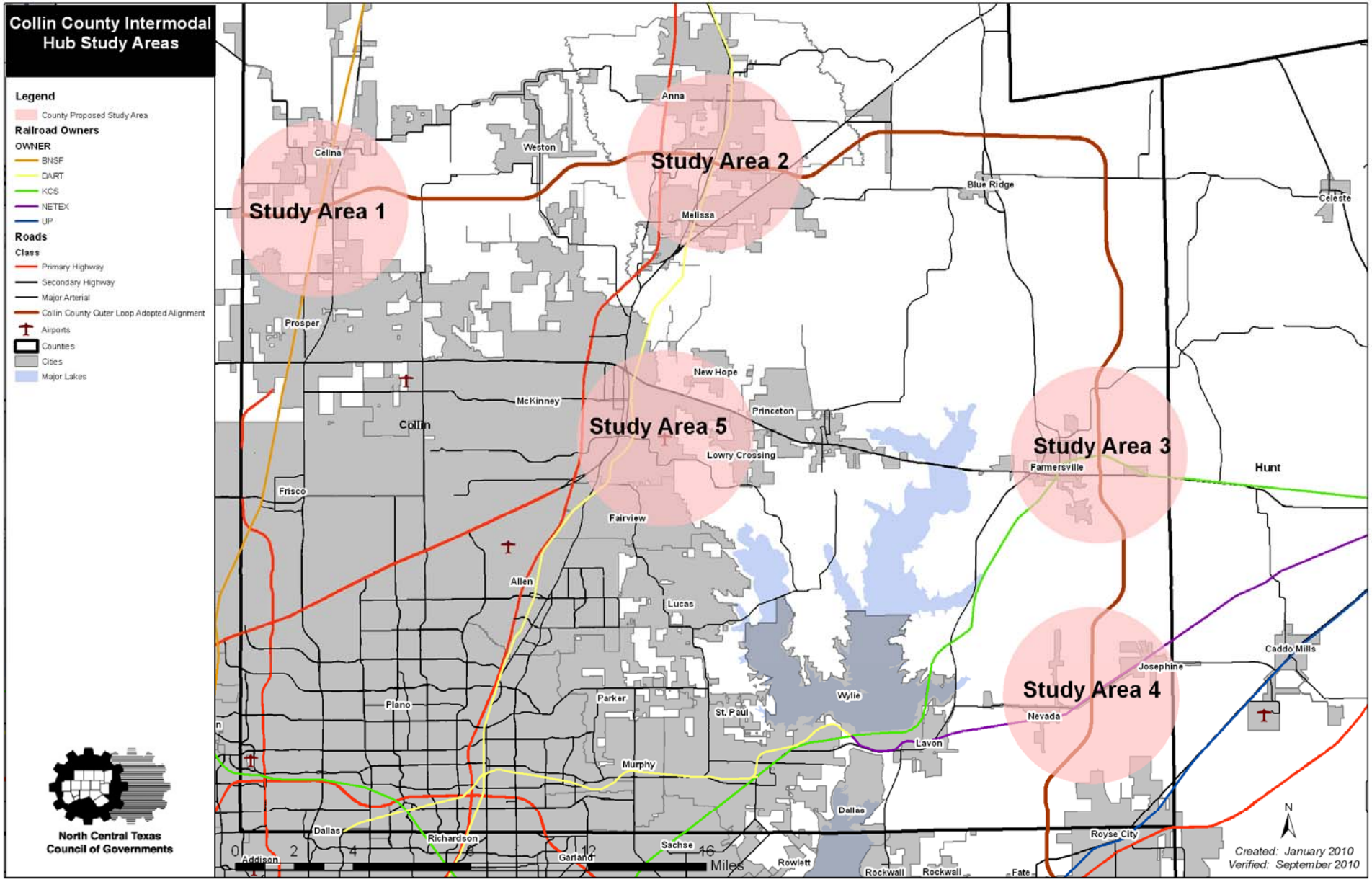


Collin County Intermodal Hub Feasibility Study

What is a Logistics Hub?

A logistics hub is a freight facility that typically contains:

- A Class I Railroad hub, yard, or terminal
- Manufacturing and distribution facilities
- Drayage (truck yard movements)
- Office/Retail development
- A minimum of 2,500 acres
- A minimum of 10,000 feet of track on a tangent within the site


Collin County Intermodal Hub Study Areas
Legend
County Proposed Study Area
Railroad Owners
OWNER
BNSF
DART
KCS
NETEX
UP
Roads
Class
Primary Highway
Secondary Highway
Major Arterial
Collin County Outer Loop Adopted Alignment
Airports
Counties
Cities
Major Lakes
North Central Texas Council of Governments
Study Area 1
Study Area 2
Study Area 3
Study Area 4
Study Area 5
Anna
Weston
Celina
Melissa
Blue Ridge
Celeste
Prosper
New Hope
McKinney
Princeton
Collin
Lowry Crossing
Farmersville
Hunt
Frisco
Fairview
Allen
Lucas
Caddo Mills
Josephine
Wylie
Parker
Plano
St. Paul
Nevada
Lavon
Murphy
Dallas
Richardson
Sachse
Garland
Addison
Rowlett
Rockwall
Fate
Royse City
0 2 4 8 12 16 Miles
N
Created: January 2010
Verified: September 2010

Collin County Intermodal Hub Feasibility Study

Study Organization

The study is organized into four sections:

- An overview of the hub concept and potential site locations
- Estimates of the current and future market for a third regional intermodal/logistics hub
- An evaluation of the physical and operational requirements of the potential sites based on infrastructure, environmental issues, and trade zone clearances
- Findings and recommendations of the feasibility study.

Collin County Intermodal Hub Feasibility Study

Site Selection Matrix

Need	Site #1: Celina	Site #2: Melissa	Site #3: Farmersville	Site #4: Outer Loop at NETEX	Site #5: Collin County Airport
A minimum of 2,500 acres					
Land is flat with a slope of less than					
Access to a rail line					
Land adjacent to rail is linear					
A minimum of 10,000 feet of track,					
Access to a major roadway facility					
Access to air transportation*					
Access to/Availability of Utilities:					
• Water					
• Electricity					
• Gas and Pipelines					
• Sanitation					
• Storm Water					
• Communication Systems					
Available workforce					
Serves the need of the market					
Site qualifies for further analysis					

**Not a disqualifying factor.*

Rating Scale		
-	0	+
Negative	Neutral	Positive

Collin County Intermodal Hub Feasibility Study

Site Selection Matrix

Need	Site #1: Celina	Site #2: Melissa	Site #3: Farmersville	Site #4: Outer Loop at NETEX	Site #5: Collin County Airport
A minimum of 2,500 acres	+	+	+	+	-
Land is flat with a slope of less than	+	-	-	+	-
Access to a rail line	+	+	+	0	-
Land adjacent to rail is linear	+	0	+	0	-
A minimum of 10,000 feet of track,	-	0	-	+	-
Access to a major roadway facility	+	+	+	0	+
Access to air transportation*	-	-	-	-	-
Access to/Availability of Utilities:					
• Water	0	0	0	0	+
• Electricity	+	+	+	+	+
• Gas and Pipelines	0	0	0	0	+
• Sanitation	0	0	0	0	+
• Storm Water	0	0	0	0	0
• Communication Systems	+	+	+	+	+
Available workforce	0	0	+	0	+
Serves the need of the market	-	-	-	-	-
Site qualifies for further analysis	-	-	+	-	-

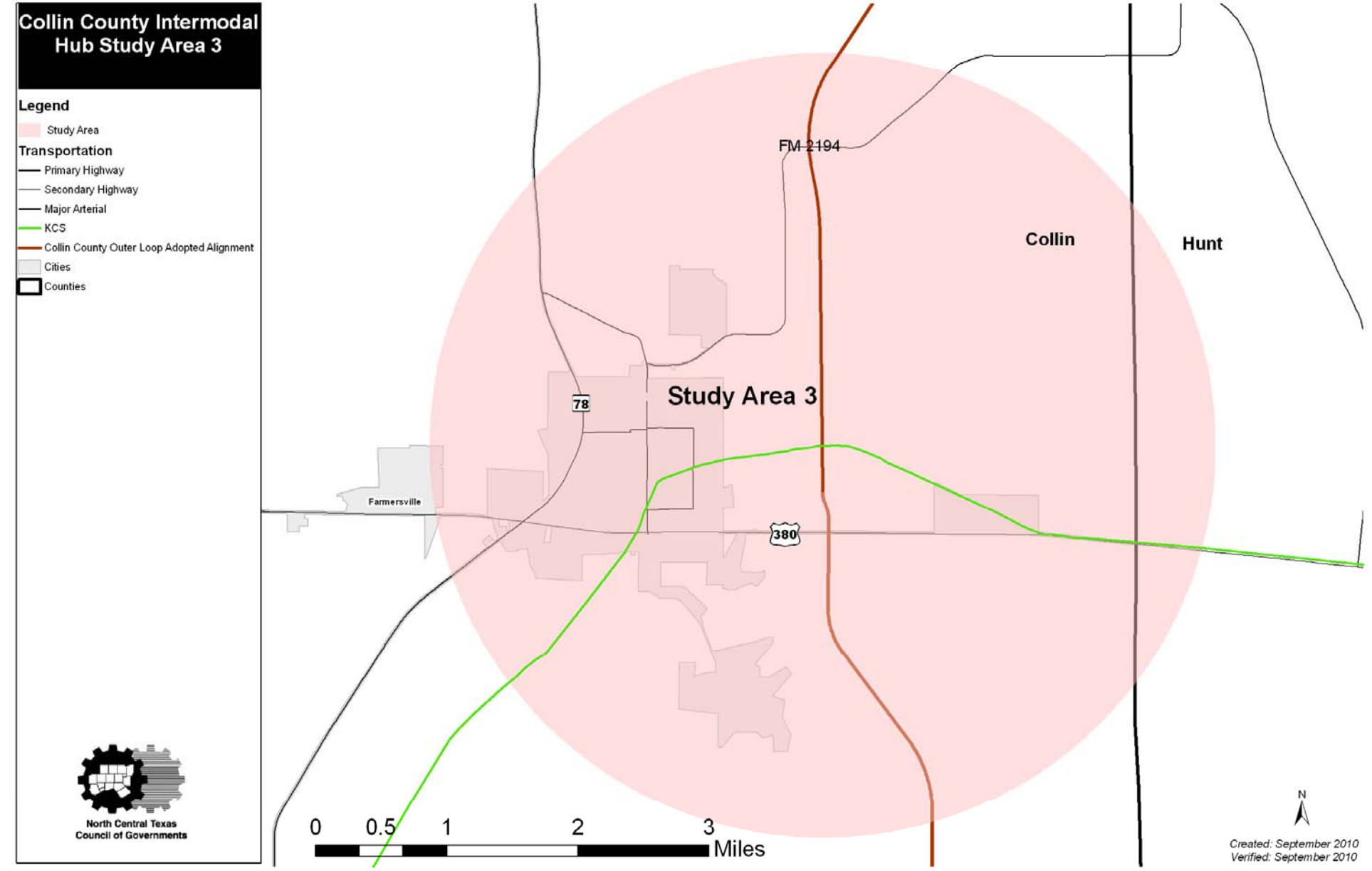
**Not a disqualifying factor.*

Rating Scale		
-	0	+
Negative	Neutral	Positive

Collin County Intermodal Hub Feasibility Study

Results of Analysis

Based on the elements that are necessary for a successful intermodal hub, including access to rail, a major roadway facility, and availability of land, Study Area 3, the Farmersville site at the intersection of the proposed Regional Outer Loop and the Kansas City Southern (KCS) rail line, scores the best in the site selection matrix.


Collin County Intermodal Hub Study Area 3
Legend
Study Area
Transportation
Primary Highway
Secondary Highway
Major Arterial
KCS
Collin County Outer Loop Adopted Alignment
Cities
Counties
North Central Texas Council of Governments
FM 2194
Collin
Hunt
Study Area 3
78
Farmersville
380
0
0.5
1
2
3
Miles
N
Created: September 2010
Verified: September 2010

Collin County Intermodal Hub Feasibility Study

Next Steps

- Further study to select hub site within study area 3 and to identify funding.
- Completion of an implementation report
- Development of partnerships for education, manufacturing, etc. (including KCS)
- Development of a timeframe for the creation of logistics park.

Collin County Intermodal Hub Feasibility Study
Implementation Report

1.0 Introduction

2.0 Develop Institutional and Organizational Implementation Plan
- 2.1 Legal Context
- 2.2 Proposed Structure
- 2.3 Creation of Institutional Structure(s)
- 2.4 Partnerships

3.0 Assess Costs, Benefits, and Revenues: Develop Financial Plan
- 3.1 Capital Costs
- 3.2 Operating Costs
- 3.3 Economic Impact
- 3.4 Revenues
- 3.5 Financial Plan

4.0 Next Steps
- 4.1 Draft RFP to Investment Community
- 4.2 Draft RFP for Regional Rail Operators

Collin County Intermodal Hub Feasibility Study

Results of Analysis

While the City of Farmersville and Collin County could move ahead with efforts to make the Farmersville site attractive as an intermodal hub site, the decision to place an intermodal hub within Collin County ultimately rests with the Class I Railroads.

Collin County Intermodal Hub Feasibility Study

Schedule

Working Group Meeting	November 18, 2010
Collin County Commissioners Court	Today
Finalization of Feasibility Study	December 2010
Publication of Feasibility Study	January 2011

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