

# LAKEWOOD DRIVE CONSTRUCTION

Additional Authorization Request  
June 20, 2023



# HISTORY

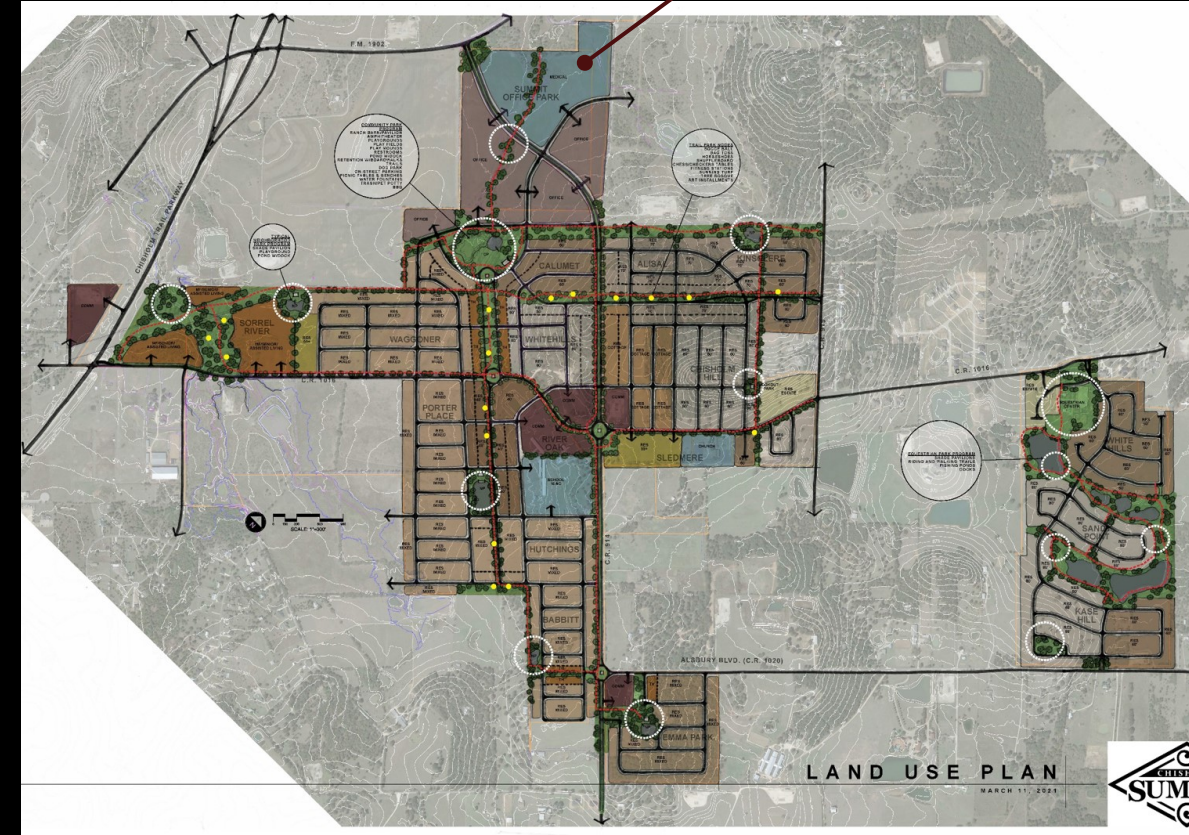
HOOPER BUSINESS PARK

## JULY 2020

- Council created a Master Planned Communities Policy
- Established guidelines and criteria for City participation and incentives

## MAY 2021

- Financial analysis presented to city council with net positive impact for the proposed Chisholm Summit Master Planned Community development
- Development projected to add over \$1 billion in new value over 20 years
- For every \$1.00 of participation, the City is projected to receive a return of \$1.66





# HISTORY

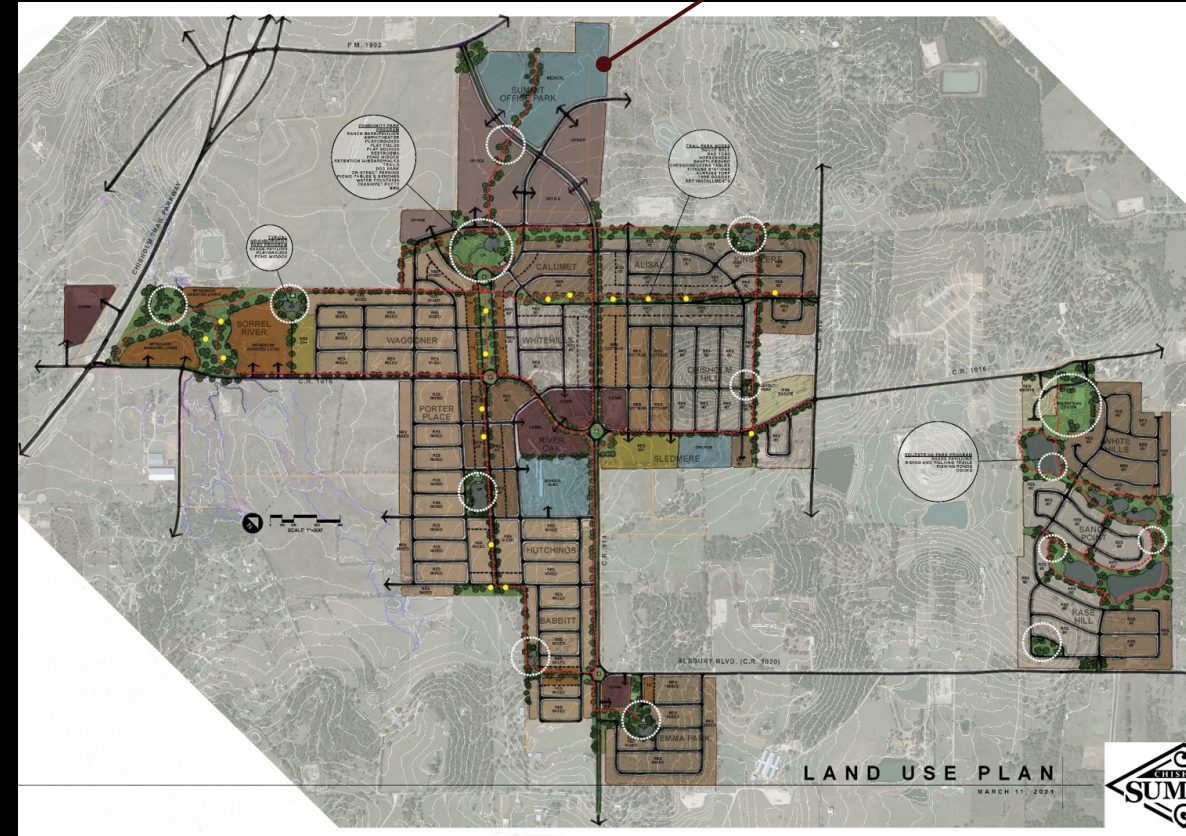
## HOOPER BUSINESS PARK

### JUNE 2021

- Chapter 380 and economic development and performance agreement approved by City Council
- R.A. Development, Inc. to serve as Developer Representative for property owners
- Contract approved by City Council for the purchase of 106 acres for future office / medical park

### SEPTEMBER 2021

- Approval of reimbursement resolution to R.A. Development for design of paving and sanitary sewer improvements
- Approval of contract for design review of the paving and sanitary sewer improvements with Kimley-Horn and Associates, Inc.



# HISTORY

## OCTOBER 2021

- Approval of the design of Phase 1 gravity sewer construction
- Approval of community facilities contract with R.A. Development for the construction of Phase 1 gravity sewer and corresponding reimbursement resolution
- Approval of MOU with R.A. Development for construction inspection pursuant to the Chapter 380 agreement
- Approval of contract for Phase 1 gravity sewer construction inspection services with Teague, Nall and Perkins, Inc.

## OCTOBER 2022

- Approval of civil construction plans for Lakewood Drive
- Approval of reimbursement resolution to R.A. Development with limited authorization for grading, stormwater infrastructure and roadway construction (FM 1902 to 100 feet north of CR 1016)
- Approval of Community Facilities Contract with R.A. Development for construction of Lakewood Drive



# KEY ELEMENTS OF DEVELOPMENT

## CHISHOLM SUMMIT MASTER PLANNED COMMUNITY

- Approximately 1,000 acres
- 3,000 Residential Units
- Over 10 miles interconnected Trail System
- 102 acres dedicated park land

## FUTURE BUSINESS PARK

- Approximately 106 acres
- Potential office / medical use
- Direct access to Chisholm Trail Parkway





# CH. 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT

Developer - R.A. Development, Ltd.

- **ANNEXATION OF DEVELOPMENT IN PHASED APPROACH, DONATION OF RIGHT-OF-WAY FOR ROADWAY, DEDICATION OF 3-ACRE TRACT FOR PUBLIC SAFETY FACILITY**
- **COORDINATE DESIGN AND CONSTRUCT ALL PUBLIC INFRASTRUCTURE**
- **COORDINATE PUBLIC IMPROVEMENT DISTRICT CONSTRUCTION ACTIVITIES**
- **CITY REIMBURSES DEVELOPER FOR LAKEWOOD DRIVE AND PUBLIC SANITARY SEWER IMPROVEMENTS**

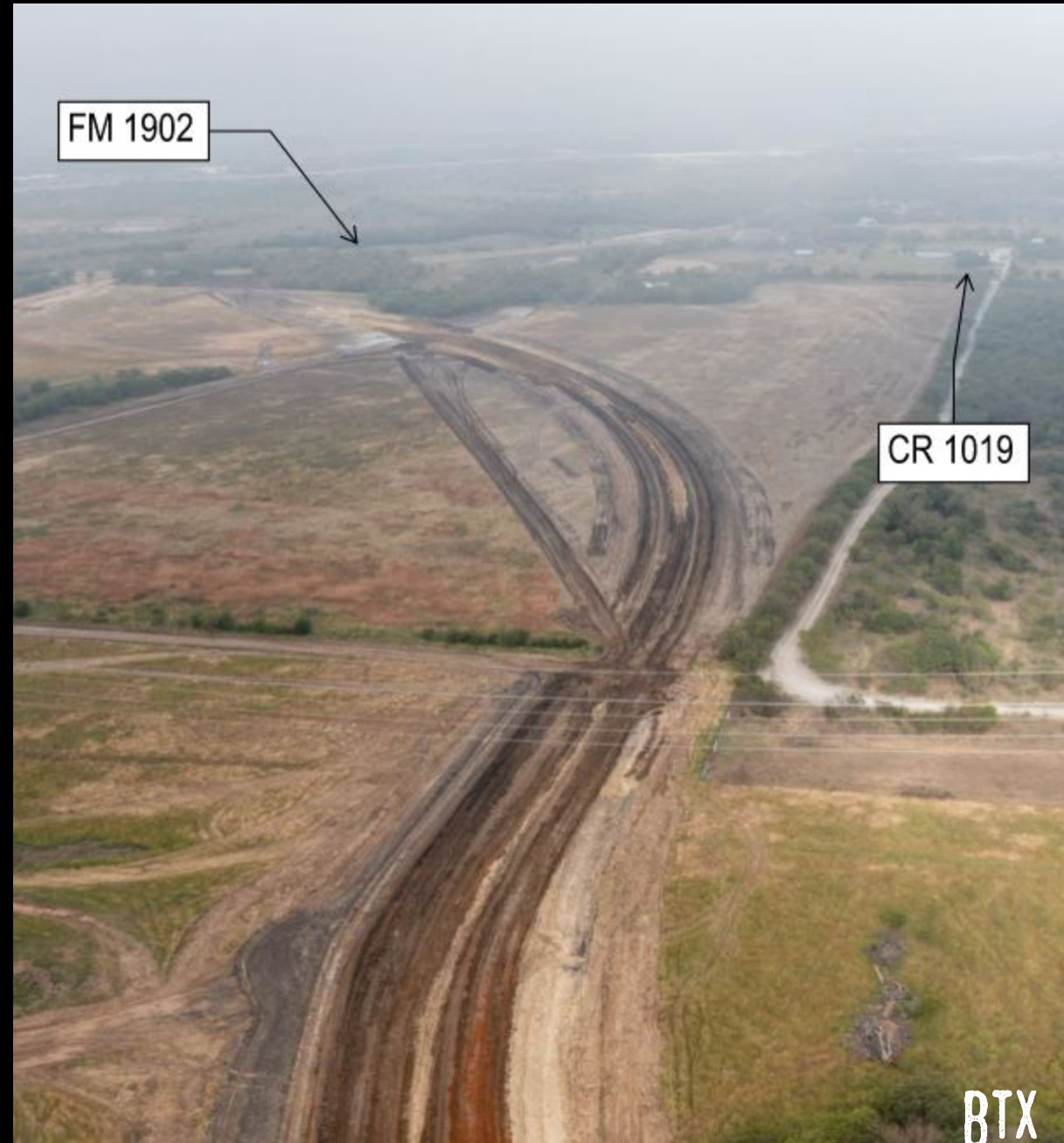
**FUTURE  
OFFICE PARK**



# TOTAL BUDGET - \$25M

## PROGRAM ELEMENTS

- \$17.9M - Lakewood Drive (approximately 8,800 linear feet) currently under construction (including \$3M contingency)
- \$2.5M - Lakewood Drive landscaping
- \$3.5M - Lakewood Drive streetlighting and burial of overhead electric





# KEY ELEMENTS - SANITARY SEWER IMPROVEMENTS

## PHASE 1

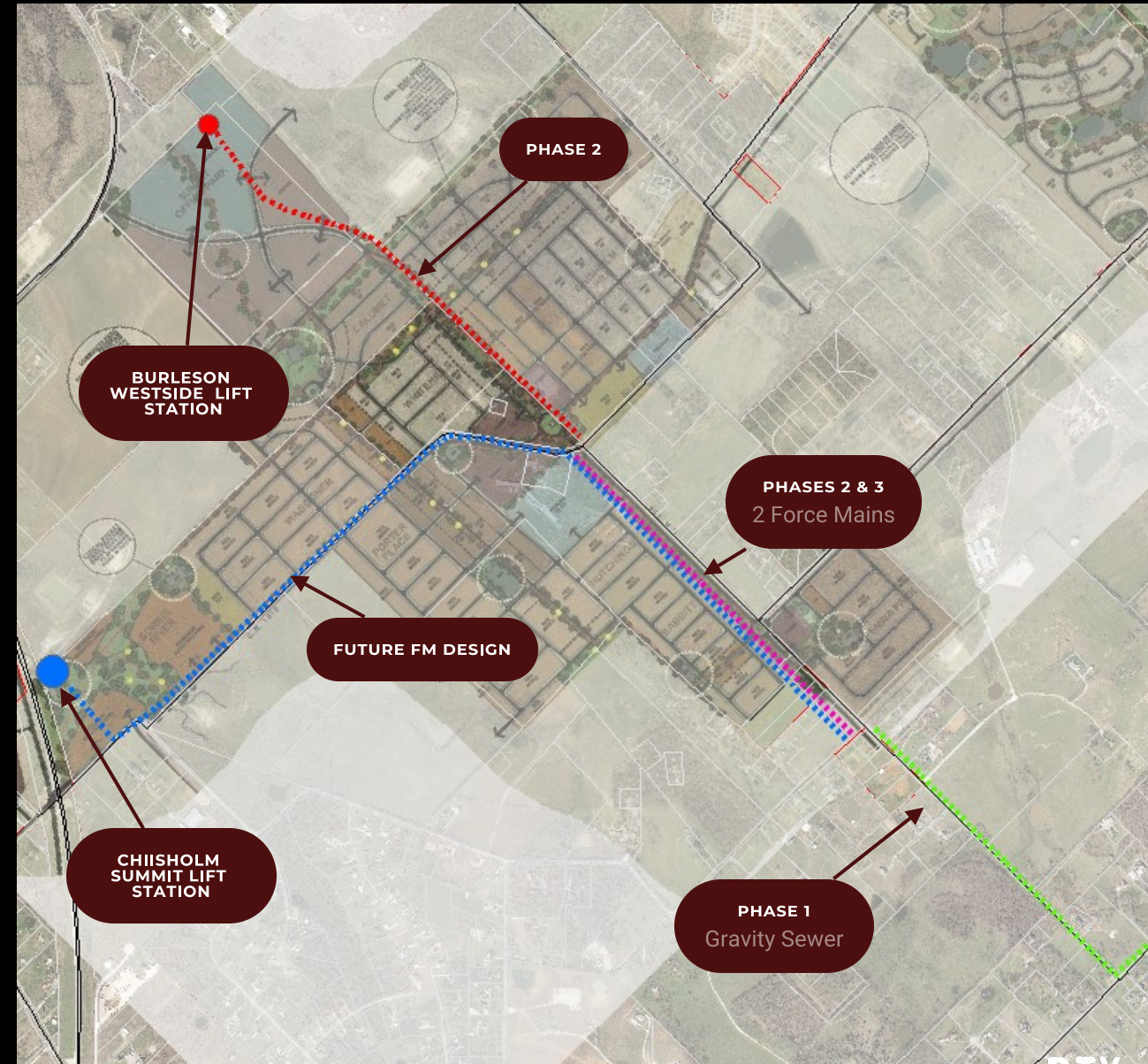
Gravity sewer from Mockingbird Lane to CR 914A (nearing completion)

## PHASES 2 & 3

- Burleson Westside lift station and force main - Completion of design in July 2023 with construction procurement to follow summer 2023
- Chisholm Summit lift station - shall be designed as part of the 380 Agreement and the city may participate in the construction with future development
- Chisholm Summit lift station force main - portion to be constructed with Lakewood Drive, remainder to be constructed with future development
- 15" / 18" gravity sewer to Burleson Westside lift station within Hooper Business Park

## ESTIMATED CITY CONTRIBUTION

Approximately \$8 million in developer reimbursements (Water and Sewer Bond Funds)





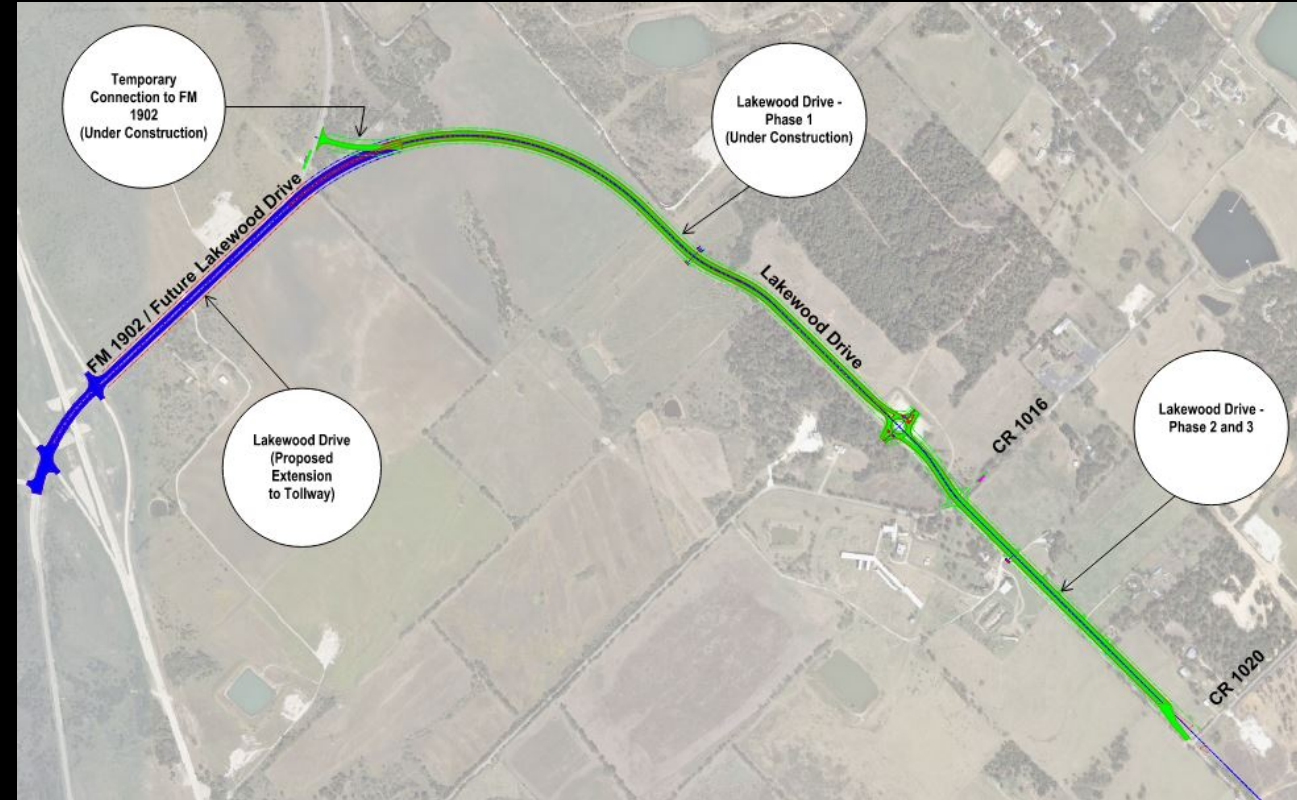
# KEY ELEMENTS - LAKEWOOD DRIVE

## LAKEWOOD DRIVE

- Approx 8,800 lf - four-lane divided arterial
- Approximately \$17.9M
- Improvements funded by 4A Economic Development Corporation

## PHASES

- Phase 1 - under construction
- Phase 2 - two lanes from CR 1016 to CR 1020, once completed, road will be opened for two-way traffic
- Phase 3 - completion of remaining two lanes
- Extension - schematic design underway



# CURRENT LAKEWOOD AUTHORIZATION

Phase 1 - authorization to allow construction of roadway to begin while sanitary sewer design was finalized

## FM 1902 TO 100 FEET NORTH OF CR 1016

- Reimbursement of expenses related to grading, storm sewer infrastructure associated with Lakewood Drive
- Reimbursement of expenses for connection to FM 1902 following TxDOT permit issuance
- Reimbursement of expenses related to sanitary sewer crossings under roadway only
- Reimbursement of expenses related to JCSUD water line casings under roadway allowed - no water line improvements until JCSUD provides plan acceptance letter



MARCH 2024 - ESTIMATED CONSTRUCTION COMPLETION



# LIFT STATION DESIGN UPDATE

## LARGER LIFT STATION NEEDED DUE TO

- More dense/intense development in Hooper Business Park moving forward generates larger sewer flows than initially anticipated
- June 5, 2023 - ETJ Boundary swap with Fort Worth approved by City Council. Anticipated commercial and residential development upon annexation in the future

## APRIL 17, 2023

4A Economic development board and city council Approved additional funds to design larger lift station and force main to accommodate expected growth

## DESIGN EFFORT ANTICIPATED TO BE COMPLETED JULY 2023 FOLLOWED BY PUBLIC BIDDING

90% design plans received June 13, 2023

As a result, force main sizes and locations are designed to a point that road construction limits may be expanded

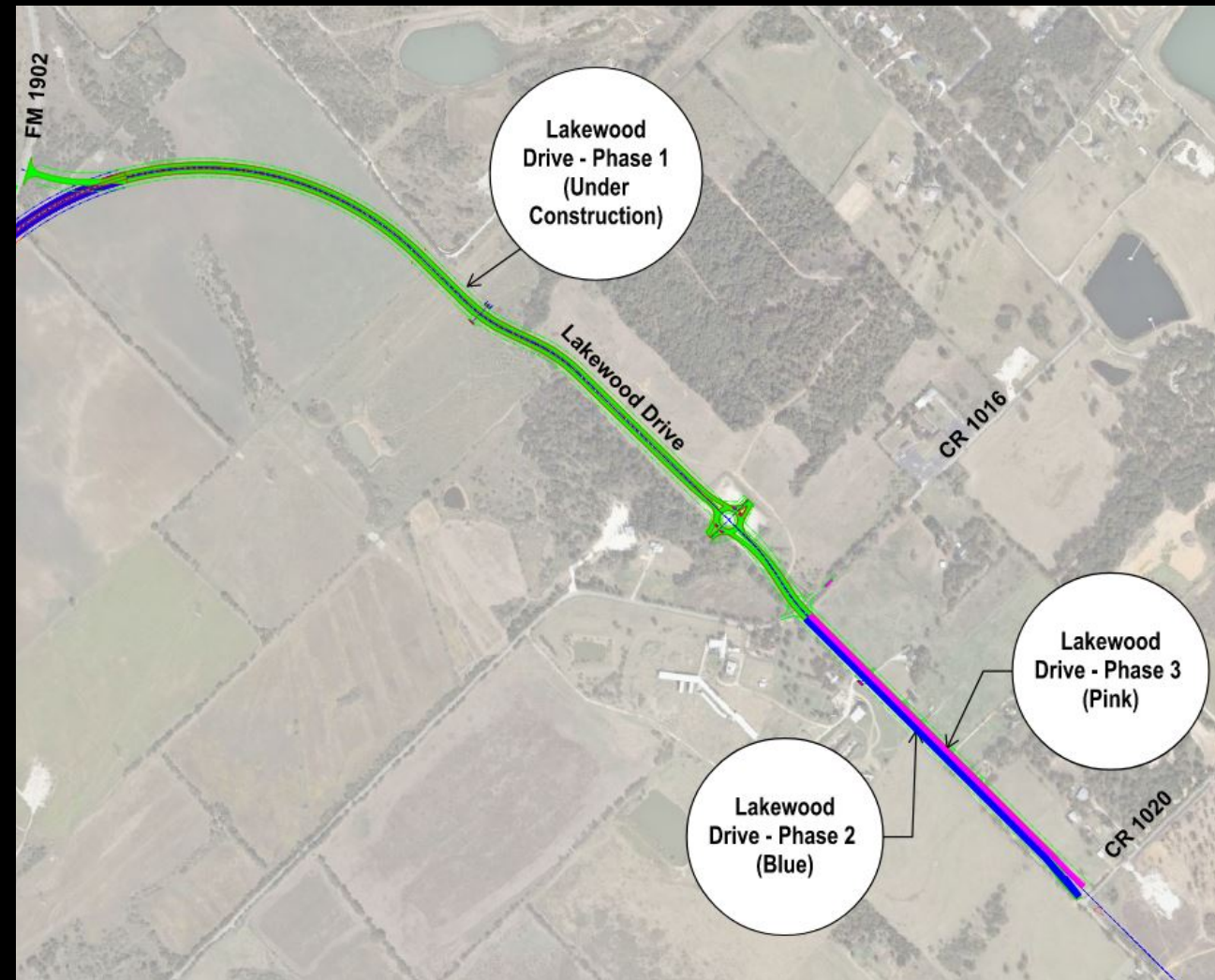


# ADDITIONAL AUTHORIZATION REQUESTED

Phases 2 and 3

## EXTENDING THE CURRENT LIMIT TO CR 1020 FOR

- Reimbursement of expenses related to grading, storm sewer infrastructure associated with Lakewood Drive
- Reimbursement of expenses related to sanitary sewer crossing under roadway only
- Reimbursement of expenses related to JCSUD water line casings under roadway allowed - no water line improvements until JCSUD provides plan acceptance letter



MARCH 2024 - ESTIMATED CONSTRUCTION COMPLETION



# OPTIONS

## RECOMMENDED



**APPROVE A  
MEMORANDUM OF  
UNDERSTANDING FOR  
AUTHORIZATION FOR  
GRADING, STORMWATER  
INFRASTRUCTURE, AND  
ROADWAY  
CONSTRUCTION FOR R.A.  
DEVELOPMENT, LTD.,  
PURSUANT TO AN  
EXISTING CHAPTER 380  
AND ECONOMIC  
DEVELOPMENT AND  
PERFORMANCE  
AGREEMENT**



**DENY A MEMORANDUM  
OF UNDERSTANDING FOR  
AUTHORIZATION FOR  
GRADING, STORMWATER  
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