

LAKEWOOD DRIVE CONSTRUCTION

Additional Authorization Request
June 20, 2023



HISTORY

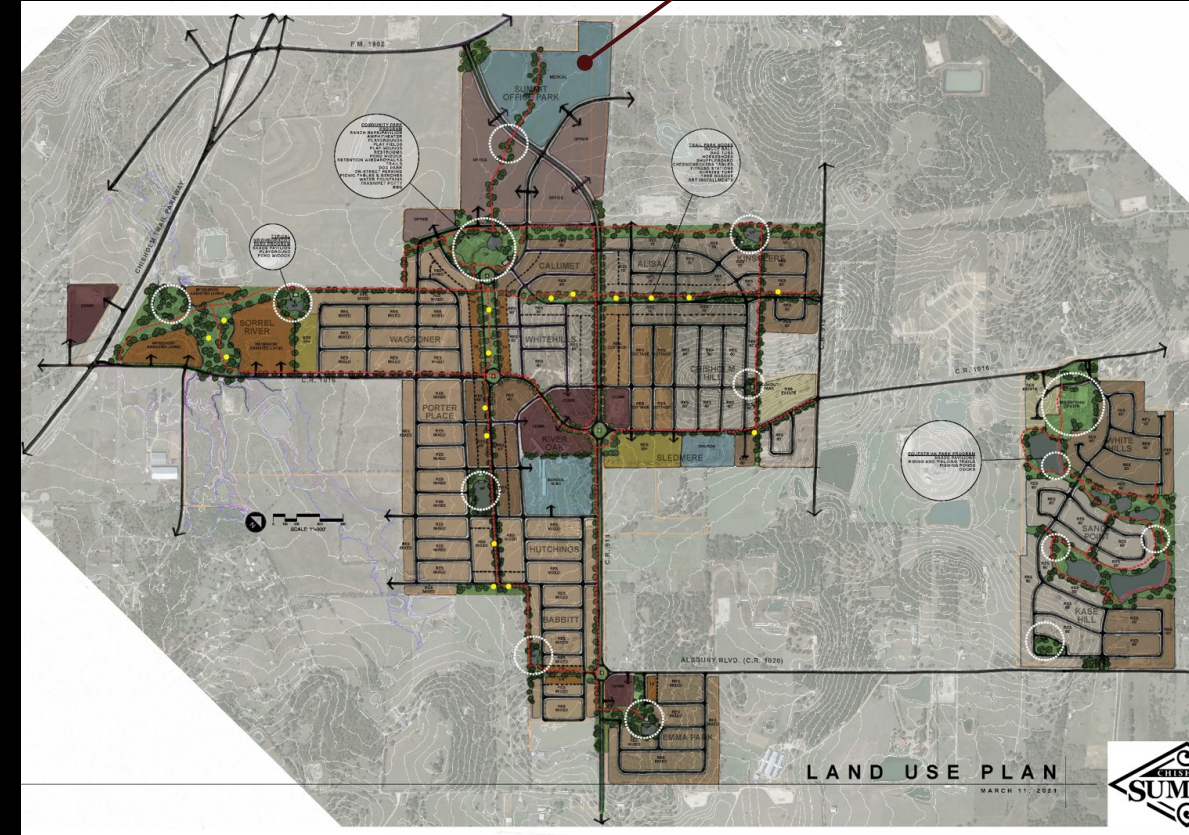
HOOPER BUSINESS PARK

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

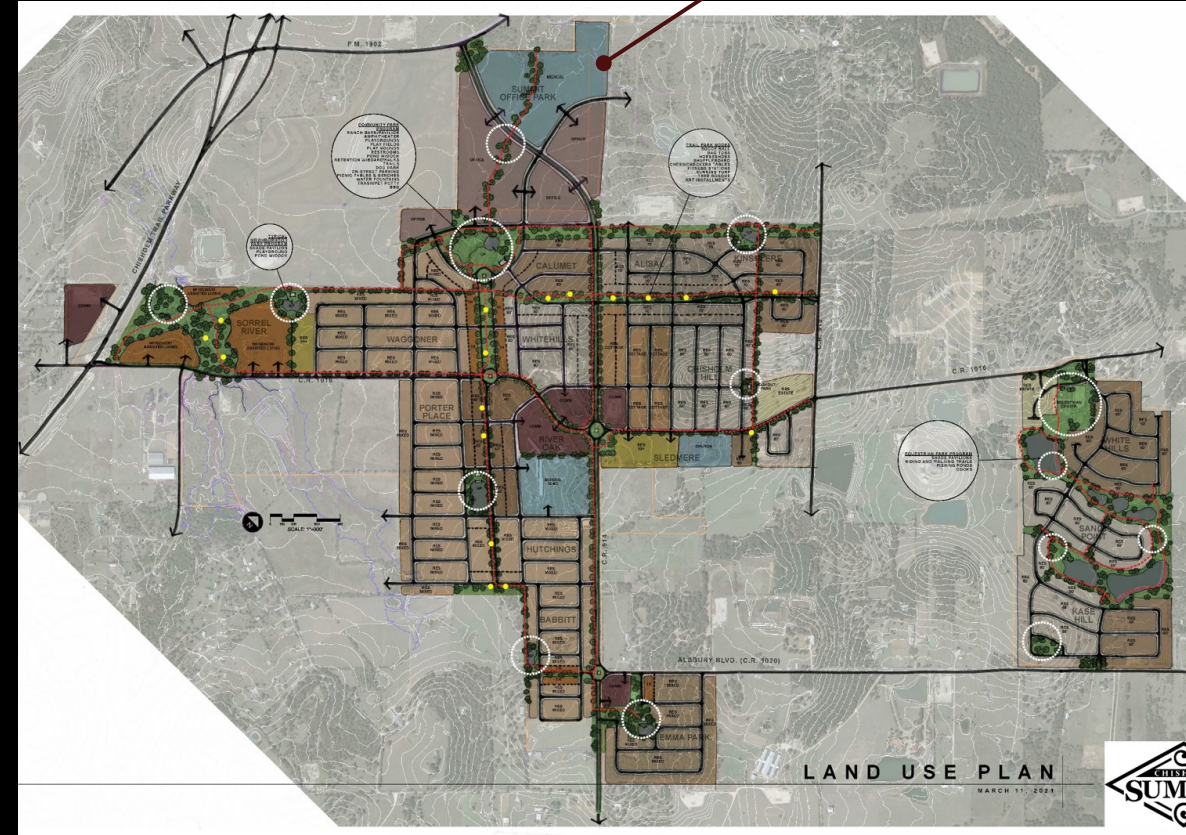
HOOPER BUSINESS PARK

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**

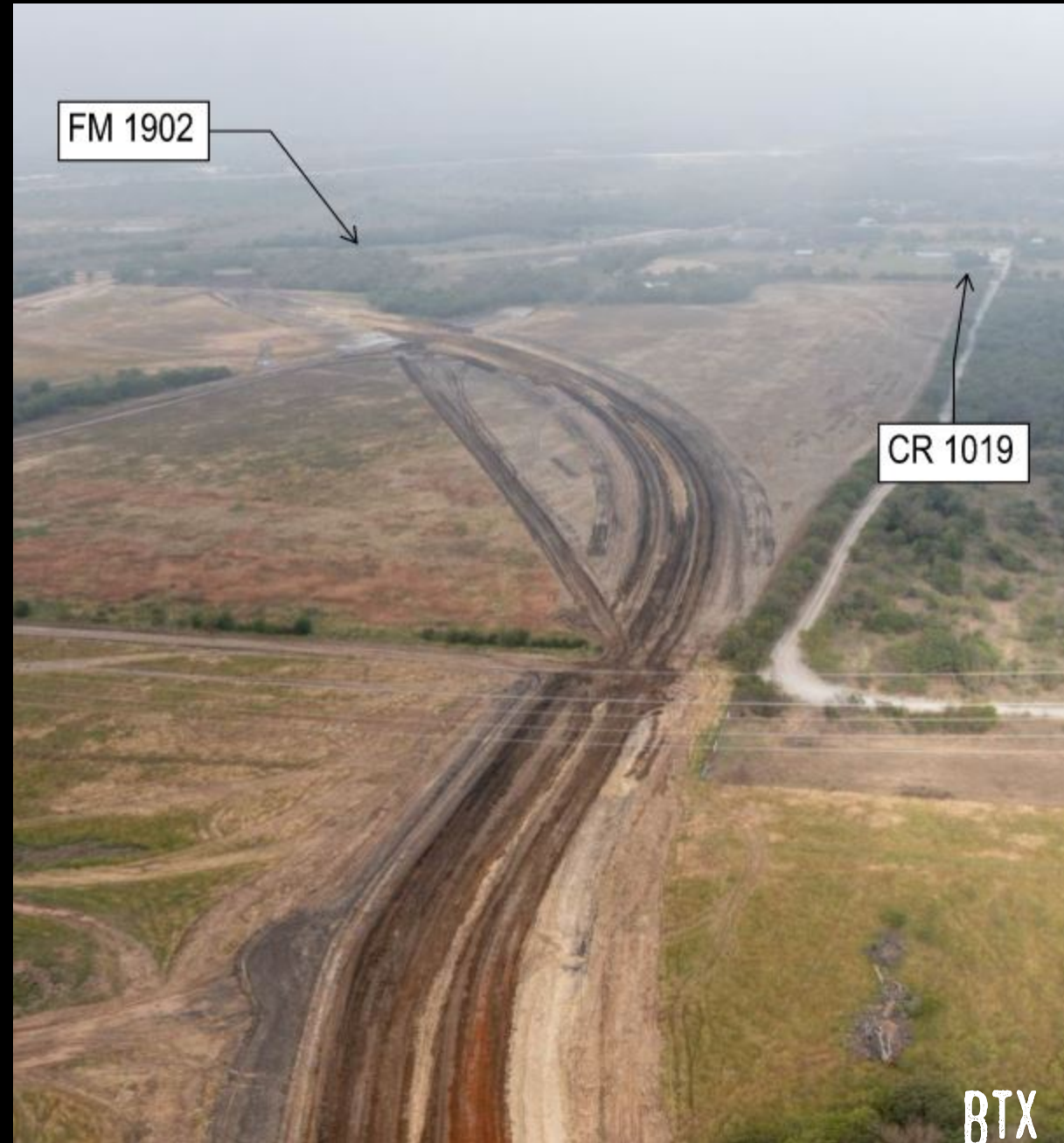
**FUTURE
OFFICE PARK**



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)



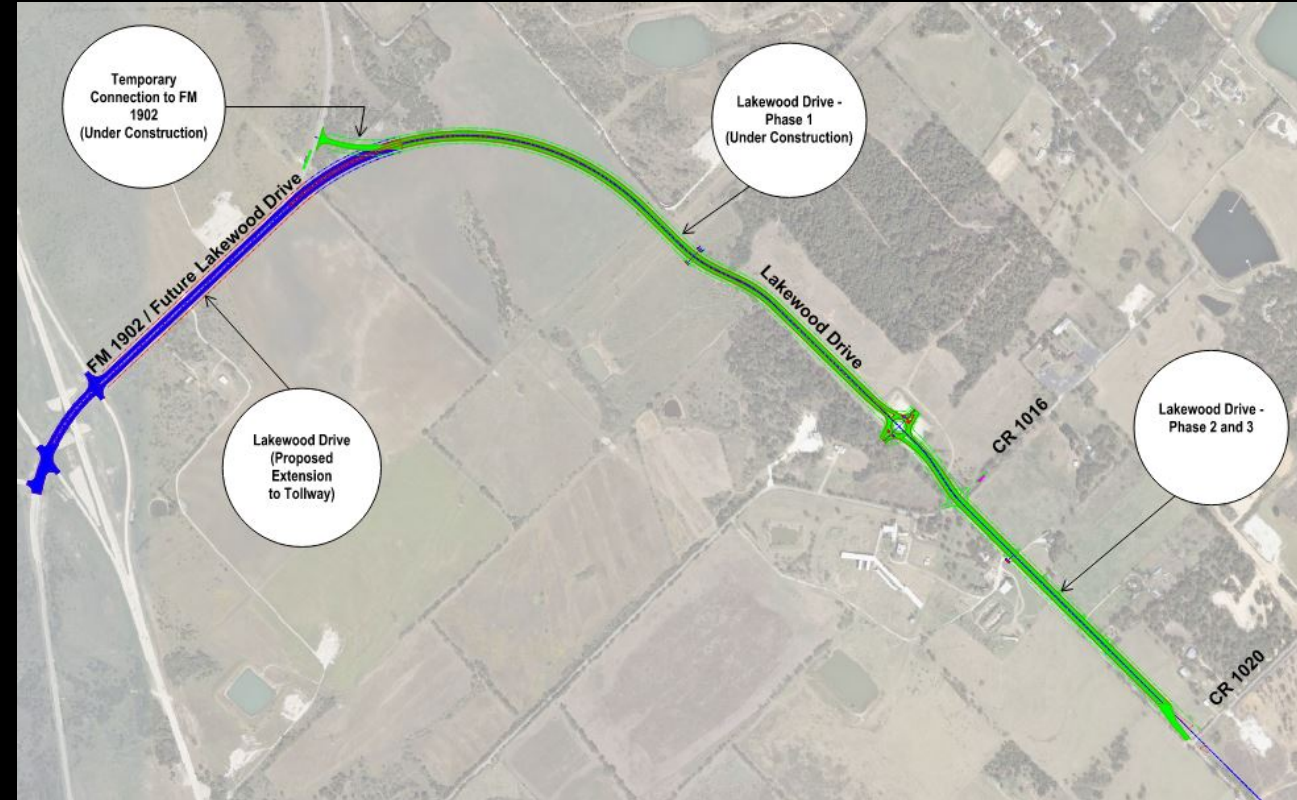
KEY ELEMENTS - LAKEWOOD DRIVE

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

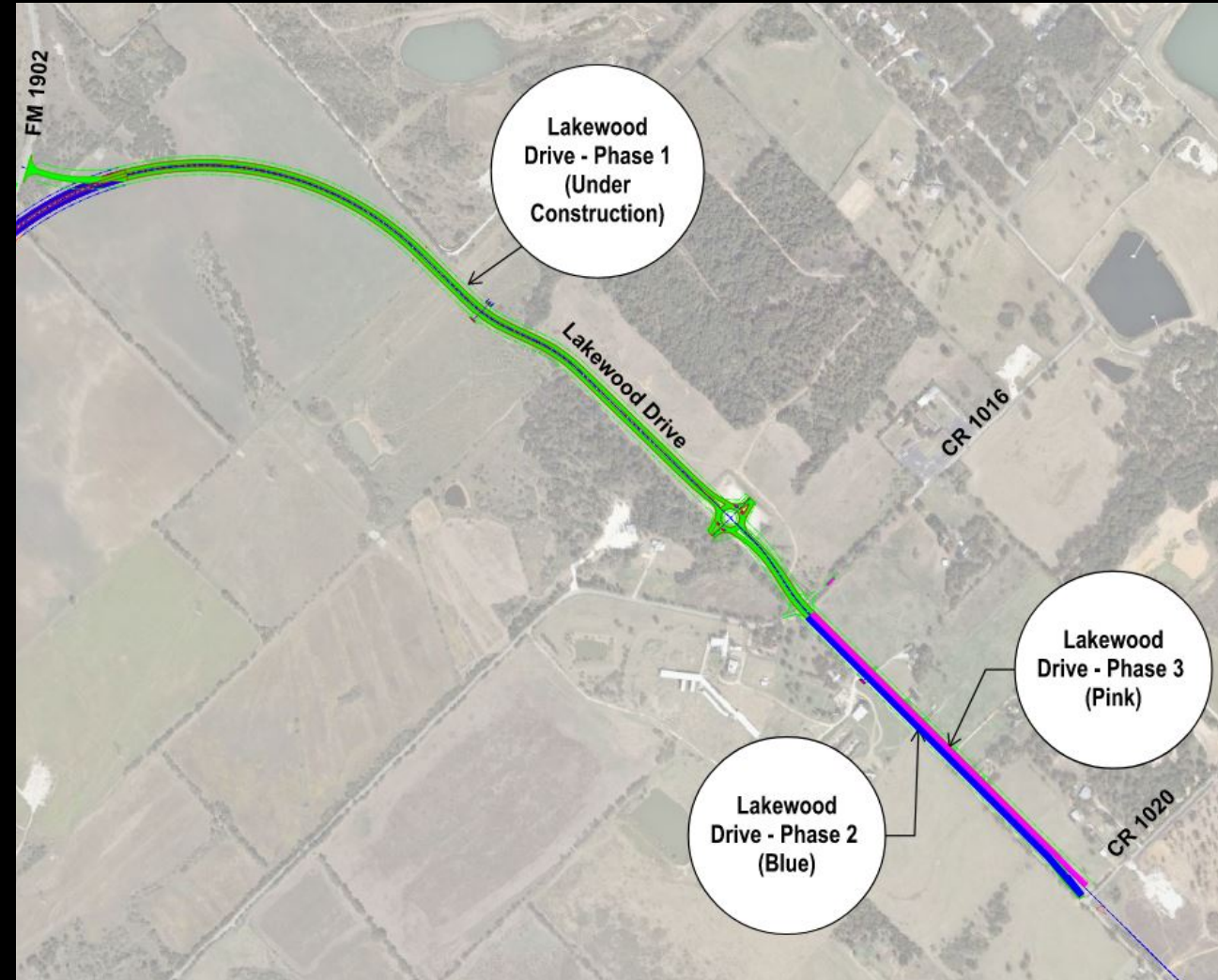


ADDITIONAL AUTHORIZATION REQUESTED

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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