

# LEWISVILLE 2025 VISION UPDATE

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October 27, 2016

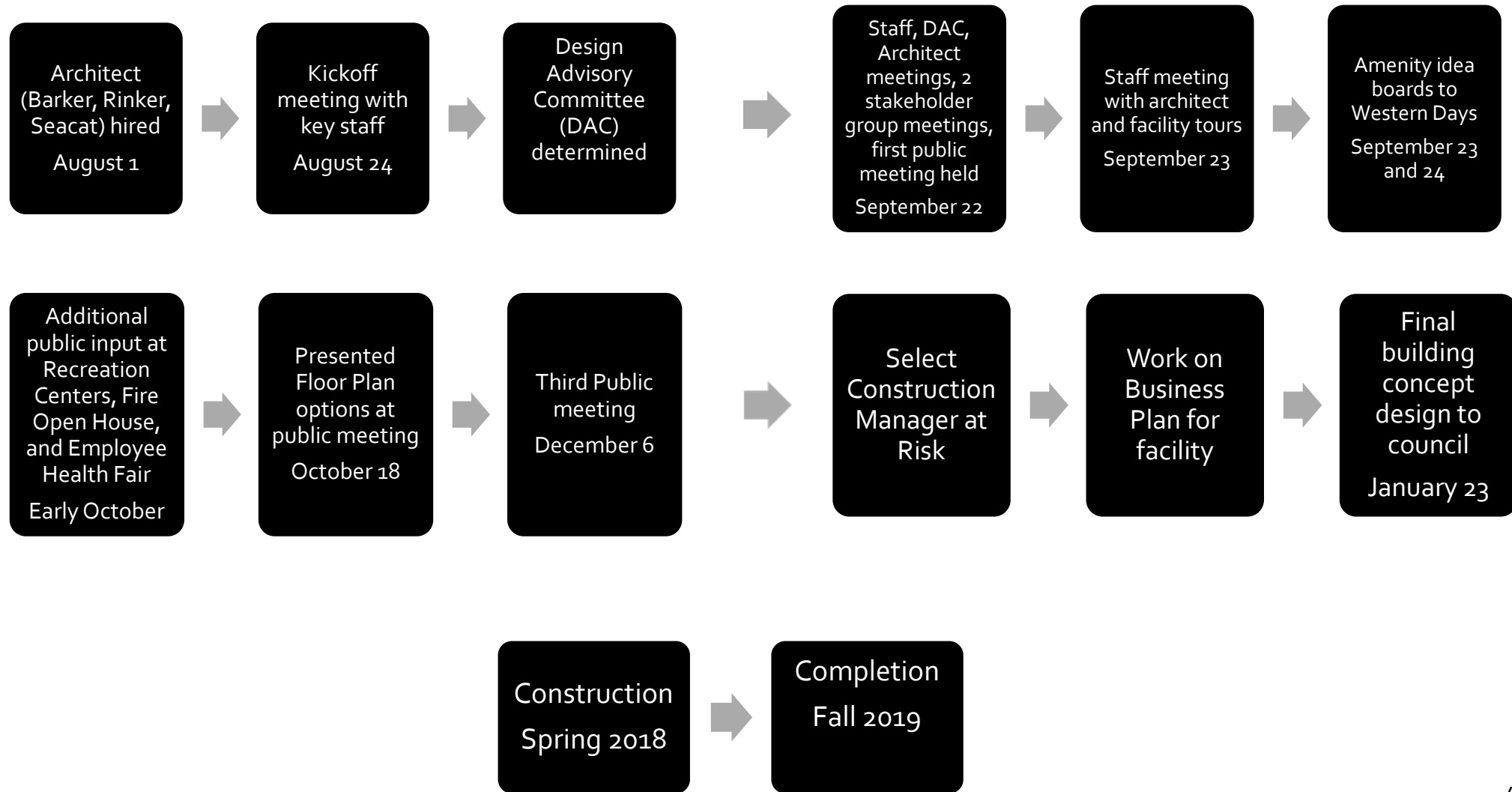
# Stormwater Utility Update

- As you might recall, a stormwater utility was discussed during the blue ribbon capital planning process as a possible funding source for drainage projects.
- On Oct. 24<sup>th</sup> City Council directed staff to implement a \$4 per single family residential unit stormwater fee (equates to \$1.43 per 1,000 square feet of impervious area for non-single family residential properties)
- Implement on October 1, 2017
- Fee will be a part of the Utility bill received monthly
- No exemptions (other than State, which is exempted by Code)
- Will spend time on ordinance development, public hearings, trial billings, and educating public so that residents, businesses, other governmental entities can plan for this expense
- Fee amount will be reviewed annually and modified, if needed, much like the Water and Sewer fees.

# Multi-Generational Center

- Project Manager is Hilary Boen, Recreation Manager
- Project: combined recreation/senior center facility includes an aquatic facility at 1950 S. Valley Parkway (the current Memorial Park Recreation Center/Senior Center site)
- Budget for this project is \$38.1M.

# Multi-Generational Center (continued)



# Multi-Generational Center (continued)



# Visitors Center



# Visitors Center

- Project Manager is Francis Mascarenhas, Internal Services Manager
- Project includes purchase and renovation of 247 W. Main to be used as Visitors Center/Event staff offices
- Building is in acceptable condition and can be moved into with minimal ADA related improvements to the restroom facilities, AC repairs, and minor office set up/modification, signage
- When time and resources permit, the façade will also need to be updated
- LISD has 120 days lease (Nov-Feb)
- Funded out of the Hotel Motel Fund
  - Property Purchase: \$825,000
  - Remodel budget: \$40,000

# Entrepreneurial Center and Support Facility





# Entrepreneurial Center and Support Facility (continued)



Phase One Floor Plan

Main Street Entrepreneurial Center



Design Strategy Presentation July 25th 2016

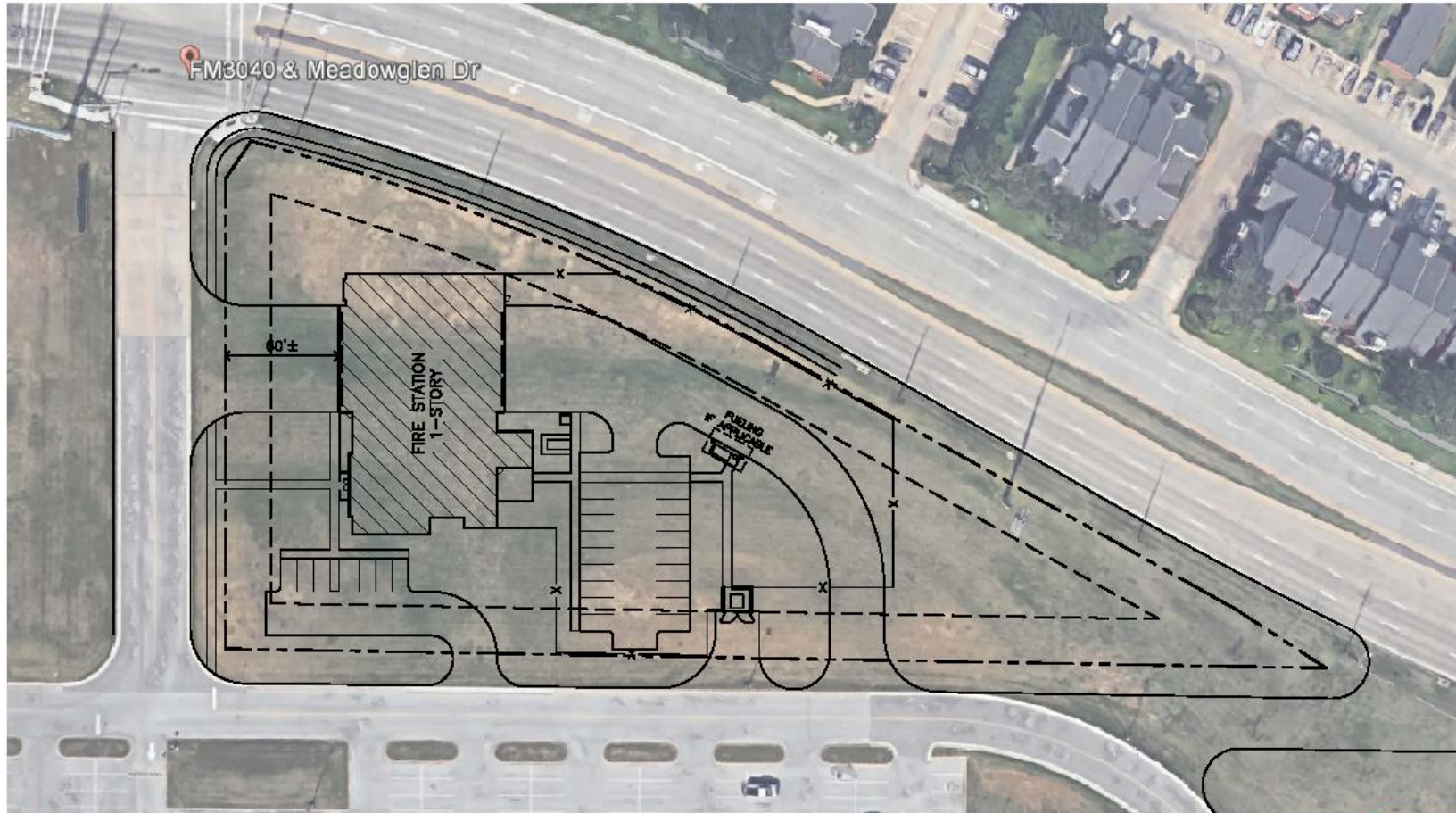
# Entrepreneurial Center and Support Facility

- Project Manager is Keith Marvin, Director of Public Services
- Project includes remodeling of existing building at 191 W Main to be used temporarily as an Entrepreneurial Center, and the construction of a Support Facility for Wayne Ferguson Plaza
- Currently negotiating design contract for this project
- Budget for this project is \$2,100,000 funded through General Fund reserves
- Timeframe:
  - Entrepreneurial Center remodel is dependent on Visitors Center staff being relocated
  - Likely will delete some of the offices because of move by Visitor Bureau to recently purchased LISD building (247 W. Main)
  - Target budget for remodel is \$250,000 (construction)
  - Project will be designed and constructed in two phases, with EC first
  - Remodel Visitor Center (Feb-April); Relocate staff freeing up EC building – May 2017
  - Design of Support Facility (second phase) – Complete by Fall 2017; construction targeted for 2018

# Fire Station #3 relocation

- Project Manager is Division Chief Greg Kohn
- Land purchased at FM 3040 and Meadowglen for \$750,000.
- Working on BRW Architect contract for preliminary design work
- Next step is bid process for CMAR to do final total design and develop cost estimates
- Once construction starts, assume 12 to 18 months for construction
- Targeted completion date is Fall of 2018.
- Budget is \$4.9 million for this project - G O bonds will be issued in April 2017

# Fire Station #3 relocation (continued)



FEASIBILITY  
STUDY SKETCH  
NOT FOR REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION  
GARY DEVRIES  
TX REG. NO. 47292

**LEWISVILLE FIRE STATION FIT STUDY – STATION 3 – SITE #3**  
1"=50'-0"



# Fire Station #8

- Project Manager is Division Chief Greg Kohn
- Will design and construct this project with Fire Station #3 project to achieve savings
- Working on BRW Architect contract for preliminary design work
- Next step is bid process for CMAR to do final total design and develop cost estimates
- Once construction starts, assume 12 to 18 months for construction
- Targeted completion is Fall of 2018
- Budget for Station 8 is \$4.29 million, funded through the Fire Control and Prevention District Budget (sales tax) – may be modified after design process



# Nature Center

- Project Manager is Donna Barron, City Manager
- Project includes construction of a Nature Center on LLELA property
- Target budget is \$20M
- Nature Center is a part of the Green Centerpiece Master Strategy adopted by City Council
- Design is scheduled to begin in FY 17-18 and construction in FY 18-19
- The City currently has \$8M set aside for the project
- Preliminary LISD bond program does not include Nature Center
- Nature Center should not move forward without signed agreement with LISD for student education program

# Nature Center Alternative Funding

- Currently have \$8.108M in CIP for the Nature Center project. In order to get to \$20M:
  - In 17-18, issue \$12M in 4B COs or bonds – 25 year payback. This will increase funding to \$20M.



# Bond Funding

- Current Schedule:

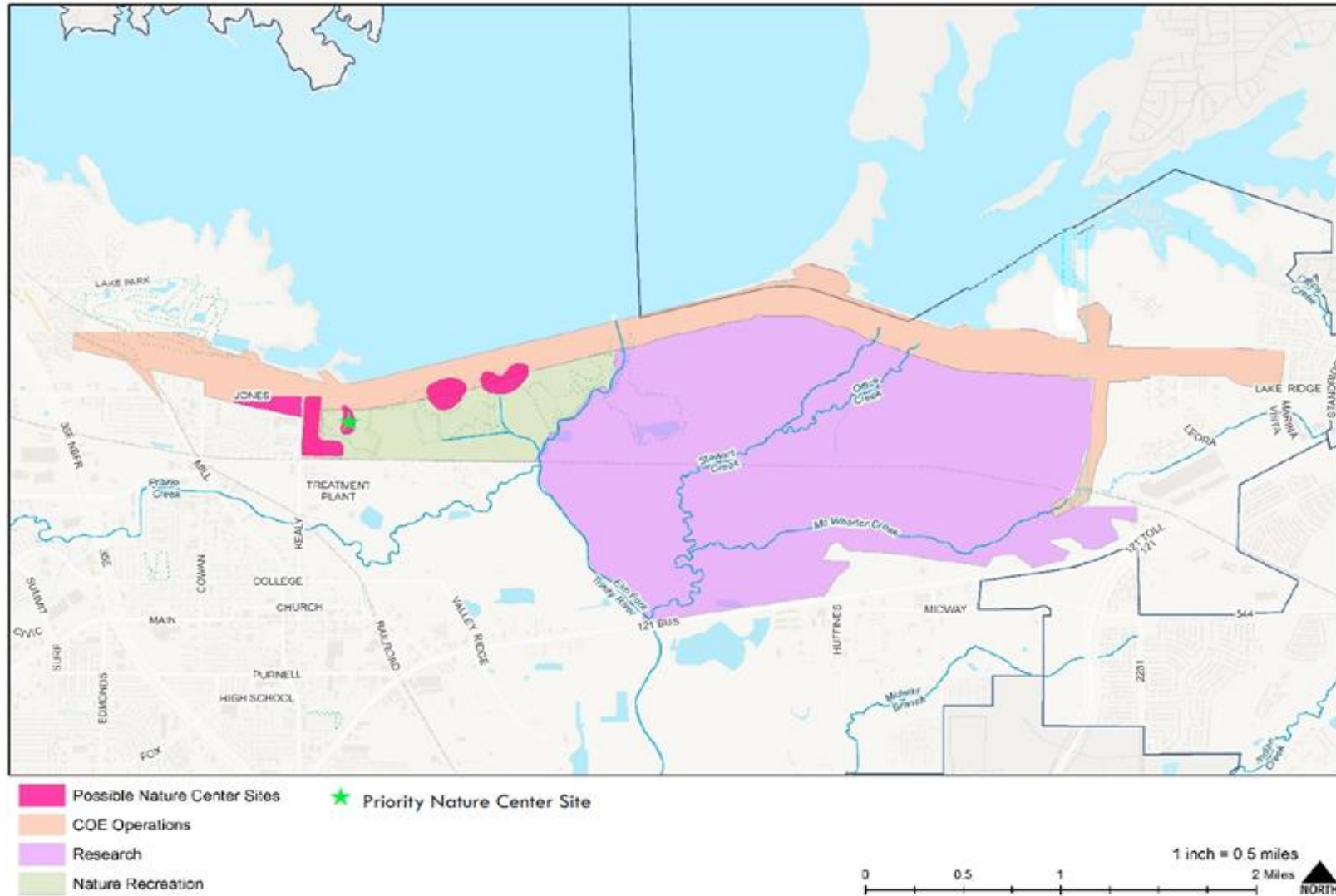
• Lake Park Day Use	\$5,100,000	2019-20	G O Bond
• Lake Park Campground/Pavilion Imp	\$2,600,000	2020-21	G O Bond
• Trail Development	\$2,007,000	2021-22	G O Bond
• Trail Development	\$2,000,000	2022-23	G O Bond
• Trail Development	\$3,093,000	2023-24	G O Bond
• East Hill Park	\$8,000,000	2024-25	4B Bond
• Herring Recreation Center	\$2,000,000	2024-25	4B Bond
• Trail Development	\$7,000,000	2024-25	4B Bond

- Alternate Schedule:

• Nature Center	\$12,000,000	2017-18	4B Bond
• Lake Park Day Use	\$5,100,000	2019-20	G O Bond
• Lake Park Campground/Pavilion Imp	\$2,600,000	2020-21	G O Bond
• Trail Development	\$2,007,000	2021-22	G O Bond
• Trail Development	\$2,000,000	2022-23	G O Bond
• Trail Development	\$3,093,000	2023-24	G O Bond
• Herring Recreation Center (Admin offices, meeting space, racquetball and gyms)	\$1,500,000	2023-24	4B Bond
• Trail Development	\$7,000,000	2023-24	4B Bond
• East Hill Park	\$8,000,000	2025-26	G O Bond

- Funding for Valley Vista Park is targeted through 4B cash – dependent on price estimate for Park.

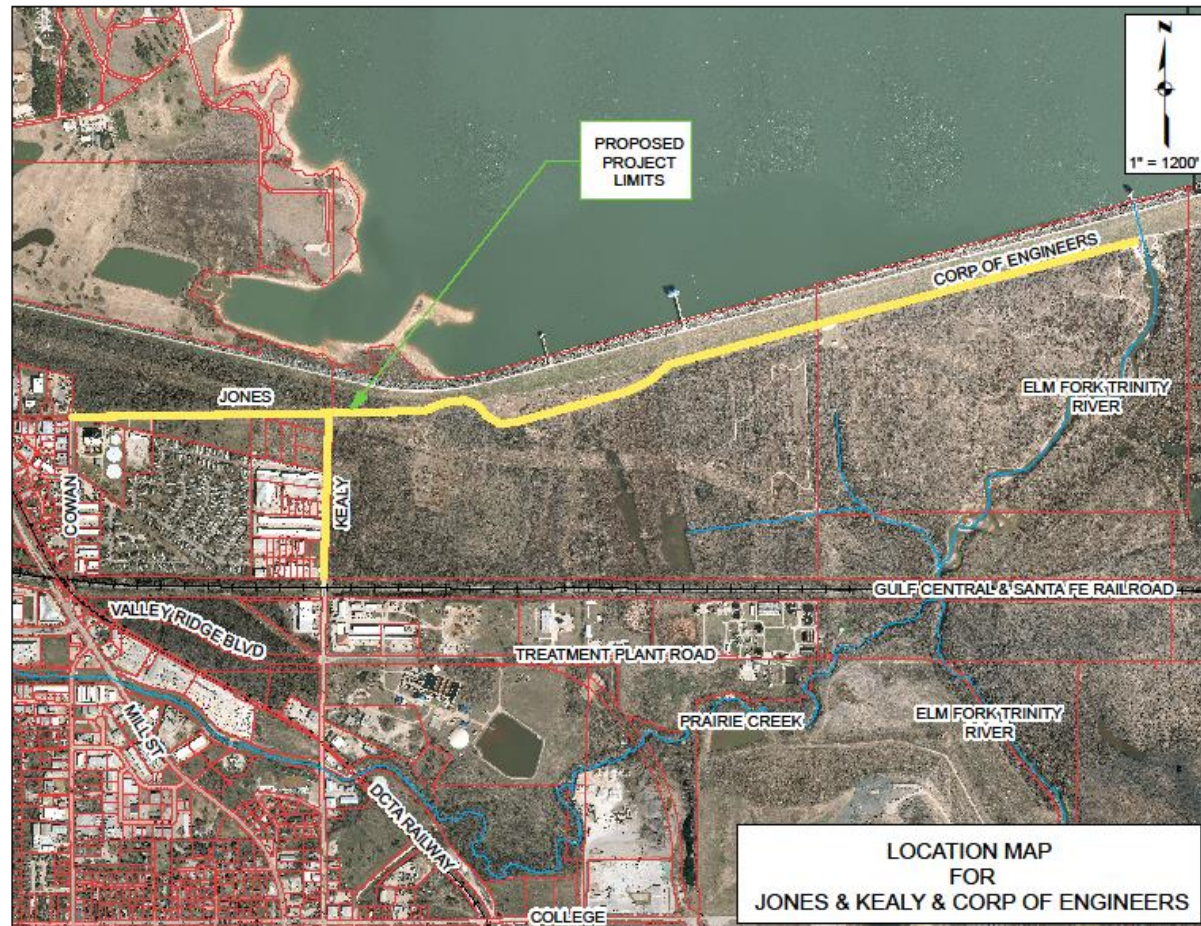
# Nature Center (continued)



# Federal Lands Access Program Grant (FLAP)

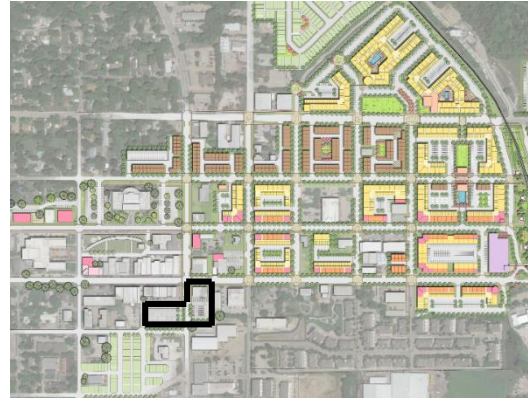
- Scope: Kealy Avenue from KCS RR to Jones Street and Jones Street from North Cowan to Kealy Avenue. 37' wide concrete curb & gutter with bike trails on each side and a parallel soft surface trail. LLELA Access Road from LLELA entrance to Trinity River, 24' wide asphalt with parallel soft surface trail
- Cost: \$9,969,000. Grant Funding \$7,999,000. City cost share \$1,970,000
- Proposed Design in 19-20 and construction in 20-21
- Staff working with COE and FHWA on timing issues related to dam repair and roadway construction overlap

# Federal Lands Access Program Grant (FLAP)



# K & W/ Sonic

- Project Manager is Nika Reinecke, Director of Economic Development and Planning
- Buildings have been demolished. Staff proceeding with environmental clean-up of K&W site (\$130,000)
- Staff is developing a concept plan and RFP which will be sent to the development community no later than January of 2017
- Concept plan includes two to three story mixed use facility



### Details

- City property at Mill/Main becomes two story loft office over restaurant
- 6,000 sf dining and 6,000 sf loft office
- Rear parking lot
- Lot west of Mill restriped to gain more parking spaces

# Gateway Signs

- Project Manager is Keith Marvin, Director of Public Services
- Contract in place for detailed design for two signs
  - one for narrow medians
  - one for standard medians.
- Signs will be constructed two to three at a time as budget allows
- Current planned locations:
  - Hebron Parkway (will be put in when landscape plan is implemented)
  - FM 407 – Narrow sign (will require TxDOT coordination)
  - Denton Tap Road
  - MacArthur Blvd (south side of Lewisville)
  - Valley Parkway (at SH 121)
  - Edmonds Lane (at SH 121)
  - Valley Ridge (east of IH 35)
  - Round Grove Road (West side of Lewisville)
- Signs will be bid during the first quarter of 2017 with construction taking place during the second quarter 2017



Scale: Stacked Stone Column 12 ft tall  
 Base 3-3.5 ft tall / 5 ft wide slab base / 1 ft tall lewisville letters

**Sign 7:**

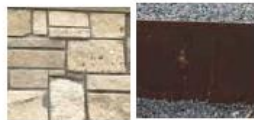
**Austin Stone:** Austin Stone Stacked

**Cap:** Stained Concrete or Sandstone or Painted Aluminum

**Lewisville:** Copper Painted Aluminum / Mounted on rods

**Purple Martin:** Copper Painted Aluminum / Mounted on rod

**Material Detail:**



Scale: Stacked Stone Column 8 ft tall / 7 ft wide slab base / 1 ft tall lewisville letters

**Sign 7:**

**Austin Stone:** Solid Cut Slab and Austin Stone Stacked

**Lewisville:** Steel / Copper Coated / Mounted on rods

**Purple Martin:** Bird Cut out of Copper or Copper Coated Base

**Texas:** Perforated in shape of Texas out of Copper Coated Base

**Scale:**

8 ft tall Stacked Stone Column

7 ft wide slab base

1 ft tall lewisville letters

3 ft x 3.5 ft logo area

**Material Detail:**





# Kayak Launch/Take Out Points

- Project Manager is Bob Monaghan, Director of Parks and Recreation
- Engaged Jacobs for the design of two kayak/canoe launch/take-out areas on the Trinity River
  - At LLELA just below the dam and 6 miles down stream just south of Hebron Parkway
- The project was delayed due to flooding and the areas being too muddy to access to survey. Surveys are now complete and the initial schematics will be presented to the Corps of Engineers by November 2016
- Survey comments will be incorporated into the construction documents and submitted to the Corps for final approval
- Anticipate bidding project in the late winter/spring of 2017
- Project budget is \$1.7M



# Lake Park Trail

- Park Road and Trail - Completed October 1<sup>st</sup>
  - Turtle Trail and Sandy Beach Road were replaced with a 24' wide roadway. Improvements were made to the road base, shoulders and drainage areas. A 10' wide recreational trail was installed adjacent to the roadways providing a safe route for pedestrians and cyclists.



# Garden Ridge Trail (Grant Funded)

- The Garden Ridge Trail will consist of 4.2 miles of 8' and 12' concrete trails and 3.6 miles of shared-use bike facilities
- Currently in design and moving through the TXDOT approval process. Bid late summer or early fall. Construction estimated at 12 months
- Total Project Cost \$ 2,302,823; Total City Cost \$784,468
  - Garden Ridge Trail Design - \$278,350 (City funded)
  - Garden Ridge Construction Budget - \$2,024,473
    - Garden Ridge Trail TXDOT Grant - \$1,518,355
    - City 25% Match - \$506,118

# Garden Ridge Trail (Grant Funded)

The project begins and ties into the proposed Phase II - Trinity Trails and DCTA Transit Station at the north end of Garden Ridge Blvd. and IH 35, traveling west and southward with a with Trailhead connection to Meadowlake Park

Proposed bike and pedestrian facility improvements along N. Valley Pkwy. would extend south from N. Garden Ridge Blvd. to Main St. and Civic Cir Dr.

The Garden Ridge Trail will close the gap between Highland Village and Flower Mound to the DCTA Transit Station and provide a much needed connectivity to the city's Civic Center



# Copperas Branch Trail

- The Copperas Branch Trail was a mitigation project the Corps of Engineers required of TXDOT for the I 35 bridge expansion over the lake
- It is a 1.8 mile loop trail that starts at the Tower Bay Park and loops out to the peninsula and back
- The project was accepted September 2016









# Main and Mill Street Streetscape Project

- **Project Manager:** Sagar Medisetty P.E., Engineering Department
- **Design:** Nathan Maier Engineering, January 2014
- **Construction Budget:** \$5.4 million
- **Construction Schedule:** Summer 2018 – Summer 2019
- **Status:** Main Street: 60% design near completion. Mill Street: 9 of 11 property owners intend to dedicate additional right-of-way for constructing back-in angle parking and a sidewalk. The next step is to begin the 60% design on Mill Street. The design of the alley south of Main Street (currently at 60% design) is on hold pending the resolution of property owners' issues.

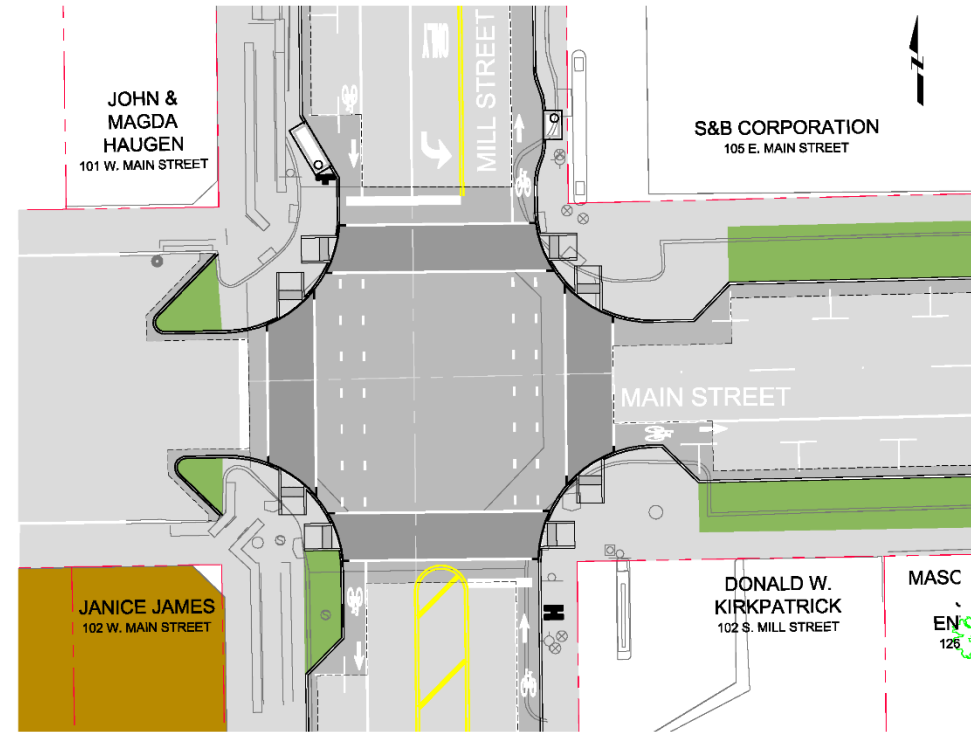
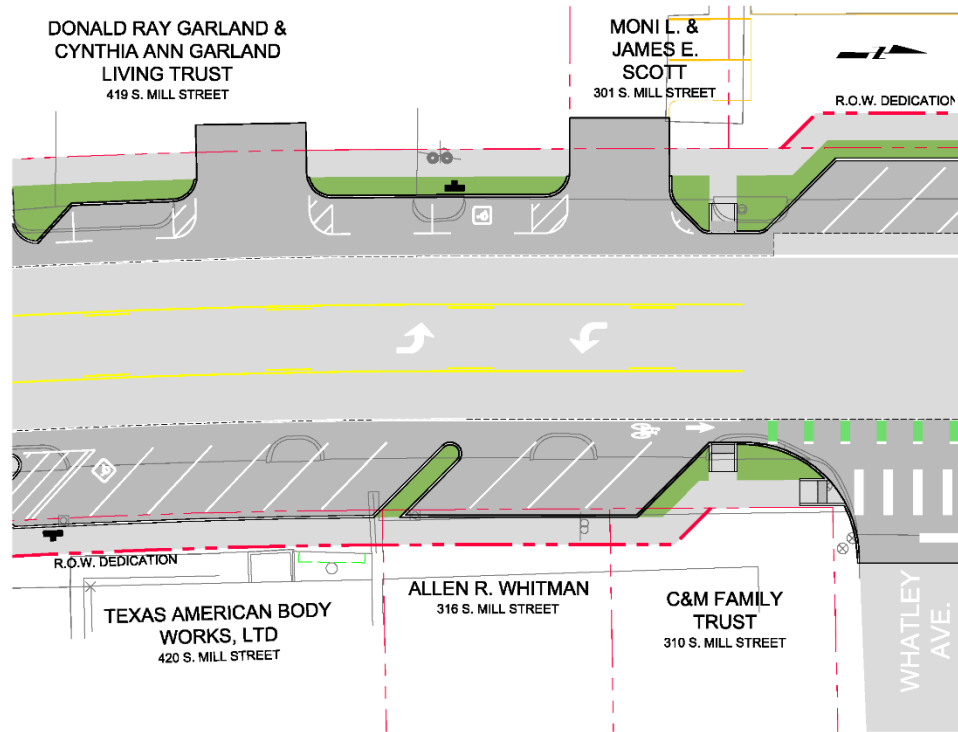
# Main and Mill Street Pedestrian Improvements (continued)



# Main and Mill (continued)



# Future Main and Mill





# Timberbrook

- **Project Manager:** Pam Sarvis, P.E., Engineering
- **Construction Budget:** \$10.0 million
- **Construction Schedule:** Summer 2018 – Spring 2020
- **Status:** Consultant preparing the preliminary plans and a storm and sanitary sewer study for determining alternate alignments to relocate mains out of easements between houses into street ROW for future maintenance access and potential enlargement of facilities for better drainage to Fox Creek

# Timberbrook (continued)



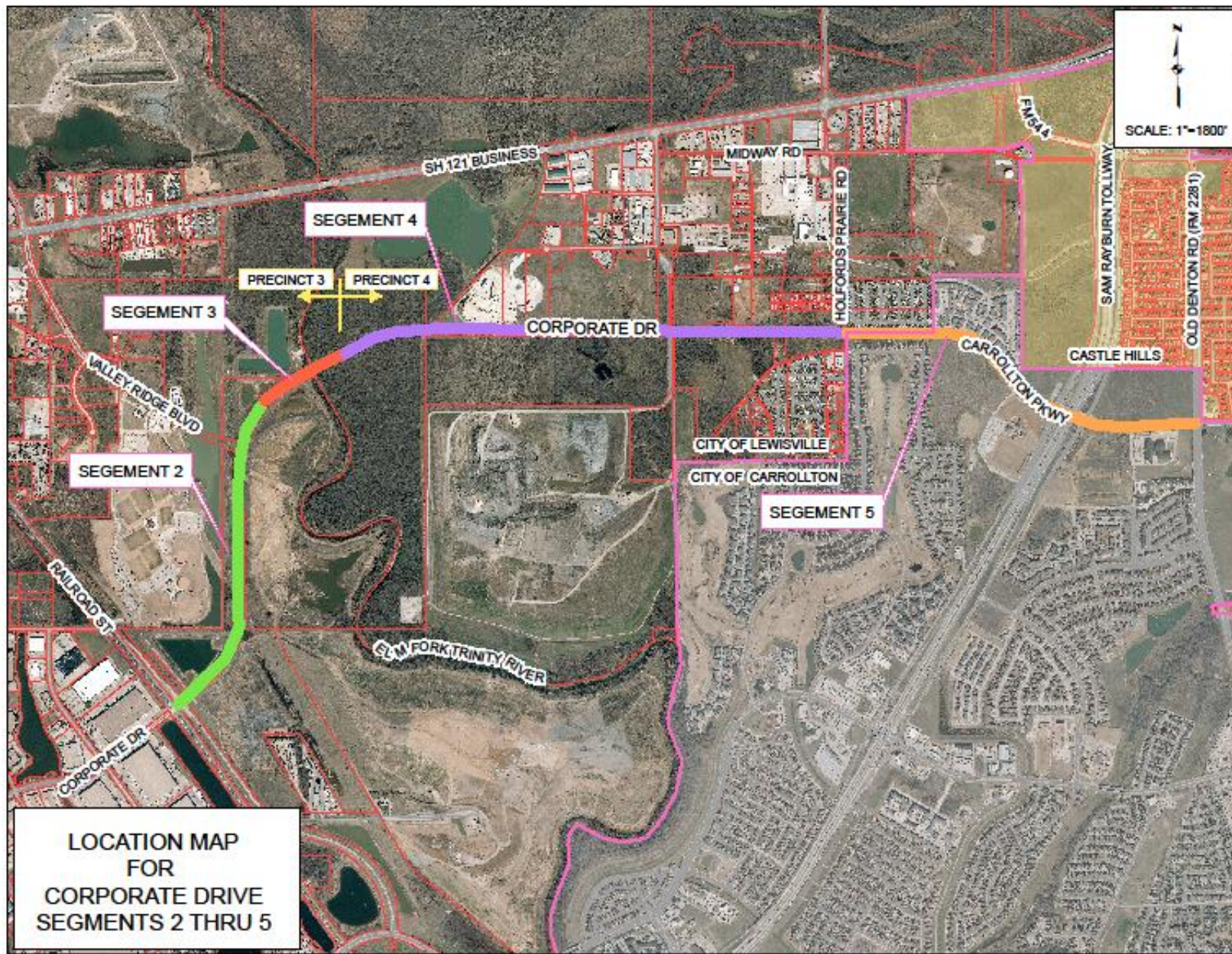


# Timberbrook (continued)



# Corporate Drive

- **Project Manager:** Pam Sarvis, P.E., Engineering
- **Construction Budget:** \$35 million base with enhancement options between \$2 million to \$7 million
- **Construction Schedule:** Summer 2019 – Summer 2021
- **Status:** Schematics for Segments 2-4 being finalized by staff prior to options presentation to City Council in early 2017. R.O.W. acquisition is required from several stakeholders. Segment 5 (Holford's Prairie Road to Carrollton Parkway) to start design after separate PSA reviewed by staff and approved by City Council by the end of the year



# Valley Ridge

- **Project Manager:** Jeff Kelly, P.E., Engineering
- **Construction Budget:** \$17.5 million
- **Construction Schedule:** July 2017 completion
- **Status:** Construction is 80% complete. The utilities, drainage and bridge improvements are substantially complete. Staff is working with contractor on a change order to replace 1,000 LF of 12" water line that is too shallow in front of the Steven L. Bacchus Service Center and to replace an inoperable 42" water valve in the intersection of Valley Ridge and Mill Street. Contactor will start paving the north half of Valley Ridge between Kealy Avenue and the Prairie Creek Bridge in November

# Valley Ridge (continued)



# Valley Ridge (continued)



# Valley Ridge (continued)



# Midway Road Rehabilitation

- **Project Manager:** Manjula Krishnamurthy, P.E., Engineering
- **Construction Budget:** \$4.5 million for actual Construction and \$250,000 for Easements and R.O.W. (TRIP '08 and G O Bonds)
- **Construction Schedule:** October 2017 – October 2018
- **Status:** Project Design is complete. In the process of acquiring easements and R.O.W. The Midway Road project will start after the 24" water line is constructed along Midway Road. The 24" water line construction to be completed by October 2017



# Midway and Holford's Prairie (continued)



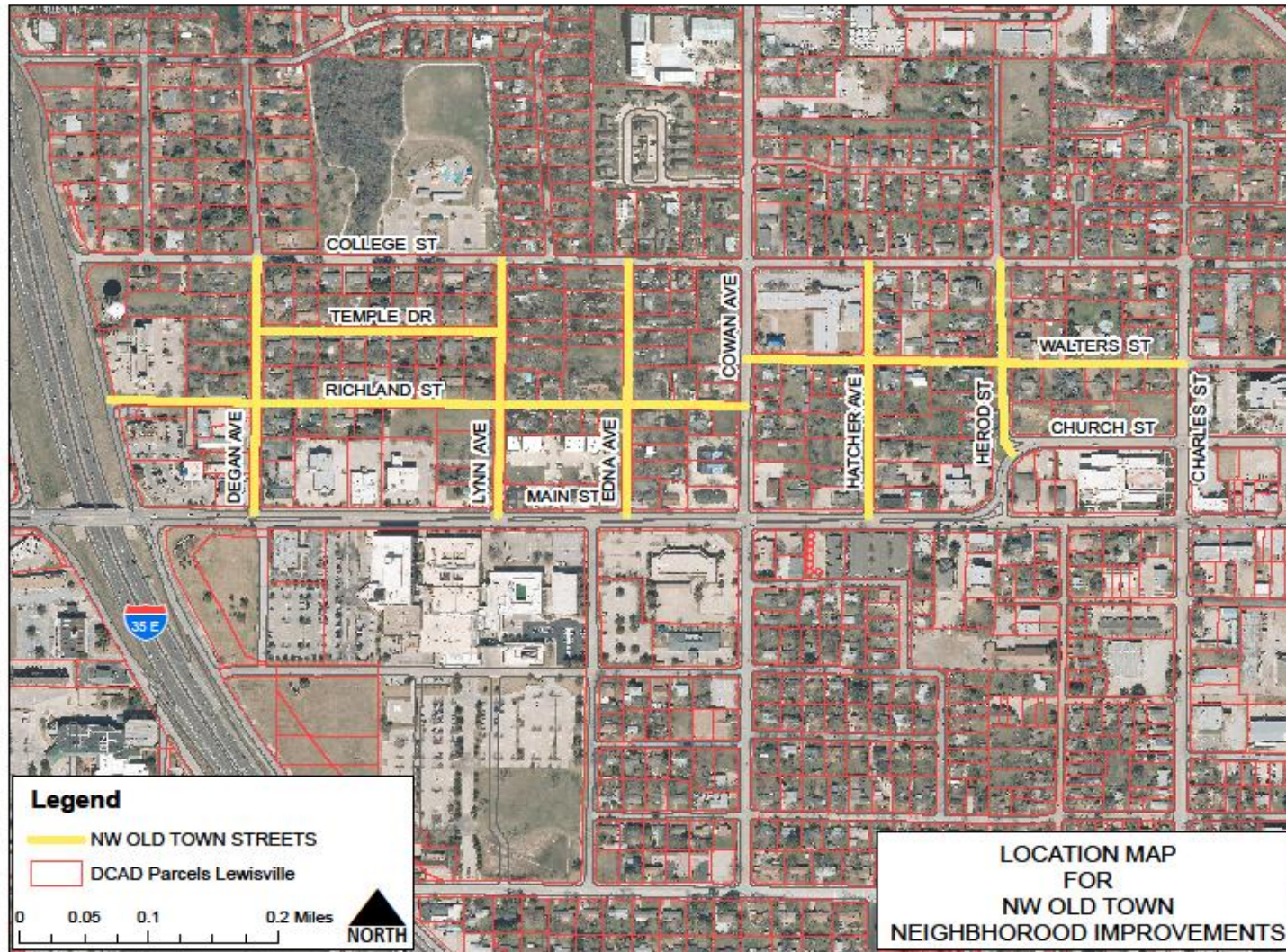
# Midway and Holford's Prairie (continued)



# Northwest Old Town Rehabilitation

- **Project Manager:** Pam Sarvis, P.E., Engineering
- **Construction Budget:** \$6.0 million (2003 G O Bond program, issued in 2014)
- **Construction Schedule:** Fall 2018 – Summer 2020
- **Status:** Schematics are being prepared for review prior to public presentation of proposed improvement concepts to stakeholders and subsequent start of design plans. R.O.W. acquisition is required on Hatcher Street

# Northwest Old Town (continued)



# Northwest Old Town (continued)



# McKenzie Hembry Rehabilitation

- **Project Manager:** Pam Sarvis, P.E., Engineering
- **Construction Budget:** \$4.0 million (2003 G O Bond program, issued in 2014)
- **Construction Schedule:** Summer 2018 – Summer 2020
- **Status:** Staff finalizing schematic review prior to public presentation of proposed improvement concepts for stakeholder feedback and subsequent start of design plans. ROW acquisition will be required on Willow Street and Hardy Streets.

# McKenzie Hembry (continued)



# McKenzie Hembry (continued)





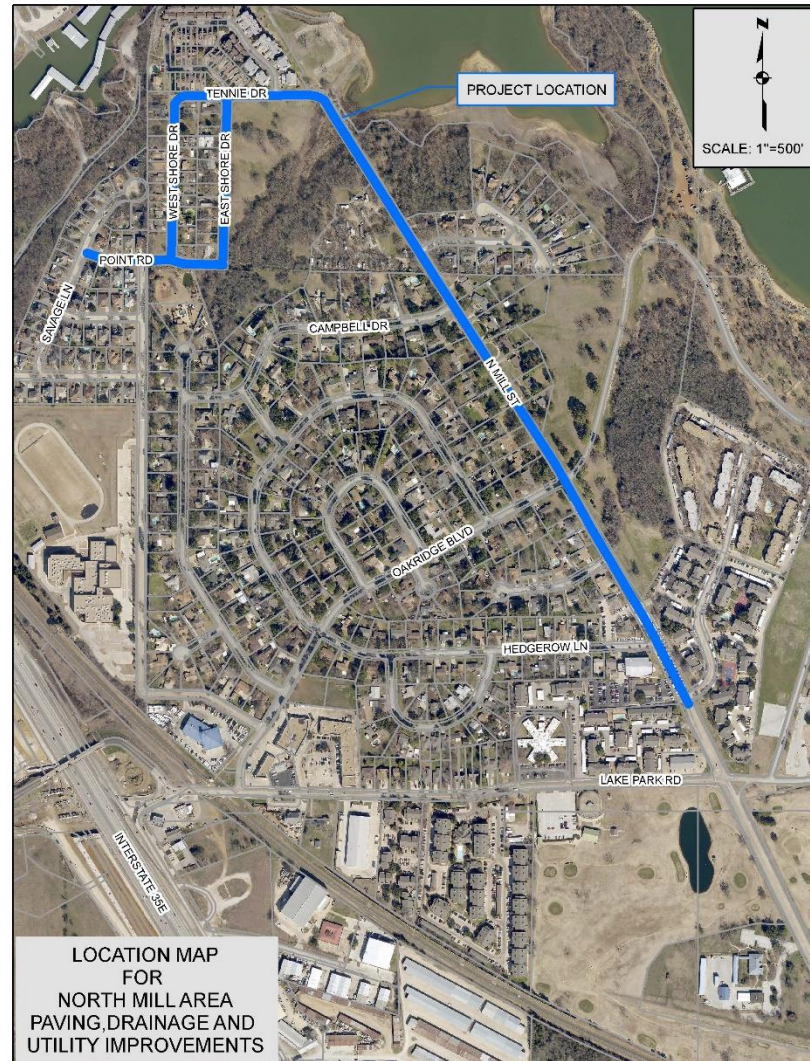
# McKenzie Hembry (continued)



# North Mill Paving, Drainage and Utility Improvements

- **Project Manager:** Manjula Krishnamurthy, P.E., Engineering
- **Construction Budget:** \$1.5 million (2003 G O Bond program, issued in 2014)
- **Construction Schedule:** April 2017 – April 2018
- **Status:** Consultant has submitted 60% plans based on input from neighborhood provided in the schematic phase. A second neighborhood meeting will be held later this year before proceeding with final design.

# North Mill (continued)



# North Mill (continued)



# North Mill (continued)

