

City Council Work Session Handouts

February 27, 2017

- I. Review and Discuss Zoning File 17-01
- II. Review and Discuss Zoning File 17-02
- III. Review and Discuss the Richardson Economic Development Partnership 2016 Report and 2017 Work Plan



Agenda Item 6

Zoning File 17-01

Special Permit

(Childcare Center/Private School)

City of Richardson
Development Services



ZF 17-01

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**



ZF 17-01 Aerial Map

Updated By: mathews.a, Update Date: February 1, 2017
File: DS\Mapping\Cases\Z\2017\ZF 1701\ZF1701 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SET BACKS AS REQUIRED BY ZONING
 LOOKOUT DR. (S.) 35' FRONT YARD
 WEST SIDE 7' MIN. SIDE YARD
 EAST SIDE 7' MIN. SIDE YARD
 NORTH SIDE 25' MIN. BACK YARD

BUILDING / PARKING SUMMARY

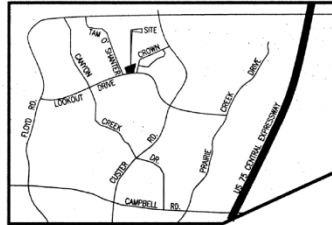
1. LOT AREA -	3,249 ACRES
	141,537 SQ.FT.
2. BUILDING SQFT. TOTAL	49,029 SQFT.
EXISTING	11,018 SQFT.
PROPOSED	38,011 SQFT.
EDUC. 1st FLOOR	16,270 SQFT.
EDUC. 2nd FLOOR	16,270 SQFT.
EDUC. TOTAL	35,540 SQFT.
CONNECTING	2,471 SQFT.
3. PARKING RATIO =	1:3 SEATS
4. REQUIRED PARKING =	144 (434/3)
5. PARKING PROVIDED =	172

* ALL EXISTING PARKING IS TO BE REPLACED THIS PHASE

6. LANDSCAPE %	= 35.94 %
LANDSCAPE SQFT.	= 50,885 SQFT.
7. COVERAGE %	= 34.46 %
8. BUILDING HEIGHT (FT./STORY(S))	
EXISTING	= 32 FT. 1 S
PROP. EDUC.	= 29 FT. 2 A
PROP. CONNECTING	= 16 FT. 1 S

NOTE: CONTRACTOR TO VERIFY
 LOCATION OF EXIST. UTILITIES

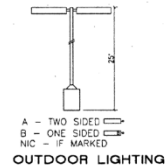
6" CURBS AT ALL EXTENTS OF PARKING
 OF PARKING UNLESS
 NOTED OTHERWISE



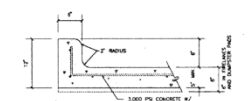
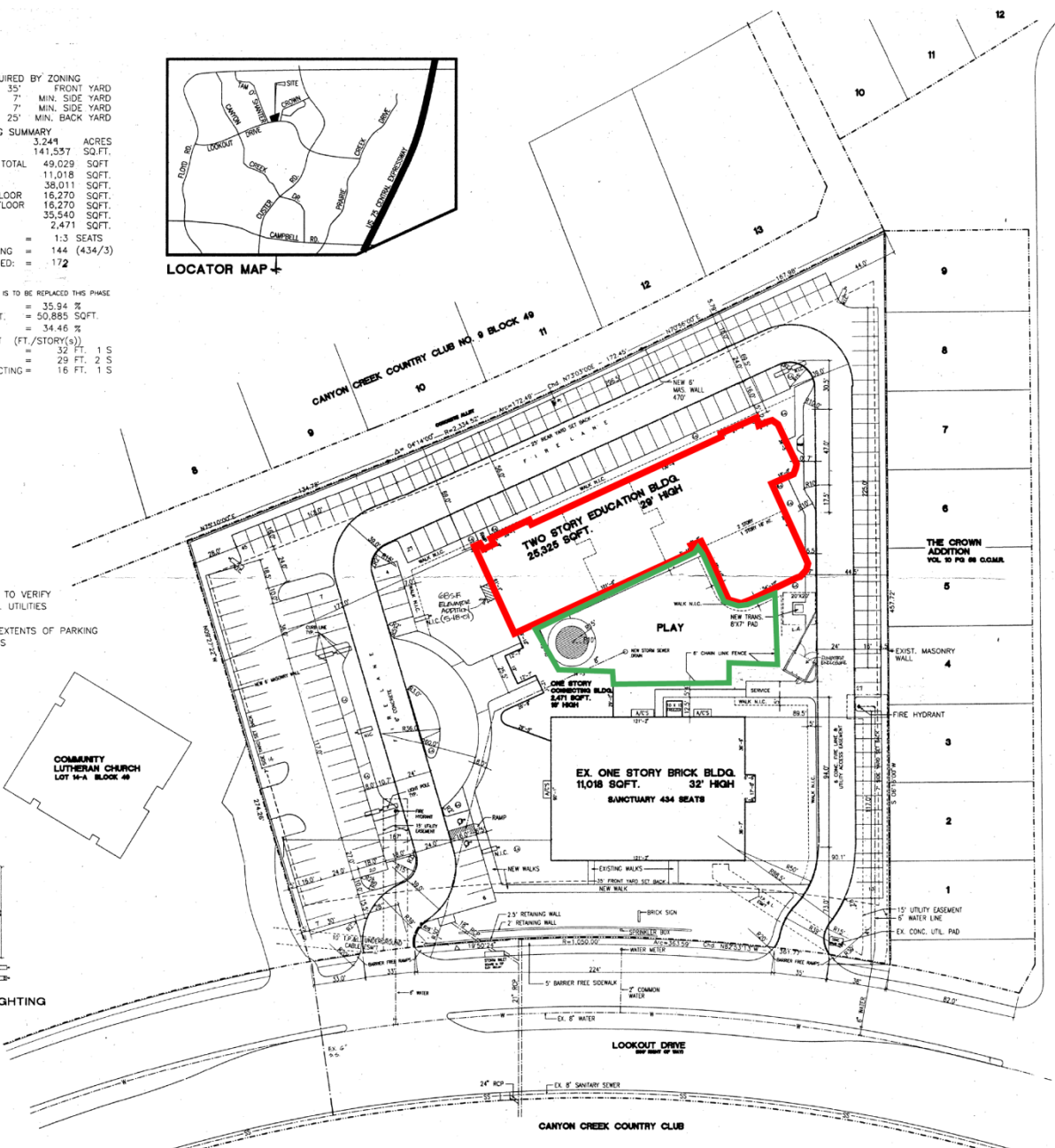
LOCATOR MAP



**COMMUNITY LUTHERAN CHURCH
 LOT 14-A BLOCK 49**



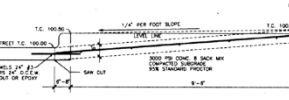
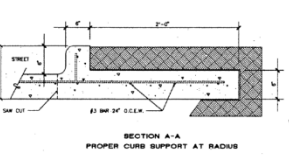
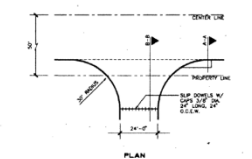
OUTDOOR LIGHTING



3 TYPICAL PAVING DETAIL
 NOT TO SCALE



4 TYPICAL PARKWAY SECTION
 NOT TO SCALE



5 TYPICAL DRIVEWAY DETAIL
 NOT TO SCALE

CONGREGATION BETH TORAH
RICHARDSON
720 LOOKOUT DRIVE

Exhibit B





Oblique Aerial
Looking North







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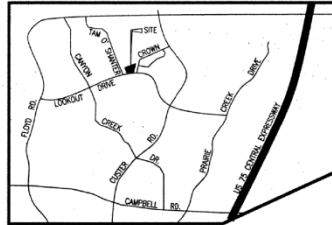
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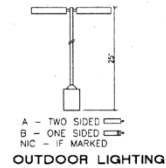
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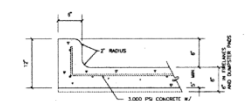
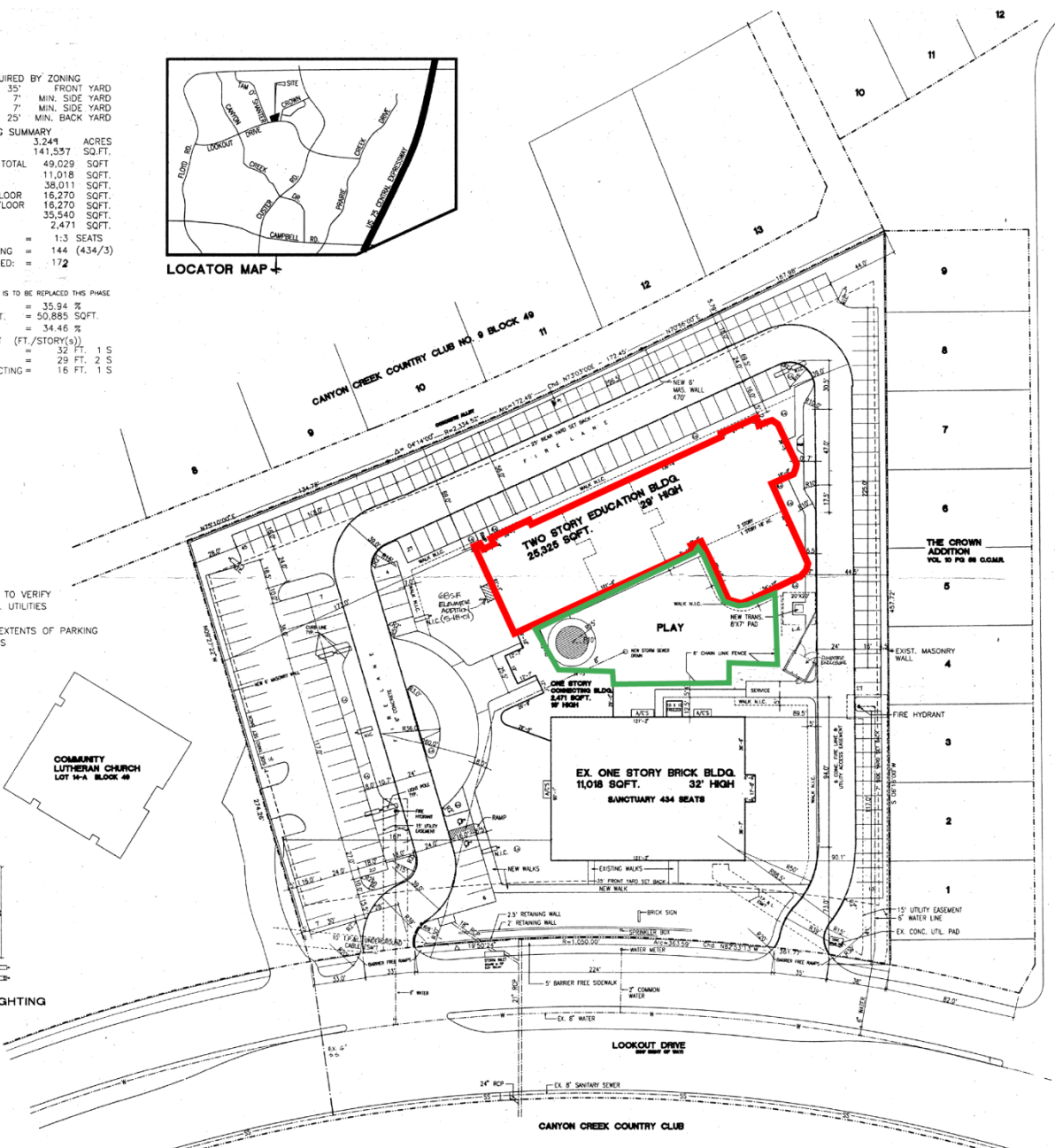
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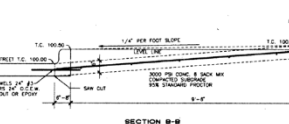
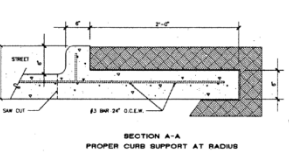
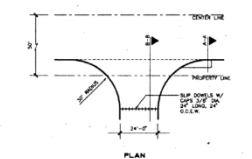
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Exhibit B





Agenda Item 7

Zoning File 17-02

Special Permit

(Childcare & Private School)

City of Richardson
Development Services



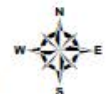
ZF 17-02

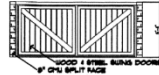


ZF 17-02 Aerial Map

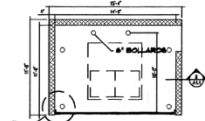
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File: DS\Mapping\Cases\Z\2017\ZF1702\ZF1702_ortho.mxd

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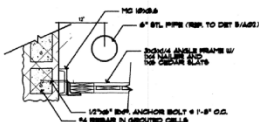




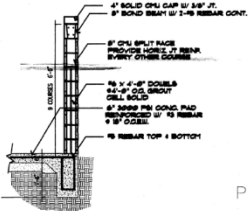
DUMPSTER ELEV.



DUMPSTER PLAN



DUMPSTER GATE DETAIL



DUMPSTER SCREEN WALL SECT.

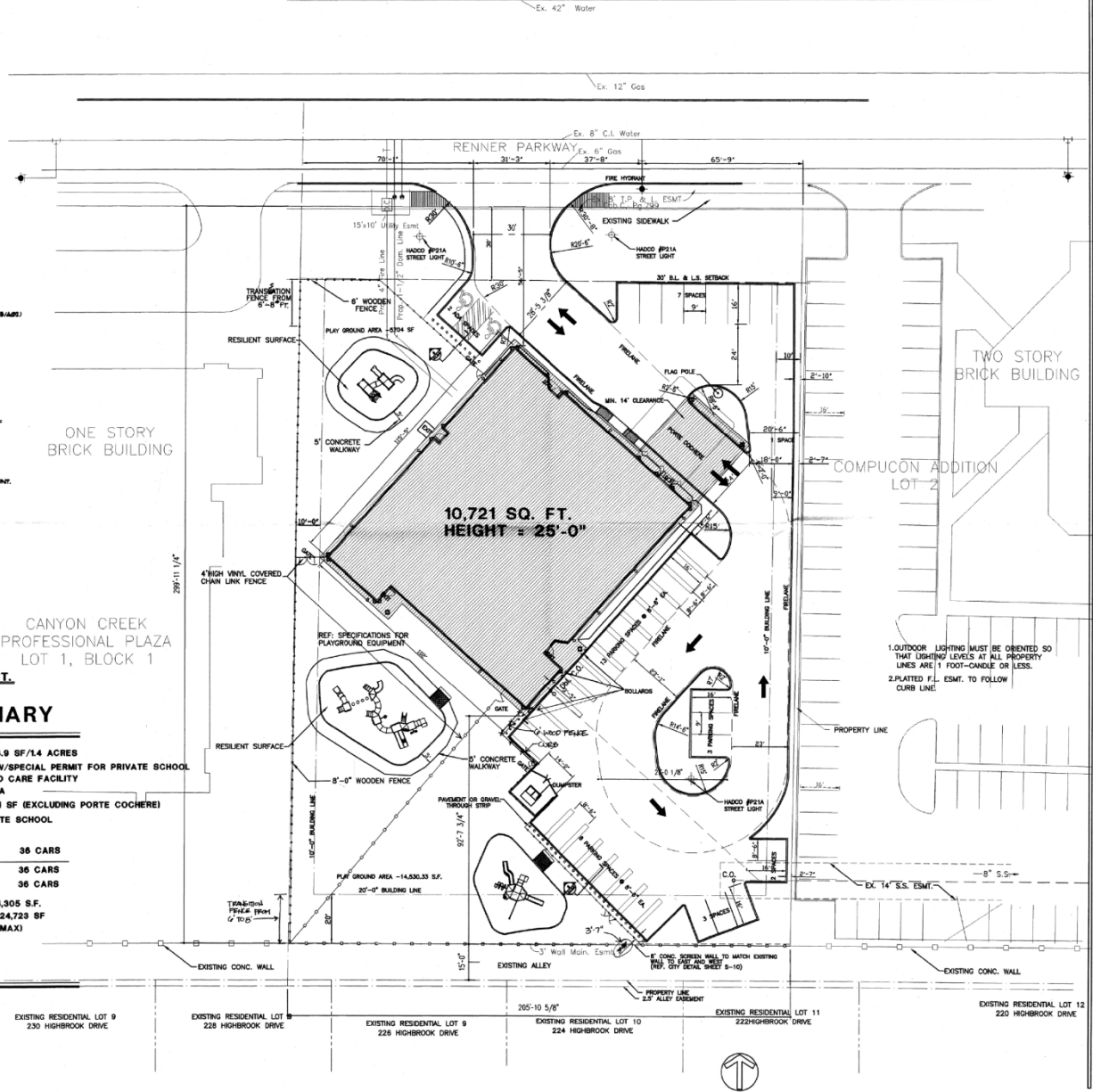
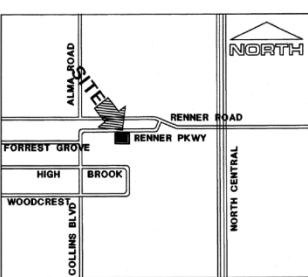
PROJECT SUMMARY

LOT SIZE:	61,494.9 SF/1.4 ACRES
ZONING:	O-M W/SPECIAL PERMIT FOR PRIVATE SCHOOL /CHILD CARE FACILITY
ORDINANCE:	3316-A
BUILDING SIZE:	10,721 SF (EXCLUDING PORTE COCHERE)
BUILDING USE:	PRIVATE SCHOOL
PARKING REQUIRED:	
PRIVATE SCHOOL 10,721/300:	36 CARS
TOTAL REQUIRED:	36 CARS
PARKING PROVIDED:	36 CARS
LANDSCAPE AREA REQUIRED:	7% 4,305 S.F.
LANDSCAPE AREA PROVIDED:	41% 24,723 SF
BUILDING HEIGHT:	35'-0"(MAX)
FAR:	0.17:1

OWNER

CARPE DIEM PRIVATE SCHOOL, LLC
1204 CREEKWOOD DRIVE
GARLAND, TEXAS 75044

VICINITY MAP



CARPE DIEM PRIVATE SCHOOL
271 WEST RENNEN PARKWAY
RICHARDSON, TEXAS

ZONING EXHIBIT

Exhibit B



W Renner Road

N. Collins Blvd

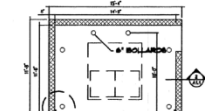
**Oblique
Aerial
Looking
South**



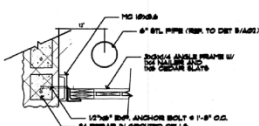
Development Services



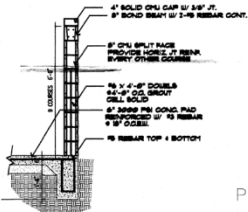
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DUMPSTER PLAN



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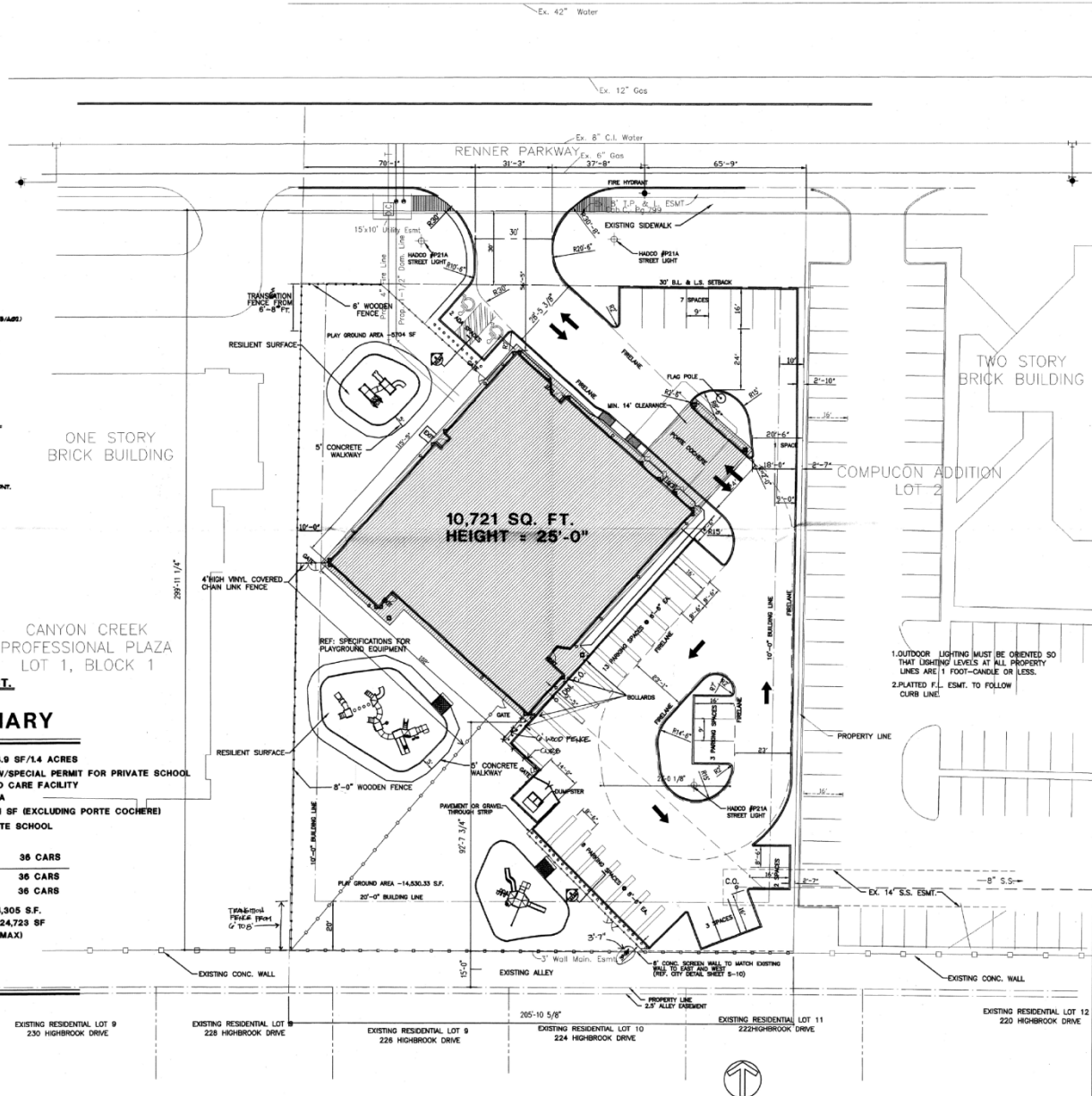
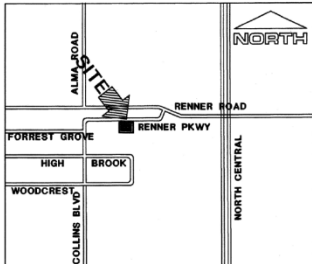
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ZONING EXHIBIT

Exhibit B

The logo features a large, stylized blue 'R' on the left. To its right, the words 'Richardson, Texas' are written in a blue, cursive script. A thin horizontal line is positioned below the script. Underneath the line, the words 'ECONOMIC DEVELOPMENT PARTNERSHIP' are written in a dark green, all-caps, serif font. The background is split into a dark green top half and a light green bottom half with abstract geometric shapes.

Richardson, Texas
ECONOMIC DEVELOPMENT PARTNERSHIP

REDP 2016 Review and 2017 Strategic Plan

February 27, 2017

“Home to the Telecom Corridor® area”

2016 Highlights

National & Local Factors Affecting Economy

- **Political uncertainty nationally**
- **Concern over rising interest rates**
- **New wave of Richardson property owners**
 - 30 new owners since 2014, 45 office and flex buildings, 6 MSF+
- **Rising rental rates**
 - Richardson Office rates up 8.6% in 2016
- **Key properties undergoing renovation**
 - Galatyn Commons
 - Verizon's 2400 N. Glenville
 - Lakeside Tower

2016 Highlights Headlines

Telecom Corridor campus gets multi-million dollar makeover to lure new business to Richardson

Medical software firm moving HQ, 250 employees to Richardson

Digital Realty unveils latest data center addition to its Richardson campus

State Farm to sell newly completed regional hub in Richardson

High-rise hotel coming, at entrance to Richardson's huge CityLine development

Apartment builder JLB Partners moving ahead with next phase of CityLine project in Richardson

“DFW Office Leasing Drops Over 40% in 2016” - Cushman & Wakefield

State Farm Insurance to add 1,000 employees to Richardson hub

Large datacenter planned for Richardson

Raytheon campus in Richardson's \$1.5 billion CityLine project is for sale

UT Dallas Named as a Carnegie "Tier One" University

How D-FW companies like State Farm are using perks to win - and keep - employees

JPI Secures Financing for 2 Luxury Texas Communities

Big Telecom Corridor office lease provides new HQ for Service King

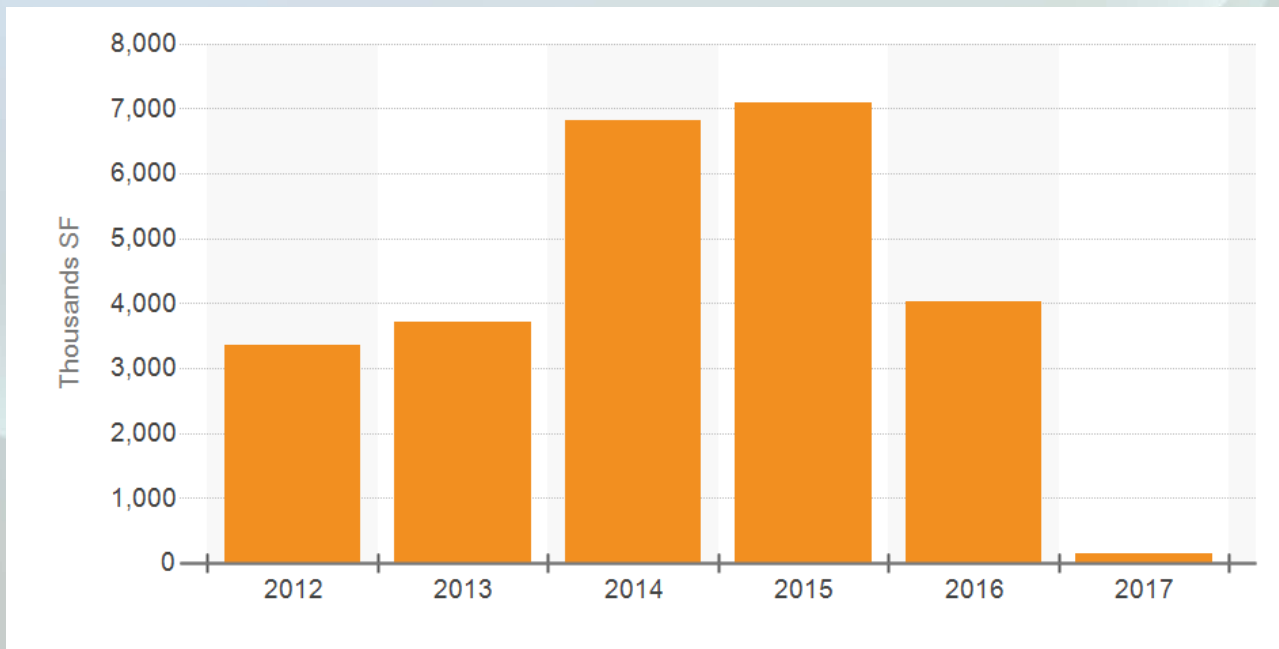
Spec office campus on the way next to Telecom Corridor's booming CityLine project

Construction kicks off in Richardson on Telecom Corridor office project

2016 Highlights

DFW Office Net Absorption

“ For all of 2016, D-FW net office leasing totaled 2.9 million square feet. That's down from 5.2 million square feet in 2015” - Cushman & Wakefield (44% Reduction).



Richardson Net Absorption by Property Type 2016

	2016 Net Absorption (SF)	Total Inventory (MSF)	Vacancy (MSF)	Vacancy %
Office	670,682	20.9	3.3	15.8
Flex	231,362	8.7	0.87	10.0
Retail	449,154	7.3	0.44	6.0

2015 Office Net Absorption was 1,091,925 SF; 2016 was down 38.5%

Source: CoStar, February. 2017

2016 Highlights Recruitment/Retention

- 20 Relocations and Expansions resulting in 2,002 new/retained Richardson jobs and 513,088 of office and flex space occupied
- Aprima Medical Software from Carrollton
- Applied Concepts, Inc from Plano
- Qorvo expansion of Regional HQ



Richardson Relocation/Expansion Project Results 2011-2016

Year	2016	Previous 5-Year Average	2015	2014	2013	2012	2011
Projects	20	36	27	33	36	49	33
Jobs	2,002	6,897	6,415	5,333	11,278	5,512	5,948
Million SF Occ.	0.51	1.89	1.4	1.4	3.1	1.92	1.6

2016 Highlights

Workforce Development/Talent Attraction



- **Launched talent attraction campaign with community partners and RYPs in July**
- **Set up www.RealRichardson.com site with 5 promotional videos**
- **Feature interview on Fox 4 in August promoting the campaign**
- **Website has received over 3,700 page views since July**

2016 Highlights

Small Business/Entrepreneurship

- **Created new “How To” Guide for Small Business**
- **Promoted Goldman Sachs’ “10,000 Small Businesses Program” to RCC members**
- **Economic Gardening Program Projects Started/Completed**
 - **Paragon Innovations**
 - **VisualApp**
 - **Optex**
 - **Cirries Technologies**
 - **iWire 365**

2016 Highlights Development

DART Cotton Belt Line – Engaged business support for DART Board vote on Cotton Belt line activation



3400@CityLine – Richardson's 1st true spec office building since before 2000



2016 Highlights

Retail- Ongoing Projects

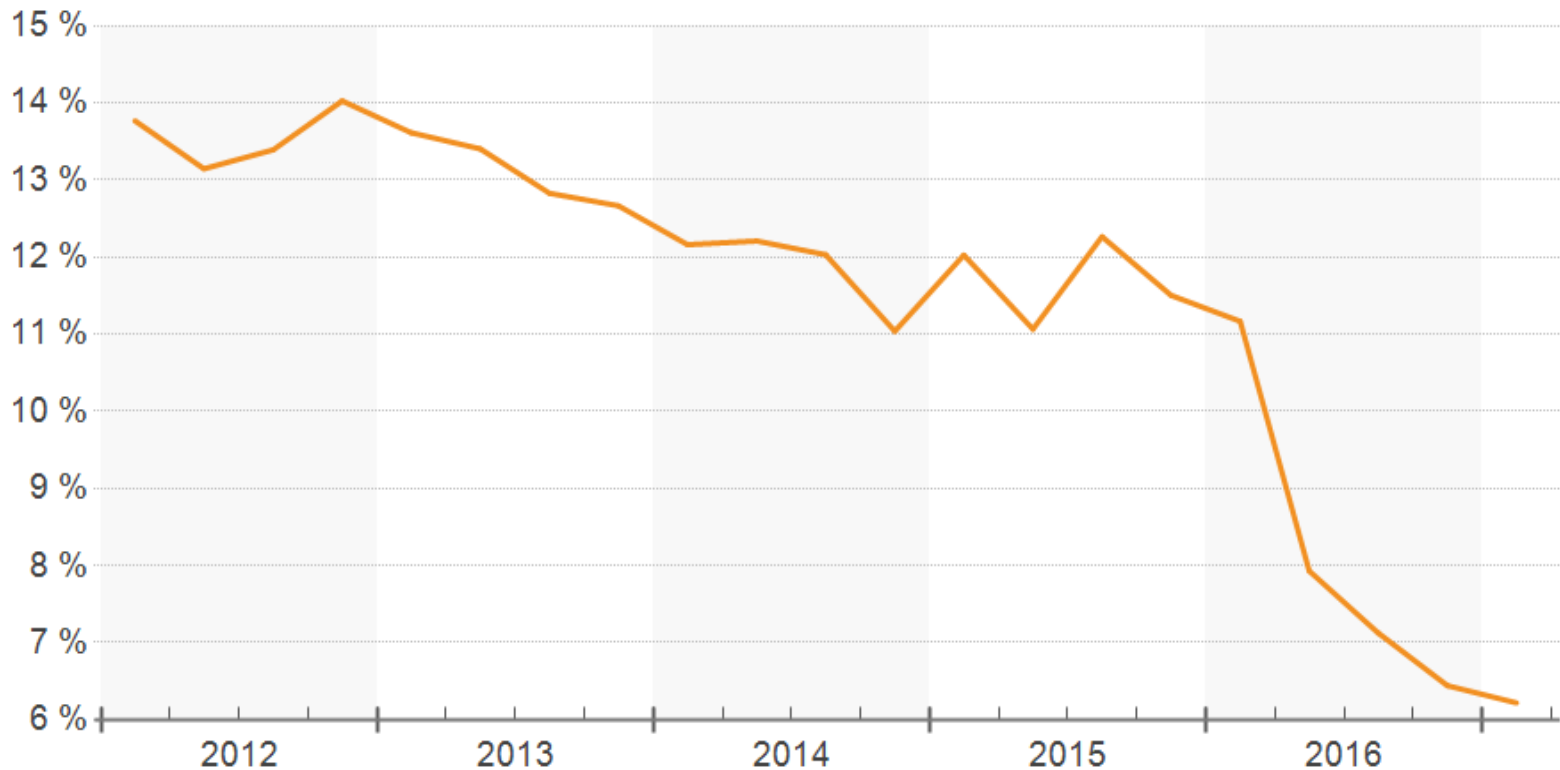
- Consistently connect to both new and existing brokers and shopping center owners
- Provide updated data and research for prospective tenants as needed. Track new retail prospects and leases
- Contact prospective tenants identified by Catalyst's database, retail marketing events/programs, ICSC programs and activities
- Identify and meet with prospective/interested developers for catalyst projects in the Main Street/SCX Corridor or other target areas.
- Follow up and/or address concerns and issues impacting local shopping centers

Future Retail Priorities

- Continue to promote and stabilize Richardson opportunities
- Support redevelopment at key intersections
- Assessment for Retail Quality to calibrate efforts in 2017
- Newer projects along 75 with retail components
- Support small business attraction
- Continue to market/track prospect and development opportunities activity

2016 Highlights

Retail-Vacancy Trends 2012-2017



Vacancy decline from 13.9% in 4Q 2012 to 6.2% in January, 2017

Source: Co-Star, January, 2017

2016 Highlights International

- **Four new international companies in Richardson**
 - SolarTime – Poland
 - Picosun – Finland
 - REWA Technology USA – Taiwan
 - Spaceek- Israel
- **26 foreign delegations from 13 countries, 164 visitors**
- **Visited two countries for FDI prospecting**
 - Japan (with TexasOne delegation)
 - Taiwan (with Charlie Chen, CEO, DFW Technology)
- **Four new FDI partnerships**
 - India SME Chamber of Commerce
 - Japan SME Development Office
 - Cote d’Azure Nice, France
 - Texas Japan Office

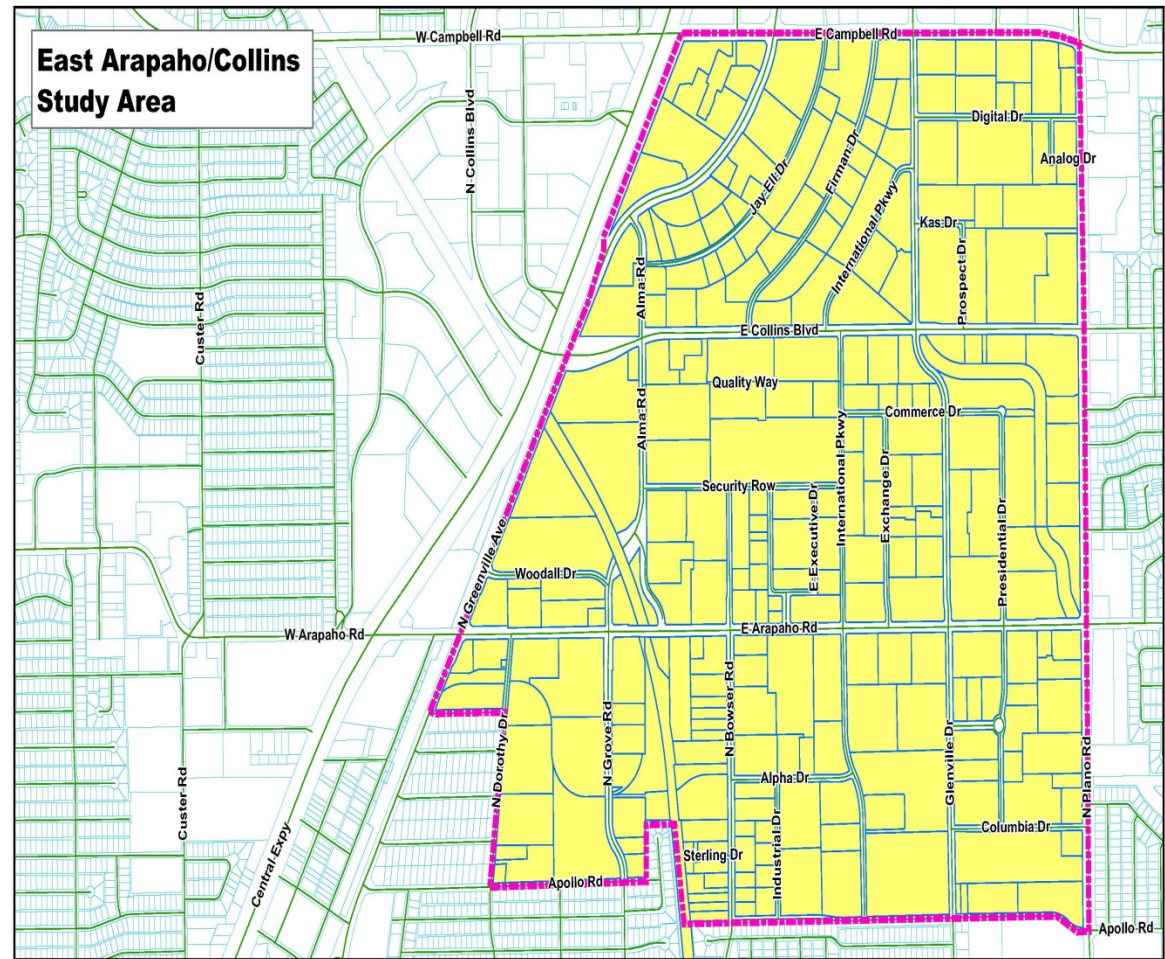
2016 Highlights

East Arapaho/Collins Task Force

- Objectives
 - Support the economic vitality of the East Arapaho Collins area
 - Create a ‘game plan’ for private sector investment and supportive City action

2016 Highlights East Arapaho/Collins Area

- 971 Acres
- Flex Properties Dominate
- 93% Industrial Zoning
- 178 Property Owners
- History of Innovation



2016 Highlights - Redevelopment East Arapaho Task Force Progress

Identified and mobilized over 25 property owners, major employers and other stakeholders in the expanded, 1,000-acre E. Arapaho district

Collected and discussed ideas, thoughts, concerns among stakeholders over 6 meetings throughout 2016

Updated 2013 assessment and conducted SWOT analysis

Conducted online survey for all stakeholders, residents, employees and others owning, working or living in the district

Engaged Karen Walz, Strategic Community Solutions, to reach consensus on recommendations for private and public sector priorities for economic enhancement

2016 Highlights

East Arapaho/Collins Area

- Next Steps
 - Identify Areas of Policy Focus
 - Identify Priority Action Items
 - Develop Implementation Strategy
 - Schedule future City Council briefing to discuss further

2017 REDP Strategic Plan

Summary of Key Components

- **Recruitment**
- **Retention & Expansion**
- **Workforce Development and Talent Attraction**
- **Small Business and Entrepreneurship**
- **Redevelopment**
- **International**
- **Technology Positioning**

2017 Strategic Plan

New and Retooled Elements

- **Recruitment**

- Add and reinforce referral contacts
- Brokerage presentations

- **Retention**

- Monitor and act on “at risk” companies

2017 Strategic Plan

New and Retooled Elements

- **Workforce Development**

- **Create consortiums to access SDF training funding**
- **Connect RISD Career & Technical Education program with Richardson companies**

- **Talent Attraction**

- **Engage Raytheon, RealPage, others in SXSW Job Fair**
- **Update and adds to Real Richardson website**

2017 Strategic Plan

New and Retooled Elements

- **Small Business & Entrepreneurship**
 - **Launch a “Peerspectives” CEO Roundtable**
- **Redevelopment**
 - **Help implement 1 or more recommendations of the East Arapaho Task Force**
- **International**
 - **Assist at least 5 Richardson companies in developing export markets**