

## City Council Work Session Handouts

September 11, 2017

- I. Review and Discuss City Council Goals for the 2017-2019 Council Term
- II. Review and Discuss Arapaho Center Station/East Arapaho Area Work Plan
- III. Review and Discuss Bid 79-17 – Arapaho Road Asphalt Overlay



# City Council 2017-19 Statement of Goals

## City Council Briefing September 11, 2017



# Overview

- On July 10, staff provided City Council a status report on the tactics associated with its 2015-17 Statement of Goals.
- On July 10, July 24, and August 7, City Council met to thoroughly review its Statement of Goals, which includes:
  - Role of Council
  - Rules of Engagement
  - Vision
  - Goals
  - Strategies
- This purpose of tonight's briefing is to review the recommended enhancements to the Statement of Goals in advance of the City Council considering formal adoption.



# Role of Council

- The role of the Council is to be positive and resourceful advocates of the City. We focus on the future of the City, set policies, and develop strategies that will enable us to achieve our vision. We will communicate with, seek input from, and be the voice for all stakeholders.
- The Council will provide the direction, resources, and guidance that will enable the City Manager to implement the day-to-day, tactical aspects of our Vision, Goals and Strategies



# Rules of Engagement

- The Council will work to achieve a result that is in the best interest of our stakeholders. We will strive to keep our discussions relevant and productive and will be supportive of all Council decisions. While executing our duties, the Council will interact with staff, residents, and other stakeholders:
  - Respectfully
    - We are willing to hear and evaluate differing ideas and opinions
  - Professionally
    - We are Punctual, Focused, Present, and Prepared
  - Efficiently
    - We value City resources and the time of others



# Vision

- **The City of Richardson is a clean, safe, vibrant, and inclusive community in which residents, businesses, and other stakeholders enjoy a high quality of life and are proud to call “home”**



# Vision - Continued

- All of our stakeholders enjoy superior, responsive city services. Our accessibility, and the quality and variety of our amenities, recreation opportunities, green spaces, housing, education opportunities, retail choices, and transportation options are locally and nationally recognized
- We have a thriving, diverse business community whose success is supported by a superior infrastructure, access to a talented, well-educated, and engaged workforce, a business-friendly environment, and easy access to the North Texas region



# Goals

- For Richardson to be a place where people are proud to live, work, invest, and engage in the community
- To have clear, easy to understand processes and policies that make it easy to interact with the City
- To have stakeholders choose Richardson as the best place in the region to locate, contribute, and participate
- To effectively and efficiently manage city resources while maintaining and enhancing city services



# Strategies

- Enhance the quality of life of our stakeholders
- Protect and strengthen stakeholder investments in the City
- Increase the sense of community and citizen engagement
- Improve customer experience in interactions with the City
- Effective and efficient management of city finances
- Increase private participation and contributions
- Integrate innovative business processes
- Attract, develop, and retain quality City employees
- Attract and retain targeted businesses; Increase the number, quality, and variety of job opportunities throughout the City
- Leverage our regional leadership position to positively impact County, State and Federal issues



# Next Steps

- A resolution formally adopting 2017-19 Statement of Goals will be on the City Council's Agenda tonight for consideration.
  - Communication plan to share the Statement of Goals to immediately follow.
- A complete list of proposed tactics for each strategy will be presented to City Council in mid-October.



# Arapaho Center Station East Arapaho Area Work Plan

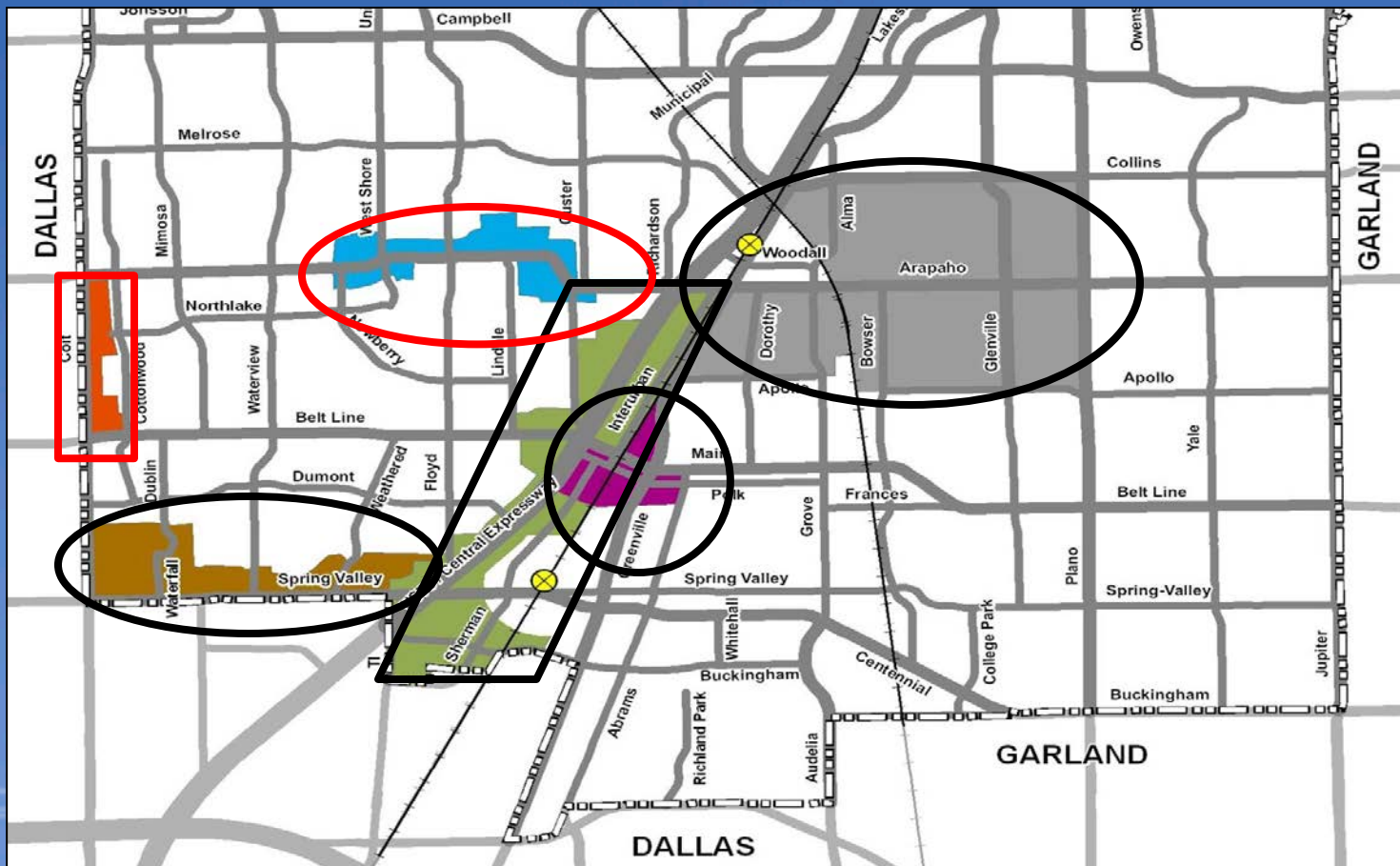
**City Council Briefing**  
September 11, 2017



# Comprehensive Plan Enhancement/Redevelopment Areas

West Spring Valley - *Entitled*  
Old Town/Main Street - *Entitled*  
Central - *Entitled*

E. Arapaho/Collins – *Assessment Studies*  
Coit  
West Arapaho



# Why Arapaho Center Station?

- No imminent pressures for redevelopment or re-entitlement of remaining two study areas (i.e., Coit Road & West Arapaho)
- Arapaho Center Station is the only DART Station with no viable plan or TOD entitlements in place
- Per DART, among all LRT stations, Arapaho Center Station is highly ranked in terms of marketability to TOD developers



# Why Arapaho Center Station?

- DART is now actively partnering with other cities and private development interests
  - Mockingbird Station (Dallas) & Trinity Mills Station (Carrollton)
  - Transform under-utilized surface parking into TOD
- TOD has the potential to energize the larger study area and contribute significantly to the establishment and success of an Innovation District
- Timing is right to build on momentum gained from Chamber Task Force effort



# Arapaho Center Station & Study Area Assessment Studies


- 2000**      **Urban Land Institute Study** - all stations, general assessment & high level TOD strategy
- 2002**      **Gensler Study** - TOD, office focus w/ cinema, restaurant, retail centerpiece
- 2012**      **SB Friedman** - market analysis w/ flex space re-tenant focus (*TOD not addressed*)
- 2016**      **Chamber of Commerce Task Force** - “Game Plan” for private sector investment w/ City support (*TOD not addressed*)




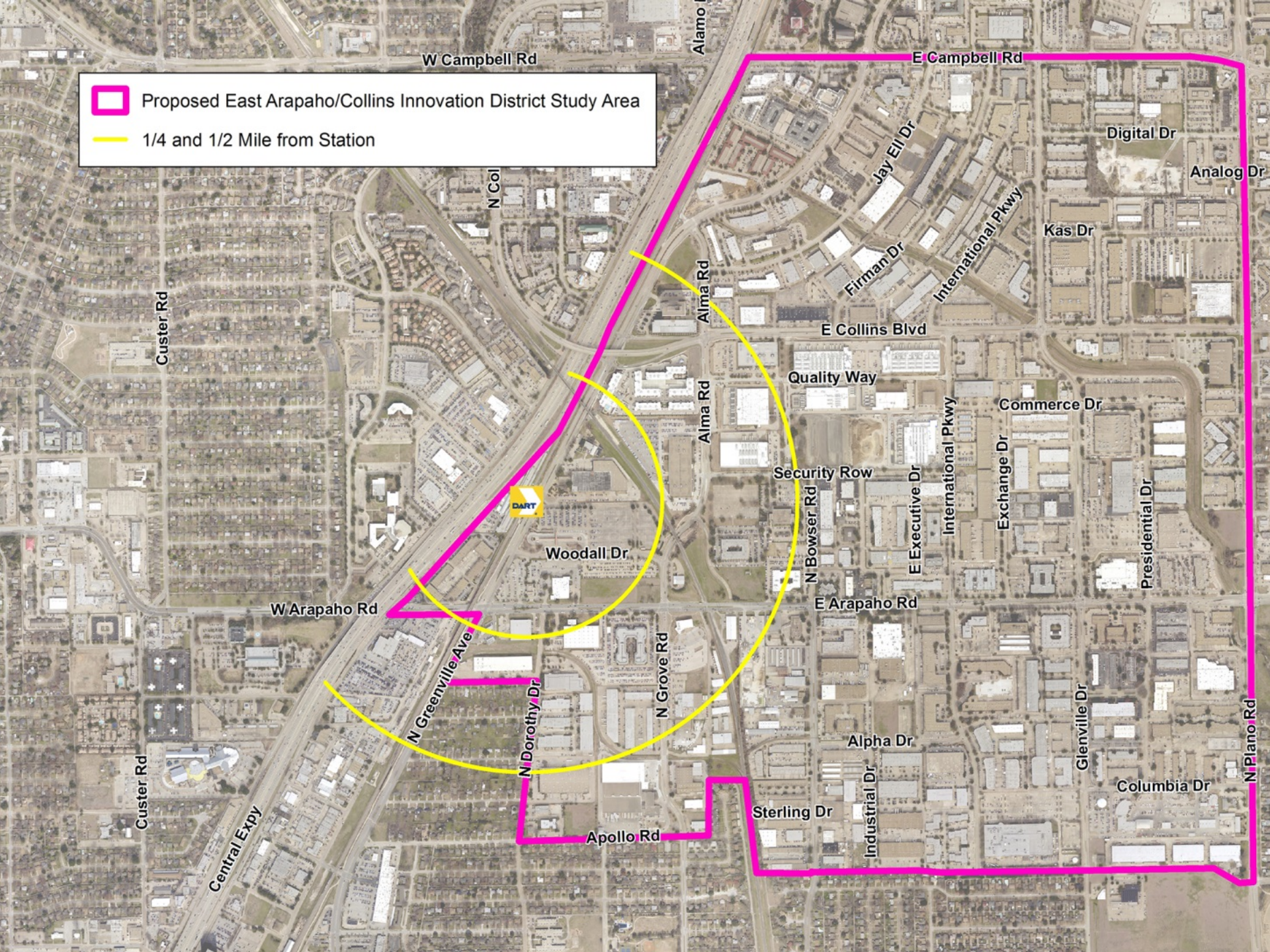
# Approach

- Study area to include:
  - Area defined by E. Arapaho/Collins Task Force PLUS
  - Properties fronting US-75, north of Arapaho
- Sub-area focus in proximity to DART Station for TOD
- Respect and build on work already completed
- Concurrent w/ Study:
  - Limited retail/services & parking adjustments to be addressed
  - Chamber Task Force work on-going



 Proposed East Arapaho/Collins Innovation District Study Area

 1/4 and 1/2 Mile from Station




# Prospective Study Process

- Retain consultant to partner with city staff
- Real estate market update for entire study area
- Extensive stakeholder engagement throughout process
  - Not starting from scratch (i.e., Task Force Game Plan)
  - Sensitivity to “study fatigue”
- TOD vision & Innovation District refinements (based on market realities, previous work completed & added stakeholder input)
- Implementation Strategy
  - Amendment of zoning and other standards as necessary
  - Urban design program & priorities
  - Public investment tactics & priorities



# Prospective Timeline

- September 11, 2017 Initial Briefing
- October 2 RFQ to be issued
- November Consultant selection
- Dec./January 2018 Scope, fee, schedule
- February Council kick-off
- March Project underway
-  October 2018 **Heavy Lifting!** Project complete



# Discussion



# Arapaho Road “S” Curve

Asphalt Overlay

Bid No. 79-17

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# Project Scope

1. Mill existing asphalt from Hampshire to Custer and overlay with 2” of Stone Matrix Asphalt (SMA) – Curb-to-Curb
    1. SMA the best balance of skid resistance and durability for the “S Curve” given its unique design/layout
    2. SMA is a TxDOT standard specification
  
  2. Mill existing asphalt from Custer to Richardson Dr. and overlay with 2” of Type D Asphalt (“Standard Hot Mix”) – Curb-to-Curb (Alternate)
    1. Type D Asphalt provides the best balance of skid resistance, durability and value for the conventional stretch between Custer and Richardson Drive given its straightforwardness
  
  3. Replace traffic buttons and markings
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# Project Timeline

- Start Construction early October 2017
  - Construction complete early November 2017
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