

# Memorandum



CITY OF DALLAS

DATE May 29, 2009

TO Members of the Economic Development Committee:  
Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Jerry R. Allen, Dwaine R. Caraway, Sheffie Kadane, Linda L. Koop, Mitchell Rasansky, Steve Salazar

SUBJECT Mountain Creek Area Projects Update Briefing

Attached is the Mountain Creek Area Projects Update briefing that will be presented to you on Monday, June 1, 2009.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'R. Miguez'.

Ramon F. Miguez, P.E.  
Assistant City Manager

## Attachment

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, Jr., City Attorney  
Deborah Watkins, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest E. Turner, Interim Assistant City Manager  
David Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Budget and Management Services  
Edward Scott, Director, Controller's Office  
Helena Stevens-Thompson, Assistant to the City Manager – Council Office  
Rick Galceran, P.E., Director, Public Works and Transportation

# Mountain Creek Area Projects Update



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Presented to the  
Economic Development Committee

By  
Public Works and Transportation  
June 1, 2009





# Purpose of Briefing

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- Provide updates on thoroughfare projects in the Mountain Creek area
- Provide information regarding the Merrifield Road Extension from east of Mountain Creek Parkway to Grady Niblo Road



# Background

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- Mountain Creek focus area is bounded by IH 20, Mountain Creek Parkway, Kiest Boulevard, and Spur 408
- City began focusing on this area in the late 1990s with the on-going success of Pinnacle Park
- Approximately 440 acres available for commercial and/or retail development
- Approximately 530 acres available for residential development
- Because of the topography and infrastructure needs, development is very challenging and there are also large areas that are undevelopable

# Major Stakeholders

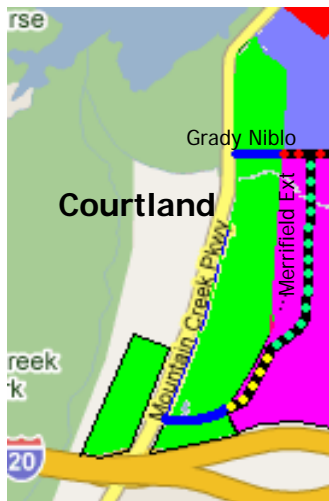
- Dallas Baptist University 
- Potter's House 
- DFW National Cemetery 
- Merrifield Family 
- Courtland Development 
- Avex Group 
- City of Dallas 



# Public / Private Partnership

Courtland Development, L.C.

- Infrastructure cost participation agreement with Courtland Development, L.C.
  - Approved by City Council in June 2000
    - Developer – over 200 acres of commercial development; approximately 2 million square feet of warehouse and distribution; participation in roadway design/construction; on and off site utilities
    - City - \$7.0 M for infrastructure improvements from the 1998 bond program

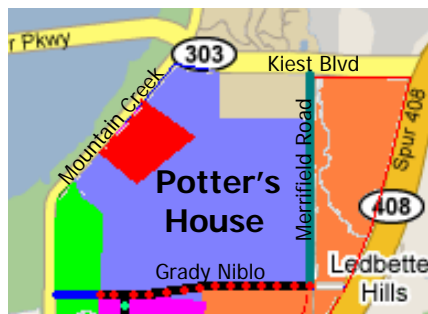


- 7000 feet of Mountain Creek Parkway from IH 20 to Grady Niblo Road – completed 2001
- 1000 feet of Merrifield Road from Mountain Creek Parkway to the east – completed in 2002
- 600 feet of Grady Niblo Road from Mountain Creek Parkway to the east – completed 2002
- 2000 feet long extension of Merrifield Road from as-built to the north being considered at this time

# Public / Private Partnership

Capella Park Realty Group (Potter's House)

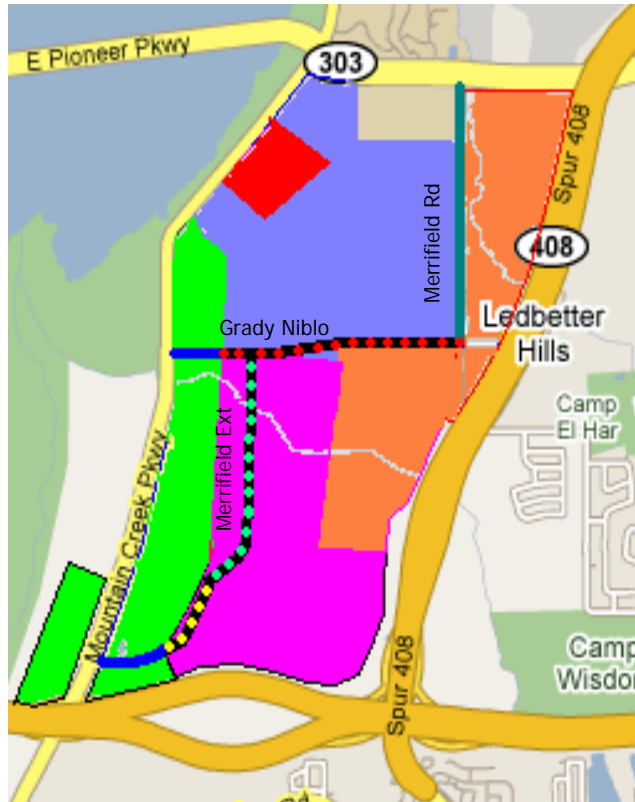
- Development participation agreement with Capella Park Realty Group (Potter's House)
  - Approved by City Council in August 2004
    - Developer – over 250 acres mixed use; participation in roadway design/construction; on and off site utilities
    - City - \$1.5 M for infrastructure improvements from the 2003 bond program; leveraged funding from Dallas County






- Merrifield Road from Kiest Boulevard to Grady Niblo Road – construction completed 2007 ———
- Grady Niblo Road from Merrifield Road to Mountain Creek Parkway ———

# Other Agency Partnerships

## On Area Thoroughfare Projects





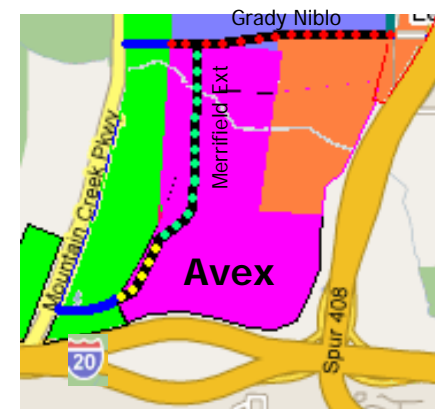
- Dallas County, North Central Texas Council of Governments, and Texas Department of Transportation
  - Mountain Creek Parkway from Grady Niblo Road to Spur 408 (currently under construction – to be complete mid 2010)
- Dallas County
  - Merrifield Road from Kiest Boulevard to Grady Niblo Road (completed 2007) 
  - Merrifield Road from Grady Niblo Road to east of Mountain Creek Parkway (currently in design phase) 
  - Grady Niblo Road from Merrifield Road to east of Mountain Creek Parkway (currently in design phase) 



# Proposed Public / Private Partnership

IH 20 and Mountain Creek Parkway GP, LLC (Avex Group)

- IH 20 and Mountain Creek Parkway GP, LLC (Avex Group) desires to partner with City and Dallas County
  - Extension of Merrifield Road from east of Mountain Creek Parkway to Grady Niblo Road 
  - Extension of Grady Niblo Road from Merrifield Road to Mountain Creek Parkway 
  - New fire station site north of IH 20
  - New fire station site south of IH 20



# Proposed Public / Private Partnership (cont.)

IH 20 and Mountain Creek Parkway GP, LLC (Avex Group)

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- City of Dallas responsibilities
  - Partner with Dallas County to design and construct Merrifield Road Extension - estimated cost is \$7 M
    - Provide funding for Merrifield Road design and construction - \$1,945,000 in the 2006 Bond Program
  - Partner with Dallas County to design and construct Grady Niblo Road Extension – estimated cost is \$7.6 M
    - Provide funding for Grady Niblo Road design and construction - \$4.2 M in the 2003 and 2006 Bond Programs
  - Leverage Dallas County share of \$2.5 M for Merrifield and \$3.8 M for Grady Niblo Road

# Proposed Public / Private Partnership (cont.)

IH 20 and Mountain Creek Parkway GP, LLC (Avex Group)

- IH 20 and Mountain Creek Parkway GP, LLC (Avex Group) responsibilities
  - Provide funding shortfall for Merrifield Road Extension – estimated at \$2.6 M
  - Dedicate the right-of-way necessary for the Merrifield Road Extension – estimated value \$900,000
  - Dedicate the right-of-way necessary for the Grady Niblo Road Extension – estimated value \$550,000
  - Dedicate a fire station site at the southwest corner of the proposed intersection of Merrifield Road and Grady Niblo Road – estimated value \$425,000
  - Sell City an appropriate fire station site south of IH 20 – after acquisition and closing, Avex will provide an additional like amount of funding toward the Merrifield Road Extension



# Schedule

## Merrifield Road and Grady Niblo Road Extensions

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	<u>Merrifield</u>	<u>Grady Niblo</u>
■ Design		
■ Begin	June 2009	June 2009
■ Complete	May 2010	May 2010
■ Construction		
■ Begin	2011*	Mid to late 2010
■ Complete	2012*	Mid to late 2011

\* Pending funding arrangements with the Avex Group



# Action Items

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- June 24, 2009
  - City Council action to authorize a Development Participation Agreement with IH 20 and Mountain Creek Parkway GP, LLC (Avex Group)
- Late 2009
  - City Council action to authorize an Interlocal Agreement with Dallas County for design and construction of Merrifield Road Extension