



Infrastructure Investments and Development Projects Impacting DISD Facilities

March 1, 2021

IMPROVING
DENTON



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Presentation Overview

- Discuss Project Coordination Efforts with DISD
- City Capital Infrastructure Projects
 - Highlighting projects adjacent to or located within a quarter mile from a DISD school
- Private Development Projects Impacting DISD

Current Project Coordination Efforts with DISD

- Standing Monthly Coordination Meetings
 - Discuss private development project impacts and City and DISD construction projects
- Project Specific Meetings
 - Scheduled on an as-needed basis
- Coordinate with DISD on milestones for City projects directly impacting DISD facilities
 - Direct contact to the school on an as-needed basis
- Notification of upcoming Residential Zoning Cases
 - Provide DISD with information on number of students generated by a proposed development

Safe Routes to School Sidewalk Projects

Ginnings Elementary (4,850 LF of Sidewalk)

- Stuart Road from Sun Valley to Windsor

Alexander Elementary (2,350 LF of Sidewalk)

- Mulkey Lane from Oak Tree to Paisley
- Audra Lane from Audra Street to Lattimore Street
- Lattimore Street from Pertain to Mulkey

Schedule— Council Consideration of Design Contract on March 16, 2021, Complete Construction Quarter 4 2022

Coordination—City staff communicate with DISD staff on project schedules and to provide status updates for each project.

Wilson Elementary (2,350 LF of Sidewalk)

- Emerson Lane from Wilsonwood to Glenwood and from Woodhaven to Brookfield
- Brookfield from Nette Schultz Park to Emerson Lane

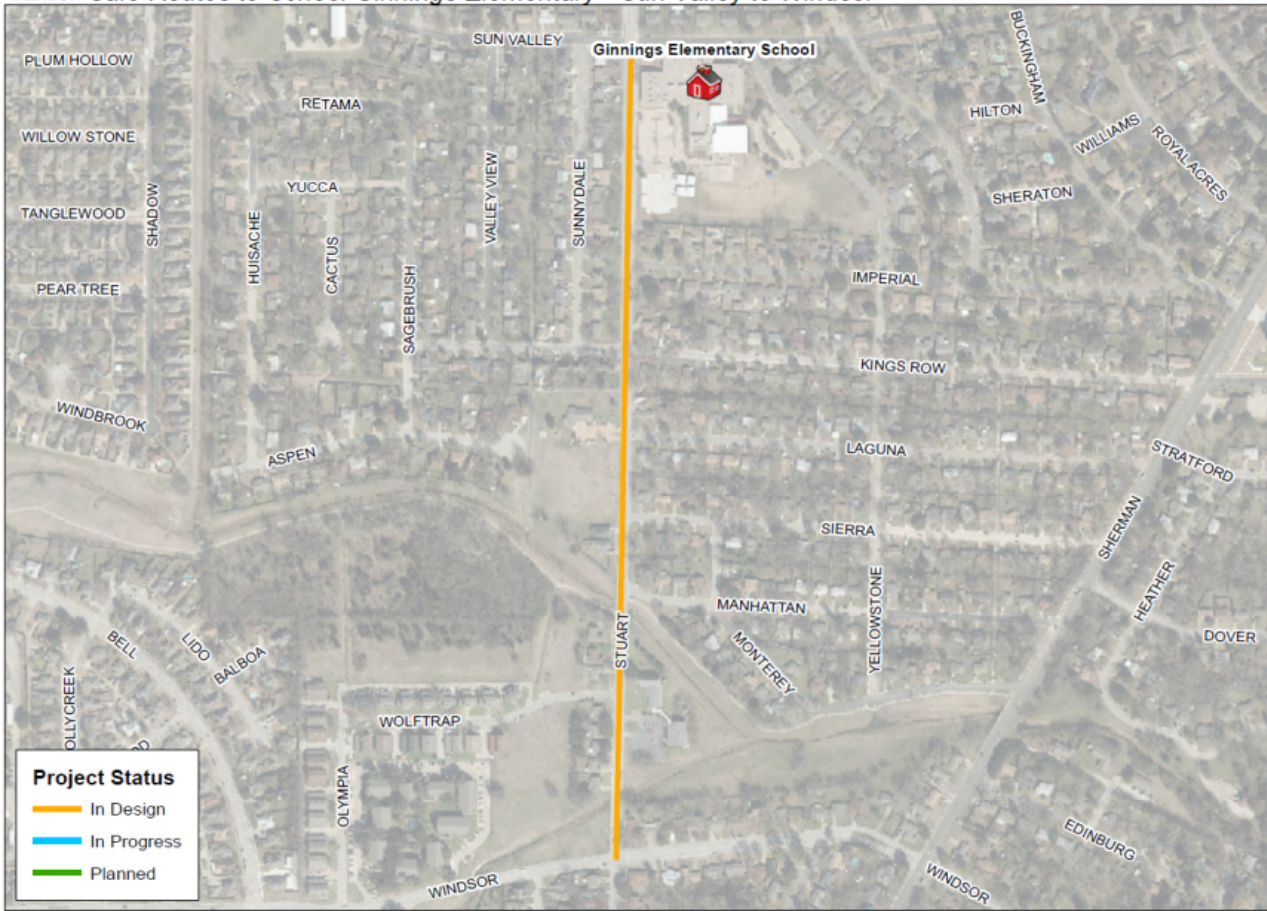
Pecan Creek Elementary (900 LF of Sidewalk)

- Pockrus Page from Post Oak to Pecan Creek Elementary

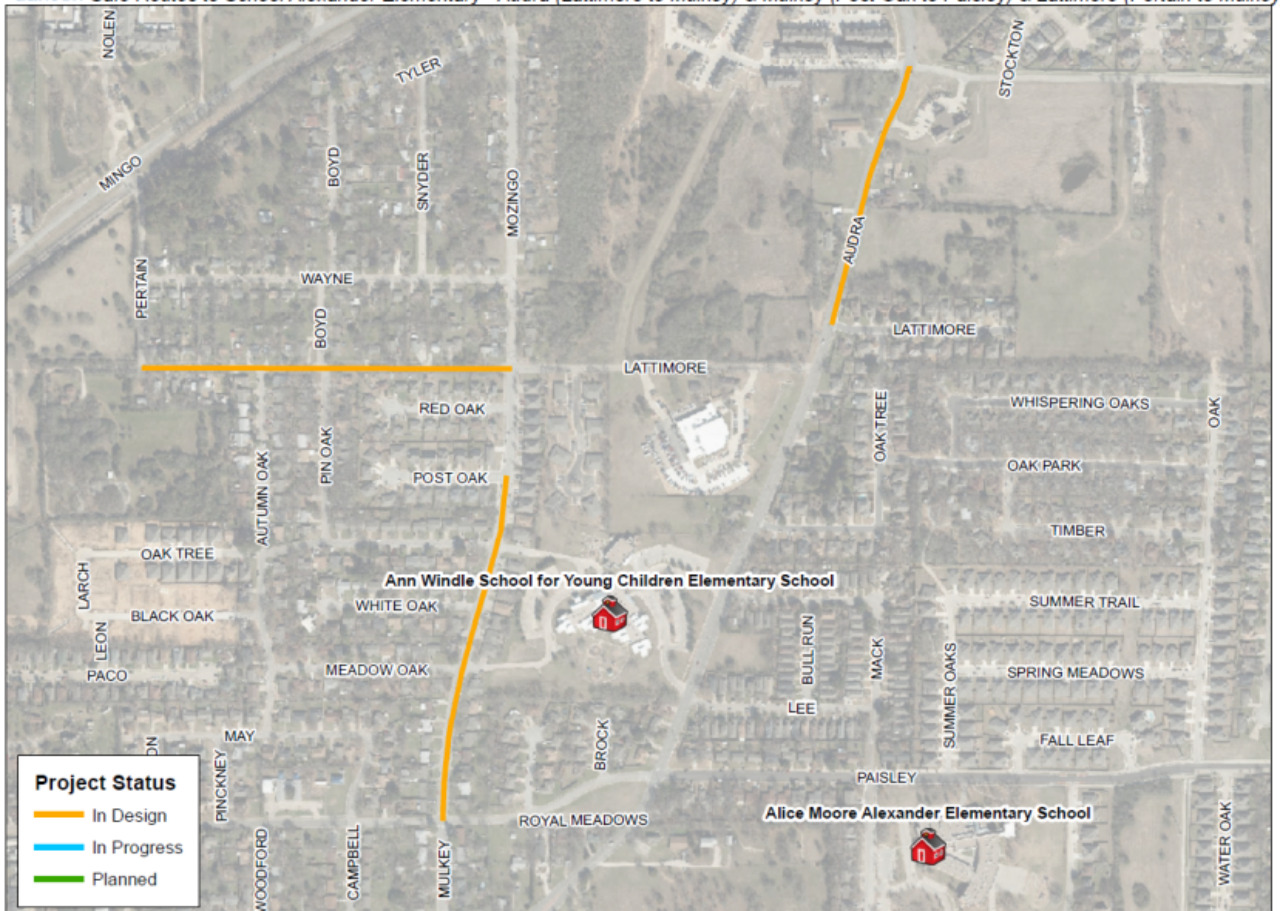
Project	Estimate at Completion	Current City Funding	External Funding	Proposed TRiP Funding
Ginnings & Alexander Elementary Sidewalks	\$1,480,000	\$211,828	\$762,311	\$505,861
Wilson & Pecan Creek Elementary Sidewalks	\$629,000	\$109,705	\$438,820	\$80,475
Total	\$2,109,000	\$321,533	\$1,201,131	\$586,336

Safe Routes to School Projects

DENTON Safe Routes to School Ginnings Elementary - Sun Valley to Windsor



DENTON Safe Routes to School Alexander Elementary - Audra (Lattimore to Mulkey) & Mulkey (Post Oak to Paisley) & Lattimore (Pertain to Mulkey)



Safe Routes to School Projects

DENTON Safe Routes to School Woodrow Wilson - Wilsonwood to Glenwood & Emerson to Brookfield & Croydon to Avondale Park



DENTON Safe Routes to School Pecan Creek Elementary -Post Oak to Swisher



2019 Street Reconstruction

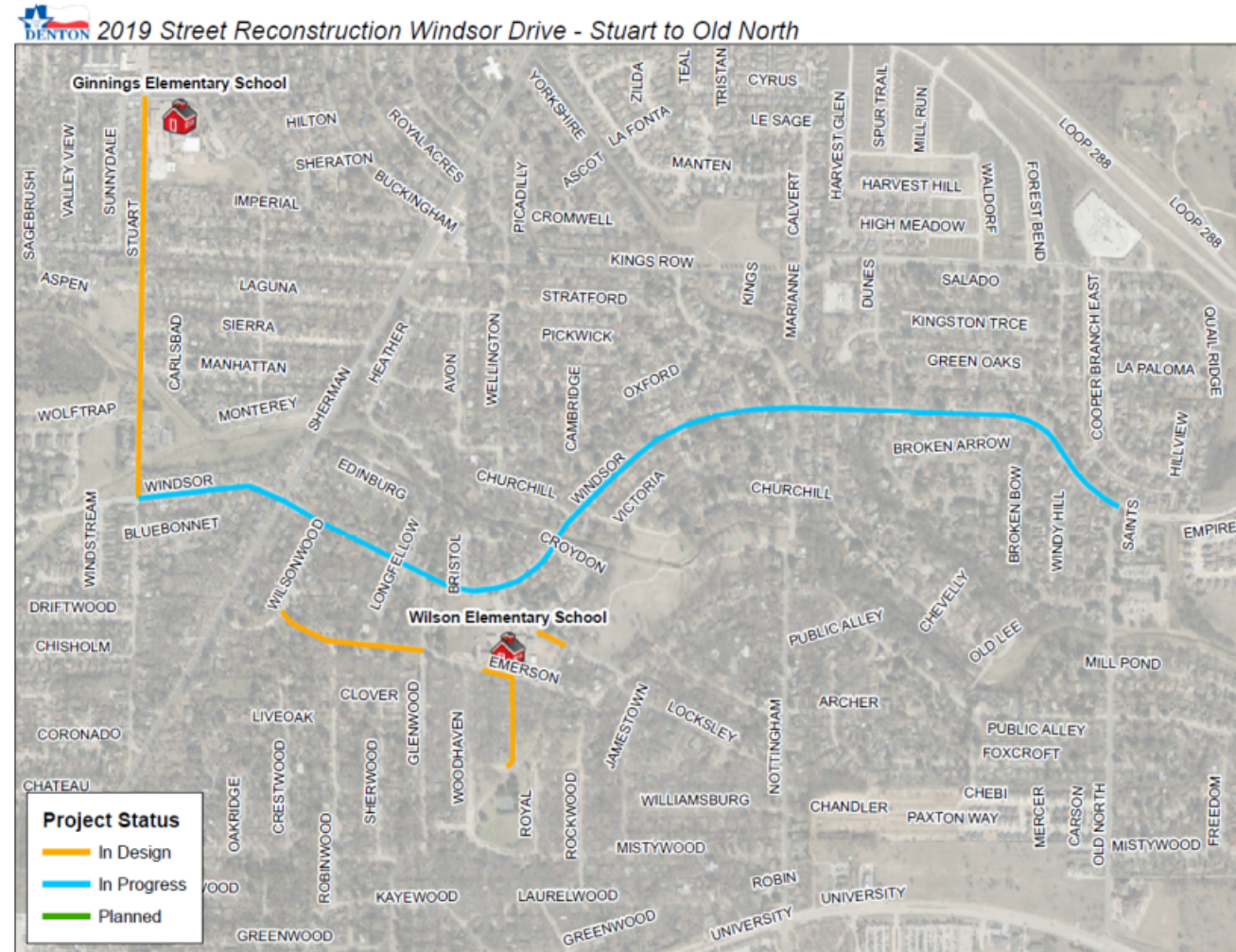
Scope

- Roadway Reconstruction
 - Thomas
 - Hercules
 - Scripture
 - Windsor
- Water Upgrades
- Wastewater Upgrades

Estimate at Completion - \$13.65 Million

Schedule – Construction completion in Quarter 4 2021

Coordination – All future work in close proximity to Woodrow Wilson Elementary will be completed during summer months to mitigate impact.



Hickory Creek Road Phase 2

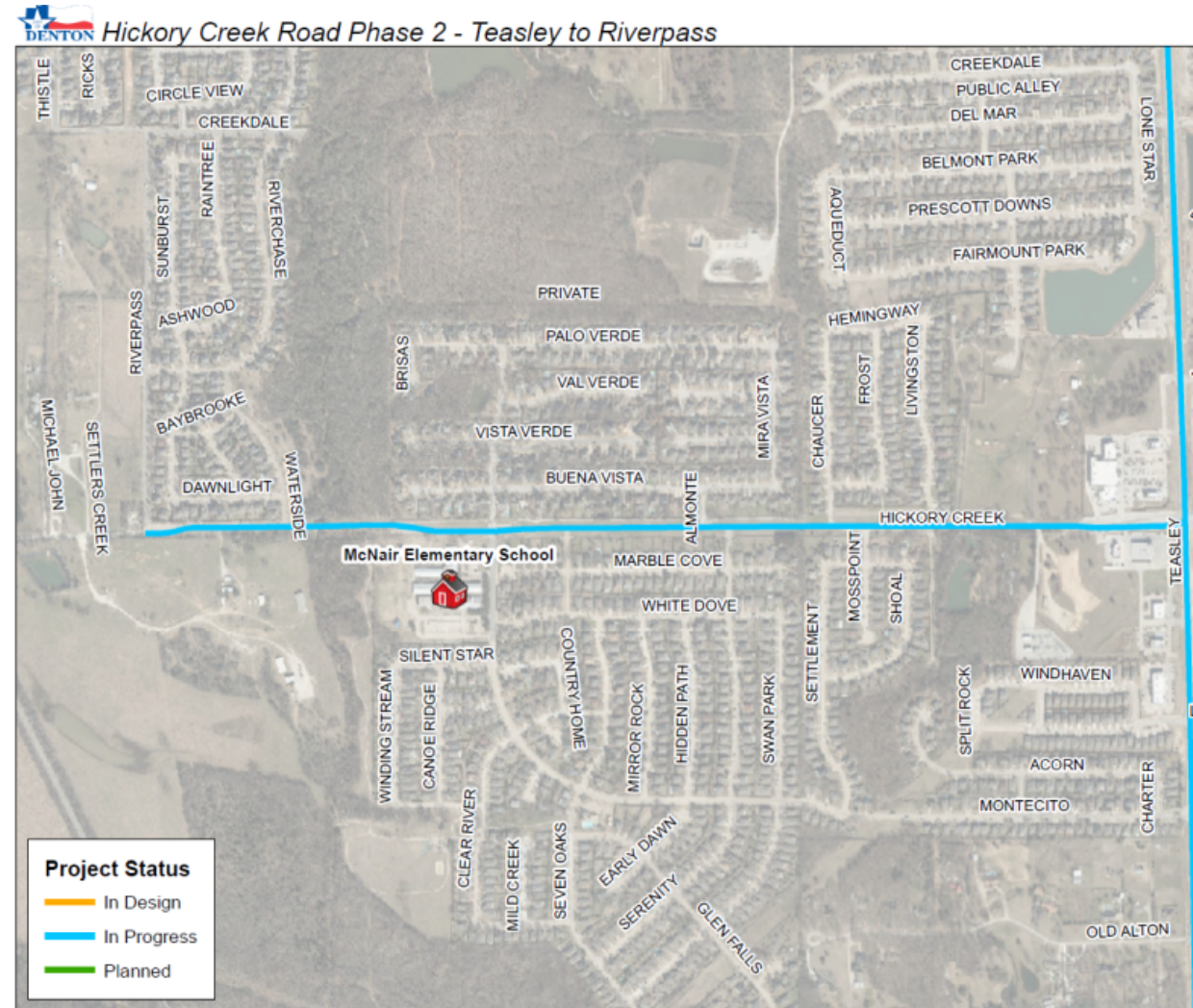
Scope

- Construct 1.3 miles of four-lane roadway with median turn lanes
- Drainage System Improvements
- Sidewalk Installation
- Signal installation at Montecito
- Bridge Construction

Estimate at Completion - \$6.8 Million

Schedule – Began Construction Quarter 1 2020 / Complete Construction Quarter 1 2022

Coordination – City staff will continue to communicate with staff at McNair Elementary on planned traffic pattern changes and status updates for the duration of the project.



FM-2181

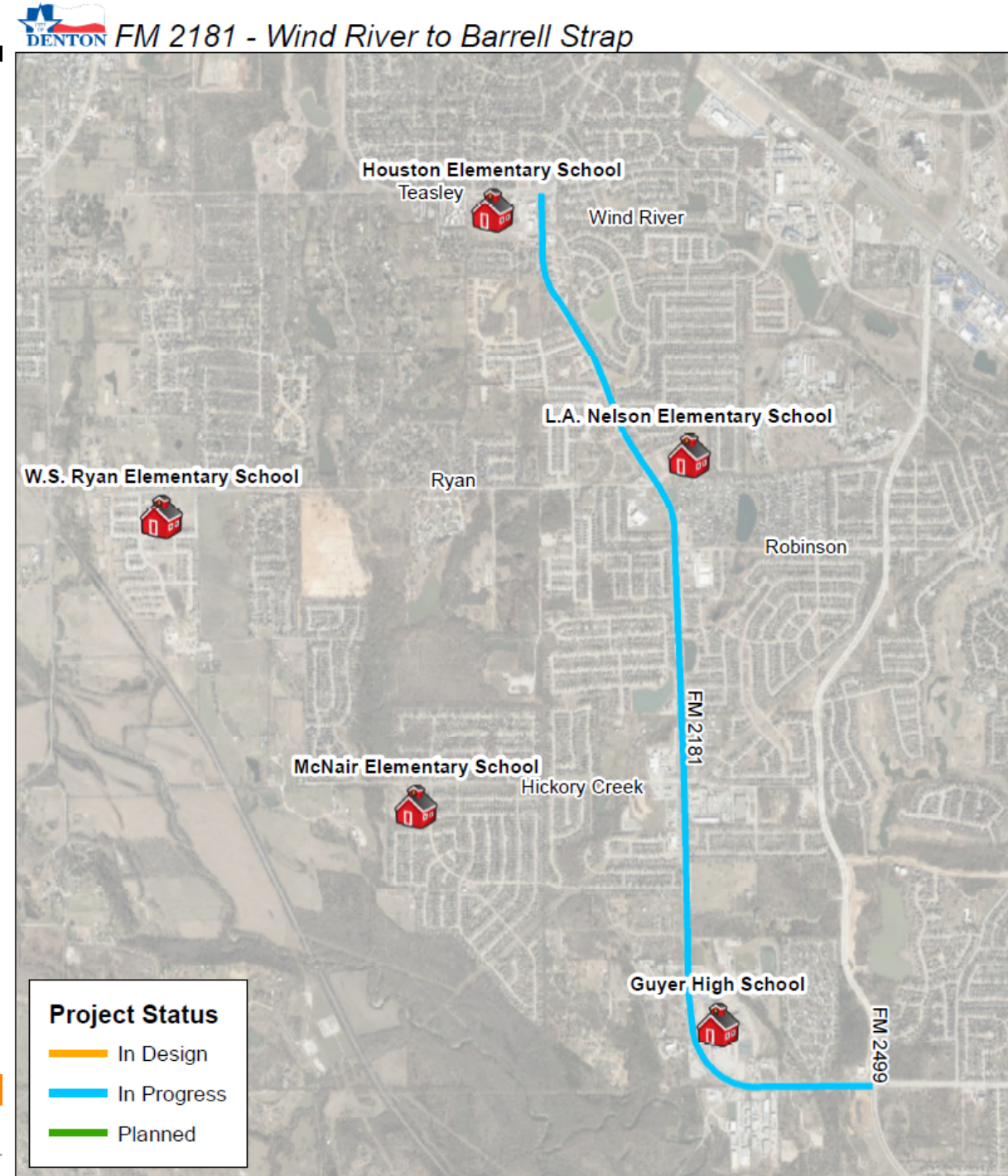
Scope

TxDOT is widening FM-2181 from Wind River to Barrel Strap to 6 lanes, the City is making water and wastewater upgrades as part of the project.

Estimate at Completion - \$7.05 Million
(City portion only)

Schedule – City Utilities Complete Construction Quarter 1 2021 / TxDOT Roadway Completion by Quarter 2 2022.

Coordination – City staff coordination with L.A. Nelson Elementary regarding water outages and City utility construction. TxDOT staff coordinating communication on roadway widening project. TxDOT to provide temporary sidewalk connectivity to schools until sidewalks are restored.



Ryan Road Widening

Scope

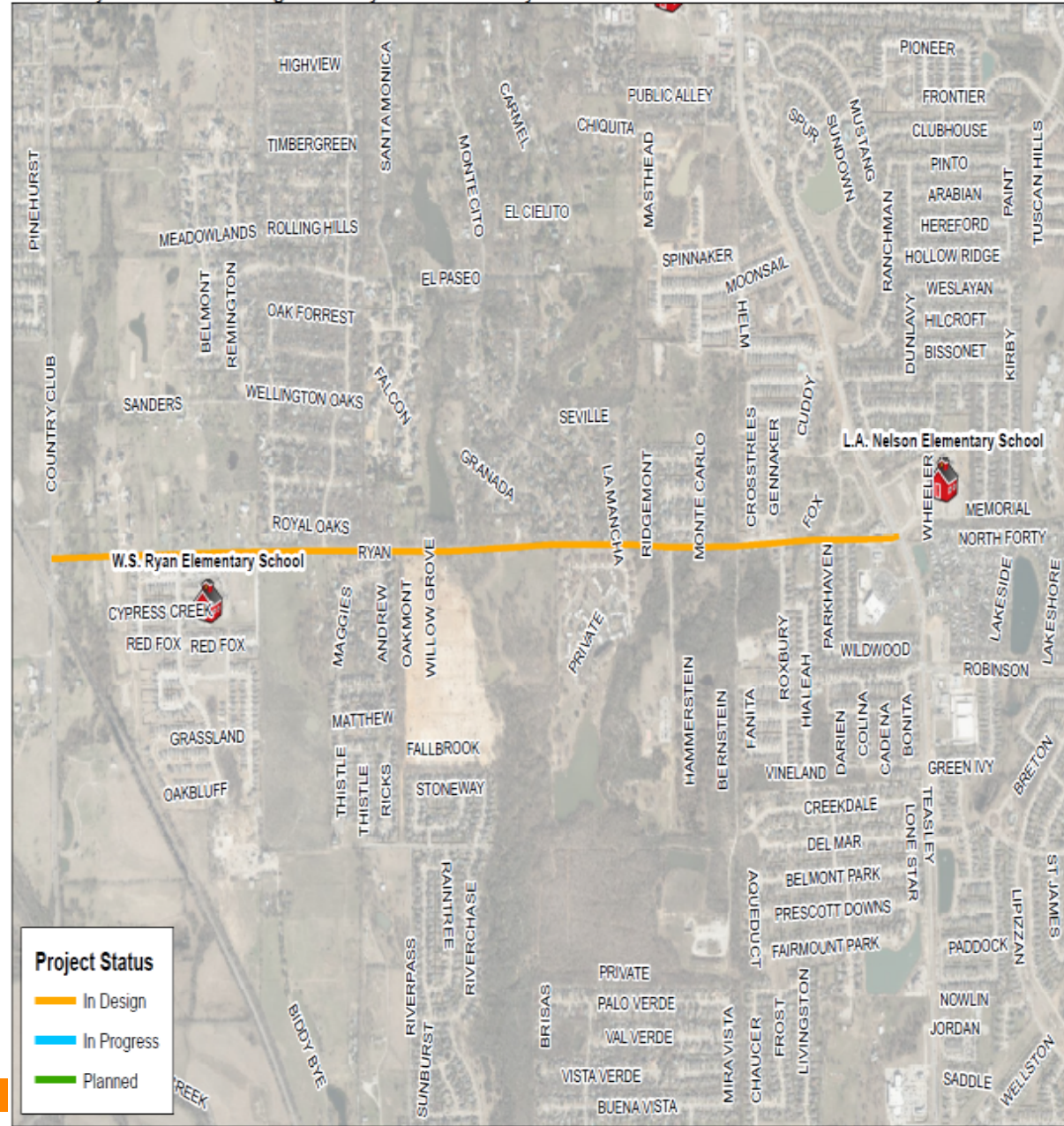
- Roadway Widening
- Drainage Improvements
- Sidewalk Installation
- Street Light Installation

Estimate at Completion – Currently in Development

(\$4 Million funded from 2019 Bond)

Schedule –30% Design Complete Quarter 3 2021,
Construction Contract Advertising Quarter 3 2021
(Likely to be Construction Manager at Risk Delivery)

Coordination – Work will be scheduled to minimize impacts to Ryan Elementary and L.A. Nelson Elementary traffic.



McKinney Phase 2 Widening/McKinney Mayhill Intersection

Scope

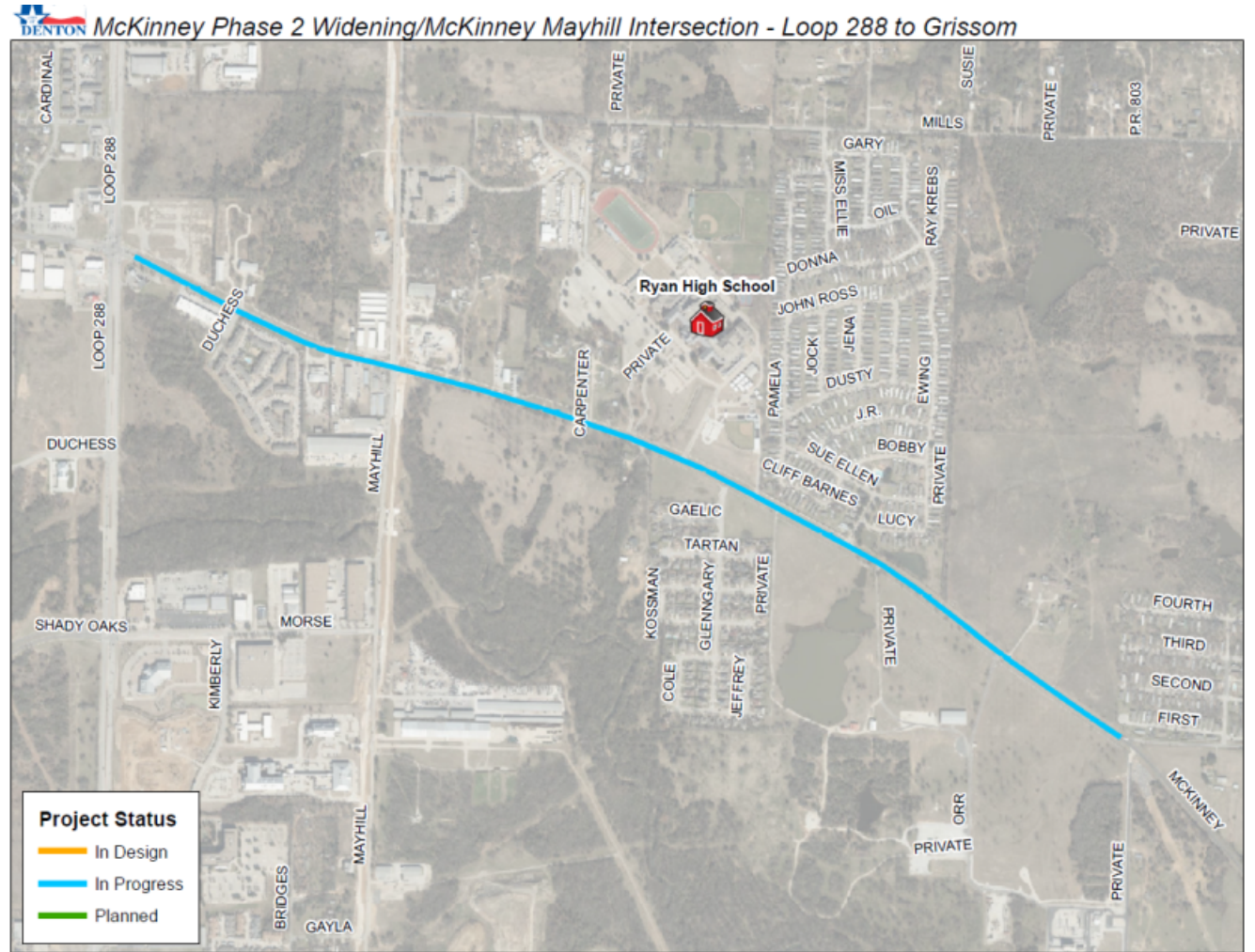
- Roadway Reconstruction
- Water Upgrades
- Wastewater Upgrades
- Drainage Improvements

Estimate at Completion

- McKinney Phase 2: **\$15.73 Million**
- McKinney – Mayhill: **\$4.76 Million**

Schedule – Construction completion in Quarter 2 2022

Coordination – Work has been scheduled to minimize impacts to Ryan High School traffic and ensure a safe walking path is available for pedestrians.



Crescent Water Line

Scope

Water Upgrades on Crescent from Alice to Coit

Estimate at Completion - \$160,583

Schedule – Construction Completion in Quarter 2 2021.

Coordination – Work will be scheduled to minimize impacts to Denton High School traffic.



North Wood Sewer

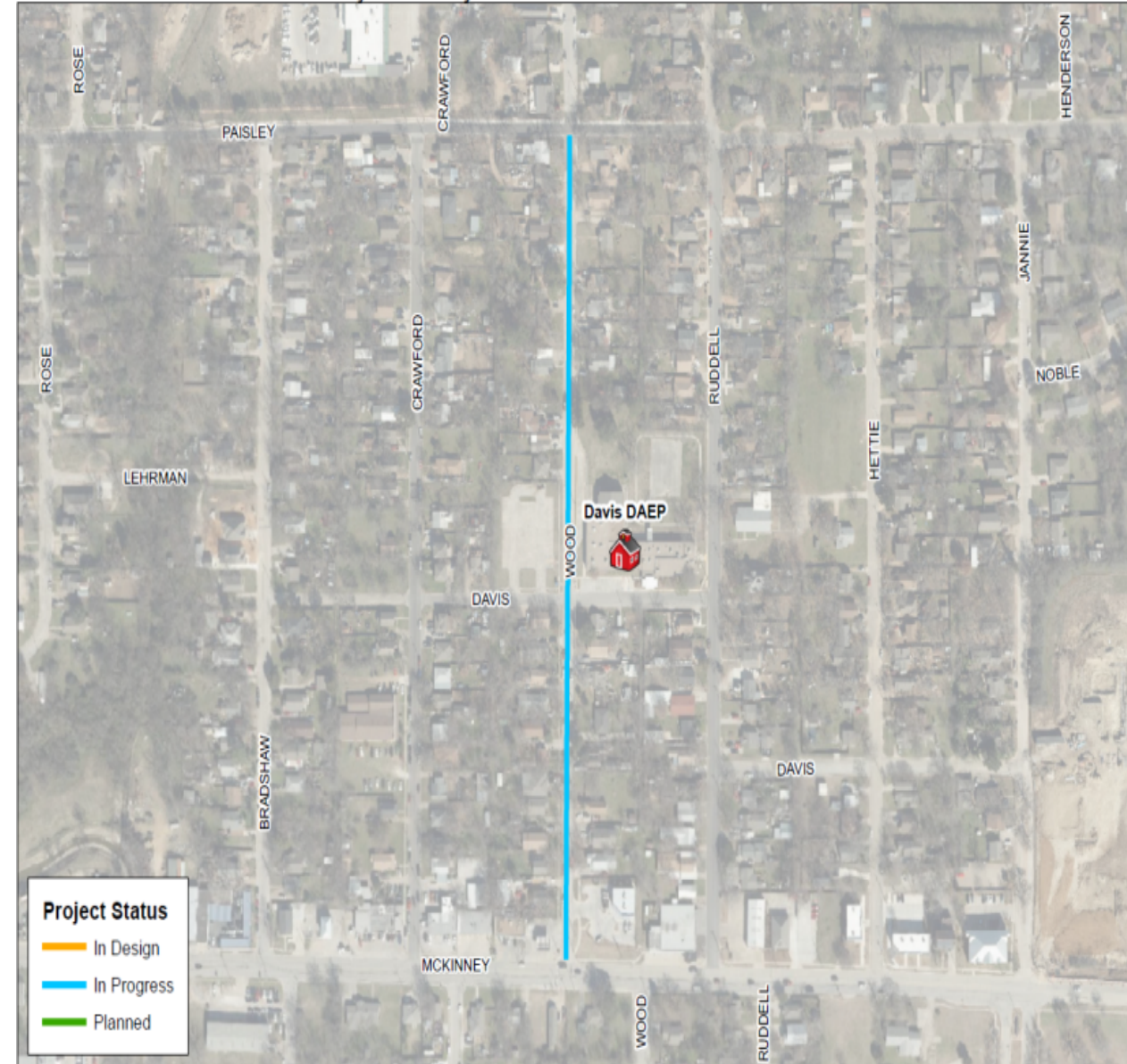
Scope

Sewer Upgrades on North Wood Street from McKinney to Paisley

Estimate at Completion - \$214,000

Schedule – Construction completion in Quarter 2 2021.

Coordination – Work will be scheduled to minimize impacts to the Davis Alternative Education School and other DISD facilities.



Bonnie Brae Phase 6

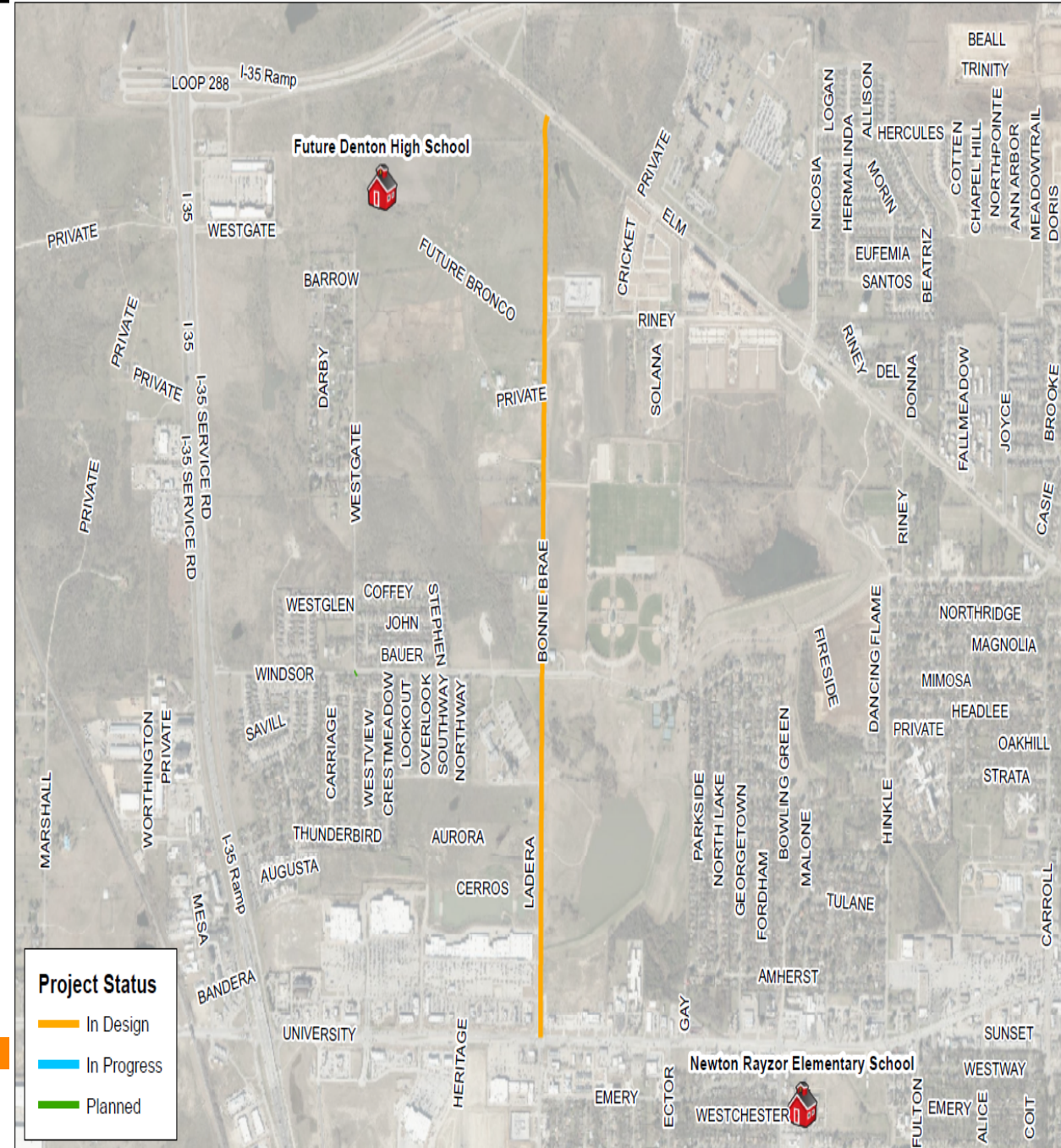
Scope

- Widen Bonnie Brae to 4 lane divided roadway from University Drive to US-77
- Traffic signals at Windsor, Riney Road, & US-77
- New sidewalks/10-foot shared use trail
- Drainage System Improvements
- Water Main Upgrades
- Street Light Installation

Estimate at Completion - \$30.5 Million

Schedule – Begin Construction Quarter 3 2021 / Complete Construction Quarter 1 2023

Coordination – Multiple meetings with DISD on project. Possibility of including Riney Road extension for future elementary school site.



Westgate

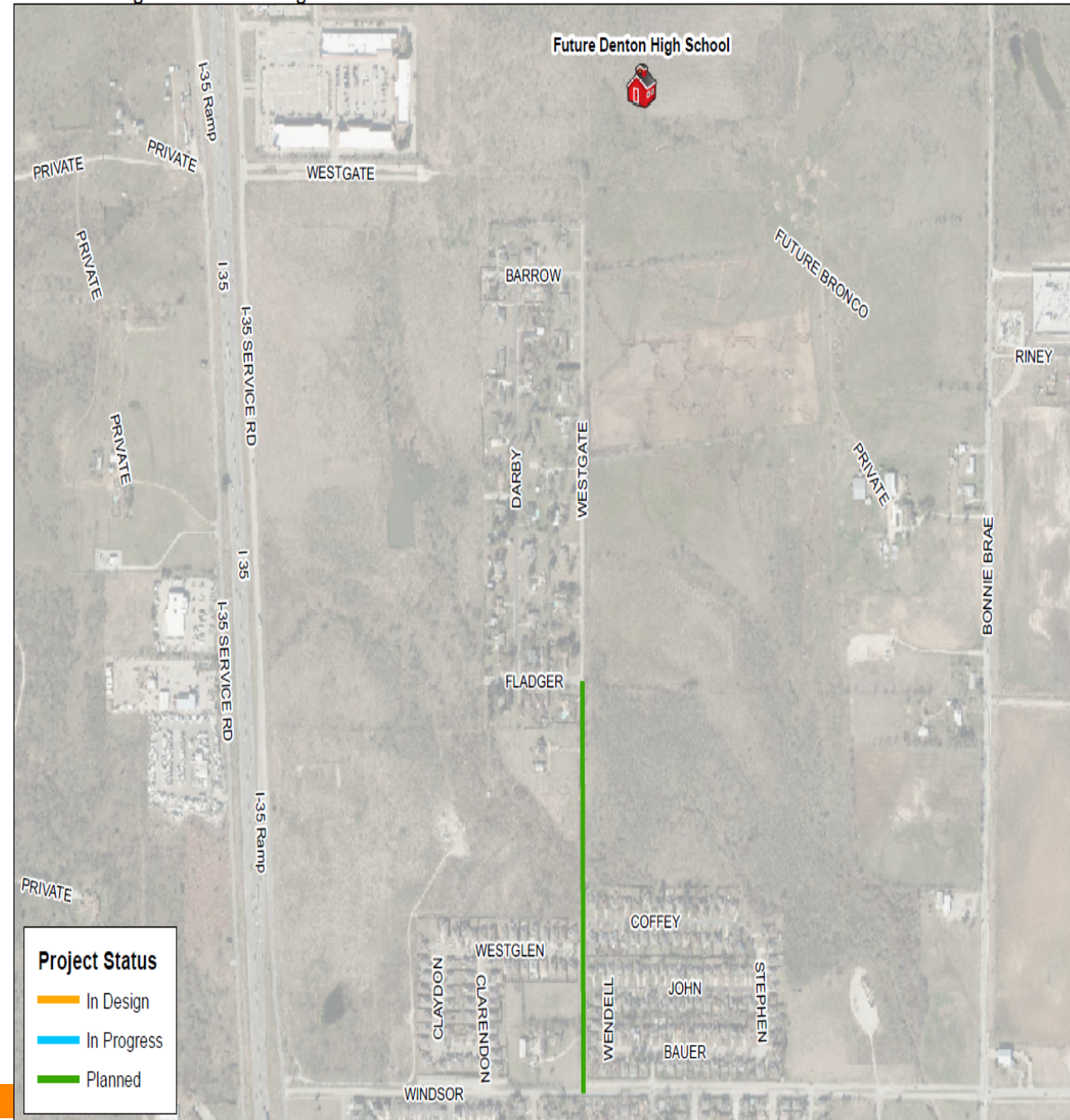
Scope

- Drainage Upgrades
- Sewer Upgrades
- Water Upgrades
- Street Reconstruction

Estimate at Completion - \$2,489,000

Schedule – Will be coordinated with Bonnie Brae Phase 6 and Denton High School construction.

Coordination – Work will be scheduled to minimize impacts to Denton High School traffic.



Private Development Projects Impacting DISD



Residential Projects Snapshot: **PRE-SUBMITTAL**

<i>MULTIFAMILY PROJECTS</i>	<i># OF DWELLINGS</i>	<i>SINGLE-FAMILY PROJECTS</i>	<i># OF DWELLINGS</i>	<i>BUILD-TO-RENT</i>	<i># OF DWELLINGS</i>
Teasley	84	Brown Tract	398	Elm-288	302
Stuart Road	72	Total	398	2800 N Bonnie Brae	267
I35/Vintage	231			2205 N Bonnie Brae	200
Total	387			Total	769

Estimated Totals:
1,554 proposed dwelling units would generate approximately
4,397 Residents*
465 Students**

*American Community Survey, 2019: ACS 5-Year Estimates Data Profiles (2.83 average household size)

NOTE: Denton Plan 2030 used 2010 Census Household Size of 2.52

**DISD Facility Planning Criteria



Residential Projects Snapshot: ZONING

<u>PROPOSED MULTIFAMILY PROJECTS</u>	<u># OF DWELLINGS</u>	<u>PROPOSED SINGLE-FAMILY PROJECTS</u>	<u># OF DWELLINGS</u>	<u>PROPOSED TOWNHOME PROJECT</u>	<u># OF DWELLINGS</u>
Legacy Multifamily	264	Hartlee Field	1500	Prominence Square	42
Pebblebrook Parkside	216	Parkside	156	Total	42
Shady Shores Multifamily	300	Total	1,656		
Total	780				

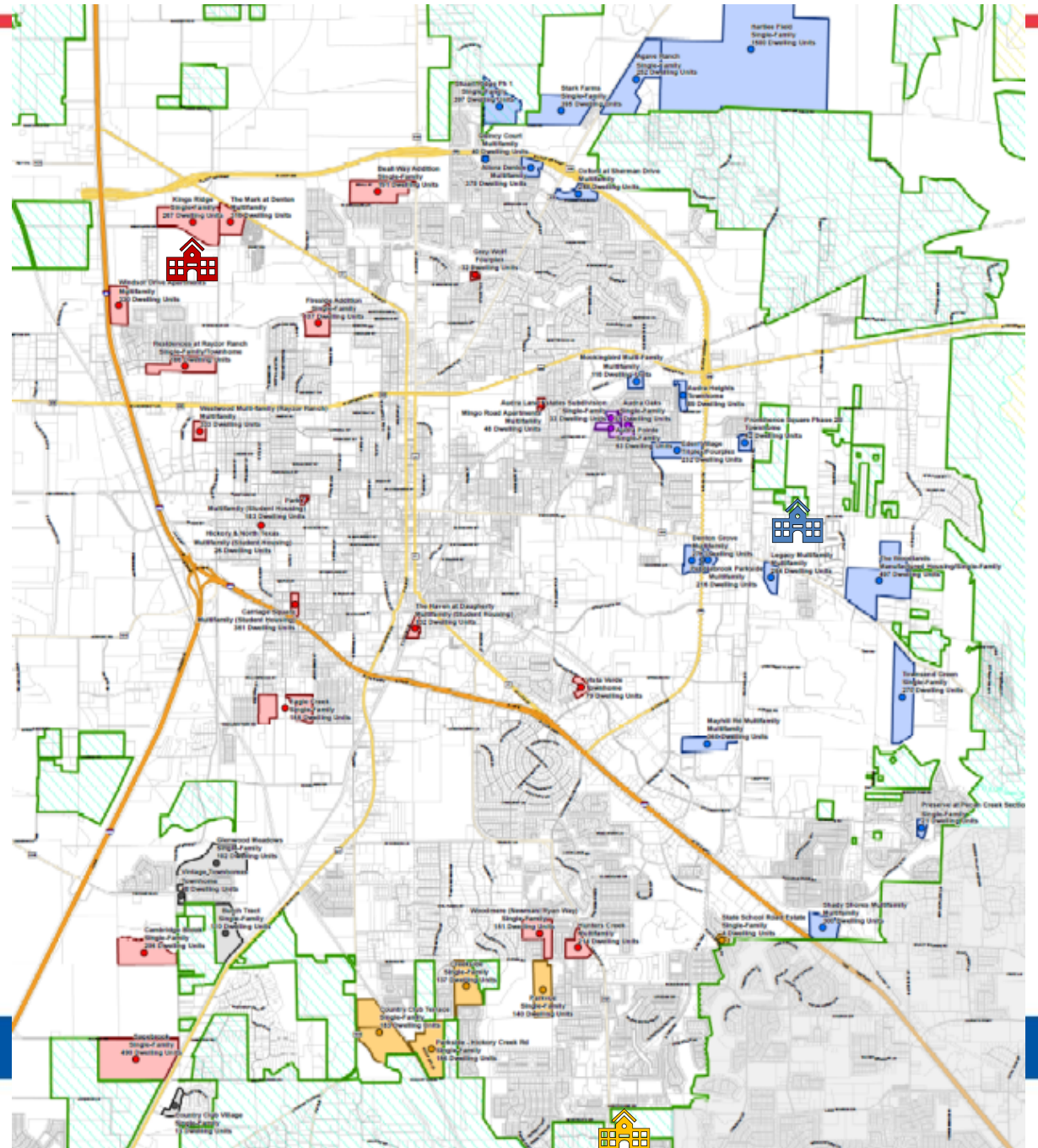
<u>APPROVED SINGLE-FAMILY PROJECTS</u>	<u># OF DWELLINGS</u>	<u>APPROVED MIXED DENSITY PROJECT</u>	<u># OF DWELLINGS</u>
Burch Tract	110	Hunter + Cole Ranch	20,000
State School	4	Total	20,000
Total	114		

Estimated Totals:
22,592 proposed dwelling Units would generate
63,935 Residents*
11,085 Students**



Residential Projects Snapshot:

Overall Zoning and Development Projects

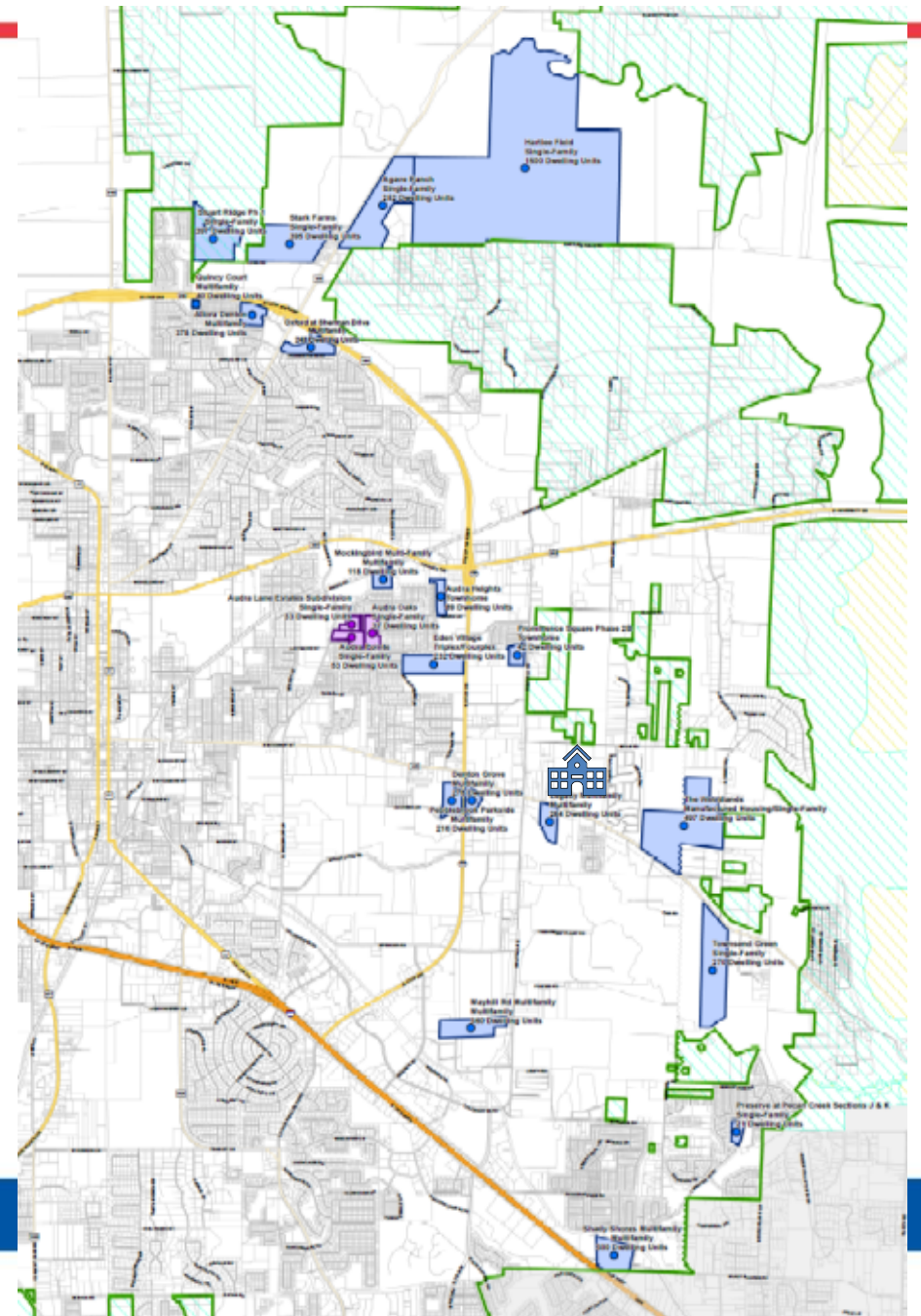


Residential Projects Snapshot:

Ryan High School Zone

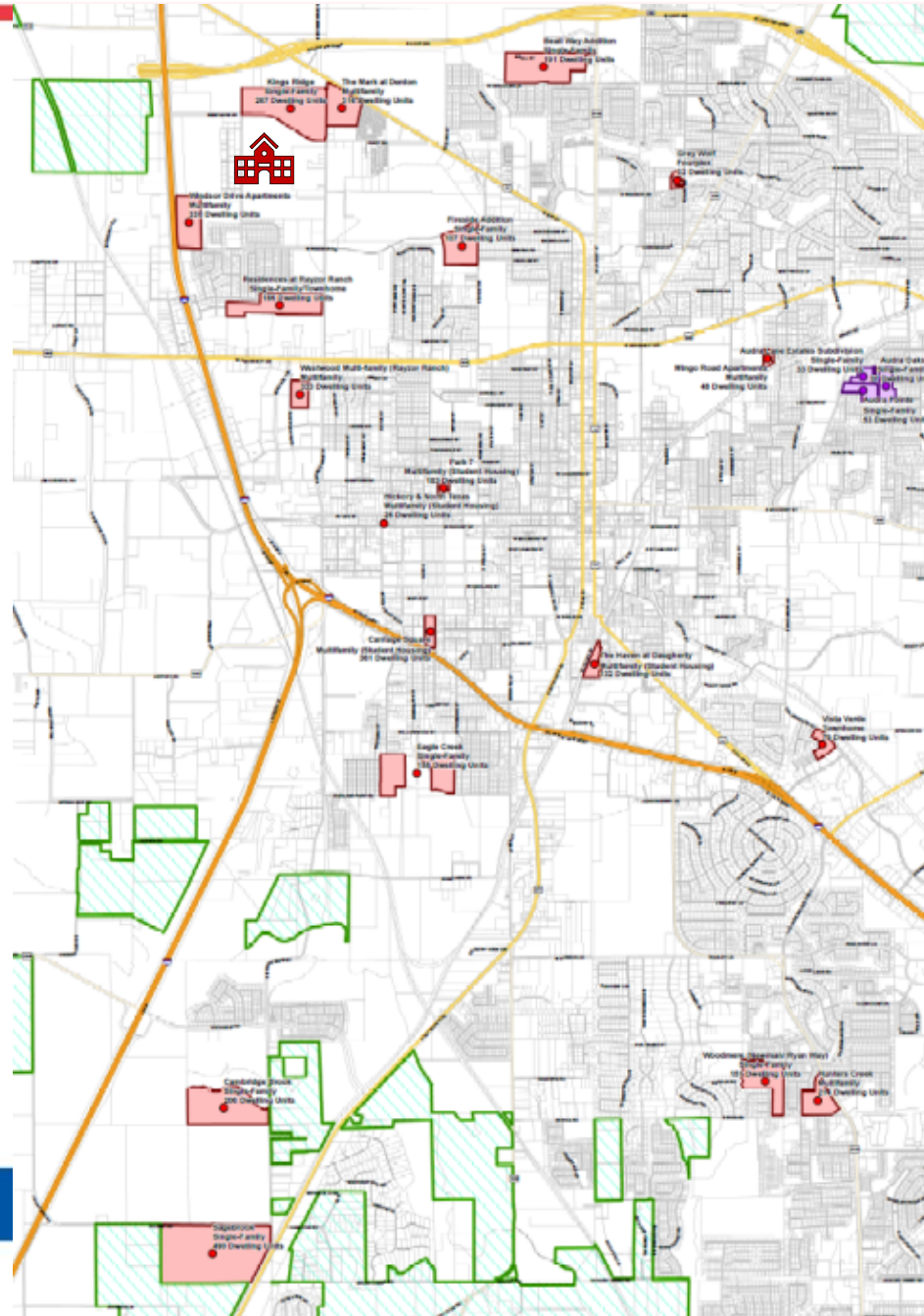


<u>PROJECTS</u>	<u># OF DWELLINGS</u>
Hartlee Field	1500
Agave Ranch	252
Stark Farms	395
Stuart Ridge	565
Quincy Court II	40
Allora Denton	378
Oxford At Sherman	248
Mockingbird Multifamily	118
Audra Lane Estates*	33
Audra Oaks*	37
Audra Pointe*	53
Eden Village	232
Prominence Square	42
The Grove	276
Pebblebrook Parkside	216
Legacy Multifamily	264
The Woodlands	497
Mayhill Multifamily	360
Townsend Green	270
Preserve at Pecan Creek	21
Shady Shores Multifamily	300
Audra Heights	89
Total Proposed Dwellings	6,186
Estimated Students	2,401



Residential Projects Snapshot:

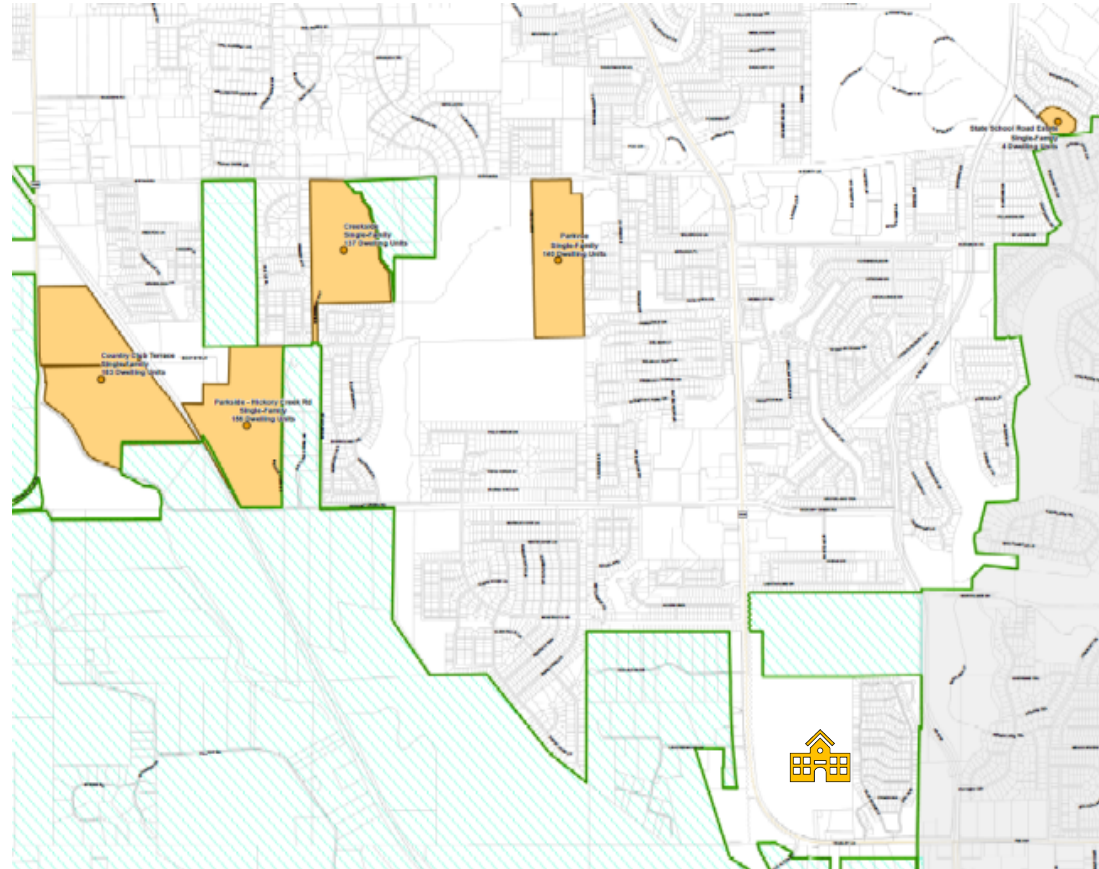
Denton High School Zone



PROJECTS	# OF DWELLINGS
Grey Wolf	32
The Mark at Denton	316
Fireside Park	107
Residences at Rayzor Ranch	186
Windsor Drive Apartments	330
Westwood Multifamily	333
Mingo Road Apartments	48
Hickory & N. Texas Apartments	26
Park 7	183
The Haven at Daugherty	132
Carriage Square	361
Vista Verde	79
Glenwood Meadows	102
Vintage Townhomes	48
Burch Tract	110
Cambridge Brook	206
Sagebrook	490
Woodmere	151
Hunters Creek	214
Kings Ridge	267
Eagle Creek	710
Beall Way	191
Hunter/Cole Ranch	20,000
Total Proposed Dwellings	24,622
Estimated Students	11,751

Residential Projects Snapshot:

Guyer High School Zone



PROJECTS	# OF DWELLINGS
State School	4
Parkside	156
Creekside	137
Parkvue	140
Country Club Terrace	183
Total Proposed Dwellings	620
Estimated Students	310

Questions?

