

City Council Work Session Handouts

January 23, 2012

- I. Brick Row Townhome Development Requests
- II. Sign Control Board Presentation
- III. Heights Recreation Center, Heights Aquatics Center and Gymnastic Center Project Presentation
- IV. Water Conservation Presentation

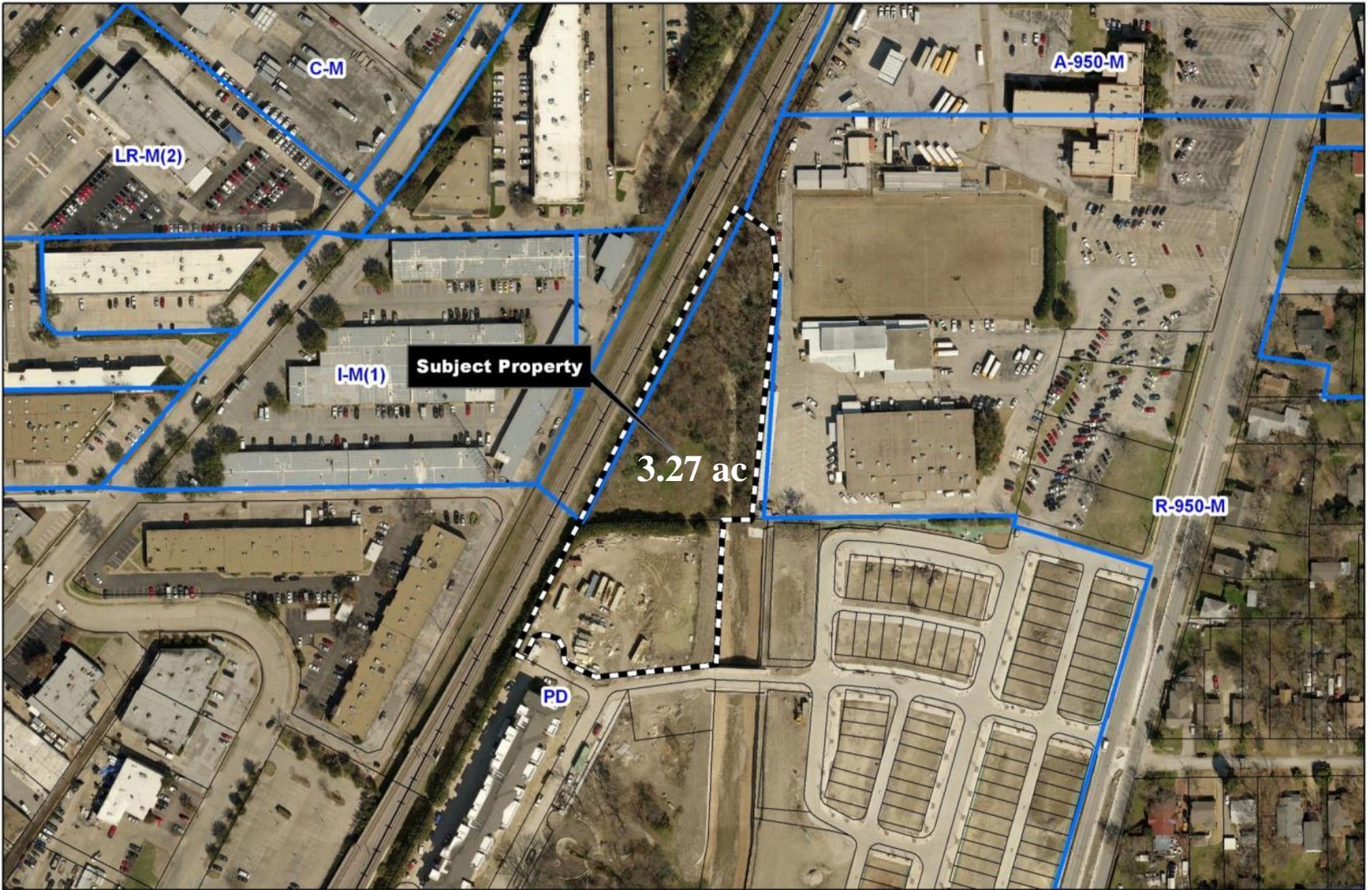
Action Item #5

Concept Plan - Brick Row
Multi-family Buildings D & E

Subject properties under review



Brick Row Concept Plan



Brick Row Multifamily Buildings D & E
151 Brick Row



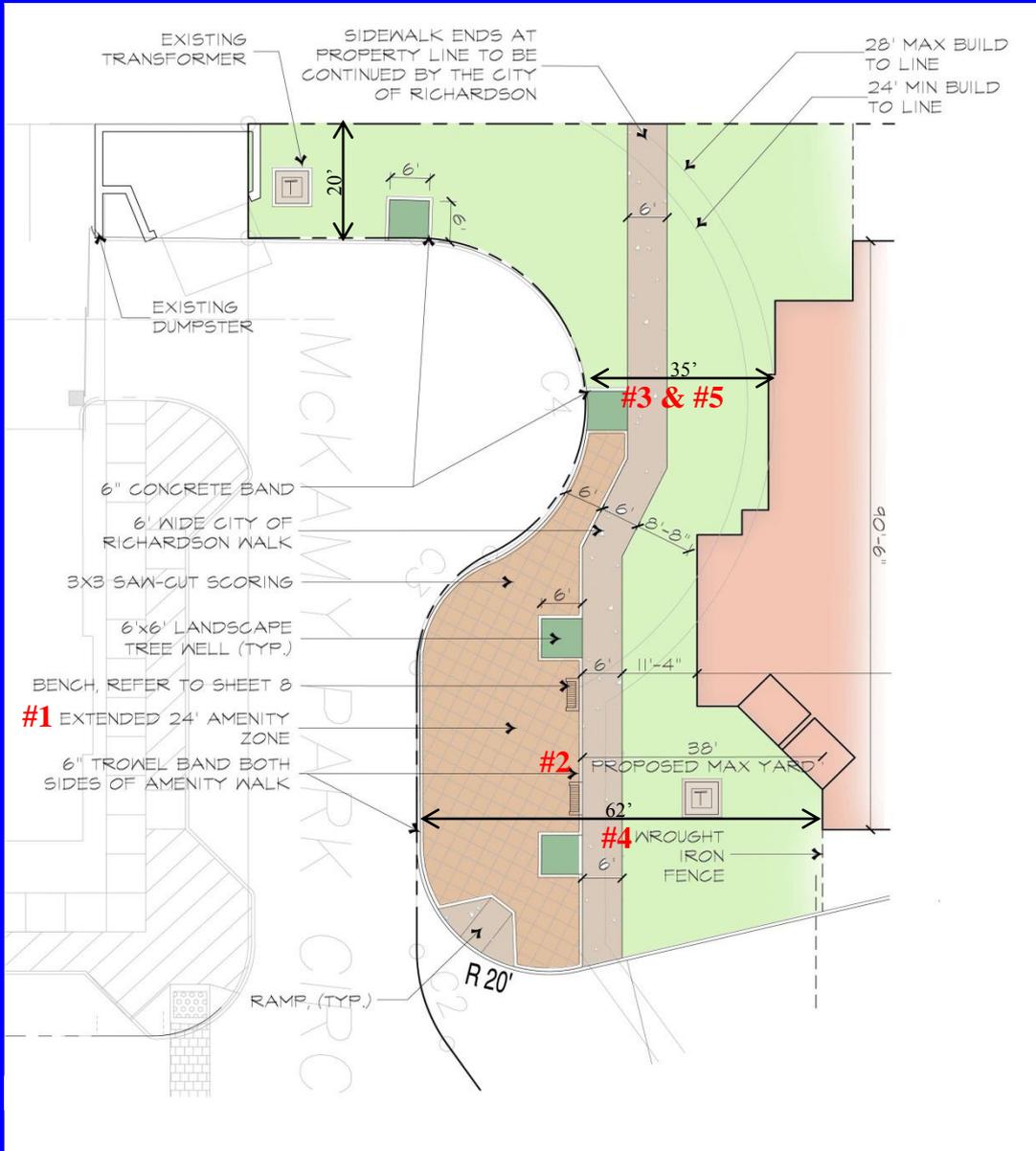


Buildings D and E
Concept Plan

Exceptions:

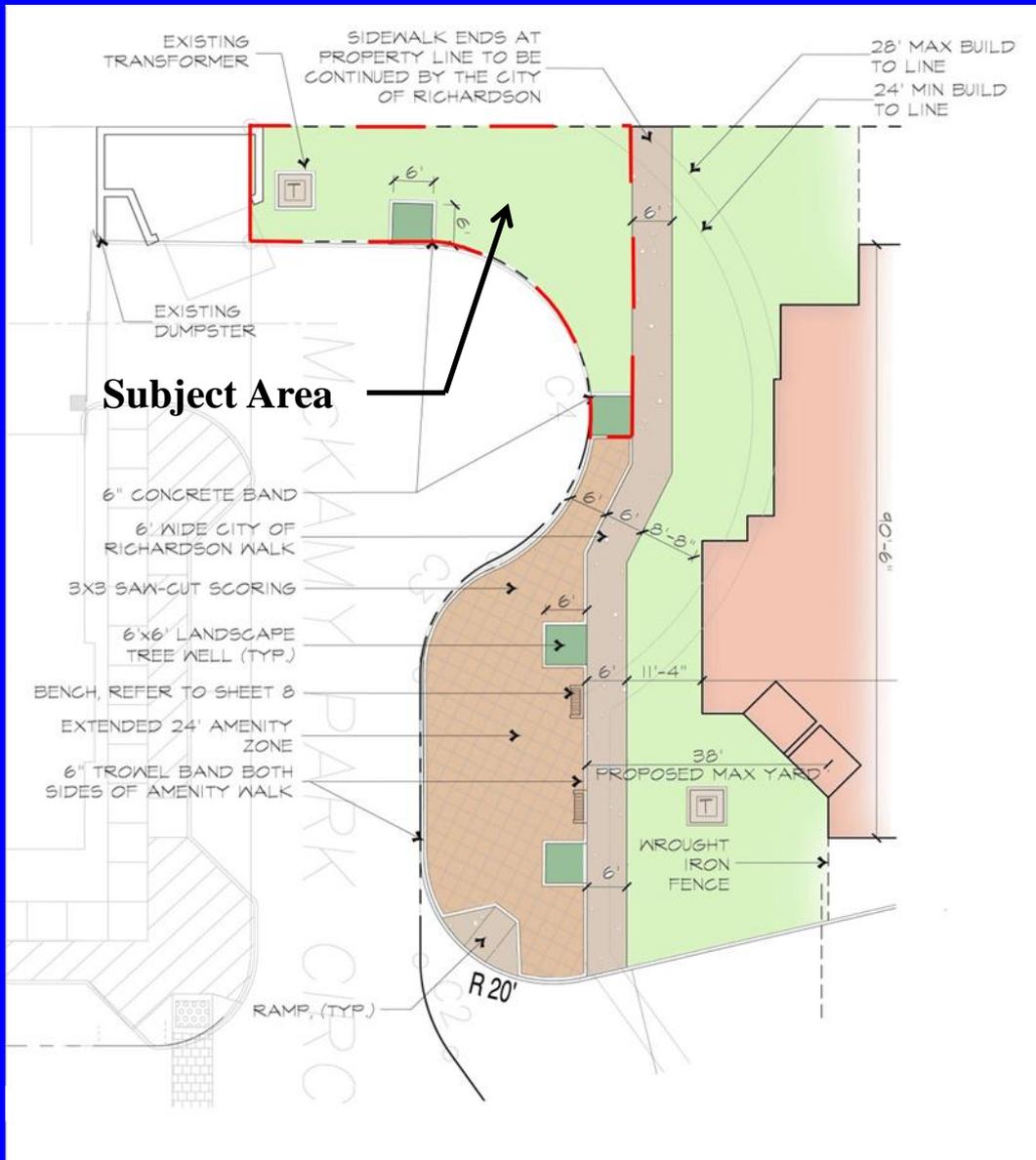
1. Not require Building E to have a primary entrance oriented towards the street.
2. Allow the pool/ cabana (10 points) to count towards the required 40 on-site amenity points. The pool/cabana will serve the entire development.
 - 30 points for 1,330 SF indoor fitness center in Building D
 - 10 points for off-site pool/cabana
3. Allow the tree well openings to be planted with landscaping instead of the required metal tree grate.





Building E Exceptions

1. Increase the width of the amenity zone from 16' to 24'
2. Increase the maximum yard area along the north side of McKamy Park Circle from 12' to 38'
3. Increase the maximum yard area along the cul-de-sac from 12' to 29'
4. Increase the maximum build-to line along north side of McKamy Park Circle from 28' to 62'
5. Increase maximum build-to line along the cul-de-sac from 28' to 35'



McKamy Park Circle Cul-De-Sac Exceptions

1. Allow the amenity zone to be landscaped instead of paved
2. Allow a minimum 6' amenity zone instead of the required 16' (no on-street parking)
3. Not require a 6' sidewalk



CASE STUDY IMAGES



McKAMY PARK CIRCLE, LOOKING NORTH



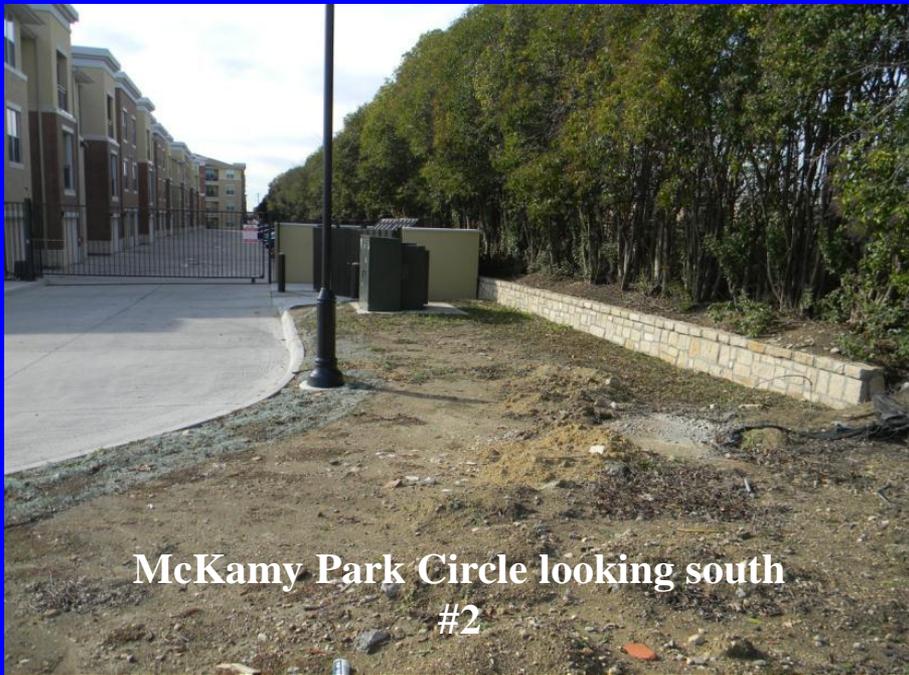
BRICK ROW, LOOKING NORTH

Conceptual Building Elevations



Subject Property

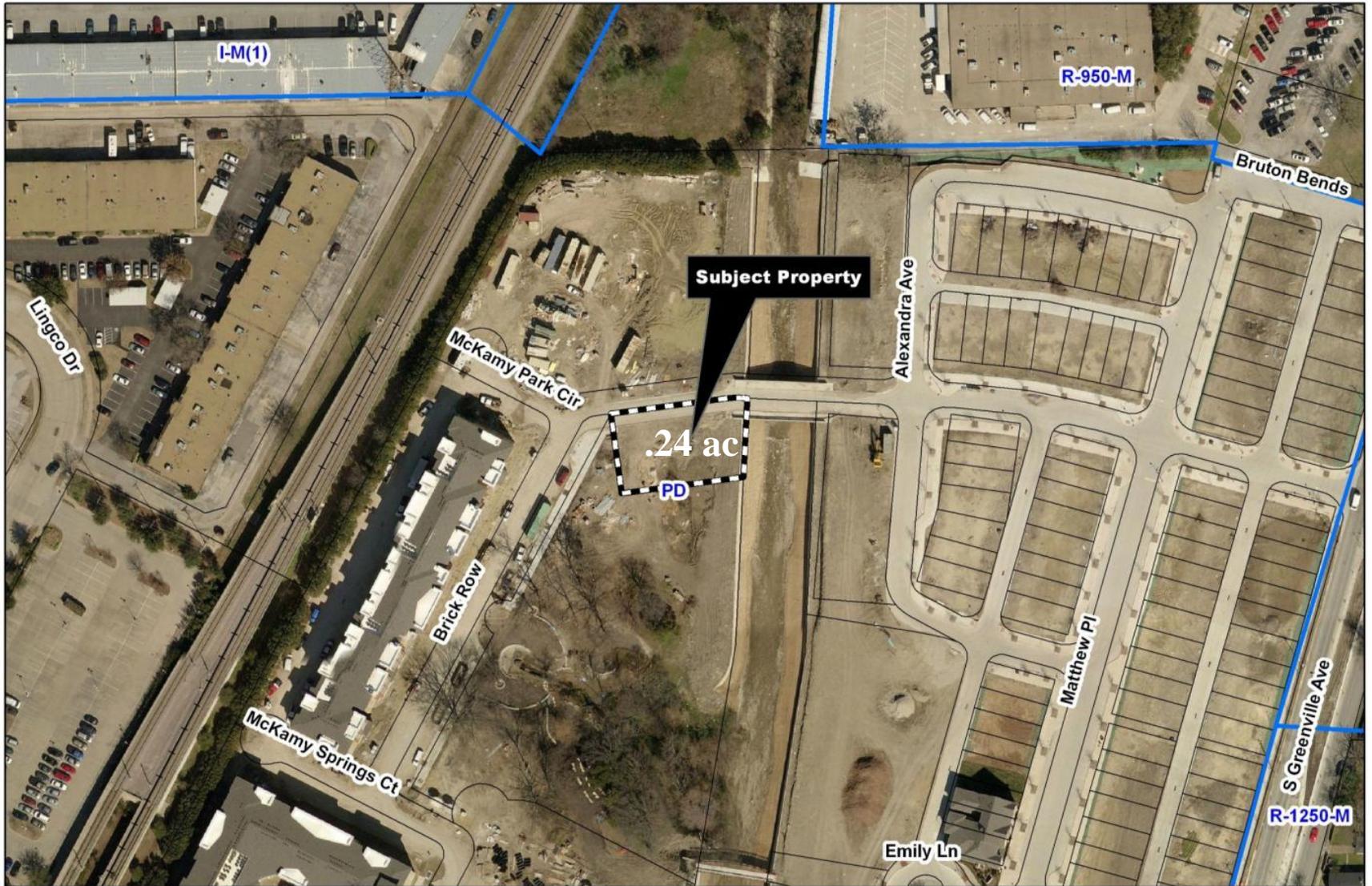
McKamy Park Circle looking northwest
#1



McKamy Park Circle looking south
#2

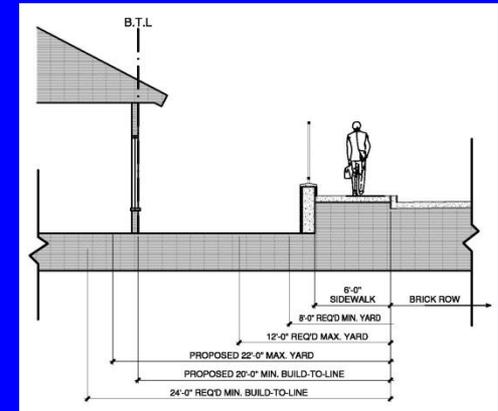
Action Item #6

Concept Plan - Brick Row
Cabana and Pool



Brick Row Pool/Cabana
152 Brick Row





Exceptions:

1. Not require the cabana to have a primary entrance oriented towards the street.
2. Not require the 16' amenity zone (no on-street parking)
3. Allow a minimum 20' build-to line instead of 24'
4. Allow a maximum 22' yard instead of 12'



Brick Row looking west
#2





CASE STUDY IMAGES



BENCH WITH BACK: LANDSCAPE FORMS PLAINWELL, 72", ALL-ALUMINUM, BLACK POWDERCOAT



TRASH RECEPTACLE: LANDSCAPE FORMS SCARBOROUGH SIDE-OPENING, 25"x40", BLACK POWDERCOAT FINISH



LIGHT BOLLARD, LANDSCAPE FORMS, ANNAPOLIS, 6" DIA.



WROUGHT IRON FENCING, BLACK POWDERCOAT FINISH



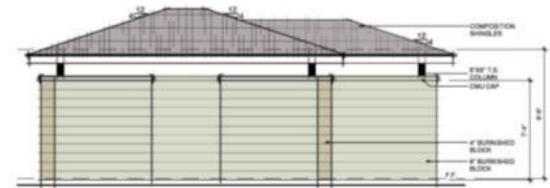
STONE RETAINING WALL



POOL CABANA NORTH ELEVATION



POOL CABANA SOUTH ELEVATION



POOL CABANA WEST ELEVATION

Action Item #7

**Brick Row - Townhomes
Revised Building Elevations**



Brick Row Townhomes
NW Corner of Greenville & Spring Valley

Developed Lot



Brick Row Townhomes Exceptions

1. Reduce the minimum required floor area from 1,500 square feet to 1,300 square feet.

R-1100-M Townhome District	Approved David Weekley	Proposed CB JENI Homes
1,300 SF (max. 3-story)	1,619 SF – 1,841 SF (2-story)	1,371 SF – 1,979 SF (2-story)
	1,632 SF - 2,065 SF (3-story)	

2. Release from the David Weekley Healthy Homes Program & the Centennial Park Green Building – LEED Memorandum.

Brick Row
Rear Elevation



Rear Elevation
scale: 1/8" = 1'-0"

Brick Row
Front Elevation



Existing
David Weekley

Proposed



Proposed Townhomes



Existing Townhomes

Colors & Cladding #1

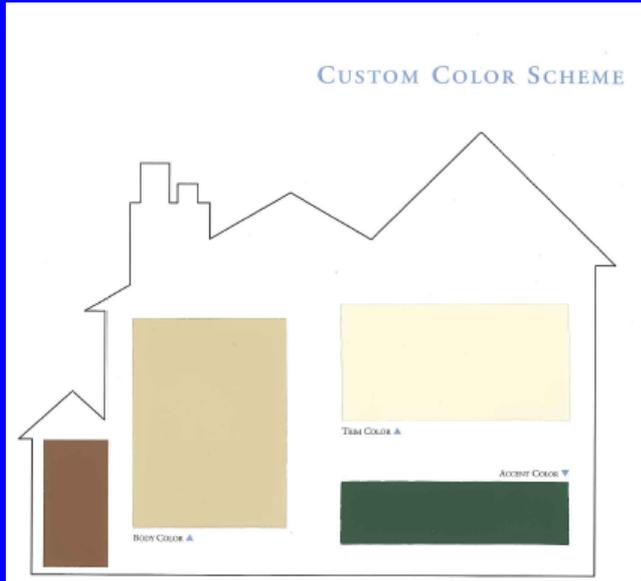
Existing – David Weekley

Body Color:
Spiced Vinegar

Trim Color:
Colony White

Accent Color:
Dark Green Velvet

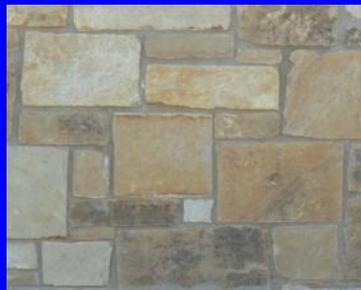
Front Door:
Chestnut



Old Dominion



Oklahoma Chopped



Proposed

Body Color:
Babouche -
Kwal

Trim Color:
Linen – Kwal

Accent Color:
Soiree - Kwal

Front Door:
Zorba – Kwal



Fall Creek



Milsap Random



Colors & Cladding #2

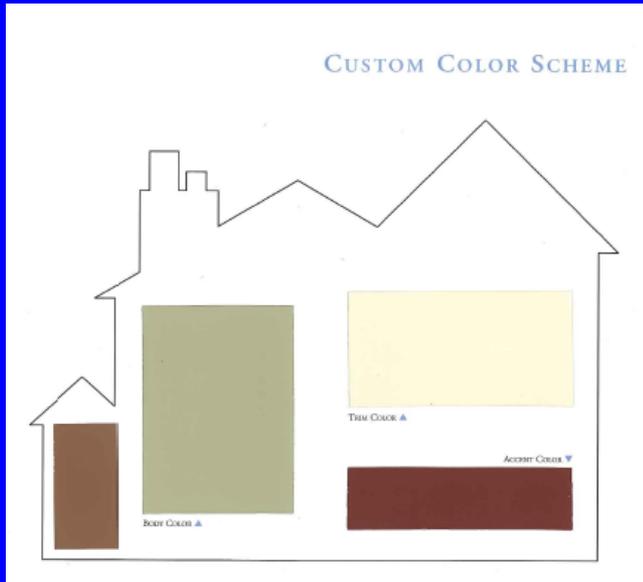
Existing – David Weekley

Body Color:
Prairie Dust

Trim Color:
Colony White

Accent Color:
Castlestone

Front Door:
Chestnut



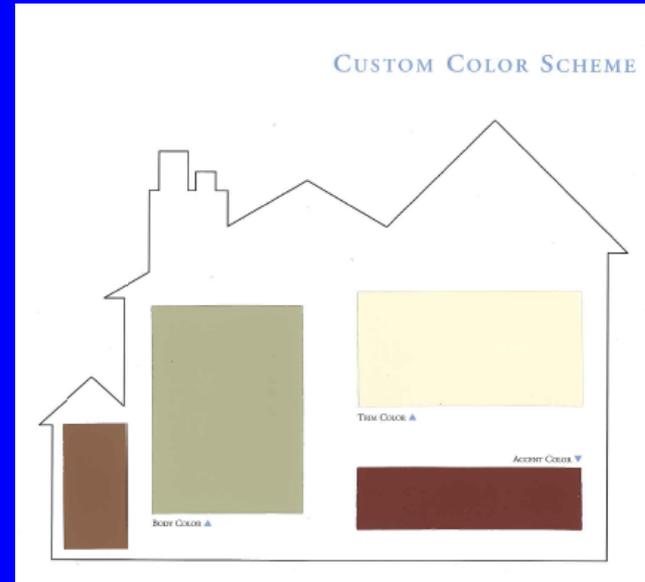
Proposed

Body Color:
Statuesque –
Kwal

Trim Color:
Linen – Kwal

Accent Color:
Global Spice
Kwal

Front Door:
Zorba – Kwal



Regal Oak



Auburn Hills



Milsap Chopped



Granbury Chopped



Colors & Cladding #3

Existing – David Weekley

Body Color:
Stony Creek

Trim Color:
Colony White

Accent Color:
Black Magic

Front Door:
Chestnut



Proposed

Body Color:
Land Lover
Kwal

Trim Color:
Linen – Kwal

Accent Color:
Black - Kwal

Front Door:
Zorba – Kwal



Highlander



Granbury Chopped



Brenner Pass



Oklahoma Chopped



Colors & Cladding #4

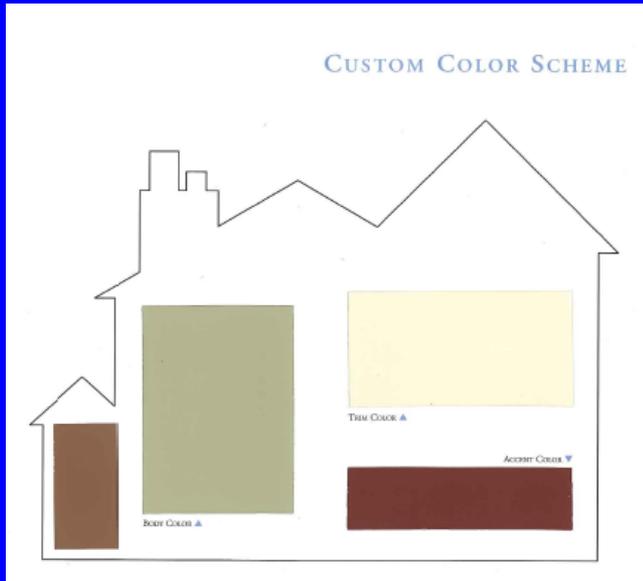
Existing – David Weekley

Body Color:
Olive Gray

Trim Color:
Colony White

Accent Color:
Redwood

Front Door:
Chestnut



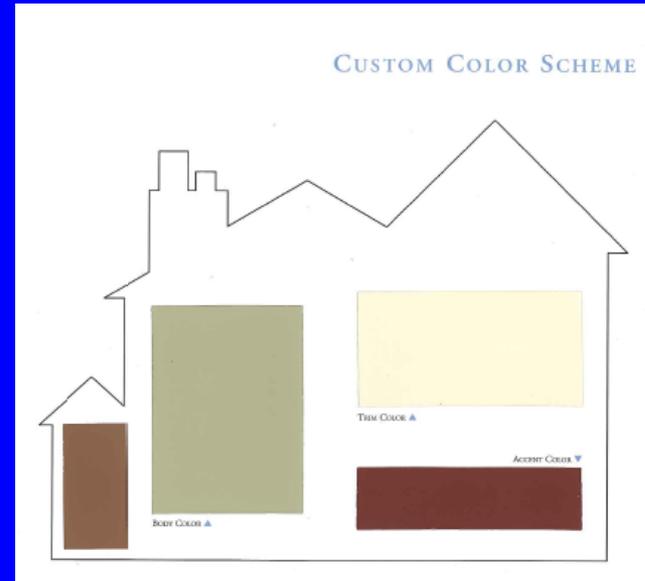
Proposed

Body Color:
Statuesque – Kwal

Trim Color:
Linen – Kwal

Accent Color:
Global Spice
Kwal

Front Door:
Zorba – Kwal



French Quarter



Old Dominion



Milsap Chopped



Milsap Chopped



Colors & Cladding #5



Body Color:
Land Lover

Trim Color:
Linen – Kwal

Accent Color:
Black - Kwal

Front Door:
Zorba – Kwal



Oklahoma Random



Highland Gray

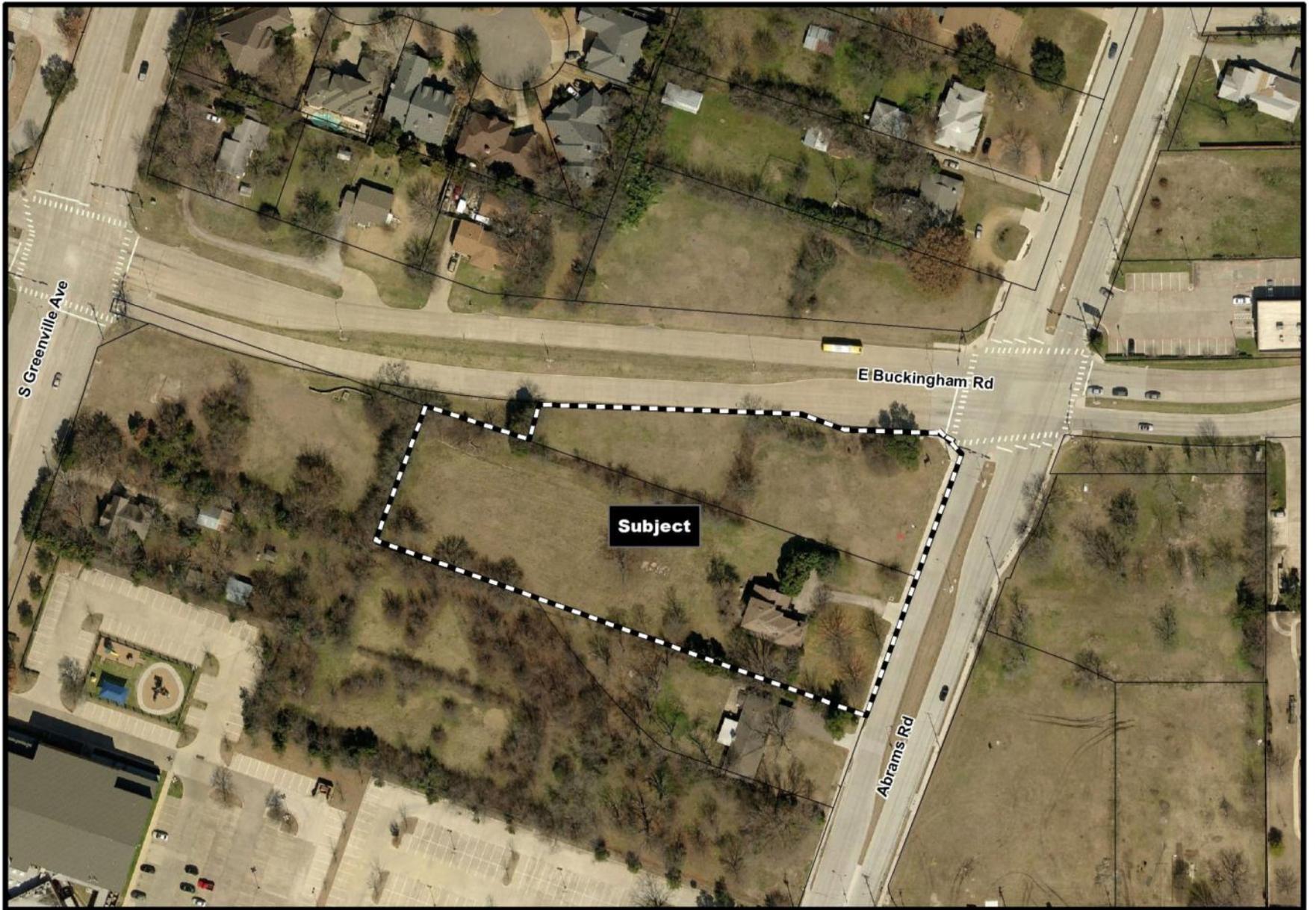
Roof Shingles

Weathered Wood



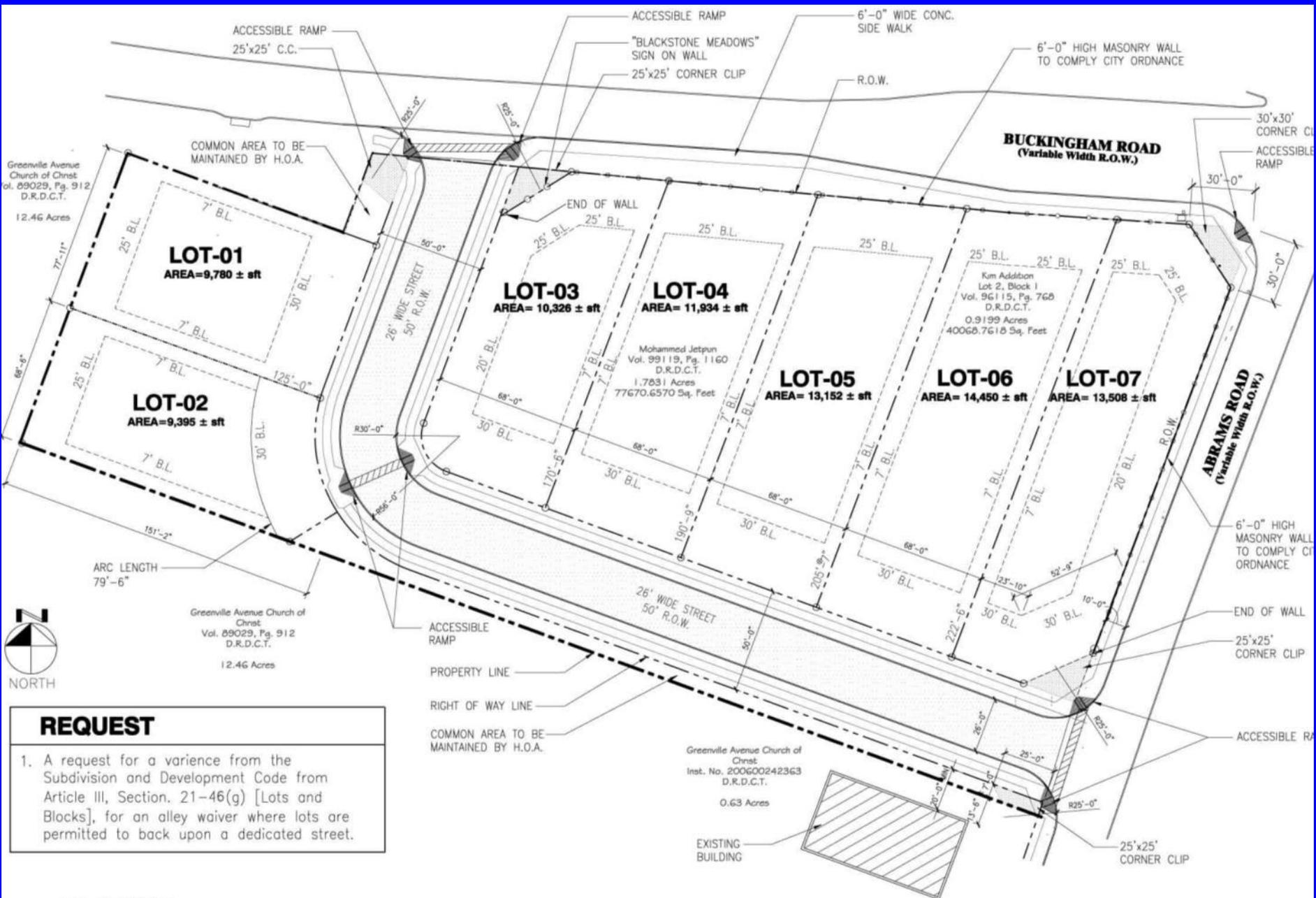
Action Item #8

Variance 11-12
Blackstone Meadows



VAR 11-12
Blackstone Meadows





Greenville Avenue Church of Christ
Vol. 89029, Pg. 912
D.R.D.C.T.
12.46 Acres

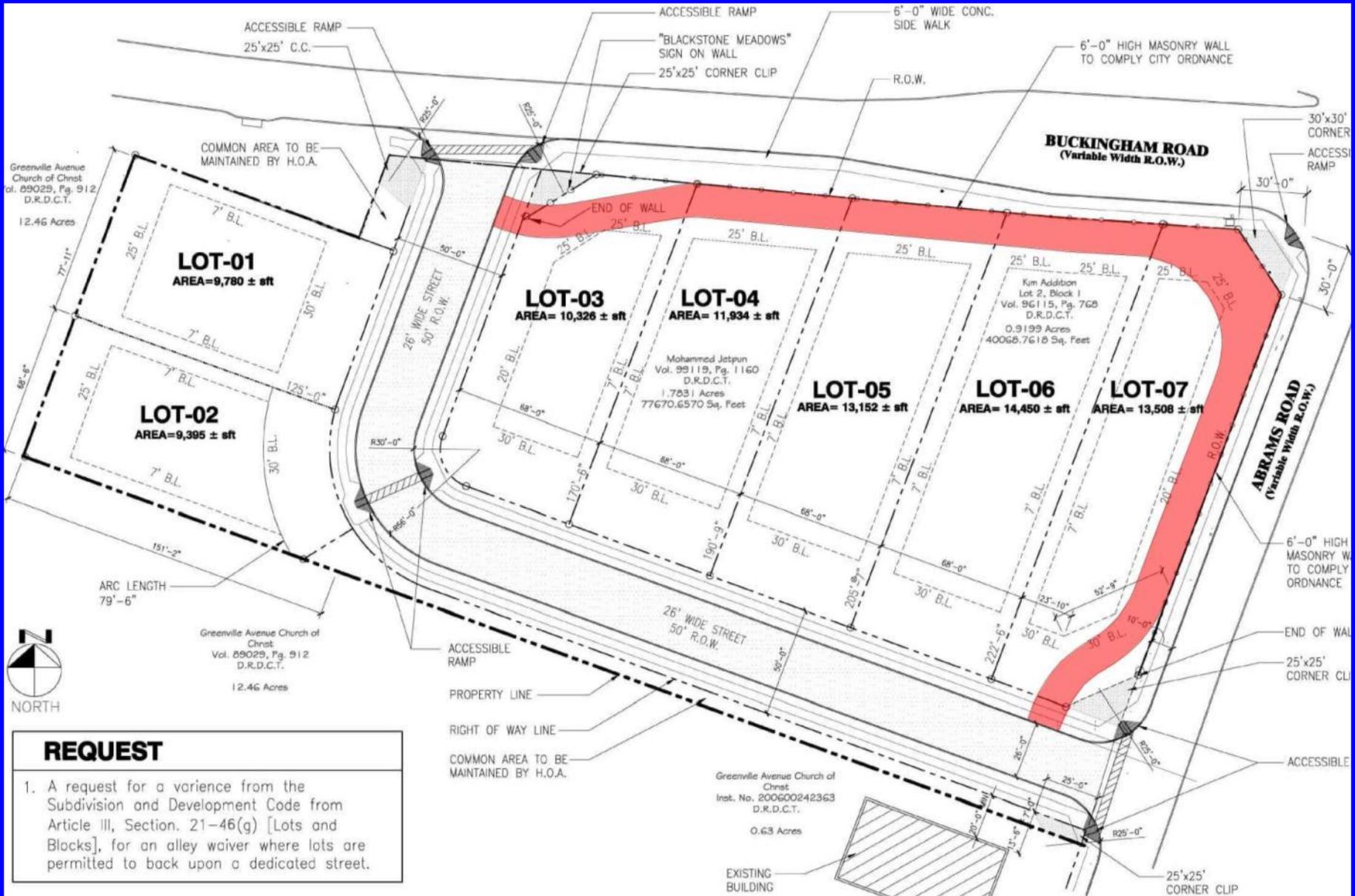


Greenville Avenue Church of Christ
Vol. 89029, Pg. 912
D.R.D.C.T.
12.46 Acres

Greenville Avenue Church of Christ
Inst. No. 200600242363
D.R.D.C.T.
0.63 Acres

REQUEST

1. A request for a variance from the Subdivision and Development Code from Article III, Section. 21-46(g) [Lots and Blocks], for an alley waiver where lots are permitted to back upon a dedicated street.



- Approximate location of required alley

**City of Richardson Sign Control Board
January 11, 2012 Meeting**

SCB Case 12-01

1980 Nantucket Drive, Suite 104

Harrington Chiropractic

Ordinance Requirements

- **Chapter 18, Article 1, Section 18-5 – Prohibited Signs**

(4) Jump clocks or digital display devices showing time, temperature or any printed message may be allowed only by a special permit of the sign control board

Requested Variance

- 13.33 sq. ft. time and temperature sign in addition to the approved 36 sq. ft. illuminated channel box sign

Reason For Variance

- To project a current and clean look
- To provide a public service device

SCB Case #12-01: 1980 Nantucket



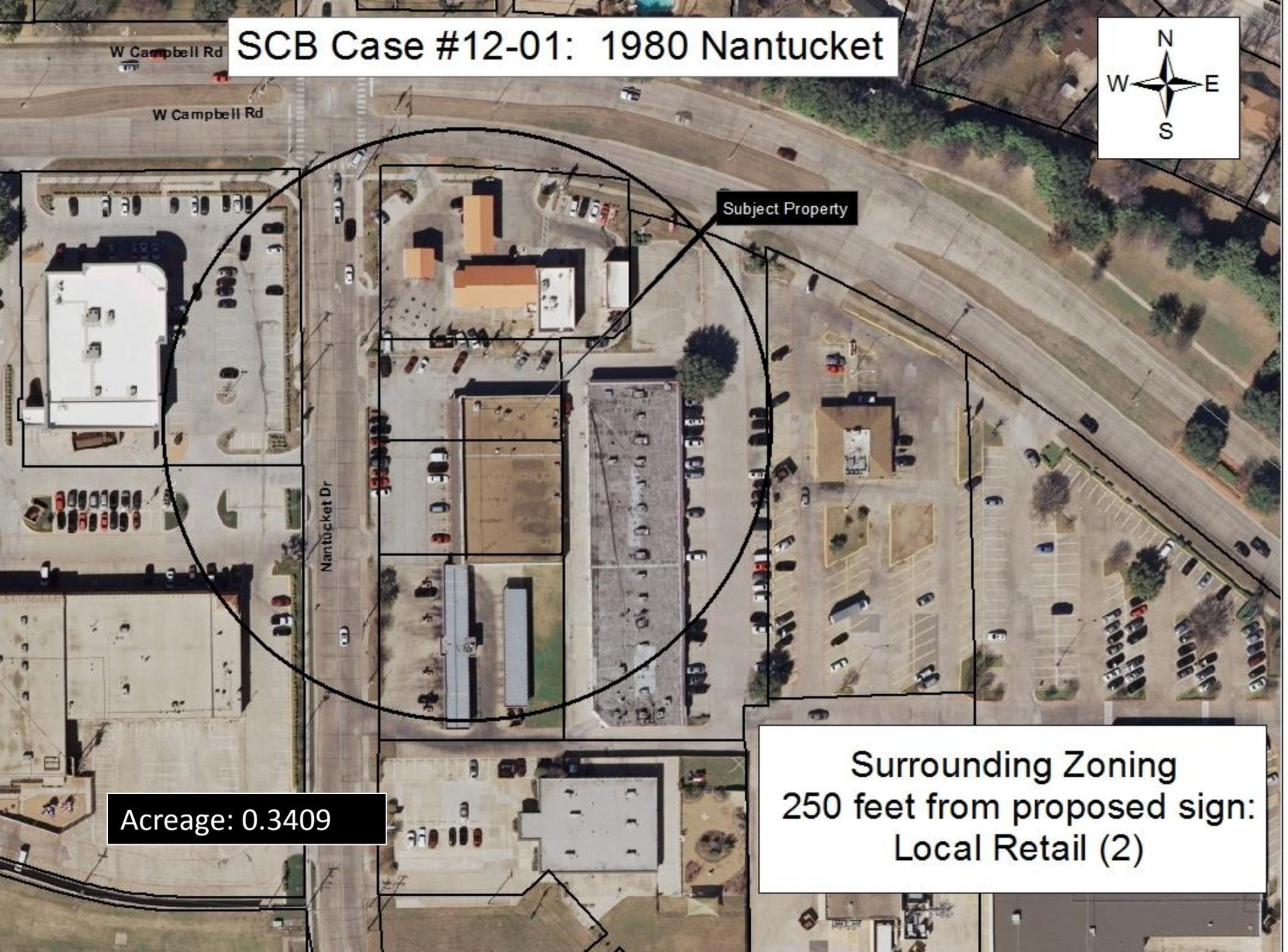
W Campbell Rd
W Campbell Rd

Subject Property

Nantucket Dr

Acreage: 0.3409

Surrounding Zoning
250 feet from proposed sign:
Local Retail (2)



Current Sign

ody B's BBQ

HARRINGTON CHIROPRACTIC

World
MARTIAL ARTS
SUPPLIES
KARATE - JIU JITSU



Time & Temp - UL Stamped
8' Wide

Flush mount, UL Stamped
12' Wide

BQ

20"
High

12005 103



3' High

13' O.A.H

↑
Distance from neighboring
sign = 4 ft.

↑
Distance from neighboring
sign = 8 ft.

FRONTAGE - 37'

1980 Nantucket Ste 104 - Richardson, TX 75080

Proposed Sign

Sign Control Board Action

- SCB 12-01 was approved unanimously by the Sign Control Board.

**City of Richardson Sign Control Board
January 11, 2012 Meeting**



**Heights Recreation Center
Family Aquatics Center
Richardson Gymnastics Center**

City Council Work Session

January 23, 2012

PROJECT BACKGROUND

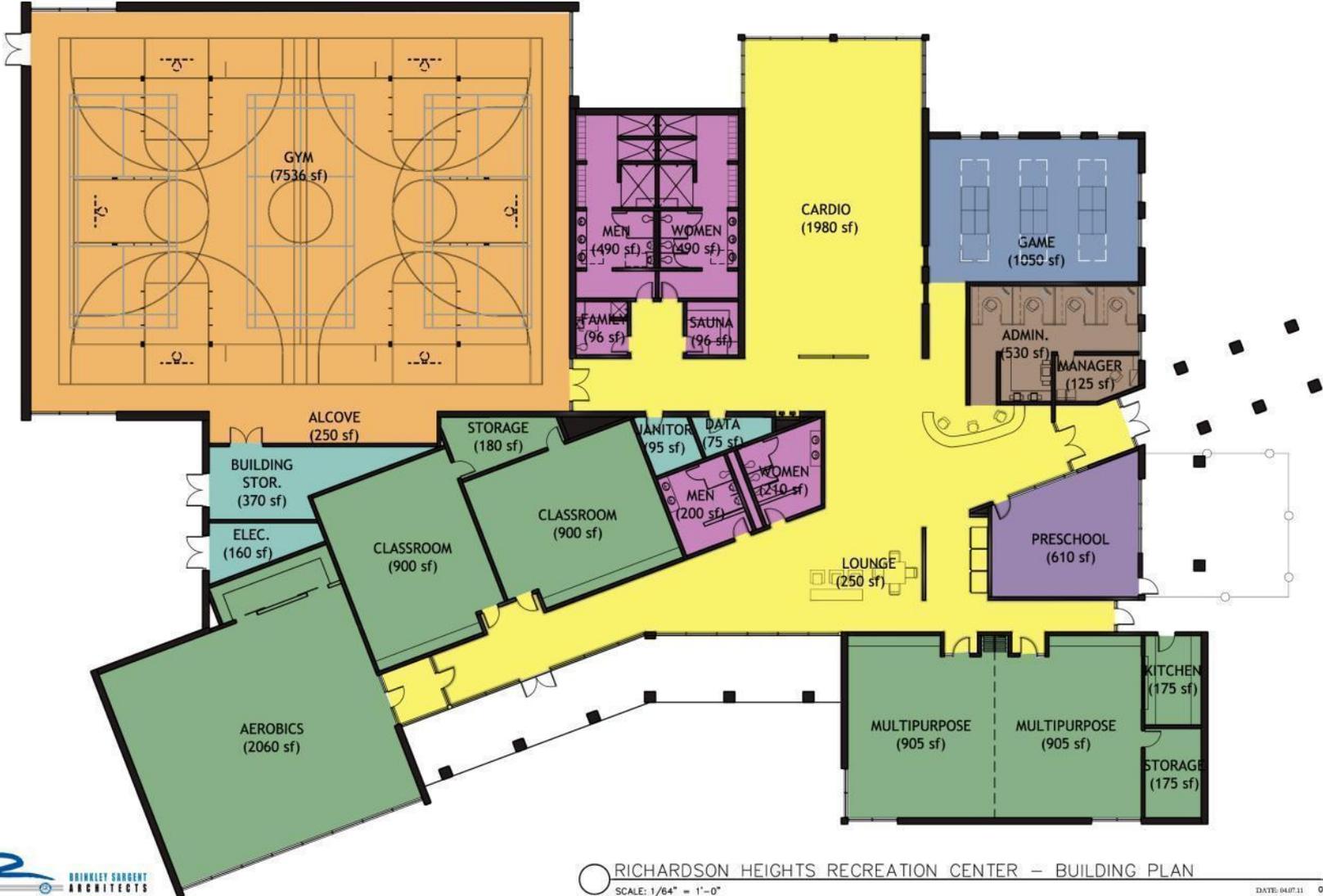
Heights Recreation Center and Aquatics



Heights Recreation Center - View from north



Schematic Floor Plan



Gymnastics Center Site Plan



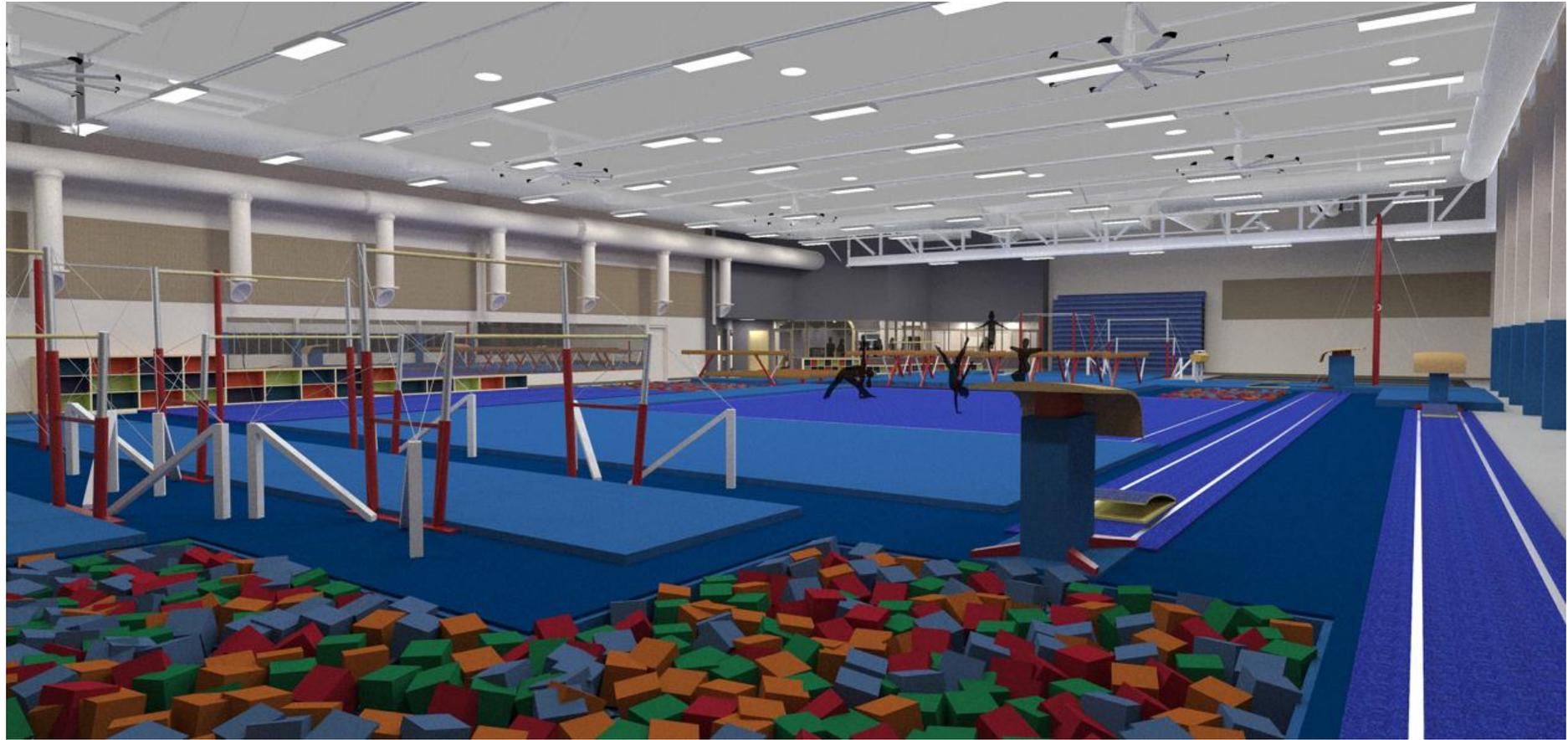
Gymnastics Center – View from the north



Gymnastics Center – View from the west

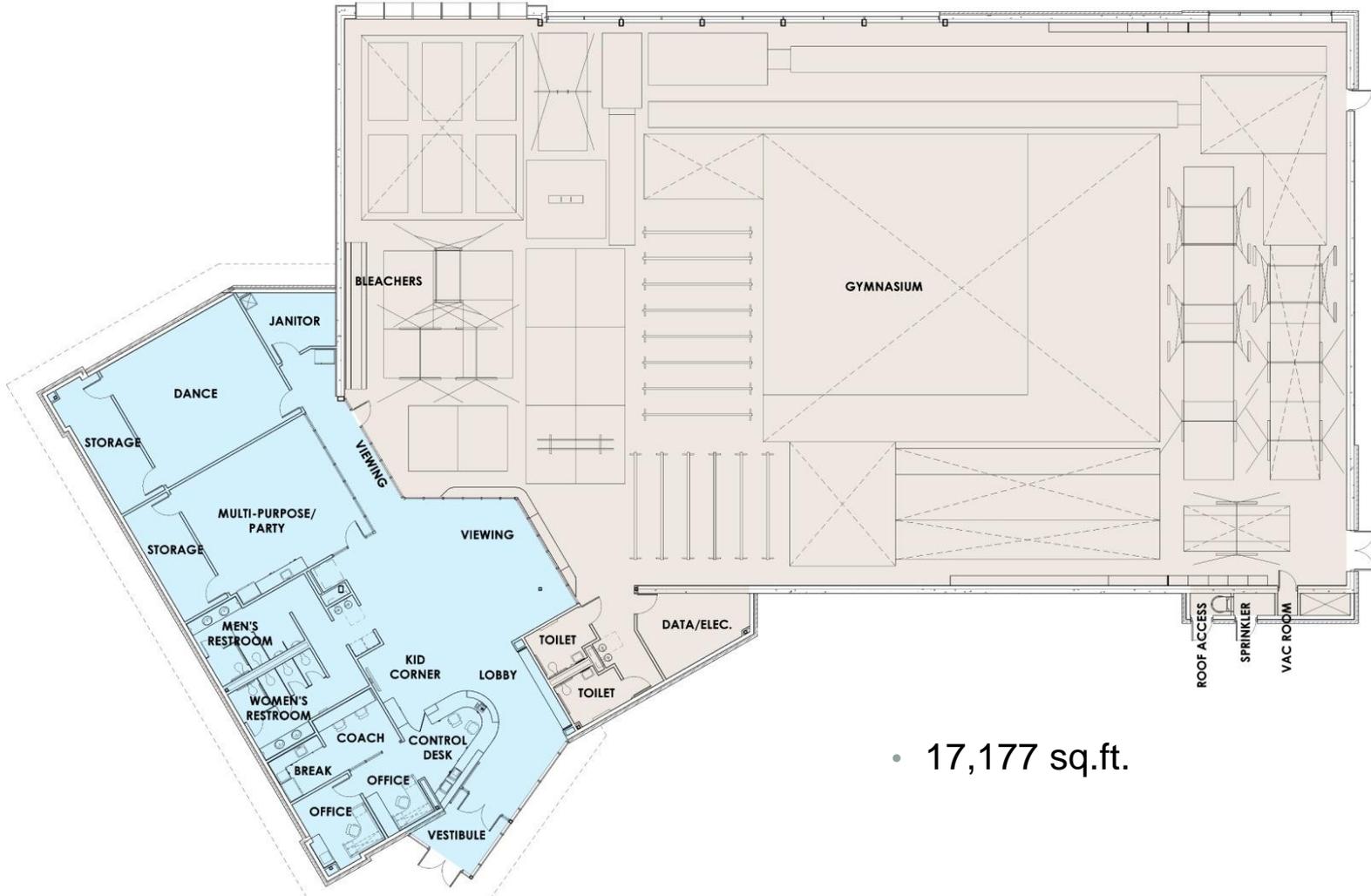


Gymnastics Center – Interior Looking Southwest



Gymnastics Center

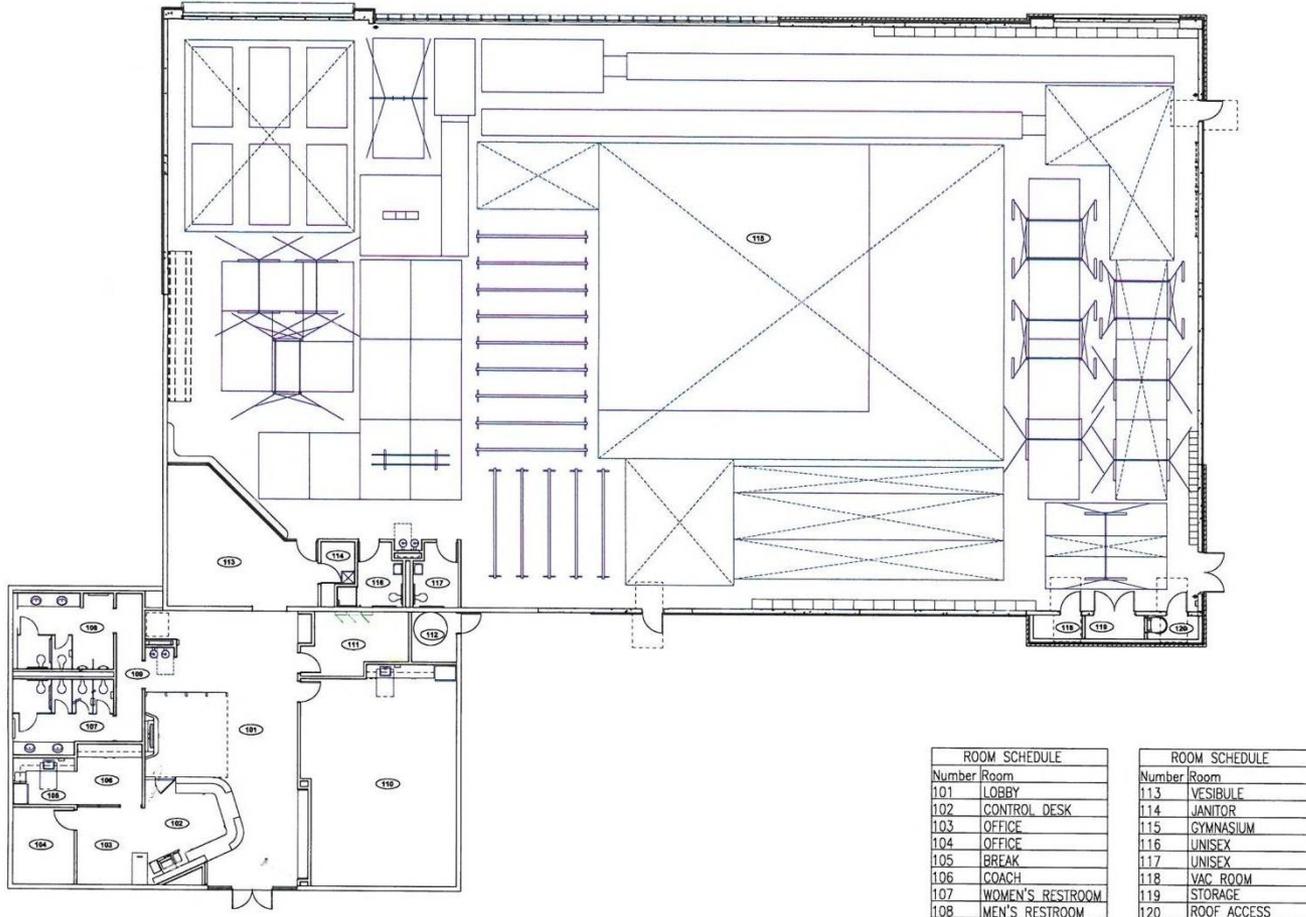
Expanded Floor Plan



• 17,177 sq.ft.

Gymnastics Center

Draft Revised Plan



ROOM SCHEDULE	
Number	Room
101	LOBBY
102	CONTROL DESK
103	OFFICE
104	OFFICE
105	BREAK
106	COACH
107	WOMEN'S RESTROOM
108	MEN'S RESTROOM
109	VESTIBULE
110	LOBBY
111	DATA/ELEC
112	SPRINKLER

ROOM SCHEDULE	
Number	Room
113	VESTIBULE
114	JANITOR
115	GYMNASIUM
116	UNISEX
117	UNISEX
118	VAC ROOM
119	STORAGE
120	ROOF ACCESS



FLOOR PLAN - RICHARDSON GYMNASTICS

SCALE 1/8" = 1'-0"

0 4' 8"

Project Priorities

- Combining the recreation center, aquatics and gymnastics facilities into one design and construction process provide numerous benefits.
- Resources for each project can be shared and projects can lean on each other to provide support when needed.
- With the three projects moving forward at the same time, it's important to keep project priorities in mind.

Project Priorities

- **Heights Recreation Center**
 - Will touch the largest portion of the community.
 - Needs to achieve all the same goals as Huffhines Recreation Center
- **Heights Aquatics Center**
 - Will be a seasonally heavily used facility for all Richardson residents.
 - Will be the City's first new pool in over 40 years
- **Richardson Gymnastics Center**
 - Targeted audience
 - The facility needs to allow for program growth
 - The facility needs to be attractive for tournaments

Consolidated Project Funding

- 2010 Bond Program Funding: \$15,471,000
- Additional Funding Identified: \$950,000
 - Interest Earnings (Park Bonds)
 - Other Park Project Savings
 - Utility Funding (Utility infrastructure for projects)
- Total Available Funding: \$16,421,000
- Available Construction Budget: \$13,356,000

Updated Project Cost Estimate

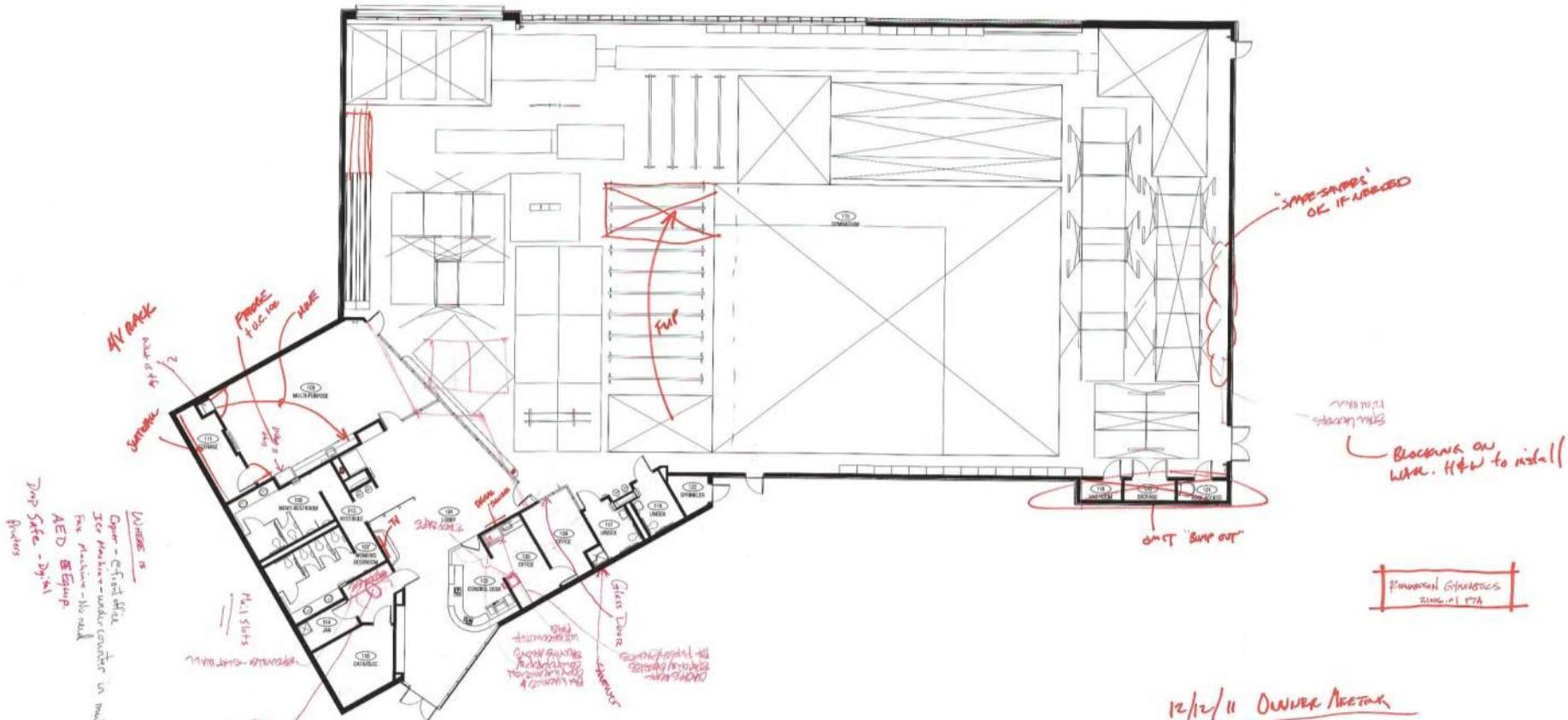
	November 2011	January 2012
Recreation Center	\$6,931,000	\$6,824,000
Aquatics	\$3,098,000	\$3,033,000
Gymnastics	\$3,306,000	\$3,395,000
Total	\$13,335,000	\$13,252,000

Construction Budget: \$13,356,000

Value engineering will continue throughout the next phase of the project (construction documents). Additional reductions will be explored and balanced with the priorities of the project while adhering to the priorities, or the scope, of the project. Project construction contingency budgets are included in the cost estimates at this time.

CURRENT PROJECT STATUS

Gymnastics



AV BACK

Printer
FUC-100

FUR

"Sump out" OK IF NEEDED

Block on wall

Block on wall. H&W to install

Sump out

Professional Graphics
Since 1974

Waste is
Cup - Craft office
300 Machine - water counter in multi-purpose room
AED & Equip
Dump Site - 2y/1
Papers

Hall stairs

Keep for computers and other things

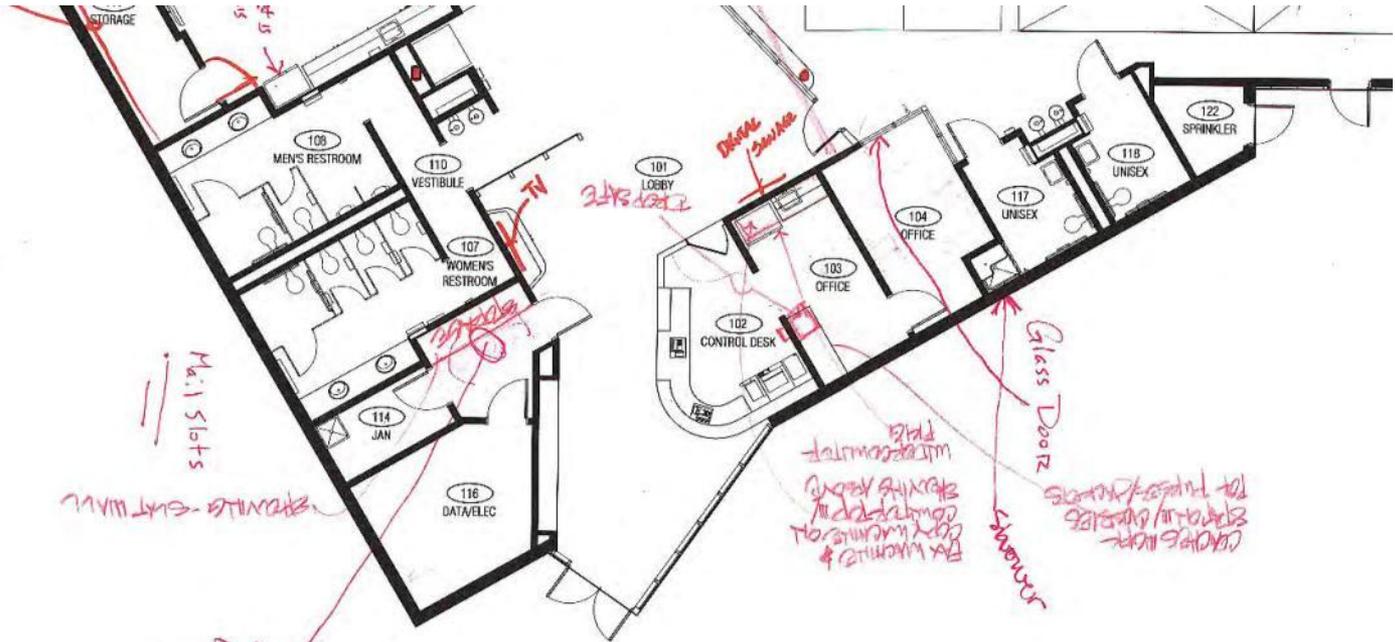
102
1 Workstations
2 Computers
Registration/ files
2 Phones
2 POS
2 Printers
Copier/Scanner

103
Workstation
comp
Internet
Phone
Mailboxes for staff
30 - 40 x 14
Lobby area - 10
p. separate
Hubs for
cable

104
Work station
comp
Internet
Printing capability
Phone
Storage
Filing Cabinets

12/12/11 OWNER MEETING
GARY, MEGAN, STEPHEN

Staff Feedback



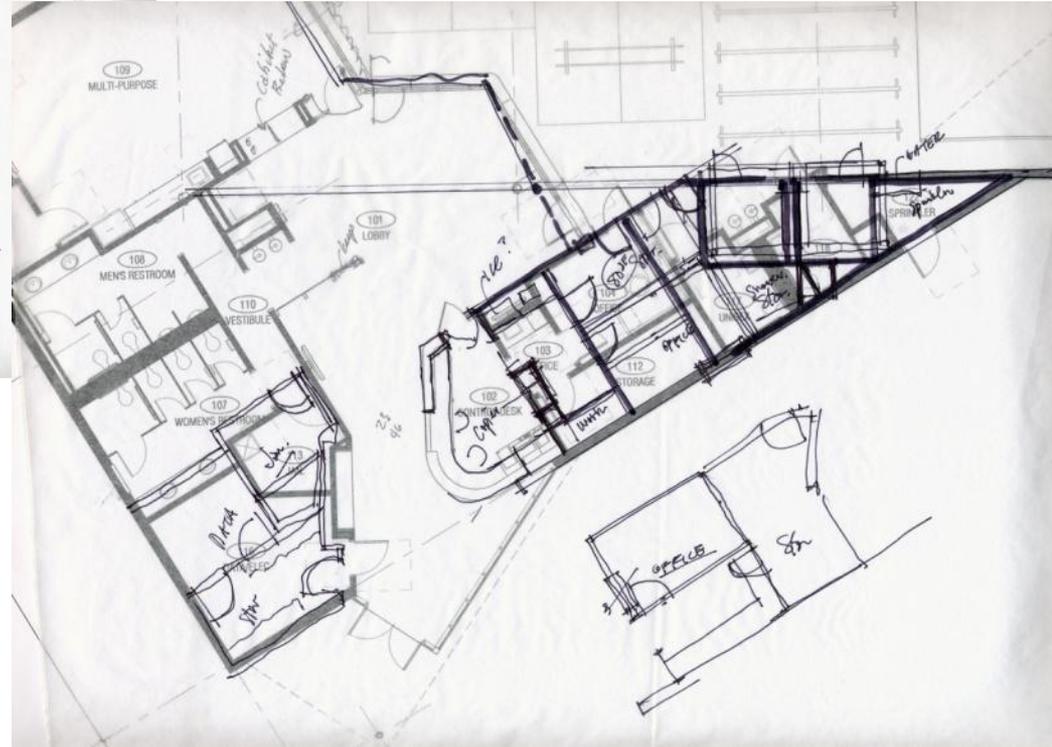
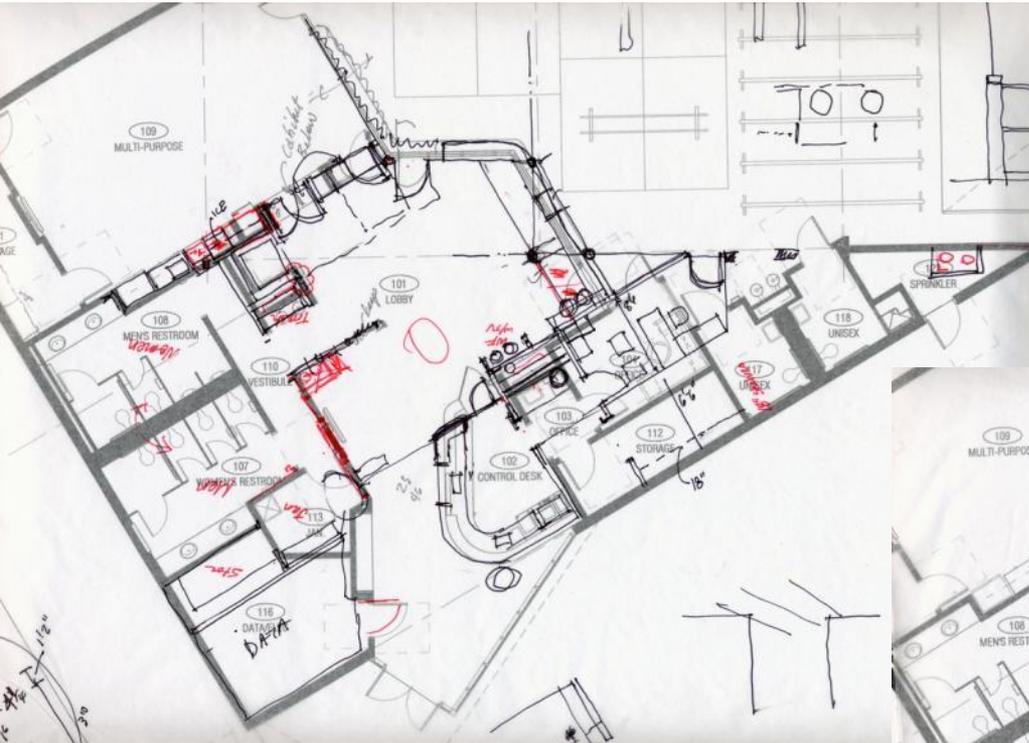
WHERE IS
 Copier - @ front office
 Ice Machine - under counter in multi-purpose room
 Fax Machine - No need
 AED ~~Equip.~~
 Drop Safe - Digital
 Printers

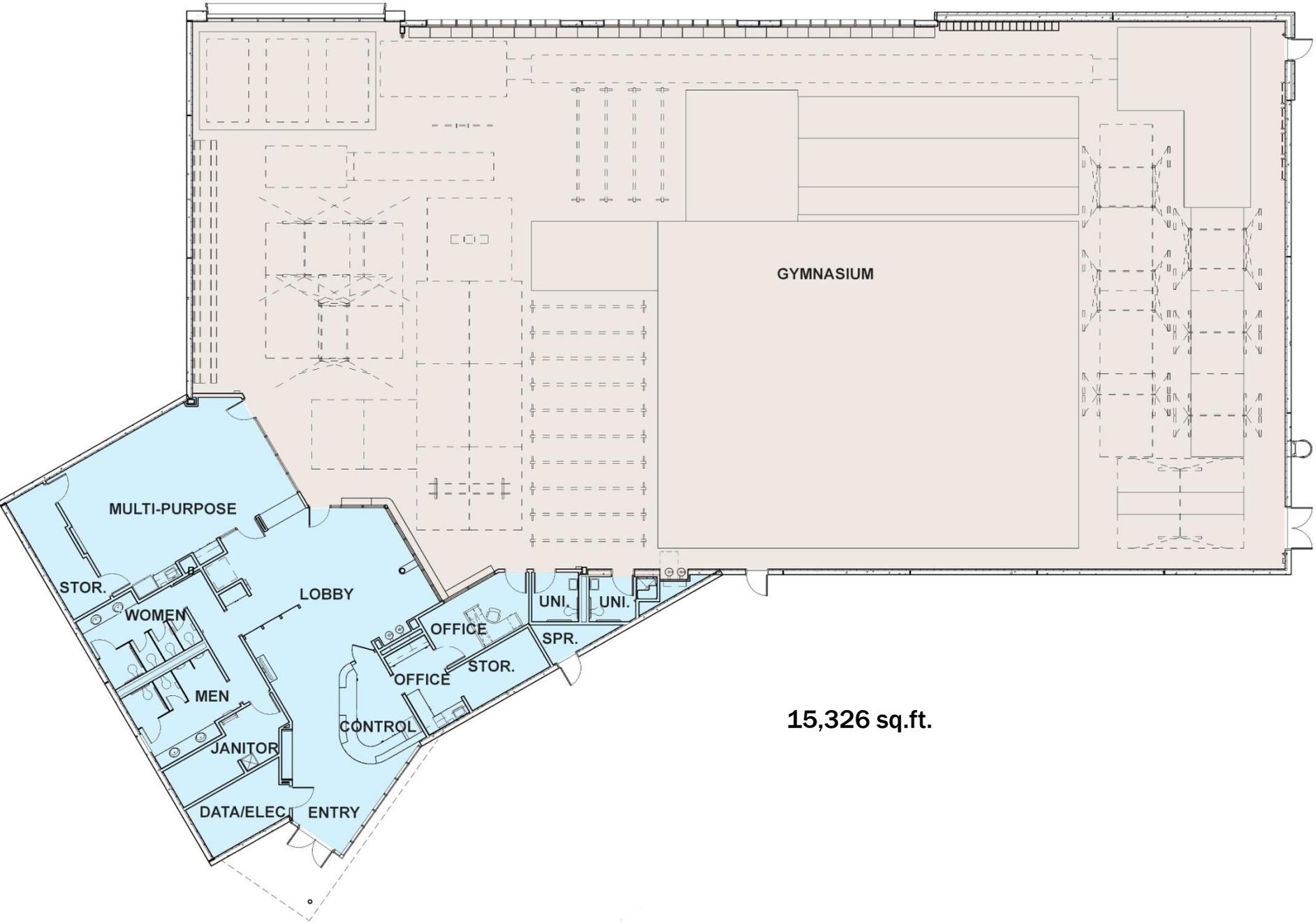
Keep for Coaches
 and Mail Boxes
 Bulletin board

102
 2 Workstations
 2 Computers
 Registration/
 cas
 2 Phones
 2 POS
 printers
 Copier/scanner/Printer

103
 Workstation
 comp
 Internet
 Phone
 Mailboxes for staff
 30" x 12" x 4" h
 cubby area - 10
 Storage Hacks for
 coats

104
 Work station
 comp
 Internet
 Printing capability
 Phone
 Storage
 Filing Cabinet





15,326 sq.ft.



200

RICHARDSON GYMNASTICS CENTER

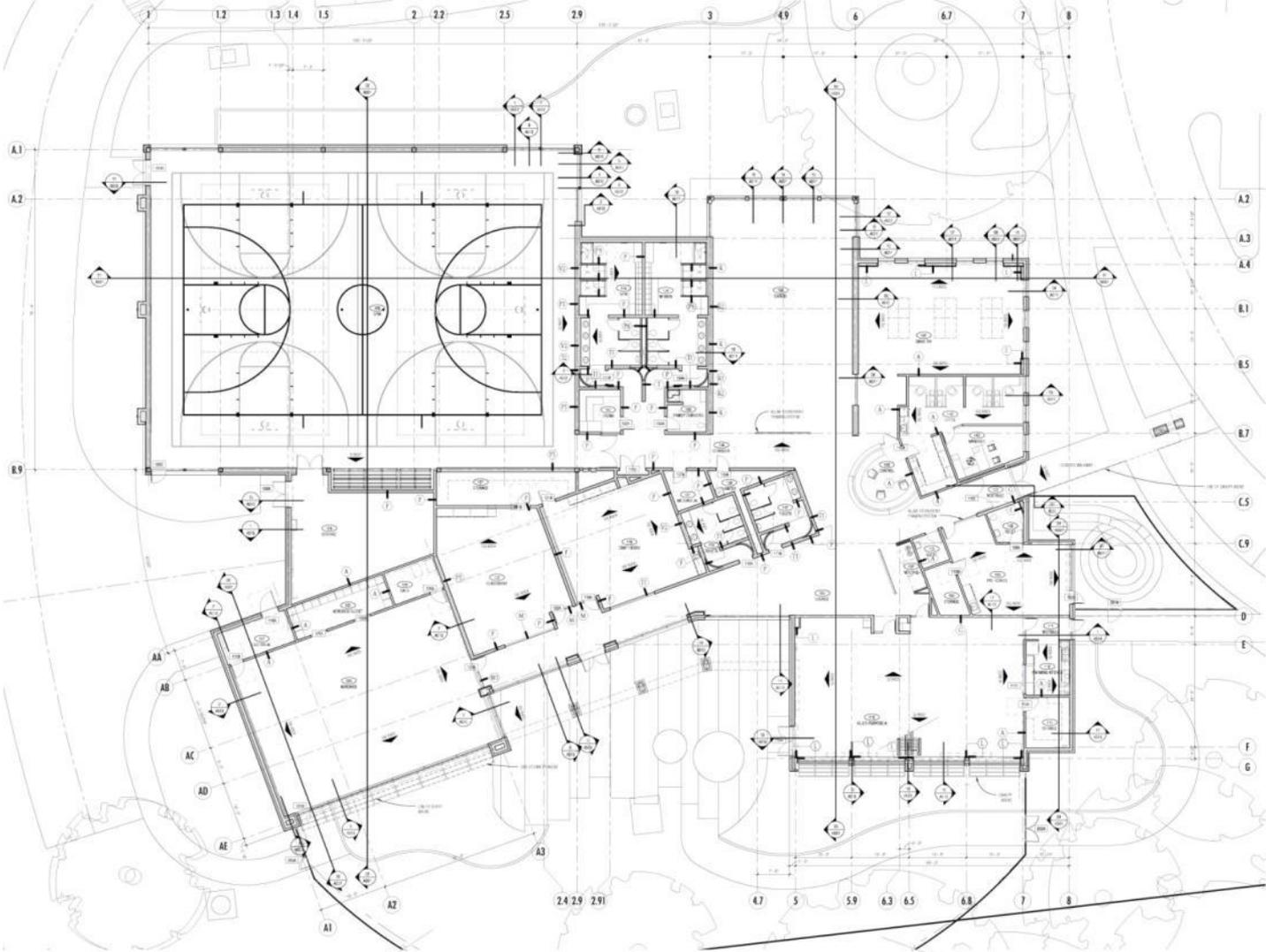


Heights Recreation Center

12/20/11 Plan



Current Plan



Current Plan



Current Rec Center

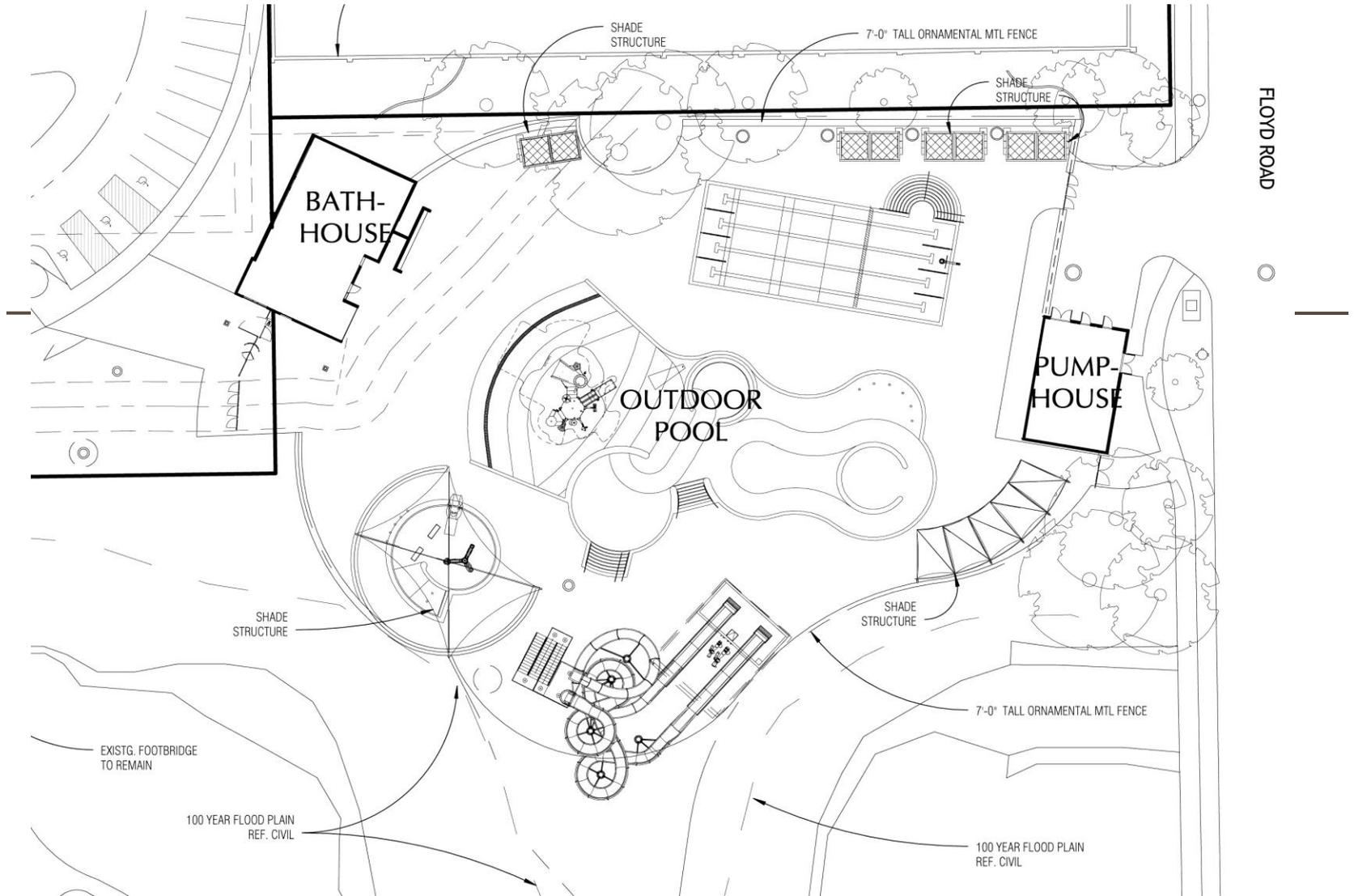


Current Rendering

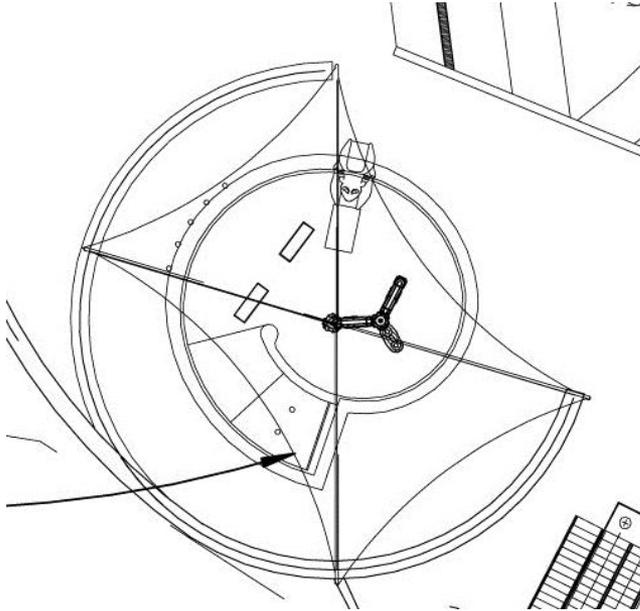


Family Aquatics Center

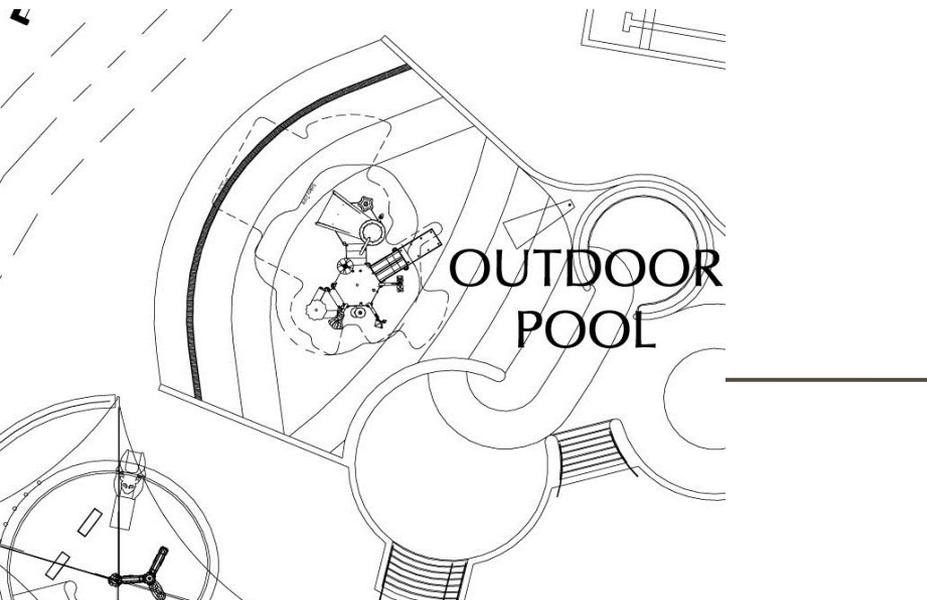
Arch'I Background



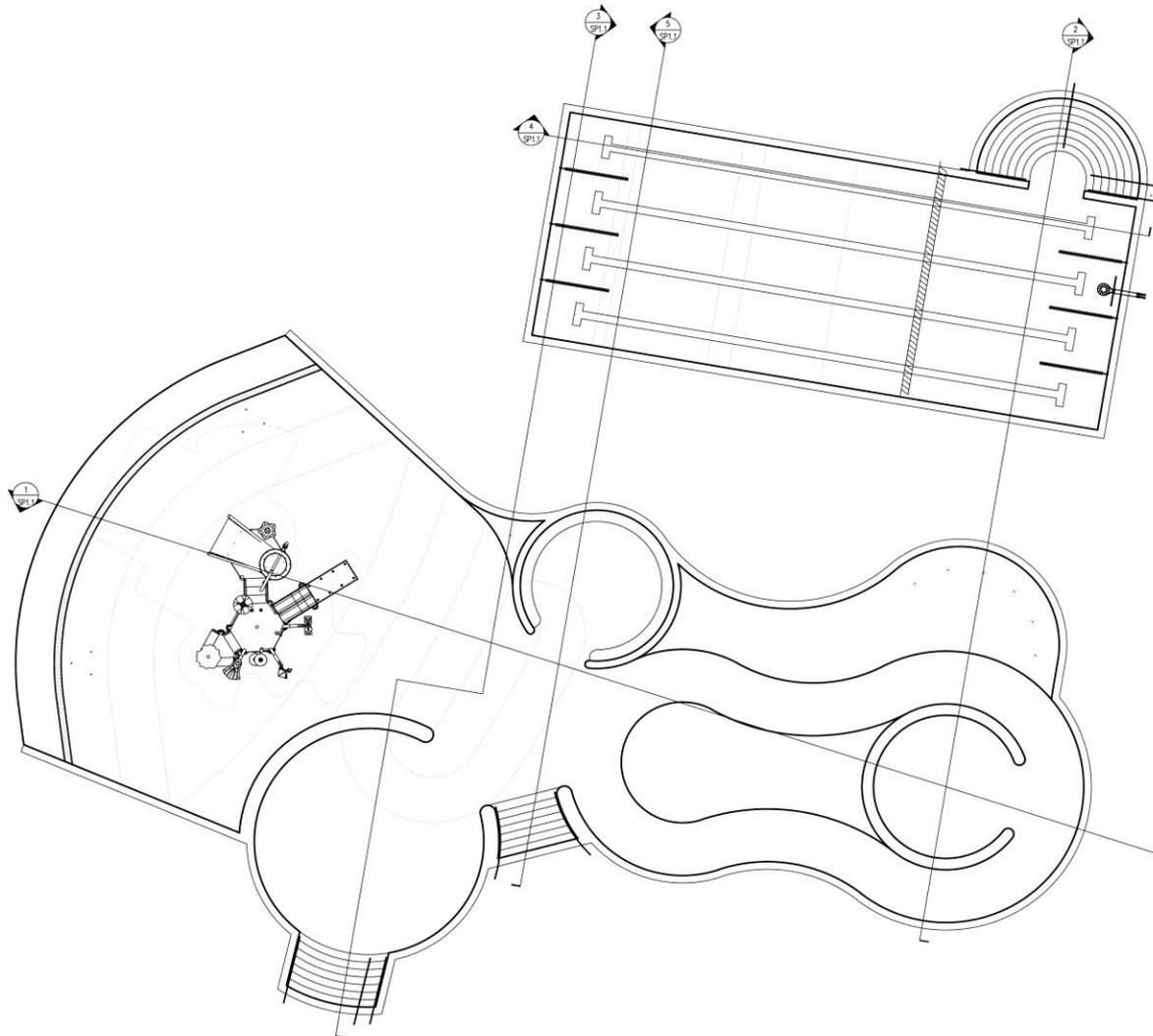
Tot Pool Play Features



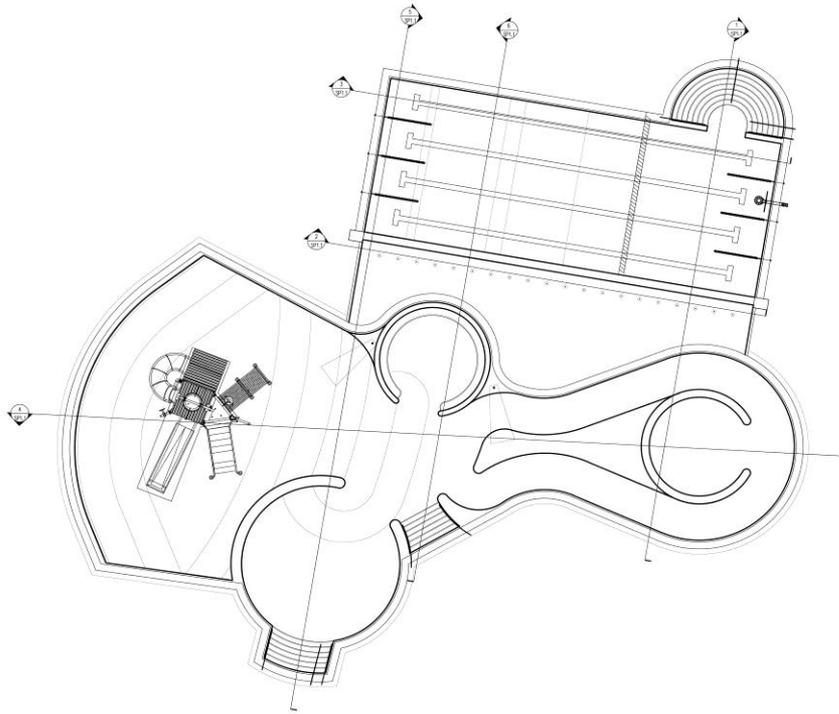
Current Placeholder



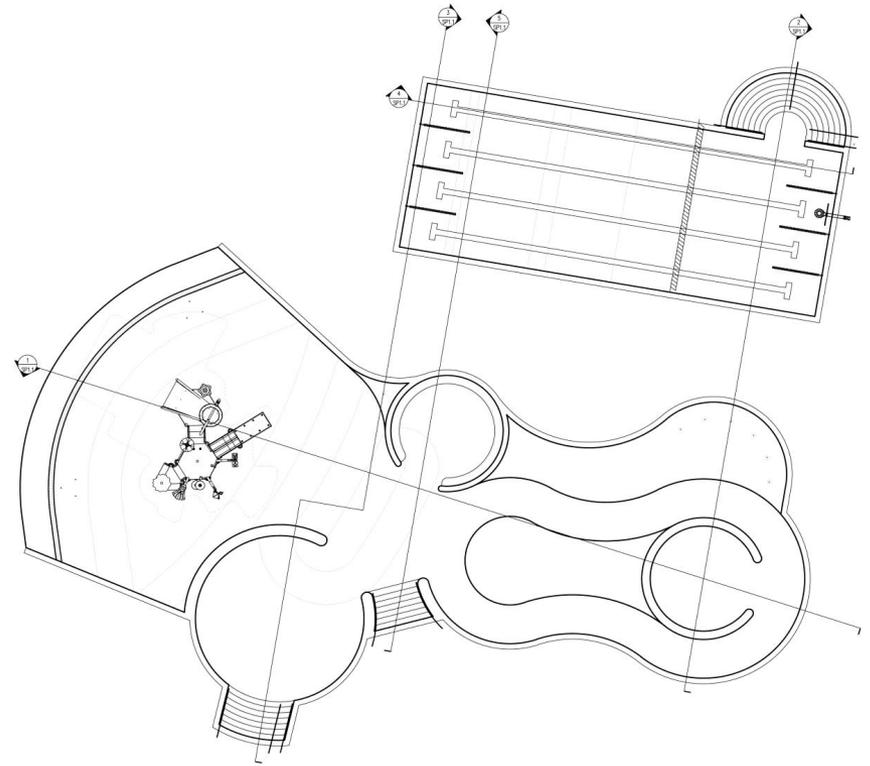
Current Pool Plan



Before and After



August 2011



January 2012

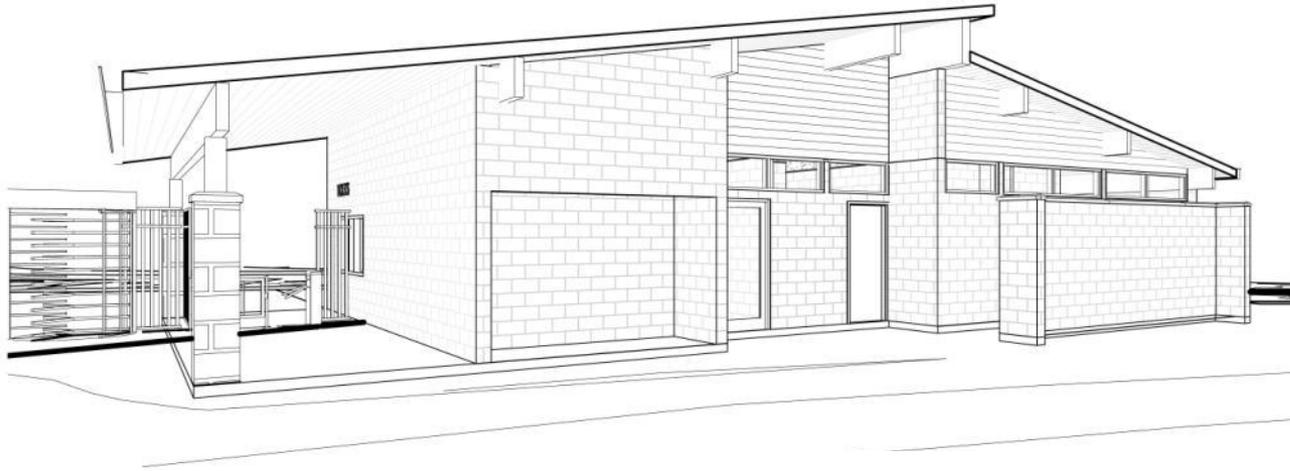
Bathhouses?



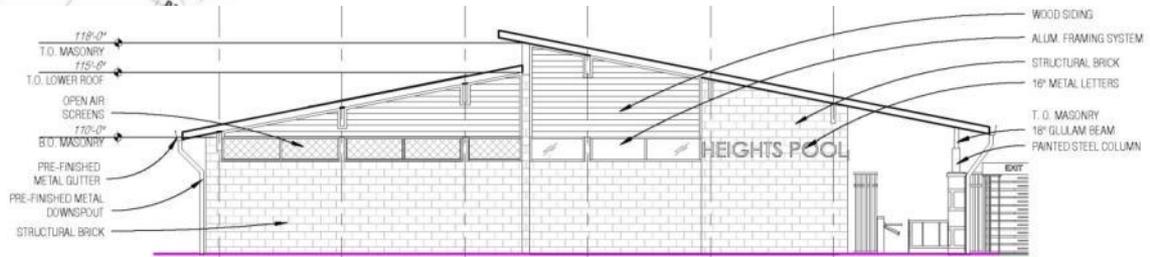
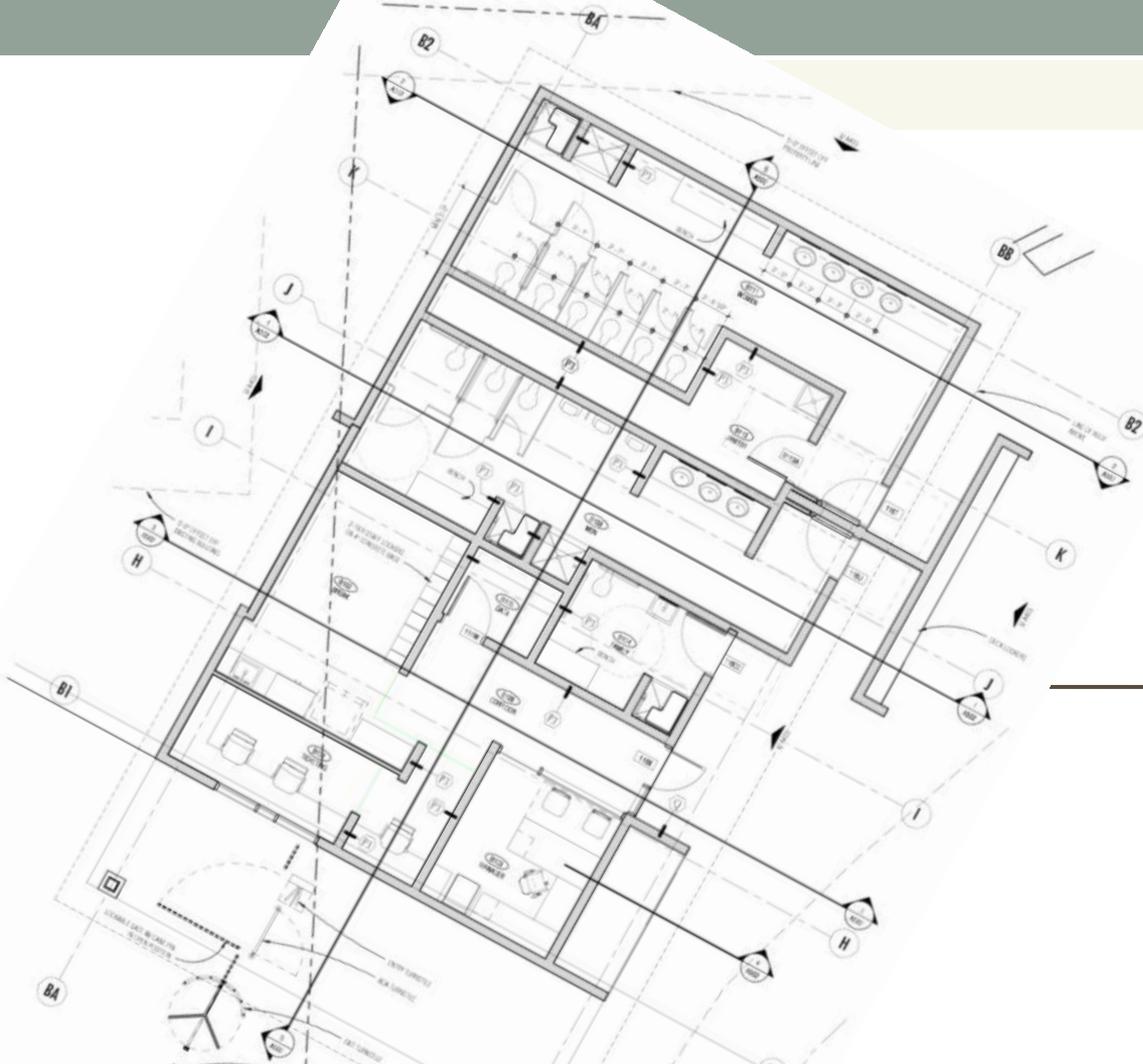
Bathhouses?



Current Design



Current Plan



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



Project Timeline



- Nov. 2011 – Jan. 2012: Design Development
- Dec./Jan. 2012: Design Review with City Council and Public Meeting Review
- Jan. – March 2012: Prepare Construction Documents
- March – April 2012: Bid All Three Projects
- May 2012: Begin Construction
- Jan. 2013: Open Gymnastics
- May 2013: Open Heights Recreation and Aquatics

North Texas Drought 2011-2012 Update

City Council Work Session
January 23, 2012

North Texas Drought 2011-2012 Update

- **Drought Progression**
- **District - Cities Coordination**
- **Current Water Conditions**
- **NTMWD Mitigation Plans - Status**
- **Drought Stage Recommendation**
- **Path Forward**

Drought Progression

- Zebra mussels introduced in Texoma in 2009, 28% loss of NTMWD's water supply
- Drought began in early 2011
 - Stage 1, 2% – April 19, 2011 (voluntary stage)
 - Stage 2, 5% – August 19, 2011 (mandatory stage)
 - Stage 3, 10%– November 1, 2011 (mandatory stage)
 - Stage 4, - TBD – Implemented only if necessary

Drought Progression

- **Citizens'** participation in conservation has been outstanding:
 - 25% reduction compared to pre-April, Stage 1 conditions
 - 13% reduction as NTMWD mandates for Stage 3 (10%)
- **Municipal Facilities'** conservation efforts:
 - Street median watering reduced
 - Watering reduction of green spaces citywide
 - Fire hydrant flushing - water collected and used in City parks as much as possible

Drought Progression

- **Key Points:**

- Lost access to Lake Texoma supply
- With low inflows, Lake Lavon could go below elevation 470
 - Lose 92% of raw water pumping capacity
- Factors that influence lake levels
 - Rainfall and inflow
 - Availability and timing of other supplies - winter pumping, Dallas
 - **Demand for water – we influence this**
- Varied responses from cities in meeting reduction goals
- Emergency raw water pumping from Lake Lavon in design
- Emergency raw water supply projects ahead of schedule, due in summer of 2013
- **Lower demand now means less chance of Stage 4**

District-Cities Coordination

- **District's Coordination Role “Exemplary” from start...**
 - Standing monthly meetings with member/customer cities
 - From Stages 1 through 3
 - City Managers and NTMWD Director
 - Customer Cities/Member Cities Directors
- **Common Goal:**
 - Regionally standardize all drought stage restrictions - as much as possible
 - Consistent policies regarding exceptions
 - Do not waste water
 - Make our water supply last until drought breaks
 - Education on BMPs
 - Texas AgriLife Center - Texas A&M Extension Services
 - Enforcement
 - Communication

Current Water Conditions

Reservoir	Conservation Pool Elevation	Current Elevation	Down	NTMWD's Storage Capacity %
Lavon	492.0'	480.40' (last full 5-3-2010)	11.60'	53
Chapman	440.0'	428.08' (last full 4-14-2010)	11.92'	9
Tawakoni	437.5'	431.35'	6.15'	74
Texoma	617.0'	616.44'	0.56'	100*

* Unavailable due to Zebra Mussel infestation

NTMWD Mitigation Plans - Status

- **Dallas Water Utilities purchase – agreed interim contract**
 - 60 mgd
 - 3 year commitment
 - April 2012
 - NTMWD – 1/26/12
 - Dallas City Council – 2/1/12
- **Resume Lake Texoma seasonal pumping**
 - Received draft 12/22/11
 - Meeting with Tulsa District on 1/19/12
 - Staff still resolving issues
 - Sampling confirms mussels still present
- **Lake Texoma pipeline to Wylie Water Treatment Plant**
 - Estimated cost - \$270 Million
 - Rate impact in 2012-2013 (current is \$1.49/1,000)
 - \$ 1.90/1,000 to \$2.00/1,000
 - Engineering studies/Phased Approach

NTMWD Mitigation Plans - Status

- **Congressional Assistance**
 - Preparing legislation seeking relief from Lacey Act
 - Lacey Act states “can’t transport zebras across state line”
 - Even with pipeline extension, will violate Act
 - Meeting with delegation in mid February
 - Earliest legislation could be enacted in fall

Drought Stage Recommendation

- **Jan 26, 2012 NTMWD Board Meeting:**
 - **Staff recommends extension of Stage 3...**
 - Extend twice/month outdoor watering until Jun 1st, 2012
 - Less or no impact to swimming pool contractors, car wash, nursery, landscape or irrigation industries
 - **Stage 3 modifications:**
 - Do not resume 1/week watering post Mar 31
 - Grant rebates for cities to encourage conservation projects
 - *Discourage* planting of new landscapes

Drought Stage Recommendation

- *Stage 3 Extension Possible due to:*
 - Change in long term weather forecast (La Nina ending March)
 - More rainfall expected in spring months
 - More inflow now in reservoirs than worst case model predicted
 - Dallas interim supply being finalized
 - Most cities are approaching or meeting goals
- **Reassess water supplies in April – May, 2012**
 - Implement Stage 4 June 1st, *only if needed*

Path Forward

- Inform Citizenry of Stage 3 Extension
 - Three-fold brochure
 - *Richardson Today* articles
 - Week in Review
 - HOA meeting updates
- Continue to monitor drought with NTMWD
- Continue enforcement
- Brief City Council regularly on drought status
- Implement Stage 4 as needed

Q & A

