City Council Work Session Handouts

December 12, 2011

I. Public Hearing Items
   a. Lawson Self-Storage Warehouse
   b. Chicken Express
   c. David Weekley Homes
   d. Smoking Establishments

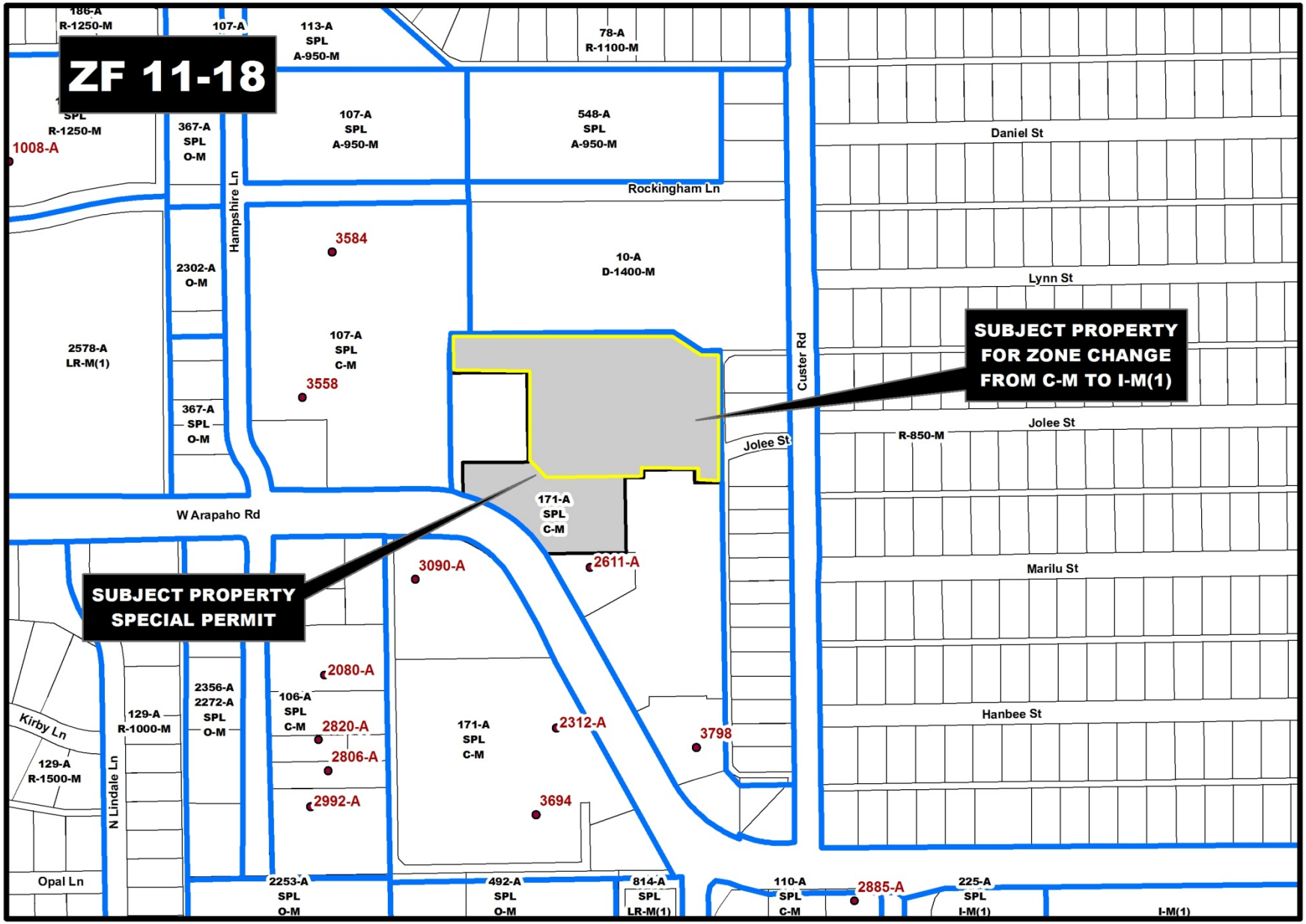
II. Tax Increment Financing (TIF) – General Update Presentation

III. Update on Citywide Radio Project Presentation

City Council Worksession

December 12, 2011

Meeting Begins at 6:00 P.M.



ZF 11-18 Zoning Map

Updated By: shacklettc, Update Date: November 1, 2011
File: DS\Mapping\Cases\Z\2011\ZF1118\ZF1118 zoning.mxd

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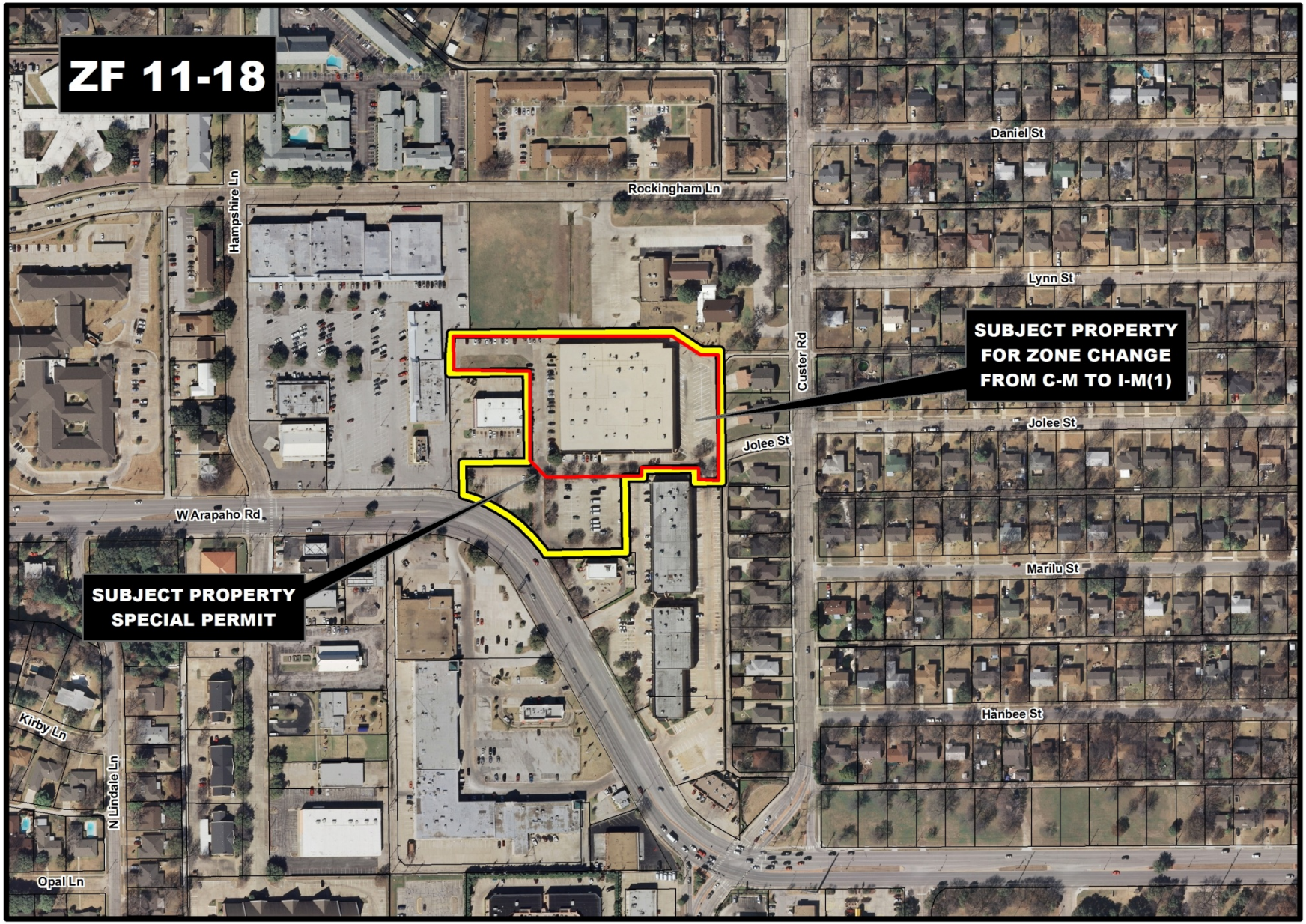

ZF 11-18 Aerial Map

Updated By: shacklettc, Update Date: November 1, 2011
File: DS\Mapping\Cases\Z\2011\ZF1118\ZF1118 ortho.mxd

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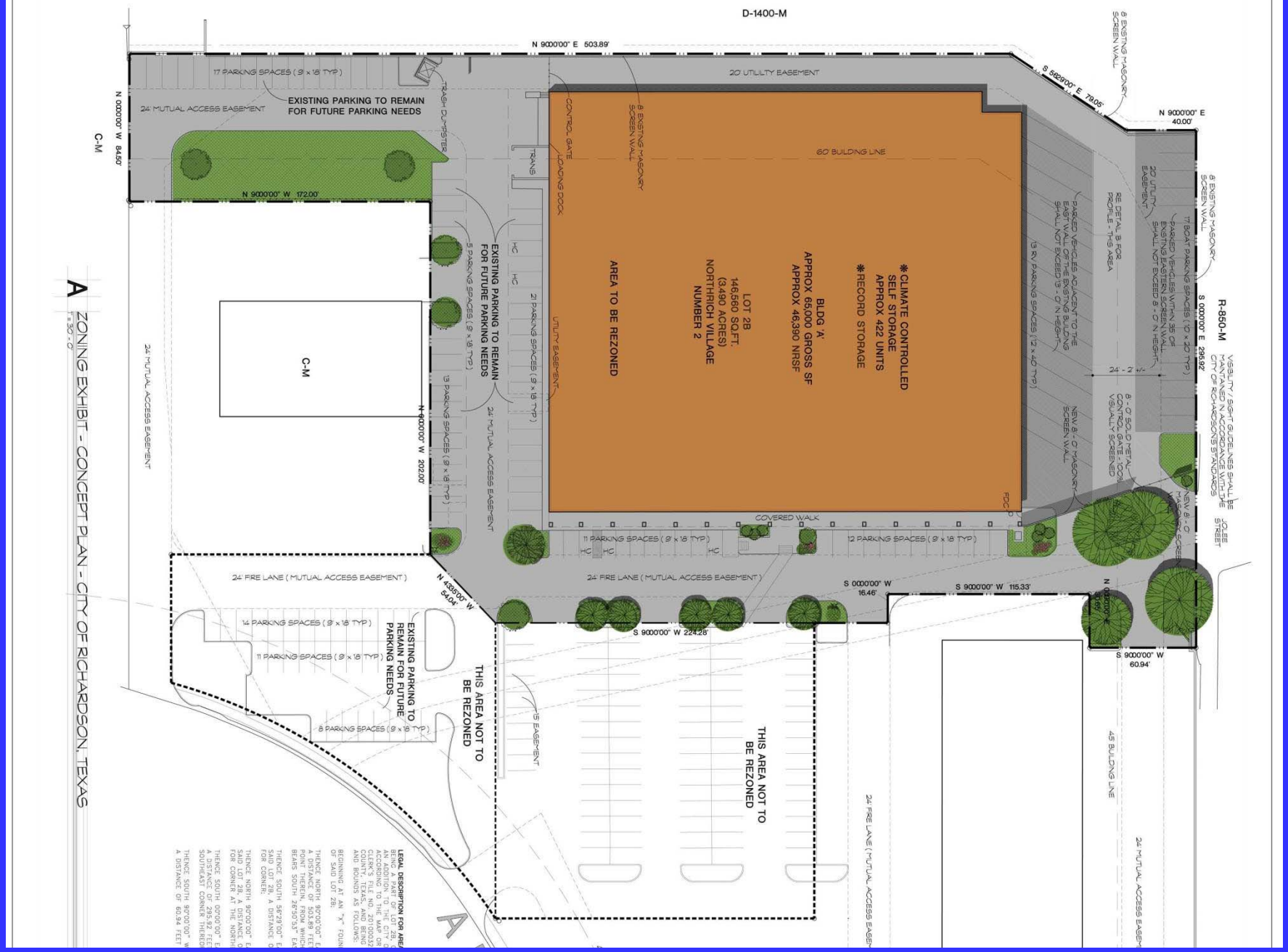
N
W E
S

Jolee St
Arapaho Rd
Custer Rd
Area to be Rezoned
Area for Special Permit (Lot 2B)
N
Oblique Aerial
Looking North


D-1400-M
N 90°00'00" E 503.89'
S 52°39'00" E 79.05'
N 90°00'00" E 40.00'
8' EXISTING MASONRY SCREEN WALL
20' UTILITY EASEMENT
17 PARKING SPACES (9' x 18' TYP)
EXISTING PARKING TO REMAIN FOR FUTURE PARKING NEEDS
24' MUTUAL ACCESS EASEMENT
N 00°00'00" W 84.50'
C-M
N 90°00'00" W 172.00'
TRASH DUMPSTER
TRANS
CONTROL GATE
LOADING DOCK
60' BUILDING LINE
* CLIMATE CONTROLLED SELF STORAGE APPROX 422 UNITS
* RECORD STORAGE
BLDG 'A' APPROX 65,000 GROSS SF APPROX 46,390 NRSF
LOT 2B 146,560 SQ.FT. (3.490 ACRES) NORTHRICH VILLAGE NUMBER 2
AREA TO BE REZONED
UTILITY EASEMENT
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VISIBILITY / SIGHT GUIDELINES SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RICHARDSON'S STANDARDS
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1" = 30' - 0"
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THENCE SOUTH 00°00'00" E
A DISTANCE OF 295.92 FEET
SOUTHEAST CORNER THEREO
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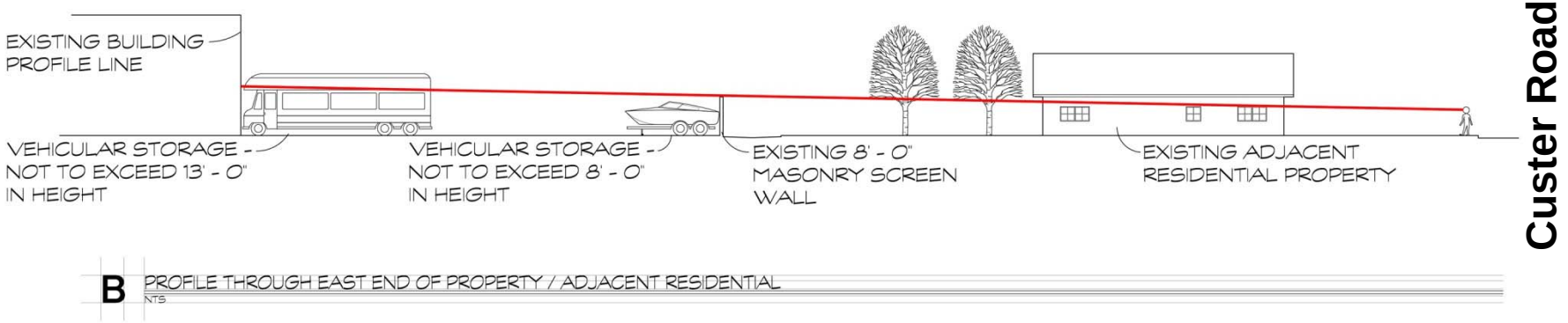
Site Plan

Proposed Front Elevation

Proposed Vehicle Storage Entrance



B PROFILE THROUGH EAST END OF PROPERTY / ADJACENT RESIDENTIAL
NTS

Line of Sight Exhibit

Looking West at Property from Custer Road

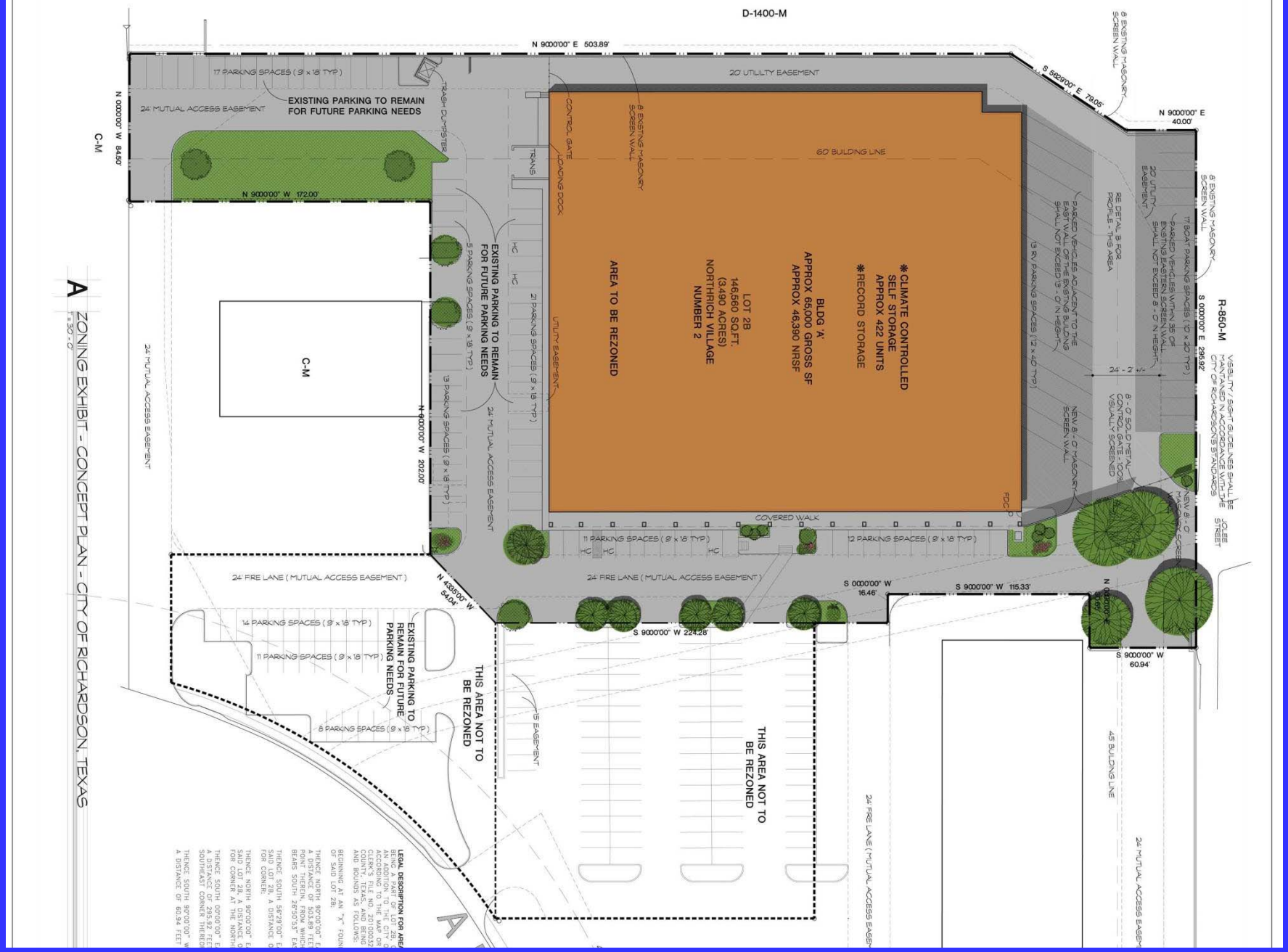
Looking Northeast at Proposed Facility

Looking East at Adjacent Building

Looking Southeast at Adjacent Buildings

Looking Southwest across Arapaho Road

Looking Northwest at East Side of Facility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Site Plan

Aerial – Provided by Applicant

Photo – Provided by Applicant

Photo – Provided by Applicant

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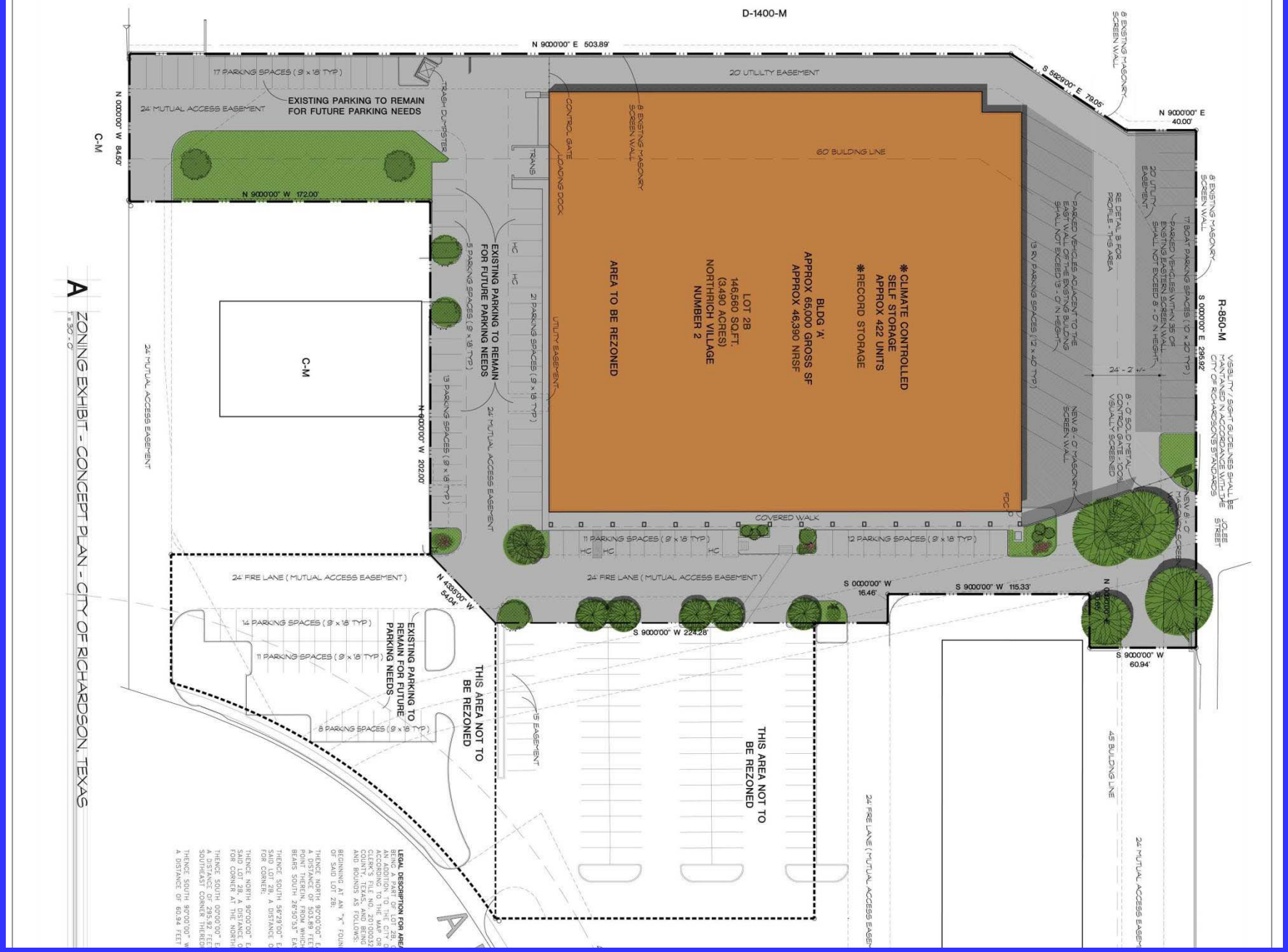
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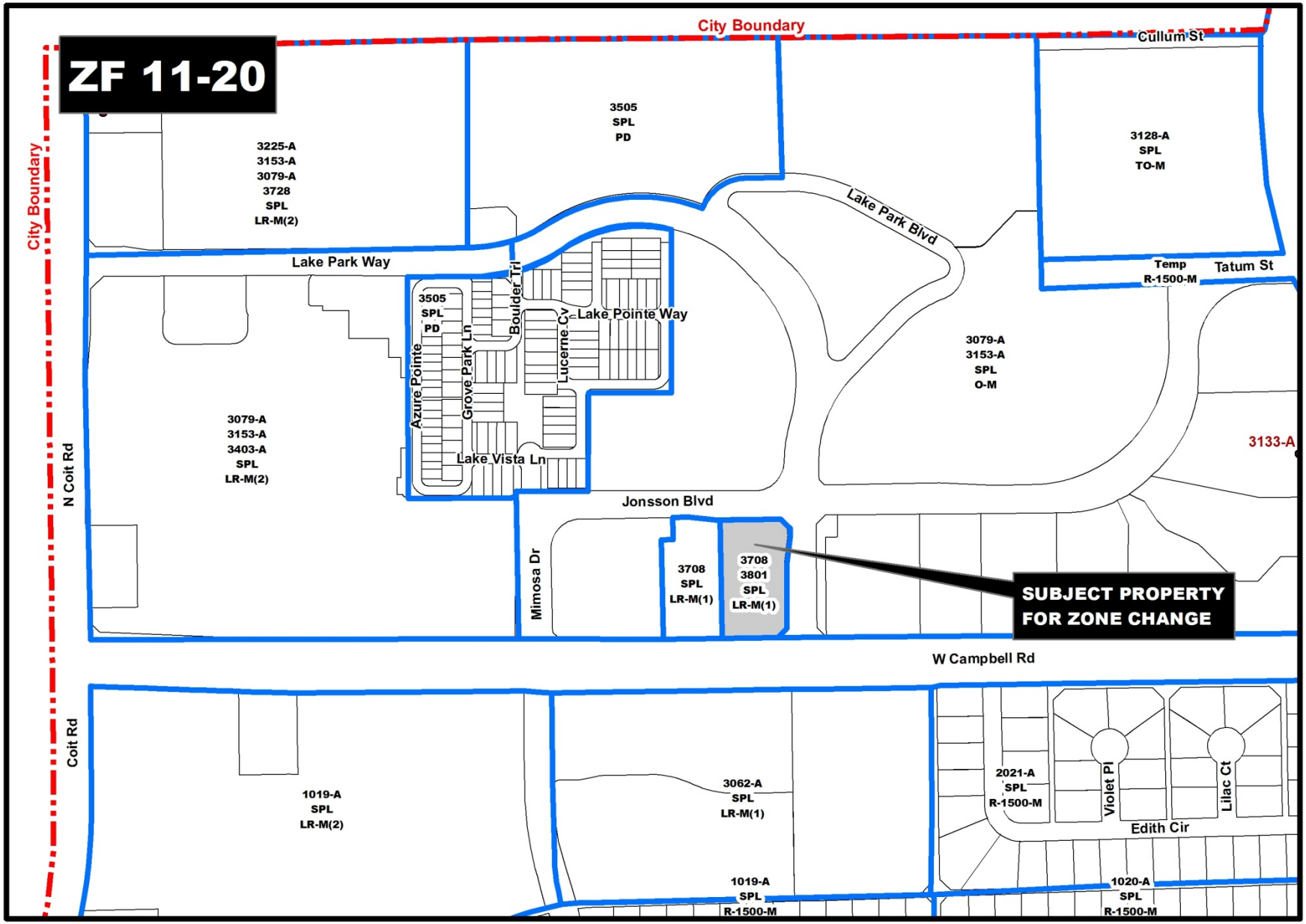

ZF 11-20 Zoning Map

Updated By: shacklettc, Update Date: October 28, 2011
File: DS\Mapping\Cases\Z\2011\ZF1120\ZF1120 zoning.mxd

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N W E S

ZF 11-20 Aerial Map

Updated By: shacklettc, Update Date: October 28, 2011
File: DS\Mapping\Cases\Z\2011\ZF1120\ZF1120 ortho.mxd

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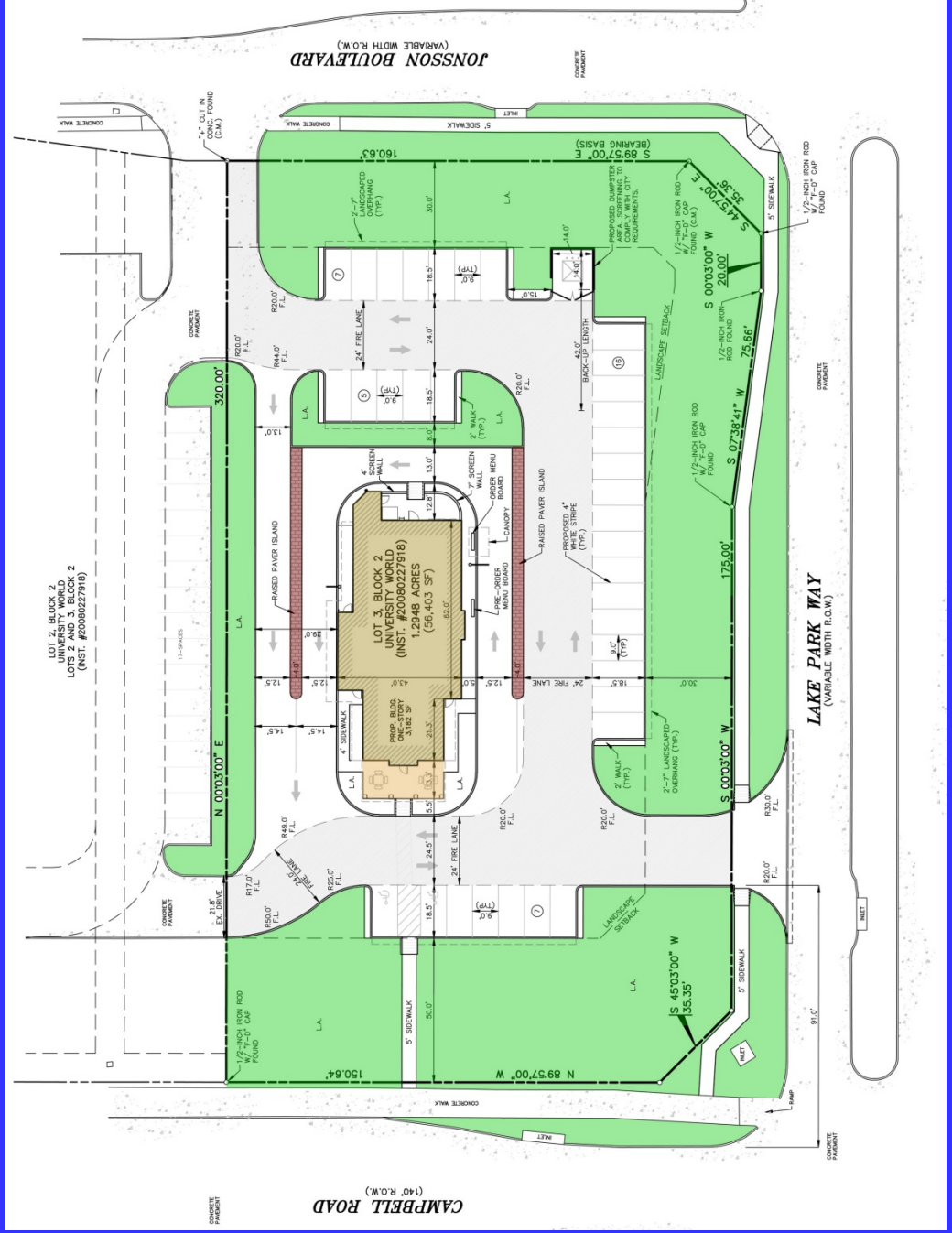
Jonsson Blvd
Lake Park Way
Subject Property
Campbell Rd
N
Oblique Aerial
Looking North


JONSSON BOULEVARD
(VARIABLE WIDTH R.O.W.)
CAMPBELL ROAD
(140' R.O.W.)
LAKE PARK WAY
(VARIABLE WIDTH R.O.W.)
LOT 2, BLOCK 2
UNIVERSITY WORLD
LOTS 2 AND 3, BLOCK 2
(INST. #200802279 18)
LOT 3, BLOCK 2
UNIVERSITY WORLD
(INST. #200802279 18)
1.2948 ACRES
(56,403 SF)
PROP. BLDG.
ONE-STORY
3,182 SF
N 00°03'00" E
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S 00°03'00" W
175.00'
S 07°39'41" W
75.66'
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20.00'
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CANOPY
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5' SIDEWALK
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2'-7" LANDSCAPED OVERHANG (TYP.)
LANDSCAPE SETBACK
PROPOSED DUMPSTER AREA SHALL COMPLY WITH CITY REQUIREMENTS.
1/2-INCH IRON ROD W/ 7'-0" CAP FOUND
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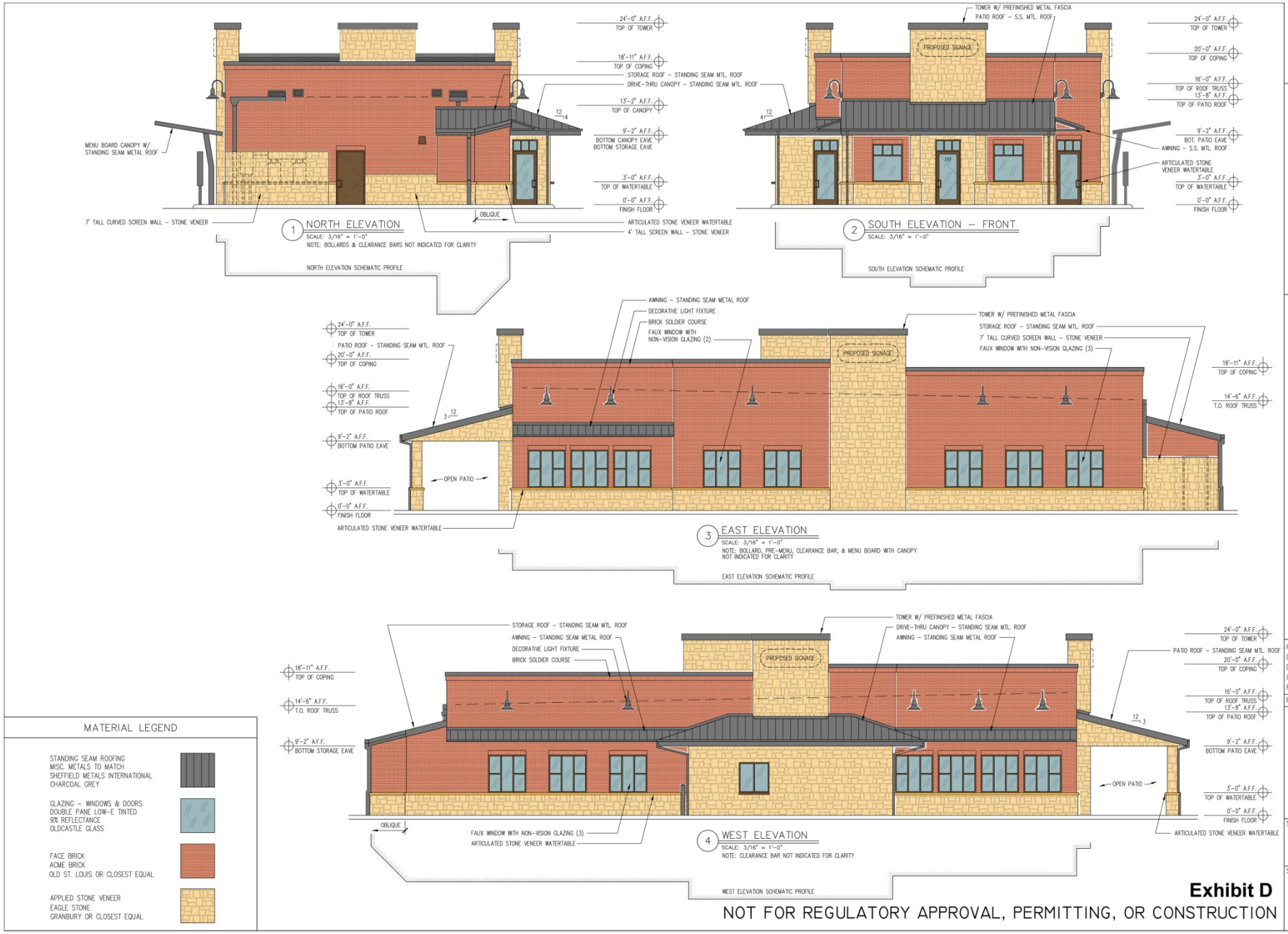
CONCRETE WALK
INLET
RAMP
LA.
17-SPACES

Site Plan



Proposed Elevations

Proposed Site
Looking Northwest
Fresh Market

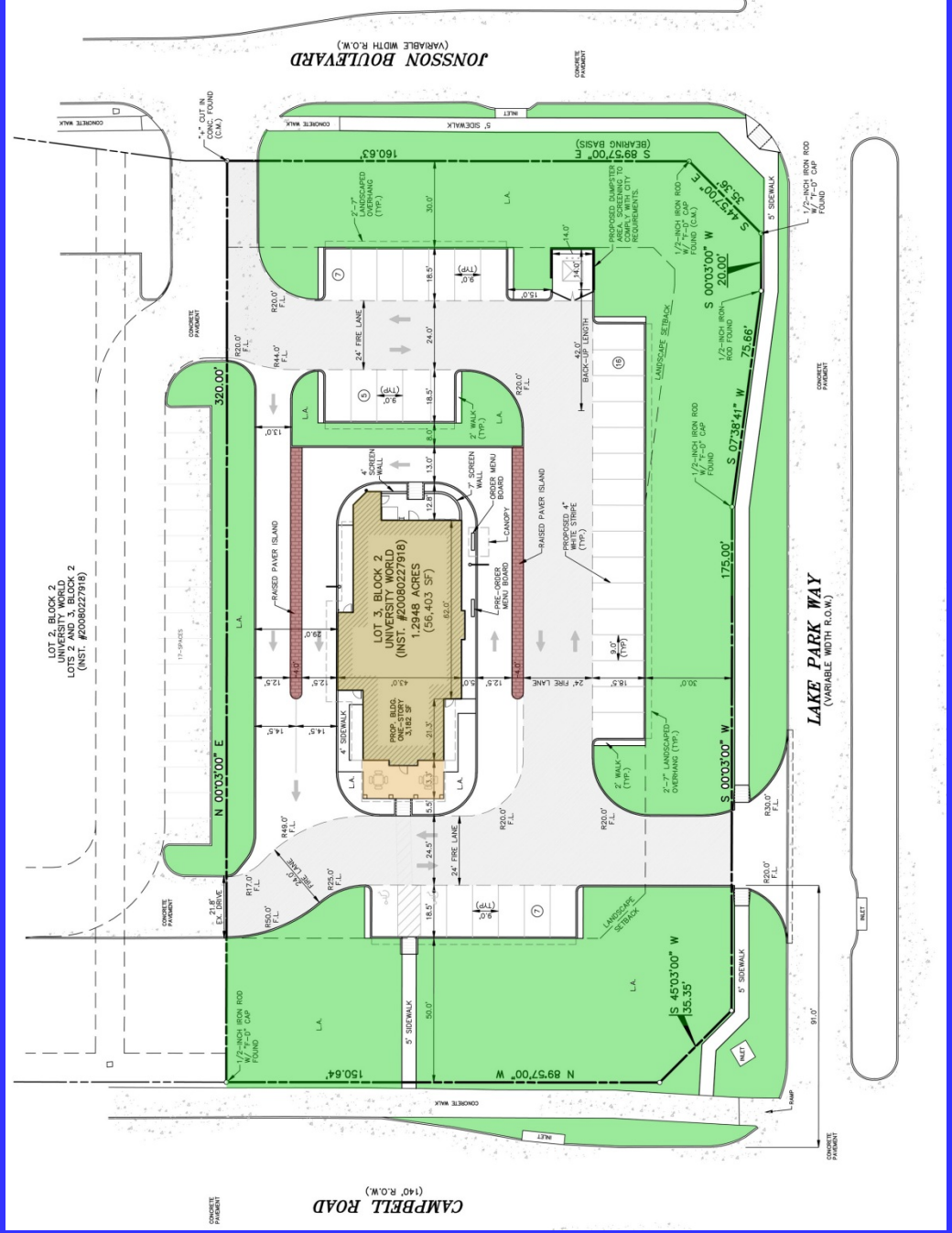
Proposed Site
Looking Northeast

Proposed Site
Looking West

Proposed Site
Looking East

Existing Braum's

Lake Park – Phase 1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LA.
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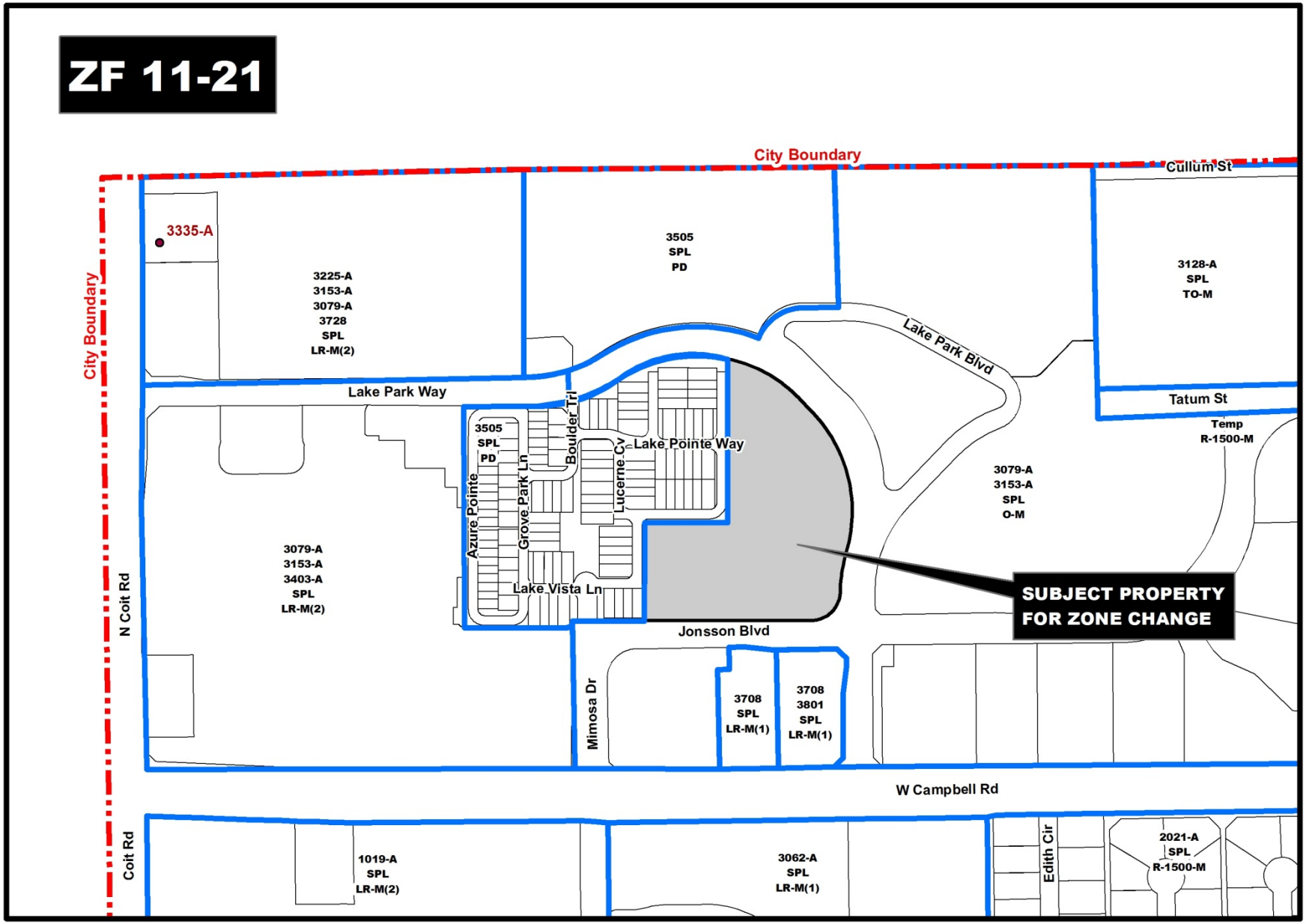
Site Plan

ZF 11-21



ZF 11-21 Zoning Map

Updated By: shacklettc, Update Date: October 28, 2011
File: DS\Mapping\Cases\Z\2011\ZF1121\ZF1121 zoning.mxd

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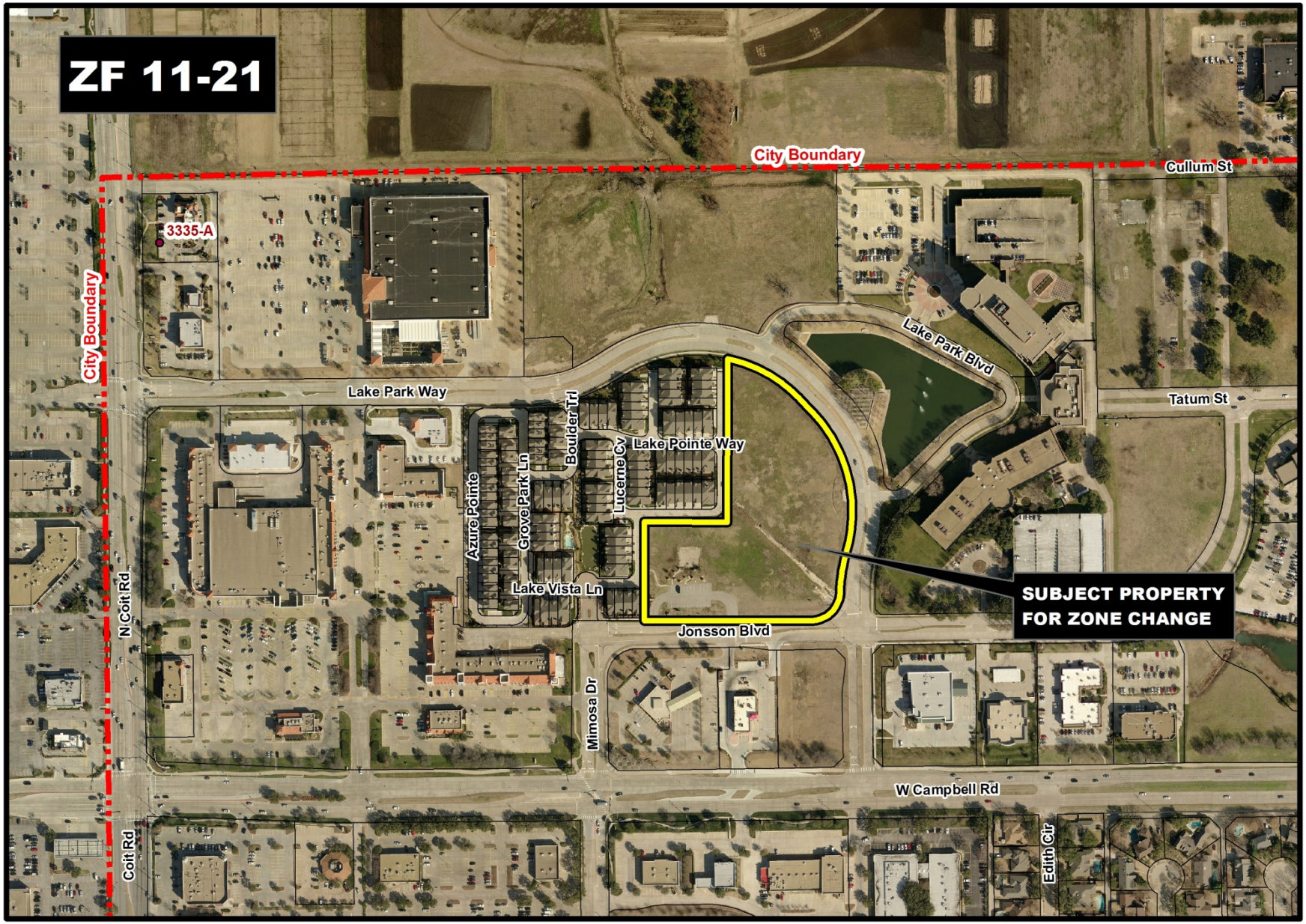

ZF 11-21 Aerial Map

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File: DS\Mapping\Cases\Z\2011\ZF1121\ZF1121 ortho.mxd

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N W E S

Lennox
Lake Park Way
Lake Park
Townhomes
Subject
Property
Jonsson Blvd
Braum's
Viewpoint
Bank
Retail Area
Campbell Road
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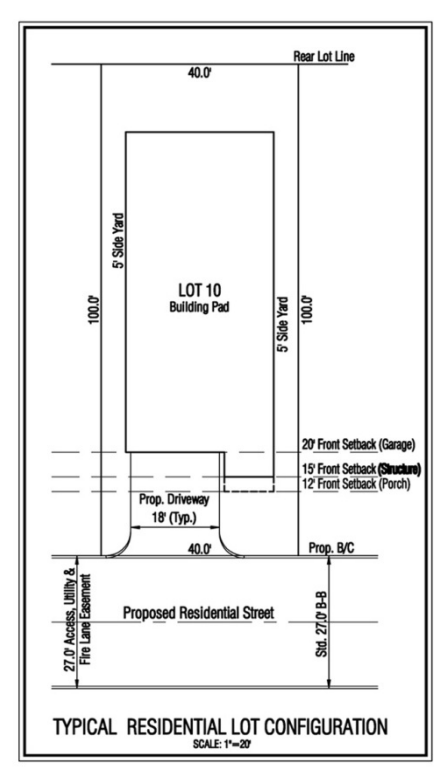
Oblique Aerial
Looking North



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	221.51	389.00	32°37'32"	113.85
C2	413.43	388.00	61°03'02"	228.78
C3	112.77	445.24	14°30'43"	56.69
C4	123.50	80.00	88°27'12"	77.87

Site Layout

Conceptual Elevations

Conceptual Elevations

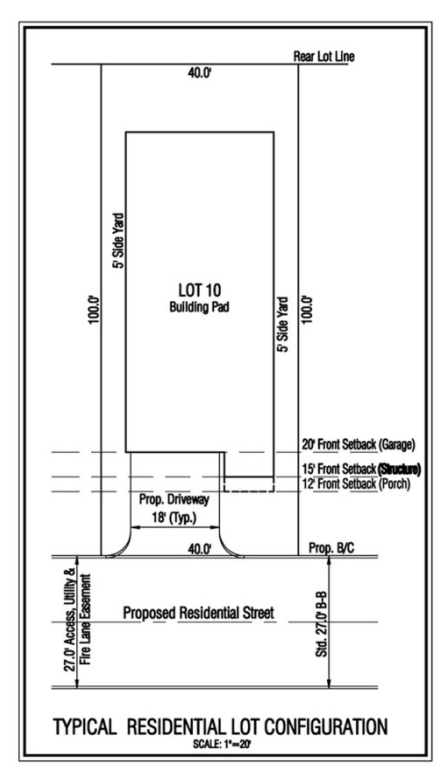
Looking West along
Lake Park Way toward
Home Depot

Looking East
Across Lake Park Way

Looking South
across Jonsson Blvd

Looking West
at Lake Park Townhomes

Possible Garage Door Design



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C4	123.50	80.00	88°27'12"	77.87

Site Layout

ZF 11-26 Public Hearing

Amend Comprehensive Zoning Ordinance RE: Smoking Establishments

City of Richardson
City Council

December 6, 2011

Near Term Action Items

“ Evaluate creating an ordinance pertaining to the placement of *hookah lounges** ”

* i.e., *Smoking Establishments*

Why amend the Comprehensive Zoning Ordinance?

- Chapter 10, Article 4 of the Code of Ordinances defines “retail tobacco store” but does not regulate location
- CZO is appropriate instrument to regulate location of land uses
- CZO is presently silent to the use

Proposed CZO amendment

- Article I. Section 2. Definitions - to establish a definition of “smoking establishment”
- Article 22-A. Special Permits. – to require a Special Permit for “smoking establishments” in Local Retail & Commercial districts i.e., LR-M (1), LR-M (2) and C-M

Smoking establishment

a business dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both

1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar substances and products to the customer; and

2) on-site smoking of tobacco or other substances.

Includes cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments

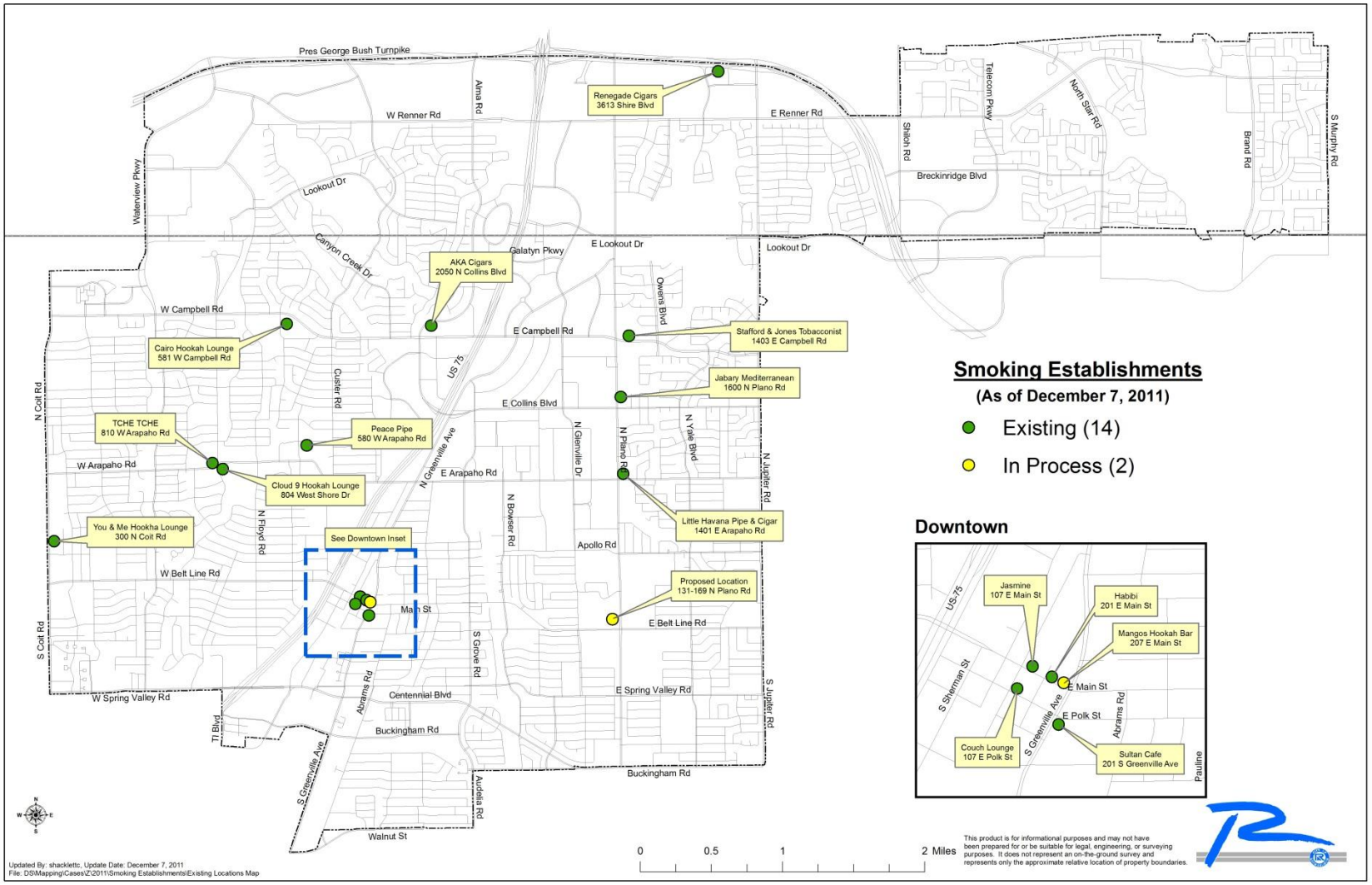
Why a Special Permit ?

- All retail & commercial districts treated the same
- Provides for a case-by-case evaluation of requests
- Provides flexibility to craft conditions, if necessary, that may address each location uniquely
- Provides a forum for stakeholders

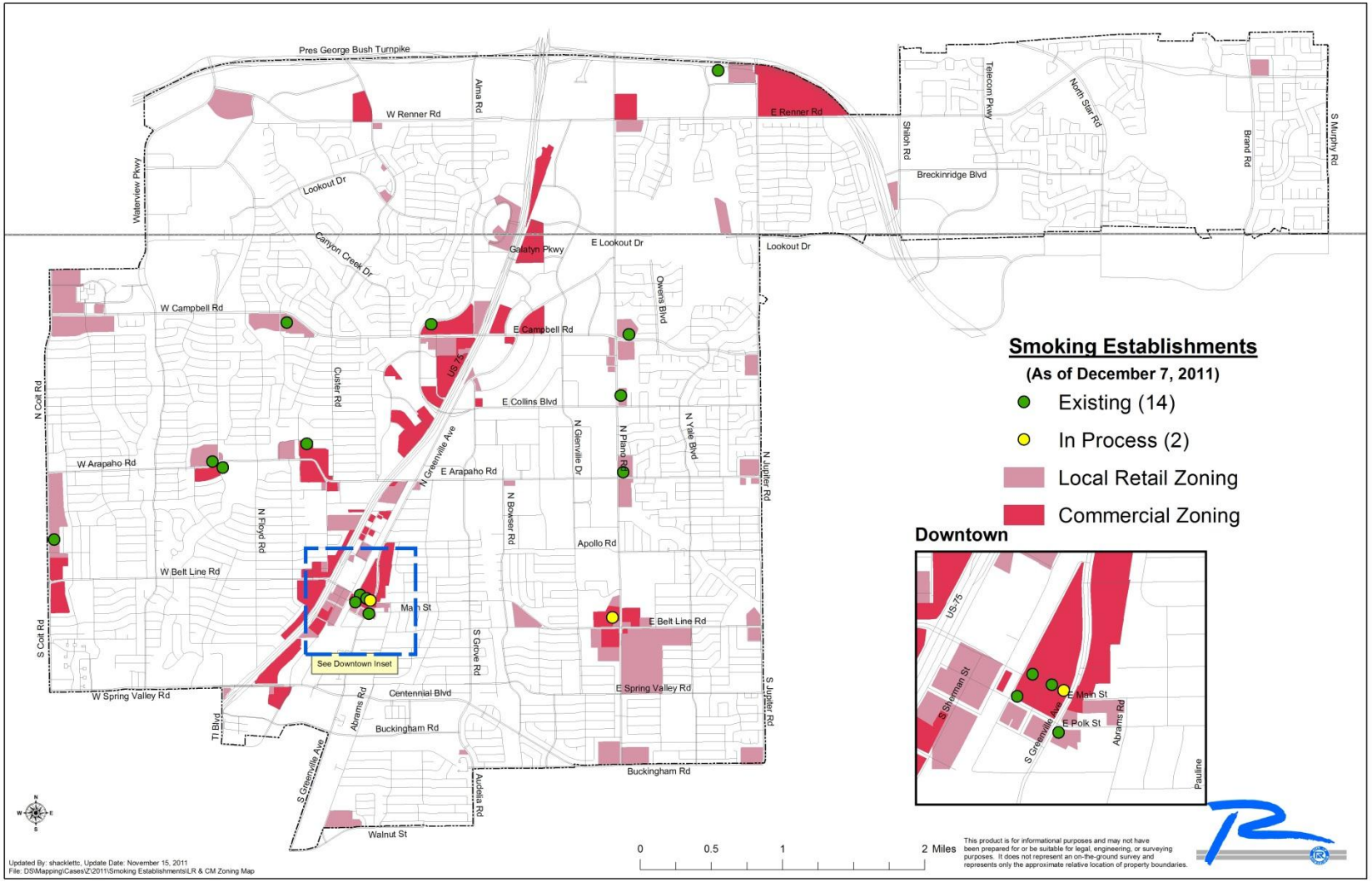
Effect on existing businesses

- legal, non-conforming
- may continue to operate "*as is*" but cannot expand
- operations cease for six months, non-conforming right is forfeited
- Special Permit would be required to re-establish

Existing Businesses



Retail & Commercial Districts



Proposed amendment would NOT

- affect operation of existing smoking establishments
- affect retail tobacco stores that do not allow on-site smoking
- affect bars where smoking is otherwise allowed under Chapter 10, Article 4 of the Code of Ordinances "*Smoking*"
- affect restaurants that allow smoking on patios in accordance with Chapter 10, Article 4 provided such restaurants do not also sell smoking products or accessories
- require amendment of Chapter 10, Article 4 of the Code of Ordinances "*Smoking*"

CPC Recommendation

- establish the definition of a smoking establishment as presented
- Special Permit to apply exclusively to smoking establishments in LR-M (1), LR-M (2) and C-M zoning districts open for business after 9:00 PM.

EXISTING REGULATIONS

Code of Ordinances, Chapter 10, Article 4, *Smoking*

Smoking **allowed** (select):

- Patios – associated with restaurant or bar (not w/in 25 feet of door or window)
- Retail tobacco stores (90 % revenue from tobacco sales)
- Bars realizing more than 70 % of gross revenue from alcohol sales (entire bar)
- Bars realizing more than 50% but less than 70 % of gross revenue from alcohol sales (separate enclosed area within bar)

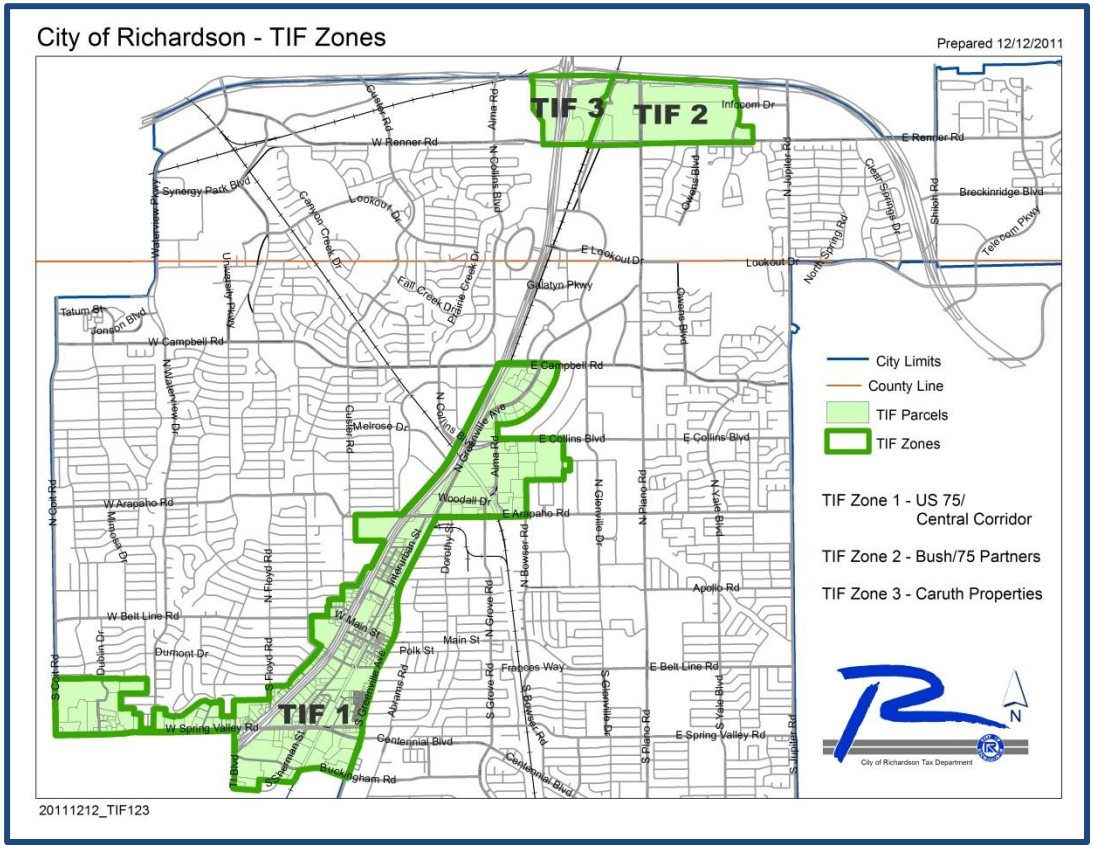
Smoking **prohibited** virtually everywhere else:

- All enclosed public places
- All enclosed places of employment
- Restaurants
- Establishments that realize *50% or less* of its gross revenues from alcohol sales

Code of Ordinances, Chapter 4, *Alcohol* (on-premise consumption)

- definition of a restaurant allows a maximum of 30% gross revenue from sale of alcohol
- restaurants serving alcohol must be located on sites comprising and/or adjacent to a minimum of 5 acres of properly zoned land area (*no limit on number of restaurants within a given 5 acre area*)
- establishments other than restaurants *i.e., those that realize more than 30% of gross revenues from sale of alcohol*, must be located on sites comprising and/or adjacent to a minimum of 10 acres of properly zoned land area (*maximum of one (1) establishment per a given ten (10) acre area*)
- allowed in local retail, commercial & PD zoning districts
- cannot sell alcohol w/in 300 feet of a school, church or hospital

Tax Increment Financing:
City of Richardson Status Report



City Council Work Session

Monday, December 12, 2011

Overview

- City of Richardson has activated Tax Increment Financing as a strategic & structured public/private financing method for new and redevelopment initiatives.
- TIF is a well-used economic development tool by cities.
- City Council's Near Term Action Item:
  - ***Item #40/Priority # 34: "Utilize Work Session to discuss community interest of the TIF"***
- With TIF #1 establishment in the Fall 2006, this Fall 2011 is now the 5-year benchmark of it's creation.
- Recent TIF creation actions for TIF #2 & #3 and close of 2011 make this report timely.

City	TIF ?
Allen	Yes
Arlington	Yes
Carrollton	Yes
Dallas	Yes
Ft. Worth	Yes
Frisco	Yes
Garland	Yes
Grand Prairie	Yes
Irving	Yes
McKinney	Yes
Mesquite	Yes
Plano	Yes
Richardson	Yes

Area TIF Examples

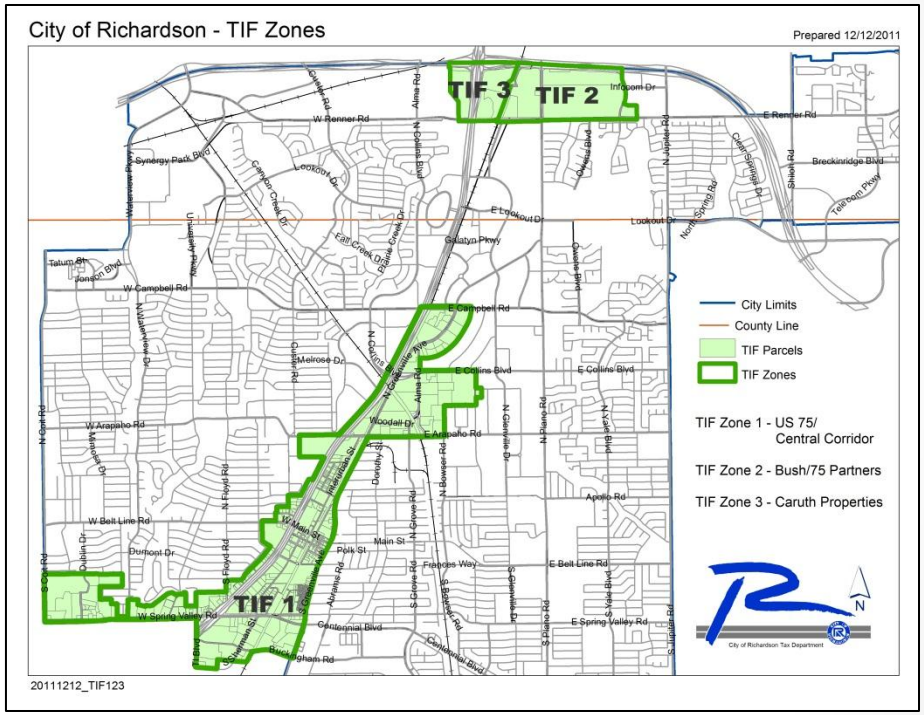
- Montgomery Farms - Allen
- Fort Worth Cultural Center
- Deep Ellum – Dallas
- Uptown – Dallas
- Cedars - Dallas
- Victory Development – Dallas
- Skillman Area - Dallas
- City Center – Dallas
- Farmers Market – Dallas
- Burleson IH35W Center
- Southwest Medical - Dallas
- Downtown Connection – Dallas

Area TIF Examples

- Downtown Arlington
- Shops at Willow Bend parking – Plano
- Stonebriar - Frisco
- Eastside Village - Plano
- TownCenter - Southlake
- Gaylord Opryland – Grapevine
- Nokia/Lone Star Park - Grand Prairie
- Texas Motor Speedway - Ft. Worth
- Sundance Square – Ft. Worth
- Garland – Bass Pro

TIF/TIRZ in Richardson

- City has 3 TIF/TIRZ zones
- Three TIF areas comprise:
  - 1,192 acres in TIFs :
    - 896 acre TIF #1
    - 211 acre TIF #2
    - 85 acre TIF #3
  - 6.7% of City's Total Area
- For 2011: Cumulatively 5.2% of Richardson's Real Property Tax Base in these three TIFs



Overview of a TIF/TIRZ

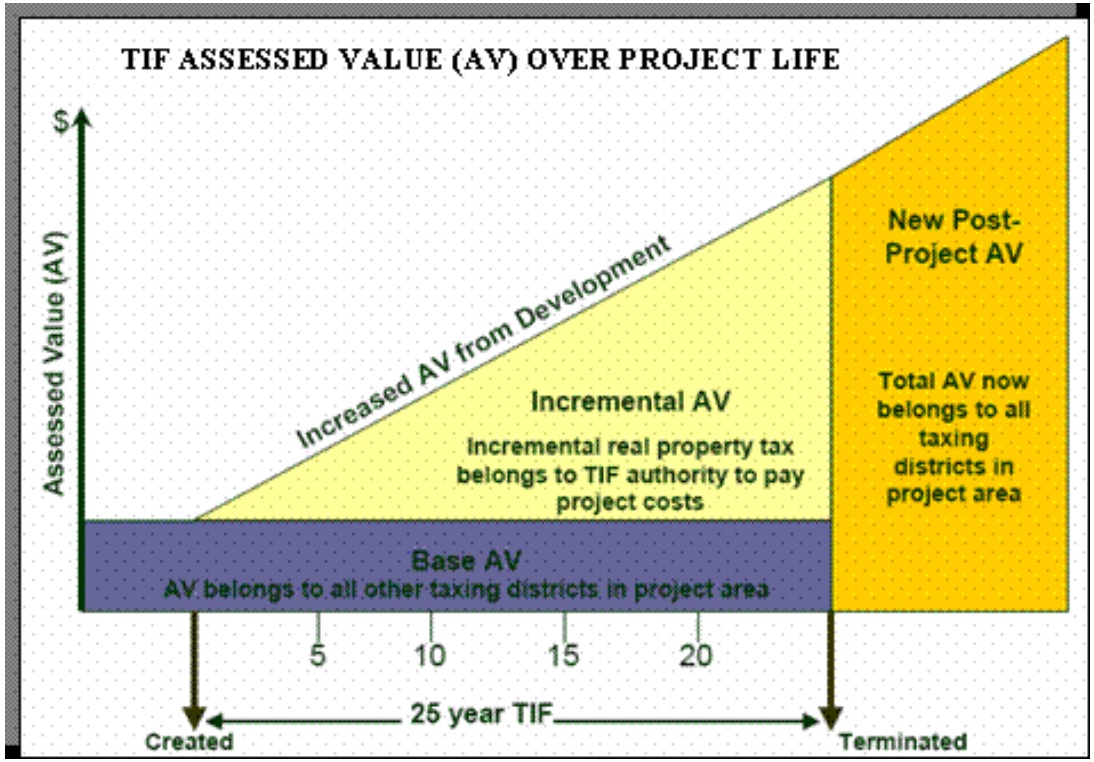
- Authorized under **Chapter 311 of the Texas Tax Code**
- Created to help finance the cost of improvements (such as infrastructure, remediation, etc.) needed to promote development or redevelopment of a specific area
- TIF/TIRZ may retain new real property tax (and sales tax) over a base year value
- Under a TIRZ, property owner pays taxes on full value of the property and participating taxing entities allocate a portion of those taxes into a TIRZ fund based on the added value of the real taxes above the increment base year value
- Other taxing entities can participate in the TIRZ – such as the County
- Advisory Review by Board created by City Council
- The Project Plan establishes the eligible projects for TIRZ investment
- Annual increment is revenue source for payments.
- Bonds can be issued or revenue used to repay advanced private investment
- TIRZ ends when time expires or all obligations are met (if earlier) – TIRZ increment tax base is then unified with base year tax base for full General Fund benefit

A TIF/TIRZ is Not:

- Not:
  - An additional tax
  - A tax abatement or rebate of taxes
  - A freezing of taxes or tax rate
  - An obligation of the General Fund
  - A gift or windfall to developers
  - A mechanism for avoiding regulations or codes

- *Remember:*
  - *TIF is an incremental revenue…no investment, no increment, no revenue for repayment…*
  - *TIF is NOT an advanced grant or lump-cash payment.*

Overview of a TIRZ



- *Under a TIRZ, property owner pays taxes on full value of the property.*
- *Participating taxing entities (ie. City & County) allocate a portion of those taxes into a TIRZ fund based on the* ***added value*** *of the real taxes above the increment base year value.*
- *After time…or obligations (if earlier) are complete, TIRZ is dissolved and no further allocations*

Use of TIF Rationale for Support

TIF #1 - Redevelopment

- Stimulate **1) Action, 2) Quality & 3) Pace**
- Focus on the **key inhibitors to redevelopment**: property assemblage impacts, demolition, site remediation, revised infrastructure, etc.
- Serve as **catalytic stimulus** for other project initiation
- Set Strong **Development Tone** for redevelopment design
- Provide public facilities to support market viability and amenities
- **Structured** Public Participation Support
- Contract as **Reimbursement-based** Funding
  - Developer Secured and Fronted Capital
  - Consideration of interest on unpaid balance
- Places **risk** of development pace for repayment **with developer**

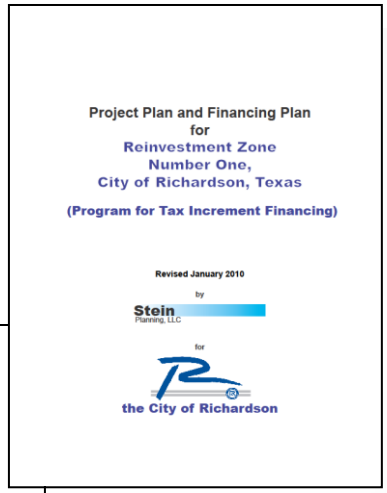
TIF #2 & #3 – New Development

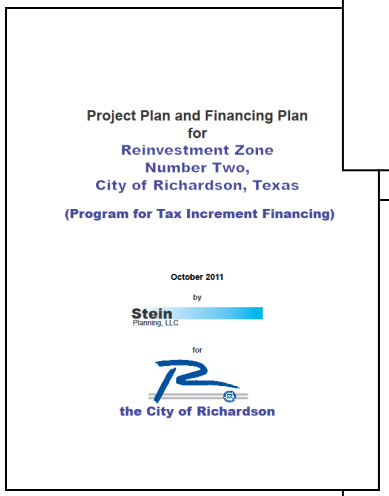
- Stimulate **1) Action, 2) Quality & 3) Pace**
- Focus on Early Infrastructure Support to Allow **Financial Viability**
- Set Strong **Development Tone** with Initial Phase(s)
- **Structured** Public Participation Support
- Avoid Future G.O. **Bond Program Impact**
- **Advance the Cottonbelt Rail** development schedule & Bush Station selection
- Contract as **Reimbursement-based** Funding
  - Developer Secured and Fronted Capital
  - No "carry" interest on unpaid balance
- Separate TIF zones to allow each development team a motive to **reimbursement only from their increment** additions
- Places **risk** of development pace for repayment **with developer**

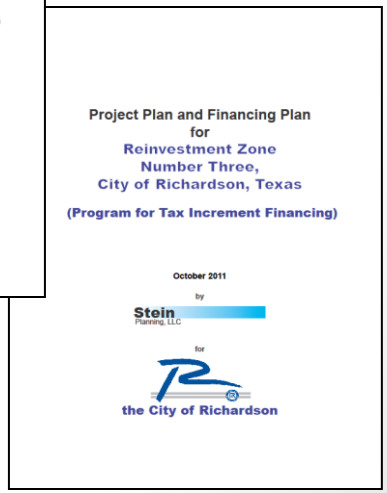
TIF Project & Financing Plans

- Prepared for City by Stein Planning LLC, Mark Stein
- <u>Elements:</u>
  - Key development scenario timetable and taxable values
  - Key infrastructure elements and timetable for implementation
  - Graphics/Zone map locator
  - Likely taxable revenue generation and allocations
  - Other requirements of Chapter 311 for TIF preparation
- May be amended as projects emerge & other updates require

Stein Planning, LLC


Project Plan and Financing Plan
for
Reinvestment Zone
Number One,
City of Richardson, Texas
(Program for Tax Increment Financing)
Revised January 2010
by
Stein Planning, LLC
for
the City of Richardson


Project Plan and Financing Plan
for
Reinvestment Zone
Number Two,
City of Richardson, Texas
(Program for Tax Increment Financing)
October 2011
by
Stein Planning, LLC
for
the City of Richardson


Project Plan and Financing Plan
for
Reinvestment Zone
Number Three,
City of Richardson, Texas
(Program for Tax Increment Financing)
October 2011
by
Stein Planning, LLC
for
the City of Richardson

During Term of TIF…

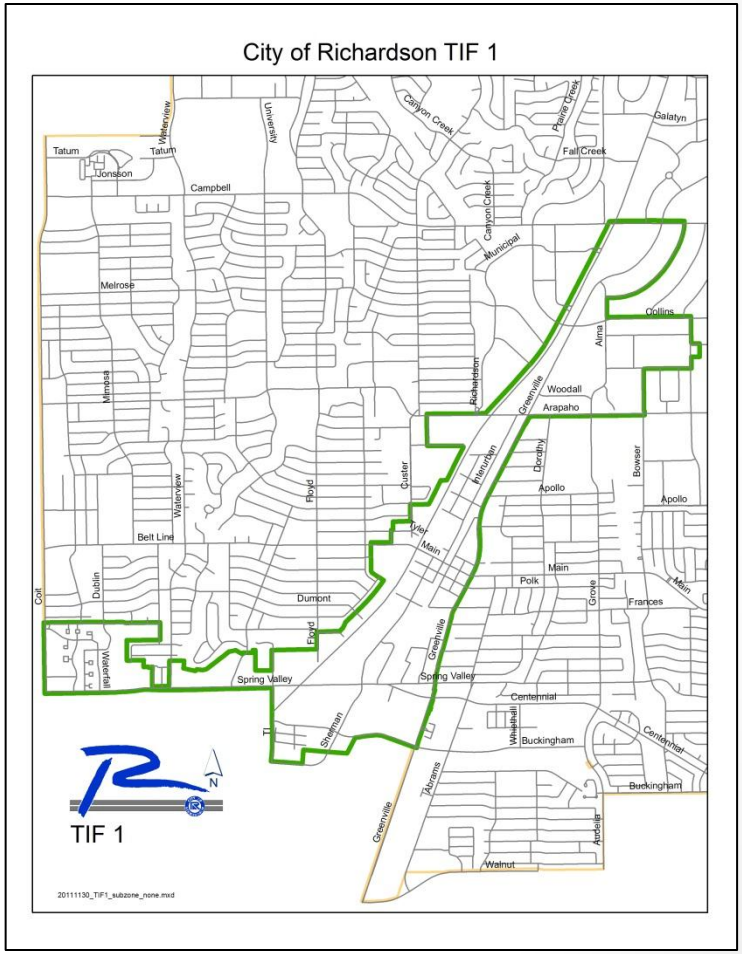
- Only <u>incremental real property tax</u> is committed to the TIF
- Other generated revenue during life of TIF comes to General Fund

City		TIF
X	Base Real Property Tax	
X* **(for TIF 2 & 3 at 33%)**	Increment Real Property Tax – based on TIF*	**X**
X	All Business Personal Property Taxes	
X	Sales Tax	
X	Hotel/Motel Tax	
X	Franchise Taxes	

- *Also, economic multipliers from project:*
  - *During construction*
  - *New operations*

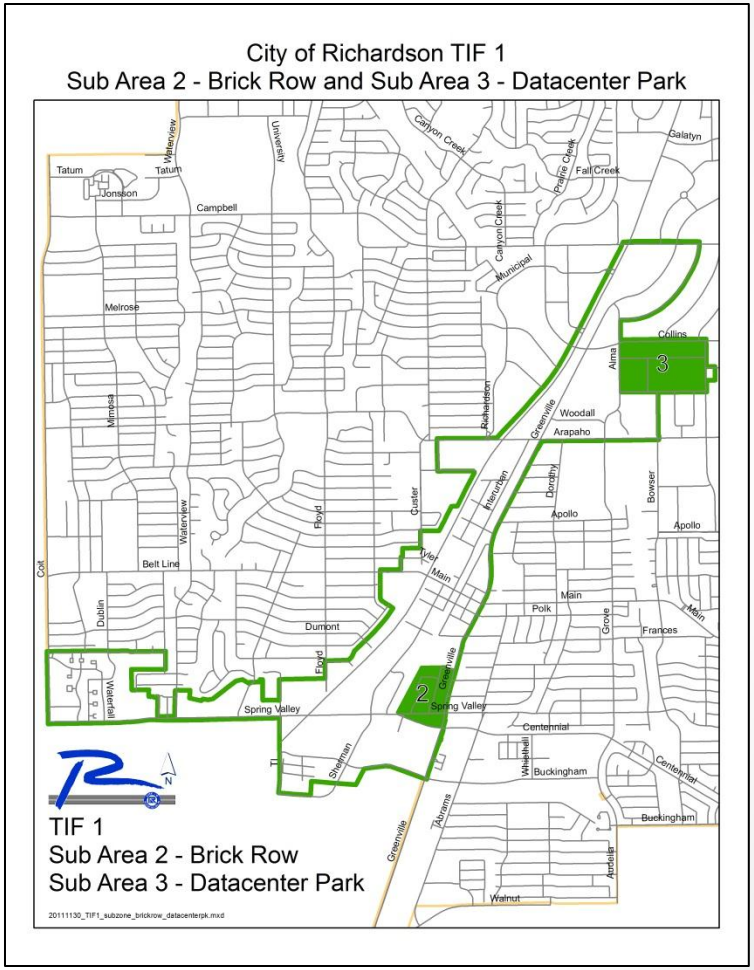
TIF #1 Overview

- Created in November, 2006
- 896 acres
- 2006 Base Year Value: ~$430 million
- City TIF 25 year Life: Expires December, 2031
- City Participation:
  - 100% of Tax Rate *(amended in 2008)*
  - 25 years
- Dallas County Participation:
  - 65% of Tax Rate
  - 20 years



Use of Sub-areas In TIF #1

- Multiple projects are envisioned under master TIF designation:
  - Use of **Sub-areas** to designate repayment source
  - Track increment by sub-areas and overall
    - "Un-allocated" for Non-Sub-areas
- Two TIF #1 projects have been initiated:
  - 2007 - **Centennial Park/Brick Row**: Sub-area #2
  - 2010 - **Datacenter Park** at Collins Tech Park: Sub-area #3
  - *(Sub-area #1 for Towne Central was never completed with Home Depot project – Sub-area #1 is reserved)*



TIF #1

A 5-year "Economic Climate" Summary					
2006	2007	2008	2009	2010	2011
(Start)					

- The first five years since 2006 for TIF #1 have been ***tough, but still successful.***
- Over the five years, area has had overall devaluation pressure from commercial value reappraisals:
  - Largely a reflection of overall economic condition
  - Vacancy Impacts: Collins Crossing building, 901 S. Central (old BCBS), demolition phase of projects, etc.
- Significant constraint on credit markets for projects
- Economic impact on many market sectors: office, retail, etc.

FY	TIF #1 Total Appraised Value	From Prior Year
07-08	$496,125,730	+
08-09	$518,506,398	+
09-10	$476,631,877	-
10-11	$464,879,804	-
11-12	**$496,031,817**	+

2011-2012 Annual Impact *Un-bundled*

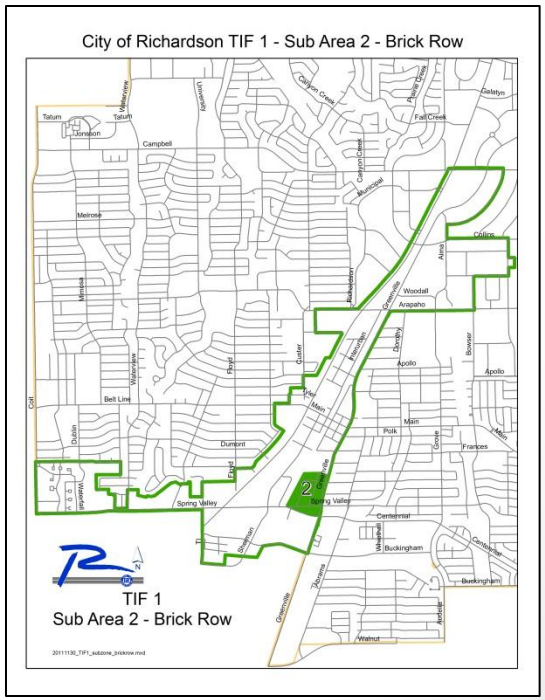
- A closer look at current 2011-2012 show impactful story – ***positive activity*** in TIF-supported sub-areas
  - Table below summarizes two TIF Sub-areas within TIF#1 and other areas of interest:

TIF Subzone/Area	2006 Base Tax Value	2011 Tax Value	TIF Increment (2011-2006)	TIF Revenue
Brick Row *	10,704,578	44,368,620	33,664,042	213,820
Collins Tech *	5,813,330	34,377,290	28,563,960	181,427
Eastside	18,102,282	45,886,870	27,784,588	176,476
Town Central/*Reserved*	18,816,230	14,264,750	(4,551,480)	(28,909)
Unallocated	376,941,258	357,134,287	(19,806,971)	(125,806)
Total	430,377,678	**496,031,817**	**65,654,139**	417,008

** TIF Sub-areas*

TIF #1/Sub-area #2 Brick Row/Centennial Park

- Area: 30-acre project
  - NW Corner of Greenville at Spring Valley
- Project Summary:
  - Mixed Use TOD Development: Townhomes, Multi-family, Retail/Office
  - Property Purchases/Consolidation, Demolition, New Infrastructure & Park
- Start Year: 2007
- **Property Value Change:**
  - **Base Year (2006) Value: $10.7 million**
  - **2011 Value: $44.4 Million**
  - **% Change: +314%**
- TIF Agreement: $9.58 million
- Total TIF Payment made through FY2010-2011 to Sub-area #2: $10,407
  - *Factors: Transition years of reduced value, pending acceptance of improvements*



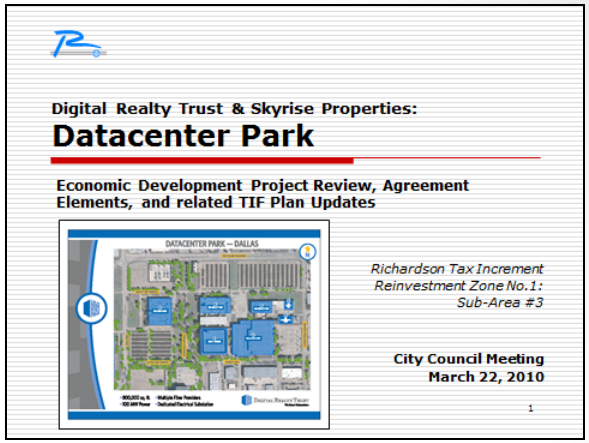
Before

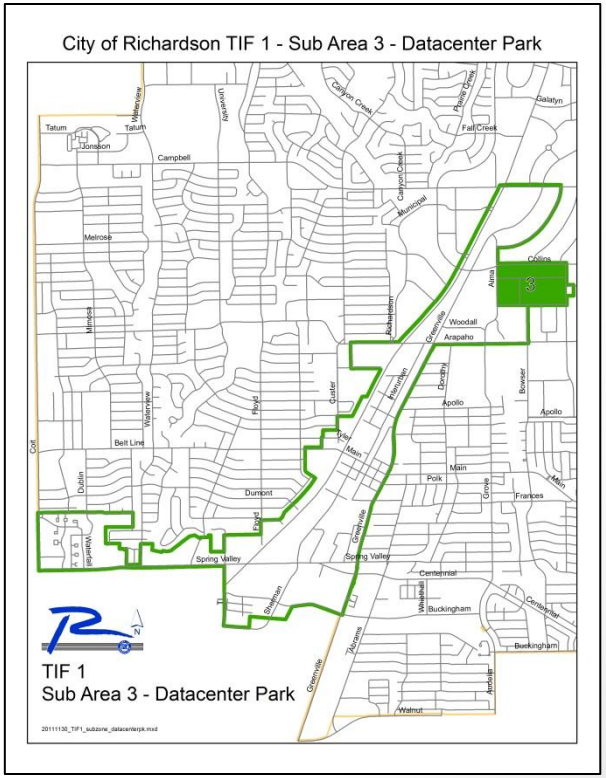
After

brickrow
URBAN VILLAGE

TIF #1/Sub-area #3 Datacenter Park

- Area: 68-acre project
  - SE Corner of Collins at Alma
- Project Summary:
  - Mission-critical data center for server hosting operations
  - Upgrade of important electrical power sub-station to support 800,000 sf of existing building conversions to data centers
- Start Year: 2010
- **Property Value Change:**
  - **Base Year (2006) Value: $5.8 million**
  - **2011 Value: $34.4 Million**
  - **% Change: +491%**
- TIF Agreement: $5.0 million
- Total TIF Payment made through FY2010-2011 to Sub-area #3: $60,384
  - *Factors: Project completion & acceptance, rate of development*

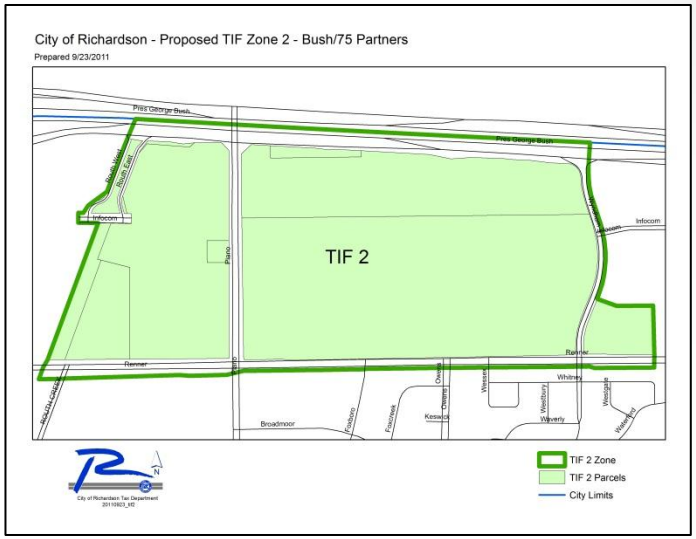


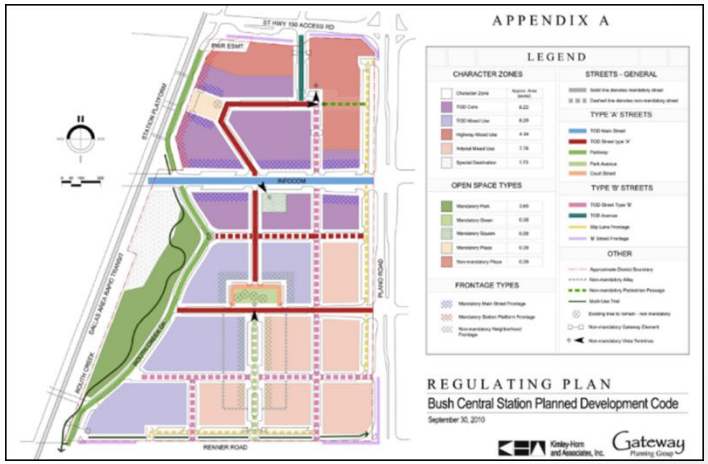


DIGITAL REALTY TRUST

TIF #2 Overview Bush/75 Partners

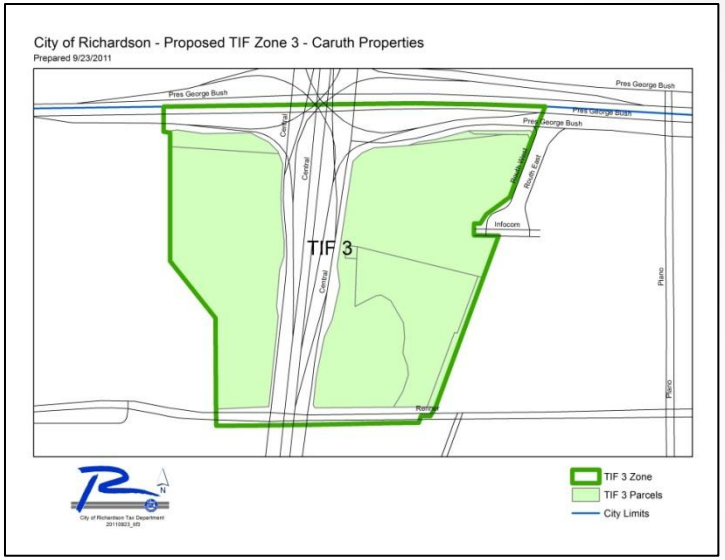
- Created on November 14, 2011
- 211 acres
- 2011 Base Year Taxable Value: $37,485
- City TIF 25 year Life: Expires December, 2036
- City Participation:
  - 67% of Tax Rate
  - 25 years
- Collin County Participation Request (pending):
  - 50% of Tax Rate
  - 25 years
- Prospects of $788 million real tax value in 2036 through development of 5.6 million sf of mixed-use development
- Pending TIF project support considerations of $94 million

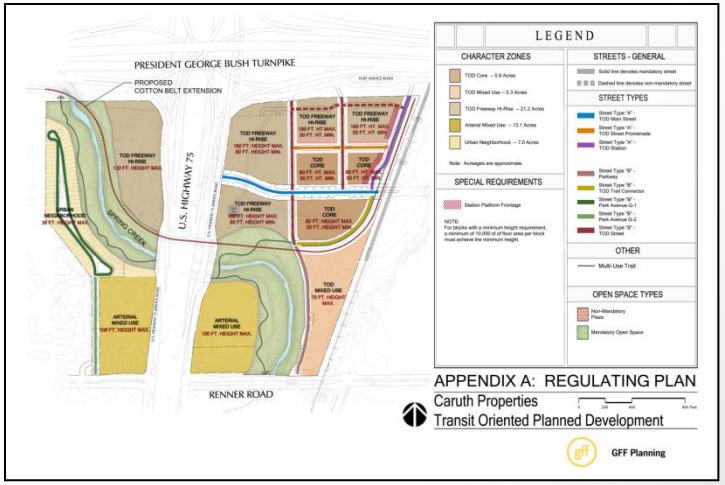




TIF #3 Overview
Caruth Interest

- Created on November 14, 2011
- 85 acres
- 2011 Base Year Value: ~$10 million
- City TIF 25 year Life: Expires December, 2036
- City Participation:
  - 67% of Tax Rate
  - 25 years
- Collin County Participation Request (pending):
  - 50% of Tax Rate
  - 25 years
- Prospects of $514 million real tax value in 2036 through development of 3.3 million sf of mixed-use development
- Pending TIF project support considerations of $38 million





Summary

Overall Key Accomplishments

- **Strong, committed focus** on southern US75/W. Spring Valley Corridor for Redevelopment
  - Increased inquiries
  - Regional awareness and attention
- Structured **Public/Private participation posture** for infrastructure development on new Bush/US75 development
- Recall Key TIF Objective:
  - Stimulate: **1) Action, 2) Pace, 3) Quality**
- +314% change for the 30-acre redevelopment at **Centennial Park/Brick Row**
- +491% change for the 68-acre redevelopment at **Collins Tech/ DRT's Datacenter Park**
- **Appreciation to:**
  - **Community**
  - **Ownership/Development Partners**
  - **TIF Board**
  - **County Partnerships**

Outlook

- Outlook for firming property values:
  - Overall Commercial market values strengthening
  - Positive impact of key occupancies: Fossil, Collins Crossing, etc.
  - Ongoing "completion" of projects: Brick Row and Datacenter Park
- Growing attention to Richardson opportunities
- Active late-2011 interest in development inquiries
- Connected Efforts with TIF:
  - Retail Renewal Strategies
  - Use of Special Study areas to clarify redevelopment vision for various areas *(ie.: Old Downtown & U.S.75 Corridor)*
  - Synergy with key public works efforts: Central Trail construction, Floyd Branch drainage upgrades, etc.
  - Cottonbelt Rail access at 190 DART station
- Completion of Collin County's consideration for TIF #2 & #3

Radio Project Update

City Council Worksession
City of Richardson
Steve Graves, CIO
12/12/2011

History

- Staff provided briefings in December 2009, March 2010, July 2010, February 2011 & June 2011.
- The City of Richardson's current radio system was placed into service in early 1992.
- Sprint/Nextel rebanding project 2009.
- Age of radio system is creating a risk of significant downtime, and this risk will grow rapidly in near term.
- Changes in radio coverage have reduced the effectiveness of our portable radios.
- State and Federal requirements to deploy P25 systems create some funding risks.
- Governors Office has suggested that by 2015, the availability of many types of federal and state grant funding will be tied to progress by agencies in implementing P25 systems.

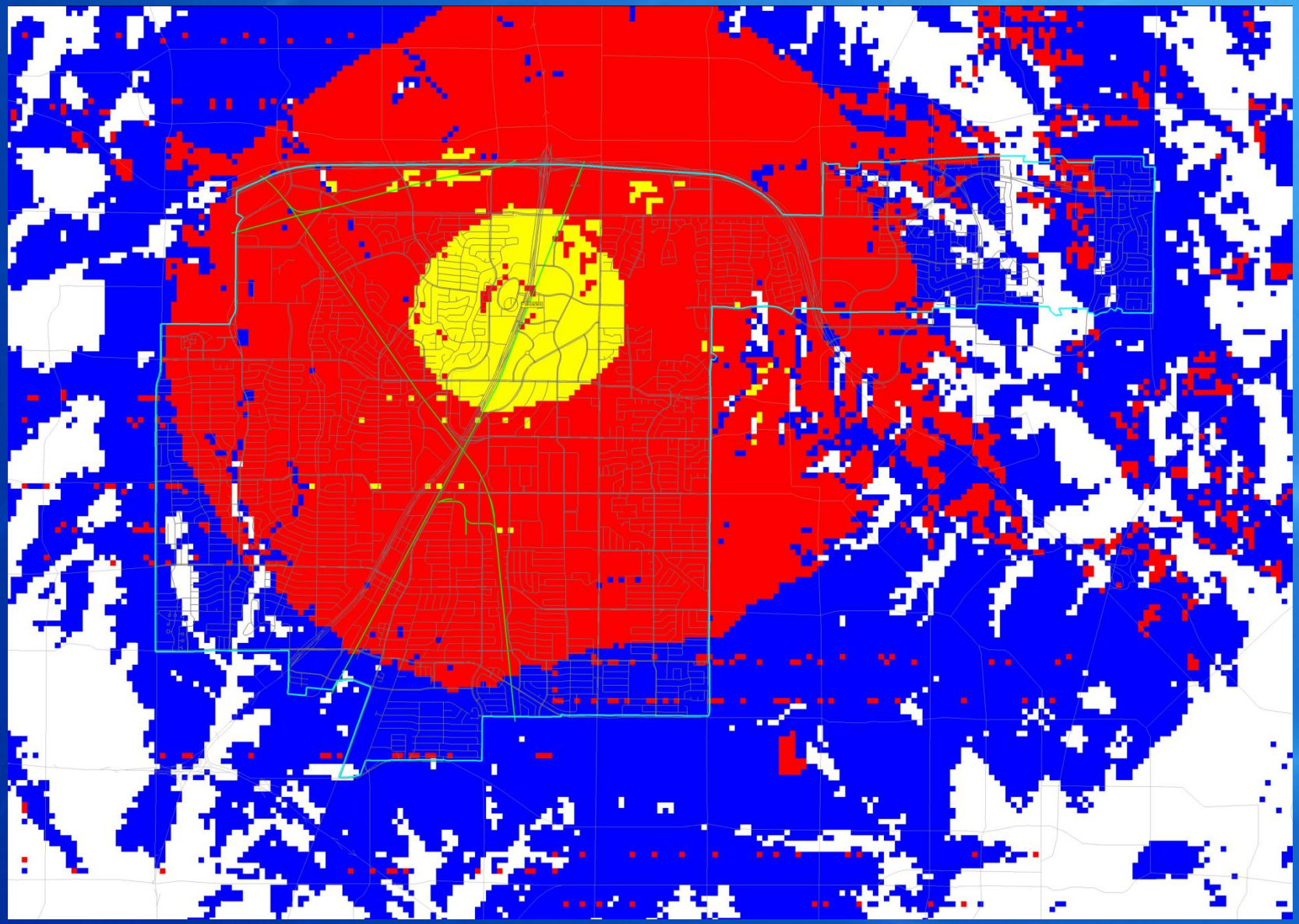
Technology Showcase Proposal

- Cassidian would provide the system portion of the network (Does not include radios)
- Includes 4 simulcast radio sites (Palisades, Renner, Holly, Centennial) and all equipment to build and operate them
- Will guarantee City's coverage requirements:
  - 95% coverage to portable radios in medium density buildings
- All other requirements of our original RFP would be met (audio quality, features, etc.)
- System will be 100% P25 compliant, and P25 Phase II capable

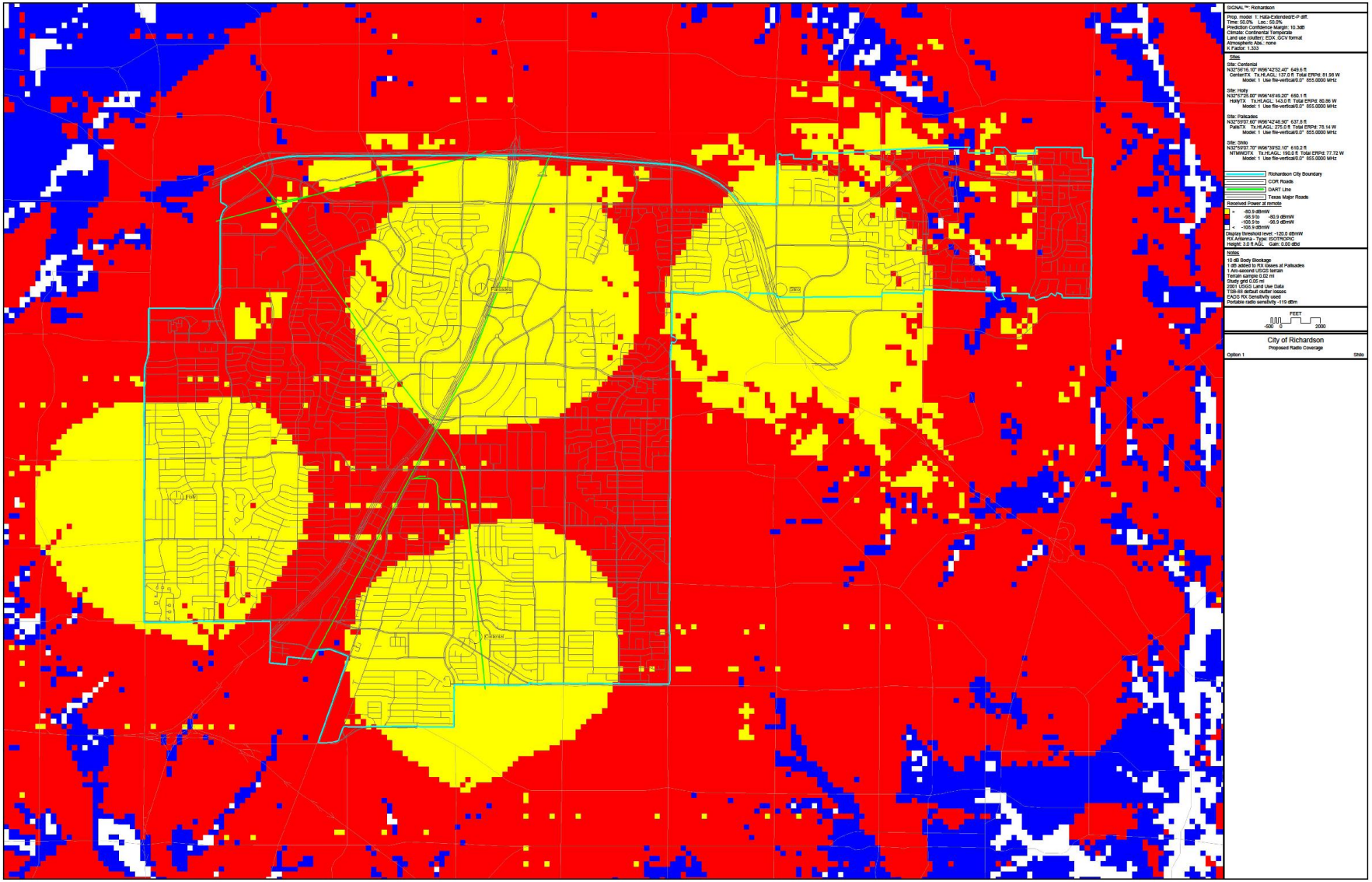
Major Areas of Effort

- System Design - Completed
- System Construction - Completed
- 911 Center Replacements – Completed
- Radio subscriber unit Selection - Completed
- System Testing – In process
- System Cutover – 50% complete

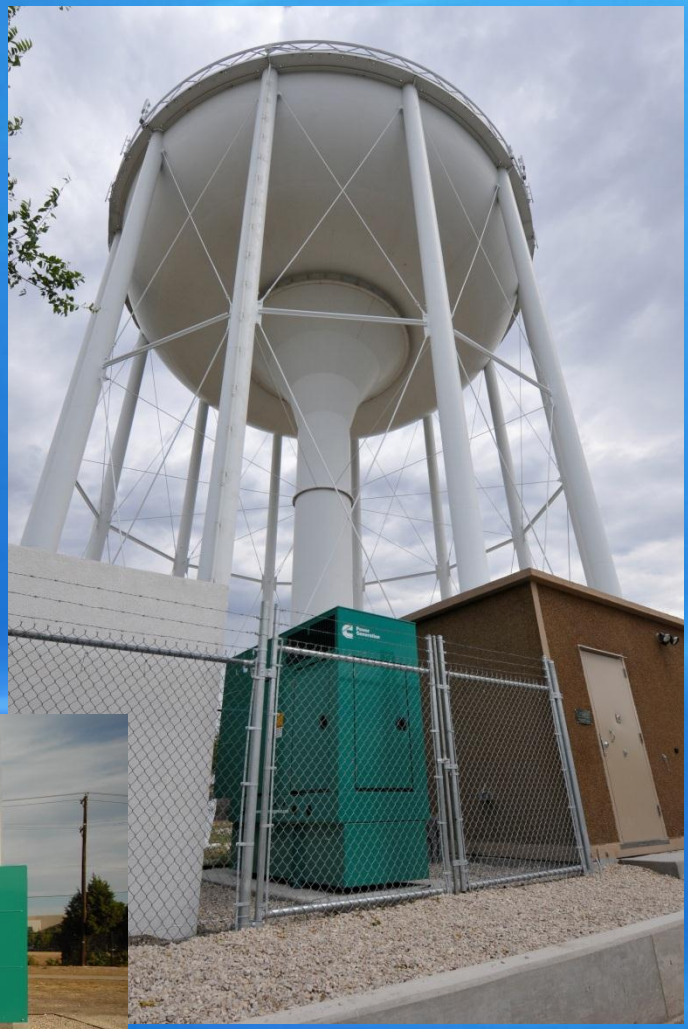
Old System Radio Coverage



New Coverage



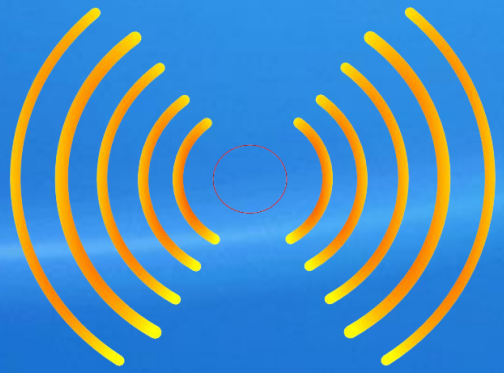
Radio System Sites



Coverage

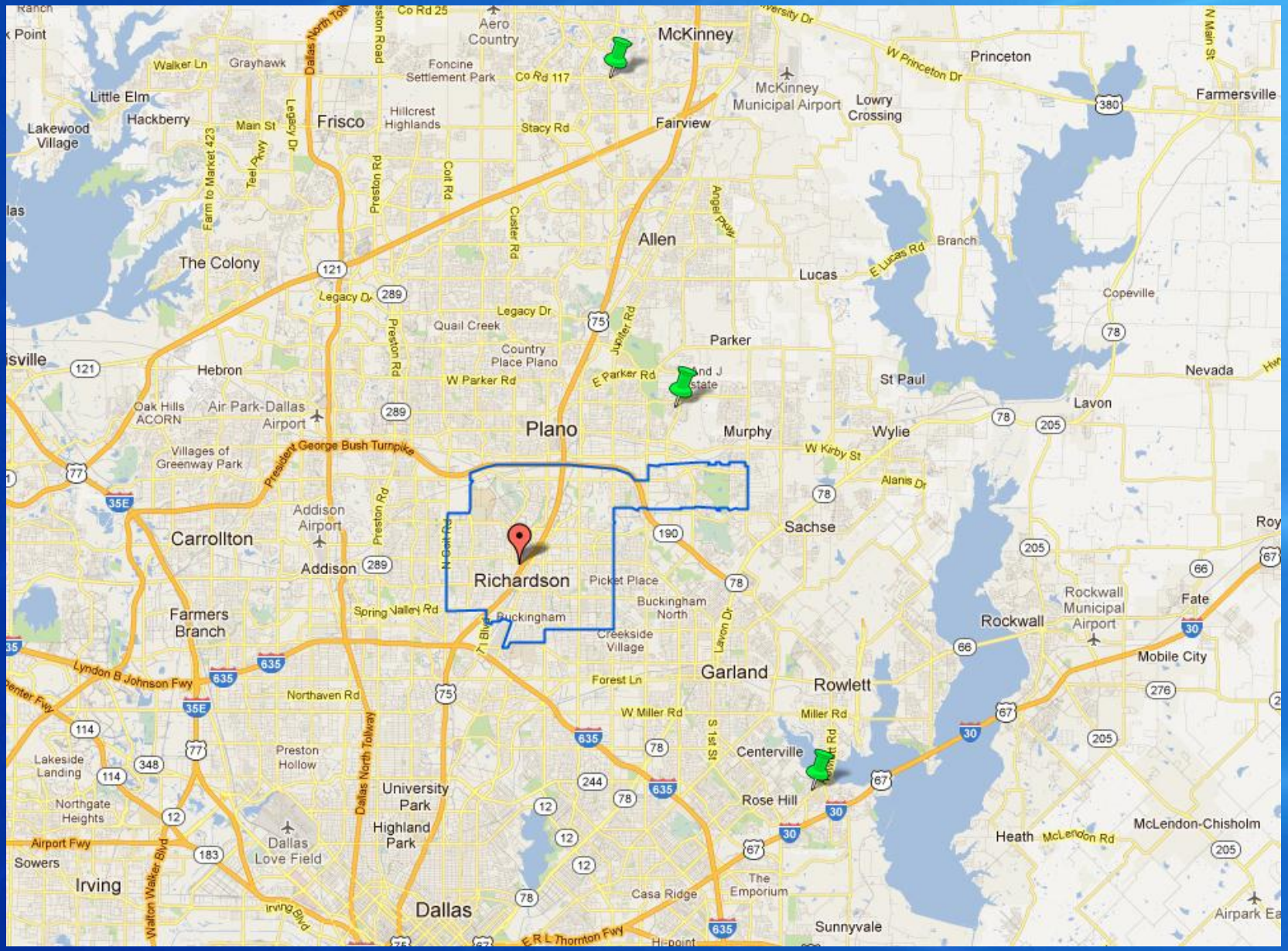
- Various areas in our existing system were identified as having marginal or inadequate system coverage, particularly with portable radios (those used most often by Public Safety officers).

- In general, we designed for a portable radio, worn on the hip, inside a medium density building (roughly 1/6th the power available outdoors in clear air).



- Testing has shown new system's coverage has <u>exceeded</u> our design goals in most areas

Radio Demonstration



911 Center Upgrades

- Numerous features of the 911 Communications Center were replaced or altered to accommodate the completely new digital radio system.

- This included:
  - Radio control consoles and audio components (headsets, switches, etc.)
  - Furniture (customized to fit new equipment)
  - Overhaul of radio equipment room
  - Fire Alerting system
  - Integrate with new CAD/RMS system

911 Center Upgrade

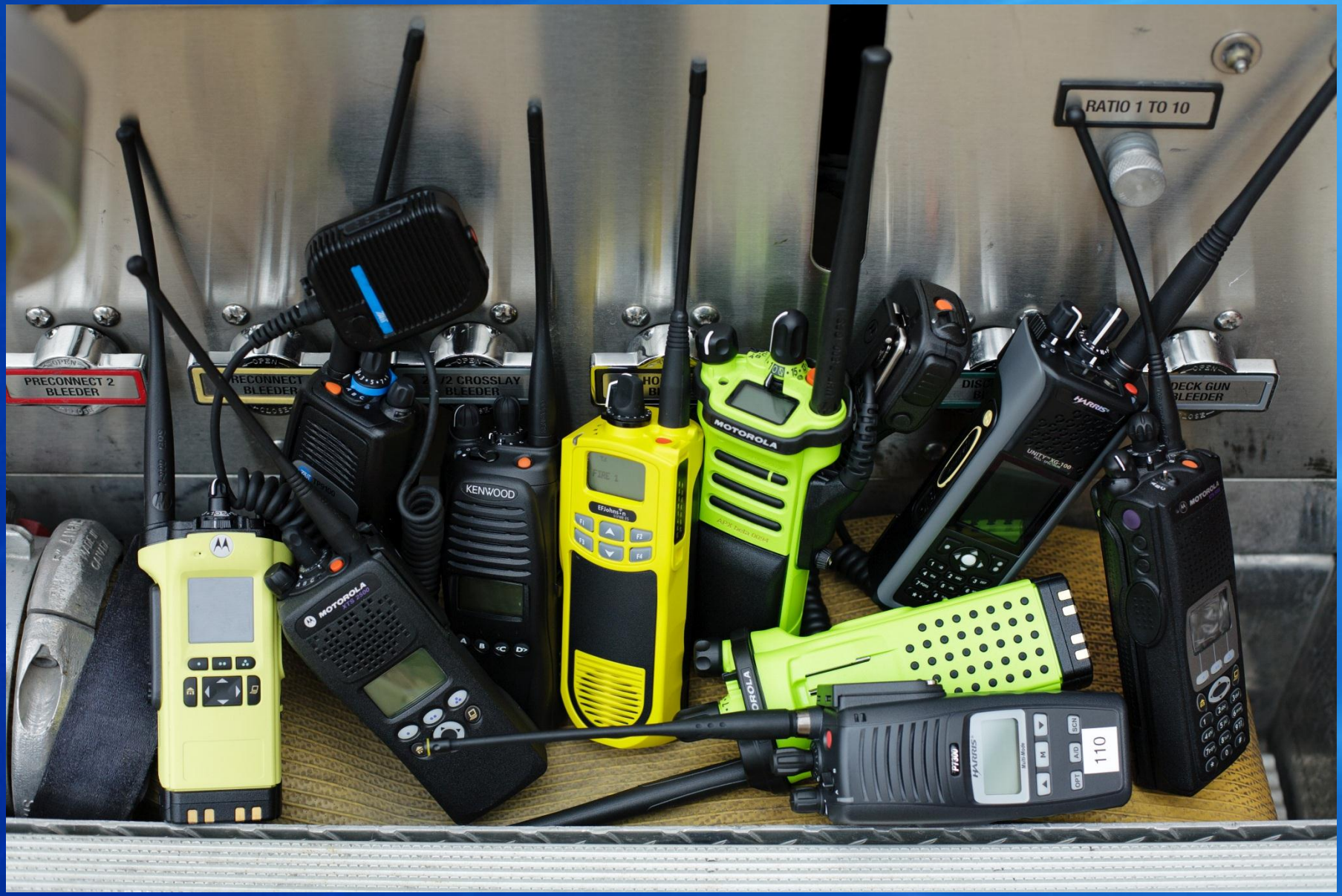
New Systems Setup

New System

Radio Subscriber Unit Purchasing

- Subscriber units (Portables & Mobiles) made up over 50% of the total cost of the system.
- The new P25 open standards Cassidian/EADS radio system supports a wide variety of P25 radios made by many different manufacturers.
- User testing was conducted by our Police and Fire Departments, in order to ensure the best radio was selected for each task.
- This was a huge advantage for us, not available to agencies which bought single-manufacturer proprietary systems.

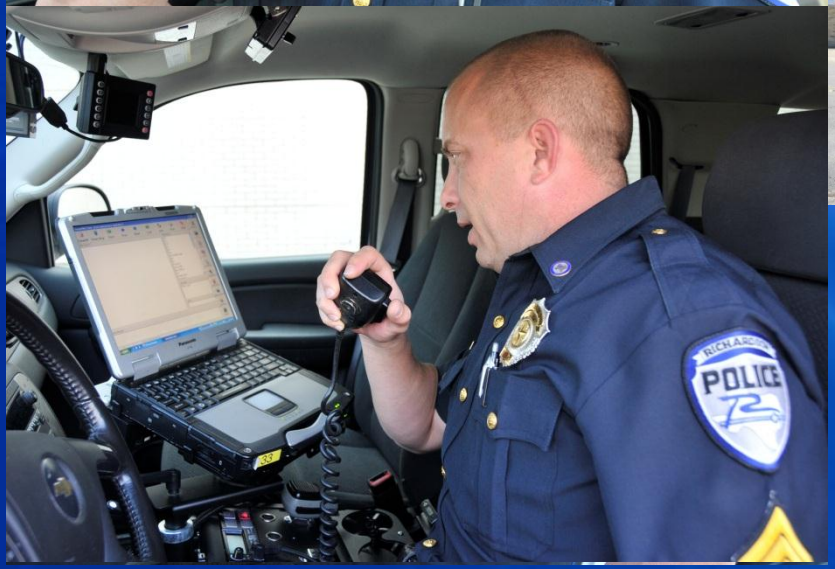
Radios!


RATIO 1 TO 10
PRECONNECT 2
BLEEDER
2 1/2 CROSSLAY
BLEEDER
DECK GUN
BLEEDER
KENWOOD
MOTOROLA
HARRIS
110

Radio Subscriber Unit Purchasing(Continued)

- City staff tested more than 30 different radios, from 5 manufacturers.
- Tests included extreme noise situations common on the fire ground, various ergonomics and accessories, P25 compliance, Cassidian system operations, and the ruggedness of each unit, as well as the features provided by each unit.
- Testing allowed us to select radios best suited to our particular needs, based on direct involvement of departments effected

Public Safety



Breaking New Ground

- Choice, is a new concept in public safety radio. Most other systems have been purchased turn-key, at premium cost, with little or no selection of radios.
- Others are keenly interested. IT staff has been contacted by a host of other agencies seeking more information about our methods and experiences.
- Richardson was visited by FCC Deputy Bureau Chief Jennifer Manner, who was interested in seeing our approach and results first hand.

System Transition

- General Government staff were placed on new system December 6
- This permits a “shakedown under load” period to take place prior to placing Police and Fire users on the new system
- Allows thorough testing and adjustments outside a mission critical environment
- Feedback from users on new system has been excellent!

Initial Cost Estimates

- Local RFP's for proprietary systems place radio system replacement costs at $12-16 million.
- Original vendor estimates included three tower sites. Our savings permitted us to add a fourth site, vastly improving our system coverage.
- Radio's quoted at time of estimate were not the latest P25 phase II equipment. Using P25 phase I radio's would have forced costly upgrades by 2015.
- Selecting a Cassidian P25 open standards system, allowed the city to split up the purchase process and select best-in-class equipment reducing costs.

Savings

- Actual costs to date have been approximately $7.5 million reducing initial cost estimated by a minimum of $4.5 million.
- All equipment purchased is P25 phase II compliant reducing future expenditures.

Conclusion

- All site construction complete
- 911 Center rebuild project complete (pending carpet)
- System acceptance testing complete
- General Government departments now using new system full time with very positive results (approximately 215 portable radios, mobile radios currently being installed)
- Staff preparing detailed deployment for Public Safety in early January (all users transitioned)
- Ribbon Cutting ceremony on January 19, 2012