

City Council Work Session Handouts

February 18, 2013

- I. Review and Discuss Screening Wall Maintenance Considerations
- II. Review and Discuss Neighborhood Stabilization Program Alternatives
- III. Review and Discuss the Neighborhood Park Trails Program

SCREENING WALL CAPITAL IMPROVEMENT / MAINTENANCE CONSIDERATIONS

City Council Briefing: February 18, 2013

Introduction

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- Purpose of tonight's briefing is twofold:
 1. Review and discuss the condition of screening walls throughout the City and future capital planning options
 - City Council 2011-13 Near Term Action Item
 - Complete an analysis of the condition of screening walls in the City and develop a rating system to assist with future Capital Improvement efforts.
 2. Review and discuss screening wall maintenance plan options
 - Finalize FY 12/13 Plan of Action

Background

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- Screening Walls Strategy
 - ▣ Construction of new walls as required by the City's current development standards



Background

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- Screening Walls Strategy
 - ▣ Construction of new walls as required by the City's current development standards
 - ▣ Construction of end cap enhancements on existing walls at neighborhood entry points



Introduction

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- Screening Walls Strategy
 - ▣ Construction of new walls as required by the City's current development standards
 - ▣ Construction of end cap enhancements on existing walls at neighborhood entry points
 - ▣ Washing and painting concrete and stucco walls



Background

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- Screening Walls Strategy
 - ▣ Construction of new walls as required by the City's current development standards
 - ▣ Construction of end cap enhancements on existing walls at neighborhood entry points
 - ▣ Washing and painting concrete and stucco walls
 - ▣ Reconstruction and repair of damaged brick and stone walls

Background

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- 1. Routine Maintenance** – Washing, priming, and painting walls; caulking and sealing as needed
- 2. Repair** – Repair of localized damage (missing brick, caps, etc.) or partial replacement (small sections of wall); collision repair
- 3. Reconstruction** – Demolition and construction of 6' tall brick and/or stone walls

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Inventory Overview

Introduction

- Screening walls conditions inventory
 - ▣ Over 340 screening walls inventoried by Binkley and Barfield Consulting Engineers
 - ▣ Approximately 41 miles of screening walls
 - ▣ Catalogued location, dimensions, material, finish, etc.
 - ▣ Visually assessed physical condition of panels, columns and foundations
 - ▣ Visually assessed appearance of surface and finish
 - ▣ The severity and extent of each deficiency was included in the assessment

Introduction

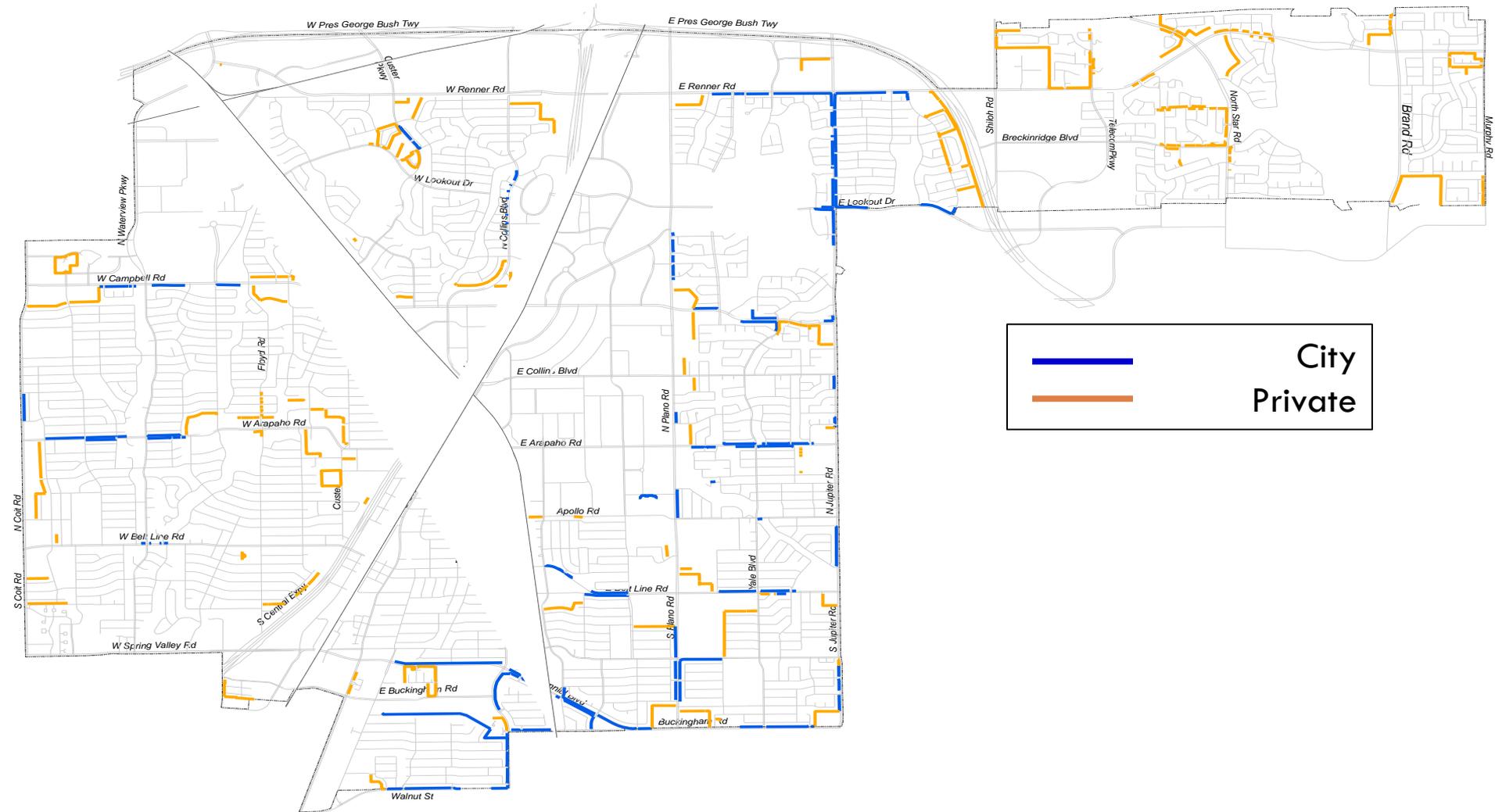
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- Wall types
 - ▣ The most common wall materials are concrete and brick
 - ▣ Concrete may be cast in place, concrete block, or precast panels
 - ▣ Additional types include stone, stucco, and vinyl panels

- Wall Maintenance
 - ▣ City Maintenance
 - 129 walls totaling 16.6 miles

 - ▣ Private Maintenance
 - 214 walls totaling 24.4 miles
 - Commercial and multi-family
 - Homeowner associations
 - Private individual

Screening Wall Locations - All Walls



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Capital Project Planning

Condition Assessment Summary

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- Three condition levels
 - ▣ Routine Maintenance Level
 - Preventive maintenance
 - Minor repairs that could be typically included in repainting preparation
 - ▣ Repair Level
 - Repair of localized damage or partial replacement
 - Collision repair
 - Repair that would not be included with painting

Condition Assessment Summary

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- Three condition levels – Continued
 - ▣ Reconstruction Candidate Level
 - Extent of deficiency or damage warrant future replacement
 - Material is nonconforming to current development standards
 - Severe leaning
 - Capital improvement candidate
- **No wall was found to be at risk for sudden failure.**

Condition Assessment Summary

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- Condition Level: Routine Maintenance
 - Discoloration
 - Dirty
 - Lime run
 - Minor spalling



Condition Assessment Summary

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- Condition Level: Routine Maintenance
 - Minor cracks
 - Minor joint damage
 - Exposed rebar
 - Leaning slightly



Condition Assessment Summary

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- Condition Level: Repair
 - Cracks
 - Column repair
 - Joint damage
 - Exposed rebar



Condition Assessment Summary

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- Condition Level: Repair
 - Moderate spalling
 - Missing pieces
 - Undermining



Condition Assessment Summary

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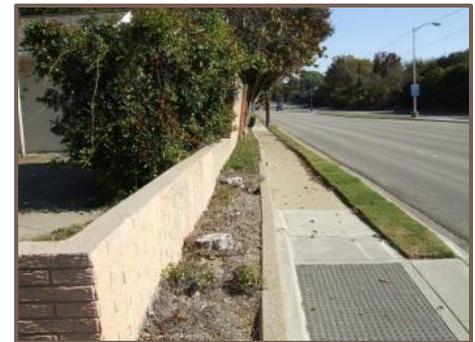
- Condition Level: Reconstruction Candidate
 - Severe or extensive cracks
 - Joint separation
 - Exposed rebar



Condition Assessment Summary

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- Condition Level: Reconstruction Candidate
 - ▣ Poor construction
 - ▣ Extensive leaning
 - ▣ Foundation damage



Condition Assessment Summary

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- Wall Maintenance
 - ▣ City Maintenance
 - ▣ Private Maintenance
 - Commercial and multi-family
 - Homeowner association
 - Private individual

Condition Assessment Summary

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- Privately Maintained Walls
 - ▣ No walls were identified as at risk of sudden failure
 - ▣ Two private walls were identified as needing reconstruction
 - ▣ The owners of these walls have been notified to address the condition of the walls
 - ▣ Code compliance policies include inspections of all privately maintained screening walls

City Maintained Screening Walls



Condition Assessment Summary

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- Ten City walls were classified as **Reconstruction Candidate Level**
 - ▣ Extensive cracking
 - ▣ Extensive joint separation
 - ▣ Extensive leaning
 - ▣ Material nonconforming to current development standards
 - ▣ Four locations (Jupiter at Lookout, W. Arapaho, Centennial, Buckingham)
 - ▣ Replacement estimated to cost \$3 to \$4 M
 - ▣ These projects can be included in capital projects database for future funding consideration

- **No wall was found to be at risk for sudden failure.**

Reconstruction Candidate Walls



Condition Assessment Summary

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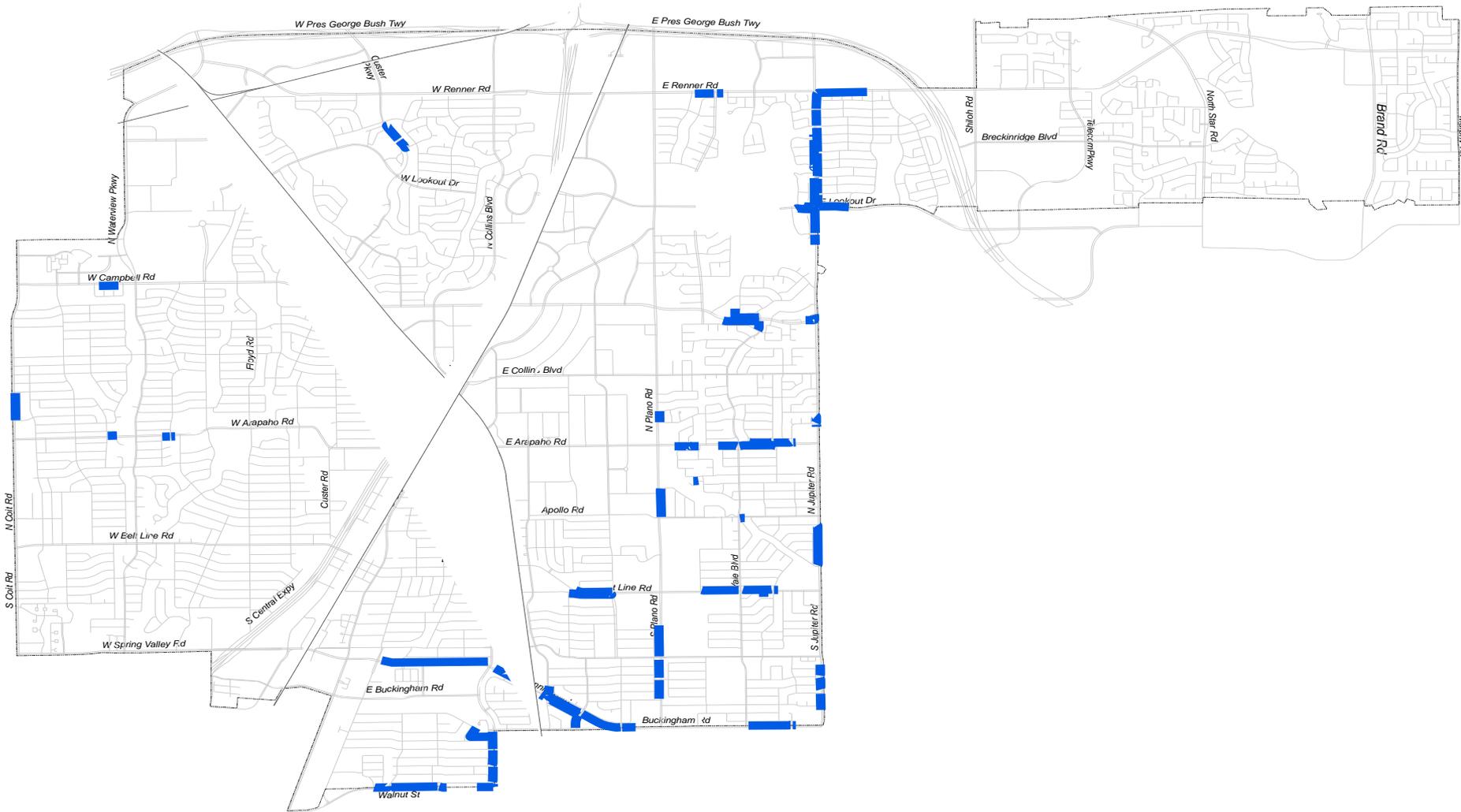
- City Walls classified as **Repair** Level include brick walls with minor repair and concrete walls with localized damage.
 - Funding is currently included in the general operation budget primarily for collision repair.
 - Funding needs to be expanded to address repair deficiencies.
 - Evaluate repair funding strategies for consideration during FY 13/14 budget discussions.

- The majority of City walls were classified as **Routine Maintenance** Level
 - Minor cracking,
 - Minor joint damage,
 - Vegetation encroachment

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Routine Maintenance - Wall Washing & Painting

City Maintained Walls - Paintable



Maintenance Program Priorities

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1. Wash and paint walls that currently have peeling or chipping paint
2. Wash and paint walls that have been painted different colors
3. Wash and paint walls that will compliment future Neighborhood Vitality Program projects
4. Establish a regular rotation to wash all walls within the City

Background

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- In FY 11/12, \$20,000 was devoted to wall washing / painting
- Work would have been performed by a graffiti abatement contractor under the terms of a prior contract
- Cost: Power wash, prime and paint screening walls - \$2.22 square foot
- As such, only approximately 1,500 linear feet (6' high wall) could have been completed.

Background

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- In May 2012, Community Services rebid an expanded, restructured graffiti abatement contract that included categories for:
 - ▣ Water blasting entry features/signs, bridges and screening walls
 - ▣ Painting entry features/signs, bridges and screening walls
- Cost: Power wash, prime and paint screening walls - \$1.55 square foot
- As such, we could have completed approximately 2,150 linear feet (6' high wall).
 - ▣ Increase of 750 linear feet

eCoat Paint Option

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- eCoat recycled paint preserves the environment by collecting and remanufacturing paint to exact specifications.
- eCoat paint is made with a minimum of 50% post-consumer waste paints.
- eCoat paints are sorted by type and color, tested and filtered, then mixed and adjusted for quality.
- New ingredients are added to batches of eCoat to assure consistent performance features and color.

Test Area

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ecoat paint option

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- Cost: Power wash, prime and paint screening wall - \$.95 square foot
- Completed in FY 11/12 – 3,500 linear feet (6' high wall)
 - ▣ Increase of 2,000 linear feet
- Anticipated FY 12/13 – 7,000 linear feet (6' high wall)
 - ▣ FY 12/13 Budget was increased to \$40,000

FY 11/12 Plan

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1. Expanded painting on Plano Road to include the wall between Spring Valley and Buckingham
 - ▣ Achieved a consistency as you travel Plano Road
 - ▣ Complimented Town North Park Neighborhood Vitality end cap project

2. Painted wall on Jupiter Road between Ponderosa and Plymouth Rock
 - ▣ Peeling paint, multiple colors
 - ▣ Finished out Duck Creek Neighborhood Vitality end cap project

FY 11/12 Plan

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FY 11/12 Plan

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FY 12/13 Plan – College Park

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- Centennial – Wash, prime and paint the following walls:
 - ▣ Between College Park and the alley east of Berkley – north side
 - ▣ Between College Park and Bowser – north side
 - ▣ Between Grove and the KCS RR – north side
 - ▣ Between KCS RR and College Park – south side

FY 12/13 Plan – College Park

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FY 12/13 Plan – College Park

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FY 12/13 Plan – Yale Park/Duck Creek

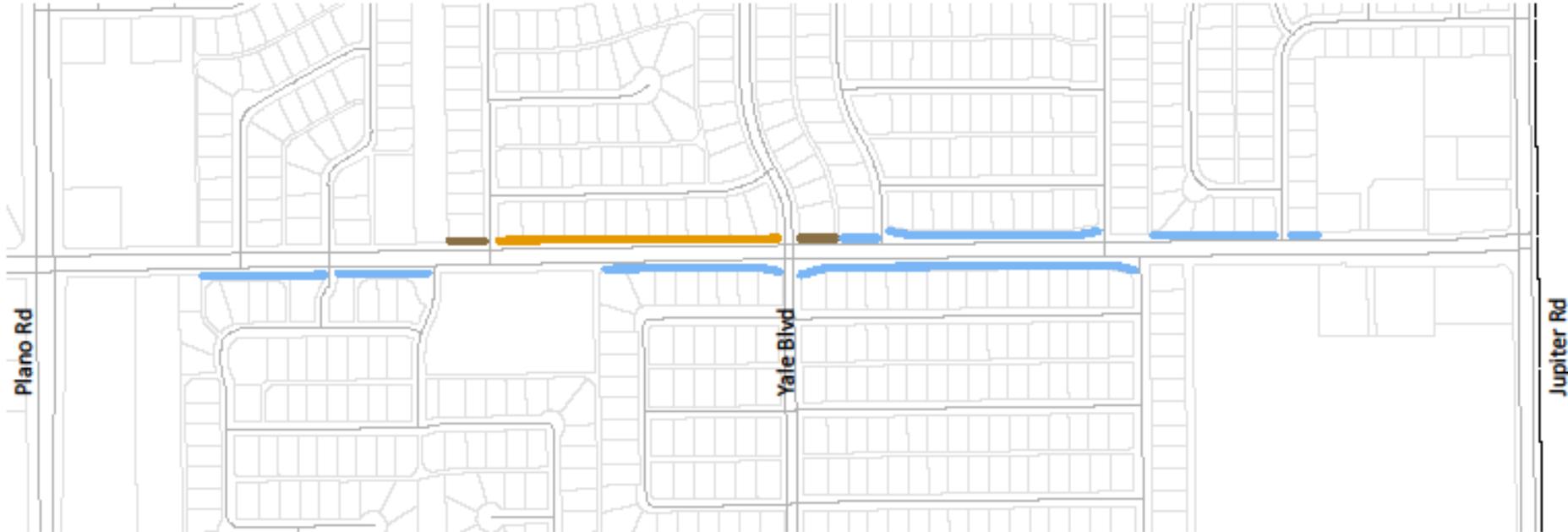
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- Yale Park
 - ▣ E. Arapaho Road
 - Between Yale and the alley east of Brush Creek – north side

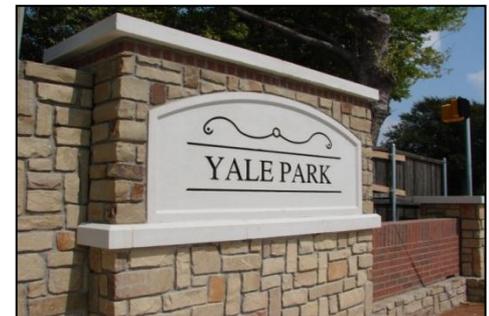
- Duck Creek
 - ▣ E. Arapaho Road
 - Between Plano Rd and Belle Meade – south side
 - Between Yale the alley west of Rutgers – south side

FY 12/13 Plan – Yale Park / Duck Creek

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	Wash & Paint
	New Wall
	Existing Brick Wall

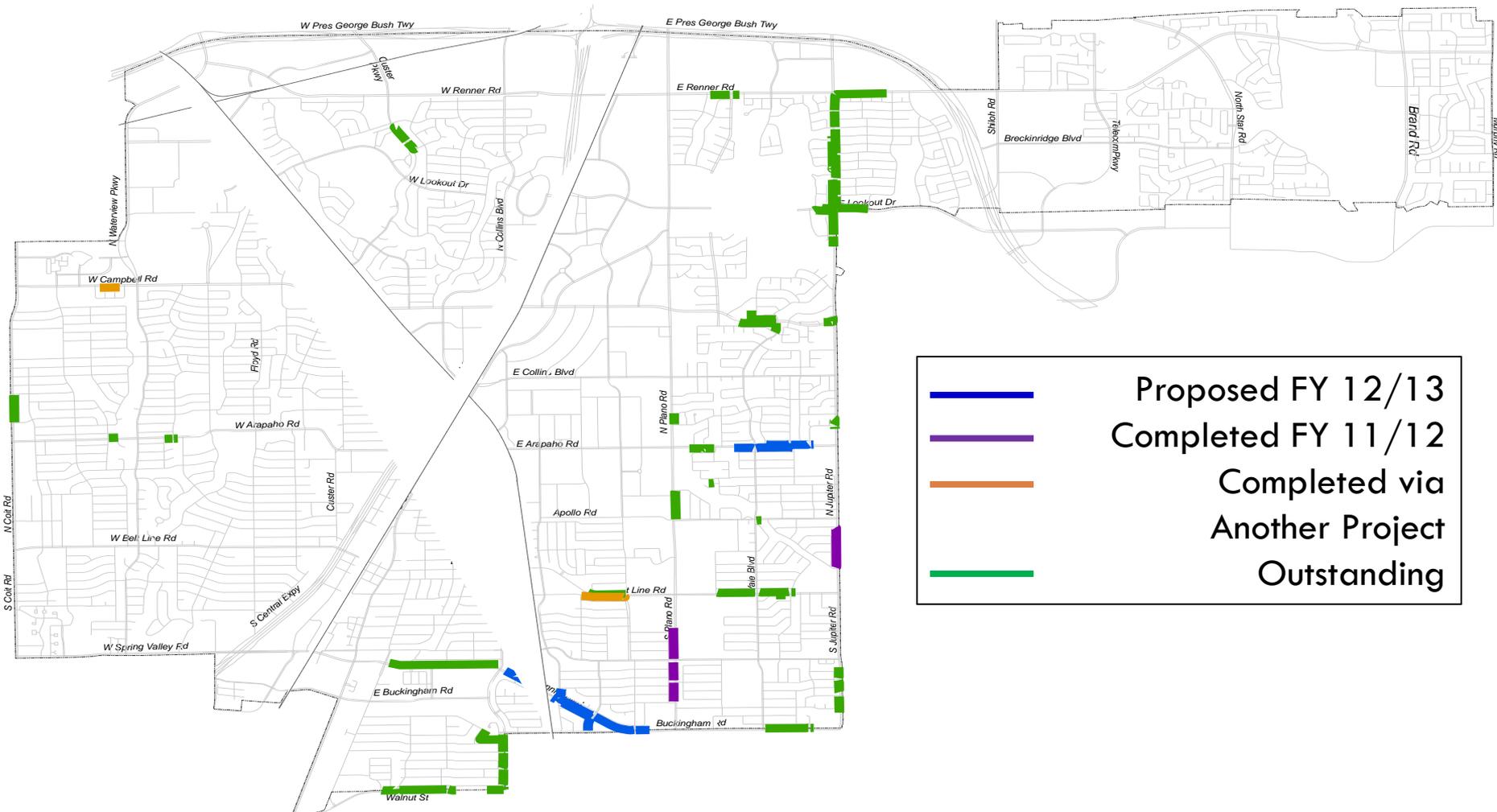


FY 12/13 Plan – Yale Park / Duck Creek

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Wall Washing Painting Program



New Contract for Services

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- On March 25th, a new contract for graffiti abatement and wall washing / painting services will be on City Council's Consent Agenda.
- The new contract is necessary due to the total amount of the work being greater than \$50,000.
- There are no significant or fundamental changes in the contract's specifications, just an increase in the amount of work that can be performed.

Next Steps

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- City Council will be asked to approve a new contract on March 25th – Consent Agenda.
- Staff will implement the FY 12/13 **Routine Maintenance** plan in April.
- Staff will evaluate **Repair** funding strategies for consideration during budget consideration FY 13/14.
- Included **Reconstruction** Level walls in the Capital Projects Database for future funding consideration.

NEIGHBORHOOD STABILIZATION PROGRAM OPTIONS

CITY COUNCIL BRIEFING: FEBRUARY 18, 2013

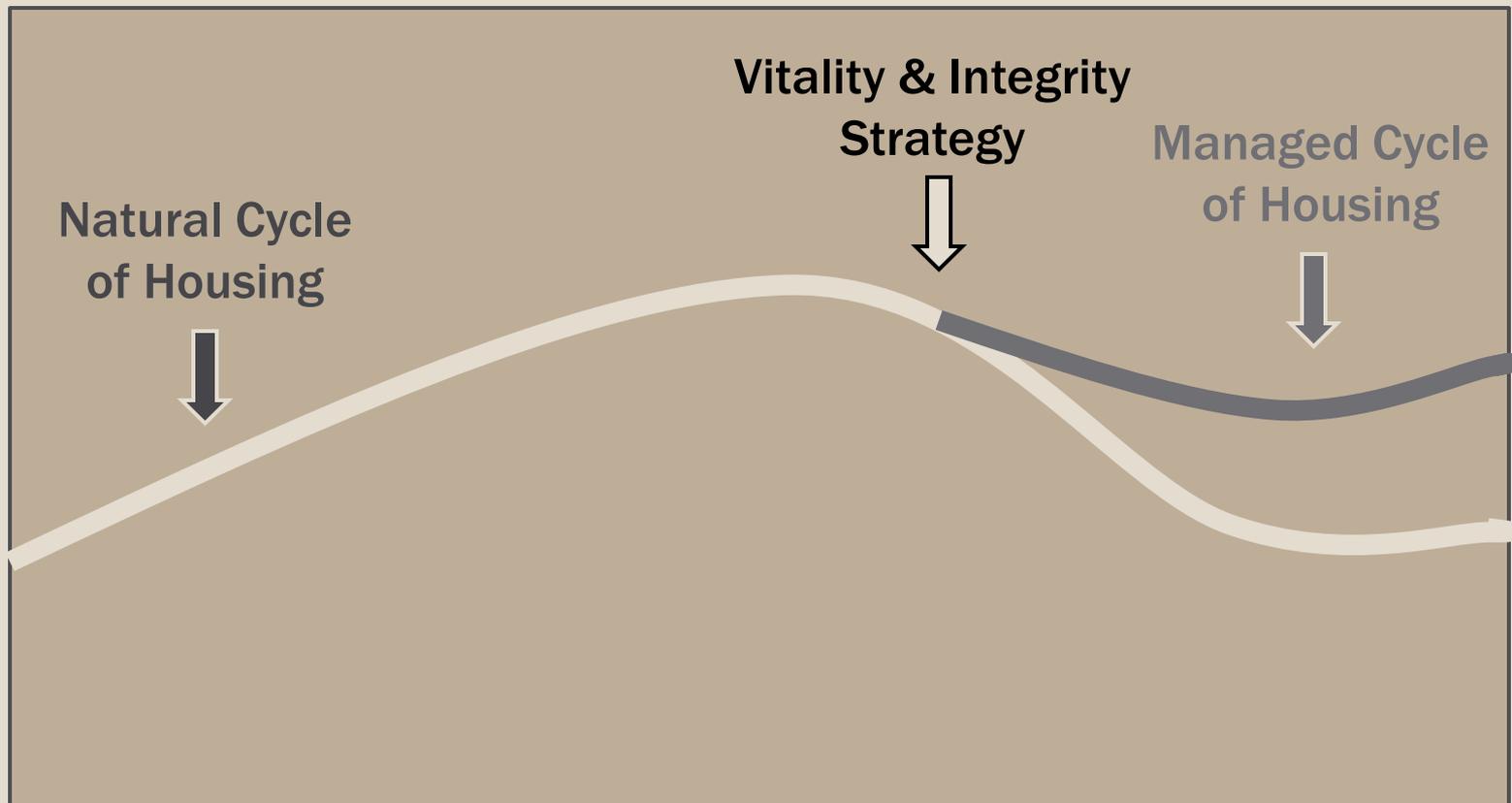
CITY COUNCIL NEAR TERM ACTION ITEM

Evaluate programs to address neighborhood decline issues to stabilize the overall health of the neighborhood.

NEIGHBORHOOD STABILIZATION

- ❑ Most neighborhoods undergo a cycle in which the housing within peaks in value and desirability; then begins to decline based on factors such as the age of homes, lack of maintenance, declining infrastructure, competition from newer communities and disinvestment of civic engagement.
- ❑ Neighborhood vitality and integrity strategies are designed to positively affect this natural cycle by implementing programs that strategically manage change.

THE CYCLE OF HOUSING



NEIGHBORHOOD STABILIZATION

- ❑ Neighborhoods exist within the context of a competitive marketplace in which current residents and regional newcomers make choices about where to live.
- ❑ A healthy neighborhood is a place where it makes economic sense for people to invest their time, money and energy.
- ❑ Successful neighborhood vitality and integrity must focus on influencing the previously mentioned patterns of choice.

NEIGHBORHOOD VITALITY & INTEGRITY STRATEGY



INTEGRITY STRATEGIES

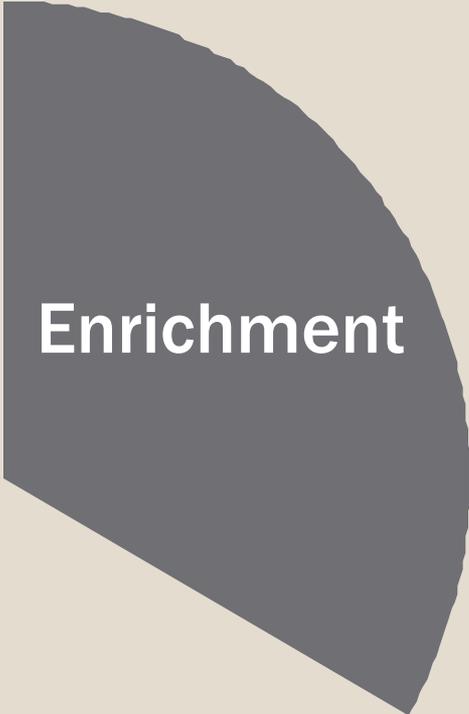


Integrity

Integrity

- Residential Code Enforcement
 - BABIC
 - Residential Rental Registration
- Commercial Code Enforcement
- Multi-Family Code Enforcement
- Graffiti Abatement
- Bandit Sign Abatement
- More than 30 new codes adopted in the past 8 years

ENRICHMENT STRATEGIES



Enrichment

- Enrichment**
 - New Neighborhood Association Development**
 - Neighborhood Leadership Workshops**
 - Realtors Workshops**
 - City Council / Presidents Meetings**

REVITALIZATION STRATEGIES



Revitalization

Revitalization

- Neighborhood Vitality
- Sign Topper Program
- Wall Enhancement Program
- Matching Fund Beautification
- Home Improvement Incentive Program
- Volunteer Assistance Program
- Reinvestment Strategies
 - W. Spring Valley Corridor

PROGRAM OPTIONS

1. Neighborhood stabilization through a home buyer incentive program
2. Neighborhood stabilization through a block level planning and action program
3. Neighborhood stabilization through enhanced maintenance programs

OPTION 1

NEIGHBORHOOD STABILIZATION THROUGH HOME BUYER INCENTIVE PROGRAM

GOALS OF PROGRAM

- Encourage the transition of rental property to owner occupied property
- Encourage reinvestment in areas that are not experiencing as much investment as other similar areas
- Attract professionals from key businesses and institutional partners to areas that they may not otherwise consider

PROGRAM HIGHLIGHTS

- ❑ Provide employees of key businesses and institutional partners that purchase a residential property zoned single family on targeted blocks with up to \$10,000 in reimbursements for qualified home improvement projects.
- ❑ A qualified home improvement project is defined as one or more additions, remodels or other similar modifications to an existing home that occur simultaneously.
- ❑ Same parameters as the Home Improvement Incentive Program

SUMMARY OF DATA

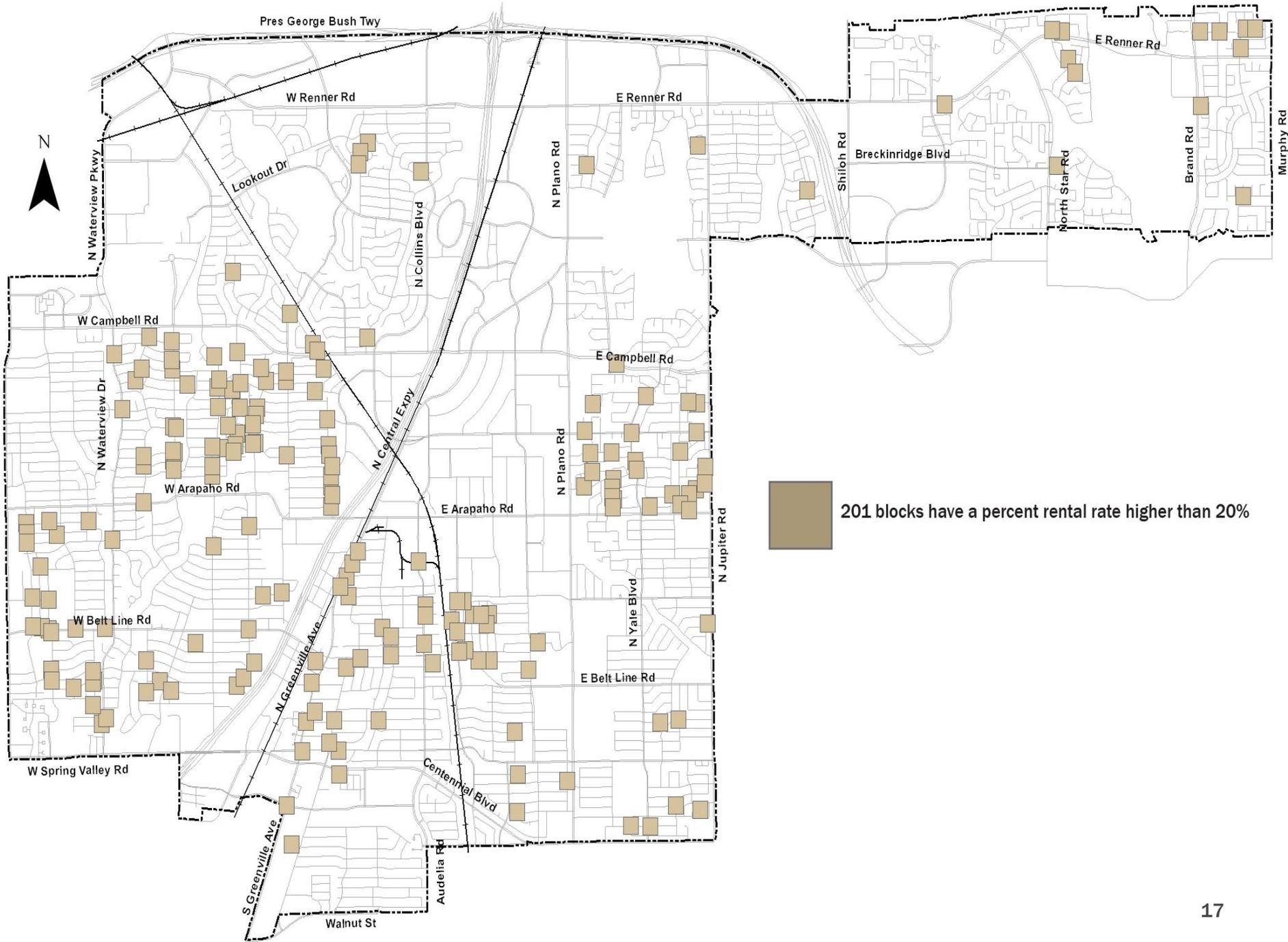
- ❑ There are **1,837** blocks within the City of Richardson
 - ❑ **1,092** blocks have ten or less homes
 - ❑ **178** blocks have an average appraised value of less than **\$125,000**



178 blocks have an average market value of less than \$125,000

SUMMARY OF DATA

- ❑ There are **1,837** blocks within the City of Richardson
 - ❑ **1,092** blocks have ten or less homes
 - ❑ **178** blocks have an average appraised value of less than **\$125,000**
 - ❑ **201** blocks have a percent rental rate greater than **20%**



201 blocks have a percent rental rate higher than 20%

POSSIBLE TARGETING STRATEGY

- ❑ Eliminate blocks in areas that are viewed as redevelopment opportunities

- ❑ Select one block from each neighborhood represented in the list

- ❑ Select the block with the highest percentage of rental homes
 - ❑ Approximately 300 total homes eligible
 - ❑ Approximately 80 rental properties

POSSIBLE PARTICIPANTS

- Eligible participants could include Richardson's top employers
- Emphasis could be placed on:
 - High Tech Businesses
 - Institutional Partners

PROGRAM CONSIDERATIONS

- ❑ City's contribution could spark additional investment on the targeted block
- ❑ Strategy has the potential to reduce rental property
- ❑ May attract professionals to blocks that otherwise would be considered unattractive
- ❑ Impact of program is limited
 - ❑ Approximately 300 total homes eligible
 - ❑ Approximately 80 rental properties
 - ❑ 10 projects – current budget
 - ❑ Success largely dependent on homes being offered for sale on targeted blocks

OPTION 2

NEIGHBORHOOD STABILIZATION THROUGH BLOCK PROGRAM

GOALS OF PROGRAM

- Demonstrate reinvestment is taking place in the area
- Involve property owners in identifying what is working and not working on the block
- Create action plans on the block level verses the neighborhood level
- Provide resources at the end of the process to implement action items
- Make a significant, visible impact immediately
- Maximize funding by utilizing volunteers and other community partners to accomplish more with less

PROGRAM DESCRIPTION

- Similar to the prior Neighborhood Assessment Program
- Neighborhood associations or sub-groups (blocks) could apply to participate.
- Selection could be based on demonstrated commitment as well as other factors such as property value trends, code activity, etc.
- Process could focus on identifying strengths and weaknesses of a block.
- Process could end with the development of an action plan for making short and long term improvements.

BLOCK BY BLOCK PROGRAM

- ❑ Examples of Types of Reinvestment
 - ❑ Exterior improvements to homes
 - ❑ Improvements to other outdoor structures, such as accessory buildings, fences, etc.
 - ❑ Improvements to infrastructure, such as sidewalks, curbs, etc.
 - ❑ Landscaping enhancements, such as trimming overgrown vegetation, removing dead or dying vegetation, etc.
 - ❑ Safety improvements, such as posting address numbers
 - ❑ Improving general curb appeal, such as replacing old mailboxes

OPTION 3

NEIGHBORHOOD STABILIZATION THROUGH ENHANCED MAINTENANCE PROGRAMS

GOALS OF PROGRAM

- Acknowledge private investment follows public investment
- Renewal of public infrastructure shows that the neighborhood is worthy of additional investment
- Demonstrate public investment in the area is being preserved via regularly scheduled maintenance and care
- Make a significant, visible impact immediately

MAINTENANCE ALTERNATIVES

- ❑ Expand the wall washing / painting program
 - ❑ Currently \$40,000 funding for FY 12/13
- ❑ Expand street maintenance program
 - ❑ Focus on preventative maintenance
- ❑ Focus on additional sidewalk enhancements
 - ❑ Expand Sidewalk Replacement Program
 - ❑ Construct new sidewalks where leave-outs currently exist
- ❑ Adopt a bridge rail painting strategy

DISCUSSION

NEIGHBORHOOD PARK TRAIL IMPROVEMENTS



TRAILS
CITY OF RICHARDSON

City Council Work session
February 18, 2013

RICHARDSON NEIGHBORHOOD PARK TRAIL IMPROVEMENTS BACKGROUND

- Walking for exercise walking for pleasure, is a State wide phenomenon.
- The Richardson Park, Recreation, and Open Space Master Plan calls for more trails.
- Richardson Neighborhood parks are within walking distance of most homes.
 - Beginning in the mid 1990's upgrades to walking trails in neighborhood parks with 6' wide trails has been popular with residents.
 - Ongoing project to provide hard surface walking trails which are convenient and accessible.
 - Second level of the Richardson Trail Network
 - Positive activity for parks, which is a crime prevention principle.



RICHARDSON NEIGHBORHOOD PARK TRAIL IMPROVEMENTS BACKGROUND

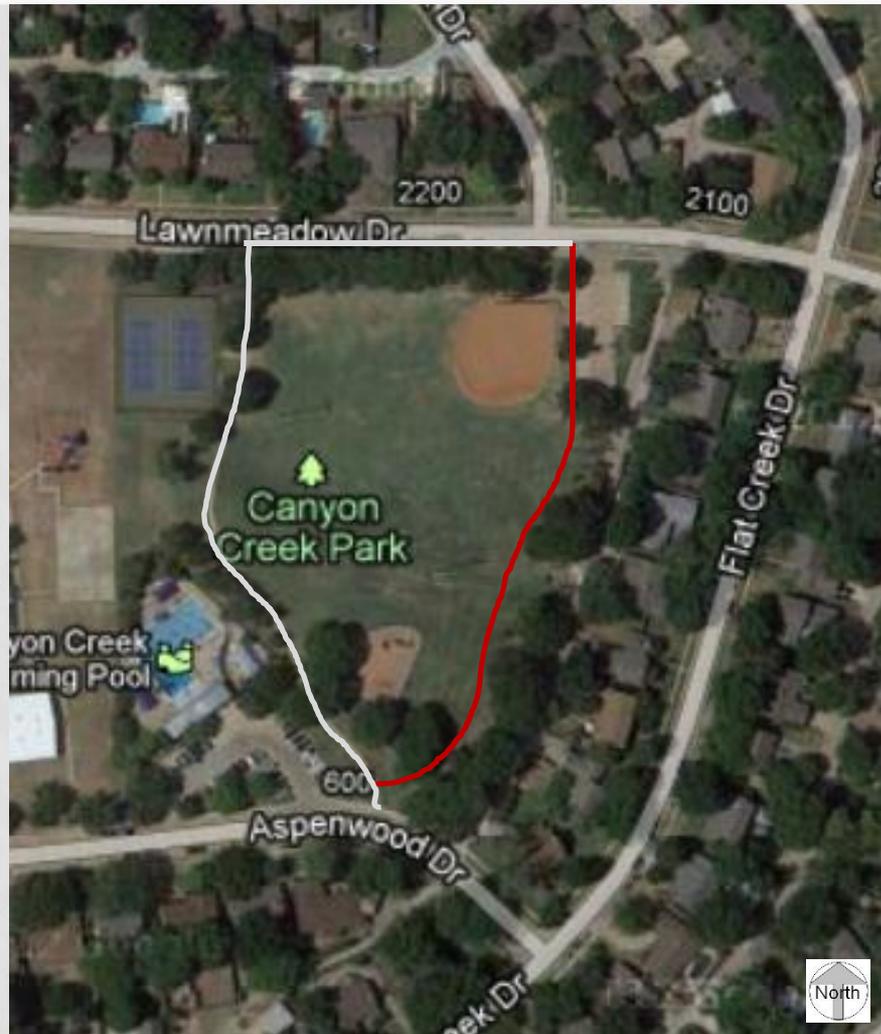
2010 Bond Program includes additional walking trails to neighborhood parks.

- Canyon Creek Park
- Point North Park
- Terrace Park
- Woodhaven Grove Park

The screenshot shows the City of Richardson website with the following content:

- Navigation:** ONLINE SERVICES | NEWS | CALENDAR | JOB OPENINGS | CITY MAPS | 972.744.4100 | LOGIN | TRANSLATE THIS PAGE
- Header:** Richardson TEXAS
- Menu:** RESIDENTS | BUSINESSES | VISITORS | GOVERNMENT | SERVICES | DEPARTMENTS | I WANT TO...
- Breadcrumbs:** Departments » Capital Projects & Engineering » Bond Program » 2010 Bond Information
- Section:** PROPOSITION 2
- Tools:** Font Size, Share & Bookmark, Feedback [+], Print
- Section Title:** Park & Recreational Facilities \$22.645 Million
- Parks Section:**
 - City Wide - Playground Redevelopment:** Modify playgrounds at 3 to 4 park locations. \$731,000
 - Pedestrian Bridge at Breckinridge Park:** Construct bridge to replace the one destroyed in 2006 along Beck Branch. \$262,500
 - New Park - Heights Area:** Acquire 1-2 acres of land to improve access to park in the neighborhood. \$1,575,000
 - New Park - Northrich Area:** Acquire 1-2 acres of land to improve access to park in the neighborhood. \$787,500
 - City Wide - Park ADA Modifications:** Construct ADA required improvements at various parks. \$262,500
- Trails Section:**
 - Central Trail Supplement:** Make modifications to Texas Channel south of Phillips St. to construct trail. \$1,511,000
 - City Wide - Neighborhood Park Trails:** Construct trails at Point North, Canyon Creek, Terrace and Woodhaven Grove parks. \$210,000

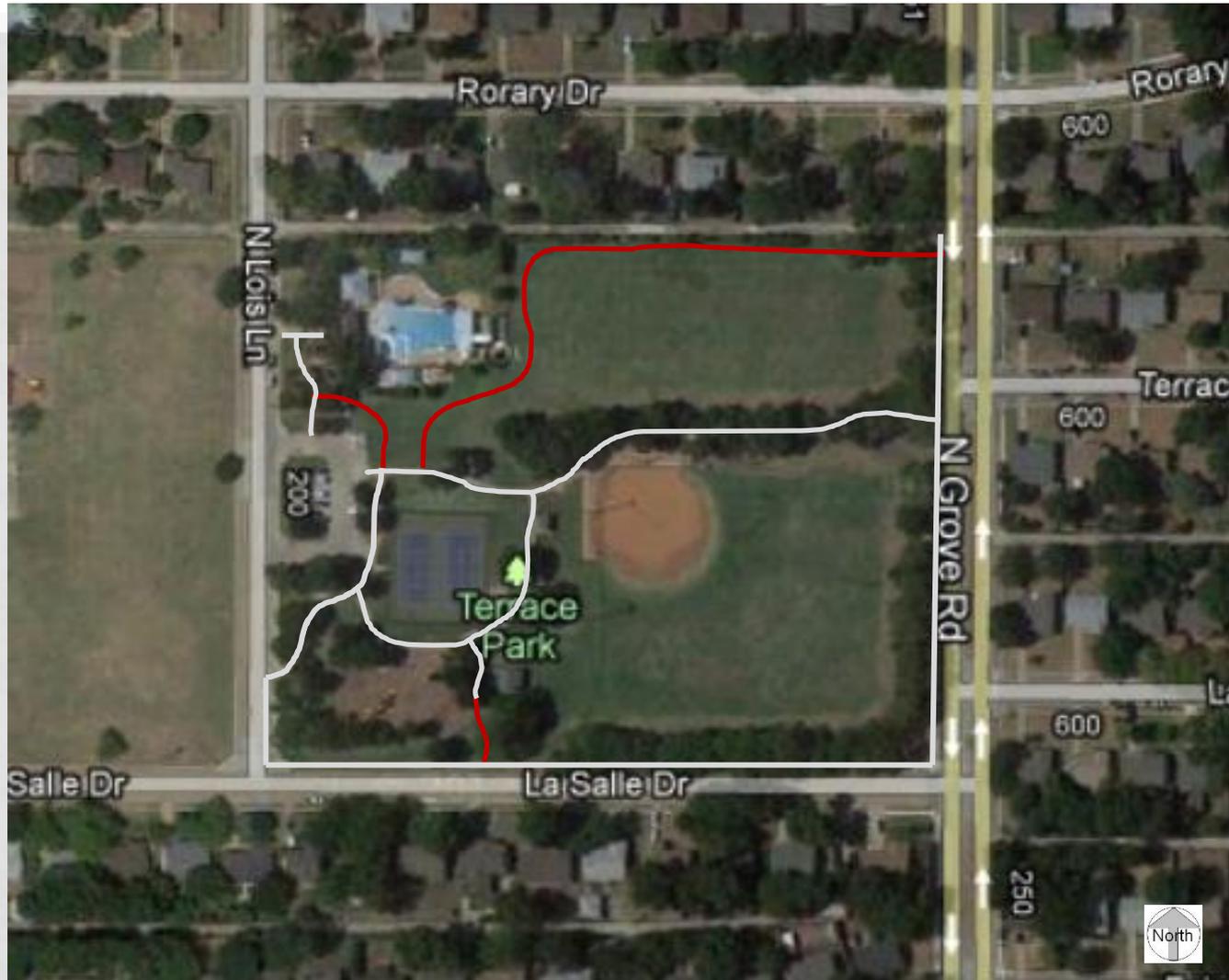
CANYON CREEK PARK



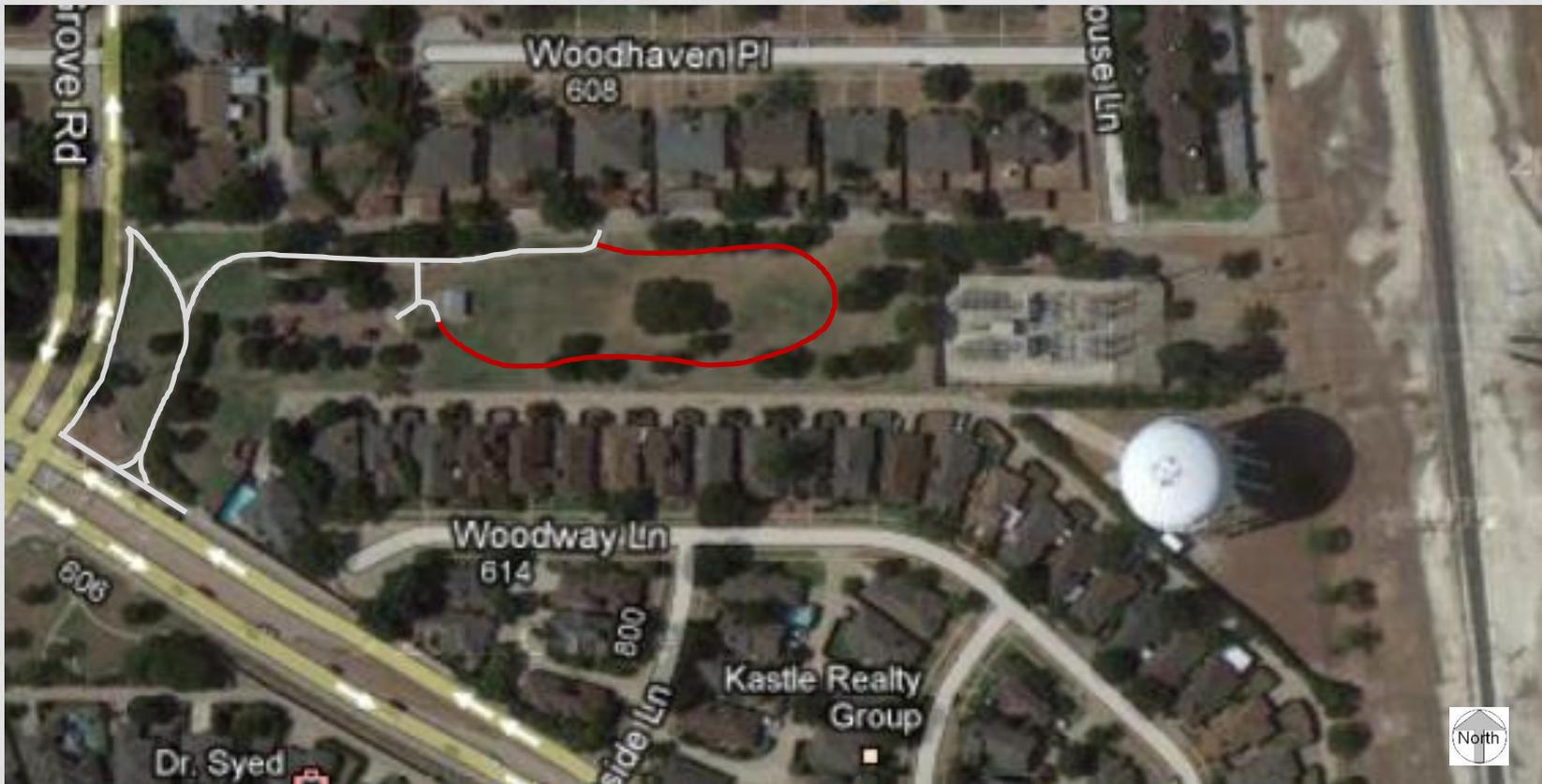
POINT NORTH PARK



TERRACE PARK



WOODHAVEN GROVE PARK



SCHEDULE & NEXT STEPS

- March – April 2013 perform work through competitively bid annual concrete flatwork contract.
- If possible, value engineer the project to create savings and apply to another park for additional walking trails.
- Inventory remaining parks to be improved with walking trails and prepare for future capital discussions.

