

# Memorandum



CITY OF DALLAS

DATE April 18, 2018

TO The Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **Agenda Item #17 Wynnewood Drainage**

On Wednesday, April 25, 2018, City Council will be presented with agenda item no.17 which will authorize an agreement with Brixmor Property Group, Inc. for the donation of revised design plans for construction of the Wynnewood Drainage Improvements Project (Project No. TWM17VD032 – Zang-Illinois) on the 2017 Bond Program (the “Project”).

The Project was originally on the 2006 Bond Program, and involves upsizing the drainage infrastructure from Wynnewood Drive to the South Branch Cedar Creek Tributary No. 1, just east of Llewellynn Avenue, to convey local neighborhood drainage through the adjacent Wynnewood Village shopping center. The project includes about 2,200 linear feet of 8 feet by 8 feet reinforced concrete box storm drainage pipes, along with the creek outfall structure, and associated appurtenances. The project was designed and ready for bid for construction as a part of the 2006 Bond Program; however, the City was unable to attain the easement(s) necessary to support construction in a way that encourages development in the area. Construction funds were reallocated to address other storm drainage activities and the project was delayed while area development activities by others were in various planning phases.

As area plans became more solidified, the Project was reviewed by various developments to ensure that conflicts could be avoided and funding for the construction was included in the 2017 Capital Bond Program. Following the approval of the 2017 Bond Program vote, staff was approached about the schedule for these construction improvements by Brixmor Property Group, Inc. who owns Wynnewood Village Shopping Center. After review of the City’s design plans, along with Brixmor’s development plans, it was discovered that the plans conflict with Brixmor’s proposed site development plans.

In an effort to provide a solution that is mutually beneficial to the City’s implementation of its necessary storm drainage improvements and Brixmor’s development, Brixmor, at its sole cost and expense, has requested the City accept donated project design plans to the City, along with necessary easements through its property in return for the City’s prioritization of the construction of the Project. The donated plans update the original design to reflect the current site development plans and will provide for more timely and cost-efficient construction of the Project. The plans have been reviewed by all appropriate staff in the Sustainable Development and Trinity Watershed Management Departments and have been found to meet all applicable design and engineering criteria, rules, and regulations necessary to provide and accommodate neighborhood drainage

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Please feel free to contact me or Sarah Standifer, Director of Trinity Watershed Management if you have any questions or concerns.



Jo M. (Jody) Puckett  
Assistant City Manager (Interim)

c: Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Billerae Johnson, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality

**AGENDA DATE:** April 25, 2018

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Department of Trinity Watershed Management  
Office of Economic Development

**CMO:** Jody Puckett, 670-3390  
Raquel Favela, 670-3309

**MAPSCO:** 54 Q

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**SUBJECT**

Authorize an agreement with Brixmor Property Group, Inc. for the donation of revised design plans for construction of the Wynnewood Drainage Improvements Project (Project No. TWM17VD032 - Zang-Illinois) on the 2017 Bond Program (the "Project") - Financing: No cost consideration to the City

**BACKGROUND**

The Project was originally on the 2006 Bond Program and involves upsizing the drainage infrastructure from Wynnewood Drive to the South Branch Cedar Creek Tributary No. 1, just east of Llewellynn Avenue, to convey local neighborhood drainage through the adjacent Wynnewood Village Shopping Center. The Project includes about 2,200 lineal feet of 8 feet by 8 feet reinforced concrete box storm drainage pipes, along with the creek outfall structure, and associated appurtenances. The Project was designed and ready for bid for construction as a part of the 2006 Bond Program; however, the City was unable to attain the easement(s) necessary to support construction. In 2015, the Project was cancelled and the funds were re-allocated towards other critical bond program drainage projects.

The construction funding was subsequently included in the 2017 Capital Bond Program, with \$1.727 million dollars within the Storm Drainage Proposition, and the remaining \$2.273 million dollars from the Economic Development Proposition, supporting an estimated project construction cost of \$4.0 million dollars. The construction budget will be finalized and bond funding from the two propositions will be proposed for allocation in a future City Council agenda item, upon completion of the construction procurement for the construction contract.

**BACKGROUND** (continued)

Brixmor Property Group, Inc. is the property owner and developer of the Wynnewood Village Shopping Center. After review of the existing design plans for the Project, it was discovered that the plans conflict with Brixmor’s proposed site development plans. In an effort to provide a solution that is mutually beneficial to the City’s implementation of its 2017 Capital Bond Program and Brixmor’s development, Brixmor, at its sole cost and expense, has offered to donate revised Project design plans to the City, along with necessary easements through its property in return for the City’s prioritization of the construction of the Project.. The plans update the original design to reflect the current site development plans and will provide for more timely and cost-efficient construction of the Project. The plans have been reviewed by all appropriate staff in the Sustainable Development and Trinity Watershed Management Departments and have been found to meet all applicable design and engineering criteria, rules, and regulations necessary to provide and accommodate neighborhood drainage. This project is necessary to upgrade existing City storm drainage infrastructure that serves an approximate 243 acre neighborhood immediately upstream of the 65 acre Wynnewood property near Zang and Illinois.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	April 2017
Completed Design	March 2018
Begin Construction	May 2018
Complete Construction	September 2018

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 24, 2009, City Council authorized a professional services contract with RJN Group, Inc. for engineering design of storm drainage project on Zang Illinois to Illinois Avenue Drainage Relief System by Resolution No. 09-1647.

City Council will be briefed by memorandum regarding this matter on April 23, 2018.

**FISCAL INFORMATION**

No cost consideration to the City.

**OWNER**

**Brixmor Property Group, Inc.**

Andrew M. Gracey, Vice President Re/Development, West

**MAP**

Attached

April 25, 2018

**WHEREAS**, on November 7, 2006, Dallas voters approved funding for the Wynnewood Drainage Improvements Project, formerly known as the Zang-Illinois Project (the "Project"), for the purposes of upsizing of drainage infrastructure in the Wynnewood area within the City of Dallas; and

**WHEREAS**, on December 4, 2006, the Dallas City Council authorized the issuance of general obligation bonds to enable the City to fulfill its funding obligations for the Project, as required by Texas law; and

**WHEREAS**, on June 24, 2009, City Council authorized a professional services contract with RKN Group, Inc. for the engineering and design of the Project (the "Existing Design Plans"), in an amount not to exceed \$393, 779.00 by Resolution No. 09-1647; and

**WHEREAS**, on April 27, 2015, the Project was cancelled due to inability to obtain easements necessary to support project construction and the designated bond funds were re-allocated to other critical bond projects; and

**WHEREAS**, in November 7, 2017, funding for the Project was again re-allocated and the Project was programmed as part of the City's 2017 Capital Bond Program; and

**WHEREAS**, the Project is necessary for the improvement of existing City storm drainage infrastructure that services the Wynnewood area within the City of Dallas, including the Wynnewood Village shopping center; and

**WHEREAS**, Brixmor Property Group, Inc. is the owner and developer of the Wynnewood Village shopping center (the "Shopping Center"); and

**WHEREAS**, the Existing Design Plans conflict with the current site configuration of the Shopping Center; and

**WHEREAS**, Brixmor has procured, at its sole cost and expense, revised design, engineering plans and all necessary design and engineering documents for the Project (collectively, the "Revised Design Plans"); and

**WHEREAS**, Brixmor desires to donate the Revised Design Plans to the City in return for the timely and cost-efficient construction of the Project; and

**WHEREAS**, City desires to accept the Design Plans in order to prioritize and expedite procurement and construction of the Project in accordance with the City's 2017 Capital Bond Program.

April 25, 2018

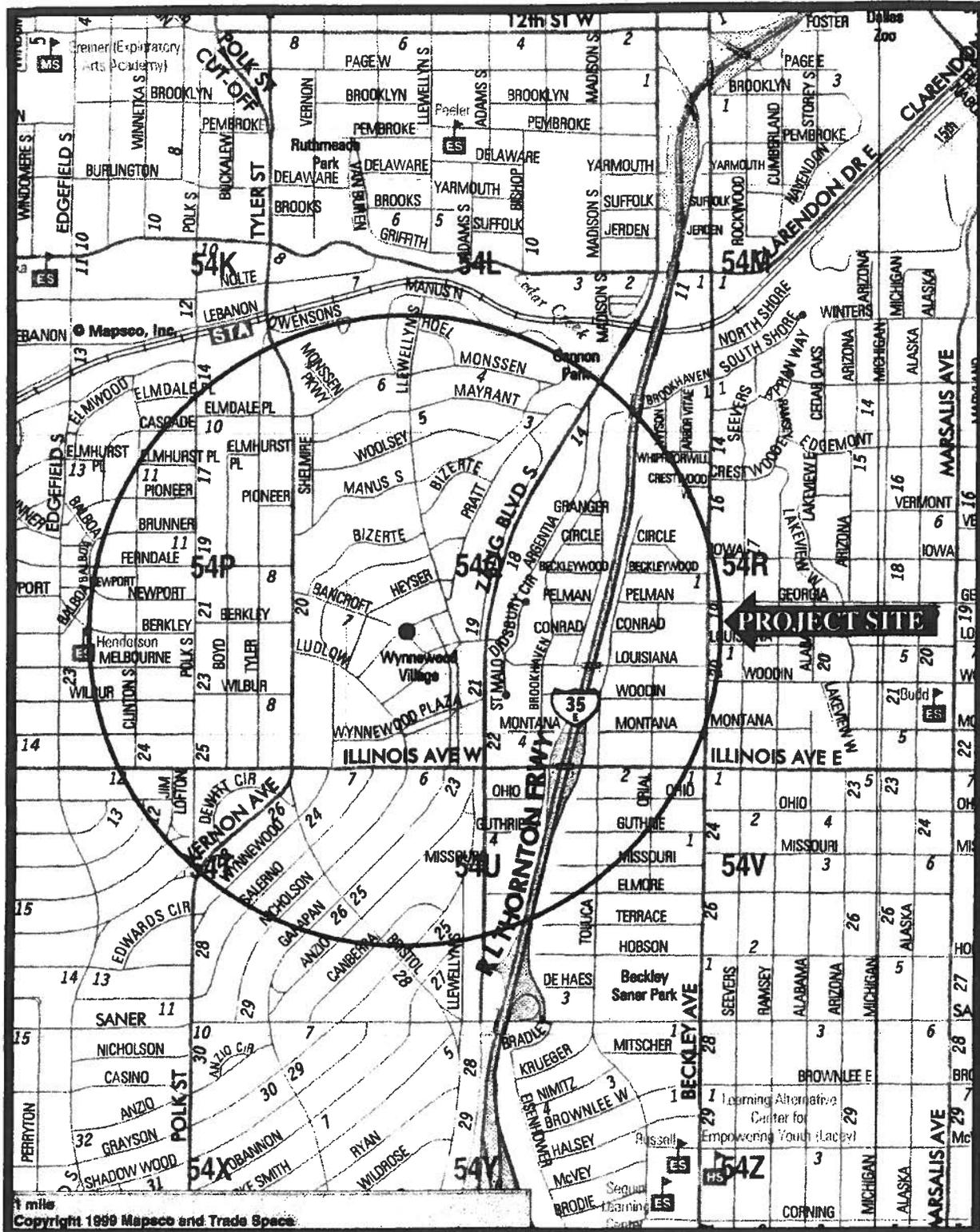
**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** The City Manager is hereby authorized to execute an agreement, approved as to form by the City Attorney, with Brixmor Property Group, Inc. for the donation of revised design plans for the construction of the Wynnewood Drainage Improvements Project.

**SECTION 2.** That this resolution shall take effective immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# ZANG BLVD. - ILLINOIS AVE. DRAINAGE RELIEF SYSTEM



**MAPSCO 54 Q**