

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 6:00 p.m. at the Law Enforcement Center, 2121 L. Don Dodson, Bedford, Texas, on the 16th day of July, 2012 with the following members present:

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| Jim Griffin | Mayor |
| Michael Boyter | Council Members |
| Chris Brown | |
| Jim Davisson | |
| Sherri Olsen | |
| Patricia Nolan | |
| Roy W. Turner | |

constituting a quorum.

Staff present included:

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| Beverly Griffith | City Manager |
| David Miller | Deputy City Manager |
| Michael Wells | City Secretary |
| Mirenda McQuagge-Walden | Managing Director of Community Services |
| Bill Syblon | Development Director |

Also present:

Janet Tharp and Drew Brawner of Kimley-Horn and Associates

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the Work Session to order at 6:02 p.m.

WORK SESSION 5:00 p.m.

- **Council strategic planning session to include discussion regarding the Council's visions, goals and related topics.**

Mayor Griffin stated that this meeting is a result of the previous strategic planning session where Council requested further discussion regarding the Central Bedford Development Zone, including where the project started and what has been involved in the process. He sees this as a global project that may take a number of years. The goal is to map out a design of what the Council envisions this Zone to look like, including cultural, restaurant, retail and multi-family elements. It will serve as a catalyst for the City's future. Once these elements are put together and Council approves it as their vision, it will serve as a finished project to show to developers. Elements such as streetscaping or a walkable Library property may be examined starting next year.

Development Director Bill Syblon stated that the seed for this project was planted about a year ago at a Council strategic planning session at which the Council discussed economic development, including

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specific goals such as what to do with the Zone. There was discussion regarding a charrette process, which is a collaborative effort between community leaders and consultants to create a common goal and vision for the Zone. He stated that is what is being discussed tonight. Council can come up with that vision and specialists like Kimley-Horn can take those ideas and put them on paper.

The agenda tonight is to review how the vision for the Zone has taken shape; discussion on development density; discussion on units and buying power; and ending on open discussion.

Mr. Syblon stated that the reason for the plan is that the City was 97% built out and the City needs to take advantage of the remaining 3%; the need to maximize the potential returns on this development; a strong desire to create a focal point; the fact that the City owns multiple sites in the Zone area; the Zone, and the City in general, having many assets to attract new development; giving the City control so a vision can be created as opposed to a developer bringing their idea; sending a message to the real estate world that the City is serious about redevelopment and new development; and allowing the City to be prepared when growth happens.

Mr. Syblon then discussed the planning process. Stakeholder meetings were held on February 21 and March 20, after which a public meeting was held. Kimley-Horn asked the stakeholders and the public what they envisioned the area to look like, leading to a collaborative thought process to create this vision. Elements of the vision include that the City is centrally located; that there are large tracts of property owned by the City; and that there is synergy with restaurants and medical-related uses. Desired development includes mixed-use development with shops and restaurants; a pedestrian-friendly environment; arts and culture; a destination; and a park or community square. The biggest hope for the vision is for it to increase revenue to the City, which would drive a lot of the other hopes and dreams.

Mr. Syblon stated another element of the process was to define what the survey boundary for the Zone was going to be including City-owned property and areas of influence. Current conditions were identified including population, median household income, growth rate, drive times and identification of ownership of properties in the study area. Characteristics of Central Bedford are that it is predominantly restaurant, medical-related and civic uses; there is a significant amount of vacant land; and there is an evolving cultural district. Natural features include the creekway and a high point of land at L. Don Dodson and Parkwood, which could be used as a potential landmark. Potential constraints include limited opportunity for additional residential development; difficulty in developing spending capacity and the density of customers to support national retail; the successful recruitment of retail is an 18 to 36 month process; the SH 183 construction posing a challenge in the near term (though it should be a major advantage in the long term); and the median household income, which is not as strong as surrounding communities. Opportunities include a large residential base spending money outside of the City, which was identified in the 2008 Buxton study; a competitive regional location; and a substantial inventory of assets controlled by the City.

Mr. Syblon displayed existing residential examples found in the City, which includes single-family suburban at 5 units/acre; single-family small lot at 7.5 units per acre; duplexes at 7.5 units per acre; townhomes at 10.5 units per acre; and garden apartments at 20 units per acre. He then displayed other residential examples including townhomes at 30 units per acre with an average unit size of 2,390 square feet; and townhomes at 40 units per acre with an average unit size of 2,000 square feet. Mr. Syblon then discussed residential types and buying power, which is the level of expendable, discretionary income from a housing unit and is derived from industry accepted standards. The buying power of 125 residential units (listed incorrectly in the presentation as 175 units) is \$10M, which equates to \$75,000 in annual sales tax. The buying power of 800 residential types, at 32 units per acre, is \$50M, which equates to \$350,000 in annual sales tax. He further showed that there is a significant jump in buying power from areas with five units per acre to 50 units per acre. In regards to unit size and buying power, the average unit size for an apartment complex in Bedford at less than 800 square feet

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would generate annual property tax revenue of \$285 per unit. Higher priced units at between 800 and 1,200 square feet would generate significantly more property tax revenue at \$734 per unit.

A copy of Mr. Syblon's presentation is on file with the City Secretary's Office.

Council, staff and Kimley-Horn generally discussed the total acreage of the project; densities including ranges, maximums and averages; design standards; a preference for owner occupied versus rented properties; a definition of the vision for the Zone; design concepts; the need for flexibility; the property currently utilized as the municipal complex; potential sales tax revenue; the placement of low density units; the impact on aging multi-family outside of the Zone; the costs for this project; and utilizing the salability of the entire quadrant. Council was of the consensus for a density range of 30-35 units per acre; to generate \$350,000 in annual sales tax revenue based on buying power; for design concepts found on page 12 and the photo at the bottom of page 14 in the presentation; and for the plan to incorporate cultural elements.

In regards to cultural aspects, Council and staff discussed receiving an update from the Cultural Commission; the amount of property to be allocated for the Cultural District; the possibility of cultural elements in the Boys Ranch Master Plan; expanding Twilight Thursdays; and the possibility of a band shell. City Manager Beverly Griffith stated that the Cultural Commission is assessing resources and studying other facilities in the area. They are not contemplating new facilities but focusing on what is being utilized and performing a needs assessment. Managing Director of Community Services Mirinda McQuagge-Walden stated that there are no cultural elements in the first phase of the Boys Ranch Master Plan.

Council and staff discussed having one more work session with Kimley-Horn to examine concepts and work towards design standards. This would then be followed up by a joint session with the Stakeholder Committee. Council was of the consensus to hold a work session to follow-up on the previous strategic planning session on Thursday, August 16. Council was also of the consensus to hold a work session with Kimley-Horn on Thursday, August 23 starting at 5:00 p.m.

Mayor Griffin adjourned the Work Session at 8:21 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary