



18-707

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Development Agreement with CR Alma, LP, Mid-Alma, LP, and CR Ballfields, LP, Regarding the Construction of Linear Parks, Central Park Area and a Pedestrian Trail and Bridge that will extend the City's Trail System from Alma Road to the Soccer Fields at Craig Ranch

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 21, 2018

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning
Michael Quint, Executive Director of Development Services
Mark Houser, City Attorney

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed resolution.

ITEM SUMMARY:

- This item authorizes the City Manager to execute a development agreement with CR Alma, LP, Mid-Alma, LP, and CR Ballfields, LP, "Owners" regarding a partnership that will result in the design, construction and dedication to the City of two linear park open spaces and a central park area together with a pedestrian trail and related bridge across Watters Branch that will extend the City's trail system from Alma Road to the Soccer Fields at Craig Ranch.
- The Owners are attempting to redevelop the property that is part of the larger Craig Ranch master planned development from its current use into a multi-family and/or commercial development and desire to incorporate park areas and provide increased pedestrian connectivity to the area.
- Staff has negotiated the terms of the development agreement and is seeking the City Council's approval via a resolution. The terms of the agreement include the

following:

- The Owners will construct a minimum 10' wide trail through and within the two linear parks and the central park to link Alma Road to the easternmost boundary of Tracts 4 and 5 and the western edge of the City's property;
 - Within each linear park and adjacent to the trail, at locations approved by the City, the Owners will construct a covered shade structure having a minimum concrete footprint of 12' x 16' together with a minimum of two (2) six-foot (6') long bench seats under each covered shade structure;
 - Owners will construct a central park providing an open active green space between the two (2) linear parks that is complimented by a water feature and additional amenities that are designed to support adjacent development. Within the central park and around the water feature, at locations approved by the City, the Owners will install a minimum of four (4) six-foot (6') long bench seats and two (2) covered shade structures having a minimum concrete footprint of 12' x 16' each with at least two of the benches situated under each covered shade structure;
 - The Owners will dedicate land for the two (2) linear parks and central park area to the City for ownership and public use, but shall be maintained by the Craig Ranch Community Association;
 - The City will design and construct a ten-foot (10') wide trail that ties into and connects with the ten-foot (10') wide trail constructed by the Owners from Alma Road across Tracts 4 and 5 of the property to the easternmost boundary of Tracts 4 and 5 and further extend the trail across land owned by the City to the Soccer Fields at Craig Ranch including the design and construction of a bridge that will allow the trail to cross Watters Branch;
 - The City will design and construct a signalized pedestrian crossing from the west side of Alma Road to its eastern side at or about the westernmost terminus of the trail constructed by the owners; and
 - The City will strive to annually budget funds in an amount equal to \$2,500 per acre or portion thereof to assist with maintenance of the two (2) linear open spaces and central park area.
- The proposed development agreement is attached hereto along with its associated exhibits.

BACKGROUND INFORMATION:

- Within the general Alma Road and Henneman Way area, development or planned development consists of urban multi-family, restaurant, retail, and office uses. The development agreement provides for additional urban multi-family and commercial uses that provide the opportunity for additional pedestrian linkages to the Craig Ranch Corporate Center and McKinney Soccer Complex.

FINANCIAL SUMMARY:

- Street/Fund balance is anticipated to be used for the pedestrian crossing improvements across Alma Road. Estimated cost of improvements is

approximately \$200,000.

- Park CIP funds are anticipated to be used for trail and bridge improvements.
- The proposed agreement stipulates that the City will strive to budget funds annually in an amount equal to \$2,500 per acre or portion thereof to assist with the maintenance of the linear parks and central park area.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[18-707 Proposed Resolution](#)
[Proposed Agreement](#)