

Developer Town Hall

Thank you for joining us! The meeting will begin momentarily.

Meeting Agenda

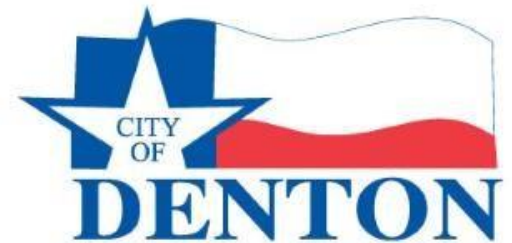
- Welcome
- City of Denton Staff Introductions
- Feedback and Q&A Opportunities
- City Organizational Changes
- Building Code Updates
- Software Upgrade
- Park Land Dedication & Development Ordinance
- Mobility Plan Update
- Construction Specification and Standard Details Update

Virtual Community Meeting Reminder

- All attendees are muted
- All attendees videos are disabled
- Questions
 - Q&A
 - Questions will be answered in the order they are received, and will only display in the Q&A after they are answered
- Presentation will be available after meeting

DDC Amendments

November 11, 2020
Developer Town Hall



Agenda

- History of DDC Update
- DDC Amendments
- Development Code Review Committee
- Proposed Schedule

History

- April 23, 2019 – DDC Update
- September 17, 2019 – Zoning Map
- October 1, 2019 – DDC Effective Date
- **October 2020 – One Year Anniversary**
 - Address Nonconformities
 - City Initiated Re-zonings
 - Code amendments
 - Alignment with State Law
- **Development Code Review Committee**



DDC Amendments

Why DDC Amendments now?

1. Continue to Address Nonconformities
2. Align provisions (regulations and requirements) with state law – HB 3167
3. Codify process improvements – Development Review (from start to end)
4. Continue to consider input and feedback from the general public, development community, P&Z, and City Council

DDC Amendments

- **Priority Changes** - (identified amendments as priority and are scheduled for an upcoming City Council Work Sessions)
- **Substantive Changes** – (necessary code amendments that require review and policy direction from the *Development Code Review Committee*)
- **Criteria Manual Transfers** – (transferring certain procedures from Criteria Manuals to the DDC)
- **Non-Substantive Changes** – (correcting typos and references, providing additional language to clarify intent, and deleting duplications)

Priority Change Topics

- Batch 1
 1. Tattoo and Piercing Parlor
(October 20, 2020)
 2. Three-Way Agreements
 - Payment in Lieu of Bonds
 - Payment in Lieu of Improvements
 - Sidewalk Escrow
 3. P&Z Operational Procedures
 4. Subdivision Procedures
- Batch 2
 1. Subchapter 2 – Part 1
 - Alignment with HB 3167
 - Codify Current Practice/Process
 - Comp Plan Amendment
 - Revise Planned Development Procedures
 - Unity of Title
 - Declaration in Lieu Unity of Title
 2. Pre-2019 DDC Policies
 - Subdivision Variance
 - Specific Use Permit
 - Annexation Procedures

Substantive Change Topics

1. Short-Term Rental
2. Accessory Dwelling Unit
3. Perimeter Walls and Fences
4. Subchapter 2 – Part 2 (Process Improvement)
 - Overlay Conditions
 - Business Registration
 - Subdivision Variances
 - Certificate of Zoning Compliance
 - Pre-applications Conferences
 - Development Handbook
 - Approved Planned Development
 - Applications (CEP, TIA, Real Estate)
 - ZBA (Composition and Procedures)
 - HLC (Composition and Powers and Duties)
5. R3 minimum side yard setback
6. HI maximum building height
7. Table of Allowed Uses – Central Preparation Facility, Personal Service, Parking Lot a Principal Use
8. Use-Specific Standards – Elderly Housing, Medical Office, Accessory Structures
9. Development Activities
10. Landscape Plan and Point System
11. Off-Street Parking
12. Drive-Throughs
13. Site and Building Design
14. Common Area and Facilities
15. Definitions

Criteria Manual Transfer Topics

- 1. Stormwater Criteria Manual**
 - Section 7.5 – Drainage
- 2. Water and Wastewater Criteria Manual**
 - Section 7.6 – Water and Wastewater
- 3. Transportation Criteria Manual**
 - Section 7.8 Access and Circulation
- 4. Solid Waste Criteria Manual**
 - Section 7.12 Solid Waste and Recycling
- 5. DME Electric Service Standards**
 - Section 7.13 Electric Standards
- 6. Specifications and Standard Details**
 - Under Final Review
- 7. Development Handbook**

Non-Substantive Change Topics

1. Typos
2. Correcting References
3. Additional language to clarify intent
4. Deleting duplications
5. Other Non-Substantive Changes

Development Code Review Committee

- **3 City Council Members**
 - John Ryan - Chair
 - Keely Briggs – Vice Chair
 - Chris Watts
- **3 Planning and Zoning Commissioners**
 - Andrew Rozell
 - Margie Ellis
 - Tim Smith

Development Code Review Committee

- **Purpose:** Assist in the Code amendment process by providing guidance, prioritizing and reviewing draft amendments
- **Objective:** Make recommendations to the full City Council

Questions?





Construction Code Adoption and Amendments



Building Safety Division/Fire Department

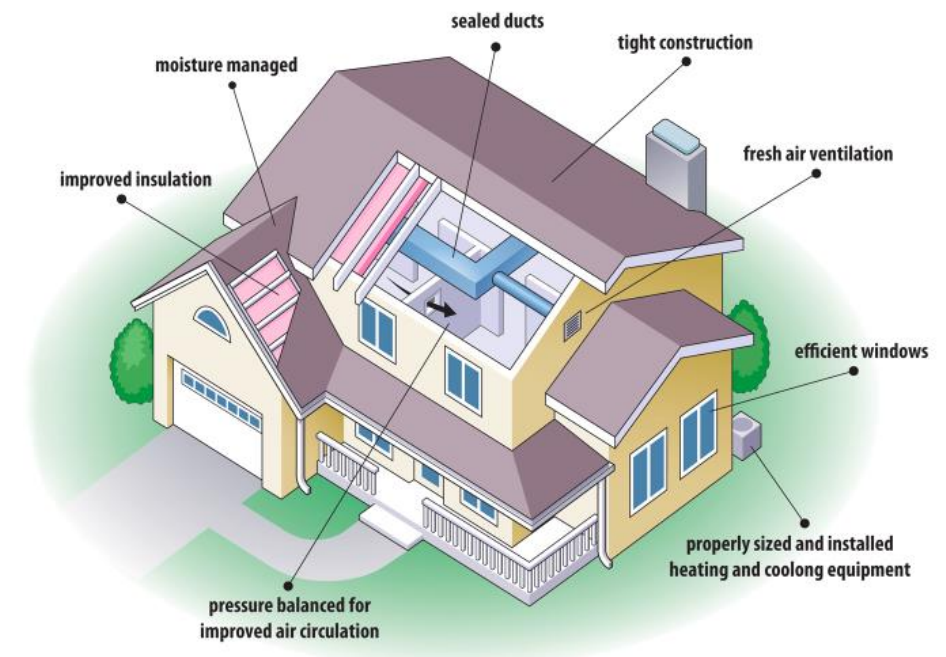
Construction and Food Safety Codes

Construction and Food Safety Codes are the guiding documents City staff use when reviewing plans, inspecting new construction, and inspecting food establishments.

- Protect public health and safety
- Build quality/resilient structures
- Provide for energy efficiency
- Protect operational costs

Build it right, from the beginning.

****Model codes provide guidance on how to design, build, and operate buildings to achieve these goals.**



Background

▶ The City last adopted construction code updates in:


- June 1989: Licenses, Permits, and Inspections
- August 2012: National Electrical Code
- November 2012: Food Safety Code
- August 2016: International Energy Conservation Code
- July 2015: International Building Codes



Purpose

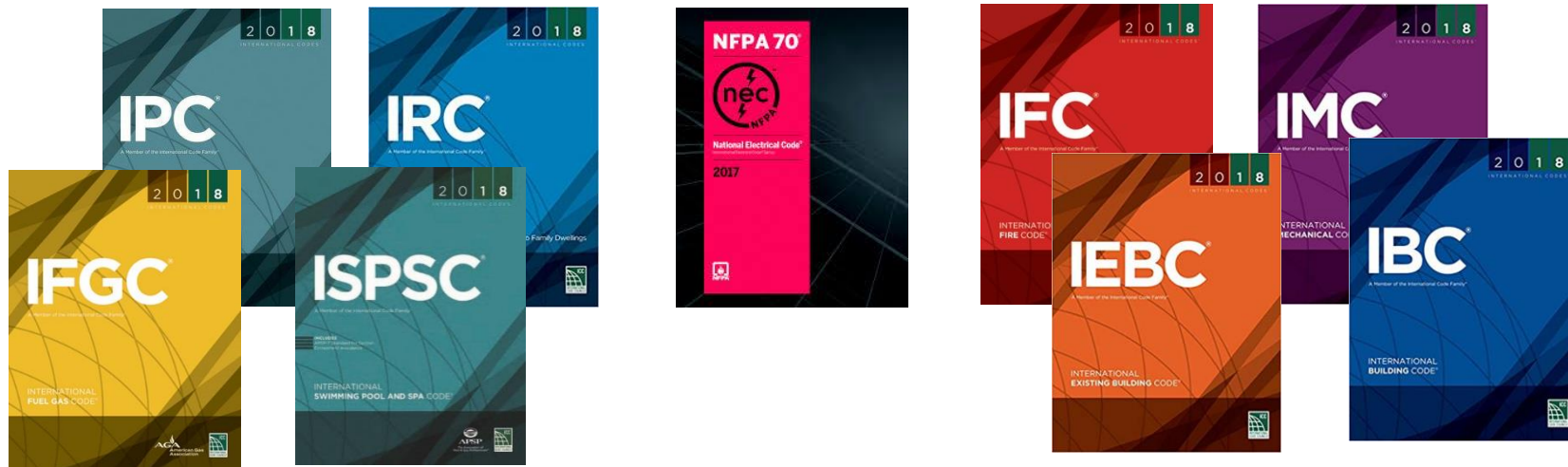
- ▶ Adopt the most current editions of construction codes.
- ▶ Reduce redundancy of existing amendments.
- ▶ Eliminate potential conflict with HB 2439.
- ▶ Progressively address new technologies.
- ▶ Standardize process – designers and contractors can work with a consistent set of requirements.
- ▶ Current standards align with best practices.
- ▶ Match the state of Texas minimum health code standards.
- ▶ Why adopt a new model code?
 - Construction codes are written by national model code writing organizations – updated after open testimonials and hearing procedures every three years. This allows for new technologies to be used for construction and for other life safety items to be revised periodically as materials and practices change.

Next Steps

- ▶ Staff will be preparing ordinances for City Council consideration in the next 30 to 60 days.
 - ▶ Staff is targeting an effective date in Spring 2021.
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The Building Safety Division and the Fire Department
thanks you for your time.

Thank you!!



Land Management Software

**November 11, 2020
Developer Town Hall**

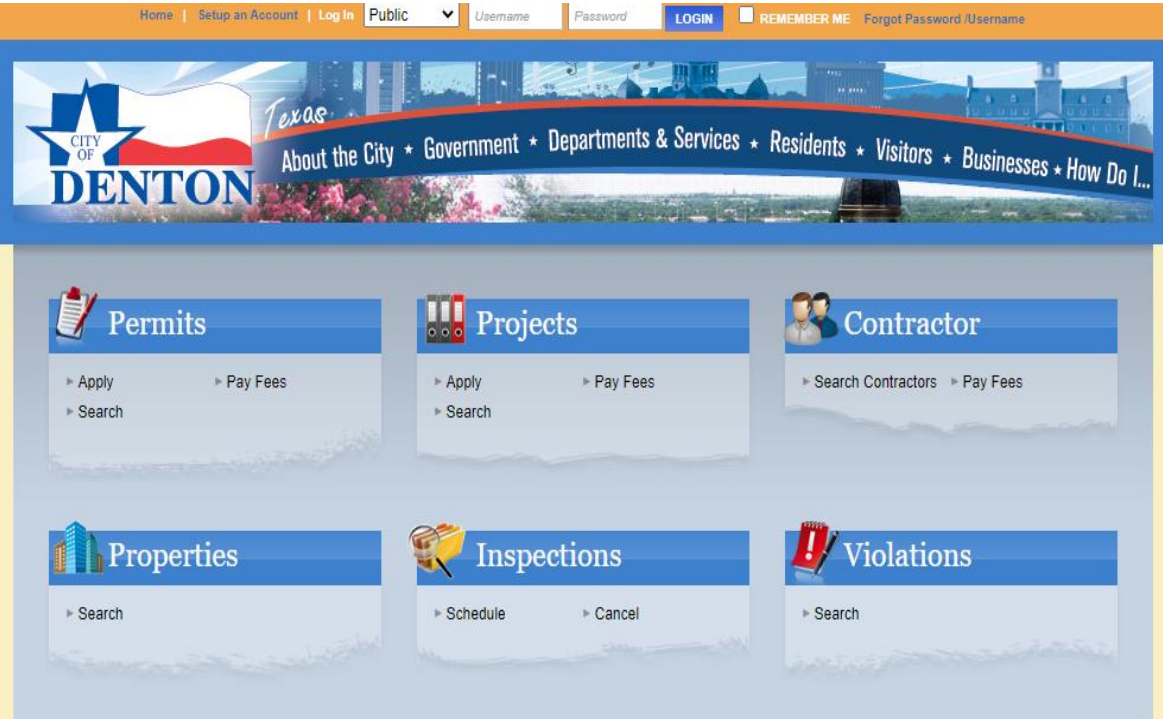


Functionality

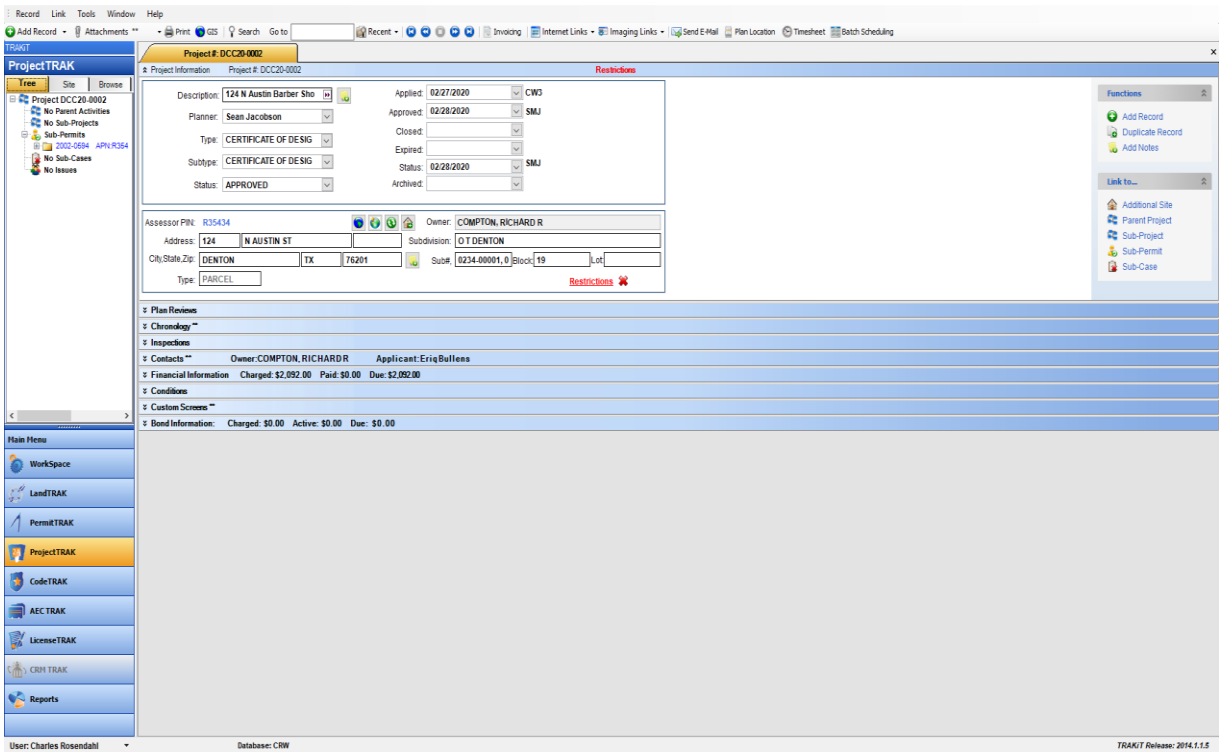
	Current	Upgrade
User Experience	Antiquated - Originally developed 20 yrs ago Confusing - Customers apply in one software and upload plans in a separate software.	Single Solution - The software has a customer interface which allows for single application and upload, updates of progress for application, and easy fee payment. User Interface - The new interface is more intuitive for customers.
Staff Experience	No Mobility - Lack of mobile application making it difficult for field service employees to update the system. Limited Templates - The system has limited ability for letter and permit templates. Changes are customized at a cost.	Mobile Application - Includes app for employees to make real time updates, automated routing of inspections, and allows for picture and video upload. Full Template Function - Allows for modifying templates in MS Word saving staff time in drafting approval letters, resident notifications, and legislative documents.
Integrations	Limited integration with ProjectDox for plan review routing which increases the need for staff to work in both systems decreasing overall productivity.	Bluebeam - Integration into a bluebeam plan review system reducing need for staff to review plans in multiple systems. Laserfiche - Integration allows for automatic saving of approved permits and plans into the City's document repository.
Reporting	The current system uses an antiquated reporting system and custom reports must be created by the vendor at an additional cost causing increased difficulty for staff to have the important operational data.	Internal Reporting - Dashboards and flexible reporting functionality is built into the new system. SSRS Reporting - Uses a reporting system that is widely used across the City and allows for internal development of custom reports.
Support	The current versions of the software have reached the end of life for support and it is becoming increasingly difficult to fix issues presented in the software.	Hosted Solution - The new solution would be hosted, and the City would get automatic upgrades to each new version of the system. Service Level Agreement - The new solution has service agreements for issues to be fixed in a timely manner.

Current Software Examples

Customer Interface

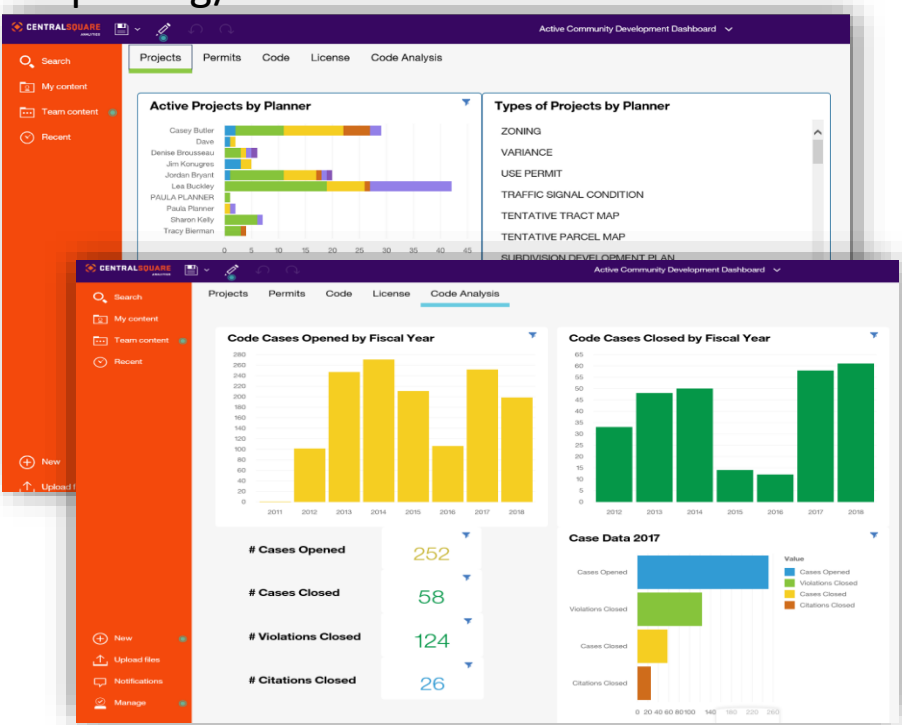


Staff Interface



Future Software Examples

Reporting/Dashboards



Customer Interface

HOME | DASHBOARD | VIEW/EDIT PROFILE | VIEW CART | LOG OUT | LOGGED IN AS: DEBS CONTRACTING

Hello Debs Contracting.
Below is a Dashboard of your current activities.

My Open Permit Applications

3 total records

Applications In Progress	Permit Type	Created Date	
Continue		11/9/2020	Delete
Continue		11/9/2020	Delete
Continue		11/9/2020	Delete

My Active Permits

12 total records

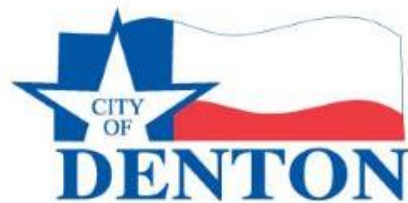
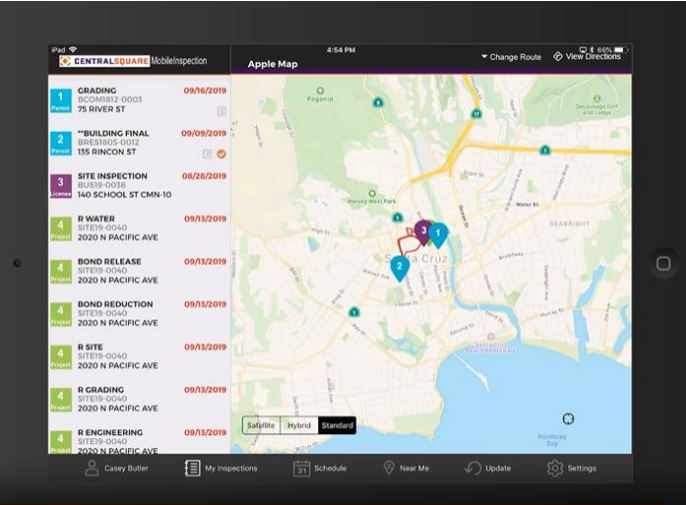
PERMIT NO.	ADDRESS	TYPE	STATUS	INSPECTION	FEES	DATE	
NCM120-2016	739 meder	NEW COMMERCIAL	UNDER REVIEW		\$0.00		
NCM120-2017	101 COOPER...	BUILDING	ISSUED	Request	\$0.00		
NCM120-2018	211 BLACKB...	BUILDING	APPROVED		\$0.00		
NCM120-2020		NEW COMMERCIAL	UNDER REVIEW		\$0.00		
NCM120-2021		BUILDING	REVIEW		\$0.00		
NCM120-2022		NEW COMMERCIAL	ISSUED	Request	\$0.00		
OTC20-0007		OVER THE COUNTER	ISSUED	Request	\$0.00		
OTC20-0009		OVER THE COUNTER	APPROVED		\$0.00		
OTC20-0010	100 COOPER...		ISSUED	Request	\$0.00		
OTC20-0011	100 COOPER...		ISSUED	Request	\$0.00		
OTC20-0012	101 COOPER...		ISSUED	Request	\$0.00		
OTC20-0014	100 COOPER...		ISSUED	Request	\$0.00		

My Active Inspections

145 total records

REC NO	REC TYPE	REC STATUS	ADDRESS	INSPECTION	DATE	MAP
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	"BUILDING FINAL		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FOUNDATION		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FRAMING		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	GRADING		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FIRE		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FINAL PLUMBING		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FINAL MECHANICAL		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	FINAL ELECTRICAL		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	HOOD ROUGH		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	HOOD FINAL		
NCM120-2016	PERMIT	UNDER REVIEW	739 meder	ROOFING		

Mobile Inspections



Next Steps

- Staff is currently working with CentralSquare on implementation.
- Training videos and information will be provided in early 2021.
- Expected go live is March 2021.

Questions?

Charlie Rosendahl, Business Services Manager





Denton Parks and Recreation

Developer Town Hall



915 / 916 Funds

- Ordinance 98-039
- Chapter 22, Article III, Section 22-33 to 22-42 – Park Dedication
- Park Dedication (915) – the allocation of land for the development of a park
- Park Development (916) – the allocation of funding for park improvements
- Provide recreational areas as part of the planning and development process
 - Applies to new residential subdivisions
 - Neighborhood / community parks directly benefiting residents of a development
 - Keep pace with growth
 - Keep pace with need
 - Conveys cost to the user



915 / 916 Funds

Current Ordinance

- No changes since adoption
- Land requirement (915)
 - 2.5 acres / 1,000 population
 - Number of dwelling units (DU)
 - Single / multifamily person per DU
- Fee-in-lieu of land requirement
 - Individual property value
- Park development fee (916)
 - \$208,000 for a 5 acre park
 - Set fee per single / multifamily DU
- Perimeter for use
 - ½ mile – 1 mile radius

Proposed Ordinance

- Updates factors
 - Demographics
 - Development costs
 - 3 year review
- Establish zones
- Level of service
- Sets fees
- Collaboration
 - Dr. John Crompton
 - Developer's Group Meeting
 - Focus Group



Legal Basis

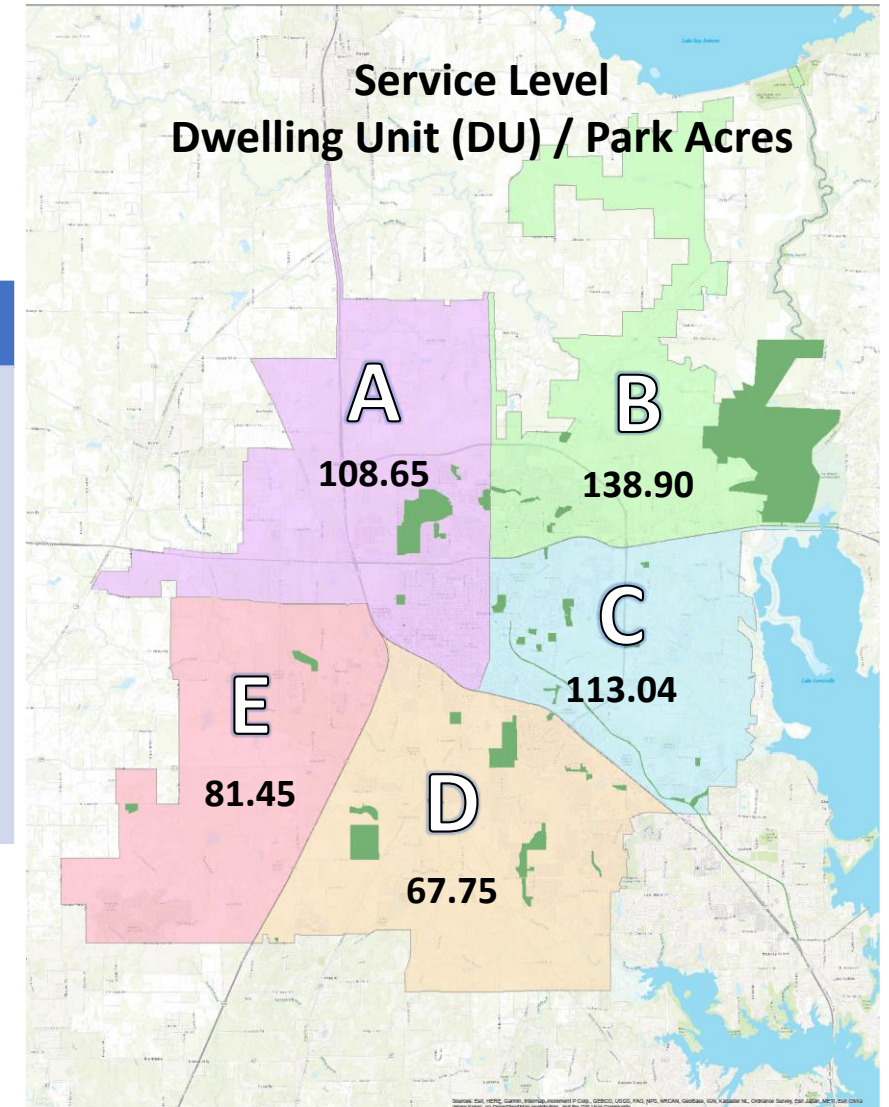
- Nexus Principal – Nollan vs. California Coastal Commission
 - Located in proximity of the new residential development
 - Funds deposited in zone / district must be expended within that zone / district
- Rough Proportionality Test – Dolan vs. City of Tigard
 - Connection between imposed requirements on the development and the park use projected as a result of the development
 - Individual approach
 - Assume new residents will require same level of service as existing residents
 - Determine level of service





Mapping and Data – Land Dedication

A	B	C	D	E
<ul style="list-style-type: none">• Population 35,857• Park Acres 117.86• Residential Parcels 5,762• Total Land Value \$436,945,587	<ul style="list-style-type: none">• Population 17,326• Park Acres 44.55• Residential Parcels 5,290• Total Land Value \$273,398,988	<ul style="list-style-type: none">• Population 43,598• Park Acres 137.74• Residential Parcels 7,079• Total Land Value \$486,146,881	<ul style="list-style-type: none">• Population 45,952• Park Acres 242.22• Residential Parcels 12,144• Total Land Value \$823,633,621	<ul style="list-style-type: none">• Population 3,886• Park Acres 17.04• Residential Parcels 2,331• Total Land Value \$208,333,067





Mapping and Data – Land Dedication

A

- **Land Requirement**
1 acre per
108.65 D/U
- **Fee in Lieu**
\$698 / DU

B

- **Land Requirement**
1 acre per
138.90 D/U
- **Fee in Lieu**
\$372 / DU

C

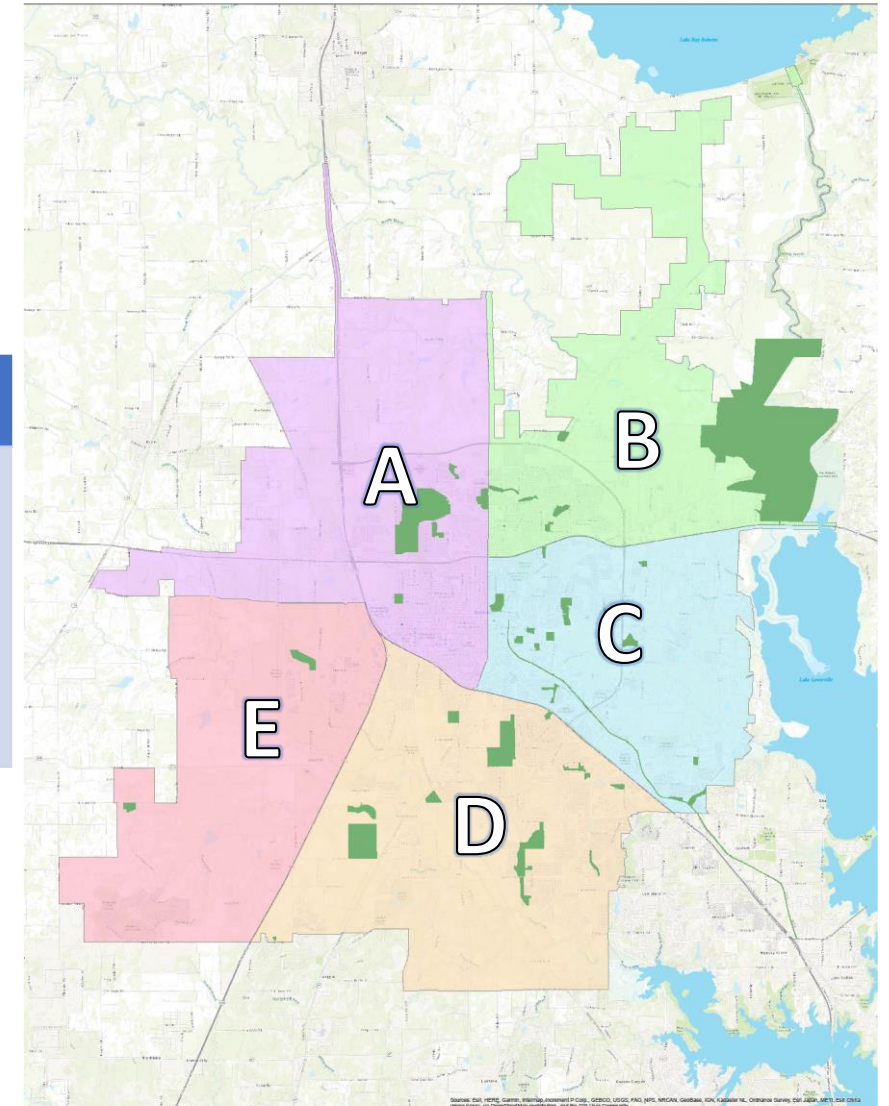
- **Land Requirement**
1 acre per
113.04 D/U
- **Fee in Lieu**
\$608 / DU

D

- **Land Requirement**
1 acre per
67.75 D/U
- **Fee in Lieu**
\$1,001 / DU

E

- **Land Requirement**
1 acre per
81.45 D/U
- **Fee in Lieu**
\$1,097 / DU





Land Dedication – 300 DU Development

Current Calculation

Property ID	Acres	Value	Per Acre Value
656761	6.84	\$297,950	\$43,559.94
694226	32.447	\$1,413,391	\$43,559.99
647900	49.444	\$2,497,806	\$50,517.88
Total	88.731	\$4,209,147	\$47,437.16

Land Dedication: 2.1 acres
Fee in Lieu: \$99,618.04

Proposed Calculation

Zone	Average Land Value	Service Level (DU/acre)	Fee in Lieu per DU
A	\$75,832	108.65	\$698

Land Dedication: 2.76 acres
Fee in Lieu: \$209,400



Mapping and Data – Development Fee

Current Calculation

Based on a development cost of \$208,000 for a 5-acre park

- Single-family dwelling: \$291
- Multifamily dwelling: \$187

Proposed Calculation

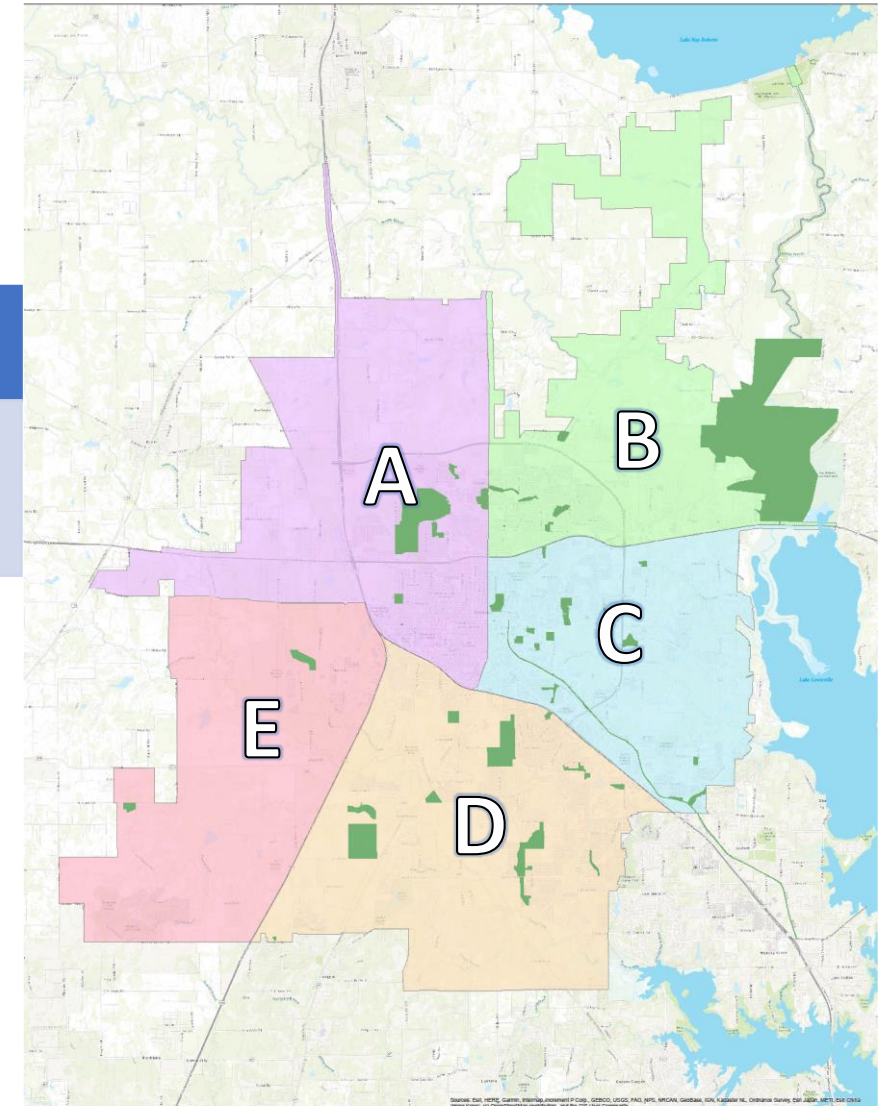
Updates cost of development for parks

- Neighborhood Park (4 acres)
 - \$1,292,713
- Community Park (12.5 acres)
 - \$4,839,862
- City Park (50 acres)
 - \$7,975,660
- Average of \$355,184 per acre for neighborhood and community park development



Mapping and Data – Development Fee

A	B	C	D	E
• Fee / DU \$3,269	• Fee / DU \$2,929	• Fee / DU \$3,749	• Fee / DU \$6,243	• Fee / DU \$5,458





Development Fee– 300 DU Development

Current Calculation

Property Type	Fee per DU	Total Cost
Single-family	\$291	\$87,300
Multifamily	\$187	\$56,100

Proposed Calculation

Zone	Proposed Fee	Total Cost
A	\$3,269	\$980,674
B	\$2,557	\$767,152
C	\$3,142	\$942,596
D	\$5,242	\$1,572,670
E	\$4,361	\$1,308,276

	Fee in Lieu of Dedication per DU	Development Fee per DU	Development Fee + Fee in Lieu
Zone A	\$698	\$3,269	\$3,967
Zone B	\$372	\$2,557	\$2,929
Zone C	\$608	\$3,142	\$3,749
Zone D	\$1,001	\$5,242	\$6,243
Zone E	\$1,097	\$4,361	\$5,458



Options

Park Dedication	Proposed	Average	Cost Recovery
Zone A	\$698	\$392	56%
Zone B	\$372	\$306	82%
Zone C	\$608	\$376	62%
Zone D	\$1,001	\$628	63%
Zone E	\$1,097	\$523	48%

	Proposed		Average		Average @ 60%		Current Single Family		Current Multi Family	
Park Development	Fee	60%	Fee	Cost Recovery	Fee	Cost Recovery	Fee	Cost Recovery	Fee	Cost Recovery
Zone A	\$3,269	\$1,961	\$3,484	107%	\$2,090	64%	\$291	9%	\$187	6%
Zone B	\$2,557	\$1,534	\$3,484	136%	\$2,090	82%	\$291	11%	\$187	7%
Zone C	\$3,142	\$1,885	\$3,484	111%	\$2,090	67%	\$291	9%	\$187	6%
Zone D	\$5,242	\$3,145	\$3,484	66%	\$2,090	40%	\$291	6%	\$187	4%
Zone E	\$4,361	\$2,617	\$3,484	80%	\$2,090	48%	\$291	7%	\$187	4%



Options / Discussion

- Full Cost Recovery- outlined
- Averaging – average factors such as population, land values and service levels
 - Reduces fee
 - Closes range of fees between zones for fee in lieu
 - Produces flat dedication fee
 - Provides some equity between zones
- Combination – combine the proposed fee in lieu with the dedication fee average option
 - Reduces fee
 - Closes range of fees between zones
- Phased implementation
 - Begin at 60% of fee
 - Increase by 10% each year
 - 100% fee at year 6 of implementation
 - Includes 2 fee reviews for updates



Mapping and Data - Dedication

Current Calculation

- Based on individual property
- 2.5 acres per 1,000 population
 - Minimum 5 acres
- **Person per housing unit**
 - Single family 2.8 persons / unit
 - Multi-family 1.8 persons / unit

(2.5 acres) X (# of Units) X (Person/Unit)

1,000 Population

= land to be dedicated

Proposed Calculation

- Sets dedication factor and fee
- Service level = Pop. / Acres of park
 - People per park acre
- Avg. people per dwelling unit (DU) = 2.8
- Service level = People per park acre / 2.8
 - DU's per acre
- **Required land dedication = # of units in development / # DU's per acre**
- Fee in lieu per DU = Avg. cost per parcel / # of DU's per acre
- **Required fee in lieu of = # of units in development X Fee in lieu per DU**



Mapping and Data – Development Fee

Current Calculation

Based on a development cost of \$208,000 for a 5 acre park

- Single-family dwelling: \$291
- Multifamily dwelling: \$187

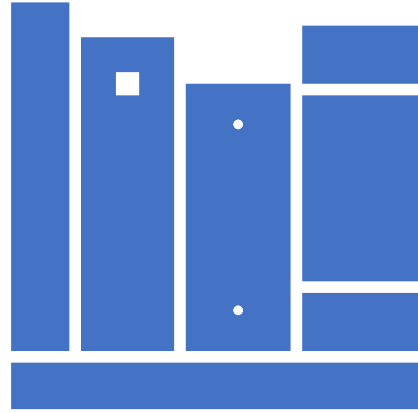
Proposed Calculation

Updates cost of development to an average of \$355,184 per acre; sets per DU fee in each zone

Zone A

- Service Level: 108.65 DU per acre
- Average Cost per Acre: \$355,184
- Avg. Cost per Acre / Service Level
- Development fee: \$3,268.91

Required development fee in Zone A =
\$3,268.91 per DU



915 / 916 Update

Denton Parks and Recreation



City of Denton Mobility Plan Update

November 11, 2020



2020 Denton Mobility Plan Virtual Community Meeting Agenda

- **Welcome**
- **City Staff Introductions**
- **2020 Denton Mobility Plan Draft Overview**
- **Feedback and Q & A Opportunities After Each Topic**
- **Next Steps**
- **Additional Q & A and Comments**



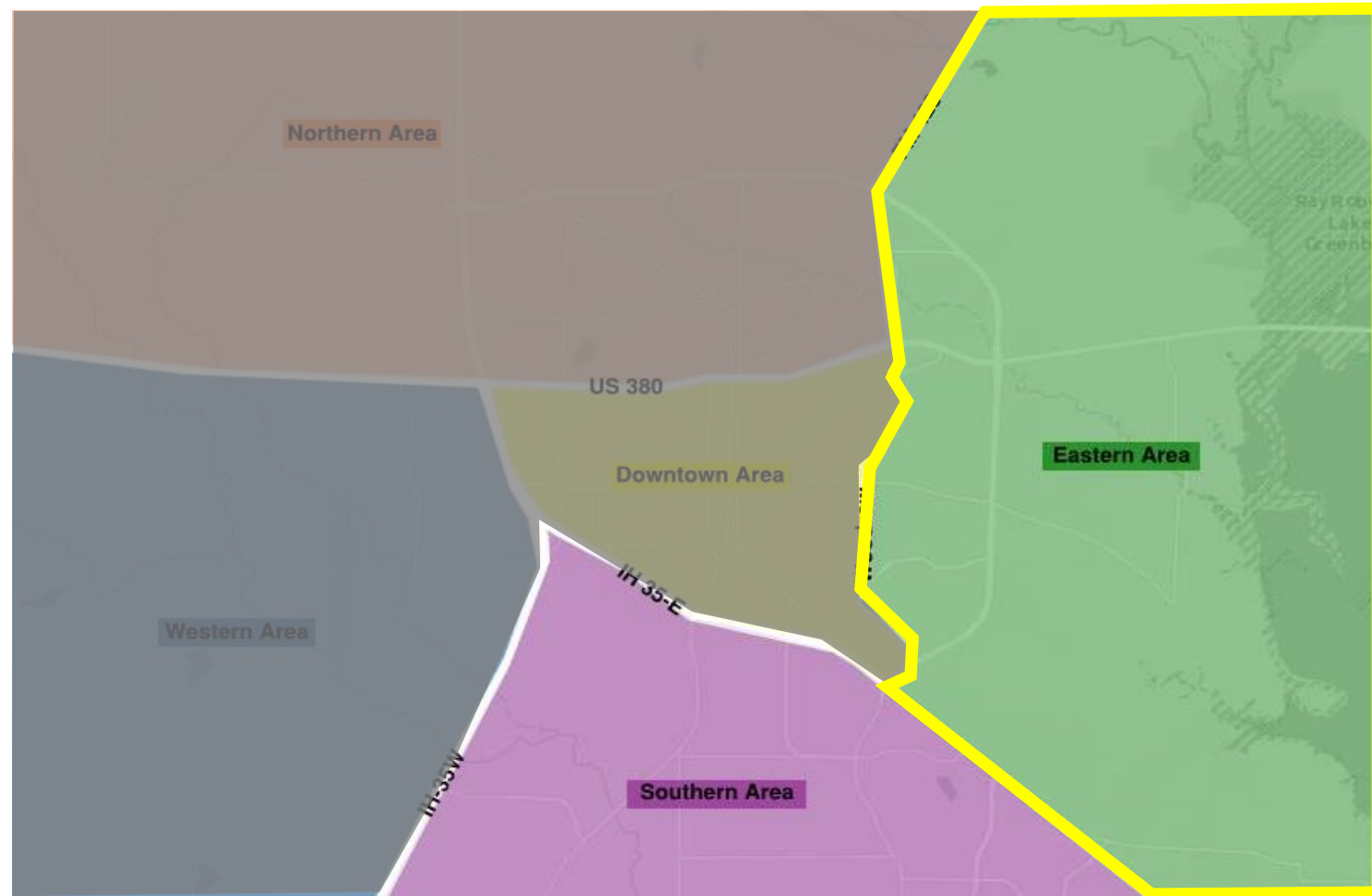
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Mobility Plan

Vicinity Map



Overview

Draft Thoroughfare Plan

Methodology

2030 Comprehensive Plan

Roadway Classifications &

Cross Sections

Proposed Plan Updates

Draft Bicycle Plan

Methodology

Proposed Plan Updates

Draft Pedestrian Plan

Methodology

Proposed Plan Updates



Mobility Plan Purpose

- Conduct a 5-year update to the Thoroughfare Plan
- Include a Bicycle Plan and Pedestrian Plan
- Plan for the future by preserving right-of-way, guide development plans, and prioritizing recommendations
- Position for funding opportunities and develop a fiscal plan
- Each plan has a focus on:
 - Improving Safety (Vision Zero)
 - Continuing neighborhood coordination
 - Providing better connectivity
 - Providing multi-modal options



DRAFT THOROUGHFARE PLAN



Draft Thoroughfare Plan

2030 Comprehensive Plan

Mobility Vision Statement: Sound Growth – Strengthening Our Form and Function

- An efficient transportation system with a safe and well-connected road network which accommodates a wide array of mobility options, including local and commuter rail transit, as well as accommodations for pedestrians and cyclists.
- Infrastructure systems which have undergone well-planned, staged expansion to serve and manage the city's growth.



Draft Thoroughfare Plan

2030 Comprehensive Plan

Land use and other demographics are being updated as part of the Mobility Plan Travel Demand Model. The updated model will be used by the Planning Department for the upcoming Comprehensive Plan Update.

FIGURE 2.4: Future Land Use Map

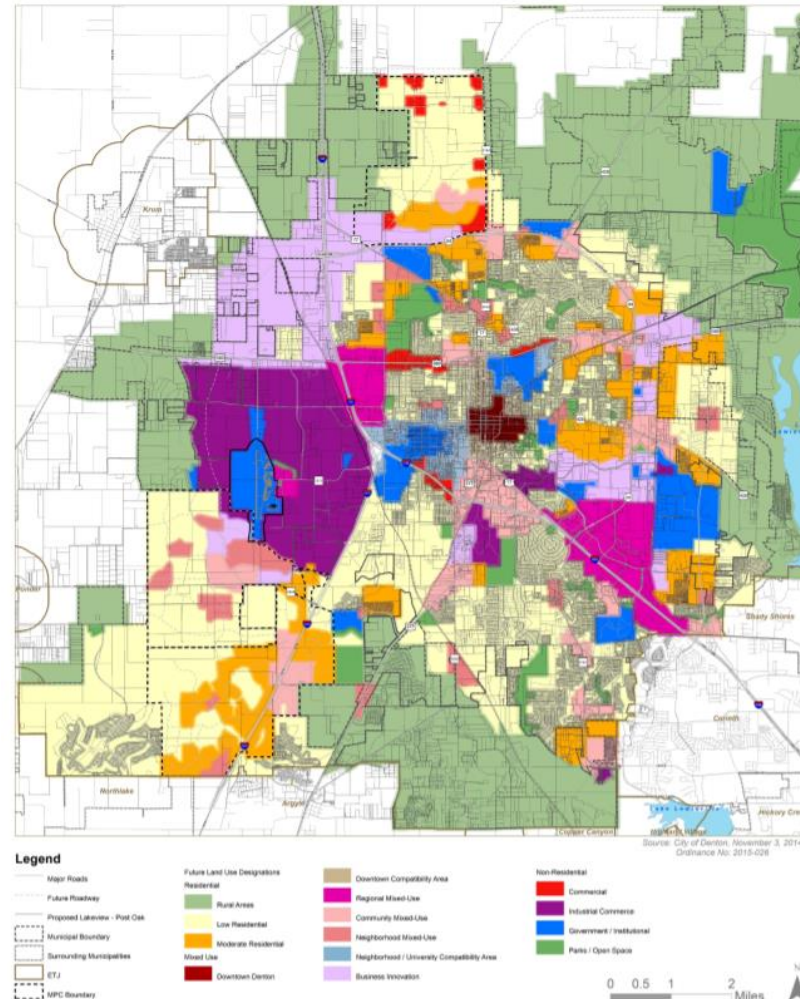
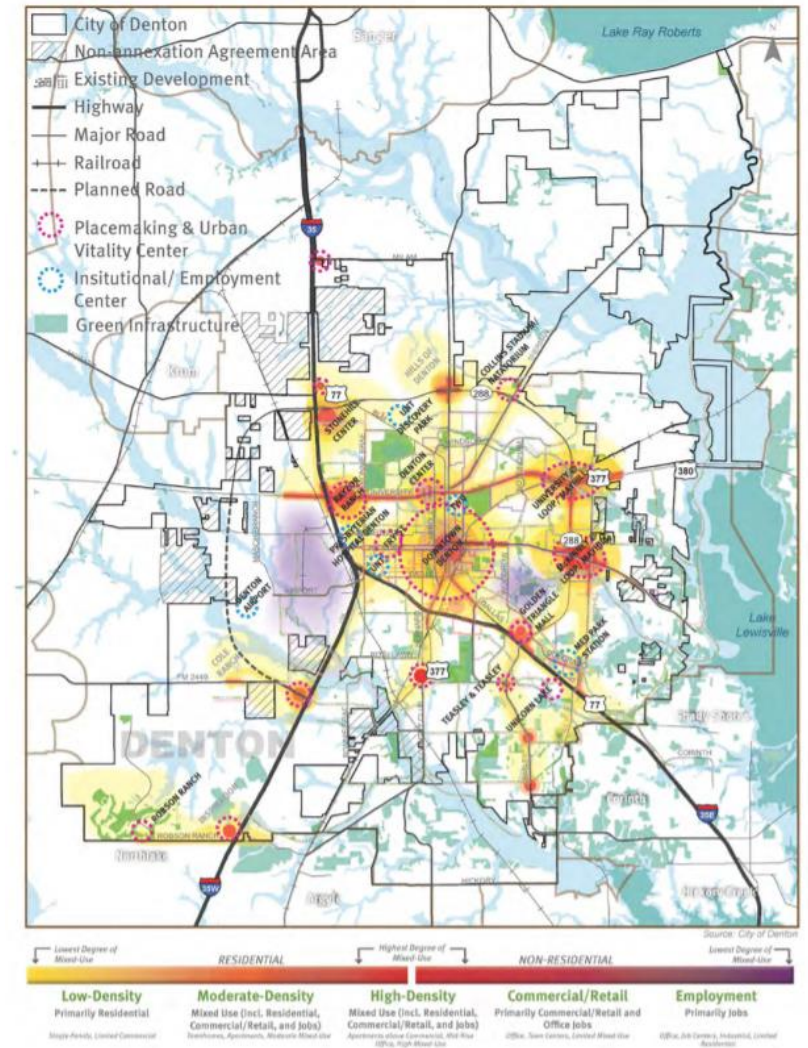


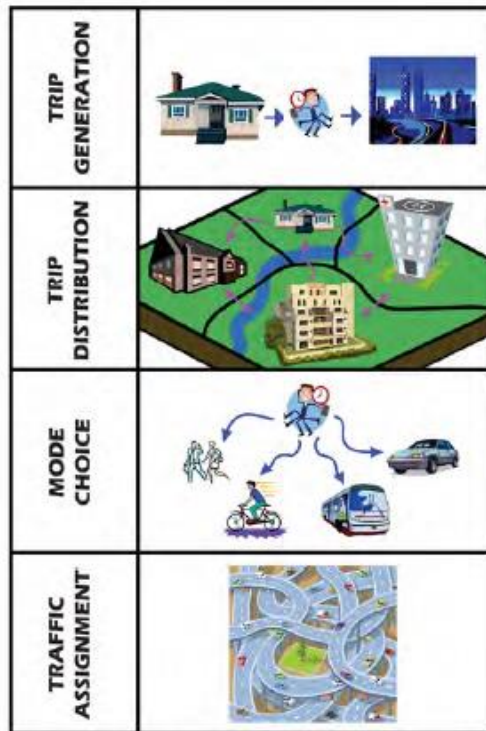
FIGURE 1.7 Preferred Growth Concept



Draft Thoroughfare Plan

Travel Demand Model

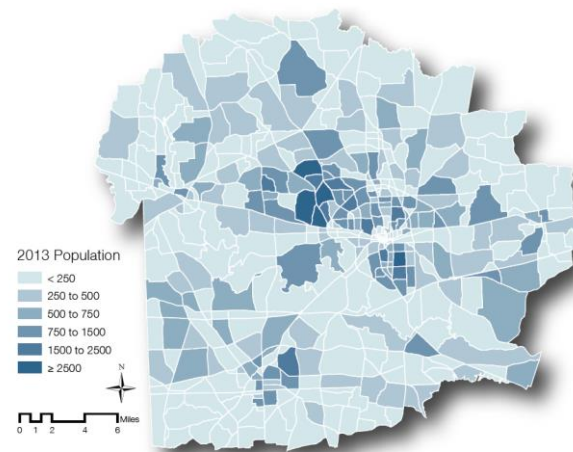
4 Steps Process



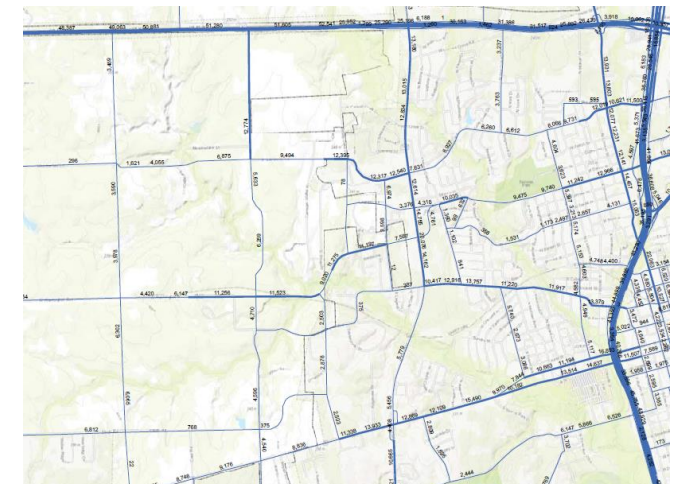
Households



Employment



Traffic Analysis
Zones



Roadway Network



Draft Thoroughfare Plan

Roadway Classifications

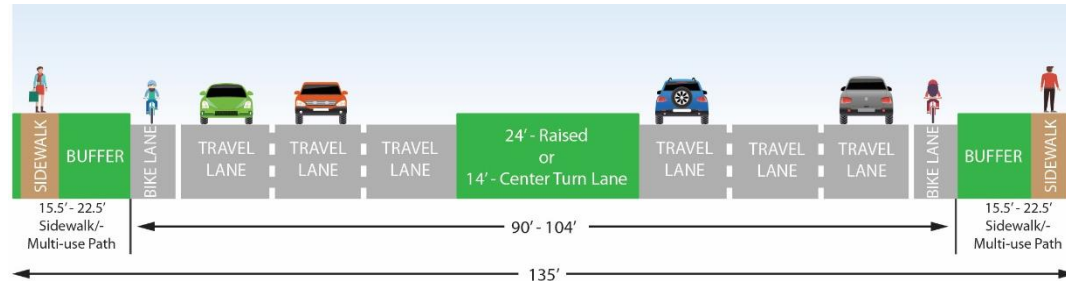
Classification	Description	ROW (ft)	# of Lanes	Capacity (vpd)
Freeway	<ul style="list-style-type: none">- Owned and maintained by TxDOT- Grade separated traffic- Moves traffic through and around City	Varies	Varies	Varies
Primary Arterial	<ul style="list-style-type: none">- Owned by City or TxDOT- At grade traffic controlled by traffic signals- Regional connections, into and through City- Capable of high traffic volumes	135	4 or 6	25,000 – 50,000
Secondary Arterial	<ul style="list-style-type: none">- Primarily owned by City- Serves citywide traffic, but less regional traffic- Moderate levels of traffic- Ability to incorporate other modes of travel	110	4	15,000-25,000
Collector	<ul style="list-style-type: none">- Owned and maintained by City- Serves neighborhood traffic- Low levels of traffic	65	2	10,000-15,000



Draft Thoroughfare Plan

Primary Arterial Cross Sections

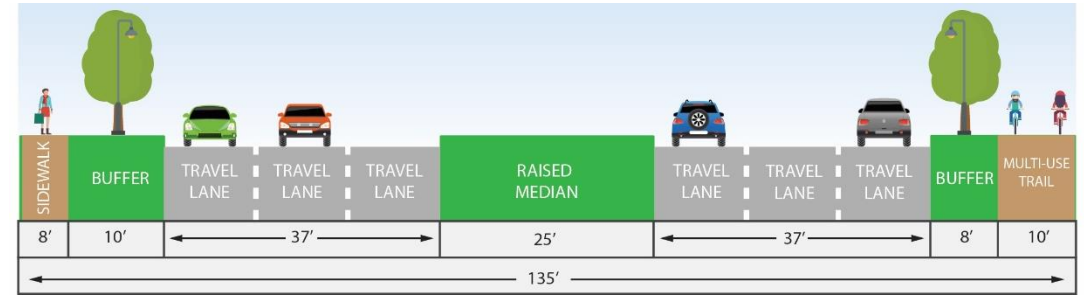
Existing



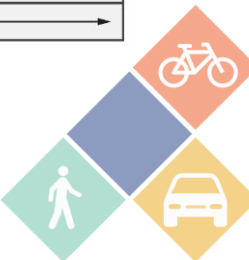
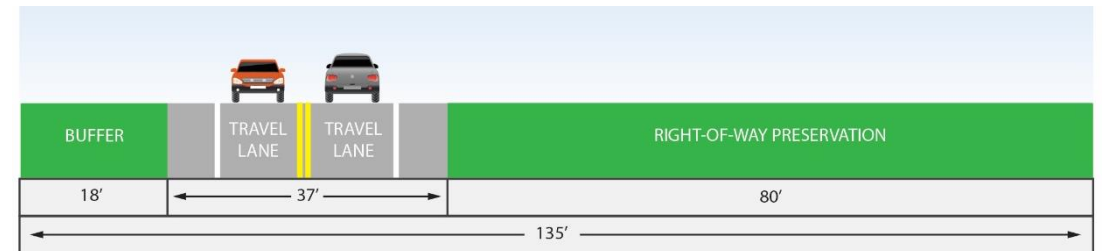
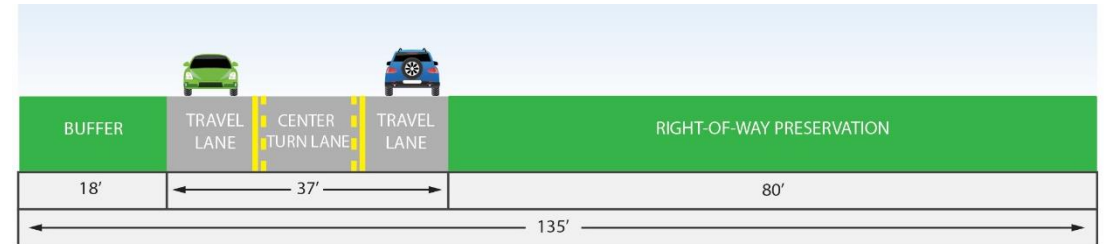
Updates:

- Relocating bicyclist off the road
- Providing alternatives for rural roads to preserve ROW

Proposed (New Build)



Proposed (New Build): Rural Alternatives



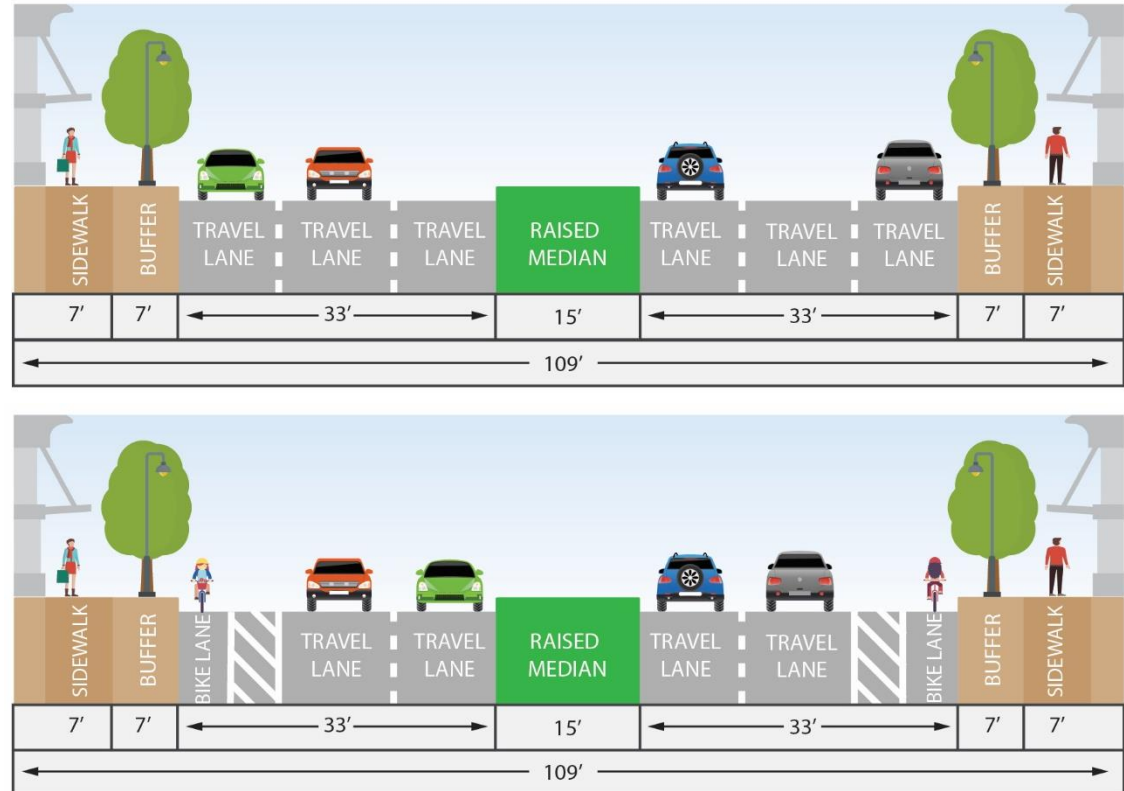
Draft Thoroughfare Plan

Primary Arterial Cross Sections

Updates:

- Providing alternatives for urban road reconstruction with ROW restrictions

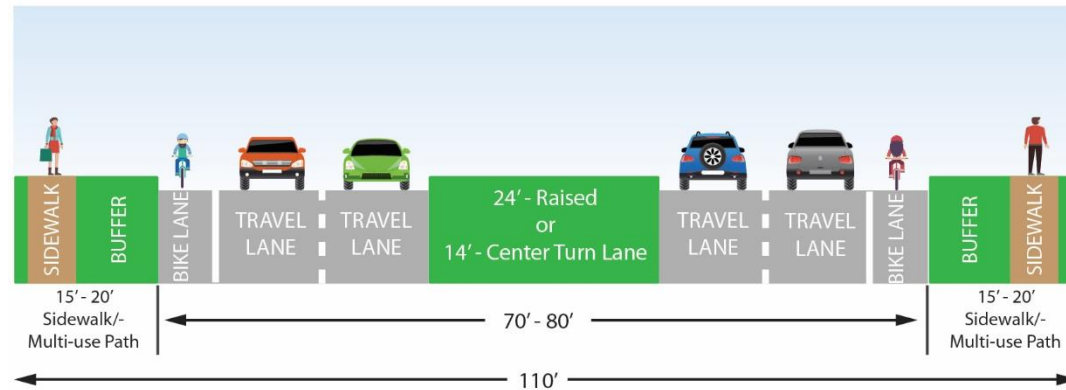
Proposed (Reconstruction): Urban Alternatives



Draft Thoroughfare Plan

Secondary Arterial Cross Sections

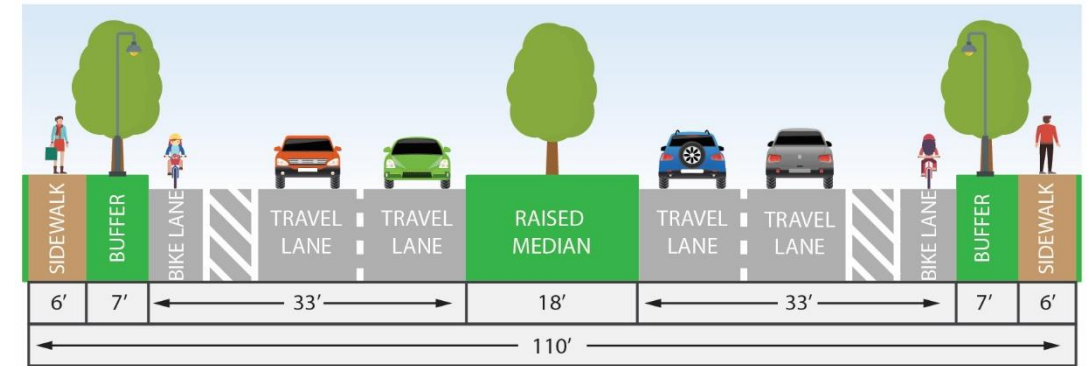
Existing



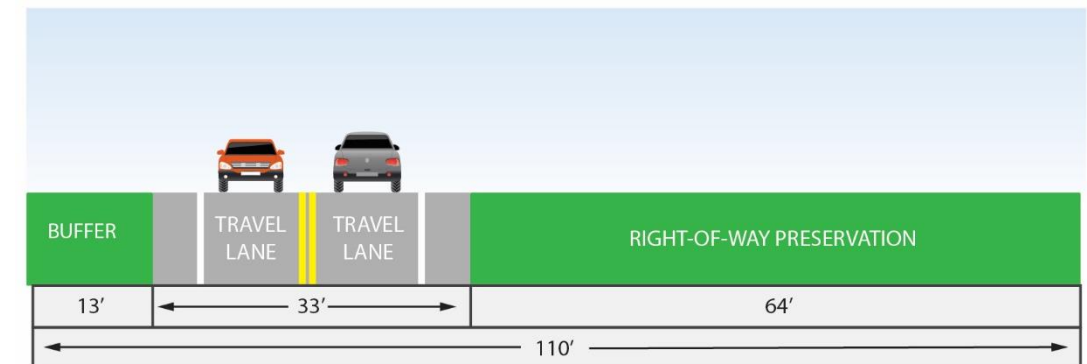
Updates:

- Adding a buffer to bicycle lane
- Providing alternative for rural roads to preserve ROW

Proposed (New Build)



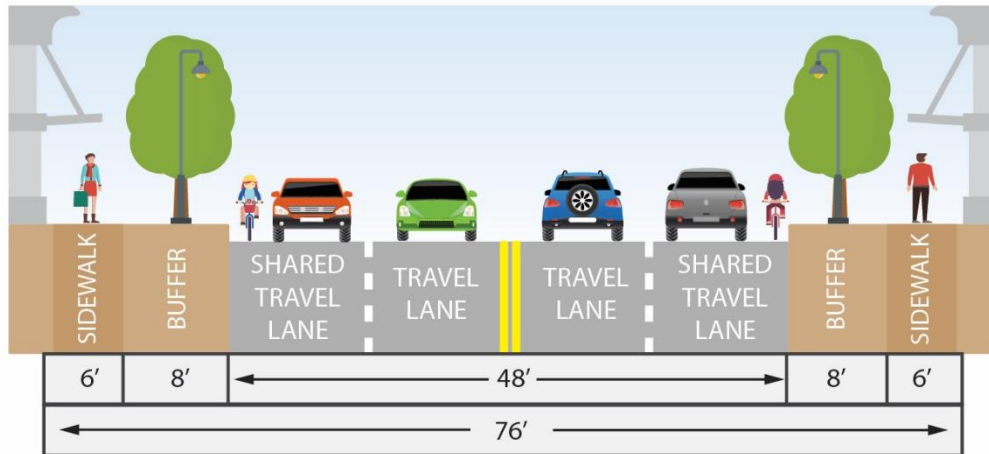
Proposed (New Build): Rural Alternative



Draft Thoroughfare Plan

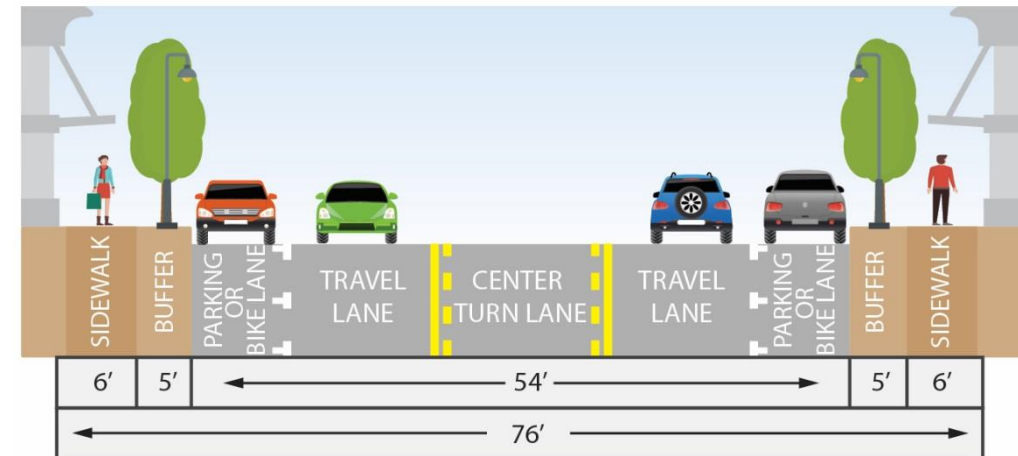
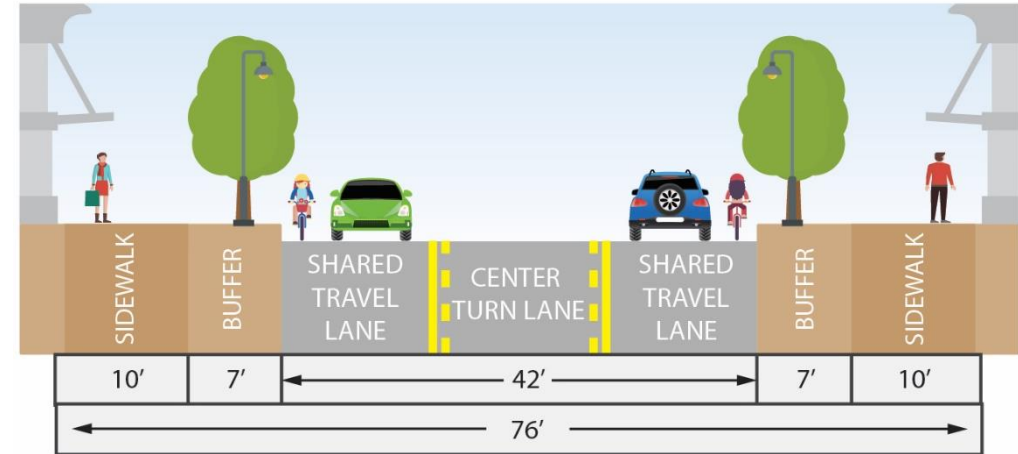
Secondary Arterial Cross Sections

Proposed (Reconstruction): Urban Alternatives



Updates:

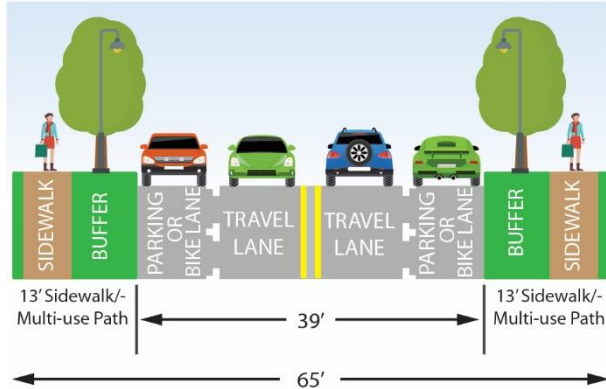
- Providing alternatives for urban road reconstruction with ROW restrictions



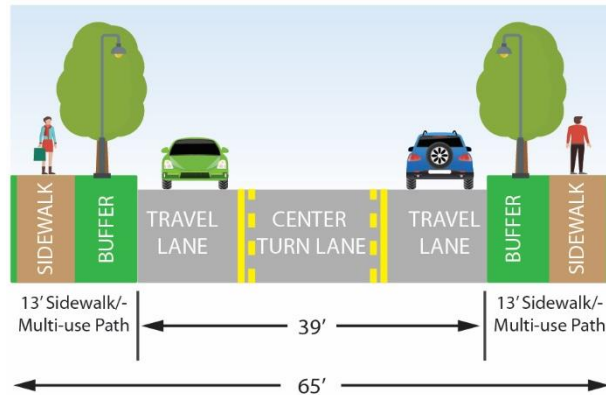
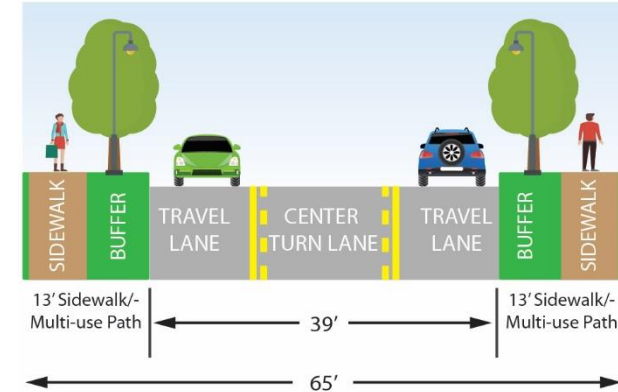
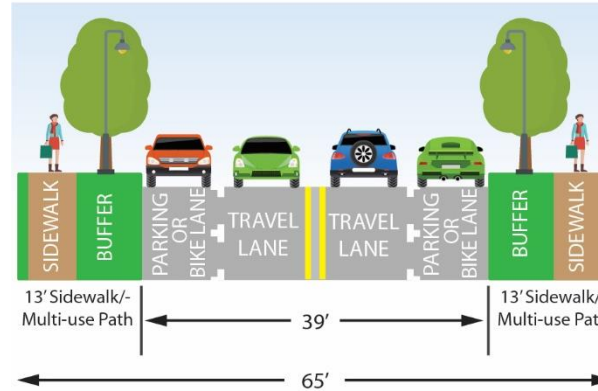
Draft Thoroughfare Plan

Collector Cross Sections

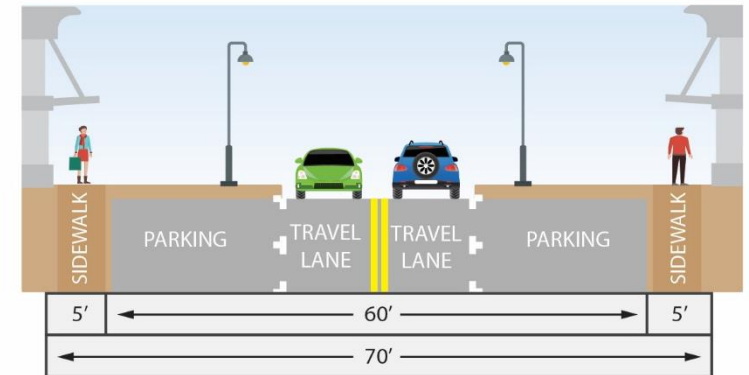
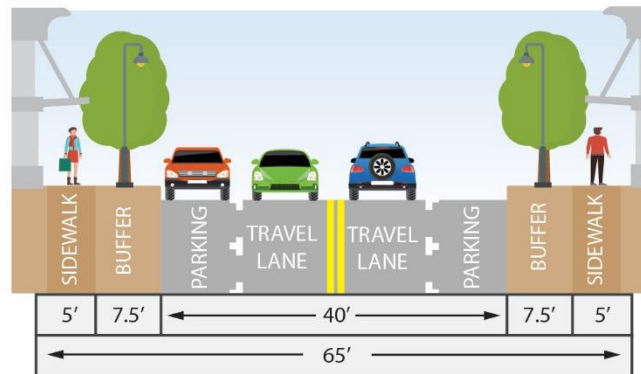
Existing



Proposed (New Build)

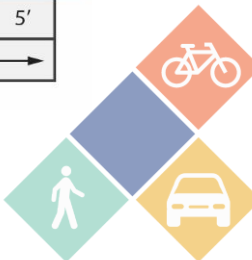


Proposed (Reconstruction): Urban Alternatives



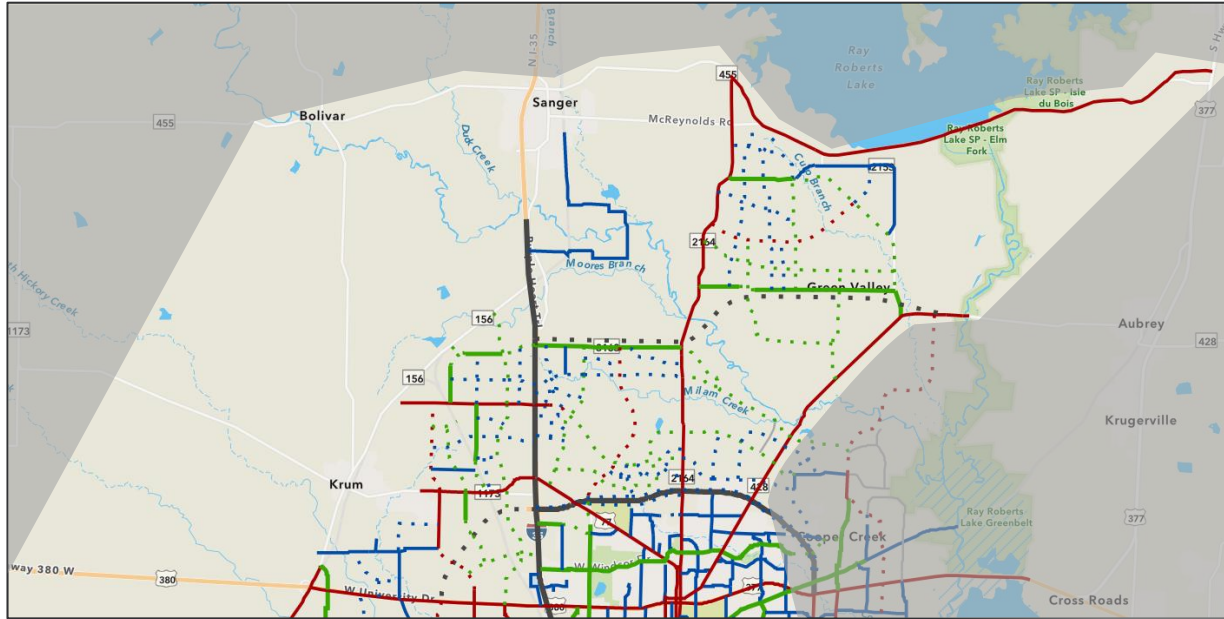
Updates:

- Providing alternatives for urban road reconstruction

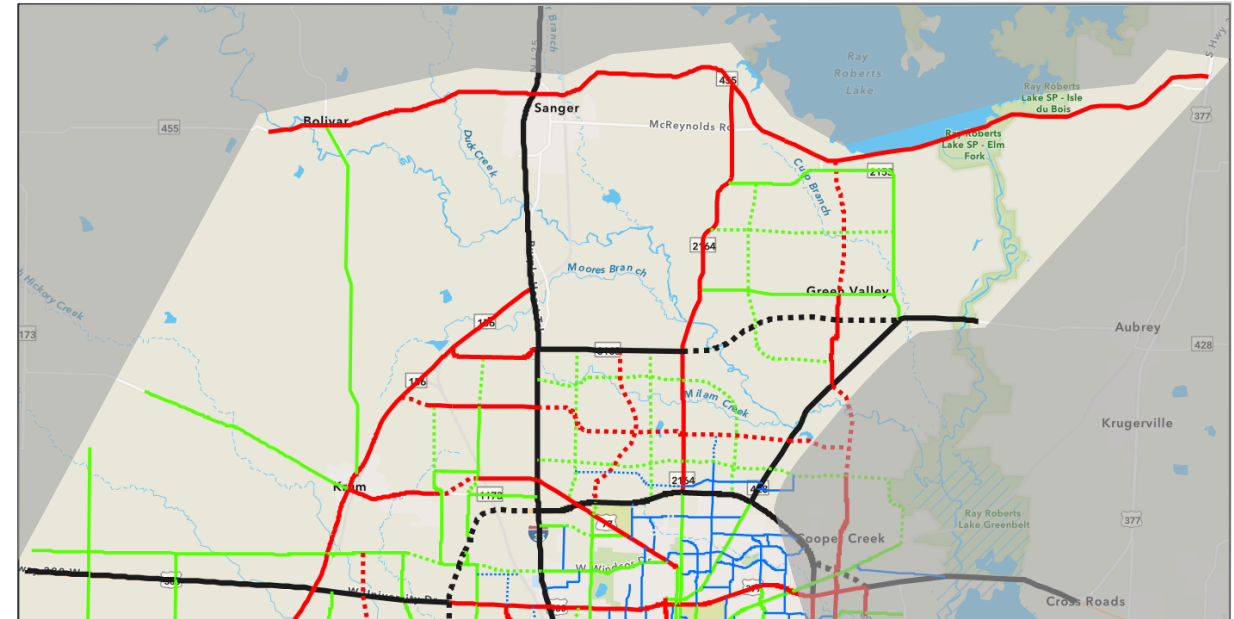


Draft Thoroughfare Plan – Northern Subarea

Proposed Plan Updates



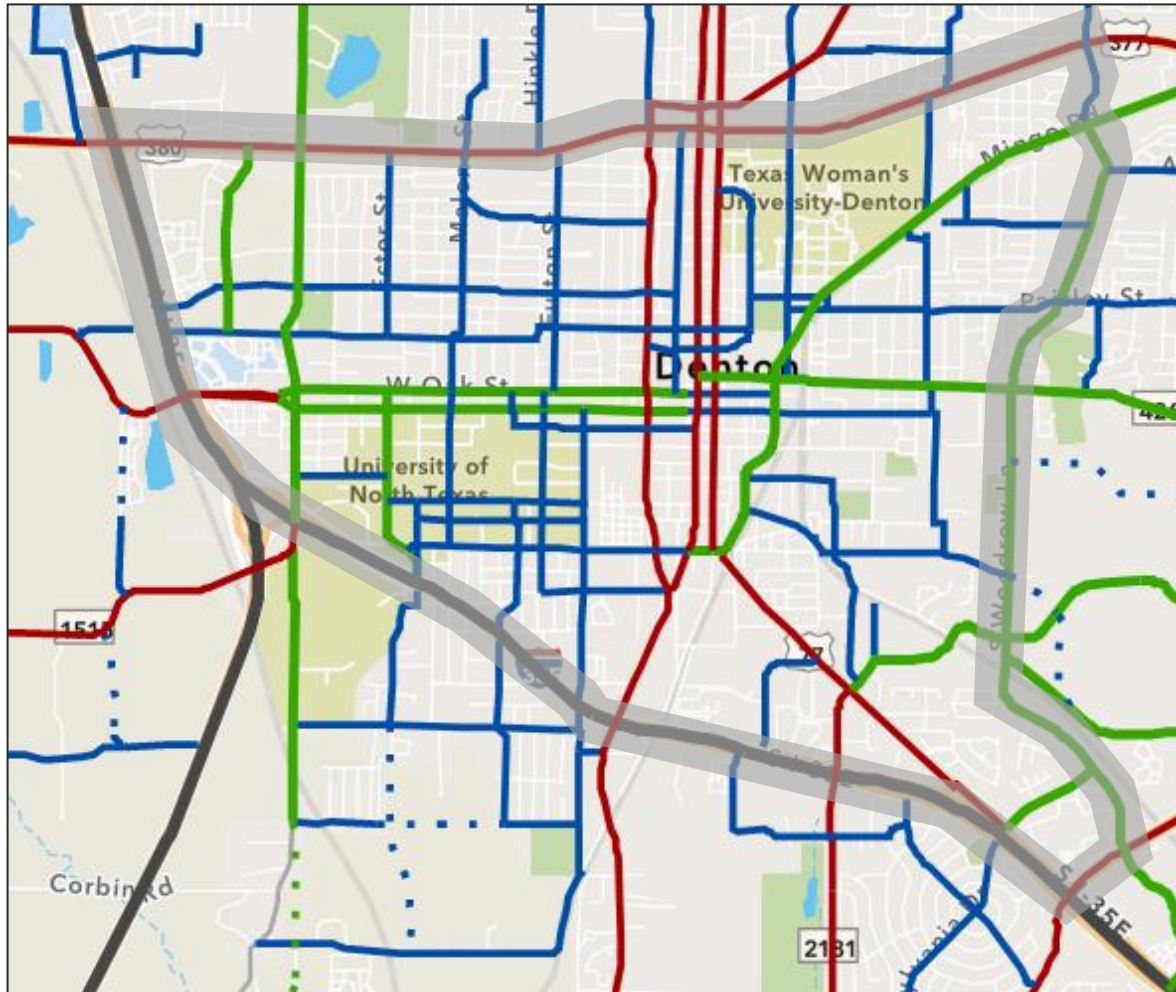
2015 Plan Map



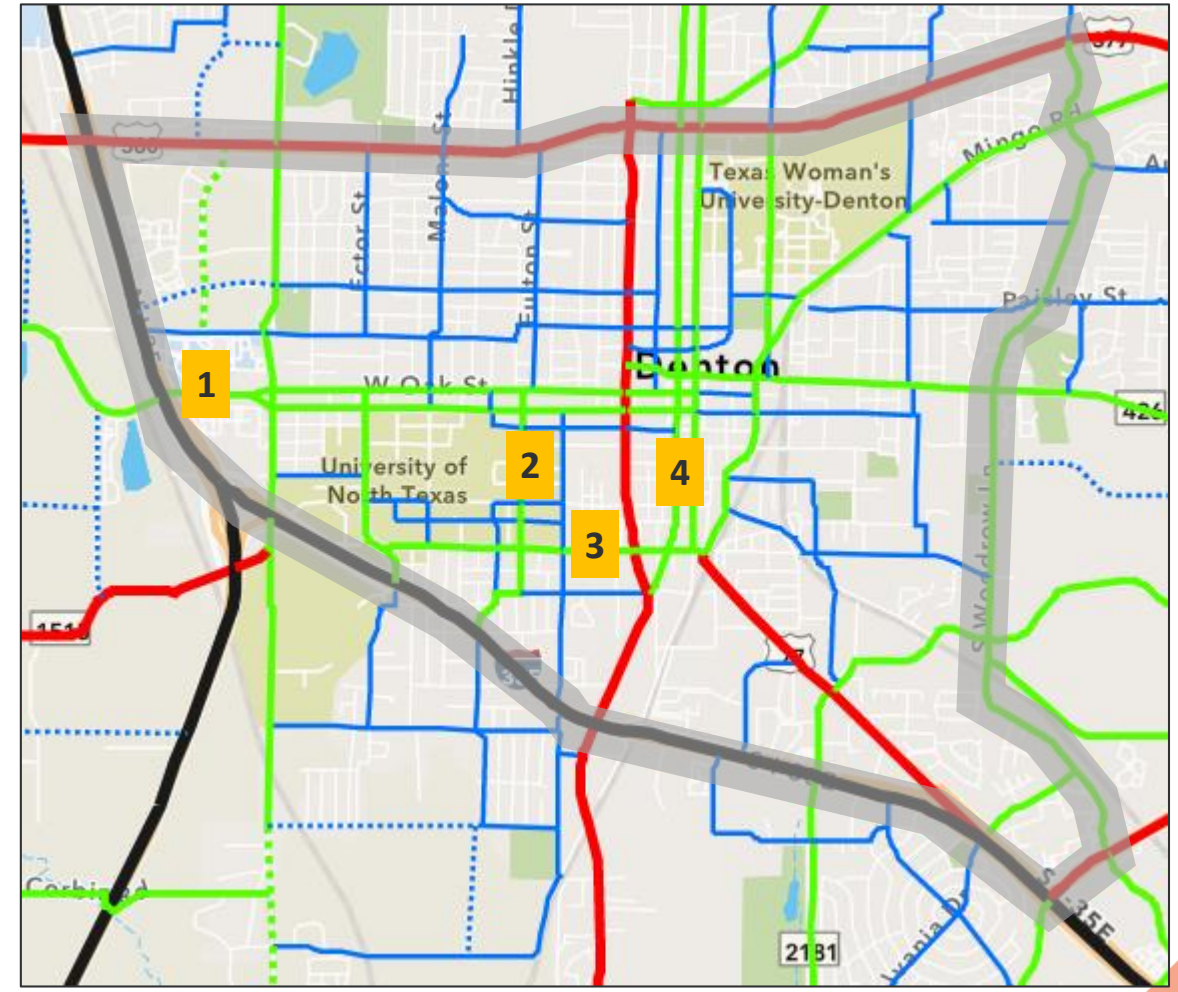
Draft 2020 Plan Map



Draft Thoroughfare Plan – Downtown Subarea



2015 Plan Map

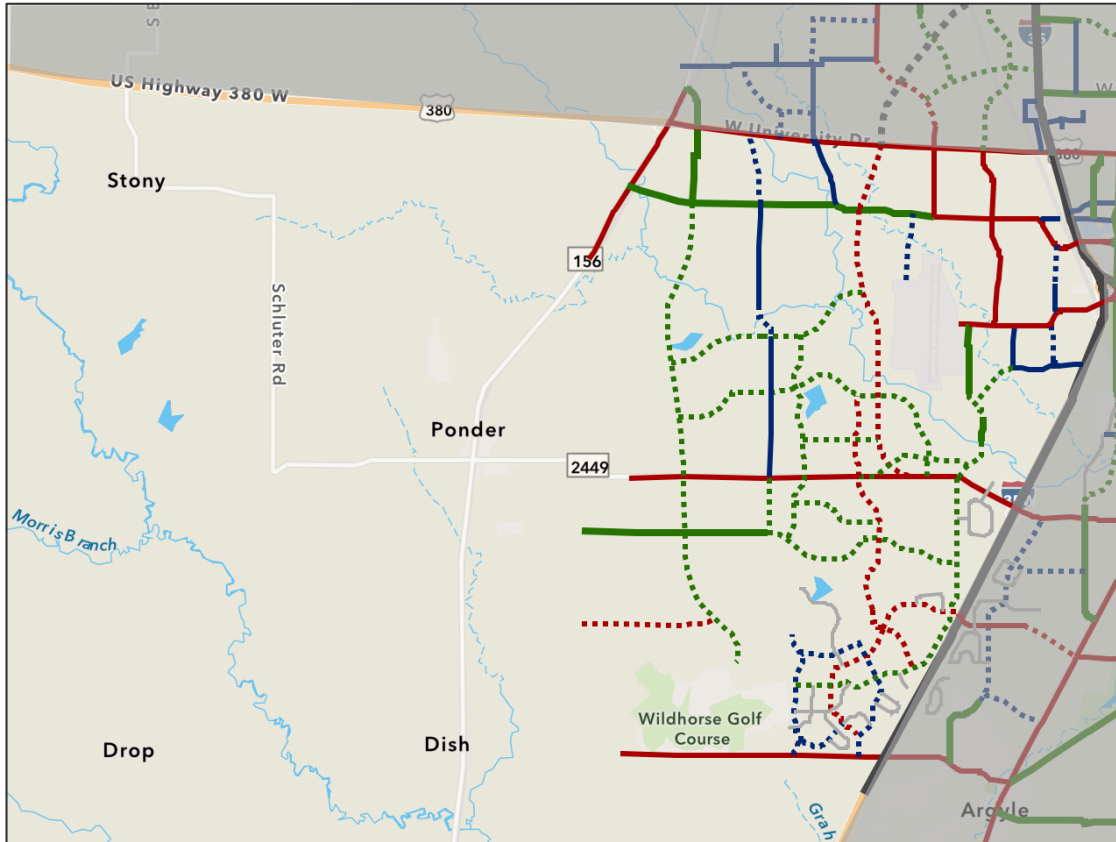


Draft 2020 Plan Map

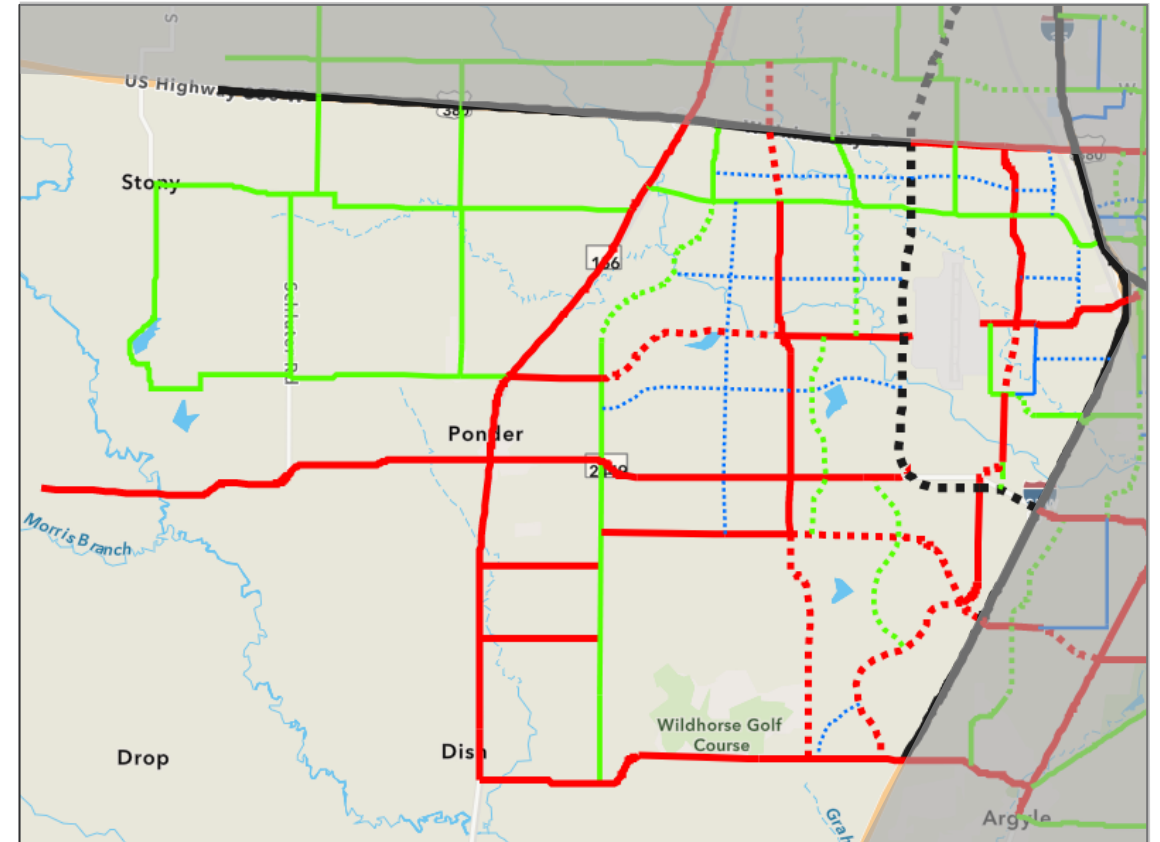


Draft Thoroughfare Plan – Western Subarea

Proposed Plan Updates



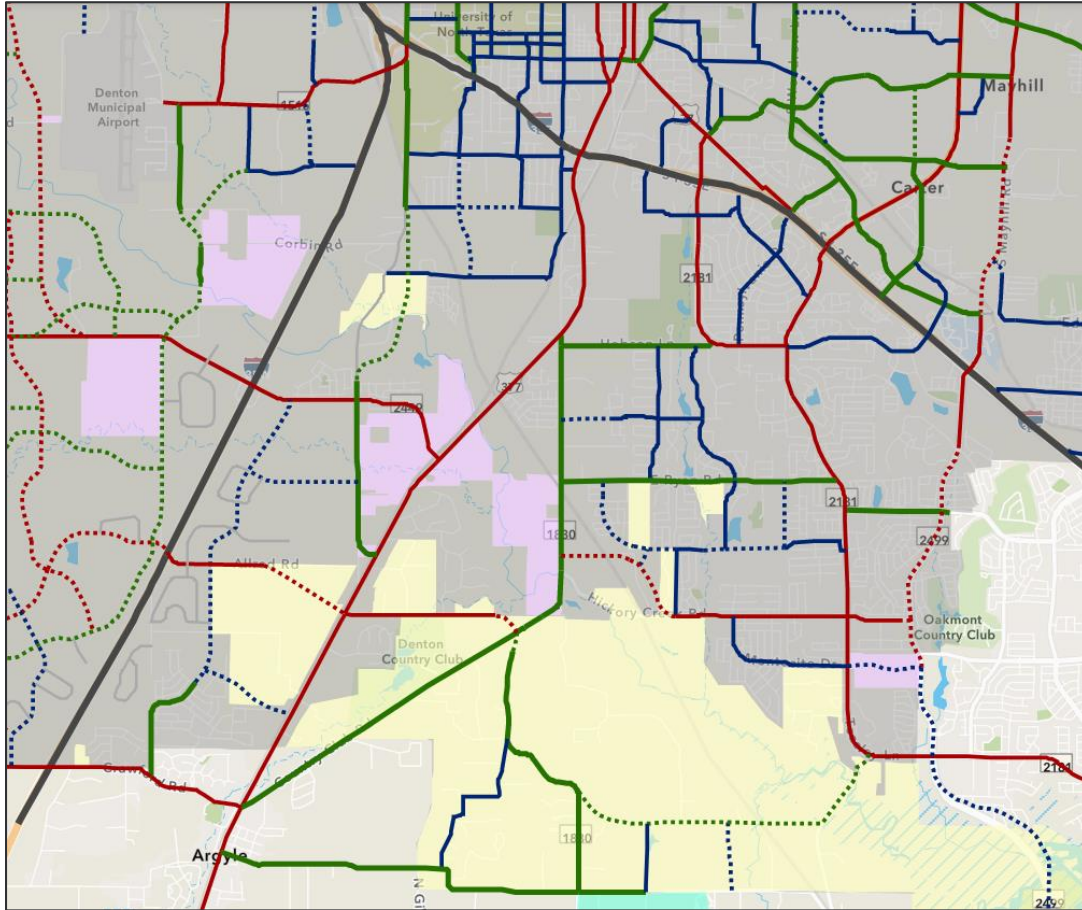
2015 Plan Map



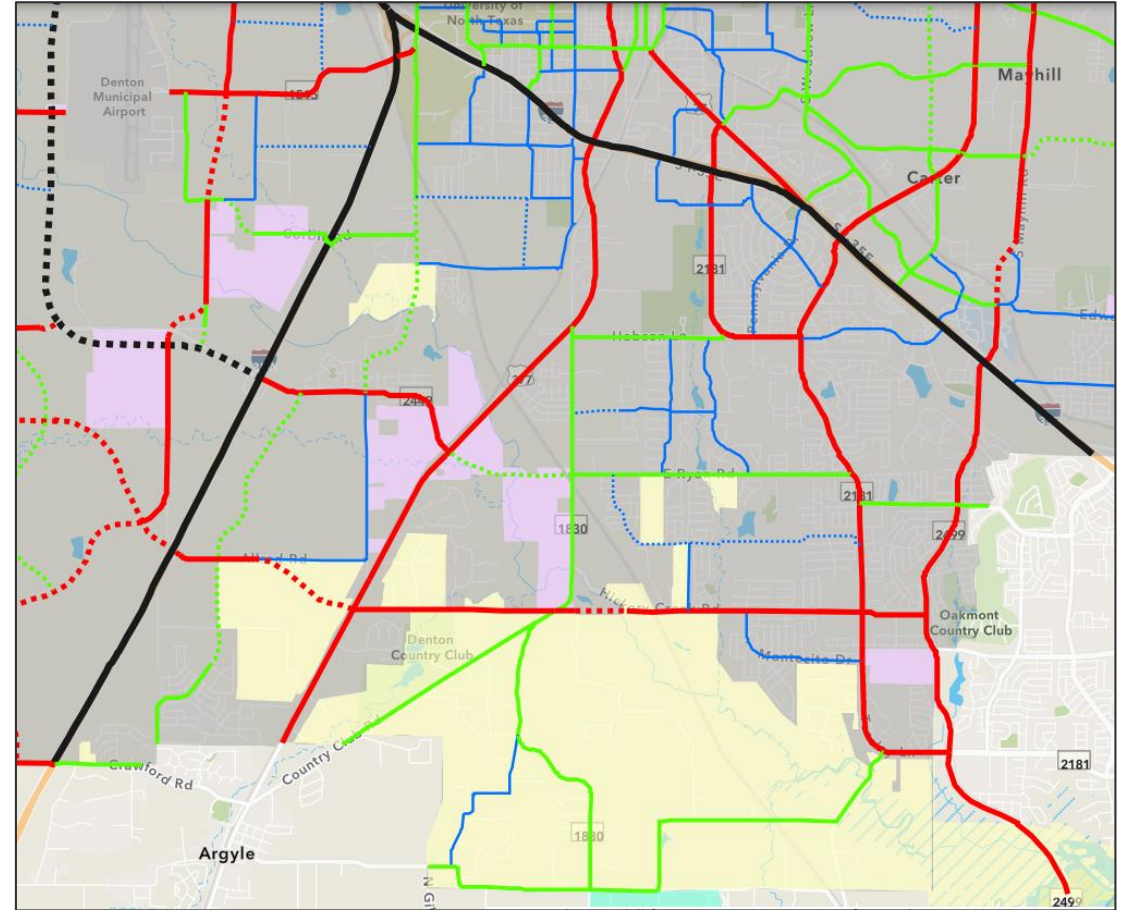
Draft 2020 Plan Map



Draft Thoroughfare Plan – Southern Subarea



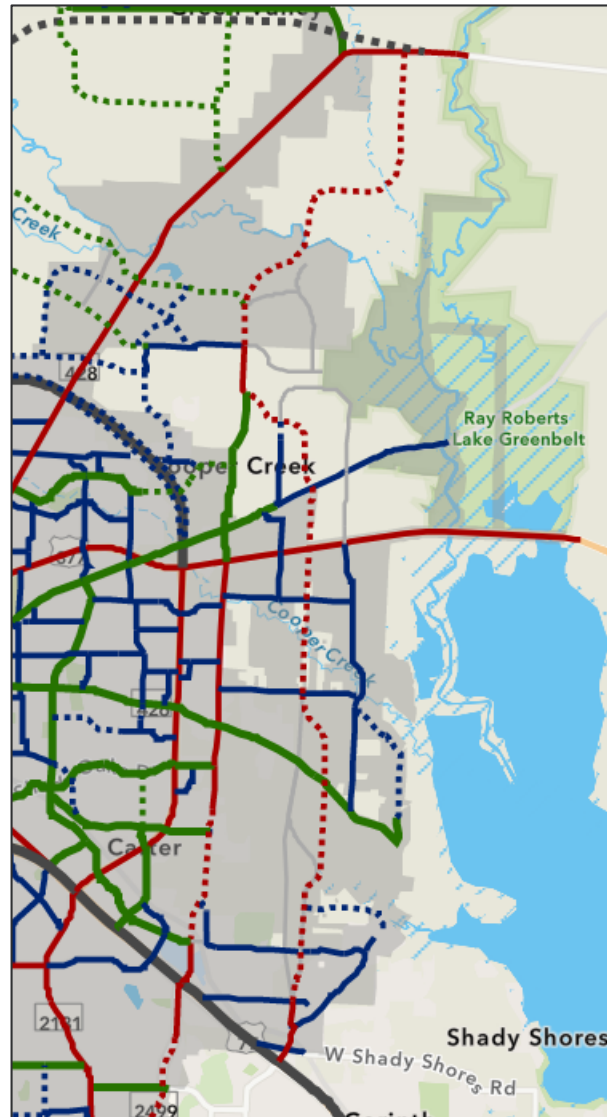
2015 Plan Map



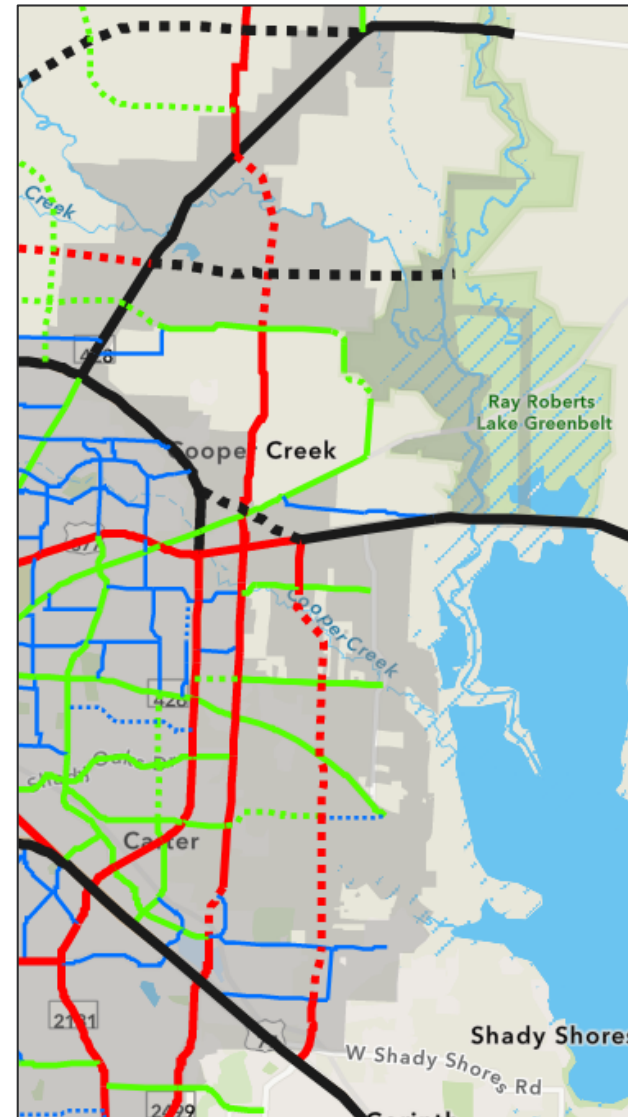
Draft 2020 Plan Map



Draft Thoroughfare Plan – Eastern Subarea



2015 Plan Map



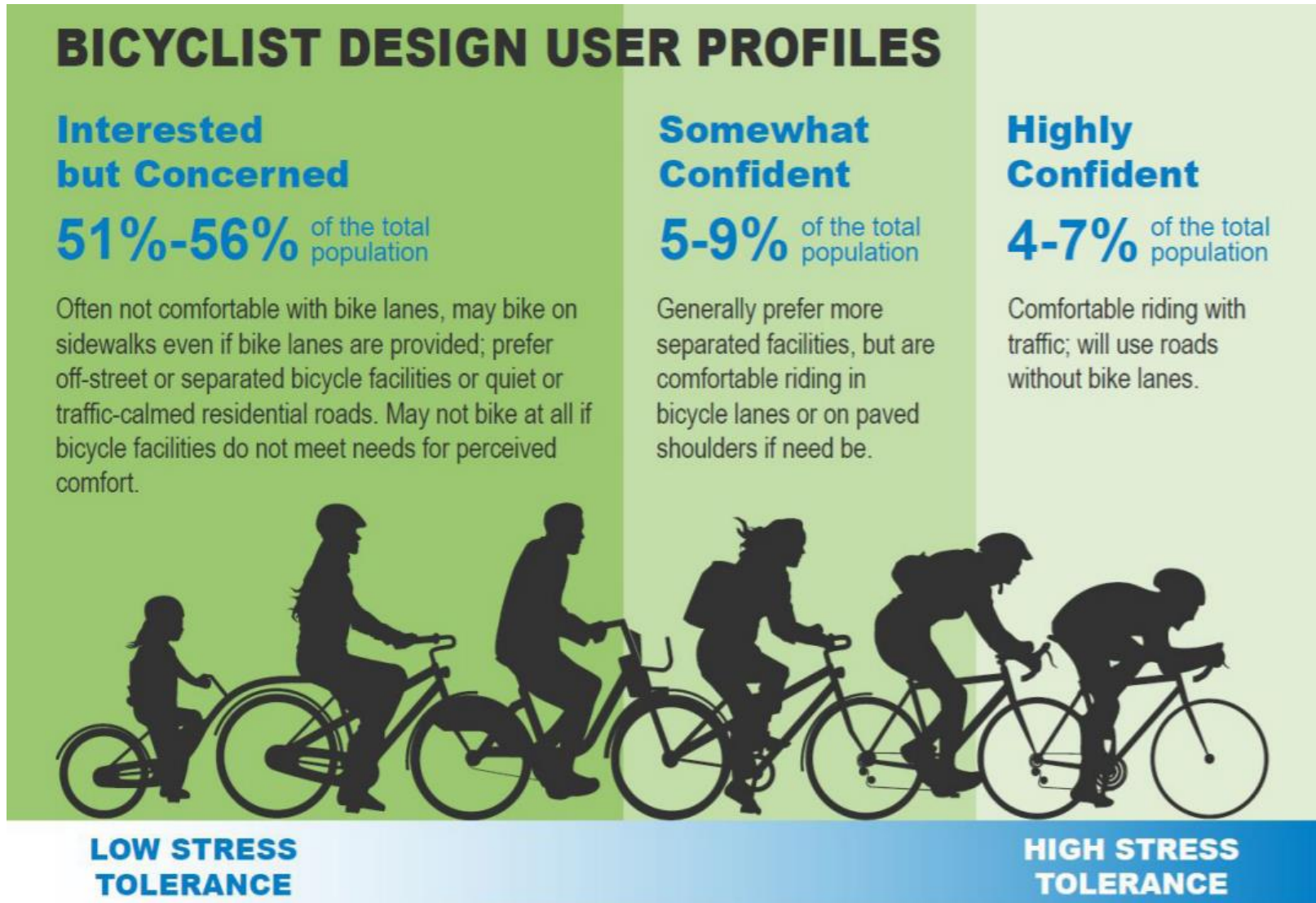
Draft 2020 Plan Map



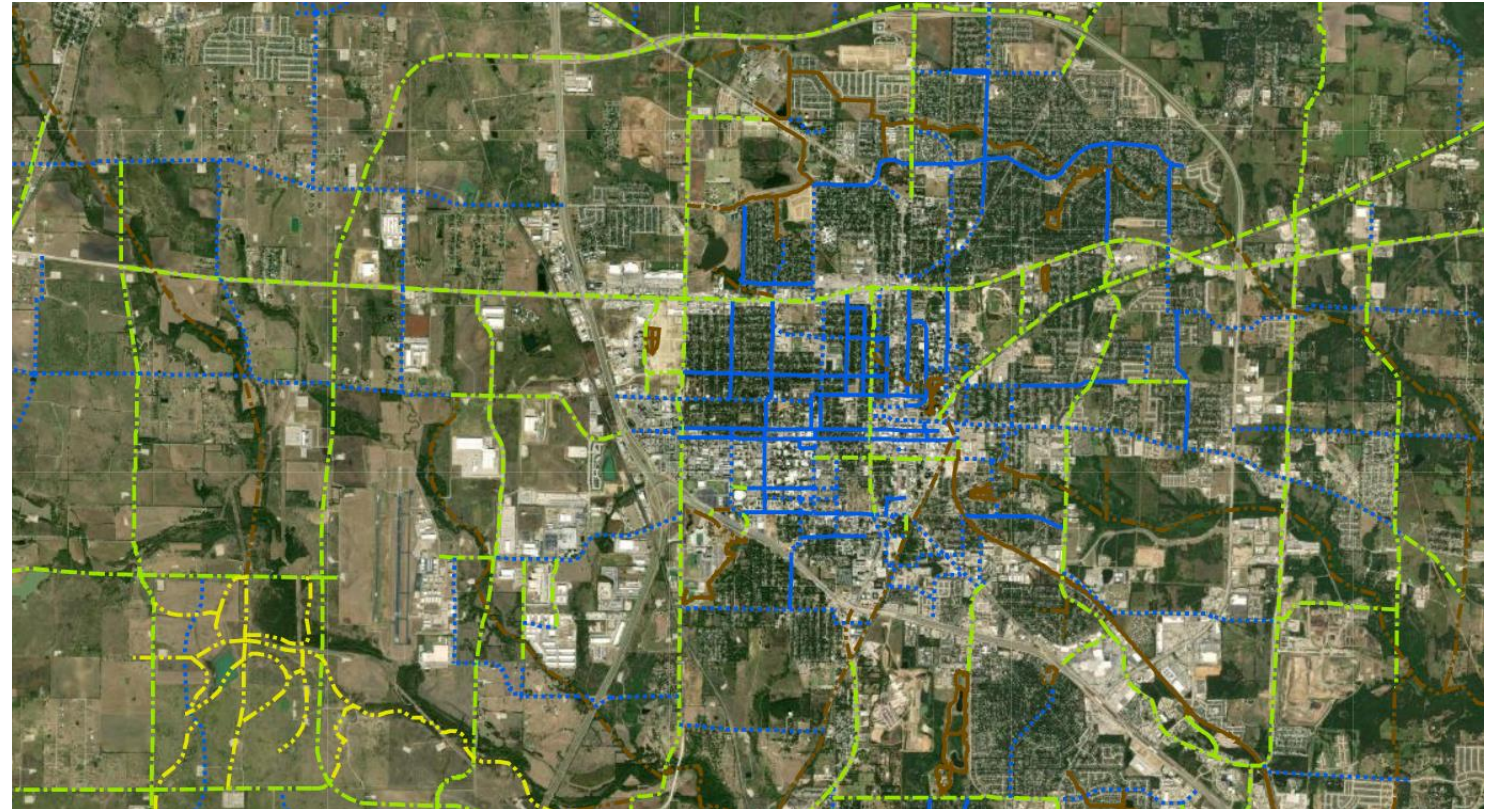
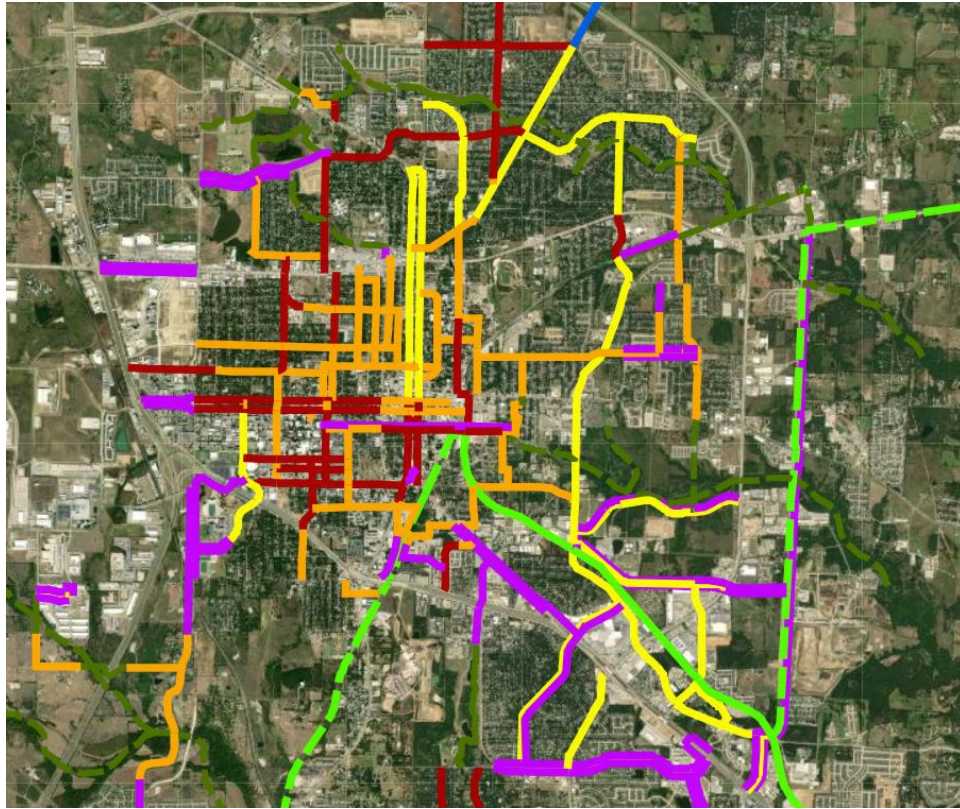
DRAFT BICYCLE PLAN



Bicycle Level of Stress Profiles



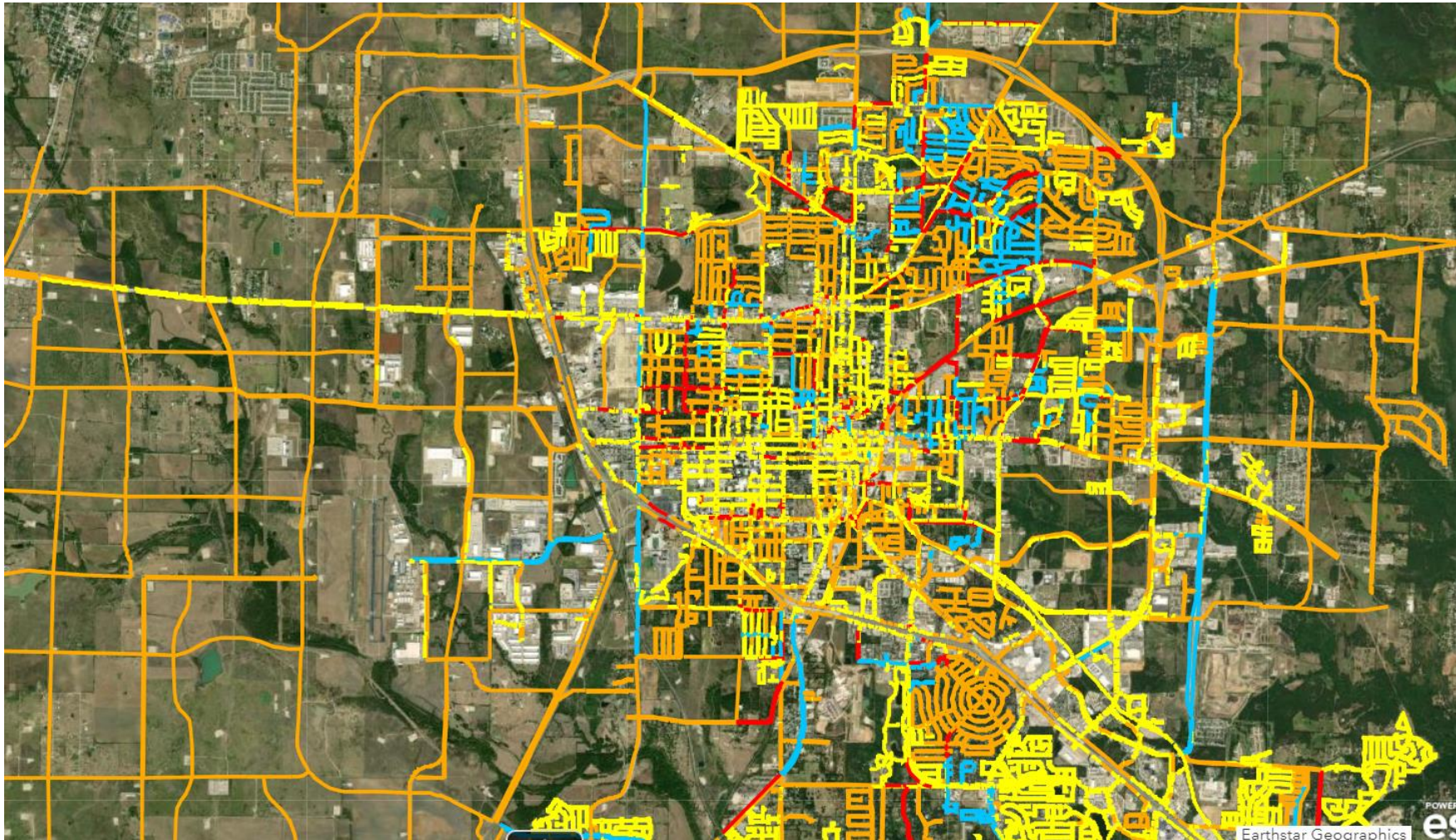
Draft Bicycle Plan



DRAFT PEDESTRIAN PLAN



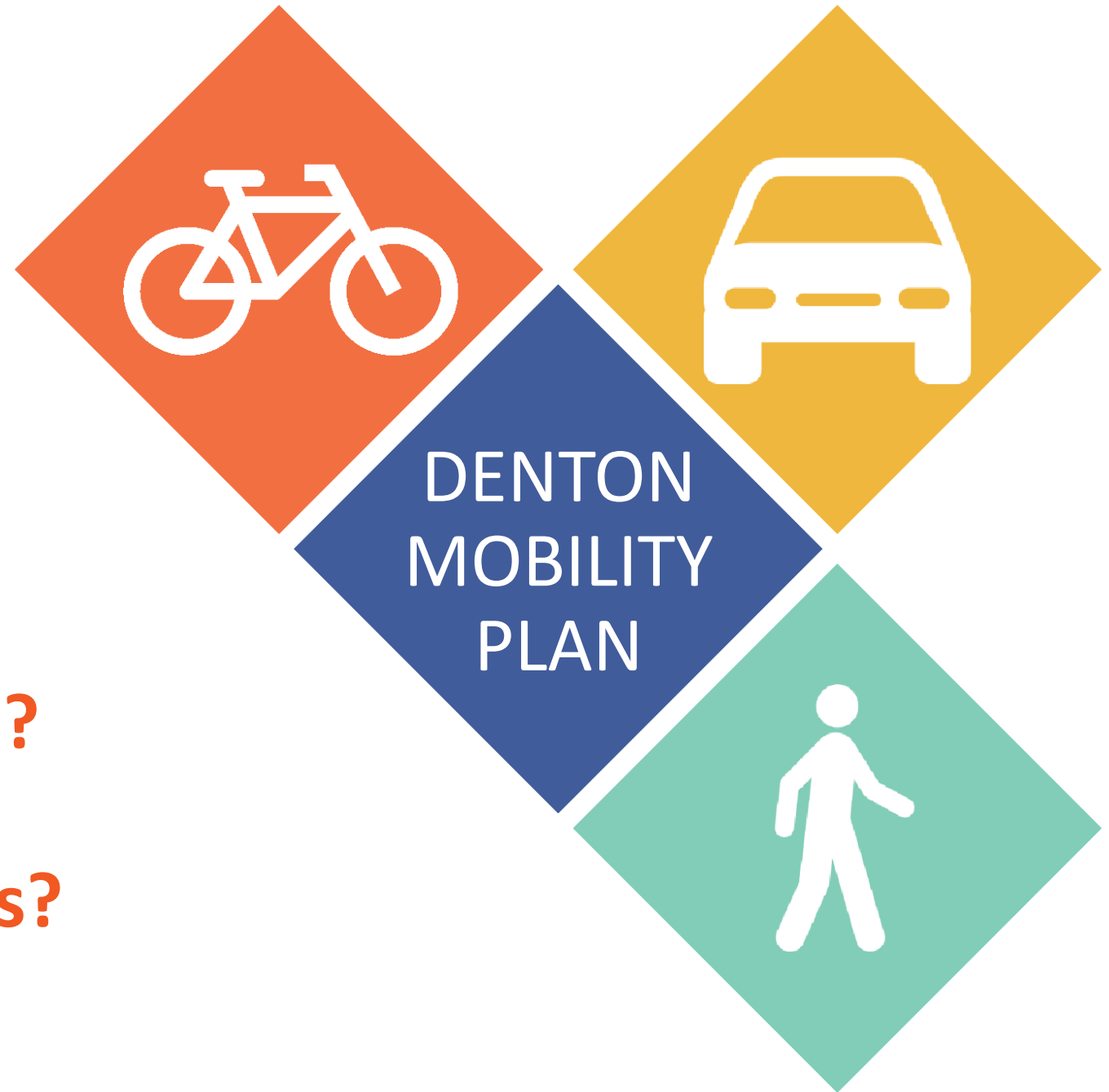
Draft Pedestrian Plan



Next Steps

- **Address Comments from Public Meetings**
- **Develop Final Thoroughfare, Bike and Pedestrian Plans**
- **Adopt New Plans**
- **Follow Mobility Plan Adoption with Roadway Impact Fee Update**
- **Stay Connected**
 - **Brian Jahn, City Traffic Engineer – (940) 349-8148**
 - **www.cityofdenton.com/mobility plan**
 - **Interactive draft mobility plan map**
 - **2020 Denton Mobility Plan overview, timeline and more**





Questions?

Comments?



Construction Specifications and Standard Details

November 11, 2020



Presentation Overview

- Review Current State
- Discuss Purpose of Proposed Construction Specifications and Standard Details
- Review Relationship of Governing Documents for Construction Projects
- Process Overview
- Discuss Project Manual
- Review Construction Specifications and Noteworthy Changes
- Discuss Expected Outcomes
- Review Next Steps
- Discuss Annual Review Calendar
- Review Document Accessibility
- Question and Answer

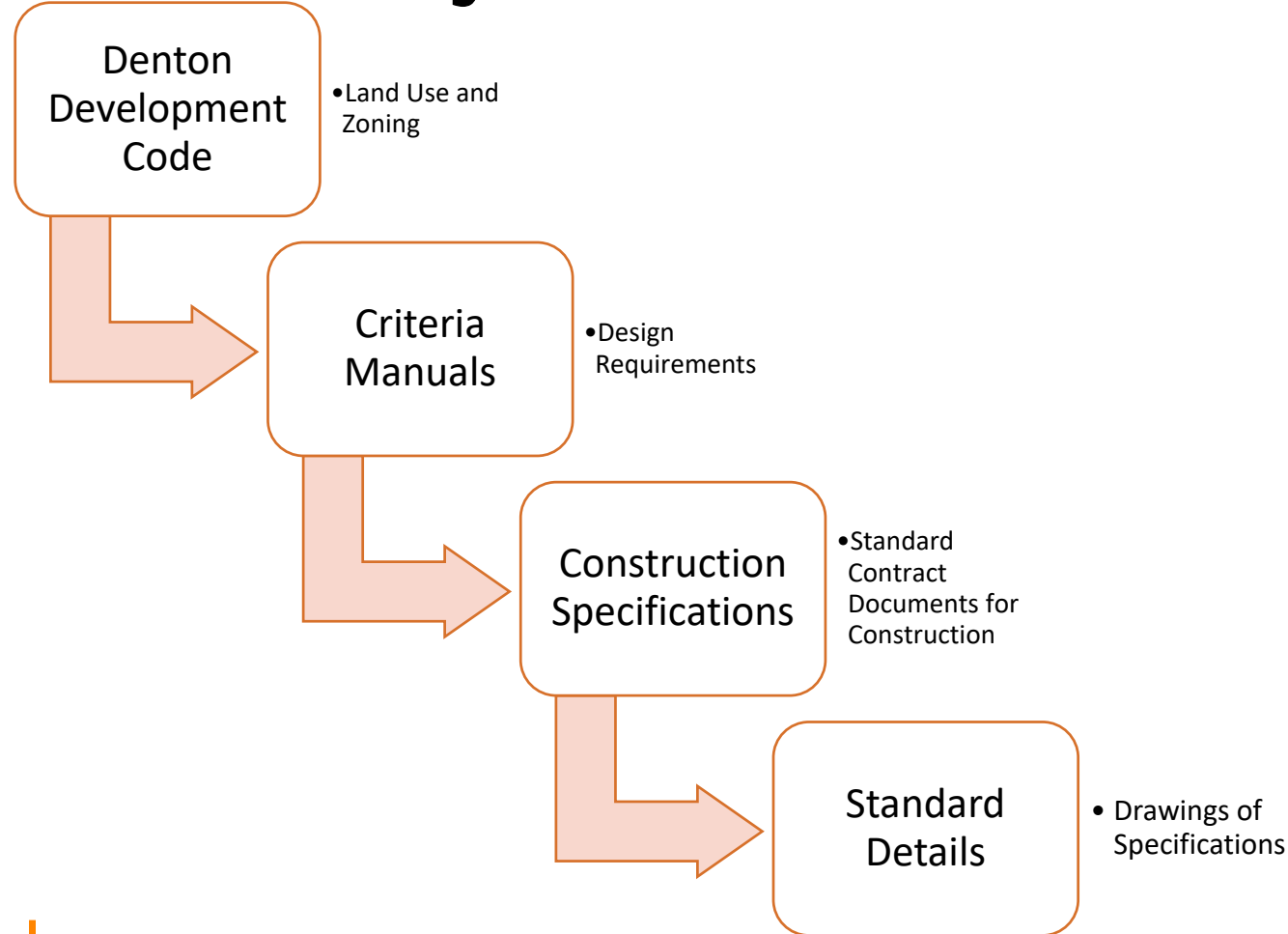
Current State

- City of Denton typically uses North Central Texas Council of Governments' (NCTCOG) Public Works Specifications with multiple project-specific addendums that modify NCTCOG requirements
 - Outdated and/or confusing language
 - Inconsistency in approved/required materials
 - Previous update attempts have resulted in a patchwork of specifications
- Creates questions between the design professional, contractor, and City
- Variations and lack of consistency increase inspection complexity

Purpose

- Construction Specifications delineate the City's requirements and ensure consistency for the following aspects of construction projects:
 - Materials
 - Products
 - Installation Procedures
 - Quality
- Standard Details visually represent the requirements of the Construction Specifications
- Once adopted, Construction Specifications and Standard Details will be updated annually with a public inspection/feedback period each spring

Governing Documents for City of Denton Construction Projects

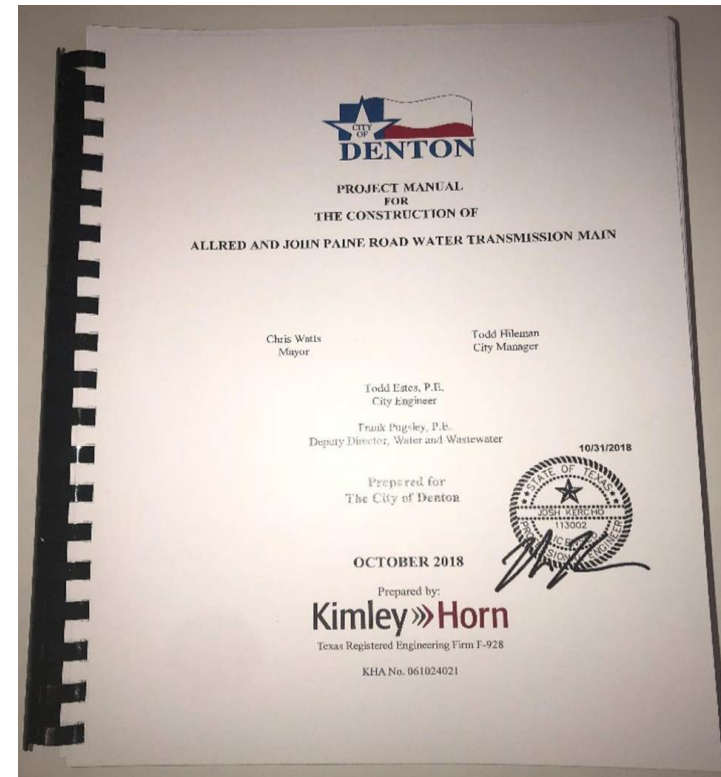


Process Overview

- **October 2018** – City of Denton entered into an agreement with Kimley-Horn and Associates, Inc. for the preparation of standard construction specifications, including:
 - Project Initiation and Management
 - Bidding Requirements and Contract Documents
 - Technical Specifications
 - Training and Implementation
- **Spring 2018-Winter 2019** –Kimley-Horn development with City staff
- **December 2019-January 2020** –Public Inspection Period
 - Sent to registered vendors for Construction and Equipment Services
- **Spring/Summer 2020** –Project Relaunch(paused due to 2019 Bond Referendum and COVID-19 Response)
 - Final staff review/feedback period
 - Refinement of Standard Details
- **Fall 2020**
 - Staff Training
 - Development Community Engagement
- **December 2020**
 - Work Sessions to City Council, Planning & Zoning Commission and Public Utilities Board
 - City Council Consideration
- **January 1, 2021** –Effective Date

Project Manual aka the “Spec Book”

- Contains Contracting Requirements and Specifications including:
 - Bidding Requirements and Bid Forms
 - Contracting Requirements and Contract Forms
 - General Requirements
 - Project Meetings
 - Submittals
 - SWPPP
 - Closeout
 - Specifications
 - Appendix
 - Easements
 - Geotechnical Reports
 - Standard Products List



Construction Specifications

- Standard construction documents that can be used effectively by all City Departments and developers constructing public infrastructure
- Developed using the Construction Specifications Institute (CSI) Master Format
 - Maintains and advances the standardization of construction specifications and other construction documentation
- Consists of:
 - ✓ Existing Conditions
 - ✓ Concrete/Asphalt
 - ✓ Electrical
 - ✓ Earthwork
 - ✓ Exterior Improvements
 - ✓ Utilities – Water, Wastewater and Drainage
 - ✓ Transportation
 - ✓ Bulk Material Processing Equipment
 - ✓ Appendices (including Availability of Lands, Subsurface and Physical Conditions, Permits and Utilities, etc.)

Noteworthy Changes

- All project specifications located in a single, compiled document
- Approved materials are listed in relevant specification sections – (there will no longer be a separate approved materials list)
- Project stakeholders have provided input for their relevant technical specification sections
- Additional methodologies are available to bid out projects instead of just low bid

Expected Outcomes

- Improved Project Delivery
 - Fewer change orders
 - Improved schedule adherence/time management
 - Consistent requirements across development and capital delivery projects
- Clear Communication of Expectations
 - Improves overall project quality
 - Provides single source of truth for the Public Works Inspection Division
- Decreased Design Costs
 - Consultants not creating unique standards for each project
 - Increased Competition = Better Value

Next Steps

- November 2020 and January 2021 –Staff Training
 - November: focus on bid, contract documents, and supplementary conditions (front-ends)
 - January: focus on technical specifications
- City Council Work Session: December 1, 2020
- Planning & Zoning Commission Work Session: December 2, 2020
- Public Utilities Board Work Session: December 14, 2020
- City Council Consideration: December 17, 2020
- Effective Date: January 1, 2021
- Ensure consistency with proposed amendments to Denton Development Code and Criteria Manuals: Winter/Spring 2021
- Developer Town Hall Review Meetings: Winter/Spring 2021

Annual Review Calendar

- **January 1:** Effective Date
- **May-July:** Public Inspection/Feedback Period
- **July-September:** Staff Review/Update
- **September-November:** Finalize Documents
- **December:** City Council Consideration/Adoption

Document Accessibility

- Prior to December 1, draft Construction Specifications and Standard Details will be made available under “Helpful Resources” on the Land Development webpage (www.cityofdenton.com/landdevelopment)
 - Draft will be replaced with final, adopted documents following City Council approval

Questions?

We Want Your Feedback!

Please send any feedback you have on any of the topics discussed or the City's development process to Charlie Rosendahl,
Charles.Rosendahl@cityofdenton.com or 940-349-8452.

Staff Presenters

- Scott McDonald, Director of Development Services
 - Scott.McDonald@cityofdenton.com | (940) 349-8539
- Ron Menguita, Principal Planner
 - Ron.Menguita@cityofdenton.com | (940) 349-8328
- Emily Loiselle, Assistant Building Official
 - Emily.Loiselle@cityofdenton.com | (940) 349-8536
- Laura Behrens, Grant Administrator
 - Laura.Behrens@cityofdenton.com | (940) 349-7673
- Becky Diviney, Dir Cap Projects/City Engineer
 - Rebecca.Diviney@cityofdenton.com | (940) 349-8461
- Brian Jahn, City Traffic Engineer
 - Brian.Jahn@cityofdenton.com | (940) 349-8148

