



Westgate Improvements

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



Participants and Agenda

Participants

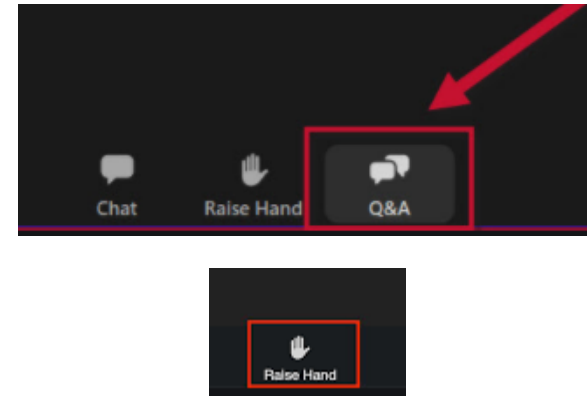
- City Manager's Office
 - Sara Hensley
 - David Gaines
- Capital Projects/Public Works
 - Rebecca Diviney
 - Seth Garcia
 - Robin Davis
 - Daniel Kremer
 - Jim Wilder
 - Rachel Wood
- Public Affairs
 - Stephanie Yates
- Development Services
 - Scott McDonald
 - Julie Wyatt
- Denton Municipal Electric
 - Jerry Fielder
- Denton Independent School District
 - Garry Ryan
- Texas Department of Transportation
 - Nelson Underwood

Agenda

- Introductions
- Virtual Community Reminders
- Presentation Overview
 - Development Updates (Rayzor Ranch/Denton High School Area)
 - Westgate Reconstruction Project Current Scope
 - Improvement Options for Westgate
 - Next Steps
 - Questions

Virtual Community Meeting Reminders

- All attendees are muted
- All attendee video is disabled
- Questions:
 - Questions will be answered at the end of the presentation in the order they are received
 - Select “Raise Hand” to request to speak –For people wishing to verbally ask a question, those questions will be answered at the end of the presentation. If you raise your hand, the presenter will call your name and you will need to unmute after you have been called on to ask your question
- Presentation will be available after meeting online at:
www.cityofdenton.com/virtualcommunitymeetings



Presentation Overview

- Development Updates (Rayzor Ranch/Denton High School Area)
- Westgate Reconstruction Project Current Scope
- Improvement Options for Westgate
- Next Steps
- Questions

Known Private Development Projects Near Westgate

Build-to-Rent PD

Kings Ridge

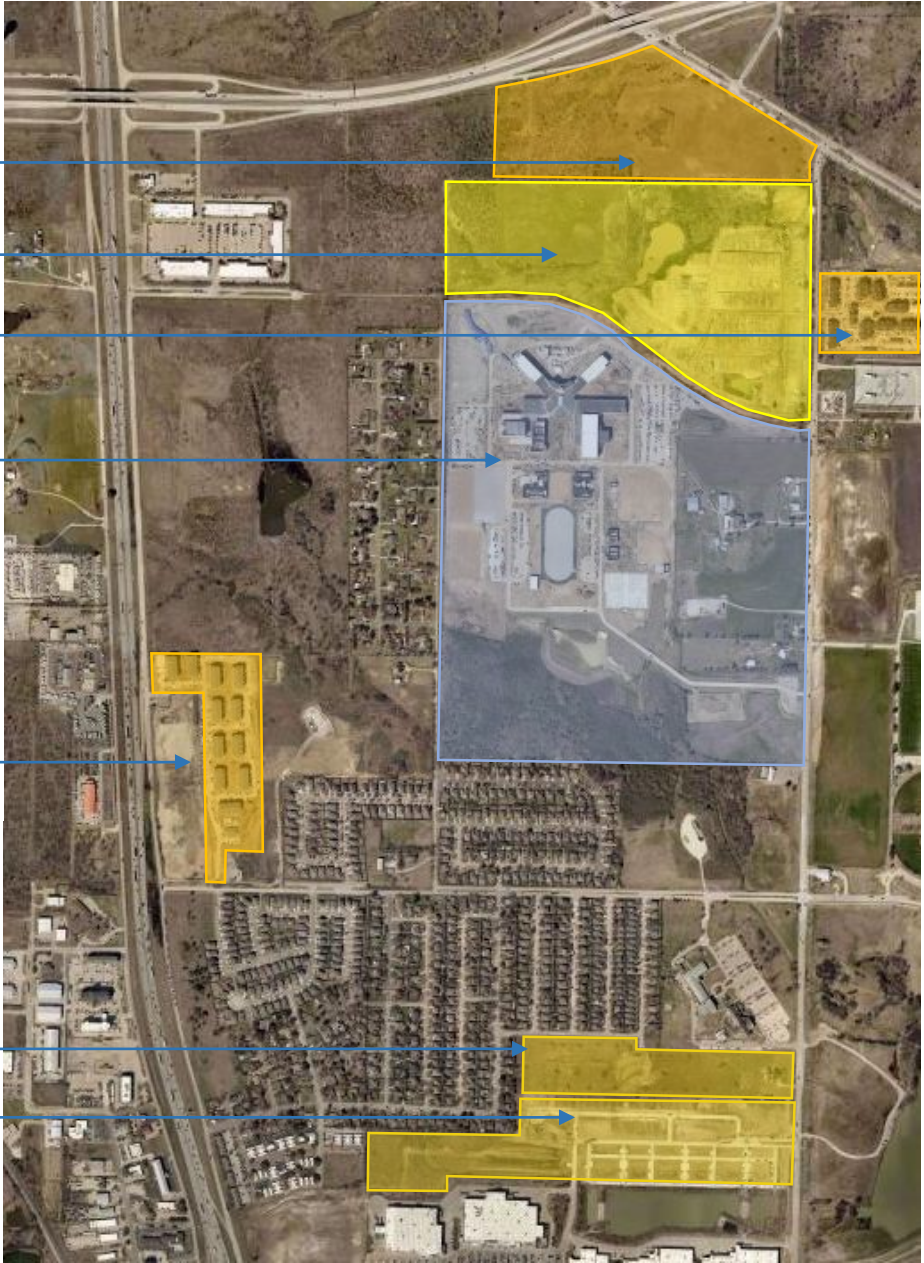
The Mark

Denton High School

Windsor Apartments

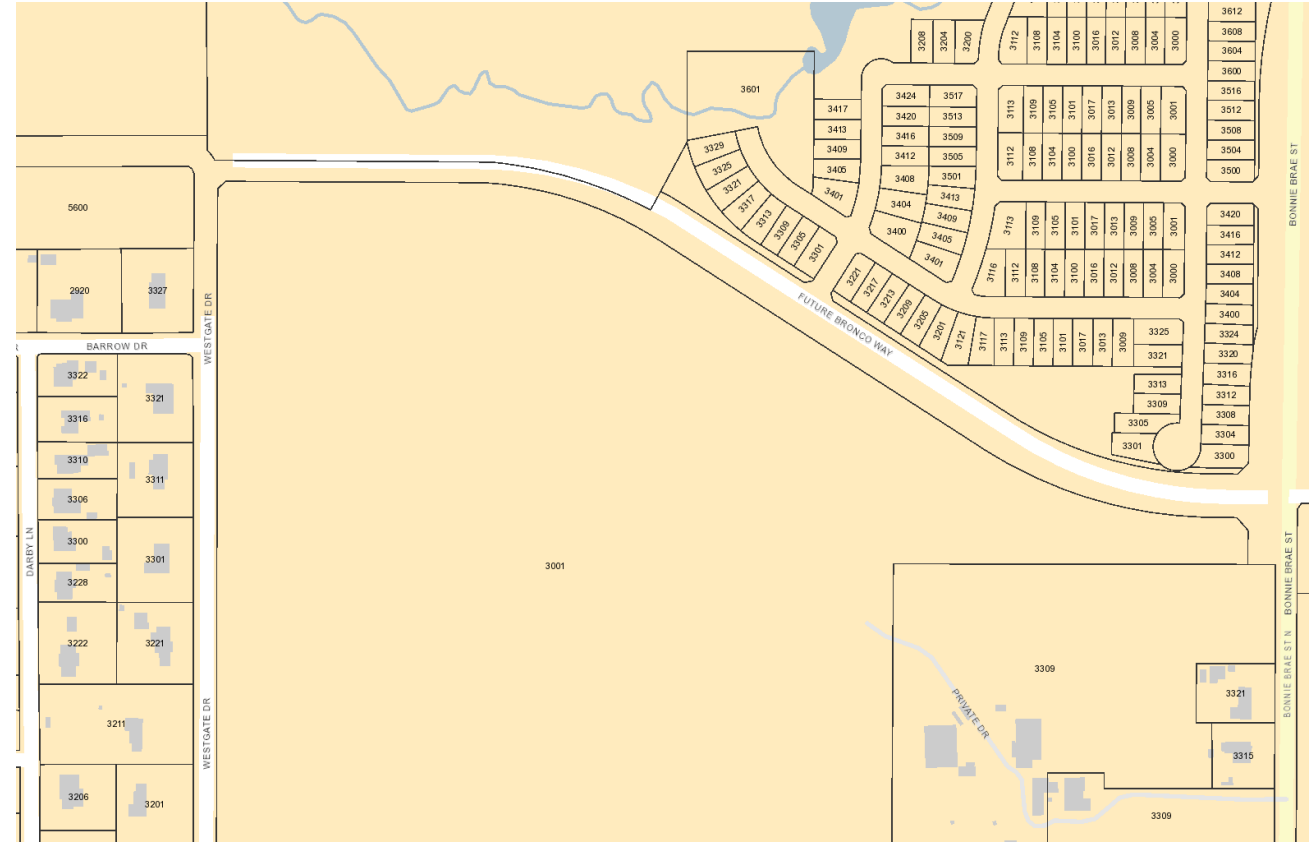
Perch Denton

Residences at Rayzor Ranch



Bronco Way Construction (DISD and Private Development Project)

- Currently planned to be a four-lane divided roadway extending from Bonnie Brae to Westgate
- DISD to construct the southern two lanes
 - Anticipated completion date by August 2022
- Kings Ridge Ph. 2 to construct the northern two lanes
 - Anticipated to begin construction in 6 months



Bonnie Brae Phase 6

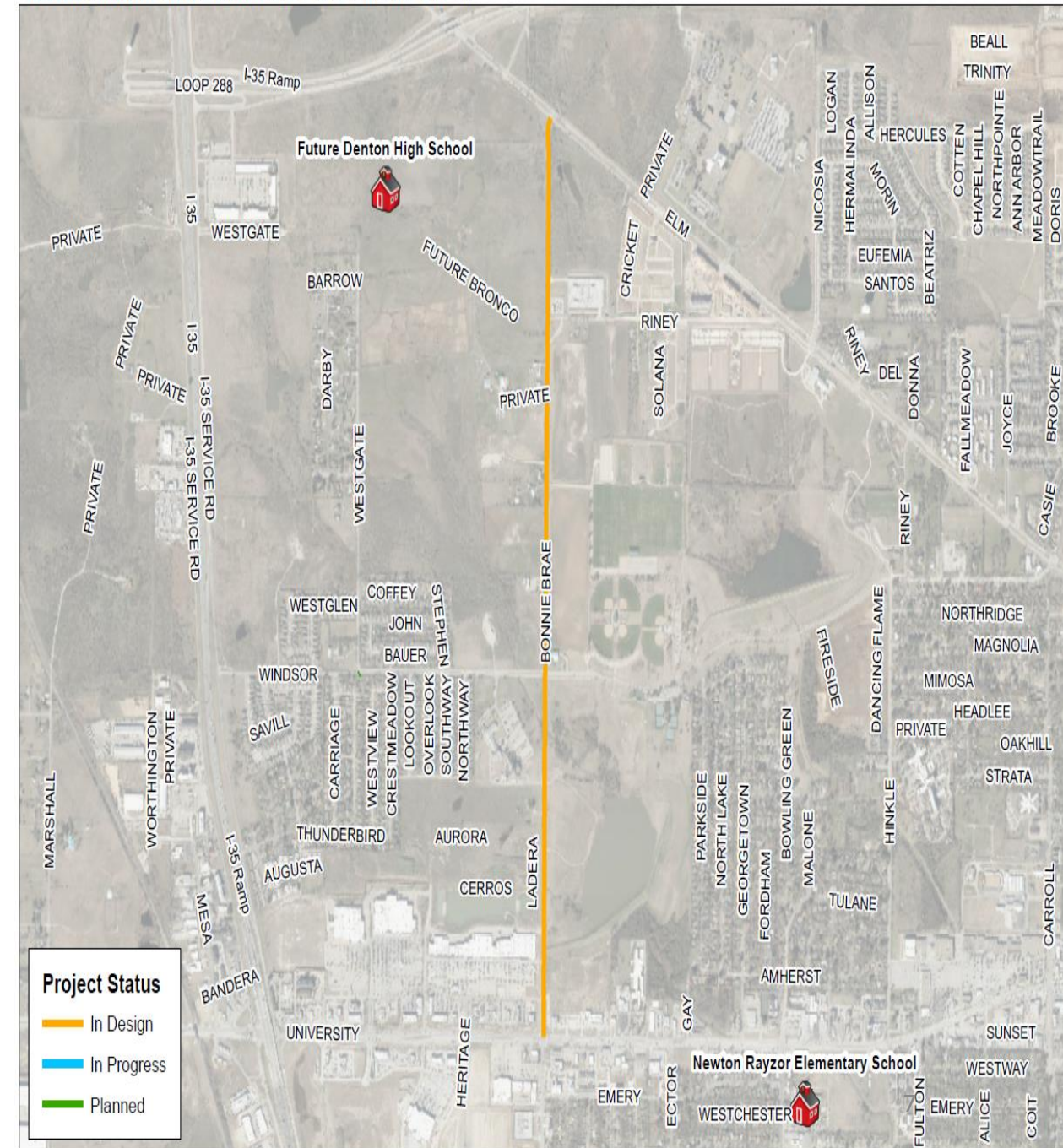
Scope

- Widen Bonnie Brae to 4 lane divided roadway from University Drive to US-77
- Traffic signals at Windsor, Riney Road, & US-77
- New sidewalks/10-foot shared use trail
- Drainage System Improvements
- Water Main Upgrades
- Street Light Installation

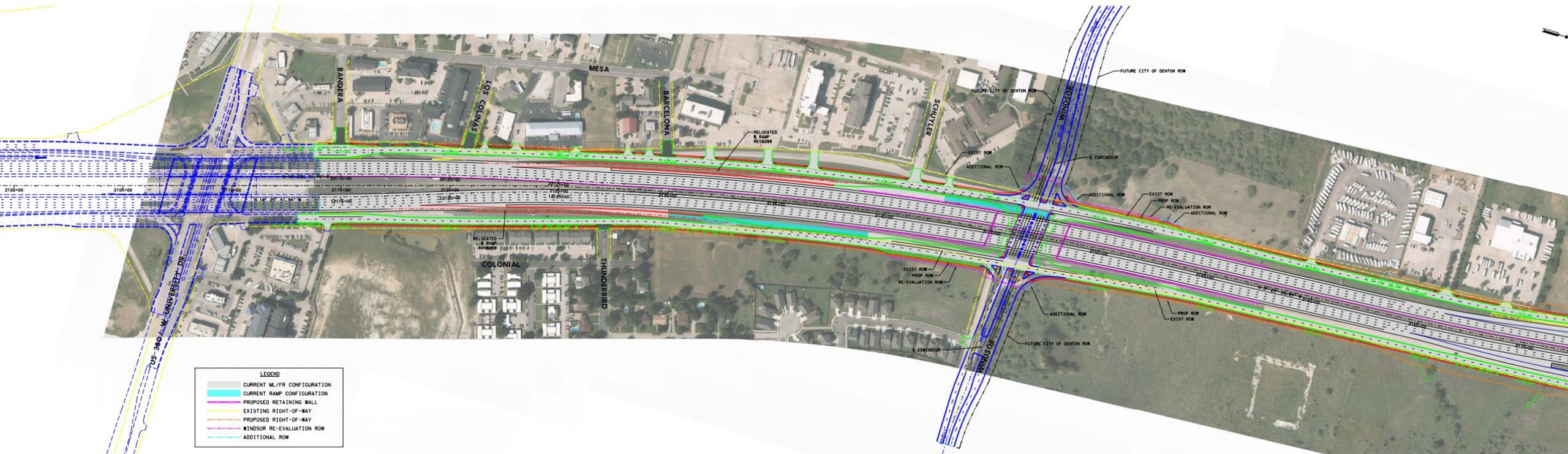
Estimate at Completion - \$30.5 Million

Schedule – Begin Construction Quarter 4 2021 / Complete Construction Quarter 2 2023

Coordination – Multiple meetings with DISD on project. Possibility of including Riney Road extension for future elementary school site.



Windsor Drive (TxDOT Project)



Scope

- Windsor Drive Overpass, to be constructed as part of the I-35/35E/35W Merge Project from I-35E/W to US 77 north of Denton
- Provisions will be made to take the current 2-lane traffic from Windsor under the southern span of the bridge and provide the connection from the north bound frontage road to the south bound frontage road with a temporary 2-way roadway.
- Ultimate configuration will be in place for when the City widens full extent of Windsor to 4-lane divided. Construction estimate is \$1.2 million for the City to fully widen Windsor to the frontage road.

Schedule

- Right-of-Way Acquisition Complete –April 2021
- Utility Relocations Complete –June 2022
- 100% Design Complete –March 2022
- Let Date –January 2025

Westgate

(Current Project from 2014 Bond)

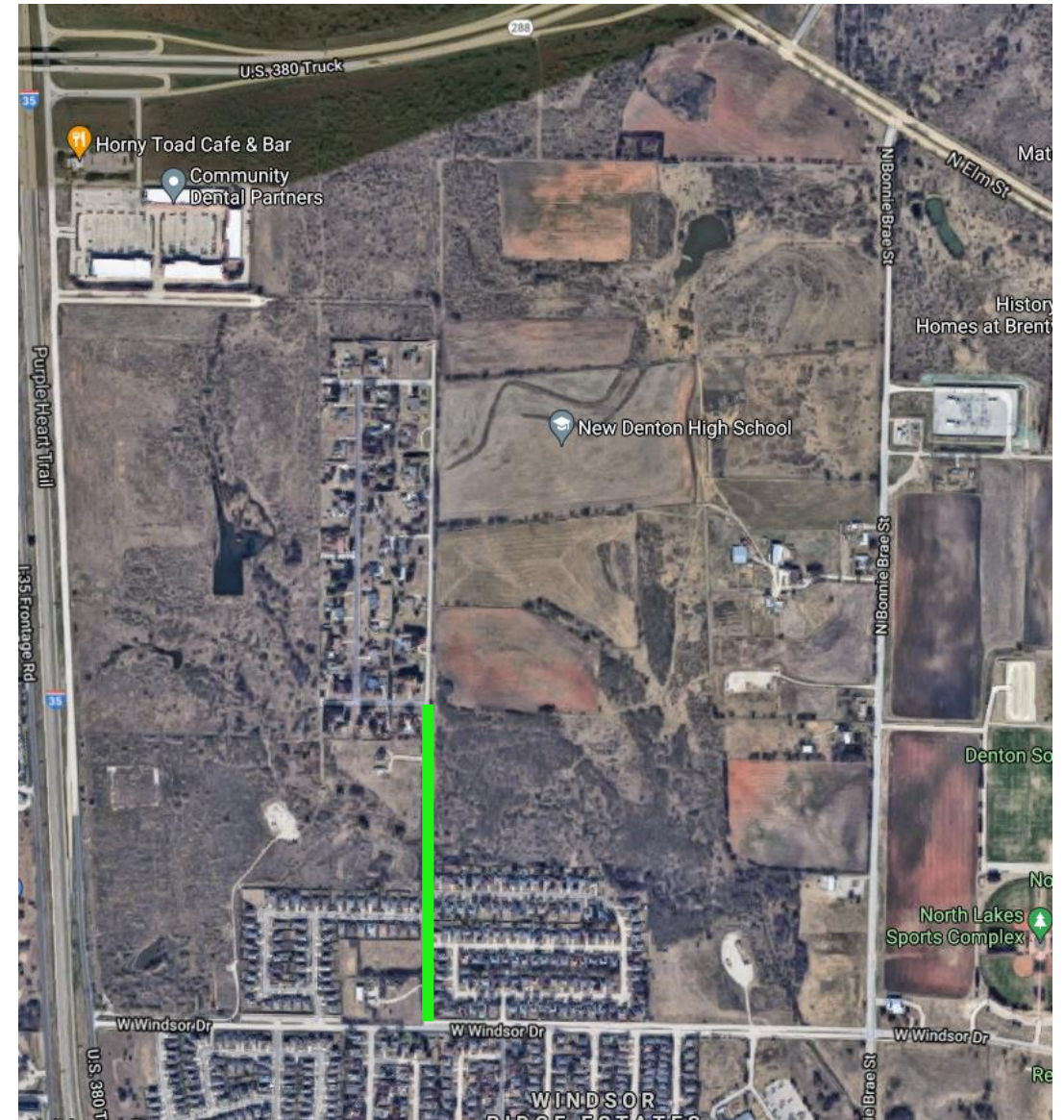
Scope

- Drainage Upgrades
- Sewer Upgrades
- Water Upgrades
- Street Reconstruction

Estimate at Completion - \$2,489,000

Schedule – Planned coordination with Bonnie Brae Phase 6 and Denton High School construction.

Coordination – Work will be scheduled to minimize impacts to Denton High School traffic.



Westgate Considerations

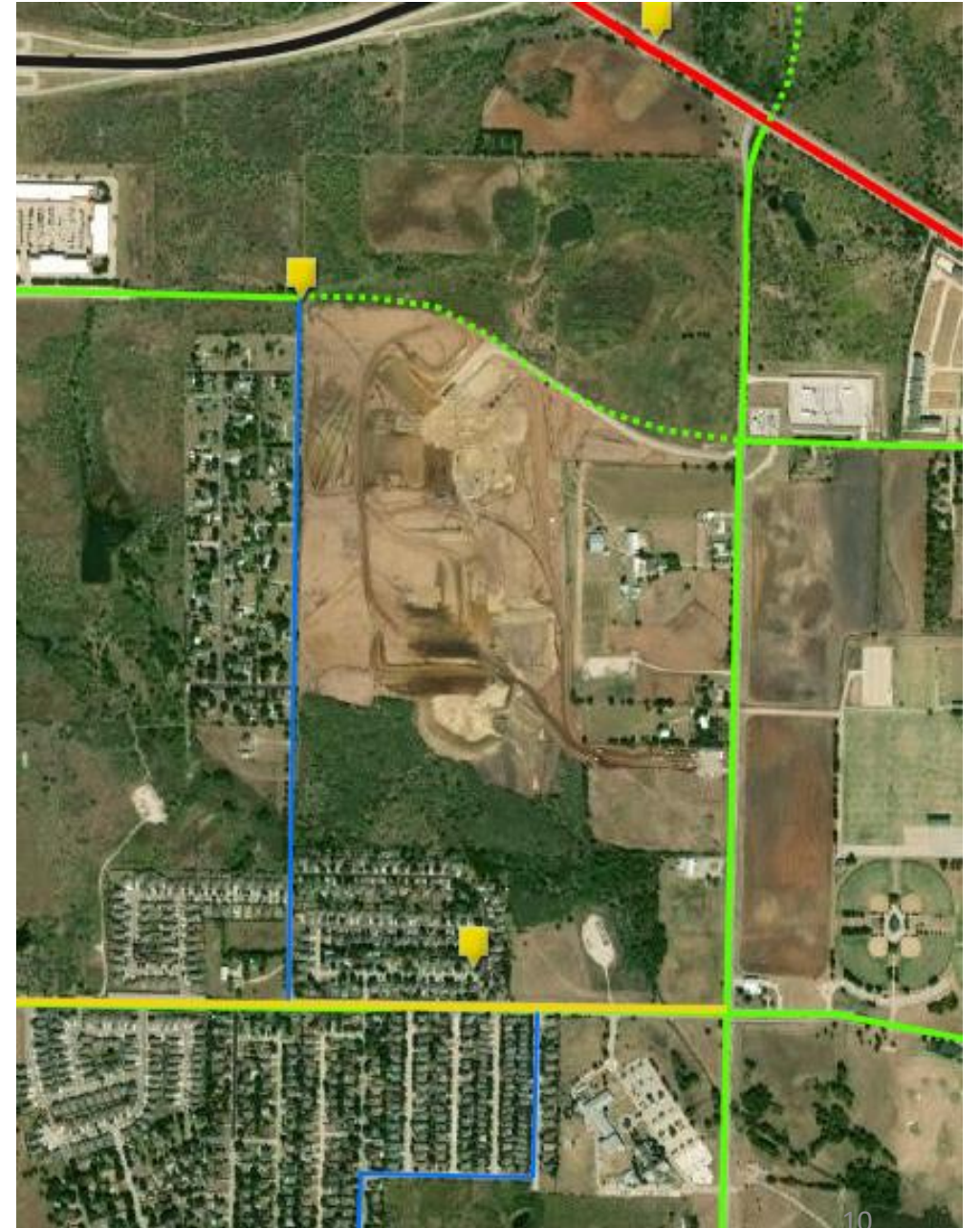
Access – Resident access to their homes during construction

Temporary vs. Permanent Connectivity Options

- Access to future Bronco Way
- Access to Westgate
- Potential connection as an east/west corridor

Project Extent Considerations

- Improve southern stretch of Westgate as intended with the 2014 Bond
- Improve full, current north/south extent of Westgate
- Permanent Connection to East/West Westgate and/or Bronco Way



Westgate Improvement Option 1

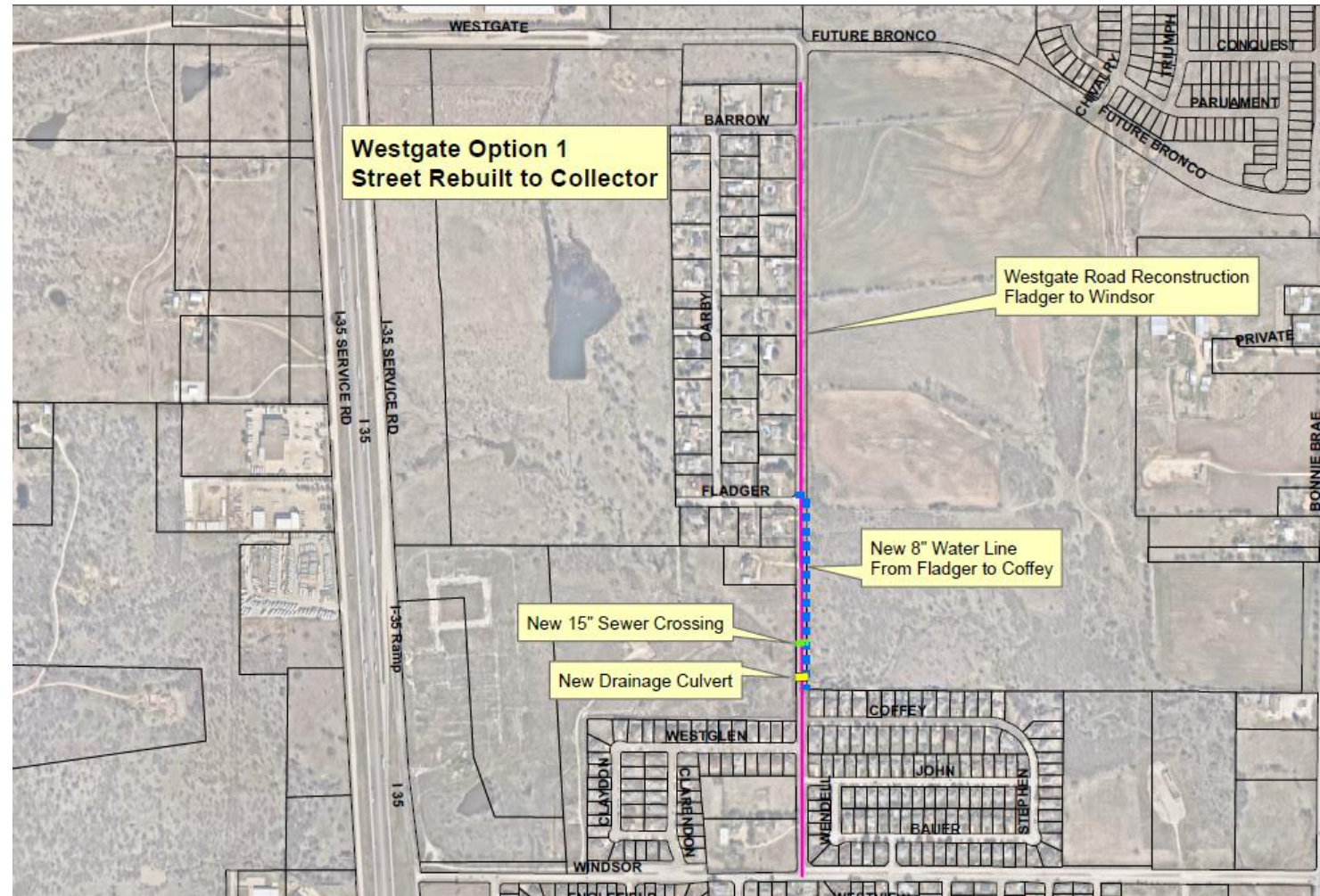
Scope:

- Full reconstruction of north/south portion of Westgate
- Drainage Upgrades
- Water Upgrades
- Sewer Upgrades

Estimate at Completion: \$4,893,701

Schedule: Planned coordination with Bonnie Brae Phase 6 and Denton High School construction. Dependent on completion of design, selection of contractor and funding availability.

Considerations: Additional right-of-way acquisition required. Access for neighbors during construction needs to be addressed. Does not include sidewalk connectivity.



Westgate Improvement Option 2

Scope:

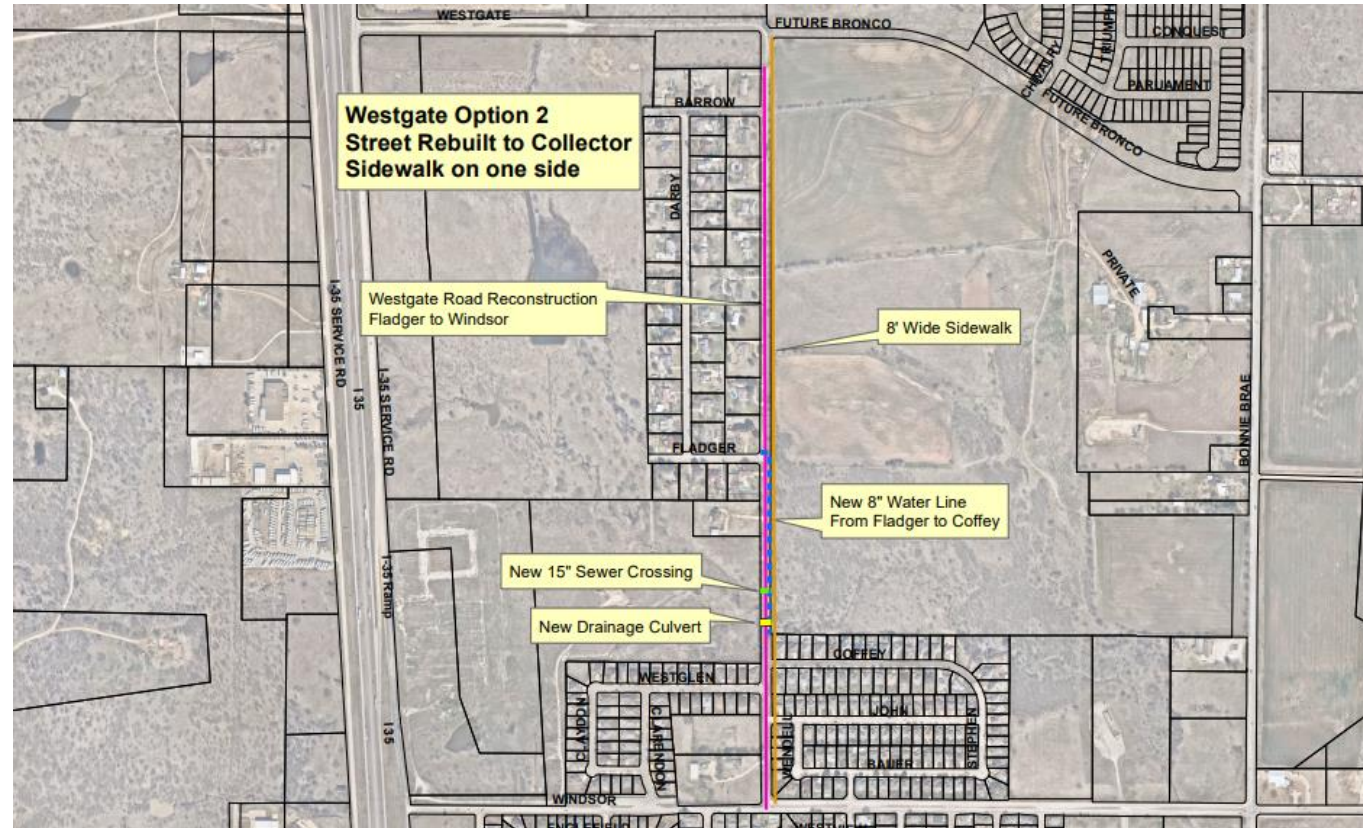
- Full reconstruction of north/south portion of Westgate
- Drainage Upgrades
- Water Upgrades
- Sewer Upgrades
- 8' Sidewalk Collector

Estimate at Completion: \$5,115,701

Schedule: Planned coordination with Bonnie Brae Phase 6 and Denton High School construction. Dependent on completion of design, selection of contractor, and funding availability.

Considerations:

- Additional right-of-way acquisition required.
- Access for neighbors during construction needs to be addressed.



Westgate Improvement Option 3

Scope (Could tie-in to any previous option):

- Temporary connection to Bronco Way
 - Southern two lanes of Bronco Way are being constructed by DISD as part of the high school
 - Northern two lanes of Bronco Way will be constructed as part of Kings Ridge Phase II development
- 24' asphalt overlay with minor base improvements

Estimate at Completion: \$32,782

Schedule: Dependent on completion of design, selection of contractor and funding availability.

Considerations:

- Heavy traffic projected in the area; temporary improvement may not be sufficient.
- Traffic patterns will be changing with the new high school, it will be difficult to remove temporary access once established.



Westgate Improvement Option 4

Scope (Could tie-in to any previous option):

- Permanent connection to Bronco Way
- Drainage Upgrades
- Sidewalk Connectivity

Estimate at Completion: \$229,143

Schedule: Dependent on completion of design, selection of contractor, and funding availability.

Considerations:

- Would improve connectivity and provide another east/west corridor in a high growth area if tied to Bronco Way.
- Would establish the alignment of the intersection of Westgate and Bronco Way, which could impact future development and right-of-way considerations.
- Would have to repeal Ordinance 93-108 to allow for permanent access.



Westgate Improvement Option 5

Scope (Could tie-in to any previous option):

- Temporary connection to east/west Westgate
- 24' asphalt overlay with minor base improvements

Estimate at Completion: \$180,225

Schedule: Dependent on completion of design, selection of contractor, and funding availability.

Considerations:

- Would improve connectivity and provide another east/west corridor.
- Would establish the alignment of the intersection of Westgate and Bronco Way, which could impact future development and right-of-way considerations.
- Would have to repeal Ordinance 93-108 to allow for temporary access.



Westgate Improvement Option 6

Scope (Could tie-in to any previous option):

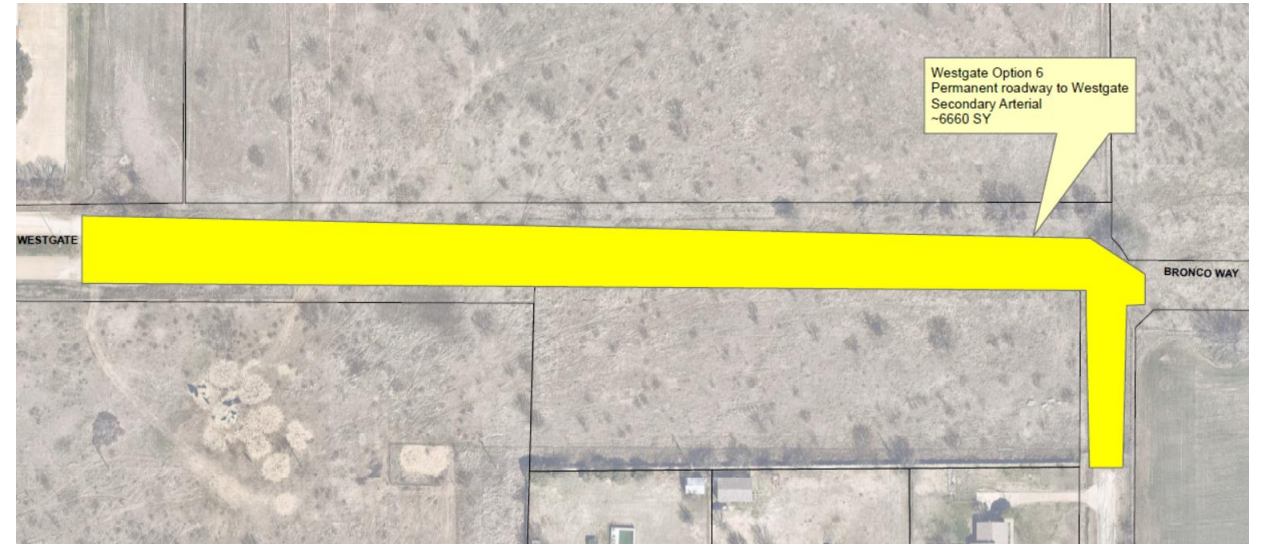
- Permanent connection to existing east/west portion of Westgate
- Drainage Upgrades
- Sidewalk Connectivity

Estimate at Completion: \$2,093,505

Schedule: Planned coordination with Bonnie Brae Phase 6 and Denton High School construction. Dependent on completion of design, selection of contractor, and funding availability.

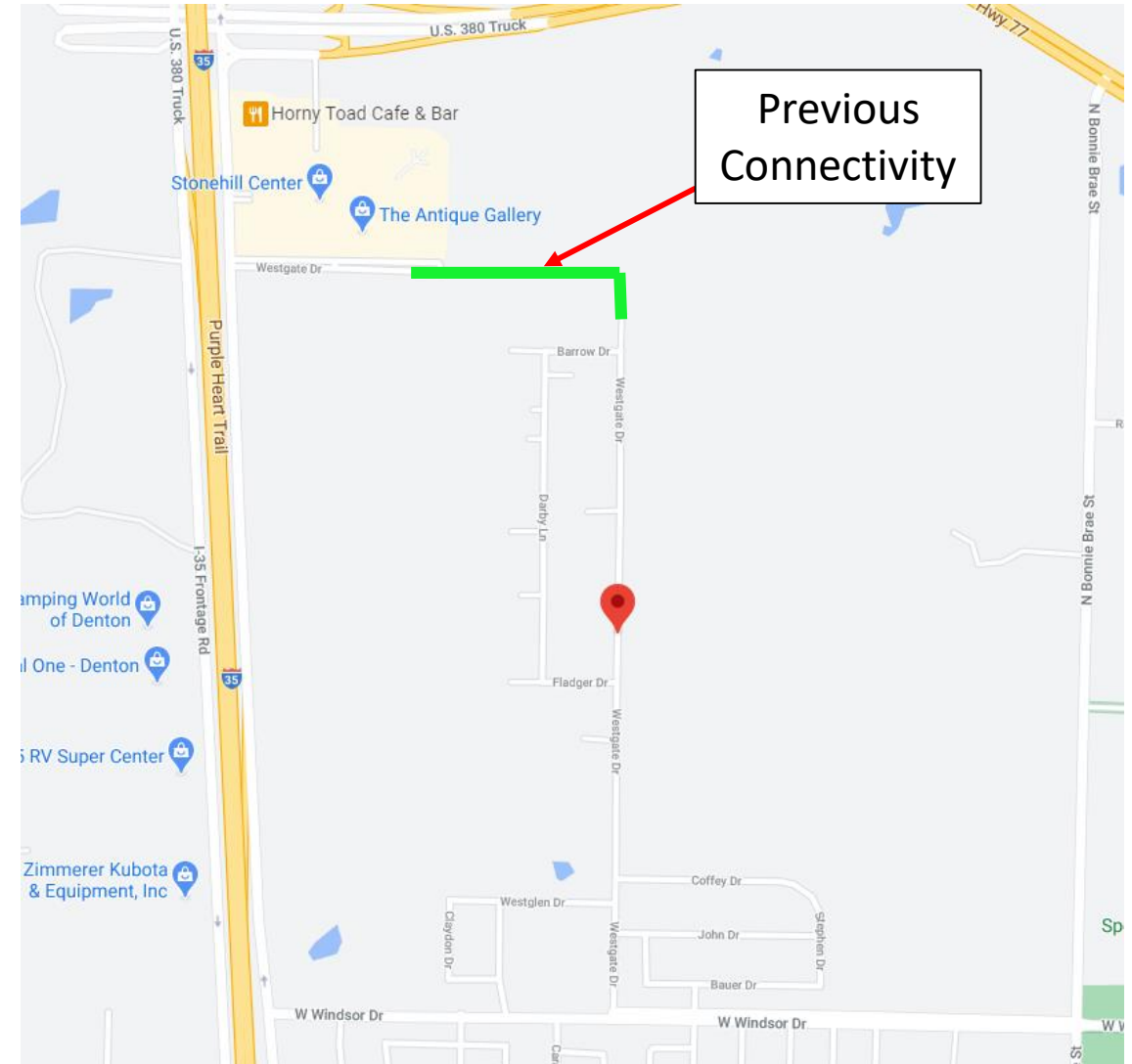
Considerations:

- Would improve connectivity and provide another east/west corridor.
- Would establish the alignment of the intersection of Westgate and Bronco Way, which could impact future development and right-of-way considerations.
- Would have to repeal Ordinance 93-108 to allow for permanent access.

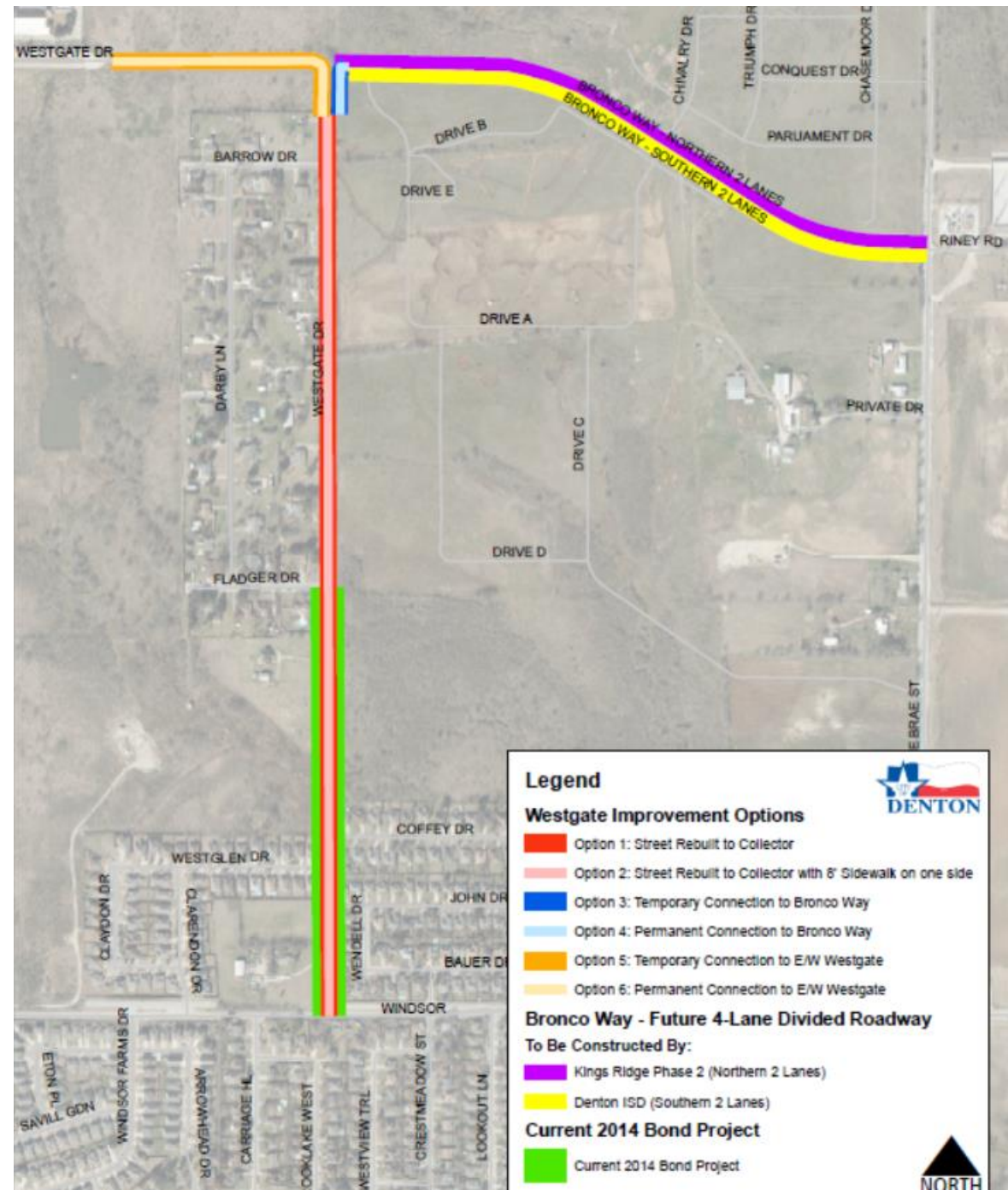


Ordinance 93-108

- Supported the closure of Westgate north or Barrow Street as a public street or thoroughfare indefinitely
- Reason cited was the amount of traffic generated by the opening of the Stonehill Center Outlet Mall
- Approved June 15, 1993



Westgate Improvement Options Overview



Westgate Improvement Options Summary

Option	Description	Cost Estimate
Current 2014 Bond Project	Roadway reconstruction, utility and drainage upgrades to three segments of Westgate from Fladger to Windsor	\$2,489,000
Option1	Roadway reconstruction, utility and drainage upgrades of full north/south extent of Westgate	\$4,893,701
Option 2	Roadway reconstruction, utility and drainage upgrades, and sidewalk along full north/south extent of Westgate	\$5,115,701
Option 3 (could tie-in to any previous option)	Temporary connection of Westgate to Bronco Way	\$32,782
Option 4 (could tie-in to any previous option)	Permanent connection of Westgate to Bronco Way	\$229,143
Option 5 (could tie-in to any previous option)	Temporary connection of north/south Westgate to east/west Westgate	\$180,225
Option 6 (could tie-in to any previous option)	Permanent connection of north/south Westgate to east/west Westgate with sidewalk connectivity	\$2,093,505

Next Steps

- City Council Work Session on June 8 for direction on project scope
- Submit Capital Investment Plan funding request based on Council direction and secure funding
- Coordinate project with TxDOT and DISD
 - TxDOT coordination on I-35 Widening
 - DISD coordination on Bronco Way
- Finalize design
- Potential repeal of Ordinance 93-108 (based on option selected)
- Mobility Committee, Traffic Safety Commission, and City Council consideration required
- Select construction contractor and begin construction

Stay Informed

- Westgate CIP Project Information – Rachel Wood
 - Rachel.Wood@cityofdenton.com | (940) 349-7718
- Online:
 - To check the status of the Westgate CIP Project at any time, visit www.cityofdenton.com/westgate
- Email:
 - Sign up for Westgate CIP Project email alerts at www.cityofdenton.com/westgate

Questions?