



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager
DATE: September 12, 2016

SUBJECT: Consider Funding Agreement with the State of Texas and the North Central Texas Council of Governments (NCTCOG) for the Snider Street Extension project

PRESENTER: Mike Curtis, Managing Director

SUMMARY:

In January 2010 the City of North Richland Hills was awarded a \$2,240,000 reimbursement grant from the NCTCOG's Sustainable Development Program to construct the Snider Street Extension Project within the Smithfield Transit Oriented Development. In order to activate the reimbursement grant, the City of North Richland Hills, the State of Texas and the NCTCOG are required to enter into a funding agreement.

GENERAL DESCRIPTION:

TEX Rail is a 27-mile commuter rail project being developed by the Fort Worth Transportation Authority (FWTA) connecting downtown Fort Worth to DFW Airport's Terminal B with an estimated 13,000 riders per day. Anticipated to be open for service by the end of year 2018, the route includes two stations within the City near the intersections of Iron Horse Boulevard at Boulder Drive (Iron Horse) and Smithfield Road northeast of Mid Cities Boulevard (Smithfield).

In June 2009, the City adopted a Transit Oriented Development (TOD) Plan and Code for both Iron Horse and Smithfield to facilitate a mixture of housing, office, retail and/or other amenities alongside a walkable neighborhood located within a half-mile of quality public transportation. The adoption of the TOD not only set forth a new set of development and land use guidelines in and around the rail stations, but also allowed the City to answer a call for projects from the NCTCOG's Sustainable Development Program.

Exactly one year later (June 2010), the Regional Transportation Council (RTC), independent transportation policy body of NCTCOG, awarded \$2.24 Million to the City's Snider Street Extension Project that requires a 20% local match (\$560,010).

The project extends Snider Street north from Main Street, turning east to Davis Boulevard. Included in the project scope is Public improvements included new Snider



Street extension with sidewalks, street trees and signals at the Davis and Northeast Parkway intersection.

In order for the project's funds to be released for reimbursement, it needs to accompany a development that meets the Sustainable Development Program's criteria and be approved by both the City and the NCTCOG. While it has taken over six years, such a development project exists.

If approved, the Snider Street Extension Project will accompany Smithfield Heights, a mixed use development with approximately 21,000 square feet of commercial space, 28,800 square feet of ground floor flex space (commercial or residential), live/work units, and between 450 to 490 multifamily units. The developer behind Smithfield Heights will be contributing the 20% local match while the City has established the Snider Street Extension Capital Project (ST1102) for program reimbursement.

RECOMMENDATION:

Authorize the City Manager to Execute a Funding Agreement with the State of Texas and the North Central Texas Council of Governments (NCTCOG) for the Snider Street Extension project