



Progress Report Heritage Crossing

City Council - City of Irving
December 10, 2008

Presented by: Delbert McDougal

2008-2009 Consulting Agreement

● **2008 Deliverables**

- Report on 2007 deliverables
- Evaluate TIF financing mechanism
- Establish estimated taxable value for the redevelopment area at full development
- Establish timeline for completion of each phase
- Prepare draft zoning overlay ordinance

2008-2009 Consulting Agreement

● **2008 Deliverables (continued)**

- Continue aggregation of property
- Work with DART to address aesthetics and development potential of DART property
- Create comprehensive marketing program
- Present concept plan for first \$35 million in private investment
- Present 2008 deliverables



2008 Progress Report

- **2007 Deliverables** rolled into 2008
- **Property aggregation**
 - 73 properties purchased or under contract
- **DART**
 - Several meetings with DART staff and executive management to discuss aesthetics and development opportunities for DART land on Rock Island
 - Project proposal being developed

2008 Progress Report

- **Design Guidelines**

- Advisory Committee

- 4 meetings

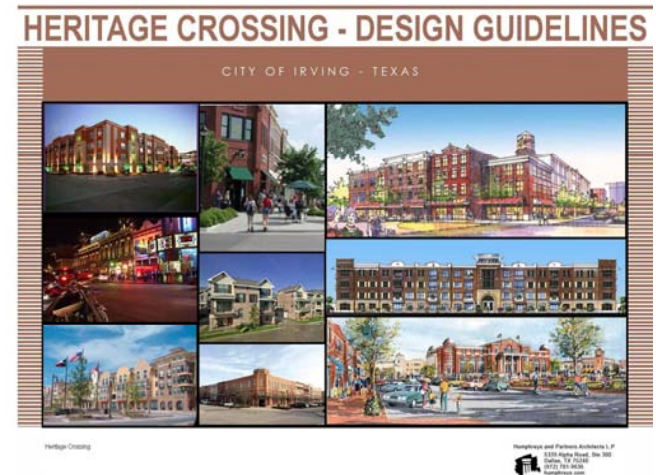
- Planning & Zoning Commission

- Public Input Meeting

- 12-8-08
- 140 in attendance

- P&Z Public Hearing

- January 19, 2009





Initial \$35 Million Private Investment

Site Plans
Concept Plans
Schedules

Delaware St. between 2nd & 4th



TOTAL OF 5.31 ACRE SITE PLAN

RETAIL SITE: 1.44 ACRE

APPROX. 17,000 SF OF 1 STORY BUILDING

PARKING REQUIRED: 1 PER 200 SF = 85

PARKING PROVIDED: 86



TYP. FIRST FLOOR PLAN N.T.S.

TOWNHOME SITE: 3.87 ACRE

2 STORY TOWNHOMES

TOTAL 40 UNITS

DENSITY: 10.3 UNITS PER ACRE

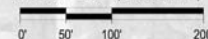
PARKING PROVIDED: 88 (2.2 STALLS PER UNIT)

- GARAGE: 80

- SURFACE: 8



SCALE: 1" = 50' (24"x36" SHEET)



DELAWARE ST. TOWNHOMES
MCDUGAL COMPANIES

NOVEMBER 06, 2008

IRVING, TEXAS

HPA #2008402



HUMPHREYS & PARTNERS ARCHITECTS

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639

www.humphreys.com marketing@humphreys.com

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Delaware St. between 2nd & 4th



3D PERSPECTIVE SCHEME 01

DELAWARE ST. TOWNHOMES
MCDUGAL COMPANIES

DECEMBER 02, 2008

IRVING, TEXAS

HPA #2008402



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5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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Delaware St. between 2nd & 4th

- Status: Site Plan Complete
- Number of Units: 40 + Shopping Center
- Estimated Ground Breaking: 4th Quarter 2009 - 1st Quarter 2010
- Completion: Late 2010 - Early 2011
- Estimated Value:
 - Townhomes: \$13,000,000
 - Shopping Center: \$ 3,000,000
 - Total: \$16,000,000

200 N. Main St.

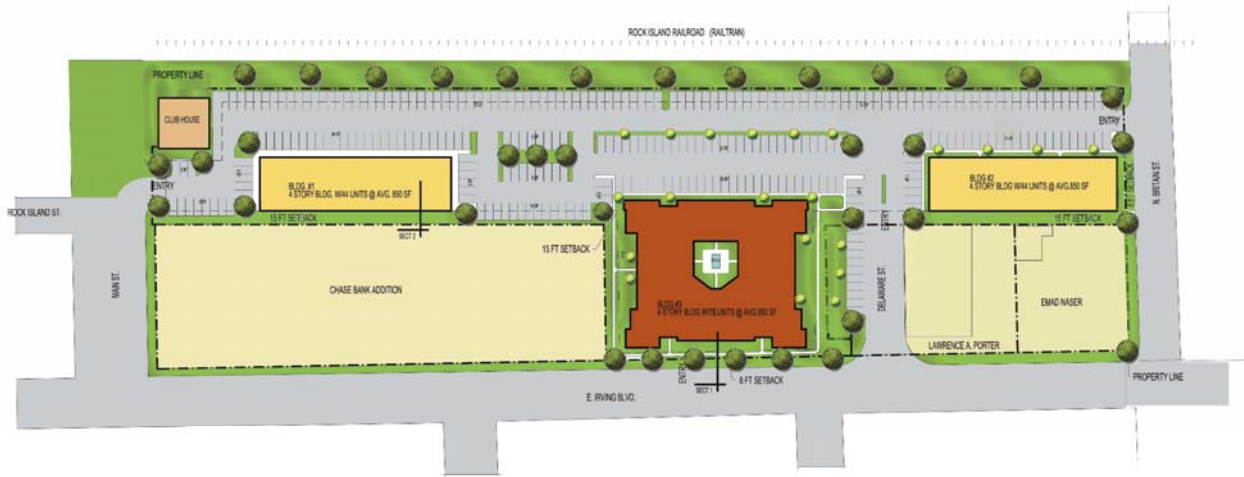


VICINITY MAP

TOTAL UNIT: 166 UNITS
 TOTAL PARKING: 265 SP
 LOT SIZE: APPROX. 4.44 AC
 ZONING: MF
 DENSITY: 37.0 UNITS/AC
 PARKING RATIO: 1.8 SP/UNIT

BLDG. #1 - 4-STORY BLDG. W/144 UNITS @ AVG. 850 SF
 BLDG. #2 - 4-STORY BLDG. W/144 UNITS @ AVG. 850 SF
 BLDG. #3 - 4-STORY BLDG. W/78 UNITS @ AVG. 850 SF

PARKING PROVIDED:
 SURFACE: 265 SP
 TOTAL: 265 SP



SITE PLAN 03
 SCALE: 1" = 50'-0"



A-201

HERITAGE CROSSING - 200 NORTH MAIN

HERITAGE DISTRICT

AUG. 8, 2008

IRVING, TX

HPA #08356



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 5339 Alpha Road, Suite 300, Dallas, TX 75240 (972) 701-9636 (972) 701-9639
 www.humphreys.com marketing@humphreys.com
 DALLAS CHARLOTTE IRVING LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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200 N. Main St.



CHARACTER PERSPECTIVE IMAGE

200 NORTH MAIN
MCDUGAL COMPANIES

DECEMBER 02, 2008

IRVING, TEXAS

HPA #2008356



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5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639

www.humphreys.com marketing@humphreys.com

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200 N. Main St.

- Status: Site Plan Complete
- Estimated Ground Breaking: 1st Quarter 2010
- Completion: Mid 2011
- Phase 1: 164 Units; \$ 18,000,000
- Phase 2: 40 Units; \$ 4,400,000
- Estimated Value: \$ 22,400,000



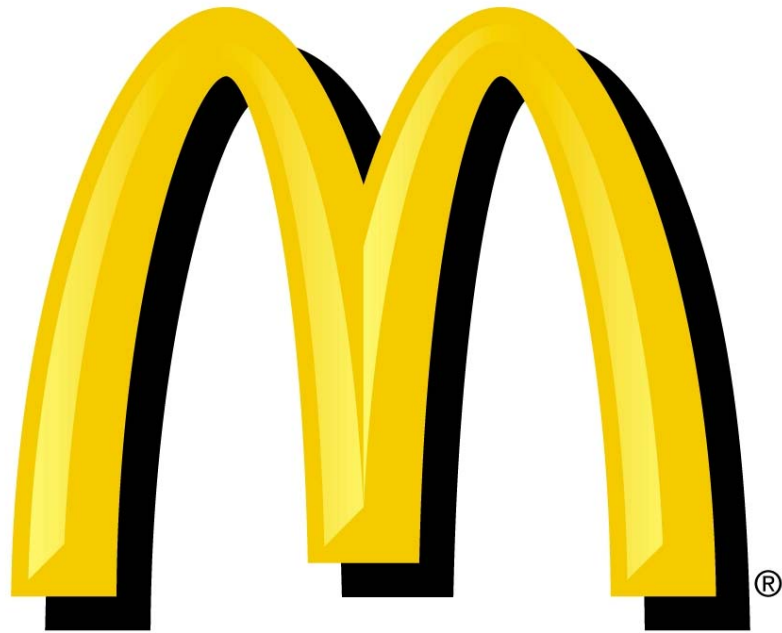
Other Projects

129 W. Irving Blvd.



- Status: 75% Complete
- Estimated Value: \$2,800,000.00

McDonald's
302 W. Irving Blvd.



i'm lovin' it™

- Status: Ground breaking - January 2009
- Projected Completion: September 2009
- Estimated Value: \$2,600,000

Retail / Restaurants

Between Irving Blvd. & 2nd St. at Beauford



SITE: APPROX. 2.2 ACRE

1 STORY RETAILS (RESTAURANT)

26000 GROSS SF (13,000 SF EACH)

SURFACE PARKING: 126 STALLS

BEAUFORD STREET SITE
MCDUGAL COMPANIES

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NOVEMBER 21, 2008

IRVING, TEXAS

HPA #2008601



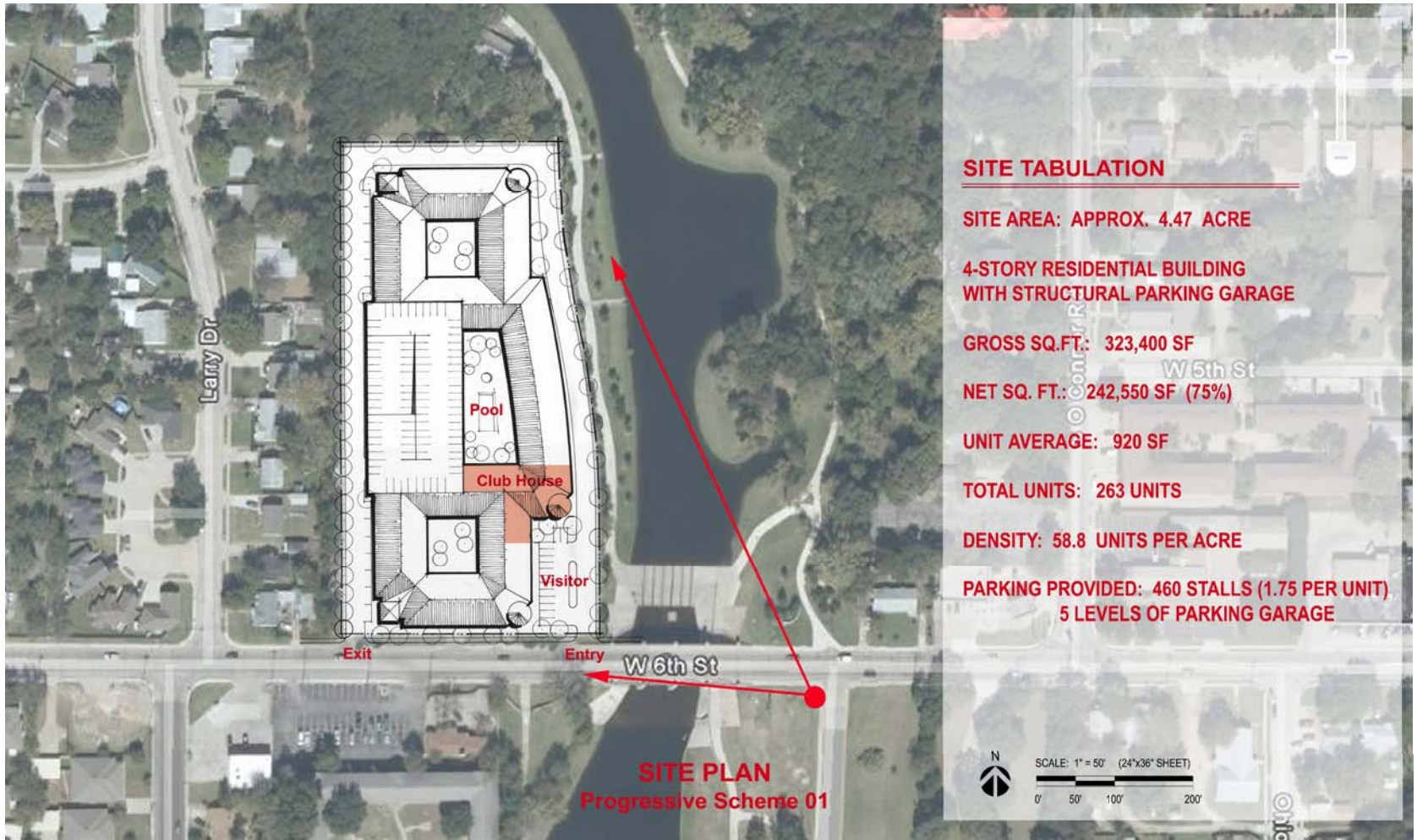
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5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
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Retail / Restaurants

Between Irving Blvd. & 2nd St. at Beauford

- Status: Ground Breaking 2010
- Completion: 2011
- Estimated Value: \$7,000,000

503 W. 6th Street



503 W. 6th Street



3D PERSPECTIVE

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DECEMBER 02, 2008

VISTA DEL LAGO
MCDUGAL COMPANIES

IRVING, TEXAS

HPA #2008557



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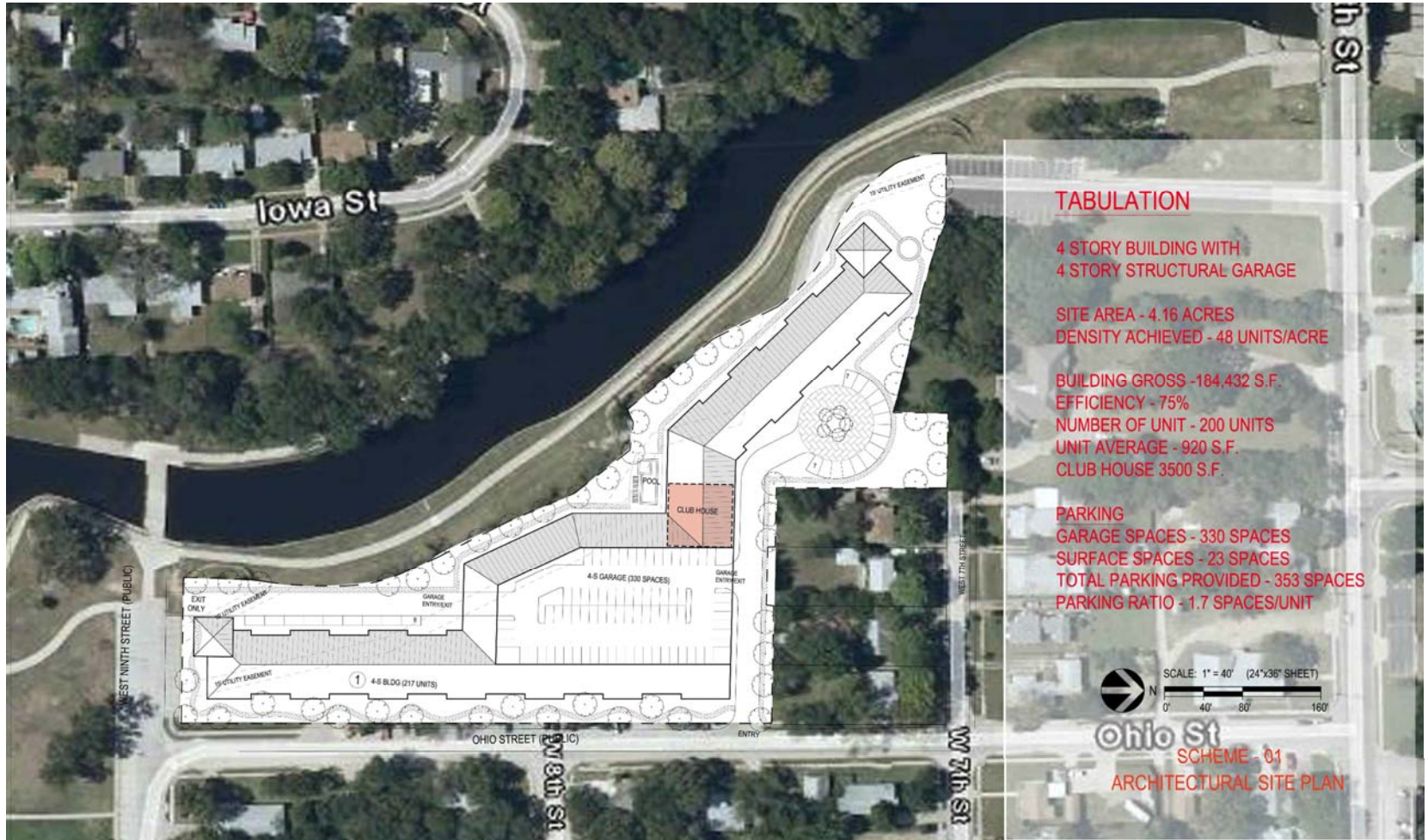
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
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503 W. 6th Street

- Status: Ground Breaking 2011
- Completion: 2012
- Site Plan: Complete
- Elevations: Complete
- Size: 263 Units
- Estimated Value: \$28,900,000

430 W. 6th Street (Imperial Courtyard)



TABULATION

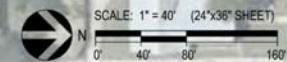
4 STORY BUILDING WITH
4 STORY STRUCTURAL GARAGE

SITE AREA - 4.16 ACRES
DENSITY ACHIEVED - 48 UNITS/ACRE

BUILDING GROSS - 184,432 S.F.
EFFICIENCY - 75%
NUMBER OF UNIT - 200 UNITS
UNIT AVERAGE - 920 S.F.
CLUB HOUSE 3500 S.F.

PARKING

GARAGE SPACES - 330 SPACES
SURFACE SPACES - 23 SPACES
TOTAL PARKING PROVIDED - 353 SPACES
PARKING RATIO - 1.7 SPACES/UNIT



Ohio St
SCHEME - 01
ARCHITECTURAL SITE PLAN

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10/23/08

IMPERIAL COURTYARD
MCDUGAL COMPANIES

IRVING, TEXAS

HPA #08572



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5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9635 (972) 701-9639

www.humphreys.com marketing@humparts.com

DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

430 W. 6th Street (Imperial Courtyard)



CHARACTER ELEVATION

IMPERIAL COURTYARD
MCDUGAL COMPANIES

DECEMBER 02, 2008

IRVING, TEXAS

HPA #2008572



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5337 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9637
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

430 W. 6th Street (Imperial Courtyard)

- Status: Ground Breaking 2011-2012
- Completion: 2012-2013
- Site Plan: Complete
- Elevations: Complete
- Estimated Value: \$22,000,000



TIF Feasibility

City Council - City of Irving
December 10, 2008

Present Value: Heritage Crossing

\$133,121,349

\$ 39,936,000

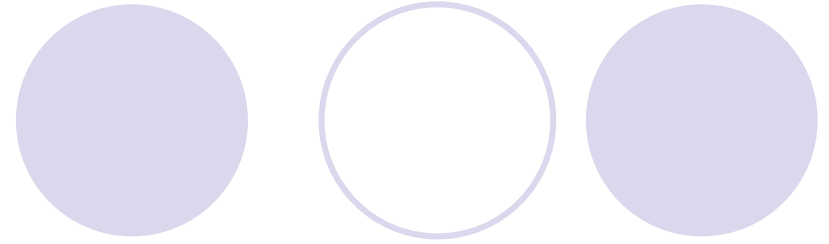
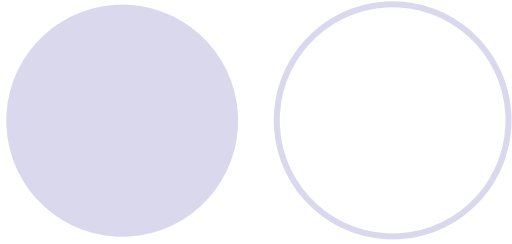
Discounted Value: \$ 93,185,349

Estimated Values Upon Completion

O'Connor to Britain / Rock Island to 4th St.

1. Irving Blvd to Britain (North)

1. Comerica Bank:	\$ 3,500,000
2. Dart Property:	\$17,600,000
3. Bank:	\$ 2,800,000
4. Office Building:	\$ 6,500,000
5. Chase Bank:	\$ 500,000
6. McDougal Apartments:	\$22,400,000
<hr/>	
Subtotal:	\$53,300,000



2. Irving Blvd to Britain - South

1. Bank of America:	\$ 500,000
2. McDonald's:	\$ 2,600,000
3. Retail:	\$ 7,000,000
4. Building 4:	\$15,000,000
5. Building 3:	\$15,000,000
6. Building 2:	\$15,000,000
7. Building 1:	\$15,000,000
<hr/>	
Subtotal:	\$70,000,000



2nd Street to 4th Street

3. Delaware

1. Shopping Center: \$ 3,000,000

2. Townhomes: \$ 13,000,000

Subtotal: \$ 16,000,000

Combined Total: \$139,400,000



Marketing Plan

**City Council - City of Irving
December 10, 2008**



Target: Developers

- Multi-Family
- Commercial
 - Office
 - Retail
 - Restaurant
- Communication
 - Property Tours (in process)
 - Irving Blvd. Plan
 - Shady Grove/MacArthur
 - Utility Infrastructure
 - Transportation System
 - Senior Citizen
 - Housing (Residential)



**MacArthur Blvd.– Shady Grove Rd. Intersection
Northeast Corner Site Plan (North Lake College Site)**