

Memorandum



CITY OF DALLAS

DATE April 30, 2021

TO Honorable Members of the Economic Development Committee:
Tennell Atkins (Chair), David Blewett (Vice-Chair), Jennifer Staubach Gates,
Adam McGough, Omar Narvaez, Jaime Resendez, Chad West

SUBJECT **Public Improvement Project – 1100 and 1200 blocks of Stafford Street**

On May 26, 2021, staff will seek City Council authorization to:

- 1) Disburse funds in an amount not to exceed \$254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of public sidewalks, curbs, gutters, driveway approaches, and barrier free ramp improvements on Stafford Street from N. Edgefield Avenue to N. Willomet Avenue and on the east side of N. Edgefield Avenue for approximately 300 feet north and approximately 150 feet south of the intersection of Stafford Street and N. Edgefield Avenue (the “Project”) as part of the 2020 Sidewalk and Barrier Free Ramp Improvements pursuant to the Targeted Neighborhood Enhancement Program; and
- 2) Receive and deposit \$62,000 from Oaxaca Interests, LLC (“Developer”) for Developer’s required portion of this Project

Oaxaca Interests, LLC, a developer and homebuilder, is subdividing two existing single-family lots into seven new lots that will front Stafford Street. The Developer will construct six new single-family homes while an already existing single-family home will remain on one of the newly created lots. As required by the City’s development code, the Developer is required to construct public curb, gutter, sidewalk, and barrier free ramp improvements along the frontage of those six lots. Currently, Stafford Street between N. Edgefield and N. Willomet has no existing sidewalk, curb, gutter, or barrier free ramp improvements.

Therefore, the Developer’s required installation of sidewalk, curb, gutter, and barrier free ramp improvements along the frontage of those six lots would result in a gap of sidewalk, curb, gutter, and barrier free ramp improvements over the remaining portion of Stafford Street between N. Edgefield and N. Willomet, including where Stafford Street provides pedestrian access to Stafford Park (see attached map on **Exhibit A**).

In order to avoid having a gap in public improvements as well as to ensure a coordinated construction process, it is in the best interest of the City to take the lead on this Project. As a result, staff recommends disbursing funds in an amount not to exceed \$254,000 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance

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with the terms and conditions of Master Agreement Service Contract No. MASC-PBW-2020-00012768 for the construction of this Project.

Prior to the Public Works Department giving notice to Vescorp Construction, LLC dba Chavez Concrete Cutting to proceed with the construction of this Project, the City will receive and deposit \$62,000 from the Developer (estimated cost of constructing curb, gutter, sidewalk, driveway approaches, and barrier free ramp improvements along the frontage of Developer's six lots).

The Project is located in West Dallas, an area designated as a Stabilization Area under the Comprehensive Housing Policy. Once complete, the Project will result in multiple enhancements in this West Dallas neighborhood, including:

- Providing neighborhood pedestrian access to Stafford Park
- Filling gaps in the sidewalk network
- Improving stormwater drainage
- ADA compliance/accessibility as part of the Transition Plan
- Preventing vehicles from driving and/or parking on parkways and sidewalks

Pursuant to the Targeted Neighborhood Enhancement Program (the "Program"), staff recommends funding the City portion of this Project with 2017 general obligation bond funds specifically from the Council District 6 discretionary allocation of Proposition I. The purpose of the Program is to promote economic development by providing funding for neighborhood enhancements in neighborhoods designated as Revitalization Areas, Stabilization Areas, or Emerging Market areas under the Comprehensive Housing Policy adopted by City Council Resolution No. 18-0704 on May 9, 2018, and as amended.

Financing

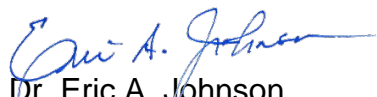
ECO (I) Fund (2017 Proposition I Bond Funds--District 6 discretionary allocation):
\$192,000

Total Developer's Cost	\$62,000
Total City of Dallas Cost	<u>\$192,000</u>
Grand Total Cost of Improvements (this action)	\$254,000

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Should you have any questions, please contact Kevin Spath, Assistant Director in the Office of Economic Development, at (214) 670-1691 or kevin.spath@dallascityhall.com

Regards,



Dr. Eric A. Johnson

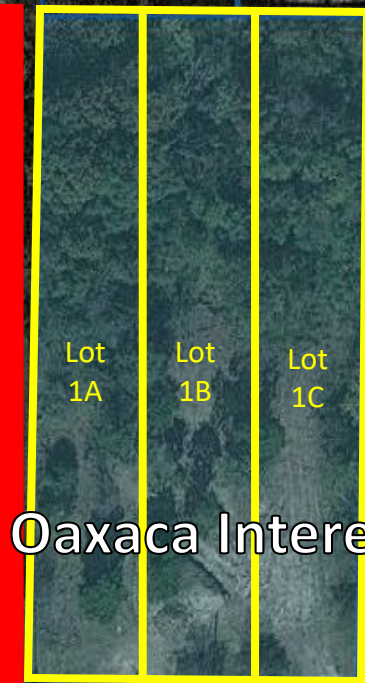
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

EXHIBIT A

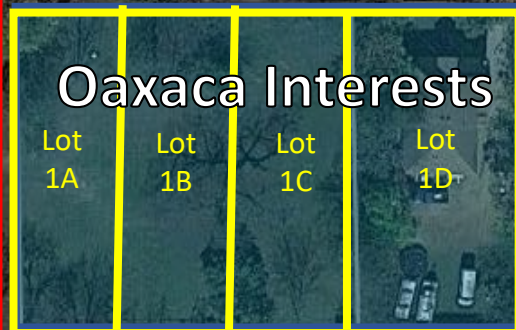
Stafford Street
Improvement
Project



Oaxaca Interests



Stafford Park



Oaxaca Interests



100 FEET