AGENDA - WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 6, 2013, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP

A) COMMISSION INPUT AND DISCUSSION: Regarding a review of the City's Five-Year Capital Improvement Program (2014-2018), *Mr. Mike Hodge, Assistant City Manager*

B) COMMISSION INPUT AND DISCUSSION: Regarding a review and possible amendments to the City's Cluster Development Plan requirements in the Unified Development Code, *Mr. Harold Ellis, City Planner*

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Debbie Cody, Administrative Clerk of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 3rd day of May, 2013, A.D., at 5:30 p.m.

_____

Debbie Cody, Administrative Clerk

Agenda removed _____ day of May 2013.

MEMORANDUM

TO: **CITY OF PEARLAND PLANNING & ZONING COMMISSION**

FROM: **MIKE HODGE, ASSISTANT CITY MANAGER**

DATE: **APRIL 30, 2013**

SUBJECT: **FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2014 - 2018**

Pursuant to City Charter, the Planning & Zoning Commission (P&Z) is to "*submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements, which, in the opinion of the commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.*"

Six years ago the City modified its process for preparing and presenting its Capital Improvement Plan that brought the City into compliance with the City's Charter and provided for an orderly process in implementing the Five-Year CIP. The process has not changed, and what is presented to the Planning & Zoning Commission is in the same format as the previous years.

Attached is a list of capital improvement projects for fiscal years 2014 – 2018 by major CIP category in preference order and identifying the fiscal years in which appropriation is needed. Staff took great care in reviewing project timing and made adjustments to the timing of projects where it made sense and where feasible to do so. Years of appropriation in future CIP programs may change based on needs and fiscal constraints. Project Name, Project Description, and Project Justification are included for each project.

The City of Pearland's Capital Improvement Program (CIP) has been developed in order to further our commitment to the citizens of Pearland by working to meet today's needs, as well as those of the future. The development of the CIP is a continuous process and, consequently, should be viewed as a working document. Therefore, while the list covers a five-year planning horizon, it is revised every year in order to accommodate new projects and reflect changing needs. The first year of the CIP is incorporated into the City's annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive appropriation of funds.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Major changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in purple reflect timing changes; projects highlighted in green are projects that were in the previous 5-Year CIP, however it is anticipated that additional funds will be needed, and projects highlighted in blue reflect reductions in project budgets. Staff will be present at the May 6, 2013 P&Z meeting to review the list with the Commission and will be requesting formal recommendation to the City Manager on May 20, 2013.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	DR0602	Cowart Creek Diversion	2015	Construction
2	DR1301	Lower Kirby Urban Center Regional Detention	2014-2015, 2017	ROW/Construction
3	DR1103	Cullen/FM 518 Regional Detention Pond	2014	Construction
4	DR1302	Old Townsite Drainage	2014-2016	ROW/Design/Construction
5	DR1402	McHard Road 2nd Outfall	2014-2015	Design/Construction
6	DR1401	Piper Drainage & Sidewalks	2014-2015	Design/Construction
7	DR2002	D.L. Smith Detention Pond Expansion Phase I	2015-2017	Design/Construction
8	DR1501	PER for Future Bond Referendum	2015	PER

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR0602	Cowart Creek Diversion	Cowart Creek Diversion and Regional Detention for the Bailey Rd corridor between FM 1128 and Wells Rd. Phase I of this project will entail construction of approximately 4,300 lf of interceptor box culvert, 3.2 miles of diversion ditches, a 1,200 ac-ft regional detention facility and associated culvert and road ditch improvements. Project will be performed in cooperation with BDD#4 under the terms of an inter-local agreement.	The basis of this diversion and detention project is to separate the drainage corridor out of the Bailey Rd (FM1128 to Veterans) transportation corridor, thereby allowing for the development of both the ultimate transportation and drainage facilities in adequately sized, separate corridors.
2	DR1301	Lower Kirby Urban Center Regional Detention	This project will provide regional storm water detention for the area bounded by BW8 to the north, Clear Creek to the south, Kirby Drive to the west, and SH288 to the east. Based on preliminary studies, the system will consist of one detention pond near Clear Creek, combined with a widening of the TxDOT ditch to provide conveyance and storage between BW8 and Clear Creek. The drainage study for the area was completed in FY2012. Approvals by TxDOT, HCFCD, and BDD4, along with detail design, began moving forward in FY2013. The initial construction phase will consist of the inflow and outflow structures and pond excavation to improve the City's existing pond. Subsequent projects will be developer driven and funded.	This project was one of the highest priority projects from the City's Regional Detention Study conducted in 2010. The concept is also supported by the Lower Kirby Urban Center Master Plan and Implementation Strategy. The project will allow properties within the sub-watershed boundaries to contribute to the construction of the system or buy-in to the detention system in-lieu of constructing individual ponds on each property, increasing the amount of developable land.
3	DR1103	Cullen/FM 518 Regional Detention Pond	Future storm water regional detention pond located at the southwest quadrant of FM 518/Cullen Parkway intersection. The project will include construction of detention pond, existing ditch improvements and possible underground storm sewer improvements required to convey development runoff.	This project was one of the highest priority projects from the City's Regional Detention Study conducted in 2010. The proposed detention pond will provide the required detention for future development of approximately 155 acres of undeveloped land, allowing future development along FM 518 without the need for individual detention ponds. The development of this regional detention facility is a City Council goal.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	DR1302	Old Townsite Drainage	The City's Sub-Regional Detention Master Plan identified an area located within the City's Old Townsite as a potential location for a sub-regional detention pond. The 41-acre service area is located at the southwest corner of Walnut and Galveston and extends to SH35 and FM518, which is within the southeast quadrant of the Old Townsite. The scope of the project will be to develop a drainage and detention plan for serving the area with a sub-regional detention pond and will include the development of a PER that determines pond location, pond size, and conveyance to the sub regional facility.	The need for sub-regional detention has been a priority set by Council which led to the development of the Sub-Regional Detention Pond Master Plan. One of the short-term priority projects was a pond located within the southeast quadrant of the Old Townsite. Phase one focuses on the area located between Walnut St. and FM518. Re-development of this portion of the Old Townsite has been difficult primarily because of the inability to construct on-site detention. Implementation of this project will help alleviate that issue allowing for approximately 15 acres to develop and will also provide regional detention for the re-development or expansion of approximately 20 acres. In addition to this, the detention pond will also serve and mitigate the impacts of the expansion of the roadway network within this portion of the Old Townsite.
5	DR1402	McHard Road 2nd Outfall	Project includes creation of inlets along the McHard ROW to drain to some of the ponds in the subdivision along the golf course, relieving flows currently running to the south.	Current drainage for portions of McHard running through the Country Place area utilize existing drainage facilities that drain south through the subdivision to an east/west drainage ditch south of Country Place. This project will provide a 2nd outfall for drainage issues on McHard Road and the subdivision to the south. Budgeted as part of BC MUD 4 2011 bond sale.
6	DR1401	Piper Drainage & Sidewalks	Enclose ditches along Piper between the pipeline easement south of FM518 and Fite Road (approx. 2560 ft.) This system will connect to the existing storm sewer on Fite Road and includes dredging of the linear detention pond just east of the elementary school at Fite and FM1128. The storm water pump system at the school will be eliminated as a result. This project also includes sidewalks.	The project was anticipated in the 2001 bond referendum; however, it was eliminated from the Fite Road project before construction. This work will relieve flooding and high water issues along Piper.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	DR2002	D.L. Smith Detention Pond Expansion Phase I	Phase I of the project will expand the existing DL Smith detention facility by approximately 150 acre-feet. The expansion will occur to the west of the existing McHard Road outfall ditch and south of the pipeline easement. A future phase will add an additional 150 acre-feet of detention for further flood plain improvements and regional detention.	In accordance with the City's Master Drainage Plan, there is a need for additional storage capacity along the Clear Creek Watershed to mitigate existing flooding and provide capacity for future development. This expansion will lower the 100-year water surface elevation of Clear Creek, alleviate existing flood plain issues, accommodate future development along McHard Road between Old Alvin and Pearland Parkway, and be able to provide detention for the expansion of the University of Houston Clear Lake - Pearland Campus and other potential city facilities on D.L. Smith site.
8	DR1501	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
PARKS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	P20005	Max Road Sports Complex Phase I	2014	Construction
2	P20002	Shadow Creek Ranch Park Ph 1	2014	Construction
3	P50071	Centennial Park Ph 2	2014-2015	Construction
4	PK1401	Shadow Creek Ranch Trail	2014-2016	ROW/Design/Construction
5	PK1402	Green Tee Terrace Trail	2014-2016	ROW/Design/Construction
6	P20008	JHEC Nature Trails (Formerly Nature Center Ph II)	2014-2015	Construction
7	P20001	Independence Park Ph 1	2015-2017	Design/Construction
8	P20004	Delores Fenwick Nature Center	2015-2017	Design/Construction
9	PK1501	PER for Future Bond Referendum	2015	PER
10	P20006 / P50072	Trail Connectivity	2017	Design/Construction
10	P20006 / P50072	Trail Connectivity	2017	Design/Construction
11	PK1601	Hunter Park	2016	Design/Construction
12	PK1701	Sports Complex at Max Road Ph 2	2017-2018+	PER/Design/Construction
13	PK1702	Shadow Creek Ranch Park Ph 2	2017-2018+	PER/Design/Construction

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P20005	Max Road Sports Complex Phase I	Proposed improvements include six international sized (11 vs.11) fields, parking, and restrooms. Approximately 1-3 fields will be lit and the park will be located inside of a detention facility.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
2	P20002	Shadow Creek Ranch Park Ph 1	Project elements include eight lighted softball/baseball fields, one soccer field, six volleyball courts, parking, a hike and bike trail around the fields and a lawn amphitheater for special events.	The Parks and Recreation Master Plan calls for a multipurpose sports complex in this area of the community to serve the growth of the area.
3	P50071	Centennial Park Ph 2	Phase II of Centennial Park includes the demolition of the existing soccer fields, the construction of two new lighted softball fields, the installation of a new picnic pavilion and additional parking for the complex.	Once the Max Road Sports Complex is completed, youth and adult soccer will move from Centennial Park to Max Road where the program can be expanded. The existing soccer fields will be demolished and converted to lighted softball fields. Girls softball will move from the Dad's Club to Centennial Park, allowing their program to expand as the population increases. Adult softball will ultimately move to the Shadow Creek Ranch Complex once completed to make room for girls softball.
4	PK1401	Shadow Creek Ranch Trail	Extension of a 10-foot hike and bike trail from the future Shadow Creek Park site along Clear Creek to the existing trail 1,300 feet east of Kirby Drive.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development. Project is included in the 2013-2014 TIP and will be 80% federally funded.
5	PK1402	Green Tee Terrace Trail	Extension of a 10-foot hike and bike trail from the Pearland Library/City Hall to Barry Rose Road along the Clear Creek Corridor.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development. The project is included in the 2013-2014 TIP and will be 80% federally funded.
6	P20008	JHEC Nature Trails (Formerly Nature Center Ph II)	Project includes 2 miles of 8 ft trails, being a combination of crushed granite and concrete in low lying areas, boardwalk, pedestrian bridge, fishing pier, picnic tables, benches, trash receptacles, drinking fountain, and a paddle craft launching area.	There is a great need in the community to educate the public on the benefit of recycling, green space and trees. This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	P20001	Independence Park Ph 1	Phase I Improvements include a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping. Construction will be coordinated with the Trail Phase III project.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all City parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. The Master Plan lists improvements to this park as a high priority.
8	P20004	Delores Fenwick Nature Center	The project will include a 7,000 sq ft LEED Platinum Certified building with an open air pavilion at one end that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, restrooms, outdoor spray station and hose bibs, a classroom with a 50 seat capacity, 400 sq ft of storage and grass crete parking.	There is a great need in the community to educate the public on the benefit of recycling, green space and trees. This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community. Children/adults would be able to come and take classes and learn about the environment in a hands-on setting. This would be the office for the KPB staff and provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.
9	PK1501	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
10	P20006 / P50072	Trail Connectivity	Implement phases of the Hike and Bike Master Plan. Scheduled in 2013, Phase II will connect Centennial Park, along Mary's Creek, Magnolia, and John Lizer to Independence Park. Phase III is scheduled in 2017 and will connect Independence Park to FM 518 via Pearland Parkway and Dixie Farm Road.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development.
11	PK1601	Hunter Park	Continue development of the park along Orange St. to include trails, benches, gathering area, landscaping and/or a pavilion.	Continue development of park as directed by Council goals.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
12	PK1701	Sports Complex at Max Road Ph 2	Proposed improvements include addition of six international sized (11 vs.11) soccer fields, consession stand, playground and a covered area for gatherings. Approximately 1-3 fields will be lighted and the park will be located inside of a detention facility. The parking lot will be expanded, doubling the existing available parking spaces. The sports complex will have a total of 12 fields, 4-6 of those fields will be lighted.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
13	PK1702	Shadow Creek Ranch Park Ph 2	Project elements include eight lighted baseball fields, one soccer field, twelve tennis courts, parking, a hike and bike trail around the fields, playground, restroom, concessions and shade structures.	The Parks and Recreation Master Plan calls for a multipurpose sports complex in this area of the community to serve the anticipated growth of the area.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	FA1302	Fire/EMS Station #3	2014	Construction
2	FA1401	Fire Station #1	2014-2015	Design/Construction
3	FA0904	City Hall Complex Renovations	2014-2015	PER/Design/Construction
3	FA0904	City Hall Complex Renovations	2014-2015	PER/Design/Construction
4	F20002	Tom Reid Library Expansion	2015	Design/Construction
5	FA1402	Hillhouse Road Annex Phase 2	2014-2015	Design/Construction
6	FA1601	Fire Station #2	2016-2017	ROW/Design/Construction
7	FA1801	Fire Station #7	2018+	Design

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA1302	Fire/EMS Station #3	Construction of approximately 10,200 sq-ft. station to house two Fire crews and one two-man EMS crew, including dorm space, kitchen and dining area, day room, offices and exercise room. Also included are three double deep apparatus bays, gear storage, medical supplies storage, electrical room, work room, and hose storage.	Rebuild / Relocate Fire Station 3 at Yost Rd and FM 518 to accommodate 24 hour operation and include EMS housing.
2	FA1401	Fire Station #1	Construction of approximately 8,500 sq-ft. station to house one 4-man Engine Crew and one 2-man EMS Ambulance Crew. Station will include 6 dorm rooms, 2 restrooms with showers, a kitchen dining area, a dayroom, a station command office, and exercise room. Equipment area will consist of 2-80 foot deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and an EMS decontamination area. Facility will be located at the northeast corner of McHard and Old Alvin. The building will be designed to add a third 80-foot deep apparatus bay in the future. This location could potentially become the site of future Fire & EMS Administration office facility requiring minimum of approximately 3 acres.	Replace a 44 year old station at a location that will improve response times. In addition, the new station will better accommodate a 24-hour operation and will add EMS housing.
3	FA0904	City Hall Complex Renovations	The Project consists of an initial space needs assessment and adjacency programming for the re-allocation of departmental spaces and proceeds into design of these limited and specific remodels of portions of floors 1, 2 and 3 in City Hall and modifications to the existing spaces in the Community Center. These changes include accommodating Finance Department staff in Utility Billing and all current second floor activities, possible changes to the City Secretary's space, Human Resources, IT staff and equipment areas, Public Affairs and Projects within the City Hall. In the Community Center changes include remodeling to provide a more secure work environment for Permits and Community Development, Planning and Engineering areas, including a new conference room with controlled access from the public areas; remodel of current community room open spaces to provide for additional office space for growing personnel demands.	To provide adequate personnel space to accommodate the City's growth. The project will incorporate the recommendations included in the Business Security Survey performed by the Police Department and modifications or replacement of HVAC systems in the Community Center.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
4	F20002	Tom Reid Library Expansion	The library expansion will increase the now 20,584 sf building by 11,542 sf for an overall floor plan area of 32,126 sf. This expansion will create new areas in the library such as a bookstore, children's story time room, teen zone, computer labs and additional office/storage space. Renovations and enlargements of existing areas such as the circulation desk and book stacks are also included.	The significant growth of Pearland has created a need for a larger children's area and adult meeting room to conduct activities, more stack area for books, and improved computer access.
5	FA1402	Hillhouse Road Annex Phase 2	Phase II will be fully defined after development of a business plan and approval by City Council. Conceptually, Phase II includes a Fleet Maintenance facility, wash bay, and material storage bins.	Property was condemned in 2004 for a city facility. This work will make best use of the property while reducing time spent by employees in traveling to the service center for fuel, lockers, and equipment. FY2012 Funds will fund a study to look at both the Hillhouse and Orange Street Public Works sites and determine future use of those sites.
6	FA1601	Fire Station #2	Construction of a 10,200 square foot station to house one 4-man Engine Crew, one 4-man Ladder Crew and one 2-man Ambulance Crew. Station 2 will include 10 dorm rooms, up to three restrooms with showers, a kitchen dinning area, a Captain's and a Lieutenant's office, and an exercise room. The equipment area will include 3-80 foot deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and EMS decontamination area. The project will be sited in the area of Wagon Trail and Cantu Road and require a minimum of 2 acres.	Rebuild/Relocate Fire Station 2 to accommodate a 24-hour operation and include EMS housing. This existing fire station is almost 40 years-old. The location of the facility will help maintain response time and distances. There is no space for crews to stand-by for short-term when other stations are responding to calls or for an extended period during a storm.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF.NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	FA1801	Fire Station #7	Construction of an 8,500 square foot station to house one 4-man Engine Crew and one 2-man EMS Ambulance Crew. Station will include 6 dorm rooms, 2 restrooms with showers, a kitchen dinning area, a dayroom, a station command office, and exercise room. Equipment area will consist of 2-80 foot deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and an EMS decontamination area. This facility will be designed to add a third 80-foot deep apparatus bay in the future. The facility will be located in the vicinity of Shadow Creek Parkway and Kingsley and require a minimum of 2 acres. There is a potential that the ultimate facility may be upsized to accommodate an additional Ladder Crew (10,200 square foot station) depending on population growth in this service area.	Provide Fire and EMS services at a location that will improve response times. In addition, the new station will accommodate a 24-hour operation and will add EMS housing. This station is based on the Fire Station Location Plan approved in February 2012. It will be located in the Shadow Creek Ranch area.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	TR1205	Max Road	2014-2015	Construction
1	TR1205	Max Road	2014-2015	Construction
2	TR1202	Fite Road	2014-2015	Construction
2	TR1202	Fite Road	2014-2015	Construction
3	TR1303	Smith Ranch Road Expansion (CR 94)	2014-2015	ROW, Construction
4	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	2014-2015, 2017	PER, ROW, Design, Construction
5	T08002	Bailey Road - Veterans to FM 1128	2014, 2016	Design, Construction
5	T08002	Bailey Road - Veterans to FM 1128	2014, 2016	Design, Construction
6	TR1404	Kirby Drive Extension	2014-2015	Design, Construction
7	TR1201	Hughes Ranch Road (CR 403)	2014, 2016-2017	ROW, Design, Construction
8	TR1402	Regency Park Subdivision Paving	2014-2015	Design, Construction
9	TR1304	CR59 Expansion	2014	Construction
10	TR1401	Sidewalk Installation	2014-2017	Design, Construction
11	TR1403	Annual Traffic Signal Intersection Improvements	2014, 2016	Design, Construction
12	TR0601	Mykawa Road Widening (BW8 to FM 518)	2015-2017	ROW, Design, Construction
13	T20002	Old Alvin Rd Widening (Plum Street to McHard Road)	2015-2017	ROW, Design, Construction
14	TR1502	Old Alvin Rd Rehabilitation (McHard to Knapp)	2015-2016	Design, Construction
15	TR0803	Old Town Area Sidewalks	2015-2017	Construction
16	TR1501	PER for Future Bond Referendum	2015	PER
17	TR1601	Longwood Street Reconstruction	2016-2017	PER, ROW, Design, Construction
18	TR1602	Grand Boulevard Reconstruction	2016-2017	PER, ROW, Design, Construction
19	TR1701	Hughes Ranch Road Extension (Cullen to Stone Rd)	2017-2018+	ROW, Design, Construction

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	TR1205	Max Road	Widen Max Road from the future Hughes Ranch alignment and connecting with Reid Boulevard, just west of Food Town. The roadway will be four lanes, divided, with concrete curb and gutter, including storm sewers, outfalls and detention, traffic signals and related items.	The City is developing a Sports Complex adjacent to the proposed project, increasing the demand for reliable access to the area. Improvements to this roadway will reduce maintenance, improve mobility, and increase public safety.
2	TR1202	Fite Road	An extension of Fite Road approximately 2,500 feet east of McLean, running adjacent to Centennial Park, tying into Veterans Drive. The project includes four lanes, undivided, of concrete curb and gutter including storm sewers, outfalls and detention, traffic signals and related items.	This extension will reduce the large amount of traffic that is currently diverted to Walnut Street, which is primarily residential. The completion of this segment will allow traffic to continue on Fite beyond its current termination point, which will improve transportation efficiency and safety. The roadway is heavily used as an alternative route to FM 518 and serves residential, commercial, and school traffic.
3	TR1303	Smith Ranch Road Expansion (CR 94)	Expansion of Smith Ranch Road from 2-lanes of asphalt into 4-lanes, divided, with raised medians, concrete curb and gutter, landscaping, and storm sewer. Limits are from Hughes Ranch Road to 2,040 ft north of Broadway.	New development and a new Metro Park-n-Ride will increased traffic on this roadway. A strong demand for better access to this area calls for the expansion of this roadway.
4	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	A new extension of approximately 3.5 miles of McHard Road, from Cullen Parkway to Mykawa Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians. Includes storm sewers, outfalls and detention, traffic signals, sidewalks and related items. This project will be coordinated with the McHard Road Trunk Sewer extension.	This project is in accordance with the City's Major Thoroughfare Plan to alleviate traffic on FM518 by providing an alternate east/west route between SH288 and SH35.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	T08002	Bailey Road - Veterans to FM 1128	Bailey Road will be improved to a four-lane concrete curb and gutter boulevard from approximately 1,000 feet west of FM 1128 to Veterans Drive, a distance of 2.76 miles. The drainage improvements will accommodate the roadway after the Cowart Creek Diversion project and the roadside ditch regrades to the south have been completed. The project includes the full build out of the Bailey Intersections. A study was undertaken to optimize the drainage costs between the Cowart Creek Diversion and the Bailey Road project. The result was to upsize the box culverts in the Bailey project for $1.4M, which reduces the cost of the Cowart Creek Project by approximately $2.6M. This amount of funds will be transferred from the Drainage project.	Four lane boulevard segment will accommodate school traffic and provide drainage improvements that will provide re-graded ditches that will drain to the south and away from Bailey Road.
6	TR1404	Kirby Drive Extension	Four lanes of Kirby Drive exist from Broadway to the Pearland Town Center north entrance. Two lanes continue south to CR 59. The limits of this project include extending the remaining two lanes from the Pearland Town Center entrance to CR 59. The proposed cross section is concrete curb and gutter with sidewalks.	Expansion of Alvin ISD with two schools in the area will require improved and greater access for traffic circulation. This project fills a gap between Broadway and CR 59.
7	TR1201	Hughes Ranch Road (CR 403)	Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles. Brazoria County will be completing the design, environmental clearance, and relocating the utilities. The project includes approximately 13,000 LF of Noise Barrier. The City is responsible for acquiring the ROW per the interlocal agreement with Brazoria County. Funds available in 2012 were used for signal installation and reconstruction of the intersection of CR 403 and CR 94.	The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. and enhance access to SH 288, in conformance with the City thoroughfare plan.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	TR1402	Regency Park Subdivision Paving	Replace all concrete paving within Regency Park Subdivision. Install 4' sidewalk throughout the subdivision where possible within the right-of-way. Also evaluate the existing drainage system within the subdivision and replace inlets as needed.	Regency Park is the oldest concrete-paved subdivision in the City. In the last couple of years the pavement condition throughout the subdivision has become increasingly unacceptable. Because of the nature of the failures, it is not fiscally efficient to replace individual concrete slabs.
9	TR1304	CR59 Expansion	This project will widen CR59 between Business Center Drive and Kirby Drive. The cross section will be a four lane concrete curb and gutter roadway with a traffic signal at Kirby. Brazoria County is managing the project and the City will contribute 40% to the construction costs and pay for the right-of-way that is required within the City Limits.	Congestion in the area continues to grow and the four way stop at Kirby causes significant delay during peak times. Per an Interlocal Agreement the County is paying for the design and 60% of the construction costs.
10	TR1401	Sidewalk Installation	Install sidewalks near expected heavy-use areas such as schools, parks and businesses where future CDBG funds are not available. We have identified nine locations that we believe would provide a benefit to the City, for a total of 40,410 lf of 4-ft-wide sidewalk. This project would be accomplished over several years. Some areas may also require drainage work to provide area for the sidewalk. Budget assumes $4.50/sf installation.	Facilitate the public access to schools, parks and businesses safely and encourage reduced driving. Locations are to be coordinated with the Safe Routes to School Study.
11	TR1403	Annual Traffic Signal Intersection Improvements	The City encounters intersections that are in need of signalization as we continue to grow in population not necessarily due to a new development. We need to be able to have annual projects that enable us to address the traffic congestion and safety needs caused by the unsignalized intersection if not improved.	Through the recent citizens survey, it was made apparent that the citizens are concerned with traffic and congestion issus. This project will allow us a funded project to address their concerns and the needs of the City to maintain or improve mobility effeciency throughout the City. We collect prorata fees from developers which pay for a portion of intersection improvements. This funding will pay for the balance of the improvements.
12	TR0601	Mykawa Road Widening (BW8 to FM 518)	Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items. A detailed Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort.	This proposed roadway is included in the City's long-term thoroughfare plan to alleviate traffic headed south from the Beltway 8 to FM 518.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	T20002	Old Alvin Rd Widening (Plum Street to McHard Road)	Reconstruction of approximately 1.0 mile of Old Alvin Rd from Plum St to McHard Rd from a 2-lane asphalt to a 4-lane undivided curb and gutter roadway. East side from McHard to Knapp to have 6' sidewalks. Funds allocated in 2013 will be used for drainage adjacent to the Old Alvin Water line project .	This proposed roadway was part of the 2007 Bond Referendum and will provide another north-south route between McHard Road and FM518.
14	TR1502	Old Alvin Rd Rehabilitation (McHard to Knapp)	Rehabilitate and widen Old Alvin Road from McHard to Knapp Road. Install sidewalks, drainage, and turn lanes.	This segement of Old Alvin Road was originally included in the scope of the Old Alvin Road Widening project T20002.
15	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from FM 518 to Orange St. N. Houston and E. Orange will be completed in 2015.	Sidewalks are part of and constructed in coordination with the Old Townsite Master Plan. In order to install sidewalks without acquiring additional right of way, the roadside ditches must be enclosed. There are currently no sidewalks in the Old Town area; the work described here includes work we expect to complete within the next five years. The Old Town Drainage Project in the northeast quadrant is complete.
16	TR1501	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
17	TR1601	Longwood Street Reconstruction	Replace existing Longwood Street from FM518 to Myrtlewood Dr. with minor collector profile, concrete curb and gutter with storm sewer. Also remove and replace 12" and 8" asbestos concrete water lines. Add 4' sidewalk on both sides of road. Also complete similar work on Paul Drive from Longwood to city limits and McDonald Drive from Dixie Farm Road to Longwood. Some pipeline relocations may be required. Project includes conducting a drainage study in 2016.	All three of these streets are in the Thoroughfare Plan as minor collectors. The project is recommended at this time because of ongoing drainage issues. The City of Friendswood has completed construction on Melody Lane (which becomes Paul at the city limits). The newly signalized intersection at McDonald and Dixie Farm Road have increased traffic on all three of these roads.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
18	TR1602	Grand Boulevard Reconstruction	Reconstruct approximately 1,300 feet of Grand Boulevard from Broadway to Walnut Street from one lane each direction to a Boulevard with one lane each direction with angled parking.	This proposal of streets will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.
19	TR1701	Hughes Ranch Road Extension (Cullen to Stone Rd)	An extension of Hughes Ranch Road from Cullen Parkway to Stone Road, approximately 3300lf. Includes 4-lanes undivided concrete curb and gutter, sidewalks, and drainage.	In conformance with the City's Thoroughfare Plan, this roadway will provide enhanced safety and access to Dawson High School, SH 288, and the Max Road Sports Complex. Project will complete the improvements between current construction from Stone to Max Rd and anticipated improvements between SH288 and Stone.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WA1001	General Engineering / CIP Administration	2014-2018	Administration
2	WA1201	McHard Rd. 16" Waterline	2014	Construction
3	WA1302	SH35 Waterline from FM518 to Magnolia	2014	Construction
4	WA1203	Fellows Loop	2014-2015	ROW, Design, Construction
5	WA1401	Old City Hall Ground Storage Tank	2014	Construction
6	WA0812	Surface Water Plant	2017-2018+	ROW, Design
6	WA0812	Surface Water Plant	2017-2018+	ROW, Design
7	WA1501	FM 1128 16" Waterline	2015-2016	PER, ROW, Design, Construction
8	WA1502	CR 100 Waterline	2015-2016	PER, ROW, Design, Construction
9	WA1503	Harkey Rd. Waterline	2015-2016	PER, ROW, Design, Construction
10	WA1504	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	2015-2016	PER, ROW, Design, Construction
11	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	2015-2016	PER, Design, Construction
12	WA1601	Grand Boulevard Waterline - Old Townsite Southeast Quadrant	2016-2017	Design, Construction
13	WA1702	Far Northwest Ground Storage Tank Expansion	2017-2018	PER, Design, Construction
14	WA1701	Green Tee Rehabilitation	2017	Design, Construction
15	WA1801	Southeast Water Plant Improvements	2018+	Design

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WA1001	General Engineering / CIP Administration	This project provides services necessary for the entire CIP and not project specific but is specific to the water or wastewater projects. The Wastewater and Water Models will be updated and any special studies will be completed as necessary.	The Wastewater Model was last updated in 2007 and a partial update to the Water Model in 2012, and most of the high priority projects identifed at that time have been completed. Additionally the model updates will ensure that projects included in the CIP are based upon priority and the special studies will include cost estimates for the projects.
2	WA1201	McHard Rd. 16" Waterline	Install approximately 34,000 feet of 16-inch water line along McHard Rd. from S.H. 35 to Business Center Dr. and connect to the area currently served by the City of Houston Connection at FM521.	This will be a second continuous connection between the east and west sides of the City. It will allow for more efficient water flow, better fire protection and the movement of water from the expanded Alice Street Water Plant.
3	WA1302	SH35 Waterline from FM518 to Magnolia	Install approximately 1.5 miles of 12" water line along SH35 from FM518 to just south of Magnolia/John Lizer.	The existing water line is undersized at 6" and 8" and segments are asbestos concrete (AC). The new line will connect 16" lines to the north and south and will avoid the possibility of brittle AC lines underneath future pavement.
4	WA1203	Fellows Loop	To install approximately 950 feet of 12" waterline to loop from the termination of the existing waterline along the feeder road of BW 8 through Tom Bass Park, connecting to the Lakes of Country Place subdivision. Approximately 1,250 feet of 12" waterline completed by Public Works in 2012.	Looping of the distribution system per the water model in a location where we have a 12" main that dead ends along the Beltway.
5	WA1401	Old City Hall Ground Storage Tank	Abandonment of the Old City Hall Water Well and dismantling of the existing ground storage tank. This will occur after the Old Alvin 20" Waterline is completed, which will provide water from the Alice Street Plant in the areas currently fed by the Old City Hall plant.	The well and tank need to be decommissioned due to age and condition.
6	WA0812	Surface Water Plant	Phase I began in 2008-2009 with the purchase of property for the plant. Interim work to protect erosion of neighbor's property was constructed in 2010. In FY 2017, plant design will begin with a schedule to have the plant online in 2022. 10 MGD surface water plant is Phase I of ultimate 20 MGD plant.	The Water Model Update completed in 2007 recommended the completion of the Surface Water Plant in 2015. Due to the economy, growth has slowed down as compared to the original assumptions of water use. The timing for the Surface Water Plant was evaluated when the Water Model was updated in 2012.
7	WA1501	FM 1128 16" Waterline	To install approximately 5,300 feet of 16-inch water line along FM 1128 (Manvel Rd) from Bailey Rd. to CR100.	This will loop the system from Veterans to FM1128 for pressure and fire protection based on 2007 Water Model Update and is developer driven.
8	WA1502	CR 100 Waterline	To install approximately 13,160 feet of 16-inch water line along CR 100 from Veterans Dr. to FM 1128 (Manvel Rd).	This will supply water for future development along this corridor based on the 2007 Water Model update, projected growth for 2015 demand and is developer driven.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
9	WA1503	Harkey Rd. Waterline from CR100 to CR128 & CR 128 from Harkey to Veterans	To install approximately 13,300 feet of 12-inch waterline from Harkey Rd/CR100 south to CR128 then east to Veterans Dr.	This will loop the system between Harkey Rd. and Veterans from CR100 to CR128 for pressure and fire protection based on 2007 Water Model Update for 2015 demand and is developer driven.
10	WA1504	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	To install approximately 5,300 feet of 16-inch water line on Veterans Dr. from Bailey Rd, south to CR 100 and continue an additional 5,300 feet with a 12-inch line from CR 100 to CR 128.	This will supply to the city limits and ETJ south of Bailey Rd. for future development based on 2007 Water Model Update for 2015 demand and is developer driven.
11	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Almeda Rd from Broadway to Mooring Pointer.	Looping of transmission lines based on the City's water model.
12	WA1601	Grand Boulevard Waterline - Old Townsite Southeast Quadrant	Replace waterlines throughout the Old Town area to current city standards. This project is estimated to replace 1300 lf of 8" water line, fire hydrants, service connections, and main line valves. Construction will be completed in conjunction with the reconstruction of Grand Blvd.	Existing water lines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, asbestos/concrete, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.
13	WA1702	Far Northwest Ground Storage Tank Expansion	Installation of a third 1.66 MGD ground storage tank, a second 15,000 gallon pressure tank, and related piping and controls.	This expansion will be for future developments outside of Shadow Creek Ranch.
14	WA1701	Green Tee Rehabilitation	Modify the Green Tee water pumping station to eliminate incoming water from Clear Brook City MUD and transform the station into a booster station. The station will then be available to refresh the chlorine residual in the water or to boost pressure in the area. This is a place mark for the project. Now that the 12" water line from Dixie Farm to Bellavita has been installed, this part of the system will be modeled to determine if the project is necessary when CBCM connection is eliminated in 2017.	This will improve water quality in the area.
15	WA1801	Southeast Water Plant Improvements	Installation of Green Sand Filter, automatic backwash control, a 30,000 gallon backwash equalization tank, disposal pumps, 4" backwash line.	The City of Pearland has maintained a log of customer complaints regarding "dirty water". Complaints regarding brown/rusty colored water that would indicate problems with iron and manganese have been consistently occurring in the winter months.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENT PROGRAM
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WW1405	Far NW WWTP Expansion	2014-2015	PER, Design, Construction
2	WW1306	Riverstone Ranch Oversizing	2014-2016	Design, Construction
3	WW1201	WWM Project 31A - Southdown (North Central) WWTP Rehabilitation	2014-2015	Design, Construction
3	WW1201	WWM Project 31A - Southdown (North Central) WWTP Rehabilitation	2014-2015	Design, Construction
4	WW1302	WWM Project 5 Mykawa/Scott SCADA Lift Station	2014-2015	PER, ROW, Design, Construction
5	WW1403	WWM Project 33 Orange Mykawa Lift Station Retirement	2014-2015	PER, ROW, Design, Construction
6	WW1404	Longwood Service Area Ph II	2014	Design, Construction
7	WW1304	WWM Project 17 West Oaks Lift Station Retirement	2014	Construction
8	WW1401	WWM Project 21 Oak Brook Estates Lift Station	2014	ROW, Design, Construction
9	WW1402	Pearland Heights Lift Station	2014	Design, Construction
10	WW1503	Barry Rose WWTP Plant Expansion	2015-2017	PER, Design, Construction
11	WW1501	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	2015-2016	ROW, Design, Construction
12	WW1601	McHard Rd Trunk Sewer (Garden to Southdown WWTP)	2016-2017	Design, Construction
13	WW1502	WWM Project 8 West Lea Force Main	2015	PER, ROW, Design, Construction
14	WW1603	WWM Project 29A - JHEC WWTP Expansion	2016-2018+	PER, Design, Construction
15	WW1602	WWM Project 11 Veterans Drive Lift Station Service Area	2016-2017	PER, ROW, Design, Construction

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WASTEWATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WW1405	Far NW WWTP Expansion	Expand the existing 2.0 MGD wastewater treatment plant serving the area west of SH 288 to 4 MGD. Possible conversion from a Sequencing Batch Reactor (SBR) wastewater treatment plant to a conventional treatment process. Project includes addition of effluent pumping capability to provide irrigation to Shadow Creek Ranch Park.	During early 2013, existing flows to this plant reached 70% of the capacity on several occasions. TCEQ requires design for capacity increases to begin when flows reach 75% capacity for three consecutive years.
2	WW1306	Riverstone Ranch Oversizing	Oversizing of the Riverstone Ranch development's sewer infrastructure in order to incorporate into the City's larger system.	This project accomplishes a portion of the overall plan developed in the Longwood Wastewater Basin study to eliminate the need for an expansion or long-term operation of the Longwood Wastewater Treatment Plant. This project also eliminates three lift stations in the Green Tee Subdivision.
3	WW1201	WWM Project 31A - Southdown (North Central) WWTP Rehabilitation	Rehabilitate influent lift station wet well, replace pump discharge piping within the wet well, retrofit and rehab the two existing Parkson rotating fine screens, replace sludge airlift pump boxes in aeration basins with stainless steel, install process Water Sprayer Assembly at existing clarifier, drain clarifier and replace corner sweeps on clarifier mechanism; install stamford baffles on square clarifiers, repair sand filter.	Extend the life of the Southdown WWTP and improve operations.
4	WW1302	WWM Project 5 Mykawa/Scott SCADA Lift Station	Replacement of the existing lift station, a new 12" force main, approximately 2,500 feet, from Mykawa to SH35 and a new 8 - 12" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank. Project will be coordinated with Mykawa Rd. construction.	The Mykawa-Scott basin has heavy I/I based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Barry Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. The project will also remove the existing line from underneath the future widening of Mykawa Road.
5	WW1403	WWM Project 33 Orange Mykawa Lift Station Retirement	Abandonment of lift station and installation of new 12-inch gravity sewer line along Mykawa from Orange to Walnut for approximately 3,386 feet. To be completed in coordination with Mykawa Road construction.	Replacement of an old lift station that pumps wastewater three times before sending to the plant. In addition, this lift station will require a major rehabilitation within the next five years. The project will also eliminate an inverted siphon gravity line and remove the existing lines from being in conflict with the drainage for the Mykawa Road project.
6	WW1404	Longwood Service Area Ph II	Force main diversion from Liberty, Misty, Longherridge and Pirates Alley lift stations to the JHEC WWTP.	This diversion will reduce 8.6% flow to the Longwood WWTP. This is the first of several projects to begin removing flows from the Longwood Wastewater Treatment Plant.

CITY OF PEARLAND
2014 - 2018 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WASTEWATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	WW1304	WWM Project 17 West Oaks Lift Station Retirement	Abandonment of the West Oaks lift station and installation of a new 12-inch gravity sewer line along Harkey Road for approximately 771 feet.	This project will eliminate the lift station, which is due for a major rehabilitation and divert the flow to gravity lines.
8	WW1401	WWM Project 21 Oak Brook Estates Lift Station	Abandonment of lift station and installation of new 12-inch gravity sewer line from Branch Hill Drive along a proposed back-lot easement to Dixie Farm Road for approximately 850 feet.	Wastewater Modeling Needs - To be completed when vacant properties to the southwest of the existing lift station develops.
9	WW1402	Pearland Heights Lift Station	Reroute the sewer going to Pearland Heights lift station to Spring Meadow lift station instead. Estimation is based on approximately 1,700 lf of 12" sanitary sewer.	Eliminate existing lift station. The existing lift station is in very poor condition and will require extensive rehabilitation if it is retained.
10	WW1503	Barry Rose WWTP Plant Expansion	Complete a Preliminary Engineering Report to evaluate the timing and alternatives to expand the Barry Rose WWTP Plant from the existing 3.1 mgd to 4.5 mgd to serve expanding population in this service area.	The TCEQ rules require the initiation of engineering and financial planning to upgrade a wastewater treatment plant when the flows reach 75% of the plant capacity. The plant is currently treating approximately 50% of the capacity.
11	WW1501	WWM Project 12 Roy/Max/Garden Roads Basin Sewage System	This project proposes approximately 4,940 feet of 18" trunk sewer along Broadway St. from Food Town's Lift Station to O'Day Rd, approximately 1,300 feet of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 feet of 12" sewer line along Roy / Max Rd from Broadway to Hickory Slough.	This project will eliminate modeled overflows and two existing lift stations (Food Town's, Garden Rd.) and serve areas that are currently not serviced.
12	WW1601	McHard Rd Trunk Sewer (Garden to Southdown WWTP)	Install, along McHard Rd, approximately 4,500 feet of 24" trunk sewer from Cullen to Southdown WWTP; 5,800 feet of 18" trunk sewer from Cullen to Max Road; and approximately 4,000 lf of 15" trunk sewer from Max Road to Garden Road.	This project will provide gravity sewer and is called for in the wastewater model. Extends Southdown service area to the east, picking up areas not currently served by City system.
13	WW1502	WWM Project 8 West Lea Force Main	Replace existing 6-inch with 8-inch force main along the sewer easement from the West Lea Lift Station to Quail Run Drive for approximately 697 feet.	Necessary when additional flows are added to the system. Developer driven.
14	WW1603	WWM Project 29A - JHEC WWTP Expansion	A 2-mgd expansion to the existing 4 mgd wastewater treatment plant that will increase the wastewater treatment capacity to 6-mgd facility at the John Hargrove Environmental Center.	This 2-mgd expansion is based on growth projections for the JHEC WWTP service area and additional flows that will be diverted to the JHEC WWTP from the Longwood Service Area.
15	WW1602	WWM Project 11 Veterans Drive Lift Station Service Area	This project extends the trunk sewer south along Veterans Dr. as far as Dare Rd., providing gravity sewer service as follows: approximately 1,600 feet of 12" line, 16,680 feet of 18" line, and 4,920 feet of 24" line.	This will allow gravity sewer for development south of Bailey Rd. and eliminate two lift stations (Park Village and Springfield). This project will be developer driven.

Acronyms

EMS – Emergency Medical Services

CMAQ – Congestion Mitigation and Air Quality

HVAC – Heating, Ventilation and Air Conditioning

JHEC – John Hargrove Environmental Complex

KPB – Keep Pearland Beautiful

LEED – Leadership in Energy and Environmental Design

LS – Lift Station

MGD – Million Gallons Daily

PER – Preliminary Engineering Report

ROW – Right-of-way

TIP – Transportation Improvement Program

TOC – Traffic Operations Center

VoIP – Voice over IP

WWTP – Wastewater Treatment Plant

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**Lata Krishnarao, Dir. Community Development** **Harold Ellis, City Planner**
DATE:	**May 6, 2013**
AGENDA ITEM SUBJECT:	**Cluster Development Plan Workshop**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: On January 7, 2013, the Commission began a series of workshops to discuss the City of Pearland's Cluster Development Plan requirements. At that meeting, staff presented a summary of the current Cluster Development Plan requirements in the Unified Development Code, current and possible suggested review criteria, differences between a Cluster Development Plan and Planned Developments, information on how surrounding cities address Cluster Developments, and potential recommended changes to the Unified Development Code.

On February 4, 2013, the Commission held a second workshop to further discuss specific changes that staff and the Commission would like to see made to the Unified Development Code. Items of focus are listed below:

- Restricting Cluster Developments on properties which have received zone changes within a specified time frame
- Adding a joint workshop and/or joint public hearing component to the Cluster Development Plan process
- Discussion on whether City Council should be the final decision maker on Cluster Development Plans
- Establishing a minimum district size for a Cluster Development Plan
- Establishing a maximum density deviation from the properties current density permitted in the existing zone to the density being proposed
- Establishing a minimum open space requirement
- Establishing a "sliding scale" of required amenities based on size of land being developed
- Establishing minimum amenities for all Cluster Developments and a list of amenities for the developer to choose from

On March 4, 2013, a third workshop was held with the Commission where staff presented a draft redline copy of the proposed changes that were discussed at the February workshop and indicated that over the next few workshops that we would like to find tune language of the proposed changes in order to move towards a workshop with City Council regarding the proposed changes. Key points of discussion included:

- The Commission was generally in agreement that a timeframe should be placed on property between the time a zone change is approved for a piece of property and when a Cluster Development Plan may be approve
- The Commission was generally in agreement that a workshop should be required for a Cluster Development plan. However, further discussion is needed with regards to whether the workshop should be joint.
- The Commission discussed the possibility of requiring a joint public hearing, and if so, is this really a zone change process that we are creating, and what are the thoughts on that
- The Commission was generally in favor of a minimum size requirement, sliding scale of amenities, and a minimum open space requirement (open space also needs to be discussed)
- The Commission was also generally in favor a list of basic required amenities
- The Commission discussed the options of leaving the Cluster Development section of the UDC in place and adding the above list of changes, or removing the Cluster Development section and adding the above listed changes to the Planned Development section of the UDC and handling future Cluster Development proposals as a residential Planned Development (zone change) as other communities have done.

The Conclusion of the March 4, 2013 workshop was that the Commission members expressed a desire to have additional time to think about the proposed changes and have the item placed back in a workshop agenda for further discussion.

An updated draft copy of the proposed changes will be provided to the Commission at the meeting.

Staff Recommendation: Provide feedback, questions, and recommended direction to Staff.