



7 April 2022  
 To: Mayor and City Council members  
 Moving towards bidding (May) another TIRZ #2-funded improvement, landscaping, street lighting and sidewalks along the Shadow Creek Parkway corridor. Clay

## Shadow Creek Parkway Landscaping, Street Lighting and Sidewalks

Is it in Budget?		Is it on Schedule for the Current Phase per the Contract?		Community Benefit
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>Improves connectivity of sidewalks.</i>
<b>Project Phase?</b>				
Engineering/Design				

### Highlights:

- On November 22, 2021, Staff received 60% plans from the consultant, Gauge Engineering for the Shadow Creek Parkway Landscaping, Street Lighting and Sidewalk on November 23rd for review.
  - Plans were submitted to PEDC, ROW, Community Development, and Engineering Department for review.
  - This set of plans included a transition from the existing 6' sidewalks to a 10' sidewalk in some areas along Shadow Creek Parkway from 288 to FM 521. It also included irrigation and landscaping along the medians, and the bridges being added for a continuous active walking system throughout Shadow Creek Development.
  - Gauge submitted plans and a bridge impact analysis to TxDOT, Brazoria Drainage District, and Fort Bend County (Fort Bend County maintains Clear Creek at this location).
  - Staff submitted plans and the bridge impact analysis to SCRMA for review.
  - During the review process, SCRMA brought up durability concerns with maintenance vehicle traffic crossing the sidewalk near the intersection of FM 521 and Shadow Creek Parkway at STA 14+00. Gauge's recommendation was to increase the thickness to 8" to withstand the truck load and add guardrails for safety purposes. The team agreed to this solution. The updated design was included in the 90% Submittal.
- On January 25, 2021, Staff received 90% plans and construction cost estimates from Gauge on February 1<sup>st</sup> and these were submitted for review to project stakeholders
  - Staff continues to coordinate with PEDC, SCRMA, and all other City departments to ensure that all interests are included.
  - This iteration of the plans did not include the irrigation due to the landscape architect's relocation of the mainline following a request from Distribution and Collections to relocate the mainline in the medians versus the shoulders, due to several fiber lines in conflict.
  - The landscape architect submitted updated 90% plans for review on February 21 and staff is currently reviewing and setting up the review meeting with the Consultant.
  - Based on comments received on the 90% plan review in March we will be removing a previously planned pedestrian bridge that is costly and with the new roadway configuration near FM521 does not provide pedestrian value, adding a mid-block crossing on Kingsley, adding a new sidewalk segment within SCR Park in conjunction with a pedestrian crossing of Kingsley and extending the sidewalk south along Kingsley to tie into existing on west side and adding a segment of sidewalk along Business Center Drive north of SCR Parkway to tie into the existing trail along Clear Creek. See attached Kingsley and Business Center Sidewalk Limits exhibits.



- Discussions also determined that the project will most likely require a Local On-System Agreement (LOSA) with TxDOT to allow work to be conducted within portions of TxDOT's Right of Way were the sidewalk crosses into the Right of Way.

**Budget Info:**

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation	2020B	915,000		915,000
General Obligation Bonds	TBS 2022	6,225,000		6,225,000
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>7,140,000</b>	-	<b>7,140,000</b>

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	613,632		613,632
Construction		6,834,371	6,834,371
Construction Management/Inspection			-
Construction Materials Testing		199,660	199,660
FF&E			-
<b>Total Expenditures</b>	<b>613,632</b>	<b>7,034,031</b>	<b>7,647,663</b>

<b>Project Contingency</b>	<b>0.0%</b>	
<b>Project Balance</b>		<b>(507,663)</b>

Staff is requesting additional funds at mid-year on this project which would increase the project to reflect some of the inflation anticipated in the TIRZ agreement.

**Schedule Info:**

	<i>Base Line</i>	<i>Current</i>
<b>Design Start</b>	September-20	November-20
<b>Bid Start</b>	January-22	May-22
<b>Construction Start</b>	July-22	August-22
<b>Construction Completion</b>	August-23	

**Upcoming Work Items:**

- The 90% comments will be included in the 95% submittal and require a contract amendment to the design offset by the cost of removing the pedestrian bridge. The changes will delay the scheduled delivery of 95% plans. Staff is working on this now.
- Gauge will be contacting TXDOT regarding the Local On-System Agreement.



- City Staff are planning to notify property owners along Shadow Creek Parkway of the upcoming project and plans to construct along their frontages.

**Project Manager:** Darcy Gomez

**Designer:** Gauge Engineering

**Contractor:** N/A

**Scope:** The Shadow Creek Parkway Landscaping, Street Lighting and Sidewalks project will improve safe vehicular travel and alternative transportation for pedestrians traveling from residential areas to commercial, entertainment and educational venues. The Shadow Creek Parkway Landscaping, Street Lighting and Sidewalks project is located in the TxDOT right of way and will require a partnership with TxDOT. The project will consist of approximately 15,000 LF of 6' and 10' sidewalks, installation of 5 pedestrians bridges, installation of street lighting (CenterPoint or City maintained), and installation of landscaping improvements along with an irrigation system. Landscaping improvements are required to meet standard City requirements for major thoroughfares. Additionally, Shadow Creek Parkway serves as a gateway between the Lower Kirby Business district and the expanding commercial and residential areas.

**Justification:** The goal for this project is to provide safe multi-modal mobility and connectivity for pedestrians along thoroughfares and collector roads and connect gaps within the TIRZ #2 area. The project was submitted to the TIRZ #2 and were approved to receive funding.

**Previous Memos:** 10.15.20 10.07.2021



**Project Location Map:**



**CITY OF PEARLAND**  
**Shadow Creek Parkway**  
**Landscaping, Street Lighting,**  
**& Sidewalks**

- Intersection
- 10-ft Trail Limits
- SCR Library
- + Pedestrian Bridge
- 6-ft Sidewalk Limits
- SCR Trail Connection



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: OCTOBER 2022  
 CITY OF PEARLAND GIS DEPARTMENT



Added Sidewalk Limits Exhibits:



Proposed Additional Sidewalk in SCR Park and Pedestrian Crossing

### Proposed Sidewalk Limits



Proposed Additional Sidewalk along Business Center Drive