

**WORK SESSION OF THE BOARD OF TRUSTEES  
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT  
AND RICHLAND COLLEGIATE HIGH SCHOOL**

**District Office  
1601 South Lamar Street  
Dallas, TX 75215  
Lower Level, Room 007  
Tuesday, March 4, 2014  
2:00 PM**

**AGENDA**

- I. Certification of notice posted for the meeting Dr. Joe D. May
- II. Brookhaven Access Road Update President Chesney
- III. New Completion Degree in Support of Student Success Provost Quinn  
President Wimbish
- IV. Executive session

The Board may conduct an executive session as authorized under §551.074 of the Texas Government Code to deliberate on personnel matters, including any prospective employee who is noted in Employment of Contractual Personnel.

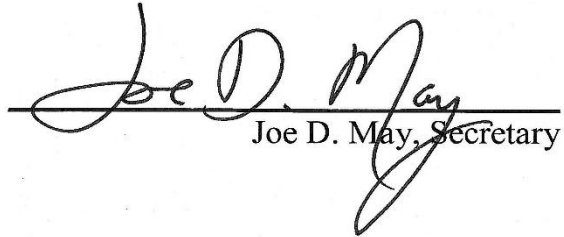
The Board may conduct an executive session under §551.071 of the Texas Government code to seek the advice of its attorney and/or on a matter in which the duty of the attorney under the Rules of Professional Conduct clearly conflict with the Open Meetings Act.

As provided by 551.072 of the Texas Government Code, the Board of Trustees may conduct an executive session to deliberate regarding real property since open deliberation would have a detrimental effect upon negotiations with a third person.

- V. Adjournment

**CERTIFICATION OF NOTICE POSTED  
FOR THE MARCH 4, 2014  
WORK SESSION OF THE  
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT  
AND RICHLAND COLLEGIATE HIGH SCHOOL  
BOARD OF TRUSTEES**

I, Joe D. May, Secretary of the Board of Trustees of the Dallas County Community College District, do certify that a copy of this notice was posted on the 28<sup>th</sup> day of February 2014, in a place convenient to the public in the District Office Administration Building, and a copy of this notice was provided on the 28<sup>th</sup> day of February 2014, to John F. Warren, County Clerk of Dallas County, Texas, and the notice was posted on the bulletin board at the George Allen Sr. Courts Building, all as required by the Texas Government Code, §551.054.

  
\_\_\_\_\_  
Joe D. May, Secretary

## **Overview of a Proposed Vitruvian Park South Entrance and Connectivity to Brookhaven College**

(First Presented to the Board of Trustees in the October 2, 2012 Board Meeting)

### **Background**

Brookhaven College was first approached in early 2012 by representatives from UDR (a developer), the Town of Addison and the City of Farmers Branch to discuss progress on current and future phases of the Vitruvian Park development and specifically about a proposal to construct an extension road off Alpha Road on the northern boundary of the college to form a southern vehicular entrance into Vitruvian Park. The proposal included the offer to construct simultaneously a northern vehicular entrance into the college at no cost to the College.

### **Proposed Project Scope**

Design and construct a two-lane extension road off of Alpha Road on the northern boundary of Brookhaven College. This road will provide a southern connecting entrance into the Vitruvian Park development. The road will follow the Brookhaven College property line west off of Alpha Road and continue to follow the property line north into the Vitruvian Park development. In return for extending Alpha Road across college property, UDR is offering to build a northern entrance into the college. The final design and location of the Vitruvian Park connector and the Brookhaven College northern entrance will be subject to approval from the DCCCD.

### **Benefits from the connection**

1. The connection will provide the college with a much needed third entrance.
2. The connection will provide Brookhaven College students and employees living in Vitruvian Park a direct route into the college. Brookhaven has 210 students enrolled this fall from Vitruvian Park.
3. The connection will provide an additional means of egress from the college in the event of an emergency.
4. The connection will provide additional exposure for the college from those using the Vitruvian Park connector.
5. The connector is mutually beneficial to the college community, the surrounding communities of the Town of Addison and City of Farmers Branch, and residents and business within the Vitruvian Park community.

### **Financial Implications**

All funding will come from external sources. There will be no financial impact on the college; however the college will be responsible for maintaining the portion of the connector that forms the northern college entrance if the project is approved.

### **Impact on the College**

1. The college is seeking permission from the DCCCD Board of Trustees to pursue this project with the developer.
2. The college/DCCCD will determine the appropriate method for allowing the construction of the Vitruvian Park connector on college property and will seek final DCCCD Board approval before any construction begins.
3. The college/DCCCD will review, comment and approve design and construction drawings.
4. The college/DCCCD will provide record drawings for existing underground facilities to ensure there are no conflicts with the proposed connection.
5. The college will be responsible for maintaining the portion of the connector that forms the northern college entrance.

### **The Vitruvian Park Development**

Vitruvian Park is a mixed used development of just over 120 acres located in the Southwest quadrant of Addison, Texas bordered by Spring Valley Road to the North, Marsh Lane to the West, an OnCor Utility Easement to the East, and the Brookhaven Community College Campus to the South. The property line between Vitruvian Park and Brookhaven Community College also defines the boundary between Addison and Farmers Branch. Within its boundaries, UDR, the owner and developer of Vitruvian Park, acquired several apartment properties, a shopping center and an office building.

Since the first acquisition in 2006, four of the original nine properties have been cleared for future re-development. UDR has built the first two phases of the new urban plan, Savoye and Savoye<sup>2</sup>, which total 739 apartment homes, 30,000 ft<sup>2</sup> of retail space, and 16,000 ft<sup>2</sup> of office space. The third phase broke ground September 2011, and will add another 391 apartment homes starting in April 2013.

Along with the aforementioned private development, the centerpiece of the development, Vitruvian Park, has been completed. Vitruvian Park is a visually striking 12.5 acre park that borders each side of the Farmers Branch Creek. This \$13 million park includes an interconnected bridge and trail system, a 320-seat amphitheater to which Brookhaven College has already been invited to engage in programming, over 7,000 square feet of observation deck area, and a grotto fountain with an elaborate waterfall.

Upon complete build out, the Vitruvian Park development will include over 5,500 homes in an urban high density setting. It is expected that these homes will be occupied by close to 10,000 people. There also will be vibrant

entertainment and shopping options to be enjoyed by the Addison, Farmers Branch, and Greater North Dallas communities.

**Activities and Meetings since the October 2, 2012 DCCCD Board Meeting**

August 31, 2013 – First meeting hosted by the Town of Addison including representatives from all entities to discuss the development of a site survey and site plans.

October 10, 2013 – Second meeting hosted by the Town of Addison including representatives from all entities to discuss the development of design plans. Town of Addison representatives confirmed the \$1.7 million budget for the roadway.

October 29, 2013 – First meeting hosted by Brookhaven with the Cambridge Crossing Homeowners Association Board and representatives from the Town of Addison, City of Farmers Branch and Brookhaven to discuss the project. The conceptual drawings were presented. The HOA Board presented their concerns and questions about the project.

December 11, 2013 – Second meeting hosted by Brookhaven with the Cambridge Crossing Homeowners Association Board and representatives from the City of Farmers Branch, UDR and Brookhaven to discuss the project. Updated versions of the conceptual drawings were presented and all outstanding HOA questions were addressed. The HOA indicated their preference for conceptual drawing Option #2 (Attachment 1). The HOA Board agreed to conduct an at large HOA meeting in January to seek further input and opinion about the conceptual drawing Option #2.

February 12, 2014 – Brookhaven and the City of Farmers Branch received a letter from the Chairman of the HOA Association. The letter documents the HOA's concerns and suggestions and preference for conceptual drawing Option #2. The letter indicates HOA support for the project if their traffic-related concerns and suggestions are addressed in the design.

February 24, 2014 – Third meeting hosted by the Town of Addison including representatives from all entities to discuss next steps and anticipated future activities.

**Anticipated Future Actions**

- Development of Tri-Entity Interlocal Agreement.
- Development and adoption of easement documents between DCCCD and City of Farmers Branch (pending DCCCD Board approval).

- City of Farmers Branch Planning & Zoning Committee to consideration in April 2014.
- City of Farmers Branch City Council consideration in May 2014.
- Progress meeting with the HOA Board in late spring 2014.

