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Richland Centre History:

- 1993** Richland Centre opened with 529,000 SF of commercial retail and office space.
 - Shopping center thrived for about 10 years.
- 2001** TXDOT constructed the 121 / 183 / 820 flyover.
 - Created bypass away from the shopping center.
- 2003** Shops at Northeast Mall opened < 1-mile south.
 - Anchor tenants began relocating to the expansion of Simon's Northeast Mall in Hurst.
- 2010** Started on North Tarrant Express Tollway.
 - Resulted in permanent closure of 121 / 183 off-ramps to shopping center; completed in 2014.
 - TXDOT Approved West Bound off ramp replacement at developer's cost. Est. \$1 M+
- 2012** Richland Centre sold in foreclosure.
 - Due to roadway construction, reduced access to the site, and a Great Recession.



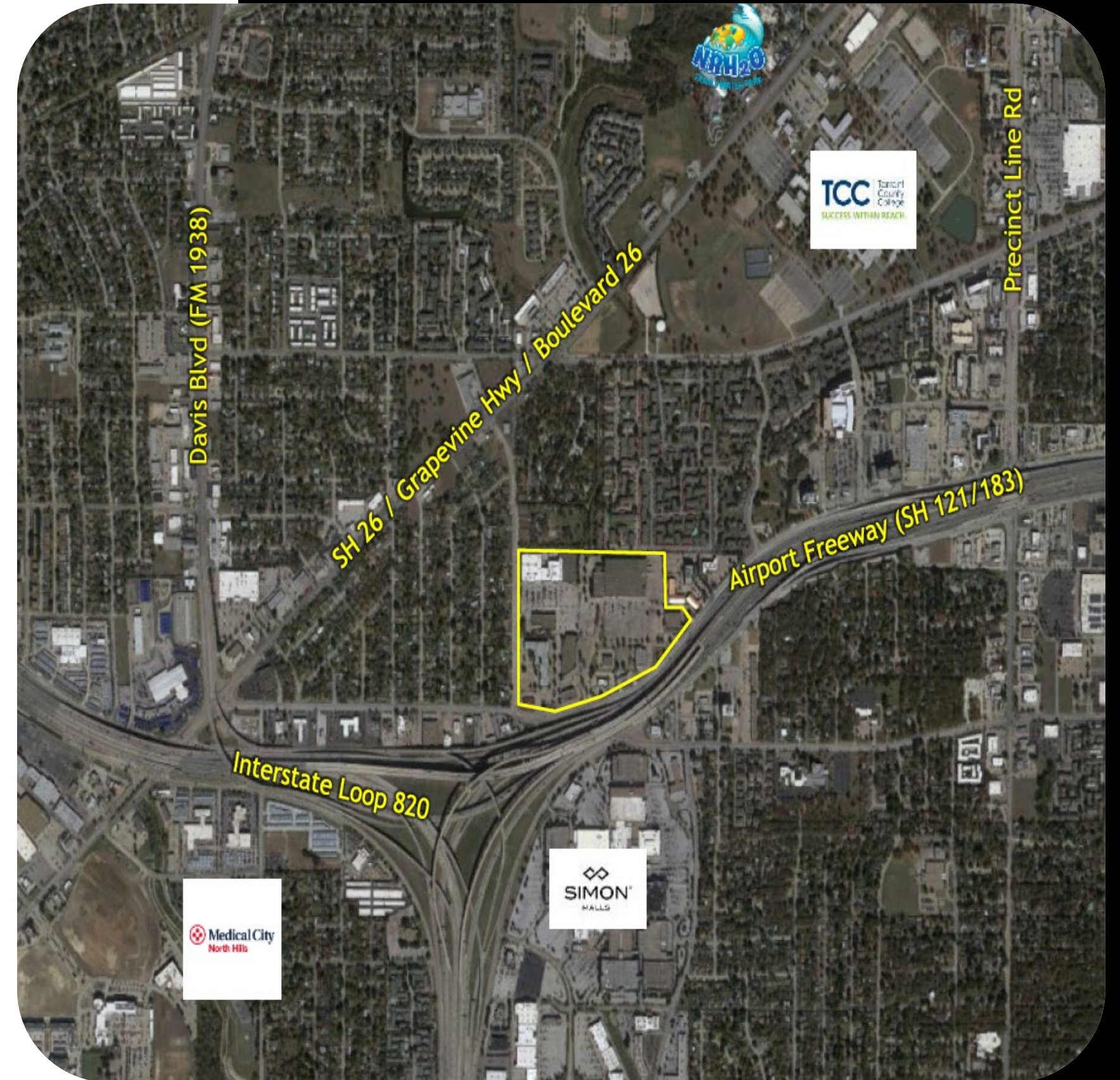
NRH Richland Centre mTAP 2022

Richland Centre Location:

The 53-acre Richland Centre site is located midway between Downtown Fort Worth and DFW International Airport at the confluence of Interstate Loop 820 and Airport Freeway (SH 121/183).

The site is within 3/4-mile of:

- Northeast Mall
- Tarrant County College NE Campus
- Davis Boulevard
- Precinct Line Road
- State Highway 26 (Grapevine Hwy)
- Medical City North Hills
- NRH2O Family Water Park



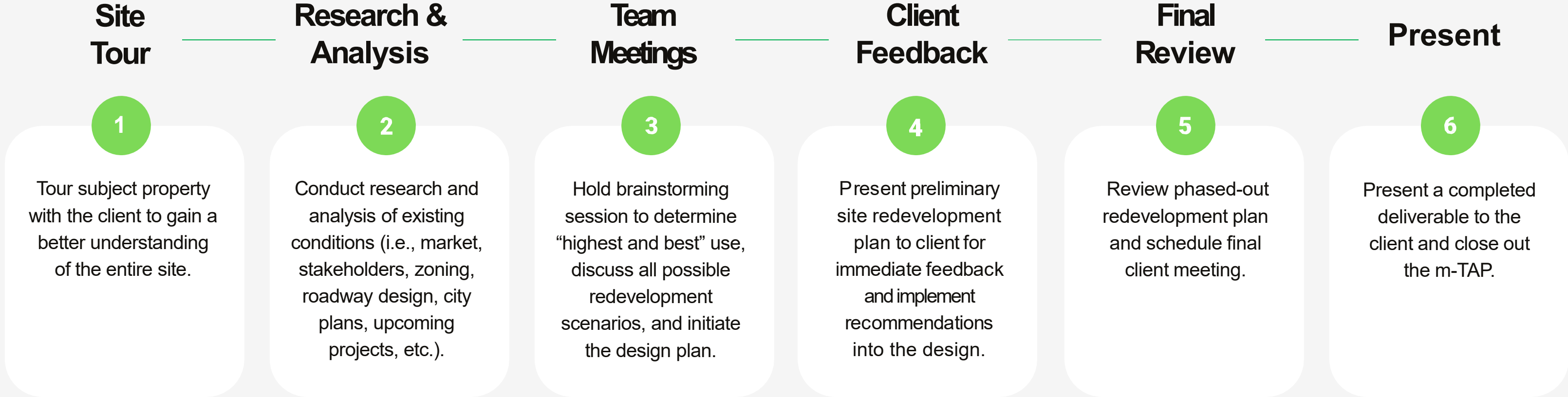
Scope of Work:

Key questions for mTAP team...

1. What are two visionary, but financially feasible land use scenarios given current and future market conditions, trends, access, visibility of the site, etc.?
2. For any redevelopment scenarios, how can a larger scale project be phased over time, allowing some uses to remain until the area attracts more redevelopment interest?
3. Given the network of contacts and resources of the m-TAP team, can a list of prospective businesses, investors, and developers, etc. be generated for the City to approach during next steps?
4. What is the impact of various development scenarios on adjacent properties and uses? Should the project scope include areas west, north, or east of the primary 53-acre Richland Centre?



6-Step Process:



Research and Analysis



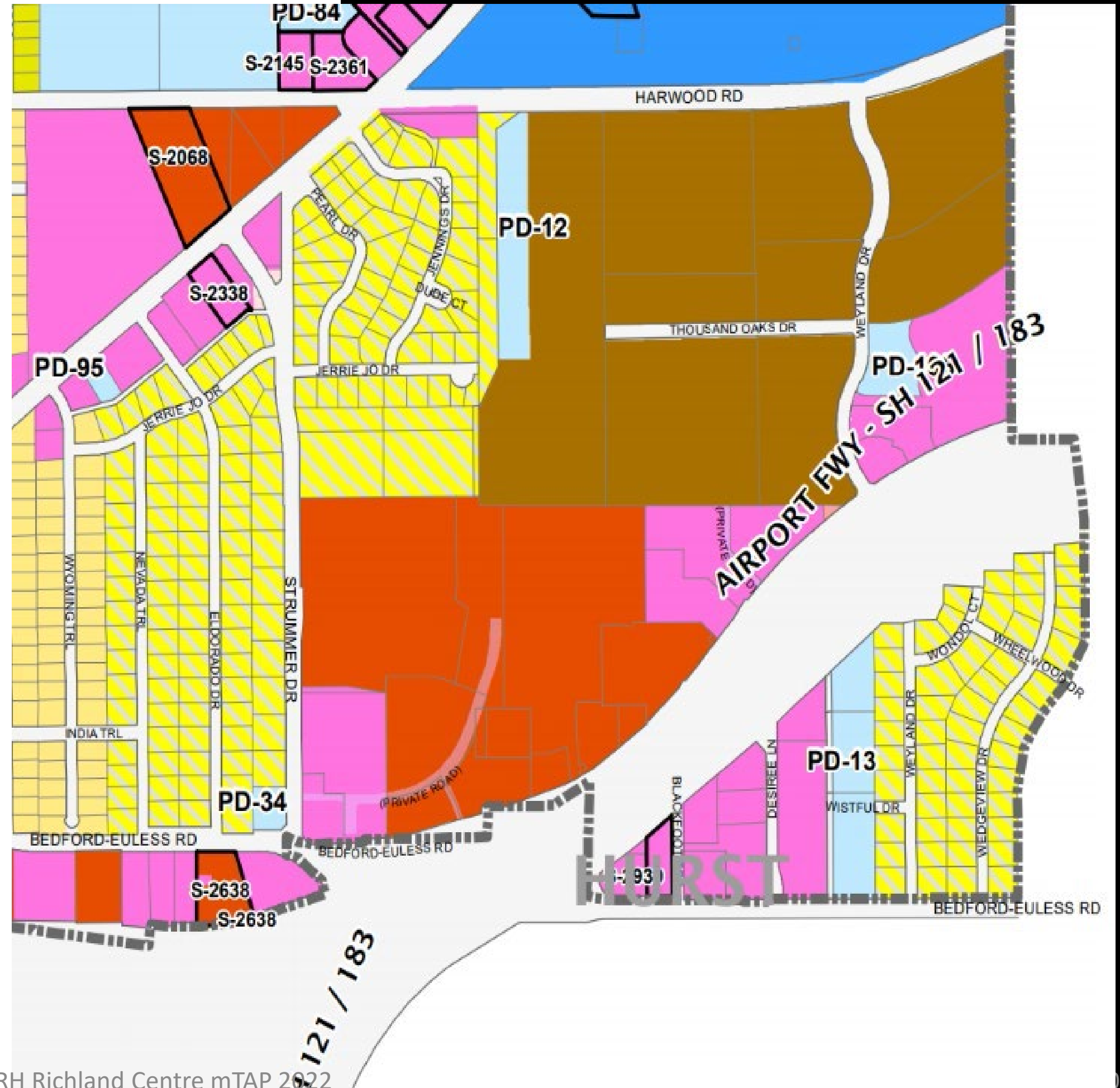


ZONING MAP

North Richland Hills, TX

Zoning Legend

TYPE	DESCRIPTION
	R-1-S Special Single Family
	R-1 Single Family
	R-2 Single Family
	R-3 Single Family
	R-4-D Duplex
	R-6-T Townhome
	R-8 Zero Lot Line
	R-7-MF Multi-Family
	O-1 Office
	LR Local Retail
	C-1 Commercial
	C-2 Commercial
	OC Outdoor Commercial
	I-1 Light Industrial
	I-2 Medium Industrial
	AG Agricultural
	U School, Church, Institutional
	TC Town Center
	TOD Transit Oriented Development (TOD)
	PD Planned Development
	SUP Special Use Permit
	Zoning Districts (minimum dwelling size)





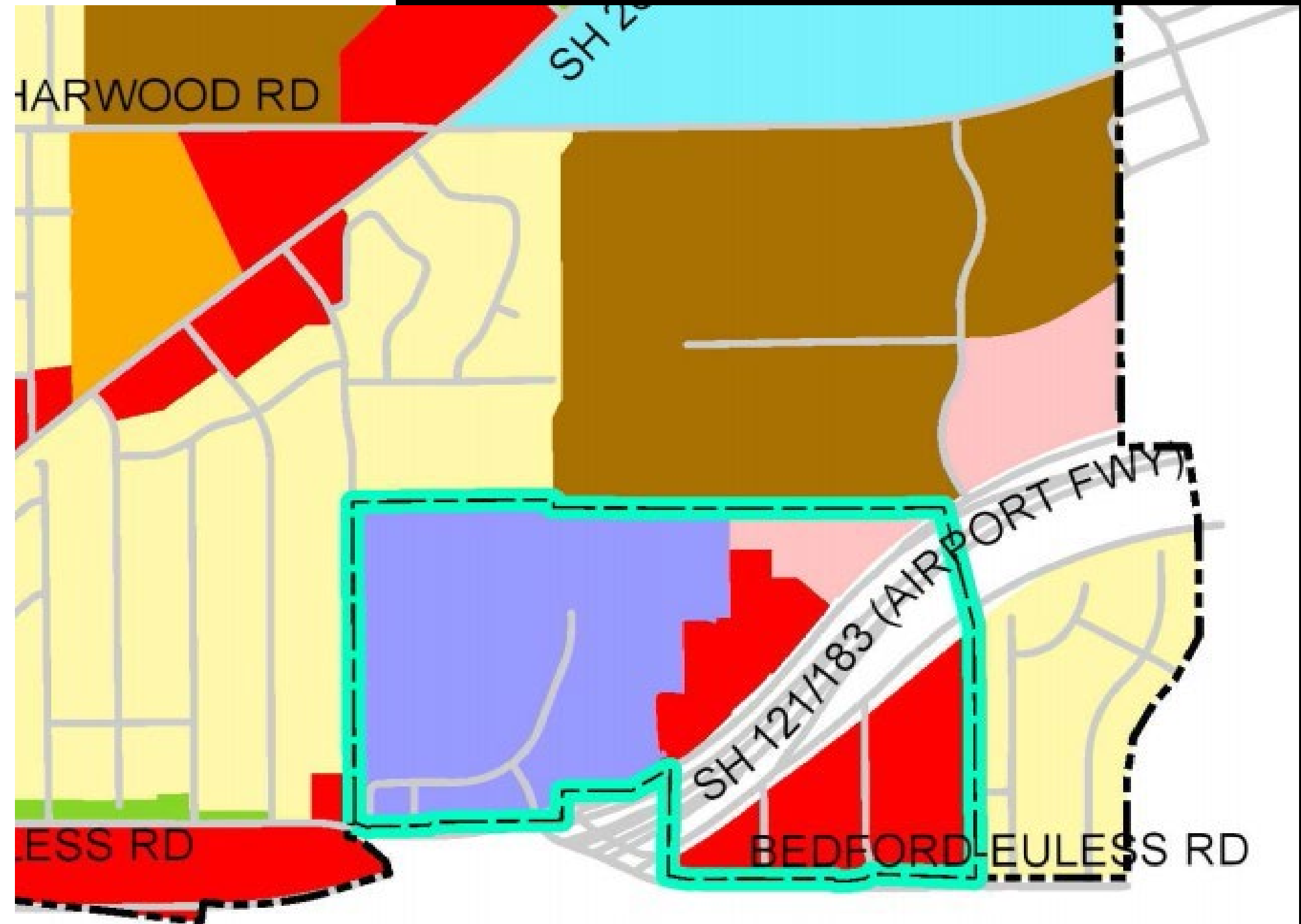
NRH LAND USE PLAN

North Richland Hills, TX
July 22, 2019; Ordinance 3591

LEGEND

Land Use Category*

- Parks/Open Space
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Village
- Office Commercial
- Retail Commercial
- Industrial
- Community Facilities
- City Limits
- Area for Future Study
- Roadway
- Future Roadway
(See Transportation Plan)
- Railway



Project Challenges:

- 1 Multiple Independent Property Owners

- 2 Site Access Challenges

- 3 FEMA Flood Plain and Floodway

- 4 Existing Utility Modification – Water, Sewer and Storm

- 5 Deed Restriction on Use in the Reciprocal Easement Agreement (REA)

- 6 Navigating Renovation of Existing Structures and New Development Proposal

Site Ownership Summary (by acreage)

1. Parcel #1 - 21.19 acres owned by Richland Centre, LLC (Oklahoma)
2. Parcel #2 - 11.95 acres owned by 8651 Airport Freeway, LLC
3. Parcel #4 - 4.25 acres owned by Naturon Properties, LLC
4. Parcel #3 - 3.26 acres owned by Mel McClung
5. Parcel #6 - 1.73 acres owned by Buttercup, LLC
6. Parcel #5 - 1.06 acres owned by DJM NNN I, LLC (California)
7. Parcel #7 - 1.03 acres owned by Greenbriar RE Investment Co.
8. Parcel #8 - .92 acres owned by North Richland, LLC (California)
9. Parcel #9 - .64 acres owned by MidCities Pharmacy, Inc.
10. Parcel #10 - .36 acres owned by Cowtown Realty, Ltd. Co.

Site Breakdown by Ownership (Parcels 1-2)

Parcel #1

Owner: Richland Centre, LLC (out of Oklahoma)

- 21.19 acres of commercial property located on Northwest side of the site along Strummer Drive.
- Largest parcel with operating call center providing the only building with active use.



Parcel #2

Owner: 8651 Airport Freeway, LLC

- 11.55 acres of commercial property located in Central portion of the site.
- At Home Superstore building occupies the North end of the parcel and includes excess parking.



Site Breakdown by Ownership (Parcels 3-4)

Parcel #3

Owner: Mel McClung

- 3.26 acres of commercial property located on East side of the site along Hwy 121.
- Building to remain as-is.

Parcel #4

Owner: Naturon Properties, LLC

- 4.25 acres of commercial property located on West side of the site along Strummer Drive and Hwy 121.
- Through coordination with the City, our team was able to speak with the owner of this parcel to discuss our proposed master plan and ideas for building/land use.



Site Breakdown by Ownership (Parcels 5-6)

Parcel #5

Owner: DJM NNN I, LLC (out of California)

- 1.06 acres of commercial property located on Southwest corner of the site along Strummer Drive.
- Focus on Strummer Drive realignment and possible retail use for building on Southwest corner.



Parcel #6

Owner: Buttercup, LLC

- 1.73 acres of commercial property located on South Central portion of the site along Hwy 121.
- Suggested building restoration/restructuring rather than full demolition (along with other bordering smaller parcels).



Site Breakdown by Ownership (Parcels 7-8)

Parcel #7

Owner: Greenbriar RE Investment Co.

- 1.03 acres of commercial property located on Southeast corner of the site along Hwy 121.
- Suggested building restoration/restructuring rather than full demolition (along with other bordering smaller parcels).

Parcel #8

Owner: North Richland, LLC (out of California)

- 0.92 acres of commercial property located on South Central portion of the site along Hwy 121.
- Suggested building restoration/restructuring rather than full demolition (along with other bordering smaller parcels).



Site Breakdown by Ownership (Parcels 9-10)

Parcel #9

Owner: MidCities Pharmacy Inc.

- 0.64 acres of commercial property located on South Central portion of the site along Hwy 121.
- Suggested building restoration/restructuring rather than full demolition (along with other bordering smaller parcels).



Parcel #10

Owner: Cowtown Realty Ltd. Co.

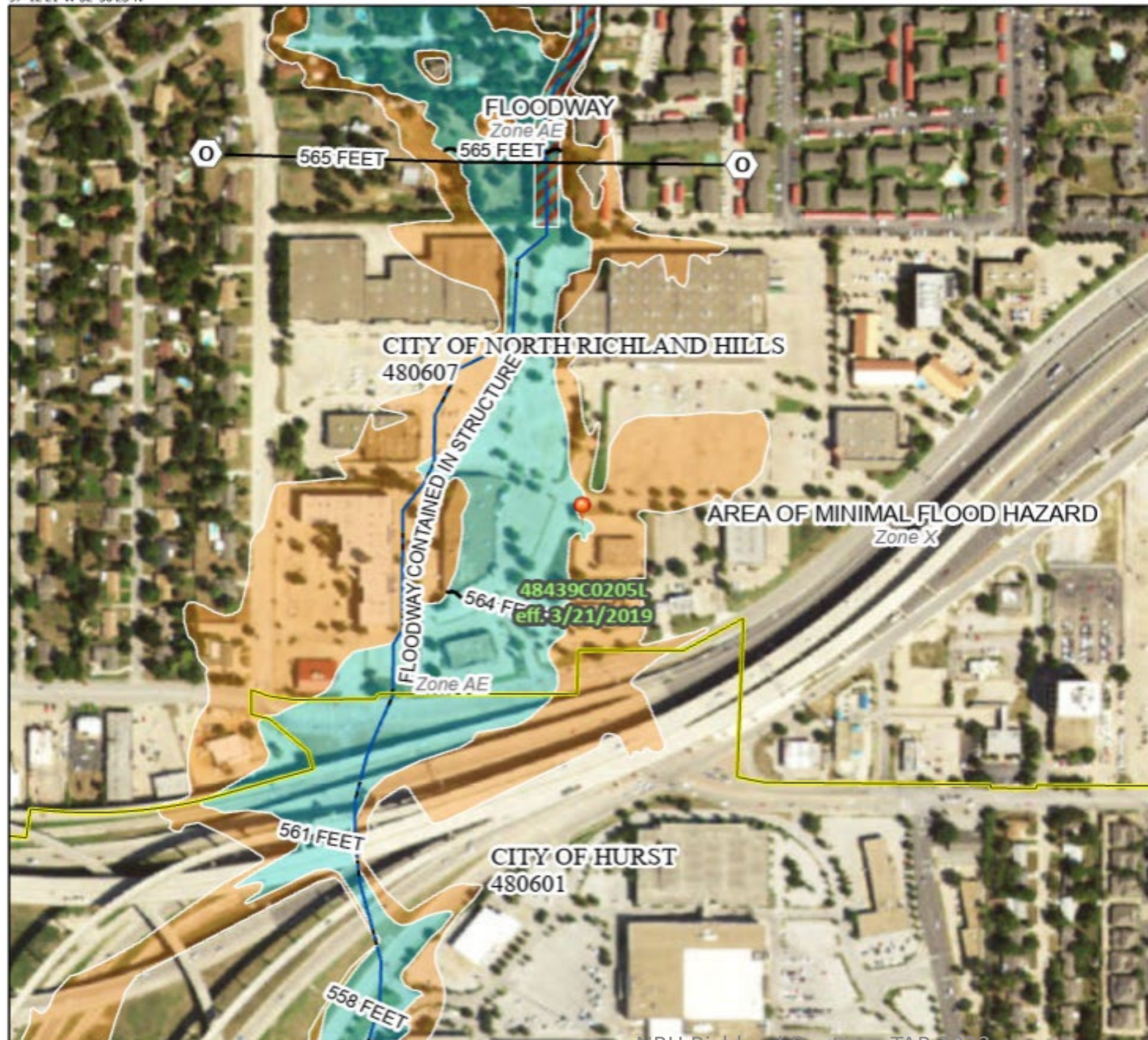
- 0.36 acres vacant commercial lot located on South Central portion of the site along Hwy 121.



National Flood Hazard Layer FIRMette



97°12'21"W 32°50'23"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

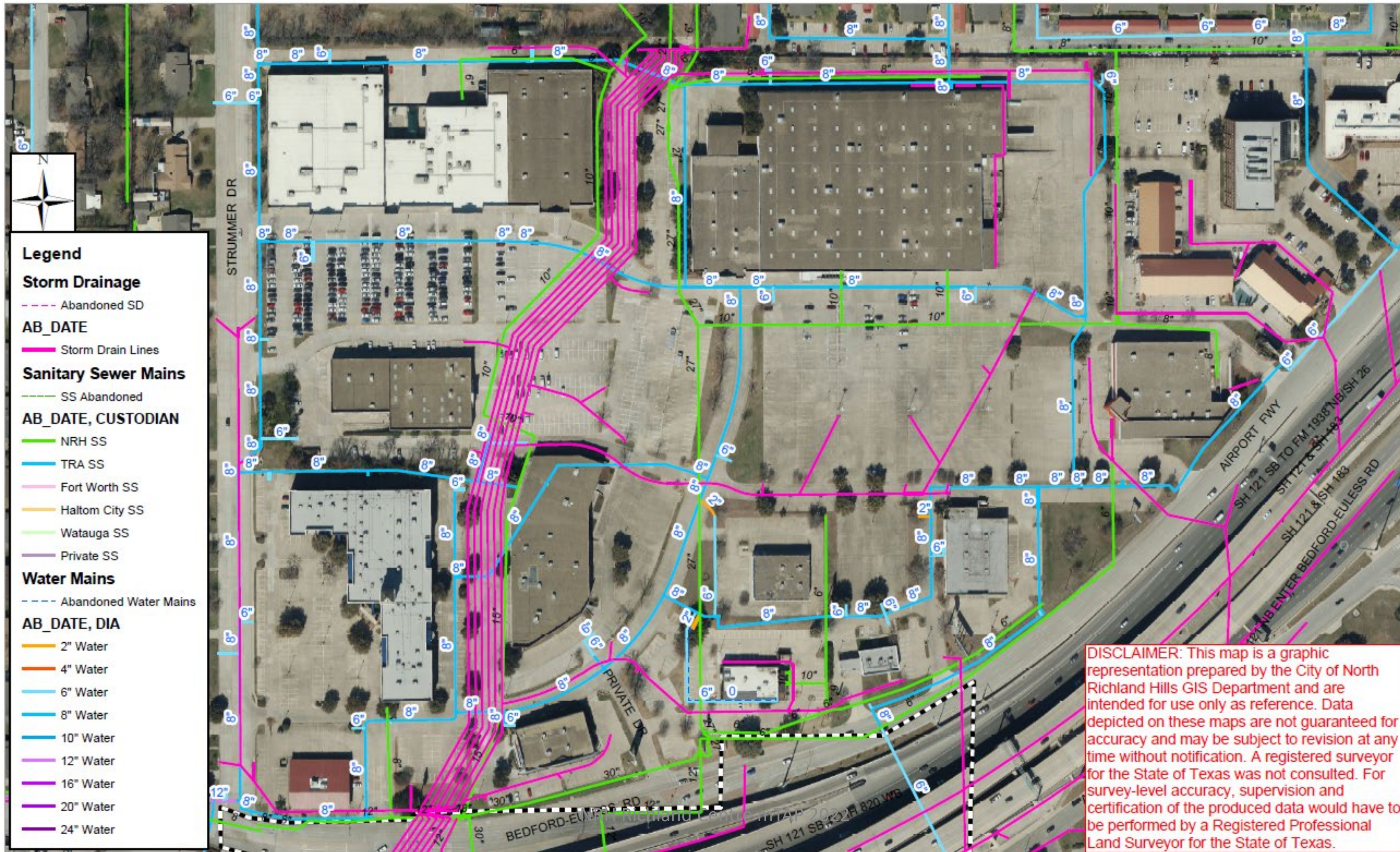
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/4/2022 at 6:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GIS ALL UTILITIES

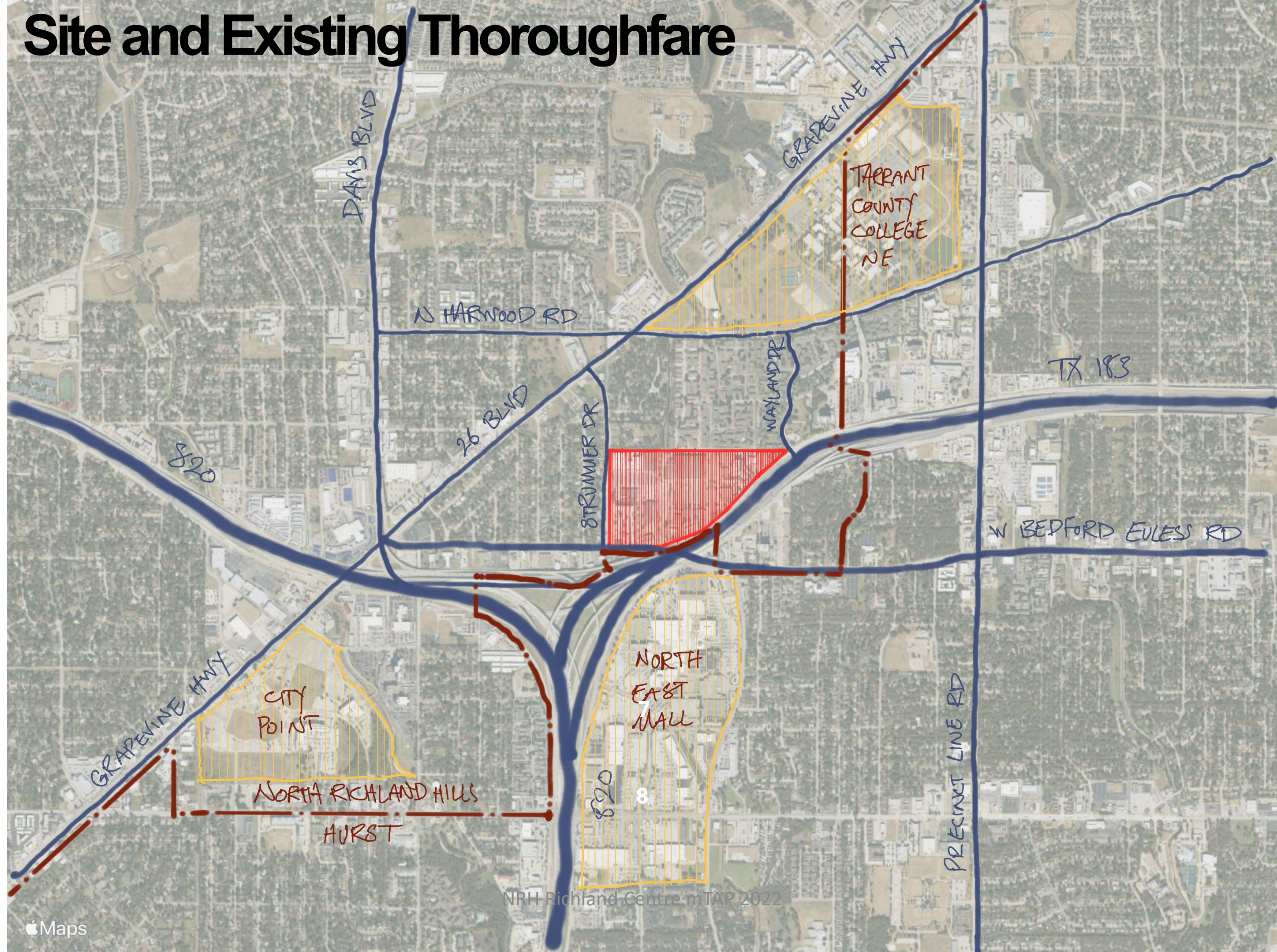


Preliminary Investigations

1. Site and Existing Thoroughfare
2. Land Area
3. Connections
4. Concept Land Use Zones
5. Conceptual Site Access and Circulation
6. Zones Uses and Phasing

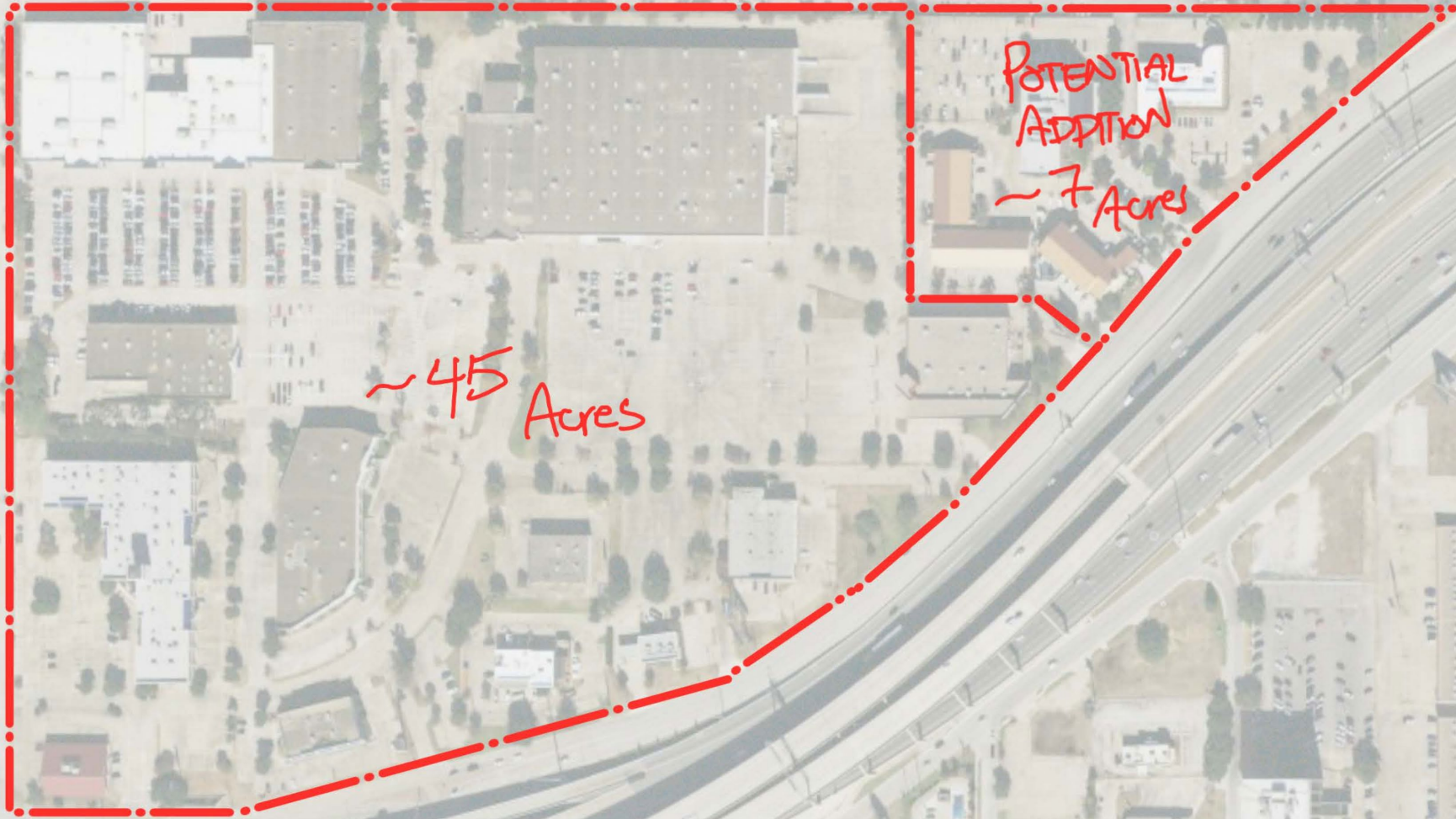


Site and Existing Thoroughfare

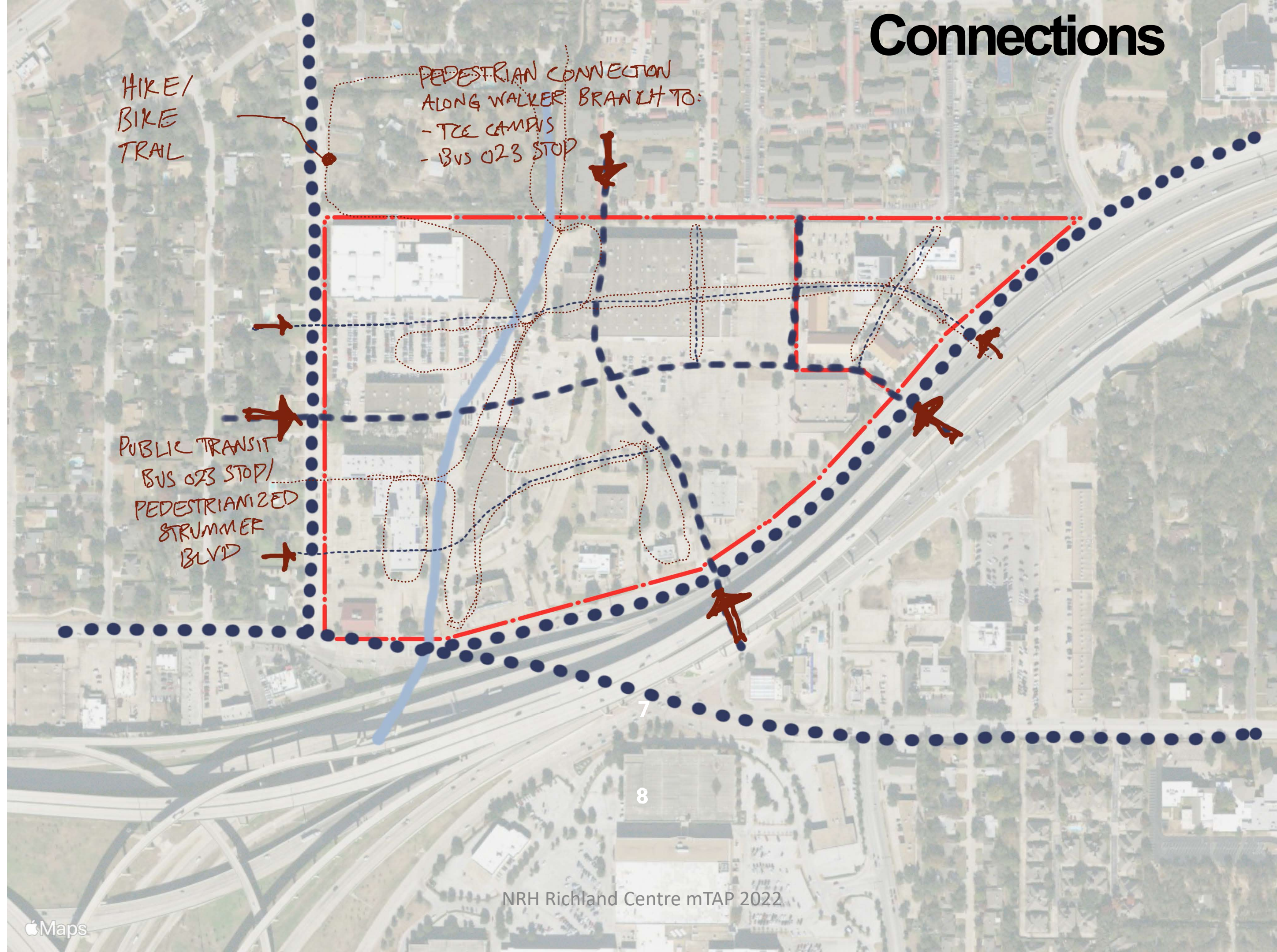


NRH Richland Centre mTAP 2022

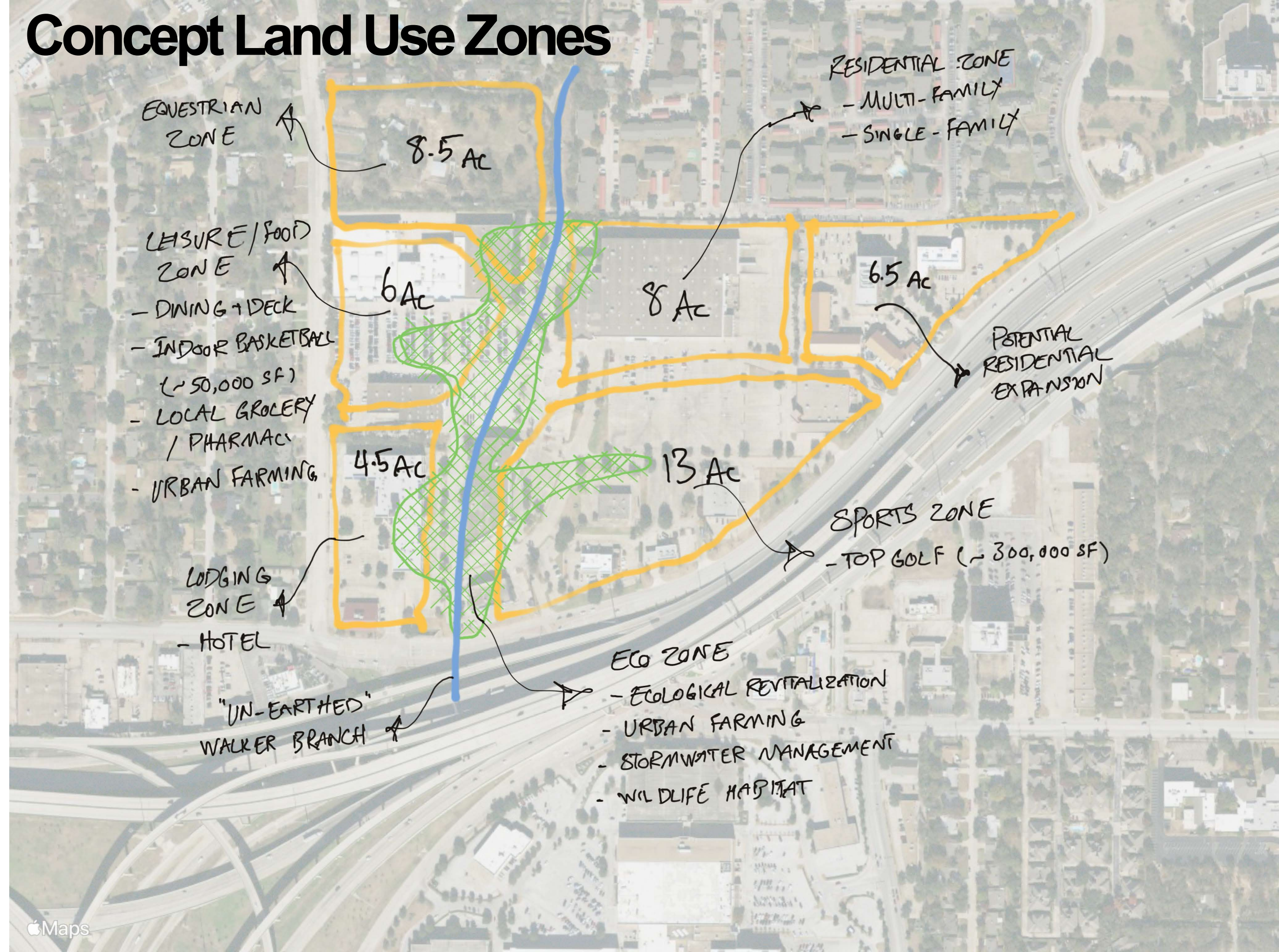
45 Acre Site



Connections



Concept Land Use Zones



EQUESTRIAN ZONE

8.5 Ac

RESIDENTIAL ZONE
- MULTI-FAMILY
- SINGLE-FAMILY

LEISURE/FOOD ZONE

6 Ac

8 Ac

6.5 Ac

POTENTIAL RESIDENTIAL EXPANSION

- DINING + DECK
- INDOOR BASKETBALL (~50,000 SF)
- LOCAL GROCERY / PHARMACY
- URBAN FARMING

4.5 Ac

13 Ac

SPORTS ZONE

- TOP GOLF (~300,000 SF)

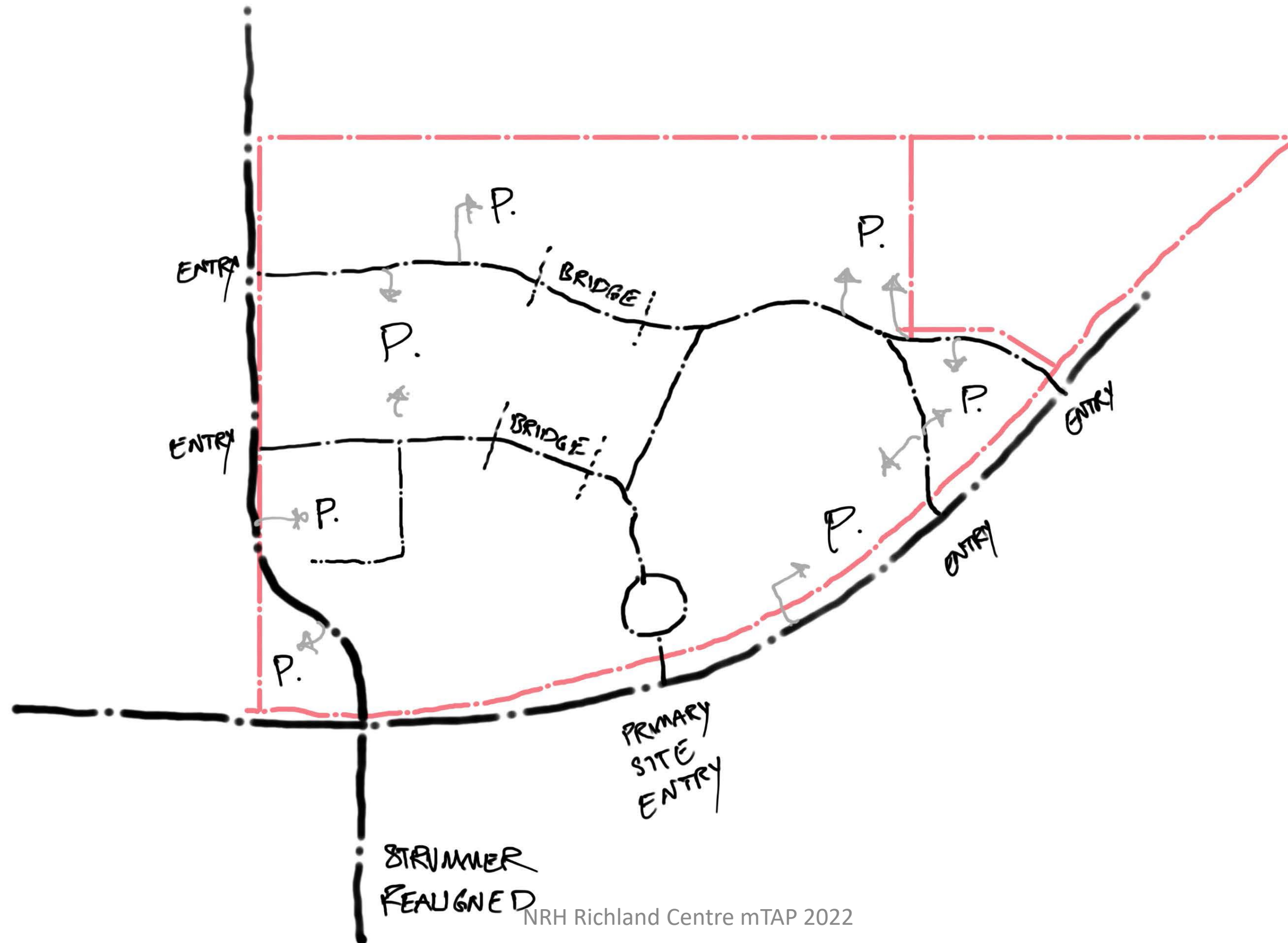
LODGING ZONE
- HOTEL

ECO ZONE

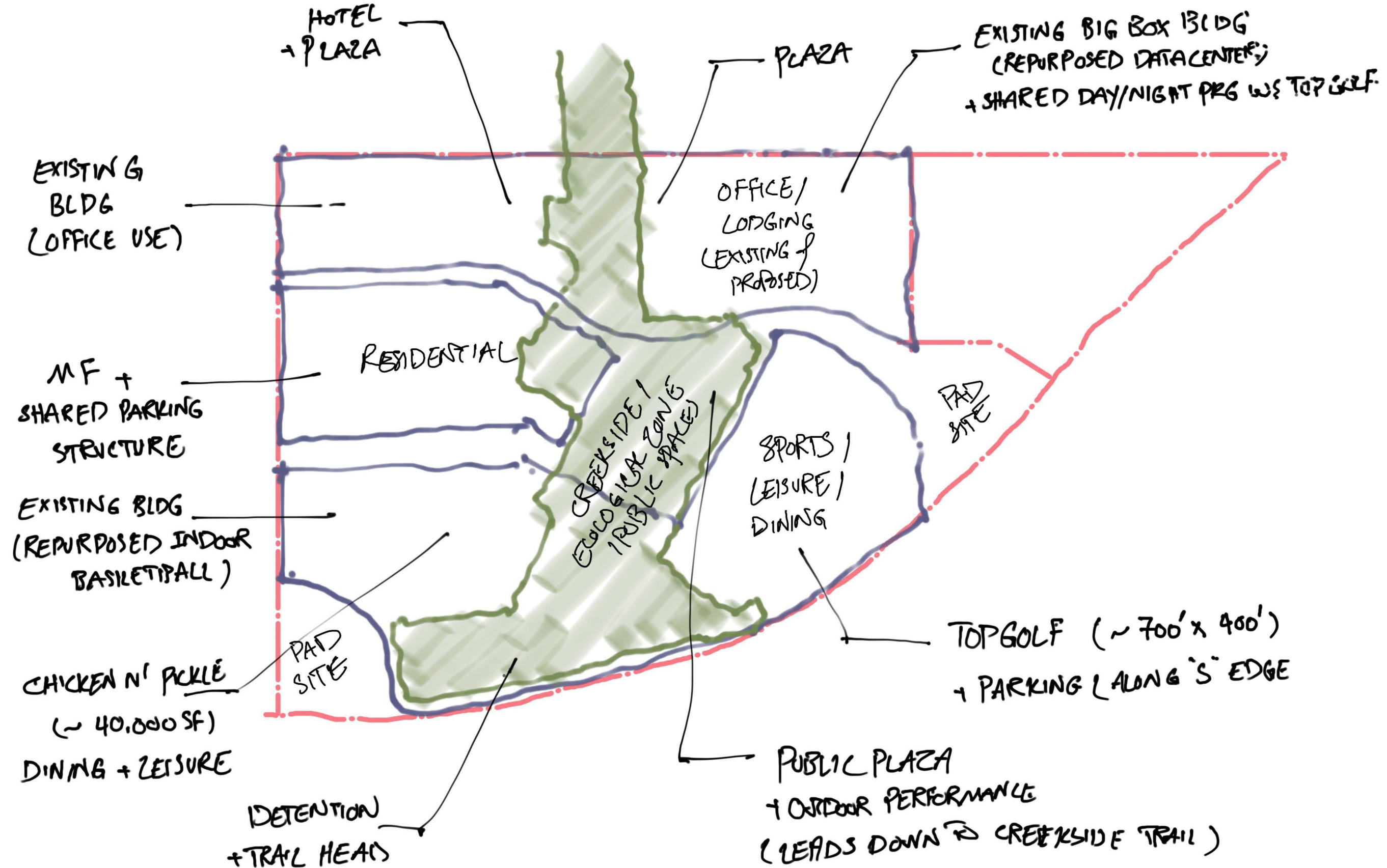
- ECOLOGICAL REVITALIZATION
- URBAN FARMING
- STORMWATER MANAGEMENT
- WILDLIFE HABITAT

"UN-EARTHED" WALKER BRANCH

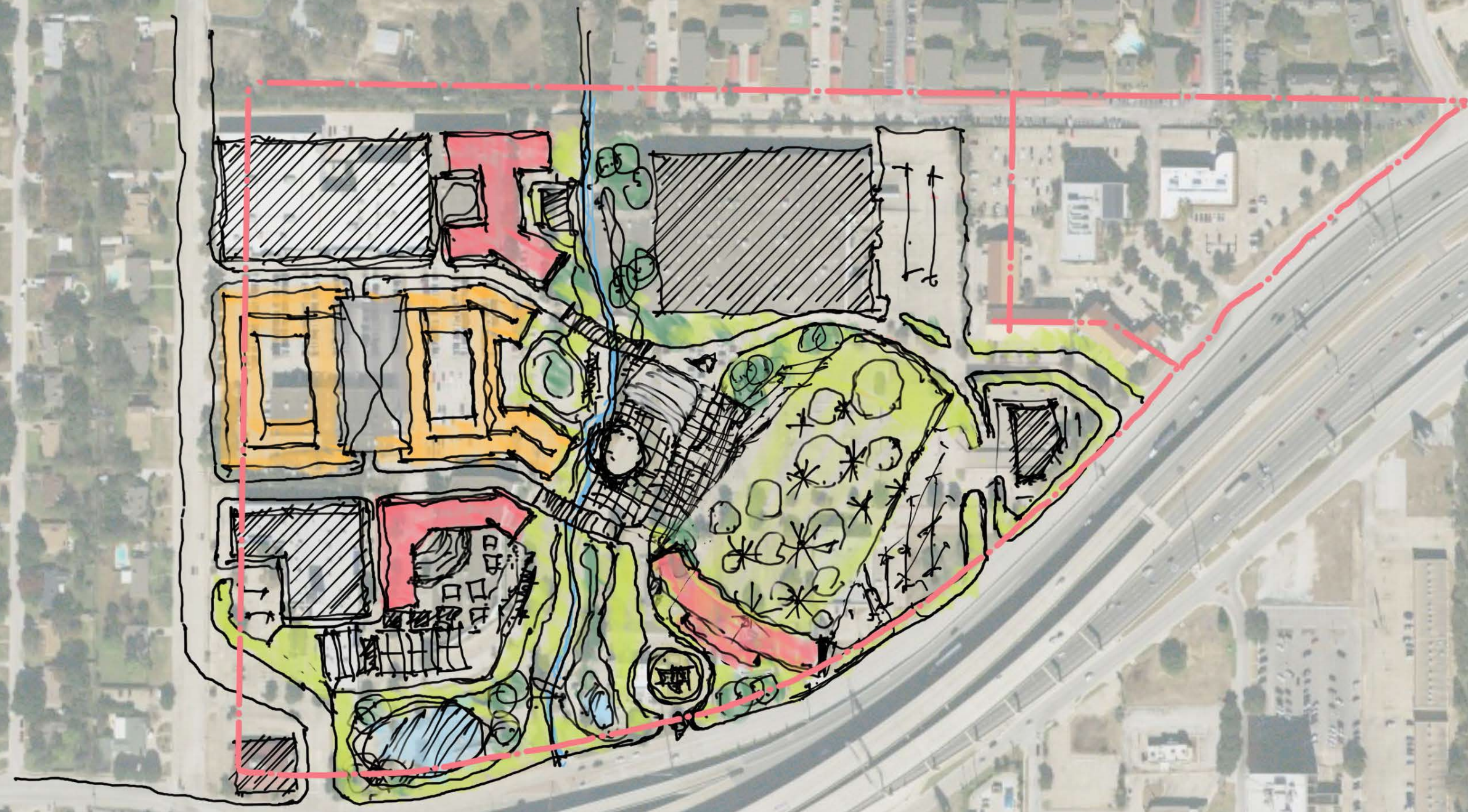
Conceptual Site Access and Circulation



Zones, Uses and Phasing



Initial Concept Plan

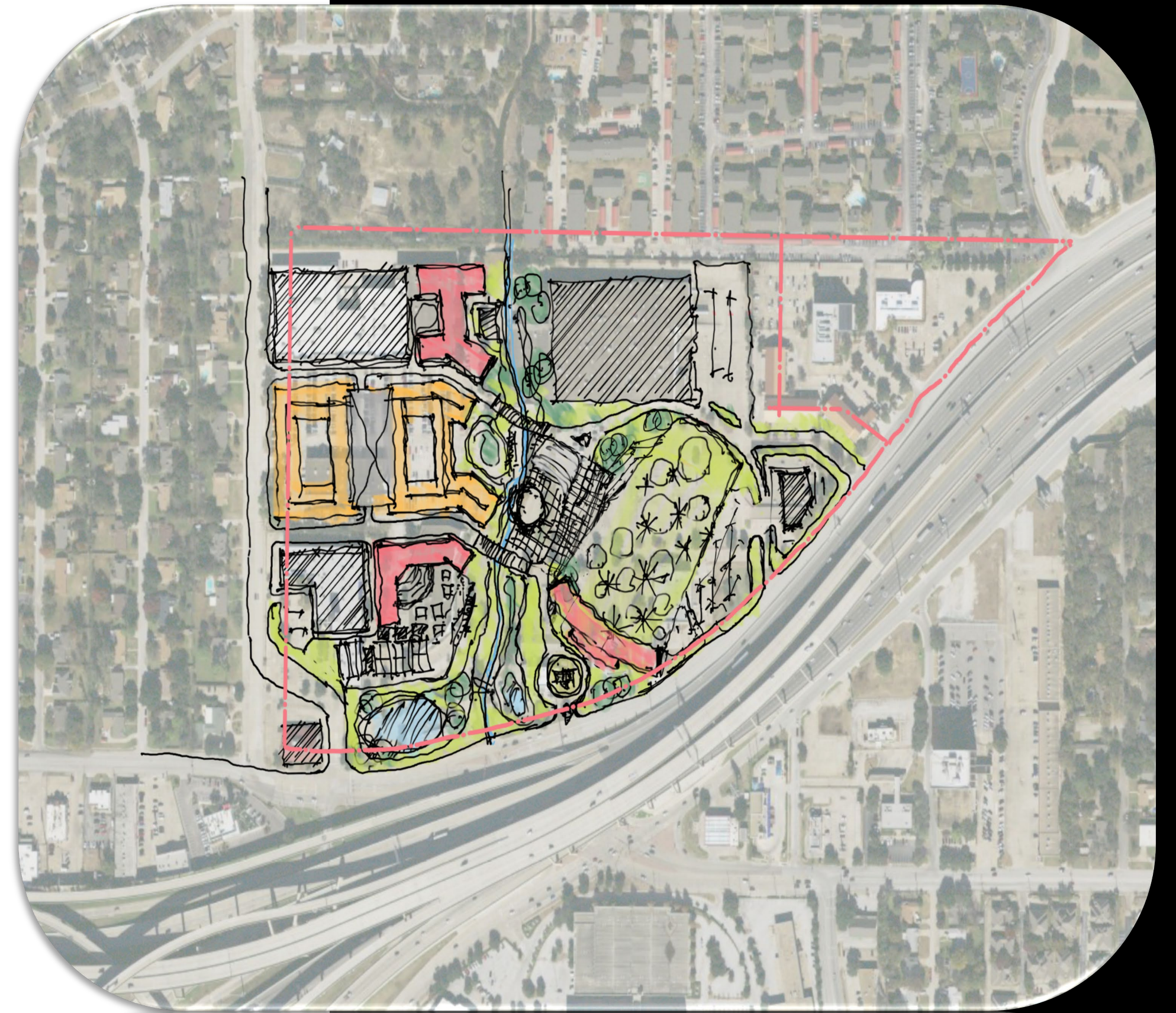


City Feedback Session #1

Concept Master Plan

Initial design changes requested...

1. Keep more of the existing buildings, including retail buildings along frontage road.
2. Add more apartments.
3. Parking for the Top Golf to be at the front door.
4. Parking for call center desired to be separate from garage.
5. Open space and park areas encouraged.
6. Realignment of Strummer Drive.
7. Utilize existing retail along frontage road in place of the Top Golf.
8. Pickle-Ball venue encouraged to be mixed-use.
9. Conduct redevelopment in phases.

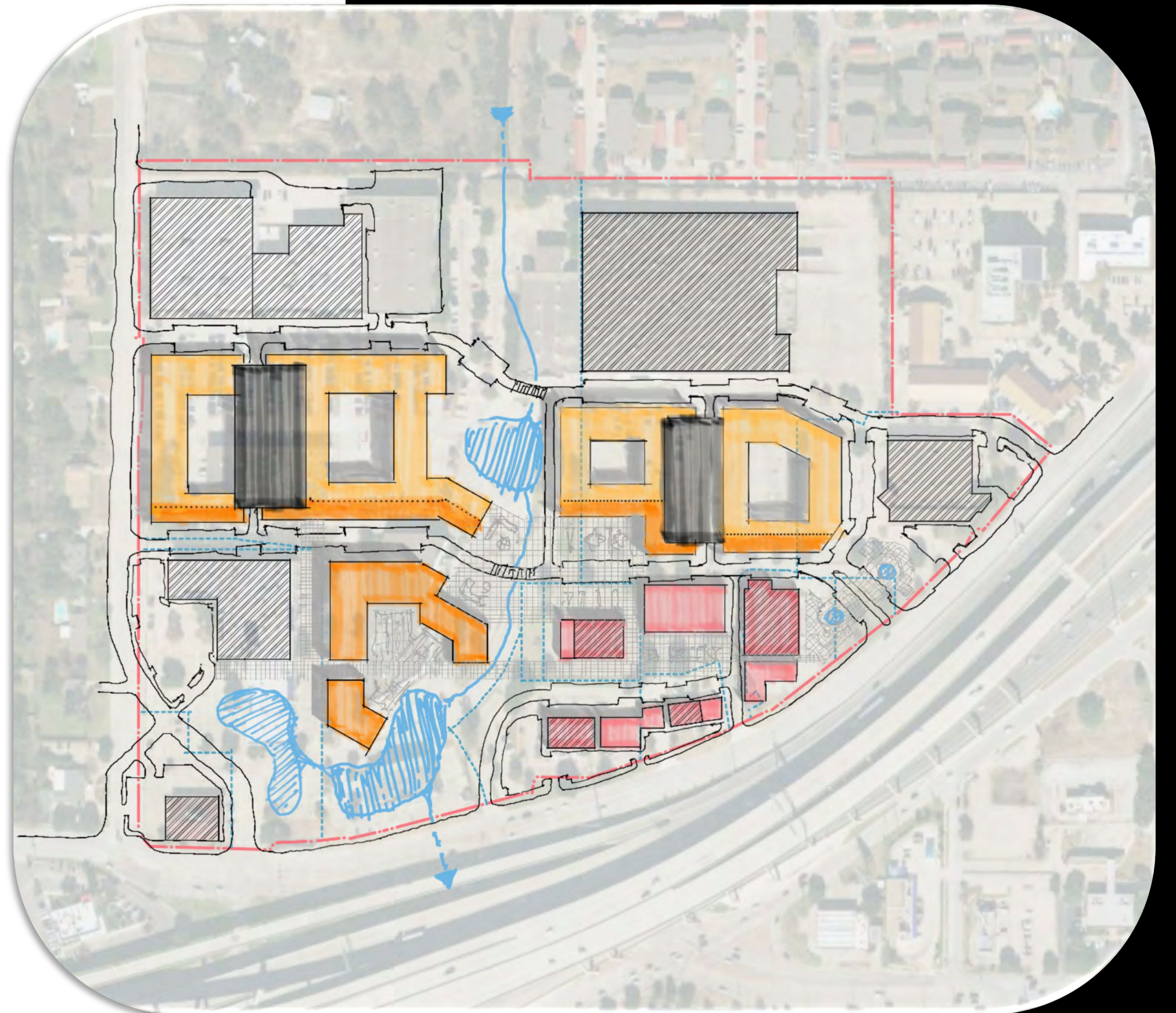


City Feedback Session #2

Concept Master Plan

Final design changes requested...

1. Keep wing on the Havertys Furniture building w/ Strummer Drive realignment reduced detention.
2. Keep the At Home Superstore and Call Center existing buildings at rear of site.
3. Review parking study for retail.



Time Lapse Video

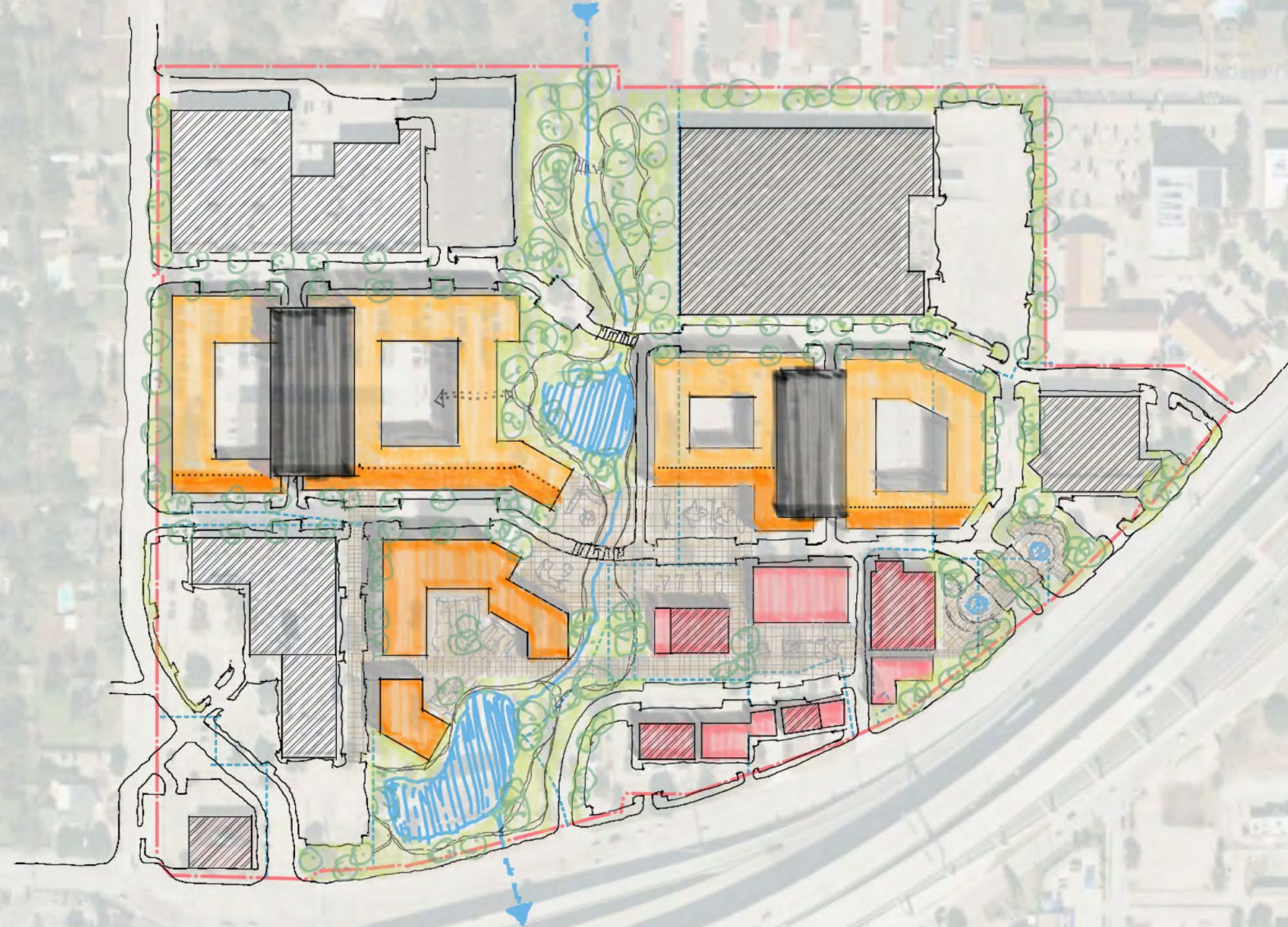


a. Site Boundaries+ Existing Buildings + Ownership Boundaries

Final Design



North Richland Centre Master Plan

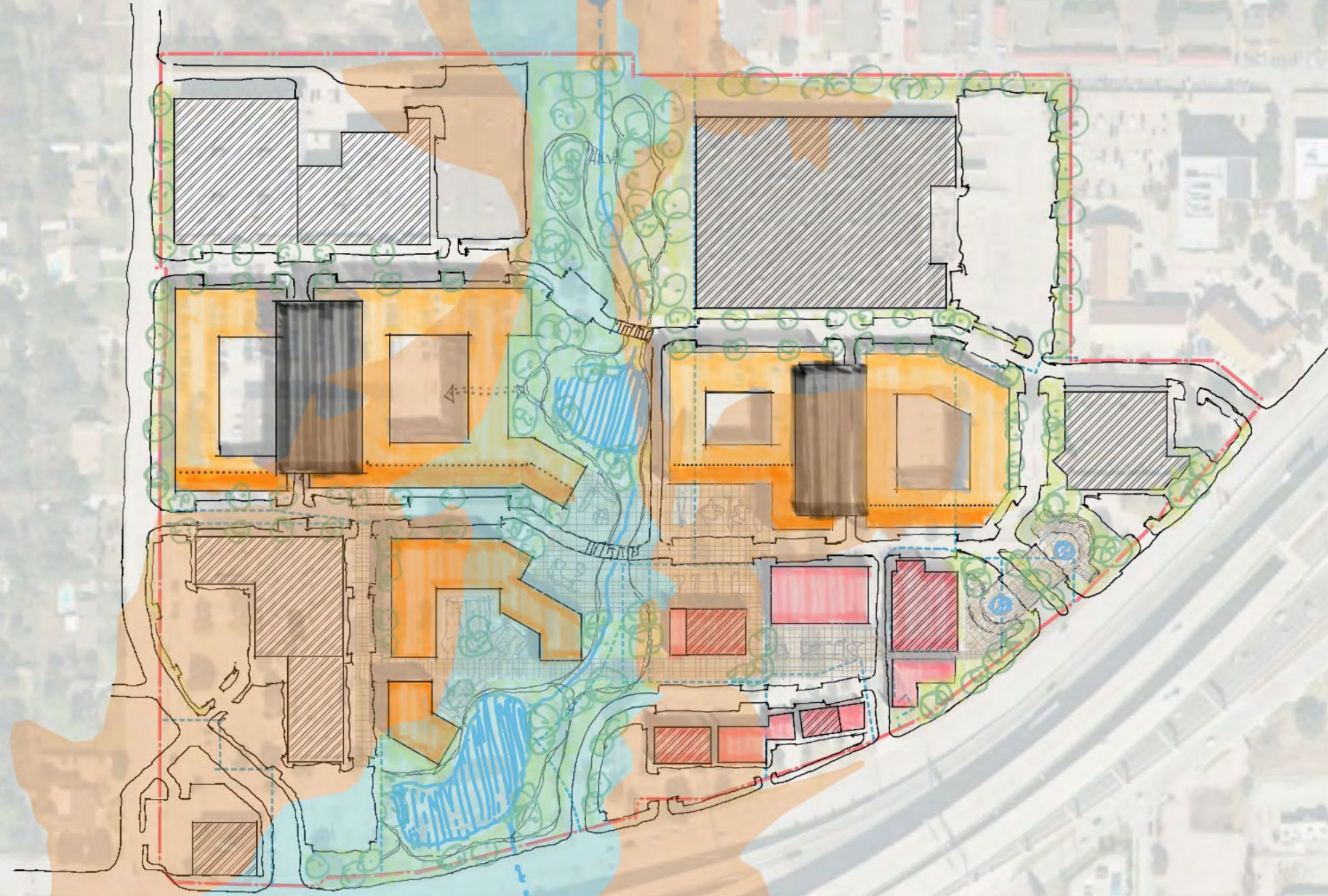


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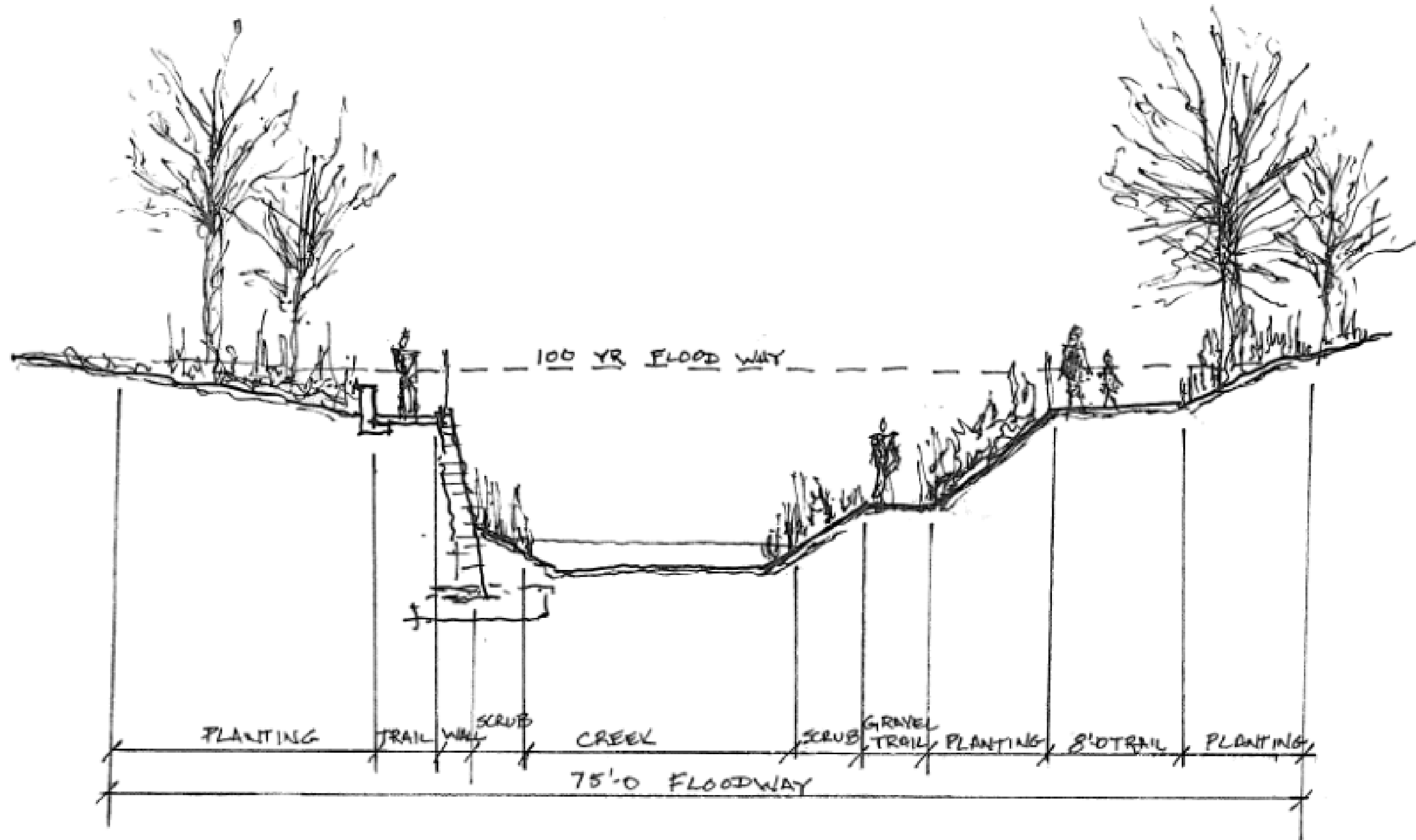
g. PHASE04: Multi-Family (5-lvl. Wrap) + Parking Structure Constructed
Potential Outparcel Restaurant on Existing E Bldg.
Pedestrian Network Expanded

Master Plan Site Overlay

— Floodplain (Zone X)
— Floodplain (Zone AE)



Walker Creek Concept Section



Conceptual Images

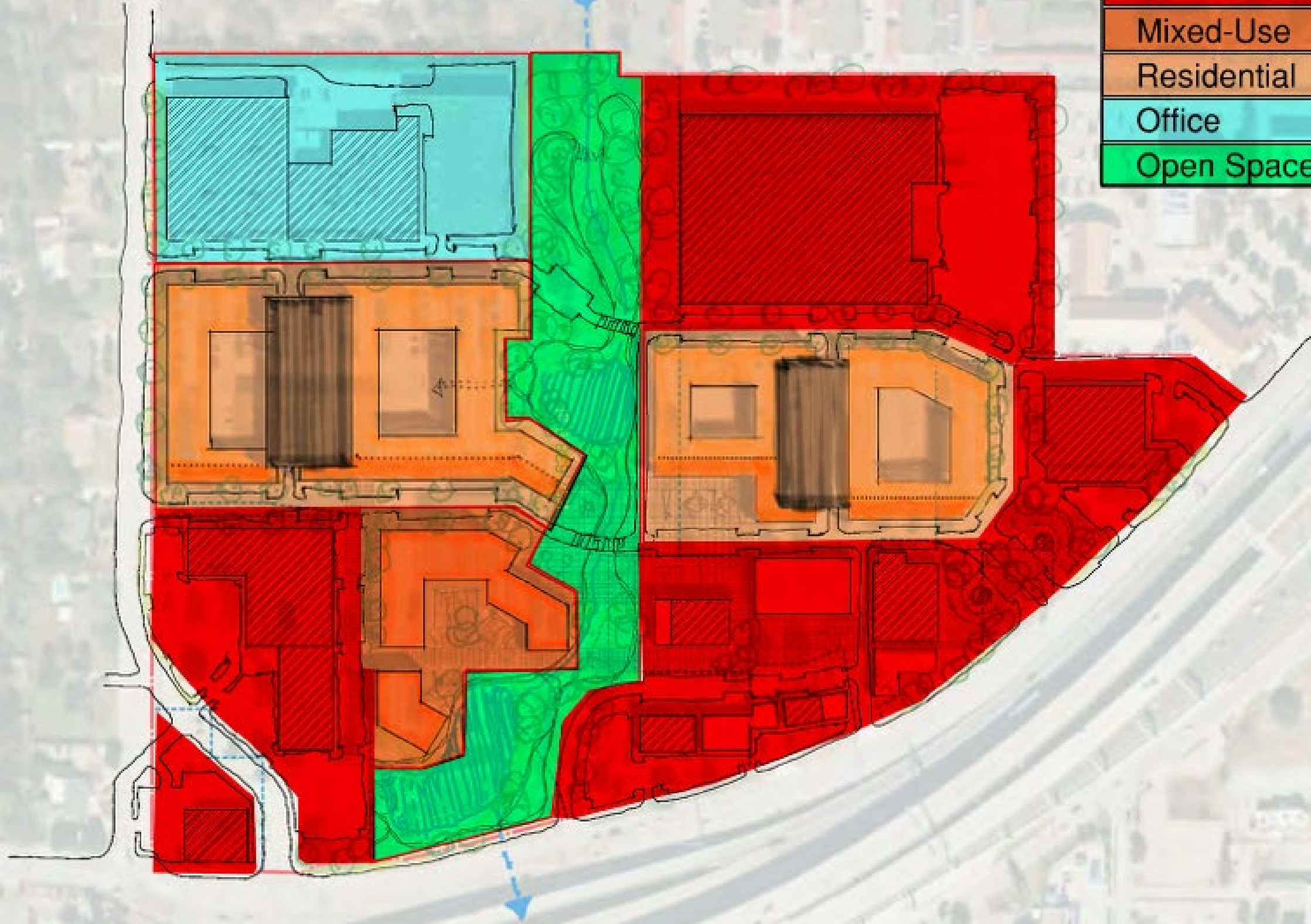


URBAN PLAZA / TERRACED WATERFRONT PUBLIC SPACE / ACTIVATED PUBLIC REALM



NRH Richland Centre mTAP 2022

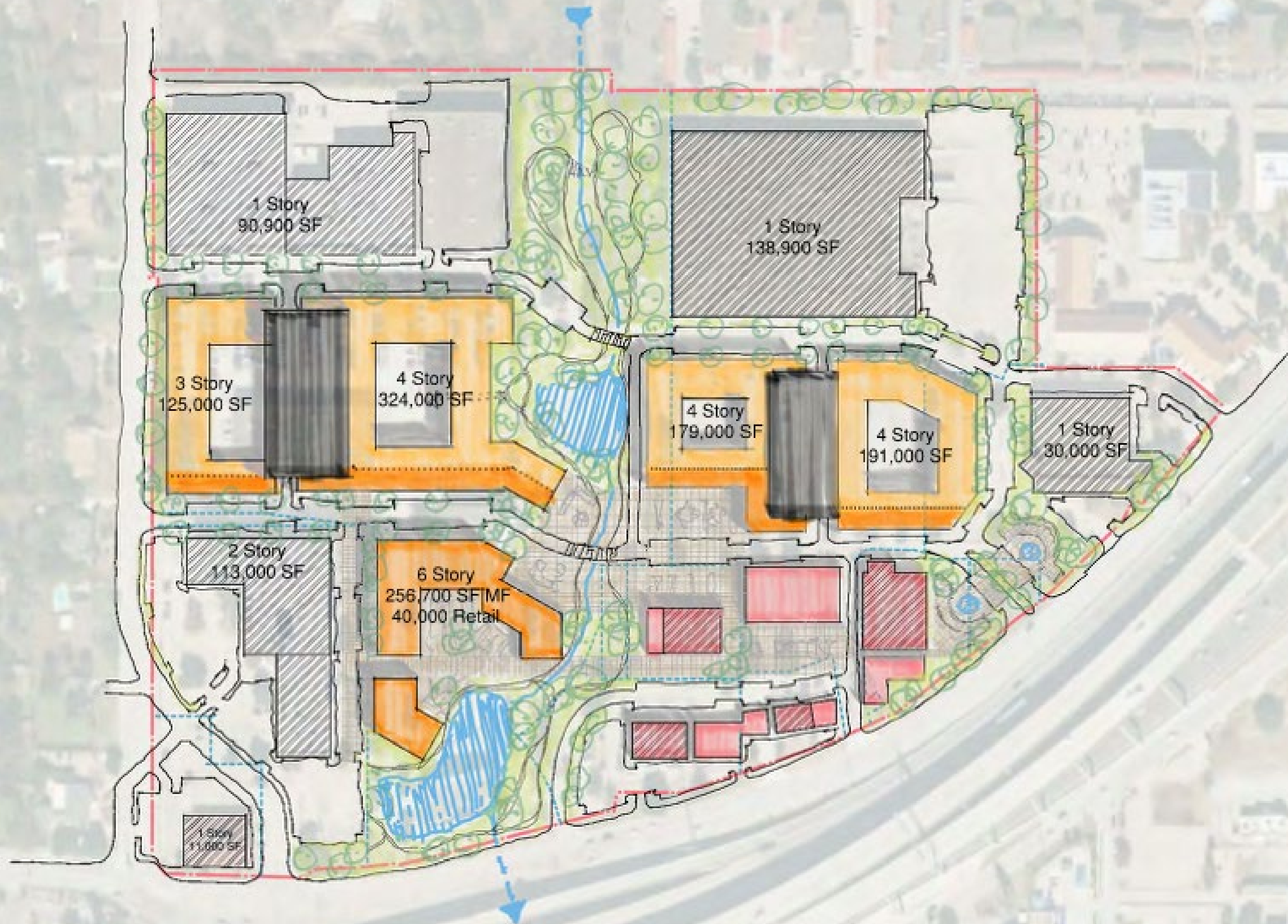
VERTICAL MIXED USE / WALKABLE URBANISM / FIRST FLOOR RETAIL



Land Uses

Commercial	859,261 SF	18.95ac
Mixed-Use	122,228 SF	2.8 ac
Residential	508,804 SF	11.7 ac
Office	233,891 SF	5.4 ac
Open Space	257,639 SF	5.9 ac

Occupancy Use SF



Parking Table

USE	City Requirement	Square Footage / Number of Units	Parking Tabulation per City Requirement	Proposed Parking Ratio	Number of Spaces
Multifamily	2 Spaces for 1-BR or 2.5 Spaces for 2+ bedroom	~1,000	2150	1.35 per unit	1350
Office	1 per 300 SF	90,000	300	Allowed shared parking 20% reduction	240
Data Center	1 per 3000 SF	138,700	46	1 per 5000 SF	28
Call Center/Office	1 per 300 sf	85,000	283	Allowed shared parking 20% reduction	227
Mixed Use	1 per 250 sf	153,000	612	Allow Shared Reduction with Office 20%	490
Retail	1 per 250 sf	110,000	440	Allow Shared Reduction with Office 20%	352
At-Home	1 per 250 sf	138,700	555	Allow Shared Reduction with MF 20%	444
Total			4340		3102
Total w/ Data Center			3832		2658

Recommendations:

1. Action Items for City Council After Work Session

- Define Urban Village Land Development Entitlement for the site
 - Approved Land Use Plan / Development Plan
 - Approved Parking Reduction / Shared Parking Agreement
-

2. Determining a City Redevelopment Incentive Package

- Removing Deed Restriction
- Open Space Incentives
- Utility Modification Incentives
- Flood Plain Resolution Incentives
- TIFF / TIRZ

