



Dixie Berryhill Area Infrastructure Update

Jobs and Economic Development Committee
August 7, 2023

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AGENDA

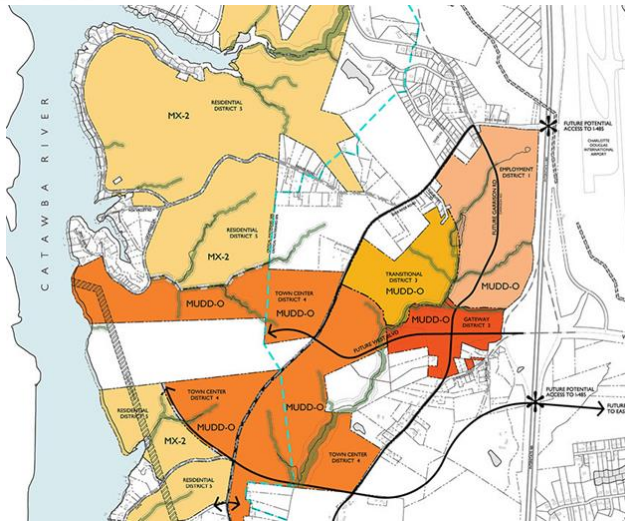
- **Project Background**
 - Dixie Berryhill Area
 - Public Benefits
 - Network + Infrastructure Improvements
- **Current Status of Public Private Partnerships**
 - West Blvd, Water Line + Beaver Dam Creek Phase I
 - Garrison Road South + Beaver Dam Creek Crossing
- **Proposal for Future Infrastructure Improvements**
 - Garrison Road North
 - Beaver Dam Creek Sewar Phase II
 - Adjustments to the 2017 TIG
- **Next Steps**



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PROJECT BACKGROUND – DIXIE BERRYHILL AREA



- City Identified Area for growth in 2014
- 2016 River District Rezoning 1,377.68 Acres
- 2017 Reimbursement Agreement: Crescent Communities West Blvd Extension
- 2018-2022 River District Land Assemblage (West/Dixie)
- 2019 McCraney Rezoning 150 Acres
- 2021 Annexation of 167 Acres
- 2023 West Blvd Groundbreaking
- 2022 Reimbursement Agreement: McCraney Properties Garrison Road South Agreement
- 2022 Annexation of 220.66 Acres

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PUBLIC BENEFITS

Commitment	Current Status
Extension of water and sewer lines	In Progress- Expected Completion 2023
Reserve 2 school sites	Site options provided to CMS
Reserve 2 neighborhood parks	Written identification provided 2019
Dedicate land for Beaver Dam Creek Greenway	Land dedicated prior to Phase 1 development certificate of occupancy
Beaver Dam Creek Crossing to Dixie River	Currenting in approval process with DEQ
Reserve 3.5 acres for fire station	Purchase and Sale to CFD approved in 2023
Provide public access to Catawba River	Access provided prior to the CO of the 1000 th residential unit in MX district
Provide CATS locations for bus stops and help to plan for a 1.5 acre transit center	Pad locations provided to CATS
Provide storm basins, erosion control, water quality monitoring & stream buffers	Ongoing throughout the duration of soil disturbing and construction
Preservation of a 75 acre wildlife preserve	Land provided prior to 1000 th unit CO
Tree Save Area 15% of gross acreage and 551 acres of open space	Green space master plan shared with City. Tree Save map approved by Urban Forestry

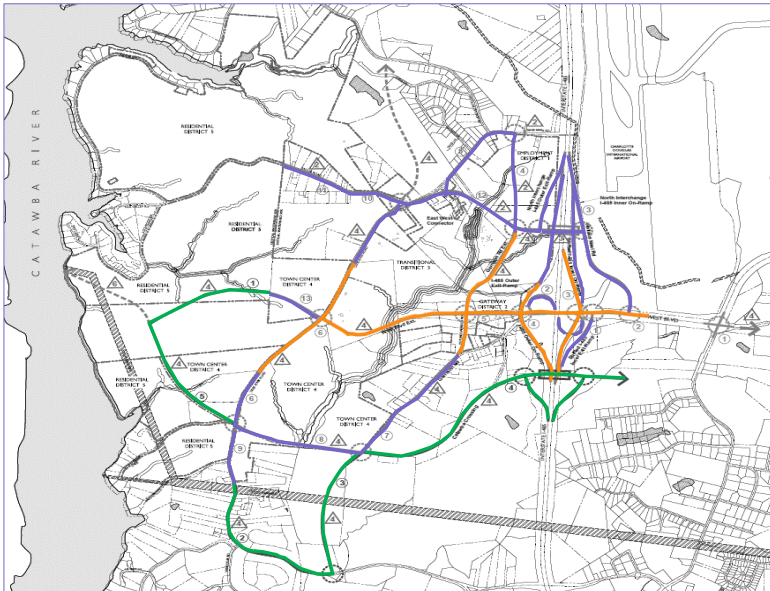
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NETWORK + INFRASTRUCTURE IMPROVEMENTS



Phase 1



Phase 2



Phase 3



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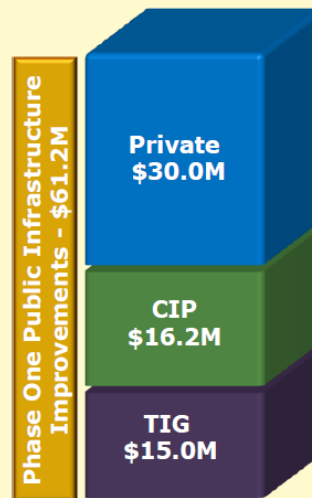
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ANTICIPATED DIXIE BERRYHILL FUNDING: 2017 PHASE 1

- Private Developer
 - \$30.0 million
 - Local Road Network
 - I-485 Interchange
 - ROW dedication
- Community Investment Plan
 - Up to \$16.2 million
 - West Boulevard Extension
- Tax Increment Grant (Phase I)
 - Up to \$15 million of public infrastructure improvements
 - Dixie River Road
 - Garrison Road
 - Potential West Boulevard Extension
- Total Infrastructure Investment – Phase One
 - \$61.2 million



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PUBLIC PRIVATE PARTNERSHIPS

West Boulevard Extension + Horton Road

- Reimbursable CIP Agreement for West Blvd
- Horton Road added via West Blvd Amendment in 2022
- Construction is currently in progress

Garrison Road South + Beaverdam Creek Sewer Extension - Phase 1

- Reimbursable CIP Agreement on Garrison Road
- 5 Year Pro-Rata Reimbursement Agreement on Sewer
- Sewer construction completed October 2021

Beaver Creek Sewer Extension - Phase 2

- 5-Year Pro-Rata Reimbursable Agreement
- Engineering construction documents
- Construction to complete Q3-22

Dixie River Road Waterline

- » Developer donated plans project
- » Fully engineered
- » City Real Estate in securing ROW & easements
- » Construction to start Q1-22 and complete Q3-22



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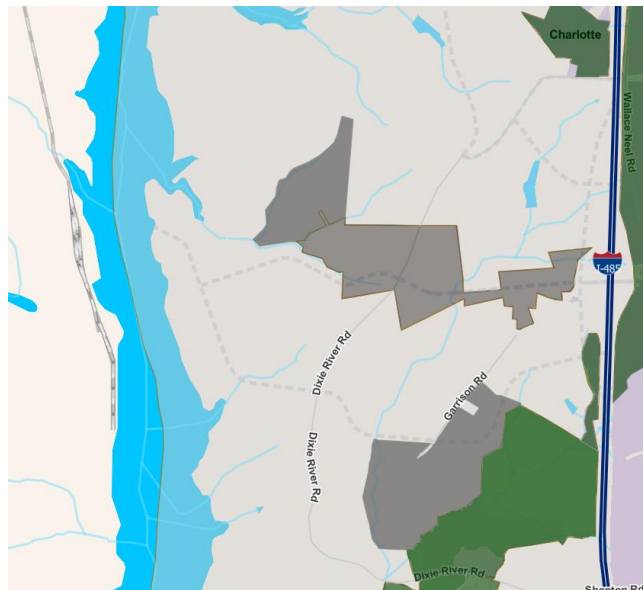
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ANNEXATIONS

Over 387 acres have been annexed into the City of Charlotte related to the West Blvd extension, Horton Road and Garrison Road South projects by Crescent Communities, McCraney Properties and the City of Charlotte.



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CURRENT ACTIVITIES

- **River District Proper by Crescent Communities**
 - Construction of West Blvd
 - Water and Sewer Lines Construction
 - Fire Station Land Purchase
- **Garrison Road South by McCraney Properties**
 - Conservation Easement Credits
 - Garrison Road South
 - Beaver Dam Creek Crossing
- **Additional Considerations**
 - Funding for Future infrastructure
 - Evolution of Development
 - Additional Water & Sewer Line



MOVING INTO PHASE 1.B



New phase presents opportunity to expedite more infrastructure faster than initially anticipated including

- All of Garrison Road north
- More improvements to Dixie River Road north
- Water & sewer line extension for larger area of commercial property
- Public investment in CIP and TIG amendment



GARRISON ROAD NORTH PROPOSAL



Garrison Road Reimbursement Proposal

- Estimated project cost of \$30mm to include design, ROW, and construction. City to assist with key ROW should Crescent not reasonably secure.
- Crescent to be reimbursed up to \$27mm in CIP
 - Over 3 bond cycles ('24, '26, '28)
 - Funds from ED CIP
- Waterline
 - Additional project cost of \$1.8mm
 - In discussion with Charlotte Water on cost sharing split.



BEAVER DAM CREEK SEWER PROPOSAL



Phase 1 Sewer: Green

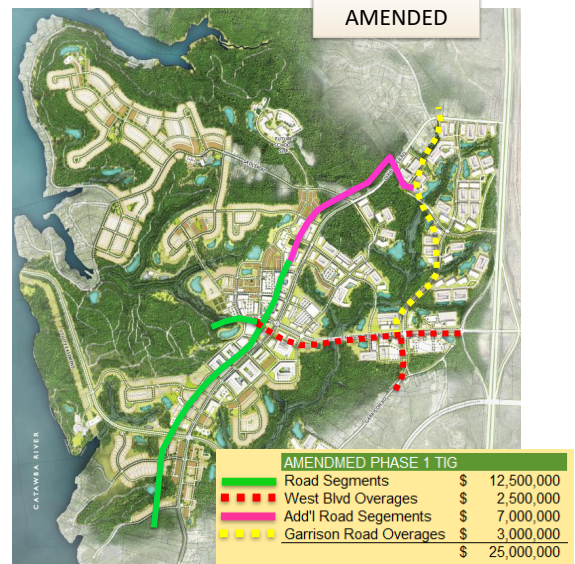
- In various phases of completion or design.

Phase 2 Sewer: Blue

- In discussion with Charlotte Water on cost reimbursement for any upsizing of infrastructure to service greater regional drainage basin.



TAX INCREMENT GRANT PROPOSAL



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NEXT STEPS

- **August 7th Committee Report Out**
- **August 28th Full Council Meeting**
 1. Request to proceed with an CIP reimbursement agreement of \$27M over 3 bond cycle for Garrison Rd. North
 2. Request to amend the Crescent TIG agreement from \$15M up to \$25M and from 15 to 20 years

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