



Lewisville City Council Update
Old Town Transit Oriented Development and Developer RFQ
July 21, 2025

- Old Town Lewisville TOD Working Group participated in 3 workshops to identify a TOD concept and develop RFQ framework
 - Workshop 1: August 12, 2024
 - Workshop 2: October 24, 2024
 - Workshop 3: April 24, 2025
- Concept plan refined based on City input and challenges uncovered
- Explored project and funding scenarios
- Developed draft RFQ document
- Continuing coordination:
 - City of Lewisville – existing underground utilities and stormwater
 - DART and FTA – land ownership and TOD project
 - NCTCOG – funding and DART support

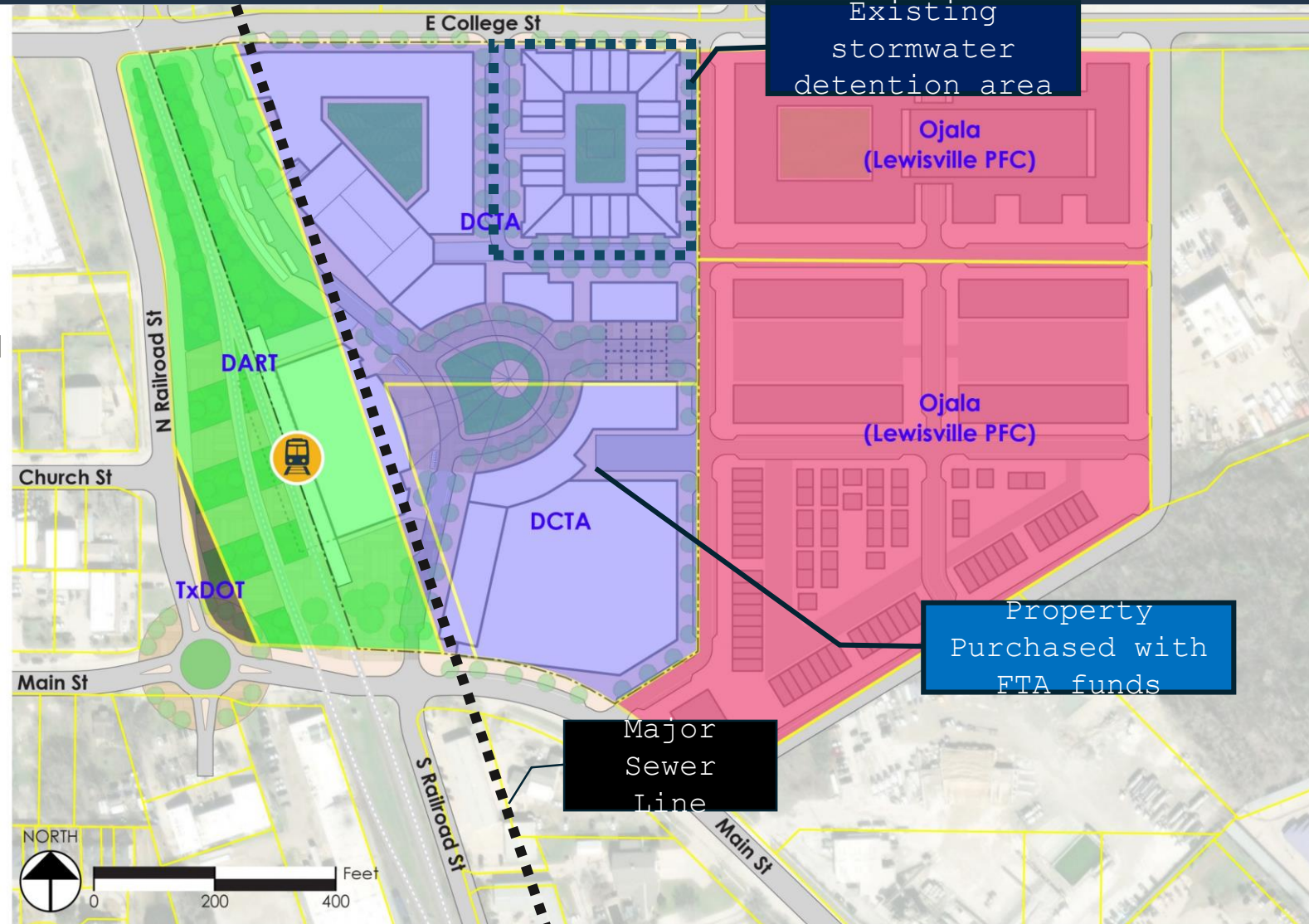
Initial Concept and Challenges Uncovered

Planning Goals:

- Place the HQ Office and transit patron facilities as close to the A-train platform as possible to form a “anchor” for the larger TOD, and provide a visual and physical connection to Church St

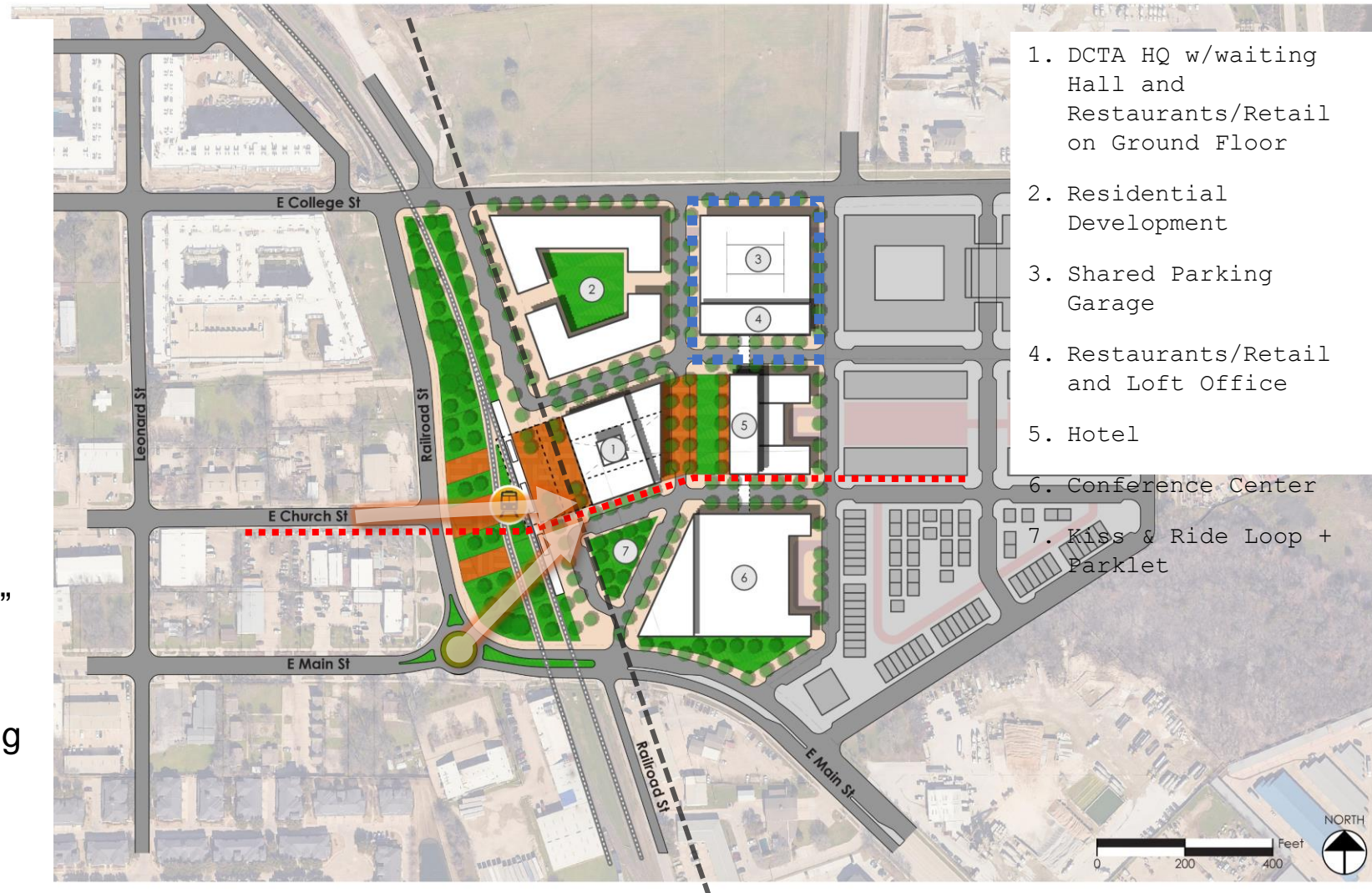
Impacting Site Issues:

- Major sewer easement east of Railroad St. on DCTA property positions office to the east to avoid unnecessary cost
- Regional storm detention to be considered in the phasing of the TOD to avoid unnecessary initial cost with the development of the HQ
- DCTA improvements that straddle the DART/DCTA boundary creates complicated agreements and unnecessary cost
- Desired restaurants should be part of the larger TOD developments around them vs. being stand alone (simpler implementation)
- Ojala streets to connect into the TOD



Planning Vision

- A mixed-use walkable TOD district anchored by the DCTA HQ
- Captures views and pedestrians along Church Street, and create a regional anchor to drive ridership
- The plan provides conference hotel and restaurants accentuated by housing and loft office space around a central green space activated by restaurants
- DCTA HQ and development on parcels 5 and 6 would be either "joint development" (per FTA) or on land considered surplus
- A covered plaza connecting transit waiting hall to the platform, and a kiss & ride pocket park for buses, cars, ride share, etc. defining point in the plan



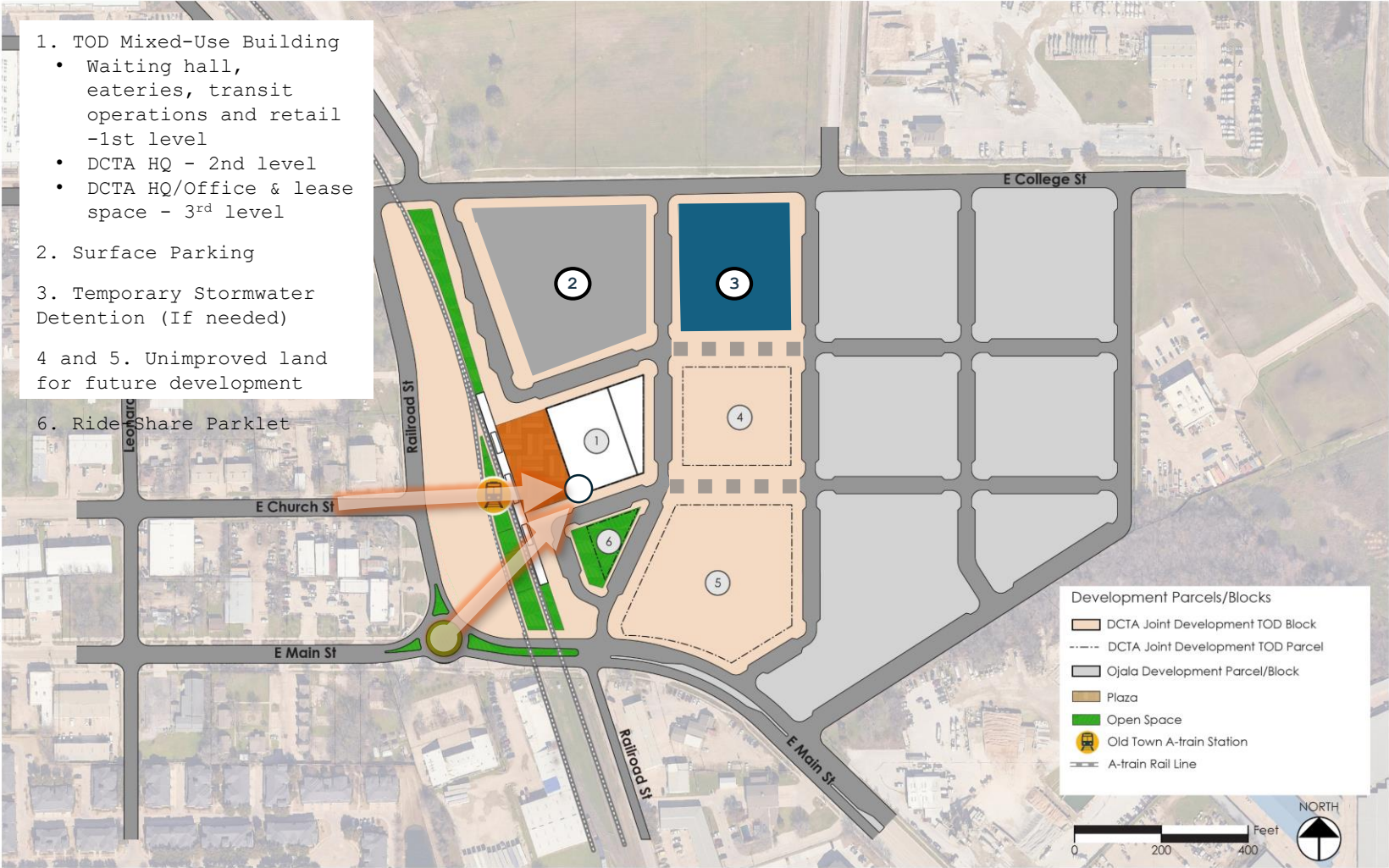
Base Improvements for Fee Development



Mixed-Use DCTA HQ & Infrastructure	
Funding Breakdown	
Description	Total
Waiting Hall	\$9,506,250
DCTA Office Building and Fit-Out	\$19,012,500
Min. Street and Infrastructure for DCTA HQ Building	\$5,070,000
Platform Connection + Kiss and Ride	\$6,760,000
Total for DCTA Office Building and Minimum Infrastructure	\$40,348,750*

Funding Required (Less FTA Grant) = \$32,348,750

- This is the base scope that DCTA would engage Respondent to manage through completion
- City/County could contribute to infrastructure



*All costs conceptual until hard pricing is obtained

Responsibility 1: DCTA HQ Building Fee Development

- Coordinate full development and construction process for all improvements, public and private
- Maintain schedule and budget management
- Provide regular updates to DCTA and the City

Responsibility 2: Old Town Station TOD Private Development

- Communicate Vision of creating mixed-use regional destination at the station area
- Display example of how the Vision can be achieved to communicate quality, density and design intent
- Request Respondents communicate their approach and abilities to achieving this Vision
- Request Respondents communicate their schedule, input process, and development plan for all uses

I. Vision and Expectations

- Background and Context
- Vision of HQ and Desired TOD
- HQ & Public Improvement Programming
- Outline Scope of Services
- Anticipated Project Schedule
- Conceptual Budget

II. RFQ Requirements

- Firm Description(s)
- Project Team – Development Team
- Consultant Team – All A&E Members
- Relevant Project Experience
- Financial Capability
- Restated Vision
- Schedule Refinements
- Contracting Concept
- Other Relevant Information

III. RFQ Information

- SOQ Due Date
- Procurement Procedures
- Review Criteria
- Review Timeline

IV. Appendix

- Market Summary
- Demographics
- Other Old Town Projects

RFQ Process Evaluation Matrix



1. Staff reviews qualifications packages for completeness
2. Selection committee evaluates responses and utilizes weighted ranking matrix.
3. Specific team member relevant experience and overall statement of Vision and schedule are weighted the highest
4. Top 3 selected for interviews and site tour
5. Final selection advances into formal agreement.
6. Developer selects A&E and Contractor

SOQ SUBMITTAL EVALUATION MATRIX		RESPONDENT TEAM: COMPANY X			
Required SOQ Elements & Ranking Criteria		Completeness Ranking Values			
		Poor or Not Provided	Provided Quality	Weighting	subtotal
		0	1 Good 2 Excellent	(A) x (B)	(C)
Feedback from (3) References		(Reference feedback provided by staff)			
Consistency, reliability, quality control, and overall experience with Respondent		0	1	12	12
Firm Description and Background (including any TOD partners)					
Years in business (minimum 10 years)		0	2	1	2
Awards and industry recognition		0	2	1	2
Lines of business Minimum office and site development)		0	2	2	4
Financial capability and capital partners for TOD uses (min- 50 million)		0	2	2	4
Office location for the development team(s) for all uses		0	2	3	6
Volume of business over past 10 years (for each line of business) Min?		0	2	3	6
					24
Development and Project Management Team (including any TOD partners)					
Experience with FTA and transit-integrated projects		0	2	1	2
Experience with Public/Private Partnership projects		0	2	1	2
Experience with TOD mixed-use development		0	2	2	4
Experience with all proposed building types		0	2	2	4
Experience with office development and interior fit out		0	2	3	6
Successful experience managing budget and schedule through completion		0	2	3	6
					24
Project Design and Engineering Team					
Experience with FTA and transit-integrated planning		0	2	3	6
Experience working within Public/Private Partnership projects		0	2	1	2
Experience with TOD mixed-use project planning		0	2	2	4
Experience with all proposed building type design		0	2	2	6
Experience with office programming, design and fit out planning		0	2	3	6
Awards and industry recognition for related building types		0	2	3	6
					30
Vision Statement					
Concept of how the City and County will be involved in the design process		0	2	2	4
Concept of how DCTA will be involved in the planning and design process		0	2	3	6
Demonstrated understanding of proposed quality of experience of presented Vision		0	2	3	6
Proposed timing of completion of all proposed uses in Vision (?)		0	2	3	6
Vision for the DCTAHQ, TOD uses, transit facilities and public infrastructure		0	2	4	8
Ability of Vision to generate a regional destination and ridership to the station		0	2	4	8
					38
Budget, Schedule and Contracting					
Anticipated construction procurement strategy (traditional bid, design/build, etc)		0	2	1	2
Anticipated construction contracting strategy (gmax, cost/plus, etc)		0	2	1	2
Proposed schedule management strategy for DCTAHQ, transit facilities, infrastructure		0	2	2	4
Proposed cost management strategy for DCTAHQ, transit facilities and infrastructure		0	2	2	4
Schedule, tasks (including QC) through completion of HQ, transit, and infrastructure		0	2	3	6
Statement of anticipated cost (based on project experience) and developer fee %		0	2	3	6
					24
Team Presentation					
Level of engagement, creativity and thoroughness shown; and overall connection experienced with the team		0	2	15	30
Cumulative Total Ranking Score:		Total Possible Baseline Scores by Weighted Ranking Amounts: 0 Non-Compliant -- 100 Good -- 182 Excellent			182

RFQ Process & Timeline

No.	Phase/Milestone	Dates
1	Prepare RFQ	Spring and Early Summer 2025
2	Release and Advertise RFQ	Summer 2025
3	RFQ Submission Due Date	Late Summer / Early Fall 2025
4	Shortlist and Interview Applicants	Fall 2025
5	Selection and Enter into Exclusive Negotiating Agreement	Late Fall 2025
6	Ojala Project Construction	Summer 2025 – Winter 2027
7	Negotiations and Master Joint Development Agreement	Fall 2025 – Summer 2026
8	Architectural and Engineering Design and Permitting	Summer 2026 – Spring 2027
9	Regional Stormwater Detention Pond Construction Complete	Winter 2027
10	Construction and Fit out DCTA Office Building, Infrastructure and Other Uses for Joint Development	Spring 2027 – Fall 2029

Questions / Discussion