

After a Wet Spring Delayed Construction, New Development in Rowlett is Once Again Underway!

June, 2015

A MONTHLY MESSAGE FROM



**MAYOR
TODD GOTTEL**



City of Rowlett
4000 Main Street
Rowlett, TX 75088

972-412-6100
www.rowlett.com

Mayor Gottel Starts the Truck and Begins the Journey to Move the Chamber of Commerce Building Up Main Street!

My fellow Rowlett Citizens,

We have been blessed with unprecedented rainfall this spring, which has resulted in full lakes across north Texas and the end of water restrictions. However, that abundant and much-needed rain has also resulted in a delay of the construction of some of the exciting development projects here in the City of Rowlett. Good news, the rains have slowed down, summer is upon us and we are now beginning to see those projects get back underway!

Take a drive up and down Lakeview Parkway and you'll see construction action at Dairy Queen (I can just taste that Blizzard *now*), the Lakeview Medical complex and, of course, Sprouts. Construction sitework is also beginning for the new QT on the corner of the President George Bush Turnpike (PGBT), which includes the construction of a designated right turn lane onto the access road, I know everyone who travels Lakeview Parkway on a daily basis will be excited about that!

Exciting residential and mixed-use developments are also getting back underway. As you know, the Chamber of Commerce building was moved and

the Library is all moved in, open and now enjoying their new home at 5702 Rowlett Road. These location changes were, of course, necessitated by the Village of Rowlett downtown development, which will break ground this summer. Look for progress soon on Terra Lago, Beacon Harbor and the Homestead at Liberty Grove as well!

Can you tell I'm enthusiastic about all this fantastic development once again making progress here in our hometown? Well, I'm just as passionate about the community events that bring us all together for fellowship and fun. I sure hope to see you at the Fireworks at Bayside on Saturday, July 4. The headline act for this event, which features Rowlett's largest fireworks spectacular of the year, is Sister Sledge! So let's celebrate our freedom as a nation, along with the wonderful growth and prosperity we're experiencing right here at home, because after all, here in Rowlett, "We are Fa-mily"!

See you at Bayside on July 4th,

A handwritten signature in black ink, appearing to read "Todd Gottel".

Mayor Todd Gottel





Village of Rowlett

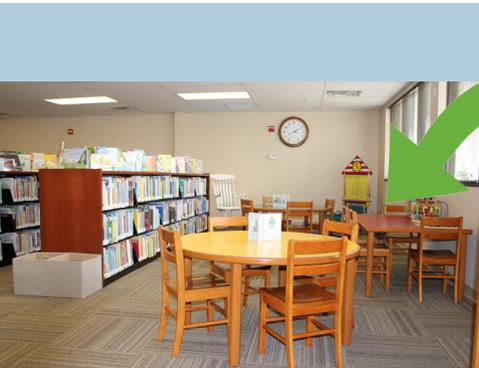
This catalytic transit-oriented development, *breaking ground this summer*, will change the face of Downtown Rowlett! The Village of Rowlett is a \$30 million project that will introduce a range of building types and uses within a unique village environment marked by modern housing concepts, local retail and commercial destinations, high quality pedestrian amenities, memorable open spaces and a unique vibe all our own.

The project has been planned to highlight existing trees and offer a range of green amenities including a community garden,

THIS DEVELOPMENT CULMINATES A VISION CREATED FOR DOWNTOWN BY ROWLETT CITIZENS 30 YEARS IN THE MAKING! VILLAGE OF ROWLETT WILL OPEN THE DOOR TO ADDITIONAL PRIVATE INVESTMENT BY CARRYING FORWARD THE CITY'S NEW URBAN ENERGY TO DOWNTOWN'S EDGES AT HIGHWAY 66 AND THE PRESIDENT GEORGE BUSH TURNPIKE,

MAYOR TODD GOTTEL

dog park, yoga lawn, bocce ball court, pocket green courts, and urban streetscapes all in an effort to deliver an urban resort-like experience exclusive to Rowlett. Part of the planning effort has included a strategy to move the Chamber of Commerce and temporarily relocate the Library during the construction process, both of which were accomplished in May. The Library will remain a key component of Downtown and, when the project is completed, will be located on the ground floor of the most prominent building along Main Street.



THE ROWLETT LIBRARY IS NOW OPEN AT 5702 ROWLETT ROAD, WHICH WILL BE HOME FOR THE NEXT 18-24 MONTHS WHILE THE VILLAGE OF ROWLETT IS UNDER CONSTRUCTION



THE ROWLETT CHAMBER OF COMMERCE BUILDING HAS BEEN RELOCATED TO THEIR PERMANENT NEW LOCATION ON THE CORNER OF CENTENIAL AND MAIN STREET.



Homestead at Liberty Grove

One of the key principles that came out of the Realize Rowlett 2020 visioning effort was the need for diverse housing options in order to make Rowlett a community that is attractive to people at all stages of their life. We have the market cornered on single family homes, what we now need, for example, is housing for seniors who don't want to

maintain their large homes and yards anymore, young professionals just out of college and young couples not yet ready for the bigger home! The Homestead at Liberty Grove will offer those options, helping to diversify the City's tax base by providing the population and demographics needed to attract commercial businesses.

Located on Liberty Grove Road near Princeton Road, The Homestead at Liberty Grove is a \$200 million, multi-phased housing development project covering approximately 195.5 acres with 620 lots.



The homes will also offer amenities like front and wrap around porches, bay windows, balconies, stoops and garden rooms, all designed to encourage social interactions and enhance the feeling of community within the neighborhood. All homes will either be on a park, across the street from a park or within a three-minute stroll down a narrow, tree-lined street from a park! The project will be completed over the next 8-10 years and, upon build out, will generate an excess of \$1,500,000 in annual property tax revenue to the City.



Progress Report: Water, sewer and stormwater lines are 100% installed and subgrade preparation is underway.



Progress Report: Terra Lago will break ground this summer. Pre-construction site activity has begun, grading will begin soon.

Terra Lago

Located on Lake Ray Hubbard next to Scenic Point Park, Terra Lago will be a 447 unit very high-end mixed residential complex consisting of two four-and-five story buildings with an entrance into the park. This community will serve as a wonderful alternative to a "single family home" for the many employees of Lake Pointe Medical Center, the City's largest employer. The developer of Terra Lago has been very mindful of the adjacency to Scenic Point Park and adjoining neighborhoods and has worked to incorporate significant design elements such as open space, sidewalks, street trees and lighting to further enhance the public experience and interaction with the natural beauty of the site.



Scenic Point Park



Sprouts Farmers Market

Sprouts Farmers Market operates 175 stores in ten states and has become one of the largest specialty retailers of natural and organic food in the United States, generating revenue in excess of \$1 billion annually. Offering a different kind of shopping experience, fresh produce and grains are available from field bins, barrels and wooden crates. There's low shelving so the whole store is visible from the moment shoppers enter, with spacious aisles and bright, natural light that evokes the feel of an indoor farmers market.

The store, along with the adjoining 7,500 square feet of additional retail development, will create 75-80 new jobs and generate property tax and sales tax revenue of approximately \$62,500 annually to the City!

Progress Report: The building is going up and Sprouts anticipates opening later this year!



Also Coming Soon...



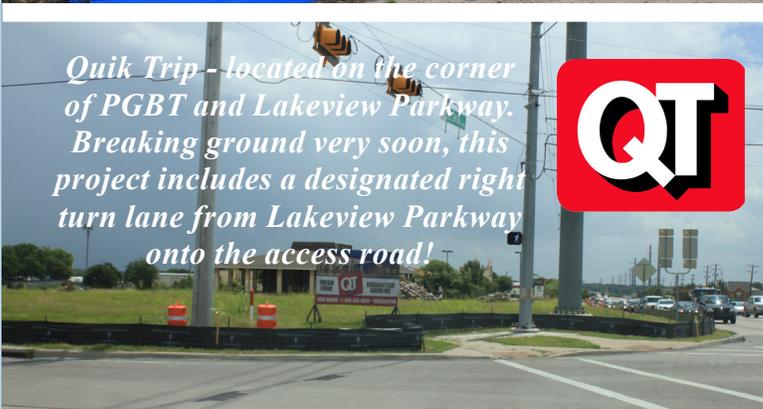
Dairy Queen - located just west of PGBT on Lakeview Parkway (next to Applebees), anticipates opening this summer!



Lakeview Medical Offices - located just east of Chaha and Lakeview Parkway. Grading is complete and pads are being poured.




Quik Trip - located on the corner of PGBT and Lakeview Parkway. Breaking ground very soon, this project includes a designated right turn lane from Lakeview Parkway onto the access road!


Bullitt Multi-sport Complex - located at the corner of Liberty Grove and Princeton, construction is set to begin this summer.

It is just so exciting to see all the fantastic new growth beginning to take shape throughout Rowlett!