



# **NBU Headquarters Project**

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Regional Transportation



# Introduction

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# Agenda

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- Need for New Headquarters (HQ)
- Project Location
- Impacts on Local Traffic
- NBU Fleet Vehicles
- Access Routes Considered

# Project Need

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- Growth
- Security
- Aging Facilities
- Responsiveness
- Inefficiencies





# Project Location







# Impacts on Local Traffic



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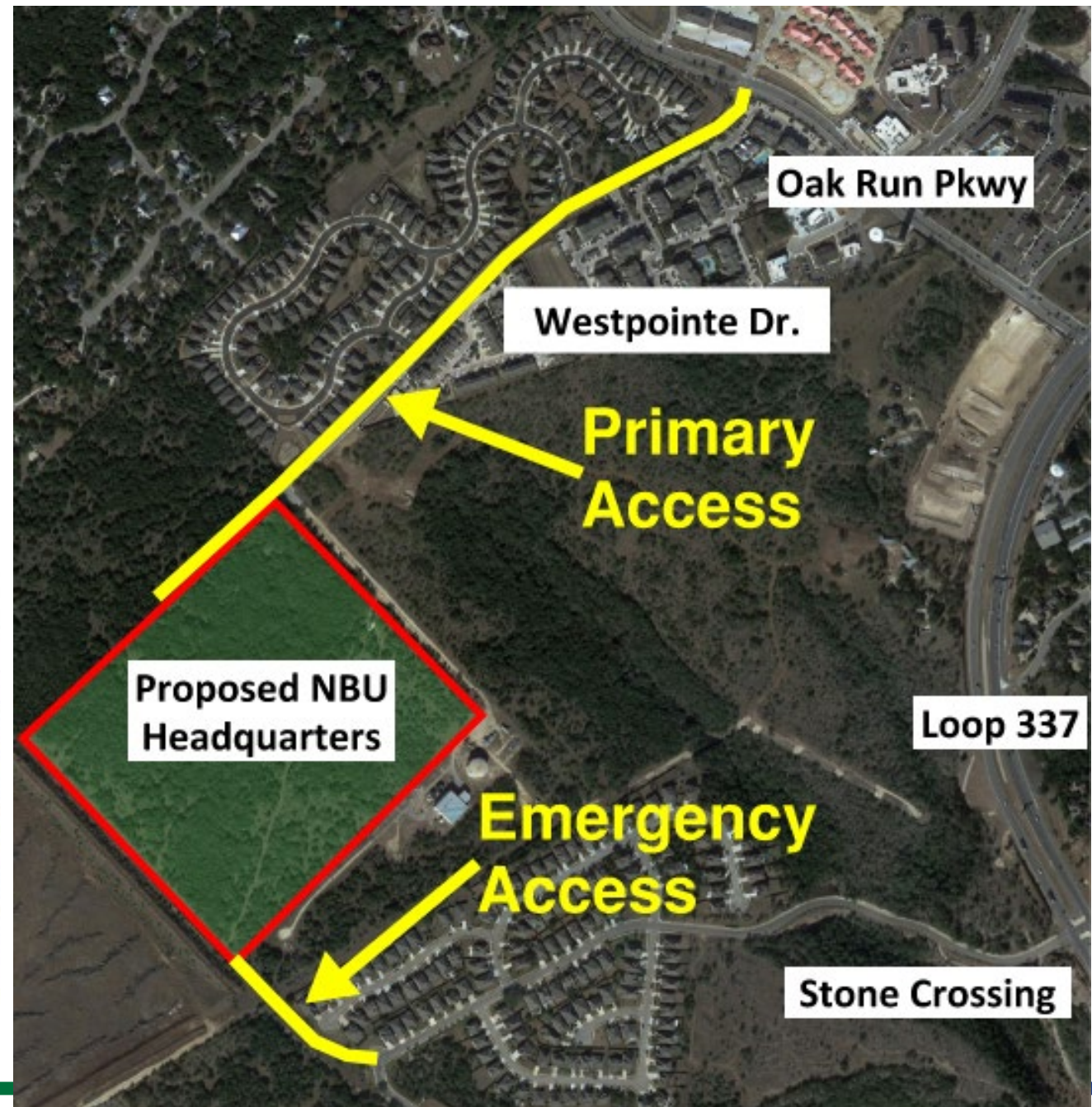


# Traffic Study

- Planned Access Points
  - Primary Access
    - Westpointe Dr from Oak Run Parkway
  - Emergency Access
    - Stone Crossing at Limestone Way



**Southwest Bound Westpointe Drive**

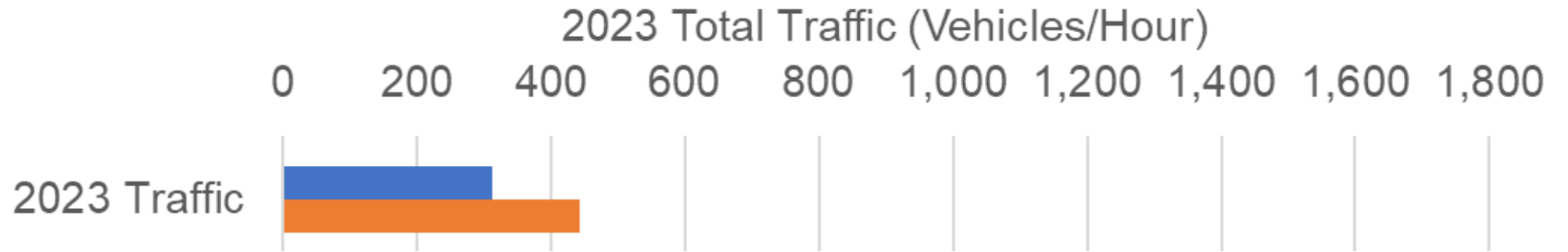




# Westpointe Drive South of Oak Run



# Westpointe Drive



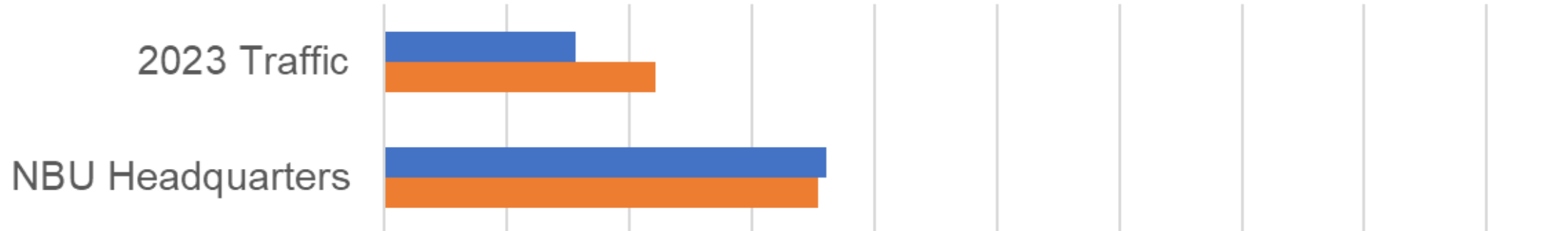
■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)

# Westpointe Drive

2023 Total Traffic (Vehicles/Hour)

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800



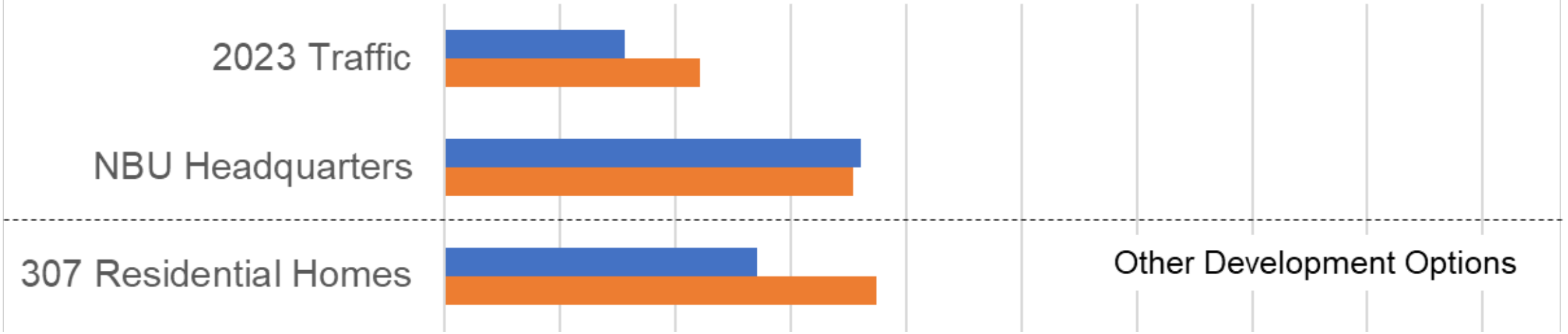
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■ Morning (7:30 AM to 8:30 AM)

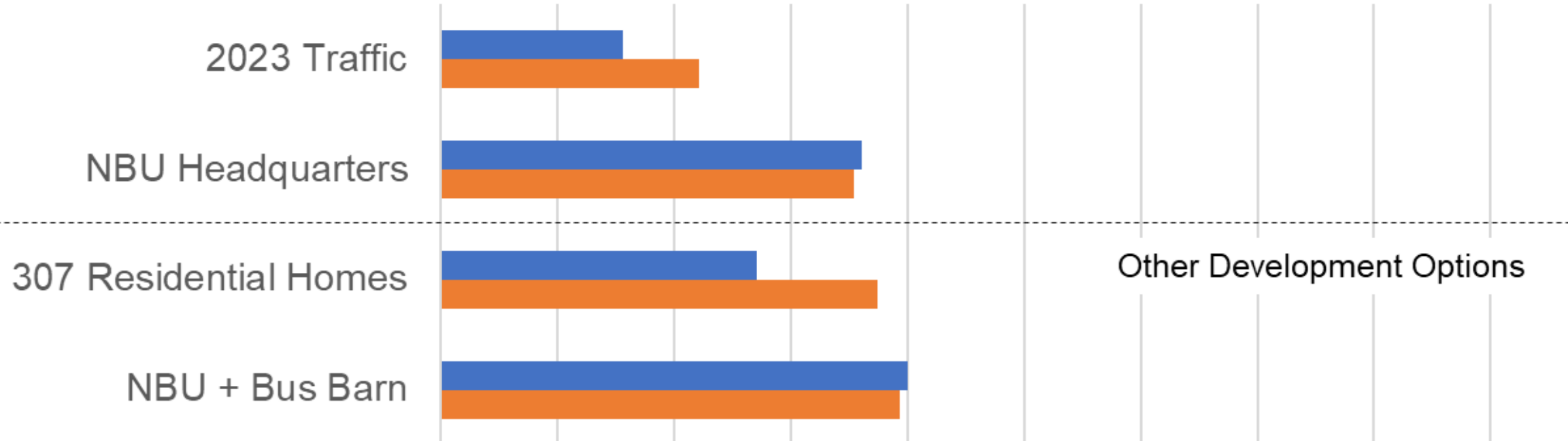
■ Afternoon (4:45 PM to 5:45 PM)



# Westpointe Drive

2023 Total Traffic (Vehicles/Hour)

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800



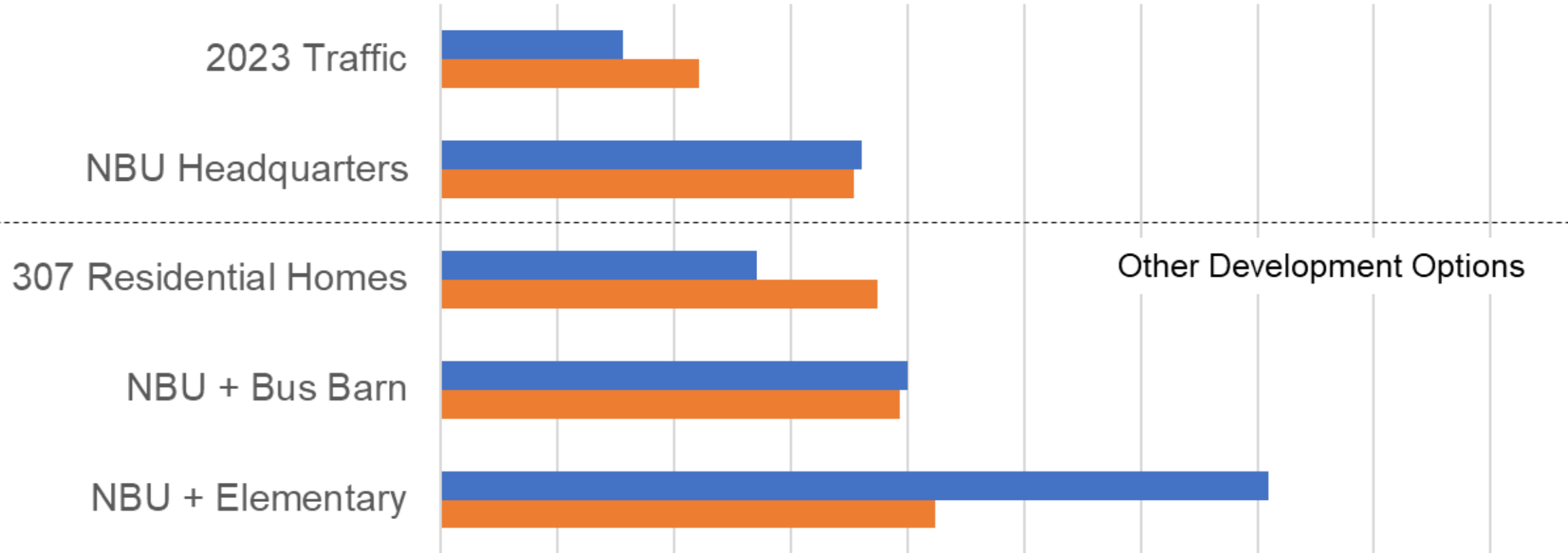
■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)

# Westpointe Drive

2023 Total Traffic (Vehicles/Hour)

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800



Other Development Options

■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)

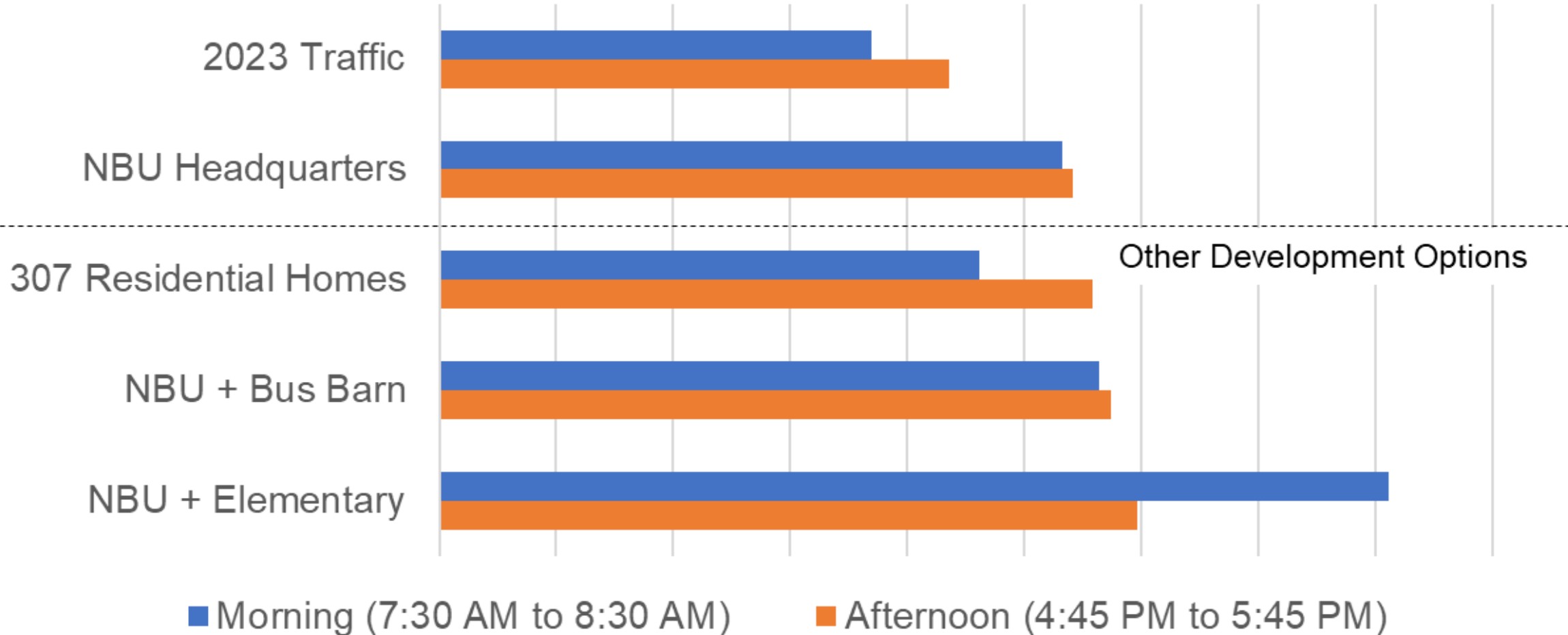
# Oak Run - Westpointe to Independence



# Oak Run - Westpointe to Independence

2023 Total Traffic (Vehicles/Hour)

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800





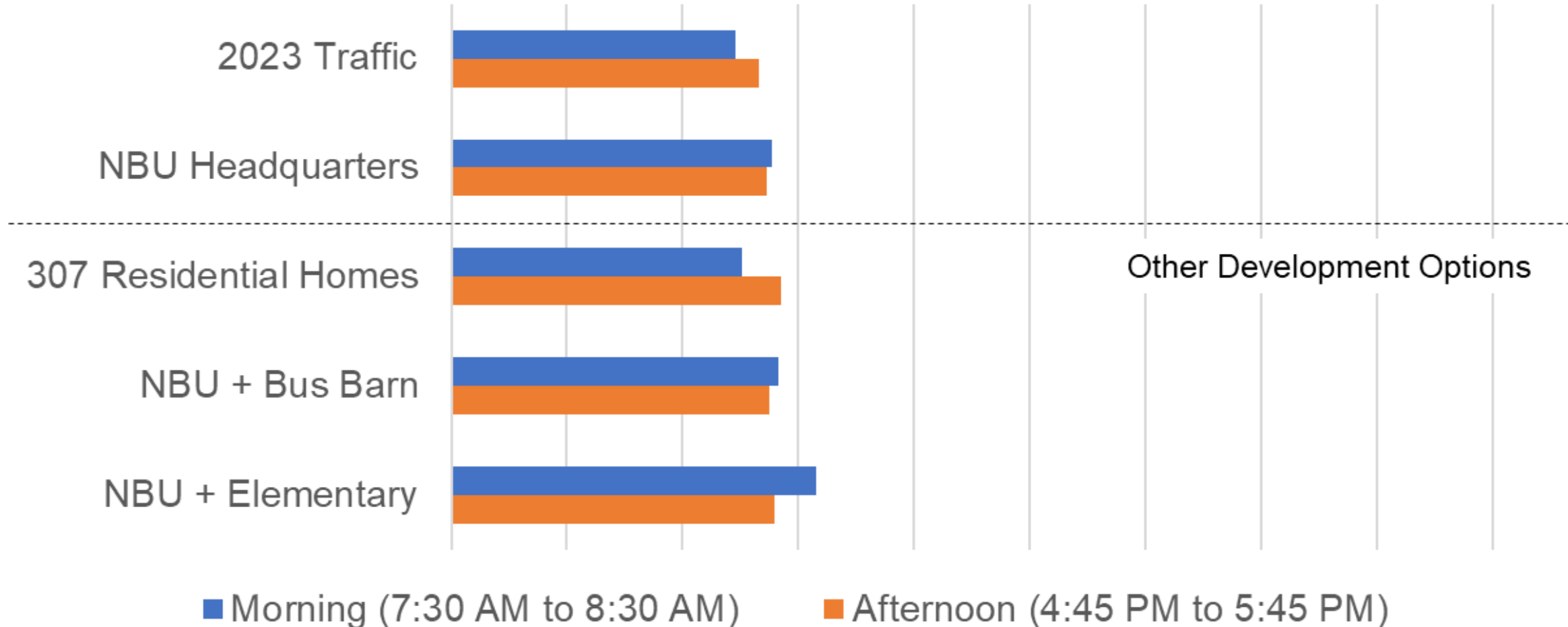
# Oak Run - Westpointe to Hunters Creek



# Oak Run - Westpointe to Hunters Creek Drive

2023 Total Volume (Vehicles/Hour)

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800

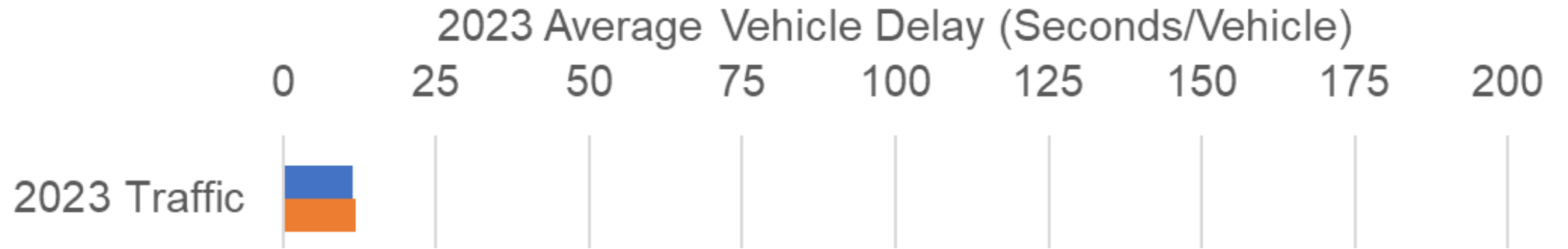




# Westpointe Drive at Oak Run Parkway



# Westpointe Drive at Oak Run Parkway



■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)



# Westpointe Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

0 25 50 75 100 125 150 175 200



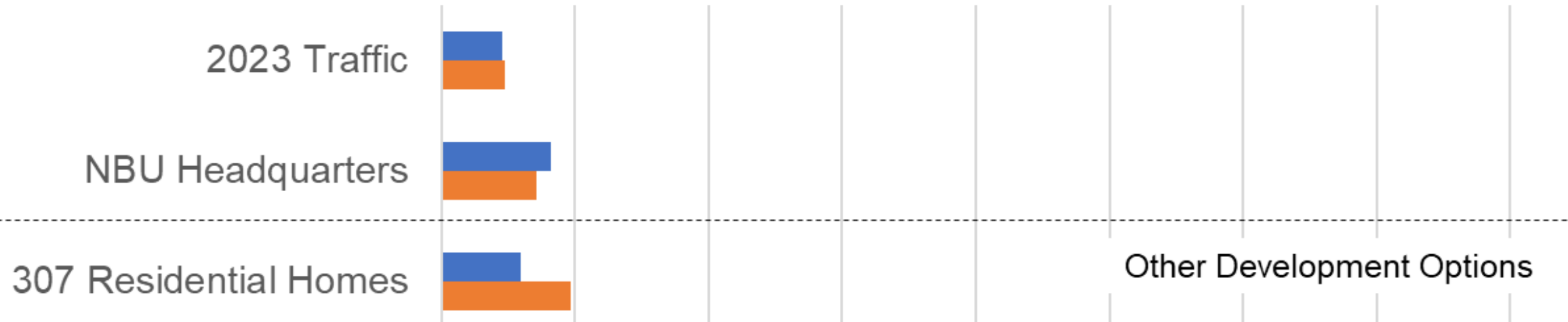
■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)

# Westpointe Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

0 25 50 75 100 125 150 175 200



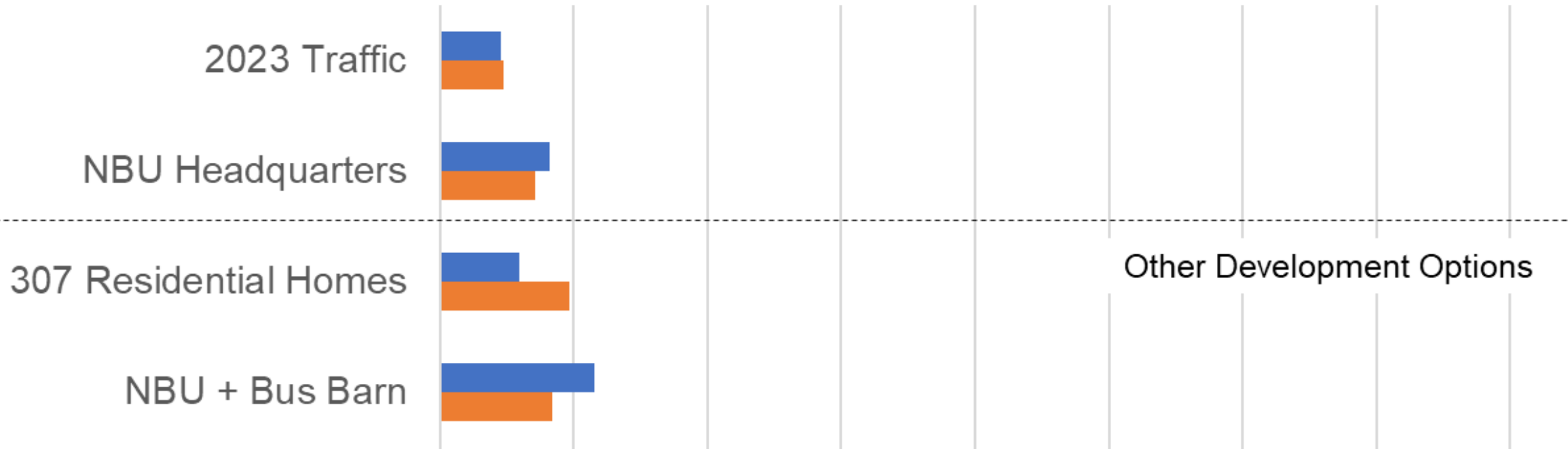
■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)

# Westpointe Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

0 25 50 75 100 125 150 175 200



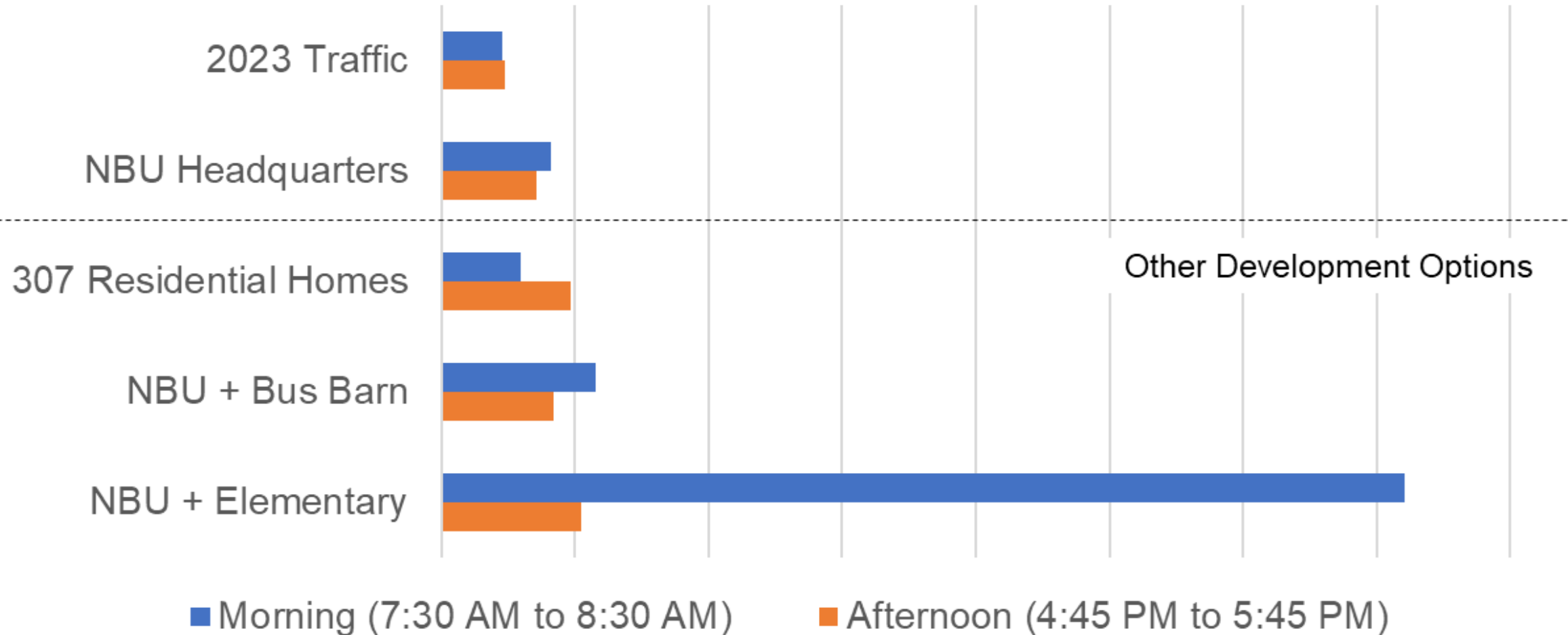
Other Development Options

■ Morning (7:30 AM to 8:30 AM)      ■ Afternoon (4:45 PM to 5:45 PM)

# Westpointe Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

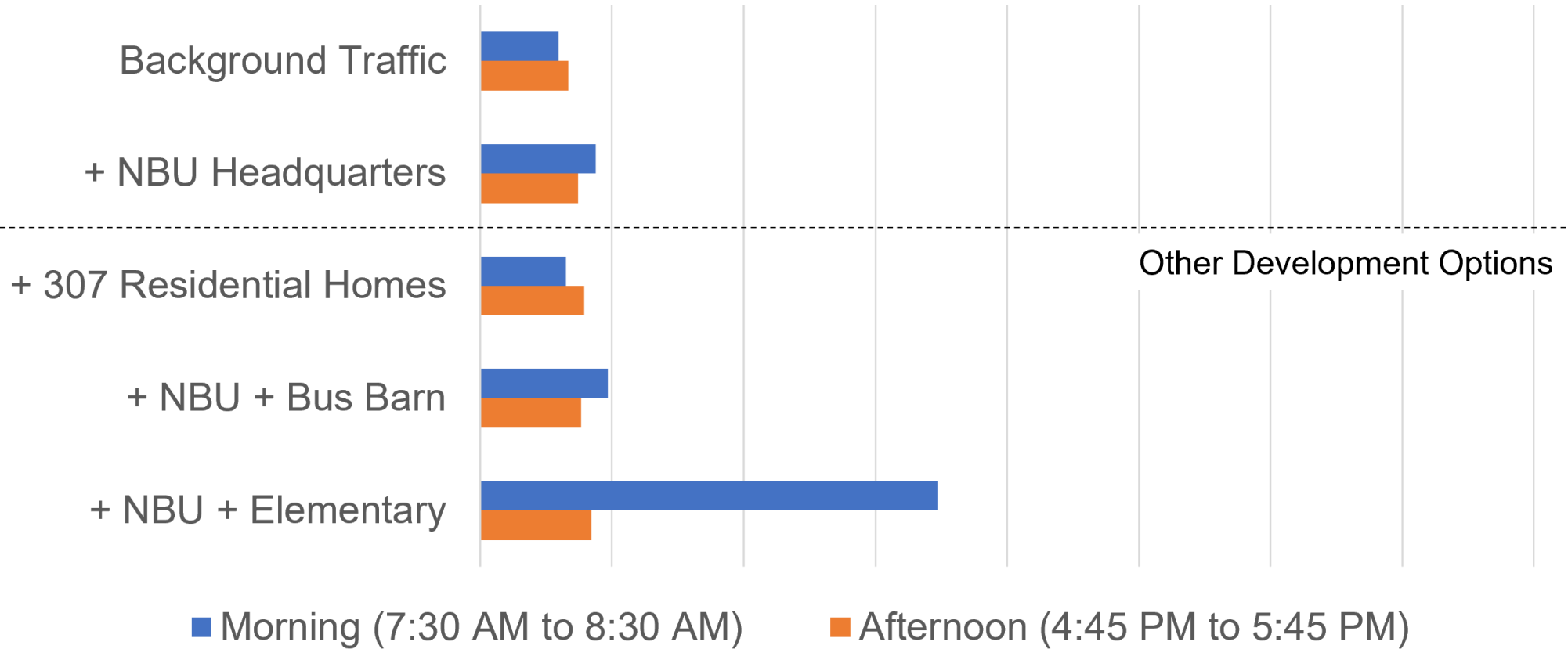
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# Independence Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

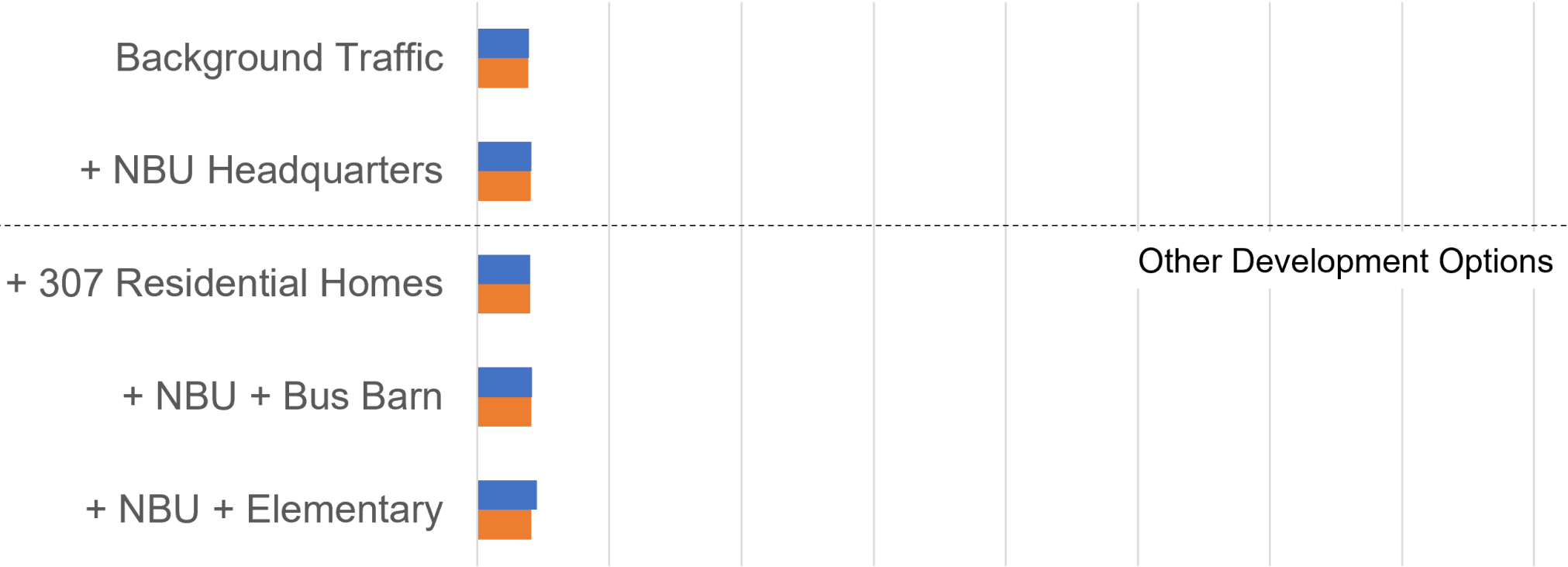
0 25 50 75 100 125 150 175 200



# Hunters Creek Drive at Oak Run Parkway

2023 Average Vehicle Delay (Seconds/Vehicle)

0 25 50 75 100 125 150 175 200



Other Development Options

■ Morning (7:30 AM to 8:30 AM)

■ Afternoon (4:45 PM to 5:45 PM)



# NBU Fleet Vehicles



# NBU Vehicles





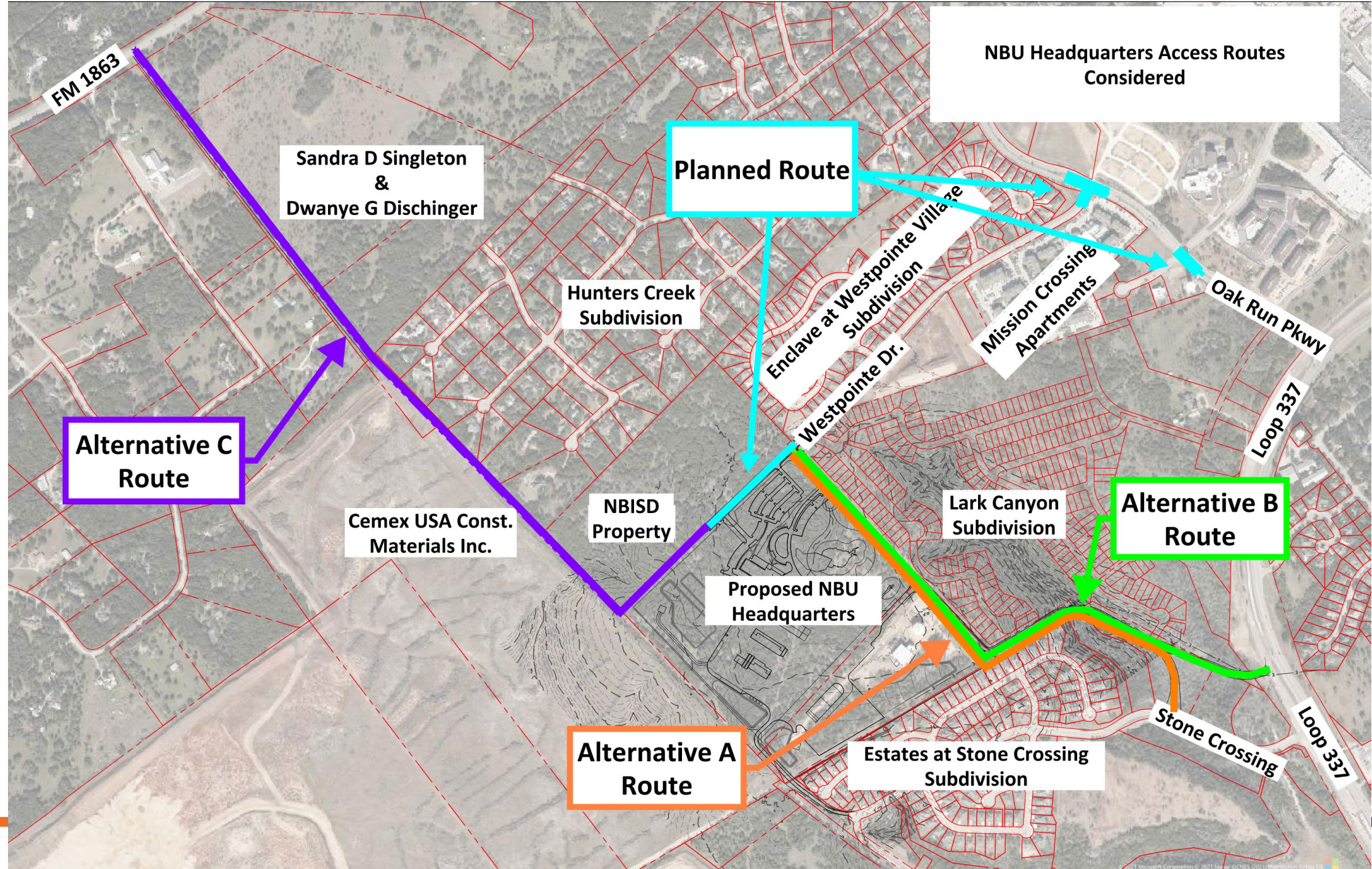


# Access Routes Considered

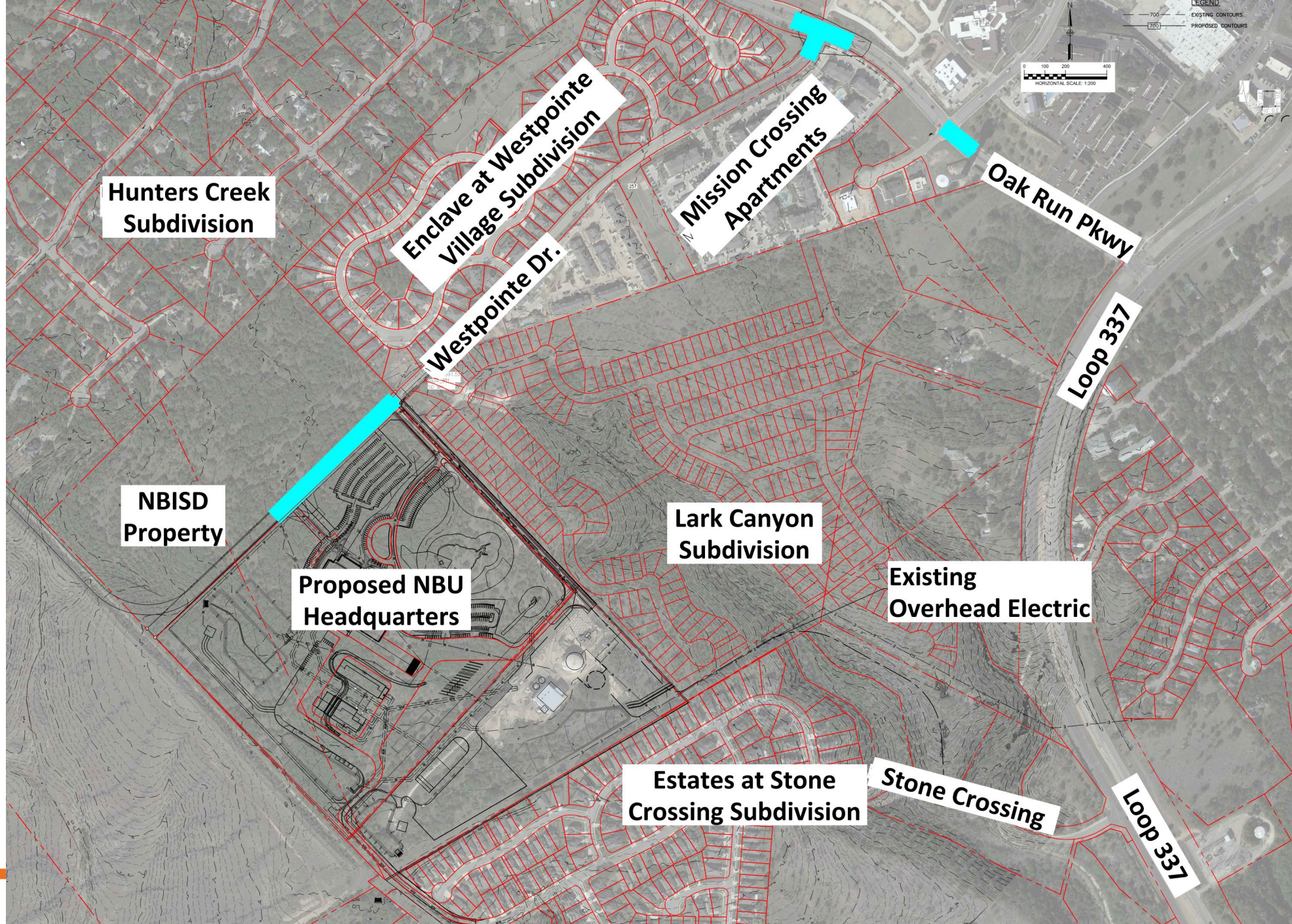




**NBU Headquarters Access Routes Considered**







Hunters Creek Subdivision

Enclave at Westpointe Village Subdivision

Mission Crossing Apartments

Oak Run Pkwy

Loop 337

NBISD Property

Proposed NBU Headquarters

Lark Canyon Subdivision

Existing Overhead Electric

Estates at Stone Crossing Subdivision

Stone Crossing

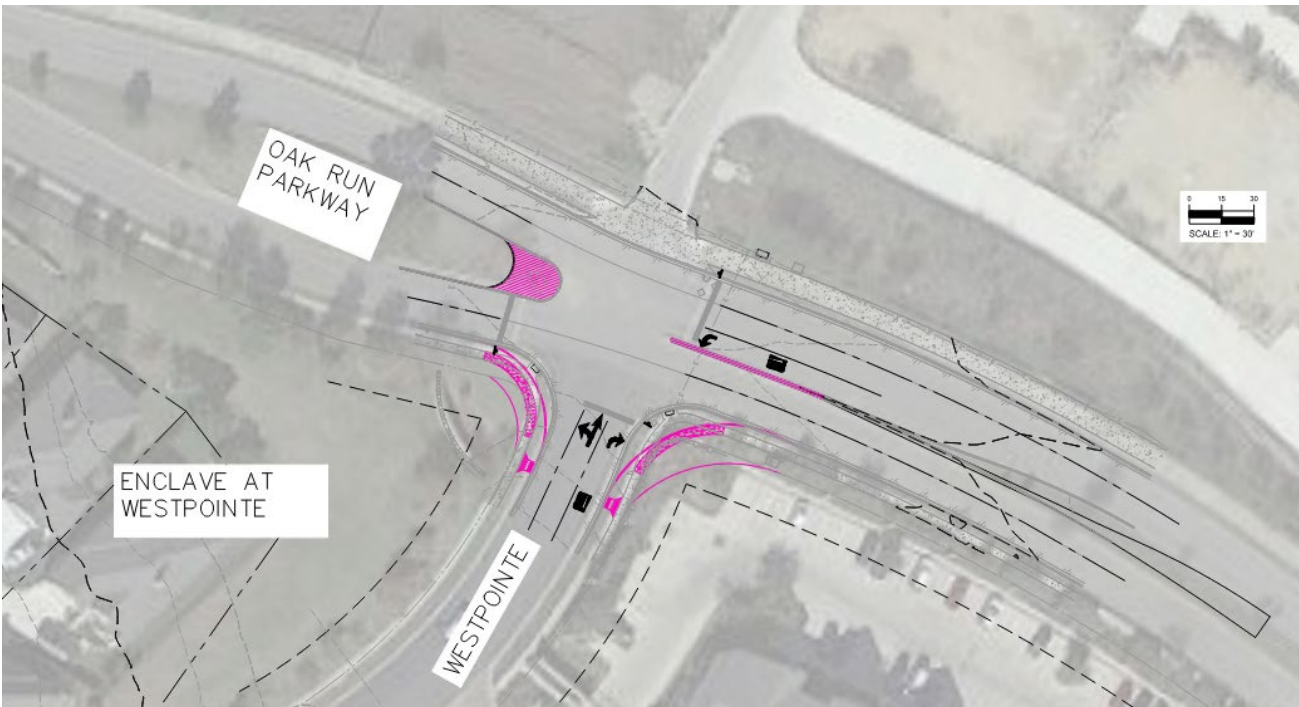
Loop 337



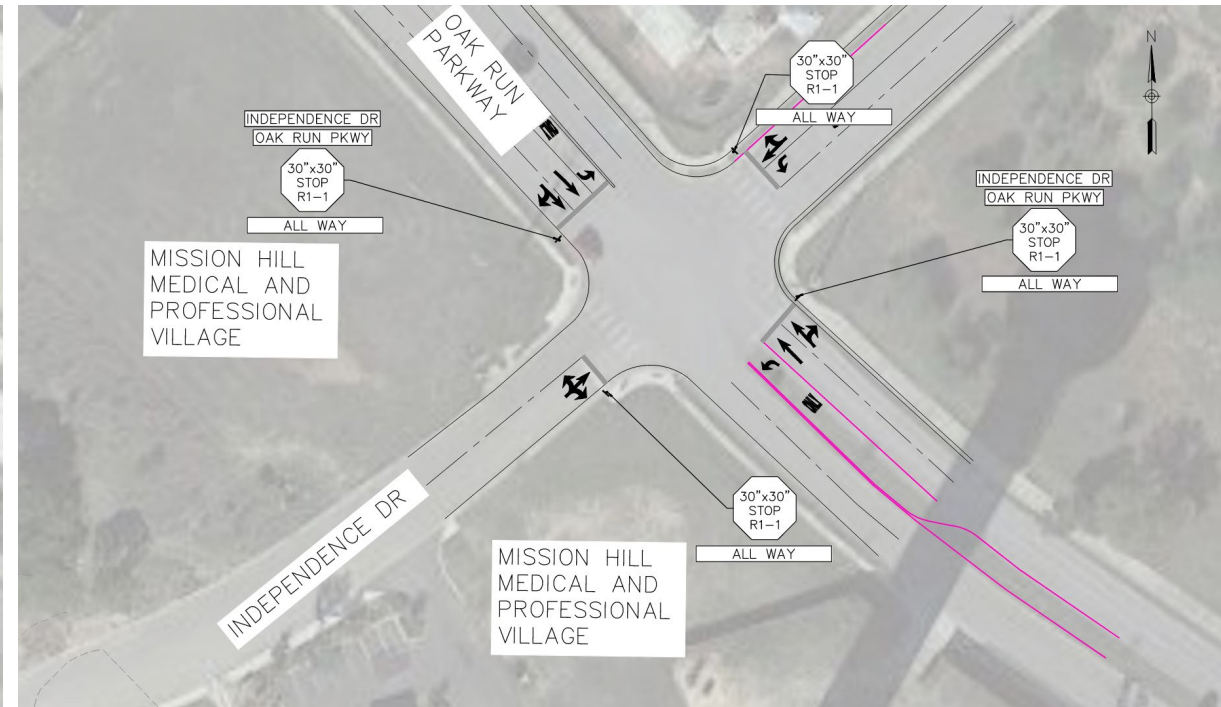
# Planned Route – Westpointe Drive

- Cost estimated to be \$1,500,000 including design, construction and land acquisition
- Improvements required at Westpointe-Oak Run intersection
- Improvements required at Oak Run-Independence intersection
- Land acquisition at intersections required
- Utility improvements required
- Landscaping and sidewalk improvements required

# Intersection Improvements Along Planned Route



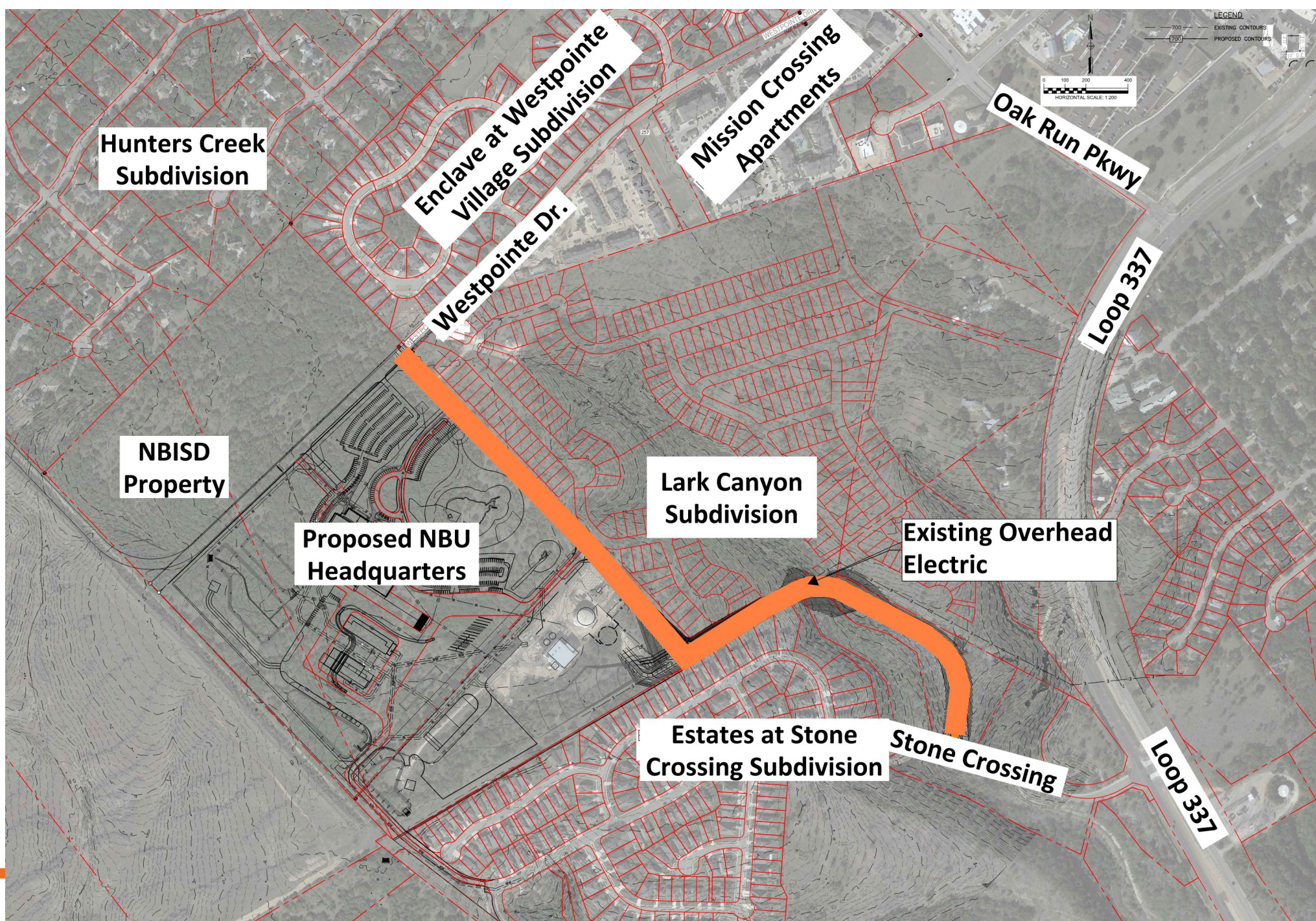
Westpointe-Oak Run



Independence-Oak Run

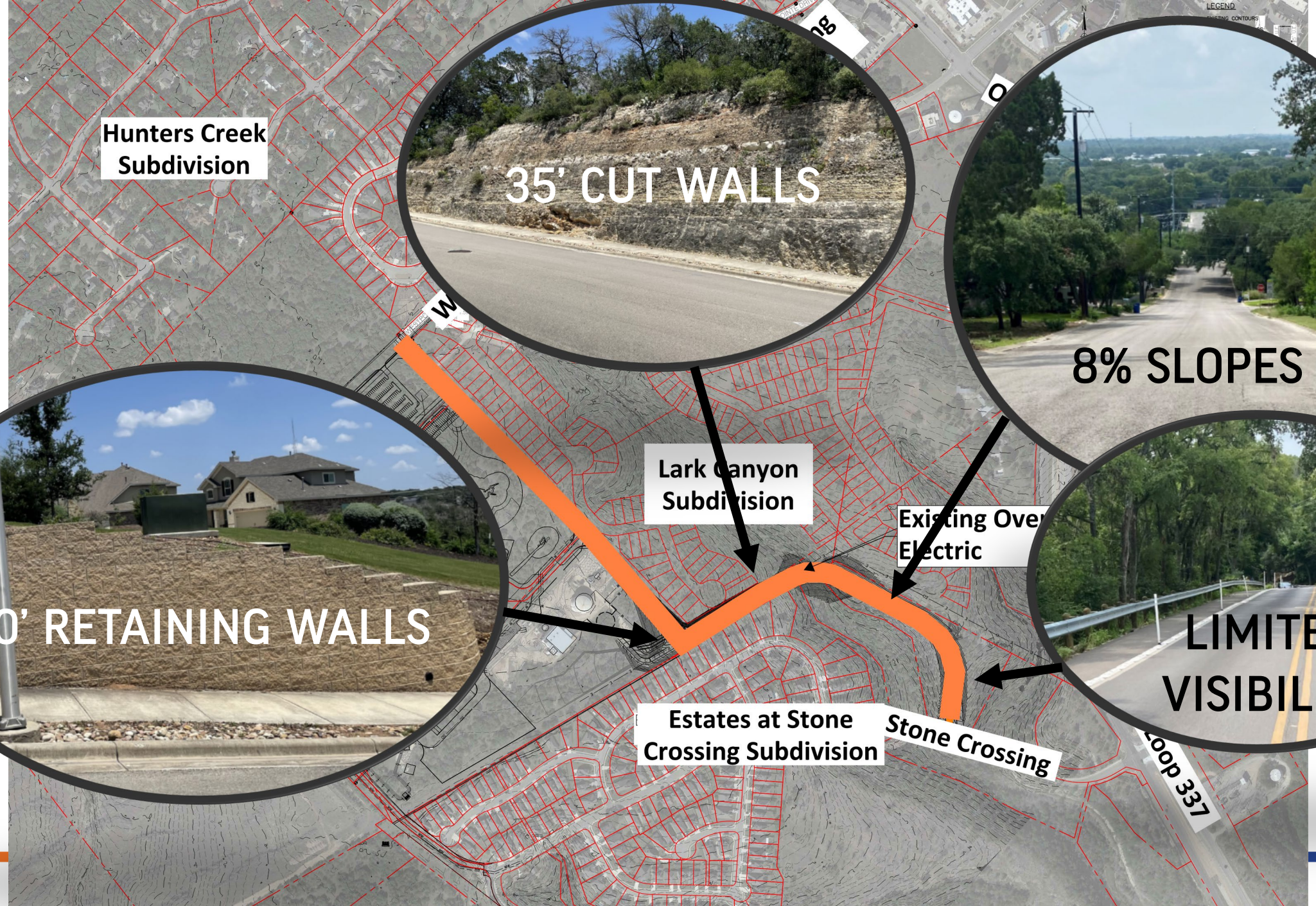


# Alt A





# Alt A



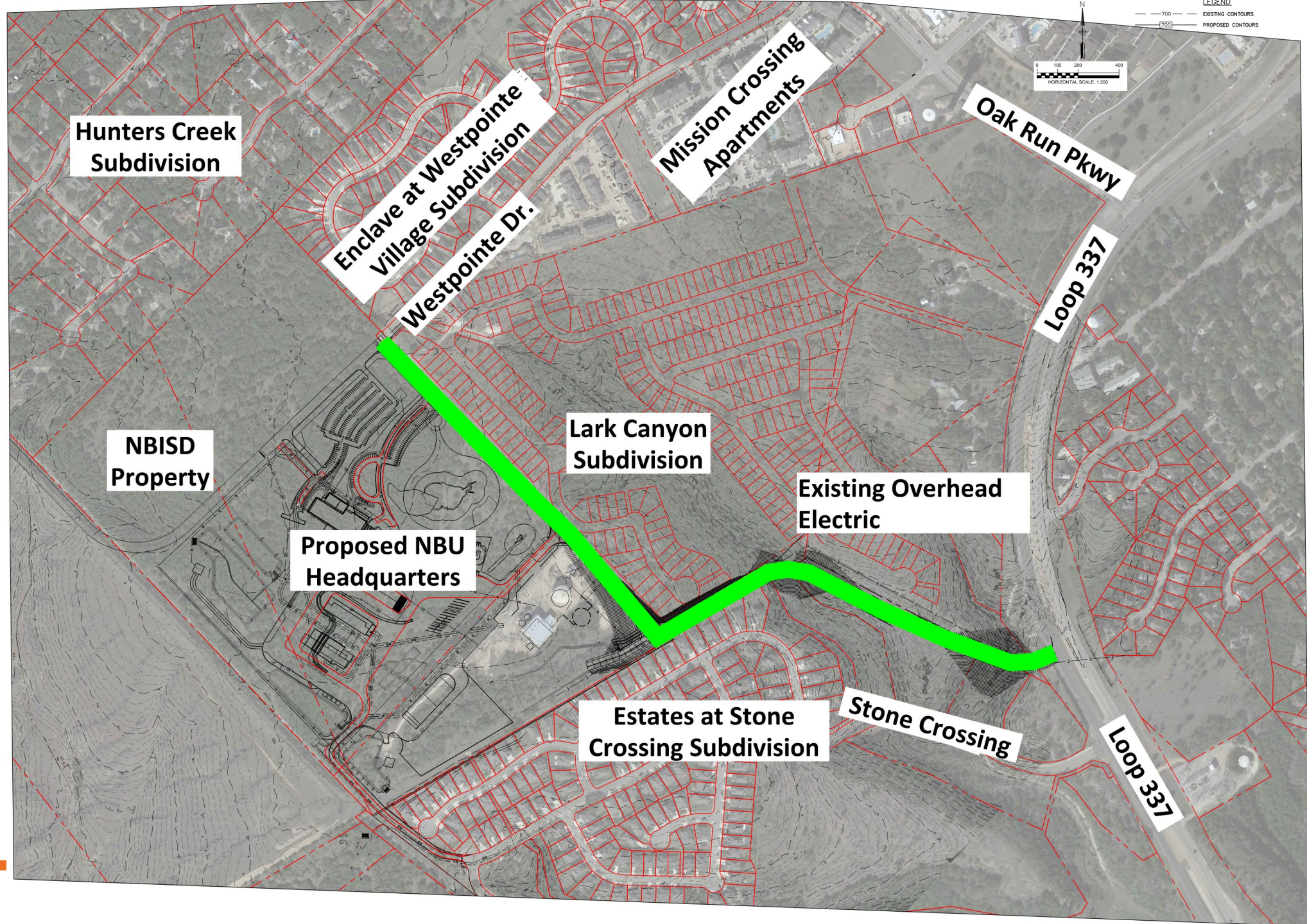


# Alternative A Challenges

- Cost = \$9,500,000
- Safety
- Steep Grade
- Intersection Modifications
  - Tie-in at Stone Crossing
  - Stone Crossing at LP 337
- Aesthetics
- Fleet Wear and Tear
- Construction
  - Significant Rock Excavation
- Potential Environmental Issues
- Drainage
- Impact to Trinity Well Field and Water Treatment Facility
- Impact to Electric Transmission Line
- Schedule

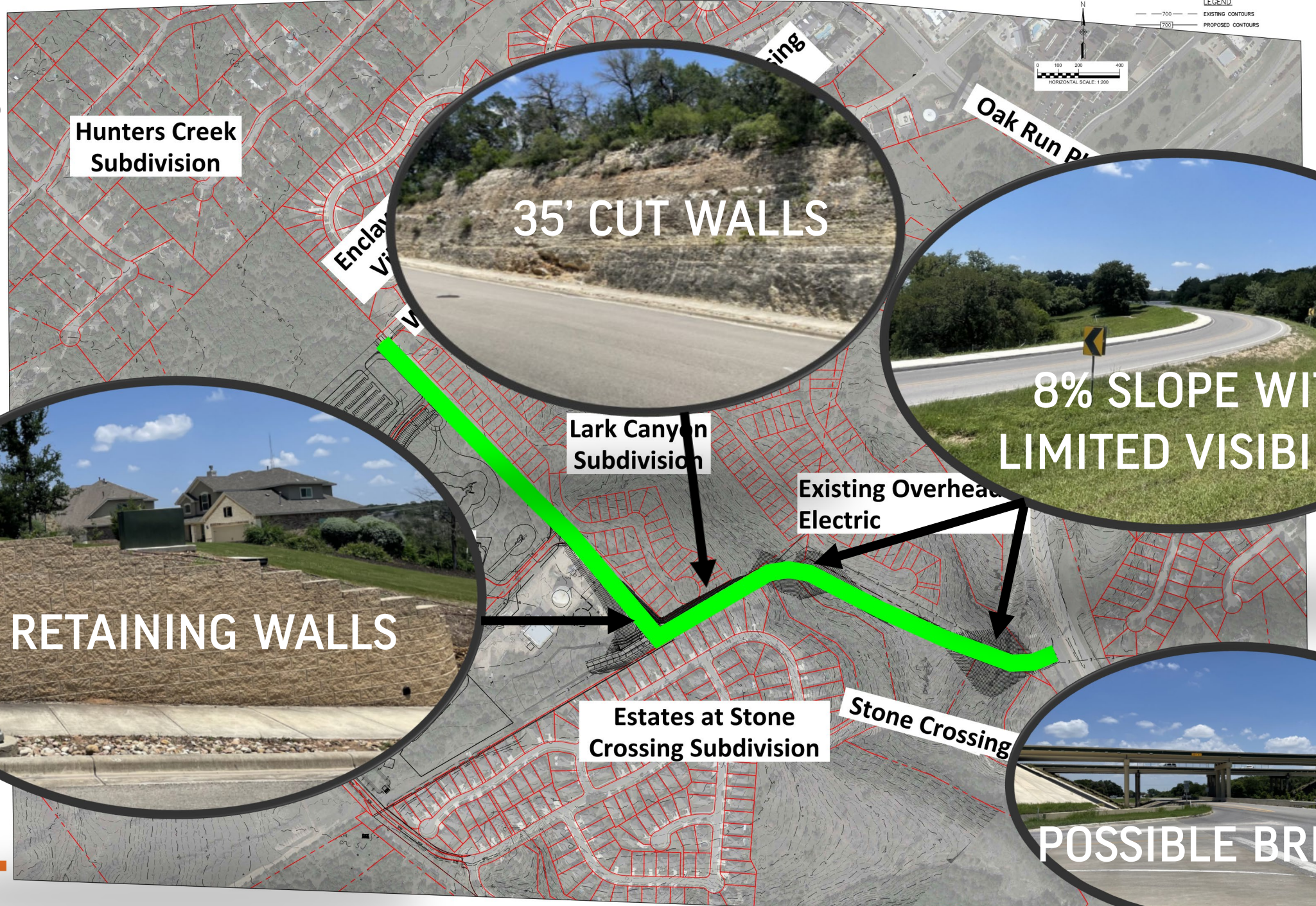


# Alt B





# Alt B



Hunters Creek Subdivision

Oak Run Pl



Lark Canyon Subdivision

Existing Overhead Electric

Estates at Stone Crossing Subdivision

Stone Crossing



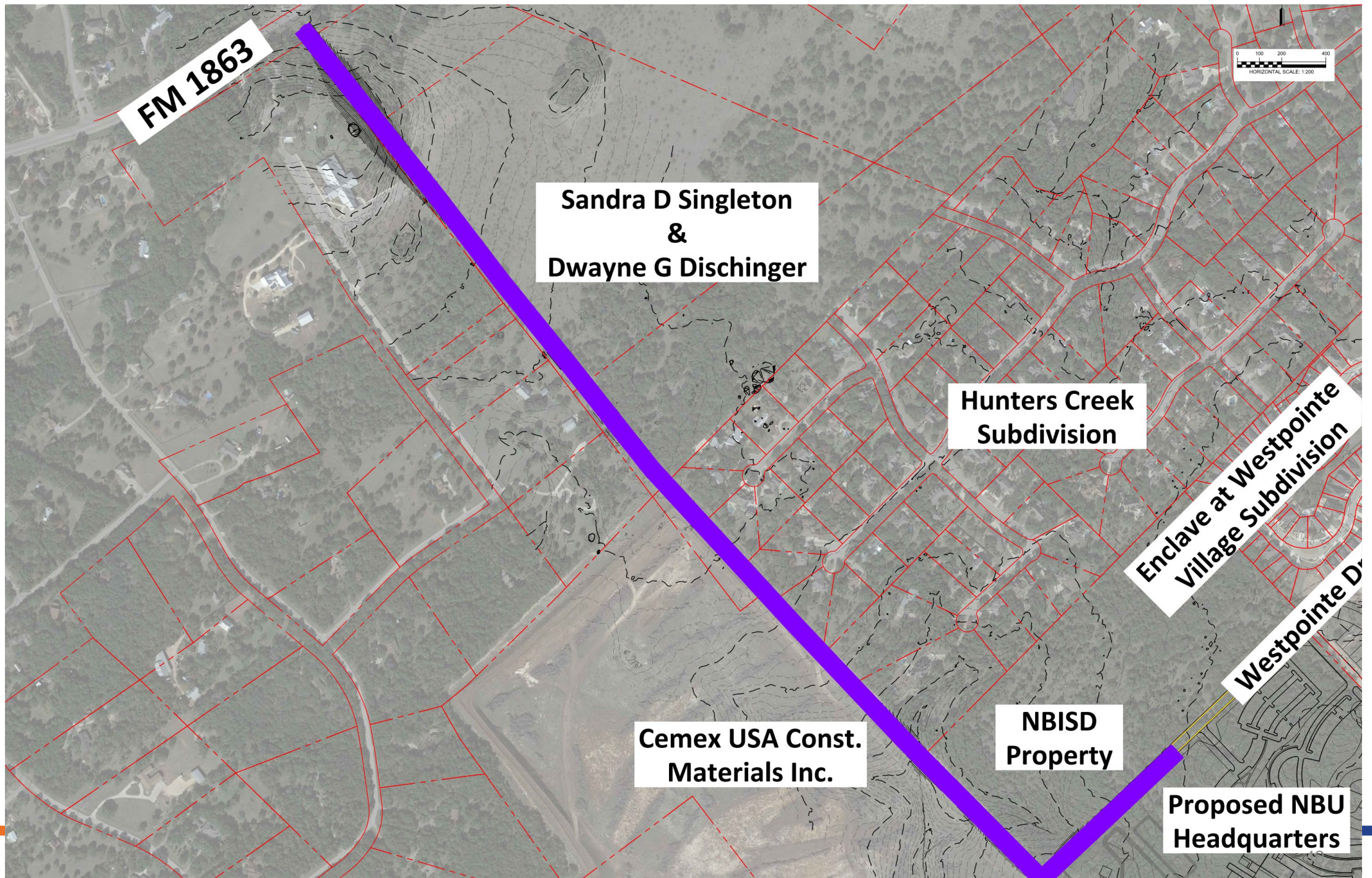


# Alternative B Challenges

- Cost = \$11,500,000
- Safety
- Steep Grade
- Intersection Modifications
  - Tie-in to LP 337
- Aesthetics
- Fleet Wear and Tear
- Construction
  - Significant Rock Excavation
- Potential Environmental Issues
- Drainage
- Impact to Trinity Well Field and Water Treatment Facility
- Impact to Electric Transmission Line
- Schedule



# Alt C



**FM 1863**

**Sandra D Singleton  
&  
Dwayne G Dischinger**

**Hunters Creek  
Subdivision**

**Enclave at Westpointe  
Village Subdivision**

**Westpointe Dr**

**Cemex USA Const.  
Materials Inc.**

**NBISD  
Property**

**Proposed NBU  
Headquarters**

0 100 200 400  
HORIZONTAL SCALE: 1:200



# Alternative C Challenges

- Cost = \$13,000,000
- Condemnation
- Quarry Berm Modifications
- Intersection Improvements
  - Tie-In to FM 1863
- Potential Environmental Issues
- Schedule



# Thank You

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# Email Your Comments

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**HQComments@nbutexas.com**