



Future City Hall Update

February 20, 2024



Agenda

1. Previous Council Direction
2. City Hall Examples
3. Pflugerville Case Study
4. City Hall & Park Land Designation
5. Recommendations for Next Steps



Previous Council Direction

- Preferred site across Hopkins vs current location
- Look at City presence in the Downtown
- Incorporate Municipal Court into City Hall
- In favor of affordable housing, childcare facilities, welcome center
- Look at partnerships & alternative funding mechanisms



Preferred Option:

- City Hall north of Hopkins
- Approx. 85,000 s.f.
- Parking garage
- Approx. 4-acre site
- Water Quality Features
- Hopkins Street improvements

Potential Redevelopment:

- 150,000 s.f of flex
- Parking garage as required
- 23 Townhomes
- Park/Greenspace





Metroplex City Halls Photo Tour



Houses 100 staff

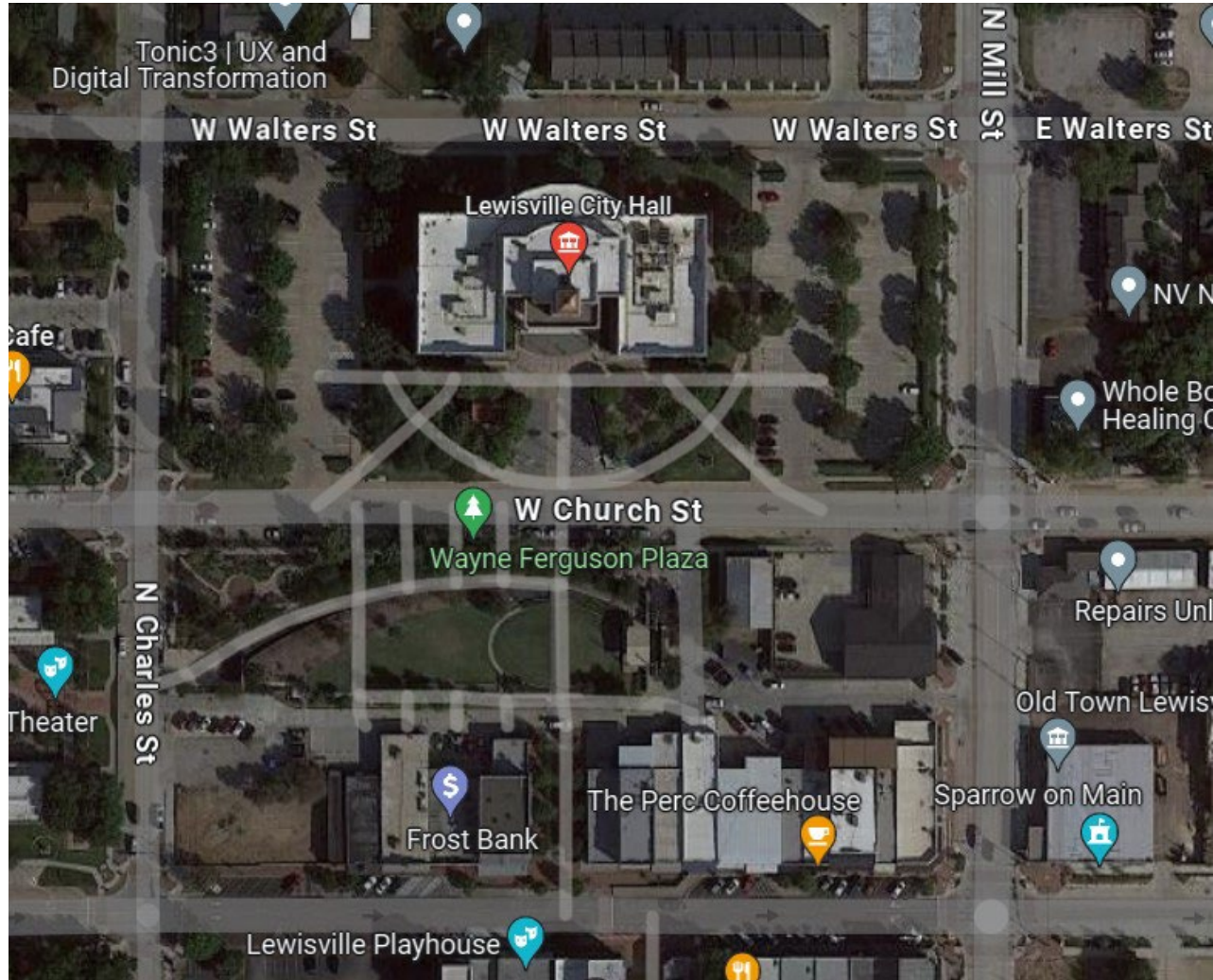
- City Attorney,
- City Manager,
- City Secretary,
- ED,
- Eng,
- Finance,
- HR,
- Permitting,
- PADS,
- Neighborhood Services
- Purchasing

Approx. 4 acres

Downtown – 1 blk off Main St.

Adjacent to Wayne Ferguson Plaza

Population = 131,000







Flower Mound

Built in 2018

Houses 137 staff

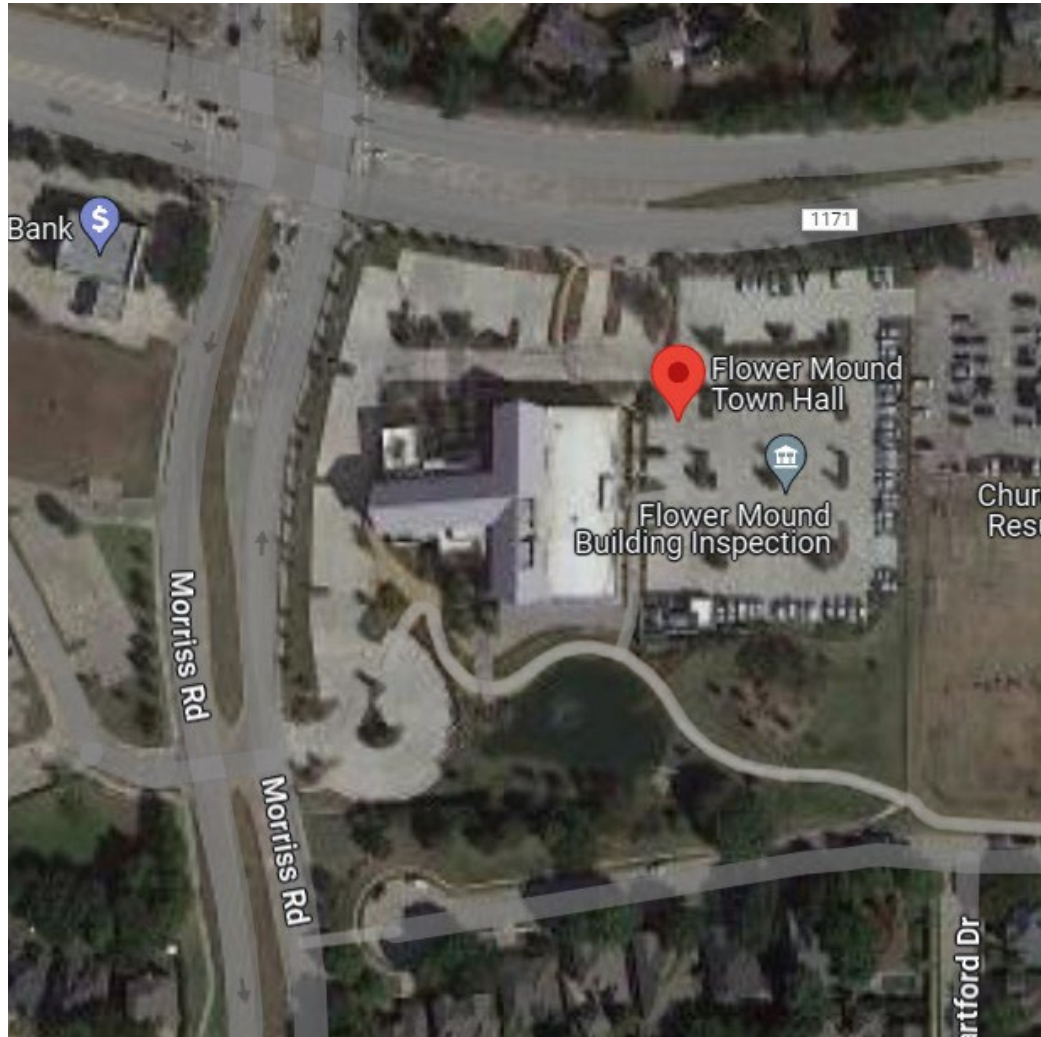
- Consolidated staff
- 90 private offices, 10 large open office areas
- Artwork display area
- FMTV studio
- Extensive glass to maximize natural light
- Additional insulation
- LED lighting

Approx. 7 acres

Suburban setting

Drainage/WQ pond

Population = 78,500











Grapevine

Built in 1997

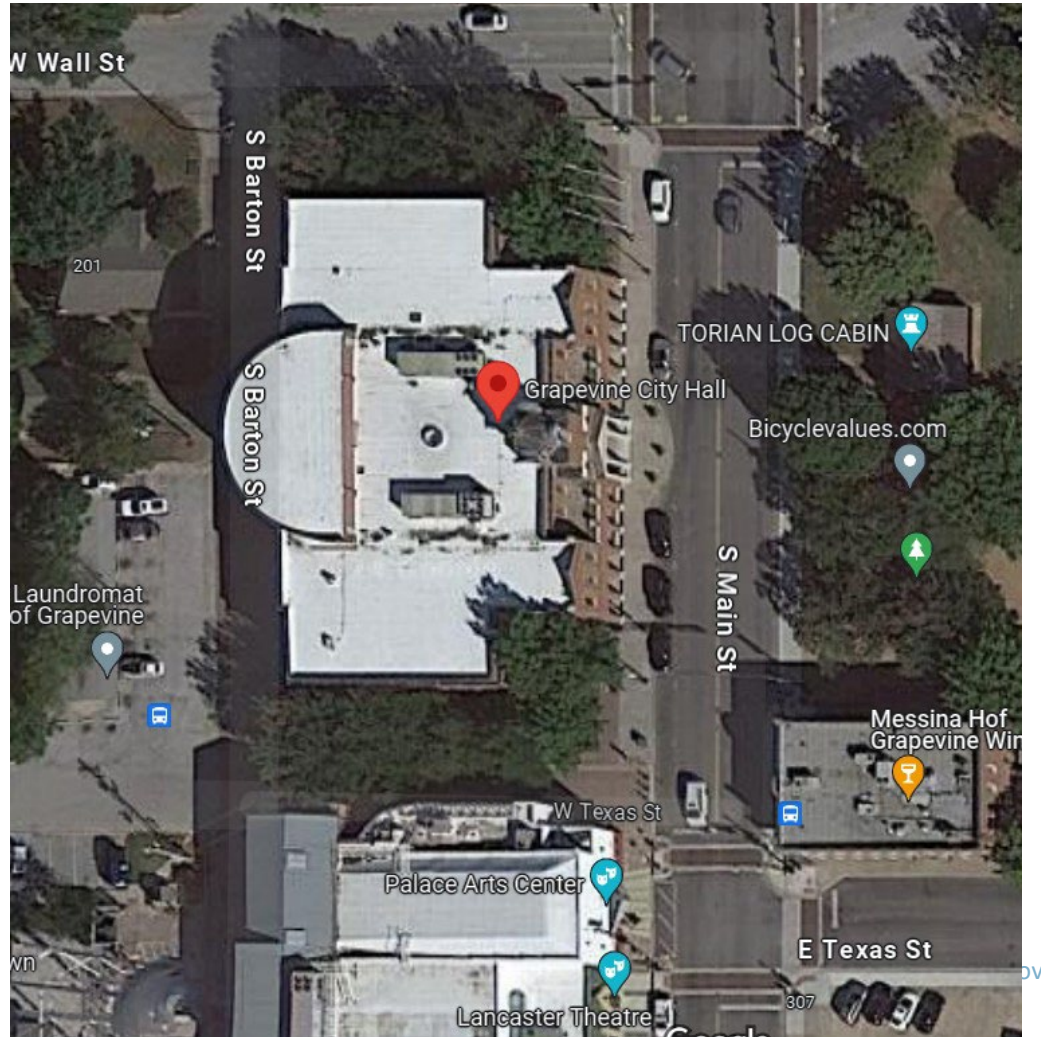
- Consolidated Council & staff
- Compactible with historic downtown setting

Approx. 0.6 acres

Downtown setting

Park/gathering area across street

Population = 51,226









Southlake

Built in 1999

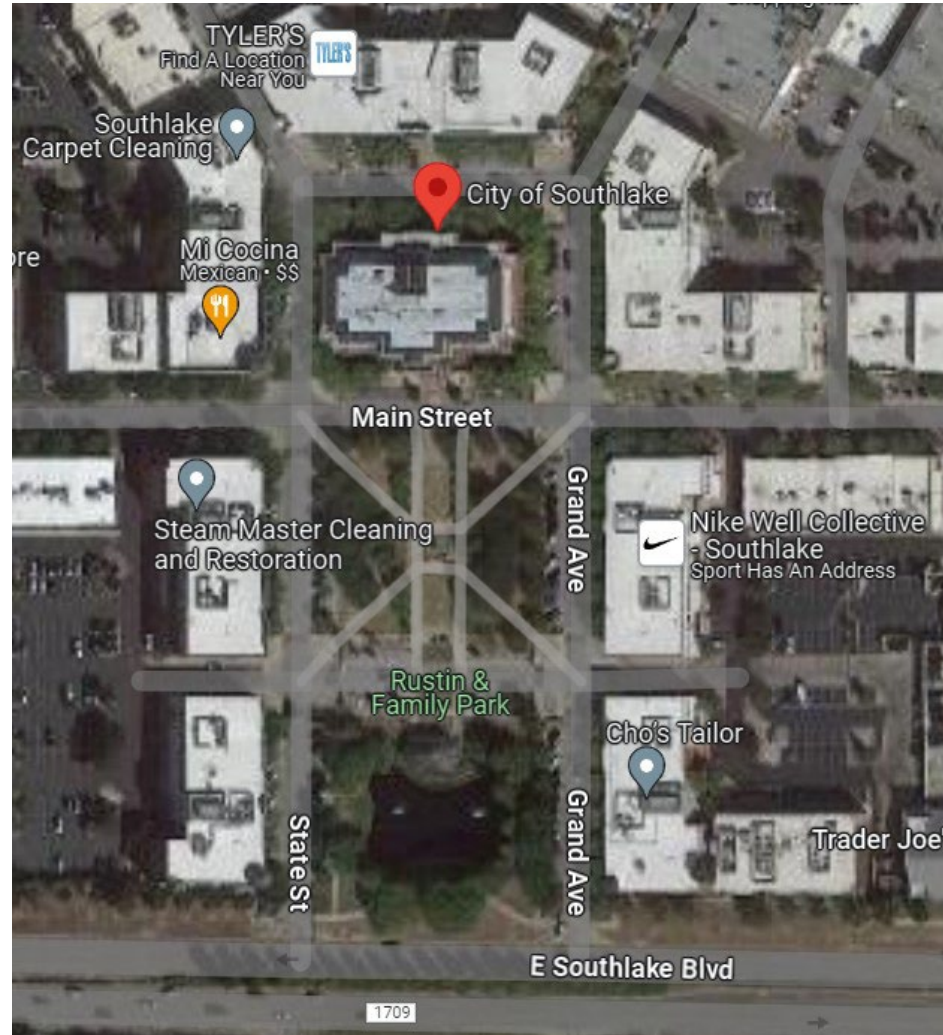
- 80,000 s.f. government anchor
- 4-story with Library on 1st floor
- All City departments
- County Offices
- Includes Tarrant County Tax-Assessor-Collector

Approx. 0.8+ acres

Retail Town Square setting

Large park/gathering area

Population = 31,102



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Colleyville

Built in 1998

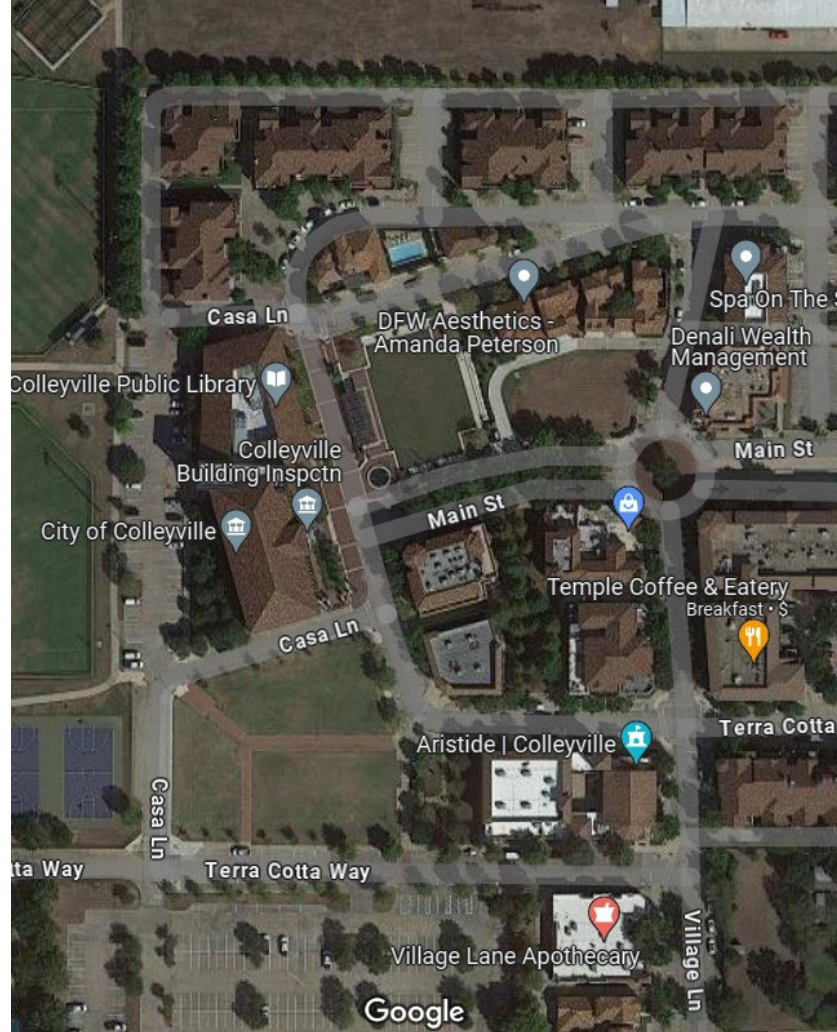
- 52,000 s.f.
- Anchor in mixed-use private development
- Large window, open porches & plazas
- Library on one end

Approx. 1.3 acres

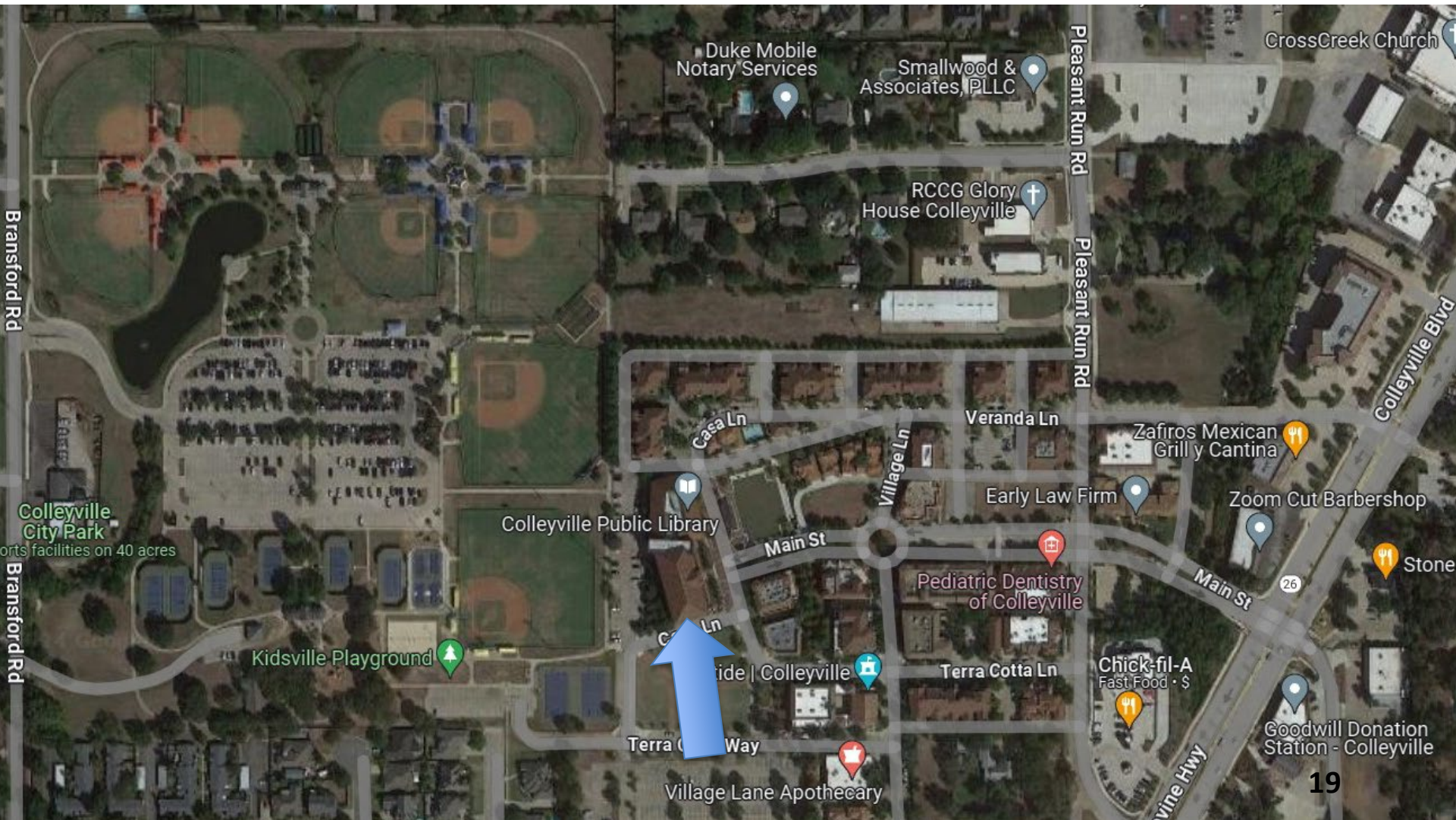
Residential Town Square setting

Adjacent to large park/ community gathering area

Population = 25,850



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Bransford Rd

Bransford Rd

Pleasant Run Rd

Pleasant Run Rd

Collerville Blvd

Duke Mobile
Notary Services

Smallwood &
Associates, PLLC

CrossCreek Church

RCCG Glory
House Colleyville

Colleyville
City Park
Sports facilities on 40 acres

Colleyville Public Library

Casa Ln

Veranda Ln

Zafiro's Mexican
Grill y Cantina

Zoom Cut Barbershop

Early Law Firm

Main St

Pediatric Dentistry
of Colleyville

Main St

26

Kidsville Playground

Casa Ln

Side | Colleyville

Terra Cotta Ln

Chick-fil-A
Fast Food • \$

Goodwill Donation
Station - Colleyville

Terra Cotta Way

Village Lane Apothecary

19









North Richland Hills

Built in 2016

- 182,000 s.f. total
- 78,500 s.f. for City Hall
- 89,000 s.f. for Public Safety
- 14,500 s.f. Muni Court
- Former mall site
- Adjacent private re-development
- \$70M (\$50M bonds)

Approx. 10 acres

Residential Mixed-Use "City Pointe"

Population = 70,663





WELCOME TO NRRH CITY HALL

4301 City Point Drive

Delivery drivers, please take all packages to Logistics.
Follow sidewalk to your right to the end of the building.















Pflugerville P3 Case Study



Pflugerville Case Study

- 2018
 - Needs Assessment for City facilities
 - Created Council committee for City Hall & revised later for all City facilities
- 2019
 - City receives proposal from developer for new City Hall near SH130
 - Council preference to develop a new city hall facility in the downtown area.
 - City Council appoints bond committee for 2020 election
- 2020
 - Bond Committee makes recommendation for Transportation, Parks Improvements & Recreation Center. City Hall not included.
 - \$193M Bond Election approved. Prop. A- Transportation (\$102M), Prop. B- Park Imp (\$44M) & Prop. C- Recreational Center (\$47M)
 - Need to determine site for new Multi-Generational Recreation Center



Pflugerville Case Study con't.

- 2021
 - Council creates City Hall/Recreation Center Bond Committee
 - Committee recommends a land purchase east of downtown for City Hall, Recreation Center and Mixed- Use development. Also recommends a citizen advisory committee.
 - RFQ's issued for P3 Financial Services & Owners Representative Services.
- 2022
 - Council awards contracts for P3 Financial Services and Owners Representative Services
 - Council creates Downtown East Stakeholder group
 - Council approves Downtown East Stakeholder recommendation:
 - Proceed with solicitation of a Master Developer for the creation of a P3
 - Prepare and issue Certificates of Obligation not to exceed \$72 million in tax-supported debt.
 - Proceed with an expansion of TIRZ 1 and allocation of funding.
 - Establish a cost recovery model for maintenance and operations of the new recreation center.
 - City issued request for Master Development Qualifications/Proposals Downtown East project.





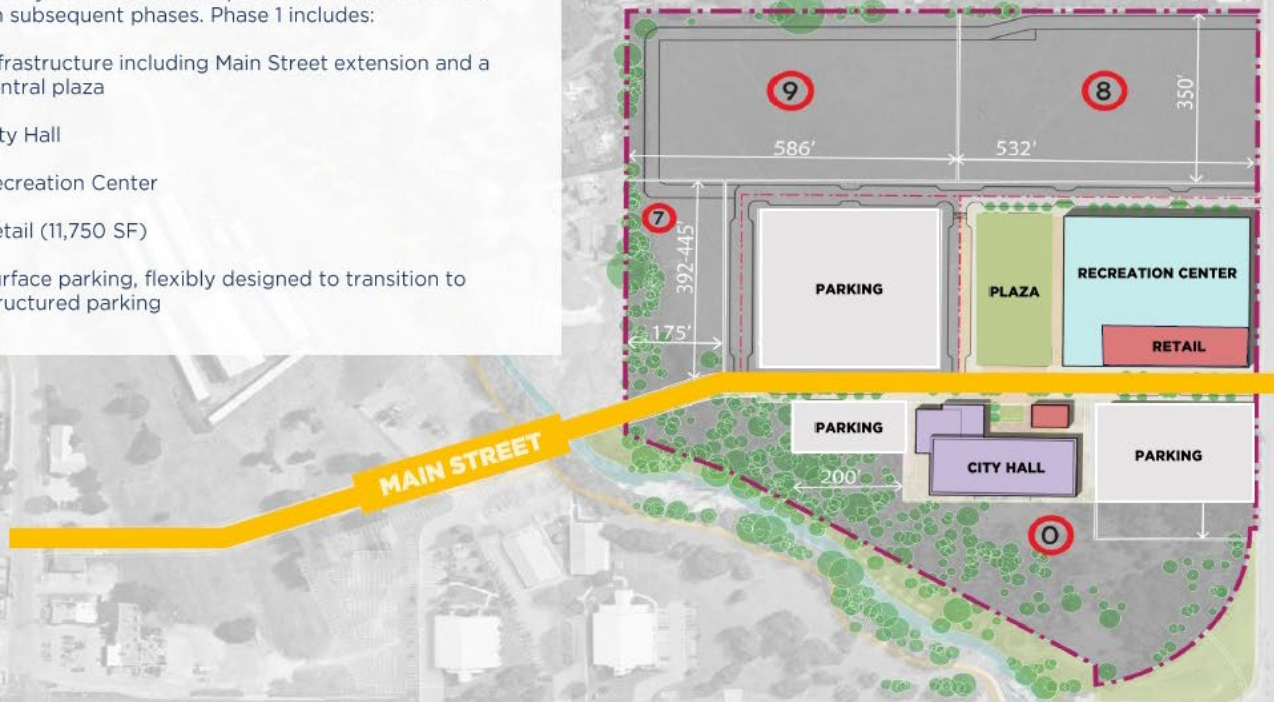
Pflugerville Case Study con't.

- 2023
 - Council approves Exclusive Negotiating Agreement with Griffin/Swinerton LLC
 - City will fund improvements for:
 - 91,000 sf City Hall
 - 120,000 sf Recreation Center
 - Infrastructure
- 2024
 - Permitting & Design begin
 - Total buildout in phases. First phase to create destination
 - Construction beginning late in 2024

PHASE 1

Creating a destination in the near term, transitioning to a higher density mixed-use municipal center with structured parking in subsequent phases. Phase 1 includes:

- 1) Infrastructure including Main Street extension and a central plaza
- 2) City Hall
- 3) Recreation Center
- 4) Retail (11,750 SF)
- 5) Surface parking, flexibly designed to transition to structured parking



PHASE 1 | Retail

Approximately 10,500 SF of retail on the ground floor of the Recreation Center, jumpstarting the retail corridor along the new Main Street at the FM 685 intersection.



PHASE 1 | Retail

A new indoor-outdoor café/retail space within the new City Hall and fronting on Main Street.



City Hall



City Hall



Multigenerational Recreation Center



Multigenerational Recreation Center



Multigenerational Recreation Center



SOURCES AND USES OF FUNDS

This Final Development Proposal shows a feasible Phase 1 Plan of Finance as summarized below in the sources and uses of funds tables, where funds available are sufficient to cover the costs to develop Phase 1 while leaving a surplus. **Note:** The costs and financing information are based on concept-level designs and the best information currently available and are thus subject to modification during the Preliminary Development Agreement (PDA) term.

Source of Funds	Amount
GO Bond – Rec Center	\$47.0 M
CO Bonds	\$151.3 M
ROW Acquisition Funds	\$5.2 M
Developer Financing – 10,500 SF Retail	\$3.6 M
TOTAL	\$207.5 M
Surplus / (Gap)	+ \$2.8 M
Note: See Note (1) in Uses of Funds table to the right. Estimated surplus is \$2.8 to \$5.0 million.	

Uses of Funds	Amount
Phase 1 Infrastructure (1)	\$33.8 M
Phase 1 Surface Parking	\$3.1 M
Parcel Acquisitions for Main Street	\$5.6 M
City Hall	\$80.1 M
Recreation Center	\$78.5 M
Retail – @ Rec Center (10,500 SF)	\$2.6 M
Retail – Tenant Imprv & Commissions	\$1.0 M
TOTAL	\$204.7 M
Notes: (1) The Phase 1 infrastructure scope has some flexibility in terms of what streets/utilities are included (to be finalized with City during the PDA Term) – costs could be as low as \$31.6 million.	



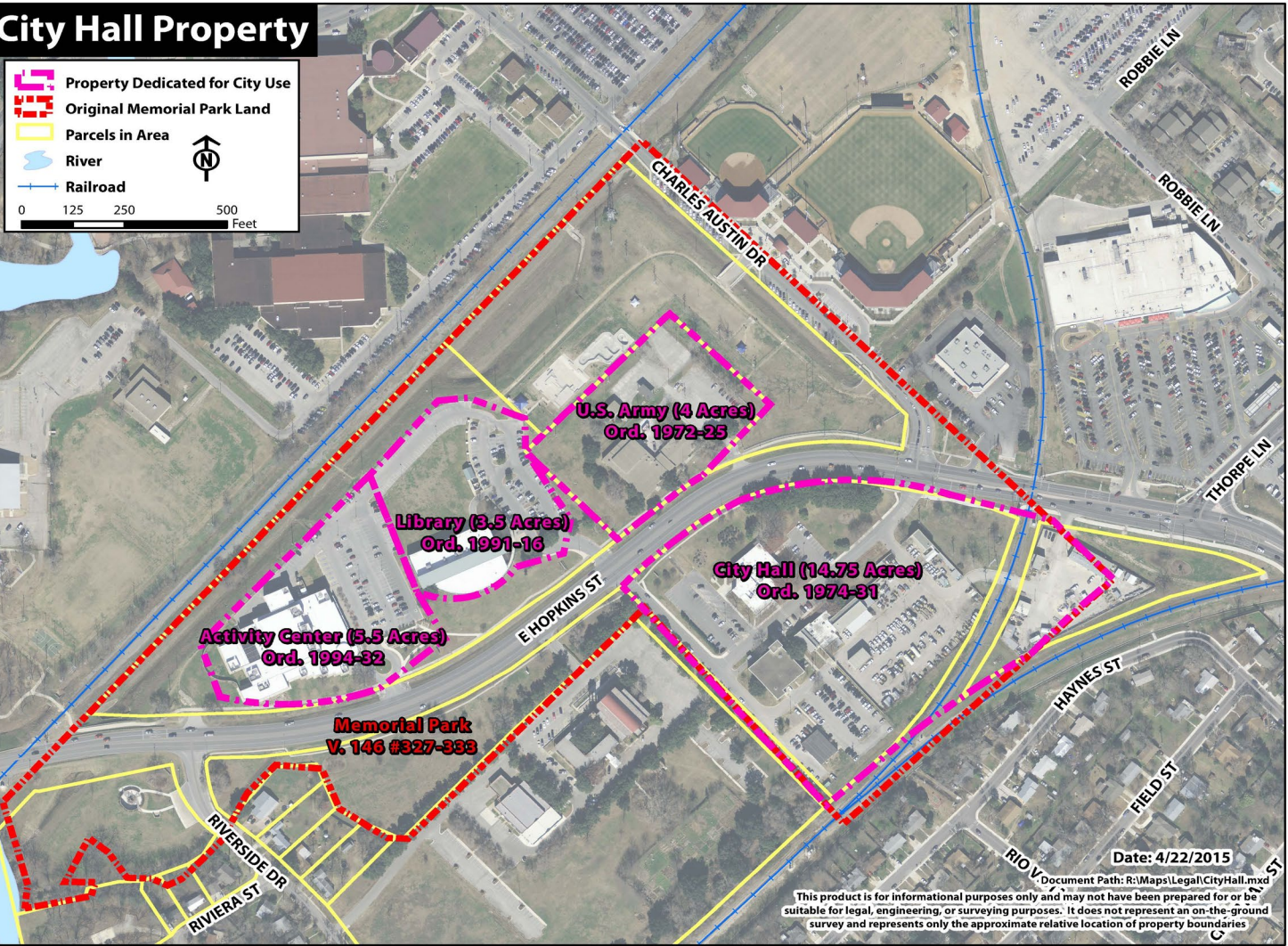
Pflugerville Case Study con't.

- Approximate 6-year process.
- Pflugerville “expanded” downtown concept to accommodate site.
- Used public education and stakeholder process for support of city financial commitment.
- New City Hall site will create a “destination” to support subsequent mixed- use development.
- Potential use of TIRZ backed Certificates of Obligation.



City Hall and Parkland Dedication

City Hall Property



- Original parcel to City as dedicated parkland less 4 acres to US Army.
- Election for release of parkland for City Hall, Activity Center & Library.
- Charter prohibits relocation of City Hall & redevelopment without election.



Staff Recommendations/Council Direction:

- Consider City owned Downtown parcels in City Hall financial analysis – look for activation and City presence.
- Move forward with consultant services:
 - P3 Financial Services for analysis of new City Hall site, downtown parcels and current City Hall site.
 - Owners Representative Services to update space needs and programing of City facilities for location in new City Hall and downtown parcels.
 - Evaluate potential Hopkins Street TIRZ to capture redevelopment growth
- Use public engagement and future Citizen Stakeholder/Bond Committee to develop community education/support.
- Future election for parkland designation removal.