



# **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**



# Lewisville

Built in 2003

Houses 100 staff

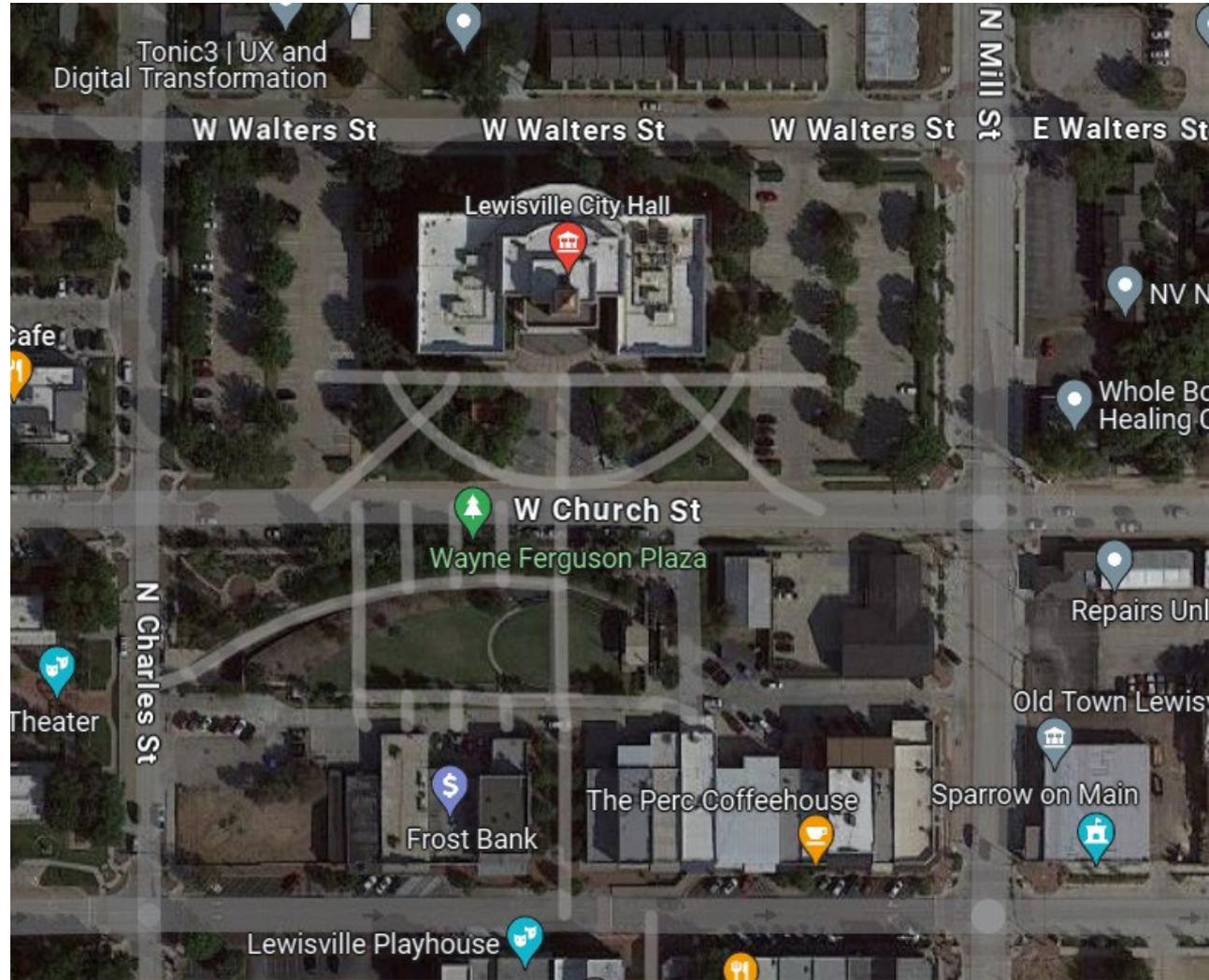
- City Attorney,
- City Manager,
- City Secretary,
- ED,
- Eng,
- Finance,
- HR,
- Permitting,
- PADS,
- Neighborhood Services
- Purchasing

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

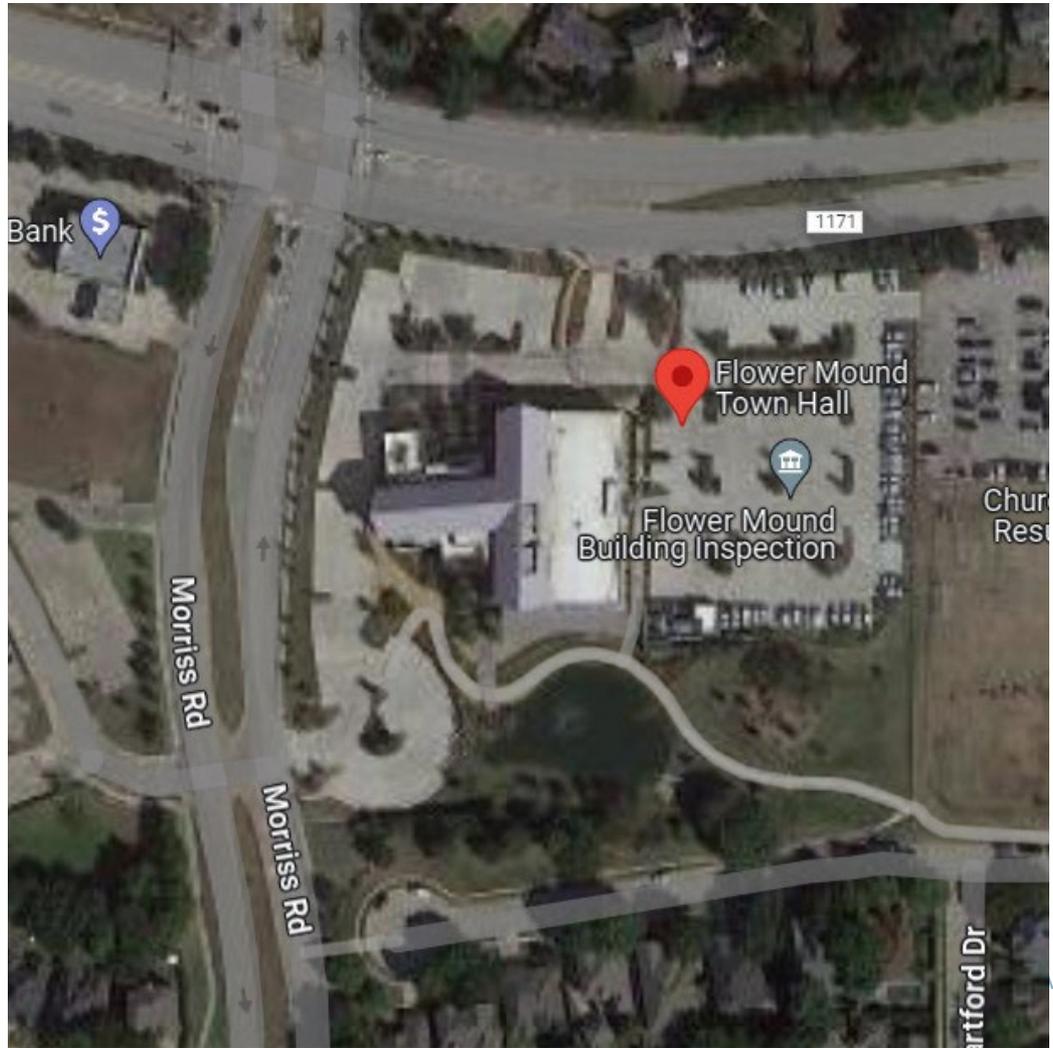
- Consolidated staff
- 90 private offices, 10 large open office areas
- Artwork display area
- FMTV studio
- Extensive glass to maximize natural light
- Additional insulation
- LED lighting

Approx. 7 acres

Suburban setting

Drainage/WQ pond

Population = 78,500











# Grapevine

Built in 1997

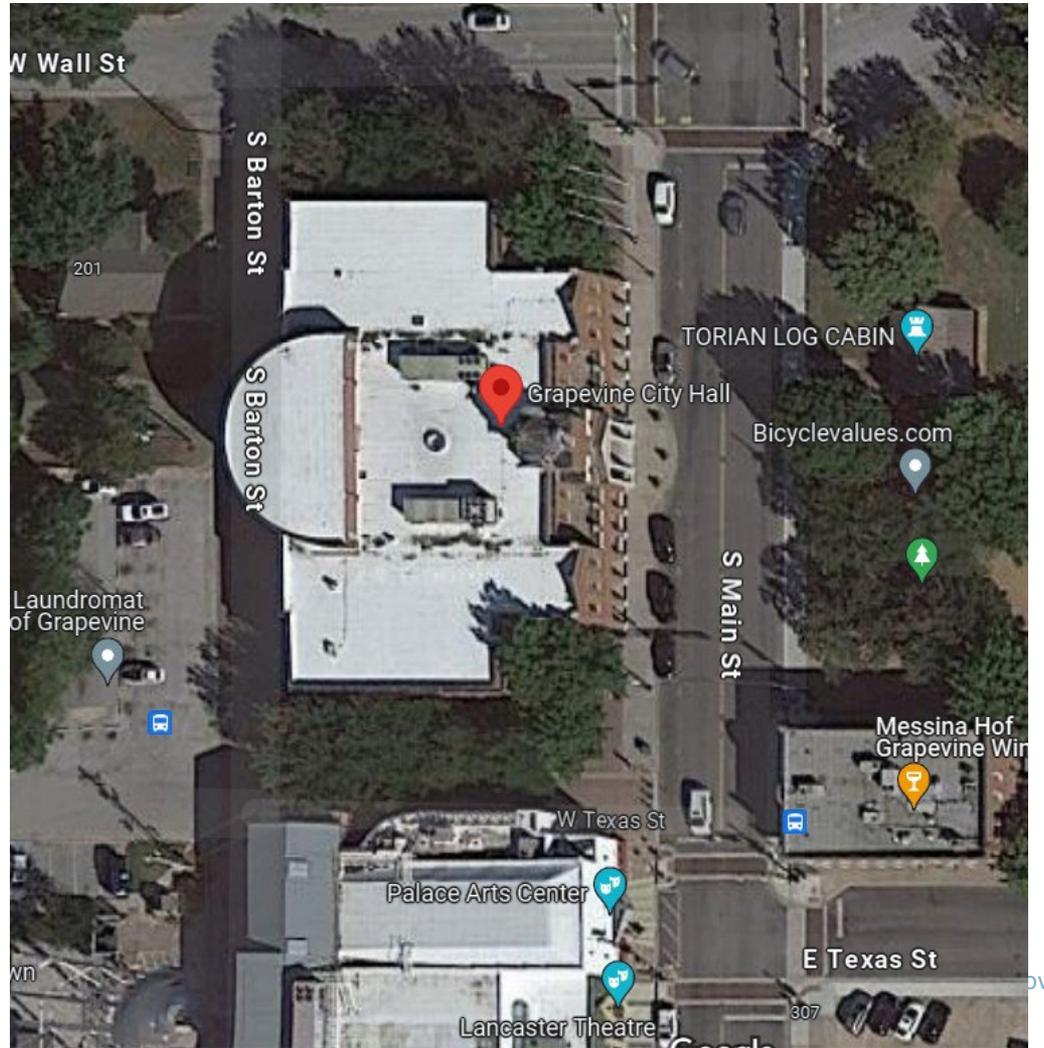
- Consolidated Council & staff
- Compactible with historic downtown setting

Approx. 0.6 acres

Downtown setting

Park/gathering area across street

Population = 51,226







CRYSTAL BALL

PROPERTY OF  
CITY OF HOUSTON  
11000



# Southlake

Built in 1999

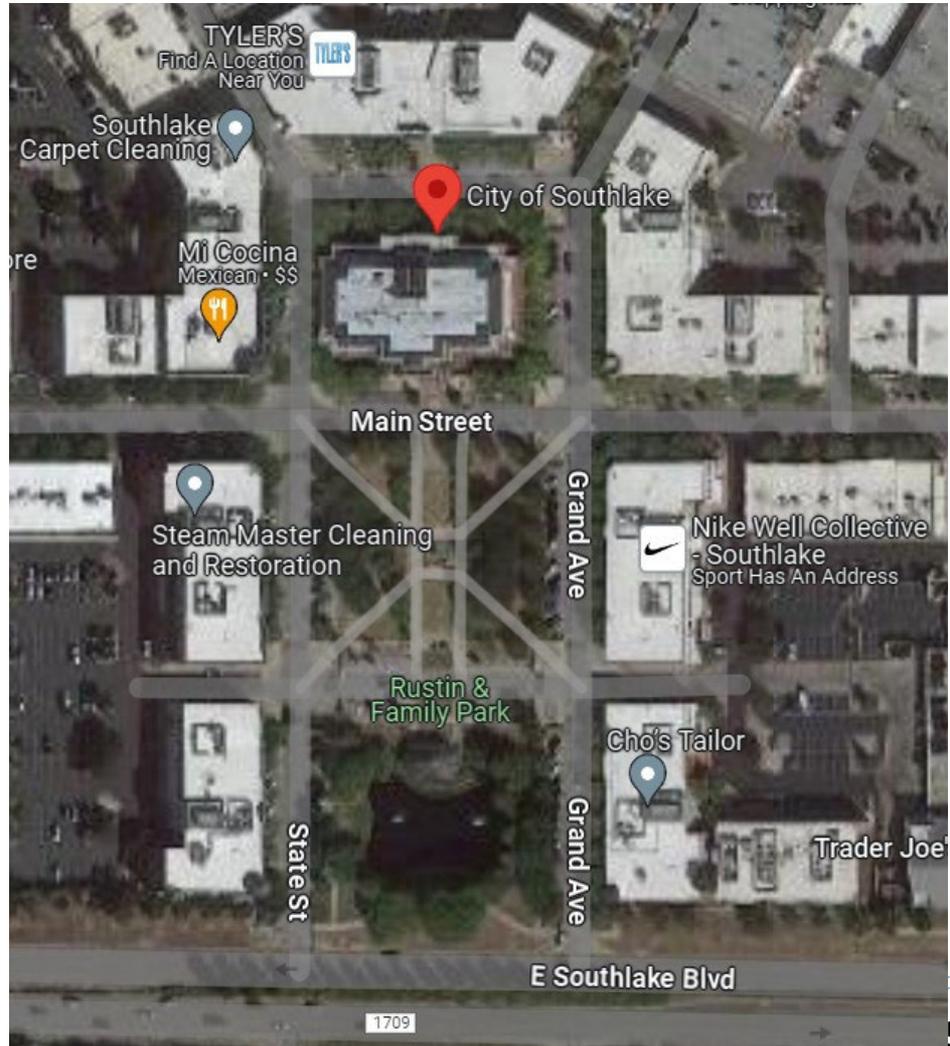
- 80,000 s.f. government anchor
- 4-story with Library on 1<sup>st</sup> floor
- All City departments
- County Offices
- Includes Tarrant County Tax-Assessor-Collector

Approx. 0.8+ acres

Retail Town Square setting

Large park/gathering area

Population = 31,102









# Colleyville

Built in 1998

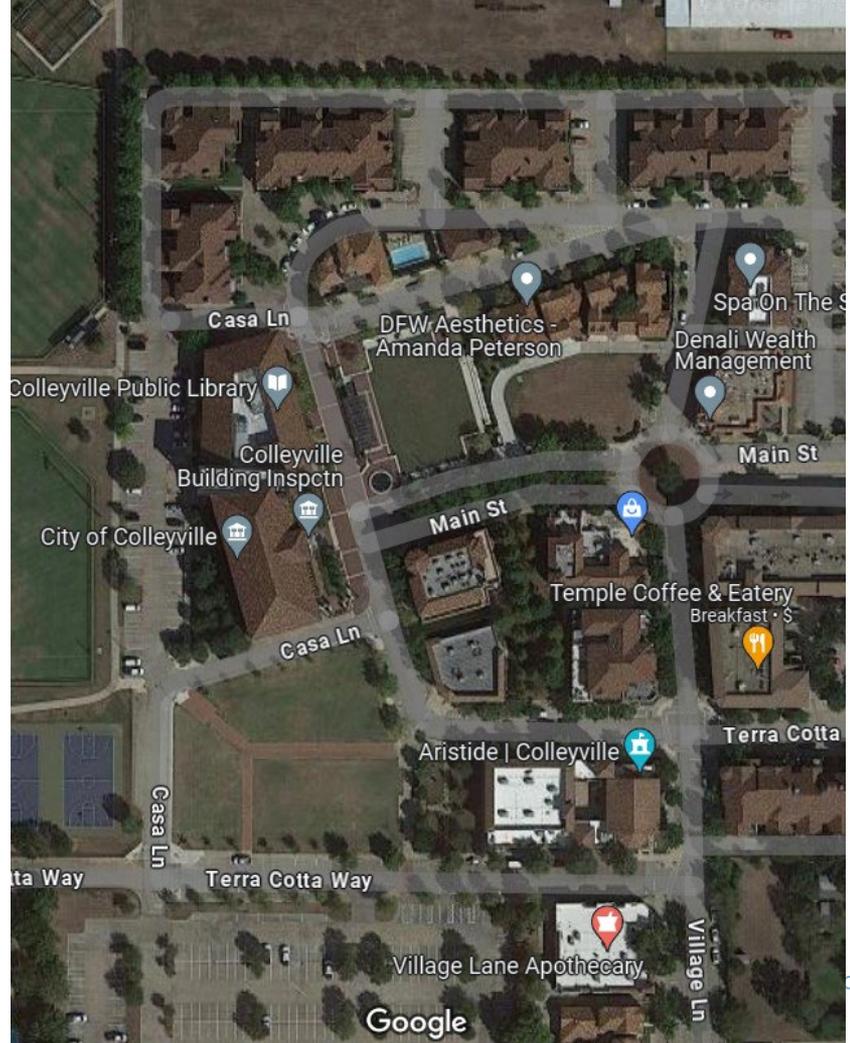
- 52,000 s.f.
- Anchor in mixed-use private development
- Large window, open porches & plazas
- Library on one end

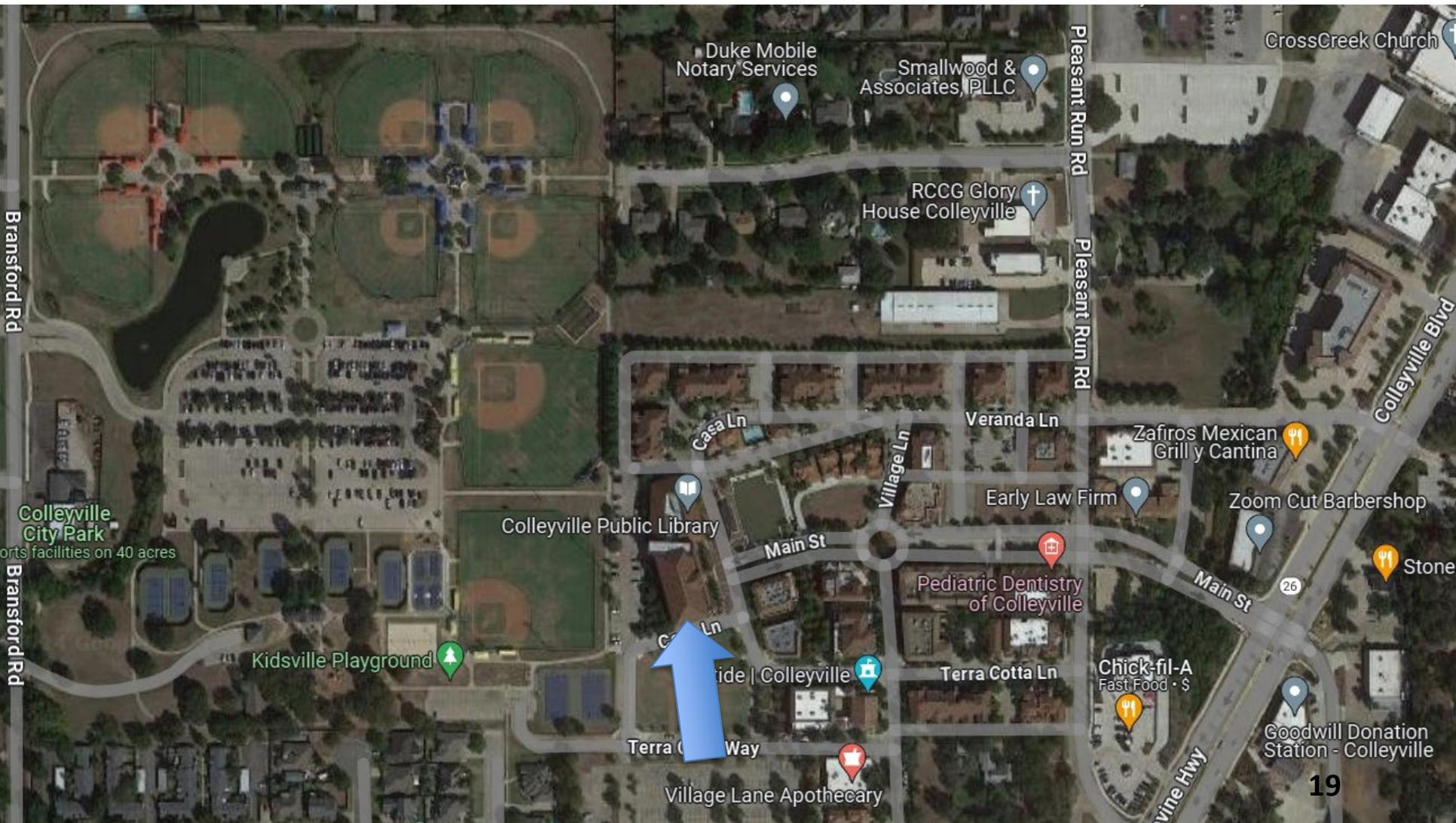
Approx. 1.3 acres

Residential Town Square setting

Adjacent to large park/ community gathering area

Population = 25,850





Duke Mobile Notary Services

Smallwood & Associates, PLLC

CrossCreek Church

RCGG Glory House Colleyville

Branford Rd

Pleasant Run Rd

Colleyville Blvd

Casa Ln

Veranda Ln

Zafiro's Mexican Grill y Cantina

Colleyville City Park  
Sports facilities on 40 acres

Colleyville Public Library

Early Law Firm

Zoom Cut Barbershop

Main St

Stone

Casa Ln

Side | Colleyville

Pediatric Dentistry of Colleyville

Chick-fil-A  
Fast Food · \$

Kidsville Playground

Terra Cotta Ln

Goodwill Donation Station - Colleyville

Terra Cotta Way

Village Lane Apothecary

Vine Hwy



PUBLIC LIBRARY

CITY OF AUSTIN TEXAS







# North Richland Hills

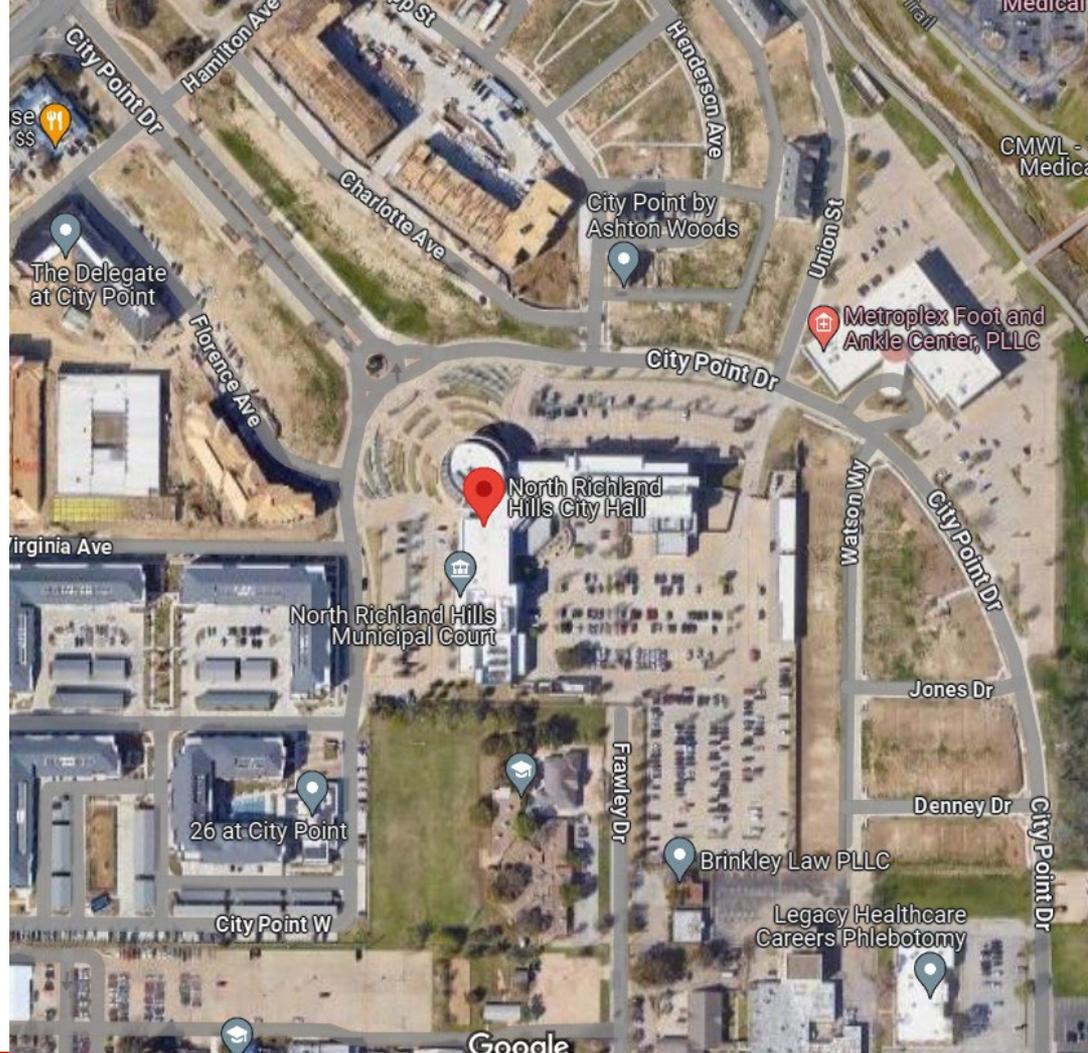
Built in 2016

- 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

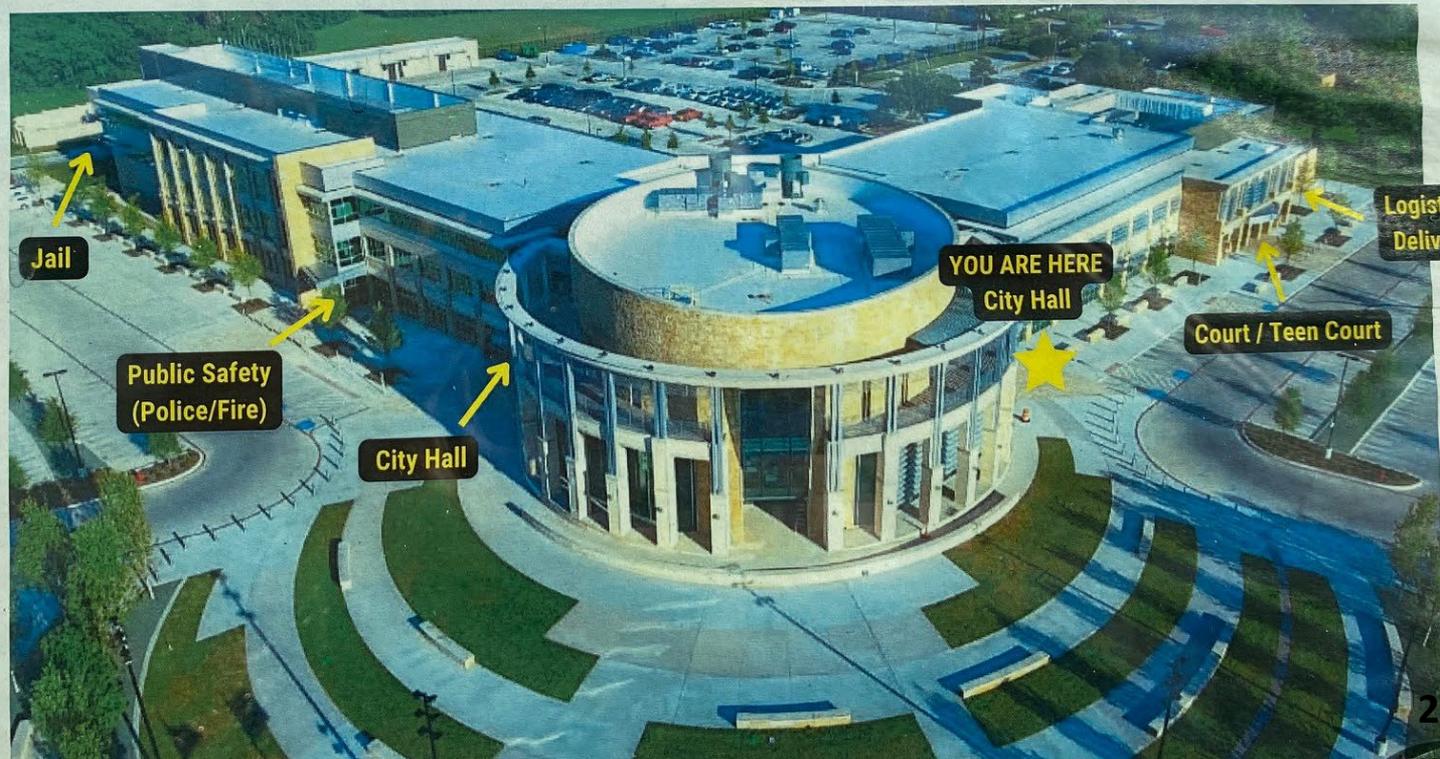




# WELCOME TO NRH CITY HALL

4301 City Point Drive

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





COURT











# 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.



**SITE**  
**29.15 ACRES**



# 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.

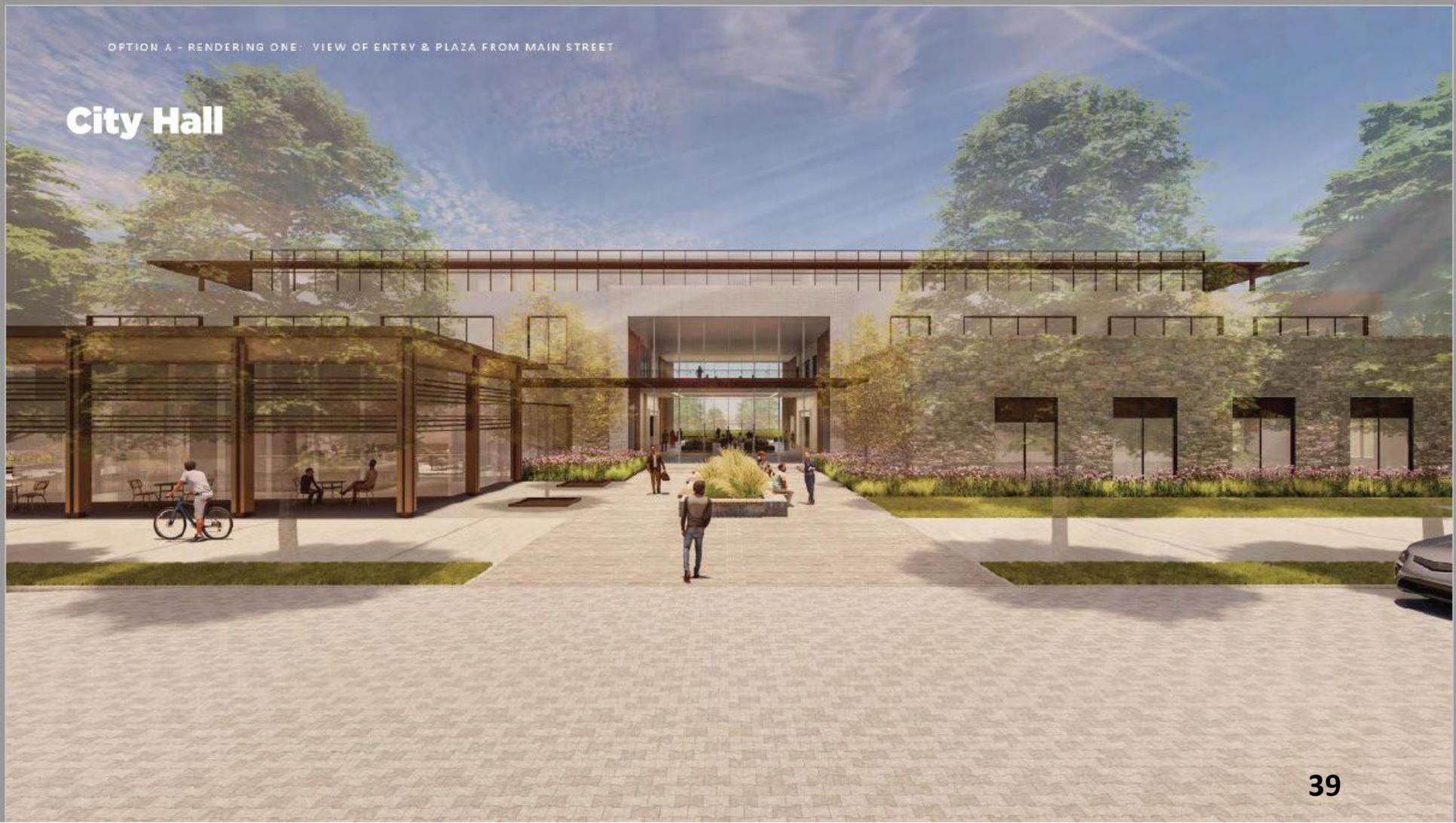


## PHASE 1 | Retail

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
<b>TOTAL</b>	<b>\$207.5 M</b>
<b>Surplus / (Gap)</b>	<b>+ \$2.8 M</b>
<b>Note:</b> 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 <b>(1)</b>	\$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
<b>TOTAL</b>	<b>\$204.7 M</b>

**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. **44**



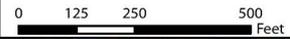
# Pflugerville Case Study con't.

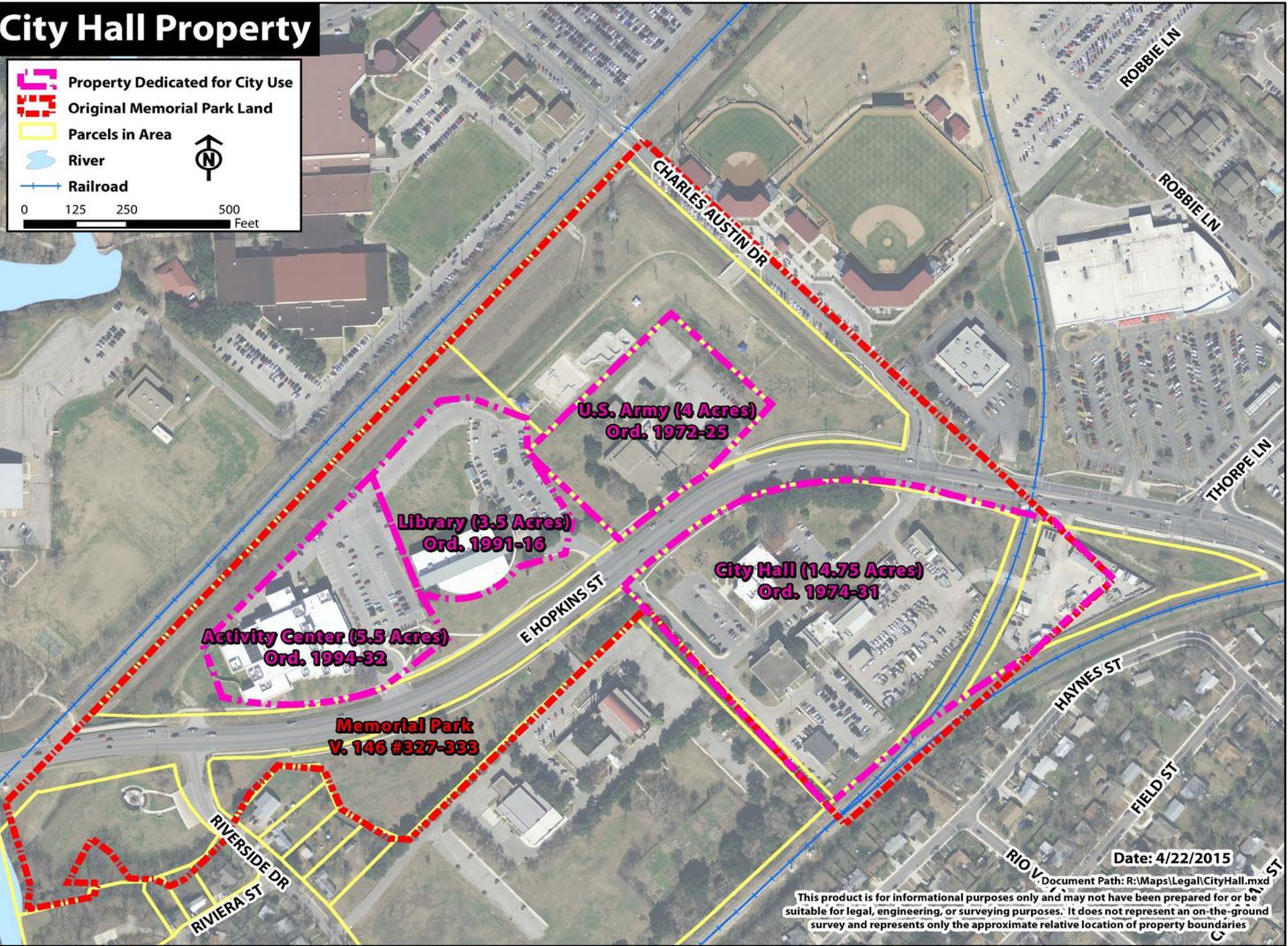
- Approximate 6-year process.
- Pflugerville “expanded” downtown concept to accommodate site.
- Used public education and stakeholder process for support of city financial commitment.
- New City Hall site will create a “destination” to support subsequent mixed- use development.
- Potential use of TIRZ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



# City Hall and Parkland Dedication

# City Hall Property

 Property Dedicated for City Use  
 Original Memorial Park Land  
 Parcels in Area  
 River  
 Railroad  
 N  




Date: 4/22/2015

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 This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

- 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.