



# MEMO

**To:** Bert Lumbreras, City Manager  
**FROM:** Kevin Burke, Economic Development & Downtown Administrator  
**DATE:** November 1, 2017  
**RE:** 214 E. Hutchison Street

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## Summary

The purpose of this memorandum is to present the staff recommended development plan for the City-owned property at 214 E. Hutchison Street. Attached to this memorandum as Exhibit A, please find a revised Schematic Design for construction of the site. Staff recommends completing our contract with Kimley-Horn to provide final construction documents in the current fiscal year, and inclusion of this project in the Capital Improvement Program during the Fiscal Year 2019 budget process, using the General Fund, Water Utility Fund, and outside funding as available.

## Property History

In 2010, the City entered into an economic development agreement for demolition and remediation of a former dry cleaner, located at 214 E. Hutchison. After remediation, the City purchased the approximately 6,000 sf property for \$216,000.

From 2012 to 2015, the City used the property for construction staging during the "Downtown Reconstruction Phase I" project. The City Council subsequently allocated \$85,000 in the FY 2016 CIP to create a small surface parking lot on the property.

In mid-2016, staff was directed to explore alternate uses of the property. Staff developed a number of conceptual exhibits for discussion purposes. These exhibits were presented to Council on September 20, 2016. At that time, Council directed staff to create a plan for development of the property that would incorporate the following elements:

- Landscape area and/or rain garden(s)
- Shade structure and/or covered seating area
- Substantial bicycle parking and bicycle repair station
- Public art or space for public art
- Drinking water station
- Plumbing for future public restroom facilities
- Vehicular parking, with the ability to accommodate EV charging station(s)

Staff executed a contract for design services with Kimley-Horn on January 17, 2017. Kimley-Horn provided a draft concept to the City on March 3, 2017.

Staff presented the draft concept to Council on April 4, 2017. At that time, the Council voted to form a sub-committee, including Council Members Hughson, Prewitt and Derrick. The Council sub-committee met on the following dates: May 5, June 13 and July 10.

## **Environmental Remediation**

On August 2, 2017, the City received a written statement from TCEQ, confirming our ability to redevelop the property under the Dry Cleaner Environmental Response Program (DCRP). The TCEQ letter, attached as Exhibit B, states that the property was accepted into the DCRP on May 27, 2007 and that the DCRP does not have any restrictions on redevelopment of the site.

While the site may be redeveloped, standard environmental procedures must be followed. These include coordination with TCEQ, and proper disposal of waste, including soil and groundwater, generated during redevelopment. In practice, this means that substantial excavation of the site (which is not envisioned under the recommended plan) will result in additional development costs.

## **Public Transit**

The City works in partnership with the Capital Area Rural Transportation System (CARTS) to plan for and implement improvements to transit services in and around San Marcos. Ongoing improvements include installation of covered bus shelters at all transit stops, route modifications, and expanded service hours. One planned route modification involves relocation of the main downtown transit stop from Hopkins Street to Hutchison Street, adjacent to the City-owned property at 214 E. Hutchison. The primary purpose of the downtown transit stop relocation is to improve rider safety. The attached Exhibit C indicates the location of proposed bus stop shelters and loading zones on Hutchison.

Co-location of the primary downtown transit stop and the 214 E. Hutchison site will provide additional connectivity and mobility options to San Marcos residents and visitors. As described below, the recommended development plan for 214 E. Hutchison incorporates amenities for pedestrians and cyclists, and may accommodate private transportation network companies including bike share and car share services.

## **Recommended Development Plan**

Kimley-Horn, in consultation with staff, made minor revisions to the draft concept presented on April 4, 2017. The revised schematic design incorporates each of the elements specifically identified by the City Council on September 20, 2016, with the single exception of plumbing for future restroom facilities.

The recommended development plan includes the following:

- **Landscape features:** Landscaping consists of seven large shade trees, a small grass lawn, decorative landscape areas, and a vegetated rain garden traversed by pedestrian walkways and footbridges. Passive rainwater harvesting techniques, including the rain garden and extensive use of stabilized decomposed granite, are proposed to maintain pervious cover and retain stormwater on-site. Landscape plantings are consistent with the approved plan for the Craddock Ave. median repair project.
- **Shade structures:** A tensile shade structure is proposed to be installed over a concrete pad with removable tables and chairs. A wood trellis shade structure with adjacent seating is provided near the Hutchison Street sidewalk and provides a focal point of entry to the plaza. The schematic design also anticipates the future installation of a solar panel shade structure over the parking area.
- **Cycling amenities:** Two large bicycle racks, similar to those recently installed downtown, and a matching bicycle repair station are proposed. Should the City enter into agreement with one or more bike sharing service providers, additional facilities may be provided under agreement with those companies, or the City may add additional bike racks on our own.

- **Public art:** Three opportunities for public art are proposed, including a masonry accent wall that may be used for murals, a decorative metal screen to cover the existing electrical transformer, and a prominent space for sculptural installation, such as a mermaid statue. Specific public art to be installed in this space has not been determined at this time.
- **Water:** A drinking water station is provided adjacent to the bicycle repair station. This involves installation of a potable water line from Hutchison that will also provide landscape irrigation. Depending on the timing of construction, reclaimed water may be available for landscape irrigation purposes.
- **Parking:** Five head-in public parking spaces are provided off the alley. One space may be designated for handicap accessible parking. Two electric vehicle charging stations are proposed. Should the City enter into agreement with one or more transportation network companies, spaces may be designated for their use.
- **Other:** Trash and recycling receptacles will be provided to match those recently installed downtown. A pet waste bag dispenser may also be installed. Several of the existing limestone blocks are proposed to be incorporated into the site as informal seating areas.
- **Future restroom:** In-lieu of a downtown location, staff recommends, and is evaluating suitable locations for, new restroom facilities in the river parks. Potential sites near the Grant Harris and Chamber of Commerce buildings will be evaluated for accessibility and access to water, wastewater and electrical infrastructure. Removal of plumbing for future restroom facilities on this site resulted in estimated savings of \$20,000, plus the actual cost to purchase, install and maintain the restroom facilities. Additional site excavation required for installation of wastewater lines would result in unknown additional development costs for TCEQ compliance.
- **Maintenance:** Staff estimates annual maintenance costs of approximately \$6,000, or \$500 per month. For comparison, monthly maintenance of the plaza at Hopkins and IH 35 is approximately \$800 per month, and is included in the annual contract for City-wide landscape and right-of-way maintenance services. Landscape maintenance for the 214 E. Hutchison site would be performed under the same contract.

Kimley-Horn provided an opinion of probable cost, which is a preliminary estimate based on this 60% schematic level design, of \$291,747.63. This includes an approximately 17% cost factor for construction mobilization, and a 20% contingency factor. Additional line items and adjustments to unit quantities and prices are likely as design progresses. The estimated total project cost includes the \$36,570 design fee to be paid to Kimley-Horn, and an additional 10% contingency, for a total estimated project cost of \$361,150. Staff has performed research regarding potential sources of outside funding, including government and private grant programs focused on community place making. Staff will continue to seek opportunities for outside funding for this project.



The City's agreement with Kimley-Horn consists of two discreet tasks: 1) schematic design submittal, and 2) construction document submittal. With this most recent submittal, Task 1 is complete. Staff recommends directing Kimley-Horn to carry out Task 2, including all services necessary to prepare landscape architecture construction drawings, setting forth in detail the requirements for construction of the project. Task 2 will be completed within 120 days of direction to proceed. Staff further recommends that this project be incorporated into the Capital Improvement Program (CIP) during the Fiscal Year 2019 budget process, using the General Fund, Water Utility Fund, and outside funding as available.

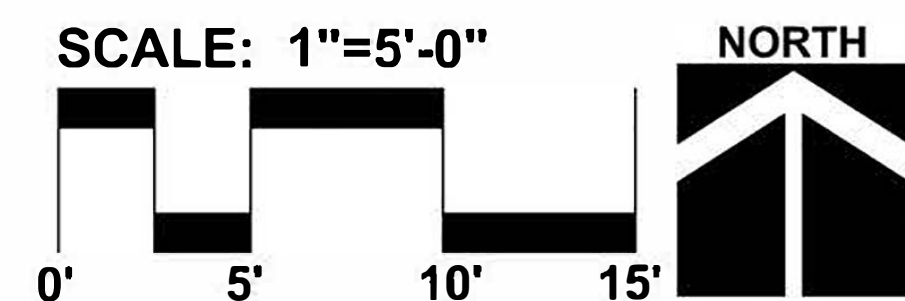
### **Attachments**

Exhibit A - Recommended Development Plan  
 Exhibit B - TCEQ letter dated August 2, 2017  
 Exhibit C - Hutchison Transit Stop Location





MATERIALS LEGEND			QTY.	SIZE
TREES		MONTERREY OAK <i>Quercus polymorpha</i>	1	4" DBH
		LUCRETIA HAMILTON DESERT WILLOW <i>Chilopsis Linearis</i>	3	3" DBH
		SOPHORA SECUNDIFLORA <i>Texas Mountain Laurel</i>	3	3" DBH
SHRUBS/PERENNIALS/VINES		CROSSVINE <i>Bignonia capreolata</i> 'Tangerine Beauty'	4	1 GAL.
		DWARF PLUMBAGO <i>Cerlostigma plumbaginoides</i>	27	1 GAL.
		DWARF WAX MYRTLE <i>Myrica pusilla</i>	6	5 GAL.
		FURMAN'S RED AUTUMN SAGE <i>Salvia greggii</i> 'Furman's Red'	8	5 GAL.
		LANCELEAF COREOPSIS <i>Coreopsis lanceolata</i>	19	1 GAL.
		LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	12	1 GAL.
		INDIGO SPIRES SAGE <i>Salvia</i> x 'Indigo Spires'	13	5 GAL.
		RIO BRAVO SAGE <i>Leucophyllum langmaniae</i> 'Rio Bravo'	8	5 GAL.
		ROSEMARY <i>Rosemarinum officinalis</i> 'Tuscan Blue'	13	5 GAL.
		SOCIETY GARLIC <i>Tulbaghia violacea</i>	8	1 GAL.
		ZEXMENIA <i>Wedelia texana</i>	25	1 GAL.
GRASSES		BLONDE AMBITION <i>Panicum virgatum</i>	12	5 GAL.
		LINDHIEMER MUHLY <i>Panicum virgatum</i>	9	5 GAL.
		PINK FLAMINGO MUHLY <i>Panicum virgatum</i>	11	5 GAL.
INERT		STABLIZED DECOMPOSED GRANITE 3" min. depth; color to be approved by owner	500 SF	
		TURF GRASS Palisades Zoysia or similar drought tolerant and shade tolerant variety.	585 SF	
	Not Shown	HARDWOOD MULCH All landscape areas	1, 710 SF	

[illegible]

**Kimley»»Horn** ©2017  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500  
[www.kimley-horn.com](http://www.kimley-horn.com)

LICENSED PROFESSIONAL

PRELIMINARY

KHA PROJECT	291103000
DATE	10-19-2017
SCALE	AS SHOWN
DESIGNED BY:	AD
DRAWN BY:	RK MM
CHECKED BY:	AD RK

SCHEMATIC DESIGN  
LANDSCAPE PLAN

214 HUTCHISON STREET  
CITY OF SAN MARCOS, TEXAS



SHEET NUMBER  
**LS-1**







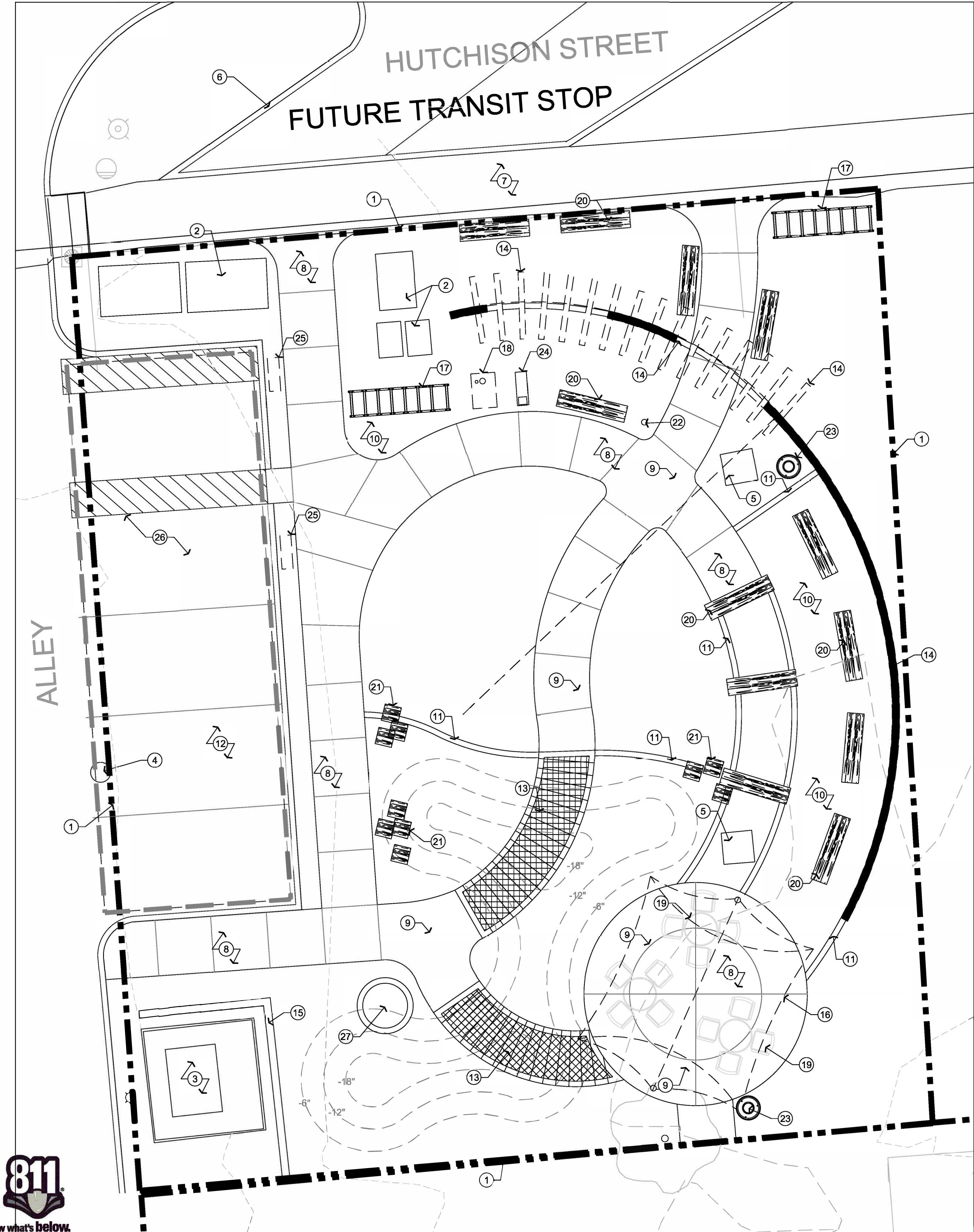
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**NORTH**

0' 5' 10' 15'



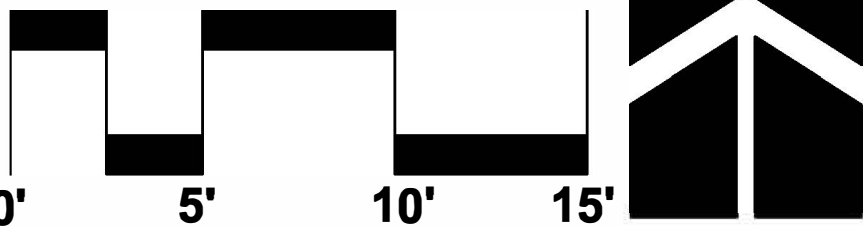
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# HARDSCAPE KEY NOTES

#	DESCRIPTION
1	PROPERTY LINE (TYP)
2	EXISTING ELECTRICAL VAULT TO REMAIN (TYP)
3	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
4	EXISTING POWER POLE TO BE RELOCATED (BY OTHERS)
5	EXISTING MONITORING WELL TO REMAIN (TYP)
6	EXISTING CURB AND GUTTER TO REMAIN (TYP)
7	EXISTING CONCRETE SIDEWALK TO REMAIN (TYP)
8	CONSTRUCT 4" THICK CONCRETE SIDEWALK W/ A MEDIUM BROOM FINISH - COLOR TO BE: STANDARD GRAY
9	CONSTRUCT LITHOCRETE 'RIVER' ACCENT BAND COLOR TO BE: BLUE - 30% TO 75% GLASS GRADIENT
10	CONSTRUCT STABILIZED DECOMPOSED GRANITE PATHWAY (TYP)
11	CONSTRUCT 6"X6" CONCRETE HEADER (TYP)
12	CONSTRUCT (5) ASPHALT PARKING SPACES (TYP)
13	CONSTRUCT RUSTED STEEL FOOT BRIDGE (TYP)
14	CONSTRUCT OVERHEAD WOOD TRELLIS AND MASONRY ACCENT WALL (TYP)
15	CONSTRUCT 4' HIGH TRANSFORMER SCREEN WALL (TYP)
16	INSTALL SHADE STRUCTURE MANUF: TENSILE SHADE PRODUCTS, LLC MODEL: SUNFLARE FABRIC COLOR: RED
17	INSTALL BIKE RACK MANUF: BELSON OUTDOORS MODEL: HRHD-B4RAIL-EPX COLOR: DEEP RED
18	INSTALL BIKE REPAIR STATION MANUF: BELSON OUTDOORS MODEL: FIXIT-A2-FT-EPX COLOR: DEEP RED
19	INSTALL TABLE AND CHAIRS MANUF: VICTOR STANLEY MODEL: RND-333 COLOR: BLACK
20	INSTALL RELOCATED LIMESTONE PLINTH 'SEAT WALL' (TYP)
21	INSTALL RELOCATED LIMESTONE PLINTH 'BOULDER' (TYP)
22	INSTALL PET BAG DISPENSER MANUF: JAMESTOWN ADVANCED PRODUCTS MODEL: 14504 (SINGLE)
23	INSTALL TRASH RECEPTACLE / RECYCLING MANUF: VICTOR STANLEY MODEL: A-36 STEELSITES COLOR: BLACK
24	INSTALL DRINKING FOUNTAIN (PROVIDE GRAVEL FOR TROUGH PER MANUF RECOMMENDATIONS) MANUF: HAWS MODEL: 3202 COLOR: GREEN
25	FUTURE ELECTRIC VEHICLE CHARGING STATIONS
26	FUTURE SOLAR PANEL COVERED PARKING SHADE STRUCTURE
27	FUTURE PUBLIC ART/SCULPTURE LOCATION

SCALE: 1"=5'-0"




SCHEMATIC DESIGN


HARDSCAPE PLAN

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SHEET NUMBER  
HP-1

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7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500  
www.kimley-horn.com

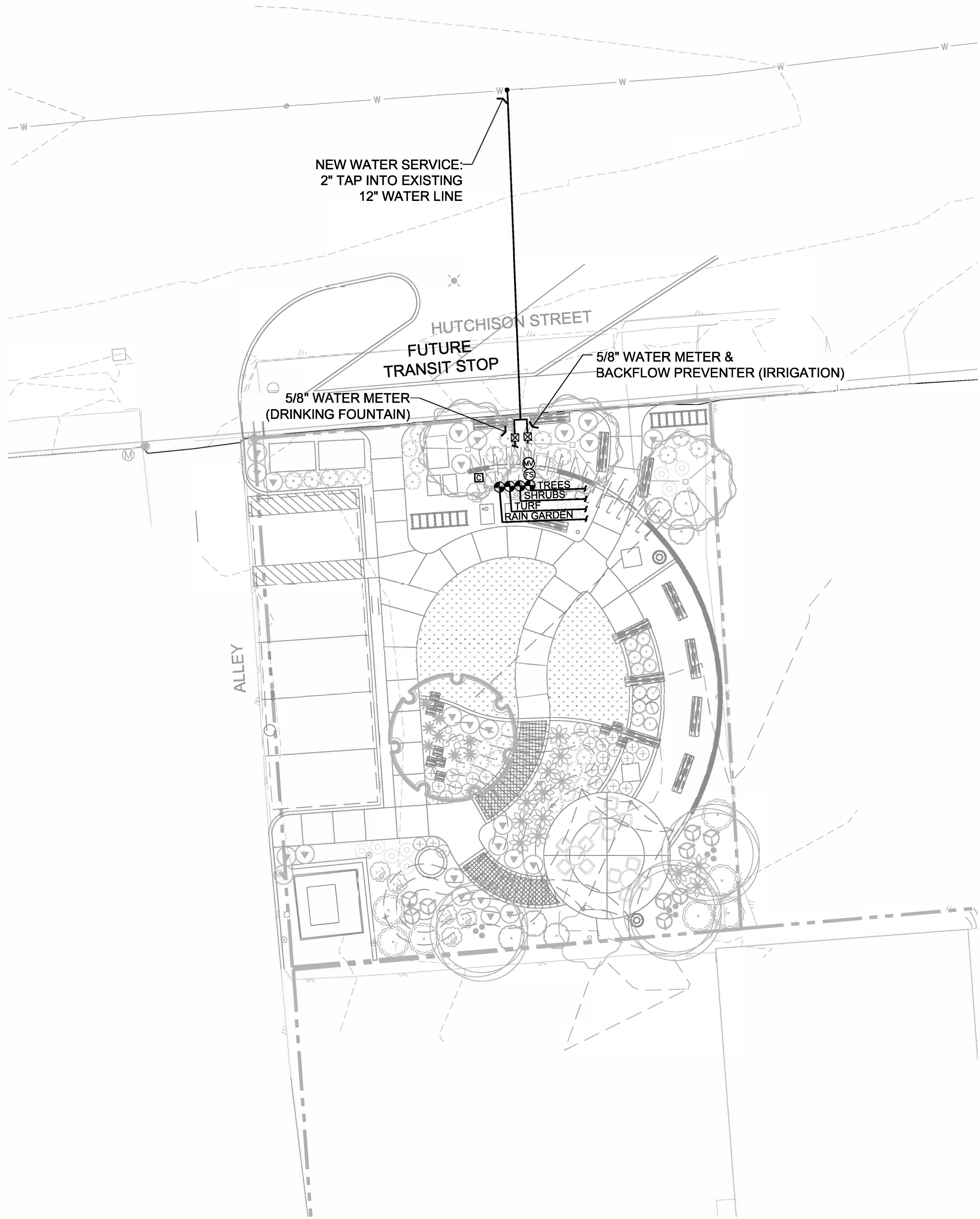
PRELIMINARY

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY: AD	DRAWN BY: RK MM	CHECKED BY: AD RK
291103000	10-19-2017					

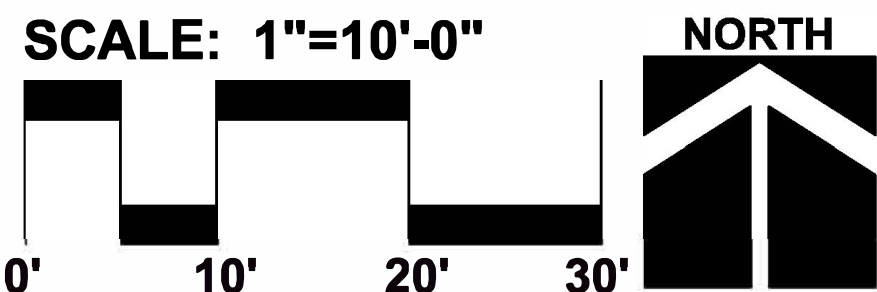
REVISIONS	No.	DATE	BY




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IRRIGATION LEGEND	
SYM.	DESCRIPTION
MATERIAL	1" POTABLE WATER METER Point of connection to be confirmed by City representative.
	1" PRESSURE REDUCING BACKFLOW PREVENTER Final location to be approved by City representative.
	1" BRASS MASTER VALVE Final location to be approved by City representative.
	1" BRASS FLOW SENSOR Final location to be approved by City representative.
	1" IRRIGATION CONTROL VALVE Shall be located within landscape area and approved by City rep.
	¾" TO 1" IRRIGATION MAINLINE Shall be SCH 40 PVC
	IRRIGATION CONTROLLER Manufacturer, model, and final location shall be approved by City rep.





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SCHEMATIC DESIGN

IRRIGATION PLAN

KHA PROJECT  
291103000

DATE  
10-19-2017


SCALE  
AS SHOWN

DESIGNED BY: AD

DRAWN BY: RK, MM

CHECKED BY: AD, RK

LICENSED PROFESSIONAL



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Phoenix, Arizona 85020 (602) 944-5500  
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REVISIONS

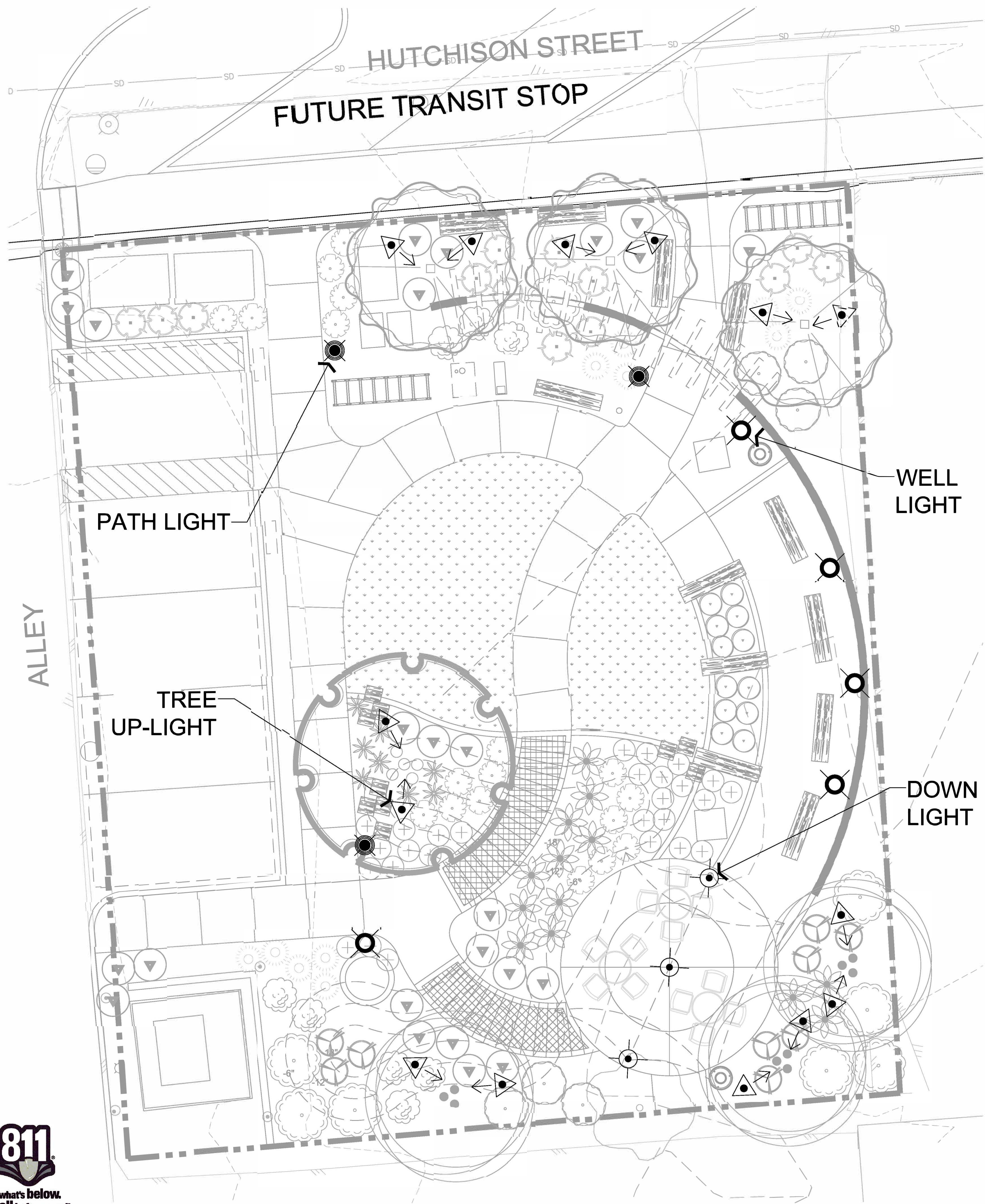
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PRELIMINARY

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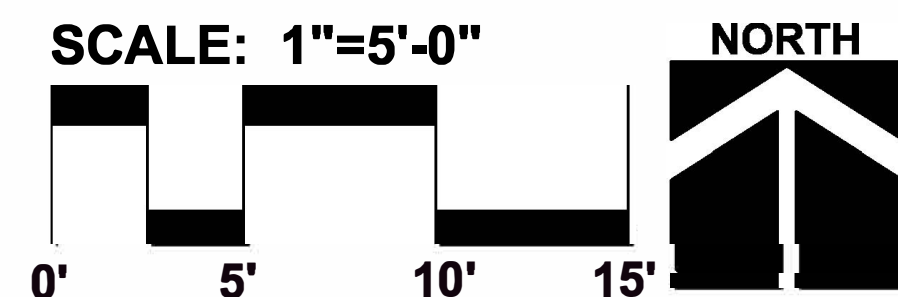
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SYMBOL

LIGHTING LEGEND

DESCRIPTION	QTY
<b>DIRECTIONAL UPLIGHT</b>	
UNIQUE, PULSAR = PULS-12-L430 CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD, FLEX SERIES 4 WATT LED	14
<b>DIRECTIONAL DOWN LIGHTS</b>	
UNIQUE, PROBEOSM = PROS-12-L630 CAST BRASS, ORBITAL SIDE MOUNT, GLARE CONTROL LENS KIT, BRASS MOUNTING BASE, 50' WIRE LEAD, FLEX SERIES 6WATT LED	3
<b>WELL LIGHTS</b>	
UNIQUE, APOLLOSTAR = APST-12-L1030 TERRATHERMA PLASTIC HOUSING, COMMERCIAL BRASS GRATE, GLARE CONTROL LENS KIT, FLEX SERIES 10 WATT LED	5
<b>PATH LIGHTS</b>	
UNIQUE, COBALT = CTL-1-8R36 EXTRUDED ALUMINUM 8" DIAMETER HOUSING, 36" HT., HIGH LUMEN OUTPUT LED, PRISMATIC GLASS REFRACTOR WITH LOUVER GRILL	3



KHA PROJECT 291103000 DATE 10-19-2017 SCALE AS SHOWN DESIGNED BY: AD DRAWN BY: RK MM CHECKED BY: AD RK	LISCENSED PROFESSIONAL	Kimley»Horn ©2017 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500 www.kimley-horn.com	No.	REVISIONS	BY	DATE
SCHEMATIC DESIGN		4 H TCHS N S ITY FSA A TEXAS		SHEET NUMBER 111		
LIGHTING PLAN						



City of San Marcos, Texas - 214 E. Hutchison St.

Schematic Level - Opinion of Probable Cost

DEMOLITION				
Clearing and Grubbing	1	LS	\$ 2,000.00	\$ 2,000.00
Salvage, Store and Relocate Existing Limestone Blocks	1	LS	\$ 8,000.00	\$ 8,000.00
Relocate Existing Power Pole and Telecom (amount subject to revision based on actual cost of relocating underground telecom).	1	LS	\$ 25,000.00	\$ 25,000.00
			Sub Total	\$ 35,000.00

PAVING AND GRADING				
Parking Lot	105	SY	\$ 30.00	\$ 3,150.00
Fine Grading	1,085	SF	\$ 0.20	\$ 217.00
Concrete Sidewalk	745	SF	\$ 6.00	\$ 4,470.00
Lithocrete Accent Band	600	SF	\$ 20.00	\$ 12,000.00
6" Concrete Header	95	LF	\$ 18.00	\$ 1,710.00
			Sub Total	\$ 21,547.00

WET UTILITIES				
Potable Water Service for Drinking Fountain and Irrigation Point of Connection (Excldues Fees)	1	EA	\$ 10,000.00	\$ 10,000.00
			Sub Total	\$ 10,000.00

LANDSCAPING				
Trees (3-4" DBH)	7	EA	\$ 450.00	\$ 3,150.00
Shrubs and Accents (5 Gallon)	80	EA	\$ 25.00	\$ 2,000.00
Groundcovers (1 Gallon)	97	EA	\$ 12.00	\$ 1,164.00
Turf (Sod)	585	SF	\$ 0.50	\$ 292.50
Stablized Decomposed Granite	500	SF	\$ 3.00	\$ 1,500.00
Hardwood Mulch	16	CY	\$ 45.00	\$ 720.00
Landscape Irrigation Water Meter and Backflow Preventor	1	EA	\$ 3,000.00	\$ 3,000.00
Landscape Irrigation Electrical Service	1	EA	\$ 5,000.00	\$ 5,000.00
Landscape Irrigation (Turf)	585	SF	\$ 1.00	\$ 585.00
Landscape Irrigation (Drip)	1,710	SF	\$ 0.50	\$ 855.00
			Sub Total	\$ 18,266.50

AMENITIES				
Shade Structure	1	EA	\$ 40,000.00	\$ 40,000.00
Bike Rack	2	EA	\$ 1,500.00	\$ 3,000.00
Bike Repair Station	1	EA	\$ 2,500.00	\$ 2,500.00
Table and Chairs	3	EA	\$ 5,000.00	\$ 15,000.00
Drinking Fountain	1	EA	\$ 3,000.00	\$ 3,000.00
Foot Bridge	170	SF	\$ 45.00	\$ 7,650.00
Art and Overhead Trellis Accent Wall	75	LF	\$ 350.00	\$ 26,250.00
Pet Bag Dispenser	1	LS	\$ 1,250.00	\$ 1,250.00
Transformer Screen Wall	27	LF	\$ 150.00	\$ 4,050.00
EV Charging Station	2	LF	\$ 3,000.00	\$ 6,000.00
Trash/Recycling Receptacle	2	LF	\$ 1,000.00	\$ 2,000.00
			Sub Total	\$ 110,700.00

ELECTRICAL				
Uplight	14	EA	\$ 155.00	\$ 2,170.00
Downlight	3	EA	\$ 160.00	\$ 480.00
Well Light	5	EA	\$ 260.00	\$ 1,300.00
Path Light	3	EA	\$ 200.00	\$ 600.00
Conduit, Wire and Pull Boxes	1	LS	\$ 2,000.00	\$ 2,000.00
Utility Electrical/Service Entrance Section/Transformer/Design	1	LS	\$ 5,000.00	\$ 5,000.00
			Sub Total	\$ 11,550.00

			<b>Subtotal</b>		<b>\$ 207,063.50</b>	
Mobilization, Demobilization (7%)	1		7%	\$	14,494.45	
Construction Surveying (4%)	1		4%	\$	8,282.54	
Construction Surveying As-Builts (1%)	1		1%	\$	2,070.64	
Traffic Control/Temporary Construction Fence (3%)	1		3%	\$	6,211.91	
Stormwater Pollution Prevention Plan	1	LS	\$ 5,000.00	\$	5,000.00	
			<b>Subtotal</b>		<b>\$ 243,123.03</b>	
NOTE:			Contingency 20%		<b>\$ 48,624.61</b>	

NOTE:

1. This information is not intended for use in ordering of equipment or materials, the contractor is responsible for determining if additional contingency factors should be applied for preliminary cost basis. This information and actual project equipment quantities and/ or construction costs may differ. The estimate assumes that no asbestos removal will be required.

Grand Total:		\$ 291,747.63
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**Opinion of Probable Cost Assumptions:**

This Opinion of probable cost has been derived from the Preliminary Master Plan. Due to the preliminary nature of the design, assumptions on line items and unit quantities have been made. Additional line items and adjustments to the unit quantities are likely as the design progresses. Unit costs have been derived from projects of similar type and size. Those on the design team are not cost estimators and the unit costs are only impressions of the current market cost. If a cost estimate is needed, it is suggested that the City hire an objective, third party professional cost estimator for exact current market conditions. Mobilization/ Demobilization, SWPPP compliance, and temporary construction fencing are approximations based upon projects of similar size.



Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 2, 2017

Mr. Richard Salmon  
City Grants Office  
City of San Marcos  
630 East Hopkins Street  
San Marcos, TX 78666

Re: Dry Cleaner Remediation Program No. 0118, Former Cooper's Cleaners,  
located at 242 N. LBJ Drive, San Marcos, Texas

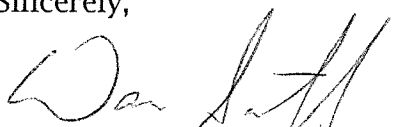
Dear Mr. Salmon:

The Dry Cleaner Environmental Response Program (Program) protects the state's environmental resources by using a risk-based approach for the assessment and cleanup of releases of solvents from dry cleaning facilities. The Program collects registration fees from dry cleaning facilities, dry cleaning drop stations, property owners and preceding property owners, and solvent fees from solvent distributors. These fees are deposited into the Dry Cleaning Facility Release Fund (the Fund). The Fund is used to process registrations and to conduct corrective action at dry cleaning sites. The Program is administered through the Texas Commission on Environmental Quality (TCEQ) Office of Waste by the Dry Cleaner Remediation Program (DCRP) of the PST/DCRP Section in the Remediation Division, and by the Dry Cleaner Registration Team in the Permitting and Registration Support Division.

The former Cooper Cleaners site located at 242 N. LBJ Drive, San Marcos, Texas was accepted into the DCRP on May 27, 2007. The DCRP does not have any restrictions on redevelopment of the site. Please coordinate any site activities with the TCEQ. Waste generated during redevelopment, including soil and groundwater, should be properly disposed of.

Please let me know if you need anything else. Thank you.

Sincerely,



Dan Switek, Project Manager  
PST/DCRP Section  
Remediation Division

DPS/hmw



# Hutchison Transit Stop Locations



Community Services Dept: 10/5/2017

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.

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