

FINAL Report of the 214 E. Hutchison Council Committee

Council Members: Jane Hughson, Lisa Prewitt, and Melissa Derrick

Recommendation: Provide direction to the City Manager to contract with Kimley-Horn for final construction documents, incorporating items I.a through I.i below, and include the project in the Fiscal Year 2019 Capital Improvement Program budget.

I. Committee modifications to the staff recommended development plan to be incorporated into the final design and construction drawings by Kimley-Horn:

- a. Modify the masonry wall that runs along the river (east) side of the site to incorporate an 18" tall seat wall on the east, stepping up to a full-height curved wall at the southeast corner of the site, behind the tensile shade structure. This will allow screening from the adjacent parking lot, and provide a sound barrier for anticipated musical performances.
- b. Metal art screen for the electric boxes is included the staff recommended development plan.
- c. Incorporate additional shade trees and replace Zyosa with Discovery bermuda grass. The intent is minimize overall maintenance cost.
- d. Include educational/interpretive signage for the passive rainwater harvesting garden that is included in the staff recommended development plan.
- e. Electric vehicle charging stations are included the staff recommended development plan.
- f. Wayfinding signage will be located off-site, in the public right-of-way adjacent to the plaza, and is not included in the staff recommended development plan.
- g. Incorporate multiple electric outlets for future community uses.
- h. Remove the sidewalk running through the center of the site to allow for additional grass area and reduce project cost.
- i. Drinking water station should incorporate bottle fill and doggie bowl.

II. Additional comments from the Committee:

- a. Incorporate a mobile concession trailer in the parking area facing the alley. There is potential to lease this space to a local vendor.
- b. Murals added to the plaza should be designed by San Marcos High School and/or University sustainability and art students, and should be designed around multi-modal transportation and environmental themes.
- c. Locate one of the Mermaid statues, as well as additional art, near the shaded seating area.
- d. The shaded seating area is envisioned as a space for performing arts. This area will be concrete paved, and should not include a permanent stage. Staff should consider options for a temporary/removable stage or risers. This concrete area should also be considered an opportunity for a ground mural (designed by San Marcos High School and/or University sustainability and art students, designed around multi-modal transportation and environmental themes).
- e. Pursue grant funding opportunities for sustainability and alternate modes of transportation.

Meeting on the topic of 214 E. Hutchinson held on 11-16-2017 by sub-committee members.
In attendance: Melissa Derrick, Debbie Harvey, Jane Hughson, Sara Lee Underwood-Myers, Lisa Prewitt, Joe Ptak, Christine Terrell

Updates since the last meeting.

- Restrooms will not be built at this location because there will be restrooms built behind the Grant Harris (Parks Dept) building to serve Plaza Park.
- **NEED SIGNAGE to let people know where the restrooms are IF they are open at times that Plaza Park is not scheduled for use / or permanent bathrooms to be built at Plaza Park**

Items to include with phase notation

Item #	Item
1	(4) Vehicle parking / electric car charging stations and ride share program, etc.
2	Mobile snack / beverage trailer
3	Way finding signs / bathroom directional signage
4	Bike parking racks (substantial quantity)
5	Bike repair station
6	Public art / sculptures / arts commission / youth commission
7	Stage for music and other community event space
8	18" tall bench wall
9	5'-6' mural arts wall / youth commission
10	4' transformer screen wall / metal art
11	Lawn area / casual seating space (Discovery Bermuda)
12	Rain garden- impervious cover run off
13	Education signage for rain garden (low impact development)
14	Stabilized decomposed granite gravel
15	Concrete sidewalk
16	Pergola structure with vine / shade

17	3 Ornamental native trees (redbuds, etc.)
18	3 Shade Trees (Monterrey Oak, etc)
*	Water fountain and doggy bowl refill station
*	Pet waste station
*	Trash and recycle receptacles
*	Low voltage LED lighting (down lights and well lights)
*	6-10 relocated limestone plinth seats
*	Plumbing for irrigation and water fountain and doggy bowl.
A.	Existing electrical vault to remain
B.	Existing electrical transformer to remain
C.	Existing monitoring well to remain
D.	Existing concrete sidewalk to remain

* These items are desired proposed elements of the Mobility HUB but were not identified by location on the schematic.

- **CARTS Transit to move to Hutchinson St. in near future for safety purposes**
- **Handicap parking in street closest parking space to the mobility HUB**

Items to consider:

Shade sails and other types of sheltered seating areas

Downtown shuttle station / electric bus stop

Solar Power station

Electric outlets for charge cell phones and stage area

Interpretive education signage where appropriate

Performance stage to be painted as a floor mural as river scene

Murals to reflect sustainability and alternative transportation modes

Some Funding opportunities

Community enhancement fee, Downtown TIRZ #5, Lion's Club or other civic club

Corporate sponsorship, Arts Commission, Other national multi-modal transportation grants