



Legislation Text

File #: ID#17-883, **Version:** 1

AGENDA CAPTION:

Receive a report and recommendation from the 214 E. Hutchison Council Committee, and provide direction to the City Manager.

Meeting date: 1/30/2018

Department: City Manager's Office - Kevin Burke, Economic Development Administrator

Amount & Source of Funding

Funds Required: \$361,150

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

Fiscal Note:

Prior Council Action: The City Council allocated \$85,000 in the FY 2016 CIP to create a small surface parking lot on the property.

City Council Goal:

Goal #2 Beautify & Enhance the Quality of Place

Comprehensive Plan Element (s):

- ☐ Economic Development [Choose an item.](#)
- ☐ Environment & Resource Protection [Choose an item.](#)
- ☐ Land Use [Choose an item.](#)
- ☐ Neighborhoods & Housing [Choose an item.](#)
- ☒ Parks, Public Spaces & Facilities [Collection of connected and easily navigated parks and public spaces](#)
- ☐ Transportation [Choose an item.](#)
- ☐ Not Applicable

Master Plan:

[Choose an item.](#)

Background Information:

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.

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. 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.

Council Committee Action:

Staff presented the draft concept to Council on April 4, 2017. At that time, the Council voted to form a Committee, including Council Members Hughson, Prewitt and Derrick. The Council Committee met on the following dates: May 5, June 13, July 10, November 16, and December 1, 2017.

The final report and recommendation of the Council Committee is attached.

Alternatives:

Provide direction to the City Manager as recommended by the Council Committee.

Provide direction to the City Manager as determined by Council.

Take no action.

Recommendation:

Provide direction to the City Manager to contract with Kimley-Horn for final construction documents, and include the project in the Fiscal Year 2019 CIP budget.