



BOND
PROGRAM 2023



City Hall West

Meeting # 3
June 7, 2023

Background

- Construction began in 1927, completed in 1931
- Spanish Renaissance Revival Style
- Designations
 - Texas Historic Landmark
 - City of Denton Landmark
- Approximately 24,600 gross square feet
- Since 1927, City Hall West housed several municipal functions including City Council, Civic Auditorium, Fire Station, Police Station, and City Offices
- Last occupied in November 2016 as City offices



CBAC23-014

Building History

Previous Renovations & Additions

- 1959 Central Fire Station
- 1970 Denton Community (Firehouse) Theatre
- 1980 Police Station
Auditorium infill w/ 2 levels
Elevator & restroom additions
- 1995 Planning & Development
- 2016 Last Occupied
- 2020 Exterior Window Replacement
- 2021 Flooding during Winter Storm Uri



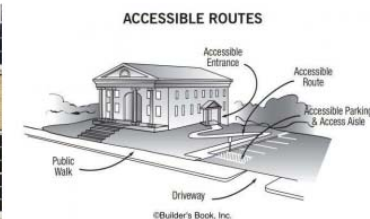
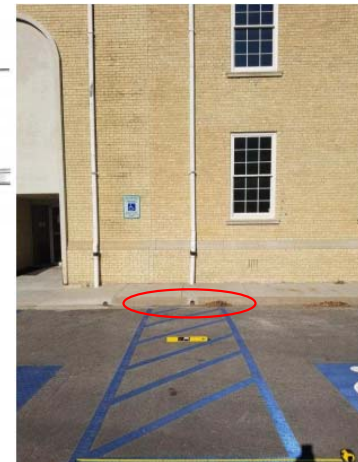
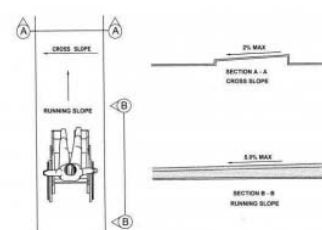
City Hall West

- The ADA Assessment identified 18 barriers at City Hall West, of that, 12 barriers fall within the high priority category.

Item	Number of Barriers
High Priority	12
Medium Priority	4
Low Priority	2
Total Items	18

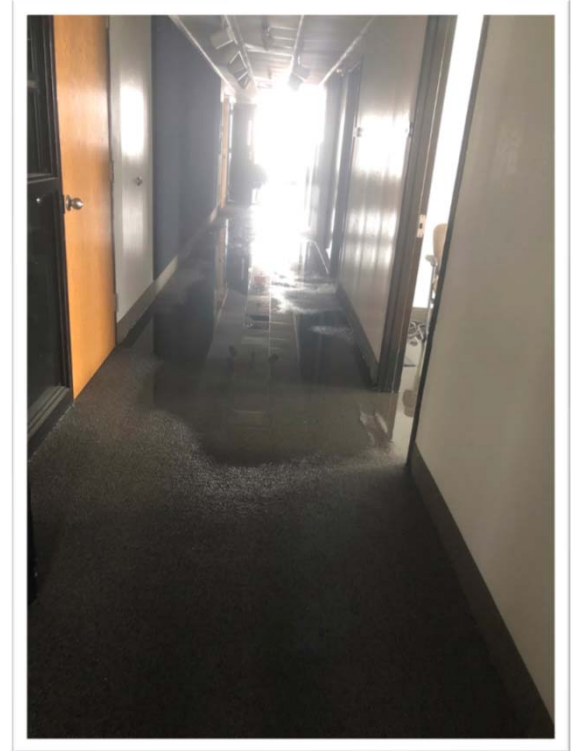
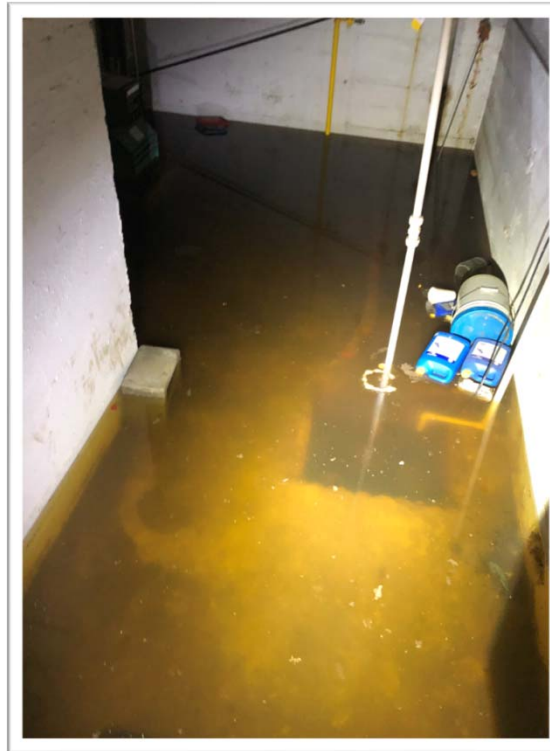
High Priority Barriers:

<ul style="list-style-type: none"> Parking slopes (8) 	High Priority 2	The running slope (long dimension) of the accessible parking stall exceeds 2 percent. Severely out of compliance.
<ul style="list-style-type: none"> Parking striping 	High Priority 4	The access aisle is not a minimum 8 feet to the centerline of the stripe. Moderately out of compliance.
<ul style="list-style-type: none"> Parking accessible route 	High Priority 2	The access aisle is not located on an accessible route of travel to the accessible building entrance. Severely out of compliance.
<ul style="list-style-type: none"> Path of Travel 	High Priority 4	The stair risers are not tall enough. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths. Moderately out of compliance.
<ul style="list-style-type: none"> Path of Travel 	High Priority 4	The concrete expansion joint is spaced greater than 1/2 inch. Moderately out of compliance.



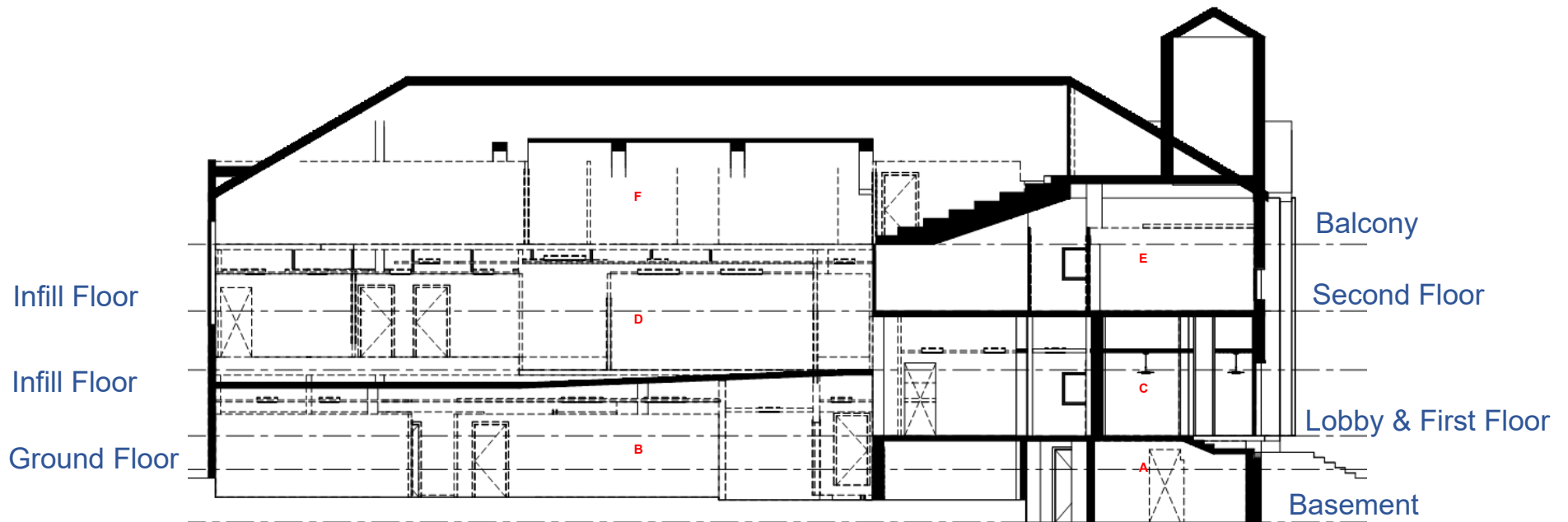
Building History

Winter Storm Uri



Emergency abatement in 2021

Building History



Split Floor Levels & Infill floors
[Video: A Very Odd Building](#)

Steering Committee 2017

The City Hall West Steering Committee was formally established in 2017. The Committee was comprised of three (3) Council Members and 21 citizens.

Committee Goals

- Preserve and re-use the building in an appropriate manner
- Restore the exterior as *close as possible* to the original design
- Follow/Achieve Federal and State Standards for Rehabilitation
- Rehabilitate Significant “Character Defining Spaces” in the building
- Adapt for a community/public-oriented use
- Rehabilitation to be “youth-friendly” and convey “civic pride”
- Should be income-producing to offset operational costs
- Multi-purpose Arts Facility recommended by Committee



On November 13, 2018, staff presented the final recommendation from the committee to the Council, which included an adaptive restoration of the building into a multipurpose arts facility with space available for rentals to provide partial cost recovery. The consensus of the Council was to proceed with minor changes, including funding for the replacement of the windows. The final building use was not determined, and funding was not allocated for restoration.



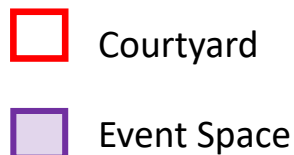
Master Plan 2022

- In January 2022, the City entered into a contract with Architexas for demolition and master plan services.
- In November 2022 City Council received a work session on the renovation of City Hall West and provided direction to consider the project as part of the 2023 Citizen Bond Committee.

The renovation will include municipal services office space, a community auditorium, rentable event space and a courtyard.

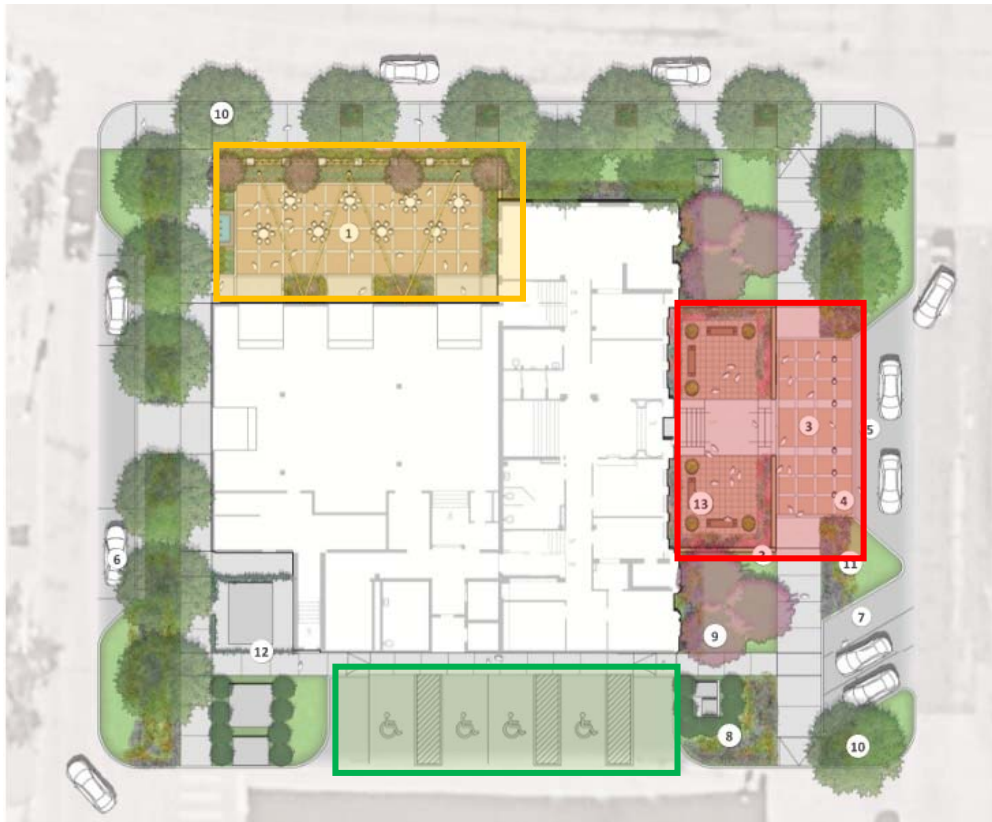
Ground / Basement Floor Level A/B

- The primary purpose is event space with catering with a rentable north courtyard.
- The rest of the floor will be dedicated to support space due to it being a partial basement.



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Master Plan 2022



Exterior Enhancements

- Enhanced entrance at N Elm
- Private North Plaza
- Accessible entrance at W Pecan (South)

LEGEND

- | | |
|--------------------|-------------------|
| 1 Courtyard | 8 Screen Planting |
| 2 Retaining Wall | 9 Ornamental Tree |
| 3 Enhanced Paving | 10 Street Tree |
| 4 Bollards | 11 Planting |
| 5 Drop Off | 12 Vines |
| 6 Parallel Parking | 13 Seating Area |
| 7 Head-In Parking | |

2022 Master Plan - Site



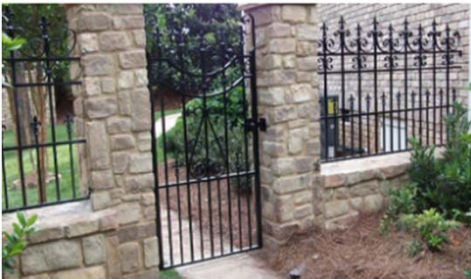
North Courtyard

Rentable patio adjacent to event space
Shade vegetation and noise control (fountain)

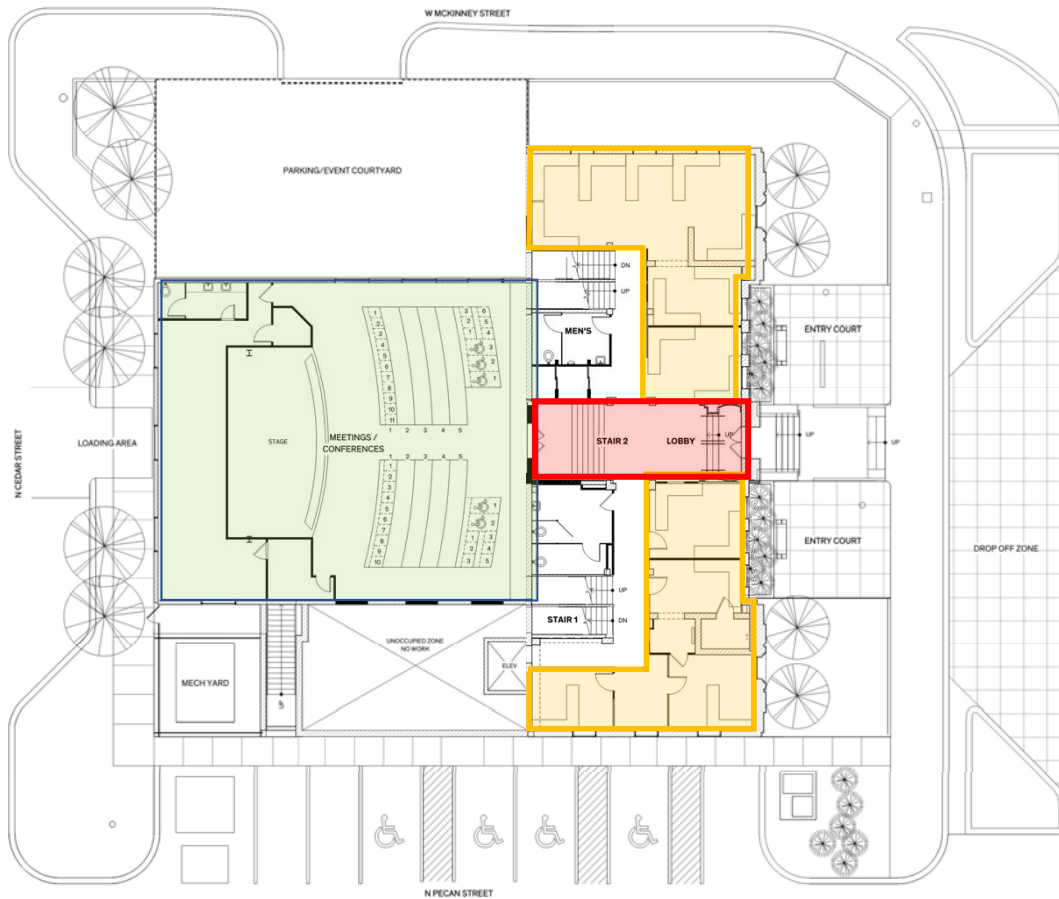
LEGEND

- 1 Water Feature
- 2 Wall
- 3 Fence
- 4 Paver Pattern
- 5 String Lights
- 6 Ornamental Tree
- 7 Planting
- 8 Restored Doors

Like concepts



Master Plan 2022



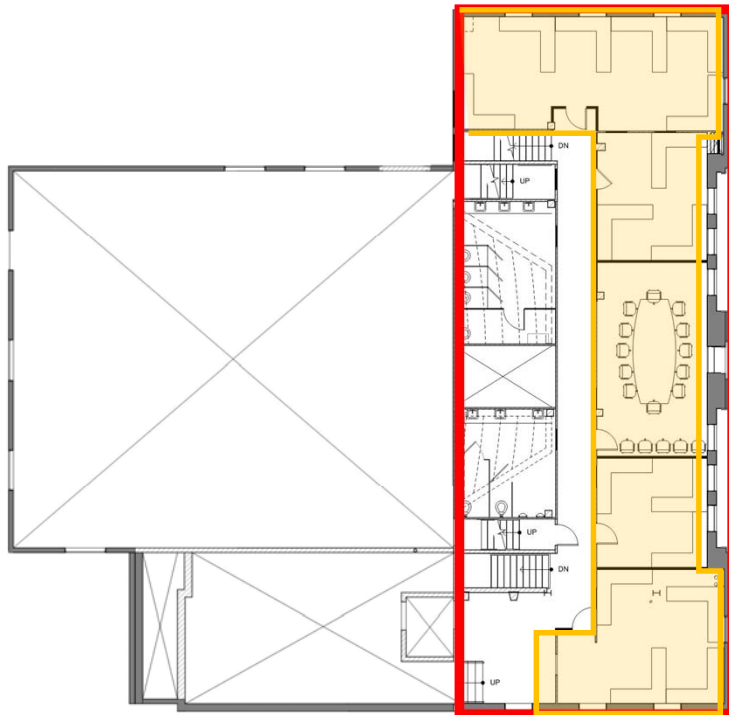
Main Entry, Level C/D

- Auditorium (200-230 Seats)
- Restored Entrance Lobby & Stair
- Municipal Offices & Conference Space

Exterior: The design includes restoration of the grand entrance from the street along with an improved approach including entry courts to each side.

Interior: The design includes the restoration of the grand stair to the auditorium and lobby.

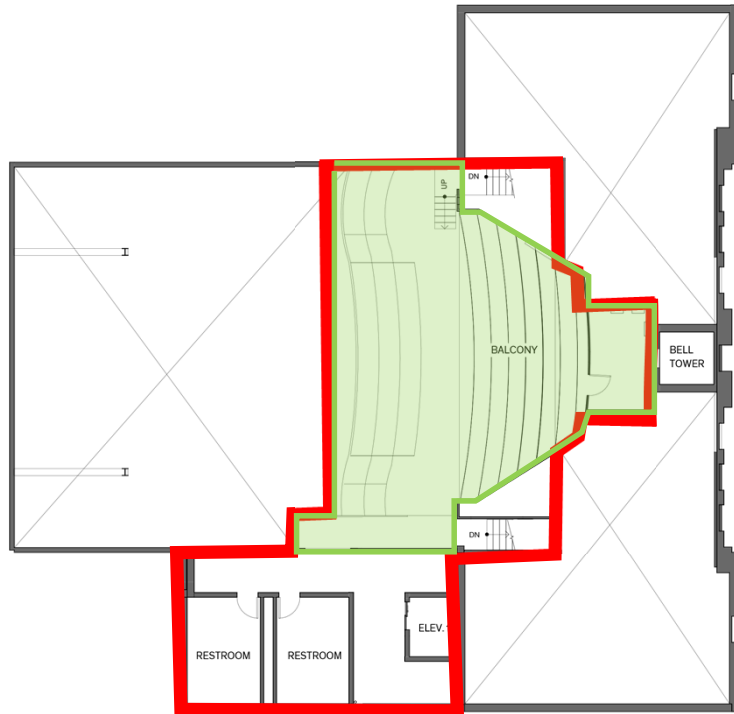
Master Plan 2022



Upper Floor, Level E

 Municipal Offices & Conference Space

Master Plan 2022



Balcony, Level F

 Restored Balcony & Seating

Projection & Sound Room
Connect to Existing Restroom Addition

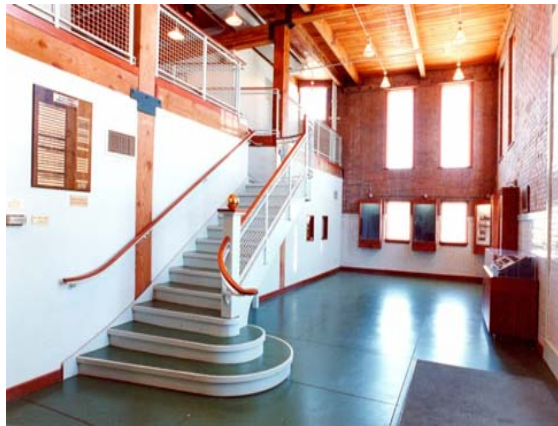
Successful Example



Sulphur Springs City Hall Former Historic Post Office

- Abandoned former post office
- Demolition planned for the building
- Prominent location in downtown
- City purchased and restored
- 5,000 sf

Successful Example



Sammons Center for the Arts Former Historic Pump Station

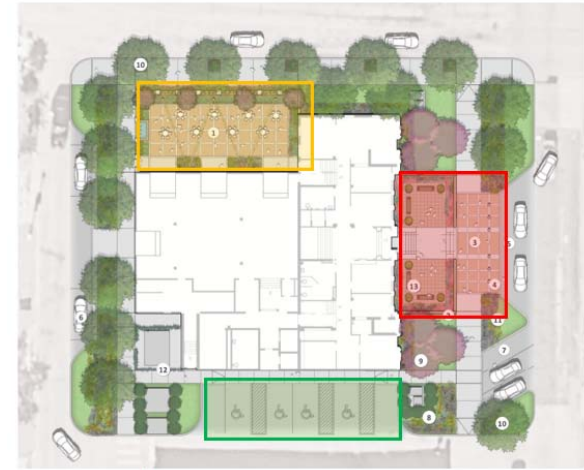
- Opened in 1988 (34 Years)
- City Owned
- 19,220 sf
- Current Uses
 - Multi-Use Facility
 - Public Meeting Facility
 - Event Facility

Proposed

- Renovate the building on the existing site
- Estimated cost \$9.4 Million

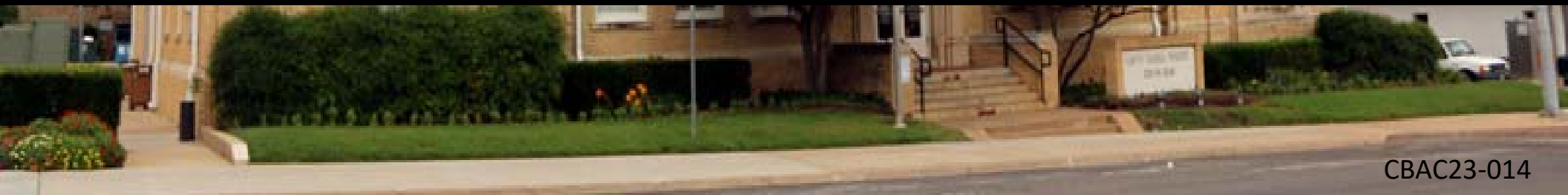
Major Goals

- Active use of a Denton historic landmark
- Active use of restored historic auditorium
- Restoration of the grand entrance from the street along with an improved approach
- Restoration of the grand staircase to the auditorium and lobby
- Community auditorium with restored balcony
- Rentable community event space and a courtyard
- Addition municipal office space for approx. 15-20 employees
- Addition of public meeting space





Questions & Table Talk



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City Hall West

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