



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Transportation

CM/ DCM/ ACM: Mario Canizares

DATE: September 19, 2017

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding the establishment of a steering committee as part of the proposed renovation and adaptive use of City Hall West located at 221 North Elm.

BACKGROUND

As part of the August 15, 2017 City Council Work Session on the proposed renovation and rehabilitation of City Hall West (CHW), staff received direction to move forward with developing a redevelopment plan for the facility. Architexas was contracted by the City to conduct a facility analysis and develop preliminary planning level estimates on three redevelopment options:

Option	Estimated Cost
1. Interior & exterior rehabilitation to 1927 use/layout	\$5,352,430
2. Exterior renovation + Interior Adaptive Use	\$5,698,956
3. Exterior renovation + update interior based on current use	\$3,775,176

Staff was requested to establish a committee that would assist in identifying current community needs that could be matched with available space that may be created as part of Option 1 or Option 2. Based on feedback provided by Architexas, which has facilitated similar redevelopment plans and projects on several historic structures throughout the state, staff conceived a plan that would include the establishment of a steering committee. This concept is further defined in the CHW Restoration Project Development Plan attached as **Exhibit 2.V**

The first recommended step in advancing the proposed plan outlined in **Exhibit 2** is the creation of a CHW Restoration Project Steering Committee. The purpose of this committee would be to prepare a redevelopment plan with staff and the preservation architects (Architexas). The committee would develop a project program (project goals, needs & facts that influence design/operation), test and develop concepts (floor plan, use, public-private partnerships), develop a funding and economic sustainability strategy, and prepare a project design. This work would be accomplished across a series of meetings to be facilitated by Architexas.

Staff recommends the creation of a Steering Committee with approximately 15 members, including representatives from various city departments and various volunteer citizen stakeholders within the Downtown area, such as, but not limited to: Denton County, Denton Community Theater, Arts Community, Downtown residents, developers, and business owners. A second option may be to have a volunteer citizen committee with a Council Ad Hoc committee created to allow for Council Member participation, if the Council wishes to. A third option would be to create an appointed citizen committee comprised of one

representative appointed by each City Council Member. Regardless of the option selected, staff recommends that a representative from the Chamber of Commerce be included as a member on the steering committee.

Staff will review the CHW Restoration Project Development Plan as part of this agenda item and seek direction on the next step(s) to include the establishment of the CHW Restoration Project Steering Committee.

OPTIONS

1. Volunteer Citizen Stakeholder and City Staff Committee
2. Volunteer Citizen Committee / Council Ad Hoc Committee (Council Member participation)
3. Appointed Citizen Committee (one representative appointed by each Council Member)

Regardless of the option selected, staff recommends that a representative from the Chamber of Commerce be included as a member on the steering committee.

RECOMMENDATION

Staff recommends Option 1; Volunteer Citizen Stakeholder and City Staff Committee

ESTIMATED SCHEDULE OF PROJECT

No schedule for design work has been prepared at this time.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

- September 7, 1982 - City Council approved Historic Landmark Designation of 221 North Elm, CHW (Ord 82-69)
- November 11, 2013 - Historic Landmark Commission voted unanimously (8-0) to recommend approval of a petition by the Denton County Historical Committee to the Texas Historic Commission for a Recorded Texas Historic Landmark designation of CHW.
- December 1, 2013 - Planning and Zoning Commission voted to recommend CHW for an RTHL designation.
- April 8, 2014 – Council considered sale of CHW and the application to designate CHW as a RTHL.
- September 9, 2014 - Council approved resolution R2014-033 to submit a petition from the Denton County Historical Commission requesting the CHW be designated as a RTHL
- June 16, 2015 - Denton City Council considered future use of the facility and relocation of Development Services out of CHW.
- July 28, 2017 - Informal Staff Report
- August 15, 2017 – Denton City Council considered future use of the facility and renovation options.

FISCAL INFORMATION

Funding for substantial renovation has not been identified. Funding estimated by Architexas estimated Renovation and Rehabilitation Option 1 at \$5,352,430 and estimated Option 2 at \$5,698,956.

Staff is tracking direct and indirect costs related to this project.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and

Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Safe, Liveable & Family-Friendly Community

Related Goal: 4.4 Provide and support outstanding leisure, cultural, and educational opportunities

EXHIBITS

1. Agenda Information Sheet
2. CHW Restoration Project Development Plan
3. Presentation

Respectfully submitted:
Mark Nelson
Transportation Director