



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Economic Development Partnership Board

Thursday, March 7, 2024

8:30 AM

Development Service Center

Downtown Economic Development Committee

After determining that a quorum is present, the Downtown Economic Development Committee of the City of Denton, Texas, will convene in a Regular Meeting on Thursday, March 7, 2024 at 8:30 a.m. in the Development Service Center Training Rooms 1 and 2 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [EDP24-019](#) Consider approval of the minutes of the February 1, 2024 Downtown Economic Development Committee meeting.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Minutes of February 1, 2024](#)

- B. [EDP24-020](#) Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 212 W. Sycamore St. by Eagle Surveying, LLC.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Grant Application](#)
[Exhibit 3 - HPO Review](#)

2. WORK SESSION

- A. [EDP24-021](#) Receive training and hold a discussion regarding a Downtown Economic Development Committee member orientation.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Board Orientation Presentation](#)
[Exhibit 3 - DEDC Policy](#)

- B. [EDP24-022](#) Staff Reports:
1. Ambassador Program Update - Megan Ball
 2. Affordable Housing Toolkit - Leia Atkinson
 3. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson
 4. Main Street Program Update - Kristen Pulido
 5. Future Agenda Items - Christine Taylor

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ambassador Program Update](#)
 [Exhibit 3 - Affordable Housing Toolkit](#)
 [Exhibit 4 - Queue of Agenda Items](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Downtown Economic Development Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Downtown Economic Development Committee reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 1, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: EDP24-019, **Version:** 1

AGENDA CAPTION

Consider approval of the minutes of the February 1, 2024 Downtown Economic Development Committee meeting.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: March 7, 2024

SUBJECT

Consider approval of the minutes of the February 1, 2024, Downtown Economic Development Committee meeting.

BACKGROUND

The draft minutes of the February 1, 2024, meeting is attached for the Board's review and consideration.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Draft Minutes of February 1, 2024

Respectfully submitted:
Matilda Weeden
Economic Development Specialist

**MINUTES
CITY OF DENTON
DOWNTOWN ECONOMIC DEVELOPMENT COMMITTEE
February 1, 2024**

After determining that a quorum was present, the Downtown Economic Development Committee convened on Thursday, February 1, 2024, at 8:35 a.m., in the Development Service Center, Training Room 1 & 2, 401 N. Elm Street, Denton, Texas, 76201.

PRESENT: Jeremy Fykes (Chair), Hank Dickenson (Vice-Chair), Beth Lewis, Brock McKnight, Kristen Kendrick-Bigley, Jill Herbst, Bob Moses, and Nick Miller

ABSENT: Jason Bodor, Peggy Capps, Melissa Lenaburg, Rina Maloney, and Krissi Oden

STAFF PRESENT: Christopher Ahrens, Kevin Hewell, Christina Davis, Vanessa Esparza, Emilio Montalvo, Cameron Robertson, Scott Bray, Kristen Pulido, Christine Taylor, and Matilda Weeden

1. ITEMS FOR CONSIDERATION

A. EDP24-009 Elect a Vice-Chair of the Downtown Economic Development Committee.

Lewis arrived at 8:37 a.m.

Lewis made a motion to nominate Hank Dickenson to be Vice-Chair of the Downtown Economic Development Committee. Miller seconded the motion. Motion carried. (8-0)

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

B. EDP24-008 Consider approval of the minutes of the November 2, 2023, Downtown Economic Development Committee meeting.

Moses made a motion to approve the minutes of November 2, 2023. Lewis seconded the motion. Motion carried. (8-0)

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

C. EDP24-010 Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2024.

The item was discussed, and staff was directed to adopt the meeting schedule for calendar year 2024.

D. EDP24-011 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program Fire Suppression application for 116 W. Oak St by Green Eggs & Ham, LLC.

Applicant presented the item. After hearing presentation, Miller made a motion to recommend approval of the Downtown Reinvestment Grant Program Fire Suppression application for 116. W Oak St by

Green Eggs & Ham, LLC. in the amount of \$50,000. Dickenson seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

E. EDP24-012 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program application for 116 W. Oak St by Green Eggs & Ham, LLC.

Applicant presented the item. After hearing the presentation, the Committee reviewed and scored the application. The application received an average score of 33 points, making it eligible for a recommendation of up to \$50,000. The project's submitted expenses were \$138,529, and the grant request is for \$50,000. Applicable policy limits for the grant are limited to a 50% match with a cap of \$50,000 per grant application.

McKnight made a motion to recommend approval of the Downtown Reinvestment Grant Program application for 116. W Oak St by Green Eggs & Ham, LLC. in the amount of \$50,000. Miller seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

F. EDP24-013 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program Fire Suppression application for 104-106 W. Oak St. by Little D Property Group, LLC.

Applicant presented the item. After hearing the presentation, Moses made a motion to recommend approval of the Downtown Reinvestment Grant Program Fire Suppression application for 104-106. W Oak St by Little D Property Group, LLC. in the amount of \$50,000. Lewis seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller
NAYS (0): None

G. EDP24-014 Receive a report, hold a discussion, and make a recommendation to the Downtown TIRZ #1 Board regarding a Downtown Reinvestment Program application for 104-106 W. Oak St. by Little D Property Group, LLC.

Applicant presented the item. After hearing the presentation, the Committee reviewed and scored the application. The application received an average score of 35 points, making it eligible for a recommendation of up to 50,000. The project's submitted expenses were \$1,078,269, and the grant request is for \$50,000. Applicable policy limits for the grant are limited to a 50% match with a cap of \$50,000 per grant application.

Miller made a motion to recommend approval of the Downtown Reinvestment Grant Program application for 104-106. W Oak St by Little D Property Group, LLC. in the amount of \$50,000. Kendrick-Bigley seconded the motion. Motion carried (8-0).

AYES (8): Fykes, Dickenson, Lewis, McKnight, Kendrick-Bigley, Herbst, Moses, and Miller

NAYS (0): None

H. EDP24-015 Staff Reports:

- 1. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson**
- 2. Denton Main Street Report - Kristen Pulido**

Staff presented each item and discussion followed. No action was taken.

Dickenson left at 9:53 a.m.

2. CONCLUDING ITEMS

With no further business, the meeting adjourned at 9:57 a.m.

Jeremy Fykes, Chair
Downtown Economic Development Committee

Vanessa Esparza
Administrative Assistant

Minutes Approved On: _____



City of Denton

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Legislation Text

File #: EDP24-020, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 212 W. Sycamore St. by Eagle Surveying, LLC.



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: March 7, 2024

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for 212 W. Sycamore St. by Eagle Surveying, LLC.

BACKGROUND

The building at 212 W. Sycamore St. was opened in May 1965 as the new location for Denton County Teachers Federal Credit Union (now DATCU). The building was further expanded to its current footprint in 1969. DATCU moved out of the building in 2015 when it relocated its corporate headquarters to Corinth. A plumbing company occupied the building until late last year.

The existing building is approximately 3,510 SF. The architect laid out the space to expand the building sufficiently to accommodate the business's growing needs. As has been done with the other surrounding buildings (222 S. Elm and 212 S. Elm), they intend to add a second floor. The architect worked at preserving the original portion of the building and adding the much-needed space with an overall design that complements each other. The architect and Historical Preservation Officer worked together to ensure the preservation of the original brick, leaving it exposed, and reintroducing the standing seam metal roof, finished in a copper color to pay homage to the original copper roof.

The goal is to make the addition feel as if it was originally intended by using new materials that are compatible with the historic materials, features, size, scale, and proportion. The proposed renovations will significantly upgrade the utilities of the building as well as the overall energy efficiency.

The project is located within the Tax Increment Reinvestment Zone Number One and Downtown Square Districts. It has been reviewed by the Historic Preservation Officer for Design Consistency, as outlined in the Denton Development Code Section 4.10.1, and received approval to proceed with the proposed updates to the building façade and interior.

Projected Improvements include Façade/Building Rehab and Interior/Code Improvements

Project Submitted Expenses: \$1,465,727.93

Grant Request: \$50,000

Applicable Policy Limits:

- *Façade/Building Rehab:* Grants are limited to a 50% match of the eligible project's costs, with a cap of \$50,000 per grant for facade, roof and foundation work. Roof and foundation repair may constitute no more than half of the request and shall only be considered for funding if included as a portion of a larger project. Paint-only grants are limited to a 50% match with a cap of \$7,500 per grant.

- *Interior/Code Improvements:* Grants are limited to a 50% match with a cap of \$50,000 per grant.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

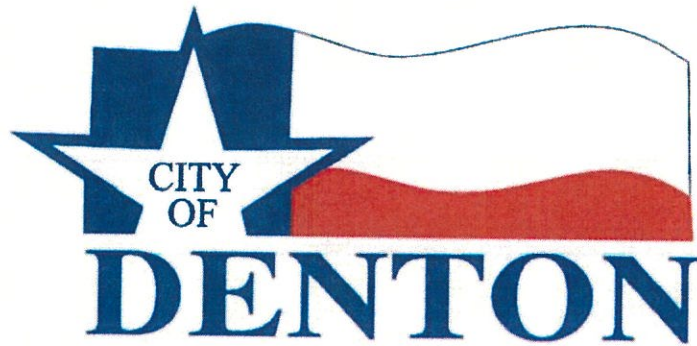
Exhibit 3 – HPO Review

Respectfully submitted:

Kristen Pulido

Main Street Program Manager

EXHIBIT A



**CITY OF DENTON
DOWNTOWN REINVESTMENT GRANT PROGRAM APPLICATION**

Department of Economic Development
401 N. Elm St., Denton, TX 76201
940-349-7776
www.cityofdenton.com
ED@cityofdenton.com

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name <i>DAN RICK</i>	Date <i>2/13/24</i>
Business Name <i>EAGLE SURVEYING, LLC</i>	
Mailing Address <i>222 S. Elm St, STE 200 DENTON, TX 76201</i>	
Contact Phone <i>940-600-9004</i>	Email Address <i>DAN@EAGLESURVEYING.COM</i>
Building Owner (if different from applicant)	
Historical/Current Building Name	
Project Site/Address <i>212 W. SYCAMORE ST., DENTON</i>	

Type of Work: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Paint Only | <input type="checkbox"/> Awnings |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Impact Fees |
| <input type="checkbox"/> Utility Upgrades | <input checked="" type="checkbox"/> Interior/Code Improvements |
| <input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Fire Suppression System |

Details of planned improvements relating to grant request (attach additional information if necessary).

SEE ATTACHED

How will this project benefit Downtown?

SEE ATTACHED

Legal Description of the property:

LOT 2, BLOCK 1
SYCAMORE ADDITION

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$879,436.76	
Awnings		
Signs		
Impact Fees		
Utility Upgrades		
Interior/Code Improvements	\$586,291.17	
Fire Suppression System		
Totals	\$1,465,727.93	

TOTAL COST OF PROPOSED PROJECT

\$ 1,465,727.93

TOTAL GRANT REQUEST
(May not exceed 50% of TOTAL COST up to \$50,000)

\$ 50,000. —

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.

Paul Rick
Applicant's Signature

2/13/24
Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton's historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

Business/Organization Name

EAGLE SURVEYING, LLC

Applicant's Signature

[Signature]

Printed Name

DAN RICK

Date

2/13/24

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

REVIEW PROCESS

Total project scores can range from 0 to 35 points.

Recommendations will be based on:

0-9 points	=	No funding
10-14 points	=	Grant recommendation of up to \$7,500
15-19 points	=	Grant recommendation up to \$15,000
20-24 points	=	Grant recommendation up to \$25,000
25-29 points	=	Grant recommendation up to \$35,000
30-40 points	=	Grant recommendation up to \$50,000

All grants will be subject to a recommendation by the Downtown Economic Development Committee, TIRZ #1 Board, and approval by the Denton City Council.

Grant applications will be scored based on:

- **Economic Impact - 0-5 Points**
 - Total investment dollars as provided in the grant application
 - Investment in structure construction or renovation (excluding purchase price)
 - Investment in furniture, fixtures and equipment; estimated taxable sales
- **Historic Accuracy/Design - 0-5 Points**
 - New construction/complements existing buildings
 - Restores building to historic accuracy
 - Renovation of building with historic marker (Local, state or national historic marker)
- **Upgrades to Utilities/Impact Fees - 0-5 Points**
 - Requires upgrades in electrical service
 - Increases existing water/wastewater capacity
 - No existing utilities to structure
 - Extends water/wastewater lines (improves additional properties)
 - Impact fees may be ranked depending upon percentage of fees to eligible expenses
- **Increases Population - 0-5 Points**
 - Increases consumer traffic (day or night)
 - Increases quality residential units
 - Increases walkability or pedestrian activity/accessibility
- **Interior/Code Improvements - 0-5 points**
 - Asbestos and mold abatement
 - Fire suppression systems
 - ADA improvements
- **Other - 0-15 Points**

Including, but not limited to:

 - Partners with other businesses (i.e., shared parking)
 - Project is a "target" business (i.e., grocery, pharmacy, locally owned)
 - Promotes development of Denton arts and entertainment
 - Longevity of business
- **Fire Suppression System – 40 points**
 - Fire Suppression Systems applications automatically receive the maximum score

Renovation of 212 W. Sycamore St., Denton

Eagle Surveying is purchasing the building located at 212 W. Sycamore St. in Denton to be used as our new corporate office. We opened for business in 2016 and leased two rooms at 210 S. Elm St. for our first office. Over the years, as Eagle grew, we leased more space within the 210 S. Elm building until the opportunity to relocate to the newly renovated 222 S. Elm St. building became an option. Eagle has been proud to call that building home for the past several years, but we have once again found ourselves needing more space and flexibility than a leased building would accommodate. We are excited to purchase the building on Sycamore and the plans to expand it to approximately 5,650 SF, nearly doubling the space we currently have.

The building currently located at 212 W. Sycamore St. was opened in May 1965 as the new location for Denton County Teachers Federal Credit Union (now DATCU). The building was further expanded to its current footprint in 1969. DATCU moved out of the building in 2015 when it relocated its corporate headquarters to Corinth. The building was occupied by a plumbing company until late last year. We really like the mid-century modern design and hope to only improve upon it.

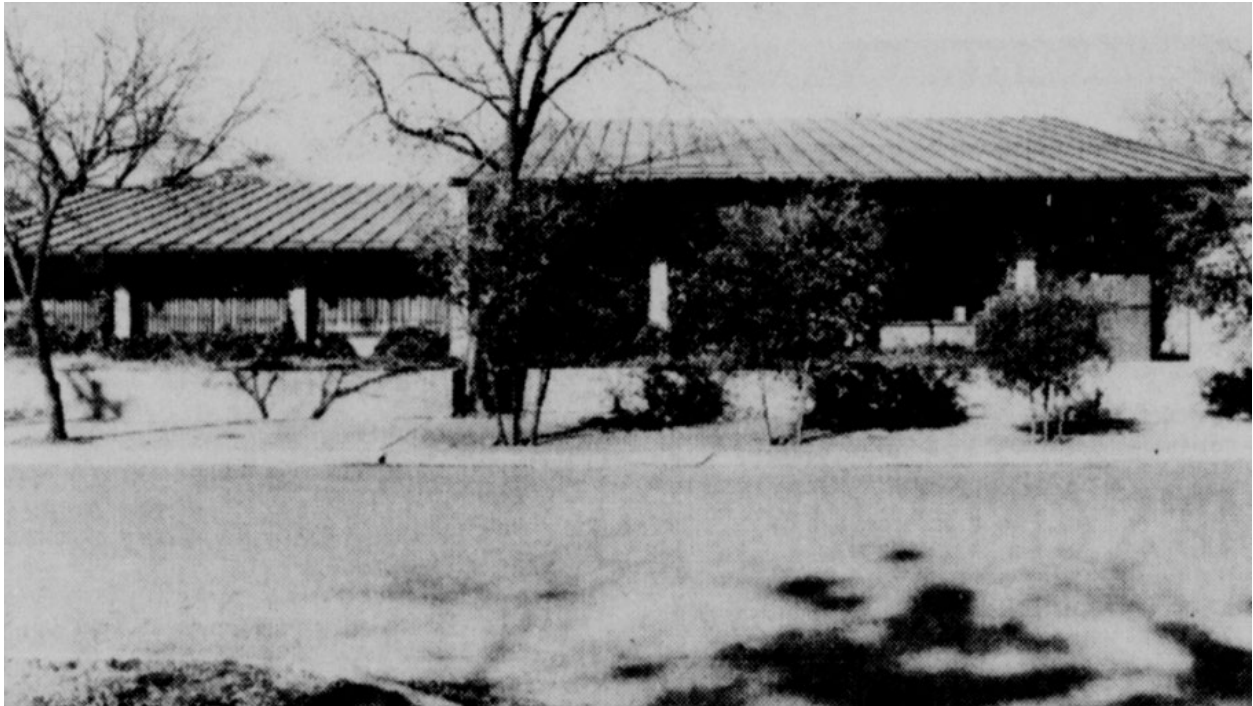
The existing building is approximately 3,510 SF. As we've worked with our architect to lay out the space to sufficiently accommodate our growing needs, we've determined that we need to expand the building. As has been done with the other surrounding buildings (222 S. Elm and 212 S. Elm), we intend to add a second floor to the building. We feel that our architect has done a great job preserving the original portion of the building and adding the much-needed space with an overall design that complements each other. Our goal is to make the addition feel as if it was originally intended. The proposed renovations will significantly upgrade the utilities to the building as well as the overall energy efficiency.

We believe this project will greatly benefit and enhance the southern section of the TIRZ area. Projects like these will likely encourage other improvements and development in this area. This project will facilitate the growth of a Denton-based small business in the downtown area, allowing us to continue offering our services throughout the DFW Metroplex from here. We are excited to better expose this unique part of downtown through these redevelopment efforts.

One of the objectives of this project is to improve the quality of pedestrian traffic within the 200 S. Elm block of businesses. Pedestrian traffic between office buildings is essential and encouraged due to the shared relationships between the current tenants. We also hope to improve the alleyway that connects all the properties along the block with a pedestrian and bicycle-friendly design while maintaining a slow-moving flow of vehicular traffic to the parking areas. We feel that supporting the secondary 'frontage' back entrances for each business can help to enhance property aesthetics and encourage walkability and safety throughout the block.

Renovation of 212 W. Sycamore St., Denton

Photo of 212 W. Sycamore – circa 1969



Existing photos with some description of intended demo for 212 W. Sycamore St.



EXISTING TO BE DEMOLISHED - NORTHEAST VIEW

Renovation of 212 W. Sycamore St., Denton



EXISTING TO BE DEMOLISHED - SOUTHWEST VIEW

Elevations of the renovations proposed for 212 W. Sycamore St.



NORTH ELEVATION

Renovation of 212 W. Sycamore St., Denton



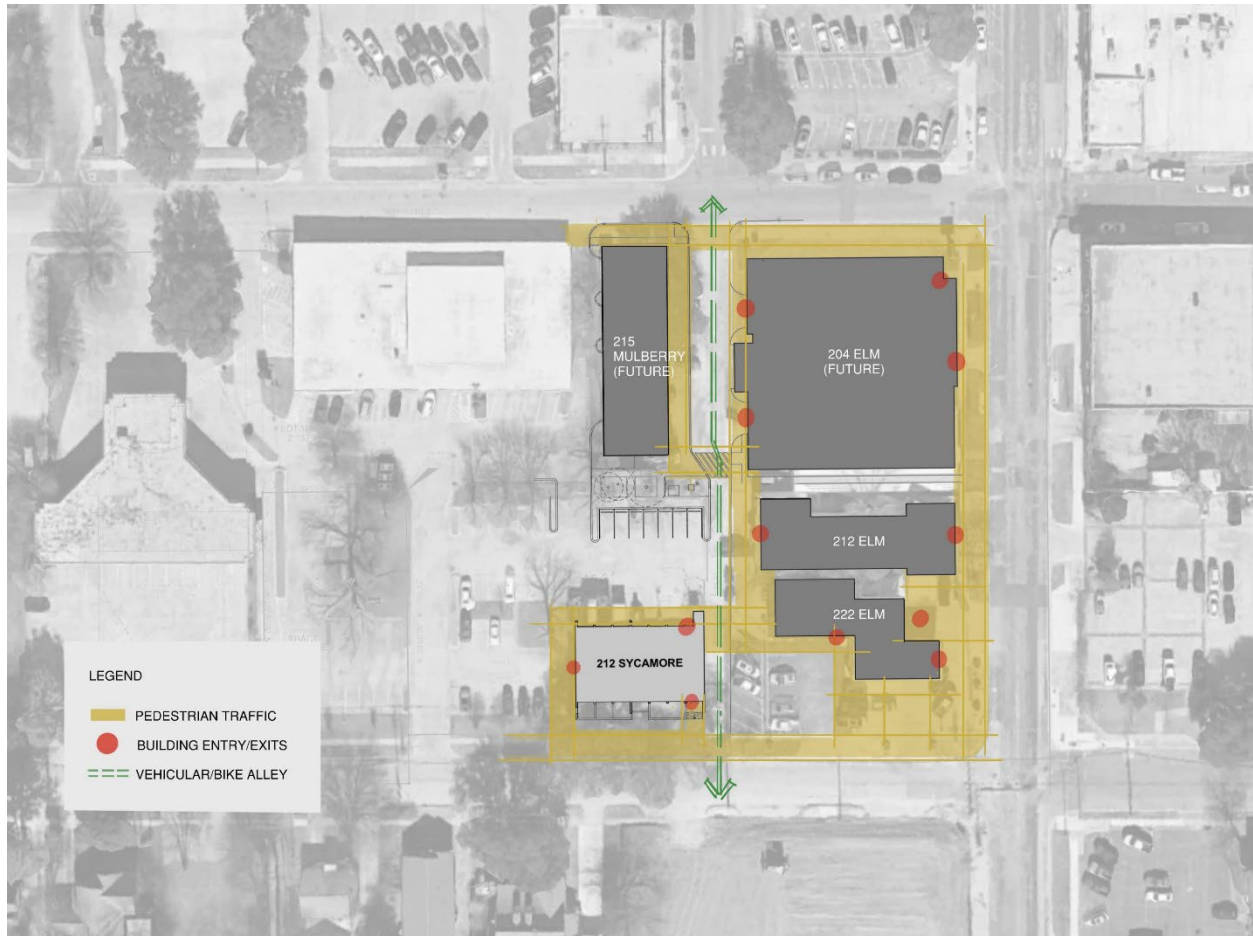
WEST ELEVATION



EAST ELEVATION

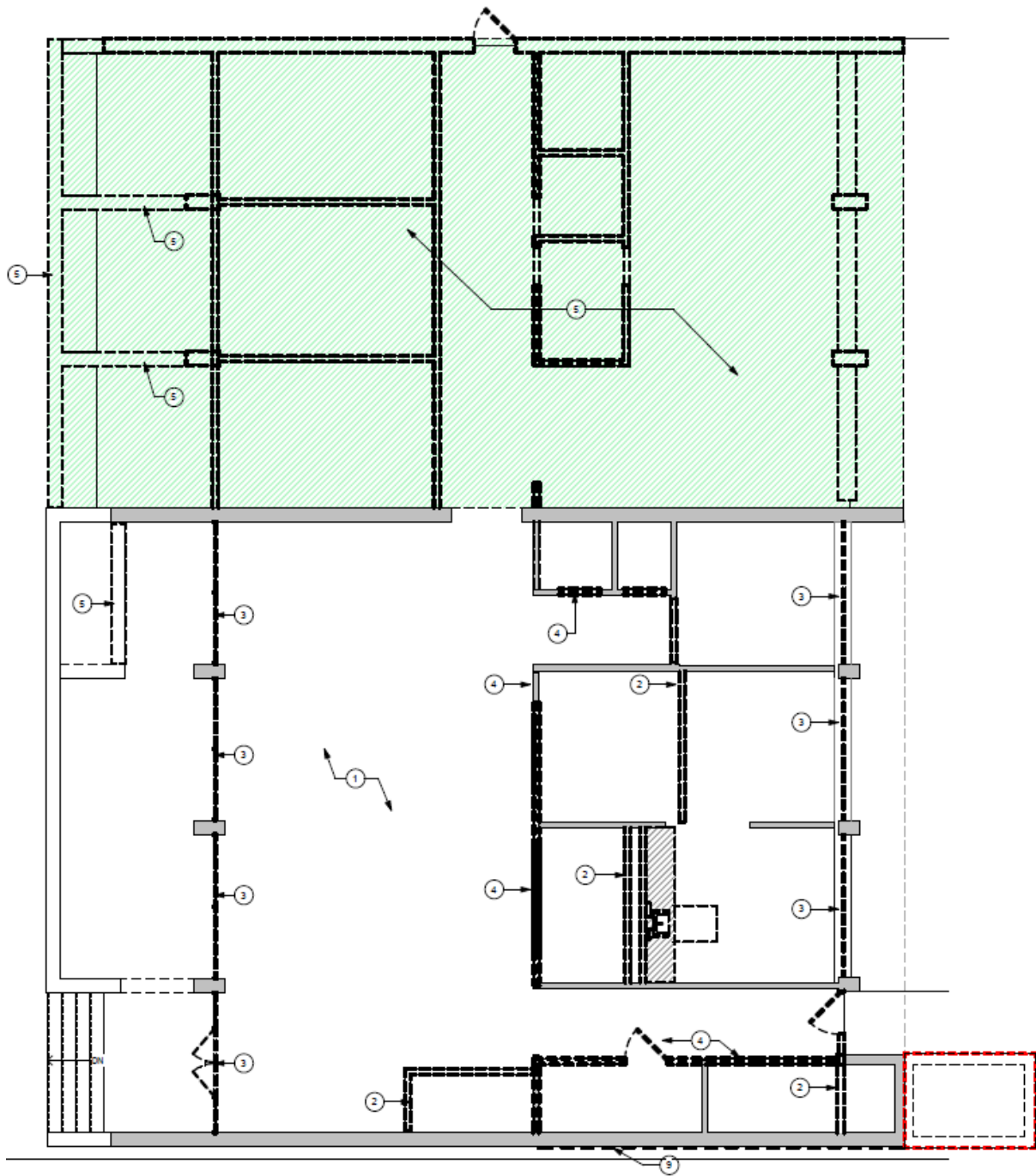
Renovation of 212 W. Sycamore St., Denton

Improvements to pedestrian traffic



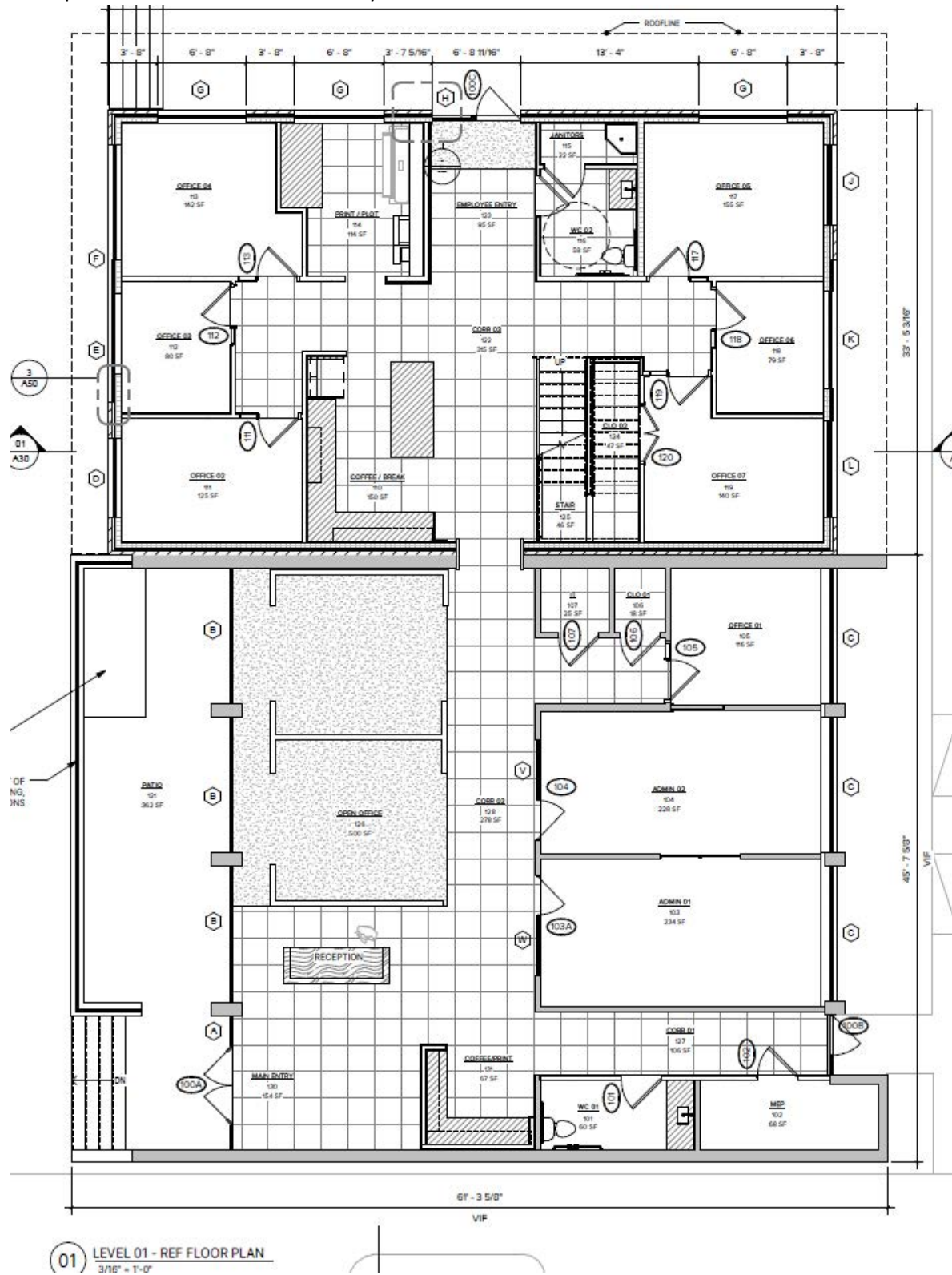
Renovation of 212 W. Sycamore St., Denton

Existing floor plan of 212 W. Sycamore St.



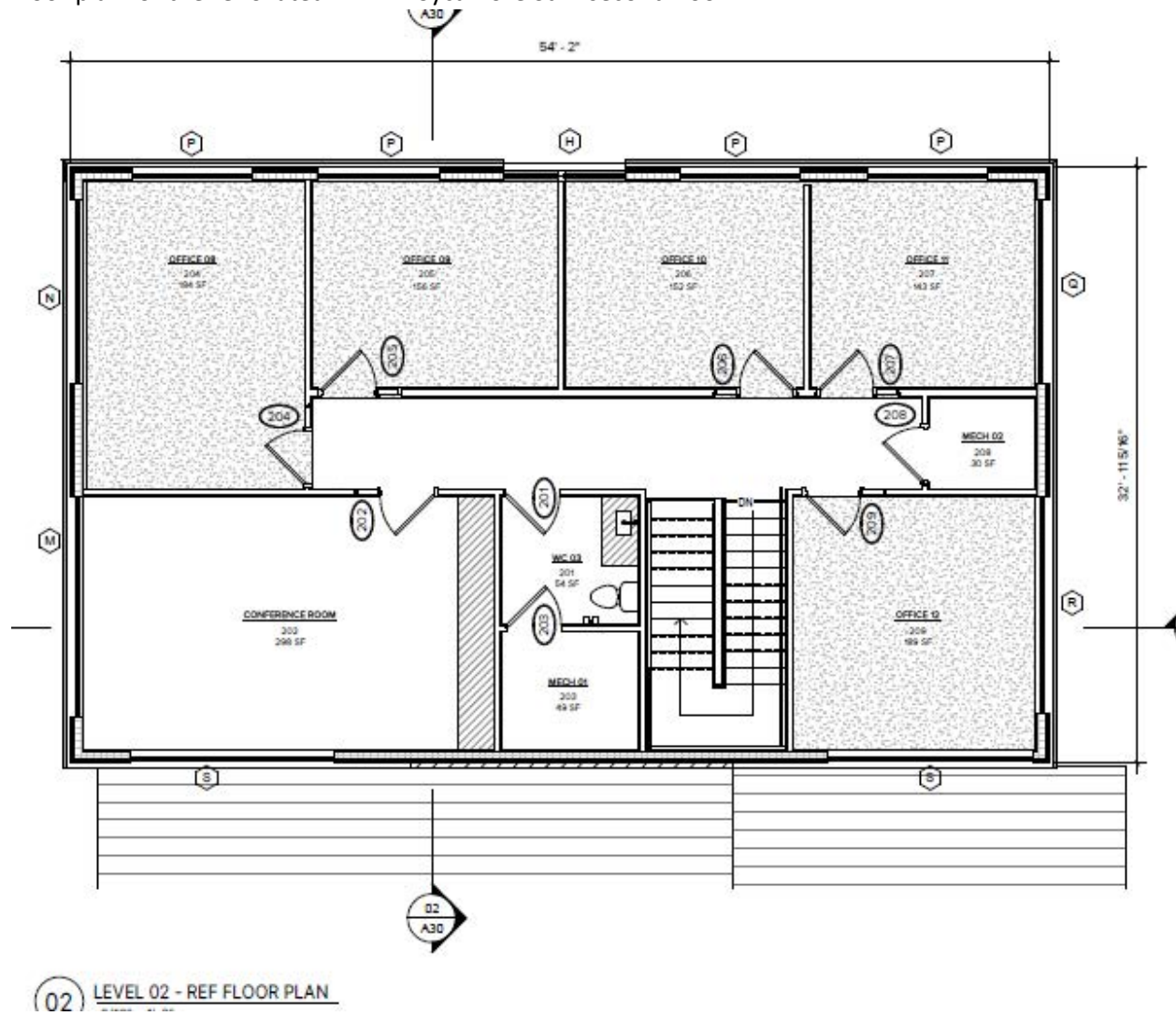
Renovation of 212 W. Sycamore St., Denton

Floor plan for the renovated 212 W. Sycamore St. – first floor



Renovation of 212 W. Sycamore St., Denton

Floor plan for the renovated 212 W. Sycamore St. – second floor



Renovation of 212 W. Sycamore St., Denton

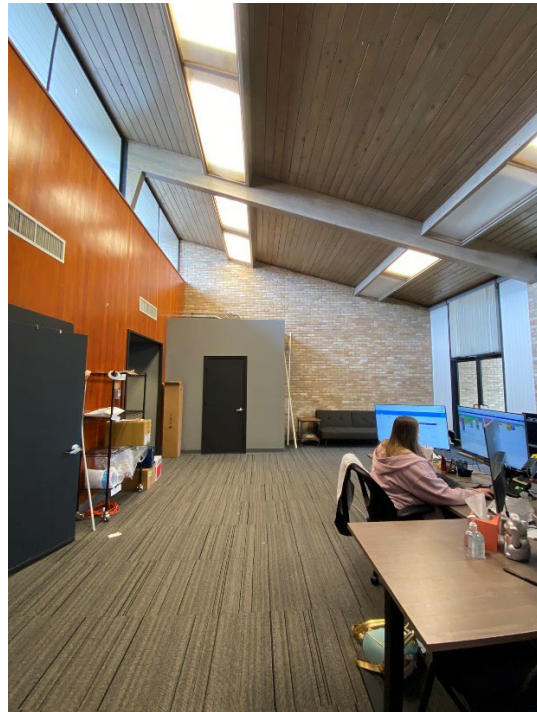
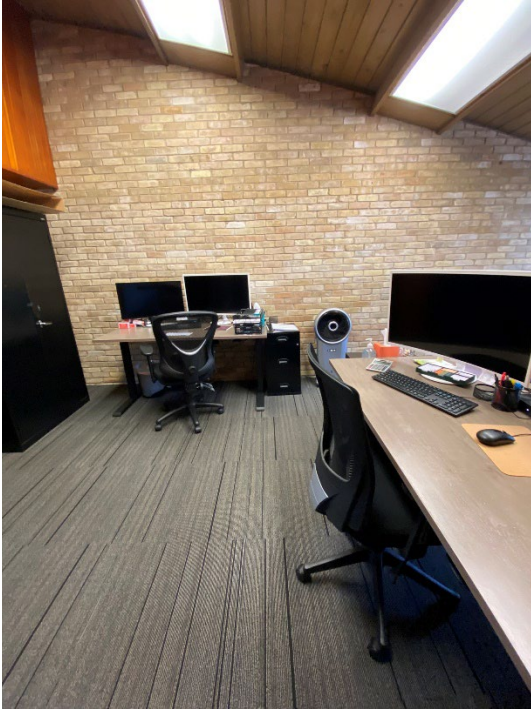
Existing pictures of 212 W. Sycamore St.



Renovation of 212 W. Sycamore St., Denton



Renovation of 212 W. Sycamore St., Denton



PROJECT ESTIMATE

Project Name: 212 W Sycamore
Project Address: 212 W Sycamore
Contract Type: GMP
New Build / Remodel: Remodel
Total Square Feet: 5,650
Estimated Project Duration (weeks): 22



Description	Quantity	Unit	Unit Price					Total Cost	Enter %	Comments
Total Construction Cost								\$ 1,258,384.00		
General Contractor OH & Profit (enter %)								\$ 88,086.88	7.00%	
Insurance (enter %)								\$ 7,550.30	0.60%	Builders Risk Policy
								\$ -	0.00%	
Texas Remodel Tax								\$ 111,706.75	8.25%	
Grand Total Project Cost	5650	SF	\$ 259					\$ 1,465,727.93		
								\$1,417,915	\$ 47,812.64	
Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	OTHER Amount	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
DIVISION 1a: GENERAL CONDITIONS										
Project Management / On Site Supervision	22	wks	2850	62700				\$ 62,700.00	5%	
City of Denton Permits	5650	ls	1.48	8362	0	0		\$ 8,362.00	1%	
3rd party energy code inspection	0	ls	0	0	0	0	300	\$ 300.00	0%	
printing / reprographics	1	ls	0	0	750	750		\$ 750.00	0%	
small tools / safety / misc	6	mo	0	0	500	3000		\$ 3,000.00	0%	
Boom/Fork lift	2	ls	0	0	2500	5000		\$ 5,000.00	0%	boom lift, scissor lift
scissor lift	3	mo	0	0	500	1500		\$ 1,500.00	0%	boom lift, scissor lift
fork lift	0	mo	0	0	0	0		\$ -	0%	boom lift, scissor lift
temp power	6	mo	0	0	250	1500	1500	\$ 3,000.00	0%	
temp water	6	mon	0	0	150	900		\$ 900.00	0%	
Temporary Bathrooms & wash station	6	mo	0	0	750	4500		\$ 4,500.00	0%	
temp fence	430	mo	0	0	10	4300		\$ 4,300.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
Cleaning & Waste Management	15	ea	0	0	850	12750		\$ 12,750.00	1%	
final power wash parking / sidewalks	1	ea	0	0	0	0	1200	\$ 1,200.00	0%	
temp labor / misc cleaning	6	mo	500	3000	0	0		\$ 3,000.00	0%	
Final Clean	5,650	ea	0.6	3390	0	0		\$ 3,390.00	0%	
Scaffolding Rental	1	ea	0	0	0	0	4500	\$ 4,500.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
DIVISION 1b: GENERAL REQUIREMENTS										
3rd Party Testing - concrete	1	ea	0	0	0	0	1500	\$ 1,500.00	0%	
3th Party Testing - Soils	1	ea	0	0	0	0	0	\$ -	0%	not required - no compacted fill - will use gravel or flexbase
Asbestos Survey	0	ea	0	0	0	0	995	\$ 995.00	0%	ERI Consulting
soils report	0	ea	0	0	0	0	1500	\$ 1,500.00	0%	GeoScience Engineers
DIVISION 2: EXISTING CONDITIONS										
building demolition	1500	sf	0	0	0	0	9400	\$ 9,400.00	1%	Tactical Demolition
interior/ext select demo	2000	sf	0	0	0	0	5450	\$ 5,450.00	0%	Tactical Demolition
Electrical demolition - generator, transformer, etc.	1	LS	0	2500	0	0		\$ 2,500.00	0%	
Mechanical Demo - recover refrigerant, demo units	1	LS	0	2500	0	0		\$ 2,500.00	0%	
sawcut & remove approach & drive for new sidewalk	1799	sf	3	5397	0	0		\$ 5,397.00	0%	
sawcut & remove - interior plumbing	0	sf	0	0	0	0	2500	\$ 2,500.00	0%	
additional demo	0	sy	0	0	0	0	4000	\$ 4,000.00	0%	
	0	ls	0	0	0	0		\$ -	0%	
DIVISION 3: CONCRETE										
Foundation extension - new building	330	SF	0	0	20	6600		\$ 6,600.00	1%	
grade beams w/ flex base fill	90	lf	0	0	75	6750		\$ 6,750.00	1%	
concrete patio	350	Sf	0	0	6	2100		\$ 2,100.00	0%	
curb pour back	20	LF	0	0	10	200		\$ 200.00	0%	
sidewalk	1780	sf	0	0	5	8900		\$ 8,900.00	1%	
ADA ramp	0	LF	0	0	0	0	1500	\$ 1,500.00	0%	
steps	0	LF	0	0	0	0	1000	\$ 1,000.00	0%	
Footer for monument sign	0	SF	0	0	0	0	1000	\$ 1,000.00	0%	
concrete sawcut pourback	0	SF	0	0	0	0	2500	\$ 2,500.00	0%	
gypcrete topper 2nd floor	1814	sf	0	0	4	7256		\$ 7,256.00	1%	
		ls	0	0	0	0		\$ -	0%	
DIVISION 4: MASONRY										
Brick - building	1700	sf	0	0	0	0		\$ 46,732.00	4%	
brick	6552	ea	1.5	9828	2	13104	1500	\$ 24,432.00	2%	
sand/mortar/accessories/etc.	6552	ea	0	0	0	0	10000	\$ 10,000.00	1%	interstate imperial brick
patio - masonry patio enclosure	95	sf	0	0	40	3800		\$ 3,800.00	0%	
masonry monument sign	1	LS	0	0	1500	1500		\$ 1,500.00	0%	
brick - patch / repair	1	LS	0	0	2500	2500		\$ 2,500.00	0%	
Scaffolding Rental	1	LF	0	0	4500	4500		\$ 4,500.00	0%	
	0	ls	0	0	0	0		\$ -	0%	

Description	Quantity	Unit	LABOR Unit Price Amount	MATERIAL Unit Price Amount	OTHER Amount	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
DIVISION 5: METALS						\$ 13,150.00	1%	
stair guard/hand rail	35	LF	0	0	150	5250	\$ 5,250.00	0%
stair hand rail - wall mount	30	LF	0	0	75	2250	\$ 2,250.00	0%
patio railing	35	LF	0	0	50	1750	\$ 1,750.00	0%
	0	LF	0	0	0	0	\$ -	0%
misc steel reinforcements / lintels / accents	1	LF	1200	1200	1500	1500	\$ 2,700.00	0%
	0	SF	0	0	0	0	\$ -	0%
under eave breakmetal wraps	6	ea	50	300	150	900	\$ 1,200.00	0%
	0	EA	0	0	0	0	\$ -	0%
	0	LF	0	0	0	0	\$ -	0%
DIVISION 6: WOODS & PLASTICS						\$ 189,167.00	15%	
Wood framing	3510	SF	6.5	22815	0	0	\$ 22,815.00	2%
lumber package	3510	SF	0	0	20	70200	\$ 70,200.00	6%
lumber waste	1	Is	0	0	0	0	\$ 10,530.00	1%
Simpson tie down package	0	Is	0	0	0	0	\$ 5,000.00	0%
Exterior siding - WP-1	1000	SF	2	2000	16	16000	\$ 20,547.00	2%
Exterior siding - WP-2	75	SF	2	150	13	975	\$ 1,125.00	0%
soffitn - WP-3	900	SF	6	5400	11	9900	\$ 15,450.00	1%
	0	SF	0	0	0	0	\$ -	0%
Mill work	82	LF	0	0	450	36900	\$ 36,900.00	3%
	0	LF	0	0	0	0	\$ -	0%
	0	ea	0	0	0	0	\$ -	0%
Stair tread & risers	22	ea	50	1100	250	5500	\$ 6,600.00	1%
	0	SF	0	0	0	0	\$ -	0%
DIVISION 7: THERMAL & MOISTURE PROTECTION						\$ 81,670.00	6%	
window flashing / sealing	0	Is	0	0	0	0	\$ -	0%
Joint Protection (Sealants etc)	1	SF	0	0	0	4500	\$ 4,500.00	0%
envelope insulation	3510	Is	0	0	0	2500	\$ 2,500.00	0%
interior batt insulation	3510	Is	0	0	1	3510	\$ 11,080.00	1%
standing seam roof	5720	SF	0	0	0	56580	\$ 3,510.00	0%
metal coping - MT-2	1	Is	0	0	0	0	\$ 56,580.00	4%
exterior gutters/downspouts	1	Is	0	0	3500	3500	\$ -	0%
	0	LF	0	0	0	0	\$ 3,500.00	0%
							\$ -	0%
DIVISION 8: OPENINGS						\$ 151,475.00	12%	
interior doors	25	ea	175	4375	1000	25000	\$ 29,375.00	2%
Interior door frames	25	ea	0	0	305	7625	\$ 7,625.00	1%
Interior door hardware	25	ea	0	0	175	4375	\$ 4,375.00	0%
Interior sliding/pocket doors	1	LS	0	0	2000	2000	\$ 2,000.00	0%
exterior storefront doors - single	2	ea	0	0	2150	4300	\$ 4,300.00	0%
exterior storefront doors - double	1	ea	0	0	3500	3500	\$ 3,500.00	0%
	0	Is	0	0	0	0	\$ -	0%
Exterior storefront windows	1850	Is	0	0	50	92500	\$ 92,500.00	7%
interior sidelight glass	13	ea	50	650	150	1950	\$ 2,600.00	0%
interior storefront system for offices	80	SF	0	0	65	5200	\$ 5,200.00	0%
	0	Is	0	0	0	0	\$ -	0%
DIVISION 9: FINISHES						\$ 160,580.00	13%	
Gypsum Board	5650	LS	0	0	4	22600	\$ 22,600.00	2%
tape bed texture	5650	SF	0	0	4	22600	\$ 22,600.00	2%
	0	SF	0	0	0	0	\$ -	0%
Ceilings - Acoustic tegular pattern tile	620	SF	0	0	7	4340	\$ 4,340.00	0%
Ceilings - expanded metal	245	SF	0	0	15	3675	\$ 3,675.00	0%
Ceilings - drywall	2815	SF	0	0	4	11260	\$ 11,260.00	1%
Interior painting	5650	SF	0	0	3.5	19775	\$ 19,775.00	2%
exterior painting	5650	SF	0	0	2	11300	\$ 11,300.00	1%
	0	SF	0	0	0	0	\$ -	0%
Quartz/Stone Countertop	157	SF	20	3140	55	8635	\$ 11,775.00	1%
	0	SF	0	0	0	0	\$ -	0%
Rubber Base	1250	SF	6	7500	0	0	\$ 7,500.00	1%
Ceramic Floor Tile	60	SF	10	600	0	0	\$ 600.00	0%
Wall Ceramic Tile	475	SF	10	4750	0	0	\$ 5,000.00	0%
Stone Floor Tile - corridors, entry, break	1500	SF	18	27000	0	0	\$ 28,000.00	2%
transitions & schluter	1	Is	0	0	500	500	\$ 500.00	0%
water proofing / tile base	64	SF	0	0	5	320	\$ 320.00	0%
Carpet tile - offices	332	yds	0	0	30	9960	\$ 9,960.00	1%
LVT plank flooring	250	SF	2	500	3.5	875	\$ 1,375.00	0%
		SF	0	0	0	0	\$ -	0%
DIVISION 10: SPECIALTIES						\$ 1,545.00	0%	
restroom signage	3	sub	0	0	40	120	\$ 120.00	0%
restroom mirror - allowance	3	Is	0	0	150	450	\$ 450.00	0%
grab bars	3	Is	0	0	100	300	\$ 300.00	0%
TP dispenser	3	ea	0	0	50	150	\$ 150.00	0%
paper towel dispensers	3	Is	0	0	50	150	\$ 150.00	0%
fire extinguisher	3	LF	0	0	125	375	\$ 375.00	0%
DIVISION 11: EQUIPMENT						\$ 12,600.00	1%	
dishwasher	1	LF	0	0	1200	1200	\$ 1,200.00	0%
refrigerator	1	LF	0	0	2500	2500	\$ 2,500.00	0%
garbage disposal	1	LF	0	0	300	300	\$ 300.00	0%
undercounter refrigerator	2	LF	0	0	1500	3000	\$ 3,000.00	0%
micro/oven combo	2	LF	0	0	2800	5600	\$ 5,600.00	0%
DIVISION 22: PLUMBING						\$ 42,800.00	3%	
Plumbing	1	ea	0	0	40000	40000	\$ 40,000.00	3%
upgraded restroom sink vanities	2	Is	0	0	1400	2800	\$ 2,800.00	0%

Delta - including sales tax & shipping (higher grade finish - C&Bt - \$21.69/SF, VG - \$23.34/SF) - expecting undetermined price increase in coming month
Delta Millworks

assumes wood risers

RM Insulation

Classic Superroof

P-lam doors - standard laminate
Raco style pre-finished frame
commercial grade 2 lock & hinges

assumes wall hung

3rd restroom to have stone/granite top

Description	Quantity	Unit	LABOR		MATERIAL		OTHER	Total Cost	% of Total Construction Cost	Name of Subcontractor & Notes
			Unit Price	Amount	Unit Price	Amount				
	0	ls	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
DIVISION 23: HEATING, VENTILATING & AIR CONDITIONING (HVAC)								\$ 68,200.00	5%	
HVAC Equipment	14	tons	0	0	4800	67200		\$ 67,200.00	5%	
unit condensate lines - install & tie in	1	ls	0	0	1000	1000		\$ 1,000.00	0%	
	1	ls	0	0	0	0		\$ -	0%	
DIVISION 26: ELECTRICAL								\$ 101,700.00	8%	
Electrical	5650	ls	9	50850	9	50850		\$ 101,700.00	8%	
exterior site lighting	0	ls	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
DIVISION 27: TELECOMMUNICATIONS								\$ 9,975.00	1%	
raceways	1	ls	0	0	1500	1500		\$ 1,500.00	0%	
data cabling rough in	5650	ls	0	0	1.5	8475		\$ 8,475.00	1%	
	0	ls	0	0	0	0		\$ -	0%	
DIVISION 31: EARTHWORK								\$ 4,900.00	0%	
foundation/sidewalk soil haul off	1	ls	1200	1200	0	0		\$ 1,200.00	0%	
fine grade / clean up - pre landscape	1	AC	1200	1200	0	0		\$ 1,200.00	0%	
gravel or flex infill for sidewalk & ramp	1	ls	1000	1000	1500	1500		\$ 2,500.00	0%	
DIVISION 32: EXTERIOR IMPROVEMENTS								\$ 83,680.00	7%	
pavement re-stripe and ADA signage	1	LS	0	0	0	0	3500	\$ 3,500.00	0%	
new paving	2000	sf	0	0	6.5	13000		\$ 13,000.00	1%	
01.21.08 Demo & re-pave S. Cedar St	2750	ls	0	0	15	41250		\$ 41,250.00	3%	unknown scope of work - working with city on specifications
new curb & gutter	120	lf	0	0	17	2040		\$ 2,040.00	0%	
Termite Post/Pre-treat	1	LS	0	0	0	0	1200	\$ 1,200.00	0%	
landscaping	1	ls	0	0	0	0	10000	\$ 10,000.00	1%	
Irrigation	1	ls	0	0	0	0	10000	\$ 10,000.00	1%	
planters	4	ea	0	0	300	1200		\$ 1,200.00	0%	
trim trees	5	ea	0	0	300	1500		\$ 1,500.00	0%	
	0	sf	0	0	0	0		\$ -	0%	
	0	ls	0	0	0	0		\$ -	0%	
GC ALLOWANCES and/or OTHER SPECIALTIES								\$ 97,500.00	8%	
01.21.00 Unknowns / Sub Bidding Differences / Contingency	0	ls	0	0	0	0	50000	\$ 50,000.00	4%	
01.21.01	0	ls	0	0	0	0		\$ -	0%	
01.21.02 window tint	1	ls	0	0	5000	5000		\$ 5,000.00	0%	
01.21.03 window treatments	1	ls	0	0	10000	10000		\$ 10,000.00	1%	
01.21.04 internet, Network, VIAP's & Data terminations	1	ls	0	0	5000	5000		\$ 5,000.00	0%	
01.21.05 security / door access control	1	ls	0	0	12000	12000		\$ 12,000.00	1%	
01.21.06 cameras	1	ls	0	0	6500	6500		\$ 6,500.00	1%	
01.21.07 audio / visual	1	ls	0	0	9000	9000		\$ 9,000.00	1%	
	0	ls	0	0	0	0		\$ -	0%	

Submitted by: _____

Date: _____

Signature: _____

Title: _____

2210 EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

DESIGN DEVELOPMENT

01.04.24

OWNER:
EAGLE SURVEYING
222 W ELM STREET, SUITE 200, DENTON, TX 76201
DAN RICK 940.222.3009

ARCHITECT:
MKOA (Morgan Kennedy Office of Architecture, LLC)
MORGAN KENNEDY 940.331.5237

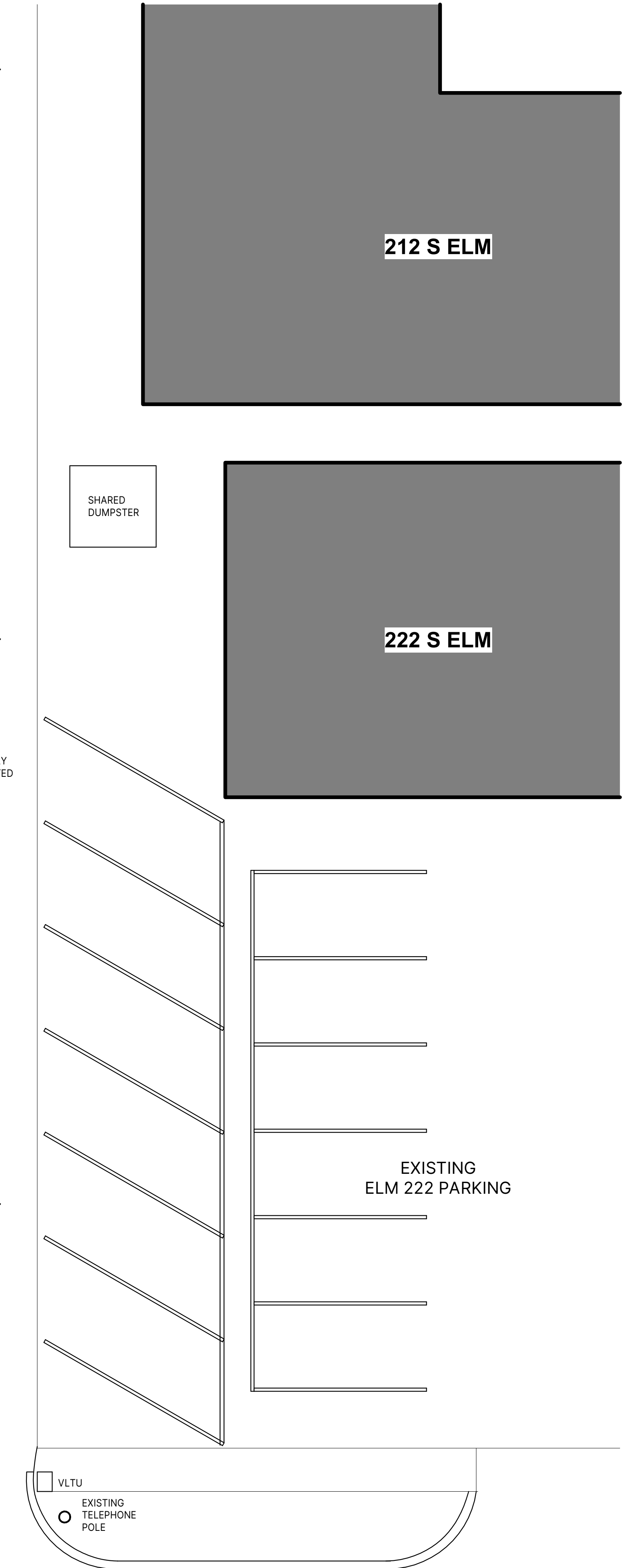
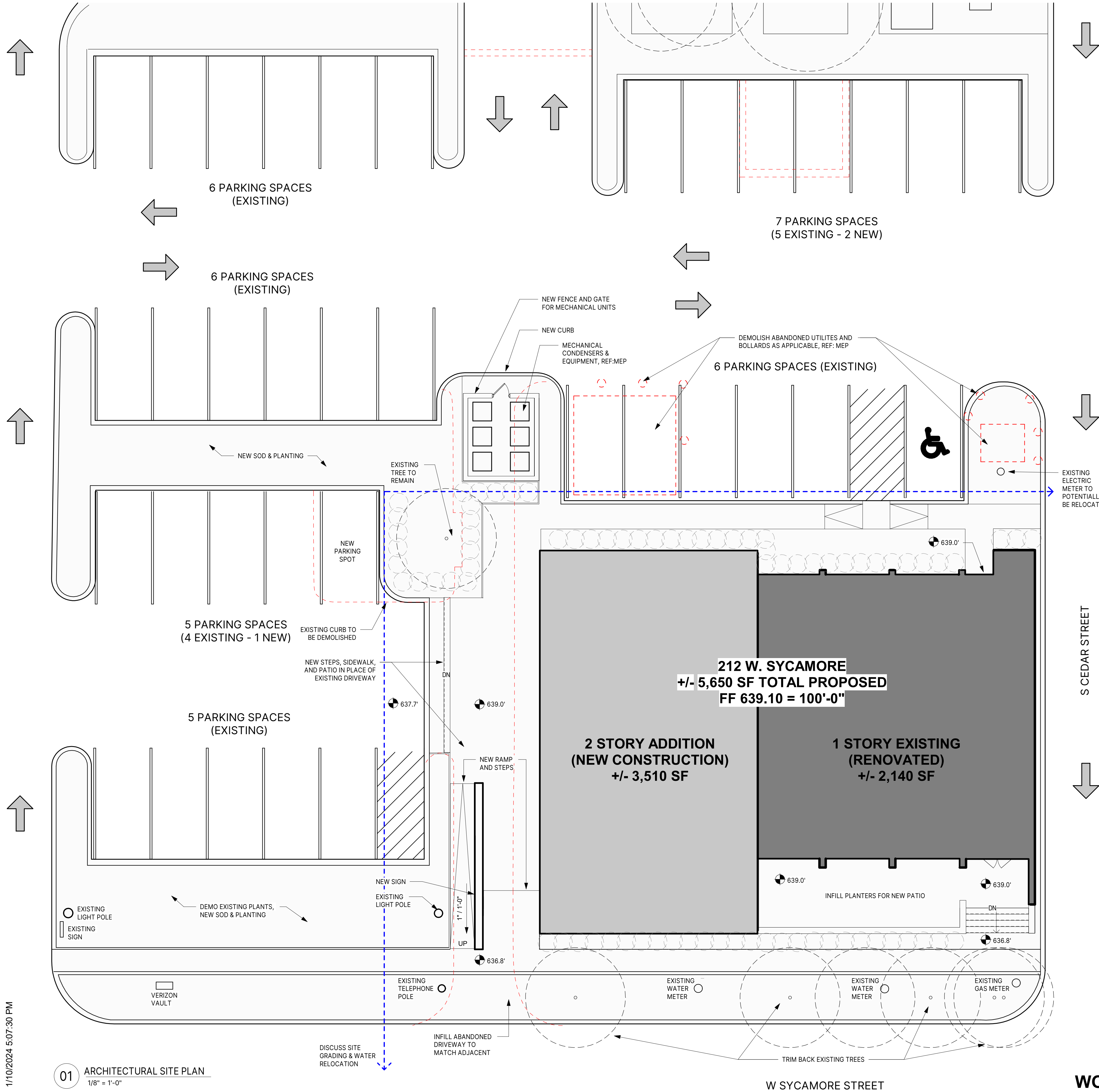
CONTRACTOR:
ARCHDEN CONSTRUCTION SERVICES, LLC
JASON ABT 972.971.1577

REVISION SCHEDULE		
No.	Description	Date
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	CURRENT REVISION	ISSUANCE DATE
A07	ARCHITECTURAL SITE PLAN	00.02	01.04.24
A08	DEMOLITION PLANS & ELEVATIONS	00.02	01.04.24
A10	FLOOR PLANS	00.02	01.04.24
A14	REFLECTED CEILING PLANS	00.02	01.04.24
A20	EXTERIOR ELEVATIONS	00.02	01.04.24
A21	EXTERIOR ELEVATIONS	00.02	01.04.24
A91	CONCEPT RENDERINGS	00.01	11.20.23





MKOA
MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A07
ARCHITECTURAL SITE PLAN

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING FLOORING AND SUBSTRATE IN ITS ENTIRETY. CLEAN AND PREP FLOORS TO RECEIVE NEW FINISH.

2 REMOVE PORTION OF WALL AND PREP TO RECEIVE NEW FINISH, OPENING, AND/OR WALLS. PATCH AND REPAIR ADJACENT WALLS AFFECTED BY REMOVAL OF WALL.

3 REMOVE GLAZING SYSTEM IN ITS ENTIRETY. PREP ADJACENT WALLS, FLOORS, AND HEADERS TO RECEIVE NEW GLAZING SYSTEM.

4 REMOVE DOOR AND FRAMING IN ITS ENTIRETY. PREP WALL TO RECEIVE NEW DOOR AND/OR WALL INFILL.

5 REMOVE ROOF AND EXTERIOR WALLS, IN AREA SHOWN, IN ITS ENTIRETY, DOWN TO THE SLAB. PREP SLAB, AND ADJACENT WALLS TO REMAIN, FOR NEW CONSTRUCTION.
- 6 REMOVE PLUMBING FIXTURES/CAP DRAINS..... NEED TO PULL THIS INFO FROM AN OLDER PROJECT.

7 ANY DROP CEILINGS TO REMOVED

8 ANY LIGHT FIXTURES TO BE REMOVED? ARE WE KEEPING EXISTING WIRING?

9 REMOVE EXISTING EXTERIOR BRICK CLADDING SYSTEM IN IT ENTIRETY. REFER TO ELEVATIONS FOR EXACT LOCATION. PATCH AND REPAIR ADJACENT EXTERIOR SHEATHING/BARRIER AND PREP TO RECIEVE NEW CLADDING.

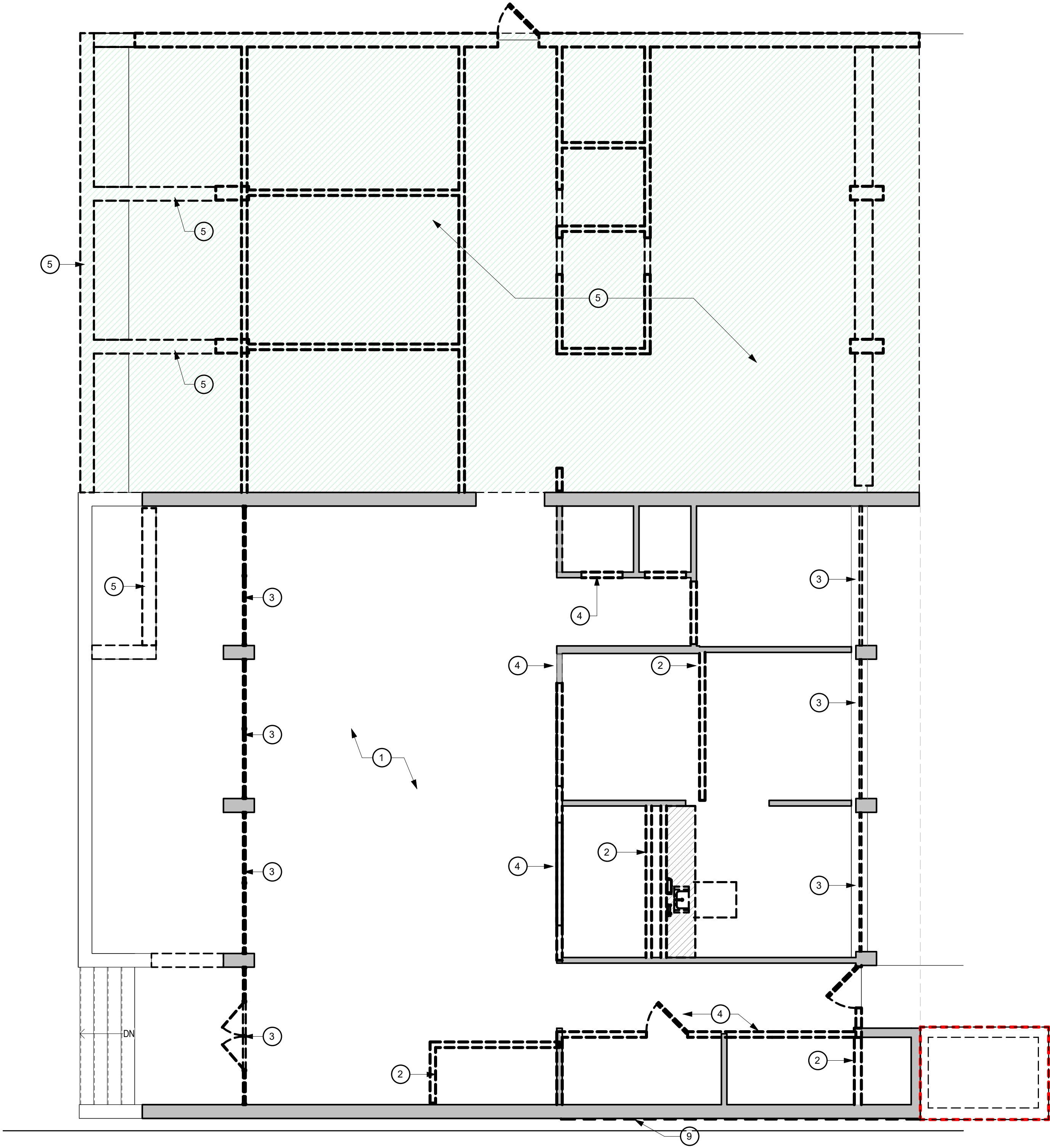
10



EXISTING TO BE DEMOLISHED - NORTHEAST VIEW



EXISTING TO BE DEMOLISHED - SOUTHWEST VIEW



01 DEMOLITION FLOOR PLAN
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

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MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

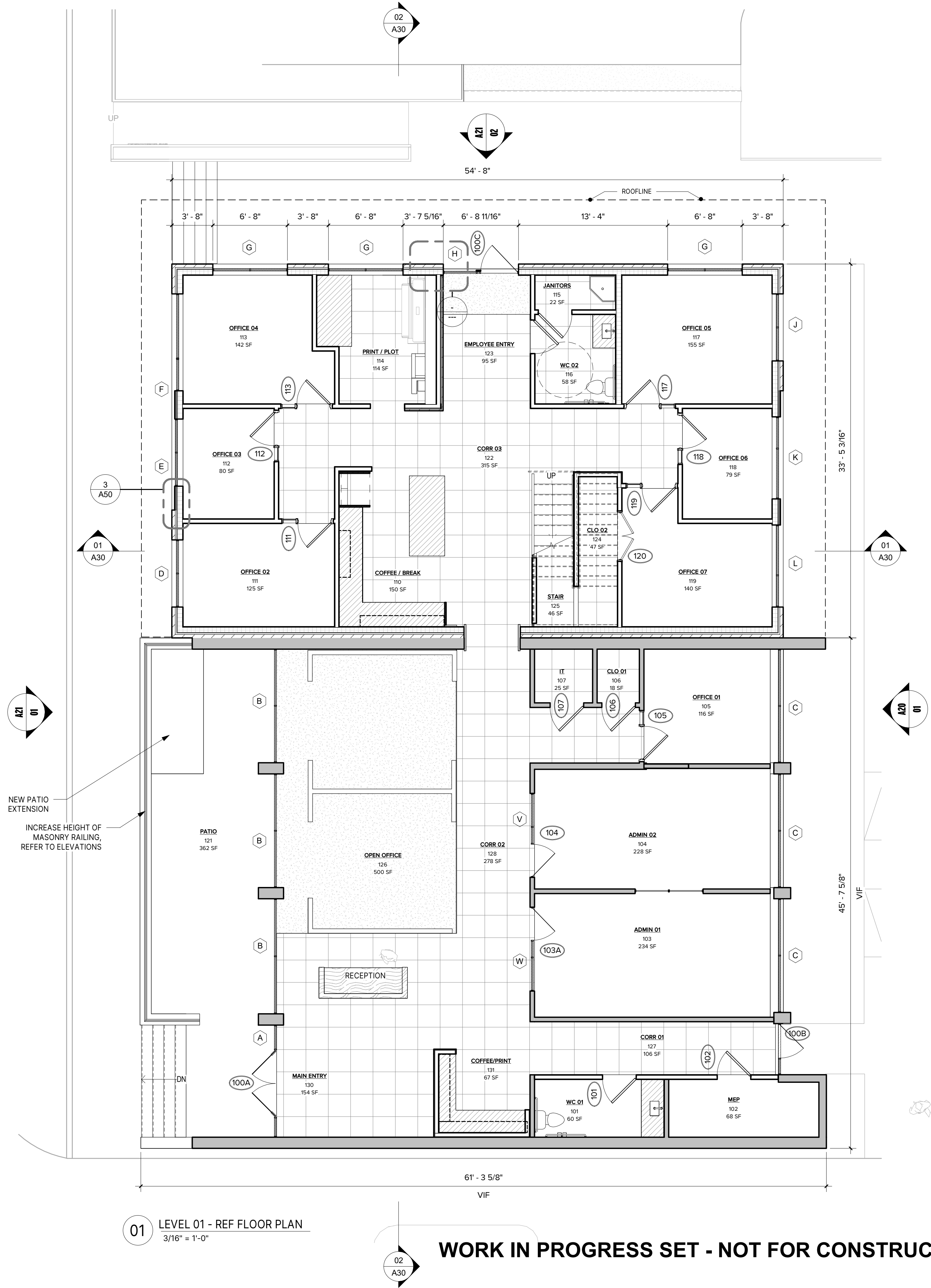
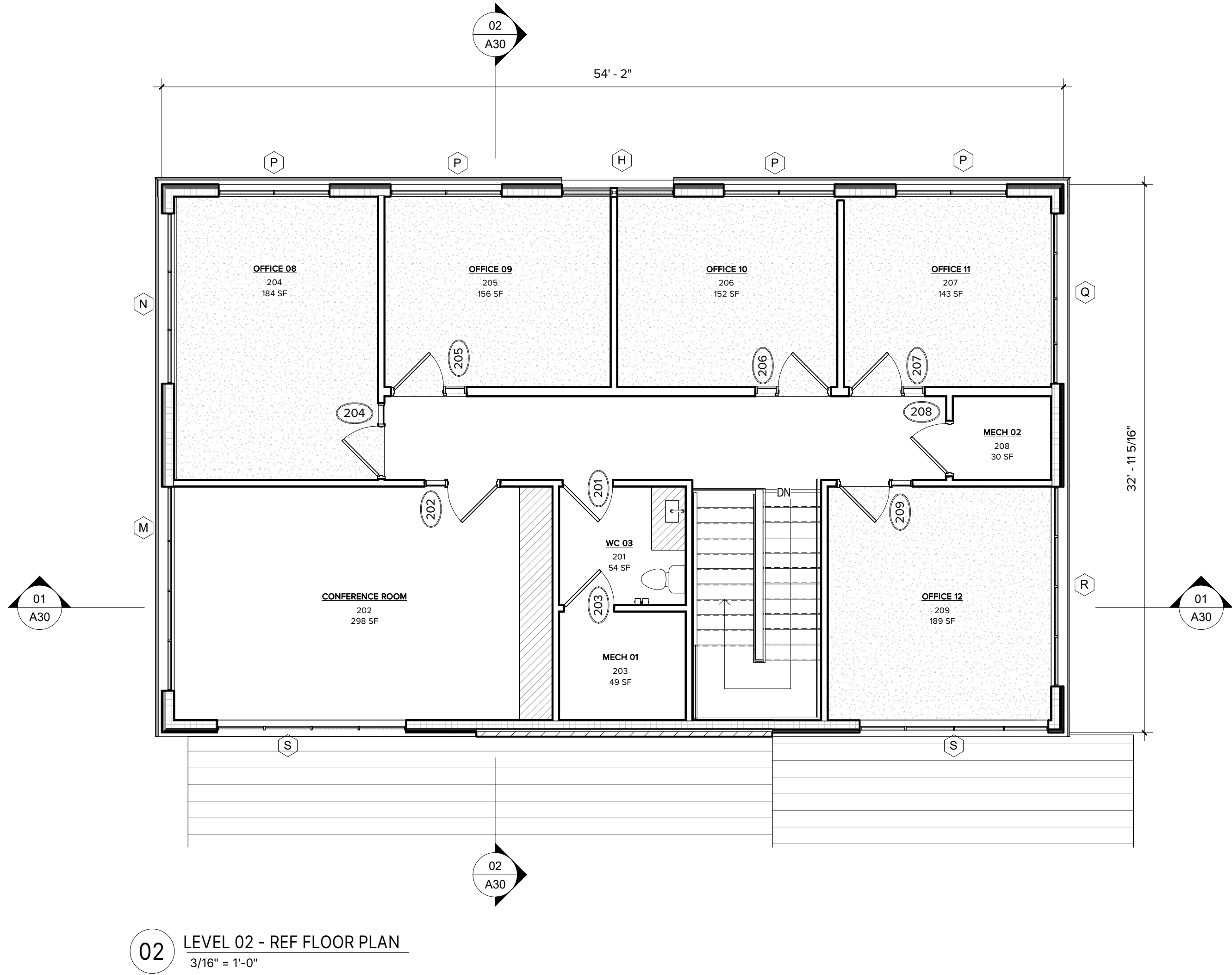
EAGLE 212
212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A08

DEMOLITION PLANS & ELEVATIONS



WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

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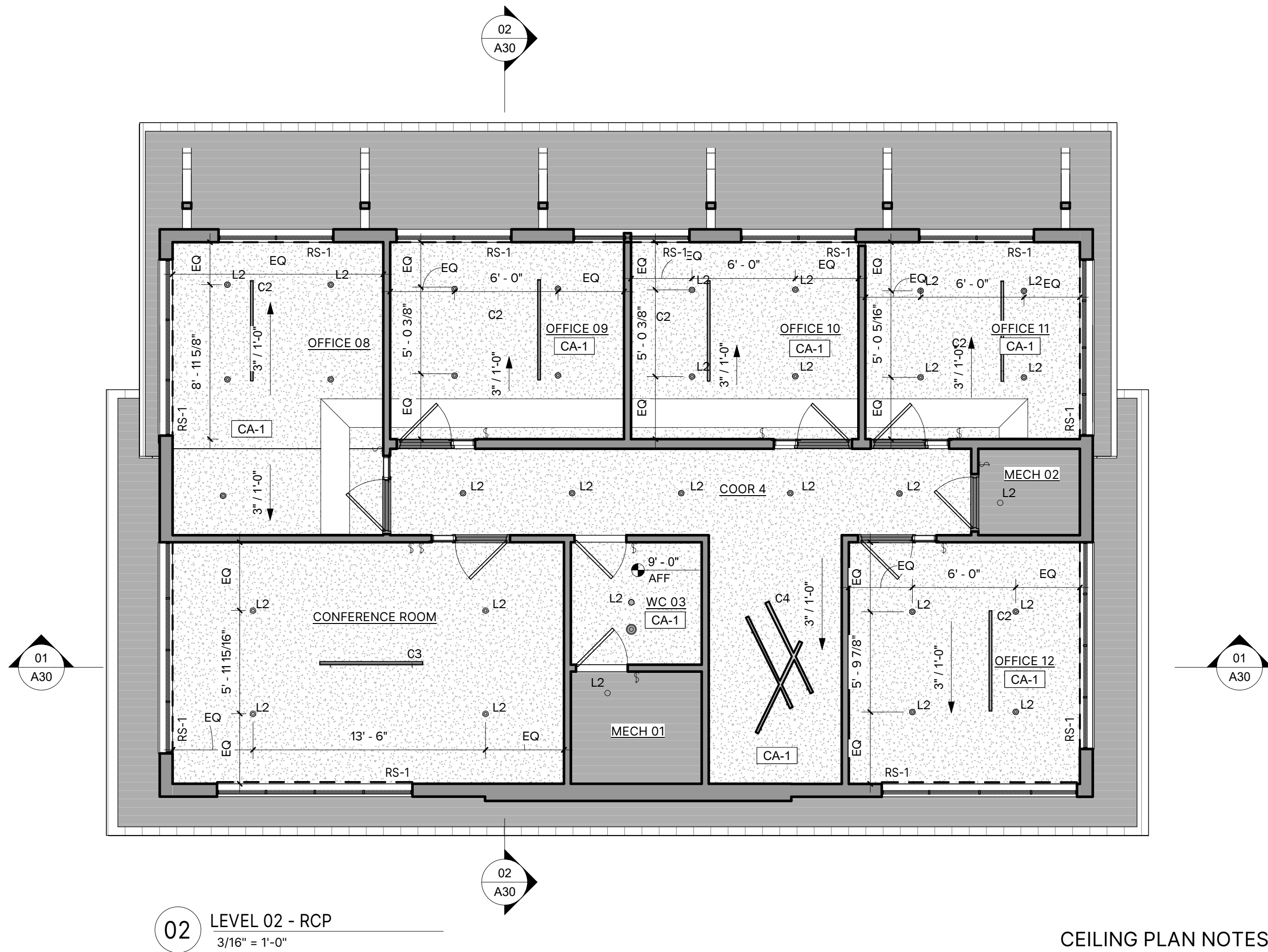
EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A10
FLOOR PLANS



02 LEVEL 02 - RCP
3/16" = 1'-0"

CEILING PLAN LEGEND

- PAINTED GYP BD CEILING SYSTEM, CA-1, REF FINISH SCHEDULE
- 1x5 ACOUSTICAL CEILING SYSTEM, CA-2A
- 2x2 ACOUSTICAL CEILING SYSTEM, CA-2B
- METAL IN LAY GRID SYSTEM, CA-3
- WOOD VENEER FINISH ON SUBSTRATE, CA-4B
- WOOD VENEER FINISH ON SUBSTRATE, CA-4C
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY, CA-6
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY, WOOD SLAT CEILING SYSTEM, CA-7A
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY & WOOD, MDF, AND ACOUSTICAL PANEL SUSPENDED SYSTEM, CA-7B
- EXPOSED TO STRUCTURE w/ K-13 ACOUSTICAL (BLACK) SPRAY, WOOD SLAT CEILING SYSTEM, CA-7C
- MOTORIZED ROLLER SHADE, RS-1

* REFER ELECTRICAL PLANS FOR FIRE SUPPRESSION, PULL STATIONS AND ALARM DESIGN INTENT

LIGHTING LEGEND

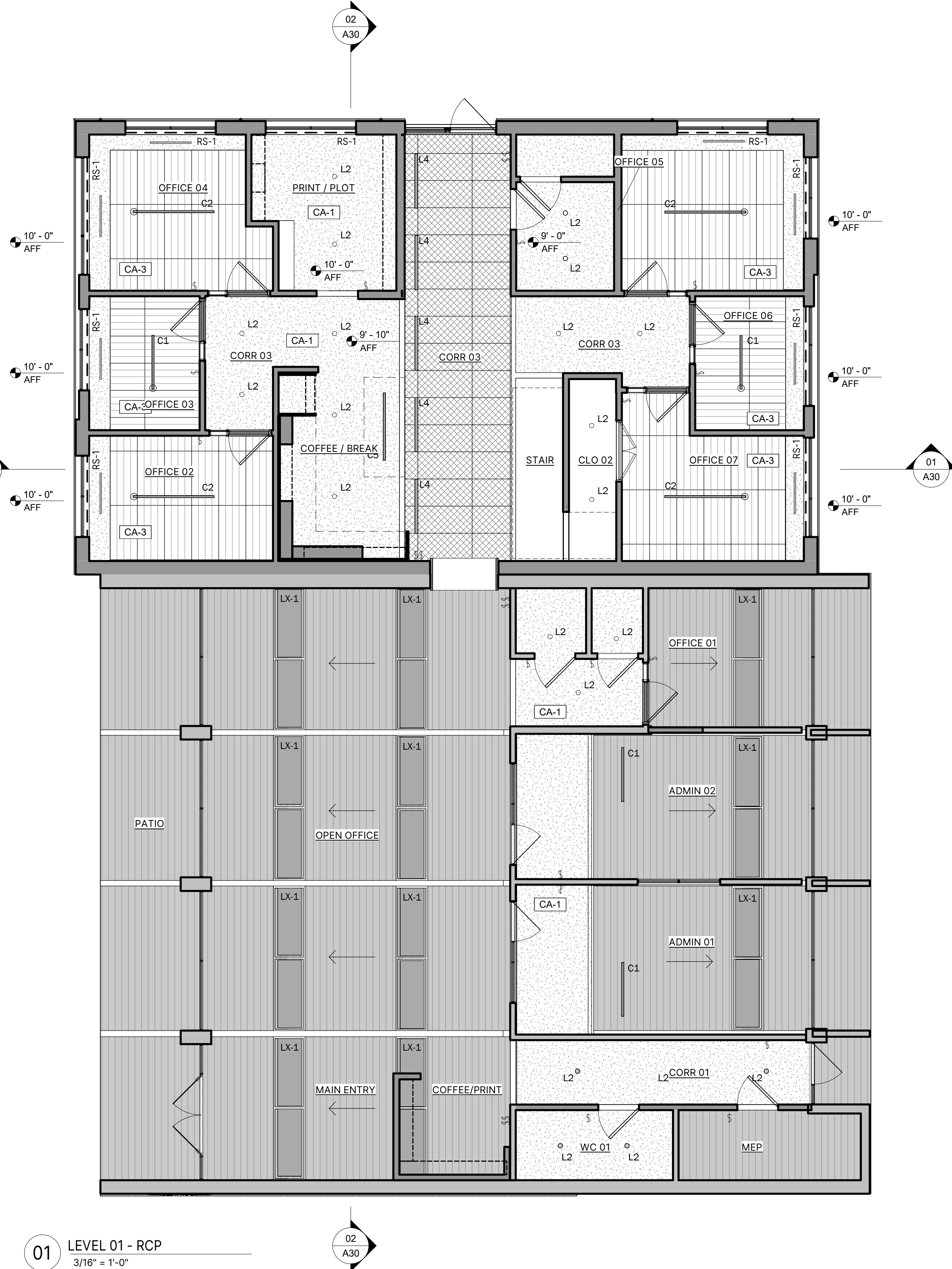
- L1 LED SURFACE MOUNTED CAN LIGHT
- L2 LED RECESSED CAN LIGHT,
- L3 DECORATIVE PENDANT / FLUSHMOUNT
- L4 DECORATIVE LINEAR
- EX EXHAUST FAN
- C1 LED 4FT LINEAR PENDANT
- C2 LED 6FT LINEAR PENDANT
- C3 LED 6FT SPECIALTY PENDANT
- C4 LED FEATURE PENDANT
- EL1 EXTERIOR RECESSED
- EL2 EXTERIOR DECORATIVE WALL SCONCE
- EL3 EXT PATH LIGHT
- EL5 EXTERIOR WALL MTD FLOOD LIGHT
- EL6 EXTERIOR WALL MTD FLOOD (MOTION)
- RS-1 MOTORIZED ROLLER SHADE

CEILING PLAN NOTES

- ALL CEILING DIMENSIONS SHOWN ARE TAKEN FROM FACE OF SUBSTRATE.
- CEILING HEIGHTS LISTED ARE TO BE TAKEN FROM TOP OF SLAB AND SHALL BE CONSISTENT ACROSS THE ENTIRE PROJECT.
- PROVIDE FIRE RATED PARTITIONS, DOORS, AND PENETRATIONS AT WALLS DENOTED TO RECEIVE 1-HR RATED FIRE PROTECTION.
- ALL PENDANT LIGHTING FIXTURES SHALL BE PURCHASED WITH ADDITIONAL LENGTH AND BE POSITIONED TO INTENDED HEIGHT AT DIRECTION OF ARCHITECT UPON INSTALL.
- GYPSUM BOARD CEILING SYSTEMS, CA-1, TO BE PAINTED AS SCHEDULED.
- POSITION ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, AND ACCESS CONTROL ELEMENTS REQUIRING MAINTENANCE OR OTHER ACCESS PANELS SHALL BE POSITIONED ABOVE ACCESSIBLE CEILING SYSTEMS OR AS APPROVED BY THE ARCHITECT ON SITE.
- ALL REQUIRED ACCESS PANELS IN GYP SHALL BE DRYWALL-FACED, MUD-IN / TRIMLESS FLANGE, SPEC: BEST ACCESS DOORS, BA-F2A, OR EQUAL, SIZE AS NEEDED.
- ALL EXPOSED ELECTRICAL AND DATA CONDUITS SHALL BE RUN TIGHT TO THE CEILING DECKING AND STRUCTURAL MEMBERS. IF AT ALL POSSIBLE, ROUTE CONDUIT ACROSS STRUCTURAL MEMBERS WHERE HIDDEN BY OTHER CEILING ELEMENTS, RATHER THAN EXPOSED CONDITIONS. PAINT CONDUIT TO MATCH DECKING AS SCHEDULED.

LIGHTING NOTES

- PROVIDE UL COMPLIANT BACK BOXES AT ALL RECESSED LIGHTING FIXTURES
- EXTEND PENDANT LIGHTING FIXTURES AS DIRECTED IN FIELD BY DESIGNER OR OWNER, PURCHASE ADJUSTABLE HEIGHT PENDANTS. STANDARD RULE OF THUMB: 7' HEAD HEIGHT AT PENDANTS UNLESS AT FIXED ISLANDS, WHICH ARE TO BE POSITIONED 32" ABOVE COUNTERTOP.
- ALIGN ALL LIGHT FIXTURES AS SHOWN ON LIGHTING AND SWITCHING PLANS BY CENTERLINES.
- COORDINATE w/ OWNER FOR IN-FIELD ADJUSTMENTS OF LIGHTING FIXTURES UPON POSITIONING OF LIGHTING BACK BOXES.
- ALL EXTERIOR LIGHTING FIXTURES AND FIXTURES WITHIN SHOWER AREAS ARE TO BE EXTERIOR MOISTURE RATED PER MANUFACTURER.
- ALL SWITCHES SHALL BE GANGED TOGETHER, GANGS BEYOND 5 SWITCHES SHALL RECEIVE SMART DIGITAL CONTROL PANELS (LUTRON, OR EQUAL).
- ALL CEILING FANS ARE TO BE CENTERED AMONG LIGHTING FIXTURES AND/OR IN THE ROOM AS NOTED.
- ALL SWITCHES SHALL BE MOUNTED AT 48" AFF UNLESS NOTED OTHERWISE.



01 LEVEL 01 - RCP
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.02	DEVELOPMENT	01.04.24

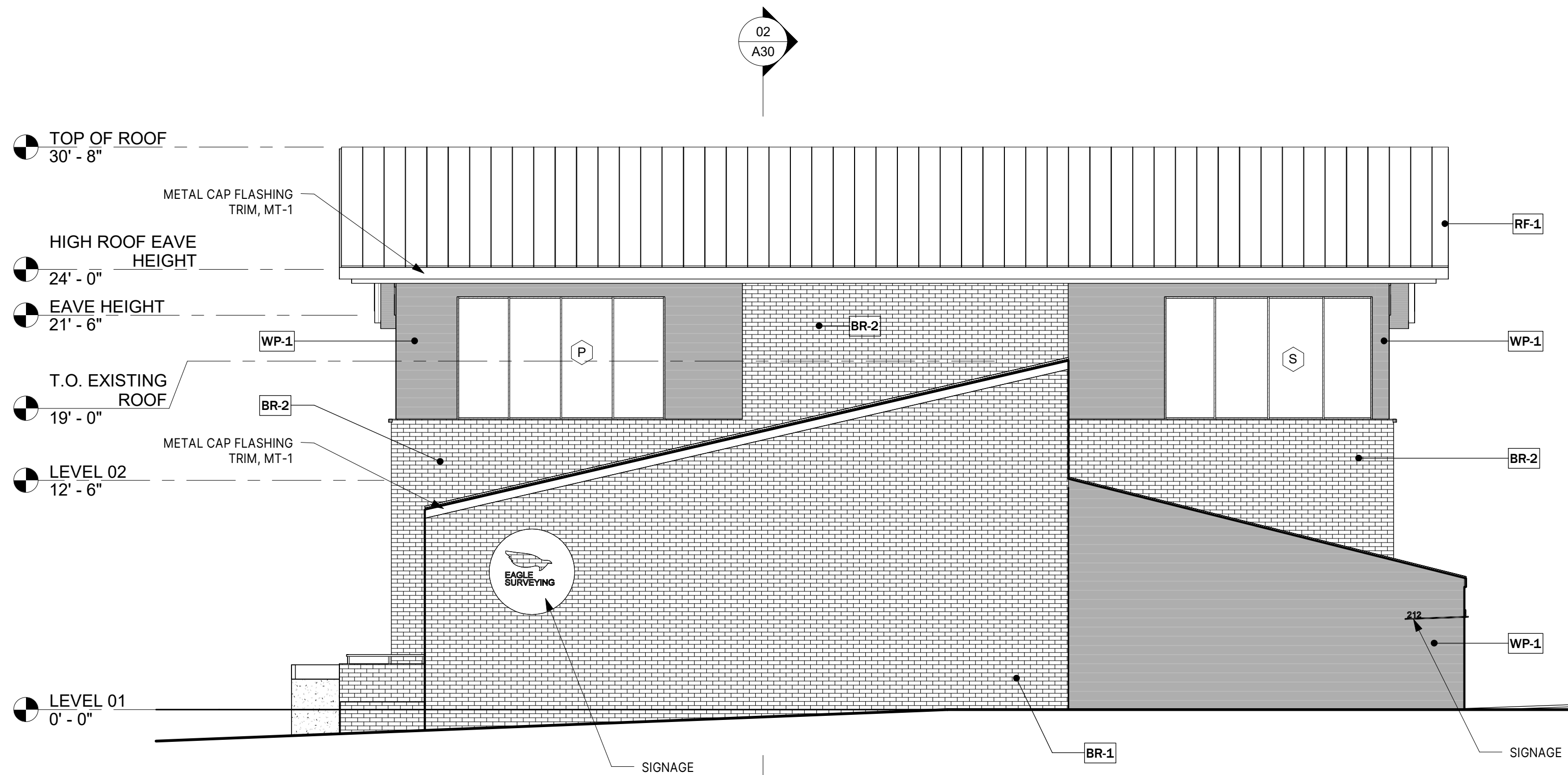
PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A14

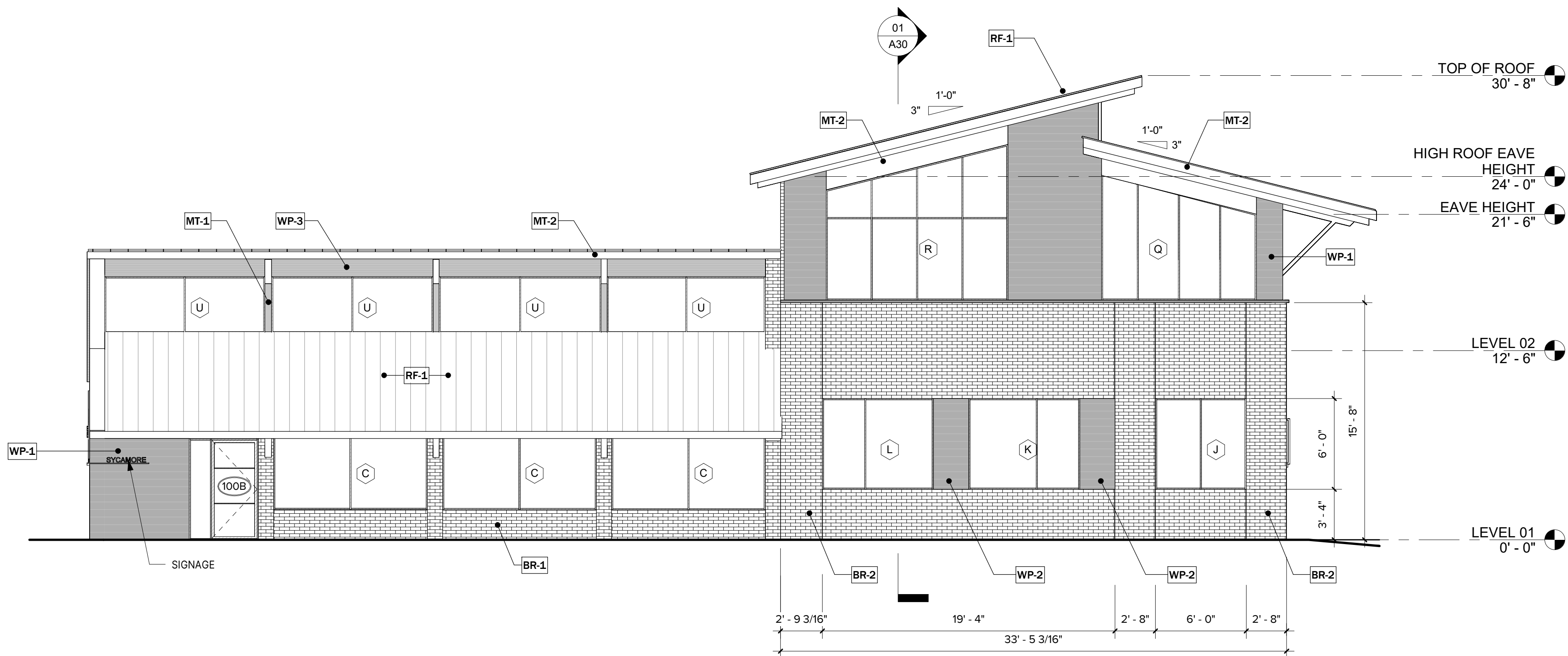
REFLECTED CEILING PLANS

MATERIAL LEGEND

- WP-1 DELTA MILLWORKS OR SIMILAR THERMAL OAK, CLEAR SEALER, 6" WIDE, SSB EDGES, W/ SS FASTENERS, COLOR: DARK, VERT/HORIZ INSTALL PER ELEVATIONS.
- WP-2
- WP-3
- BR-1 STAINED BRICK: WHITE
- BR-2
- MT-1 BREAK METAL WALL PANELS, PROVIDE CONCEALED FASTENERS, MATCH WINDOW COLORS ADJACENT
- RF-1 PRE-FINISHED STANDING SEAM METAL ROOF COLOR: BLACK - MATCH ADJACENT BUILDING



02 CD - EAST ELEVATION
3/16" = 1'-0"



01 CD - NORTH ELEVATION
3/16" = 1'-0"

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

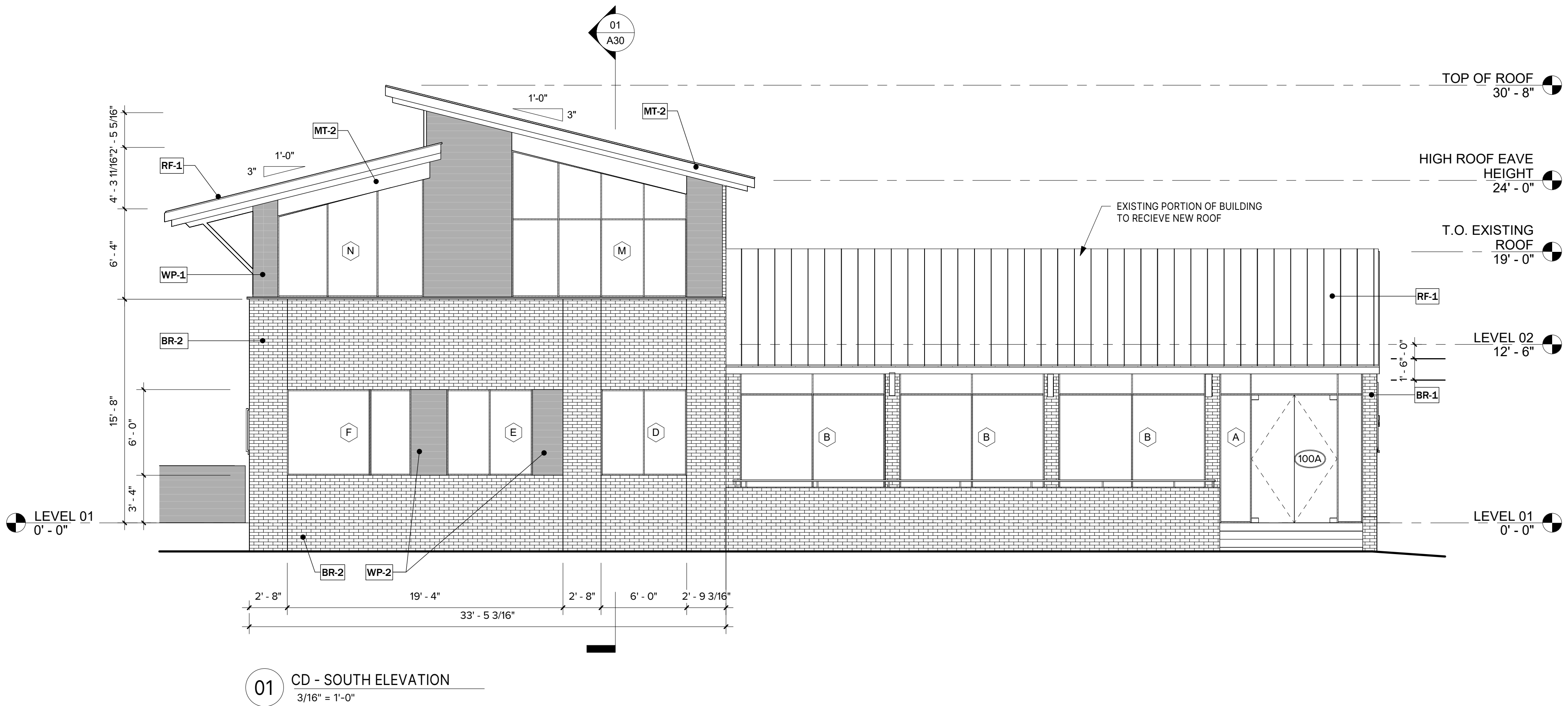
REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A20
EXTERIOR ELEVATIONS

MATERIAL LEGEND

- WP-1 DELTA MILLWORKS OR SIMILAR THERMAL OAK, CLEAR SEALER, 6" WIDE, SSB EDGES, W/ SS FASTENERS, COLOR: DARK, VERT/HORIZ INSTALL PER ELEVATIONS.
- WP-2
- WP-3
- BR-1 STAINED BRICK: WHITE
- BR-2
- MT-1 BREAK METAL WALL PANELS, PROVIDE CONCEALED FASTENERS, MATCH WINDOW COLORS ADJACENT
- RF-1 PRE-FINISHED STANDING SEAM METAL ROOF COLOR: BLACK - MATCH ADJACENT BUILDING



MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23
00.02	DEVELOPMENT	01.04.24

PROJECT NUMBER 2210
STATUSDESIGN DEVELOPMENT
DATE 01.04.2024

A21

EXTERIOR ELEVATIONS

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION

NOTE:
CONCEPT RENDERINGS FOR DESIGN INTENT ONLY,
REFERENCE DRAWING SET FOR FINAL DIRECTION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

MKOA

MORGAN KENNEDY OFFICE OF ARCHITECTURE, LLC

EAGLE 212

212 W SYCAMORE STREET, DENTON, TX

REV	DESCRIPTION	DATE
00.01	SCHEMATIC	11.20.23

PROJECT NUMBER	2210
STATUS	DESIGN DEVELOPMENT
DATE	01.04.2024

A91

CONCEPT RENDERINGS

WORK IN PROGRESS SET - NOT FOR CONSTRUCTION



February 29, 2024

Dan Rick, Eagle Surveying, LLC
222 S Elm Street, Ste 200
Denton, TX 76201

RE: 212 W Sycamore Street – Rehabilitation of Original Structure and New Addition

Dear Mr. Rick:

The proposed project, according to the Downtown Reinvestment Grant Program Ordinance No. 22-2567, is subject to review under the Secretary of the Interior's *Standards for Rehabilitation*. The Standards for Preservation, Restoration, and Reconstruction do not apply. Below are the Secretary of the Interior's Standards for Rehabilitation requirements that apply to the proposed project.

Standards for Rehabilitation

Definition: Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property at 212 W Sycamore Street, which was formerly used by the Denton County Teachers Federal Credit Union (now DATCU), will be used as it was historically (i.e., office space), but a new addition is proposed to ensure the property can support the growing business. Therefore, the proposed addition will require minimal change to the original building's distinctive materials, features, spaces, and spatial relationships as described elsewhere in this report.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The historic character of the building at 212 W Sycamore Street will be largely retained and preserved. The portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Also, the proposed addition will not adversely affect the spatial relationships that characterize the property, maintaining the spacing between the main structure at 212 W Sycamore Street and the

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

neighboring commercial buildings to the north and east. The proposed addition will be constructed to compliment the original, main building.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not create a false sense of historical development. The proposed two-story addition will be constructed with new materials and utilize architectural features that are complimentary to, but not mimicking the Mid-Century Modern style of the original bank building.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The circa 1969 addition to the main structure at 212 W Sycamore Street, though historic, does not lend itself to the functionality of the proposed office use. The original structure, which was constructed in 1965, will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would retain and bring back some of those distinctive materials, features, finishes, and construction techniques that are unique to the existing building, such as the standing seam metal roof, as supported by photographic documentation. Those examples of craftsmanship will continue to be preserved in the construction of the new addition as well.

6. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project would rehabilitate the existing building at 212 W Sycamore Street, apart from the circa 1969 addition, and replace the original addition with a new two-story, modern addition. The proposed project would not destroy historic materials except where removed for the construction of the new two-story addition. However, the portion of the existing building to remain would preserve the original brick, leaving it exposed, and reintroduce the standing seam metal roof, finished in a black color, with the possibility of changing the finish to a copper color to pay homage to the original copper roof. Any deteriorated brick would utilize the brick removed from the western façade and the rear (north) entrance. This brick would be utilized to help extend the existing garden beds to allow for the creation of a patio. Additionally, the new addition would be constructed of brick with large single pane windows and utilize a black standing seam metal roof to compliment the 1960s building. Also, the new addition would not negatively affect spatial relationships that characterize the property, largely staying within the existing structure and circa 1969 additions footprint. The new addition will also be differentiated from the old using new materials and architectural features, that would still be compatible with the historic materials, features, size, scale, and proportion, and building placement and massing to protect the integrity of the original building at 212 W Sycamore Street and its surrounding environment.

7. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed west addition and alterations to the building at 212 W Sycamore Street would not affect the essential form and integrity of the historic property, nor would the environment be impaired. The existing buildings circa 1969 addition would be removed with the construction of the new addition, the rear entrance reconstructed with new oak boards, as well as the garden beds on the front (south) façade extended and infilled for a new patio use. The patio would utilize the original brick removed from the rear entrance. However, if the addition and patio were to be removed in the future, the original garden beds could be revealed, and a new exterior wall could be constructed to match the original building structure. Additionally, the rear entrance could be reconstructed with brick material, so to match the original.

Based on the evaluation criteria stated above and an evaluation of the documentation submitted by the applicant, staff believes that the rehabilitation of the original, main building at 212 W Sycamore Street and the construction of a new two-story addition to replace the circa 1969 addition meets the Secretary of the Interior's Standards for Rehabilitation and the intent of the ordinance. The scope of work is further described in Exhibits A and B.

Please note that any work that deviates from the work proposed above and within the exhibits will require additional review by the Historic Preservation Officer (HPO). Additionally, if the applicant has received funding through the Downtown Reinvestment Grant Program, any work deviations should be discussed with staff prior to permitting to keep the applicant in substantial conformance with the program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,



Cameron Robertson, AICP
Historic Preservation Officer

Exhibits

Exhibit A – Renovation of 212 W Sycamore Street

Exhibit B – Proposed Drawings



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Legislation Text

File #: EDP24-021, **Version:** 1

AGENDA CAPTION

Receive training and hold a discussion regarding a Downtown Economic Development Committee member orientation.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: March 07, 2024

SUBJECT

Receive training and hold a discussion regarding a Downtown Economic Development Committee Member orientation.

BACKGROUND

The Downtown Economic Development Committee Orientation is designed to orient new members and act as a refresher training for existing board members.

The orientation will cover the following topics:

- History and purpose of the DEDC
- Committee membership
- Committee structure
- Meetings and reporting
- DEDC Focus Area (map graphic)

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Board Orientation Presentation

Exhibit 3 – DEDC Policy

Respectfully submitted:
Christina Davis
Business Development Administrator

Downtown Economic Development Committee Orientation

Christina Davis, DEDC Liaison

Date: March 7, 2024

History and Purpose of DEDC

- ❖ Began as an Economic Development Partnership (EDP) Board Task Force in 2001
- ❖ Formalized as a Sub-Committee in Aug. 2019
- ❖ Purpose: to advise the EDPB or staff on matters related to Downtown or impacting economic development in Downtown.
 - ▶ Capital projects; engineering, streets, sidewalks, and traffic signal improvements; public safety; design standards and guidelines; historic preservation; special events; parks and landscaping; parking and transportation; creative economy; real estate; business recruitment, retention, and expansion; solid waste and recycling; and incentives.

Membership

- ❖ 9 to 13 individuals representing the diversity of Downtown Denton stakeholders.
 - ▶ Downtown Denton property owners, business owners, or residents;
 - ▶ representatives from: Denton County, Denton Chamber of Commerce, Convention and Visitors Bureau, developers, finance or banking professionals, arts-related organizations, UNT, TWU, and NCTC;
 - ▶ representative with knowledge of historic preservation, urban planning, or any other individual whose qualifications, background, or experience can significantly contribute to the mission of the DEDC.
 - ▶ A representative from the executive committee of the Denton Main Street Association.

Structure

- ❖ Appointments and re-appointments to the DEDC will be made by the EDP Board annually.
- ❖ At least one member of the EDP Board will serve on the DEDC as the Chair. A new chair and vice-chair can be selected annually.
- ❖ Members will serve two-year terms, with a term limit of three consecutive two-year terms.
- ❖ Terms will follow the same fiscal year calendar (Oct. 1 to Sep. 31) as other City boards/commissions.

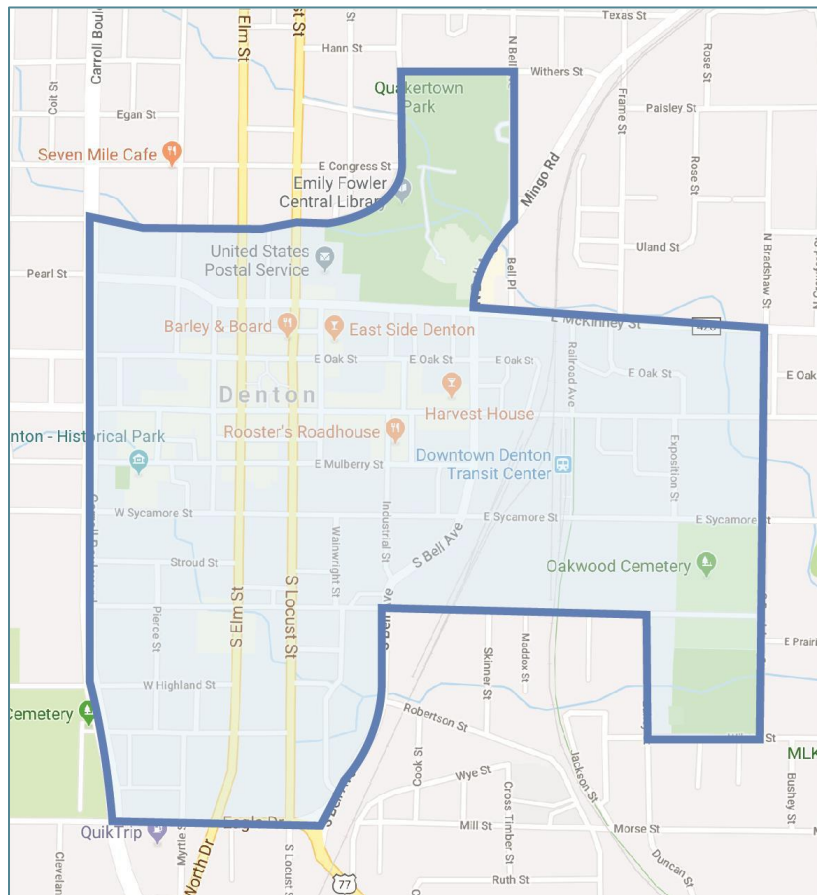
Meetings and Reporting

- ❖ The DEDC will comply with the Texas Open Meetings Act requirements. All meetings will be open to the public.
 - ❖ Approve calendar of meeting dates each January
 - ❖ Attendance reported each August
- ❖ A quorum is half plus one – *if there are 13 members, a quorum is when 7 members are present* (not virtual).
- ❖ The DEDC Chair will present a report on the DEDC activity to the EDP Board at least quarterly.

DEDC Focus Area

The original Downtown Denton area is shown in Attachment I of the DEDC Policy and was adopted on 08/14/2019.

If a project or item is related to Downtown Denton but is located outside of the bounds of the map in Attachment I, the item may still be brought forward to the DEDC for review or recommendation.



Questions?

Christina Davis
Business Development Administrator
Economic Development

Downtown Economic Development Committee Policy

Authorization and Purpose

The Economic Development Partnership Board (“EDPB”) has authority to create subcommittees or task forces to assist in implementation of its duties. The Downtown Economic Development Committee (“DEDC”) was created by the EDPB pursuant to this authority.

The purpose of the DEDC is to advise the EDPB on matters related to economic development in the area generally depicted in **Attachment 1** (“Downtown Denton”) or any matters that may impact economic development in Downtown Denton. The EDPB may request the DEDC review specific items or City staff may bring matters forward to the DEDC without direction from the EDPB so long as the matter is related to Downtown Denton economic development. The DEDC will also make recommendations to TIRZ Board No. 1 regarding the Downtown Incentive Reimbursement Grant program.

Items that may be brought forward for review or recommendation from the DEDC include, but are not limited to: capital projects; engineering, streets, sidewalks, and traffic signal improvements; public safety; design standards and guidelines; historic preservation; special events; parks and landscaping; parking and transportation; creative economy; business recruitment, retention, and expansion; solid waste and recycling; incentives; and, real estate.

If a project or item is related to Downtown Denton, but is located outside of the bounds of the map in Attachment 1, the item may still be brought forward to the DEDC for review or recommendation.

Membership and Structure

The DEDC will be made up of 9 to 13 individuals, who represent the diversity of Downtown Denton stakeholders. The DEDC will have a maximum membership of 13 individuals. The EDPB will appoint DEDC members that represent the multitude of Downtown Denton stakeholders. While there is no requirement to include members of specific groups or organizations, it is the intent of the EDPB that DEDC members include: Downtown Denton property owners, Downtown Denton business owners, a representative from Denton County, a representative of the Denton Chamber of Commerce, a representative from the Convention and Visitors Bureau, Downtown Denton developers, finance or banking professionals, Downtown Denton residents, a representative with knowledge of historic preservation, a representative with general knowledge of urban planning, representatives from arts-related organizations, representatives from UNT, TWU, and NCTC, or any other individual whose qualifications, background, or experience can significantly contribute to the mission of the DEDC. A representative from the executive committee of the Denton Main Street Association will serve as a voting member of the DEDC.

Recommendations for appointments for new or additional members will be made by either the DEDC or members of the EDPB.

Appointments and re-appointments to the DEDC will be made by the EDPB annually.

Members of the DEDC will serve two-year terms, with a term limit of three consecutive two-year terms. For the initial appointment of the DEDC, appointed members will draw lots to determine members who will serve a one-year initial term and members who will serve a two-year initial term. Members who serve an initial one-year term are eligible to serve three full two-year terms. Once a member has reached the 3-term maximum, the member must have a full-year off the DEDC before he/she can be considered for reappointment.

At least one member of the EDPB will serve on the DEDC.

At least annually, the DEDC will select a Chair and Vice Chair. The Chair will be selected from the members of the EDPB serving on the DEDC. If there is more than one EDPB member serving on the DEDC, the DEDC may select one of the EDPB members to serve as Chair or may select multiple members to serve as Co-Chairs. The Vice Chair of the DEDC will be chosen from any member of the DEDC.

The DEDC will follow the City's adopted Handbook for Boards, Commissions, and Council Committees attendance policies.

Meetings and Reporting

The DEDC will hold regularly scheduled meetings monthly, at a date and time to be determined by the DEDC. If there is no business or items for discussion, the DEDC Chair (or Vice Chair in the event of the absence of a Chair) may cancel a scheduled meeting. The DEDC may call special meetings as needed.

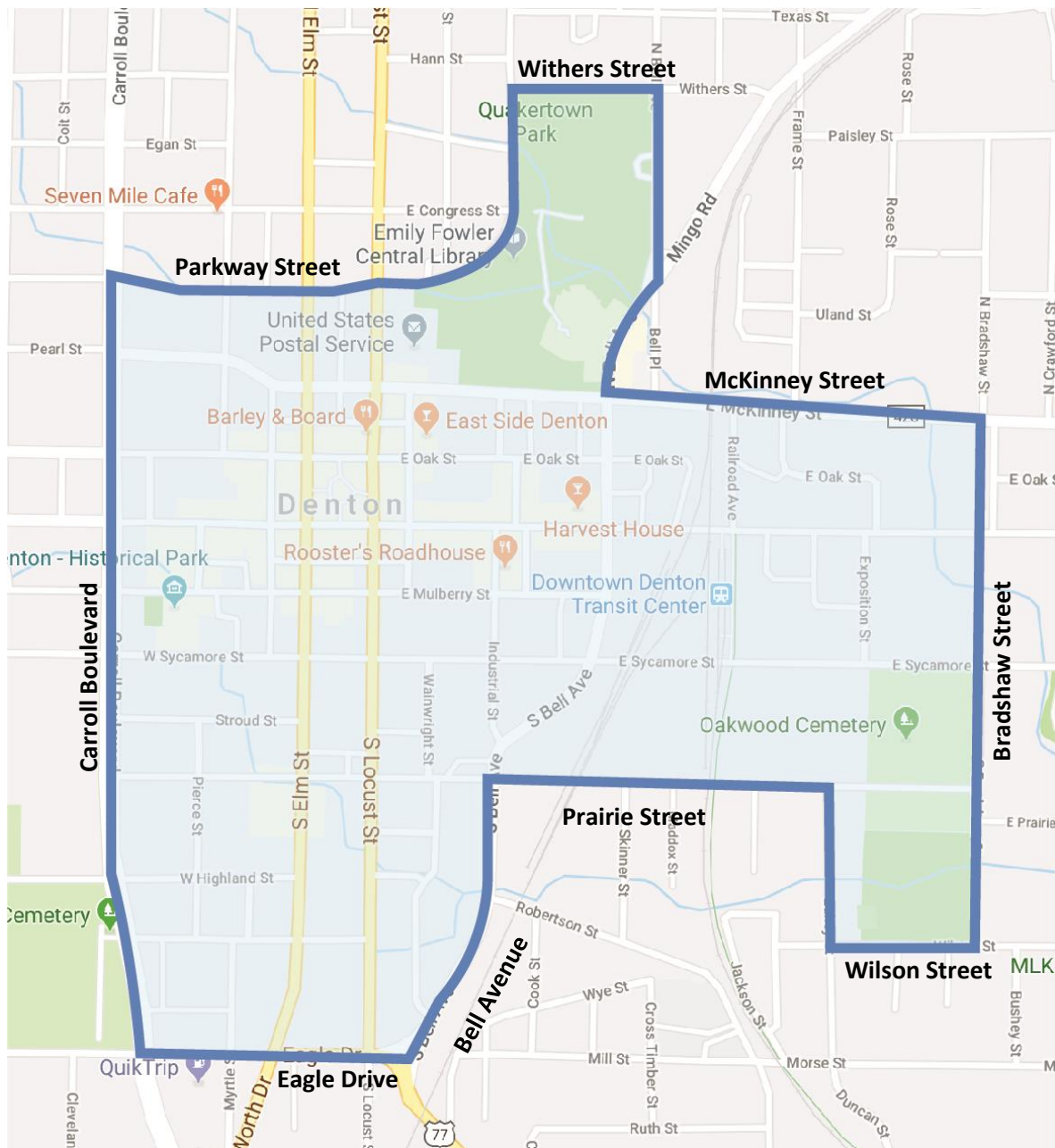
The DEDC will comply with the requirements of the Texas Open Meetings Act. All meetings will be open to the public. Proper notice of meetings will be posted in accordance with City policy at least 72-hours in advance. Minutes will be kept for all DEDC meetings and submitted to the DEDC for review and approval.

For meeting purposes, a quorum of the DEDC is a majority of current members. For example, if the DEDC has 9 members, 5 members shall constitute a quorum. If the DEDC has 13 members, 7 members shall constitute a quorum.

Any recommendation made by the DEDC, including recommendations made by vote, will be presented as advisory opinions of the DEDC to the EDPB. No recommendation is considered a binding action and does not obligate the EDPB to concur with a recommendation.

The DEDC Chair will prepare or present a report on the DEDC at least quarterly to the EDPB. An item will be placed on EDPB agendas at least quarterly to allow for the EDPB to discuss the DEDC report and hear from the DEDC Chair.

ATTACHMENT 1





City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Legislation Text

File #: EDP24-022, Version: 1

AGENDA CAPTION

Staff Reports:

1. Ambassador Program Update - Megan Ball
2. Affordable Housing Toolkit - Leia Atkinson
3. Downtown Master Plan Update - Cameron Robertson and Sean Jacobson
4. Main Street Program Update - Kristen Pulido
5. Future Agenda Items - Christine Taylor



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: March 7, 2024

SUBJECT

Staff Reports:

1. Ambassador Program Update – Megan Ball
2. Affordable Housing Toolkit – Leia Atkinson
3. Downtown Master Plan Update – Cameron Robertson and Sean Jacobson
4. Main Street Program Update – Kristen Pulido
5. Future Agenda Items – Chrisine Taylor

BACKGROUND

Ambassador Program Update:

A brief update on the Ambassador Program. This verbal report includes initial data collected, scope of work overview, and service trends.

Affordable Housing Toolkit:

The Affordable Housing Strategic Toolkit is a collection of strategies to increase the amount of high quality of Affordable Housing in Denton. This update will focus on strategies scheduled for the nearest future, including infill housing and incentive-based zoning relief. The toolkit was approved in 2022 and has since been funded by the Bond Election of November 2023.

Downtown Master Plan Update:

The updated Downtown Master Plan will help guide decisions in Downtown Denton over the next 20 years. The updated plan will address key downtown opportunities and challenges, which include but are not limited to parking, mobility, housing, open space, historic preservation, drainage, infrastructure, and other public service needs. The project officially kicked off on July 19, 2023, and is in Phase 3 of the plan.

Main Street Program Update:

Hosted first 2024 Retail Roundtable for Downtown Retailers on Tuesday, Feb. 20. Focused on struggles retailers are facing, wins, and Big Ideas. Completed the month long Share the Love Campaign in February to support local businesses and bring awareness to non-profit organizations. There has been one new business open, and one business closed.

Future Agenda Items:

An overview of current items in the Agenda Queue and discussion of possible future agenda items.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ambassador Program Update

Exhibit 3 – Affordable Housing Toolkit

Exhibit 4 – Queue of Agenda Items

Respectfully submitted:

Matilda Weeden

Economic Development Specialist



Ambassador Program Launch

Block by Block, Community
Services, and Economic
Development

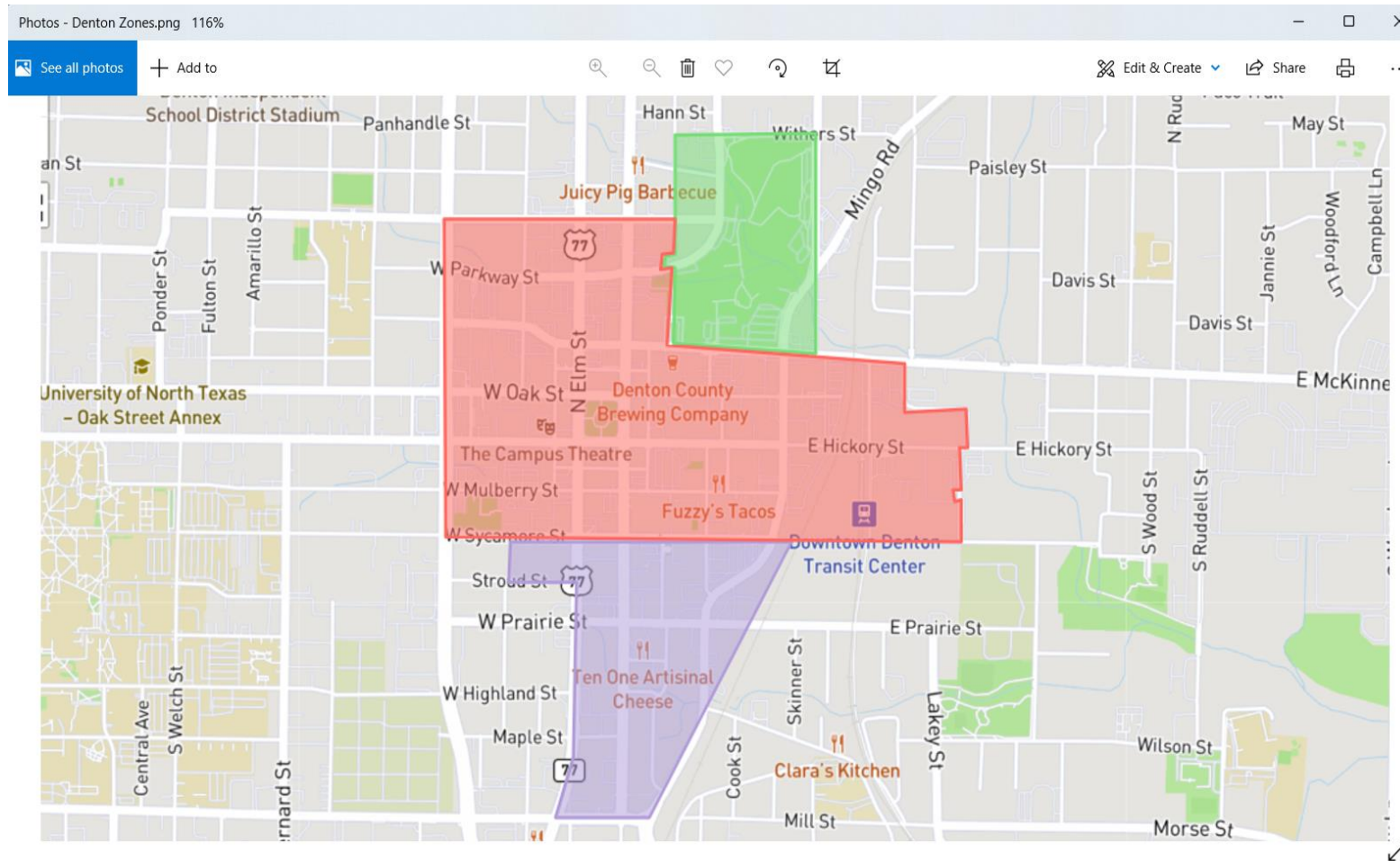
EDP24-022; March 7, 2024

COMMUNITY SERVICES

General Information

- Office Location:
 - 97 Land, 109 N Elm Street
- Hours of Operation: Monday through Sunday
 - Cleaning Ambassadors- 7:30a-3:30p
 - Hospitality Ambassadors- 8:00a-11:00p
- Hotline Number:
 - 940-354-5767
- Local Operations Manager: Kevin Woods
 - kwoods@blockbyblock.com
 - 940-354-5768 (cell)

Program Boundary

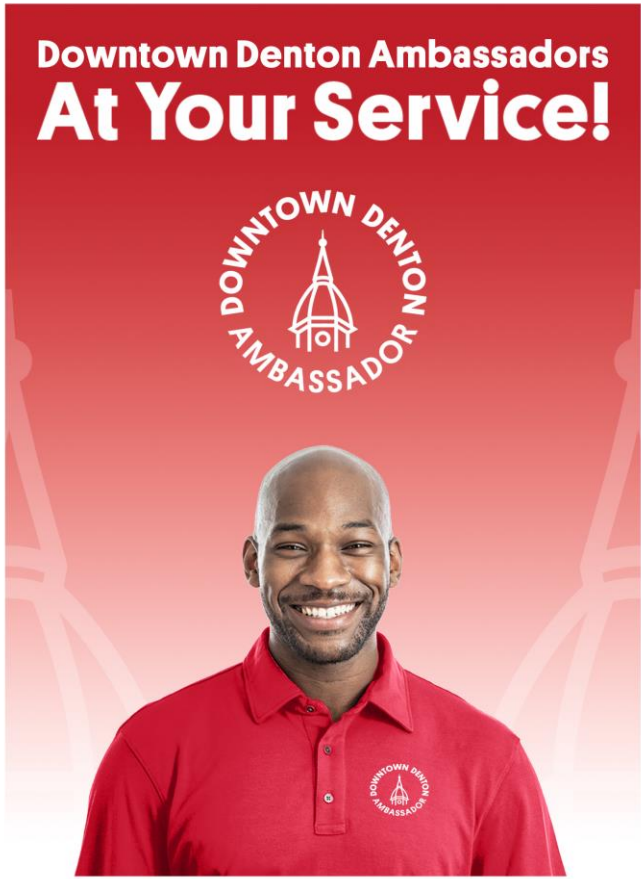


- Zone 1: Quakertown Park (Green)
- Zone 2: Congress to Sycamore (Red)
- Zone 3: Sycamore to Mill (Purple)

Weekly Schedule

POSITION	TASK	HOURS	SUN	MON	TUES	WED	THURS	FRI	SAT	Weekly Hours
Cleaning Ambassadors	Manual Cleaning	7am - 3:30pm	8	8	8	8			8	40
	Manual Cleaning	7am - 3:30pm			8	8	8	8	8	40
	Manual Cleaning	7am - 3:30pm	8	8	8		8	8		40
	Special Projects	7am - 3:30pm	8			8	8	8	8	40
										0
Hospitality/Safety Ambassadors	Bike / Foot Patrol	8am - 4:30pm	8	8	8			8	8	40
	Bike / Foot Patrol	8am - 4:30pm				8	8	8		24
	Bike / Foot Patrol	2:30pm - 11pm	8	8	8	8			8	40
	Bike / Foot Patrol	2:30pm - 11pm		8	8		8	8	8	40
	Info Trike	8am - 4:30pm	8						8	16
										0
Team Leader (safety)	Bike / Foot Patrol	2:30pm - 11pm	8			8	8	8	8	40
Operations Manager	Working Manager	VARIES		8	8	8	8	8		40
			56	48	56	56	56	64	64	
Total Weekly Hours										400.0

At Your Service Card



(Front)



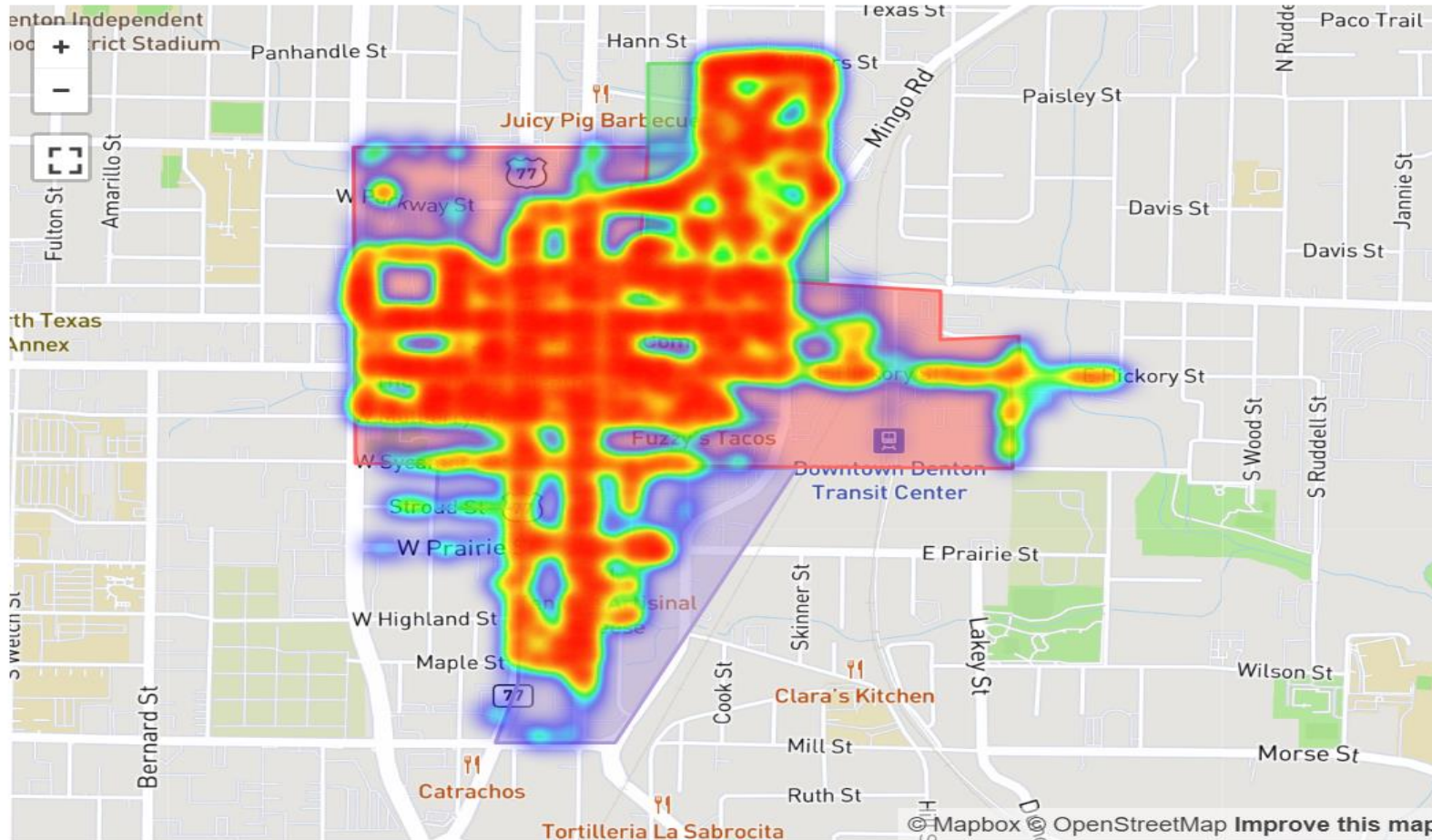
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Ambassador Program Updates 1/29-2/19

January 2024 through February 2024

	01/2024	02/2024	TOTAL
911 Called - EMS	0	1	1
911 Called - Fire	0	0	0
911 Called - Police	0	0	0
Bills/Stickers Removed	88	374	462
Biohazard Clean Up - Feces	0	15	15
Business Contact	117	141	258
Call to Crisis Intervention	0	0	0
Camping/Sleeping	2	22	24
Graffiti - Removed	43	85	128
Greeting	514	7407	7921
Hazardous Clean Up - Urine	3	8	11
Hazardous Clean Up - Vomit	2	7	9
Homeless Service Referral	0	29	29
Hospitality Assistance	8	72	80
Litter Collected	394	15890	16284
Motorist Assistance	1	10	11
Panhandling - Aggressive	0	1	1
Safety Escort	0	5	5
Trash (lbs)	104	2577	2681
Unsheltered - Observed	0	79	79

Program Boundary Heat Map



- Zone 1: Quakertown Park (Green)
- Zone 2: Congress to Sycamore (Red)
- Zone 3: Sycamore to Mill (Purple)



Affordable Housing Strategic Plan

City of Denton

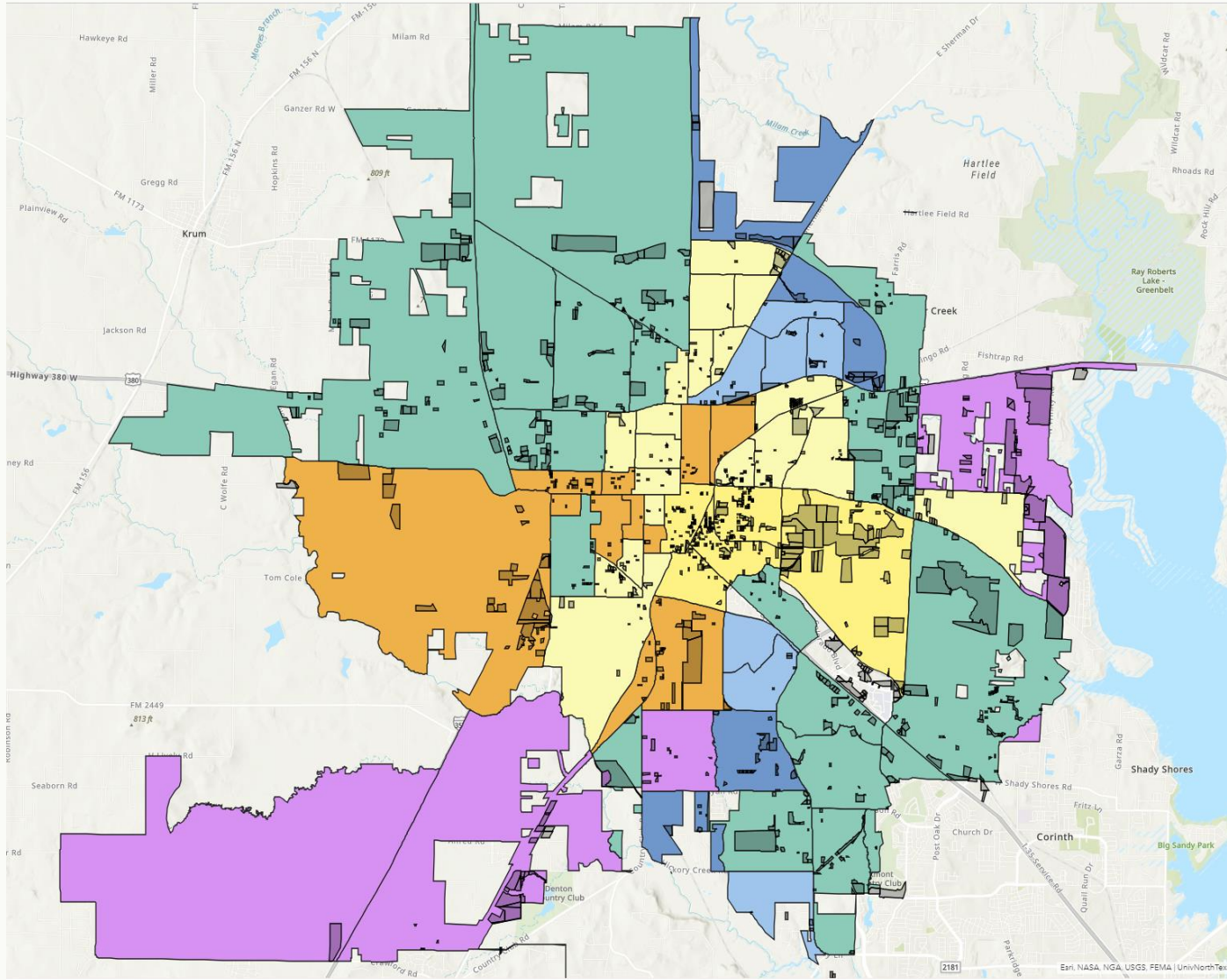


Introduction to the Affordable Housing Toolkit

As our community continues to grow, the City of Denton is committed to ensuring a balanced mix of housing types and opportunities are available to community members at different income levels.

City Council adopted Denton's Affordable Housing Strategic Toolkit in February of 2022. The toolkit outlines five recommended strategies with eighteen targeted activities to deliver housing interventions.

Market Value Analysis



As part of the Housing Needs Assessment, Reinvestment Fund conducted a Market Value Analysis (MVA), a tool that uses statistical analysis of administrative data to inform housing and development strategies. The MVA classified Denton's residential markets into **seven categories according to their general characteristics**, strengths, and any signs of stress, from the strongest "A" markets to the more distressed "G" markets.

	Median Sales Price (18-19)	Home-owners	Subsidized Renters	Vacancy
A	\$402,684	91%	>1%	>1%
B	\$279,371	75%	4%	1%
C	\$278,238	80%	1%	>1%
D	\$257,951	72%	5%	>1%
E	\$201,447	17%	36%	7%
F	\$195,718	37%	6%	2%
G	\$138,808	10%	1%	3%

Who is Affordable Housing for?

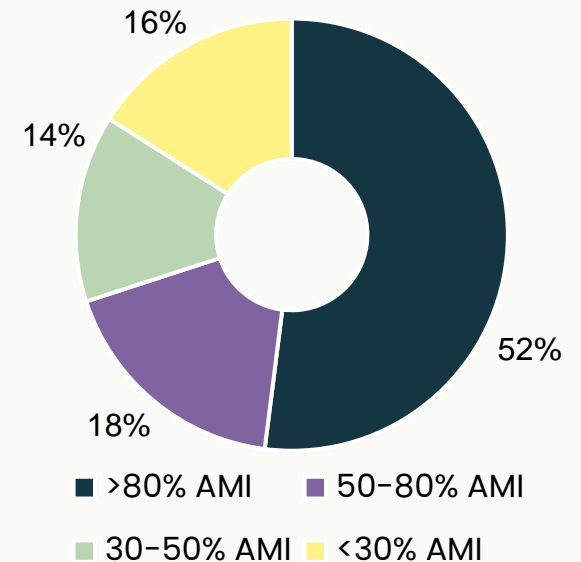
Typically, housing is considered 'Affordable' if a household is spending **30% of their income or less** on housing. From a development perspective, 'affordable housing' is housing designed to meet this affordability threshold for a household at **80% Area Median Income or less**. That means first responders, teachers, librarians, social workers, single parents, seniors, individuals with disabilities, and lots of other people who are essential to the fabric of Denton.

Area Median Income	Income Limit Category	Household Size							
		1	2	3	4*	5	6	7	8
105,600	100%	72,200	82,500	92,800	105,600	111,400	119,600	127,900	136,100
	<u>Low (80%)</u>	57,750	66,000	74,250	82,500	89,100	95,700	102,300	108,900
	<u>Very Low (50%)</u>	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050
	<u>Extremely Low 30%</u>	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900

Updated: May 16, 2023

*HUD Adjusted

Denton Resident Income

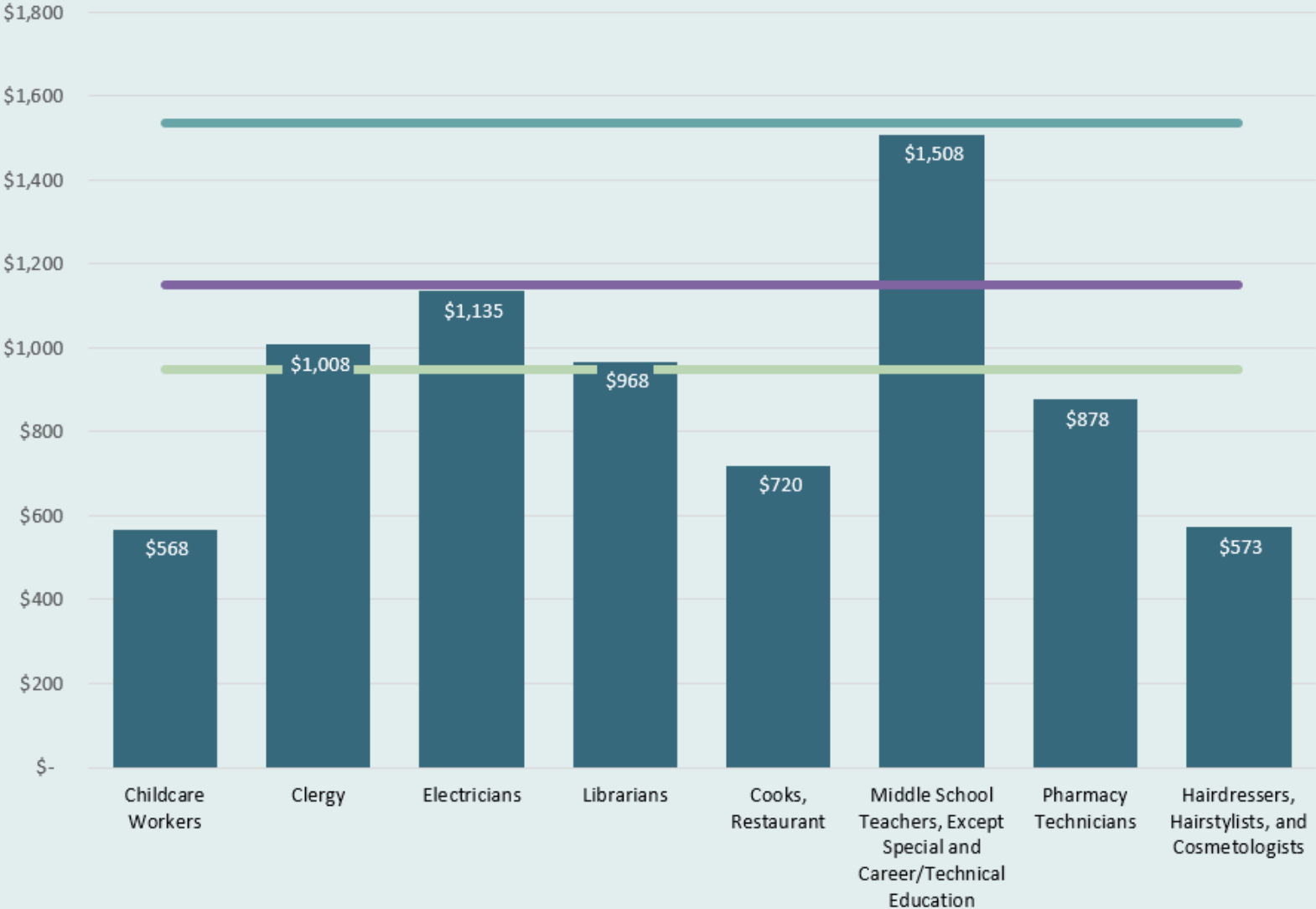


Occupations to Rent

Median Rental Costs in Denton



30% of Monthly Income for common occupations at 25th Percentile in Denton



The 5 Strategies of the Toolkit

1. Infill Development

Refers to the construction of new buildings on vacant or underutilized land in developed areas. Currently targets accessory dwelling units and small home community programs.

2. Zoning Relief and Variances

Combines adjustments to regulations with targeted incentives to enable the private sector to produce lower-priced units through zoning overlays and development community input.

3. Increase Capacity and Resources

Provide incentives, grant assistance, and technical assistance to the existing AH development community and city partners to increase the output of new low-cost units.

4. Preservation & Expansion

Activities include a housing trust incentive program, an employee homeownership program, land banking, a rental repair grant, and a down payment assistance program. Two of the five proposed activities have been partially or fully implemented in the City's Homeowner Repair Assistance program and Home Buyer Assistance program.

5. Increase Access to Information

Endeavors to promote the existence and expansion of AH and AH development by increasing access to information for renters and landlords. Goals under this strategy include an eviction prevention education campaign, an interactive mapping tool, and a DHA education campaign for voucher usage.

Infill Development



● Small Home Community Program

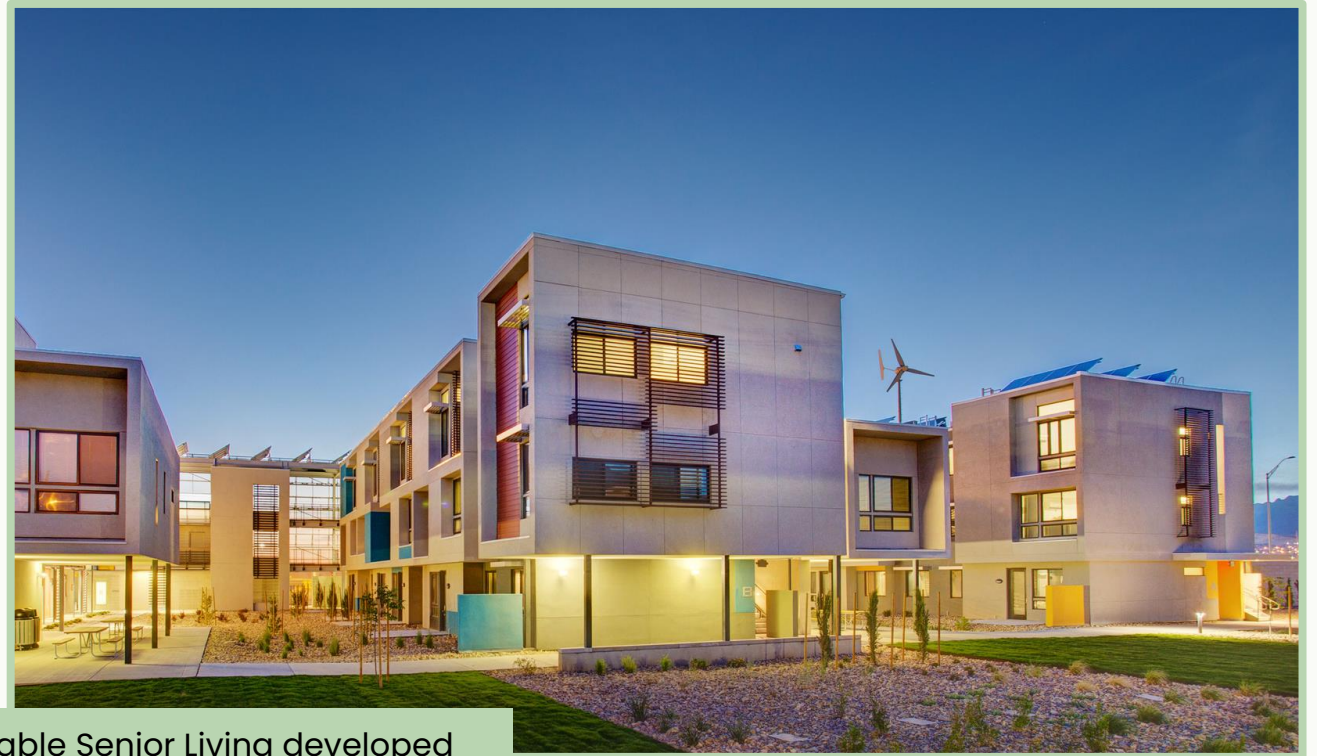
Create guidance and resource materials for a Small Homes Program. Make necessary zoning changes and amend the permitting process outside of Planned Development (PD) regulations to encourage the use of Small Homes such as **Cluster Cottages & Tiny Homes** for infill development (can be one or more units per lot).

Increasing Capacity & Resources

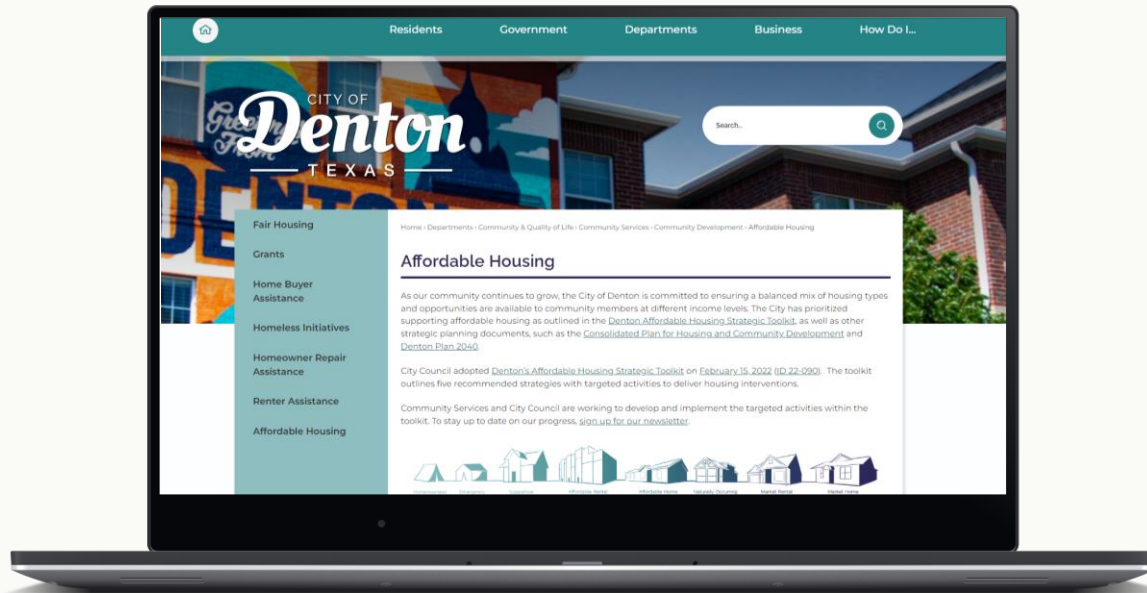
Developer Incentive Toolbox

The Developer Incentive Toolbox is several different tools to incentivize housing development. It's just our way of gathering everything we can offer a developer to incentivize them to develop affordable housing here in the City of Denton.

- Zoning Relief (Section 2.12 DDC Amendment)
- Land for Affordable Housing Development
- Favorable Funding Opportunities



Affordable Senior Living developed by El Paso Housing Authority



Learn More:

www.cityofdenton.com/996/Affordable-Housing

Check out our Discuss Denton Page!

Send Inquiries To:

leia.atkinson@cityofdenton.com

FUTURE DOWNTOWN ECONOMIC DEVELOPMENT COMMISSION ITEMS FY 23-24

Note: This is a working draft of pending DEDC items and is subject to change. Every meeting will have minutes.

Meeting Date	Item	Time	Staff
March 7, 2024			
	Grant review: 212 W Sycamore	15 min	Kristen Pulido
	Committee Orientation	15 min	Christina Davis
	Ambassador Program (add quarterly)	5 min	Megan Ball
	Affordable Housing Toolkit	5 min	Leia Atkinson
	Downtown Master Plan update	5 min	Cameron Robertson
	Main Street Program Update (monthly)	5 min	Kristen Pulido
April 4, 2024			
	Fine Arts Downtown Grant Application	20 min	Christine Taylor/Erica Sullivan
	Main Street Program Update (monthly)	5 min	Kristen Pulido
May 2, 2024			
	Downtown Capital Improvement Projects Update	30 min	Trevor Crain/Seth Garcia
	Main Street Program Update (monthly)	5 min	Kristen Pulido
June 6, 2024			
	Main Street Program Update (monthly)	5 min	Kristen Pulido
July 4, 2024			
August 1, 2024			
	New member nominations		
	Main Street Program Update (monthly)	5 min	Kristen Pulido
September 5, 2024			
	Main Street Program Update (monthly)	5 min	Kristen Pulido
October 3, 2024			
	New member orientation		Christina Davis
	Vice-chair appointment		Christina Davis

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Meeting Date	Item	Time	Staff
	Main Street Program Update (monthly)	5 min	Kristen Pulido
November 1, 2024			
	Main Street Program Update (monthly)	5 min	Kristen Pulido
December 5, 2024			
	Main Street Program Update (monthly)	5 min	Kristen Pulido
January 2, 2025			
	Main Street Program Update (monthly)	5 min	Kristen Pulido

Possible Topics, No Date Assigned: