

AGENDA

LEWISVILLE CITY COUNCIL MEETING JULY 25, 2016

LEWISVILLE CITY HALL
151 WEST CHURCH STREET
LEWISVILLE, TEXAS 75057

CALLED SPECIAL SESSION – 6:00 P.M.

Call to Order and Announce a Quorum is Present.

A. WORKSHOP SESSION:

1. Discussion Regarding Entrepreneur Center Design Charrette (Beck Report)
2. Review of Design Work Related to Old Town Rear Façade Program
3. Update on Old Town Fire Sprinkler Program

B. REGULAR SESSION:

1. **Tabled Item:** Adoption of Green Centerpiece Master Strategy

C. CLOSED SESSION: In Accordance with Texas Government Code, Subchapter D,

1. Section 551.072 (Real Estate): Property Acquisition
2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations

D. ADJOURNMENT

**DURING THE WORKSHOP SESSION OF THE CITY COUNCIL MEETING, NO
PUBLIC COMMENTS WILL BE TAKEN.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

**AGENDA
LEWISVILLE CITY COUNCIL
CALLED SPECIAL SESSION
JULY 25, 2016**

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

MEMORANDUM

TO: Honorable Mayor & City Council

FROM: Claire Swann, Assistant City Manager

DATE: July 21, 2016

SUBJECT: Charrette Process for Use and Design of 191 W. Main Street

On May 19, 2016, the City Council-appointed Bank Charrette Team met at 191 W Main Street to brainstorm on the future use and development of the property where the bank building currently resides. This team consisted of existing appointed board members, community stakeholders, and expert consultants. City staff was also involved in the process.

The charrette began with a presentation by Catalyst Commercial, where Jason Claunch (the City's commercial development consultant) considered current market trends, current and future commercial demand, and the community's vision for Old Town. He proposed both short term and long term uses for the property. An executive summary of his analysis is attached to this memorandum.

Following Jason Claunch's presentation, Beck Architecture facilitated a charrette, seeking input from the Bank Charrette Team on community identity, desired functionality of the site, architectural design preferences, and construction material preferences. Beck Architecture took the information they gathered from the charrette and developed conceptual designs for the short and long term use/design of the building at 191 W Main Street. Those conceptual designs will be presented to City Council on July 25th.

Summary

As part of this process, Catalyst was engaged with Beck to explore revitalization and redevelopment efforts for the Old Town Bank Building at 191 W. Main St, Lewisville, TX 75057. Catalyst recently completed a comprehensive analysis, but for this initiative we updated market demand for retail and office. The following is a brief summary of this process and our thoughts:

Office Demand

There are a total of 1,169 small businesses with categories that are generally small office users. These include finance, insurance, real estate, professional uses, management, health, arts and entertainment. As part of this analysis we looked at the attributes within the trade area and found that there is 2.4M square feet of office in the trade area with over 227,616 of annual absorption. Assuming downtown can capture 20% of this demand, there is 45k sf of annual demand and assuming 5% turnover of existing office this creates an additional 25k of demand, for a total net demand of 70k. Assuming the downtown can capture 10% of the aggregate demand, we believe that this building has the potential to support 7k of demand.

We found that there no quality small office in downtown, so it is reasonable to think that this location would be attractive to a business that would want to be in a premium location, near open space, public facilities and walking distance to the DCTA in a first-class facility. Attracting choice office users would likely require a full redevelopment of the building and with quality finishes and amenities.

Retail Demand

Based upon the local trade area, there is over \$17M of retail/restaurant demand, of which only \$7.6M is being spent/generated in the trade area; therefore the area can support \$9.38M of additional retail/restaurant. Overall the city has capacity for \$26M of additional demand, which is the equivalent of over 86k SF of additional retail. While the downtown does show retail leakage, it should also be underscored that the Old Town Restaurant Park is coming on-line and several projects are nearing completion. We believe that the timing of additional destination restaurants at this project would be better suited in 24-36 months to allow time for the current projects to be stabilized and create a runway long enough to launch and mature the innovation concept.

Why now?

First and foremost, the city has invested heavily in downtown and this building contributes to some of the very issues the city is trying to resolve. This building is adjacent to the new park, event center and across from City Hall. It is also at the cornerstone of downtown and can be repositioned to activate the corner and enhance the investments the city has already made. In addition, the reinvestment can stimulate new investment in downtown and will be catalytic in job creation and other economic spill over.

For context, I included in the PowerPoint presentation an example of a mixed-use building that we are underwriting in Burleson on a similar size parcel with the city and a local developer. While the context

and market are different, it shows the possible on a small commercial lot in downtown. In lieu of the proposed innovation, this facility is considering higher education, but the size of the floor plates, at 20,000, has more flexibility than the Lewisville location.

Recommendations

After reviewing regional and local market conditions, we feel that the best strategy short-term would be to explore developing an innovation center in the existing building as an interim use. This use would likely attract a strong audience to support the downtown restaurants, local housing and create jobs to grow the economy. The city has identified a strong partner that could operate the innovation center. This would create region-wide connections and reinforce Lewisville as a place to locate and grow businesses.

However, to do this effectively the city will have to contribute a moderate amount of resources to create a functional innovation center. In addition, one of the biggest limitations to the building is size. It is logical to think that the innovation center would outgrow the bank facility and need to expand in to larger space. Therefore, the city would need to balance the resources required to retrofit versus the unrecoverable sunk costs once the complete redevelopment of the building is undertaken. This is a process that Beck and we can work with the city in developing, to ensure that the innovation center is executed correctly, but on a modest budget.

Long-term we feel that the market would support a mixed-use building that would involve a complete rebuild on the existing lot. We envision that the first floor would include a ground floor restaurant with an active patio that interplays with the new park. This use would also activate the corner of downtown and create vibrancy at the gateway of the historic core. The second floor could house the new and improved innovation center, or businesses that would want to lease space in a first-class building downtown. The third and fourth floors could consist of micro housing units or the third floor could be additional office space and the fourth floor could be conference space and a rooftop restaurant with private dining overlooking downtown and the park.

A third option would be to warehouse the building or source an alternate interim use for the space for 2-3 years. This would mitigate the investment to capitalize and operate the innovation center, and reserve the space for future redevelopment. The issue with this option would be that the city misses out in seeding the innovation center and the benefits of expanding Lewisville's brand as a progressive place to do business.

Please let us know if you have any questions regarding our analysis or recommendations. We will continue to work with Beck on design options, cost and implications of various scenarios.

Sincerely,

Jason Claunch

Catalyst Commercial, Inc.

Date: July 20, 2016
To: Donna Barron, City Manager
From: Nika Reinecke, Director of Economic Development & Planning
Subject: Main Street Rear Façade Enhancement Project

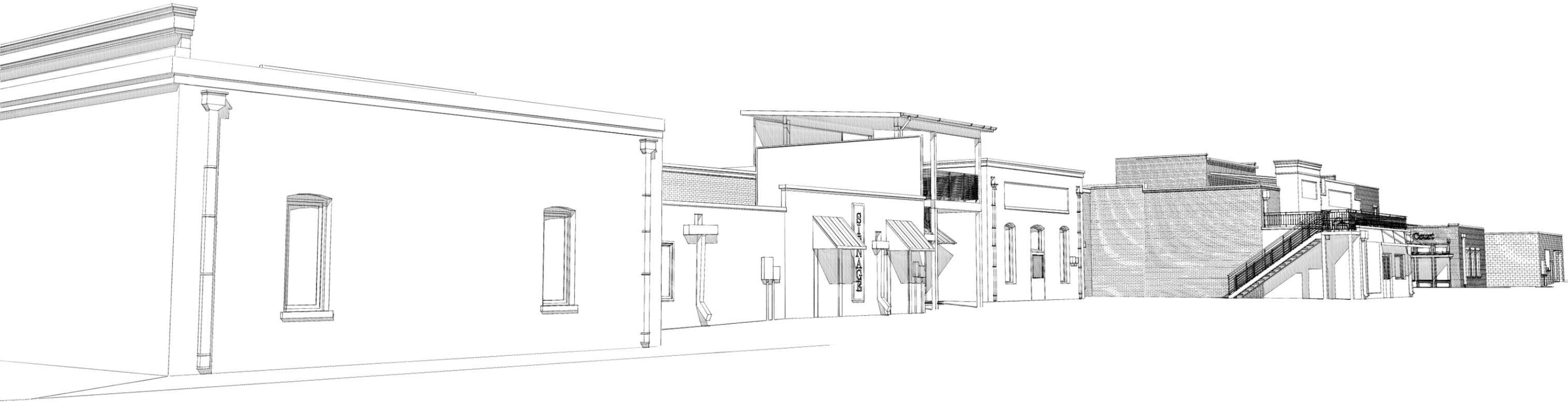
Scope: The City of Lewisville signed a professional services agreement with William Peck & Associates Inc., in August of 2015, to prepare designs to improve rear facades of Main Street buildings between Charles Street and Mill Street. This includes buildings on both the north and south sides of Main Street.

Purpose: Rear façade improvements on the north side of Main Street are needed due to increased exposure with the completion of Wayne Ferguson Plaza. Buildings on the south side have increased exposure with the development of the South Village south of Elm Street.

Cost: The City of Lewisville will pay for costs associated with the design of the rear facades. Construction cost estimates for each individual rear façade design will be developed by Peck Architects. Construction costs will be the responsibility of each individual building owner and will be looked at on case by case basis. Once the cost estimate is developed for each building, staff will develop an incentive budget and will present to the City Council at a future workshop.

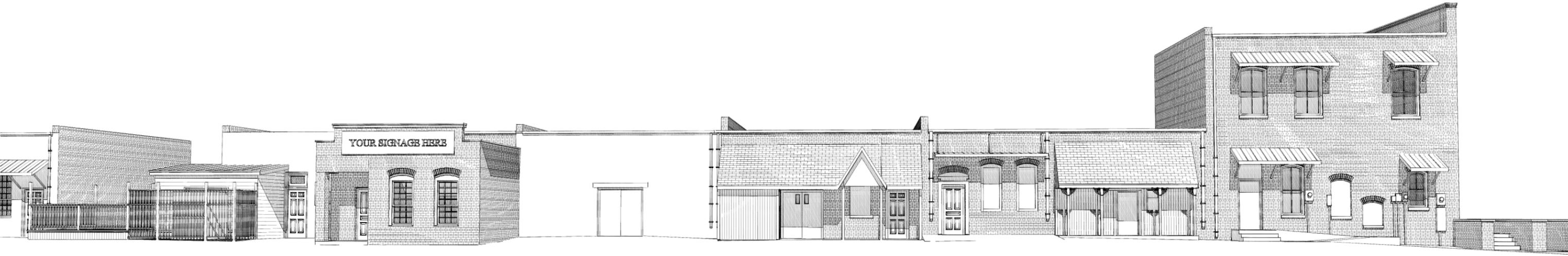
Grants for building owners will be administered on a cost-reimbursement basis for façade improvements subject to a two year performance window in which all work and payments must be completed (unless stipulated otherwise by agreement). Actual reimbursement amounts will be determined on a case-by-case basis.

Project Progress: Bill Peck will be presenting the project's progress in terms of proposed design as well as conversations with the owners regarding their plans to proceed with improvements.

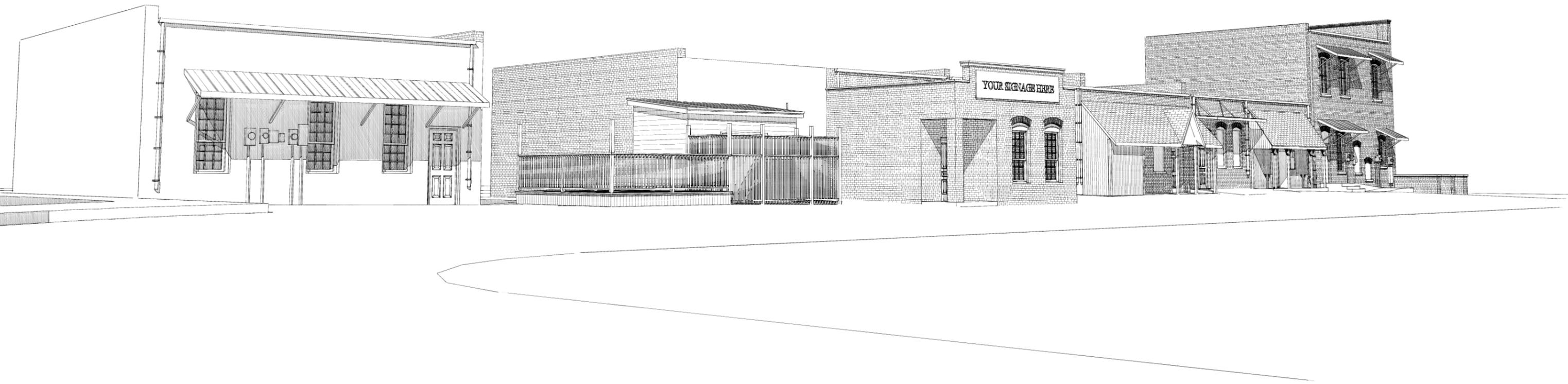




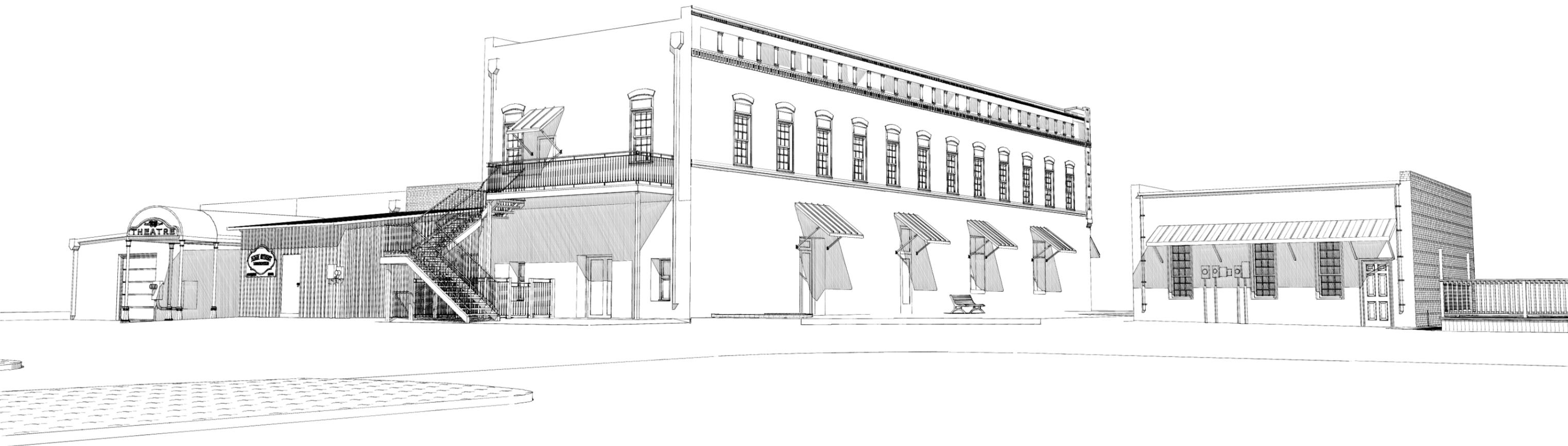


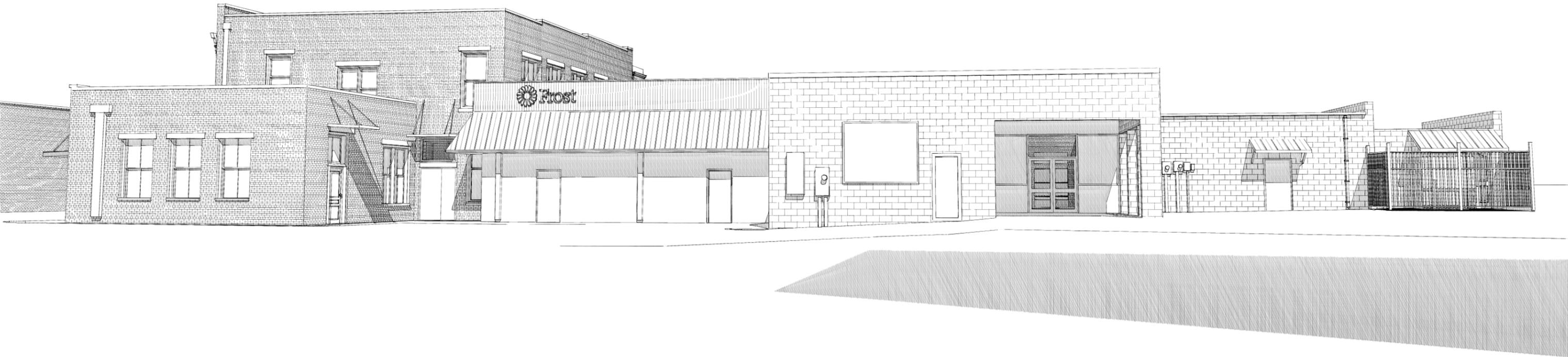


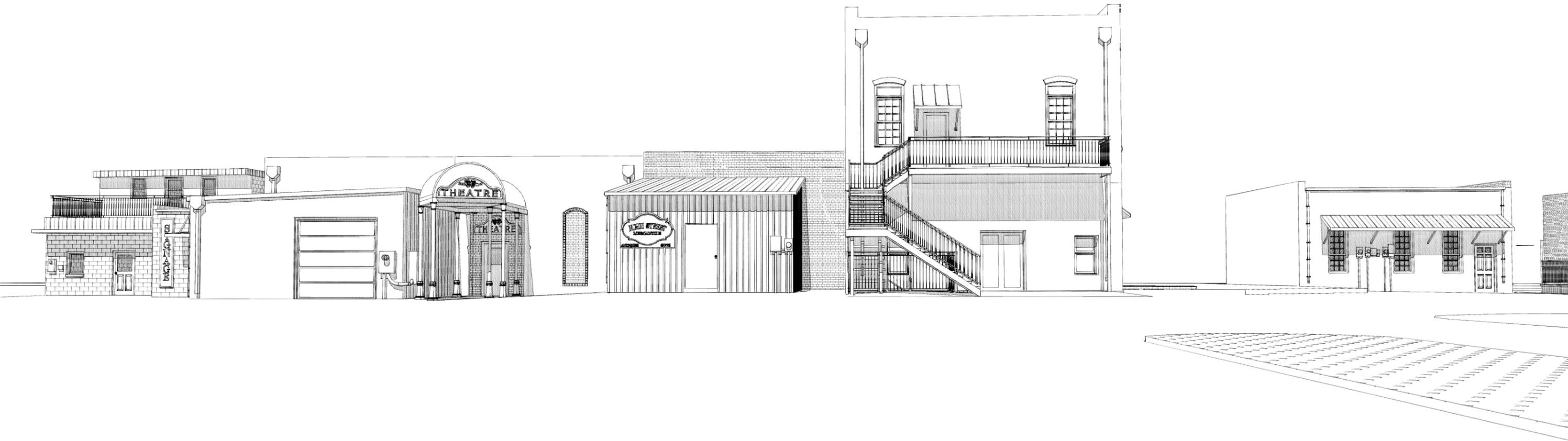




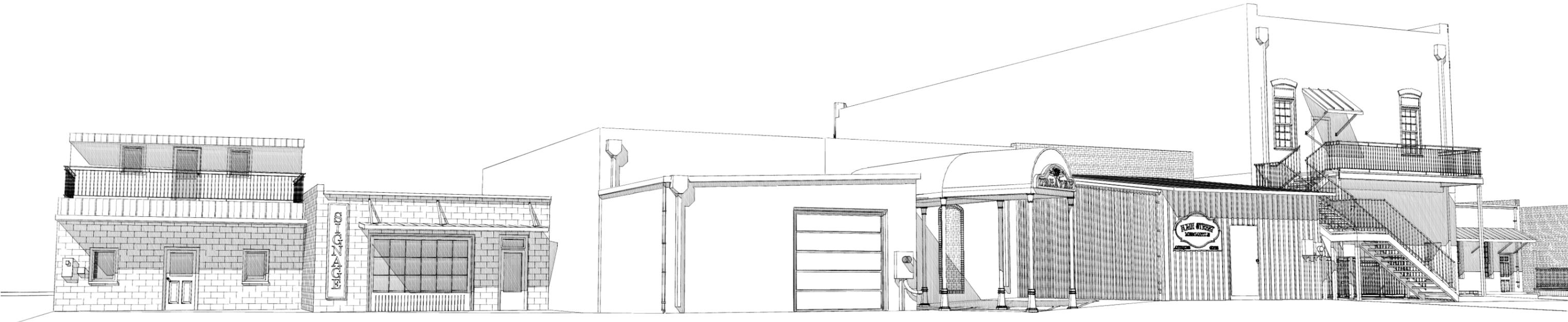


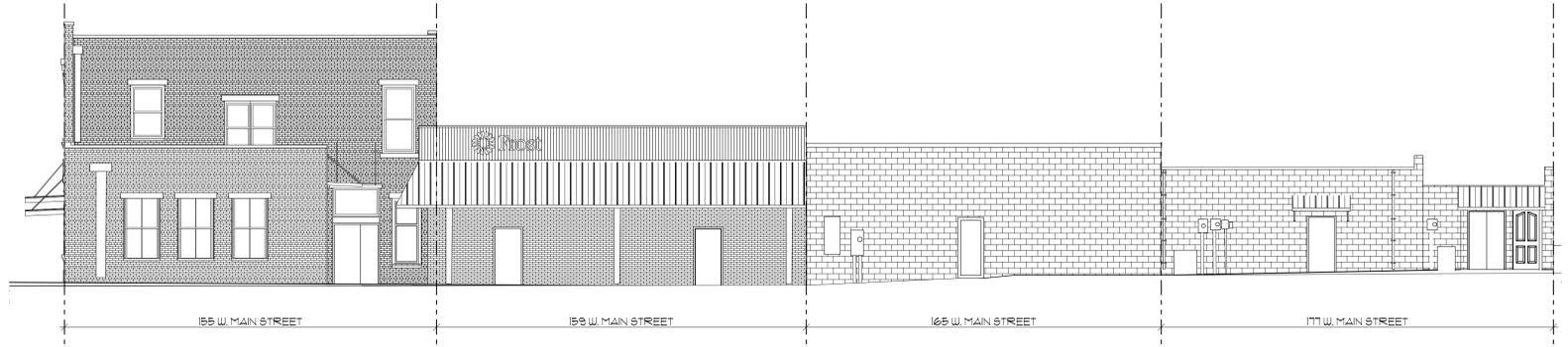




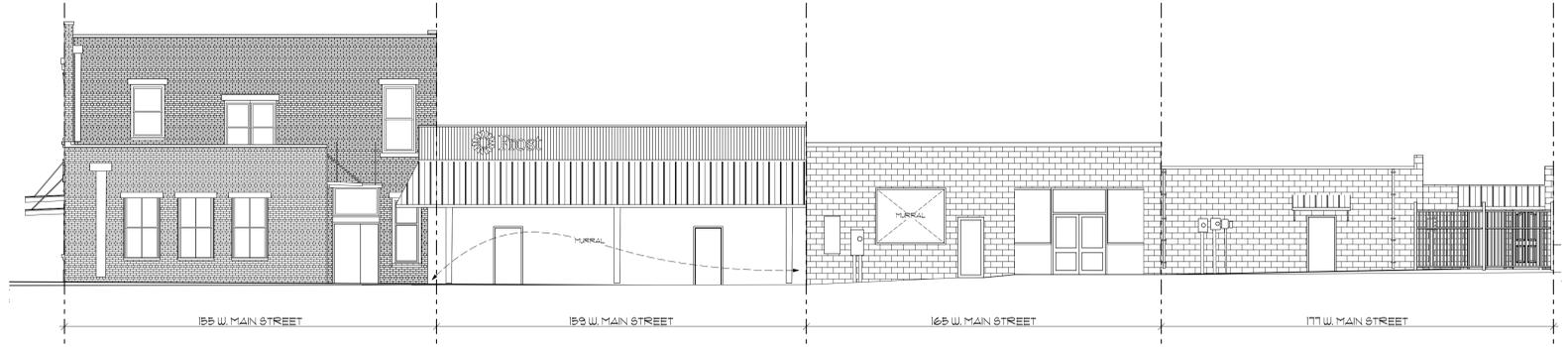




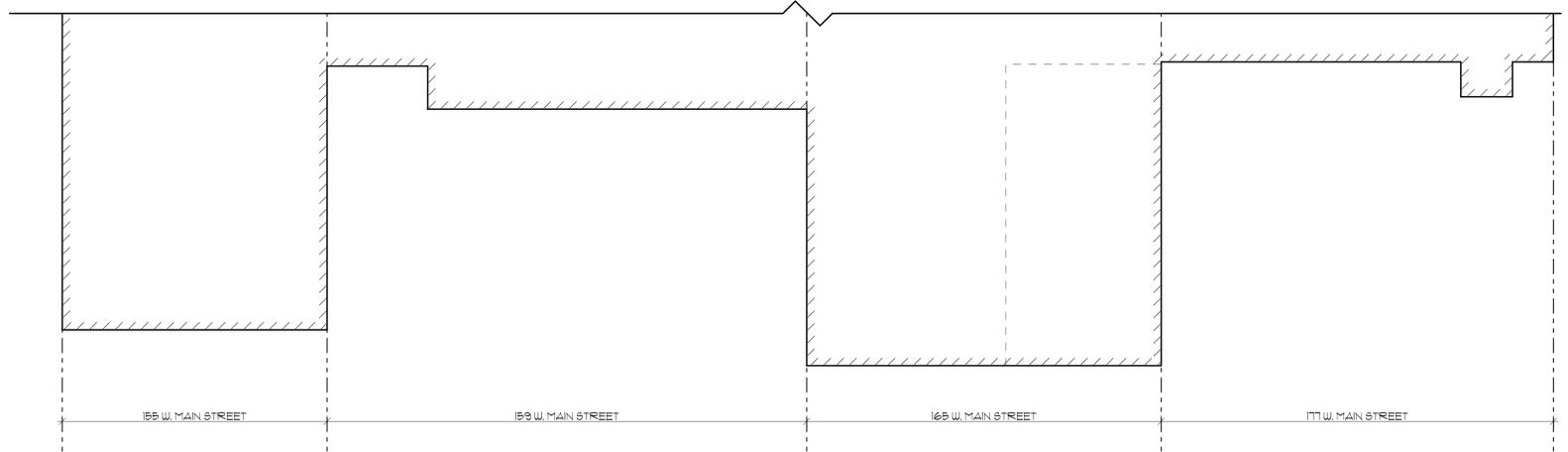




1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION SPACES LAYOUT
SCALE: 1/8" = 1'-0"

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NORTH EXTERIOR ELEVATIONS - WEST PART

ISSUE DATE:
2016-07-14
FOR REVIEW

Scale: REF. PLAN
Drawn: MW
Job: FACADES RENOVATION
Sheet Number:

A-104

NORTH FACADES RENOVATION

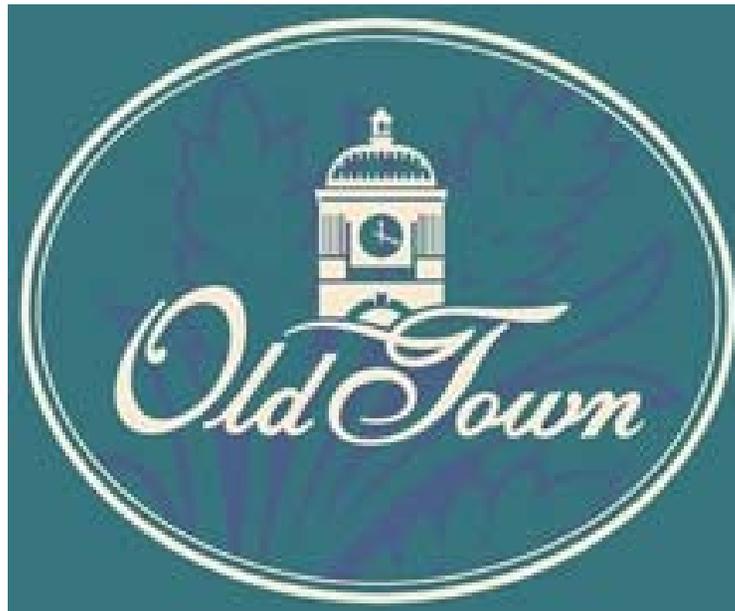
WILLIAM PECK & ASSOCIATES INC. ARCHITECTS
Lewisville, TX (972) 221-1424

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LEWISVILLE, TX

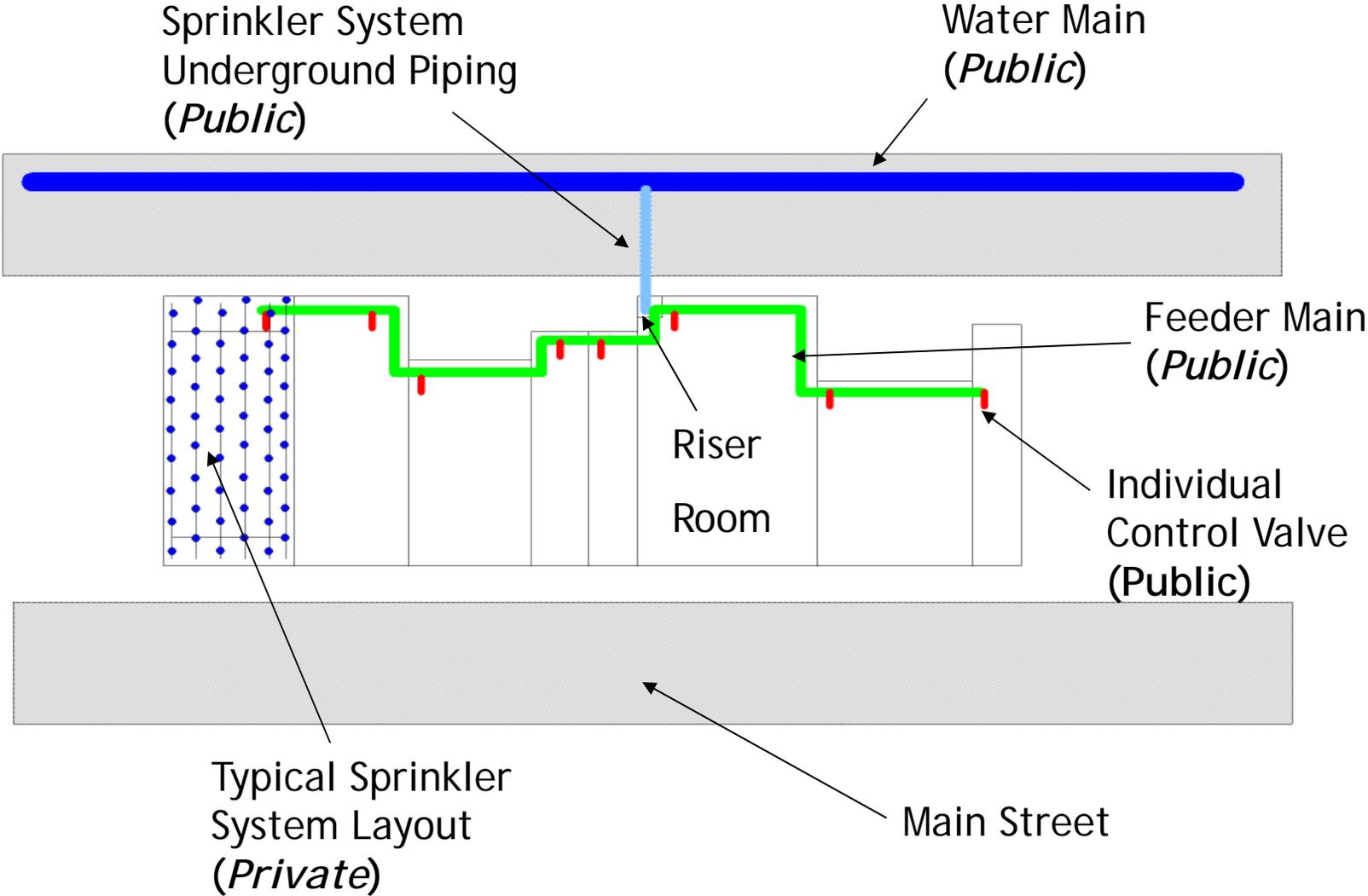
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Old Town Fire Sprinkler Project



City Council Workshop

SPRINKLER SYSTEM PARTS



Sprinkler System Riser Assembly



- ▶ Main control for the system
- ▶ Fits in a 4' x 4' space
Monitors water flow and valve tampering
- ▶ Interior backflow protection

Progress Report

Action Item	Status
City Council Approves Funding in FY 14/15 Budget	Completed October 2014
Project Placed on Hold Until completion of Wayne Ferguson Plaza	Until late 2015
First Meeting with Building Owners	Completed December 9, 2015
Second Meeting with Building Owners	Completed March 8, 2016
Developed 1 st Draft of Easement Documents and 380 Agreements	Completed July 13, 2016

Progress Report

Action Item	Status
Staff Working to Gain Conceptual Approval of Building Owners, Door-to-Door, Letters, Telephone Calls	In-Process 25 out of 30 Buildings Have Conceptually Approved
Selection of Design Engineer	In-Process
Final Versions of Easement and 380 Agreements	In-Process

Progress Report

Action Item	Status
Approvals of Building Owners of the Easement and 380 Documents	Pending
Award Design Contract by City Manager	Pending
Completion of Design Plans	Pending
Construction Bids and Award Installation Contract	Pending
Begin Construction	Pending (Est. 1/2017)
Project Completion	Pending (Est. 6/2017)

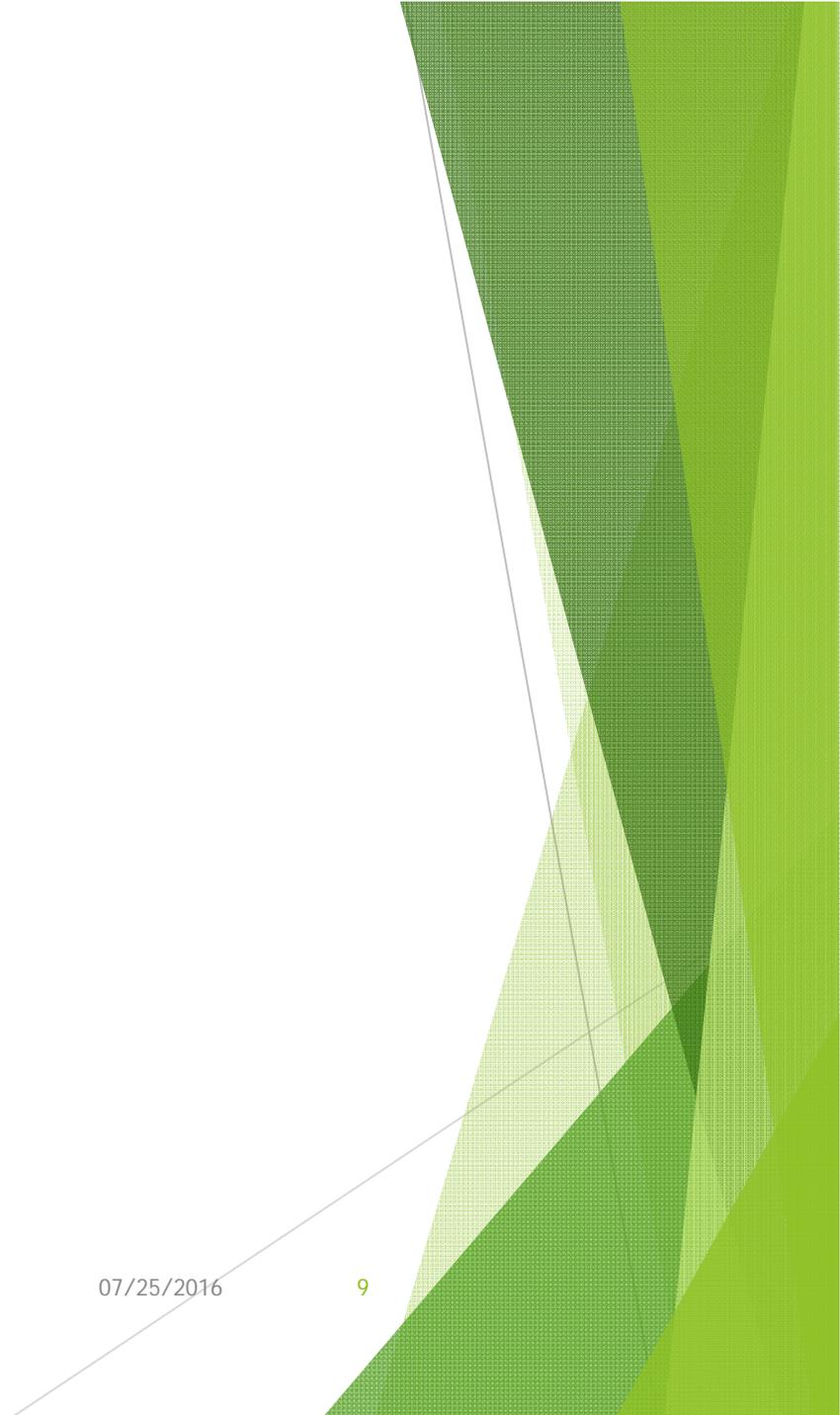
Annual, On-Going Costs

- ▶ Budget request in amount of \$6,500 annually.
- ▶ Allocated for cost of monitoring fire alarm system and mandated annual testing and inspection of:
 - ▶ Backflow prevention device
 - ▶ Fire sprinkler system
 - ▶ Fire alarm system

Questions?

07/25/2016

9





Green Centerpiece Master Strategy

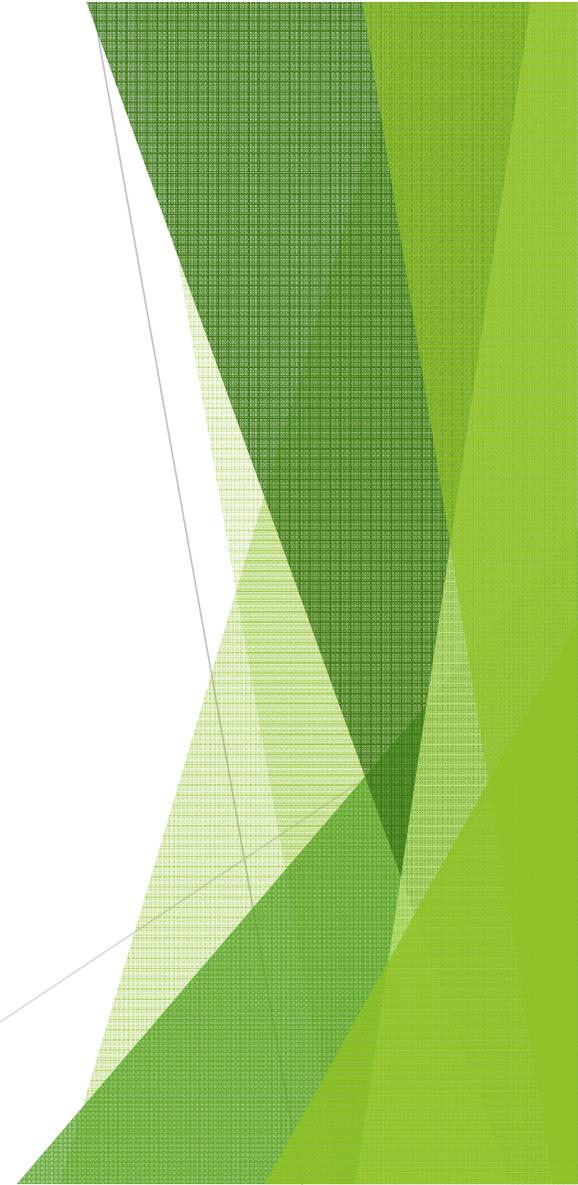
Executive Summary

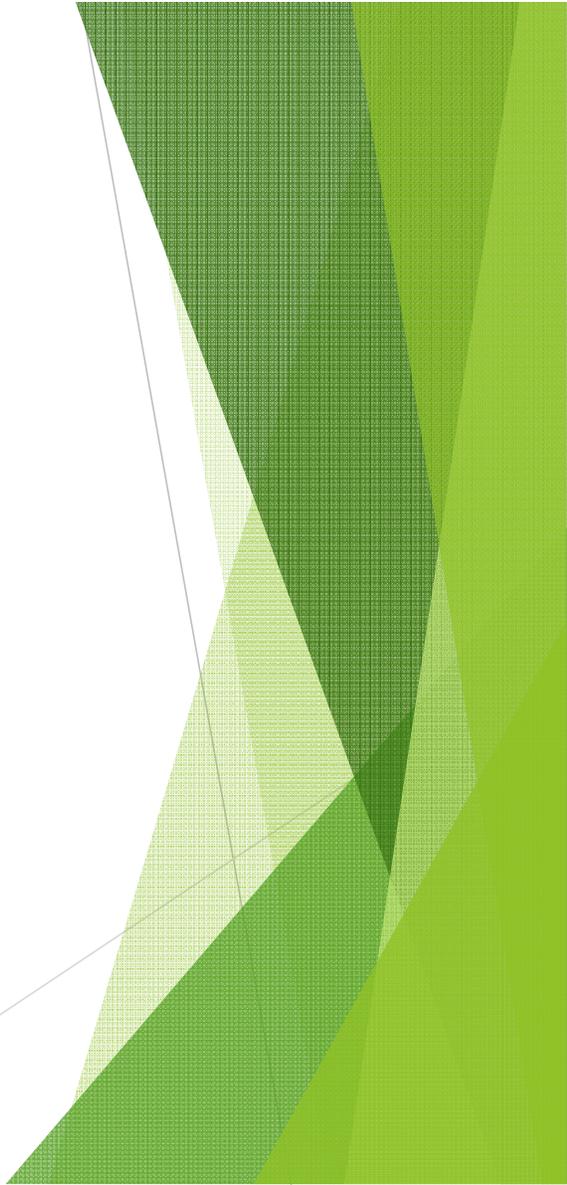
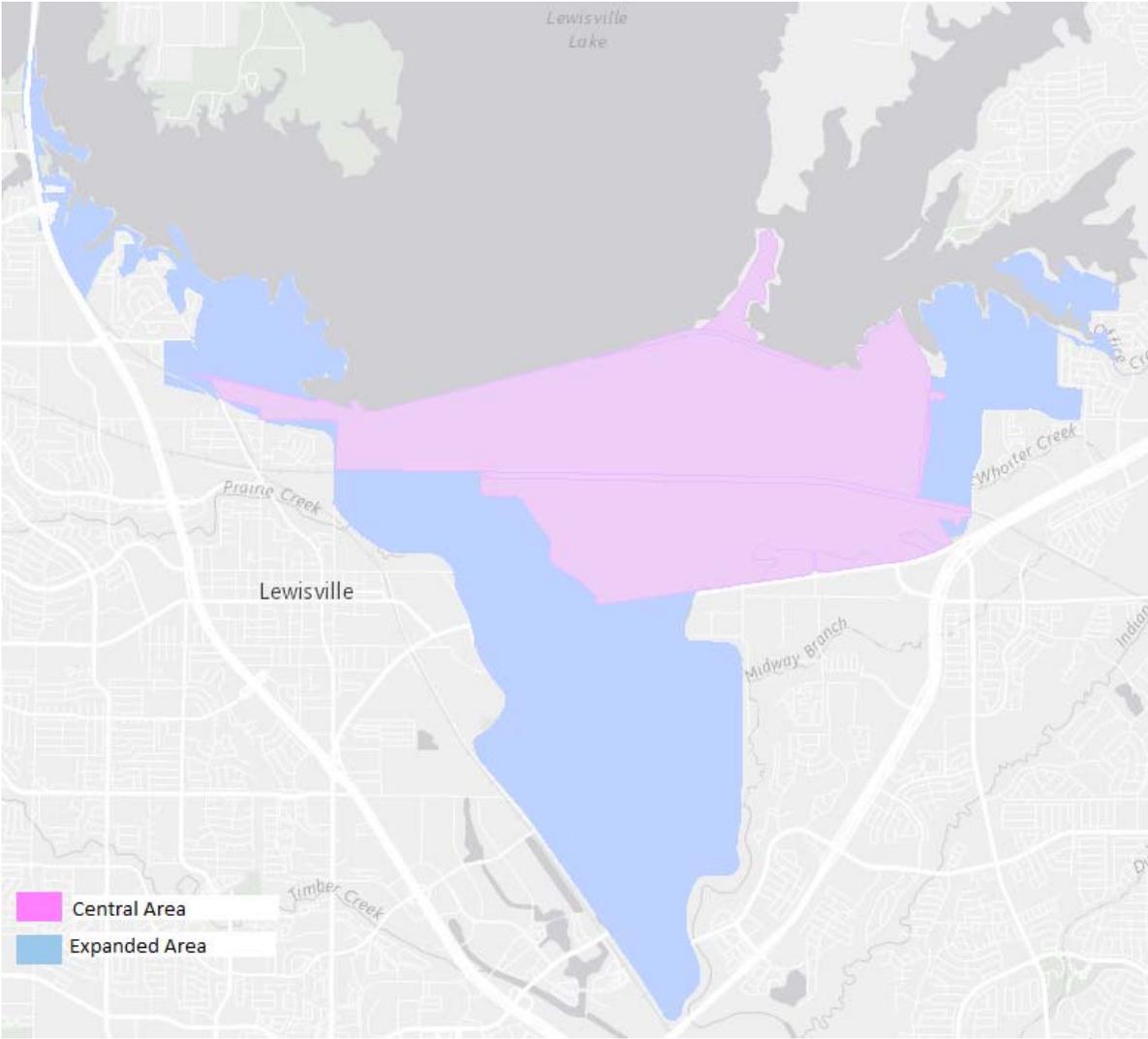
Master Strategy

- ▶ 2025 Plan Big Move #1: Green Centerpiece
 - ▶ Action Step #1
 - ▶ Convene partners to create and implement a Master Strategy for the Green Centerpiece and surrounding areas.
 - ▶ The City should take the lead in convening the effort to create a Master Strategy since its successful implementation will involve economic development, infrastructure, community involvement, outdoor recreation, environmental management and education.
 - ▶ The strategy should contain a vision, development/investment framework and action plan

Green Centerpiece

- ▶ Green Centerpiece—Central Area
 - ▶ Land owned by Corps and operated by LLELA partnership
 - ▶ 1,903 acres immediately below the Lewisville Dam
- ▶ Green Centerpiece—Expanded Area
 - ▶ Includes floodplain below the dam and along the Elm Fork of the Trinity River
- ▶ The combined Central and Expanded Areas contain 6,726 acres
 - ▶ 24.6% of all land within the Lewisville city limits





Master Strategy

- ▶ Includes an executive summary, vision statement, guiding principles, action items and appendices
- ▶ Within the appendices the **Audubon Center Feasibility Study** can be found
- ▶ Lewisville Lake Environmental Learning Area (LLELA) partners include Corp of Engineers (Corp), Lewisville Independent School District (LISD); University of North Texas (UNT) and the City of Lewisville
- ▶ Special thanks to:
 - ▶ Karen Walz, Strategic Community Solutions
 - ▶ Dr. Kevin Rogers, LISD Superintendent of Schools
 - ▶ Dr. Tom McCoy, Vice President for Research and Economic Development, UNT
 - ▶ Tim McAllister, Corps of Engineers Fort Worth District Operations Chief

Master Strategy

- ▶ LLELA Partners began working on development of a Master Strategy in January 2015
- ▶ All partners will seek adoption by governing boards or appropriate management
- ▶ City officially added to the LLELA lease July 2016

Vision

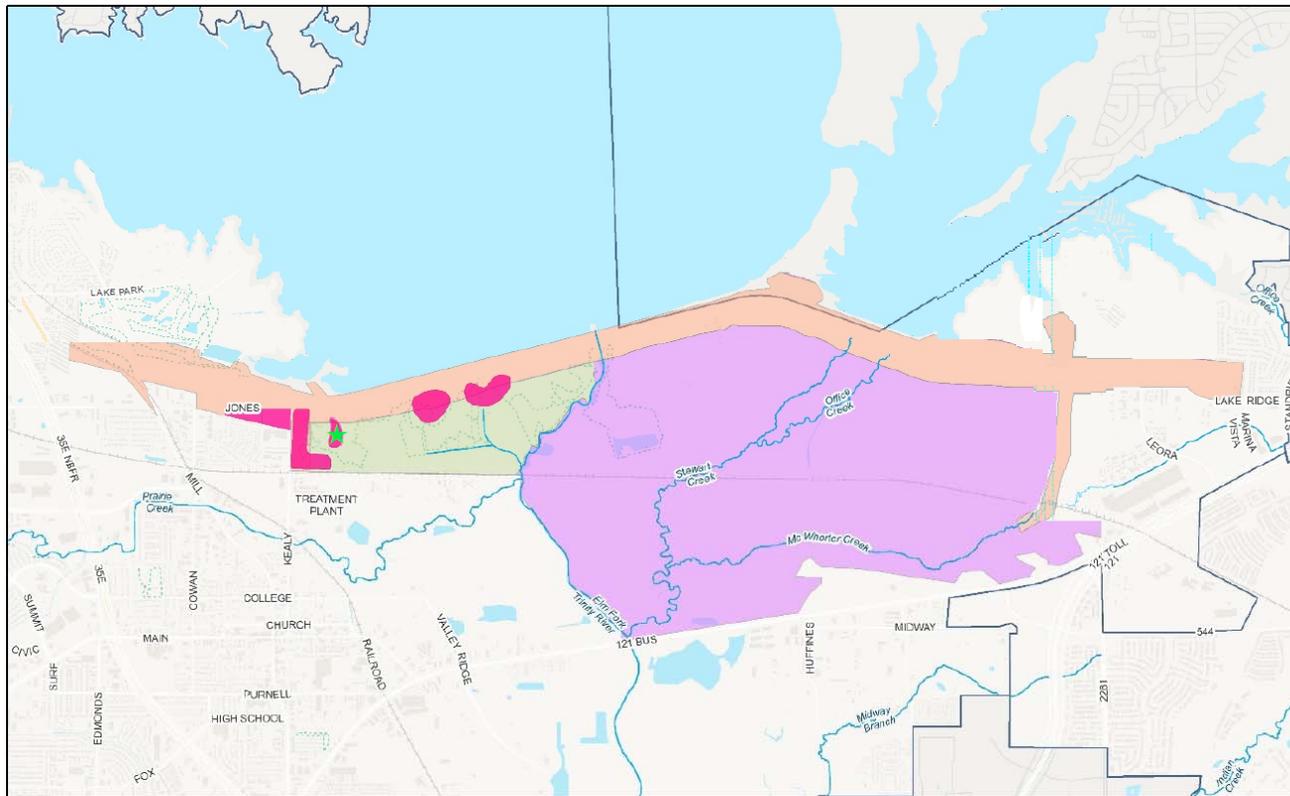
- ▶ The Green Centerpiece is a central feature of Lewisville's identity, an important contributor to environmental management best practices in Texas, including research, education and restoration, and a destination for students and other visitors from Lewisville, the North Texas region and the world.



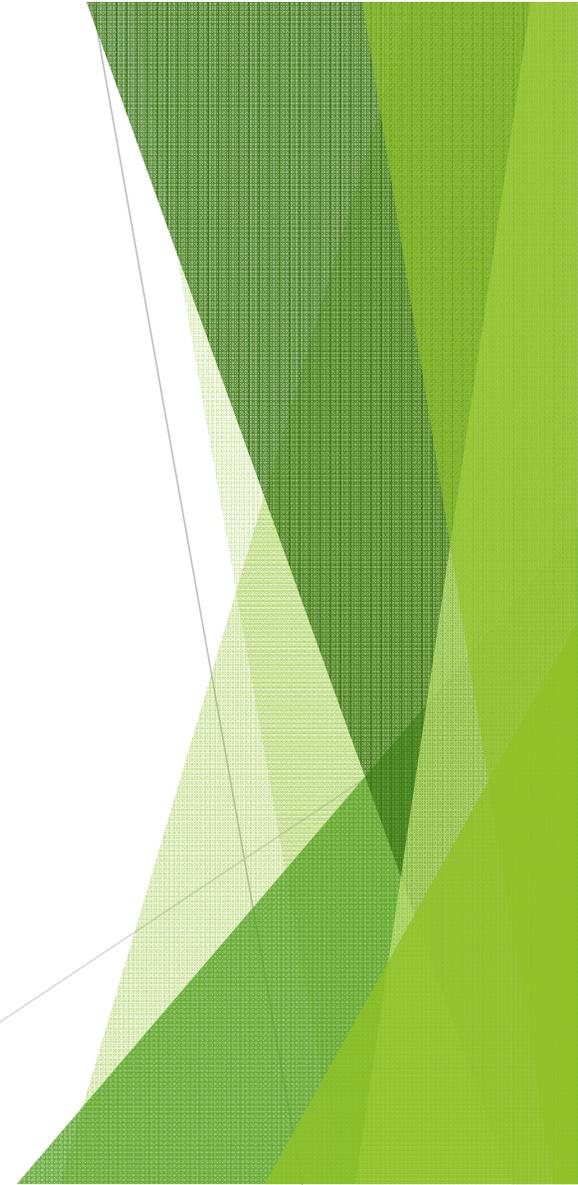
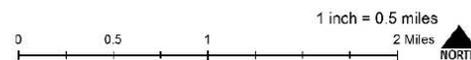
Guiding Principles

- ▶ Will be adopted as part of the Master Strategy to provide direction for the Operating Partners; 14 Guiding Principles
- ▶ Principles that apply to both the Central and Expanded Area:
 - ▶ #1. Decisions will be made that strengthen the environmental assets
 - ▶ #2. Uses, facilities, and activities will not exceed the carrying capacity of the natural systems or vitality of the ecology
 - ▶ #3. A Nature Center will be built and is assumed to be a \$20 M facility operated by Audubon Texas
 - ▶ Texas Audubon has completed feasibility study; supports Nature Center as long as all partners actively support the center
 - ▶ City provides \$10.0 M capital investment and financial security from city in initial years of operation
 - ▶ LISD provides \$10.0 M capital investment and a minimum of 10,000 students annually participating in educational programming
 - ▶ UNT provides financial investment based on usage and research grants
 - ▶ Texas Audubon has approved operating nature center; will be considered by National Audubon October 2016
 - ▶ Select design firm 2017, move forward with construction documents 2018; opening of Nature Center spring 2020
 - ▶ #4. Primary activities are defined along geographical areas: Within the Central Area--east of the Trinity River is a focus on research and restoration; west of the Trinity River is a focus on education, nature recreation and research. In the Expanded Area there will be a focus on Extending the Green into the greater Lewisville community

Guiding Principles

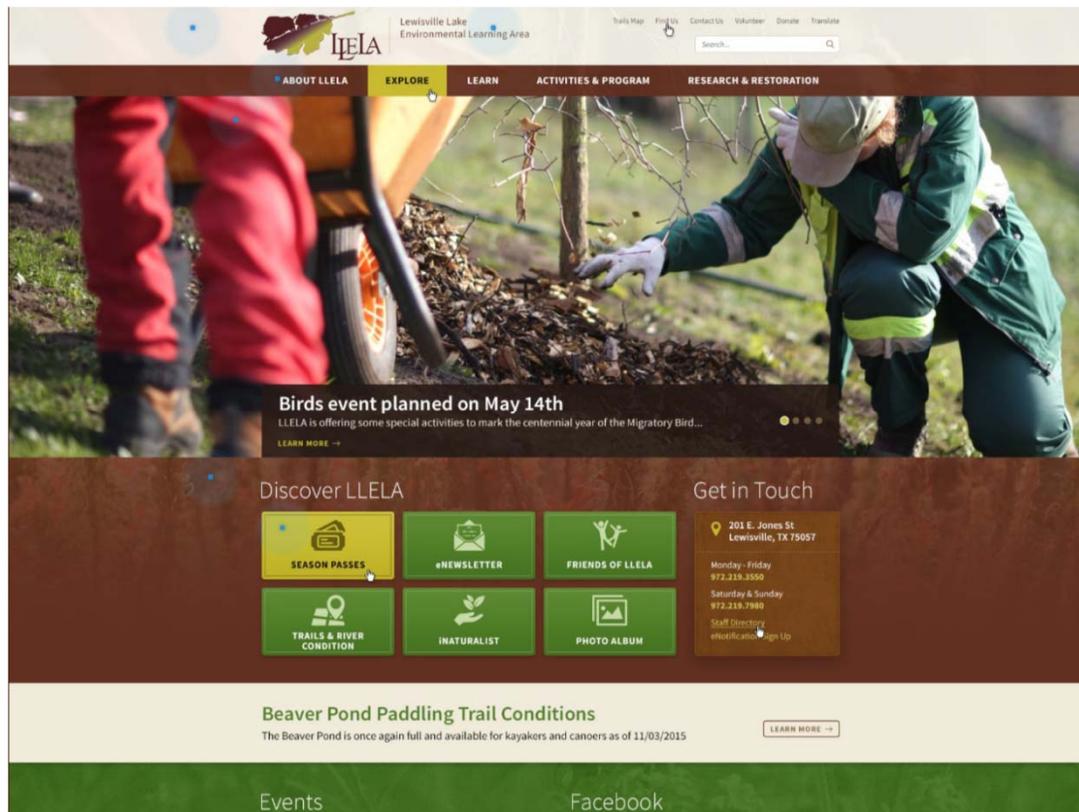


- Possible Nature Center Sites
- COE Operations
- Research
- Nature Recreation
- ★ Priority Nature Center Site



Guiding Principles

- ▶ #5. On-going communications and events provide everyday interaction for Lewisville residents and visitors.



Guiding Principles

- ▶ #6. Green Centerpiece initiatives serve as basis for collaborations with other North Texas communities and serves as foundation of Lewisville's regional leadership on environmental and sustainability issues.



Guiding Principles

- ▶ Central Area (LLELA)
- ▶ #7. Maintain or enhance the habitat for plants and wildlife
- ▶ #8. Support environmental research via UNT's Advanced Environmental Research Institute (AERI)
- ▶ #9. Environmental Education
 - ▶ Both LISD and UNT; also community colleges and other universities
- ▶ #10. Restoration of native Texas ecosystem

Guiding Principles

- ▶ **Expanded Area (area outside of LLELA)**
- ▶ #11. Land use and infrastructure investment
 - ▶ Demonstrate best practices for water conservation, grey water reuse, stream management, and groundwater discharge
 - ▶ Lewisville is 5th highest scorer in the first Texas Water Conservation Scorecard
 - ▶ Part of the Texas Living Water Project which is a partnership of the National Wildlife Federation, Sierra Club and the Galveston Bay Foundation
 - ▶ Incorporate green building and landscaping practices for private uses
 - ▶ Best green practices used for public infrastructure
 - ▶ SH 121 Business is reflective of green design and informs people that they are in a special area with unique natural features
 - ▶ Public art at key locations reflects Lewisville's natural setting and aspirations for the future

Guiding Principles

- ▶ #12. Economic Development
 - ▶ Identity Focal Point developments reflect the communities focus on its natural setting and sustainability
 - ▶ Lake Park needs to be more reflective of the natural ecosystem
 - ▶ \$7.7 M of GO Bonds targeted for renovation of Lake Park; FY 19-20/20-21
 - ▶ Master Plan development included in FY 2016-17 budget
 - ▶ ED policies and incentives should support green businesses and sustainable design
 - ▶ Future use/closure plans for landfill sites should focus on environmentally desirable sites for business and recreation activities
- ▶ #13. Recreation and Education
 - ▶ Importance of trails
 - ▶ Environmental experiences and education in the expanded area expand to entire park system

Guiding Principles

- ▶ #13. Recreation and Education
 - ▶ Environmental experiences and educational collaboration between UNT and LISD extends to entire LISD system and supports careers related to the environment.
 - ▶ Recreational activities in the expanded area complement the natural ecosystem in the Central area
- ▶ #14. Enhanced Quality of Life
 - ▶ Lewisville branding incorporates natural focus
 - ▶ Green centerpiece contributes to Lewisville's reputation as a community with a high quality of life

Action Items

- ▶ Specific steps to be taken 2016 through 2025
- ▶ 75 Action Steps
 - ▶ 37 action steps to be completed in the next 3 years
- ▶ Will be evaluated annually
- ▶ Continuing organizational partnership via Operating Partners Committee
 - ▶ Will continue to meet on a regular basis to implement plan and provide continuing commitment of resources and effort

Action Steps: Short-term FY2016-2017 through FY 2018-19

- ▶ #4. Create co-branding opportunities for LLELA
 - ▶ FY 16-17 budget includes funding for booth materials and promotional items
- ▶ #5. Create mission-related events and activities that bring people to the Green Centerpiece.
 - ▶ FY 16-17 budget includes funding for Watercross Shoreline activities
- ▶ #9. Environmentally-related public art
 - ▶ FY 16-17 budget includes development of public art master plan
- ▶ #13. Extension of LLELA programs to the other City and LISD parks and facilities
 - ▶ Multigenerational recreation center bonds included monies for public art; nature focus will be considered in design of this facility and Corporate/Valley Parkway land

Action Steps: Short-term FY2016-2017 through FY 2018-19

- ▶ #20. Outreach to showcase Green Centerpiece successes
 - ▶ FY 16-17 budget includes \$34,385 for marketing of LLELA
- ▶ #26. Visitor Experience: Gear and equipment checkout/Trail backpacks
 - ▶ Library has backpacks that can be checked out that include various field observation supplies, equipment and reading material
- ▶ #33. Develop a Nature Center
 - ▶ City set aside \$5.0 M in FY 15-16; proposed budget includes another \$3.0 M leaving another \$2.0 m to be set aside by FY 19-20.
- ▶ #34. Develop the Beaver Pond to its greatest potential
 - ▶ Will work with Corps during repair work on the dam to get raw lake water to feed pond

Action Steps: Short-term FY2016-2017 through FY 2018-19

- ▶ #41. Maintain the Minor-Porter Log House, smokehouse and dug-out
 - ▶ PALS is working on bid process to hire company to work on various repairs
- ▶ #46. Office space and classrooms
 - ▶ LISD contributed 4 portable classrooms to be used for office space. PALS working on remodeling and getting utilities to classrooms.
- ▶ #56. Volunteers: River Crew
 - ▶ PALS staff has set date for organizing volunteers to assist with river clean-up
- ▶ #63. Improved kayak launch and takeout facilities
 - ▶ Staff has not been able to complete design due to flooding issues
- ▶ #67. City adoption of Green Code

Master Strategy

- ▶ Questions?
- ▶ Adoption?

