



City of Waller Livable Center story

**H-GAC Bringing Back Main Street
October 22, 2019**

Livable Center **Downtown Plaza/Sidewalks/Trees/Lighting** **Timeline**

**2006 – discussion of new city hall & plaza near US290
Council decision to focus on downtown revitalization instead**

2008 – City's first Comprehensive Plan

**2009 – LCI plan completed
\$25.4M identified in projects
\$2.0M first phase**

**2011- didn't meet criteria for TIP
Re-applied 2013 TIP under new criteria**

**April 2013 – project included in 2013-16 TIP
Design – 2015 → (2017-18)
Construction – 2016 → (2019)**

Livable Center
Downtown Plaza/Sidewalks/Trees/Lighting
Timeline

Sept 2014 – began AFA contract discussions with TxDOT

**June 2015 - TxDOT committed to 76% subsidy of match
(\$96,000 Waller match (4.8%) for a \$2,000,000 project)
(consultants got the additional subsidy for us)**

**March 2016 – signed TxDOT AFA contract
RFPs for Engineering/Landscape design**

2017-18 Design Phase – Engineering & Landscape (Halff)

2018 – RFP for construction

2019 – Construction (Mar-Nov)

Waller Livable Center



Waller Livable Center – Main Street

This computer rendering is to offer greater design detailing as to the proposed new municipal complex. It reflects the pattern and form of development and a typical streetscape environment.

Conceptualization
90

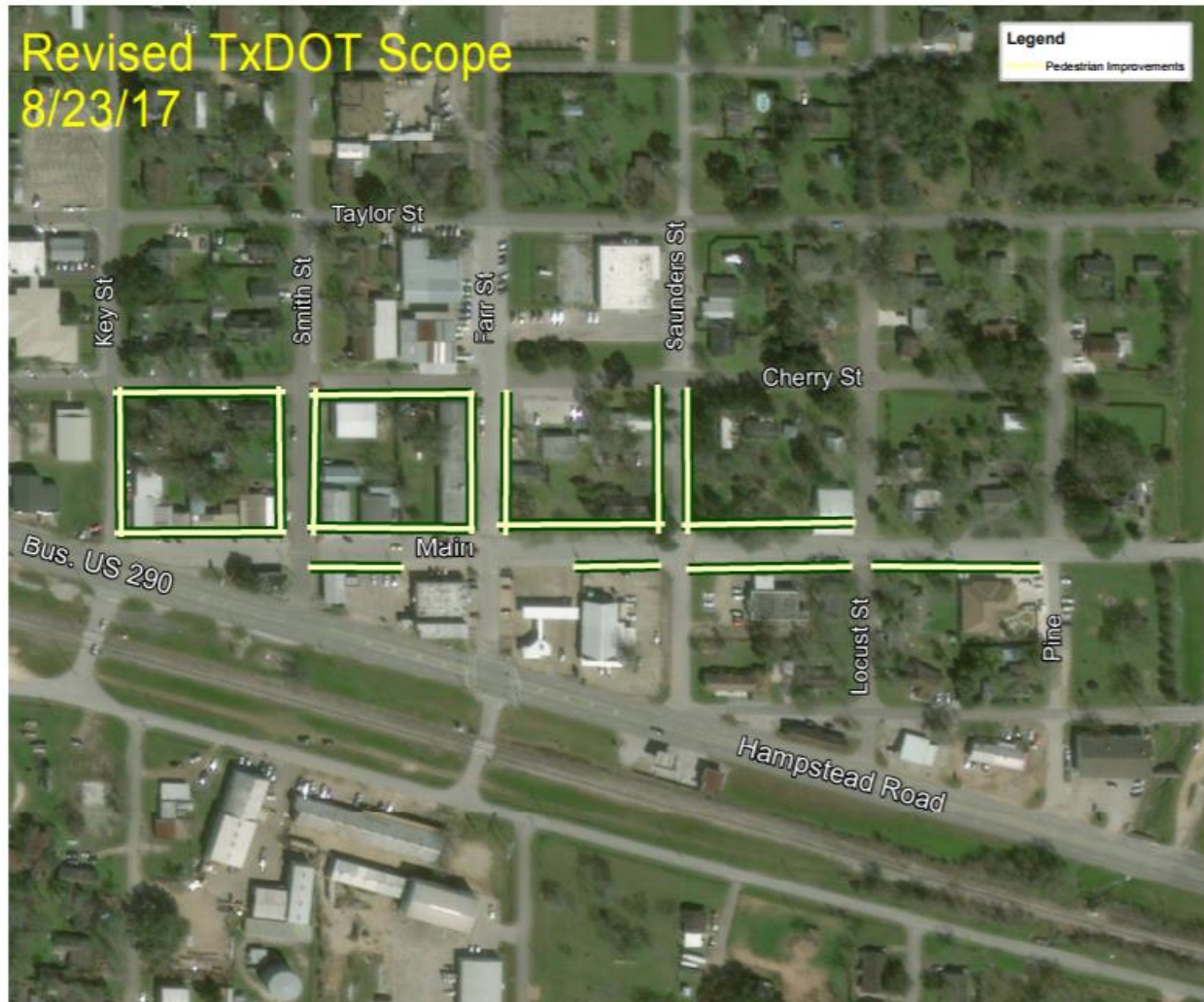


Figure 10

Main Street

City Hall (conceptual LC plan)

Waller Project - Pedestrian Improvements



**Design Phase 2017-18
(City Hall in discussion now)
cut 3 block faces – connected to city park**

LCI
Induced
Investment

Downtown Revitalization

\$2.0M – Downtown sidewalks - LCI

\$5.3M - City Hall – 14,000 sf

\$1.2M – Civic Center (~2500sf)

**\$1.4M – Sidewalks: downtown to schools
(Farr & Waller streets)**

\$9.9M – total new community development

City of Waller

2019-21

CITY HALL PROPOSITION: A (ARTISTS CONCEPTION ONLY)



November 7, 2017 Bond Issue

Prop 1: \$5.4M - City Hall & Civic Plaza – **75% vote**

Prop 2: \$1.3M - Remodel & upgrade Civic Center – **67%**







**New City Hall
(14,000 sf)
north of
current block**

**construction
Dec 2018
Feb 2020**



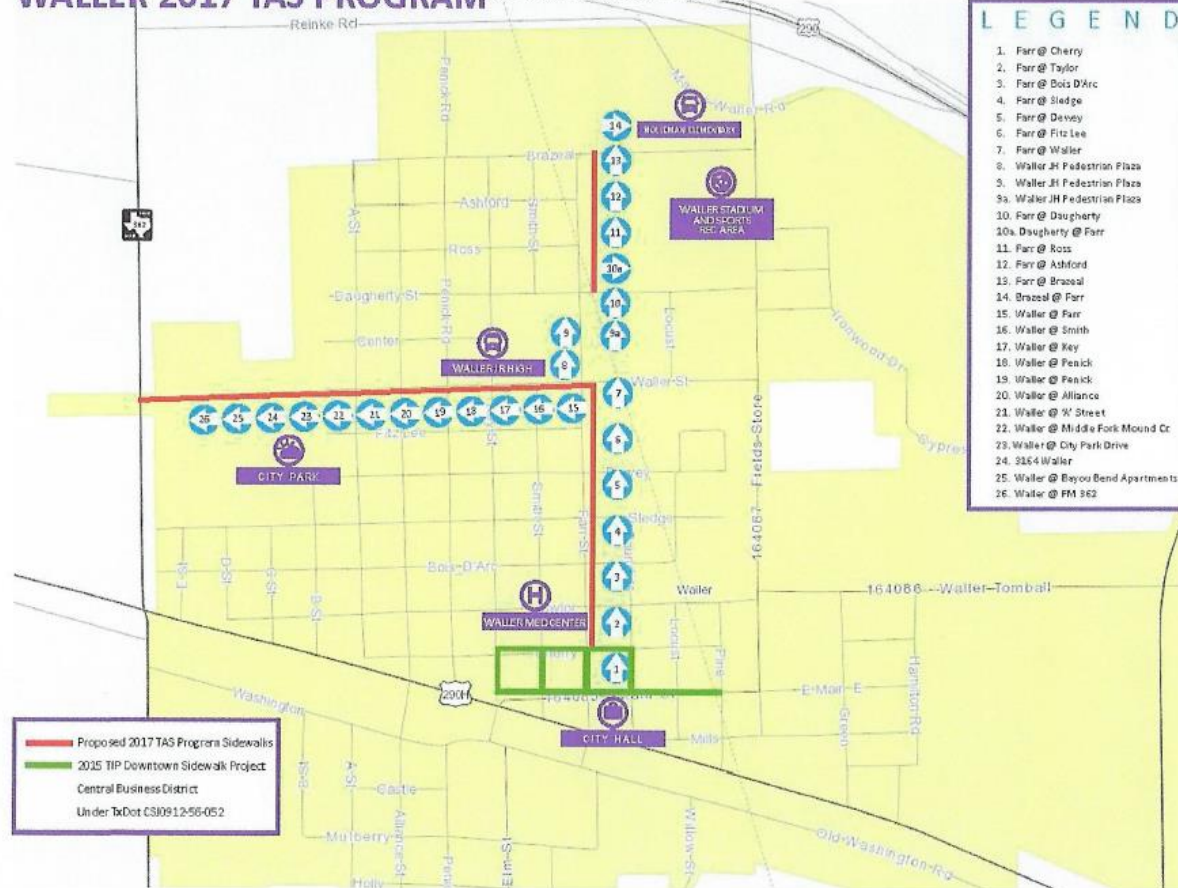
**After
completion of
City Hall**

**Repurpose
current block
as City Plaza**

**Construction
beginning
spring 2020**

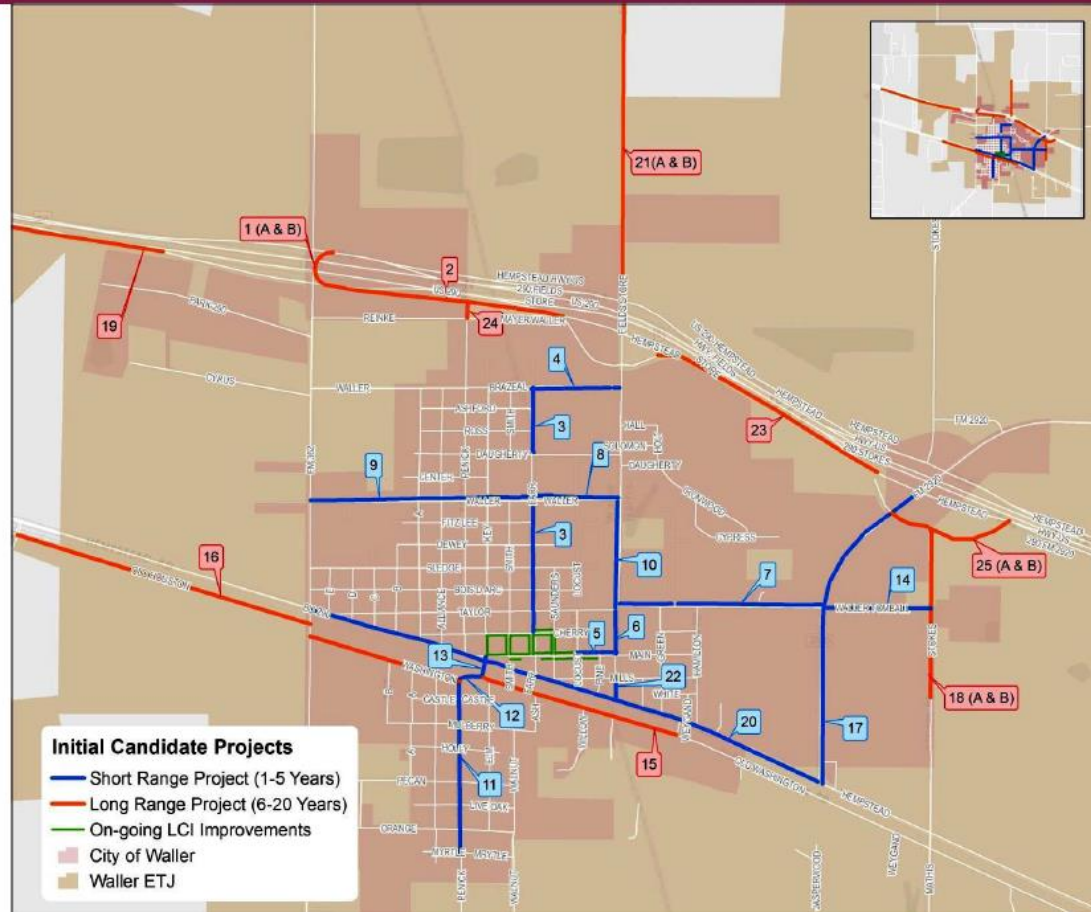
WALLER 2017 TAS PROGRAM

Project Details - Attachment B (2 of 25)



Other induced investment:
Sidewalk grant – awarded Oct 2017 - \$1.4M
TxDOT Transportation Alternatives
Sidewalks to schools on Farr and Waller Streets – 2020/21

Map of Candidate Projects (Not by Priority)



City of Waller Mobility Plan
detailed costing - ready for H-GAC Project Calls
25 short/long term projects – Oct 2017
resulted in TxDOT FM2920 extension

Current Construction Status

City Hall

LCI grant sidewalks



Before
West end of Main Street



DOWNTOWN WALLER: MAIN STREET STREETScape BEFORE

**Main Street
West End**



**Main Street
West End – 10/17/2019**



Before
Western buildings on Main St
Access problems: high elevation, no ramps



Before

Main Street – obsolete sidewalks

Craft Beer business coming



**Jenkins Building – built 1935
Constable owner
under construction next to Plaza – 10/17/2019**



Before
Main Street
Jenkins building



Jenkins Building - corner – 10/17/2019
Elevation addressed by
two-tier sidewalk and side ramps



**Coming Craft Beer business – middle of block
construction - 10/17/2019**



**City Hall – 14,000 sf
Bond Issue - 2017
artist's conception**



City Hall

Under construction – 10/17/2019

Completion early 2020



Plaza
current City Hall - West side parking inset
construction – 10/17/2019



**Plaza - east side parking inset
new city hall in background
construction – 10/18/2019**



Plaza - east side
Potential commercial site overlooking plaza
(cafés, shops, offices)
construction – 10/18/2019

Civic Plaza Design

Originally was \$247K in LCI grant for a Plaza.

Project delay & cost increases squeezed plaza amenities out of LCI design (cost estimate in 2009 study - built in 2019)

City Hall bond-financed project included some money to prepare plaza surface but no amenities

Citizen committee meeting to propose amenities, now working with PVAMU architect department for student project to prepare cost estimates and renderings

Renderings will be used to solicit corporate donations for amenities in return for signage and tax credits.

Renderings also will be used to draw private financial investment surrounding the Plaza and throughout downtown.

Lessons Learned

Lessons Learned

**Using experienced consultants
to cover your lack of experience & staff
may not cost anything
(The Goodman Corp)**

	<u>match+cons</u>	<u>grant amount</u>
LCI Pro-bono app	\$180K	\$1.6M state/fed
TASA connect LCI to elem/JH	\$300K	\$1.2M state/fed
Mobility Study	\$120K	\$4.2M TxDOT added FM2920 ext no city cost

Lessons Learned

Patience is a virtue

Questions ?

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