



WEST UNIVERSITY TOWN HALL MEETING 11/17/14

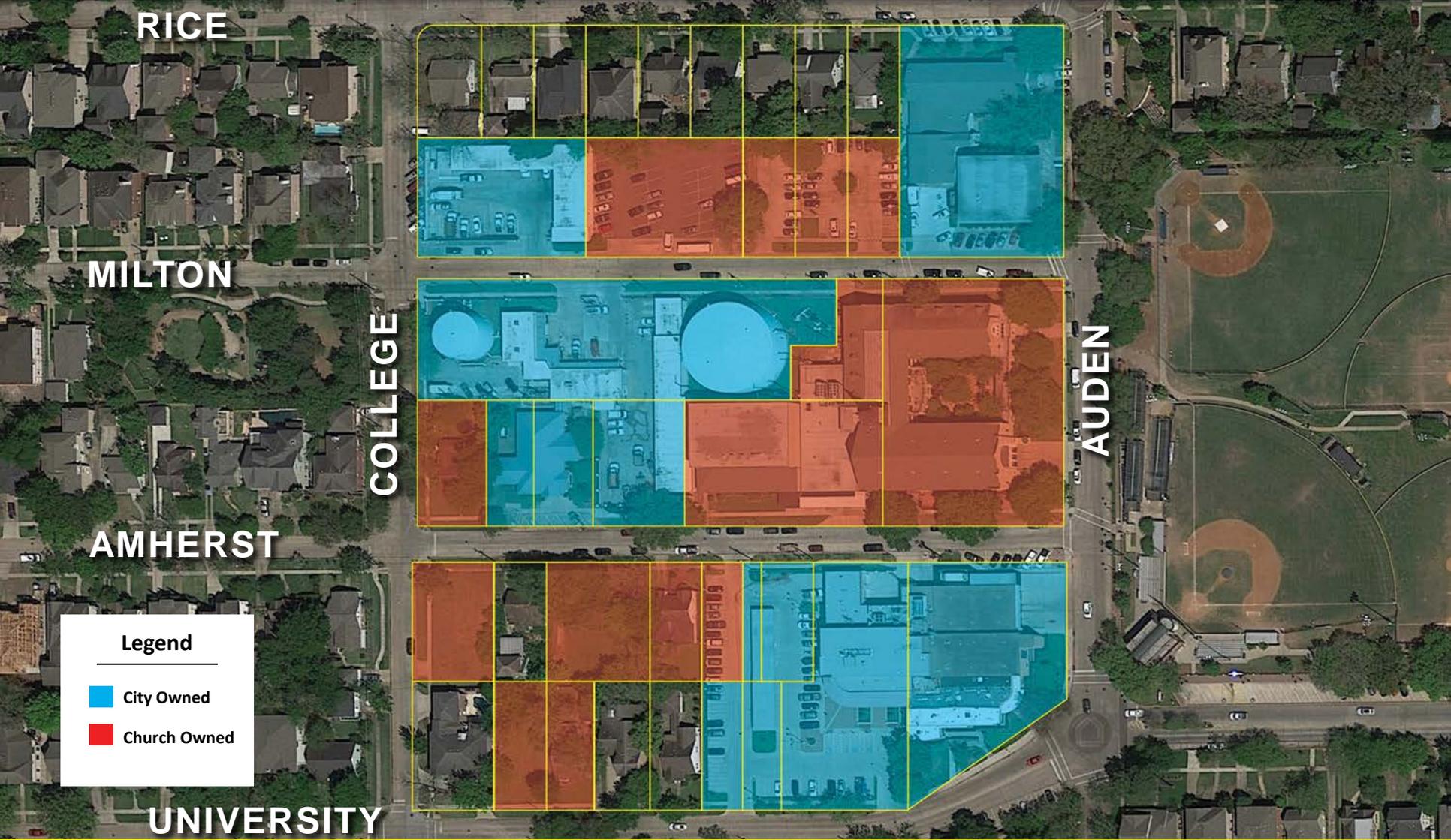


PGAL

The Purpose of Facility Master Planning

- To define long term City objectives
- To plan for City facility development and the delivery of City services.
- To enable the City to make informed short term decisions which facilitate long term objectives.

Current Property Ownership



West U 2006 Master Planning Background



- Comprehensive Facilities Master Planning is one of the most important functions of the City.
- Cities typically include master plans for things like water systems, sewer systems drainage systems, roadways, facilities, etc....
- 2006-2007 City Council requested and began a review of City-owned city center properties with PGAL.

West U 2006 Master Planning Background



- The study determined the existing police department was inadequate and City Council approved a new police department project and debt was appropriated in 2007.
- With the exception of police department, the majority of other City departments were close to ultimate size.
- The City has many aging facilities that require future funding of improvements for extending lifespan.
- City Council expressed interest in moving the Public Works Maintenance out of city center.

West U 2006 Master Planning Background



- City considered various site options for consolidation of future City buildings in city center on both City owned and non City owned sites.
- A joint property appraisal study between the City and West U Baptist Church was completed.
- Expansion of parking in the planned municipal complex was considered and property was purchased for parking expansion.
- It was determined that existing property ownership did not create limitations on future City facility planning at that time.

West U 2014 Master Planning Background



- In March of 2014, the City Council recommended and approved updating the Facilities Master Plan.
- PGAL was hired to perform this update.
- During that process, West U Baptist Church notified the City of their plans to build a Youth Center on their property on Amherst.
- The City asked the Church if they would consider other locations on properties owned by the Church or City, and they agreed to consider.

West U 2014 Master Planning Background



- PGAL finished their Facilities Master Plan analysis and presented their recommended options for City Council to consider on October 13 of 2014.
- Included as part of this analysis was alternate site recommendations for the Church's Youth Center that would maintain site use flexibility for the City for their future facility decisions.

West U 2014 Master Planning Background



- The City has buildings that will service the City long term without major renovation. Some buildings will require short term improvements due to age of facilities.
- The Public Works Maintenance buildings are more than 60 years old and have limited useful life remaining. 7-10 yrs
- The Library is over 50 years old and has limited useful life remaining. 15 yrs
- The Senior and Community Center is over 70 years old and has limited useful life remaining. 15 yrs

West U 2014 Master Planning Background



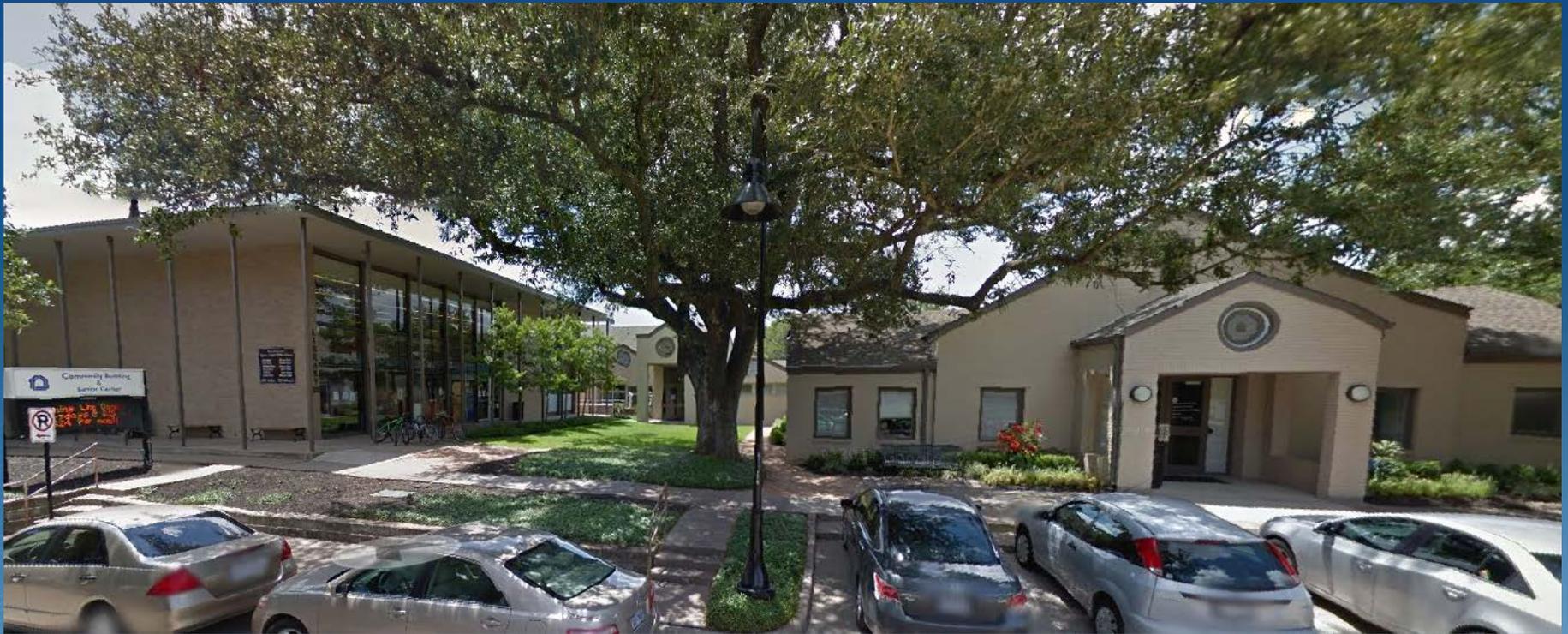
- Due to age of existing buildings, the Facilities Master Plan recommendations considered future use of these buildings.
- Options considered included renovation, rebuild in place and relocation.
- Because of the nature of intermingled existing property ownership in city center between the City, West U Baptist Church and residents, options of property consolidation were considered.

West U 2014 Master Planning Background



- Many of the long range options presented recommended the City owning the entire municipal block at some point in the distant future where the City Hall and Police Department currently rest.
- Another consideration in the plan was to relocate the Public Works Maintenance facility currently located on the corner of Milton at College.
- Many of the options presented showed potential property exchanges that also included the Library and the Senior/Community Center.

City Council has decided that there will be no action taken on these properties involving the Library, Senior Building and Community Center

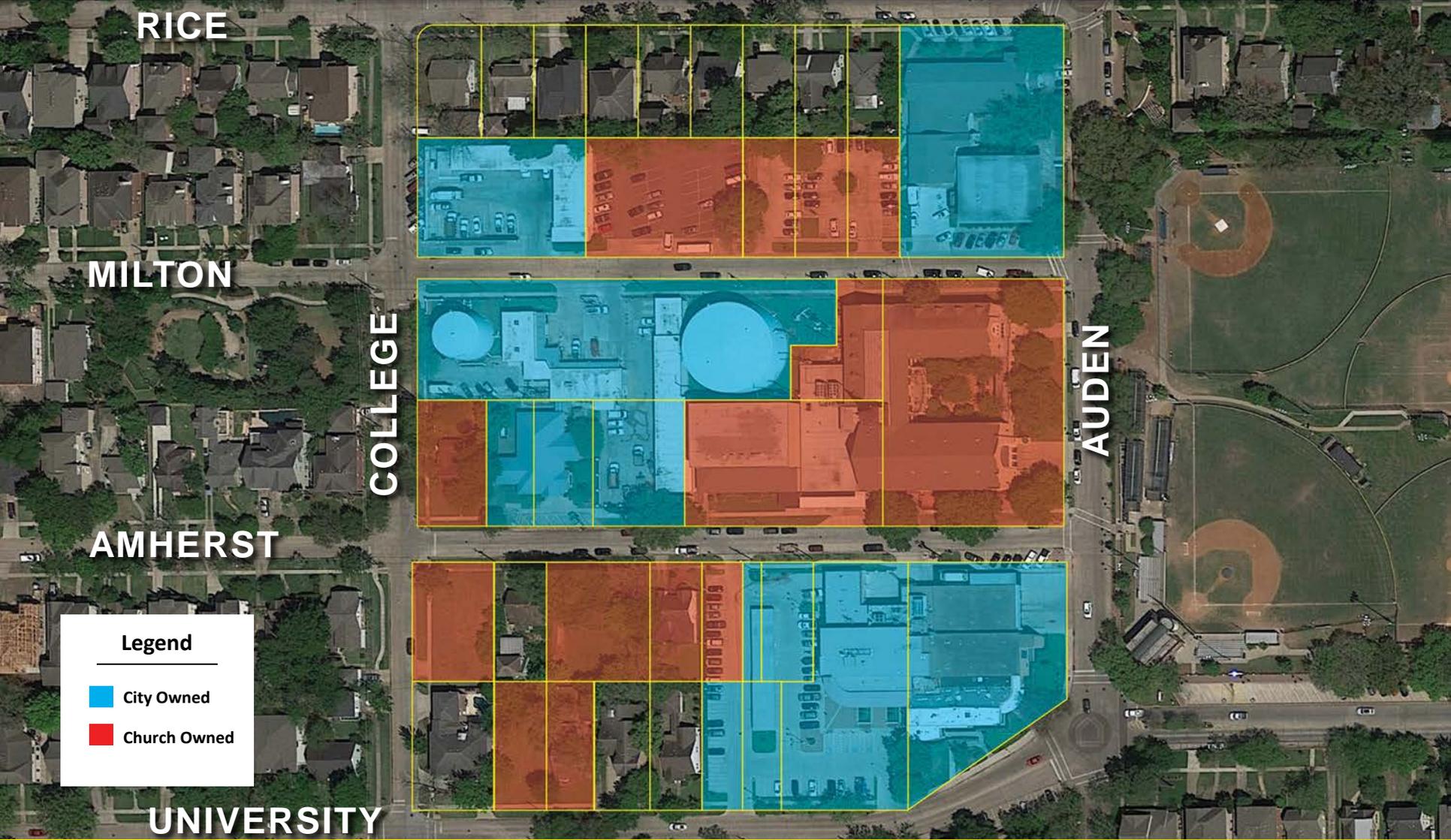


City Council Action

Council took two actions on October 13th :

1. Approved a long-range City owned municipal campus strategy. This let the Church know of the City's intent to ultimately own all of the properties within the municipal block and encourage the relocation of their Youth Center to a different site.
2. Authorized the sale, swap or exchange of the Public Works Maintenance Building located on the corner of Milton at College.
 - Moving this, unattractive facility out of the city center has been a long standing desire expressed by residents as well as a goal of previous City Councils.
 - The initial estimate for relocating this facility to Dincans (old West U Recycling Center property) is expected to not exceed \$2 million dollars.
 - The relocation of this City facility could free up that site for the Church to move their proposed Youth Center to that corner instead of Amherst.
 - The Church and City could exchange properties to further both 1 & 2 causes.

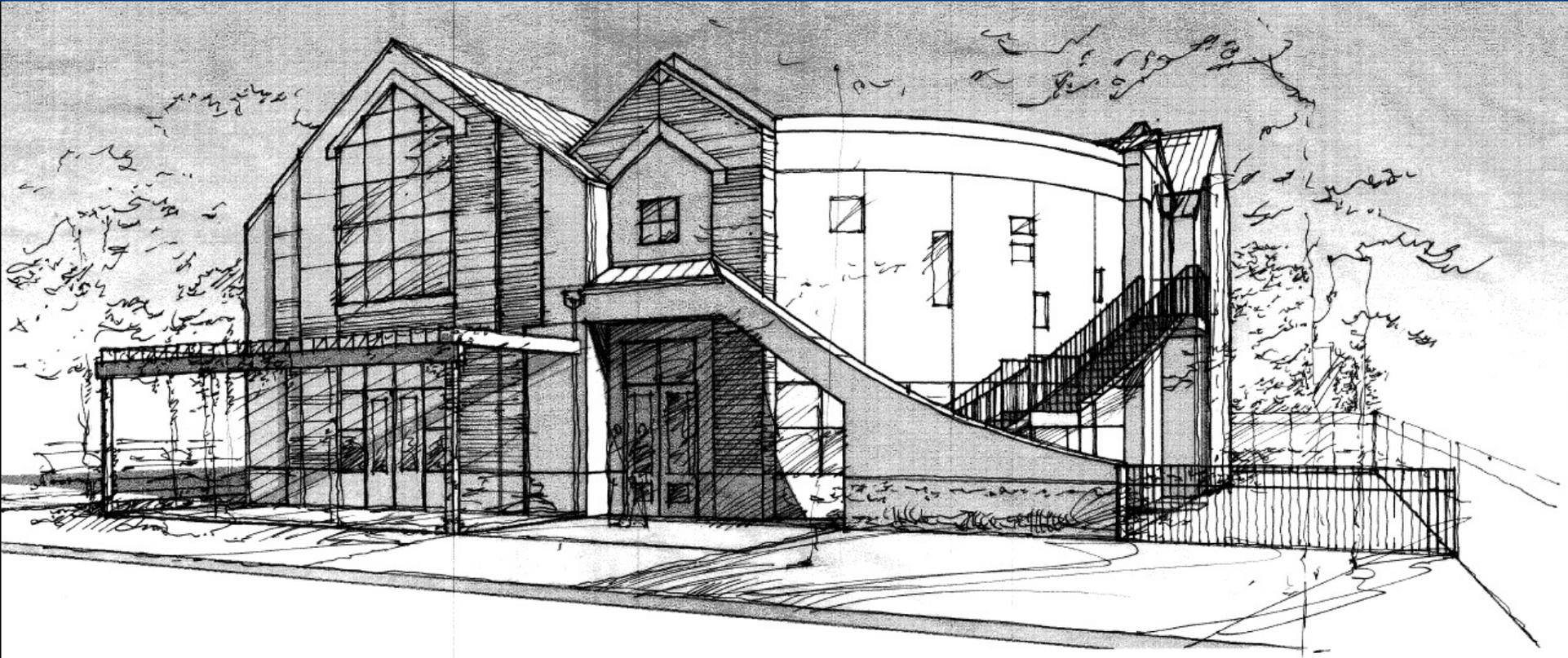
Current Property Ownership



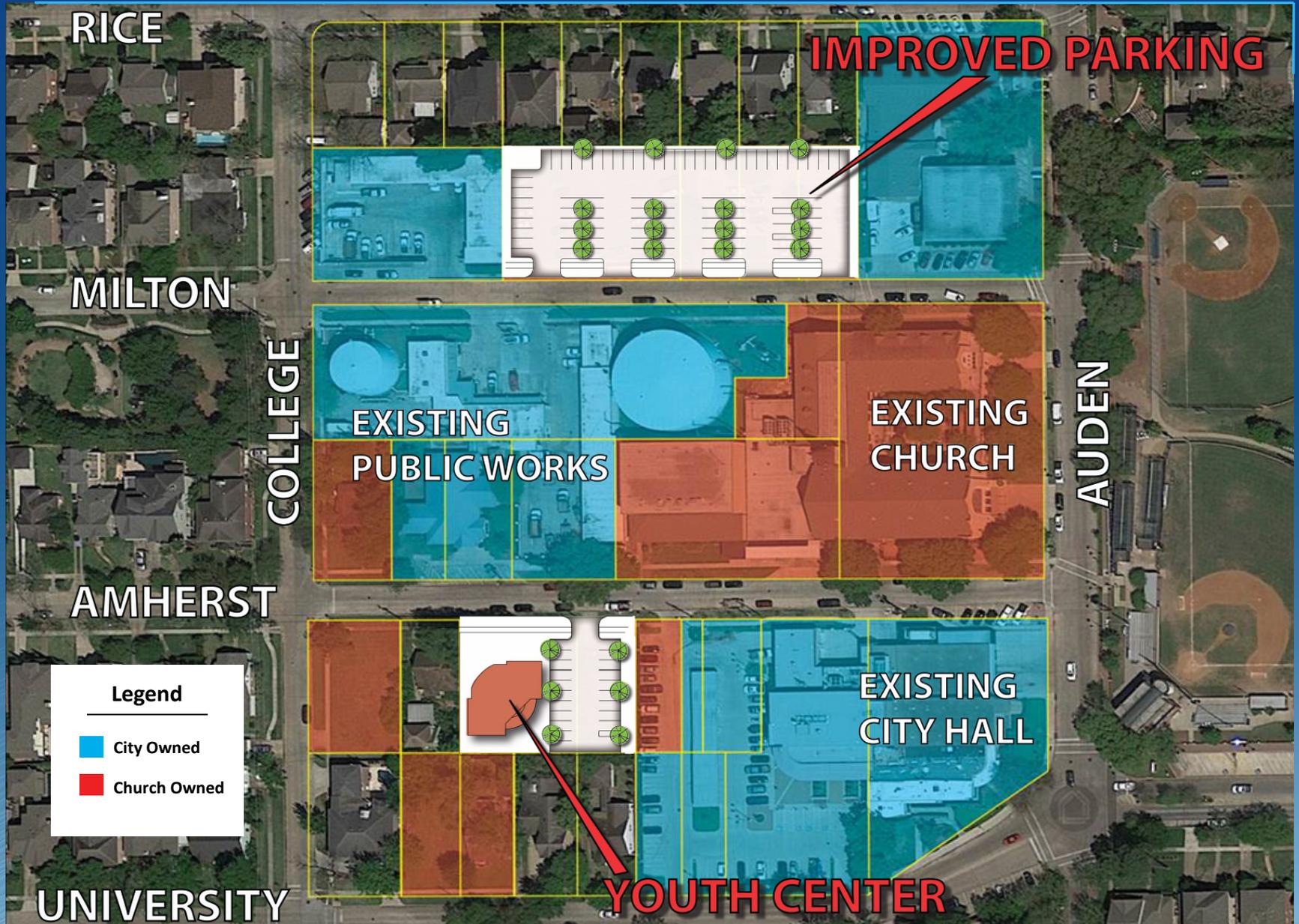
West U Baptist Church Youth Center

- During the City's Facilities Master Plan exercise, the West U Baptist Church notified the City of their desire to build a new Youth Center project on land they currently own in town center.
- Youth Center will be funded by a \$3 million anonymous donation to Church.
- The date they currently propose to go forward with the design of their building is April 2015.
- It is the City's current belief that the Church wishes to proceed with the Youth Center to be built on their land on the south side of Amherst Street owned by West U Baptist Church.

Artist Rendition of the WUBC Youth Center



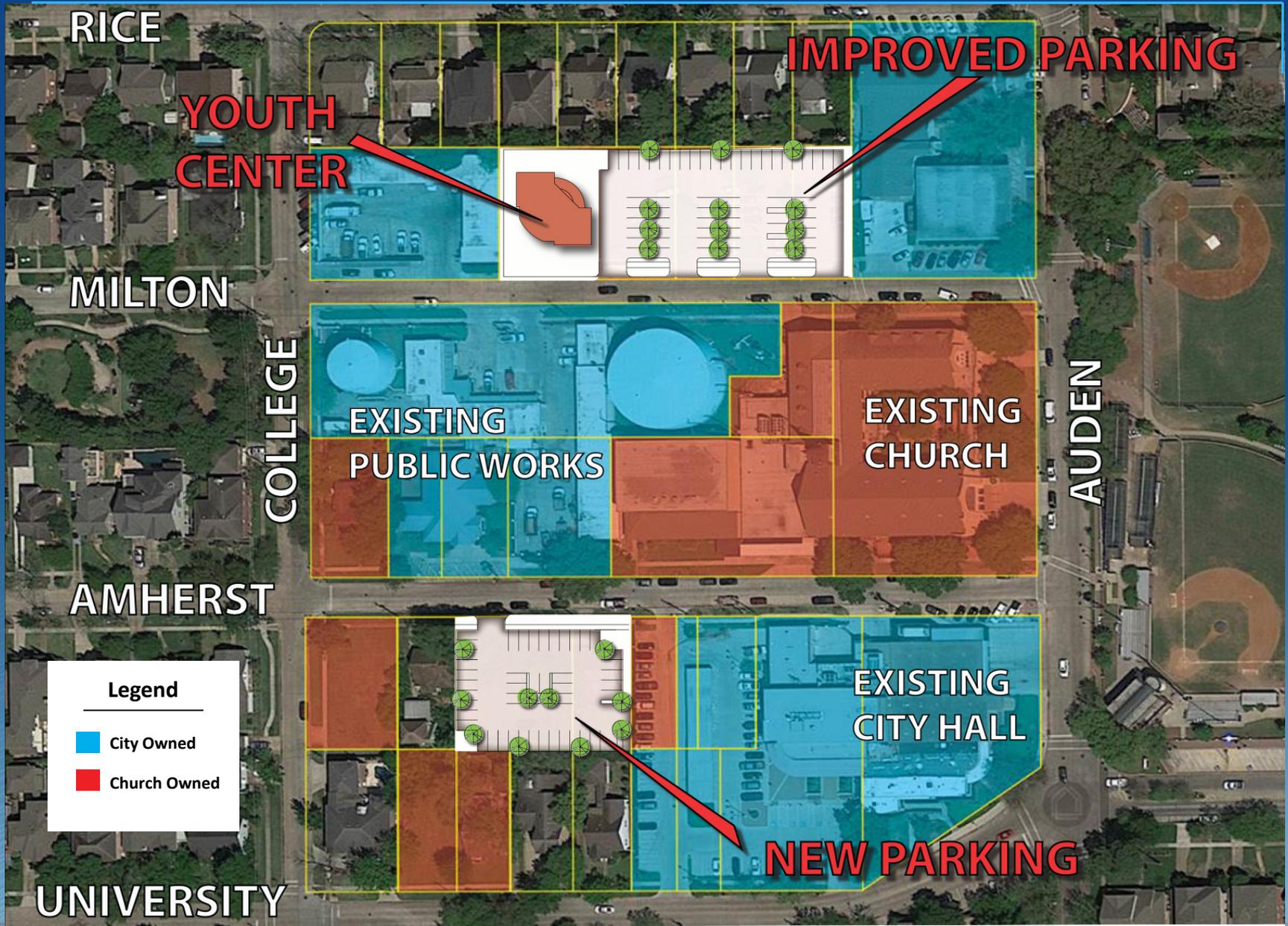
Church's Proposed Preferred Plan



Impact of Church's Proposed Preferred Plan

- **Church's Proposed Preferred Plan:** status quo; West U Baptist Church would proceed with construction of Youth Center on current Church-owned properties on Amherst adjacent to the existing City Municipal Complex in the proposed municipal block.
- No property exchange is necessary for this option.
- The City's Public Works Maintenance buildings are not impacted by this decision. Any decision to reconstruct would not be tied to Youth Center site choice.
- If the Youth Center is constructed on Amherst as planned, the location of future City facilities would most likely remain in current locations at the time those improvements are necessary.

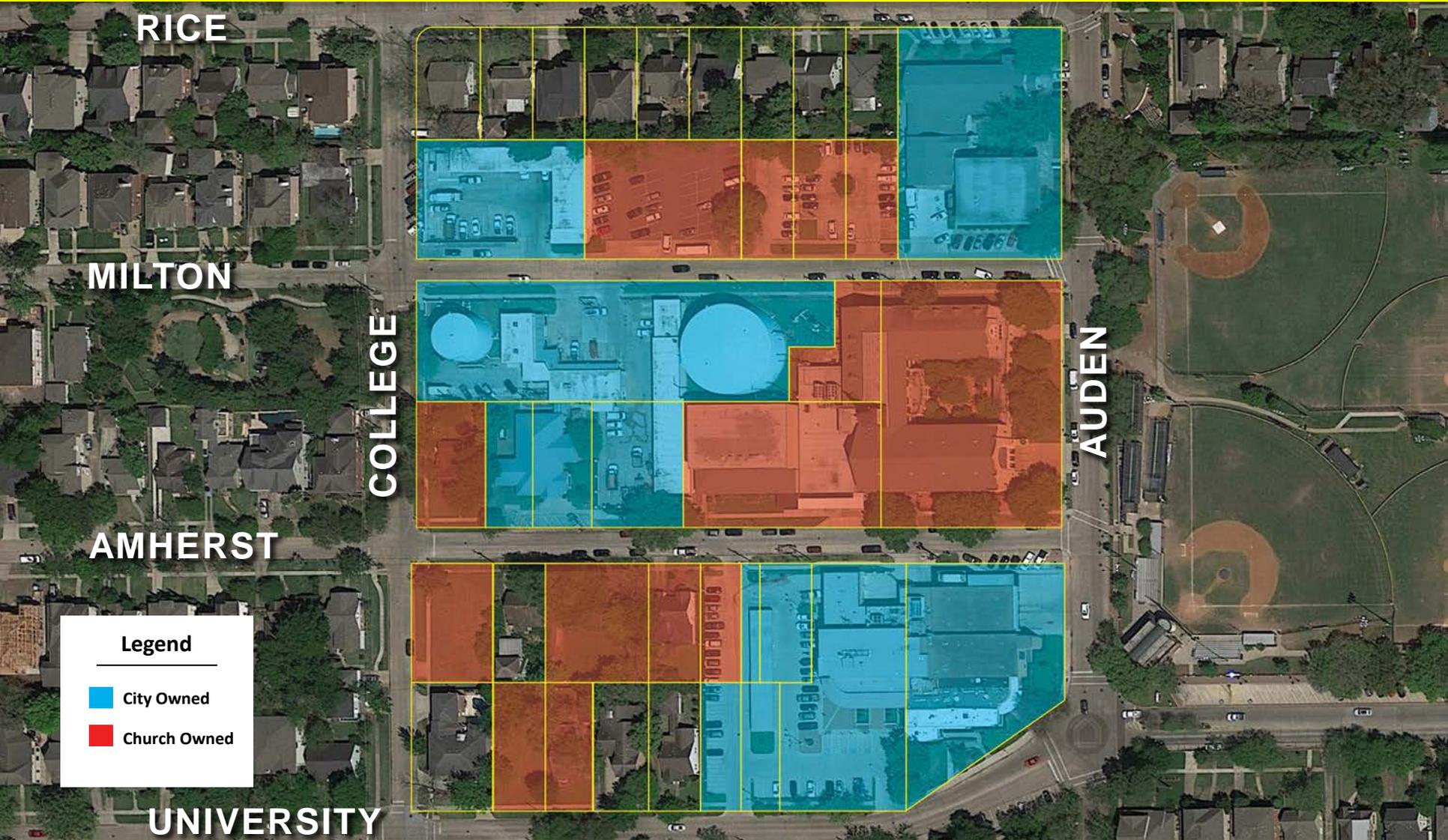
Church's Proposed Alternate Plan



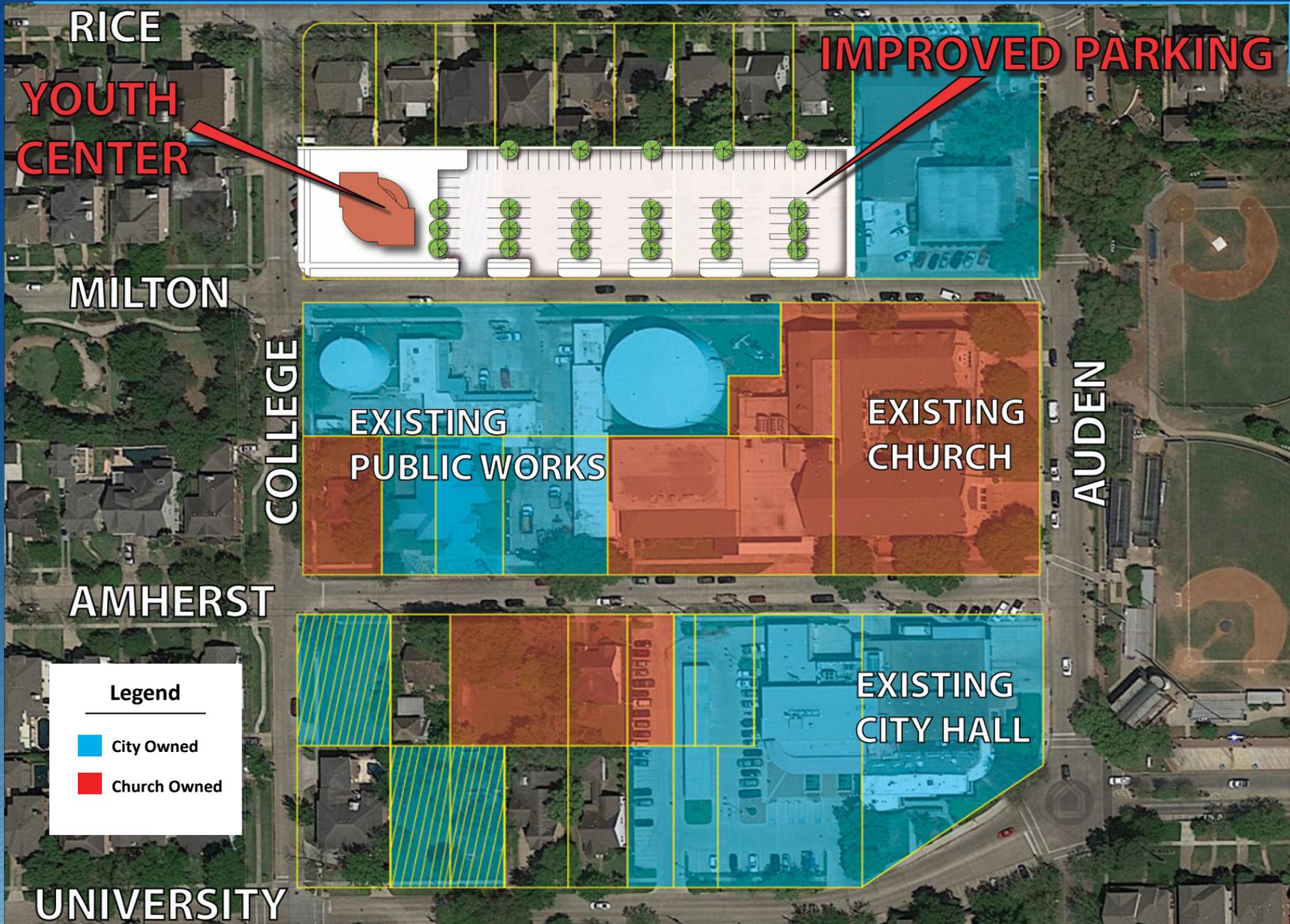
Impact of Church's Proposed Alternate Plan

- The City's Public Works Maintenance buildings are not impacted by this decision. Any decision to reconstruct would not be tied to Youth Center site choice.
- No property exchange is necessary for this option.
- The Alternate Plan could still allow a future City municipal block to be created in the future since only a parking lot might be built on Amherst site in the short term.
- The Alternate Plan retains the maximum number of facility options for the City to be determined by a future Council action and/or voter referendum.

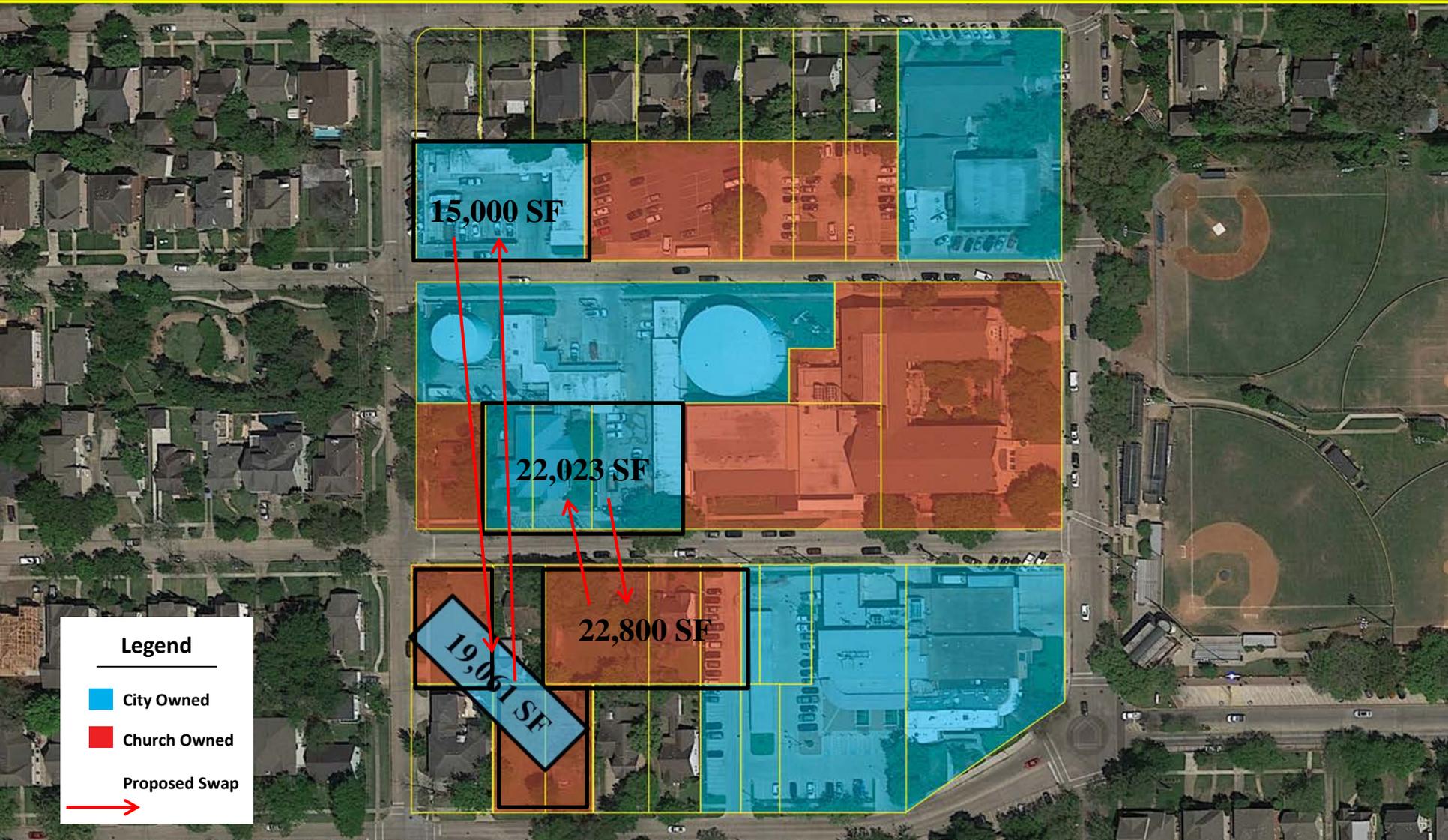
Potential Property Ownership (Alternate Plan)



City Proposed Plan



Current Property Ownership w/Proposed Swap



Legend

 City Owned

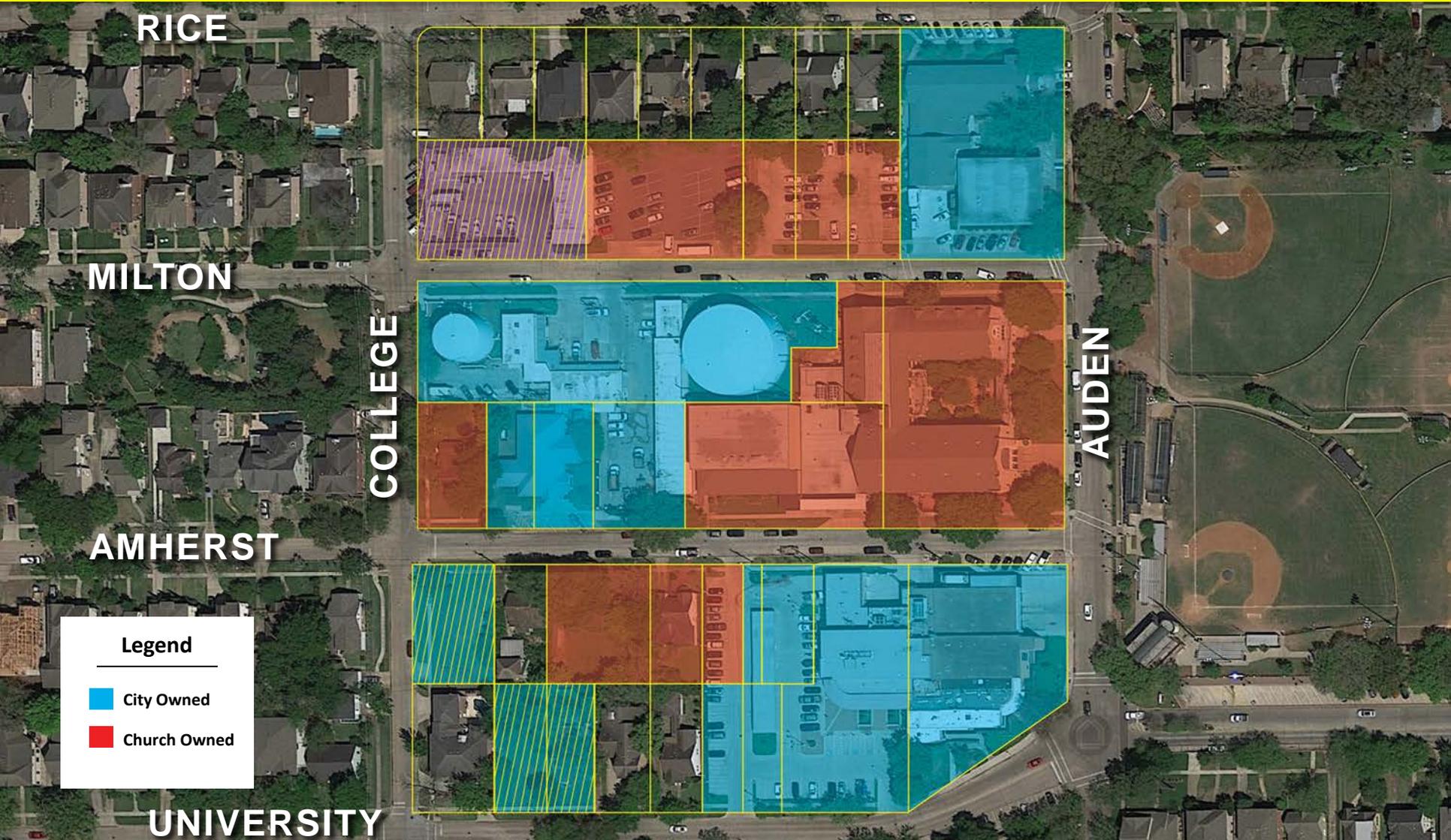
 Church Owned

 Proposed Swap

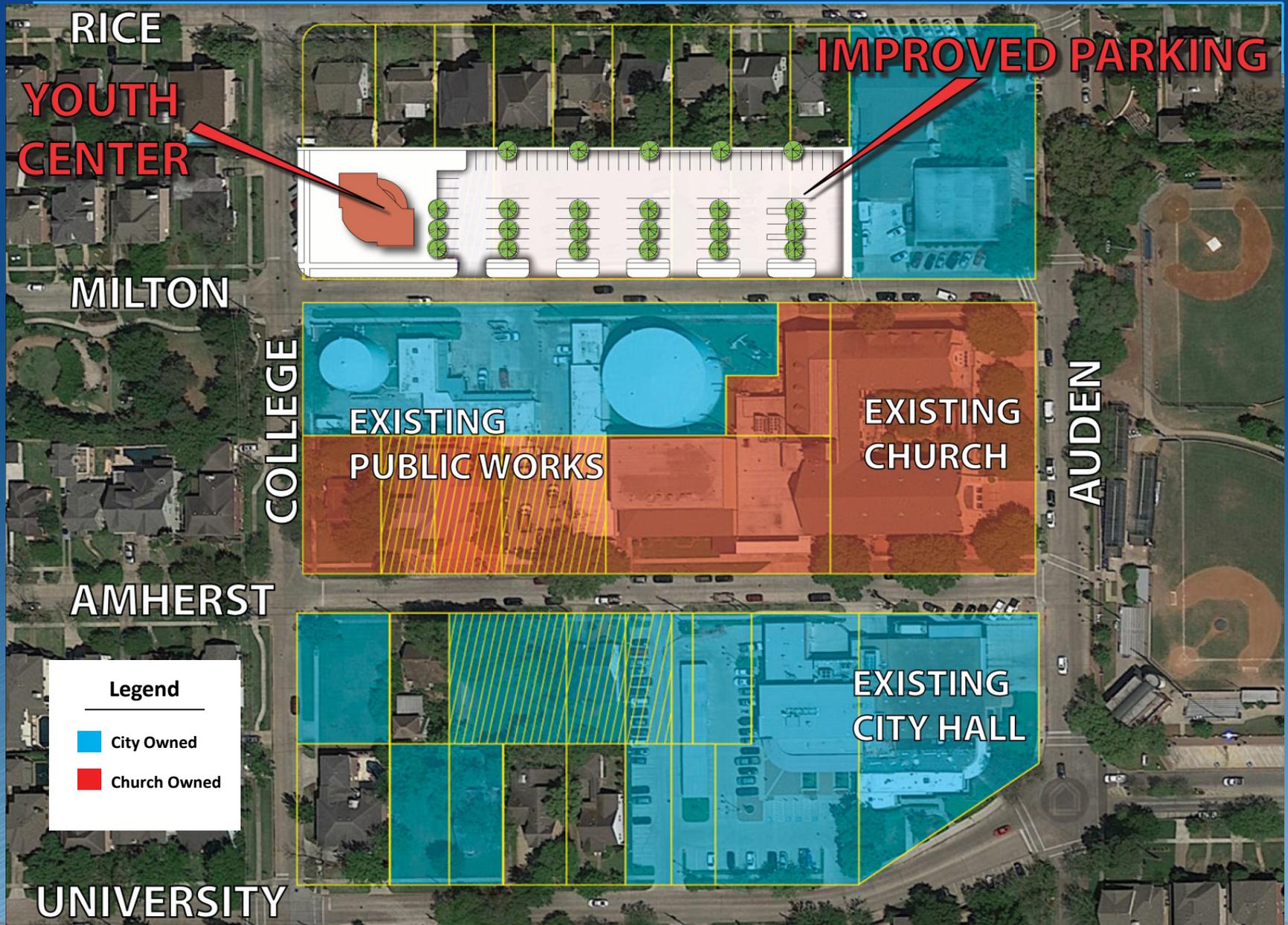
Impact of City Proposed Plan

- Consider a property exchange with West U Baptist Church for Public Works Maintenance property for 3 lots on municipal block.
- Would relocate Public Works Maintenance facility out of city center.
- Would enable future City Councils and residents to decide the makeup of a long range municipal block.
- Could retain greenscape, minimize traffic and open possibilities for other long-term quality of life benefits within the municipal complex.
- Would retain maximum number of options for the City to be determined by a future Council action and/or voter referendum.

Potential Property Ownership (City Plan)



City Proposed Option # 2



Impact of City Proposed Option # 2

- Consider a property exchange with West U Baptist Church for 3 lots on Amherst on the municipal block for 3 lots on Amherst where the Public Works Administration building is located. Would require a long term agreement to allow both entities to continue to use their existing buildings for up to 20 years.
- Would enable future City Councils and residents to decide the makeup of a long range municipal block.
- Could retain greenscape, minimize traffic and open possibilities for other long-term quality of life benefits within the municipal complex.
- Would retain maximum number of options for the City to be determined by a future Council action and/or voter referendum.

Next Steps

- Consider conducting a short citizen survey that would put the land options before the public (no major building options are being considered other than moving the PW Maintenance Facility to Dincans);
- Seek further legal guidance about the options available for the Church's Youth Center with consideration of City land use ordinances as well as State and Federal religious protections;
- Develop a non-binding RFP that could be used to solicit interest from the Church for exchanging some or all of the target properties, with the understanding that the City has no obligation to proceed;
- Holding discussions with affected property owners, including the Church, to discuss the implications of a Municipal Campus; and
- Refine cost estimates of the concept(s) for inclusion the citizen survey.

QUESTIONS



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