

# HUTTO, TEXAS

CO-OP DISTRICT – OLD TOWN – DRAINAGE SOLUTIONS

12/04/2017



# Co- Op Entertainment District

The purpose of the project is to provide a mixed-use, walkable development consisting primarily of **retail**, high density **residential**, **entertainment**, **restaurant**, **civic** and **office** components. Design requirements dictate that the uses generally be oriented towards the street and linked together by **pedestrian elements** such as **walking trails**, **pedestrian plazas** and **storefront sidewalks**.

# Project Scope

The Co-Op District is an approximately **25 acre site** located along **US Highway 79**, adjacent to **Short Street**. The site is mostly vacant, with The Gin building and several silos on the southern and eastern edge.





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**HUTTO** CITY OF

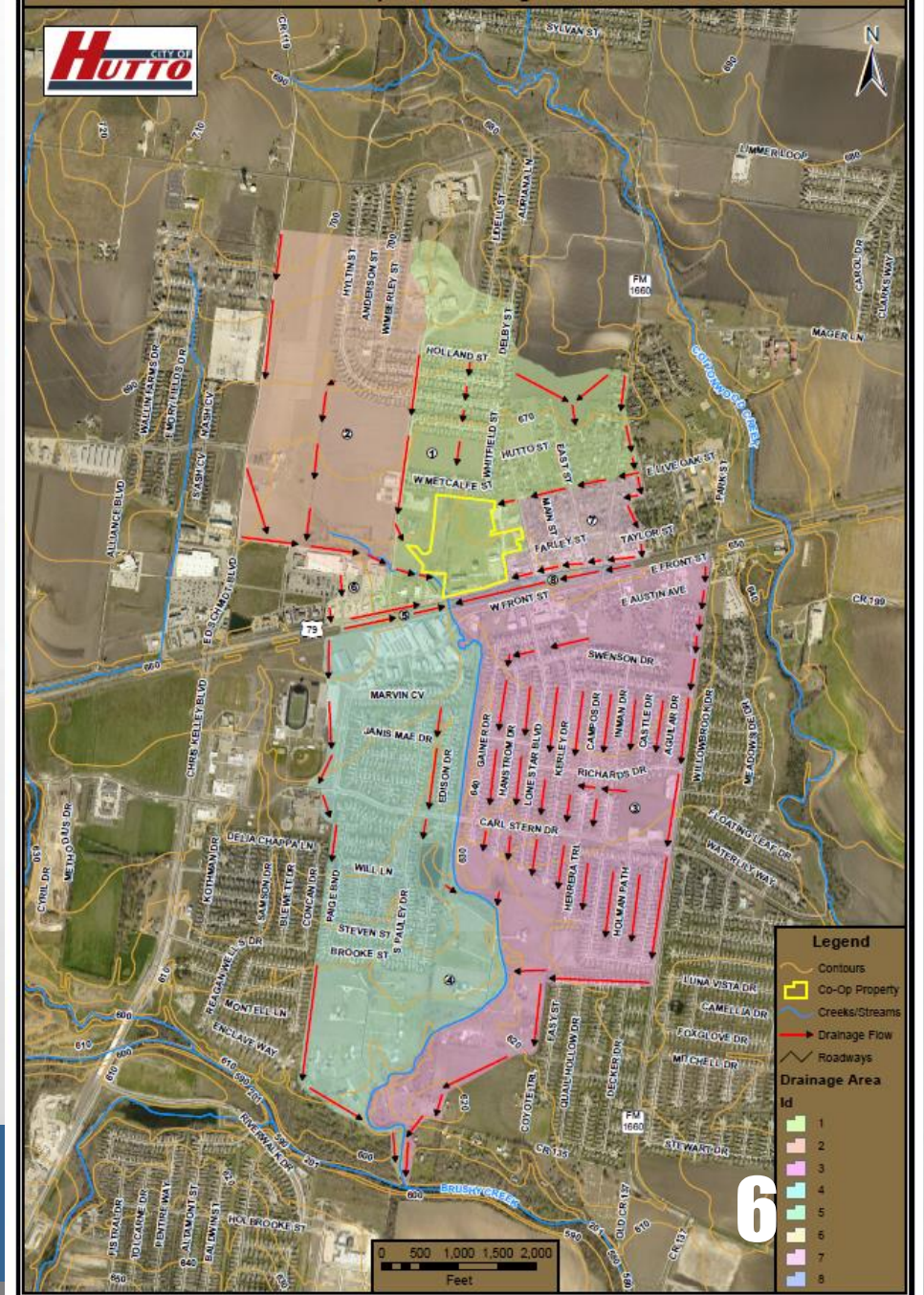
	Land Use	Floors	Sq. Ft./Floor	Sq. Ft. Total
1	Bank	1	4,500	4,500
2	Restaurant	1	3,500	3,500
3	Retail/Office	2	10,000	20,000
4	Restaurant	2	6,000	6,000
5	Restaurant	1	9,500	9,500
6	Restaurant	2	5,000	5,000
7	Retail	1	5,000	5,000
8	Retail	1	7,000	7,000
9	Retail	1	4,000	4,000
10	Gin Building	1		
11	Multi Family	4	18,000	72,000
12	Multi Family	4	20,000	80,000
13	Garage	4		
14	Retail/Office	2	20,000	40,000
15	Retail/Office	2	20,000	40,000
16	Garage	4		
17	Retail/Office	3	5,000	15,000
18	Retail/Office	3	5,000	15,000
19	Retail/Office	3	4,000	12,000
20	Retail/Office	3	10,000	30,000
21	800 Seat Theater	1	30,000	30,000
22	Retail	1	5,000	5,000
23	Multi Family	3	17,000	51,000
24	Civic/Office	2	20,000	40,000
25	Hotel	6	20,000	120,000

**Total Sq. Ft. : 614,500**

# Co-Op in Construction



# Flooding in Old Town



# Drainage & Flooding Problems



# Drainage Solutions



## Challenges:

- **Open ditches**
- **Residents & businesses experience flooding in streets and alleyways**

## Solutions:

- **Request drainage easement from the County**
- **Construct storm sewer**
- **Regional detention on Co-Op site**
- **Review resize box culvert under US79**
- **Prepare drainage study**
- **Take over HOA maintained drainage ditches**

# Development Agreement

**This Public-Private Partnership is subject to a Development Agreement (DA) between the City of Hutto and MA Partners. The DA includes the construction of infrastructure (including the Live Oak extension), City Hall & Library, and includes performance standards with respect to retail, parking and mixed-use development.**

# MA PARTNERS PROJECT TEAM

**MA PARTNERS, LLC**

***DEVELOPER***

**LANDDEV CONSULTING**

***ENGINEERING, DESIGN & CONSTRUCTION PLANS***

**COBB FENDLEY**

***DRY UTILITY DESIGN & CONSTRUCTION***

**SEC PLANNING**

***LANDSCAPE ARCHITECTURE & HARDSCAPE DESIGN***

**SOMMERS MARKETING**

***PUBLIC RELATIONS & ADVERTISING***

**ALAN M. MCGRAW, PC**

***LEGAL***

**METCALFE WOLFF STUART & WILLIAMS, LLP** ***LEGAL***

**HNTB**

***INFRASTRUCTURE***

**DPFG**

***FINANCIAL ANALYST***

**PRESTON HOLLOW**

***FINANCIAL ANALYST***

# MA PARTNERS PROJECT TEAM

**JACKSON GALLOWAY**

***ARCHITECT - HUTTO CITY HALL***

**JOHN KING CONSTRUCTION**

***GC - HUTTO CITY HALL***

**ENVIROPLAN ARCHITECTS**

***ARCHITECT - HUTTO CO-OP DEVELOPMENT***

**AMERICAN CONSTRUCTORS**

***GC - HUTTO-CO-OP - PARKING GARAGE***

**CC CARLTON**

***SITE WORK CONSTRUCTION***

**4WARD SURVEYING**

***BOUNDARY/TREE/TOPO***

**HORIZON ENVIRONMENTAL**

***PHASE I ENVIRONMENTAL***

**MLA LABS**

***GEOTECHNICAL***

**ALLIANCE TRANSPORTATION GROUP**

***TIA***

**UTZ ENVIRONMENTAL**

***LANDSCAPE & IRRIGATION***

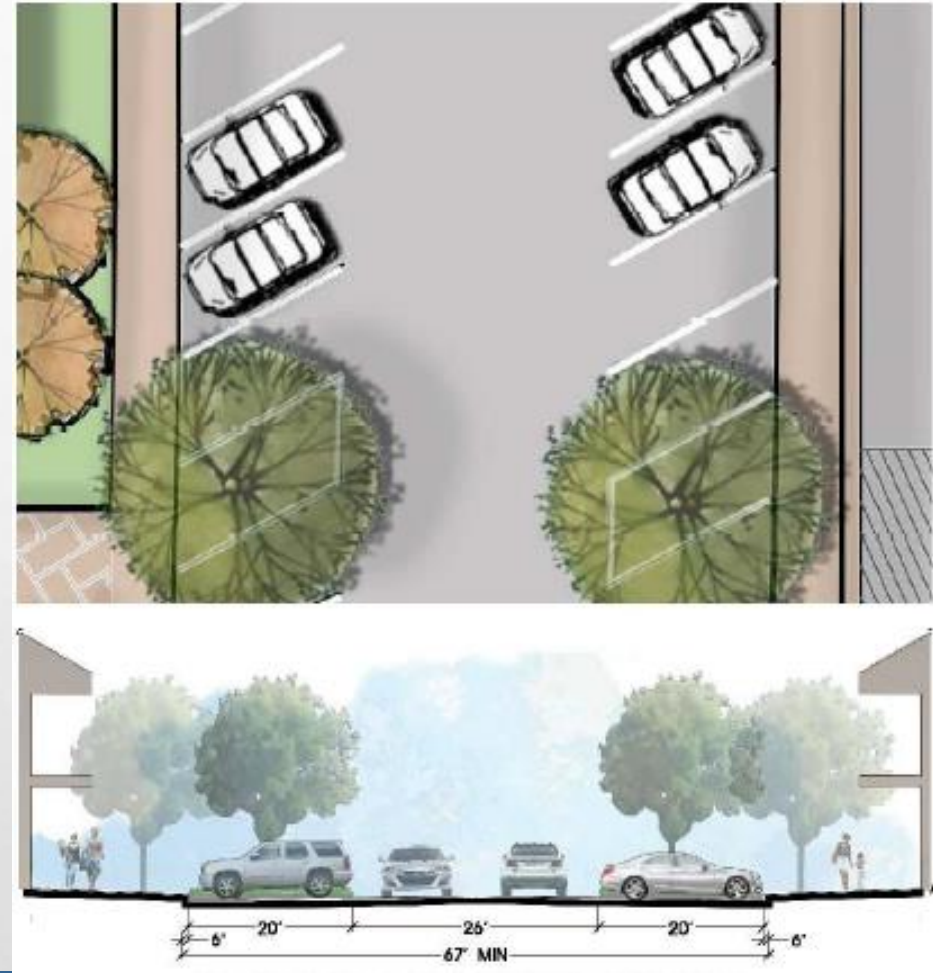
# Development Tracts



# Development Framework



# Street Sections – Live Oak Extension runs East to West



# Green Spaces/Landscaping



**Regional detention ponds will also create additional amenities for the community.**



# Site Design Standards

- An **Architectural Review Committee (ARC)** will review proposed development plans.
- The ARC shall establish design **guidelines to specify the building and site orientation**. For each project, items such as architectural plans, site plans with landscape and parking lot layouts shall be submitted to the ARC for their review and approval. The approval of the ARC shall not take the place of any and all required submittals to the **City, County or other governmental agency** as necessary to receive regulatory approvals.

# Uses

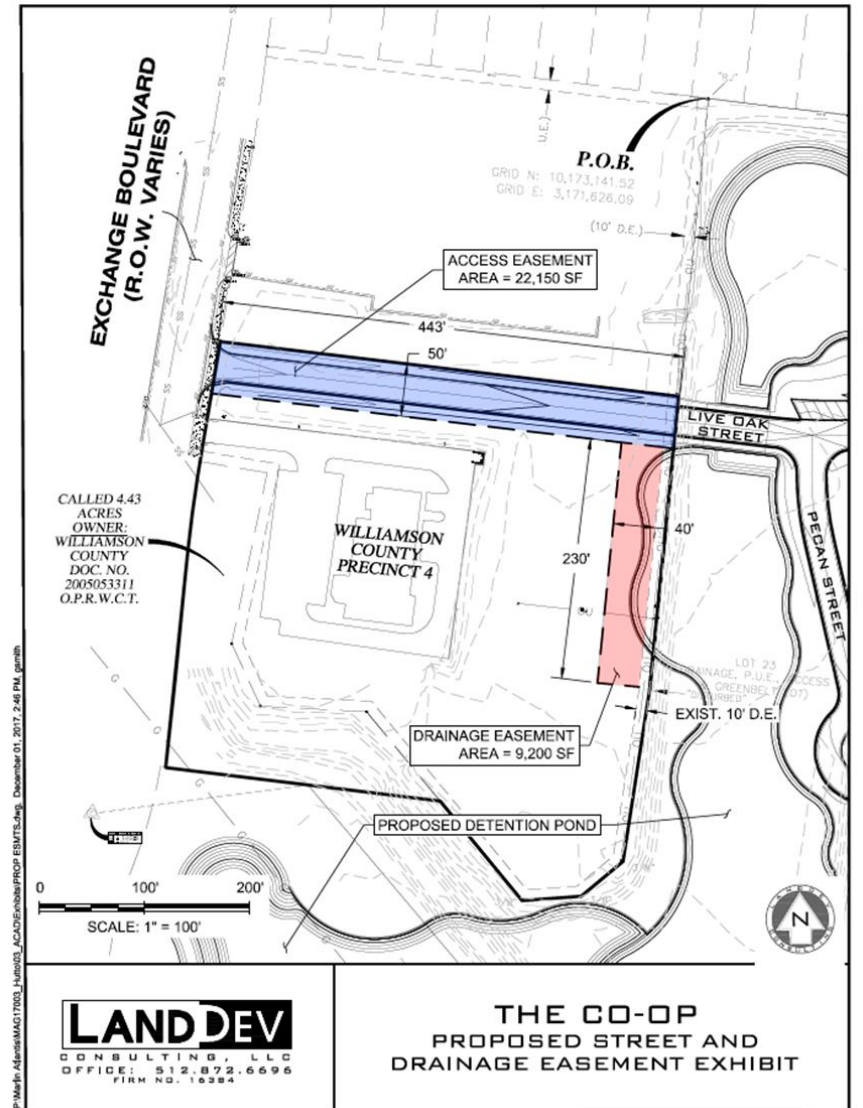
- **Multi-family**
- **Townhouse**
- **Mixed use**
- **Assisted Living**
- **Independent Living**
- **Library**
- **Community Service**
- **Government Facilities**
- **Park**
- **Amenity/Rec Center**
- **Commercial Parking**
- **Parking Garage**
- **Restaurant/Bar**
- **Food Catering (accessory)**
- **Nightclub (with SUP)**
- **Entertainment Facility/Theater**
- **Outdoor Entertainment (amphitheater)**
- **Live/Work Units**
- **Professional Office**
- **Medical Office**
- **Vet clinic**
- **Personal/business Service Shop**
- **Print Shop**
- **Hotel/B&B**
- **Retail Sales & Service**
- **Day Care (accessory)**
- **School**
- **Public Utility Substation**
- **Data Center**
- **Research & Development**
- **Bus Stops**
- **Hospital**

# Real Estate - Easement for Roads & Drainage

## County Land

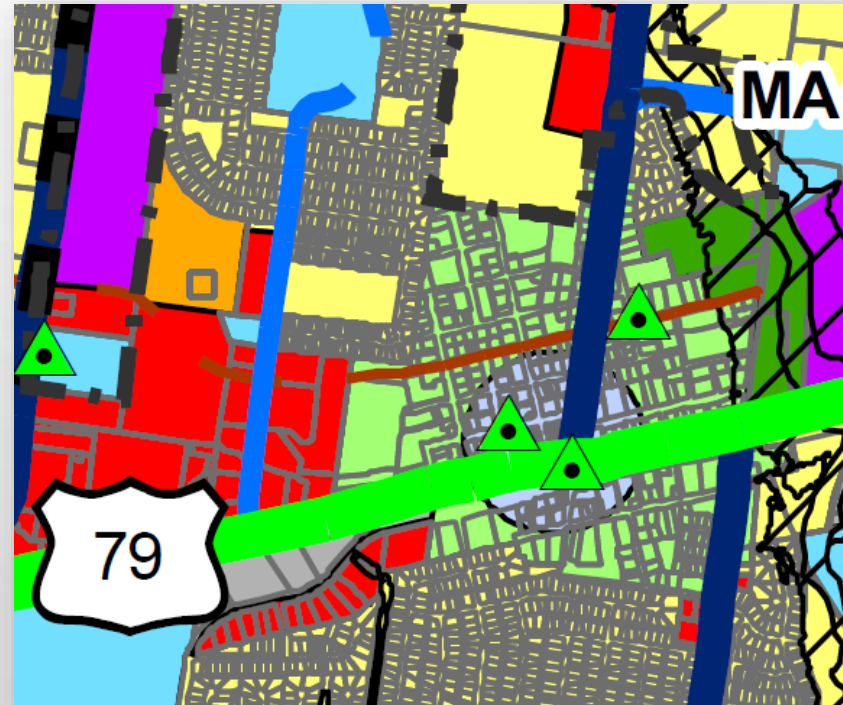
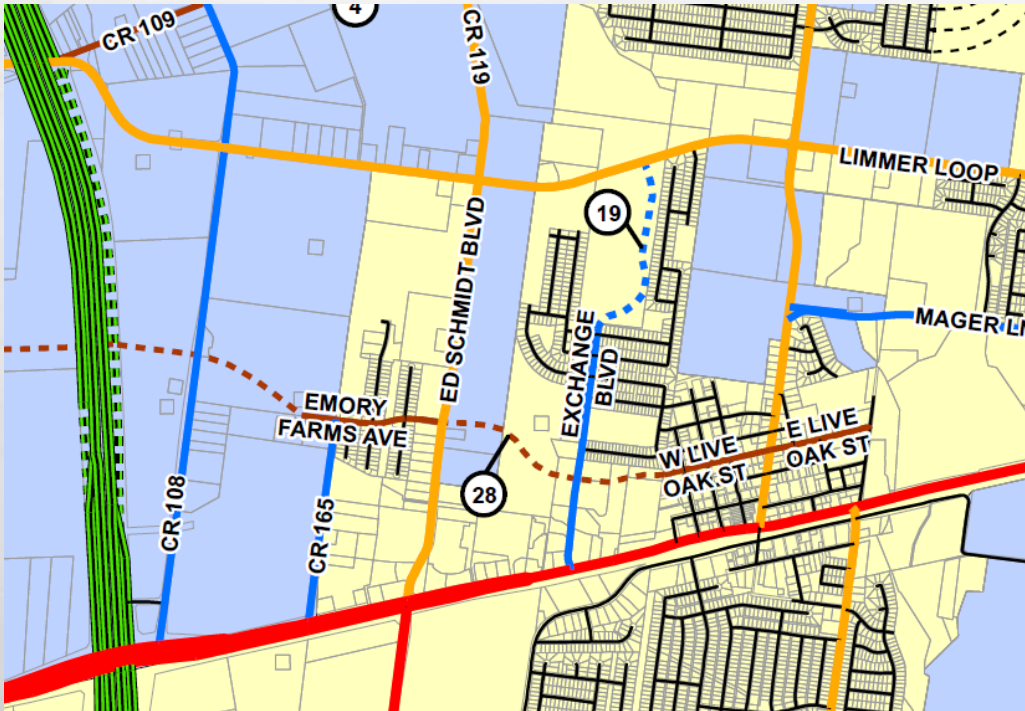
- Square footage of the road: 22,150 SF
  - Square footage of the drainage: 9,200 SF
- TOTAL SQUARE FOOTAGE: 31,350 SF**

**Less than one acre**



# Request for Road Easement

- Consistent with the City's 2011 Thoroughfare Plan
- Consistent with the City's 2040 Future Land Use Map



# Real Estate – Two Year Option

**Two year option to purchase the balance of the property at the appraised value minus the appraised value of the city building that the City is proposing to swap:**

- **Value of County Building** the appraised value of One Million, Five Hundred Ten Thousand Dollars (\$1,510,000).
- **Value of City Building:** the appraised value of Five hundred eighty three thousand dollars (\$583,000).
- **Difference:** The appraisals for the County Property Tract demonstrates a value in excess of the appraisal for the City Property. upon execution and delivery of the deeds to the properties, the City shall pay to the County Nine Hundred Twenty-Seven Dollars (\$927,000) representing the difference in the two appraisals.

# TIRZ – Preliminary Project Plan

The project description of the work associated with the development of the Co-Op Entertainment District and associated regional detention issues include infrastructure improvements and maintenance of improvements related to the following:

1. **New and improved roads** that will serve the immediate project area and provide access to and through the Co-Op Entertainment District and provide for **site specific, community** and **regional connectivity** and **mobility** as a way to improve **public safety** within the project area. This includes new roadways and may include improvements to existing roads such as US Hwy. 79.
2. **Regional storm, sewer and drainage improvements** that will serve the area in and around the Co-Op Entertainment District. All proposed work will benefit the property within the zone. These improvements will serve to **alleviate existing flooding and drainage problems** and increase the capacity to serve the development of the Co-Op Entertainment District and the Old Town area.
3. **Utility placement and relocation** as a result of the improvements described in point 1 and 2 above.

# TIRZ - Preliminary Financing Plan

<b>1. Regional storm, sewer and drainage (approximately)</b>	<b>\$3,675,000</b>
<b>2. Road improvements including highway 79 and east-west Live Oak extension (approximately)</b>	<b>\$1,200,000</b>
<b>3. Utility relocation (approximately)</b>	<b>\$625,000</b>
<b>4. Public Parking</b>	<b>\$10,000,000</b>

**TOTAL \$15,500,000**

# Answering Co-Op District Questions

## 1. A list of items the TIRZ Project would fund with County contribution:

- **Regional storm, sewer and drainage** that will serve the area in and around the Co-Op Entertainment District. This will serve to alleviate existing flooding and increase the capacity to serve the redevelopment of a larger redevelopment area.
- **Road improvements** that will serve the immediate project area that will provide for site specific, community and regional connectivity and mobility as a way to enhance public safety within the subject area. This includes new roadways and improvements to existing roads such as US HWY 79.
- **Utility placement and relocation** as a result of the above and redevelopment of the project area.

## 2. Schedule of infrastructure funded. Require an Engineers Certification on drainage issues and costs as well as any turn lanes, new roads or any infrastructure proposed with County contribution.

- The infrastructure to be funded by the TIRZ is generally listed above. The infrastructure would include **substantial work on drainage and flooding issues** as well as **road improvements** including, but not limited to, the extension of Live Oak as an important **east-west connector** and **improvements on Highway 79**. All costs will be subject to **certification by engineers** and **inspection by City inspectors**.

# Answering Co-Op District Questions

3. **Project has apartments shown. Noted that the County has not and would not contribute to any residential multi-family, County does not subsidize residential projects as that would open a floodgate of similar requests within the County.**
  - **There will be **no contribution** to residential, multi-family construction. There will be a contribution to road, utility and drainage improvements which will service the entire Co-Op Entertainment development and area adjacent to the site, including any construction with the Co-Op which may include multi-family development.**
4. **Can there be changes to the project list without the concurrence of the County?**
  - **The proposal is that the TIRZ ordinance by the City and the TIRZ order by the County will provide that the project list will be approved by both the County and City **and no changes will be made without the concurrence of both County and City.****
5. **Can there be changes to the project list without the concurrence of the County?**
  - **See the answer above.**
6. **What is the projection of Increased Property Value?—Is there a valued market assessment, one that can be verified and, if so, it needs to be presented?**
  - **An increased property value assessment due to the construction of infrastructure improvements and private construction within the Co-Op Project is being prepared and will be furnished to the County.**

# Answering Co-Op District Questions

## **6. Will the County shall have proper representation on board?**

- The proposal in the TIRZ ordinance by the City and the County TIRZ order will be for a five-member board, with three appointed by the City and two appointed by the County.

## **7. City Council must not be able to overrule TIRZ Board.**

- Any action regarding the TIRZ board and projects to be completed by the TIRZ will require TIRZ board approval, City approval and County approval.

## **8. City Council must not be able to remove/fire the board members.**

- The TIRZ board will remain at three City appointees and two County appointees with any changes to reflect either removal or approval of replacements by the entity which made the appointment.

## **9. No County Liability on any bonds.**

- Agreed.

# TIRZ

**Current taxes from County land and Co-Op District site are Zero.**

- **City would be contributing incremental ½ of Ad Valorem increase.**
- **County would be contributing incremental ½ of Ad Valorem increase.**
- **Term shall be up to a 20 year period**

# The Ask

**The City of Hutto is asking Williamson County**

- To **contribute 50% of the incremental increased tax** that the County will receive over the 20-year term of the project (until debt is retired).
- To **provide a road and drainage easement** to ensure a regional storm and drainage system to regulate storm water control for County residents, ensuring the safety of the region for those who commute and experience the Co-Op entertainment District – the single largest private sector investment in the history of Hutto.
- To **sell its existing building** to the City in exchange for an appraised value price.

# The Benefits

**Separate report.**

# Questions?