

H-6

Consider a resolution accepting the proposed Old Town Keller Phase II Implementation Plan and Conceptual Layout.

OTK Phase II Overview

- Proposed plan aims to improve infrastructure, safety, mobility, aesthetics and other amenities in Old Town over a 20+ year period
- Follows 2017 completion of OTK Phase I and allows for long-term vision that supports economic growth, enhances OTK as a destination location and fosters a unique identity within Keller
- Should City Council accept the OTK Phase II plan and layout, staff has identified project elements to consider for the first two steps of the project that may be cash or debt funded with no impact to the city's tax rate
- The city may explore a variety of funding options for subsequent steps, including a Tax Increment Reinvestment Zone (TIRZ)

OTK Phase II Proposed Plan and Layout Development

- Dec. 2017: Professional services agreement awarded by City Council tasked Kimley-Horn with developing conceptual layout and implementation plan for the portion of Old Town Keller east of Main St./Hwy. 377 and south of Keller Parkway
- Jan. – Nov. 2018: City of Keller/Kimley-Horn project team oversaw:
 - Public engagement activities
 - Data collection and analysis
 - Opportunity evaluation/layout and plan development
- June 5, 2018: City Council work session
- Oct. 2, 2018: City Council work session
- Dec. 4, 2018: City Council work session discussion with a focus on project elements to be cash funded and included in Step I

Excellence • Integrity • Service • Creativity • Communication

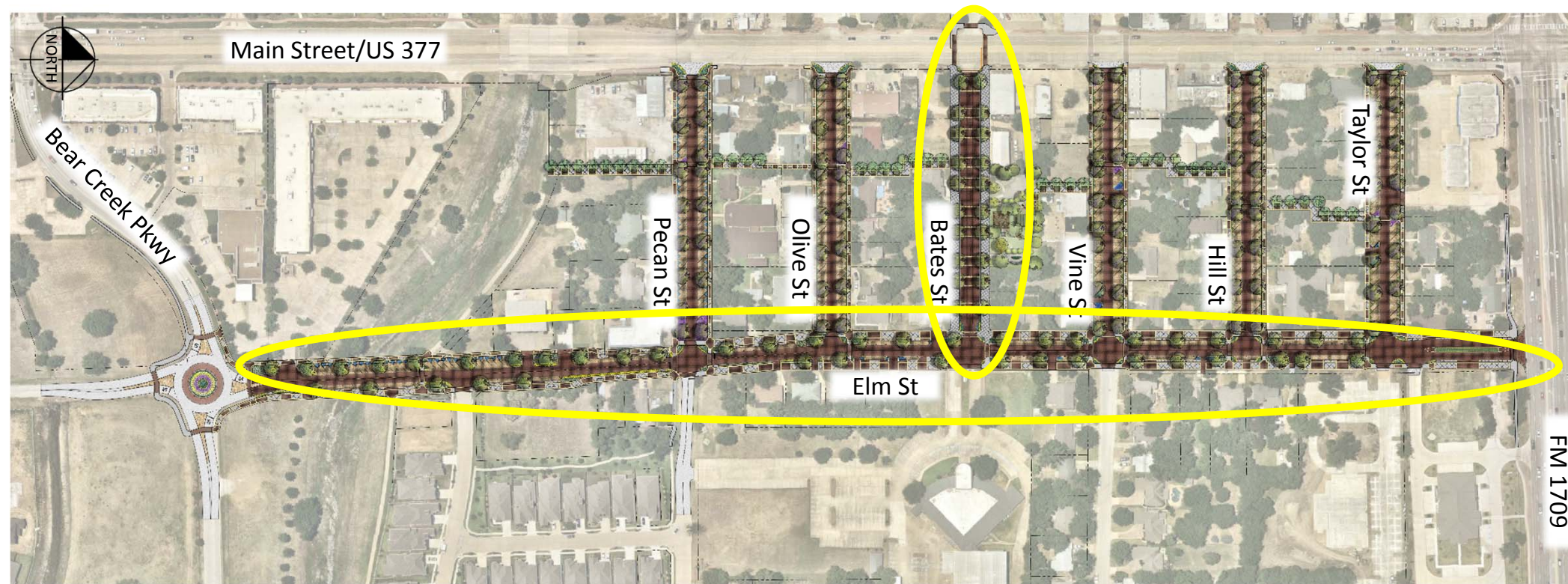
OTK Phase II – Major Project Components

1. Capital Improvements
 - **Main St. pedestrian crossing at Bates St.**
 - **Shared Street (Bates St.)**
 - **Elm St. Roadway Improvements**
 - Side street reconstruction
 - Franchise utility relocations
2. **Bates Park Development**
3. Art & Pedestrian Enhancements
 - **Public art**
 - Pedestrian walkway
 - Wayfinding
4. Public Private Partnership
 - Overhead pedestrian crossing (Main St.)
 - Parking solutions (parking lot or garage)



Excellence • Integrity • Service • Creativity • Communication

OTK Phase II Opinion of Costs



\$19,465,000 for Steps I & II

Excellence • Integrity • Service • Creativity • Communication

OTK Phase II Proposed Step I

	OTK Tunnel Cash	GF Cash	KDC	Public Art	W/WW Fund	Total
Bates Street	\$2,510,000				\$170,000	\$2,680,000
Main Street Crossing	\$530,000					\$530,000
Bates Park			\$685,000			\$685,000
Public Art				\$50,000		\$50,000
Elm, Side Streets, & Walkway Design	\$960,000	\$560,000				\$1,520,000
Total	\$4,000,000	\$560,000	\$685,000	\$50,000	\$170,000	\$5,465,000

* - Staff is looking into parking opportunities within OTK area

Excellence • Integrity • Service • Creativity • Communication

OTK Phase II Proposed Step II

	Debt/TBD	Public Art Fund	Total
Elm Construction	\$13,500,000		\$13,500,000
Public Art		\$50,000	\$50,000
Side Street Design	\$450,000		\$450,000
Total	\$13,950,000	\$50,000	\$14,000,000

Excellence • Integrity • Service • Creativity • Communication

OTK Phase II Opinion of Costs



**\$10,385,000 to \$17,905,000 for project elements not included in Steps I & II
except public/private partnerships**

(costs shown for design and construction in 2018 and 2022 dollars with 6% inflation)

Excellence • Integrity • Service • Creativity • Communication

OTK Phase II Next Steps

- Dec. 18, 2018: City Council acceptance of OTK Phase II conceptual layout and implementation plan
 - Staff will pursue professional services agreement for project elements identified in proposed “Step 1”
 - Funding for all project elements will follow standard city policies, including City Council approval for all purchases over \$50,000
- Feb. 5, 2019: Work session discussion with consultant regarding possible TIRZ



**Questions?
Sarah Hensley
817-743-4006**

Excellence • Integrity • Service • Creativity • Communication