

## Item D-2

Discuss Old Town Keller Phase II project.



# OTK Phase I Objectives Recap

- Update infrastructure
- Reduce visual clutter
- Provide safe space for pedestrians
- Trail connectivity
- Encourage economic development
- Establish OTK as entertainment destination for residents and visitors



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# OTK Phase I Total Cost: \$4.5 million





# OTK West/East Comparison

	WEST	EAST
Land Size	12.26 acres	28.6 acres
No. Commercial Parcels	32	62
No. Residential Parcels	3	23



# OTK Phase II

- Dec. 2017: Professional services agreement awarded by City Council tasked engineering consultants at Kimley-Horn with developing conceptual layout and implementation plan
- Jan. – Nov. 2018: City of Keller/Kimley-Horn project team oversaw:
  - Public engagement activities including a survey and two community workshops
  - Data collection and analysis
  - Opportunity evaluation/layout and plan development
  - Two City Council work session discussions
- Dec. 2018: City Council acceptance of conceptual layout and implementation plan – next steps to be taken pending conclusion of the Future Land Use Plan update
- March 3, 2020: City Council work session to review project details and revisit Council preference on next steps in preparation for FY 2020-21 budget planning, including possible hiring of TIRZ consultant



# OTK Phase II



## Major Components:

1. Capital Improvements
2. Bates Park Enhancements
3. Art and Pedestrian Improvements
4. Public/Private Partnerships

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# 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

- Pedestrian walkway
- Wayfinding
- Public art

## 4. Public Private Partnership

- Overhead pedestrian crossing (Main St.)
- Parking solutions (parking lot or garage)





# Bates Park Enhancements

## *Proposed Park Entrance Sign*





# OTK Phase II Opinion of Costs



**\$29,850,000 to \$36,735,000 for all elements except public/private projects**

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

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# 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
<b>Total</b>	<b>\$4,000,000</b>	<b>\$560,000</b>	<b>\$685,000</b>	<b>\$50,000</b>	<b>\$170,000</b>	<b>\$5,465,000</b>

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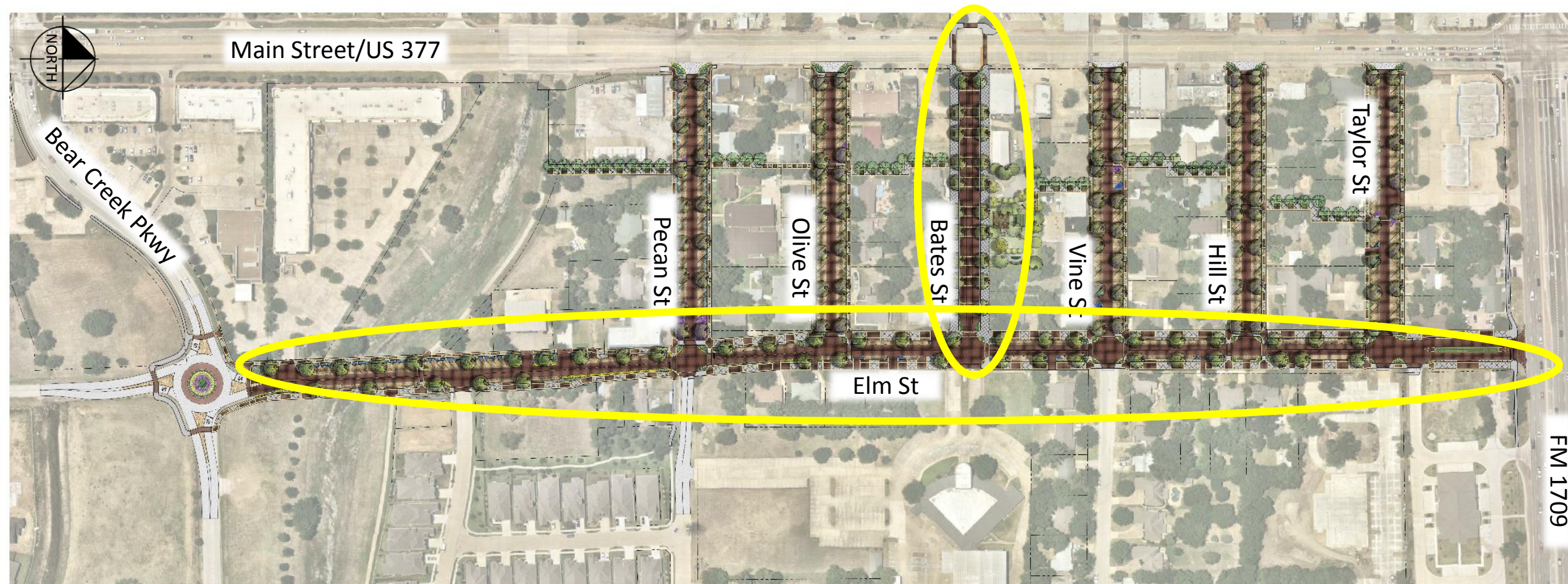


# OTK Phase II Proposed Step II

	Debt/TBD	Public Art Fund	Total
Elm Construction	\$13,503,600		\$13,503,600
Public Art		\$50,000	\$50,000
Side Street Design	\$444,363		\$444,363
<b>Total</b>	<b>\$13,946,963</b>	<b>\$50,000</b>	<b>\$13,996,963</b>



# OTK Phase II Opinion of Costs



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

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# OTK Phase II Next Steps

- March 3, 2020: City Council direction on Steps 1 and 2
  - Professional services agreement to continue design and engineering work
  - Prepare detailed funding and debt options for City Council review
- TBD: Work session discussion with consultant regarding possible funding strategies



**Questions?**

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