



City of Waco

Downtown Redevelopment Project Update

09.17.2024

Tom Balk, Director of Strategic Initiatives

DOWNTOWN REDEVELOPMENT PROJECT UPDATE

Purpose

Progress update on the Downtown Redevelopment Project following City Council's adoption of the Strategic Roadmap in June 2024, and authorization for Phase 1A design services in July 2024.

Background:

- The City engaged Hunt Development Group in March 2024 to serve as master developer over 100 acres surrounding Waco's City Hall to plan and execute an incremental approach restoring the heart of downtown as the gravitational center of Waco.
 - The Strategic Roadmap, adopted on June 18, 2024, defines a series of phases to deliver the community's vision over 12-20 years.
 - Hunt was authorized to begin Predevelopment Services on July 02, 2024 including services to prepare form-based code recommendations as well as Phase 1a technical design services.
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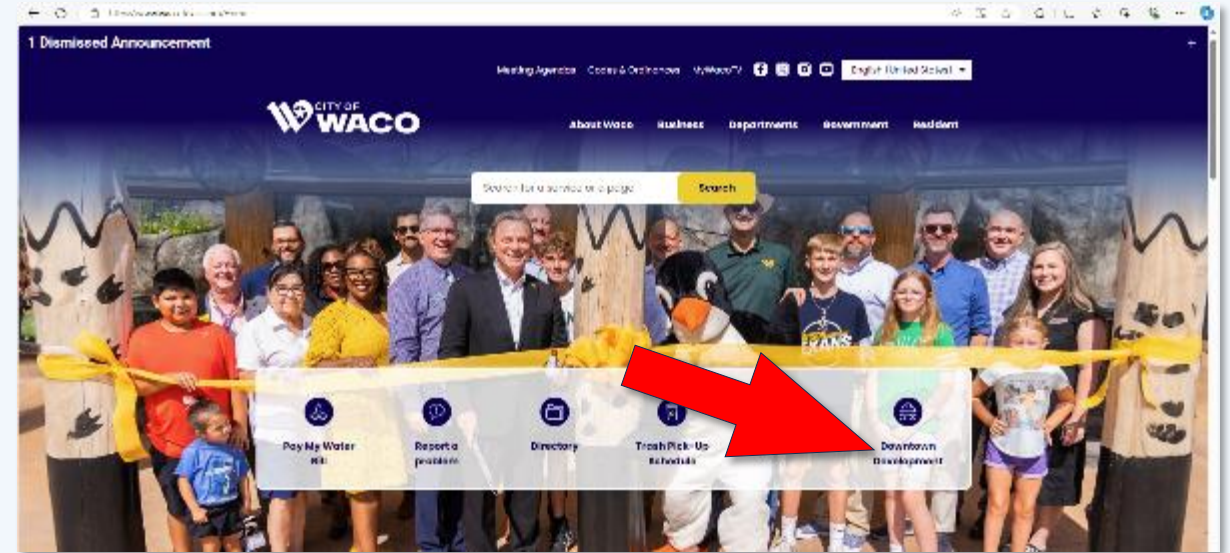
DOWNTOWN REDEVELOPMENT PROJECT UPDATE

Outline

- Project Information & Website
- Public Engagement
- Form-Based Code Development
- Design & Permitting Progress
- Summary & Next Steps

PROJECT WEBSITE

- WacoDowntownRedevelopment.com
- Launched in August to serve as the best source of information for the life of the project
- Easily accessible from the City of Waco homepage
- City social media channels will provide updates
- Find information about public info sessions, the Strategic Roadmap, Phase 1A Design, Form-Based Code, FAQ's, and to reach out with questions.





OUTREACH & ENGAGEMENT

- Meetings held with project neighbors, including upstream neighbors on Barron's Branch
- Public Info Session held 8/27
- Met with Plan Commission 8/27
- Many more to come





**FORM BASED CODE
AS PART OF DOWNTOWN ZONING
ORDINANCE UPDATES**

FORM BASED CODE

TYPICAL ELEMENTS

- Building Form Standards
- Building Type Standards
- Frontage Type Standards
- Public Space Standards
- Block and Subdivision Standards
- Regulating Plan

Move From This...

Sec. 28-671. - Purpose.

The C-4 central commercial district is intended to provide for a wide variety of business, residential and public uses in the central city region. The district regulations are designed to encourage a mix of functions, including retail, service and public uses, to create vitality in the central area as a focus for the community, while recognizing the specific intense urban character of the area. (Ord. No. 1986-49, § 1(4.1801), 9-16-86)

Sec. 28-672. - Permitted uses.

modified

Permitted uses in the C-4 district are:

- (1) Townhouse dwellings.
- (2) Multiple-family dwellings.
- (3) Clinics and lab services, but not including veterinary clinics.
- (4) Financial institutions.
- (5) Clubs, lodges, fraternities and sororities where the chief activity is not a business.
- (6) Commercial and vocational schools.
- (7) Convalescent or rest homes.
- (8) Dressmaking, millinery, tailor shops, shoe repair shops and similar shops.
- (9) Child care facilities.
- (10) Office buildings.
- (11) Personal service shops.

FORM BASED CODE

TYPICAL ELEMENTS

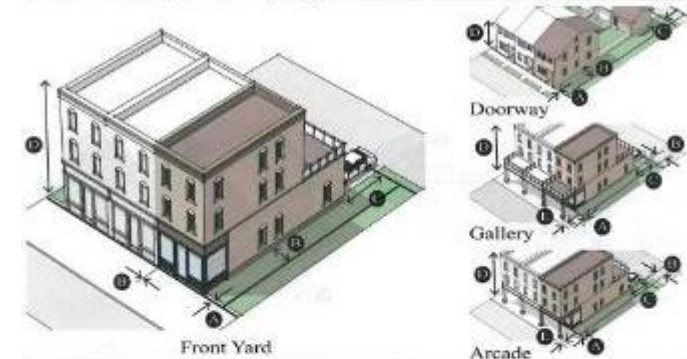
- Building Form Standards
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To This...

6.2 LIVE/WORK BUILDING: GROUP A FRONTAGE TYPES

Allowed Group A Frontage Types:



Building Setbacks

Dimension	Setback	T6	T5	T4	T3	CS
1	Front Setback	0' max.		0' max.		
2	Side Setback	Street-Facing	11' max.	10' max.	5' min.	N/A
		Non Street-Facing	0' max.	10' max.	5' min.	
3	Rear Setback	Corner Lots	with Rear Alley	5' max.	5' max. or 10' min.	
			without Rear Alley	10' max.	5' min.	
		Interior Lots	with Rear Alley	5' max. or 10' min.		
			without Rear Alley	5' min.		
4	Gallery or Arcade Setback	3' max. from curb to column/cover				

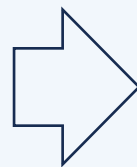
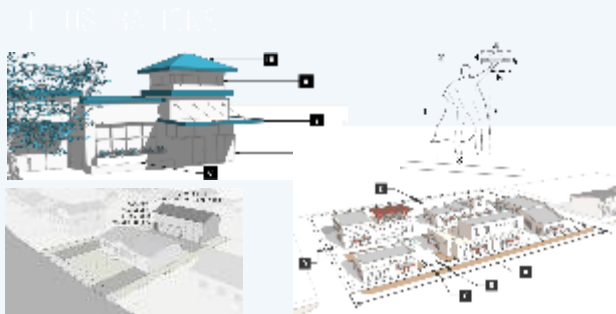
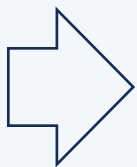
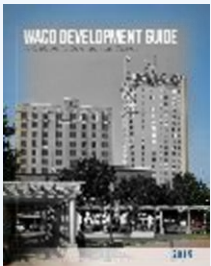
Applicable Notes:
 1: At least 90% of the building facade shall be located at the front setback line.
 2: For buildings located on corner lots, at least the first 30' of the building facade, as measured from the front building corner, shall be located at the setback line.

Building Height

Dimension	T6	T5	T4	T3	CS	
5	Minimum Building Height (stories)	2	2	1	1	N/A
	Maximum Building Height (stories)	10	4	3	2 1/2	

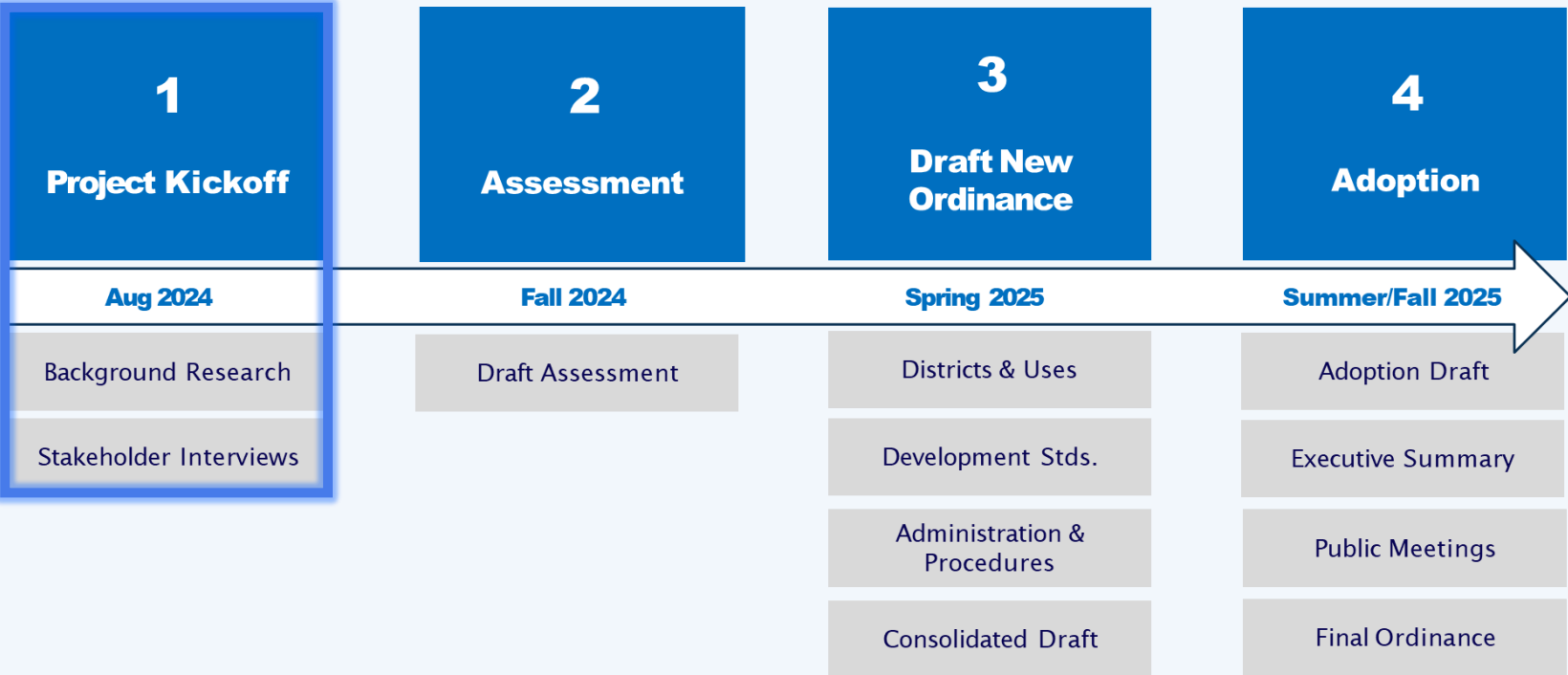
FORM BASED CODE

- Brings clarity for how development should occur in Downtown Waco
- Codifies the character-defining built forms and material standards for Waco-centric placemaking
- Highly illustrative and user-friendly
 - For developers
 - For administration



CODE DEVELOPMENT & REVISION PROCESS

Clarion Associates

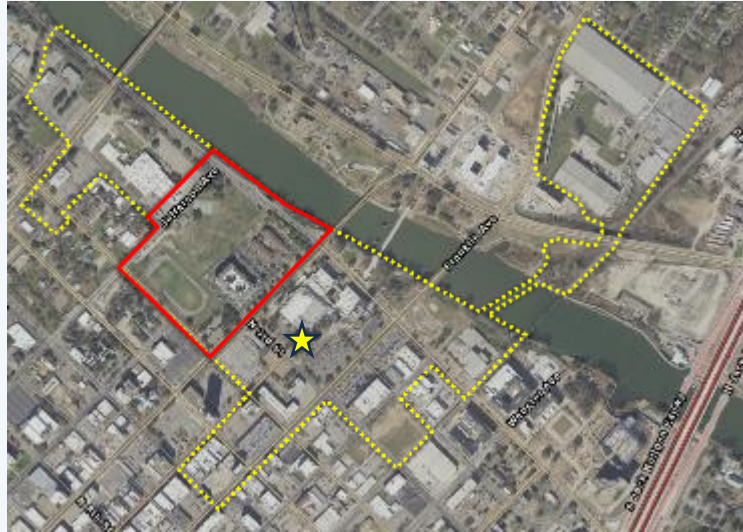


- KEY STAKEHOLDERS**
- Community Members
 - Businesses and Developers
 - City Center Waco and PID
 - Historic Landmark Preservation Commission
 - Plan Commission
 - City Staff
 - City Council



**PHASE 1A
DESIGN AND PERMITTING**

PHASE 1A



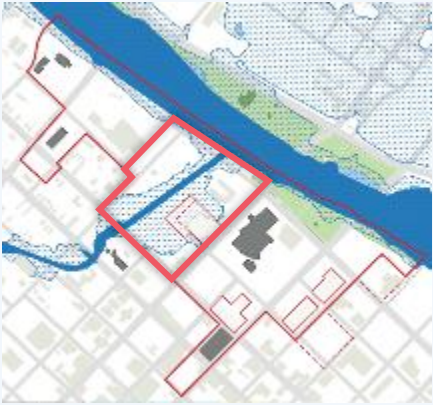
★ = Waco City Hall

PROJECT AREA INFORMATION

- First phase out of four
- 33 acres within the larger project
- Falls primarily within Jefferson to Washington and 4th to the Brazos
 - Also includes new plaza between La Pila and St. Francis
- Corresponds with new Barron's Branch District



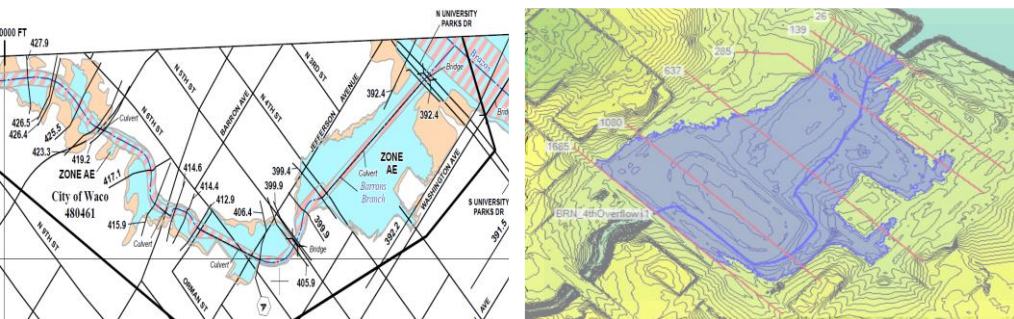
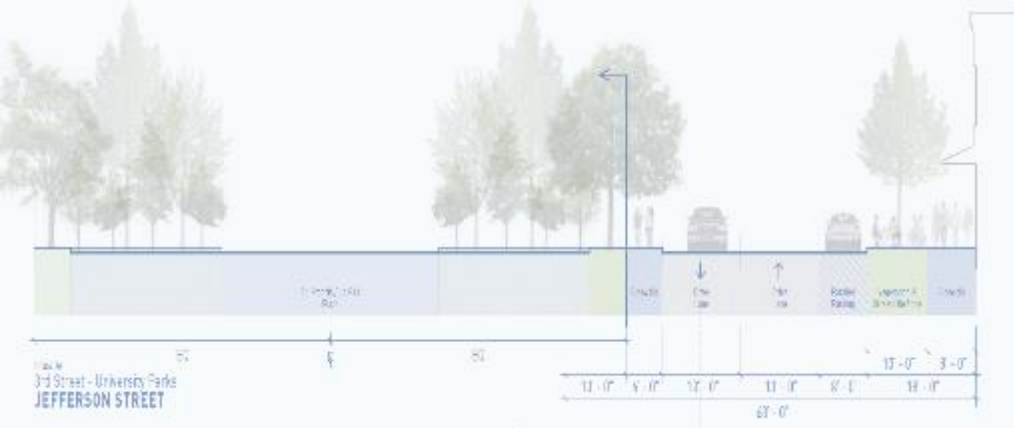
PHASE 1A



CORE COMPONENTS

- Floodplain Permitting and Mitigation (more than 16 acres)
- Utility Replacement (including lead fittings) and Capacity-building
- Parks and Streets for key placemaking, social infrastructure, and building upon the 2023 Downtown Implementation Plan
- Prepares nine sites for compatible privately funded development





DESIGN & PERMITTING

INITIAL 12-MONTH PRIORITIES: *ON TRACK*

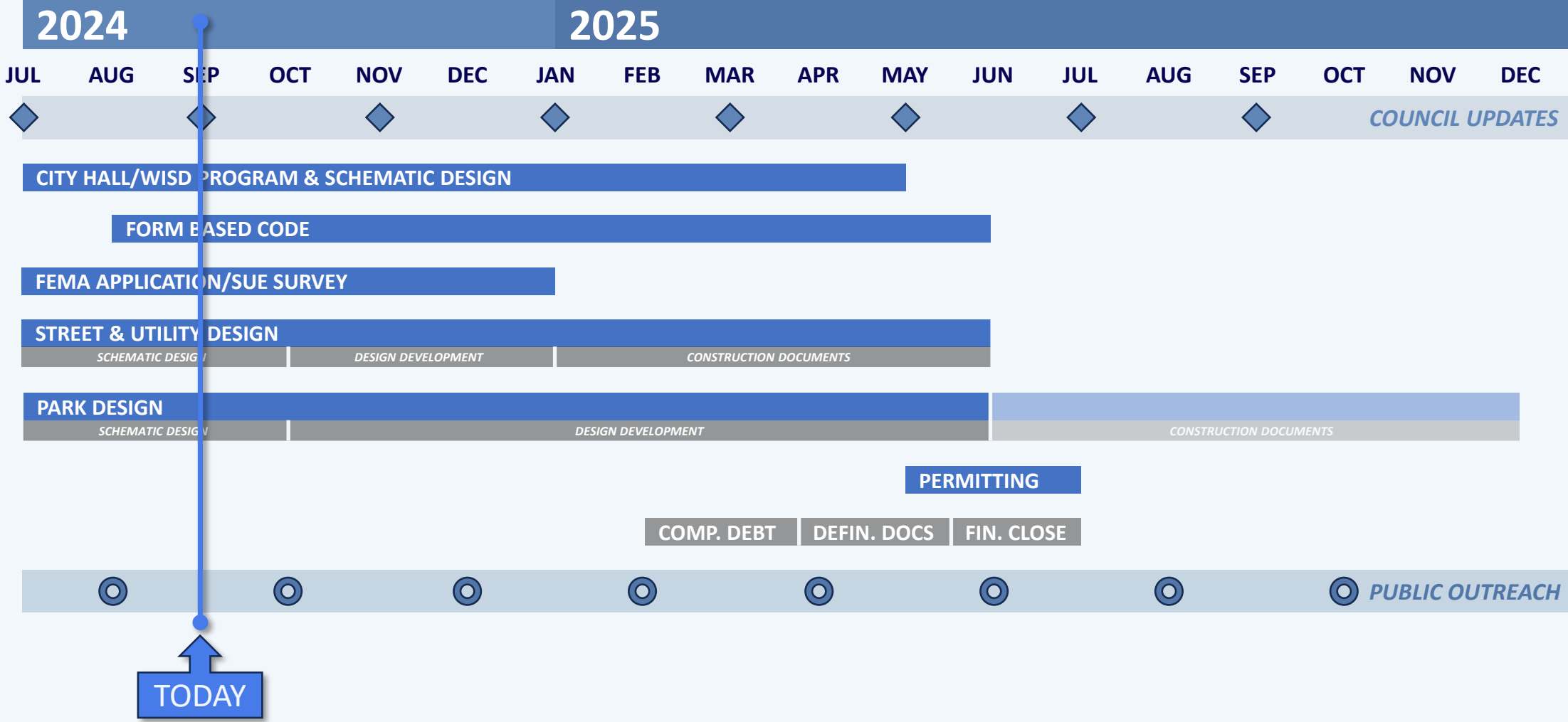
- Survey, Utility Locates, Geotechnical Testing
- Floodplain Modeling
- Schematic Design (~3 months)

→ Design Development (~3 months)

→ Construction Documents (~5 months)
(Utilities and Streets)

- Submission for FEMA and USACE permits in January 2025
- Schedule allows coordination with Form Based Code in parallel

DESIGN SCHEDULE



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Summary

Progress update on the Downtown Redevelopment Project following City Council's adoption of the Strategic Roadmap in June 2024, and authorization for Phase 1A design services in July 2024.

- ✓ The first two months of the Design Phase have progressed on track and according to schedule, in anticipation of permit application in January 2025 and bidding Mid-2025
- ✓ Form-Based Code work has initiated and is underway
- ✓ Stakeholder outreach and public Project Info Sessions have begun and will continue every other month
- ✓ The best source for information throughout the life of the project will be the project website:

WacoDowntownRedevelopment.com



THANK YOU.

Questions: Tom Balk, Director of Strategic Initiatives
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www.WacoDowntownRedevelopment.com