

A large, stylized star graphic composed of several overlapping, semi-transparent blue shapes. The star is centered in the background and has a five-pointed appearance. The points are formed by the intersection of various circular and semi-circular segments.

City of Waco

Downtown Redevelopment Project Update

11.19.2024

Tom Balk, Director of Strategic Initiatives

DOWNTOWN REDEVELOPMENT PROJECT UPDATE

Purpose

Progress update for feedback 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

- Outreach & Public Engagement
- Form-Based Code Development
- Design & Permitting Progress
 - Update Images
- Summary & Next Steps



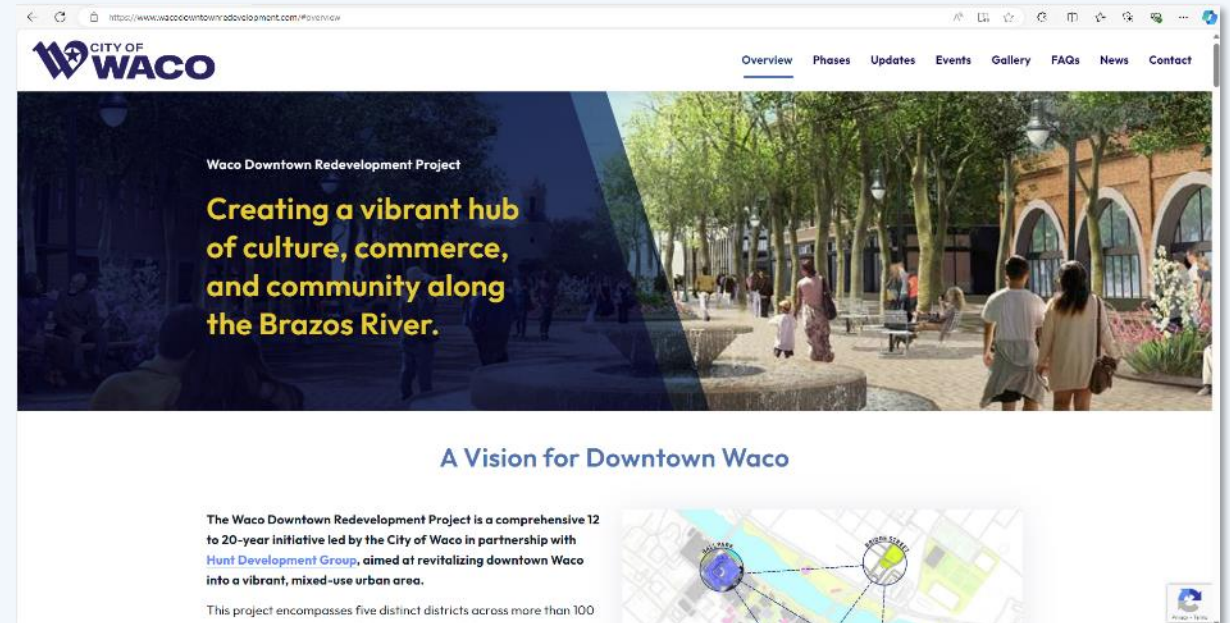
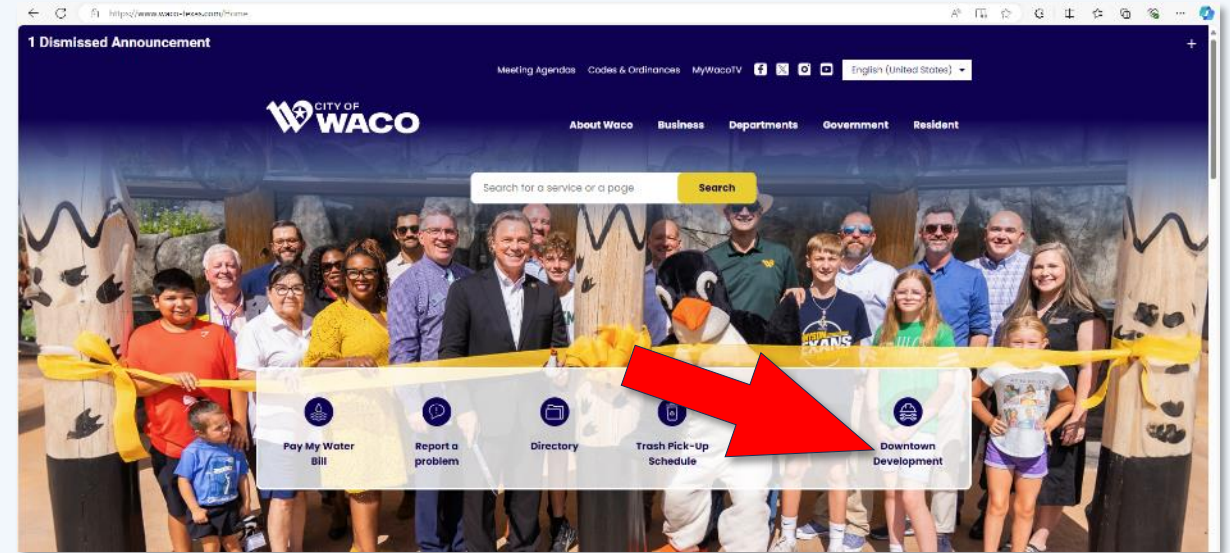
OUTREACH AND PUBLIC ENGAGEMENT

PROJECT WEBSITE

- [WacoDowntownRedevelopment.com](https://wacodowntownredevelopment.com)
- Last time you heard about its launch in August:
 - It's the destination for information about public info sessions, the Strategic Roadmap, Phase 1A Design, Form-Based Code, FAQ's, and to reach out with questions.
- We're pleased to report its being well-used :

1200 users / 700 engaged / 130 downloads

*through October 31, 2024





OUTREACH & ENGAGEMENT

- Meetings held with project neighbors, including St. Francis on the Brazos Catholic Church – Centennial Festival 10/20
- Form Based Code Steering Panel 10/24
- Public Info Session 10/24
- TPID, GWHLA, Sports Commission, Mobilize Waco
- Many more to come

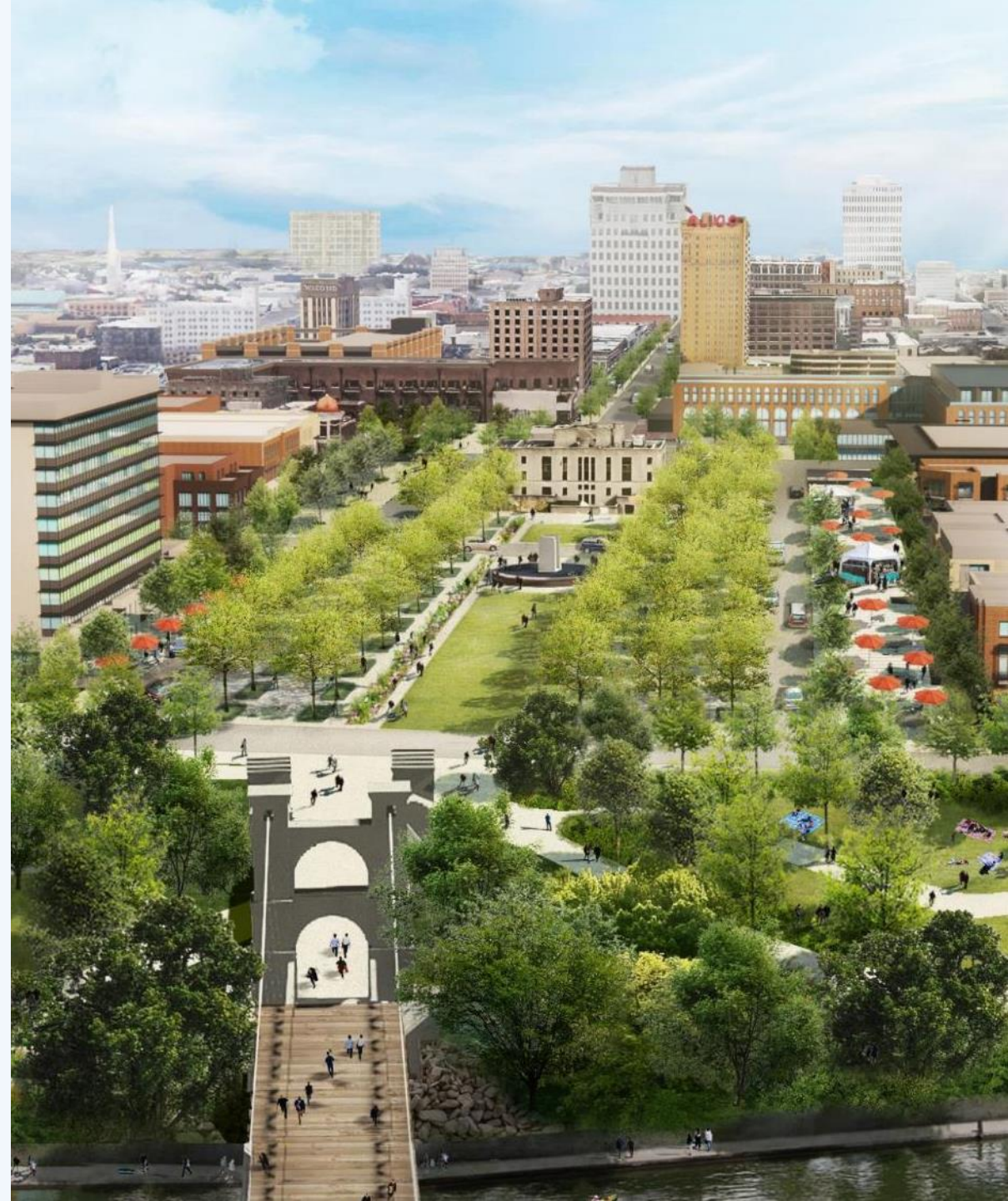
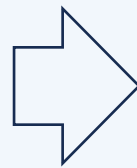
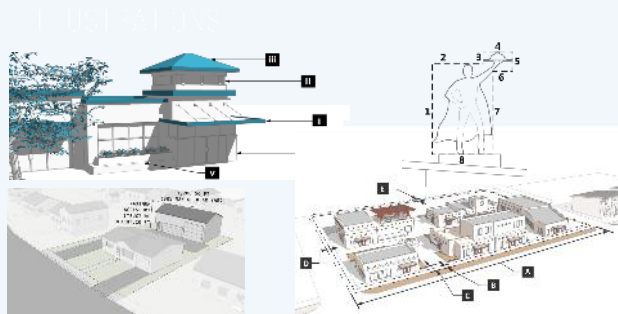
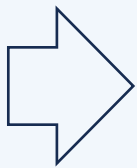
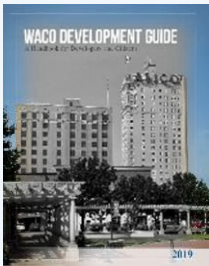




**FORM BASED CODE
AS PART OF DOWNTOWN ZONING
ORDINANCE UPDATES**

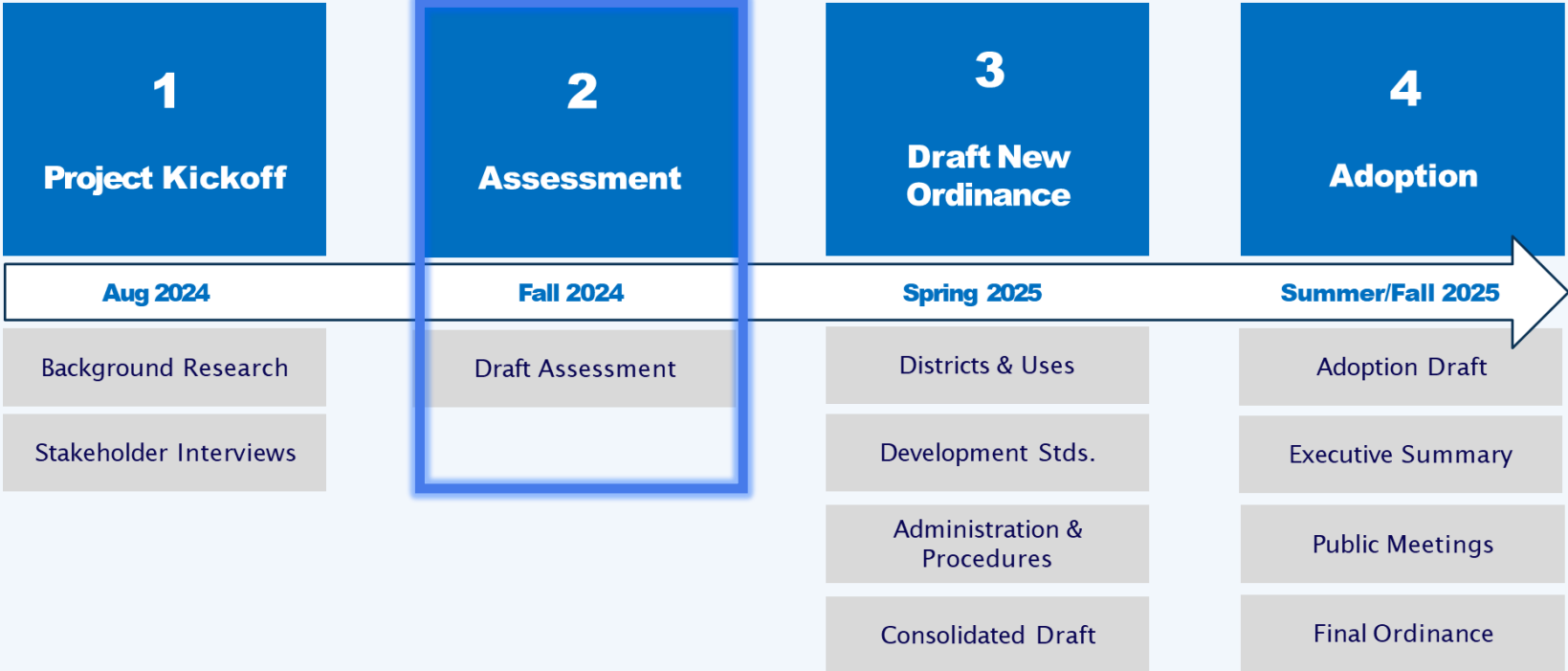
FORM BASED CODE

- 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

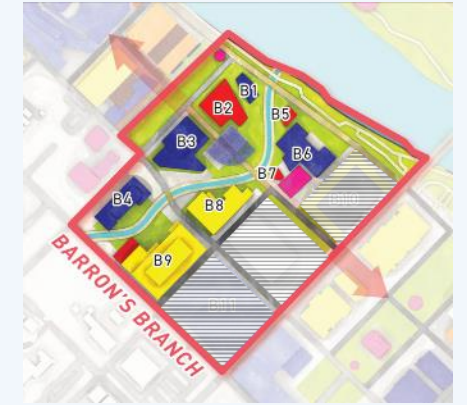
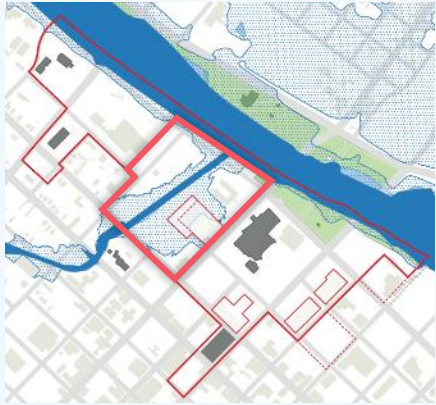


★ = Waco City Hall

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

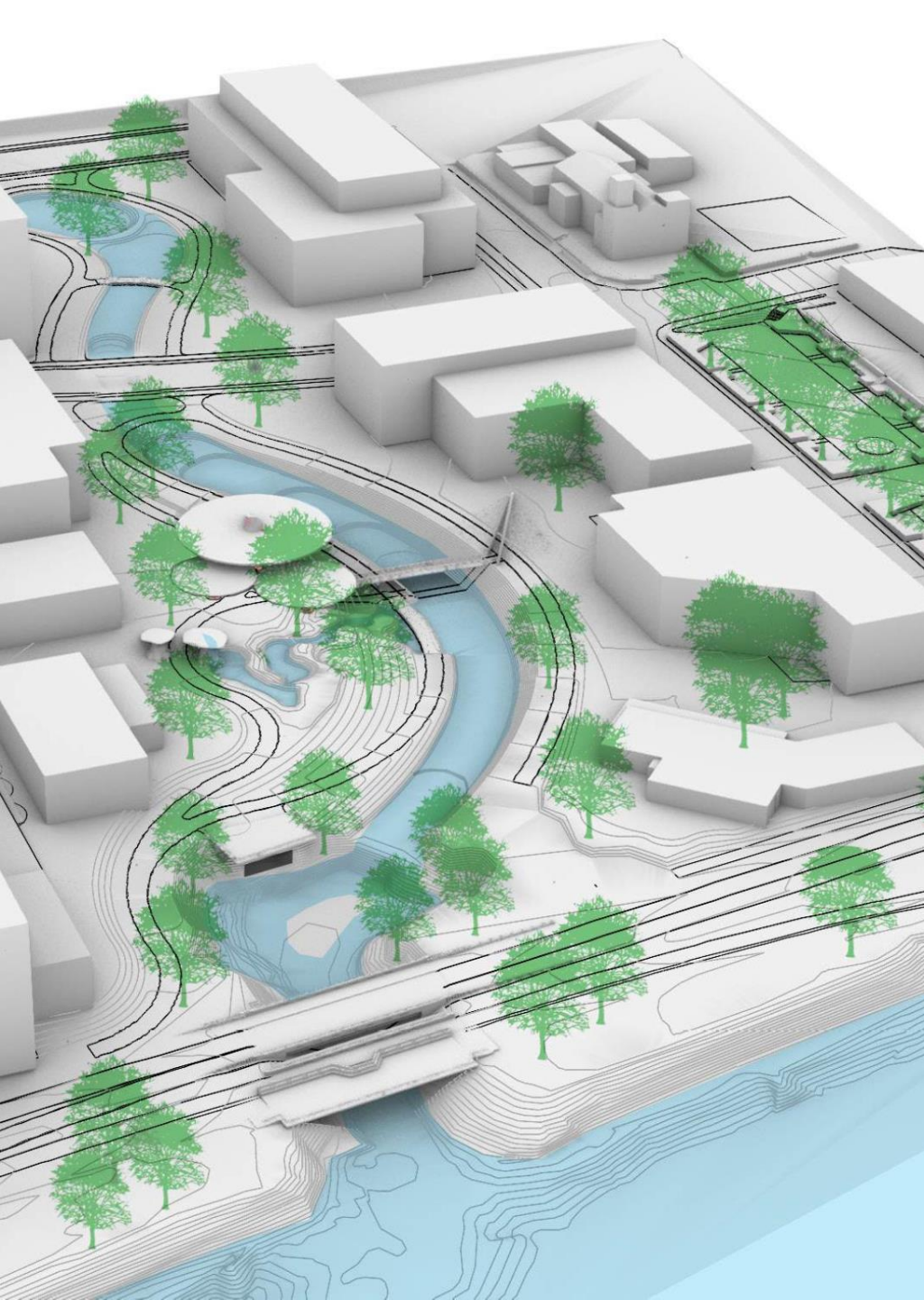
PHASE 1A



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*

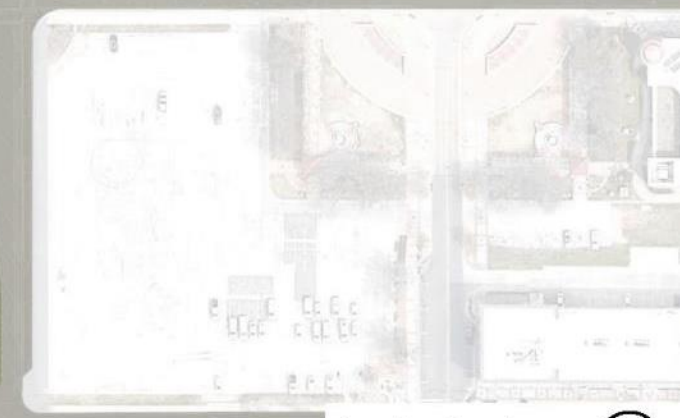
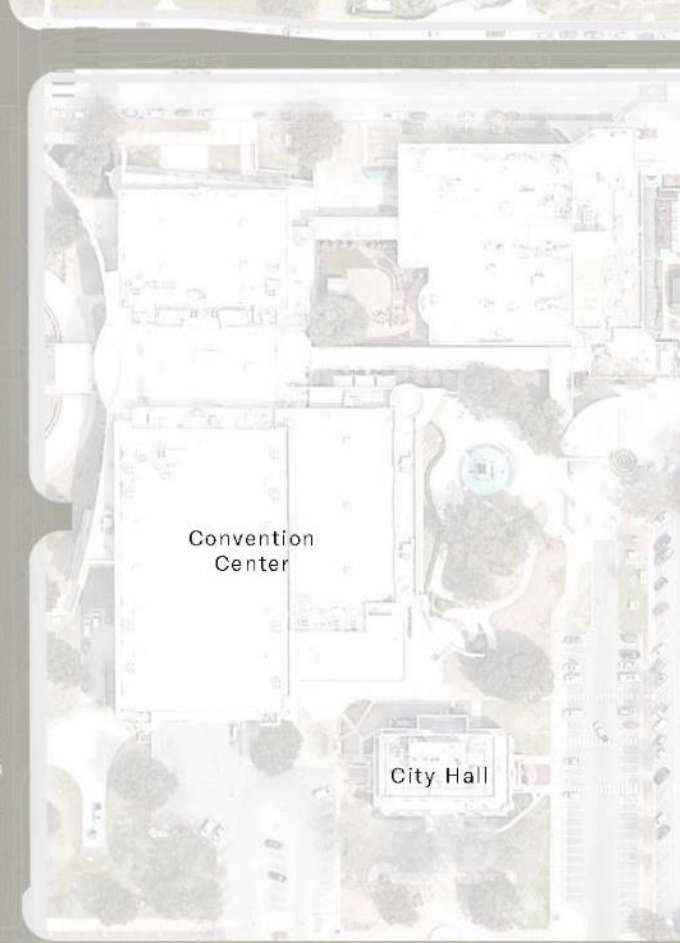
- Survey, Utility Locates, Geotechnical Testing
- Floodplain Modeling
- ✓ Schematic Design (~3 months)

→ 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

Barron's Branch District



- Key:**
- 1. La Pila Plaza
 - 2. Calle Dos Pedestrian Birdge
 - 3. Pavilion
 - 4. Cascade Fountain
 - 5. The Falls and Overlook Deck
 - 6. Brazos River Overlook
 - 7. Calle Dos
 - 8. Spring Grove
 - 9. Public Hall & Restrooms



Overview



Calle Dos

Stone Column

Cascade Fountain

Picnic Lawn

Pavilion

Calle Dos Pedestrian Bridge

Barron's Branch Creek

3rd Street

4th Street
Spring Grove

Calle Dos



Calle Dos Walkthrough



La Pila Plaza



Barron's Branch Creek

Calle Dos Pedestrian Bridge

Pavilion

Garden Planting

Limestone Wall

Cascade Fountain

Riparian Planting

Barron's Branch Creek



Water Play



Calle Dos Pavilion



The Falls



+392

Box Culvert Below
+384

Overlook Deck
+393

Wetland Terrace
+377

+376

+382

Barron's Branch Creek

+391

Kayak Launch
+376

+385

+393

UParks Drive

+381

Riverview Deck
+390

Bikeway

+388

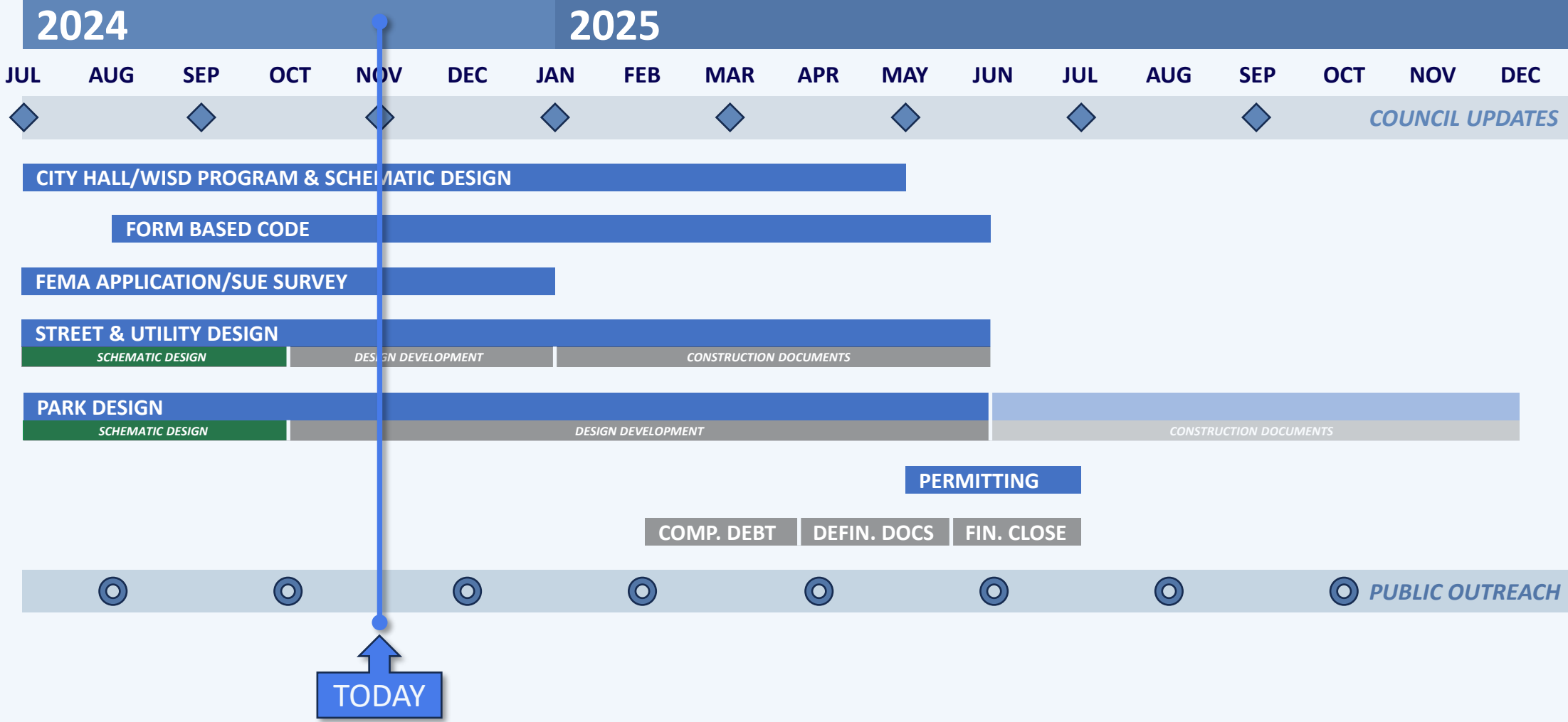
+391

Brazos River
+376

Spring Cove



DESIGN SCHEDULE



DOWNTOWN REDEVELOPMENT PROJECT UPDATE

Summary

Progress update for feedback 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 Design Phase has passed Schematic Design and 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 continue every other month
- ✓ The best source for information throughout the life of the project will be the project website:

WacoDowntownRedevelopment.com



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THANK YOU.

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