



Downtown Redevelopment Phase II Program Status Update

August 1, 2016



May 2013

June 2016



Garland City Center &
Walnut Pedestrian Corridor

Print #130530795
Date: 05/30/13
Lat/Lon: 32.913770 -96.636012

Aerial Photography, Inc. 954-568-0484



Garland City Center &
Walnut Pedestrian Corridor

Print #160627784
Date: 06/27/16
Lat/Lon: 32.913770 -96.636012

Order No. 54412
Aerial Photography, Inc. 954-568-0484





Phase II Projects

- ✓ Site Preparation
 - ✓ Relocate Museum Depot & Railcar to Walnut Pedestrian Corridor
 - ✓ Temporarily Relocate Pace House & Lyles House
 - ✓ Demo of DNGO Depot, City Hall Parking Lot, Annex, and 504 State
- ✓ Austin Water Main Replacement
- ✓ UPS Replacement
- ✓ Parking Garage
- City Hall
 - Façade / Lobby
 - Sound Studio / CGTV Upgrade
 - TAS / Fire Sprinkler
- Infrastructure
 - ✓ Relocate Electric Underground
 - ✓ Storm Drainage Improvements—KCS/State/Main
 - ✓ Water / Sanitary Upgrades & Reroutes in State and Fifth
 - ✓ Repaved Austin & State Streets
 - Streetscape
 - ✓ Austin & State (south side of streets)
 - State, Fifth
 - Arts Plaza
- Library Parking Lot Lighting
- Walnut Pedestrian Corridor (Heritage Crossing)
- Apartments (Oaks)



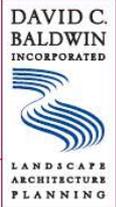
Scheduling Challenges Continue

- High demand for construction materials and labor in the region; it's a subcontractor's market with competition from mega-developments
- Interdependencies of 17 projects on a tight site; results in a ripple effect rather than a domino effect
- We've faced multiple challenges and are fortunate to have a strong partnership with our private developer, architects, and general contractor.
- We're all feeling it!





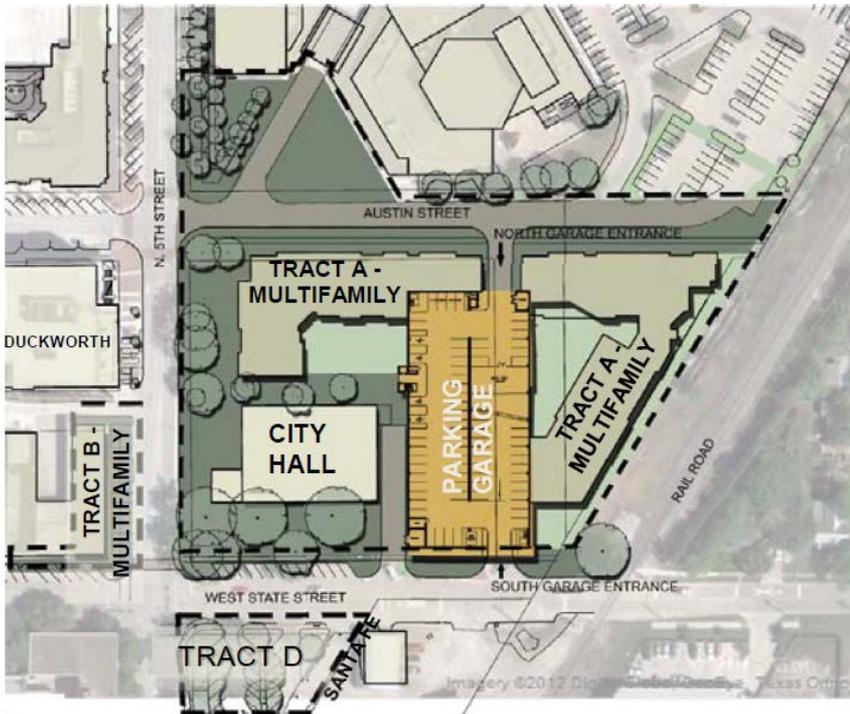
HERITAGE CROSSING



- Construction at the SW quadrant is complete (depot, railcar, etc.)
- Design is 100% complete for SE, NW, and NE quadrants
- Construction on hold for budget reasons



City Center



- City of Garland
 - Parking garage – 401 W. State
 - City Hall – 200 N. Fifth
 - Infrastructure & Streetscapes (including Arts Plaza)
- Oaks Properties
 - Tract A – 250 N. Fifth
 - Tract B (shell and upper levels) – 203 N. Fifth
 - Tract D (resident parking)

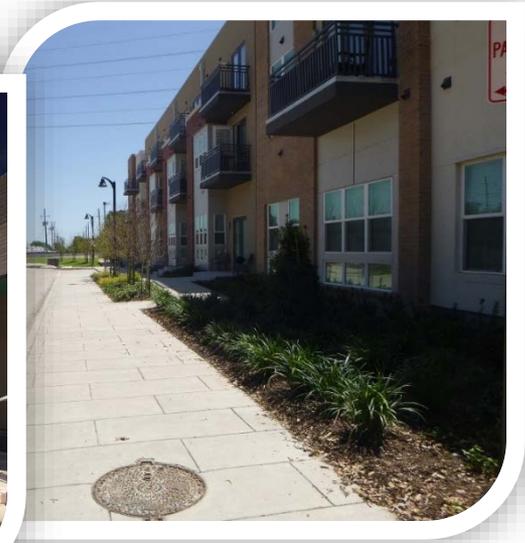
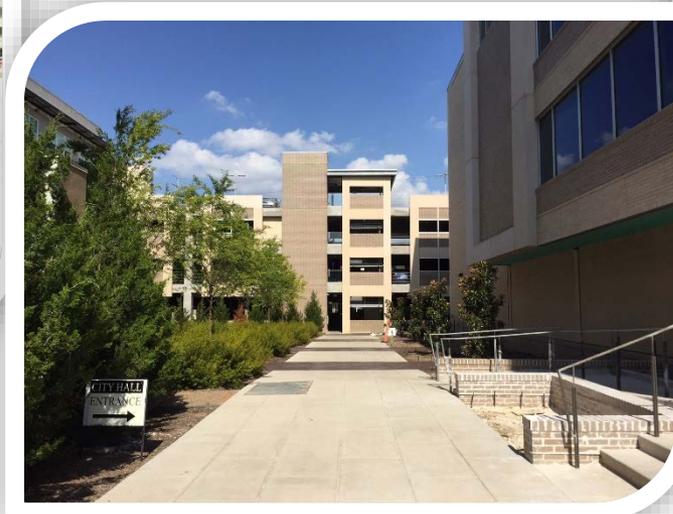


Streetscapes along Austin, State, and Fifth Streets

- ✓ Austin Street (east of Fifth Street to KCSR)
- ✓ State Street (south between Fifth and KCSR)

September - October

- State (north between Fifth and KCSR)
- Fifth Street (Austin to State adjacent to City Hall and apartments)
- City Hall (north side connecting parking garage to 5th)





Arts Plaza

- Construction is underway
- Coordinating remaining concrete and landscape work with sculpture base design to avoid rework
- Patron access to GPAC from Fifth Street until construction is complete (estimated late Fall)





Santa Fe Street

- Separates Roach Feed 'n Seed from the parking lot at State and Fifth
- During June and July 2016, Santa Fe Street was repaved and is now re-open





Fifth Street

- Atmos Energy requested unscheduled gas line replacement
- Final utility connections and pavement replacement
- Tentatively scheduled to open to traffic by Labor Day for the parade; sidewalks will open in October





City Center Apartments by Oaks – Tract A



- *Phase II – opened October 1, 2015*
- *Marking completion of 148 total units*
- *Currently 100% leased*





City Center Apartments by Oaks - Tract B



- Apartments (upper floors) estimated to open in November 2016
- Office/Retail space on 1st floor
 - Interior finish out to be scheduled
 - Complete as early as 1Qtr17

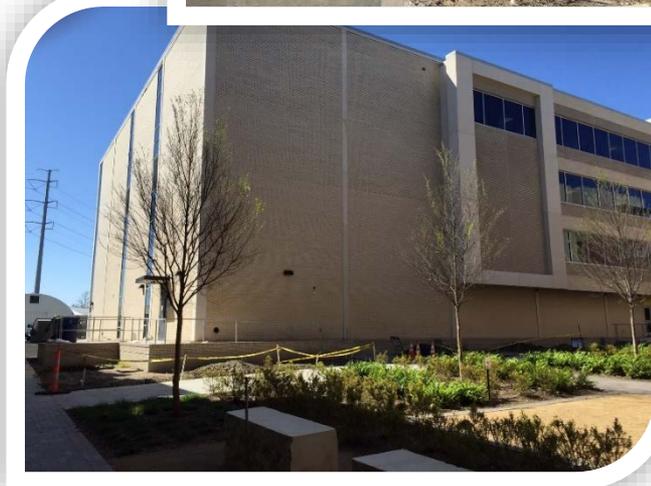
Tract B





City Hall - Exterior

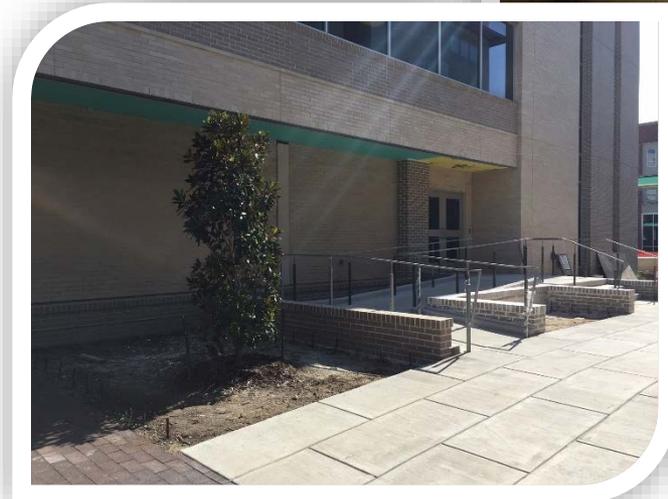
- Re-skinning of the south and west facades is nearing completion, evidenced by the clock tower, canopies, and architectural accents
- Dirt around the building is moving in preparation for sidewalks, irrigation, and landscaping
- Sidewalks anticipated to open in September/October and City Hall accessible from Fifth/State Streets





City Hall – Code & Safety Updates

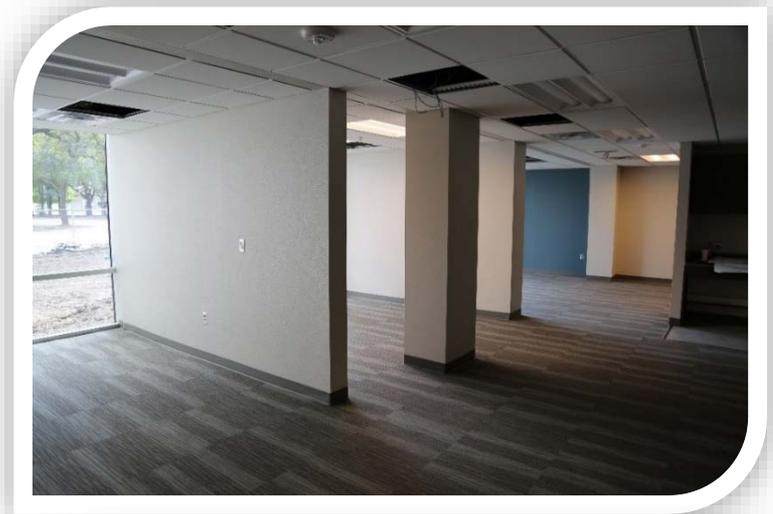
- New elevator installed and operational
- ADA compliant restrooms throughout the building
- Stairs and ramps connecting City Hall to the parking facility give visitors direct access to City Hall
- New fire line installed and standpipe active





City Hall – Lobby & Interior Renovation

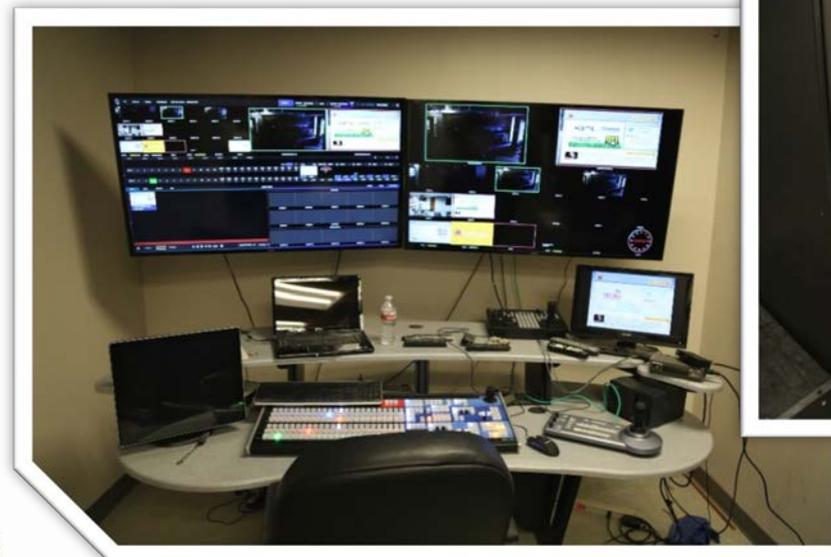
- Interior renovations throughout the building are nearing completion
- Departments will be shifting to their permanent homes





Council Chambers

- Technology upgrade underway in CGTV Control Room, Council Chambers and Work Session Room
- Public meetings anticipated to resume at City Hall as early as November 2016





Questions?



Corner of Fifth St. and State St. looking to the Northeast