



Recommendation for Action

File #: 21-1418, **Agenda Item #:** 11.

5/6/2021

Posting Language

Approve the preferred redevelopment scenario for design and construction of the Dougherty Arts Center's replacement at Butler Shores Park.

Lead Department

Parks and Recreation Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

May 9, 2019 - Council approved the Dougherty Arts Center (DAC) redevelopment site at Butler Shores Park on an 8-2 vote with Council Members Flannigan and Renteria voting nay and Council Member Casar off the dais.

For More Information:

Liana Kallivoka, Assistant Director, 512-974-9455; Kevin Johnson, Project Management Supervisor, 512-585-0964; Sammi Curless, Business Process Specialist 512-974-6716.

Council Committee, Boards and Commission Action:

February 22, 2021 - Approved by the Design Commission to support the proposed site design options for the new Dougherty Arts Center, as presented, with the recommendation that the design team look at design strategies to further mitigate vehicular and pedestrian bifurcation of the site in order to create more contiguous parkland on a 6-0-1 vote with Commissioner Whaley abstaining, Commissioner Taniguchi recused, and Commissioners Henao-Robledo, Franco, and Meiners absent. Recommendation Number 20210222-01B.

February 23, 2021 - Approved by the Parks and Recreation Board to recommend the preferred design scenario (Option 1B) on a 6-1 vote with Board Member Faust voting nay and Vice Chair Farasat and Board Members DePalma, DiCarlo and Rinaldi absent.

March 3, 2021 - Approved by the Environmental Commission to recommend against Option 1B and in support of Option 1A with conditions on a vote of 7-0 with Commissioners Coyne and Maceo absent. Recommendation Number 20210303 003c.

March 9, 2021 - Approved by the Planning Commission to recommend Option 1B with the request to revisit the design of traffic circles on a vote of 10-0 with Vice Chair Hempel absent and two vacancies on the Commission.

March 15, 2021 - Arts Commission received a briefing, offered positive comments regarding the preferred scenarios but took no action on a recommendation.

March 17, 2021 - Downtown Commission received a briefing, offering positive comments regarding the

preferred scenarios but took no action on a recommendation.

March 22, 2021 - Approved by the Historic Landmark Commission to recommend either Option 1A or 1B on the basis of preservation of the historic PARD Headquarters building on a vote of 10-0 with Commissioner Papavasiliou absent.

March 23, 2021 - Approved by the Parks and Recreation Board to rescind the recommendation made on February 23, 2021 regarding the preferred design scenario (Option 1B) on a 7-0 vote with Vice Chair Farasat abstaining and Board Members Luca, Morgan and Taylor absent. Approved recommendation of Option 1A with direction to investigate underground parking under the facility on an 8-0 vote with Board Members Luca, Morgan and Taylor absent. Approved an additional recommendation to move or design around the heritage tree on a vote of 8-0 with Board Members Luca, Morgan and Taylor absent.

March 30, 2021 - Approved by the Urban Transportation Commission to recommend Option 1B as presented on a 7-0 vote with Commissioners Franco, Reyna, Wheeler, and Wilfley absent.

Additional Backup Information:

Following City Council direction in May 2019, the project team released a Request for Qualifications (RFQ) and executed contracts for Professional Services and Construction Manager at Risk to provide design and future construction services for the Dougherty Arts Center Replacement project.

Per direction of the approved motion, the project team performed additional site, parking and traffic analyses and stakeholder coordination in order to develop multiple conceptual alternatives for the new building at Butler Shores Park. The project team also coordinated with the development team for the nearby 218 S. Lamar Schlotsky's PUD project to secure a limited, shared parking arrangement for DAC staff and patrons which will reduce the amount of new parking required. Per additional City Council direction in 2020, the proposed design scenarios investigated underground, structured parking solutions and the consolidation of existing surface parking in order to maintain the maximum amount of open park space on the project site.

The proposed design scenarios consider multiple criteria which City Council requested in May 2019, including the potential removal, or repurposing of the existing Parks and Recreation Department Main Office and balancing the project's traffic impacts between Riverside Drive and Toomey Road. Following extensive public engagement, which consisted of two open house community meetings, 10 small group meetings, and coordination with nearby stakeholders, the project team's preferred scenario is described by Option 1B in the attached Boards and Commissions presentation.

Funding for the redevelopment of the facility is provided by the following:

- 2012 General Obligation Bond, Proposition 14 - Parks and Recreation (Facility Renovations and Improvements); and
- 2018 General Obligation Bond, Proposition B - Libraries, Museums and Cultural Arts Facilities (Dougherty Arts Center Replacement Facility)

The current project budget for the redevelopment of the DAC totals approximately \$28 million.

Per additional direction from the City Council, the Parks and Recreation Department engaged project stakeholders to initiate discussions of possible philanthropic donation to support the new facility. These conversations remain active and stakeholders await the next phase of design prior to launching a capital campaign.

Strategic Outcome(s):

Health & Environment; Culture & Lifelong Learning; Mobility.