



# Downtown Deck Plaza Feasibility Study Update

February 2025

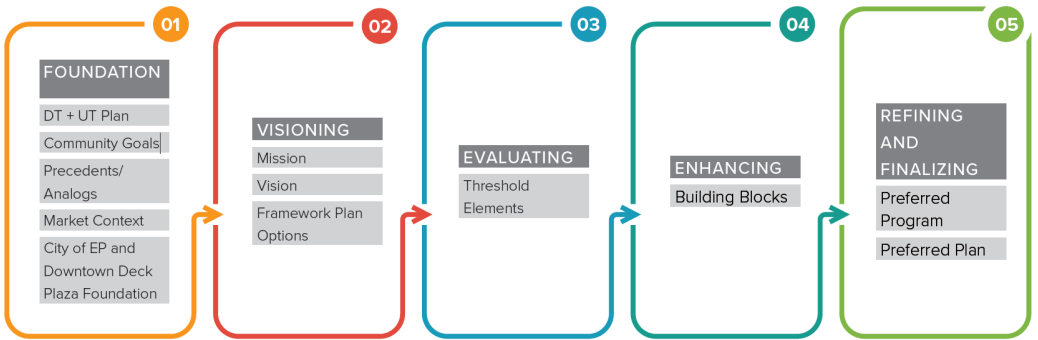
# Project History

- Council Approved Grant Application – April 13, 2021
- Council Awarded Consultant Contract – Nov 22, 2022
  - Stantec Prime Consultant with Consor and Mend assisting w/ public engagement
    - Phase 1 – Feasibility
    - Phase 2 – Schematic Design
  - \$1,331,785
    - \$900,000 Federal
    - \$431,785 EPCF
- May 3rd 2023 - paused consultant work due to delays in FHWA agreement
- Jan 2024 – Stantec Resumes Phase 1



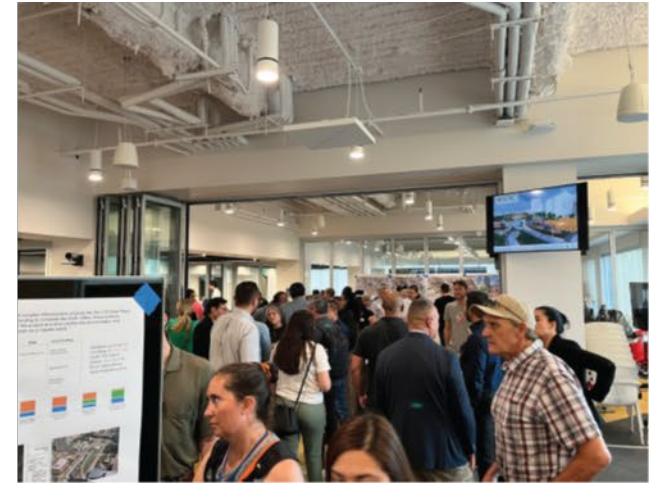
# Public Engagement Summary

- Mend Public Engagement Jan-Feb 2023
  - 20 1-on-1 Interviews w/ stakeholders, neighborhood associations, business owners, residents, non-profits
- Stantec Public Meetings
  - 3 Community Advisory Committee Meetings
  - Feb 27-Mar 1, April 17-20
  - <https://www.downtowndeckplaza.org/project-library>
- Final Public Open House – July 30<sup>th</sup>
  - 120+ Attendees



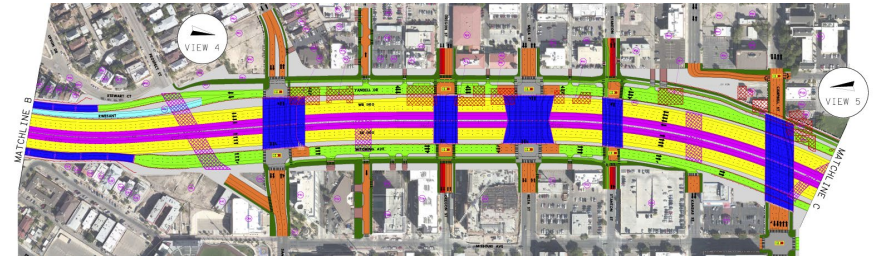
# Public Engagement Feedback

- **Amenity Selection:** The community's input directly influenced the selection of amenities, ensuring they reflect the needs and preferences of the users.
- **Programming Activities:** Feedback helped shape a diverse range of programming activities that cater to various interests and demographics.
- **Design Adjustments:** Suggestions from stakeholders led to design adjustments that improved accessibility and usability.
- **Enhanced Community Trust:** The transparent and inclusive engagement process fostered trust and strengthened relationships between the community and project team.
- **Informed Decision-Making:** The collected data and feedback provided a solid foundation for informed decision-making throughout the planning and implementation phases
- **Broad support for Deck Plaza in concept**
- **Primary Concerns:** Who Pays? Displacement? Why here? Why Downtown?



# TXDOT Coordination

- Deck Concept originated from TXDOT Reimagine I-10 Corridor Study
- March 15, 2022 City adopts resolution to request that the I-10 project include street elements that are compatible with downtown, retain North South Connectivity and structurally support a future deck.
- January 11, 2023 City submits comments for Public Scoping Meeting #1
  - Consistent with previously adopted resolution
- Feb 2023-Present – Monthly coordination with TXDOT team
  - Engineering coordination for Downtown 10, not deck specific
- TXDOT Unofficial Preferred Alternative is Alt I
  - NEPA is still incomplete
  - Alt I involves significant ROW acquisition through downtown
- 90% Schematic received 4-23-24



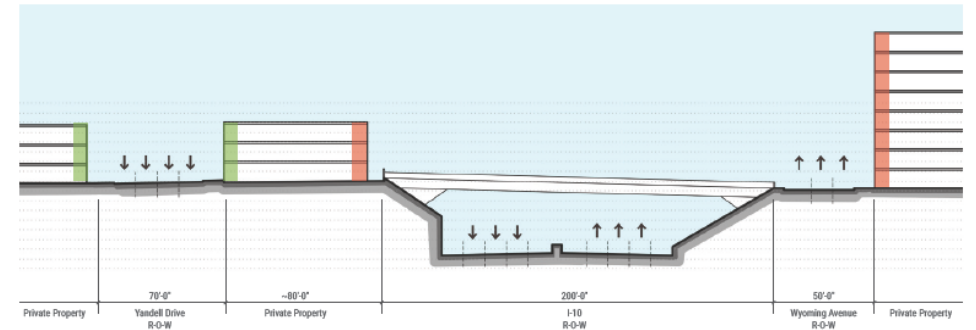
VIEW 4: LOOKING NORTHEAST AT DOWNTOWN

# TXDOT Design Concerns

- Connectivity of Bike Ped facilities
  - Requested Realignment of proposed cycle track to deck side
- Opportunity for development of structures on solid ground
  - Request to Maintain current alignment of Yandell to North ROW, avoid creating the no man's land.
- Kansas St Overpass Reintroduced
  - Maintain existing street grid
- Remove U-turns
  - Enhance safety and connectivity

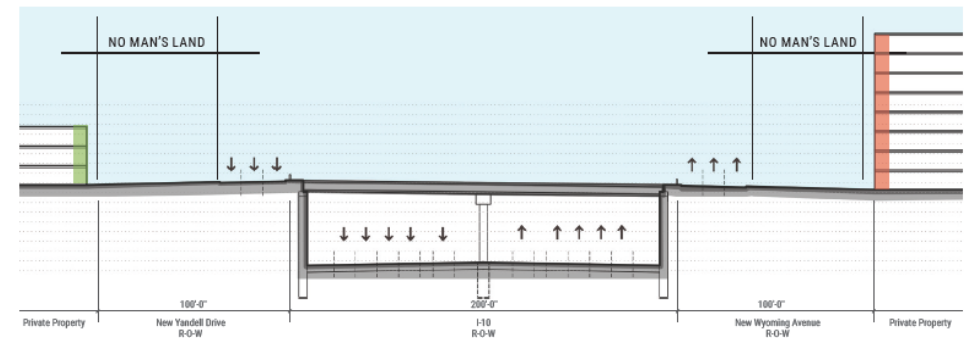
## I-10 Today:

Backs of buildings face the I-10 corridor and create a hostile environment for cyclists and pedestrians. The proposed plan must identify ways to reverse this relationship

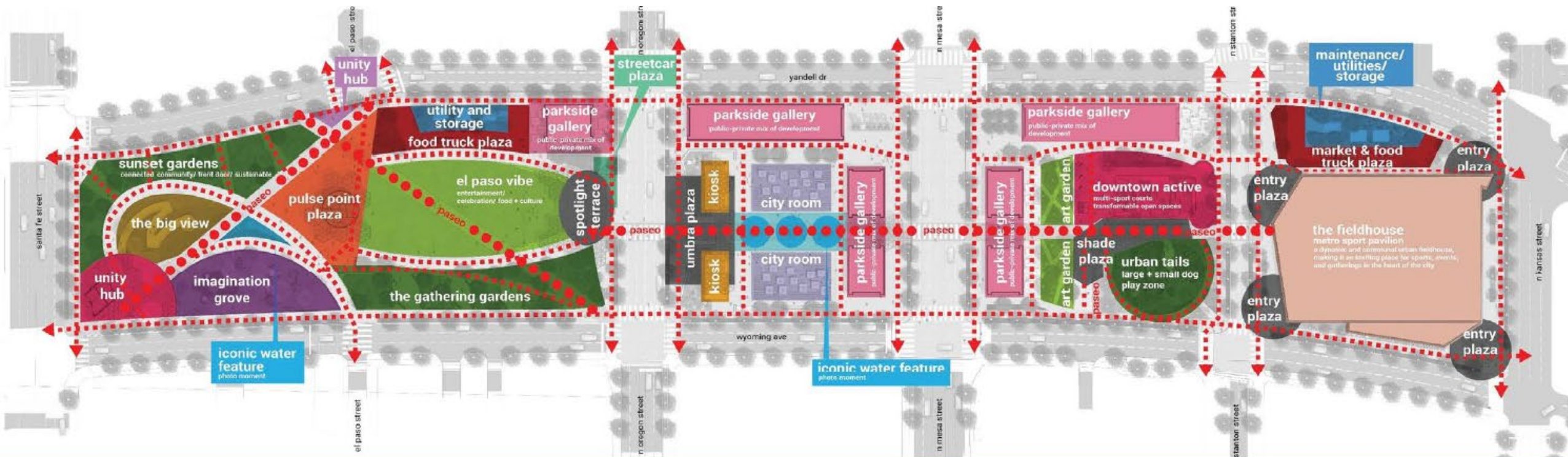


## TxDOT Alt. I

The reconfiguration of highway trench and surface streets leaves "leftover" land, isolated, unmanaged, and not of a size to support deck activity.



# Community Informed Programming



PHASE I (Sante Fe' to Mesa Streets)

PHASE II (Mesa to Kansas Streets)

# Community Informed Concept



CITY GARDEN + EVENT SPACE

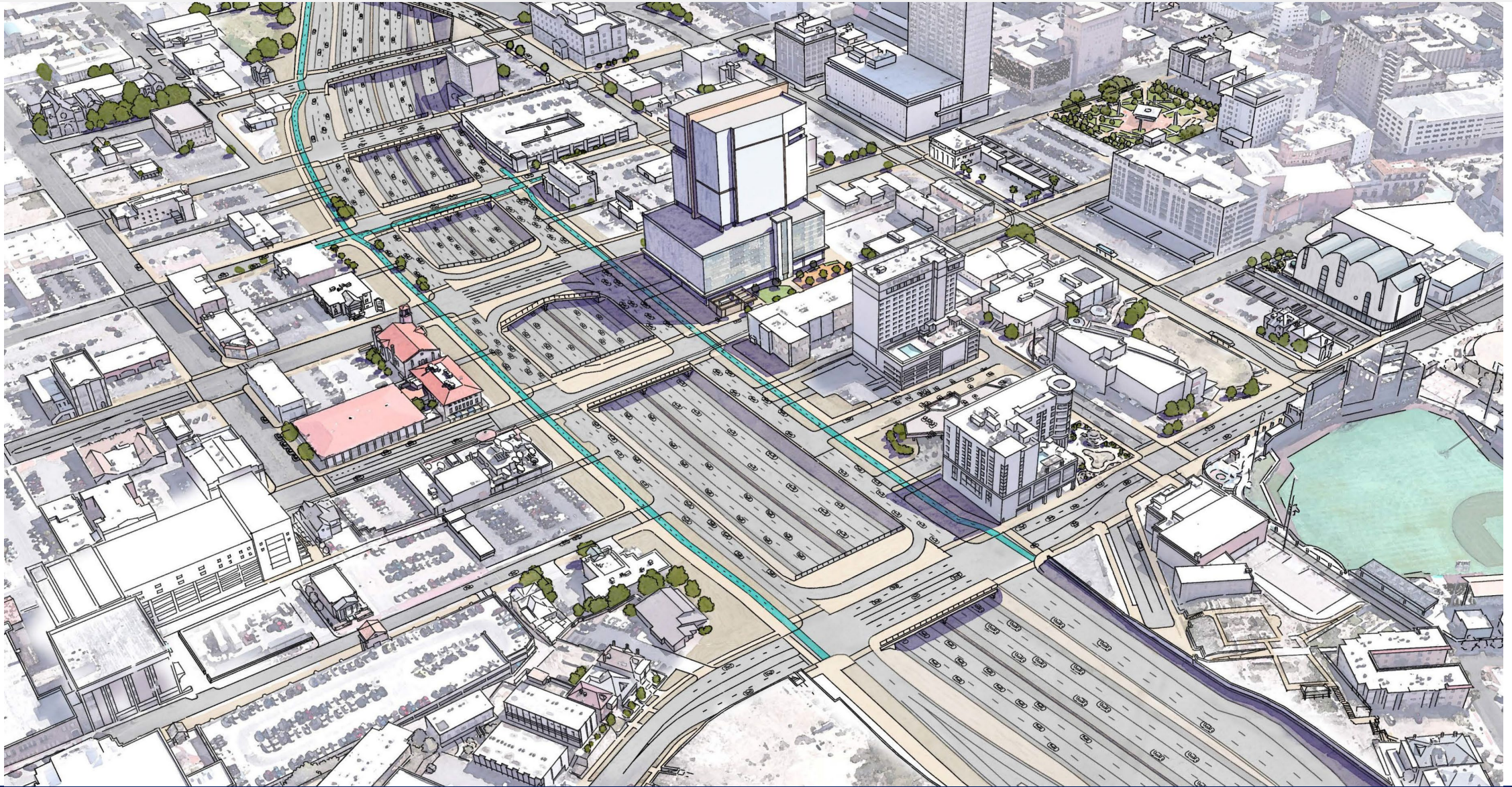
MULTI-CULTURAL FORUM

BACK YARD GAMES

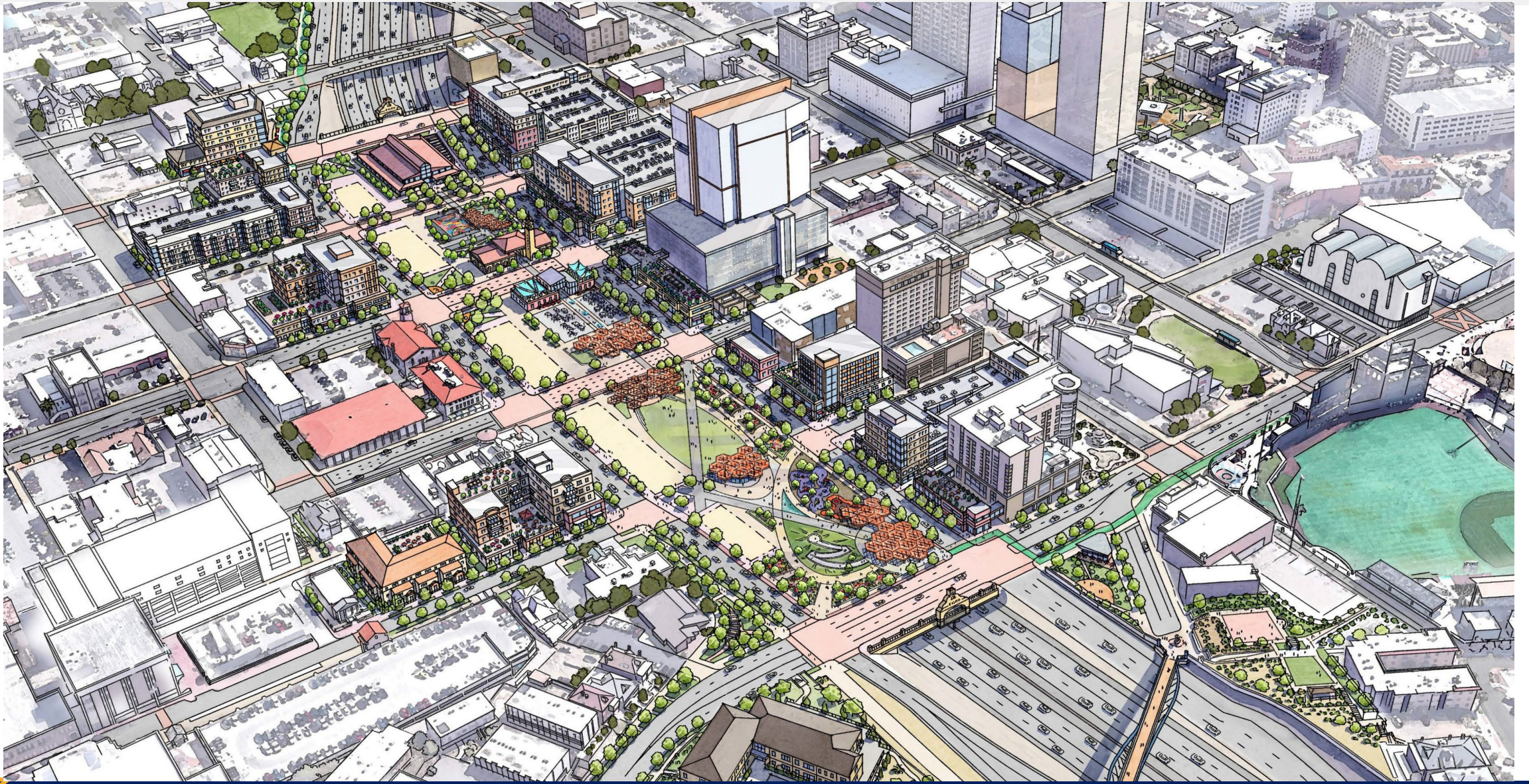
SHADED RECREATION



# TXDOT Alternative I without Deck Plaza

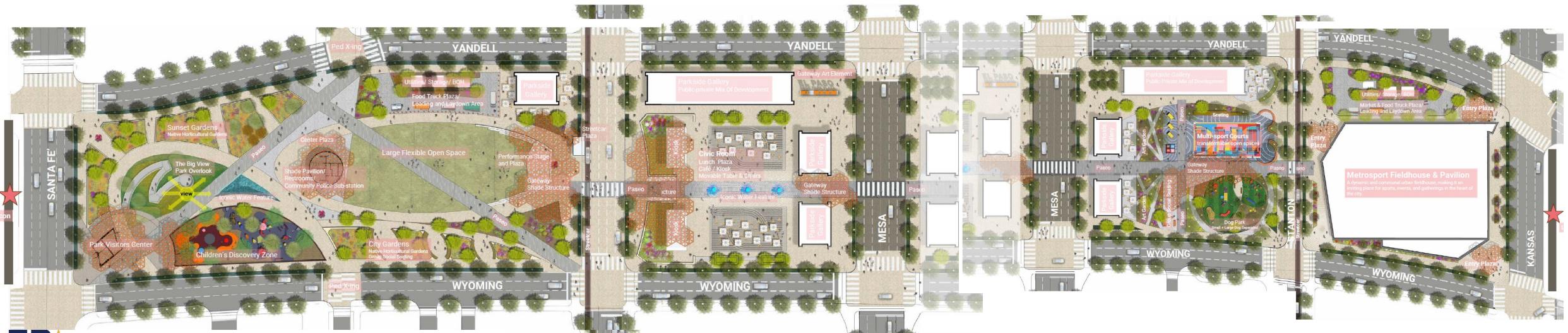


# TXDOT Alternative I with Deck Plaza



# Potential for Phasing

- Phase 1
  - Santa Fe to Mesa
  - Prioritizes the large programmable area between Santa Fe and Oregon
- Phase 2
  - Mesa to Kansas
- Amenities can be phased, Structure is more difficult to phase.



# Expected Cost of Construction

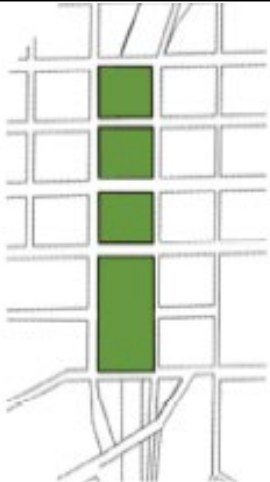
- **Phase 1 - \$106,224,635.63**
  - Santa Fe to Oregon
    - 147,285 sq ft - Event Space
    - \$71,013,603 w/o PPP Buildings
  - Oregon to Mesa
    - 70,300 sq ft - Multicultural Forum
    - \$35,211,032 w/o PPP Buildings
- **Phase 2 - \$101,441,947.51**
  - Mesa to Stanton
    - 76,743 sq ft - Backyard Games
    - \$39,366,655 w/o PPP Buildings
  - Stanton to Kansas
    - 77,800 sq ft - Shaded Recreation
    - \$85,782,792 (2027)
- **Total - 207,666,583.1**



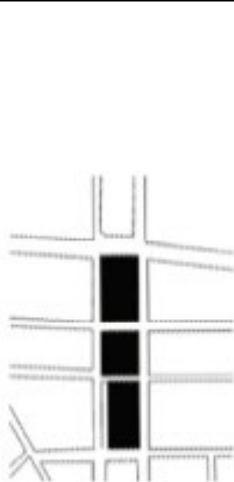
# Precedent Costs of other Decks

- The estimated cost of **\$24.3 million (Yr. 2027) per acre** for a freeway lid park in El Paso aligns with the financial expectations for such projects. These costs reflect the complex engineering, extensive amenities, and high-quality programs characteristic of world-class parks, which serve not only local communities but also have regional significance.

<p><b>El Paso Deck Plaza:</b>                  Size: 8.5 acres                  \$24.3M/ acre (2027)</p>	<p><b>Klyde Warren Park:</b>                  Opened: 2012                  Construction cost: \$110M                  Size: 5.2 acres                  \$21.15M/ acre (2012)                  \$26.07M/ acre (est. 2027)</p>	<p><b>Frankie Pace Park:</b>                  Opened: 2023                  Construction cost: \$32M                  Size: approx. 3 Acres                  \$10.66M/ acre (2022)                  \$11.56M/ acre (est. 2027)</p>	<p><b>Central 70 Cover Park:</b>                  Opened: 2022                  Construction cost: \$125M                  Size: 4 acres                  \$31.25M/ acre (2020)                  \$34.56M/ acre (est. 2027)</p>	<p><b>Southern Gateway Park:</b>                  Under Construction                  est. opening 2026                  Construction cost: est. \$112M                  Size: 2.8 acres (phase I)                  \$40M/ acre</p>	<p><b>Margaret T. Hance Park:</b>                  Opened: April 1992                  Size: 32 acres                  Construction cost: \$100M (1992)                  \$237.56M (est. 2027)                  \$7.42M/ acre (est. 2027)</p>
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**El Paso Deck Plaza**  
El Paso, Texas



**Klyde Warren Park**  
Dallas, Texas



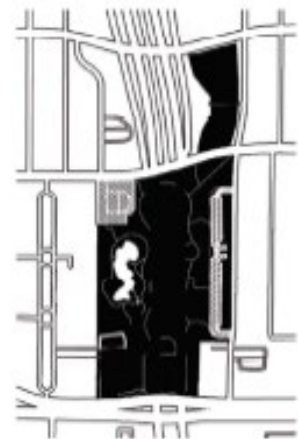
**Frankie Pace Park**  
Pittsburgh, Pennsylvania



**Central 70 Cover Park**  
Denver, Colorado



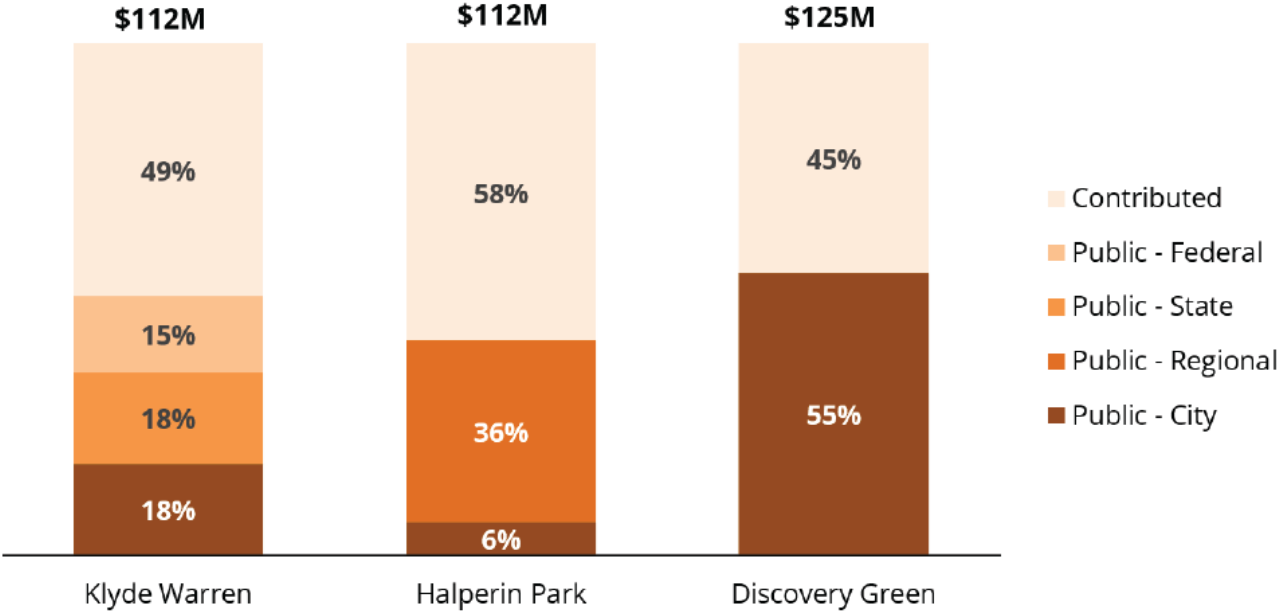
**Southern Gateway Park - PH1**  
Dallas, Texas



**Margaret T. Hance Park**  
Phoenix, Arizona

# Precedent Funding Splits

- Other Deck Plaza/Park efforts have relied heavily on a combination of State, Federal and Philanthropic contributions for both construction and operations.

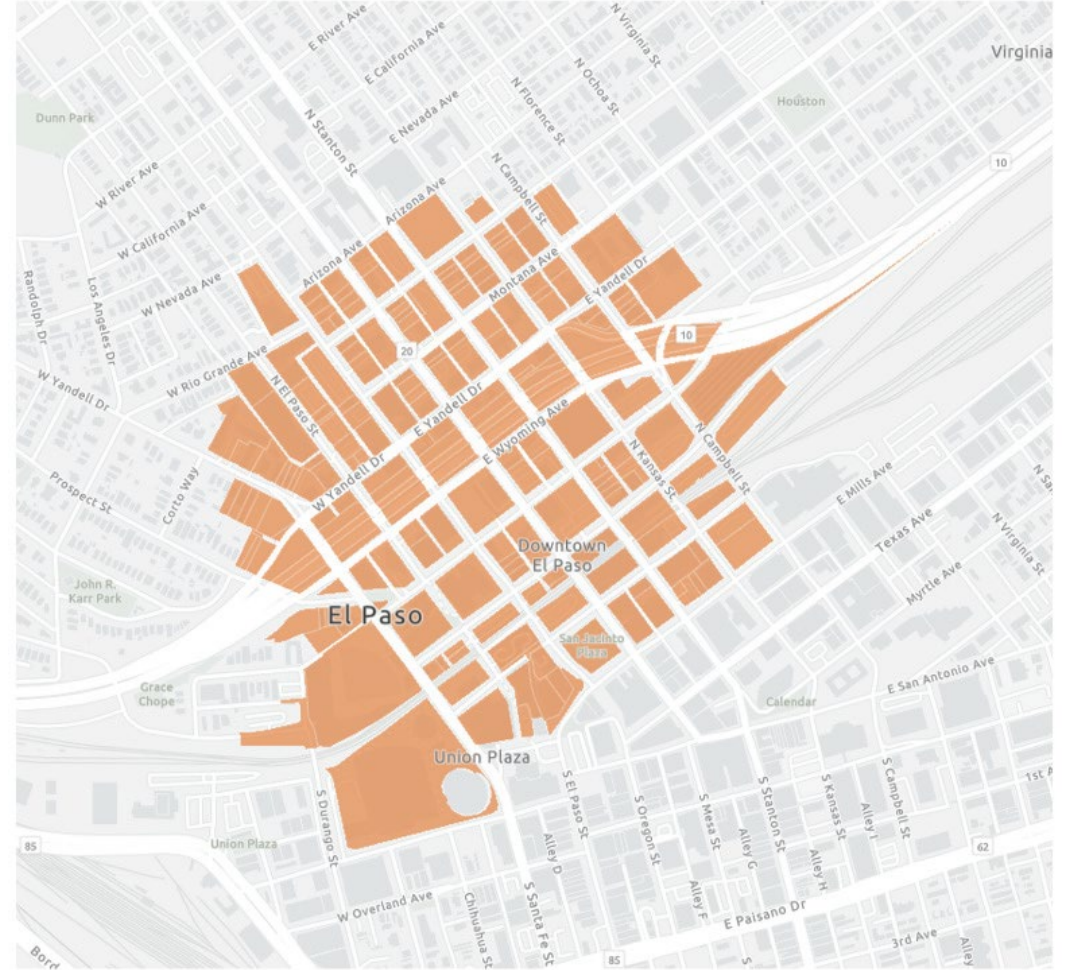
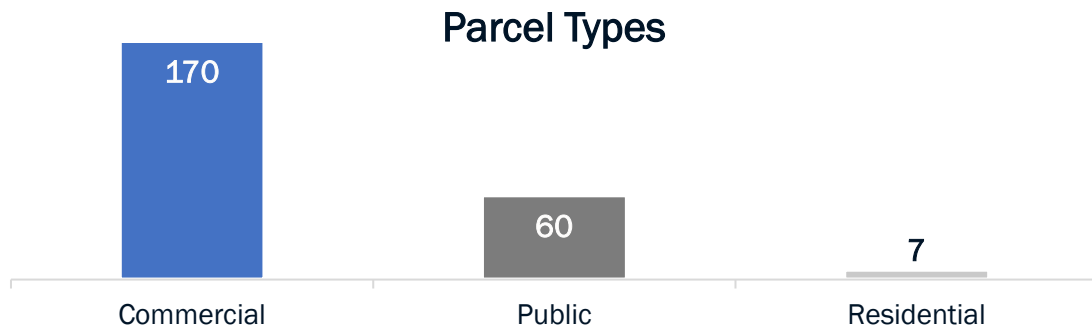


Source: HR&A Advisors, Inc.; Discovery Green Conservancy Form 990 (2022); Woodall Rogers Park Foundation 990 (2022); <https://www.southerngatewaypark.org/fast-facts>

Figure-86 : Precedent TX Parks Capital Funding Stack

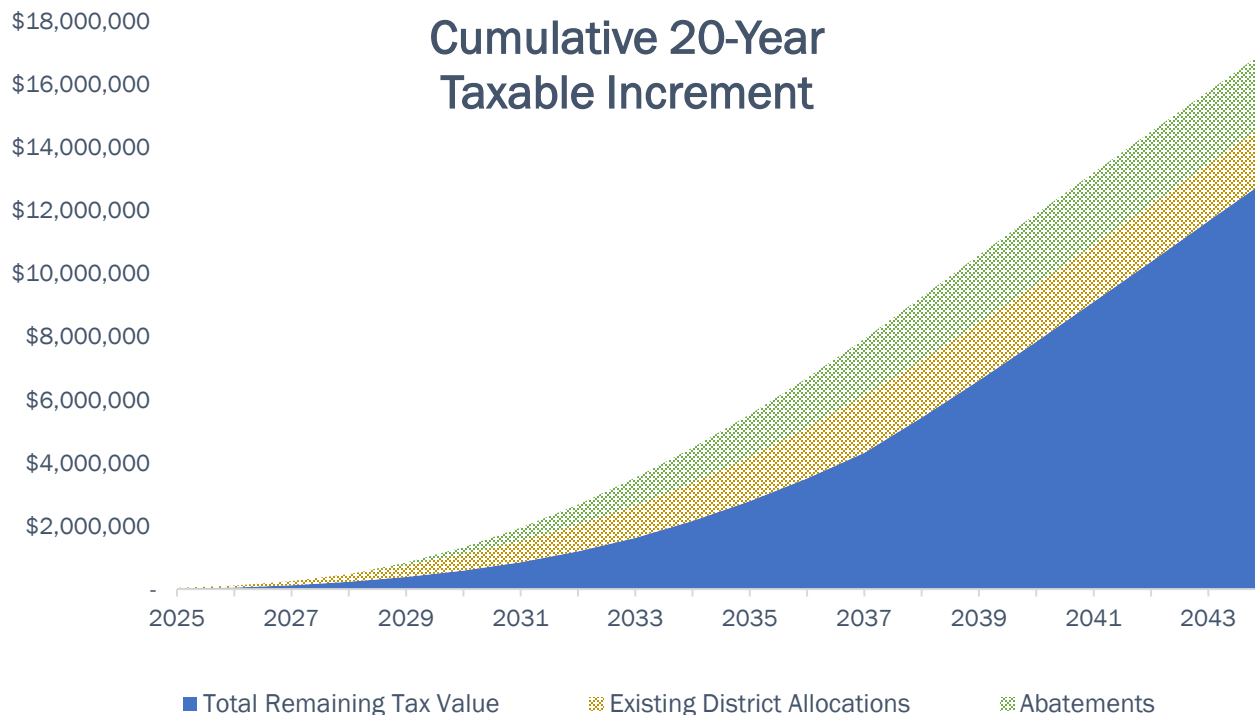
# Value Capture Potential

- Parcels within a 0.25-mile radius of the proposed park show potential for inclusion in an expanded or new TIRZ
- This boundary is based on the assumptions that these parcels are close enough to the park that they will see a premium to their baseline value appreciation around the time of the park's development.
- 237 parcels existing parcels with a \$295 million assessed value in the 2023- 2024 tax year. These parcels are mostly commercial parcels, with a significant share of publicly-owned parcels as well.



# Value Capture Potential

- Value Capture Potential with city and county participation for 100% contribution to an expanded Downtown TIRZ.
- Assumes some increment necessary to incentivize future growth.
- Value capture shows potential to bolster operations costs, not a viable source of funds for capital construction.

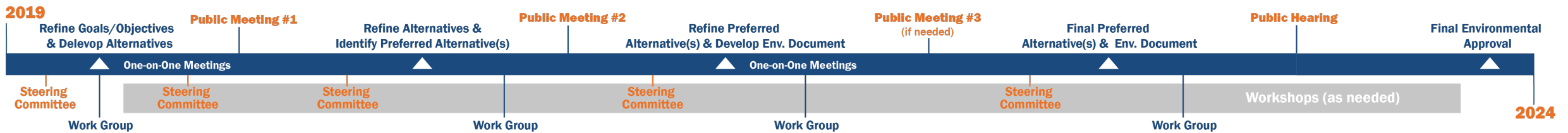


Type	NPV	Share
Tax Abatements	\$2.3M	13%
Existing TIRZ-5 Commitments	\$1.8M	11%
Remaining Tax Increment	\$12.9M	76%
<b>Total Increment</b>	<b>\$17.1M</b>	



# TXDOT Downtown 10 Timeline

- Alignment with Downtown 10 Timeline is critical:
  - Minimize future costs associated with re-work of Downtown 10 project activities.
  - Minimize future construction related traffic disruptions.
- TXDOT expects draft EIS summer FY25



# Priority Next Steps for Deck Plaza

- Identify funding for **design** in the short term.
- Collaborate with regional partners on developing **funding strategies** and supporting grant writing.
- Develop and explore **formal** partnerships and commitments for funding future funding, including:
  - Philanthropy
  - Public-private partnerships
  - Local public agency funding
  - Other public financing options
  - State grants and riders
  - Federal grants
  - Congressionally-Directed Spending



## Recommended Action

Direct the City Manager to conduct an analysis of local, state, and federal funding sources that could help fund the design and construction of the Deck Plaza.