

MARCO

Multipurpose Performing Art and Entertainment Center

October 16, 2018

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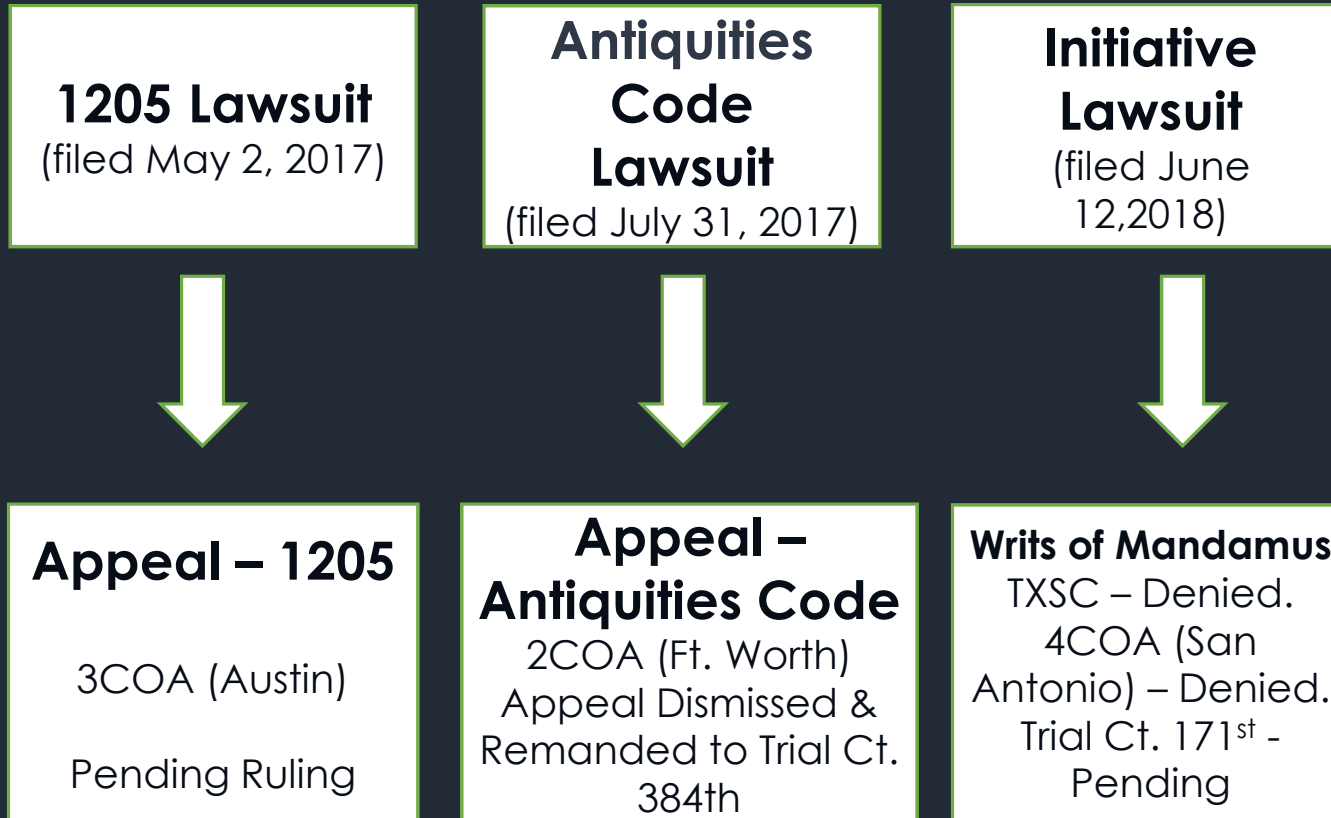
IV. Next Steps

V. Downtown – Quality of Life (future)

VI. Economic Development (future)

Legal Update

MPC Related Lawsuits



1205 Lawsuit – Recent Updates

- (1) **September 12, 2018 - Oral Arguments:** Wallace Jefferson presented arguments on behalf of the City.
 - (2) **October 2, 2018 – Cross-Appellants filed Post – Submission Brief:** Cross-Appellants (Antonia Flores Morales, et. al.) filed a post-submission brief.
 - (3) **October 4, 2018 – City filed Motion for Leave to file a Post-Submission Brief :** Brief addressed status of Antiquities Code Lawsuit.
- Final opinion may take up to 6 months. After opinion is issued, either party may petition TSCS for review.

Antiquities Code Lawsuit - Recent Updates

The 2COA dismissed the appeal and remanded to Trial Ct. Litigation resumes at the trial level, with Hon. Judge Patrick Garcia, of the 384th Dist. Ct.

The City has filed the following motions:

- (1) **September 27, 2018 - Status Report:** Detailing City's coordination and compliance with the THC.
- (2) **September 27, 2018 - Motion to Dissolve Temporary Agreed Order.**
- (3) **October 4, 2018 – Plea to the Jurisdiction with Respect to Plaintiff's Declaratory Judgment Cause of Action.**

Two Writs of Mandamus (Initiative Petition)

Original Mandamus Proceeding

In Re Max Grossman
(Case No. 04-18-00572-CV)

Originally Filed 08/10/18 – 8COA
Transferred on 08/15/18- 4COA



COA4 Denied Writ on
August 16, 2018

Original Mandamus Proceeding

In Re Max Grossman
(Cause No. 18-0774)

Filed 08/20/18 - TXSC



TXSC Denied Writ on August
27, 2018

Matter is now pending in the trial court, 171st Dist. Ct., Hon. Judge Rangel

Project History

- Purpose and need
- Alternatives
- Resources and Mitigating Impacts

Background

Inclusion for over 17 years

Site Assessment

- Multiple studies conducted
- Transparency to the community on the downtown location as the site
- 2001 CH Johnson Report "Arena and Sports Complex Feasibility"
- 2006 Community Meetings for El Paso Downtown 2015 Plan

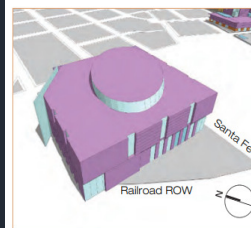
2012 Quality of Life Bond

- 72% voters in favor of Bond issuance
- Public outreach 2014 Campaign from February-July
- Ordinance sited downtown as the location for the center

Project Timeline

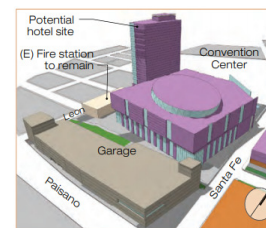
1996-2006

- “Arena and Sports Complex **Feasibility**” CH Johnson report **2001**
- El Paso Downtown Plan **2006**
- 4 Community meetings for **El Paso Downtown 2015 Plan**



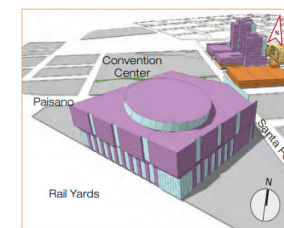
Site A: Civic Center Site

This site has great access to Interstate 10 but is detached from the current downtown and future downtown development. The site is also too small to accommodate the prototype arena footprint and any ancillary development such as parking structures or major plazas. A smaller arena, in the range of 10,000 to 12,000 person capacity, could fit on the site. If the Civic Center functions were relocated this site might better serve as a future hotel site to support the convention center and arena.



Site B: Leon and Santa Fe Streets

The site is in the Union Plaza area which has recently received extensive streetscape improvements and a new parking structure. This site is adjacent to existing downtown retail and commercial areas and would serve as a terminus to the proposed First Street extension. It also is just adjacent to the existing Convention Center and downtown hotels. The site covers a four block area which is currently a combination of vacant lots, warehouses, and some commercial and residential uses. As shown, the new District 11 Fire Station is integrated into the site plan.



Site C: Triangle below Paisano


This site is currently vacant and adjacent to the extensive Union Rail Yards. It's triangular shape fits the arena footprint but poses issues for parking structures or other structures. It has both good vehicular access to Paisano Drive and is yet bisected from Downtown by this major east west boulevard. The International Bus Terminal is currently proposed for part of this site adjacent to Santa Fe Street.

Arena Location Comparative Matrix

	Site Size	Vehicular Access	Pedestrian Access	Relationship to Downtown	Relationship to Existing Convention Facilities	Displacement of Existing Uses	On-Site Parking Accommodation	Distributed Parking Access	Parcel Availability	Hotel Accessibility	Retail/Entertainment Use Potential
Site A: Civic Center Site	Poor	Excellent	Poor	Poor	Fair	Fair	Fair	Poor	Excellent	Fair	Poor
Site B: Leon and Santa Fe	Good	Good	Excellent	Excellent	Excellent	Fair/Poor	Fair	Excellent	Fair/Poor	Excellent	Excellent
Site C: Triangle below Paisano	Excellent	Good	Poor	Fair	Poor	Excellent	Good	Fair	Excellent	Fair	Fair

*El Paso
Downtown
2015 Plan
(2006)*

Project Timeline



2006-2012

- Plan El Paso **2012**
- May – action on proposed bond election.
- June – **Presentation** of the Downtown Sports Complex Study
- August – City Council **approves ordinance** calling for bond election
- November – Quality of Life bond proposal **approved**

Project Timeline

2014-2016

- HKS engaged to initiate **site selection**
- **9 community** project briefings
- City Council and BOAC **presentations**, CPC **agenda**, Executive Session at Council, HLC **Briefing**
- **Council selects Union Plaza as the site for the MPC**

Sites and Property Costs

4 Sites Considered as options

Union Plaza (Cultural), Initial Estimate: \$13-21 M

RR Property (Civic), Initial Estimate: \$18M plus costs to relocate City 3/4

Total Cost for Acquisition to Date:
\$12M +/-



		Civic	San Jacinto	Shopping	Cultural
Chance to make a special place in the city	Value of the land (cost vs. return)		+	-	
	Required street closings	+	-		+
	Build on assets	-		+	+
	Create a district	-			+
	Build on other investments	-		+	+
	Work with other venues / activities			+	+
Recognizable and convenient access	Visibility from approaches to City	+	+		-
	Accessibility by public transport		+	+	+
	Served by trolley	+	+		+
	Highway access	+	+		+
	Available parking	+	+		+
TOTAL		+2	+5	+3	+10

HKS
Study

Culture: By far the most valuable ingredient of a vibrant district

Property Costs

Property	Acquisition cost
215 W Paisano	\$ 2,188,550.00
220 Overland	\$ 598,500.00
216 Overland	\$ 412,925.00
308 Chihuahua	\$ 985,025.00
312 Chihuahua	
305 Chihuahua	\$ 315,000.00
309 Chihuahua	\$ 180,000.00
315 Chihuahua	\$ 315,000.00
321 Chihuahua	\$ 270,000.00
325 Chihuahua	\$ 160,000.00
301 W Paisano	\$ 1,067,850.00
224 Overland	\$ 262,900.00
212 Overland	\$ 855,000.00
307 Santa Fe	\$ 1,527,550.00
309 Santa Fe	\$ 832,000.00
325 Santa Fe	\$ 1,292,000.00
306 Overland**	\$ 462,000.00
Chihuahua Private alley	\$ 12,000.00
TOTAL	\$ 11,736,300.00

Note: Parcel purchase price only does not include: relocation for property owner, relocation of tenants, closing costs

**311 Chihuahua parking and access easement included in purchase of 306 Overland

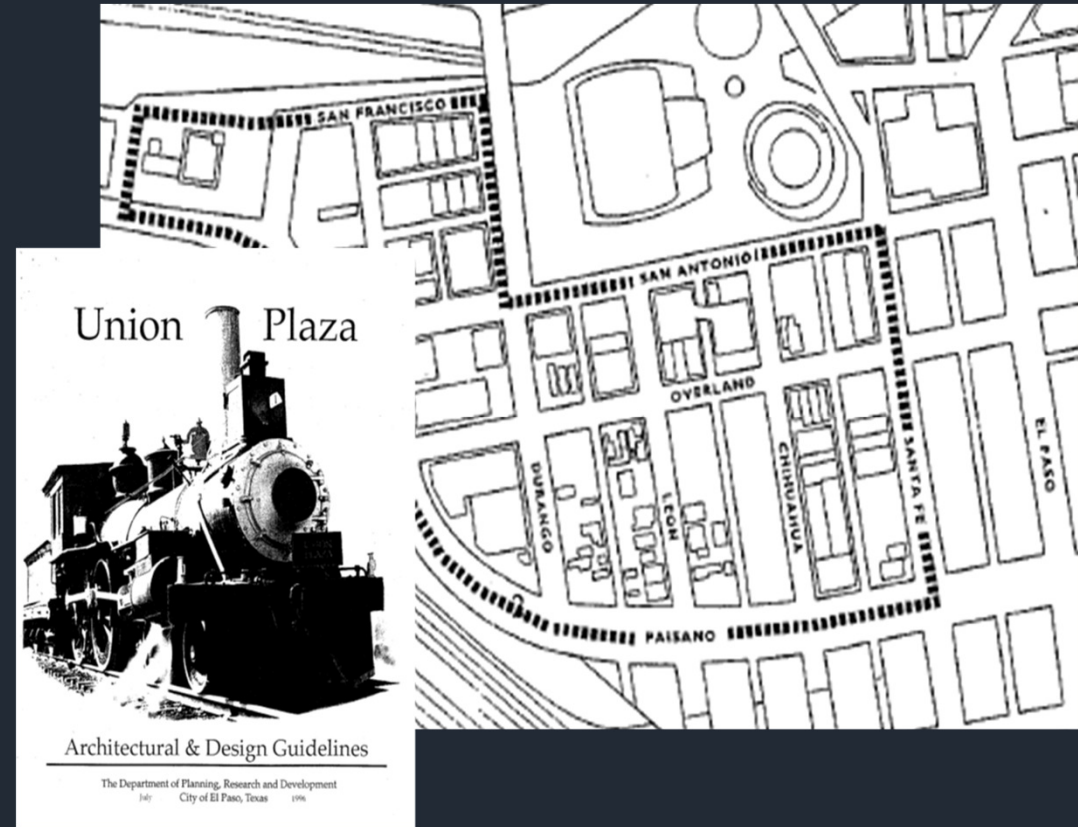


Recording our History

- Union Plaza
- Historic American Building Surveys
- Existing Conditions

Required Treatments

- The MPC footprint is within the Union Plaza District (U-P), established by a zoning act – and requires administrative review for alterations and new construction
- There are no other requirements, for treatment of the MPC footprint buildings, imposed upon the City by any federal state or local regulations



Elective Treatment: Building Surveys

- The **Historic American Buildings Survey (HABS)** was established to create a national archive of architectural heritage
- **HABS** work in the MPC is **not** required by local, state, or federal regulations, but the National Park Service welcomes records for any structures of historic interest as long as the documentation meets the Secretary of the Interior's Standards for Architectural and Engineering Documentation
- **HABS** work is required when a property is listed in the National Register of Historic Places, in order to mitigate for alterations or demolition

Elective Treatment: Building Surveys

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El Paso, Texas GO Advanced Help


Results 1 - 20 of 1097 1 2 3 4 5 ... 55 View: List Gallery Grid Slide


1097 results containing "El Paso, Texas"


☐ Larger image available anywhere (779) ☐ Larger image available only at the Library of Congress (18) ☐ Not Digitized (300)

- 

Symbol of El Paso County, Texas, on the county building in El Paso, Texas
2014-02-15. | 1 photograph | Highsmith, Carol M., 1946-
LC-DIG-highsm- 26116 (ONLINE) [P&P] | LC-DIG-highsm-26116 (original digital file)
- 

El Paso Street, El Paso, Texas
c1903. | 1 transparency | Detroit Publishing Co.
LC-D4-16163 [P&P] | LC-DIG-det-4a29874 (digital file from original)
- 

El Paso Street, El Paso, Texas
c1903. | 1 negative | Detroit Publishing Co.
LC-D4-16163 [P&P] | LC-DIG-det-4a10704 (digital file from original)
- 

El Paso Veterinary Hospital, El Paso, Texas
1979. | 1 photograph | Margolies, John
LC-MA05- 4523 [P&P] | LC-DIG-mrg-04523 (digital file from original color transparency)
- 

The safest guardians of liberty's flag - the public schools - welcoming President McKinley, El Paso, Texas
[1901] | 1 photograph | Underwood & Underwood
STEREO PRES FILE - McKinley--In Texas [item] [P&P] | LC-DIG-ppmsca-40078 (digital file from original item)+

HABS records become a part of a permanent, searchable Library of Congress database.

HABS is a preservation strategy – and uses historical records, architectural and structural surveying, photography and measured drawings to record a building.

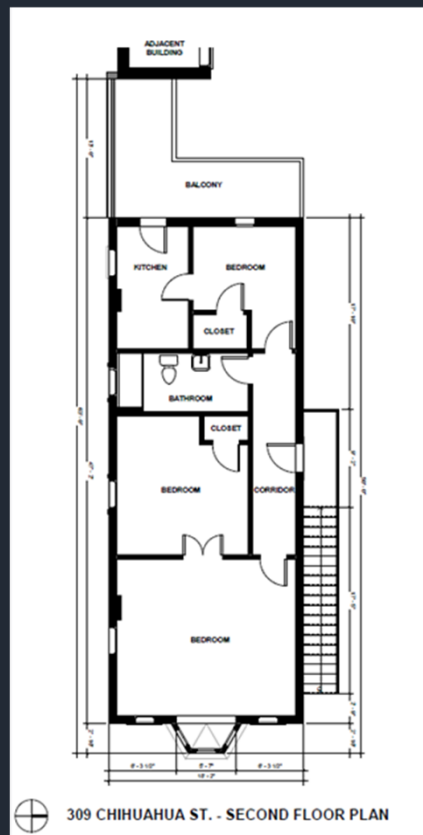
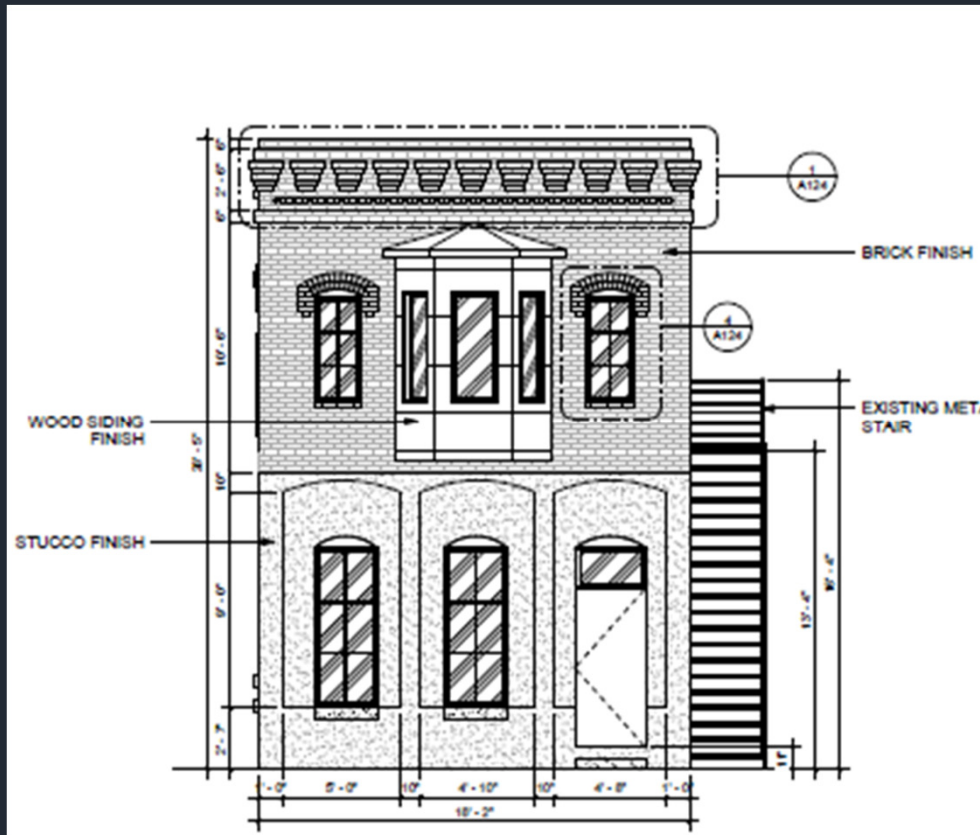
Historic American Building Surveys

Eight structures within the footprint are being surveyed for inclusion in the National Park Service's HABS Archives:

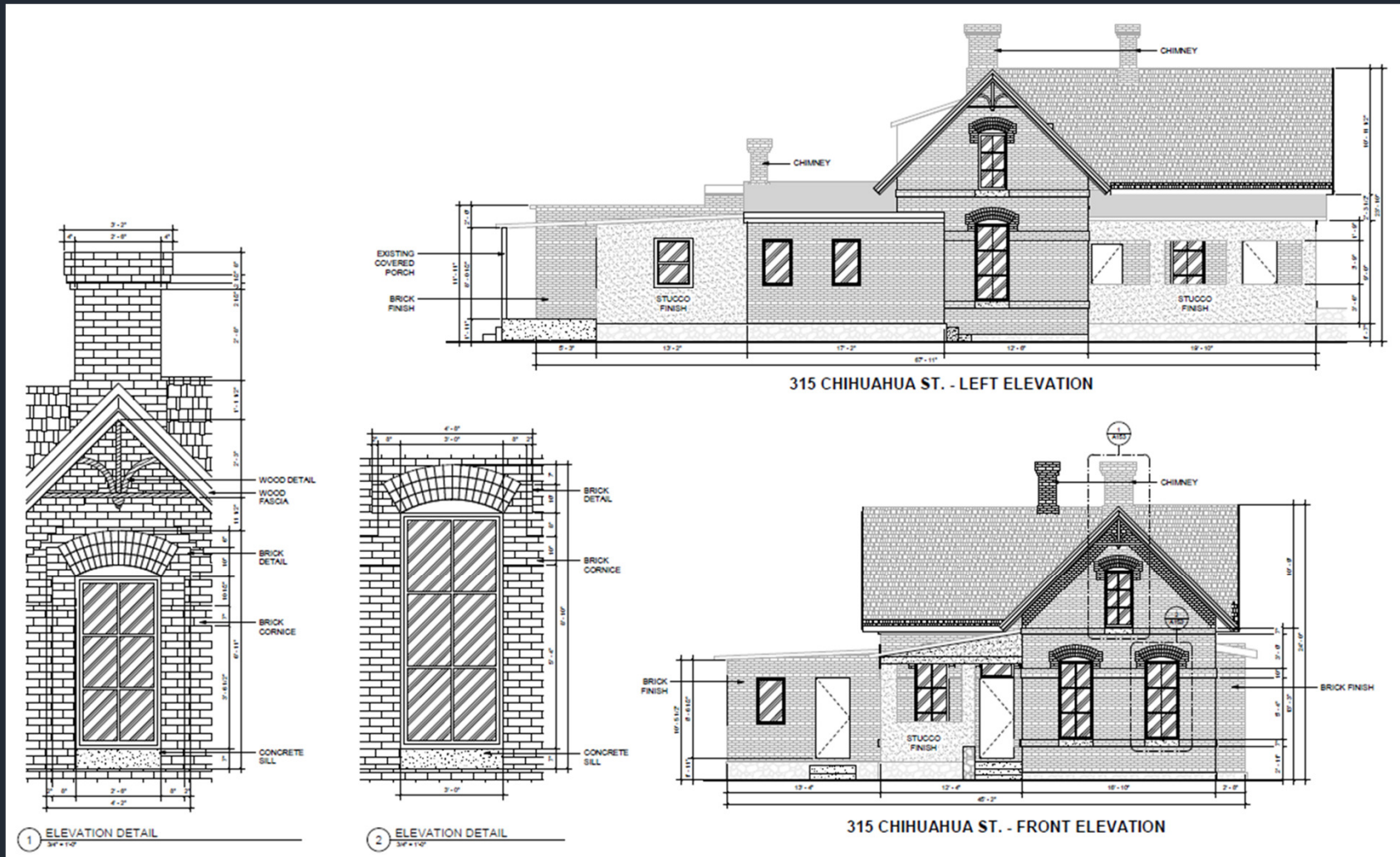
- 212 and 306 Overland
- 300 and 305 Chihuahua
- 309 Chihuahua
- 315 Chihuahua
- 325 Chihuahua
- 215 Paisano



Historic American Building Surveys

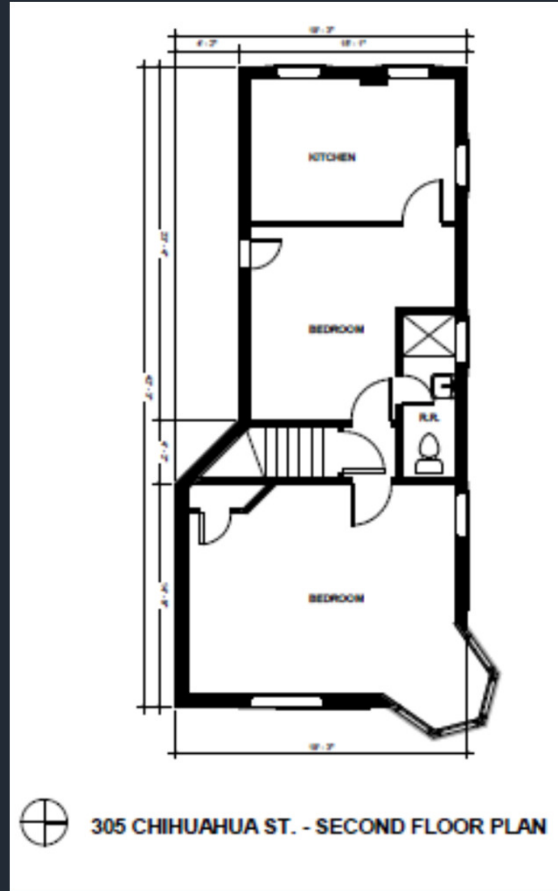


Historic American Building Surveys



The architectural drawings for the 305 Chihuahua St. building are as follows:

- 305 CHIHUAHUA ST. - LEFT ELEVATION:** A side elevation showing a building with a textured facade. It features two tall, narrow windows with diagonal hatching and a small square window. The base has a recessed entrance area. Dimensions include a total width of 22'-0" and a height of 10'-0".
- 305 CHIHUAHUA ST. - REAR ELEVATION:** A side elevation showing a building with a textured facade. It features two arched windows with diagonal hatching and a small square window. The base has a recessed entrance area. Dimensions include a total width of 22'-0" and a height of 10'-0".
- 305 CHIHUAHUA ST. - RIGHT ELEVATION:** A side elevation showing a building with a textured facade. It features two arched windows with diagonal hatching and a small square window. The base has a recessed entrance area. Dimensions include a total width of 22'-0" and a height of 10'-0".
- 305 CHIHUAHUA ST. - FRONT ELEVATION:** A front elevation showing a building with a textured facade. It features two arched windows with diagonal hatching and a small square window. The base has a recessed entrance area. Dimensions include a total width of 22'-0" and a height of 10'-0".
- ELEVATION DETAIL 1:** A detail of a window with a textured arch and a recessed entrance. Dimensions include a width of 6'-0" and a height of 10'-0".
- ELEVATION DETAIL 2:** A detail of a window with a textured arch and a recessed entrance. Dimensions include a width of 6'-0" and a height of 10'-0".



Property Conditions

306 Overland "The Mansion"

Of 22 parcels in the MPC footprint, 18 are structures, most of these in demolition-by-neglect after decades of vacancy and deferred maintenance.



Property Conditions

306 Overland "The Mansion"



Property Conditions

325 Santa Fe



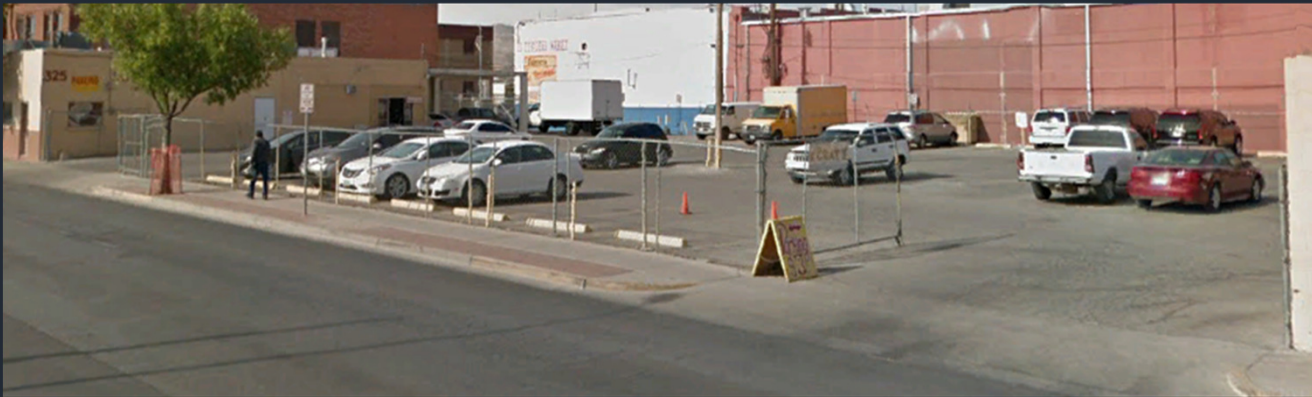
Property Conditions

212 Overland "The Chinese Laundry"

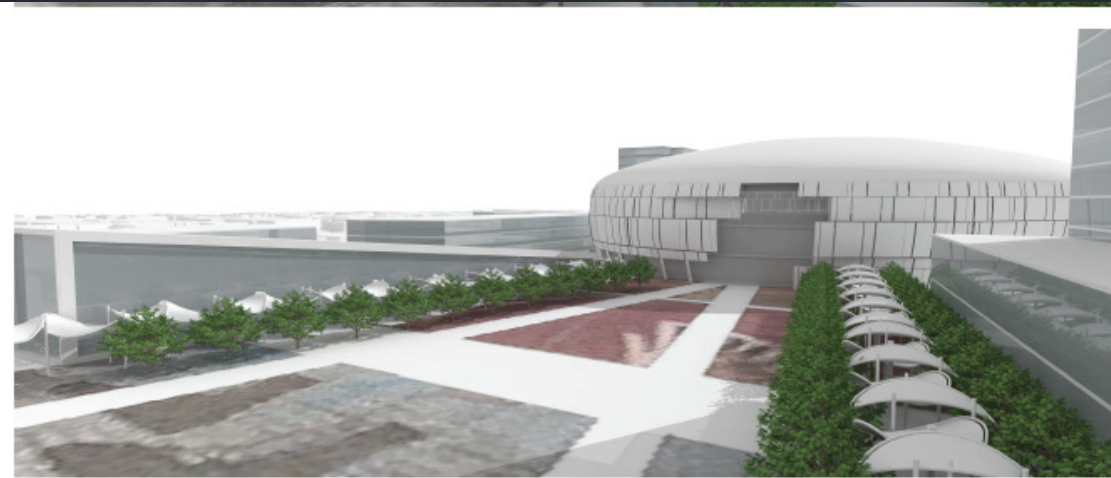


Properties within the MPC Footprint

49% of the total footprint area is composed of open lots or parking surface



Proposed Entertainment District



Next Steps

- Archaeology Work

Archeology

- Secure the site with Permanent Fencing and Cameras
- Moore to conduct field investigations under Permit 8525 received 10-15-18
 - Phase I – Ground Penetrating Radar (GPR)
 - Phase II – Mechanical Survey (excavation) of Footprint area

Phase 1: GPR

- Field Investigations will occur where the pavement surface is available initially and will be repeated as new areas are made accessible. This will continue until all areas that will be impacted by the MPC have been examined
- Interim Report
- Develop excavation locations

Phase 2: Mechanical - Excavation

- GPR Results will dictate Mechanical Survey Exploratory trenches
- Area excavations to identify features
- Map and assess features for research potential
- Manual Excavation Limited to those features determined significant
- Artifacts found will be collected, cleaned, restored, modeled electronically in 3-d, made available for researchers, public and interested parties
- Preservation is achieved by displaying these artifacts in local museums or even within the gallery of the new MPC and through interpretive signage

Motion

- December 6, 2016: Following motion was taken regarding the MPC design:
 - Motion made by Representative Svarzbein, seconded by Mayor Pro Tempore Noe, and carried to
 - DIRECT City staff to add urban design and historical preservation design elements into procurement review criteria for firm selection and design;
 - after firm is selected, direct firm to incorporate new urban design as defined by residential, commercial, and small and ground floor retail uses and historical features and
 - to DIRECT the City Manager to incorporate new urban design and historic preservation features in the ongoing design and procurement qualifications for the 2012 Signature Project-Multipurpose Arena

Overlay



Pinnacle Bank Arena
Lincoln, NE
Opened August 2013

Summary

I. Deliver the wishes of the Voters

I. Archaeology

II. Work with legal to establish a timeline for
the Solicitations

III. Time is of the Essence

Thank you
