

# Floyd Casey Redevelopment Work Session April 19, 2022





# History

- 2016 acquired property from Baylor University
- Issued RFP on August 01, 2019
- Selected Turner Behringer by Resolution March 17, 2020
- Executed MOU by Resolution June 1, 2021
  - December 31, 2021 (expires)
  - Extended 180 days
- Negotiating MDA - (80% complete)



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# Floyd Casey Redevelopment

LEGEND

- STREET TREES = 597
- EXISTING TREES
- LANDSCAPE TREES
- SIDEWALK
- TOTAL SIDEWALK LF = 35, 785



Brownstones
Zero Lot Line
Cottages
Urban Residential 1
Urban Residential 2
Landmark Residential
Heritage Residential



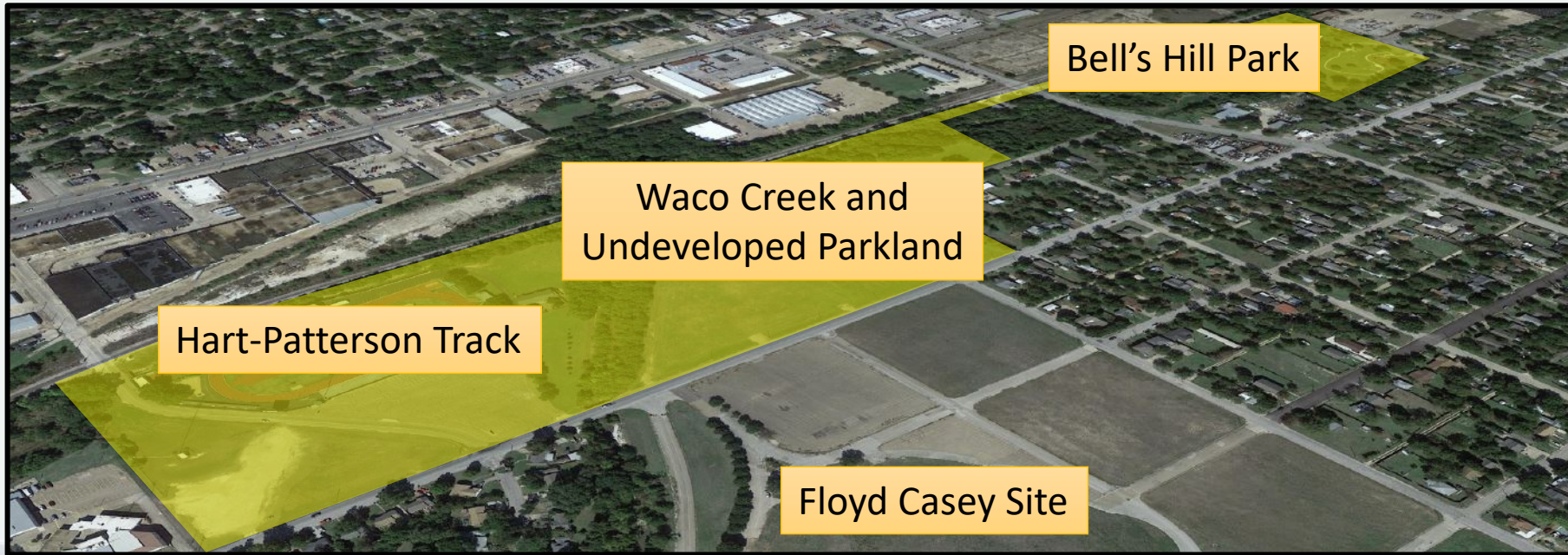
# **Proposed City Park at Hart-Patterson Track and Field Site**

Jonathan Cook, Director of Parks and Recreation  
April 19, 2022



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# Site Overview



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# Project Overview

- Opportunity to transform more than 30 acres of public landscape
- Largest investment into Waco's park portfolio
- Revisioning of Hart-Patterson Track, Waco Creek, Bell's Hill Park
- Neighborhood connectivity and synergy
- Inclusive, cultural, social and economic benefits
- A connecting cornerstone for future city-wide trails






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# WACO METROPOLITAN TRAIL SYSTEM

## METROPOLITAN TRAILS



-  Greenways existing<sup>1</sup>
-  Greenways proposed
-  Roadside proposed

Feeder - connections not shown, implied

## BIKEWAYS

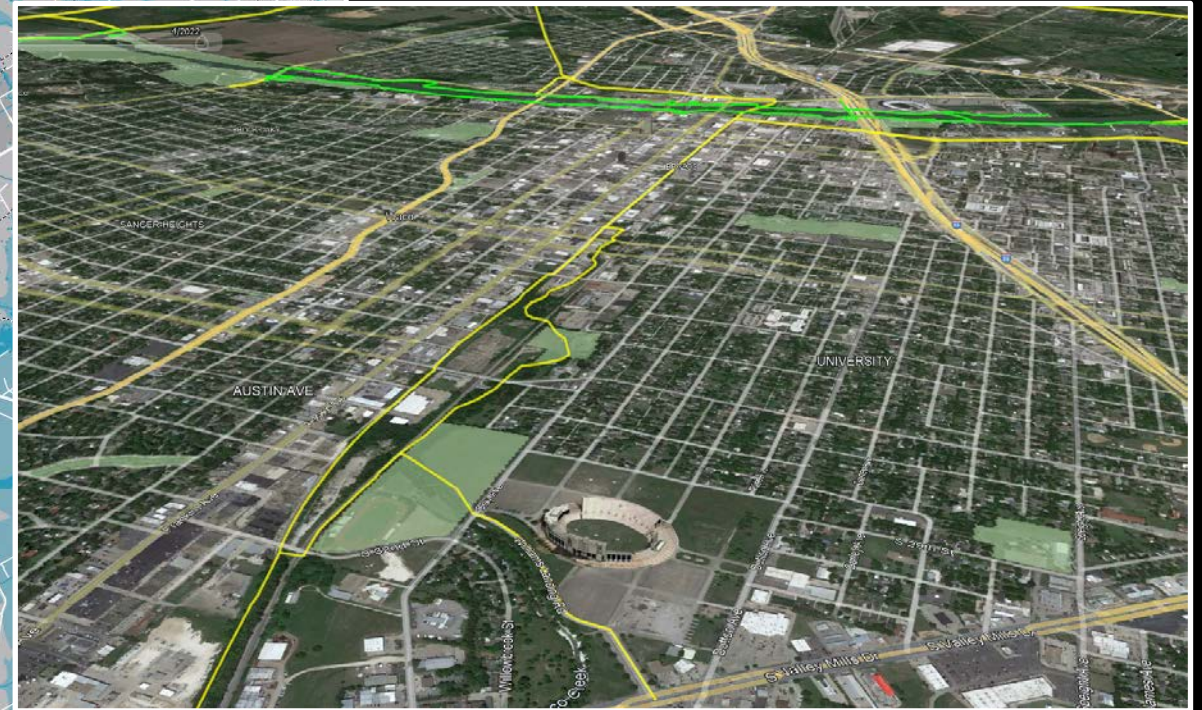
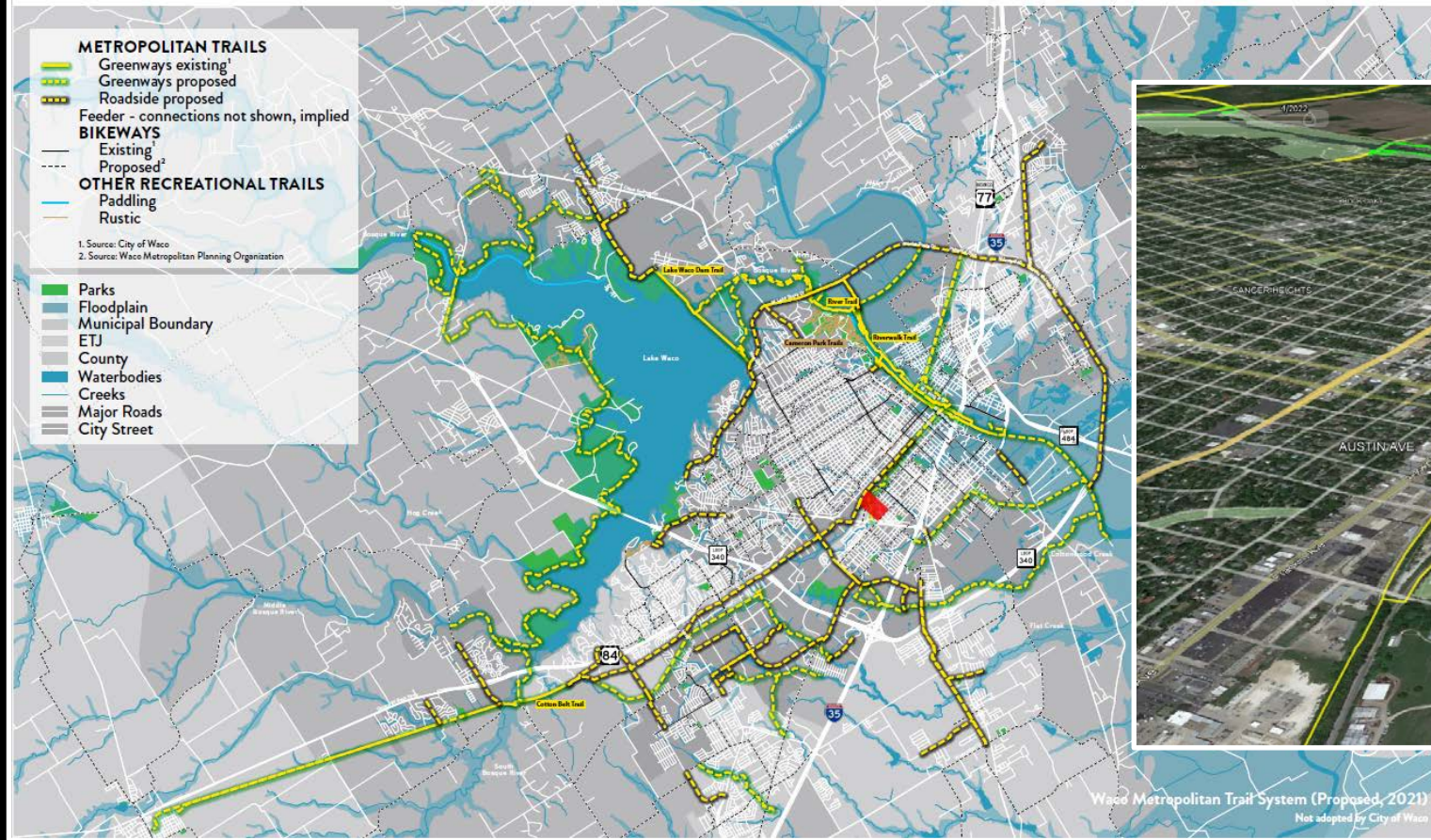
-  Existing
-  Proposed

## OTHER RECREATIONAL TRAILS

-  Paddling
-  Rustic

1. Source: City of Waco  
2. Source: Waco Metropolitan Planning Organization

-  Parks
-  Floodplain
-  Municipal Boundary
-  ETJ
-  County
-  Waterbodies
-  Creeks
-  Major Roads
-  City Street



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# Current Status and Next Steps

- FY 2021: Initial Design Contract with HALFF and Associates
- **Completed Steps:**
  - Termination of Sports Complex Agreement
  - Data Collection and Site Inventory
  - Site Analysis – Opportunities and Constraints
  - Design Charettes and Development of Concepts
  - Preliminary Design Report
- **Next Steps:**
  - RFQ for Design Services and Construction Documents
  - Flood Plain Engineering and Permitting



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# Funding and Engagement

- **Current Funding Plan**

- FY 2022: \$2,858,000 in CIP for design, survey and land services
- FY 2023: Propose \$10 million for initial construction
- FY 2024-25: Anticipate approximately \$12.5 million for completion

- **Community Engagement**

- Summer 2022 Kickoff
  - Public meetings for community members, user groups and neighborhoods
  - Online surveys
  - Continued collaboration with development team
  - Council updates



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## City Park at Hart-Patterson Track Site



## Neighborhood Connections

## Bell's Hill Park Renovation

Connections

- Recreation and Fitness
- Creek Enhancements
- Inclusive Amenities
- Bridge Improvements
- Social, Cultural & Economic
- Greenspace Activation



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Recreation and Fitness Hub

Creek Enhancements  
Inclusive Amenities  
Bridge Improvements



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Social, Cultural & Economic Benefits plus Year-Round Greenspace Activation



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