

# Pavilion & Riverfront Update

## **Presenters:**

Patrick Carley, Associate Vice President for Facilities & Operations- Baylor

Paul Cain, Assistant City Manager - Waco

Paris Rutherford, Principal - Catalyst Development

November 15, 2022

# Presentation Outline

Paul & Alejandra Foster Basketball Pavilion Update

*Mr. Carley*

Discussion of Hotel / Garage

*Mr. Cain*

Update on Catalyst Development

*Mr. Rutherford*



# Paul & Alejandra Foster Basketball Pavilion



# Paul & Alejandra Foster Pavilion

Architect: AECOM

Contractor: Austin Commercial

The Pavilion will anchor an integrated, mixed-use sports entertainment destination in the City's Riverfront District. It is part of a joint, cooperative effort of the City of Waco and Baylor University, which will serve as an economic stimulus to attract business and commercial development in the City.



Location: Downtown Waco  
(at the NW corner of I-35  
and University Parks Drive)



# Paul & Alejandra Foster Pavilion

## Pavilion

- Capacity for ~7,500 spectators, incl. standing room only for ~500 fans
- Two (2) premium club spaces
- Full catering kitchen and cooking capability
- Flexible visiting locker rooms for up to four (4) teams
- Two (2) video end boards, approx. 2,000 SF each



Ability to host “Community Events” held in conjunction with the City, McLennan County, McLennan Community College, Waco Sports Commission, an Independent School District or the University Interscholastic League (UIL)



# Paul & Alejandra Foster Pavilion

## Basketball Development Center

- Office facilities for men's and women's basketball coaching staffs/ administrations
- Separate practice gyms/courts, dedicated locker rooms, film viewing spaces and team storage areas
- Shared sports performance-related spaces, including strength and conditioning, athletic training/ treatment, hydrotherapy, nutrition, etc.





# Paul & Alejandra Foster Pavilion

## Progress Photos



*Auger Cast Pile Operations, October 2022*



*Concrete Foundations; Crane Pad Preparation, October 2022*



*Steel Erection (NW corner of Arena bowl), October 2022*



# Paul & Alejandra Foster Pavilion

## Status:

- 1,297 Auger Cast Piles are complete
- Current – Dec 2022: Foundations & Slab-on-Grade
- Current – Mar 2023: Superstructure
- Dec 2022 – Aug 2023: Exterior Skin & Roofing Systems
- Spring 2023 – May 2024: Interior & MEPF Systems
- Oct 2023: Catering Kitchen & Concessions Equipment Start-up
- Nov 2023 – June 2024: Commissioning, Test & Balance, Owner Training
- Jan 2024: Early completion of Arena (only) to host basketball games
- July/Aug 2024: Furniture installation
- Final Project Completion by July 31, 2024
- Aug 2024: Owner move-in



**Steel Erection, November 2022**



# Paul & Alejandra Foster Basketball Pavilion



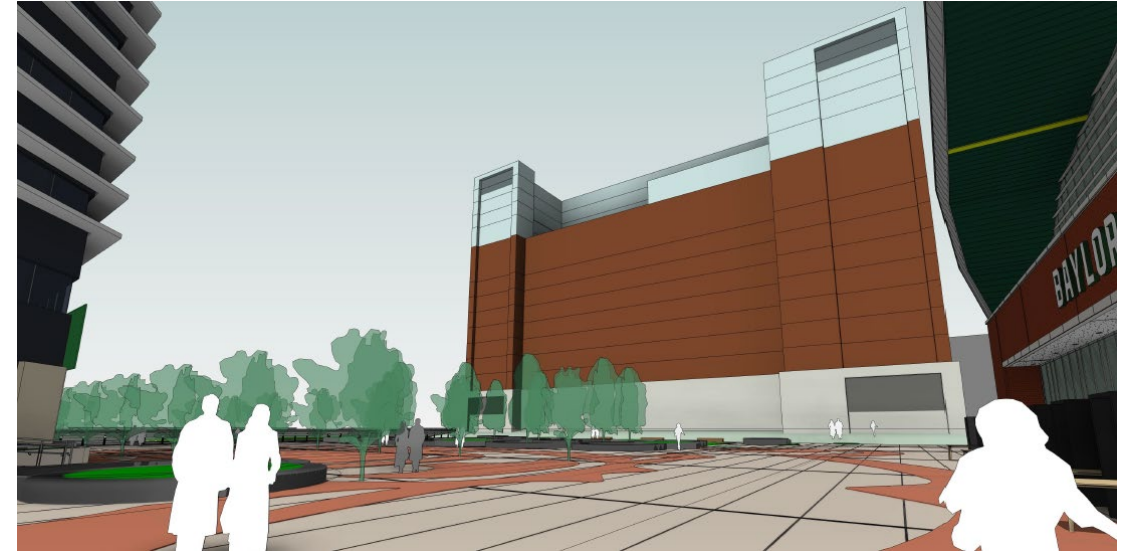
# Foster Pavilion Parking Garage & Hotel





# Background

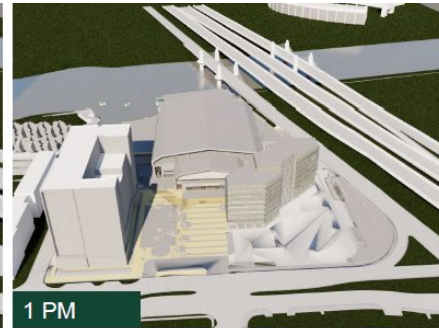
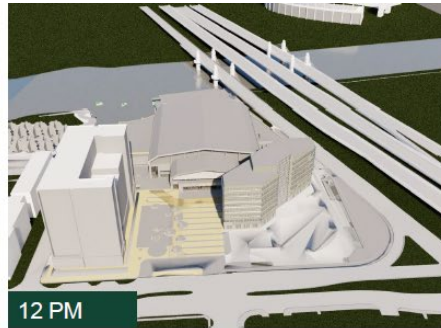
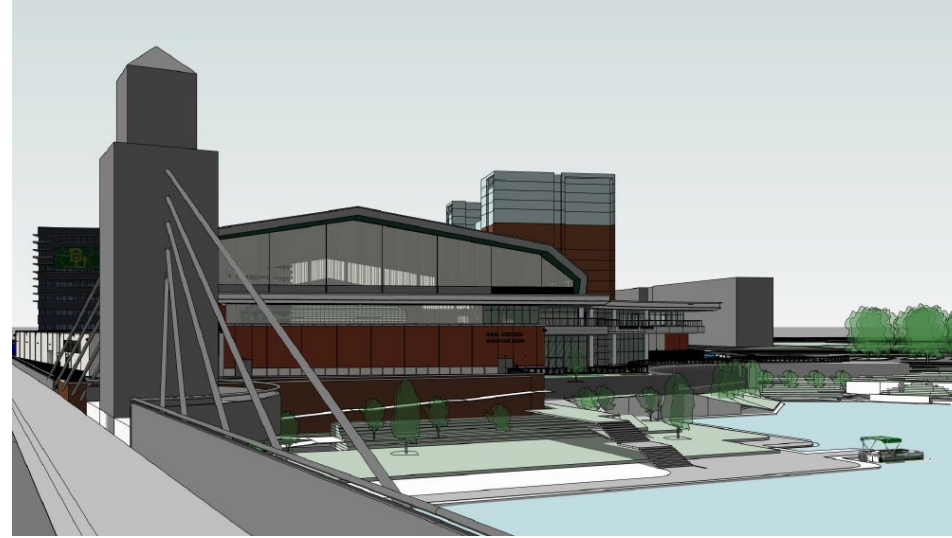
- Original Concept: Garage only
- Hotel proposed by City; included in Agreements
- AECOM retained December 21, 2021
- RFI 2022-006 issued January 14, 2022
- Proposals Received March 2022
  - AJC Graduate
  - SRH/Westin
- Joint decision: Baylor / City
  - Exploratory discussions with AJC
- CMAR (Austin Commercial) selected July 2022
- Weekly meetings of design team





# Factors to Consider

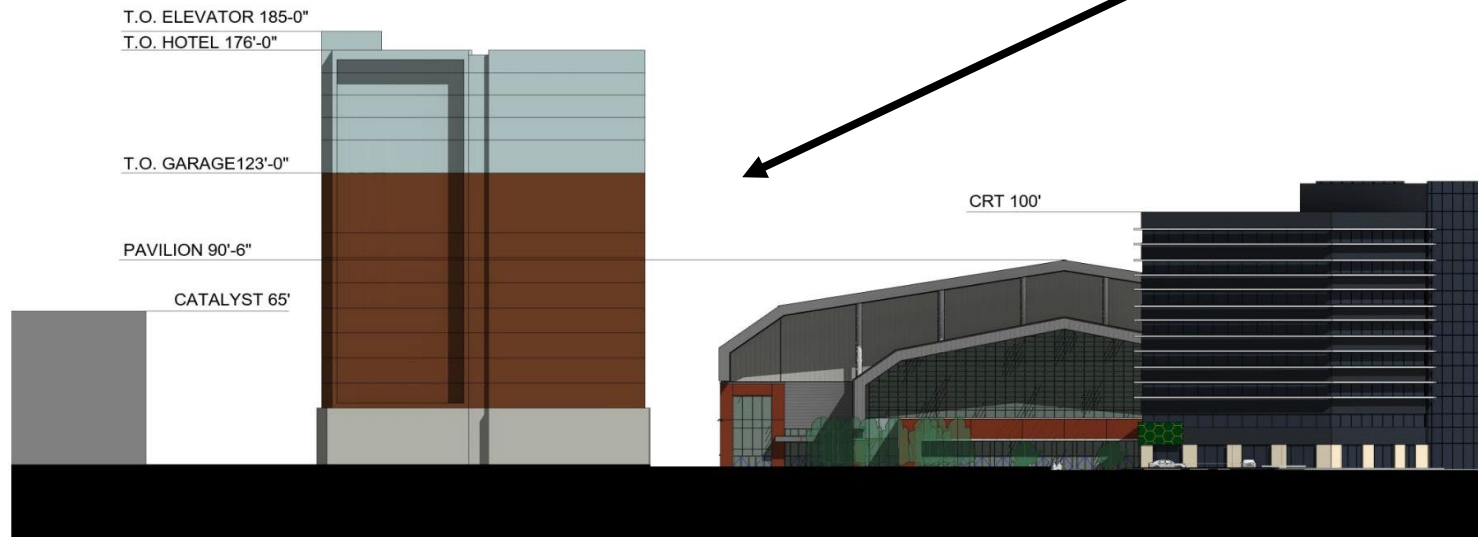
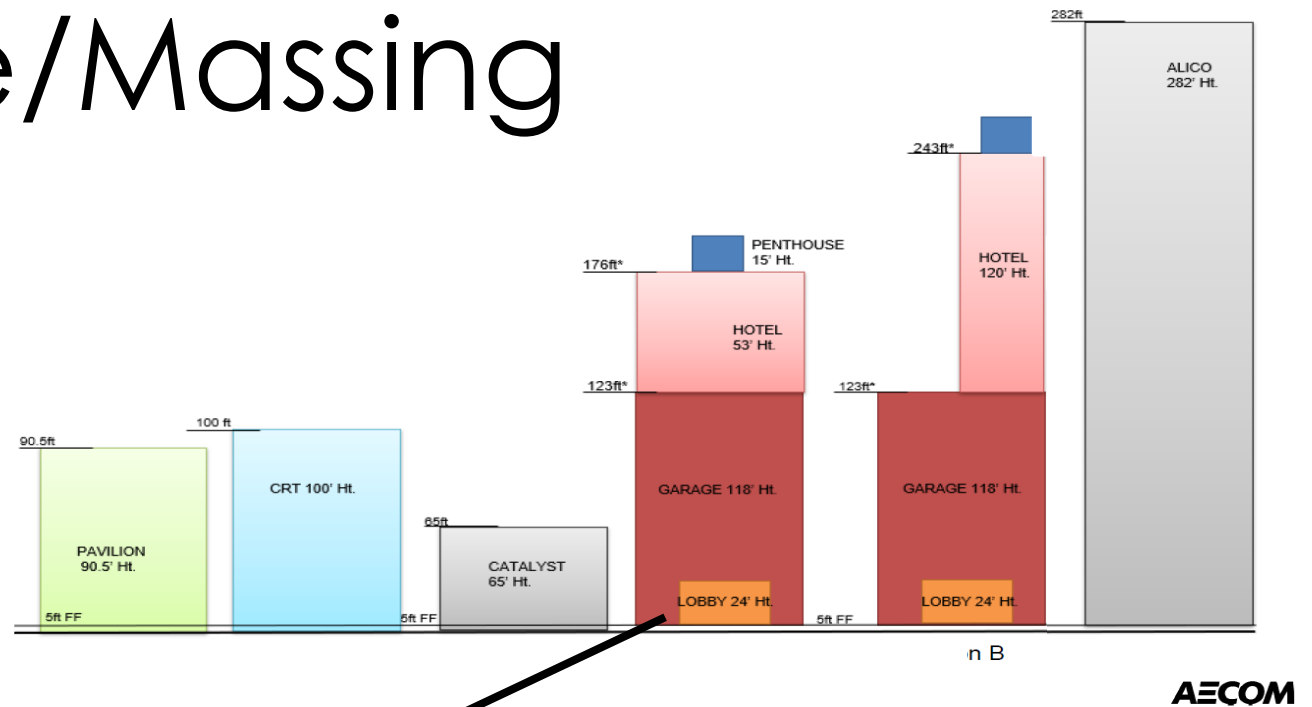
- Architecture/Massing
- Building Design
- Economics/Budget
- Hotel Timeline Challenges





# Architecture/Massing

- 555 space garage (435 BU/120 hotel) height exceeds Pavilion (110' +/-)
- Additional floors for hotel atop pushes total height to 2-2.8 times the height of Pavilion depending on hotel configuration (current design is Option A at 2x Pavilion height)
- Pavilion would sit in a “canyon of buildings”



South Elevation Option A (View From University Parks)

AECOM

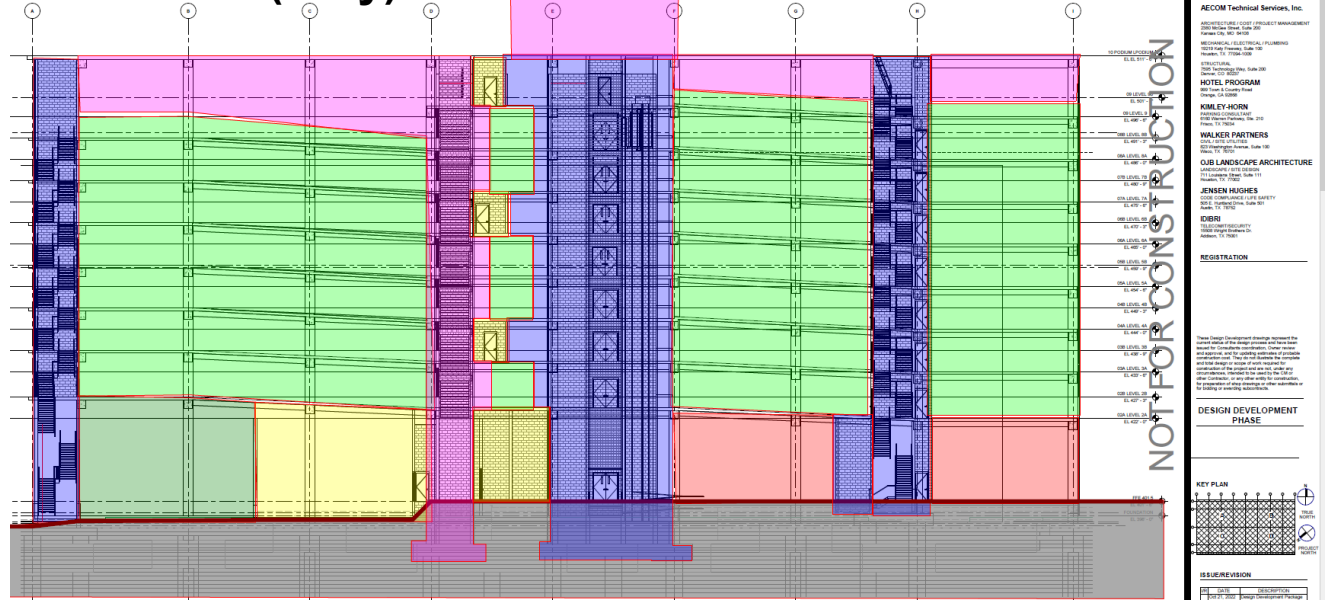
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# Building Design

- Enhanced weight bearing superstructure
- Parking spaces lost to vertical circulation for people and freight, enhanced utility/support space
- Reduced first floor retail (due to lobby, circulation, loading docks, etc.)
- Additional height to accommodate 120 hotel parking spaces and clearance for future pool, amenity deck
- Facade/screening symmetries challenged by uncertainty of future hotel height, exterior, etc.
- Manhattan/LA type design... in Waco market.
- Unknown compatibility with hotel developer once selected

West side (Clay) cross section





# Economics/Budget

- Designing/Constructing garage for future hotel is more costly
  - \$50,000-\$55,000 per space current estimate
  - City paying Catalyst \$27,879 per space across Clay
  - Per space construction cost of \$33,000-\$37,000 reasonable with custom façade + retail
  - Garage to accommodate future hotel construction are “sunk costs” unlikely to be recovered from hotel developer
- Hotel economics
  - Costs higher on garage podium vs. dirt pad
  - Increased operational expense atop garage likely not supported by market room rates in Waco market
  - Economically viable site will require unknown amount of subsidy
- Realities
  - There may never be a hotel on site; sunk costs above never recovered
  - Unknowns:
    - Amount of subsidy future hotel developer will require to make site economically viable
    - Financial interest/capability or political will of Baylor or City to provide subsidies





# Hotel Timeline Challenges

- *If hotel developer identified and terms agreed today, then:*
  - *6-12 month design window*
  - *16-20 month construction window*
  - *26-32 months until complete*
  - *Conflict with Pavilion final completion (July 2024)*
    - Hotel construction occurring 7-13 months after July 2024
    - Crane in Plaza (effectively closing plaza)
    - Construction logistics challenging
- Absent a hotel developer, timeline unknown therefore disruption to Plaza and Pavilion operations unknown





# Alternate Approach: Garage+Retail Only

- Height (100') near Pavilion (90')
- Building Design / Construction
  - Simplified, more efficient
  - Additional parking spaces & retail space yielded by deleting hotel related elements
  - Façade symmetry / compatibility with Pavilion enhanced
  - Remain on critical path
    - 450 spaces usable by January 24
    - Façade and finish-out by July 24



# Alternate Approach: Garage+Retail Only cont'd

- **Economics/Budget**
  - **Eliminating hotel elements saves money / minimizes sunk cost**
  - **Increased spaces from 600 to approximately 700**
    - **Est. \$19M for Pavilion Garage (450 spaces)**
    - **\$6.9M for spaces in catalyst garage (250 spaces)**
  - **Increased investment in façade & plaza activation elements**
  - **Eliminates risk to project (hotel may never exist)**
- **Eliminates disruption to plaza and Pavilion operations post Pavilion completion (July 2024) due to hotel construction conflicts**
- **Future corporate/university hotel still in play at alternate, more economically viable site**













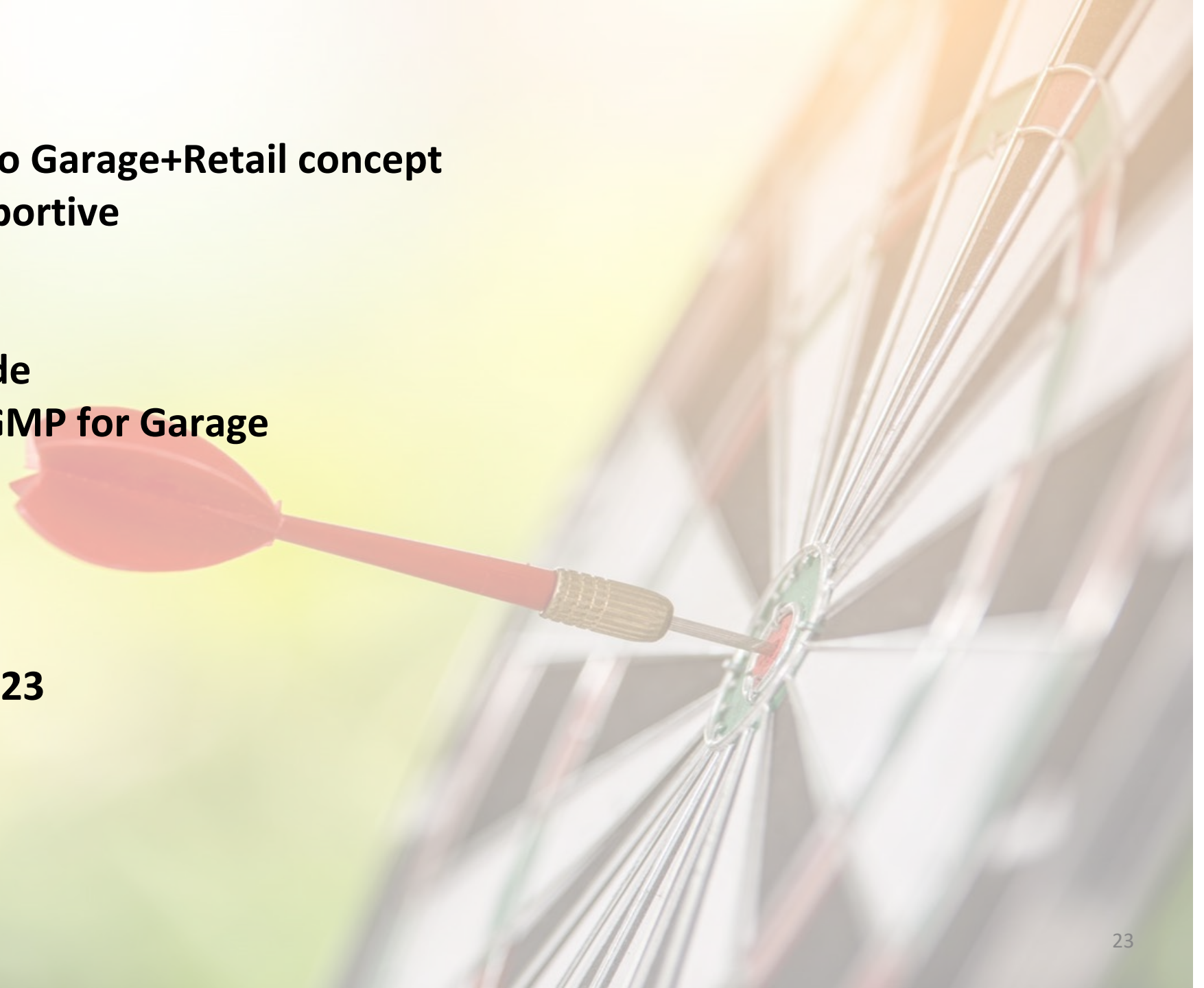




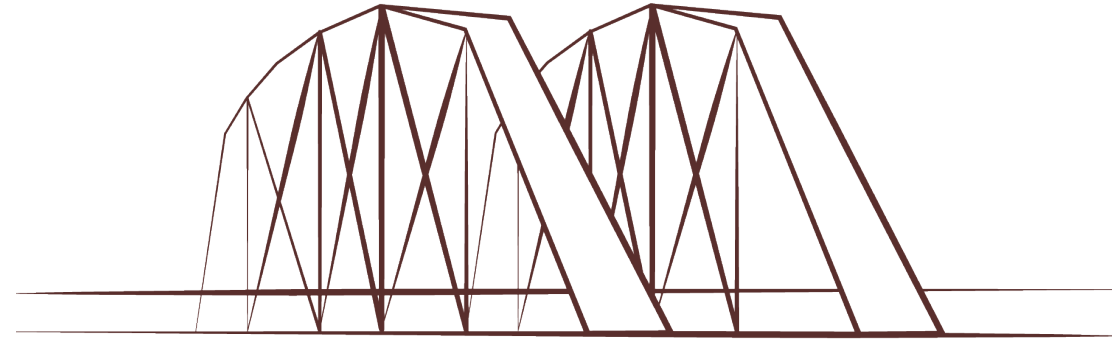


# Summary

- **Staff recommends pivot to Garage+Retail concept**
- **Baylor in agreement/supportive**
- **Next steps**
  - **Design rework**
    - **Charettes on façade**
  - **CMAR contract with GMP for Garage**
  - **Document revisions**
    - **Baylor**
    - **Catalyst**
  - **TIF Board**
  - **Debt Sale in March 2023**







# riverfront WACO

*A Mixed-Use Sports and Entertainment Waterfront District*





# On-Site Programming

## Phase One –

- 266 residential & live/work units
- 6,000 sf retail / restaurant
- 6,000 sf resident amenity
- 393 space garage (150 public/243 private)

## Clay Mixed Use – (Phase 4)

- 123 residential units
- 10,791 sf retail / restaurant
- 4,953 sf resident amenity
- 495 space garage (250 public/245 private)

## Riverfront Restaurants – (Phase 3)

- 4,364 sf two level restaurant (+3000 sf outdoor deck)
- 4,096 sf east restaurant (+1820 sf outdoor deck)
- 5,100 sf common deck and play garden

## Hotel Mixed-Use – (Phase 2)

- Full-service hotel with banquet, spa, restaurants, bar and over 110 keys
- Parking both on site and within garage





# Phase One

Building 3 – 29 units  
• **OPEN** – with access on 2<sup>nd</sup> street.

Building 2 – 61 units  
• Anticipate Dec'22 completion

Buildings 1,4, 5 & Garage  
• 120 days following City of Waco Infrastructure Completion

Timing of University Parks will affect Phase 1 completion





# Clay Mixed-Use & Restaurants (Ph 3&4)

## Mixed-Use and Garage (Ph 4) –

- Selected Rogers Obrien as contractor; revised pricing is expected by early December
- Permit drawings submitted to City this week (requesting expedited staff review)
- Design accommodates COW request for additional 85 parking spaces in garage and building design changes
- Within this context, still pushing to start construction early next year with the following in place:
  - Land transfer and definitive agreements by Jan.
  - Clay and UParks tied to requirements of garage & bldg. openings

## Riverfront Restaurants (Ph 3) –

- Weitzman has coordinated discussions with over 50 restaurant operators from across Texas
- Catalyst is in detailed discussions with two operators presently (Mexican and American concepts)
- Timing of construction and opening being coordinated to coincide with completion of Pavilion (and CLOMR being approved)





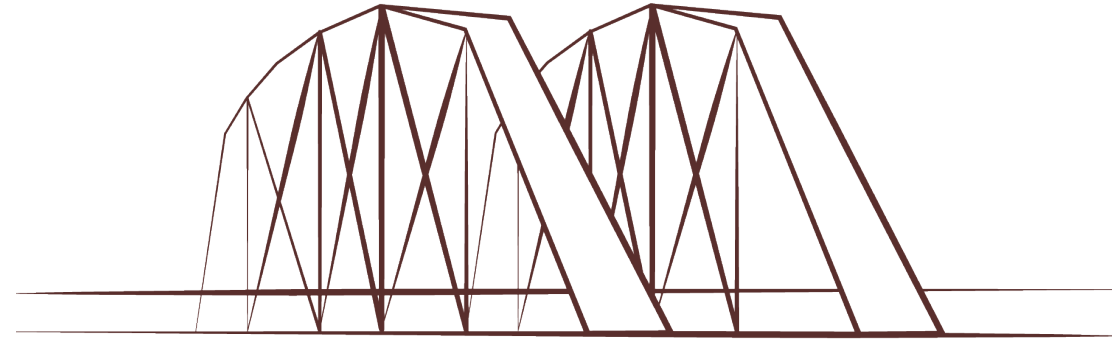
# Hotel Mixed-Use (Ph 2)

## Current Status

- With focus returning to original site, Catalyst is currently engaged in detailed discussion with hotel operator and has shared our original schematic design
- Goal to finalize agreement with Hotel Operator by Year End 2022
- With terms agreed to in this timeframe, we anticipate the hotel would be commence in 1Q 2024







# riverfront WACO

*A Mixed-Use Sports and Entertainment Waterfront District*





# Timelines

| Item            | Description   | March 2022 Contracts  | Current Completion                           |
|-----------------|---|---|--|
| Pavilion        | Capacity for 7,500 spectators, incl. standing room only for 500 fans  | Jan. 2024 basketball only; July 2024 final completion   | Unchanged                                    |
| Pavilion Garage | 450 spaces (increased from 435)   | Jan. 2024   | Jan. 2024 (façade and finish July 2024)      |
| Catalyst Ph 1   | Farmer’s Market, Webster and UParks with Redesign   | April 2023  | Unchanged (COW Infrastructure Critical Path) |
| Catalyst Ph 2   | 10-12 story Full Service Hotel with 110 rooms, 10,000 sq. ft. restaurant/retail/spa space encompassed in or attached to the Full Service Hotel, 12,000 sq. ft. meeting room space encompassed in the Full Service Hotel | Jan. 1, 2027 (2 years after commencement date of 1/1/25)  | Unchanged (pushing to commence in 2024)      |
| Catalyst Ph 3   | 4,364 sf two-level west restaurant (w/3000 sf outdoor deck)<br>4,096 sf east restaurant (w/1820 sf outdoor deck)<br>5,100 sf common outdoor deck and garden play area   | July 2025 (2 years after commencement;<br>Commencement 180 days after CLOMR/LOMR submittal by City) | Unchanged                                    |



# Timelines

| Item                  | Description  | March 2022 Contracts                     | Current Completion                            |
|-----------------------|--|--|---|
| Catalyst Phase 4/Clay | Mixed Use: 10,000+ square feet of ground level restaurant, retail and office uses and amenity space; 126 multifamily units with courtyard and building amenities;<br>Parking garage (250 public spaces / 245 private spaces) | 2 years (June 2025); Garage in Jan. 2024 | Unchanged                                     |
| University Parks      | Pavement; Streetscape; Landscaping   | NA                                       | Awaiting CMAR contract; goal is Jan. 2024     |
| Clay Ave.             | Pavement; Streetscape; Landscaping   | NA                                       | Awaiting CMAR contract; goal is Jan. 2024     |
| Riverwalk             | Reconstruction of Riverwalk from Webster to Baylor Law   | NA                                       | January 2025 (USACE & FEMA are critical path) |



# Municipal Parking Authority

- Tonight's Agenda: ORD-2022-890 (renumbered to 899)
- Requirement of Section 6.6 of the MDA between City and Baylor
- Manage public garage spaces and public on-street parking spaces
- Kimley-Horn developing Parking and Traffic Management Plan to be implemented by MPA
- Area: Brazos River, I-35 frontage Road, South 3rd Street, and Washington Avenue
- Chapter 601 of the Texas Local Government Code governs parking authorities
- 5-member board of residents appointed by the Mayor
  - Two-year staggered terms
  - MDA set Board composition
    - 3 from City
    - 1 from Baylor
    - 1 from Catalyst
- Authority (includes not limited to):
  - (1) construct, improve, maintain, repair, or operate a project;
  - (2) conduct research necessary for efficient operation of a parking facility;
  - (3) establish a permanent coordinated system of parking facilities;
  - (4) plan, design, locate, hold, construct, improve, maintain, operate, own, or lease land and facilities for the parking of vehicles
- Term of MPA is November 16, 2047



# Q U E S T I O N S ?

