

Memorandum



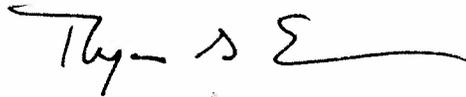
DATE November 30, 2012

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT The Bridge Capital Improvements

On Wednesday, December 5, 2012, you will be briefed on The Bridge Capital Improvements. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

The Bridge Capital Improvements

A Briefing to the
Housing Committee

Housing/Community Services Department
December 5, 2012



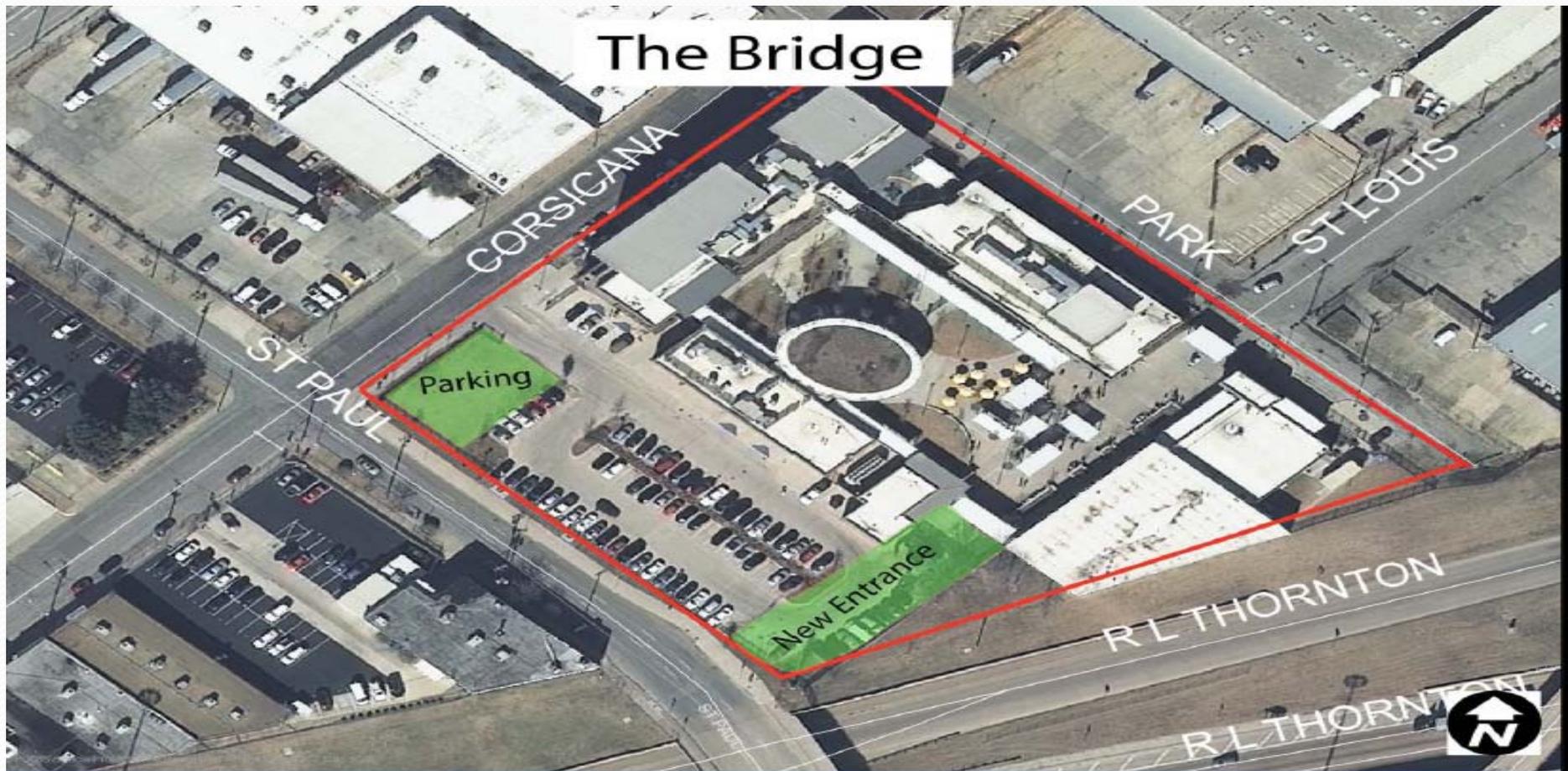
Purpose

- Seek approval to spend \$950K using \$620K in Homeless Bond funds and \$330K in Public/Private funds as part of a \$1.35M redesign @ the Bridge that will include up to \$400K in privately raised funds that together will improve the campus experience and help reduce loitering issues with the surrounding neighborhood and in particular, the developing Farmer's market area.

Background

- The Bridge was opened in 2008
- Much planning and community involvement was involved in the design
- While the campus is functioning well, there are some minor capital improvements needed
- Prior tours by the Housing Committee pointed out that moving the entrance should be considered
- Funds for the changes have been identified

Site Plan



Capital Improvements

- Move the existing “hard” entrance on Park on the East side to a soft entrance on St Paul on the West side
- Replace the parking spaces lost on the West side by utilizing a green area on the North side of the existing parking lot
- Move the client storage area from the East entrance to the new West entrance
- Reconfigure the Pavilion by expanding into the vacated storage space, enclose, and install central air and heat

Financial Overflow

- The City will contribute \$950K to cover the costs of the entrance move, reconfiguring the parking lot, and resetting the Pavilion and storage area
- The Bridge Board will be responsible for raising \$400K in private funds to climatize the Pavilion

Entrance Move

- The current entrance on Park is @ the side walk and experiences large groups of individuals gathering or loitering on the sidewalks and in the street
- The new entrance will have a 35 ft by 100 ft mostly covered entrance off of St Paul with large fans, bench seating, and water fountains
- The new entrance will be separated from the parking lot by a high decorative fence

Parking Lot

- Shift the parking lot to the North such that spaces lost from the new entrance are replaced
- The new configuration increases the parking spaces from 75 to 77

Storage Area

- Currently guests are able to store their belongings in an area near the current entrance on the East side of the Bridge
- This storage area will be “flipped” to the West side of the campus near the Security entrance on the West side

Pavilion

- The Pavilion will give up some of its current space to accommodate the relocation of the storage area and will expand into the vacated storage space on the East side
- The Pavilion will be enclosed and private funding will provide for central air and heat to be installed
- Televisions will be installed for viewing along with tables for other options for engagement with the guests

Entry Reconfiguration & Improvements



Entry Reconfiguration & Improvements



The Bridge
1818 Corsicana
Dallas, Texas 75201

Entry Reconfiguration and Improvements - Security Kiosk

CaCo # 1205.001
09.21.2012



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Benefits

- The entrance move assists with many of the Farmer's Market infringement issues
- The new entrance offers shade, water, fans, seating and a more relaxed entry into the facility
- Security oversight will be simplified with the soft entrance vs. the current spill over on to the sidewalks and into the street
- Installing central air and heat in the Pavilion will make this space more attractive and should reduce loitering
- Experience with climate control and televisions in the Intake area of the Bridge has proven that this is a major attractor to coming in off of the street during the day

Next Steps

- Contract let in 1st quarter
- Construction start in 2nd quarter
- Construction completion by end of 2013