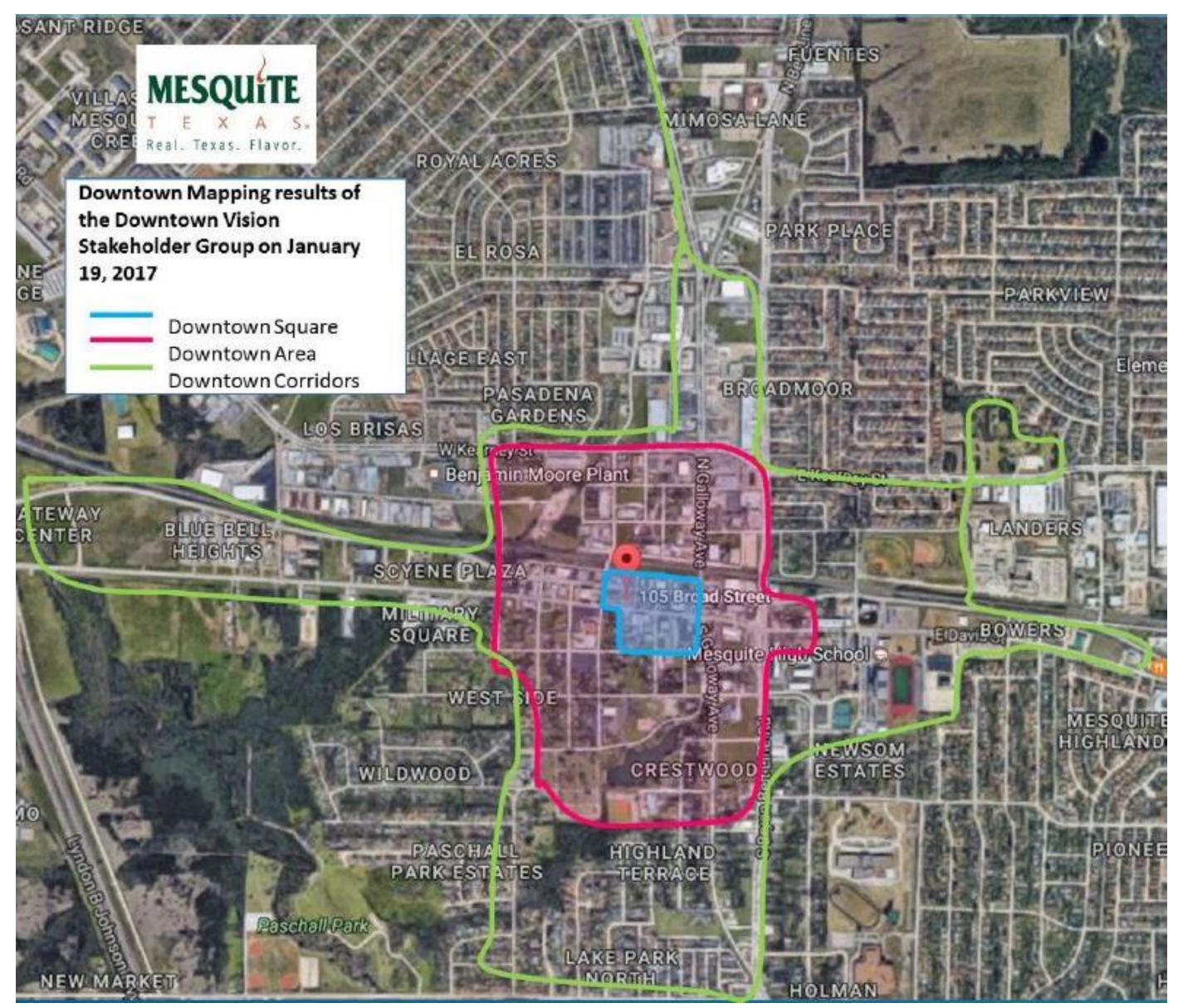


# MESQUITE

Real. Texas, Flavor



# Downtown Mesquite





# Downtown Mesquite





Source: downtownmesquitetexas.com



# Process to Date

- 2016 Mesquite City Council Declares Downtown a Priority
- January 2017 Downtown Vision Group Meeting
  - Limits of Downtown Area and Downtown Square Defined
- May 2017 Downtown Vision Statement Adopted
- April 2018 Downtown Infrastructure Plan Committee Meeting #1
- May 2018 Downtown Infrastructure Plan Committee Meeting #2
- June 2018 City Council Approval of Front Street Design Contract
- July 2018 Downtown Infrastructure Plan Committee Meeting #3
  - Preferred Downtown Infrastructure Plan Identified
- July 2018 City Council Briefing of Preferred Plan
- 2018/2019 Front Street Station Design
- 2020/2021 Front Street Station Construction



# Downtown Assessment and Market Analysis - 2017

Texas Downtown Association (TDA) ✓ Impressions ✓ Recommendations ✓ Resources



DOWNTOWN MESQUITE ASSESSMENT REPORT MARCH, 2017

Produced by the Texas Downlown Association for the City of Mesquite

Community Development Strategies (CDS) ✓ Trends ✓ Projections ✓ Demand

### **CITY OF MESQUITE**

DOWNTOWN MARKET ANALYSIS

CITY OF MESQUITE MAY 2017

LOBAL TIME



# Downtown Vision Study - 2017

# **Storyboard Activity**





### Downtown Vision Study Vision Statement

### **Downtown Vision Statement**

Adopted by the DTVS Group on May 31, 2017

Downtown Mesquite is an energetic, family-friendly environment where people of all ages and cultures gather to dine, shop, celebrate and live.

A creative, attractive and social destination, Downtown Mesquite is rooted in history and reaches out to engage locals, neighbors and visitors.





# Downtown Vision Study

### **Priorities** Infrastructure

- Connectivity to City Lake Park and Corridors ✓ Common Grease Traps
- ✓ Parking on Front Street

### **Business Attraction and Development**

- Anchor Restaurants and Retail Railroad Depot style Museum/Restaurant
- ✓ Urban and Mixed-Use Housing

### **Appearance and Beautification**

- Greenspace in and around the Square
- Historic Street Lights
- ✓ Art and Murals

### **Events and Activities**

- Concerts on the Square
- ✓ Carriage Rides
- ✓ Family-friendly Activities

- Is intended to provide specificity related to Downtown infrastructure needs, and a program for infrastructure improvements in Downtown Mesquite
- It will build upon the direction from previous Downtown studies including:
  - The Texas Downtown Association Assessment
  - Community Development Strategies Downtown Market Analysis
  - The Mesquite Downtown Vision Study

# Downtown Infrastructure Plan 2018





# Infrastructure Plan Schedule

Month

Work Week Beginning (Shading Indicates Weeks

PHASE I	- PR	OJECT INITIATION
Task 1		Project Initiation and Management
	1.1	Project Initiation Meeting (Consultant Team ar
	1.2	Tour
	1.3	Progress Meetings (Up to 6 Meetings-Skype)
Task 2		Stakeholder / Public Engagement Planning
	2.1	Stakeholder Involvement Plan
PHASE I	I - DO	OWNTOWN AREA ASSESSMENT
Task 3		Data Collection
	3.1	Data Collection
Task 4	_	Mapping
	4.1	Base Mapping
	4.2	Existing Conditions Evaluation / Mapping
Task 5		Work Session with City Staff
	5.1	Worksession
PHASE I	II - S	TAKEHOLDER INVOLVEMENT
Task 6		Stakeholder Meetings
	6.1	Downtown Property Owner / Stakeholder Mee
	6.2	City Council Briefings (Up to 3)
PHASE I	V - F	RAMEWORK PLANS
Task 7		Plan Components
	7.1	Urban Design Framework
C.	7.2	Transportation Framework
	7.3	Infrastructure Framework
PHASE	V - IN	IPLEMENTATION
Task 8		Project Costs
0	8.1	Project Costs Projection Template
S	8.2	Project Limits and Project Costs
	8.3	Downtown Infrastructure Prioritization / Phasin
	_	

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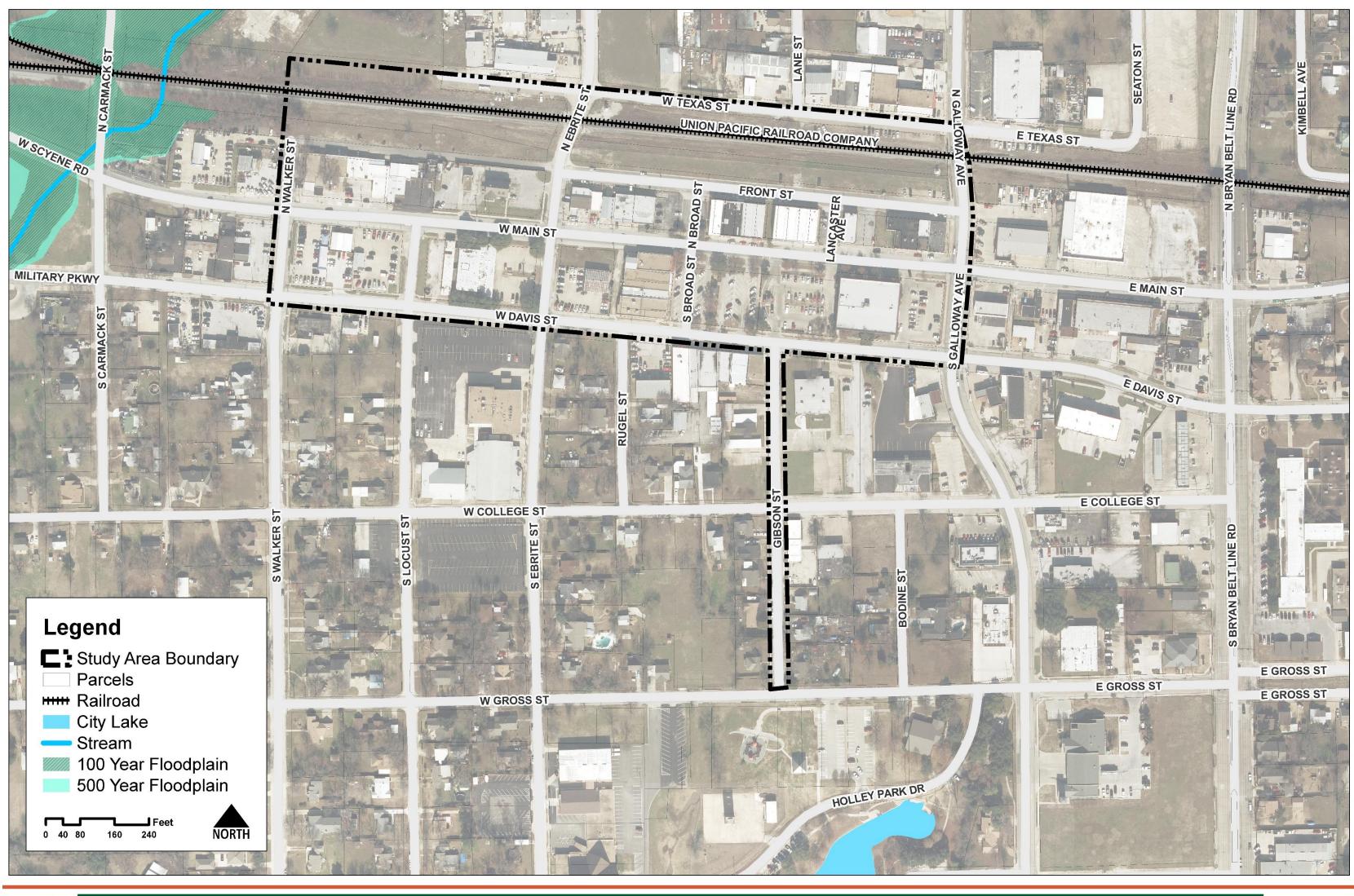
# Stakeholder Meetings



# Stakeholder Meetings



# Downtown Limits

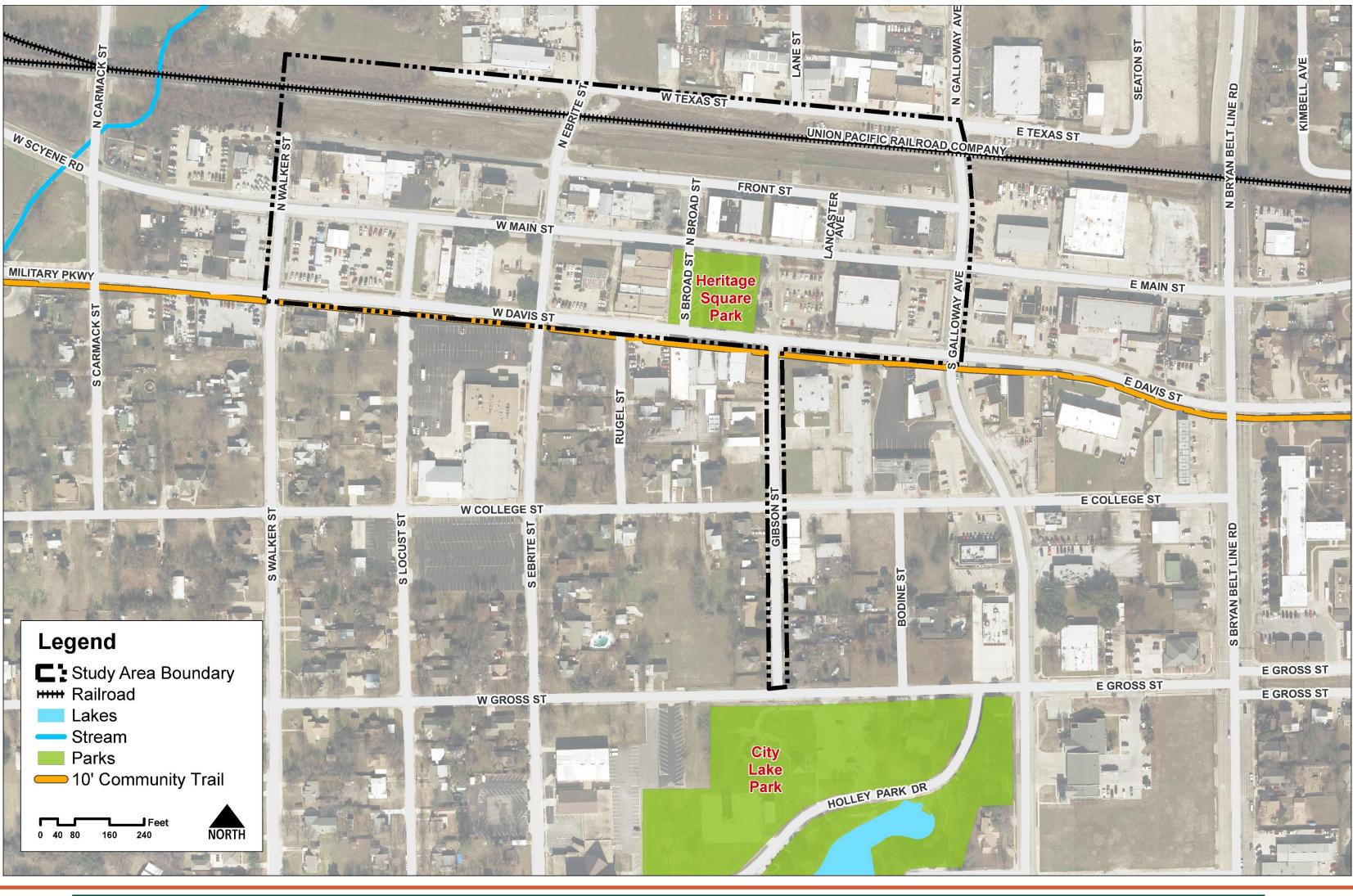


MESQUITE E X A S ceal. Texas. Downtown.

### DOWNTOWN INFRASTRUCTURE PLAN

Kimley » Horn April 2018

# Existing Parks & Trails

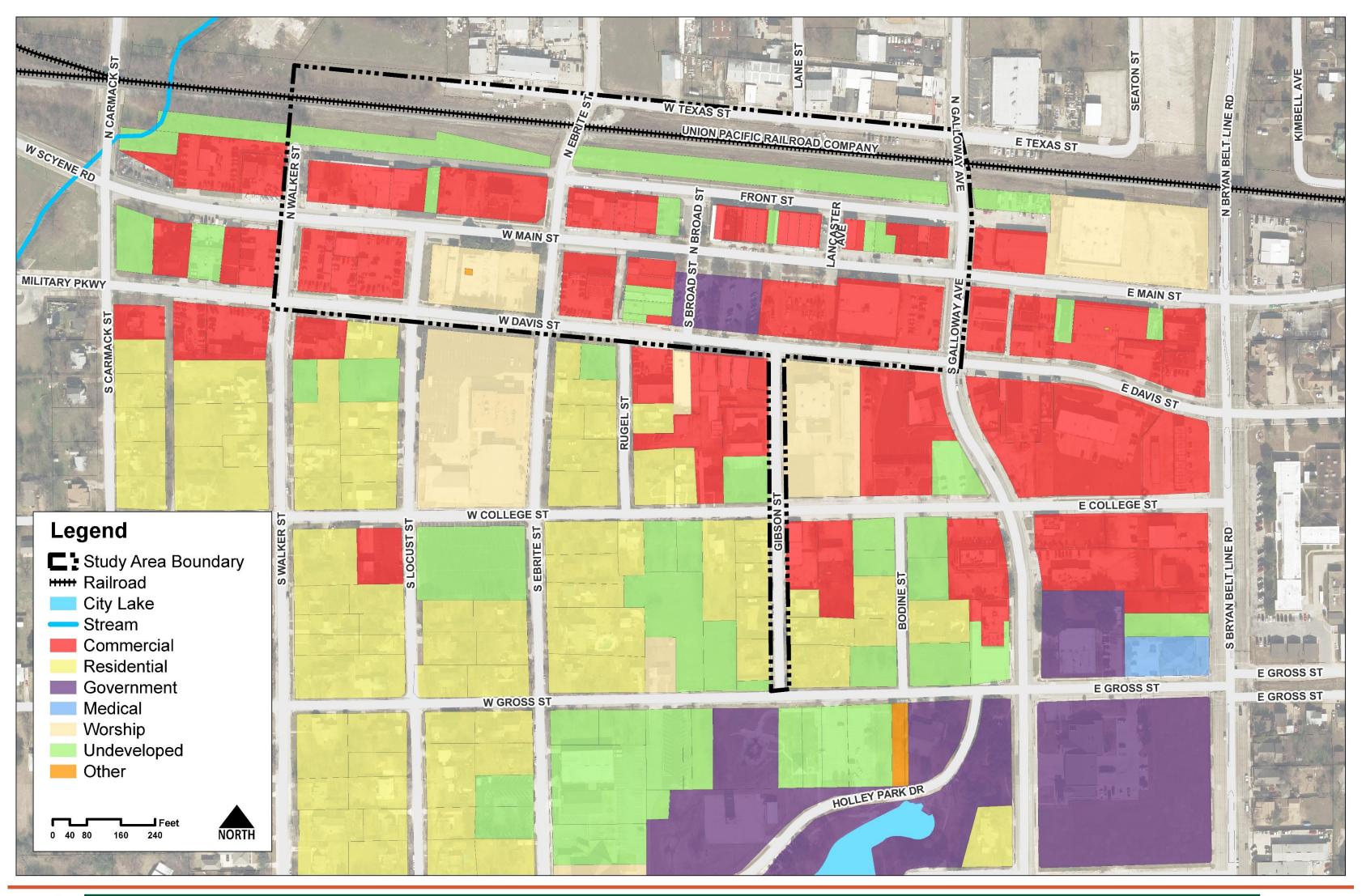


MESQUITE T E X A S Real. Texas. Downtown.

### **DOWNTOWN INFRASTRUCTURE PLAN**

Kimley »Horn April 2018

# Existing Land Use



MESQUITE T E X A S Real. Texas. Downtown.

### DOWNTOWN INFRASTRUCTURE PLAN

Kimley »Horn April 2018

### Parking Analysis: Improvements



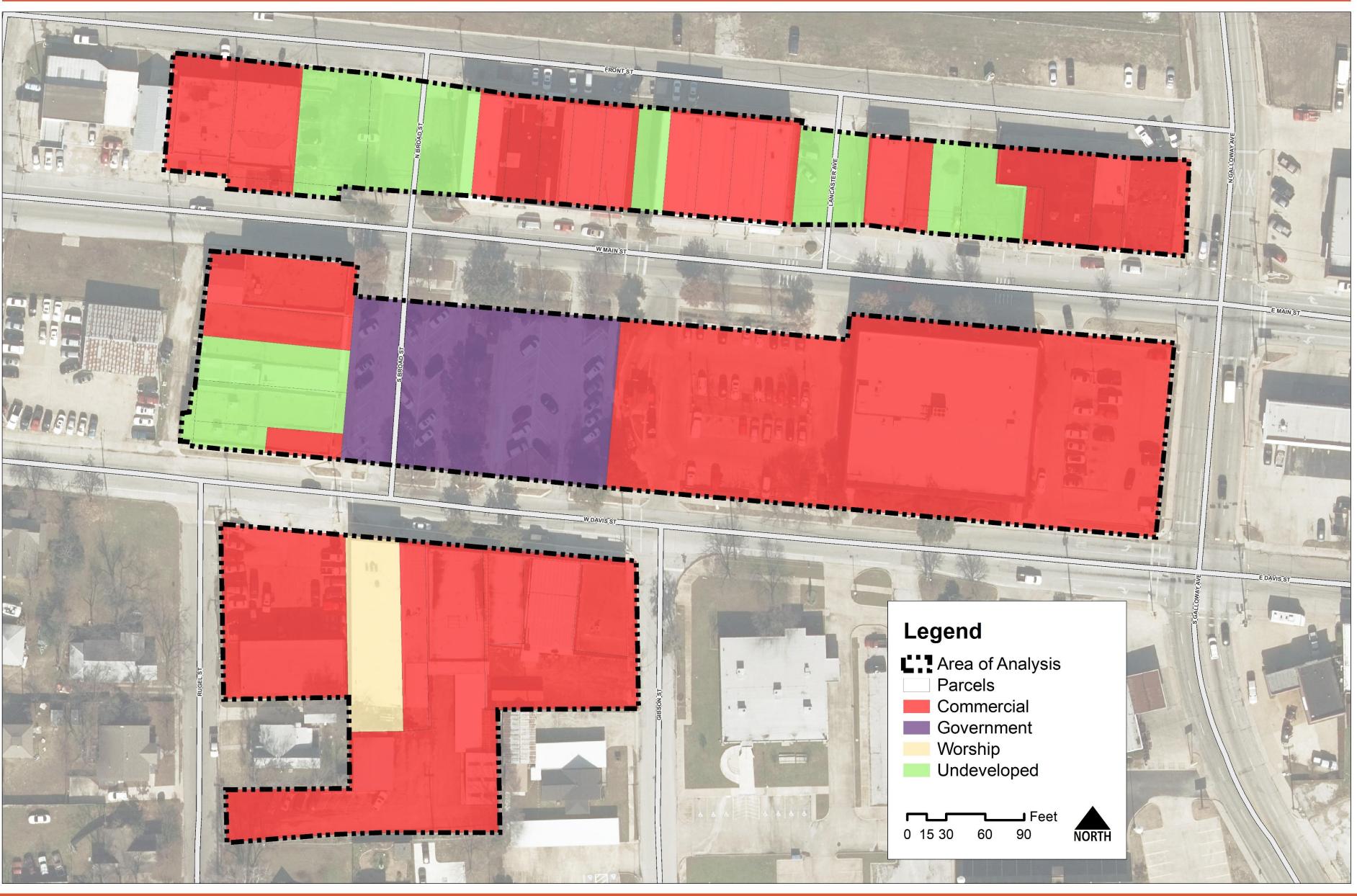
MESQUITE T E X A S

Real. Texas. Downtown.

### DOWNTOWN INFRASTRUCTURE PLAN

Kimley » Horn June 2018

### Parking Analysis: Existing Land Use



MESQUITE T E X A S

Real. Texas. Downtown.

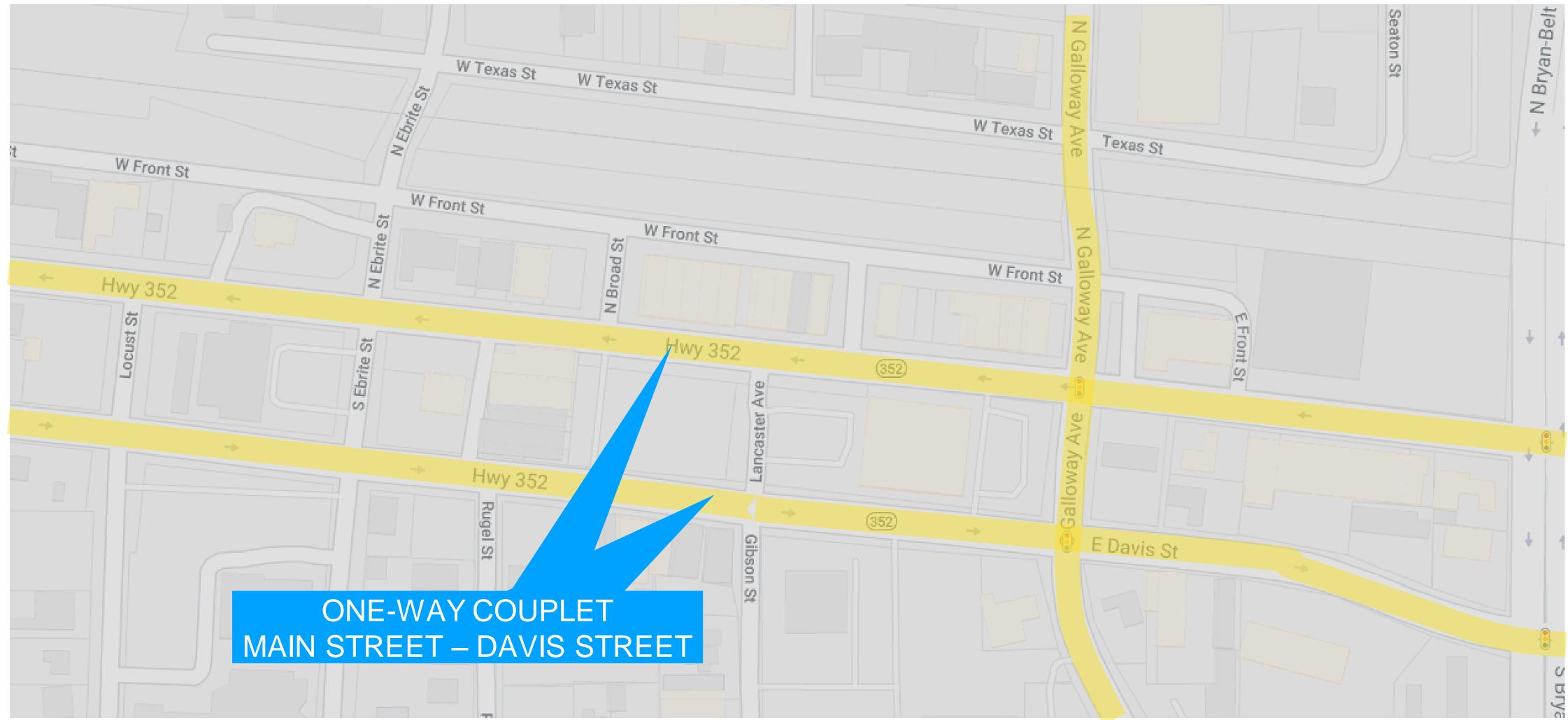
### DOWNTOWN INFRASTRUCTURE PLAN

Kimley » Horn June 2018

# Walking Distance From Parking



### Downtown Vehicular Traffic



### Downtown Vehicular Traffic Calming



Median Island







Pinchpoint

Neckdown





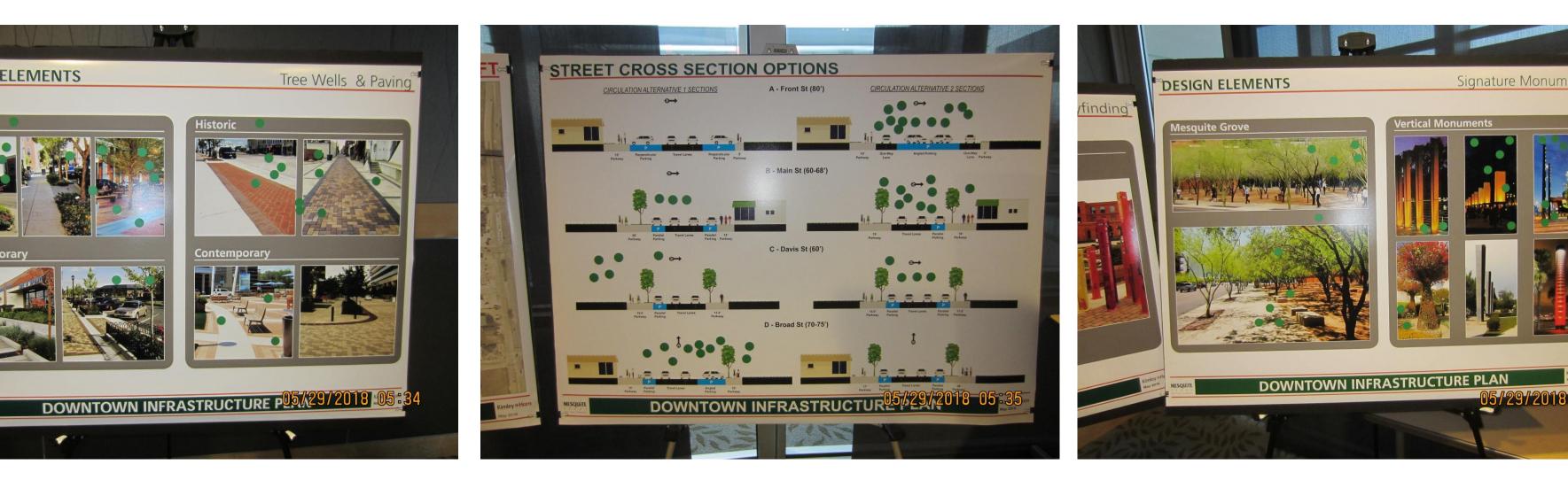


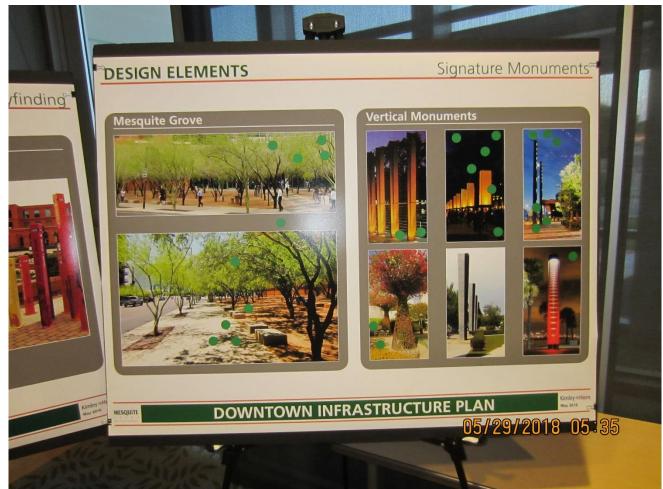
# Design Elements





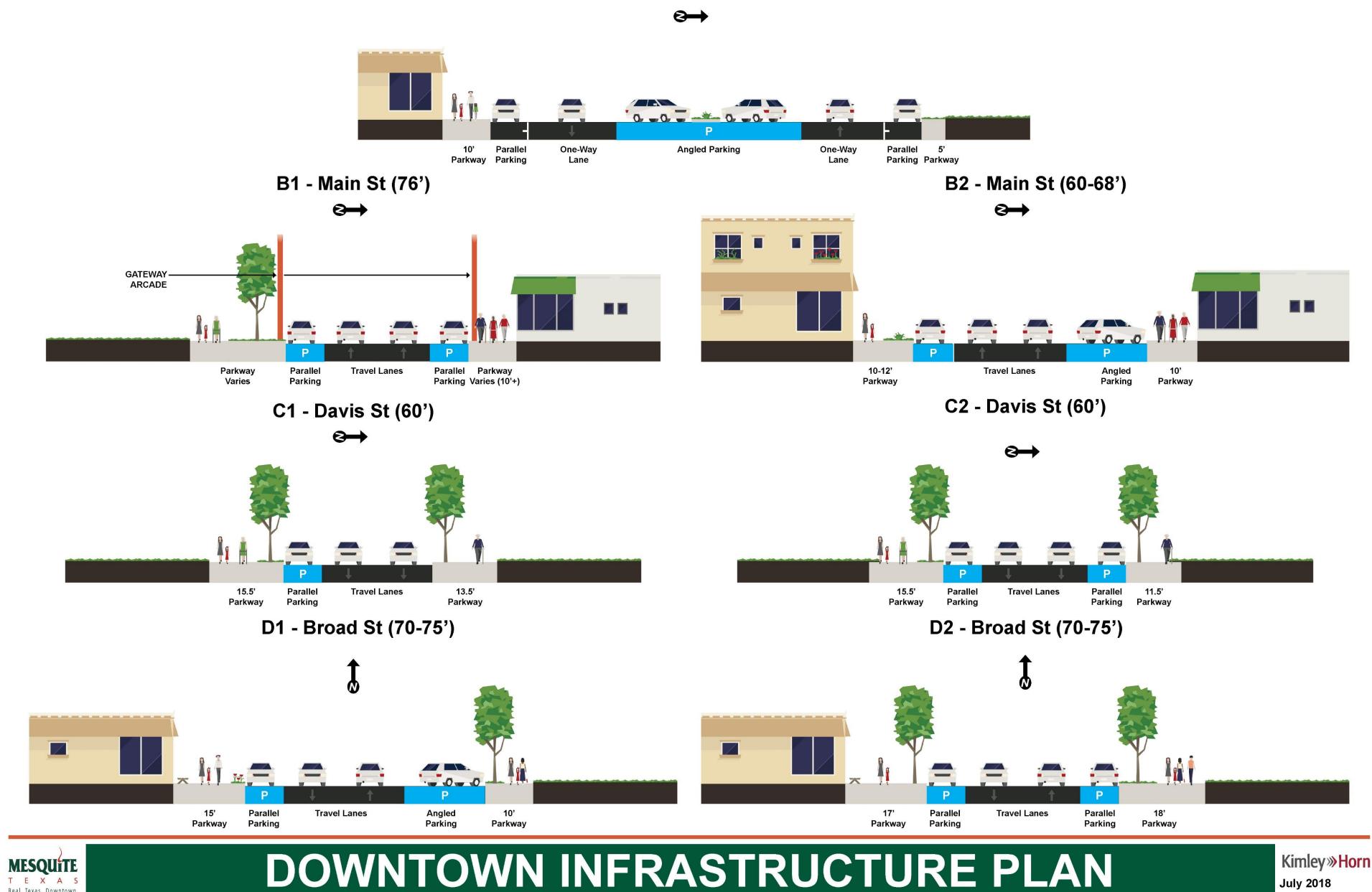






### **PREFERRED STREET CROSS SECTIONS**

Real. Texas. Downtown.



A - Front St (105')

July 2018

### Infrastructure Concepts DRAFT

**PROPOSED STORM DRAIN** 

### THE R. AREA = 6.1 AC Q100 = 57 CFS AREA = 2.2 AC Q100 = 20 CFS AREA = 14.5 AC Q100 = 134 CFS 30 AREA = 3.8 AC Q100 = 35 CFS

### **PROPOSED SANITARY SEWER**

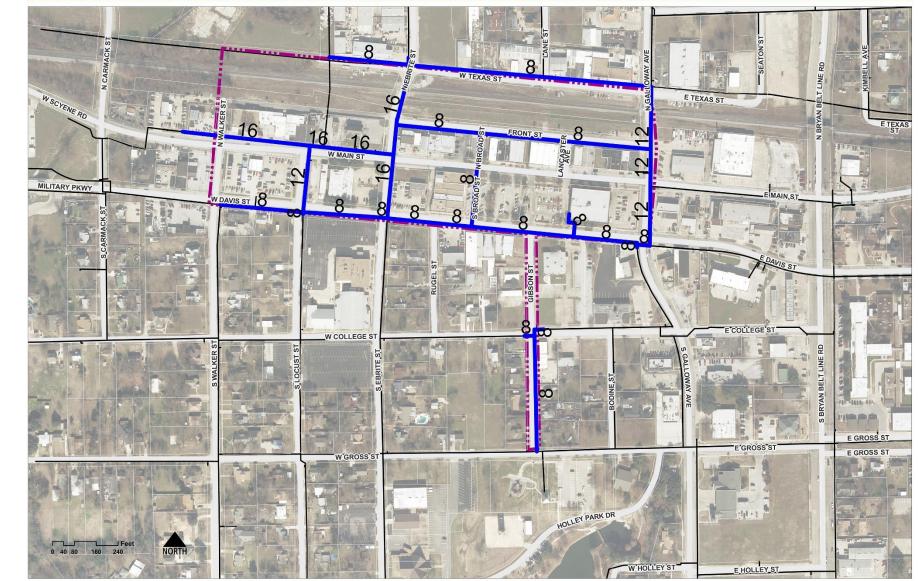
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DRAFT

E HOLLEY ST

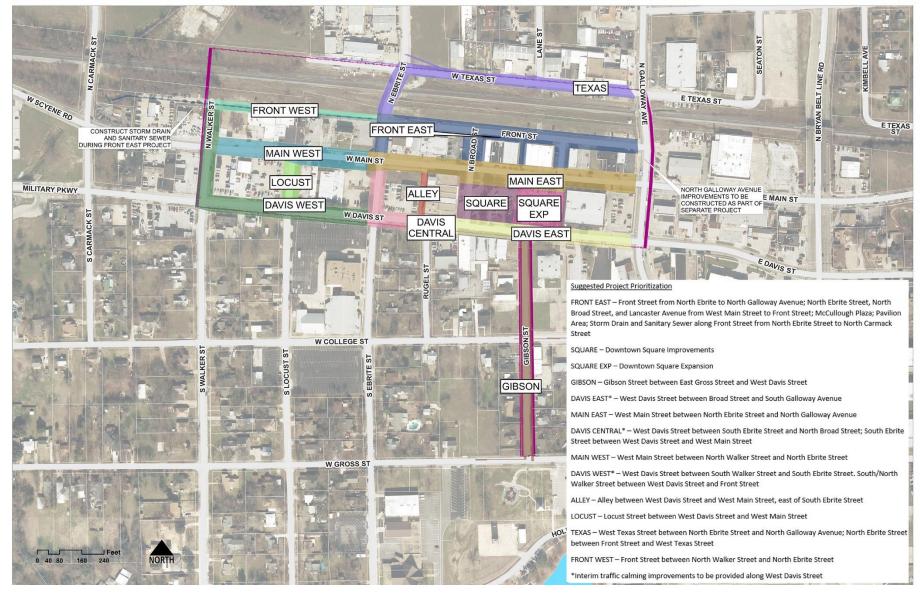
### **PROPOSED WATER LINE**

### DRAFT



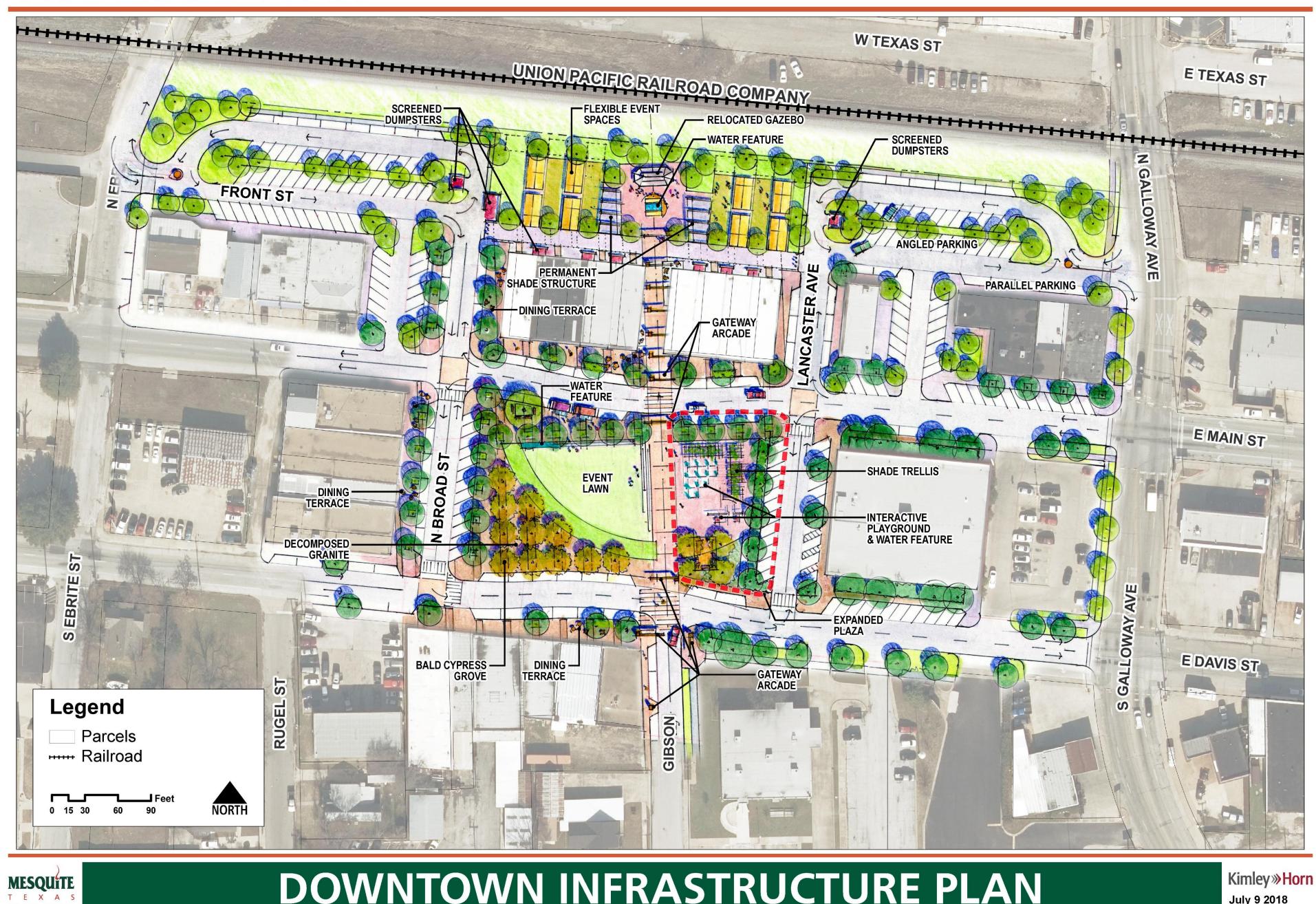
### **DOWNTOWN PROJECTS**

### DRAFT



### **PREFERRED PLAN**

Real. Texas. Downtown



### **DOWNTOWN INFRASTRUCTURE PLAN**

Kimley **»Horn** July 9 2018

# Front Street







# Front Street



**Source: City of Mesquite** 





# Front Street



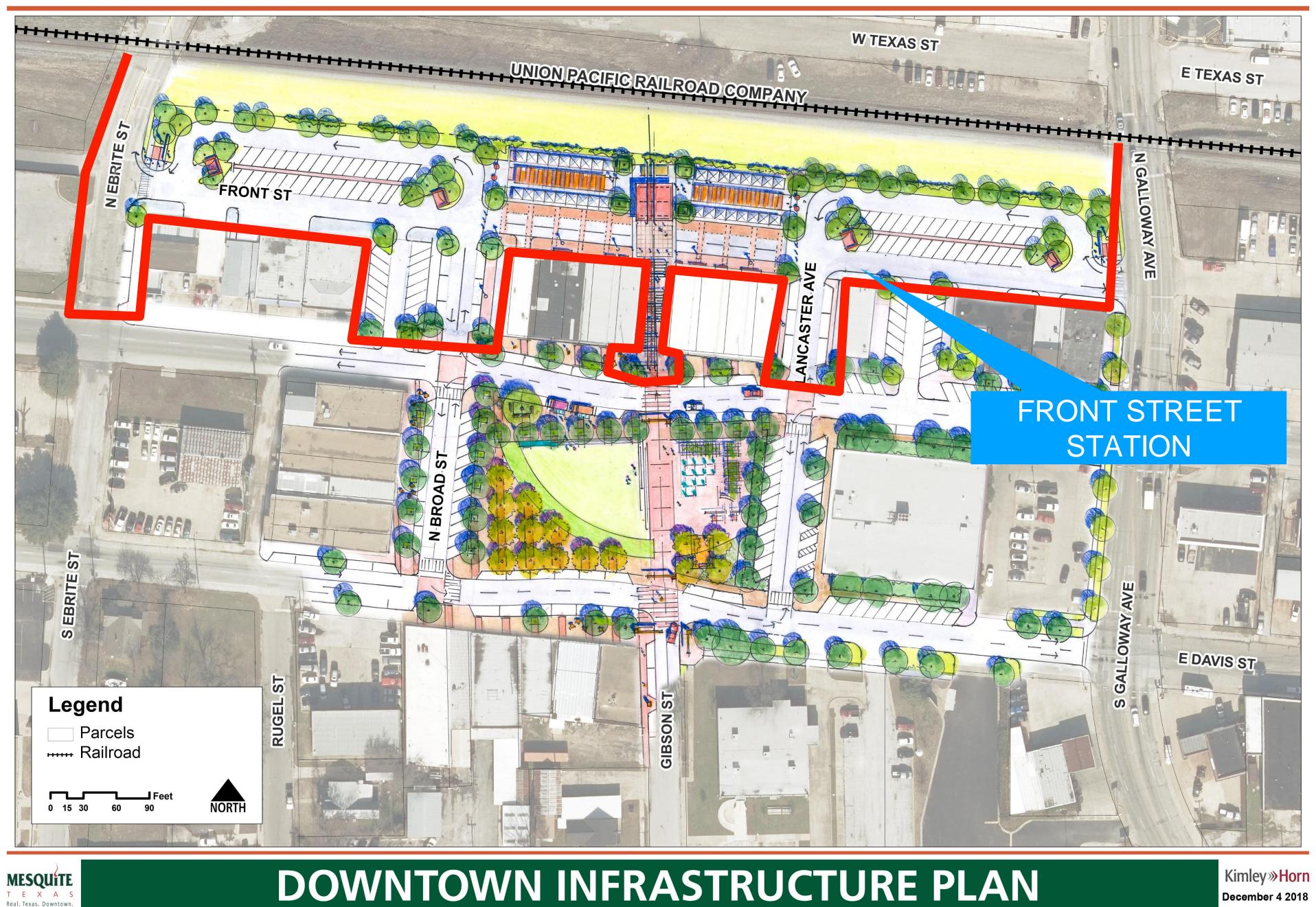
**Source: City of Mesquite** 



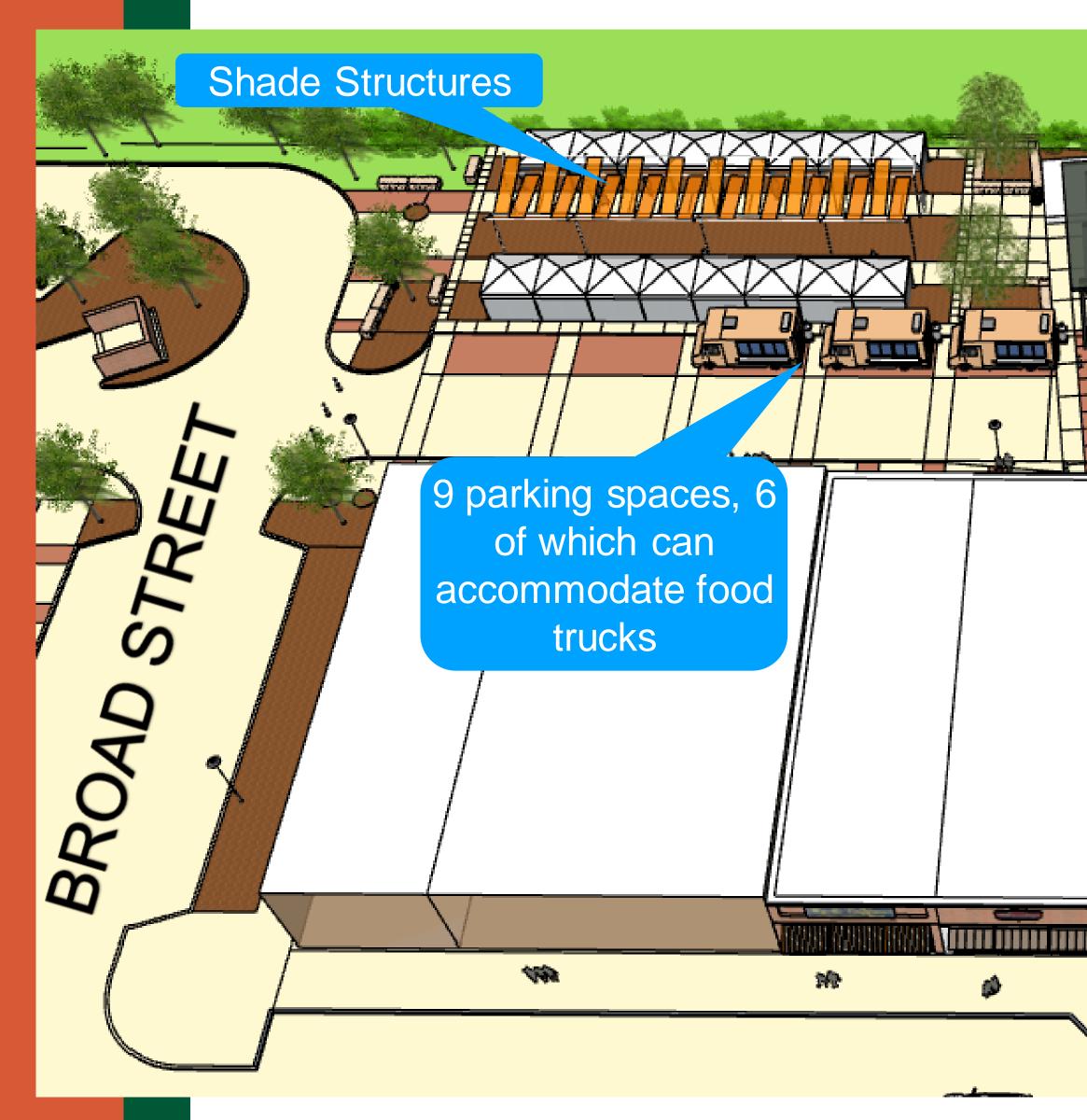


### **REFINED PLAN**

Real. Texas. Downtown.



December 4 2018



Accommodations for up to 32 10'x10' tents, including electrical hookups

**Removable Bollards** 

 $\mathcal{A} \vdash \vdash$ 

McCullough Plaza

88 88

Pavilion area

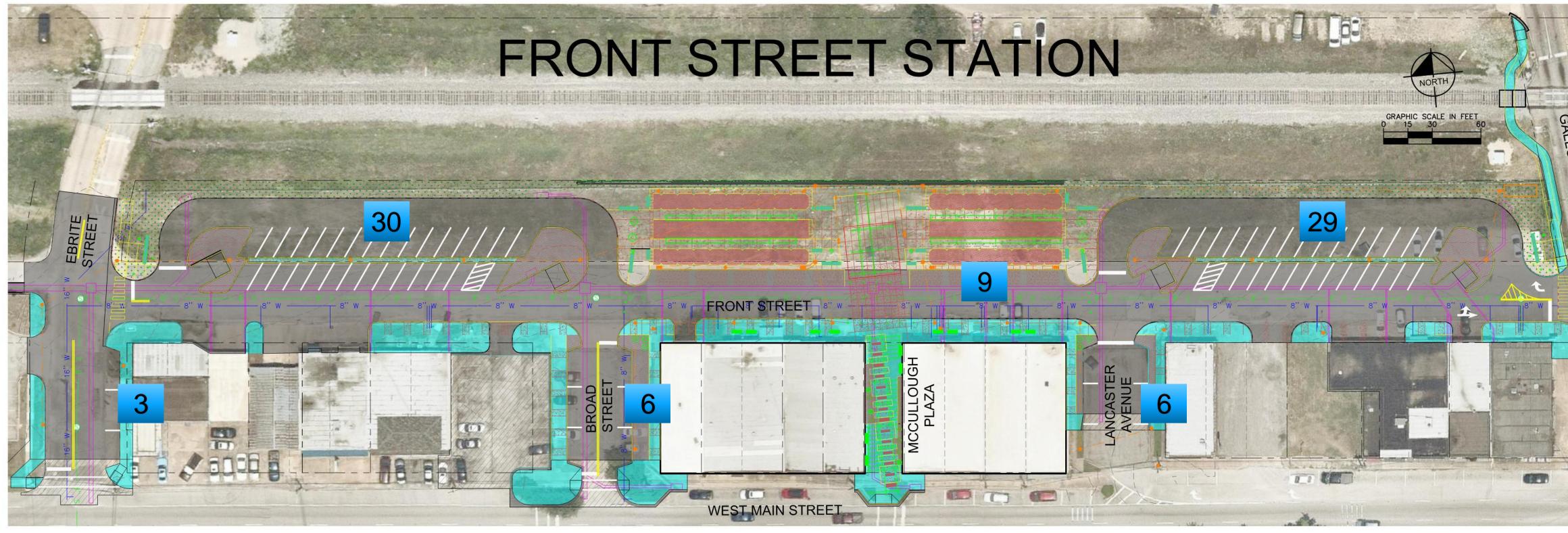








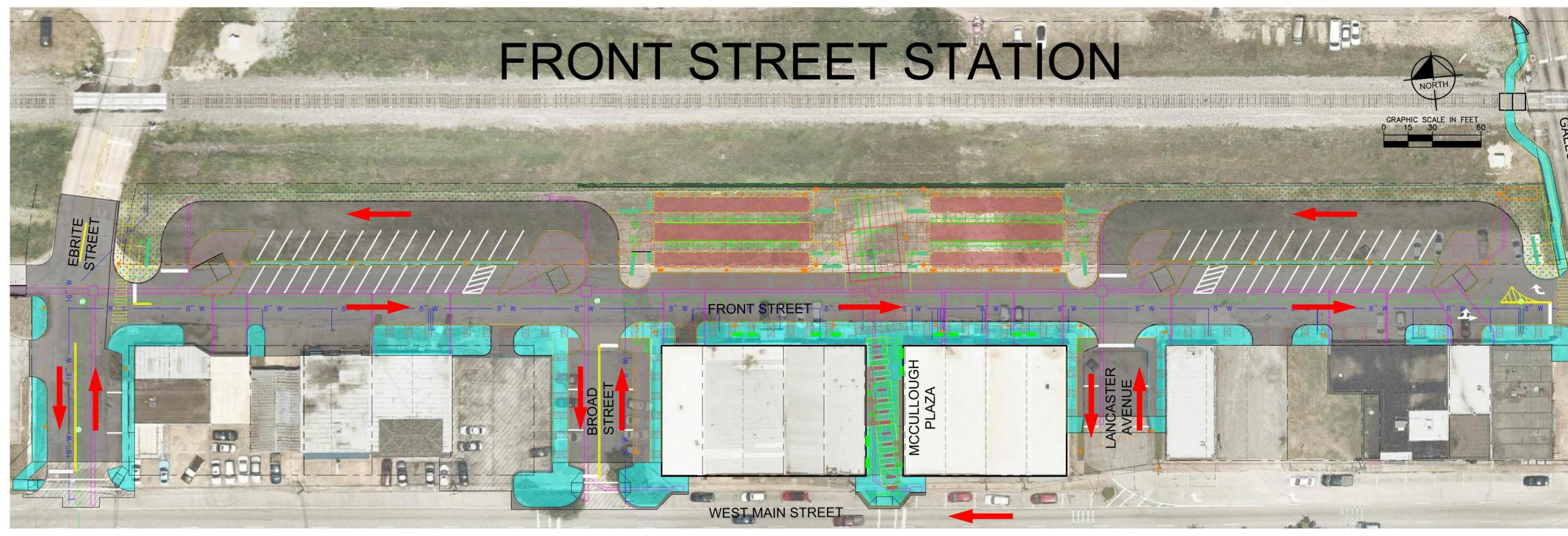
### Front Street Parking



Existing Spaces – ~60 Proposed Spaces – 83

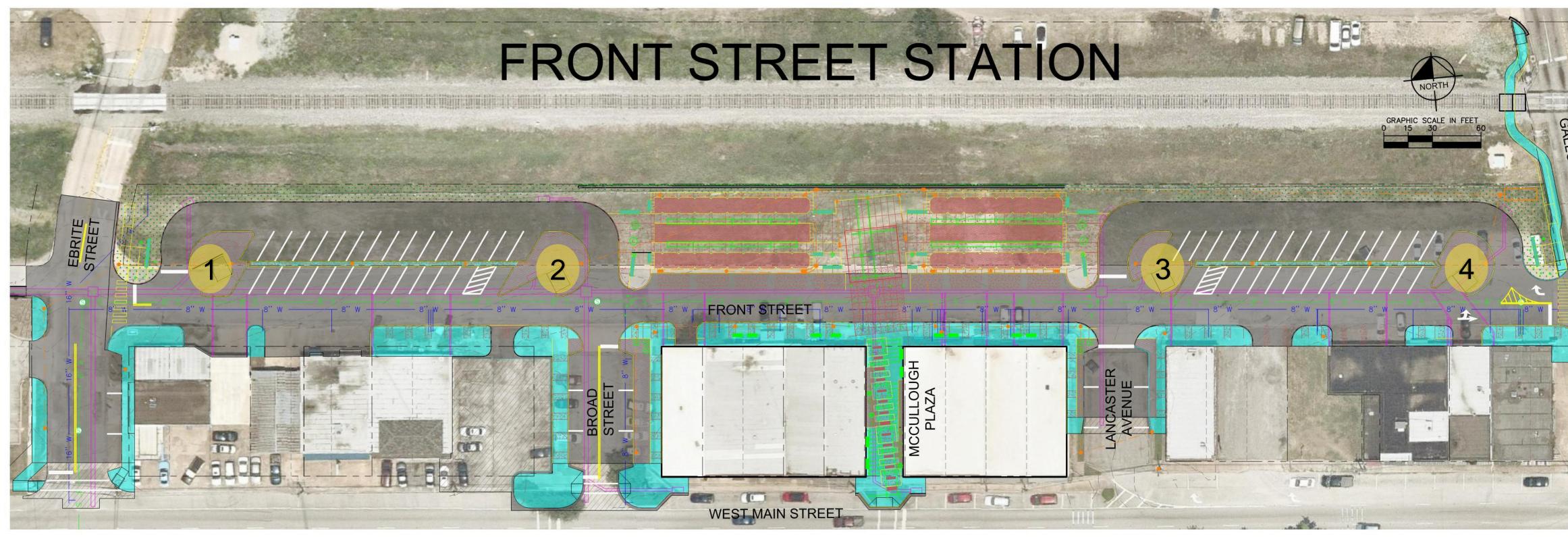


### Front Street Circulation





### Dumpster Enclosures



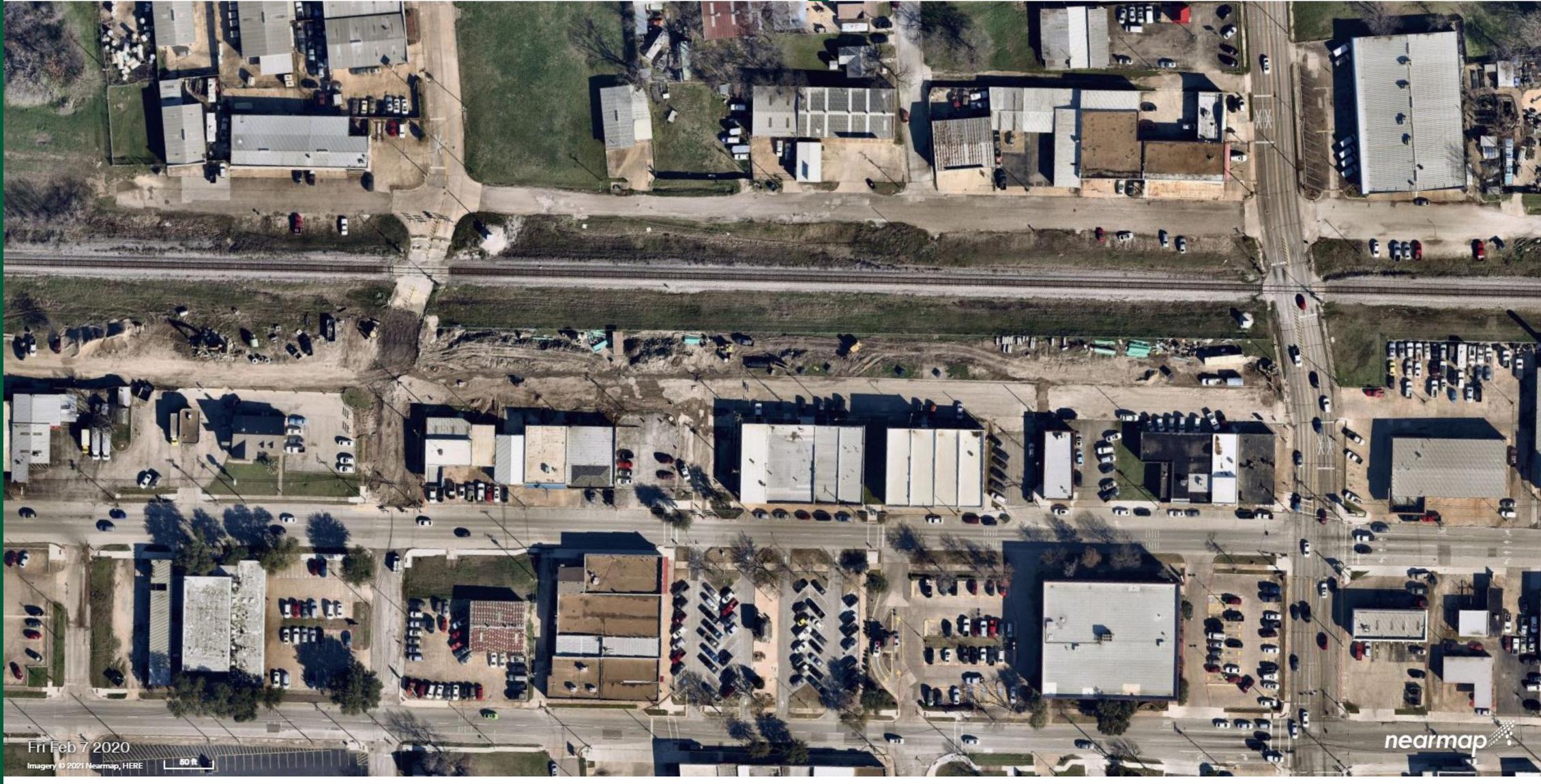


# Construction Progress – 10/2019





# Construction Progress – 2/2020



# Construction Progress – 5/2020



# Construction Progress – 2/2021



### Front Street Station Grand Opening











# Questions

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972-216-6924

Ryan Delmotte, P.E. ryan.delmotte@kimley-horn.com 214-420-5624

