



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☒ X All

DESCRIPTION

RECEIVE COMMENTS FROM THE PUBLIC FORUMS FOR THE NEW CITY HALL PROJECT

STAFF'S RECOMMENDED ACTION (be specific)

Receive Comments From The Two Public Forums For The New City Hall Project

CONTACT PERSON

Linda S Zartler, Assistant City Manager

SUMMARY

There have been two Public Forums held to take comments on the proposed Options for the future City Hall. The first Public Hearing was held on August 24th. A total of 61 individuals attended the two meetings, 17 on 8/24 and 46 on 9/1 (two individuals attended both sessions). These numbers do not include staff and elected officials.

We sought comments regarding the various options that have been presented to Council on August 23rd.

Option A – Comparable to the original design, with a reduction in the roof line, set back from Main Street further and with dormers in the roof

Option B – A two story L – shaped building parallel to the North property line, with the Options offered.

Option C – Comparable to the original design, with a reduction in the roof line, set back from Main Street further, with dormers; but an L-shaped structure.

This was not a voting process and each individual was requested to comment on all three Options using comment cards. Comments were also given on the original design. Not everyone exercised their ability to comment on all three options. The comments have been collected and categorized by the option. They are attached for your review.

Myself and two other staff members reviewed the comments and categorized them to determine if they were favorable, unfavorable or just a comment on each of the options. Below is our summary.

Comments	Favorable	Just comments	Oppose
Option A	18	7	3
Option B	12	4	7
Option C	2	3	6
Original Design	3	0	0
Overall		4	

It appears that following the comments from the forums, Option A received the most (positive) comments.

COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.

Comment -Original
Prefer the Angle Chambers; space in the attic is a plus
Favor original scheme; like taller ceilings inside building; like 45° angle chambers
Prefer original roof pitch

Comment - Option A
Green Space out front and placement of the building makes a statement for our city. 45° angle adds architecture element to the design
Love it - Thanks! learned how important the phrase "to scale" means
Possible rain catchment system
Neat to see rain catchment system
Clock tower essential? Like lower elevation roof, dormers, like Council chambers on slant with access close to parking/main entrances Make the better choice and go with it
Option A my preference
45° is very nice; opens up the courtyard is more inviting to the public; having the growth on Main St is great on the north side of town
Like the option with dormers; add pitch back to original
Like Option A better view; exiting library
Like the fact it fronts on Main; don't like the 45° on Council Chambers
Appears more "public space area" welcoming for the public
Prefer Option A; really like the chambers at the 45° angle
This one is the best! I like the cut out in the roof on the original drawing very much. This is the City Hall for a growing city. Council Chambers at the angle is very modern!
This is my preferred design. It has a better relationship to the Library & more presence on Main St (than B) I favor a lower profile but not at the expense of open space on the property

I like Option A but would prefer to see dormer windows
Works well on the site - respect and relates to existing improvements, and integrates the proposed to transition the Main St side (busy/active) eastward through the parking and open space to library (passive)Keep the open space, bio swales, and good native landscaping in the project!
If, and only if approved the building facing Main St w/no parking in front is preferred. I feel that all options have too much parking allocated and is not necessary. Further so much parking is very unattractive. The smaller, shorter building is best. The face design looks like City Center and appears to be a copy Would prefer the building looking more similar to the existing City Hall. *less stories; *less parking; *façade in stone and More similar to existing building of City Hall;
For the size of the proposed building, and the lot the building is planned to be built on, Option A seems to be a great way to make the building look neat while still maintaining reasonable distance with the library. I think this is the best option.
Love the orientation to Main St! Prefer 3 stories- no opinion on 45° or 90°chambers would prefer changes on North end of property-closer proximity to parking for public
I believe as an art consultant and an eye for innovation, aesthetics and value, I believe the bigger the better. As part & member of the "new" Boerne community we need an active Main St presence & gain on the new look & feel for a future of growth, innovation & prospects while balancing aspects & elements of our history building for the future
We think the "ceremonial" entrance that fronts Main St is impractical & will receive Very minimal use. Three story building & attic/tower & grade increase from street level makes over all appearance large & imposing. Certainly not in character with the flow of the historic section of Main St
This option is the best in my opinion. It fits into the land and coordinates w/the library & other structures in the area.
Would there be a way to have Option A as a two story with the council chambers still at a 45° angle? Of them all, consider Option A the best
Best views (of the 3) from Main & Library. Parking lots tucked away is better
Design looks like a Motel 6. Does not compliment historical buildings in area; Get rid of walkway arches
Building is totally facing west-not a good idea in this area-despite heat reducing glass (or whatever it's called!) Also the building hides the beautiful library building.

This is my second choice. Would be good to add a rain catchment feature. Consider LEED certification. Even if it costs more now, we will benefit and save in the future. This is still a bit too large - we will not need this large of a space - consider new technology reducing space requirements

Comment - Option B
Prefer 2 story but if possible move the footprint to the front on Main St; attractive design but like the lower profile for Boerne
I like the view because you see more of the beautiful library from Main St.
Don't care for the location of the building on the site
Would not like parking to front Main St if possible
This option has too much pavement before the building also the building is hidden from Main St
More ascetically pleasing
Do not like this design, it does not have as much character as designs A & C
It looks like you will need a new building very soon if you go with this one. Too small and City Hall should face Main St
Option B is fine, but the right angle is boring and "seeing" all the cars before the building is not ideal for parking placement
Best- less imposing on Main St; Publish summary benchmarks on cube/office supports spaces vs private section. A & C are too "in your face" Boerne is about big government.
I appreciate that the building is only 2 stories and set off of Main St. I do not believe we need/want another large/tall building looming over Main St
Like this option most. Rear parking & door a nice feature for staff! Easy to close off if/when city gets bigger. Like public parking closer to front doors. Hot in summer. Even now, parking seems far for library. Orientation better for rising/setting sun. Being lot is elevated from street, 2 story design far less imposing.
The best of the choices given. However the building has no "character" considering how Boerne tries to keep the hill country design - this building does not look nice

Don't care for 2 story - 2 large a footprint prefer orientation to front of building along Main St
This is my favorite because of positioning to library - better parking access to front of building and 2 story height. Thank you for allowing our input!
*like 2 stories; *like orientation on lot; *like parking areas
Prefer Options A & C where building is off Main and driver sees nice building up front rather than parking lot with cars
My favorite of the 3. I think it leaves the overall site more open. An awful lot of parking required maybe a parking garage in future? Don't care for the curved end wall on the wing.
Although we don't have a picture of it I surmise the view from Library is not so good. Same with view from Main from North and dead on. 2 story plan does not look as good as 3 in Option A
Easier to heat/cool. Better eye appeal. Not overwhelming; and the Mayor can walk to work.
Best of the designs, but get rid of walk way arches, makes it look like a Motel 6
Having been in development for 30 years, I would suggest council picked the wrong architect demonstrating no creativity. It is a shame. Of the three so called "options" B is the least objectionable.
This is my least favorite. Consider adding a rain catchment cistern. Also go for LEED certified. It will save us money in the long run

Comment - Option C
Prefer 2 story design
Option is uninviting from the library; looks as though you are trying to hide a cistern
Would think the 45° angle is not as pleasing to the eye, as much as the 45°but either way it all looks great
Like the appearance & location; prefer the angle of the Council at 45°
Although I like the 3 story, I do not prefer the 45°angle.

I recommend this option as it best fits w/current COB design guidelines, identified in the Master Plan. Pluses for this option including parking in back and smaller footprint for increased green space
Again – building faces West! Sun!!; Again - back of Building is very ugly
Design looks like a Motel. Does not compliment historical building in our town. Take off arches over front walkways would help.
I do not like Option C as that back entrance opens to a low area, and the right angle seems harsh and less inviting
My vote is for this option. It would be good to add a rain catchment cistern on the other side to balance out the round council chambers. Go for LEED certified
Beautiful front. I do not like the back building. It creates a "box" effect. The angled one is unique.

General
I oppose the building of the new city hall as I am not convinced you can complete the project without raising taxes; I think the project will aggravate the current and growing traffic congestion on Main St.
Publicly incorporate the sale of old city hall into expected bond repayment; Sell the Electric Company; Show the public that City Administration sets public needs ahead of employee amenities. City Hall should be the least fancy facility in Boerne
All options: Sense of civic "campus" is missing. The site layout/building orientation is typical of hotel/retail/commercial. Is the point to park do business, then leave or create a "place" where the community can gather? The library is more or less being ignored in all options. There are opportunities for synergy that have not been explored or ignored. In either scheme more thought should be devoted to how buildings talk to each other & what happens in between.
Like the concept of all three. The 2 story should be turned 45°left. Face Main. Wish the building chosen could be veneer in rock like present city hall