

Rainey Street Historic District

Update

Parks and Recreation
Department

Laura Esparza, Division
Manager

October 4, 2023

Overview

- History of Rainey Street Historic District
- Staff Actions to Date
- Draft Timeline for Development
- ESB-MACC Proposed Board Actions

Profile of 64 Rainey Street

- Nov. 2003, City acquired the property .
 - The lot is now approximately 6000 square feet in size (98 x 120 feet/ 11,760 sq ft.), is zoned Central Business District (CBD) and is within the Waller Creek Tax Increment Financing (TIF) Zone.
 - By ordinance, all permit and right-of-way fees for new construction benefit the Rainey Historic District.

ESB-MACC Board Resolution

- June 2013: Board Resolution to Council establishing a pocket park on 64 Rainey recognizing the historical Rainey St. community including artwork and assembly space for programming by the center.

ESB-MACC Board

- **April 2015:** A representative from Sackman Enterprises briefs the board for their support on their proposal to use 64 Rainey Street for temporary staging including a 25 foot setback on the northern property line in return for developing a pocket park, total budget of \$300K, and maintaining the park in perpetuity.
 - Board establishes a working group to continue discussions on the request.

ESB-MACC Board

- **June 2015:** Board considers and supports the recommendation to use 64 Rainey Street, as proposed by Sackman Enterprises to:
 - ❑ Use 64 Rainey Street as a staging area for 2 years;
 - ❑ Support a permanent use of 25 feet along the northern boundary line to build a living wall in lieu of a Solid Firewall.
 - ❑ Collaborate with the Board on the design of a pocket park with construction of the park beginning immediately after the two years and absorbing all maintenance costs.
 - ❑ Help support the vision planning for Phase II of the center.
Total Financial contribution: \$400,000.

Community Engagement

- At least 10 community engagement meetings have taken place since 2011.
- The ESB-MACC Board has been involved since the beginning.
- Community activism such as the actions led by Paul Saldana.
- Staff and Board hosted a community engagement meeting September 29, 2022 attended by approximately 35 community members.

Council Actions

- October 2019, City Council District 9 hosts a placemaking charrette with Rainey residents and members of the ESB-MACC Board, the Rainey Business Association and others.
- June 9, 2022 City Council passes Resolution No. 20220609-123 directing the City Manager to include in the draft budget for Council consideration and approval an appropriation of \$500,000 in the 2022-23 City budget to fund placemaking and place keeping projects in the Rainey Historic District.
- July 2022 Staff confirm that 64 Rainey Street improvements are a part of the Phase 2 design contract and AIPP funding can be used there.
- August 25, 2022 COA Finance Dept proposes an ordinance revision giving access to the full extent of the funds.

Proposed Project List in Resolution

- Historic markers
- Family Stories narrated through sidewalk panels
- Metal Papel Picado artwork affixed to lampposts
- Mural(s) on the AE substation recreating Raul's Valdez's murals...
- Art and Storytelling elements in 64 Rainey Street 64 park space
- Grand entrance for the Emma S. Barrientos Mexican American Cultural Center

2022-2023 Actions

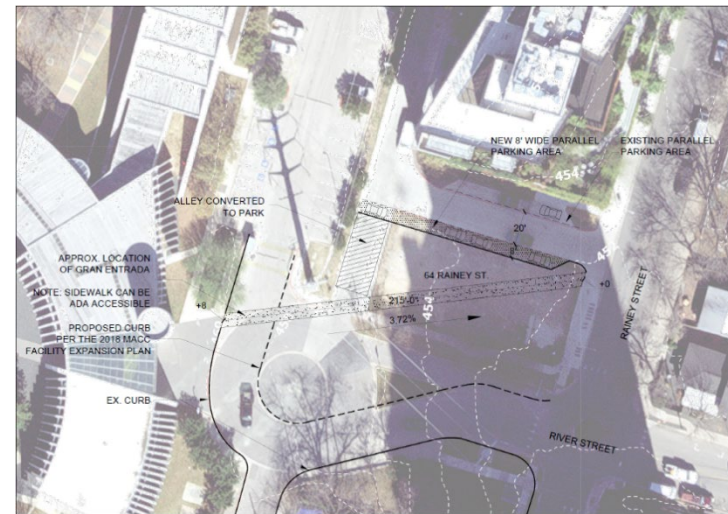
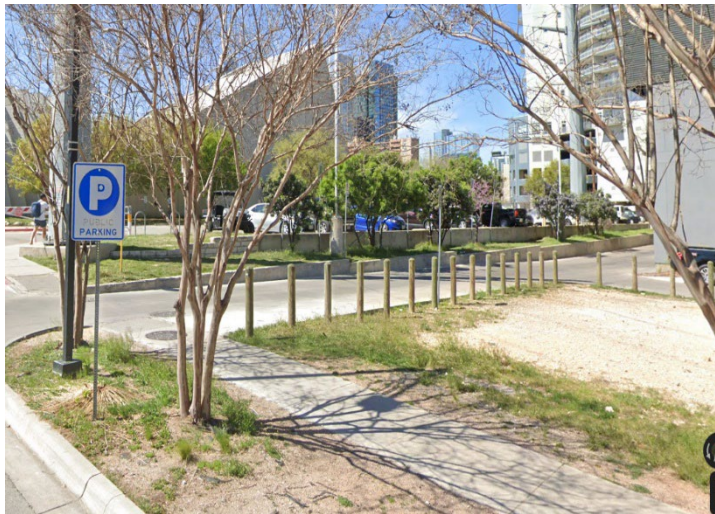
- PARD Planning met with two key City Departments ahead of time prior to going through the formal vacation process to ensure they would not oppose the vacation request. PARD did get their preliminary approval. The formal process can take 60 to 90 days to get before the Council's agenda.
- PARD completed a new survey of the property at its own expense.
- ESB-MACC completed historical research by Marta Coteria at its own expense.
- CANVUS donated all park furniture.
- AIPP approved re-creation of historic mural by Raul Valdez from MACC Phase 2 AIPP funds.
- No funds have been expended from Rainey Street Heritage fund.

SPACE PLANNING:

ADA REQUIREMENTS FOR GRAN ENTRADA

Alley extension has 4-5 feet rise.

Approximate length requirement for ADA ramp is 215 feet.



Timeline

- June 9, 2022- Council Ordinance Passes requesting an ordinance amendment
- July 8, 2022 – CIUR changes authority from EDD to PARD. PARD staff engaged to describe scope of project.
- August 17, 2022 – Community engagement planning process begins with Justin Schneider and members of the ESB-MACC Board
- August 25, 2022 – Ordinance amendment facilitated by Finance Dept releasing access to funding
- September 29 2022 – Community engagement community meeting. Alley vacation process commenced.
- September, 2023- An application is filed to vacate the Alley. Formal process can take 60 to 90 days to be before the Council for approval.
- Research is complete.

Proposed Timeline

- November, 2023 Commence writing panels.
- December, 2023 Council Action on alley vacation.
- January, 2024 Select an architect.
- April, 2024 Site Plan Amendment submitted (7-9 month wait.) Interpretive text written and approved. Design for interpretive panels may begin.
- June, 2024 Fabrication of interpretive panels begins.
- January, 2025 Site work may begin.
- May, 2025 Installation of mural, furniture, and interpretive panels may begin.
- September, 2025 Pocket park will open with ESB-MACC Phase 2.

PROPOSED BUDGET

Pending Design

- Demolition & Site Preparation-\$52,500
 - Sitework & Paving-\$83,000
 - Structures/Site Amenities-\$255,500
 - Utilities-\$120,000
 - Landscaping-\$66,000
 - Design/Permitting-\$182,500
 - Contingency 2%- \$151,900
 - TOTAL- \$911,400
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- BALANCE IN THE RAINEY STREET HERITAGE FUND
\$1,000,000 approximately

Questions for ESB-MACC Board

- Working Group for 64 Rainey Street Project.
- Update attendees of community engagement meeting.

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