

# Mayor and Council Communication

**DATE:** 11/30/21

**M&C FILE NUMBER:** M&C 21-0899

**LOG NAME:** 20COOK CHILDREN'S FEE WAIVER

## **SUBJECT**

(CD 9) Authorize the Waiver of All Encroachment and Street Use Fees Estimated at \$183,632.52 for the \$174.8 Million in Cook Children's Parking Garage Construction and Public Infrastructure Improvements and Find that the Waiver of Such Fees Serves a Public Purpose

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the waiver of all sidewalk encroachment and street use fees, which is estimated at \$183,632.52 for the \$174.8 million parking garage construction and public infrastructure improvements; and
  2. Find that the waiver of such fee serves to carry out the public purpose of job creation of 100 new-full time jobs and improving the patient experience by consolidating healthcare services offered into the new Cook Children's clinic expansion. Improving private and City property with this expansion serves a public purpose.
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## **DISCUSSION:**

Cook Children's is currently under construction with the new Cook Children's Medical Center Parking Garage on the corner of 8th Avenue and Pennsylvania Avenue and the expansion to Dodson Specialty Clinics and requests an estimated fee waiver of \$183,632.52 for sidewalk encroachment and street use fees. Key improvements of this expansion are as follows:

1. \$169 Million investment in a new Parking Garage and Dodson Specialty Clinic Expansion
  - a. 560,000 SF parking garage (2 levels below grade, 8 levels above)
  - b. 238,900 SF clinic expansion (2 basement levels, 7 floors)
  - c. Additional/expanded specialty clinics with potential for future pediatric specialties
2. \$2 Million in public improvements to 8th Avenue (Cooper Street to Pennsylvania Avenue), Pennsylvania Avenue (8th Avenue to Thistle Hill), and Pruitt Street (8th Avenue to Thistle Hill)
  - a. New sidewalks, street trees, and pedestrian lights
3. \$3.8 Million investment in public franchise improvements to 8th Avenue removing overhead lines and putting them underground.

The expansion is estimated to create 100 new full-time jobs.

To facilitate the garage and clinic expansion construction, Cook Children's requests to temporarily close a portion of Pennsylvania Avenue and 8th Avenue from Pennsylvania Avenue to Cooper Street for approximately 23 months. Both 8th Avenue and Pennsylvania Avenue will maintain two-way traffic flow during the duration of the project and will not require a full closure.

The public benefit for this project that this expansion accomplishes is that it consolidates outlying clinics to a single location for hospital patients and creates jobs. The consolidation of healthcare offices will provide for a better patient experience and continuum of care. The expectation is that these healthcare office consolidations for Cook Children's will enhance the healthcare of underserved populations in Fort Worth.

After the completion of the expansion many patients who see multiple healthcare specialties during a visit or need clinical support services as part of a healthcare visit (i.e. lab or imaging) can do so in the new consolidated facility. This consolidation will eliminate the need for patients to have to go to several different Cook Children's locations because care will be housed within the current clinic or the new expansion.

The City collects certain permit and inspection fees for the review of traffic control construction plans and sidewalk encroachments and street use fees. Staff recommends that the City Council waive all sidewalk encroachment and street use fees related to this project that would otherwise be charged by the City.

The fees to be assessed for the expansion of Cook Children's facilities for this project are approximately \$183,632.52 for sidewalk encroachment and street use fees. The fee waivers will serve the public purpose of improving Cook Children's property and public infrastructure adjacent to the project. The City will ensure that adequate controls are in place to carry out such public purpose through its permitting and inspection process.

Cook Children’s is located in COUNCIL DISTRICT 9.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that this action will have no material effect on City funds.

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