

From: Mark Mayer
Sent: Monday, June 28, 2021 1:45 PM
To: Lara Hamwey
Cc: Jocelyn Muzzin, Rita Ornelas, Bob Vint, Ivo Ortiz
Subject: Storage Yard Tour Followup

Lara,

I am following up with some of our group's conclusions with the benefit of our May 28 inspection tour of the P&R storage maintenance yard buildings in the Reid Park compound.

It was generally our observation that the lack of overall planning through the decades has led to an inefficient use of land space, as facilities appear to have been placed without much regard to future expansion of such facilities and the effect on their surrounding counterparts. The results have been: (a) an ever increasing encroachment upon general park use areas (particularly green space); (b) pockets of "dead" areas with diminished utility; (c) insufficient parking capacity consequences; and (d) ultimately the inability to appropriately expand.

The foregoing has led to the current situation with yet another Reid Park Zoo expansion, where encroachment of such specialized facilities upon general park use space has now reached the breaking point. There are no simple or easy answers to this situation, and the challenge to transition from a culture of low efficiency of space utilization to a high one. Or in another words, there are solutions to be had, but it takes a willingness to find such solutions in the form of hitting many singles rather than a grand slam home run.

The following are observations/conclusions stemming from the May 28 tour and other sources to help start that conversation.

1. For reference, the citizen-proposed G-Minor plan is in a pork chop configuration covering 4.3 acres in area and its perimeter is almost identical to the originally proposed zoo expansion plan, except flipped 180 degrees on its head.
2. The welding shop is served by substantial electrical and water connections and should probably remain in place; the proposed G-Minor plan has been realigned to this end, by skirting round this building and extending the equivalent square footage to the north and east of the building.
3. The three supply storage buildings in the yard (north-south orientation) have no utilities and would have a relatively low construction cost to disassemble and reassemble or to replicate new at a location outside of the G-Minor footprint; generally, the experience of the design professionals on the tour is that disassembly and reassembly is not cost effective, but it should still be looked at.
4. Based on the May 28 tour of two of the three existing supply storage buildings, the individual storage units are largely occupied, but a more efficient utilization of the space within some of the units could result in consolidation with other units and/or a reduction in unit footprints; we suspect that with consolidation, the proper use of racking and other space-saving solutions, and shifting a small percentage of the supply storage out to the other parks served, a 25% overall reduction in the square footage of these three building could be achieved.
5. The two-story-tall surplus building could potentially house some of the consolidated supply storage units by: (a) relocating the existing TPD/TFD storage areas to appropriate TPD/TFD facilities; and (b) finishing out a portion of the interior by going up and creating a second level within the building (the ground level housing the supply storage units and the second level housing surplus pallets accessed by fork-lift, etc.); this solution would have the added advantage of temperature control for some of the storage supply units.

6. One of the storage buildings could be relocated on site to the area between the G-Minor east boundary and the west wall of the surplus building; this could be accomplished by shifting the sand/gravel units elsewhere, potentially into the dead space of co-user Hi Corbett Field, south of the third base side grandstand; this area is already being used for some such materials in informal piles on the ground.
7. The fifth building, an open air canopy appears to largely service the practice ball fields and could be relocated to any of: (a) in some reconfiguration of the area just to the north and on south side of the blue metal building associated with the ball park; (b) southward extension of the storage area between the SE & SW ball fields; and (c) the dead space just west of the west fence of the SW practice ballfield (to the NE of the DeMeester bandshell).
8. Equipment and other items stored open air on the ground in the yard could be moved to other locations, particularly for mid to long-term storage; more than sufficient space exists at the expansive Los Reales landfill site for such storage (as well as for consolidating vehicle and equipment maintenance operations with those at the landfill) and possibly across the street in some unutilized golf course space (fenced and screened); the latter would not disturb the golf course topography and thus address concerns about conflicting with flood management measures that have been taken.
9. The Reid Park Zoo should contribute to this effort as well by: (a) looking for ground space efficiencies to reduce the footprint of the zoo expansion; (b) examining the existing zoo perimeter to find ground space efficiencies that could accommodate zoo storage needs now within the P&R storage/maintenance yard perimeter; (c) shifting support/maintenance areas for the zoo expansion to within the existing perimeter to help reduce the expansion footprint; and (d) using underutilized space within the existing perimeter for relocation of a portion of the supply storage units; for example to the latter, the zoo materials storage yard west of the elephant area and just northwest of the Citation Wash could be used to accommodate a good portion of the supply storage units while the zoo material storage (and junk equipment) could be relocated to "dead space" in other areas within the zoo perimeter
10. If it is necessary to relocate any displaced buildings off-site, Freedom Park should be reviewed, as it is a central location that would save "windshield time", as it is only a few minutes from the Swan and Golf Links intersection and via Golf Links, Alvernon and Aviation-Barraza, and would provide access to large parts of the City in a matter of minutes (probably more quickly on average than from the current location in Reid Park); there appears to be substantial unutilized space on the Freedom Park grounds that would support this.
11. There is a fair amount of east-west latitude as to the exact placement of the proposed Asia Exhibit bridge, as per the design professional that reviewed the area on May 28, after the storage/maintenance yard tour.

While the forgoing is hardly exhaustive, it does offer a path towards a solution that allows the zoo to expand, preserves green space to the maximum extent possible, and preserves the functionality of the Parks & Recreation Department. If there is a will to find such solutions, they will be found.

Please advise if you would like to discuss these ideas more in depth.

Mark Mayer
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