



PUBLIC INFRASTRUCTURE & SERVICES

Why this Comprehensive Plan chapter is Important for Bellaire:

- ✓ *Documents current capacities in the City's primary utility infrastructure systems (water, wastewater, and storm drainage), as well as ongoing and future planned improvements to these systems to maintain their integrity and the City's compliance with applicable Federal and State regulations.*
- ✓ *Confirms the excellent coverage and responsiveness of the City's public safety services (police and fire), which were frequently cited by residents during the planning process as among the chief benefits of living in Bellaire.*
- ✓ *Highlights the infrastructure linkages between Bellaire, as an enclave city, and other jurisdictions (e.g., surface water supply from City of Houston, storm drainage outfalls to Harris County Flood Control drainage channels).*
- ✓ *Points out facility issues and needs involving City Hall, the library, and other municipal buildings.*

CHAPTER 4

The purpose of this chapter is to document the status and outlook for the City's basic utility infrastructure (water, wastewater, and storm drainage), key City buildings and facilities, and public safety services (police and fire). In particular, it is important to determine whether these facilities and services will have adequate capacity into the future for the potential development and redevelopment activity anticipated in Bellaire and envisioned through this Comprehensive Plan. Unlike the other plan chapters related to land use, development, parks, housing, and mobility, this chapter is intended more as a "facts and figures" reference, based on the latest available information from City departments and specialized studies and plans, rather than as a source of new initiatives or action recommendations.

Significantly, it should be remembered that Bellaire's infrastructure and key public services must respond not only to the demands of a resident population of nearly 18,000, but also a daytime population that is estimated by the Bellaire Police Department to double to about 35,000 persons as office



buildings, retail businesses, schools, and other places of employment and institutions reach their peak activity levels on weekdays.

ESSENTIAL CAPACITY ISSUE

Since Bellaire is relatively built out, the only significant land use changes envisioned in this Comprehensive Plan that could potentially impact the City’s utility infrastructure capacities and/or public safety services and responsiveness involve the possibility of more intensive mixed-use development in the City Center area (Bissonnet/Bellaire commercial area) and the newly-rezoned Urban Village-Transit Oriented Development (UV-T) zoning district (current light industrial area on the north side) in the years ahead. This could include multi-story buildings, within the City’s zoning limits for each area, that are entirely office space, entirely residential (e.g., condos), or with retail or offices on first floors and residential units on upper floors. This could also include higher-density residential development (e.g., townhomes, condos, etc.) not currently found in these areas.

Directors of key City departments offered the following insights regarding these potential scenarios:

- ◆ **Utility Infrastructure.** Adequate water and sanitary sewer service can be provided to these areas at any time, and storm drainage could be upgraded as needed to handle additional drainage volumes. With regard to the north UV-T area, an existing water trunk line along Glenmont would address foreseeable water needs. A water storage tank would likely be needed, and the City already has property in the area that could accommodate such needs. The City’s sprinkler system requirements would help to address fire-related concerns for taller, higher-density residential construction.
- ◆ **Fire.** The Bellaire Fire Department would be capable of providing the needed response if building codes are stringently enforced and the department’s resources are adjusted accordingly (e.g., ladder truck and additional firefighting personnel for this apparatus). Taller building heights are not a concern if the necessary equipment and staffing changes are made. However, department operations would also have to change in terms of training practices for these new scenarios and occupancies, as well as increased collaboration with outside agencies. Access to the north UV-T area is another consideration since current access is through a neighborhood and on narrow streets. Accessibility by more and larger vehicles would have to be addressed.

A final consideration is the additional burden on the emergency medical response (EMS) system from an increased residential population. If the numbers increased significantly and EMS calls also increased in a corresponding manner, the City’s EMS capability would need to be bolstered to accommodate these new demands

Water / Wastewater Planning

The City should continue to maintain water and wastewater master plans—and complete other special studies as needed—to document available system capacities and assess the extent of development and/or redevelopment the utility systems can accommodate.



(i.e., potentially two additional EMS personnel per shift, and the support services for these employees).

- ◆ **Police.** The quantity and type of development and resulting service demands (crime, traffic, etc.) would require monitoring and assessment to determine more accurately how staffing requirements or other Bellaire Police Department resource needs might be affected.

UTILITY INFRASTRUCTURE

Water

The City of Bellaire obtains public water supply from four ground water wells plus incorporation of surface water acquired from the City of Houston. This currently results in a 50/50 mix of ground and surface water to meet regional mandates for reduced ground water withdrawal from the Harris-Galveston Subsidence District. The City treats both surface and ground water with chlorine before the water is distributed to customers through the City's water system.

- ◆ **Capacity.** The City's current maximum well capacity is approximately 7.0 million gallons per day (MGD). Average water demand is approximately 3.0 MGD, so the City's ground water availability is well above current needs. However, as noted above, the City must incorporate 50 percent surface water (obtained from the City of Houston) into the water it supplies to households and other customers to comply with regional requirements. The Chevron complex on Fournace is the City's largest water user.
- ◆ **Water Conservation.** The City conducts typical public education and awareness activities, combined with metering and a conservation-oriented water rate structure, to reduce water demand and minimize water loss. Bellaire was also one of the first municipalities in the Houston area to require low-flow plumbing fixtures for new construction and substantial building modifications. The City maintains a Water Conservation and Drought Contingency Plan to guide these efforts and also be prepared for worst-case water scenarios. The 2014 plan identified current per capita water use in Bellaire of 180 gallons per day and set a target of 171 gallons per capita per day by 2019, although it was recognized that conservation benefits could take 5-10 years to be fully realized.
- ◆ **Current Issues:**
 - Capital Improvements
 - The City's Public Works Department is proceeding with identified current water system improvements through the City's Water/Wastewater Revitalization Program. This involves improvements at the Central and Feld Park water plants.

Harris-Galveston Subsidence District

The Harris-Galveston Subsidence District is a special purpose district created by the Texas Legislature in 1975. The District was created to provide for the regulation of ground-water withdrawal throughout Harris and Galveston counties for the purpose of preventing land subsidence, which leads to increased flooding. More information about the District and its plans and programs is available at <http://www.hgsubsidence.org/>



- Additional projected capital improvement needs for the City's water system have been identified for the next five to 10 fiscal years. This type of steady investment in ongoing maintenance and necessary upgrades is important to avoid facility degradation and operational problems, as well as much larger cost "hits" that can accrue due to deferred maintenance.



◆ **Future Needs:**

Surface Water Dependence

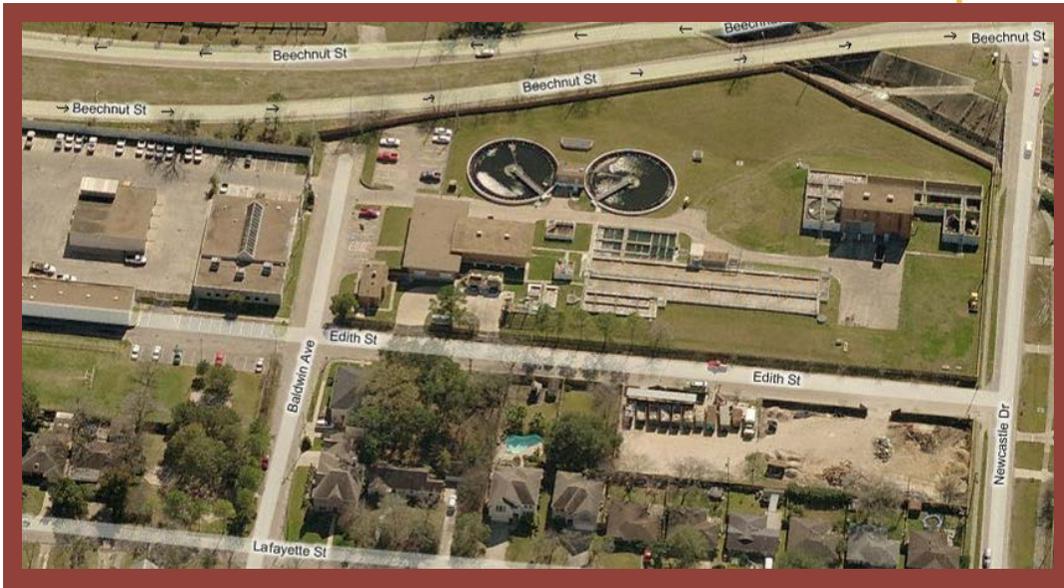
- Ground water production remains much cheaper than surface water, but the City must purchase surface water under the Subsidence District mandates. With the City of Houston having control of much of the area's surface water supply, it effectively acts as a water utility and has control over price.

Wastewater

The City of Bellaire operates a wastewater treatment plant which is located in the far southeast corner of the City between Edith Street and Beechnut Street. The associated collection system carries sewage to the plant, and, given the area's flat terrain, lift stations are also necessary in various locations to maintain flows within the collection network.

- ◆ **Capacity.** The City's current wastewater treatment capacity is 4.5 million gallons per day (MGD). The plant's average treatment flow is 1.6 MGD, meaning the City has considerable capacity available before any permitted limits would be reached or other regulatory thresholds that can trigger mandatory plant expansion or upgrades. The 1.6 MGD daily operating scenario has remained steady, and no significant flow increase or decrease is expected in the near future.
- ◆ **Collection System Status.** Bellaire has replaced 98 percent of its wastewater collection system since 1975. This is a remarkable accomplishment considering that failing collection systems are a major, costly and ongoing infrastructure headache for many municipalities. Public Works reports that, as of 2009, 92 percent of the system is in good condition with no repair needs.





◆ **Current Issues:**

Capital Improvements

- The City's Public Works Department is proceeding with identified current wastewater system improvements through the City's Water/Wastewater Revitalization Program. This involves various improvements at the treatment plant plus construction of a new lift station.
- Additional projected capital improvement needs for the City's wastewater system have been identified for the next five to 10 fiscal years.

◆ **Future Needs:**

Potential Treatment Plant Consolidation with City of Houston

- This possibility is discussed periodically in Bellaire, especially since the City of Houston has a large wastewater treatment facility just across Beechnut Street along Brays Bayou. However, this scenario is highly unlikely as the cost factors have been studied and a potential Bellaire system tie-in to the City of Houston system would not be cost effective for the City of Bellaire compared to rehabilitation and continued operation and maintenance of its own treatment plant. Aside from the philosophical issue of becoming completely dependent on another jurisdiction for wastewater treatment and service, Bellaire is also able to treat its wastewater at a lower cost than the City of Houston.

Storm Drainage

Land within the City of Bellaire generally drains from northwest to southeast as is the case for the entire coastal plain in the Houston area. While the elevation change across the community is relatively minimal, the Public Works facilities in far southeast Bellaire are at the lowest point in the City.



As an enclave city, Bellaire’s drainage system is linked to the City of Houston’s storm sewer system, as well as the drainage channels in the area maintained by the Harris County Flood Control District. Bellaire’s storm sewer system directs drainage toward Brays Bayou at Renwick and Chimney Rock on the west side. Storm drainage from the rest of the City east of Chimney Rock is conveyed to the drainage channel that runs east-west near Bellaire’s south City limits and just north of Beechnut Street. Major discharge points to this drainage channel are at South Rice Avenue, Loop 610, and Newcastle, and storm water is also conveyed southward via an open drainage channel that runs along the east City limits. All of this storm drainage ultimately is carried to Brays Bayou.

Following the extensive damage caused by Tropical Storm Allison in 2001, the City adopted the *Floodplain Hazard Mitigation Report* (“Mitigation Report”) in 2004. The Mitigation Report outlines a 36-point Action Plan to be performed by the City. Items that remain to be addressed include the development of a Storm Drainage Design Criteria Manual and Detention Criteria to guide construction activity within the City. Targeted regulatory measures, as outlined in the Mitigation Report, are one way that a municipality can meet and exceed minimum requirements for local floodplain management activities under the National Flood Insurance Program, which can also lead to reduced flood insurance premium rates for the benefit of home and property owners.

The City also maintains a Storm Water Management Plan, which was last updated in August 2008. In response to Federal and State mandates under the Clean Water Act, this plan focuses on the quality of the City’s storm water discharges rather than dealing directly with the quantity of storm drainage. In addition to public education and outreach, other mandated activities include detection and elimination of illicit discharges to the storm sewer system; storm water controls for construction sites; post-construction storm water management for new development and redevelopment; and pollution prevention practices at municipal facilities.

◆ **Current Issues:**

Flood Risk

- Bellaire shares the challenges of the entire Southeast Texas coastal area in terms of vulnerability to flooding, especially from tropical storms, as well as intense rainfall events which can produce many inches of rain during a relatively short timeframe. Street flooding is possible at such times and, in fact, is part of the storm water management approach in flat locales such as the Houston area that take time to drain. More severe inundation, including flooding of homes and non-residential properties, is possible when downstream drainage is overloaded—especially the Brays Bayou channel in Bellaire’s case. Much work has been done across the Houston area in recent years in terms of more stringent floodplain



management and building standards, revised floodplain mapping using much more advanced technology (with interim map updates occurring in Harris County since the last comprehensive updates in 2007), and structural and non-structural physical improvements for storing and conveying storm water. At the local level, keeping storm sewers and inlets free of debris is very important to avoid immediate backup of storm drainage into nearby streets and yards.

TxDOT Coordination

- As discussed below, Bellaire is doing its part as a municipality to improve local street drainage. However, storm drainage associated with a freeway corridor as significant as West Loop 610 through Bellaire requires ongoing coordination between the City and the Texas Department of Transportation to ensure that Bellaire is protected from inordinate drainage impacts that it cannot directly control or influence.

◆ **Future Needs:**

Ongoing Capital Improvements

- Drainage improvements around the community continue to be accomplished through the street reconstruction portion of the Rebuild Bellaire initiative. An initial eight-year program of street, water, and wastewater system improvements has already been completed. The City recently sold bonds for another 10-year round of projects, with several already under way.

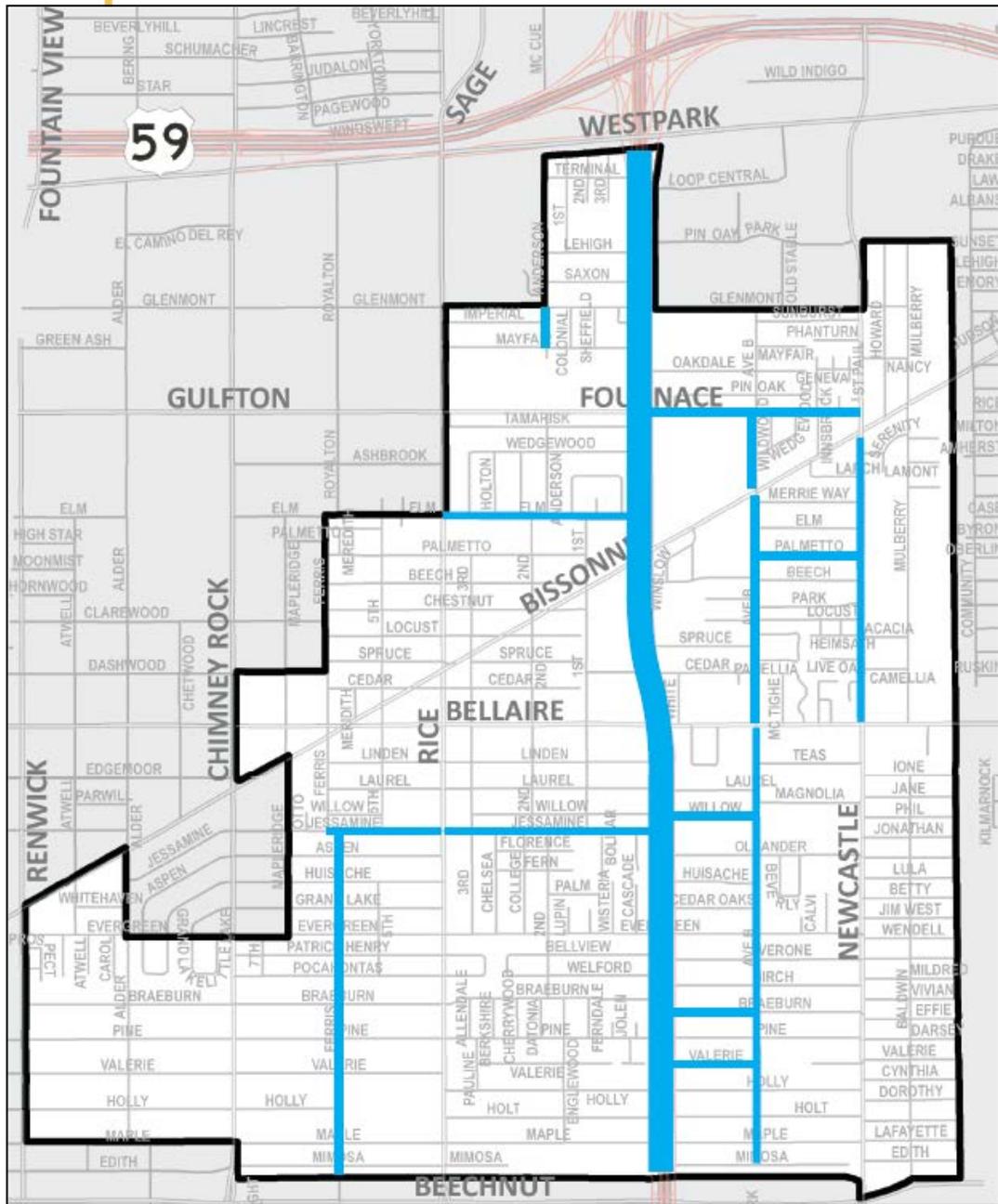
More information on the Public Works Department and its utility-related services and activities is available on the City website.

STREETS

As part of a general focus on improving infrastructure throughout the City, Bellaire has seen improvements in its street system in the past decade. Through the Bellaire Millennium Renewal Project, approved by voters in 2000 and completed in 2008, approximately six miles of streets were totally reconstructed and more than 45 miles were resurfaced at a combined expense of \$28.7 million. Specific locations addressed are highlighted in **Figure 4.1, Streets Reconstructed during Bellaire Millennium Renewal.**



**FIGURE 4.1,
Streets Reconstructed during Bellaire Millennium Renewal**

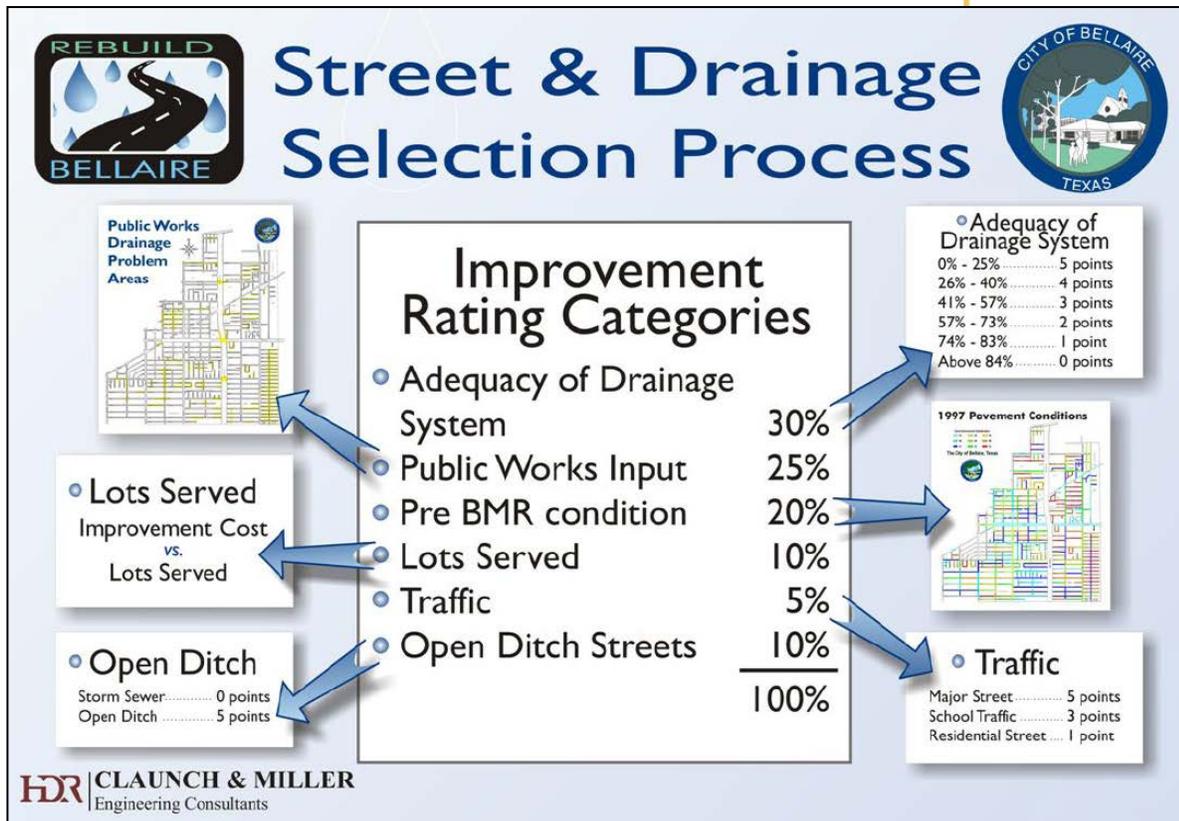


In 2005, Bellaire residents continued to support infrastructure repair and replacement through the Rebuild Bellaire program, which had entered its fifth phase at the time this Comprehensive Plan was updated in spring 2015. Rebuild Bellaire continues to focus on improving the overall quality of the roadway and drainage system by installing new storm sewers, inlets, streets and sidewalks. The newest program round, Phase 5A, was to begin in spring 2015 and be complete by early summer 2016, with a total construction cost of



\$10.25 million. Phase 5A involved particular blocks on 10 streets, and future Phase 5 projects were expected to address 10 more streets. The criteria used to prioritize projects for Rebuild Bellaire are illustrated in Figure 4.2. It is recommended that the City assess and establish a plan for further street improvements and/or reconstruction beyond the current program.

FIGURE 4.2,
Criteria for Rebuild Bellaire Priority Projects



Additionally, the City has an agreement with the Metropolitan Transit Authority of Harris County (METRO) that provides funds annually for the repair and replacement of sidewalks and streets.

PUBLIC SAFETY

Police

The Bellaire Police Department (BPD) operates from a building at 5510 Jessamine Street which is part of the Bellaire Town Square municipal campus.

- ◆ **Staffing.** BPD currently has 42 sworn officers. The Communications Division employs 10 full-time and two part-time officers. Three



**Bellaire Police Department
MISSION STATEMENT**

The dedicated professionals of the Bellaire Police Department, in cooperation with the citizens of Bellaire, shall strive to provide a secure and viable community through:

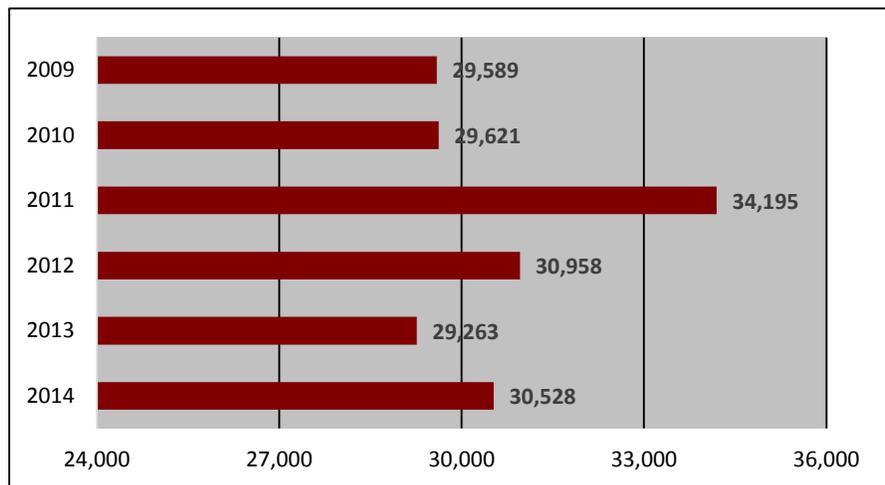
- The protection of the fundamental rights of all people.
- Open communication and alliance with citizens.
- The promotion of pride and trust through the continual performance of responsibility, honesty, integrity, and discipline.
- Active recruitment, development, and retention of quality personnel.
- Proactive innovation to anticipate and meet the challenge of our changing environment.

civilian employees provide administrative support. An Animal Control Officer is also based within BPD.

Police staffing is assessed and allocated based on a number of factors including service demands, community expectations, and incidence of crime. BPD uses the statewide average ratio of police officers per 1,000 residents as one way to evaluate its staffing. The current State of Texas average is 2.3 officers per 1,000 residents, and the current ratio in Bellaire is 2.685 officers per 1,000 residents. No staffing changes are planned in the immediate future.

- ◆ **Service Indicators.** BPD’s service call history over the last five years is displayed in **Figure 4.3, Police Service Call Trend, 2009-2014**, which shows a peak of more than 34,000 calls in 2011. The Department has an emergency response-time target of five minutes and averaged 4:10 in 2014.

FIGURE 4.3, Police Service Call Trend, 2009-2014



SOURCE: Bellaire Police Department (September 2015)

◆ **Current Issues:**

Space

- BPD currently operates with insufficient space for programmed functions. As a result of a successful bond election in November 2013, the Bellaire Police Station and Municipal Courts will be rebuilt. Once these new facilities are designed this project will move forward. The new facilities are intended to meet community needs for approximately 50 years.



◆ **Future Needs:**

Staffing

- BPD needs to increase its police officer staffing to meet demands for expanded police services in light of increases in criminal activity and traffic congestion.

Vehicles

- No change in future anticipated needs beyond scheduled replacements due to end of useful life of vehicles, or in case of future expansion of services.
- Need for continued monitoring and assessment of fuel cost, as well as implementation of strategies for minimizing the associated budgetary impact.

Equipment

- Scheduled replacement due to end of useful life of equipment, or other needs based on changes in technology or legislative mandates.

Technology and Communications

- Continued improvements in technology to comply with legislative mandates and Criminal Justice Information Systems system security requirements.
- BPD manages radio communications for police, fire and EMS. Like most area agencies, BPD has fully transitioned to the City of Houston 700 MHz Public Safety Radio system. BPD next needs to implement microwave transmission capabilities to ensure radio communications is maintained in emergency conditions. Microwave transmission is planned in the new facilities.



More information on the department and its services is available on the City website.

Fire and Emergency Response

The Bellaire Fire Department (BFD) operates from a building at 5101 Jessamine Street which is part of the Bellaire Town Square municipal campus.

- ◆ **Staffing.** BFD currently has 21 full-time sworn firefighters and two sworn administrative officers, and they work in three shifts throughout the day at seven persons per shift. The City of Bellaire maintains mutual aid agreements with the City of Houston and

Bellaire Fire Department MISSION STATEMENT

The department is organized to provide emergency services to the citizens and visitors in the City of Bellaire. These services are provided through the four phases of emergency management: mitigation, preparation, response, and recovery. BFD's mission is to protect life and property through services in these areas.



ISO Ratings

The Insurance Services Office (ISO) collects information on public fire protection and analyzes the data using a Fire Suppression Rating Schedule (FSRS). ISO assigns a Public Protection Classification (PPC) from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection.

By classifying a community's ability to suppress fires, ISO helps communities evaluate their public fire protection services. The program provides an objective, nationwide standard that helps fire departments in planning and budgeting for facilities, equipment and training. Most importantly, by helping communities to secure lower fire insurance premiums based on better citizen and property protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting capabilities and services.



automatic aid agreements with the cities of West University Place and Southside Place (these agreements are for firefighting assistance, but the cities also assist each other with emergency medical service responses). The combination of Bellaire's own staffing and this inter-city support enables BFD to meet all current needs. However, this situation could evolve with demographic changes and future potential development activity in the community.

Key factors in BFD's staffing plans are standards promulgated by the Texas Commission on Fire Protection and the National Fire Protection Association (NFPA). BFD meets these standards by having six firefighters on duty per shift, which also ensures compliance with the "two-in, two-out" rule for response to fire emergency scenes.

- ◆ **Service Indicators.** BFD also uses response-time guidance from the National Fire Protection Association and maintains a standard response time of less than four minutes.

A community's fire protection and response capabilities also influence local property insurance rates through the assignment of "ISO" ratings as explained in the sidebar. On the 1 to 10 ISO scale, where 1 is the highest possible rating, Bellaire currently has a 2 rating. According to BFD, a concern for past ratings involved water supply issues, but this problem has been overcome. Future ratings could depend, in part, on whether the City maintains adequate staffing and equipment in the face of any potential development and redevelopment activity in Bellaire that places significant new demands on the City's emergency response resources. The next ISO review for the Bellaire Fire Department is set to occur in 2016-17.

With the adoption of Ordinance 99-043 in August 1999, the City of Bellaire amended the community's building standards to require residential fire sprinkler systems in any new dwelling "with occupiable space (space capable of being made into a room) above the second floor," as well as in any remodeled areas above a second floor for which a building permit was issued after December 31, 1999. The sprinkler systems must also be designed, installed, and tested in accordance with NPFA standards. With the extent of new construction and residential redevelopment in Bellaire, this strategic regulatory change will be another key factor in maintaining the current high ISO rating.

- ◆ **Current Issues:**

Space

- Completion of the Fire Station reconstruction at its existing Jessamine Street location addressed BFD's previous space needs, and the new building was designed to provide for future expansion of the department should service demands increase.



Technology and Communications

- BFD has transitioned to a digital format for radios based on the City of Houston making the same change. Technology changes were also factored into the design of the new Fire Station (e.g., use of open loft spaces, etc.). The department's primary communication assistance comes through police dispatch, and no change in this arrangement is expected.

◆ **Future Needs:**

- Evaluate fire safety needs as future development plans are implemented.
- New frontline fire apparatus.
- Continued replacement of firefighting protective equipment.
- Advanced training for paramedics to keep up with EMS trends.
- Potential increase in staffing for increased needs.
- Consideration of a more encompassing residential and commercial building sprinkler ordinance.



More information on the department and its services is available on the City website.

CITY FACILITIES

City Hall and other Municipal Buildings

A City-appointed Facilities Committee was formed during 2007 to work with consultant PGAL on a study of municipal facility needs and possibilities at Bellaire Town Square. Through this process, a wide variety of options were considered for potentially renovating, moving, or otherwise altering the location and utilization of City facilities. No final decisions were made as to the future direction of City buildings aside from rebuilding the Fire Station in the same location. Demolition and reconstruction of the new Fire Station was completed in 2010. City Council voted in spring 2013 to replace City Hall, Civic Center, Municipal Courts and the Police Station. Then, in November 2013, Bellaire residents voted in support of an \$11 million general obligation bond to replace these facilities. Planning for these new facilities was under way at the time this Comprehensive Plan was updated in 2015, and PGAL will provide the necessary architectural and engineering services.

◆ **Current Issues:**

Structural Needs

- City Hall is in poor condition from a structural standpoint. Issues include major foundation problems, sewer line breaks, needed roof



repairs, and old mechanical systems that will need replacement in the near future.

- The Library and Police Department buildings are also in questionable condition with old mechanical systems plus foundation leaks at BPD.
- The Public Works building in far southeast Bellaire is in overall good condition, as is the Recreation Center building at Town Square, although a new gym floor will be needed in the next five years or so (the floor is missing a moisture barrier at the foundation seams).
- The cosmetic appearance of some City buildings also needs attention. Interior cosmetic improvements to the Library and Police Department buildings were completed since the 2009 Comprehensive Plan.

Building Maintenance

- Maintenance is a constant challenge in older, aging buildings. All the buildings mentioned above have maintenance issues, which cause increased expenses, constant repairs, and poor operating efficiency. Heating, ventilation, and air conditioning (HVAC) systems are in especially poor condition due to the age of equipment that has exceeded its life expectancy, except for the chiller which was replaced in 2013.
- Other than the Recreation Center and Public Works building, planning for potential future replacement needs to begin for the City Hall, Police Department, and Library buildings.
- Repairs to address all damage to City buildings resulting from Hurricane Ike have been completed since the 2009 Comprehensive Plan.

◆ **Future Needs:**

Redevelopment of City Property

- Given the age of many City facilities and the near build-out situation that makes available land scarce in Bellaire, it will be important to assess opportunities for redevelopment and/or re-use of existing City properties, sites, and rights-of way. Alternative uses include, but are not limited to, parks, utilities, drainage improvements, and facilities.

Library

The City of Bellaire Library facility is located at 5111 Jessamine Street, adjacent to the Fire Station and across from the Police Department and Municipal Court Building as part of the Town Square municipal campus.

- ◆ **Staffing.** The Library currently has seven employees—three professional librarians (Director, Reference Librarian, Children’s

**Bellaire Library
MISSION STATEMENT**

To support residential quality of life with comprehensive library services by providing materials, programs, and reference service through available technology that meets the recreational, research and informational needs of Bellaire residents of all ages.



Librarian), one Library Support Technician (computer support), three Library Assistants, plus one part-time employee. No staffing changes are planned in the immediate future.

- ◆ **Building Area.** According to the City’s recent Town Square facilities study, the current Library building has 11,504 total gross square feet and 10,701 square feet of usable space. The building was also assessed through a 2004 effort, “Facilities Assessment and Architectural Programming: Study of City of Bellaire Buildings.” The building footprint has not changed since the last addition in 1974.
- ◆ **Service Indicators.** Various indicators of library use over the last two years are compiled in **Table 4.1, Bellaire Library Circulation and Utilization**. For comparison purposes, statistics are also provided for the October through March period as the summer months are the Library’s busiest time.

TABLE 4.1, Bellaire Library Circulation and Utilization

Annual Activity		
Indicator	Fiscal Year 2013	Fiscal Year 2014
Circulation	214,566	202,783
Number of Programs	517	310
Total Attendance	14,392	16,168
Gate Count	112,992	114,815
October through March Activity		
Indicator	First Half FY 2014	First Half FY 2015
Circulation	91,112	82,038
Number of Programs	233	141
Total Attendance	6,479	8,384
Gate Count (est. per week)	102,752 (1,976)	108,732 (2,091)
Internet Use (est. per week)	27,612 (531)	34,060 (655)

SOURCE: City of Bellaire Public Library (September 2015)

- ◆ **Funding Support.** Each year the Friends of the Bellaire Library considers a list of needs prepared by staff, in response to which the group may provide support primarily through funds raised through book sales each year. This typically involves sets of materials, equipment, and summer programming support.
- ◆ **Current Issues:**
 - Building Space and Condition
 - Various inadequate design elements of the existing Library building were addressed in 2012 including:
 - Installation of an additional storage shed behind the Library.



- A re-designed front entrance to properly accommodate all patrons.
- Correction of identified accessibility issues subject to the Americans with Disabilities Act (ADA).
- Enlarged restrooms for ADA compliance, although the restrooms are still undersized to meet overall Library needs.
- Installation of a small enclosed conference room on the second floor for meetings and to accommodate those needing a quiet space.
- Parking redesign for ADA compliance, although the number of available spaces is still inadequate during peak periods.
- Mold remediation.
- Installation of more electrical outlets to help meet increasing technological demands of patrons.
- Aesthetic upgrades to both the Library interior and exterior.

Foundation problems began to appear on both ends of the Library building in 2014. City Council allocated \$70,000 in the Fiscal Year 2015 budget for foundation repairs, under-slab plumbing repairs, and interior cosmetic repairs due to damage caused by the foundation issues. This work was complete at the time this Comprehensive Plan was updated in 2015.



◆ **Future Needs:**

Available Land

- City Council voted in support of purchasing a residential parcel adjacent to the west side of the Library. This property was acquired in May 2012 and could potentially be used for parking, building expansion, additional outdoor reading area or simply as green space.

Technology

- Keeping up with rapidly advancing technology—and associated patron expectations—will be an ongoing challenge. At the same time, the Library must continue to maintain its paper collections effectively and efficiently.

More information on the Bellaire Public Library and its services is available on the City website.

