

Agenda item #2

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Resolution Supporting the Preferred Schematic Plan for the Main Plaza
Redevelopment Project

DATE: June 8, 2006

SUMMARY AND RECOMMENDATIONS

A resolution supporting the Preferred Schematic Plan for the Main Plaza Redevelopment Project, located in District 1, and authorizing Bender, Inc., dba Bender Wells Clark Design to move forward in preparing the design documents needed for construction.

Staff recommends the approval of this resolution.

BACKGROUND INFORMATION

The Main Plaza Redevelopment project provides for the development of a master plan, landscape design, and construction plans and documents for the redevelopment of the Plaza de las Islas, the historical center of downtown, as a pedestrian plaza. This work will improve drainage, pedestrian accessibility, ADA accessibility for the disabled, and reinforce the historical nature of the plaza.

In an effort to obtain input as to the preferred plan for the Main Plaza Redevelopment several public and stakeholder meetings and Town Hall meetings were held beginning on February 28th, and concluding on June 5th, 2006. A list of these meetings is included herein as Attachment 1. Throughout these meetings attendees received presentations on the various concept plans and preliminary concept plan for the plaza, participated in a "placemaking" workshop facilitated by Projects for Public Spaces (PPS), viewed traffic models associated with alternative street closure scenarios, and were able to voice their opinions and concerns during citizen comment periods and through Comment Forms provided at each meeting. Additionally, comments were solicited through the City's website.

Taking into consideration information received at the previous public meetings, Bender Wells Clark Design developed three alternative concept plans for Main Plaza. These alternative plans were presented at the May 10, 2006 public meeting and citizens were given an opportunity to make comments and provide suggestions. A final recommended plan has now been developed as the "Preferred Schematic Plan", included herein as Attachment 2, and is being presented for City Council consideration.

The firm of Post, Buckley, Schuh and Jernigan, Inc. (PBS&J) and its sub consultant, WHM, had been authorized by City Council on December 1, 2005 to develop a Downtown Traffic Simulation Model of current and anticipated traffic movement in the Central Business District and adjacent areas. This proposal included the development of a VISSIM (Visual Simulation) model that would examine current traffic conditions and design year conditions under varying scenarios.

The impact to traffic around Main Plaza was of significant concern. Staff accelerated PBS&J to analyze the impacts on vehicular traffic, pedestrian movement, and bus traffic based upon four alternative street closure options around the Plaza. Various street closure options were evaluated adjacent to Main Plaza. That analysis showed that the Main-Soledad closure had the least impact on current and future traffic passing through the area. It also improved pedestrian access to the Plaza, maintained bus service on Commerce and Dolorosa Market, and minimized detours around the street closures. The Preferred Schematic Plan for Main Plaza proposes to close Main and Soledad streets. The overview is in the table below.

Traffic Analysis Overview

| Volume of Traffic by Street | |
|------------------------------|--|
| Commerce | 16,800 vehicles/day |
| Dolorosa Market | 13,800 vehicles/day |
| Main | 4,520 vehicles/day |
| Soledad | 5,380 vehicles/day |
| General Impacts | |
| Commerce and Dolorosa Market | Not affected, remains as is |
| Main and Soledad | Traffic rerouted to Flores SB and Navarro or Flores NB |
| Bus Traffic | |
| Commerce and Dolorosa Market | Buses Remain |
| Main and Soledad | Buses moved to Flores |
| Pedestrian Access | |
| Closure of Main and Soledad | Enhanced Access |

Engineering data and analysis indicates that there will be minimal impact to traffic movement. Additional travel time through the Preferred Schematic Plan is calculated at 1 ½ minutes and across the Central Business District at 15 seconds. These closures support the desired activities in Main Plaza that have been identified through the public input process.

To support the results of the traffic analysis and the modeling efforts, PBS&J is preparing a Traffic Impact Analysis (TIA) Report that provides a summary of the impacts and the benefits of the Proposed Plan for Main Plaza.

The TIA is scheduled to be delivered on Monday, June 5, 2006. A copy will be delivered to City Management and Council members on Tuesday, June 6, 2006. PBS&J will complete their Downtown Traffic Simulation Model of the Central Business District Model by September 2006.

Once the schematic plan is approved the following schedule is anticipated:

| | |
|--------------|-----------------------|
| June 2006 | Design Begins |
| August 2006 | 90% Design Developed |
| October 2006 | 100% Design Developed |
| Fall 2006 | Project Advertised |
| Fall 2006 | Bids Due |
| Winter 2006 | Contract Awarded |
| Winter 2006 | Construction Begins |
| Winter 2007 | Project Is Completed |

The professional service agreement with Bender Wells Clark Design for the Main Plaza Redevelopment project was approved by City Council on February 16, 2006 through Ordinance No. 2006-02-16-0209 and authorized \$862,000.00 for professional architectural services. Bender Wells Clark will design the project in such a manner that the base bid targets the available \$9,041,560 for construction, contingency and all other costs associated with this project. They will also provide a number of additive alternates that can be added to the construction award (in case the base bid is lower than estimated) or that could be funded privately at a later time.

POLICY ANALYSIS

Approval of this resolution will be a continuation of City Council policy to support the adopted Downtown Master Plan, the Downtown Neighborhood Plan and the Historical Civic Center Master Plan.

FISCAL IMPACT

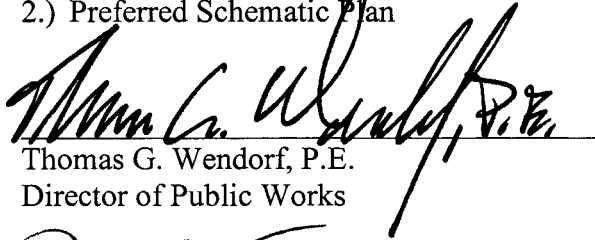
There is no fiscal impact associated with this resolution.

COORDINATION

This request for resolution has been coordinated with the City Attorney's Office, and the Parks and Recreation Department. Presentations have been made before the Downtown Advisory Board, the Historic & Design Review Commission – Architectural Committee, the Downtown Alliance, the Conservation Society and Bexar County.

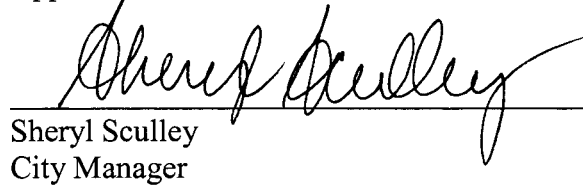
ATTACHMENTS

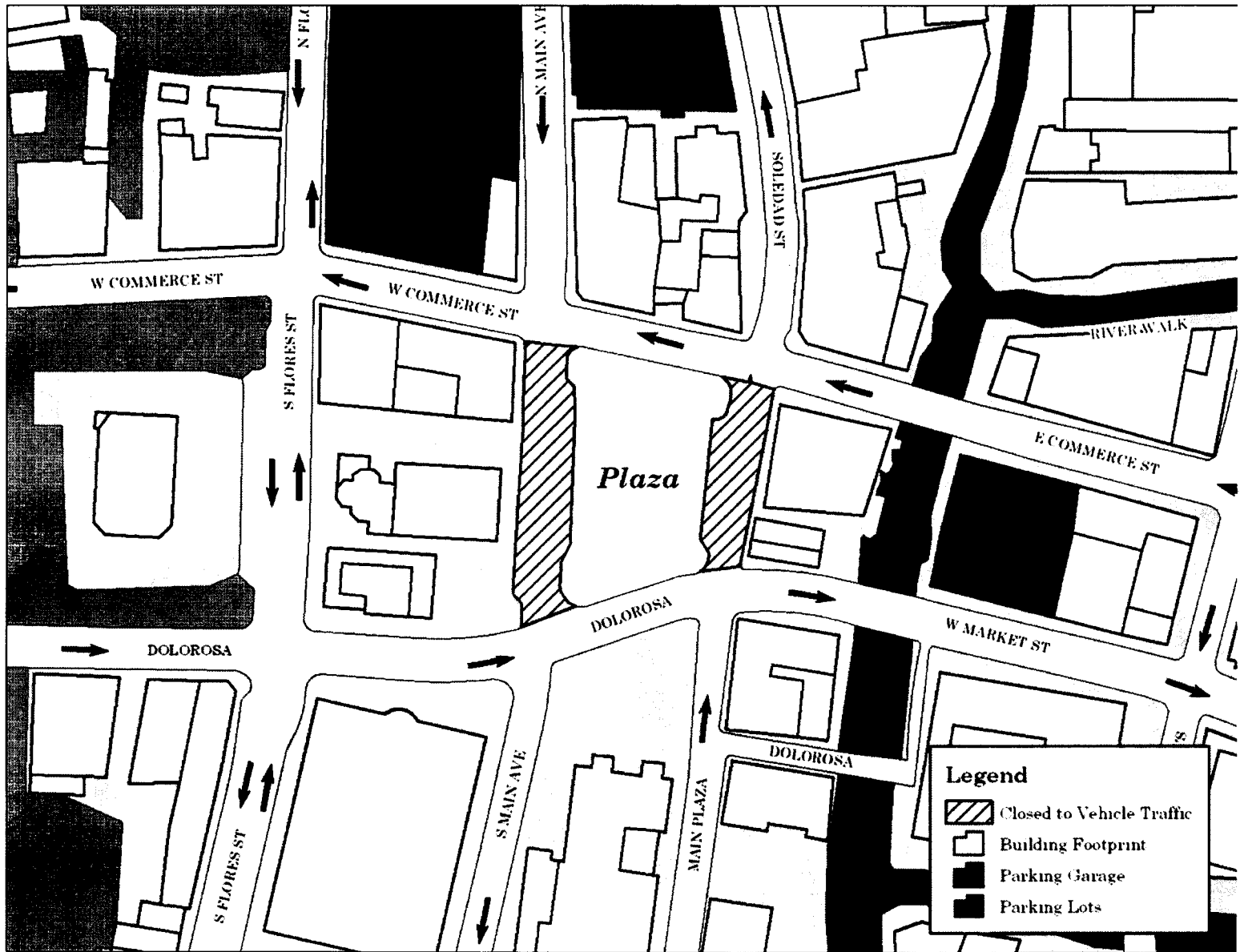
- 1.) List of Public Meetings
- 2.) Preferred Schematic Plan


Thomas G. Wendorf, P.E.
Director of Public Works

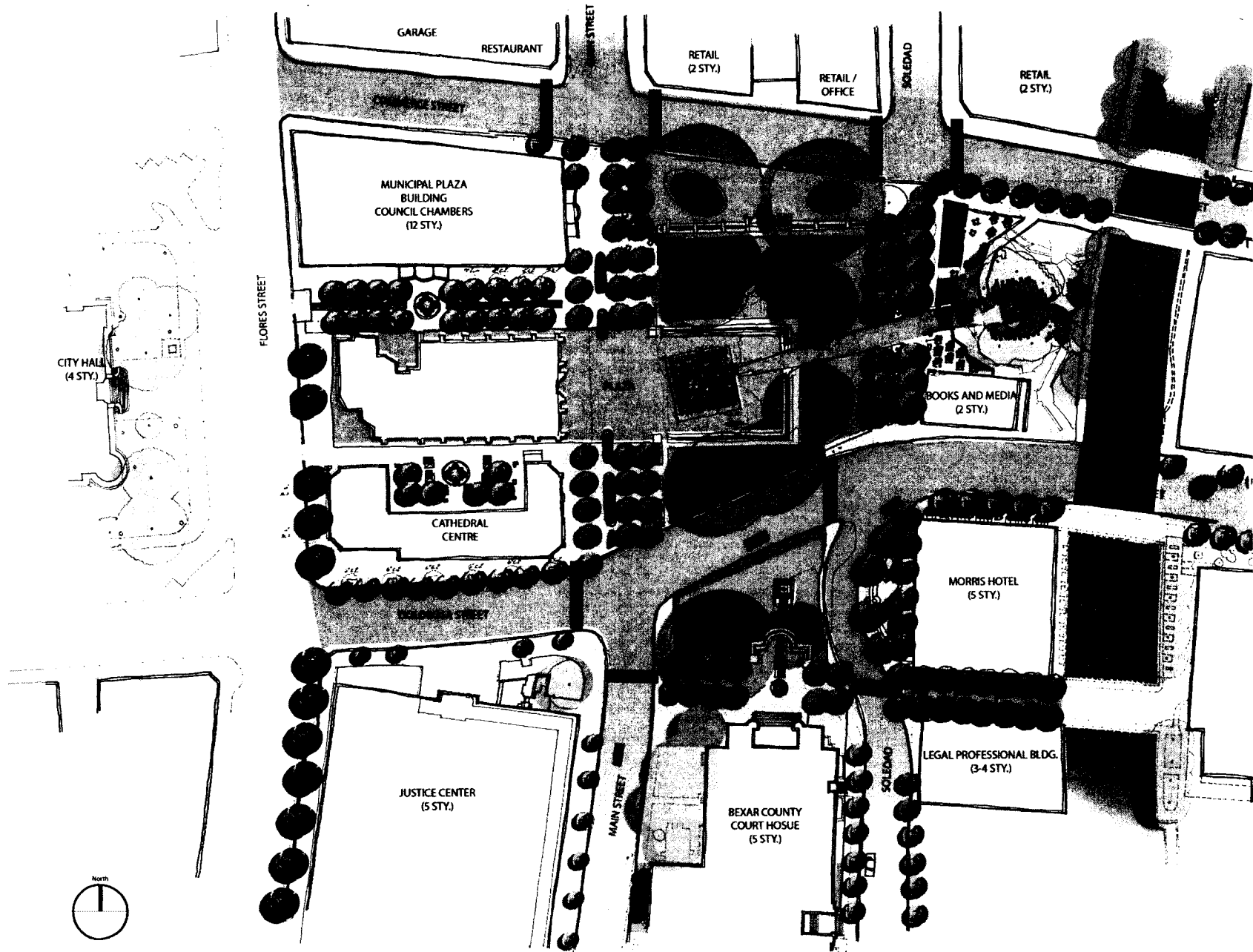

Jelynn LeBlanc Burley
Deputy City Manager

Approved for Council Consideration:


Sheryl Sculley
City Manager



Preferred Schematic Plan



List of Public and Stakeholder Meetings

| | |
|--------------------------|---|
| February 28, 2006 | First Public Meeting |
| March 6, 2006 | District 1 Town Hall Meeting |
| March 22, 2006 | District 5 Town Hall Meeting |
| March 28, 2006 | Second Public Meeting – “Placemaking” Workshop (Project for Public Spaces) |
| April – May 2006 | Stakeholder Meetings and Focus Groups |
| May 10, 2006 | Third Public Meeting - Review of 3 Alternate Concept Plans |
| May 19, 2006 | Downtown Alliance Executive Board |
| May 30, 2006 | Historic & Design Review Commission (HDRC) – Architectural Committee |
| May 30, 2006 | Fourth Public Meeting - Presentation of Preferred Schematic Plan for Project |
| June 1, 2006 | Downtown Advisory Board |
| June 5, 2006 | District 1 (2 nd) Town Hall Meeting |
| June 7, 2006 | City Council “B” Session |
| June 8, 2006 | City Council “A” Session |