



Legislation Text

File #: 17-448, Version: 1

TO: Mayor and Members of City Council

THRU: Douglas J. Hewett, City Manager, ICMA-CM

FROM: Kristoff Bauer, Deputy City Manager

DATE: October 2, 2017

RE:
Stadium / Prince Charles Holding Plaza Area Design Update

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:

Goal 4: Desirable Place to Live, Work and Recreate

Executive Summary:

The City has executed a Downtown Development Agreement (“DDA”) with Prince Charles Holding, LLC. (“PCH”) relating to the stadium development and Prince Charles Hotel redevelopment projects and Festival Park Plaza sale. The initial DDA focused predominantly on land transactions. Additional amendments were anticipated. The first amendment to that agreement, focusing on the management of the development of the Plaza area of the project, was approved by Council on June 12, 2017. The design team will provide Council an update on the Stadium Plaza area design.

Background:

The Plaza area (Lot 4 in the attached plat) sits between the three projects that are the primary development and redevelopment efforts of this partnership: the City stadium, the Prince Charles Hotel, and the new mixed use parking deck, hotel, and residential development. As such, critical utility infrastructure supporting all will move through the Plaza area including stormwater, water, sewer, and access.

The City has contracted with PCH to manage the design and construction of the improvements in this area due to their responsibility for implementing two of the three adjacent projects. The design team contracted by PCH had held coordination meetings with the City’s stadium design team and construction manager as well as representatives of utilities, City permitting staff, and other stakeholders. Preliminary design concepts were shared with the Baseball Committee and Council.

They have refined their efforts and are prepared to present refined design alternatives with budget estimates for consideration by and input from the City Council..

Issues/Analysis:

It is important that utility infrastructure design and be finalized in order to support the bidding of work to support the adjacent projects. Surface features will need to be set in order to support those designs.

In addition, the City has asked support from PWC for utility related infrastructure costs. The availability of that funding and final utility permit issues must be resolved in order to complete final design and move forward with final design and bidding of subsurface infrastructure. The design team will present design alternatives and identify issues needing direction or clarification. .

Budget Impact:

There are three sources of funding for this project:

- Infrastructure CIP budget: \$1,245,000
- State Grant: \$250,000
- Park Bond Splash Pad:* \$500,000

*The Park Bond funding is expected to support two separate installations - a splash pad in the play area of the stadium and an interactive fountain in the plaza area.

Options:

This item is for discussion purposes. Staff is seeking Council reaction to design options for the Plaza area.

Recommended Action:

No Action

Attachments:

DDA First Amendment
Stadium Area Plat