

Lake Havasu City Council Work Session
Police Facility, 2360 McCulloch Boulevard North
Tuesday, May 9, 2017, 5:00 p.m.

CALL TO ORDER

Mayor Nexsen called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

The Mayor led in the Pledge of Allegiance.

ROLL CALL

PRESENT: Councilmembers Mark Nexsen, Jeni Coke, Michele Lin, Cal Sheehy, David Lane, Gordon Groat, and Donna McCoy.

CALL TO PUBLIC

There were no requests to address the Council.

PUBLIC HEARING

5.1 Presentation and Discussion of The Downtown Design Guidelines for the Downtown Corridor - the Areas of Swanson Avenue, McCulloch Boulevard, Mesquite Avenue between Acoma Boulevard and Lake Havasu Avenue - Including Roadways, Hardscape, Landscape, Public Art, Sight Furnishings, Sidewalks, and Lighting in Public Right-of-Way

Assistant City Engineer Jeremy Abbott stated in late September of 2016 an effort was started to create guidelines that city staff and property owners can follow for the development of the downtown area and ultimately provide something that we can all be proud of as residents of Lake Havasu City. He said one of the major goals of the presentation is to receive feedback from Council and the public. Mr. Abbott introduced Mr. Adam Perillo of Kimley-Horn.

Mr. Perillo reviewed the following presentation outline for Council.

Lake Havasu Downtown Design Guidelines

Develop a set of Design Guidelines for:

- McCulloch Boulevard
- Mesquite Avenue
- Swanson Avenue
- Between Lake Havasu Avenue and Acoma Boulevard

Items to Include:

- Roadway Cross Sections
- Planting Material
- Hardscape Material
- Site Furnishings

Process to Include:

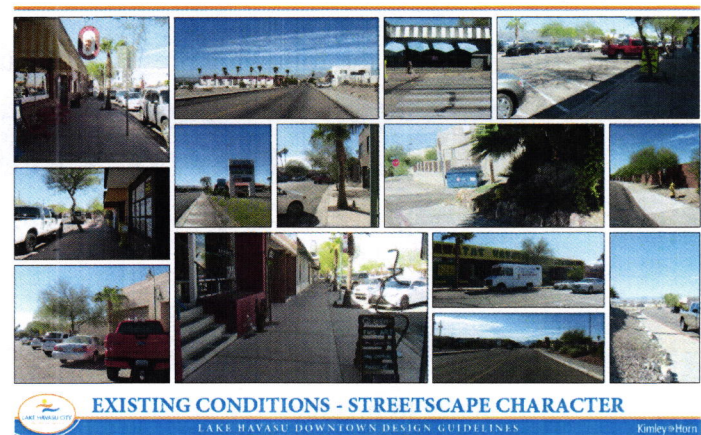
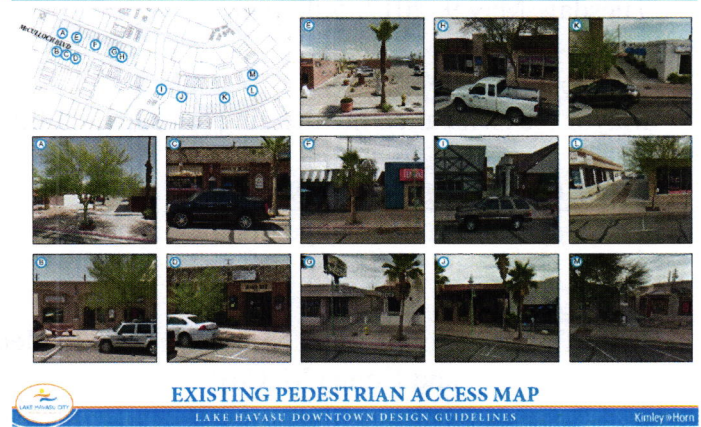
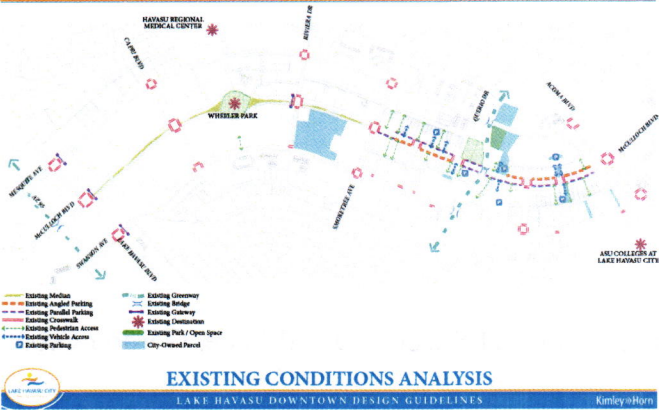
- Understand Existing Conditions
- Build Upon Past Studies
- Community Outreach



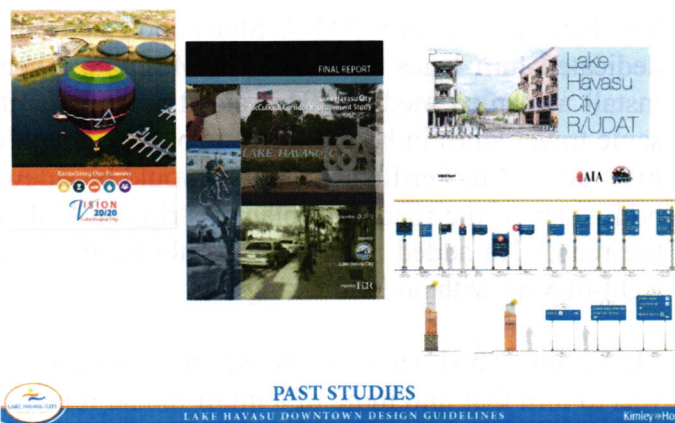
PROJECT GOALS

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

Kimley»Horn



Mr. Perillo stated that there have been studies in the past; the Vision 20/20, the Planning Assistance for Rural Areas (PARA) Study, the Regional/Urban Design Assistance Team (R/UDAT) Study, and the signage that is being implemented so they wanted to build on those past works and visions that were set out in those studies.



Design Concept Collaboration:

- December 14, 2016 – Design Concept Presentation to the City and the Downtown Group
- February 15, 2017 – Refined Design Concept Presentation to the City and the Downtown Group
- March 3, 2017 – Refined Design Concept Presentation to the City and the Downtown Group
- May 1, 2017 – Community Open House
- May 8, 2017 – Present to City Council



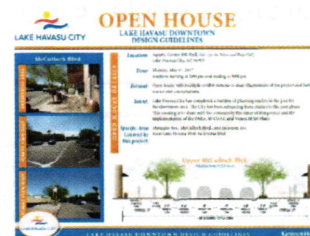
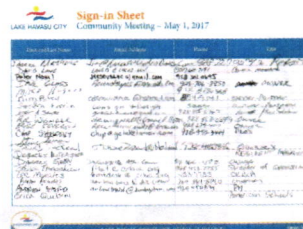
COMMUNITY OUTREACH

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

Kimley-Horn

Community Open House:

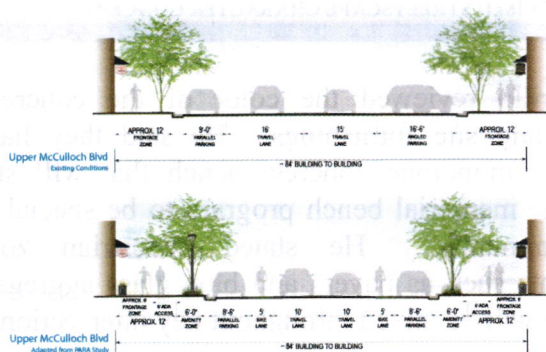
- May 1st, 2:00 pm to 8:00 pm
- 48 People signed in
- 5 Comment cards received



COMMUNITY OUTREACH

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

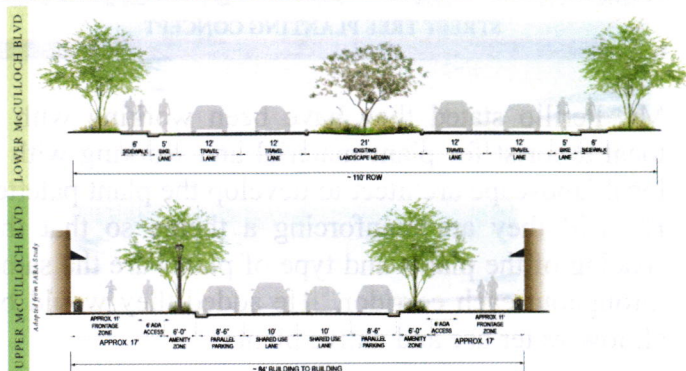
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EXISTING CONDITIONS

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

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PROPOSED UPPER MCCULLOCH SECTION CONCEPTS

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

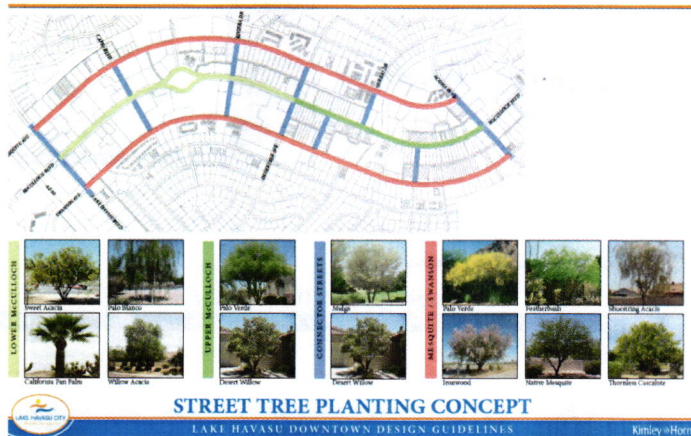
Kimley-Horn

Mr. Perillo stated the majority of their work has been on upper McCulloch and added that they have not received nearly as much feedback on side streets or on lower McCulloch. He said as a result of their meetings they came up with parallel parking on upper McCulloch which will run the entire length of the road with two 10-foot lanes that will be striped with Charolaise and is intended to be mixed vehicle and bicycle movements. Mr. Perillo stated that they took the bike lanes out of the PARA Study to be able to use that space up against the buildings to create a larger outdoor zone in front of those individual merchants.

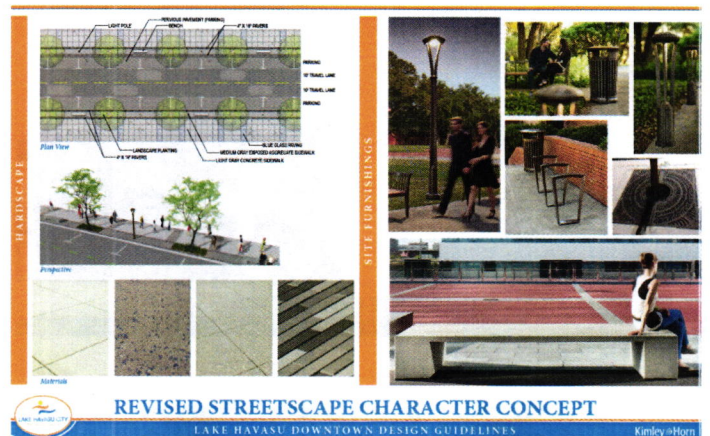
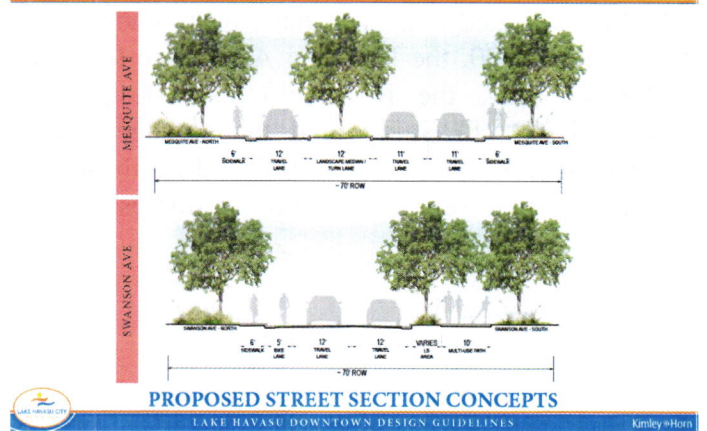
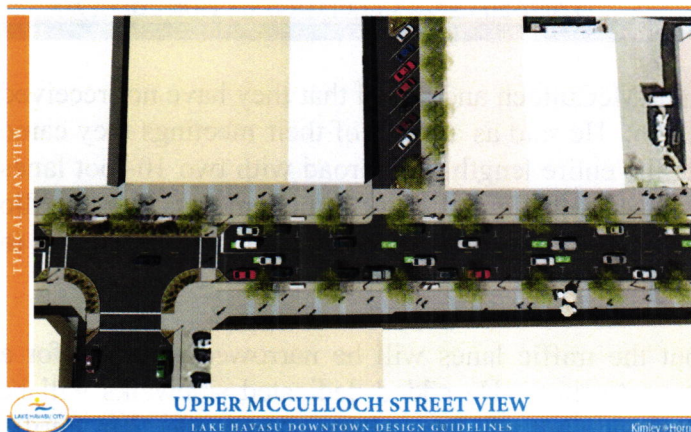
Mr. Perillo stated lower McCulloch is largely the same but the traffic lanes will be narrowed to allow for a dedicated bike lane from Lake Havasu Avenue to Smoketree Avenue. He added dedicated sidewalks will be attached to the curb but there will be no planter buffers on each side but will have plants on one side. Mr. Perillo stated there are existing sidewalks but they do not meet Americans with Disabilities Act (ADA) code all the way through so this project would meet the current accessibility code.

Mr. Perillo stated the PARA Study indicated having the dedicated turn lanes taken out on Mesquite Avenue and install a planted median. He said it would maintain the same travel lanes in both directions but there would be no bike lanes. Mr. Perillo stated there would be sidewalks on both sides of the road with planter strips on both sides of the road. He added everything would be in the existing right-of-way with no land taking.

Mr. Perillo stated what was called for on Swanson Avenue was to turn that into more of a multi-modal road so on one side there would be a planting zone, with a six-foot sidewalk, a five-foot bike lane, two travel lanes, a raised planter and a multi-modal ten-foot multi-use path. He said there would be a planter zone on both sides of the multi-use path to shade the entire length of the road.



Mr. Perillo stated they have been working with a local arborist for plant material and working with a local landscape architect to develop the plant palette. He said they are reenforcing a theme so that the spacing of the plants and type of plants are the same throughout each corridor. He added they would be all low water use and native plants.



Mr. Perillo reviewed the color of the concrete, pavers, and site furnishings. He said they have chosen a monotone concrete bench that will still allow the memorial bench program to be special to the community. He stated pedestrian zone treatments such as pavers and blue glass aggregate concrete will be mixed throughout key intersections.



Mr. Perillo stated the Charolaise; the green box in the travel lane indicates that this is not just for cars but also for bicycles. He added if you narrow travel lanes down people are not as comfortable and tend to slow down so they have intentionally narrowed everything down to make this more of a multi-modal area.



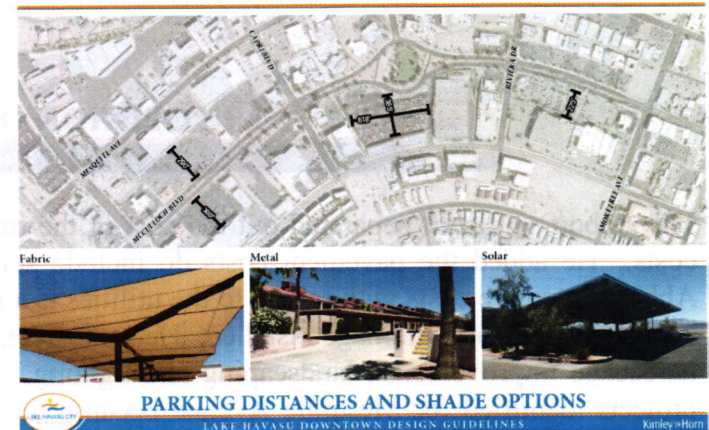
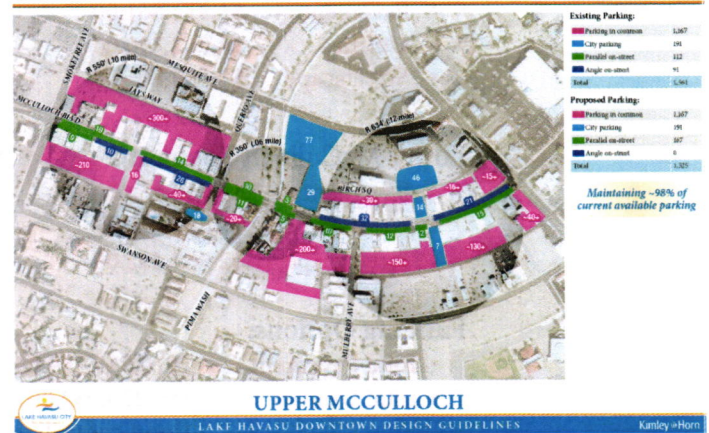
Mr. Perillo stated parking is important and there is a lot of parking behind the buildings but not everybody knows that because it is not very well indicated. He said they want to indicate that by using blue pots and blue glass aggregate.



Mr. Perillo stated that parking behind the buildings can be better organized so they have included overhead power and the dumpsters are organized and inside enclosures. He added the aisles also line up where people travel through to get to the parking.

Overall Outcome from Open House:	Please share any comments or questions in the space below.
<ul style="list-style-type: none"> Majority of attendees in favor of improvements Main Concern was Parking 	<p>Please support the Project Keep traffic to main hallway Positive for Havena Judy Hueslin</p>
<p>LAKE HAVASU CITY</p> <p>Please share any comments or questions in the space below.</p>	<p>LAKE HAVASU CITY</p> <p>Please share any comments or questions in the space below.</p>
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Mr. Perillo stated that they did receive a lot of feedback during the open house and the majority of the attendees were very much in favor of the improvements but the main concern was parking. Mr. Perillo stated they are maintaining 98 percent of the parking and the only thing they are changing with respect to parking and design is they are taking out the angled parking and replacing it with parallel parking. He stated the difference between the two is that there are currently 1,561 parking spots and if the design is implemented there would be 1,525. Mr. Perillo reviewed the proximity of parking to the businesses and how far people have to walk on upper



McCulloch. He said on lower McCulloch by the big box stores they looked at the size of the parking lots and the distance people have to walk to the businesses and said it is comparable to the walking distance on upper McCulloch. Mr. Perillo stated the other thing that was brought up was covered parking and said some of the folks thought covered parking would entice people to use those parking areas more often. Mr. Perillo presented a video showing the proposed improvements.

Councilmember Lane stated the proposed design is beautiful but expressed concern that there were no loading and unloading zones for shipping and receiving. Mr. Perillo stated there are currently no loading or unloading zones so that situation would remain the same as it is today. Councilmember Lane stated by taking four to five feet of traffic lane out it may be difficult to get around the trucks and would be mixing that with bicycles. Mr. Perillo stated that they could address that situation by creating some loading zones where there would be no parallel parking during certain times of the day.

Councilmember Groat asked what changes are proposed for the lane construction that ingresses from Lake Havasu Avenue onto Mesquite Avenue to the hospital. Mr. Perillo stated there are two lanes in one direction and one lane in the other direction and what they are proposing is to remove the turn lanes and install a planted median. He said that would affect left turn access but they could still put left turn pockets as needed throughout the road. Mr. Abbott added it would essentially control left turns similar to what is being done on Lake Havasu Avenue between Swanson Avenue and Mesquite Avenue. Councilmember Groat expressed concern with the ingress into the hospital for pre-emergency medical care. Mr. Perillo explained that it would make access to the hospital easier because there would be fewer people in the lane making a left.

Upper McCulloch Boulevard:

- Pavement \$1,914,861.00
- Utilities \$3,062,700.00
- Streetscape \$3,758,706.00

Mesquite Avenue:

- Pavement \$4,043,484.00
- Utilities \$1,290,816.00
- Streetscape \$3,500,265.60

Lower McCulloch Boulevard:

- Pavement \$2,908,056.00
- Utilities \$3,585,600.00
- Streetscape \$2,965,492.00

Swanson Avenue:

- Pavement \$1,676,988.00
- Utilities \$1,290,816.00
- Streetscape \$5,801,623.20

Funding Options:

- Total Pavement = (\$10,543,389.00) combination of General and HURF funds
- Total Utilities = (\$9,229,932.00) enterprise funds (irrigation and drainage district funds; flood control; wastewater utility)
- Total Streetscape = (\$16,026,086.80) currently unfunded



OPINION OF PROBABLE COSTS

LAKE HAVASU DOWNTOWN DESIGN GUIDELINES

Kimley-Horn

Mr. Abbott said staff separated out the cost of the roadway sections based on pavement, utility and streetscape costs. He added the pavement costs do include some minimal improvements for ADA and sidewalks. Mr. Abbott stated the costs with regard to the utilities is a worst case scenario assuming water and sewer lines have to be rebuilt and storm drainage installed. He said streetscape is more of the aesthetics such as the colored concrete, hardscape improvements, landscaping and lighting. Mr. Abbott stated in the current 5-Year CIP there are no projects identified for Mesquite Avenue because the Pavement Condition Index (PCI) has not reached a point where staff has to address that. He added that those costs would come into play when staff needs to address the pavement in that area. Mr. Abbott said because the roadway section on Mesquite is not changing we could add

some of the streetscape functionality and improvements. Mr. Abbott stated the cost of the streetscape is currently unfunded and the price tag for all of the roadway sections is estimated at \$16 million.

Mayor Nexsen stated the total cost of the projects is approximately \$36 million. Mr. Cassens stated one thing he did not see is the parking in common in back of the buildings. Mr. Abbott stated that they did not evaluate the cost of the shade structure and the parking in common areas until a decision is made if the city would be making those improvements or if the city would work with the landowners to figure out how that would be accomplished. Mr. Cassens stated that project could be a phasing plan if it is all based on a common theme or plan. He added that project is not something that would be taken on as a single project.

Mayor Nexsen stated the pavement work is in the budget for upper McCulloch but there is nothing in the budget for streetscape. Mr. Abbott stated all of McCulloch and Swanson are programed in the 5-Year CIP. Mayor Nexsen expressed concern regarding paving upper McCulloch without the streetscape being completed and then having to repave it when the streetscape is installed. Mr. Abbott stated that it would not make any sense to pave upper McCulloch and then few years down the road to rip that out to widen the sidewalks. Mayor Nexsen stated that was what he was getting at and asked if the pavement costs were based on what it costs to pave it exactly the way it is today or based on the streetscape design. Mr. Abbott explained the costs are based per the streetscape for the Downtown Design Guidelines. Mayor Nexsen stated what he was trying to figure out is how the city is going to come up with the \$16 million on a timely basis to meet the demand of repaving uptown McCulloch. Mr. Cassens suggested completing lower McCulloch with pavement, utility work and streetscape then that portion would be complete. He said upper McCulloch would have to be pushed out until we are ready to go to that next phase.

In response to Mayor Nexsen's question, Mr. Abbott explained upper McCulloch has a worse CPI than lower McCulloch. He added that upper Swanson Avenue between Acoma Boulevard & Smoketree Avenue is under design and that project will be built using Western Arizona Council of Governments (WACOG) funds which is the last WACOG funded transportation project. He stated that project would not include utilities or streetscape but the pavement, multi-use path, curb and sidewalk is all included in that project. Mr. Abbott stated the worst case scenario if we do not have the funding for the streetscape on lower McCulloch, the pavement, ADA accessible ramps and sidewalks are incorporated in that cost and the streetscape could be done at a later date.

Councilmember Sheehy stated the CIP budget for pavement on uptown McCulloch is larger than \$1.9 million. Mr. Abbott stated from a pavement perspective, what has been budgeted compared to these costs kind of balances out. He added the additional funding comes from the streetscape improvements which is the unfunded portion. Councilmember Sheehy asked if the funding for streetscape could be reduced by reducing the number of benches or shade structures. Mr. Abbott stated it could be reduced by looking at every other area as far as where the trees, the benches and the light poles are laid out. Councilmember Sheehy stated not necessarily a reduction in structures but by phasing in that process as well. Mayor Nexsen stated that he agreed that it would be better to do the things that had to be done and then the amenities would come as we could afford them. Mr. Cassens stated there are those things that would have to be put in such as the sidewalks, lights, irrigation and landscaping. Mr. Abbott pointed out, for upper McCulloch, there are pavers and glass concrete in the guidelines and if we are going to build a new sidewalk, we would want to put that in now.

Mayor Nexsen stated overall it is a great plan and obviously the costs are high but from the logistics and mechanics, he said he was concerned what it would do to the local businesses during the construction phase.

Councilmember Sheehy asked with the treatments that have been selected for crosswalks and intersections, what the comparison would be if it was done at a medium cost versus a higher cost. Mr. Perillo stated this was above

average but higher end treatments could be done and there are definitely savings that could be had. He explained for standard concrete the cost would be between \$4 and \$5 dollars and the glass aggregate concrete is \$8. Mr. Perillo pointed out that they have been extremely conservative in making sure that everything has been covered in the numbers. He said they do not know the condition of the underground utilities so the utility numbers are very high but added that also includes design fees and high contingencies. Mr. Perillo stated that they would rather set the numbers high rather than having to come back and ask for more money.

Councilmember Sheehy asked at what point staff would know the numbers for the utilities. Mr. Abbott explained when they start the design, staff would work with the utilities division and video inspect and pothole the lines. He added that staff could put that effort upfront and evaluate all of the utilities in that corridor to get a better understanding of what they are looking at for utility costs.

Mr. Abbott stated before they finalize the guidelines, staff is looking for feedback from the Council with regard to the design, colors, hardscape and furniture before they move forward and finalize the guidelines.

Councilmember McCoy stated it looks beautiful but the problem is the cost because of the ballfields projects and other projects that are currently in progress. Mayor Nexsen stated that the design makes things look more consistent. Councilmember Sheehy stated that from his perspective putting this plan together is good and added from the outreach, he believes the community supports it. He pointed out that the city is not looking to start the project tomorrow as staff is working on other CIP projects. Vice Mayor Coke stated in looking at the pictures in the downtown area and all over the city, gabion baskets have been integrated and wondered if they would continue to use them. Mr. Abbott stated the design was molded to integrate some of what has already been done, some of that modern rustic with the gabion baskets.

Mr. Cassens stated that he was glad to see that the Council supports the effort but noted it is an elephant that we are going to eat one little bite at a time. He said staff will have to figure out where we get the biggest bang for our buck and how to get the best return on the investment. Mr. Cassens stated that it does represent a huge investment in the downtown area, with regard to the look and feel and taste of Lake Havasu City and if this is what Council thinks is a good representation of how we want to view our central core of Lake Havasu City then this is the plan that staff will keep in mind as we move ahead with things like simple paving or utility repair.

ADJOURN

Upon motion by Vice Mayor Coke and seconded, the meeting adjourned at 5:57 p.m.

CERTIFICATION

I hereby certify that the foregoing is a full and true copy of the Work Session Minutes of the Lake Havasu City Council held on the 9th day of May, 2017. I further certify that the meeting was duly called and posted, and that a quorum was present.

Kelly Williams, City Clerk/CMC

Prepared By:

Sacia Graber, City Clerk Assistant/CMC