

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: Lance Norris, Public Works Director
Curtis Brooks, Urban Forester/Landscape Architect

SUBJECT: Proposed Downtown Streetscape Master Plan Revisions

DATE: June 15, 2009

PURPOSE

This report accompanies the presentation by Mikyoung Kim Design, the Town's design consultant, providing the Town Council the opportunity to review the attached proposed revisions to the Downtown Streetscape Master Plan dated June 15, 2009. Approval of the attached resolution would incorporate the revisions into the Town's Comprehensive Plan and authorize the Town Manager to contract with Mikyoung Kim Design for additional design services.

BACKGROUND

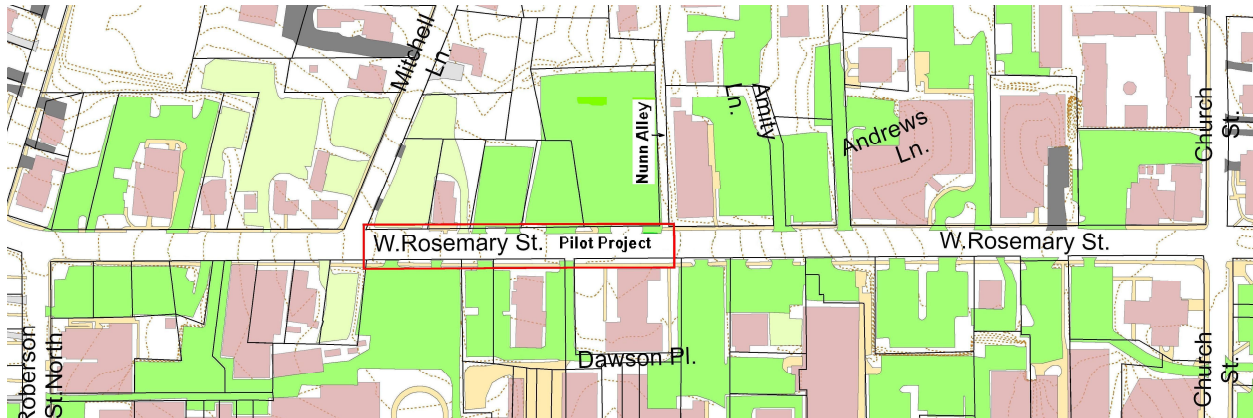
On May 22, 2006, the Council authorized the use of Streetscape bond funds to hire an urban designer/landscape architect to prepare revisions to the Downtown Streetscape Master Plan. In January of 2007 Requests for Qualifications were solicited nationwide. Interviews were conducted by the Council Streetscape Subcommittee during the spring of 2007. On June 27, 2007, the Council allocated \$250,000 for design services; directed the Town Manager to contract with Mikyoung Kim Design to make revisions to the Streetscape Master Plan; and authorized the Streetscape Council Subcommittee to make future decisions regarding specific contract details. The contract for the first phase of design work, including preparation of the Master Plan revisions totaled \$100,000, resulting in a balance of \$150,000 to be used on the next phases of design work.

In April of this year, the Town received the latest draft of the revisions to the Streetscape Master Plan. At tonight's Public Hearing, Mikyoung Kim will present the proposed Master Plan revisions, which will complete the scope of work that is currently under contract with the Town.

DISCUSSION

The next phase of design work includes preparation of a schematic plan and approximate cost estimate for a selected section of downtown Streetscape. The area recommended for the pilot project, shown below, is on both sides of West Rosemary Street between Mitchell Lane and Nunn Alley. Once the schematic plan has been authorized by the Town, more detailed construction drawings and specifications will be prepared for that section as well as schematic

designs for remaining Downtown Streetscape sections where improvements have not yet been implemented.



If the Council approves the Master Plan Revisions and authorizes the next phase of work at tonight's Public Hearing we anticipate that the project will proceed as follows:

Summer 2009

Staff executes supplemental contract with Mikyoung Kim Design utilizing up to \$150,000 in remaining Streetscape bond funds previously authorized by the Council in 2007. This contract would provide for preparation of pilot project schematic drawings, construction drawings, cost estimates, and bid documents, as well as schematic design work for other sections of the Streetscape project that have not yet been constructed.

Staff assists Mikyoung Kim Design and their consulting civil engineer with obtaining base information for the pilot project area including physical surveys of existing conditions and information as needed to proceed with necessary right-of-way acquisition.

Fall 2009

Staff undertakes negotiations for right-of-way acquisition as needed.

Council Streetscape Subcommittee reviews pilot project schematic design.

Mikyoung Kim Design proceeds with preparation of pilot project construction drawings, cost estimates and bid documents.

Winter 2010

Construction documents and cost estimates completed. Staff undertakes formal process for construction of pilot project utilizing available Streetscape bond funds, provided all right-of-way and/or easements have been obtained as needed

Mikyoung Kim Design proceeds with schematic design work for other sections of the Streetscape project that have not yet been completed.

Spring 2010

Pilot project construction contract is awarded and demolition/construction work begins.

Council Streetscape Subcommittee reviews schematic design work for other sections of the Streetscape project that have not yet been completed.

Summer 2010

Pilot project construction is completed.

Staff uses pilot project construction documentation and cost estimates to assist in preparation of subsequent discrete construction project proposals utilizing schematic design work developed by Mikyoung Kim Design. These project proposals will then be provided to the Council for approval and implementation utilizing available Streetscape bond funds.

RECOMMENDATION

That the Council adopt the attached resolution to incorporate revisions to the Downtown Streetscape Master Plan into the Town's Comprehensive Plan and to authorize the Town Manager to contract with Mikyoung Kim Design for additional design services.

ATTACHMENT

1. Streetscape Master Plan <http://www.townofchapelhill.org/index.aspx?NID=2080>