

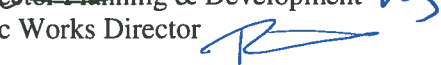



**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 14-32**

DATE: December 15, 2015

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: John Pick, City Manager 
Jim May, Police Chief 
Brook Svoboda, Director Planning & Development 
David Willett, Public Works Director 

SUBJECT: Civic Center Campus Master Plan and Community Center Drive Corridor Master Plan

BACKGROUND

There are currently four development projects and four planning projects taking place along Grant Street/Community Center Drive.

Development Projects

- Carrick Bend Apartments (228 units)
- Webster Lake Promenade (approximately 50% built-out/occupied)
- Development of vacant 6 acre land (aka Webster Lake Phase 2)
- Global Village Academy (projecting 1000/1200 students, currently enrollment 800)

Planning Projects

- Webster Lake Plaza – Pocket Park (NURA)
- Webster Lake Sub-Area Transportation Impact Analysis
- Community Center Drive Corridor Master Plan
- Civic Center Campus Master Plan

PROJECT APPROACH

All the referenced projects have come to fruition at different times. The development projects usually can be completed at their own pace, unconstrained and mutually exclusive to one another. However, the planning projects have unique characteristics and require coordination. Thus it is important to address the planning projects systematically in an order that allows for continuity in the work product. Therefore, staff proposes the following planning project completion sequence:

1. Temporarily suspend Webster Lake Promenade Plaza Pocket Park
2. Initiate and complete Webster Lake Sub-Area Transportation Impact Analysis
3. Include the Community Center Drive Corridor Plan with the Civic Center Campus Master Plan
 - Separate Engineering Design element from Corridor Plan – bid engineering portion later this year
 - Later integrate the WLP Plaza Pocket Park into the Campus Master Planning process.

BENEFITS

- ✚ Restructuring this effort will create a more logical and efficient order, and proactively position the City to understand the implications of all the planning projects.
- ✚ Utilizing an integrated and systematic approach will enhance ability to create a comprehensive vision of the area.
- ✚ There will be a time and cost savings.

STAFF REFERENCE

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