



City Council Report

Date: January 27, 2020
To: City Council
Through: Christopher J. Brady, City Manager
From: Jeff McVay, Manager of Downtown Transformation
Angelica Guevara, Downtown Transformation Project Manager
Subject: 1st Avenue Maintenance Agreement
Council District 4

Purpose and Recommendation

The purpose of this report is to recommend and authorize the City Manager, or his designee, to enter into a Maintenance Agreement between the City of Mesa, the Temple Corporation of the Church of LDS, and Suburban Land Reserve for the installation and maintenance of enhanced streetscape improvements on 1st Avenue between Mesa Drive and LeSueur street. Through the Maintenance Agreement, Suburban Land Reserve commits to fund the design and construction of enhanced streetscape improvements beyond those originally planned and budgeted in the City's capital improvement project.

The Maintenance Agreement further commits the Temple Corporation of the Church of LDS and Suburban Land Reserve to long-term maintenance responsibilities for the enhanced streetscape improvements. Staff recommends Council authorize the City Manager to enter into the Agreement.

Background

In November of 2012, the City of Mesa voters approved the 2013 Street and Transportation Bonds which included funding for the first phase of the 1st Avenue Streetscape Improvement project between Hibbert and LeSueur. The utility improvement portion of the project is currently under construction. The full 1st Avenue Streetscape Project includes narrowing 1st Avenue from Mesa Drive to LeSueur, new asphalt pavement, sidewalk improvements, a raised median, sewer line installation, a new storm drain, electrical undergrounding, rehabilitated street lighting, and new landscape improvements.

Discussion

The Mesa Arizona Temple of the Church of Jesus Christ of Latter-day Saints located at the east terminus of 1st Avenue. The Temple is currently closed while the Temple Corporation of the Church of LDS performs a major renovation. The Temple renovation is anticipated to be completed later this year.

Suburban Land Reserve, is a real estate arm of the Church that is developing the 4-story, 243-unit apartment project that includes 8,000 square feet of ground floor retail space, a new visitor's center for the Arizona Temple, and an underground parking garage, all of which are currently under construction at the southeast corner of Mesa Drive and Main Street. In addition, as part of Suburban Land Reserve's redevelopment of the area with their second phase, 32 new homes are proposed. Nine of the homes with frontage on 1st Avenue are being extensively renovated and four new homes will be constructed along 1st Avenue.

The Temple Corporation of the Church of LDS and Suburban Land Reserve reviewed the City's preliminary design of the 1st Avenue Streetscape and determined it did not meet their desired aesthetic. As the western entrance into the Temple, 1st Avenue between Mesa Drive and LeSueur is an important focal point for both organizations and provides frontage to many of their properties. Their vision was for a lushly landscaped median and street lined with trees that provides a visually enhanced entrance into the Temple.

They requested an enhanced landscape design which would have required significant additional expenditure from the City and additional long-term maintenance costs which were not budgeted. In addition, the desired enhanced landscape was beyond the City's established landscape design of public streets. After discussions with City staff Suburban Land Reserve proposed to pay for the design and construction of the enhanced streetscape improvements as shown on Exhibit A to this report. The Temple Corporation of the Church of LDS agreed to maintain the enhanced streetscape improvements as shown on Exhibit B to this report.

The agreement has a term of 50 years with automatic renewals for ten additional periods of five years. After installation of the enhanced streetscape elements, the City will own the enhanced streetscape improvements.

Alternatives

An alternative, includes not entering into the agreement which would eliminate the enhanced streetscape improvements for 1st Avenue.

Fiscal Impact

No fiscal impact. Through this agreement Suburban Land Reserve will contribute additional dollars towards a City's 1st Avenue Streetscape Improvement Project. The City's ongoing maintenance cost for 1st Avenue will be reduced as the Temple Corporation of the Church of LDS will be responsible for long-term maintenance of the enhanced landscape.

Coordinated With

Engineering, Transportation, Water Resources, Energy Resources, and the City Attorney staff have been involved in the review of the agreement and support the recommendation.

Exhibit A

Streetscape Elements:
Construction Responsibilities
(City and Suburban Land Reserve)

SEE ATTACHED

CITY - STREETScape CONSTRUCTION RESPONSIBILITIES	
Improvement	Description
Public Sanitary Sewer	
6" Sewer	1st Ave, east of Mesa Dr - Replace sewer with new 8" sewer
8" Sewer	1st Ave, east side of Mesa Dr to LeSueur - Install new 8" sewer and Udall stub
8" Sewer	1st Ave, Pomeroy to east side of Mesa Dr - Install new 8" sewer and manholes
10" Sewer	1st Ave, Hibbert to Pomeroy - Install new 10" sewer and manholes
8" Sewer	1st Ave, Hibbert to Pomeroy - Replace 6" sewer with 8" sewer and reline and coat manhole
Public Water	
6" Water	Mesa Drive, Main St to Via - Remove 3 abandoned water services
City of Mesa Electric	
Overhead Electric	Crossing of 1st Ave east of Hibbert - Underground service to Republica Empanada
Overhead Electric	1st Ave, Mesa Dr to Pomeroy: Underground facilities at intersection and north and south of intersection
Overhead Electric	1st Ave, east of Mesa Dr - Underground facilities on north side of 1st Ave
Underground	Mesa Dr, Main St to Via - Vault remobilize, out of sequence
Public Storm Sewer	
Storm Drain	1st Ave, Mesa Dr to LeSueur - Install 24" storm drain, manhole(s), and catch basins
Public Roadway	
Roadway	Mesa Dr, Main St to Via - Sidewalk widening
Roadway	1st Ave, Mesa Dr to LeSueur - Narrow roadway, new pavement, curb, gutter, and median. Adjust driveways, new sidewalk, repair or replace damaged street lights.
Roadway	1st Ave, Mesa Dr to LeSueur - Upgrade street lights with LED light fixtures, paint poles, and install new street lights as needed.
Roadway	1st Ave, Hibbert to Mesa Dr - Pavement rebuild, replace damaged curb and gutter, rehab driveways where required, replace sidewalks with ADA, repair or replace street lights.
1st Ave Streetscape	
Landscape	1st Ave, Mesa Dr to LeSueur - Rough grade adjacent to parallel parking
Landscape	1st Ave, Hibbert to Mesa Dr - Landscape to fill-in bare ground, install general landscaping, protect existing mature trees.

SUBURBAN LAND RESERVE - STREETScape CONSTRUCTION RESPONSIBILITIES	
Improvement	Description
Public Sanitary Sewer	
8" Sewer	Udall, 1st Ave north ROW to Via - Install new 8" sewer, service connections and manholes
Public Water	
6" Water	Udall, 1st Ave to Via - Replace 6" with 8" line
City of Mesa Gas	
4" Gas	Udall, 1st Ave to Via - Replace 2" with 4" line
4" Gas	1st Ave, Mesa Dr to Udall - Replace 2" with 4" line
1st Ave Streetscape	
Landscape	1st Ave, Mesa Dr to LeSueur - New palm trees, trees, shrubs, turf, ground cover, finish grading, vertical monuments, median landscape, and irrigation.
Landscape	1st Ave, Mesa Dr to LeSueur - New concrete landscape header
Landscape	1st Ave, Mesa Dr to LeSueur - New accent tree up lighting

Exhibit B

Streetscape
Maintenance Responsibilities
(City, Temple Corporation, and Suburban Land Reserve)

SEE ATTACHED

STREETSCAPE MAINTENANCE RESPONSIBILITY - CITY		
Improvement	Location	Description
Electric, Gas, Sewer, Water	Udall - Mesa & Main project to 1st Avenue	Operate and maintain City utilities.
Electric, Gas, Sewer, Water	1st Avenue - South Hibbert to South LeSueur	Operate and maintain City utilities.
Public Storm Sewer	1st Avenue - South Mesa Drive to South LeSueur	Operate and maintain storm drain pipe, manholes and catch basins.
Roadway	1st Avenue - South Mesa Drive to South LeSueur	Operate and maintain pavement, curb, gutter, standard City street signs and streetlight fixtures. Monthly street sweeping.
STREETSCAPE MAINTENANCE RESPONSIBILITY - SUBURBAN LAND RESERVE		
Improvement	Location	Description
Streetscape	1st Ave - South Mesa Drive to South LeSueur	Maintain historic style sidewalk and landscape header curb.
Streetscape	1st Ave - South Mesa Drive to South LeSueur	Maintain paint on street light poles.
STREETSCAPE MAINTENANCE RESPONSIBILITY - TEMPLE CORPORATION		
Improvement	Location	Description
Landscape	1st Ave - South Mesa Drive to South LeSueur	Operate and maintain north and south yard landscaping to right-of-way, vertical monuments, accent tree lighting (up lighting), median landscaping, photo platforms, and associated landscape irrigation and flood irrigation equipment.