



## **AGENDA MEMO**

### **1/21/2020 Agenda**

**TO:** Honorable Mayor and City Council

**FROM:** Jacob Speer, Director of Public Works

**SUBJECT:** License Agreement with the Plaza at Preston Center

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#### **BACKGROUND:**

The ownership of the Plaza at Preston Center desires to make improvements to the sidewalks along its Preston Road frontage which would improve store accessibility and also expand the design aesthetic of the Plaza in that area. The parking spaces and majority of the sidewalk along the east side of Preston Road, adjacent to the Plaza at Preston Center are within the City's right-of-way (ROW). Part of the Plaza's proposed design for the area includes steps and planter boxes within the street ROW. The City's current design standards do not allow such features within the ROW. A license agreement is one possible mechanism to allow those items within the ROW. The Plaza ownership has expressed a willingness to assume all responsibility for the maintenance of the parking space paving, sidewalks, landscape features, and parking space markings within the licensed area.

At the December 4, 2018 and December 18, 2018 meetings, Council asked staff to reach out to the owner to discuss design alternatives to specifically address the potential negative impact to traffic on Preston Road. To address Council concerns, the owner and architect revised the angle of the parking spaces and added visual components to the pavement to better delineate the parking area from travel lanes. The proposed layout provides a net increase of 5 parking spaces and ADA accessibility at both street and retail levels. Per design standards, the proposed layout provides a more functional intersection. The proposed design also improves the safety of the intersection.

On January 13<sup>th</sup>, the Public Works Advisory Committee reviewed the proposed layout and expressed reservations with potential impacts to traffic flow and the impact on the intersection. Specifically, the committee recommended a modification to the design that would provide for a dedicated right-turn lane for north bound Preston Road at Villanova. The committee also recommended an analysis of the City's infrastructure in the area of the proposed parking space improvements. It was recommended that any necessary infrastructure improvements be made in conjunction with the proposed pavement replacement project.

#### **RECOMMENDATION:**

Staff recommends City Council approval of the proposed license agreement with the Plaza at Preston Center.