

7.A-1

**Redevelopment, Housing & Economic Development**

# Memo

**Date:** January 5, 2004  
**To:** City Council  
**From:** Susan Moeller, Redevelopment Manager *SM*  
**Subject:** Joint Study Session to Review Concept Plans for Streetscape Project

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The City Council, Planning Commission and Architectural Review Committee (ARC) reviewed the concept plans for the Retail/Cinema Project streetscape in a joint meeting on May 19, 2003. At that study session, the Council indicated a preference for the protected drop-off concept on the Broadway block of the cinema project. Since then, our urban design firm Freedman, Tung & Bottomley (FTB) has been taking the conceptual design to the next stage. As part of that continued design process, we discovered that a water line is located in Broadway at about the same location as the proposed protected drop-off and it initially appeared that this might affect the feasibility of the protected drop-off concept. Additional design work has moved the location of the protected drop-off slightly to avoid the conflict with the water line. This new design will be presented at the January 5 joint session for your consideration.

During the design process, we have also been able to get more accurate cost estimates from Wentz Construction, which will also be presented at the meeting. In general, it now appears that the protected drop-off design is feasible and there are RDA funds available to pay for the preferred design.

Should you have any questions prior to the meeting, please contact me at 780-7204.

Cc: Planning Commission  
Architectural Review Committee