



Information Item

Date: August 31, 2012

To: Mayor and City Council
From: Martin Pastucha, Director of Public Works
Subject: Impacts during the Construction of Palisades Garden Walk and Town Square

Introduction

This information item provides an update on the pedestrian and vehicular traffic and noise impacts for City Hall and Main Street while the Palisades Garden Walk and Town Square Project is being constructed.

Background

On [June 28, 2011](#), Council approved a contract with W.E. O'Neil Construction Company as the design-builder for the construction of the Palisades Garden Walk and Town Square Project. On [January 24, 2012](#), Council approved a Guaranteed Maximum Price amendment to the contract for construction services.

Discussion

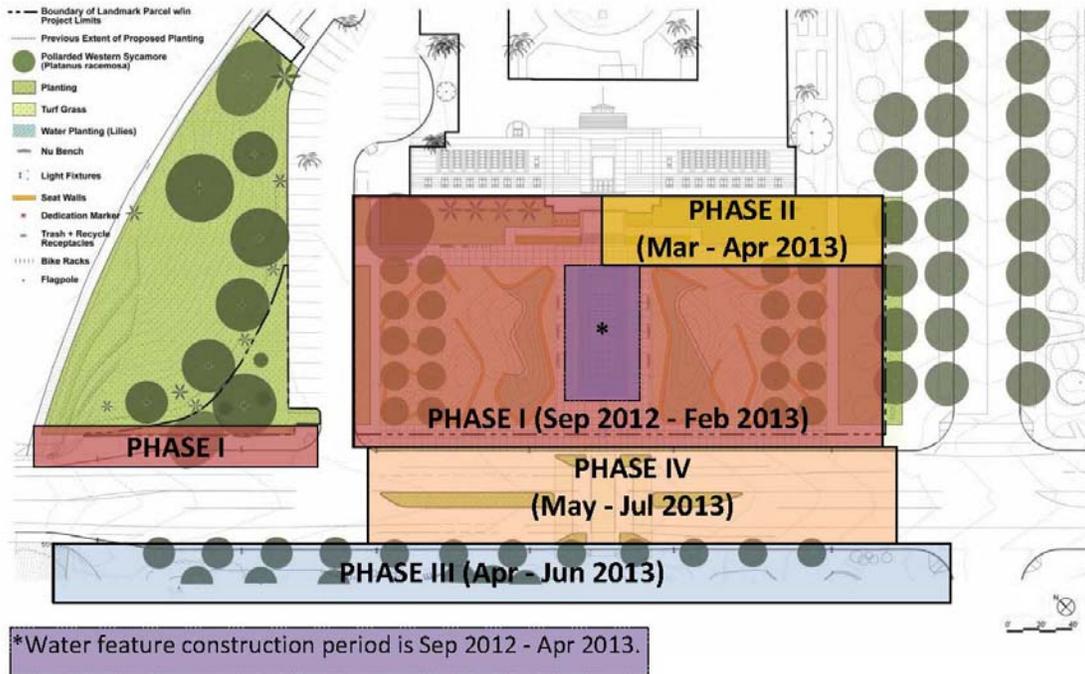
Construction on Palisades Garden Walk, a new six-acre park north of Olympic Drive, west of Main Street, south of the Interstate-10 Freeway, and east of Ocean Avenue, began in April 2012 and is scheduled to be completed in August 2013.

Construction on the one-acre Town Square in front of City Hall and improvements to Main Street are scheduled in four phases. It will begin on September 4, 2012, and end in July 2013. Construction activity in Town Square includes demolition, grading, and installation of utilities, seat walls, water feature, lighting, and landscaping. Improvements to Main Street include new streetlights, trees, sidewalks, and curbs, a raised crosswalk, and redesigned median.

Construction of Town Square and improvements to Main Street is phased to ensure minimal impact to pedestrian access to City Hall and two-way vehicular traffic on Main Street. The phasing plans were reviewed and approved by the City Traffic Engineer and Police and Fire Departments.

- Phase I – Construction will begin on September 4, 2012. This phase includes the demolition, grading, and construction of the majority of Town Square and streetscape improvements to the sidewalk east of Main Street. The flag pole in front of City Hall will be removed and reinstalled in April 2013. Bike lockers to the north of City Hall will be removed and those on the south side of City Hall will be temporarily relocated. A temporary pedestrian pathway will be in place on the east side of Main Street due to the closure of the sidewalk at this location for improvements. Another pedestrian pathway will run north from the sidewalk on Olympic Drive to the front door of City Hall until late February 2013 when the majority of Phase I improvements will be completed. The only exception is the water feature area, which will remain closed until April 2013.
- Phase II – Construction will begin in early March 2013 and consists of the remainder of Town Square, specifically the pedestrian pathway to the front door of City Hall that remained open during Phase I. The duration is expected to be two months, during which time pedestrians will be able to access the front doors of City Hall.
- Phases III and IV – Construction of Phase III consists of streetscape improvements west of Main Street. Pedestrians will be prohibited on the west side of Main Street during this phase. This phase is scheduled for April through June 2013. A redesigned median and raised crosswalk will be installed on Main Street in front of City Hall during Phase IV, which is scheduled for May through July 2013.

TOWN SQUARE - REVISED SITE PLAN



Throughout the duration of construction, the parking lot on the north side of City Hall, front door, and north entrance to City Hall will be accessible. Staff swipe card access at the front door of City Hall has been moved to the door in the courtyard covered by the awning with no change to the hours of access. Pedestrian and bike lanes may be closed intermittently in addition to those periods described in the phased construction schedule. Signage will be posted when this occurs.

All four phases of construction on the one-acre Town Square and improvements to Main Street are scheduled to be completed by July 2013. Construction will take place between 7 a.m. and 5 p.m. The contractor will be required to adhere to the City's noise ordinances, which limit excessive noise to the hours of 10 a.m. to 3 p.m.

Prepared by: Thomas Bullers, Project Support Assistant