

February 23, 2023

MEMO TO: Honorable Mayor and City Council

THROUGH: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager

FROM: Matt McLachlan, AICP, Community Development Director

SUBJECT: Fab Avenue Property Reuse Plans

REQUESTED ACTION:

Feedback and direction on the property's future use(s).

BACKGROUND:

On October 21, 2020, the City acquired a 1.34-acre property on the southeast corner of West Fry Boulevard and Fab Avenue (referred to as the "Fab Avenue Property"). At the time, the site contained a small strip commercial building that was subsequently demolished. It has since been used as a construction staging area during the redevelopment of West Fry Boulevard and for overflow parking during special events on the West End.

Conceptual reuse plans for the Fab Avenue Property were developed by Stantec, Inc., as part of the update to the West Sierra Vista Redevelopment Plan tied to the 2022 boundary expansion. The cost was covered by an EPA Brownfield Grant, administered through Cochise County. The conceptual plans are intended to serve as a springboard for discussion on possibilities for the site. The main overarching objectives that guided their development were as follows:

- *Resolve ponding issues south of the Fab Avenue/W. Fry Boulevard intersection through regrading the street and installing a landscaped channel to direct the drainage to the culvert under Fry Boulevard that drains to the City's stormwater basin to the north.*
- *Add angled parking spaces along the east side of the Fab Avenue right-of-way to support nearby businesses and activities in the district.*
- *Create an attractive public space that will serve as key focal point for the West End and ties in with the enhanced streetscape.*
- *Explore uses and activities that will draw people to the West End including potential public/private partnerships.*

REUSE PLANS:

The Reuse Plans prepared by Stantec contemplate the northern half of the property being developed for public use. Some potential ideas for the public space include a small plaza with an arbor surrounded by landscaping to create a pocket park; graphic wall panels to buffer the alley and backside of the commercial building to the east; movie screen wall; sculpture; and arbors to provide shade. The level of improvement will be determined by the budget.

The focus of the alternatives is placed on the southern half of the site. Concept A shows the potential for private development showing a “live-work” village as an example. The market feasibility of this type of development would need to be evaluated. The property has retained its General Commercial zoning designation which allows for a broad mix of residential, retail, office, and service uses. This option also shows potential for a 19-space parking lot between the public and private portions of the site that could be shared depending on the nature and intensity of the use.

Concept B proposes retaining the southern half of the site for passive public use with the possibility of a second plaza and landscaped walkways meandering through the site.

PUBLIC INPUT:

In February 2022, the City posted the reuse plans on Engage Sierra Vista and asked for public input on social media and through the City’s newsletter.

The City received 33 responses that overwhelmingly (84%) favored Concept A2 (public development option). The following comments were received through the community survey:

- *Add more off-street parking.*
- *Incorporate movie and artistic walls in both A.1 and A.2 (prefer A.2).*
- *Add terraced seating to plaza to act as music and event venue (see [Heritage Square in Flagstaff](#)).*
- *Hold more events, festivals, live music.*
- *Splash park for kids using recycled water.*
- *Interactive play equipment/climbing/encourage child movement.*
- *Use existing empty building stock for Live/Work spaces.*
- *Use fake grass/low water use/keep environmentally friendly.*
- *Lose concrete and arbor in the middle – make continuous lawn between two plazas on A2. Too many planters.*
- *Encourage more outdoor seating close to businesses.*
- *Need more than buildings on West End – Add park/greenspace.*
- *Need more color/art.*
- *Reduce live work concept and make buildings places for the community such as small library, community classrooms, police substation.*
- *Add restrooms and benches.*
- *Make sure there are trash receptacles and hydration stations.*
- *Install pull-ups and hook-ups for food trucks.*
- *Install EV chargers/spaces along Fab Ave*

RELATED STRATEGIC PLAN INITIATIVE:

Goal: Enhance and improve Economic Development infrastructure.

Initiative: Plan for the future use of the Fab Avenue property and implement improvements.

RECOMMENDED PHASING:

The City has received a \$365,424 grant from the Federal Transit Administration to make street improvements to Fab Avenue. The first phase will provide angled parking, curb, gutter, sidewalk, streetlighting, and landscaping along the eastern edge of the right-of-way. The City will also install a stormwater conveyance channel along with some amount for landscaping to spruce up the frontage.

Any further on-site improvements should be phased from north to south with the timing tied to the City's success procuring outside grants to defray the cost. To increase our chances, it's recommended that we make the project "shovel ready" by completing the necessary design and construction plans in the upcoming fiscal year for the public portions of the project. This effort will include additional public outreach and involvement from interested City Commissions and other stakeholders in developing the preferred alternative.

CONCEPTUAL COST ESTIMATES:

Stantec provided the City with conceptual construction cost estimates for the anticipated public portions of the project: Phase 1A, Pocket Park; Phase 1B, Right-of-Way Enhancements; and Phase 2, Park Expansion which are included with Attachment "A" to this Memo. These will need to be updated and adjusted after a preferred alternative is selected and construction plans are finalized with the specific elements being defined.

To: **MATT McLACHLAN, AICP**
Community Development Director
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, AZ 85635-6334

From: Colleen Ruiz
3133 West Frye Road
Chandler, AZ 85226-9562

Project/File: Sierra Vista 4 Fab

Date: February 10, 2022

Reference: Sierra Vista 4 Fab Avenue Conceptual Construction Estimate

Introduction

The purpose of this memo is to provide insight on the conceptual construction cost estimate for the proposed Sierra Vista 4 Fab Reuse Planning Project. The project area includes approximately 1.25 acres located at the southeast corner of the W. Frye Boulevard and S. Fab Avenue. The site is vacant

The proposed project includes the development of a public park to be constructed in three phases: Phase 1A – Pocket Park, Phase 1B- Right-of-Way Enhancements, and Phase 2 - Park Expansion.

Phase 1A – Pocket Park

The Phase 1A project area of approximately 12,729 s.f. (0.29 acres) is located at the northern most are of the overall site and is bounded by the property line to the north, east and west. The north end drains towards an existing drainage inlet near the northeast boundary of the site. The pavement along the west boundary of the site appears to have been heavily affected by offsite runoff along S. Fab Avenue. Refer to the 4 S. Fab Avenue Reuse Planning - Concept A attachment for project location.

The extent of the improvements consists of the construction of a park plaza with landscape enhancements. Grading and drainage improvements will be required to provide positive drainage towards the site's historical outfall. Drainage improvements consist of the installation of drainage structures and pipes to convey collected runoff to the existing drainage inlet near Frye Boulevard. Sidewalk will be constructed to provide access to the plaza off of Frye Boulevard and Fab Avenue as well as to future sidewalk connections to the development to the east and the park expansion to the south. Landscape and irrigation are proposed within the open areas between the plaza and sidewalk. LID planters proposed along the east and northeast open areas will be used to mitigate any excess stormwater runoff. Additional improvements consist of the installation of an art piece near the northwest corner of the site and an arbor within the plaza.

The construction cost for the proposed Phase 1A development is estimated at **\$843,400**. Refer to the attached Sierra Vista 4 Fab Avenue Phase 1A Conceptual Construction Estimate for line-item cost estimate.

Reference: 4 S. Fab Avenue Reuse Planning

Phase 1B – Right-of-Way Enhancements

The Phase 1B project area of approximately 23,327 s.f. (0.54 acres) encompasses the entirety of the site's Fab Avenue right-of-way and extends south to the Fab Avenue and Veterans Drive intersection. Refer to the 4 S. Fab Avenue Reuse Planning - Concept A attachment for project location.

The extent of the improvements consists of the construction of street parking, pedestrian access to the proposed development, and other street enhancements. Based on aerial images, the eastern half of the crowned road currently drains towards the site. There is visible ponding near the northeast corner of the road as well and cracking along the edge of pavement. Grading and drainage improvements will be required to adequately convey and collect stormwater runoff along Fab Avenue. Drainage improvements consist of constructing curb and gutter along the proposed street parking and installing a curb inlet and storm drains near the northeast corner of the road to capture the street runoff and discharge it to the existing system along Fry Boulevard. Street pavers and striping will designate the proposed parking area. Appropriate signage and striping along with 8-foot sidewalks and sidewalk ramps are proposed to provide adequate pedestrian access off Fab Avenue. The existing driveway entrance to the east of the Fab Avenue and Veterans Drive intersection is currently experiencing ponding and cracking. The existing driveway entrance will be replaced and regraded to provide positive outflow towards the proposed curb inlet.

The construction cost for the proposed Phase 1B development is estimated at **\$358,800**. Refer to the attached Sierra Vista 4 Fab Avenue Phase 1B Conceptual Construction Estimate for line-item cost estimate.

Phase 2 – Park Expansion

The Phase 2 is located south of the Phase 1A project area and is made up of approximately 17,993 s.f. (0.41 acres) of mostly undeveloped land. Refer to the 4 S. Fab Avenue Reuse Planning - Concept A attachment for project location.

The extent of the improvements consists of the removal of the existing pavement and obstructions and the construction of park recreational area. The recreational area will include an arbor, graphic wall panels and a movie screen wall. Landscape and irrigation are proposed within the open areas including the LID planter near the southeast corner of the project site and center lawn for movie viewing. The project area will require grading to provide adequate stormwater drainage towards the site outfall. Storm drains and inlets are to be installed to stormwater runoff and ultimately discharge it to the existing storm water inlet near Fry Boulevard. Concrete sidewalks are proposed to allow pedestrian access throughout the proposed recreational area and to and from Phase 1A and 1B.

The construction cost for the proposed Phase 2 development is estimated at **\$1,234,800**. Refer to the attached Sierra Vista 4 Fab Avenue Phase 2 Conceptual Construction Estimate for line-item cost estimate.

Summary

The Sierra Vista 4 Fab Reuse Planning Project is a three-phased project focusing on the rehabilitation of the existing commercial development to a public recreational area. The development concept for the proposed project consists of the demolition of existing structures and parking lot and the construction of the

Reference: 4 S. Fab Avenue Reuse Planning

park along with grading and drainage, landscape, and lighting improvements. The estimated cost for each phase is summarized below:

Phase 1A – Pocket Park	\$843,400
Phase 1B – Right-of-Way Enhancements	\$358,800
<u>Phase 2 – Park Expansion</u>	<u>\$1,234,800</u>
Total Overall Project Cost Estimate	\$2,463,791

The overall cost for the proposed project is estimated at approximately **\$2,437,000**.

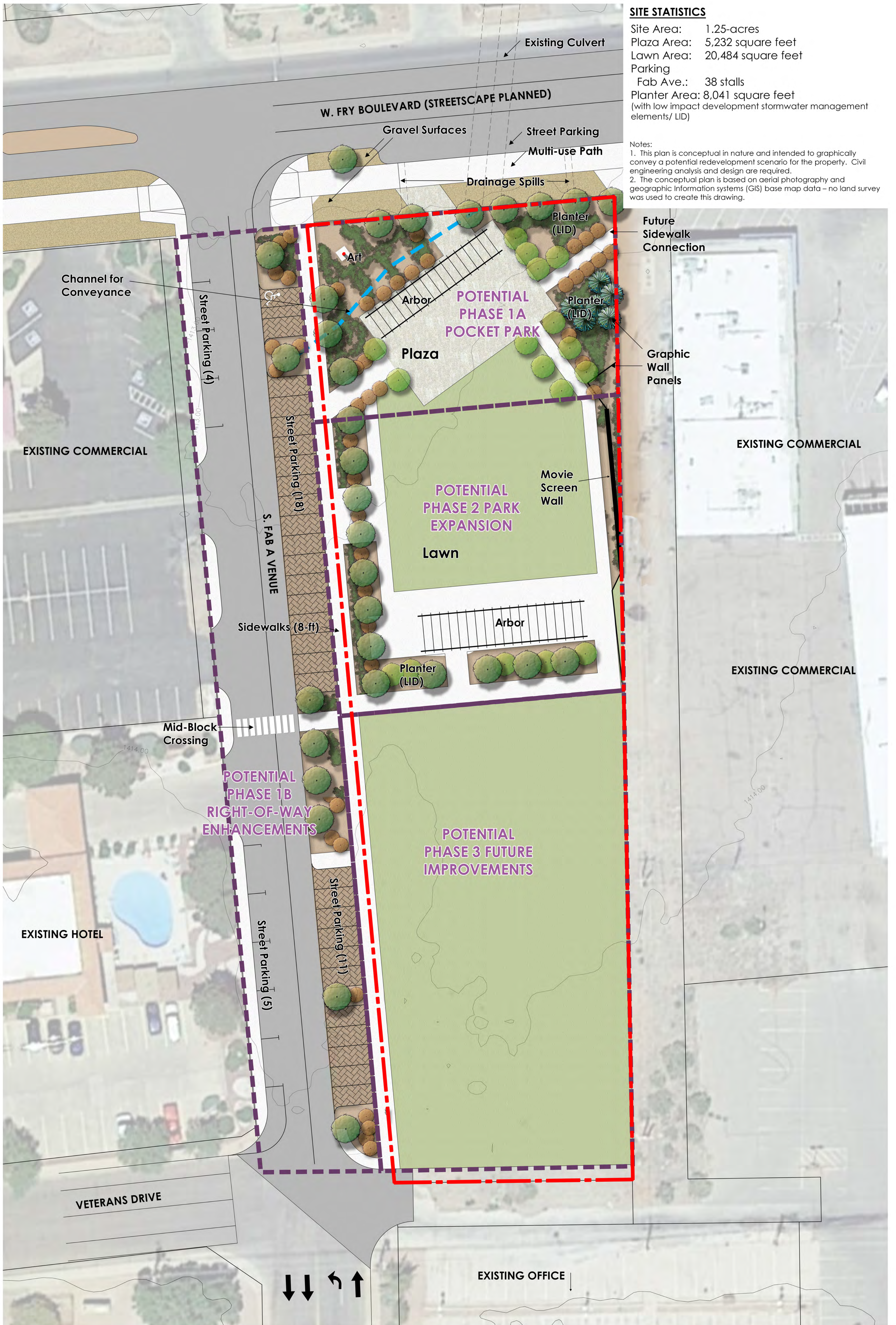
Regards,

Stantec Consulting Services Inc.



Colleen Ruiz, P.E.
Senior Principal
Mobile: 602-315-1432
Colleen.Ruiz@stantec.com

Attachment: Attachment 1: 4 S. Fab Avenue Reuse Planning - Concept A
Attachment 2: Sierra Vista 4 Fab Avenue Phase 1A Conceptual Construction Estimate
Attachment 3: Sierra Vista 4 Fab Avenue Phase 1B Conceptual Construction Estimate
Attachment 4: Sierra Vista 4 Fab Avenue Phase 2 Conceptual Construction Estimate



SITE STATISTICS

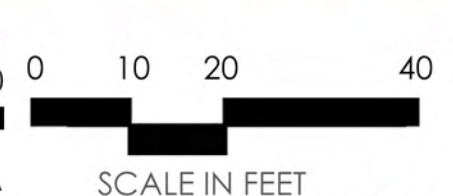
Site Area: 1.25-acres
 Plaza Area: 5,232 square feet
 Lawn Area: 20,484 square feet
 Parking Fab Ave.: 38 stalls
 Planter Area: 8,041 square feet
 (with low impact development stormwater management elements/ LID)

Notes:
 1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
 2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data - no land survey was used to create this drawing.

4 S. Fab Avenue Reuse Planning
 Concept A

Draft - For planning purposes only

PROJECT: 203721161
 VERSION: 2022.01.10
 SIERRA VISTA, ARIZONA
 SCALE IN FEET





Sierra Vista 4 Fab Avenue Phase 1A Conceptual Construction Estimate

1/23/2022

DIVISION	DESCRIPTION	QUANTITY	UNIT OF MEASUREMENT	UNIT COST	TOTAL COST	NOTES
2000	MOBILIZATION, GENERAL CONDITIONS, O&P, BONDS & INSURANCE COSTS	1	LS	\$ 10,000	\$ 10,000	ESTIMATED
	CONSTRUCTION SIGNAGE	1	LS	\$ 5,000	\$ 5,000	
	SWPPP MANAGEMENT	1	LS	\$ 16,000	\$ 16,000	
2010	SURVEY STAKING	1	LS	\$ 40,000	\$ 40,000	SCALED PER SIMILAR DEVELOPMENTS
	CLEAR & GRUB	0.29	AC.	\$ 675	\$ 196	COST FROM STANTEC DATABASE
2025	GRADING	1	LS	\$ 40,000	\$ 40,000	
2080	12" PVC	50	LF	\$ 35	\$ 1,750	ESTIMATED FROM FAB AVE TO EXISTING INFRASTRUCTURE ON FRY BOULEVARD
2080	SD INLET GRATE - 12"	1	EA	\$ 60	\$ 60	ESTIMATED
2170	CURB & GUTTER	89	LF	\$ 18	\$ 1,602	OBTAINED FROM DESIGN CONCEPT
	ONSITE SIDEWALK	1210	SF	\$ 5	\$ 6,050	OBTAINED FROM DESIGN CONCEPT
2170	OFFSITE SIDEWALK	760	SF	\$ 10	\$ 7,600	ASSUMED 8FT; COST FROM STANTEC DATABASE
2170	DECORATIVE CONCRETE	3750	SF	\$ 6	\$ 22,500	ESTIMATED
2175	ART MONUMENT	1	EA	\$ 25,000	\$ 25,000	BUDGET TO BE SET BY AGENCY
2176	ARBOR	980	SF	\$ 50	\$ 49,000	COST FROM ONLINE
2180	GRAPHIC WALL PANELS	32	LF	\$ 5,000	\$ 160,000	ESTIMATED (MATERIALS AND DETAILS NEEDED)
2220	LANDSCAPE AND IRRIGATION	1	LS	\$ 290,000	\$ 290,000	APPROX. 6,990 SF OF LANDSCAPE (INCLUDES LID PLANTER)
	SUBTOTAL				\$ 674,758	
	CONTINGENCY			25%	\$ 168,689	
			TOTAL		\$ 843,400	

ASSUMPTIONS:

1. Estimate is based off a conceptual skematic drawings without municipal approval, specifications, or details.
2. Unit prices are based off recent, local construction costs, but market fluctuations, supply chain issues, and labor availability may result in significantly different unit costs. Many items in this park are artistic and nontypical. Selected options will affect costs.
3. Mobilization, electrical, lighting, and structural unit prices require contractor input and adjustment.



Sierra Vista 4 Fab Avenue Phase 1B Conceptual Construction Estimate

1/23/2022

DIVISION	DESCRIPTION	QUANTITY	UNIT OF MEASUREMENT	UNIT COST	TOTAL COST	NOTES
2000	MOBILIZATION	1	LS	\$ 10,000	\$ 10,000	10% ASSUMED
	CONSTRUCTION SIGNAGE	1	LS	\$ 5,000	\$ 5,000	
	SWPPP MANAGEMENT	1	LS	\$ 16,000	\$ 16,000	
2010	SURVEY STAKING	1	LS	\$ 40,000	\$ 40,000	SCALED PER SIMILAR DEVELOPMENTS
	CLEAR & GRUB	4.017	AC.	\$ 675	\$ 2,711	COST FROM STANTEC DATABASE
2080	12" PVC	120	LF	\$ 35	\$ 4,200	ESTIMATED
2080	CURB INLET	1	EA	\$ 60	\$ 60	ESTIMATED
2080	SD MH	1	EA	\$ 5,200	\$ 5,200	ESTIMATED
2145	SUBGRADE PREP	290	SY	\$ 3	\$ 870	ESTIMATED FROM DESIGN CONCEPT
	8" ABC	290	SY	\$ 8	\$ 2,320	ESTIMATED FROM DESIGN CONCEPT
	3" ASPHALT	290	SY	\$ 16	\$ 4,640	ESTIMATED FROM DESIGN CONCEPT
	PAVEMENT RESTORATION	500	SY	\$ 4	\$ 2,000	ESTIMATED FROM DESIGN CONCEPT
2170	CURB & GUTTER	590	LF	\$ 18	\$ 10,620	ESTIMATED FROM DESIGN CONCEPT
2170	OFFSITE SIDEWALK	180	SF	\$ 10	\$ 1,800	ASSUMED 8'; ESTIMATED ADJACENT TO PROPOSED ADA RAMPS
2170	DRIVEWAY	1	EA	\$ 6,000	\$ 6,000	REPLACE EXISTING DRIVE AT THE ALLEY
2170	ACCESSIBLE RAMP	2	EA	\$ 2,400	\$ 4,800	COST FROM STANTEC DATABASE
	STRIPING	680	LF	\$ 10	\$ 6,800	ESTIMATED FROM DESIGN CONCEPT (DOES NOT INCLUDE ADA SIGN AND STRIPING
	ADA STRIPING AND SIGNAGE	1	LS	\$ 2,500	\$ 2,500	
2175	STREET PAVERS	1	LS	\$ 16,512	\$ 16,512	APPROX. 2,752 SF
2220	LANDSCAPE AND IRRIGATION	1	LS	\$ 145,000	\$ 145,000	ESTIMATED
	SUBTOTAL				\$ 287,033	
	CONTINGENCY			25%	\$ 71,758	
	TOTAL				\$ 358,800	

ASSUMPTIONS:

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3. Mobilization, electrical, lighting, and structural unit prices require contractor input and adjustment.



Sierra Vista 4 Fab Avenue Phase 2 Conceptual Construction Estimate

1/23/2022

DIVISION	DESCRIPTION	QUANTITY	UNIT OF MEASUREMENT	UNIT COST	TOTAL COST	NOTES
2000	MOBILIZATION, GENERAL CONDITIONS, O&P, BONDS & INSURANCE COSTS	1	LS	\$ 10,000	\$ 10,000	ESTIMATED
	CONSTRUCTION SIGNAGE	1	LS	\$ 5,000	\$ 5,000	ESTIMATED
	SWPPP MANAGEMENT	1	LS	\$ 16,000	\$ 16,000	SCALED PER SIMILAR DEVELOPMENTS
2010	SURVEY STAKING	1	LS	\$ 40,000	\$ 40,000	SCALED PER SIMILAR DEVELOPMENTS
	CLEAR & GRUB	0.41	AC.	\$ 11,500	\$ 4,715	COST FROM STANTEC DATABASE
2025	GRADING	1	LS	\$ 30,000	\$ 30,000	GRADE TO DRAIN AND DRAINAGE BASINS
16000	SITE ELECTRICAL	1	LS	\$ 75,000	\$ 75,000	transformer, service panel, misc power, fees
16010	SITE LIGHTING	1	LS	\$ 180,000	\$ 180,000	Path lights, 4 area lights at turf, misc power
2170	CURB & GUTTER	89	LF	\$ 18	\$ 1,602	OBTAINED FROM DESIGN CONCEPT
	ONSITE SIDEWALK	5896	SF	8.5	\$ 50,116	OBTAINED FROM DESIGN CONCEPT with color added
2170	OFFSITE SIDEWALK	1140	SF	\$ 10	\$ 11,400	ASSUMED 8FT; COST FROM STANTEC DATABASE
2175	ARBOR	2300	SF	\$ 80	\$ 184,000	COST FROM ONLINE
2180	MOVIE SCREEN WALL	1	LS	\$ 150,000	\$ 150,000	80 LF x 20' ht x 12" wd
2220	LANDSCAPE AND IRRIGATION	1	LS	\$ 230,000	\$ 230,000	APPROX. 10,860 SF OF LANDSCAPE (INCLUDES LID PLANTER & 7,487 SF OF LAWN)
	SUBTOTAL				\$ 987,833	
	CONTINGENCY			25%	\$ 246,958	
	TOTAL				\$ 1,234,800	

ASSUMPTIONS:

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3. Mobilization, electrical, lighting, and structural unit prices require contractor input and adjustment.



SITE STATISTICS

Public Space

Site Area: 0.87-acres
 Plaza Area: 2,904 square feet
 Lawn Area: 9,897 square feet
 Parking
 Site/Alley: 21 stalls
 Fab Ave.: 38 stalls
 Planter Area: 10,342 square feet
 (with low impact development stormwater management elements/ LID)

Notes:
 1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
 2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data – no land survey was used to create this drawing.

SITE STATISTICS

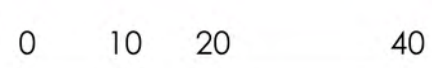
Live/Work Village

Site Area: 0.39 to 0.59-acres
 Units: 7-units (17.9 du/ac.)
 Parking: 2 garage stalls per unit
 2 driveway stall per unit
 Common Open Space: 2,100-sf
 Height: 3 levels
 Typical Unit Dimensions:
 40-ft x 20-ft and 33 X 20-ft modals

4 S. Fab Avenue Reuse Planning
 Concept A

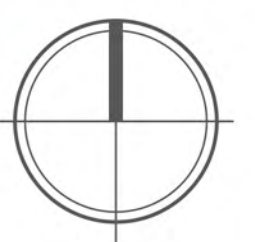
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PROJECT: 203721161
 VERSION: 2021.10.01



SIERRA VISTA, ARIZONA

SCALE IN FEET





SITE STATISTICS

Site Area: 1.25-acres
 Plaza Area: 5,232 square feet
 Lawn Area: 20,484 square feet
 Parking
 Site/Alley: 20 stalls
 Fab Ave.: 44 stalls
 Planter Area: 15,000 square feet
 (with low impact development stormwater management elements/ LID)

Notes:
 1. This plan is conceptual in nature and intended to graphically convey a potential redevelopment scenario for the property. Civil engineering analysis and design are required.
 2. The conceptual plan is based on aerial photography and geographic information systems (GIS) base map data - no land survey was used to create this drawing.

4 S. Fab Avenue Reuse Planning
 Concept B

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PROJECT: 203721161
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 SIERRA VISTA, ARIZONA
 SCALE IN FEET

