

City of San Luis Master Plan for Downtown Parks and Parking Lots



Prepared by:
James Davey and Associates, Inc.
and
Thompson Design Architects

March 2018



Expires 9-30-2020



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City of San Luis

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April 2018

The Downtown area of the City of San Luis, Arizona, has several larger properties that are under the federal land ownership. These properties include a powerline right-of-way that runs east to west across the Downtown Area between E Street and F Street and is used for a 34.5KV powerline operated and maintained by the Yuma County Water Users' Association. This powerline right-of-way along with adjacent E and F Streets is now used unofficially as a parking lot. Federal lands in Downtown San Luis also include land running from Main Street to the north and east to Juan Sanchez Blvd. that was reserved by the United States for a future alignment of Highway 95. As there no longer is a plan to realign Highway 95, this land is now vacant except for parking uses. These federal lands are understood to be under the management of the U.S. Bureau of Reclamation and consists of over 11 acres, including some of the undeveloped E and F Street right-of ways.

To better use these federal properties in Downtown San Luis, the City hired James Davey and Associates and Thompson Design Architects to prepare a master plan for the use of the properties for park facilities and for parking lots. The master plan will be useful in obtaining federal approval for use of the lands, will provide a base line for budgeting for future capital improvements, and may also assist in applying for grants to assist in funding the projects. The park areas are to consist of a 'Main Street Park' located along the east side of Main Street from just north of C Street to E Street, and a 'West Park' area located south of the Post Office building and between Mesa Street and Archibald Street. The parking lot features are to be constructed primarily along the powerline right-of-way between Main Street and Fourth Avenue and along the old planned Highway 95 right-of-way north of F Street to Juan Sanchez Blvd. Parking and road improvements will also be provided for the West Park area. A pedestrian bridge is also proposed crossing Main Street to tie the facilities together, along with walking and bike paths throughout the area.

To be able to construct the proposed parks and parking lots, a land use contract will need to be obtained from the U.S. Bureau of Reclamation. Preliminary meetings were held with Reclamation to discuss this. In addition, permitting will be required by the Yuma County Water Users' Association to allow for use of the powerline right-of-way. Use of the powerline right-of-way will also require design coordination with the Water Users' to ensure no conflicts with their power line and if conflicts exist between the power line and the planned facilities, relocation of power poles may be necessary.

The total cost for constructing the park facilities and the parking lots is estimated at \$6,566,000. The parks and parking lots are described in the following sections. A detailed cost estimate is included at the end of this report.

Parks

Four new developed park areas are proposed in this master plan concept. These park areas are linked by walking pathways and the pedestrian bridge to create one singular urban park in the downtown San Luis area. The parks consist of passive amenities such as:

- Covered Ramadas – Different sizes and shapes are proposed to fit different needs
- Bench Areas
- Recreational Play Field Areas
- Walking Paths – Serve to connect new proposed parking areas
- Street Crossings - Serve to link park areas across roadways
- Trees and Landscaping include shrubbery and grass areas

The parks also consist of active amenities such as:

- Splash Park – Consists of fountains and play pools
- Concert Pavillion – A raised covered stage area for performances and public gatherings
- Vendor Kiosks – Fixed kiosks may be rented to vendors during large Concert Pavillion events
- Restroom Facilities
- San Luis Police Department Substation to be used during large events
- Power and area lighting throughout the park areas

It is proposed that during large events the curve where D Street meets Main Street could be closed to vehicular traffic making the connecting parks a completely pedestrian venue crossing the roadway.

A raised pedestrian bridge connects the park areas across Main Street. The pedestrian bridge is proposed to also serve as an iconic welcoming element into the Downtown area.

Parking Lots

Following the Park exhibits are five exhibits showing the planned parking lot facilities. Altogether, if all planned parking lots are constructed, some 475 parking spaces will be created.

The parking lots are broken down into a central parking area, between Main Street and 1st Avenue, east parking areas between 1st Avenue and 4th Avenue, and an area of parking on roadway improvements around the West Park.

Common design elements for all parking lots include typical 10' x 20' parking spaces, handicap parking spaces as required, 24' drive aisle, multiple points of access for all parking lots to help ensure good traffic circulation, perimeter fencing to help provide security, and landscaped traffic islands and storm water retention areas. Parking lots will be paved with asphalt pavement and perimeter curbs will be provided to control traffic flows. Street lights will be provided throughout the parking lots.

Central Parking Lot. For the central parking lot area, that area between Main Street and 1st Avenue and extending north to Juan Sanchez Blvd., two main were prepared. In the northeast corner of this area the Sunset Community Health Center is located and they have approached the City about using a portion of the available property for private parking. Therefore, one alternative makes full use of all available property with about 299 parking spaces provided, and one alternative leaves development of the area adjacent to Sunset Community Health Center for development by them.

The central parking lot area will also include a 12' walking path and a 10' bicycle path connecting the Main Street park to Juan Sanchez Blvd. and the parks and schools to the north of it, and an 8' wide walking path connecting 1st Avenue to Main Street and the pedestrian bridge to the West Park area.

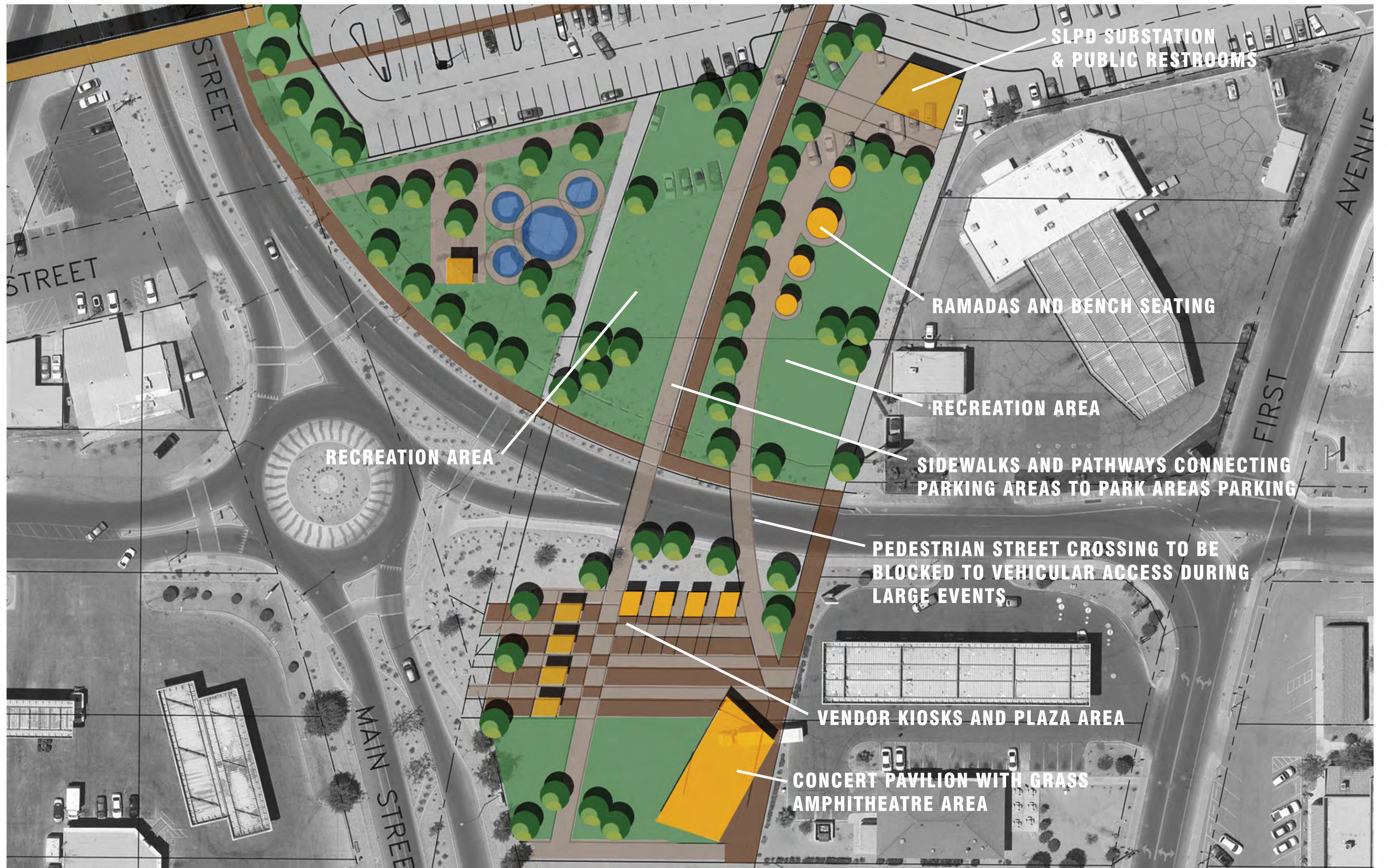
East Park Lots. The east parking lots consists of two similar parking lots, one between 1st Avenue and 3rd Avenue (Caesar Chavez Street) and one between there and 4th Avenue. The parking lots are planned for about 82 and 80 parking spaces, respectively. The parking lot property between Caesar Chavez Street and Fourth Avenue may also be partially used for a storm water retention basin and if so that will reduce the number of potential parking spaces.

The east parking lots are also planned to include bus lanes along E Street. The bus lanes will serve as staging areas and pickup and drop off areas for buses transporting workers to and from agricultural fields.

West Park Area Roadway and Parking Improvements. For the development of the park south of the Post Office, the adjacent streets will need to be further improved and some parking spaces provided. As only the north side of F Street is currently fully improved adjacent to the park area, roadway improvements are shown on the exhibits to include improving Mesa Street, E Street and F Street as 40' wide roadways with curb and gutter and sidewalks. In addition, some 16 parking spaces are planned along E Street for users of the park.



SAN LUIS URBAN PARK - CONCEPT PLAN - JAMES DAVEY & ASSOC. / THOMPSON DESIGN ARCHITECTS



SLPD SUBSTATION & PUBLIC RESTROOMS

RAMADAS AND BENCH SEATING

RECREATION AREA

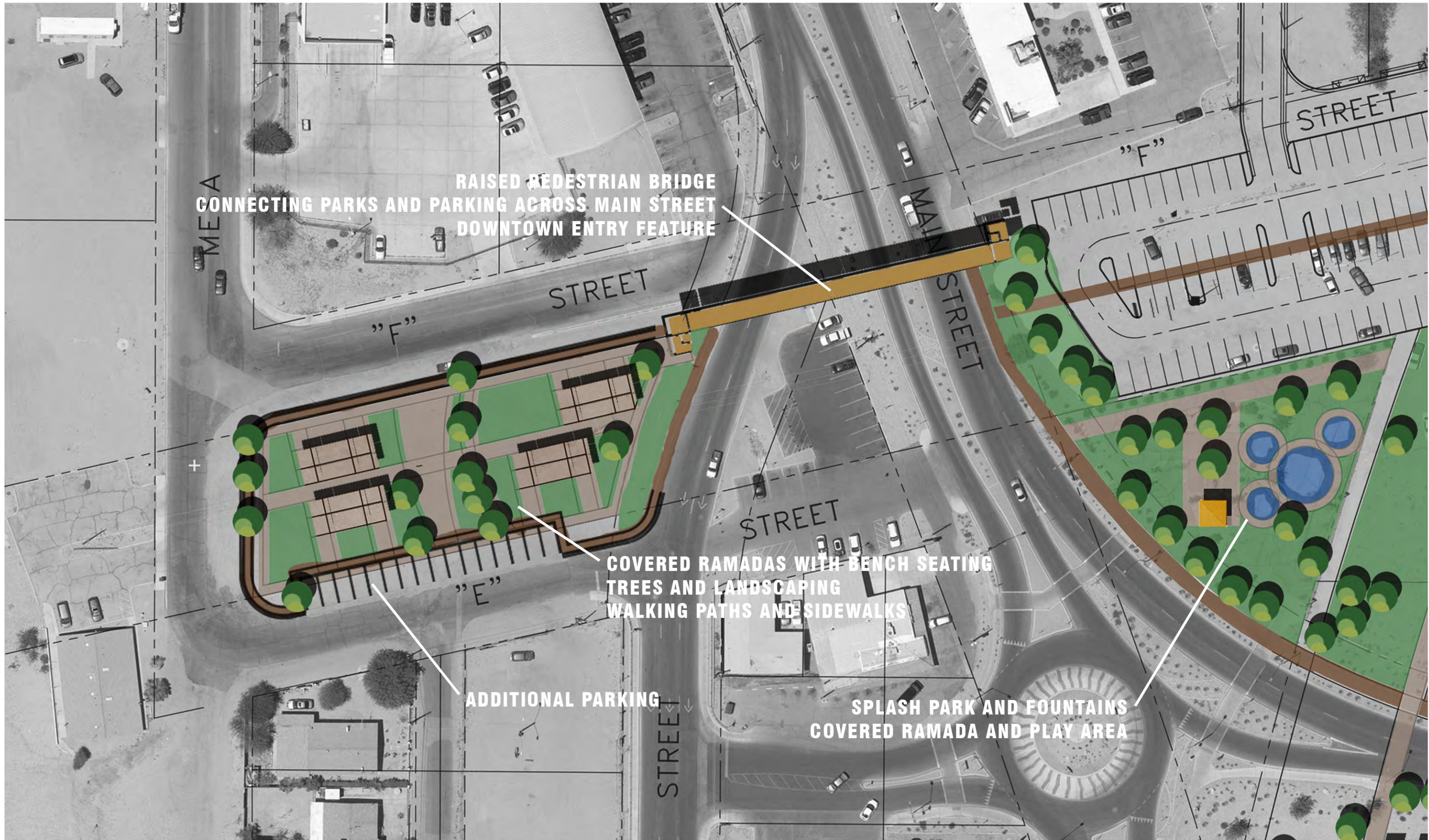
SIDEWALKS AND PATHWAYS CONNECTING PARKING AREAS TO PARK AREAS PARKING

RECREATION AREA

PEDESTRIAN STREET CROSSING TO BE BLOCKED TO VEHICULAR ACCESS DURING LARGE EVENTS

VENDOR KIOSKS AND PLAZA AREA

CONCERT PAVILION WITH GRASS AMPHITHEATRE AREA



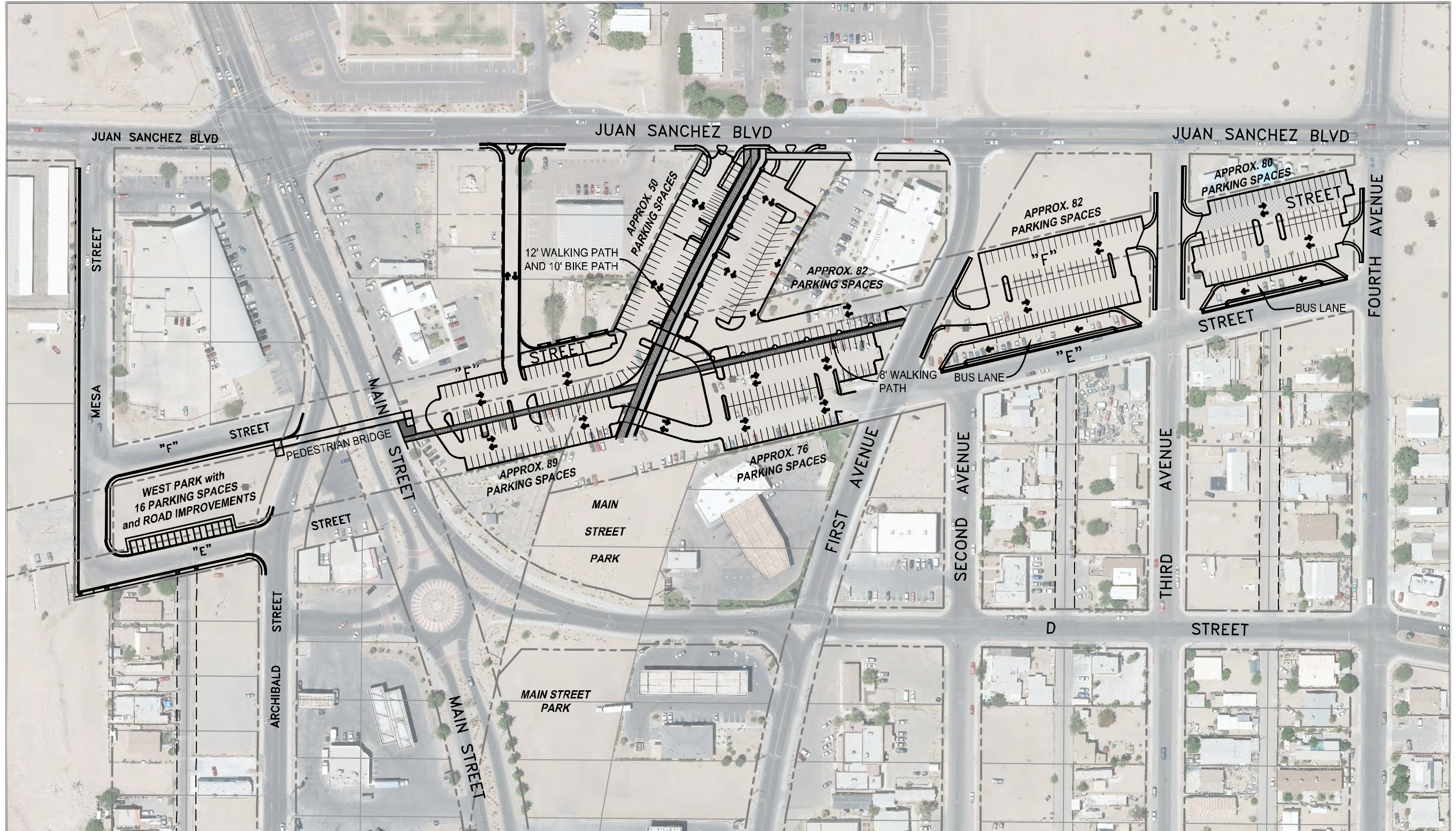
**RAISED PEDESTRIAN BRIDGE
CONNECTING PARKS AND PARKING ACROSS MAIN STREET
DOWNTOWN ENTRY FEATURE**

**COVERED RAMADAS WITH BENCH SEATING
TREES AND LANDSCAPING
WALKING PATHS AND SIDEWALKS**

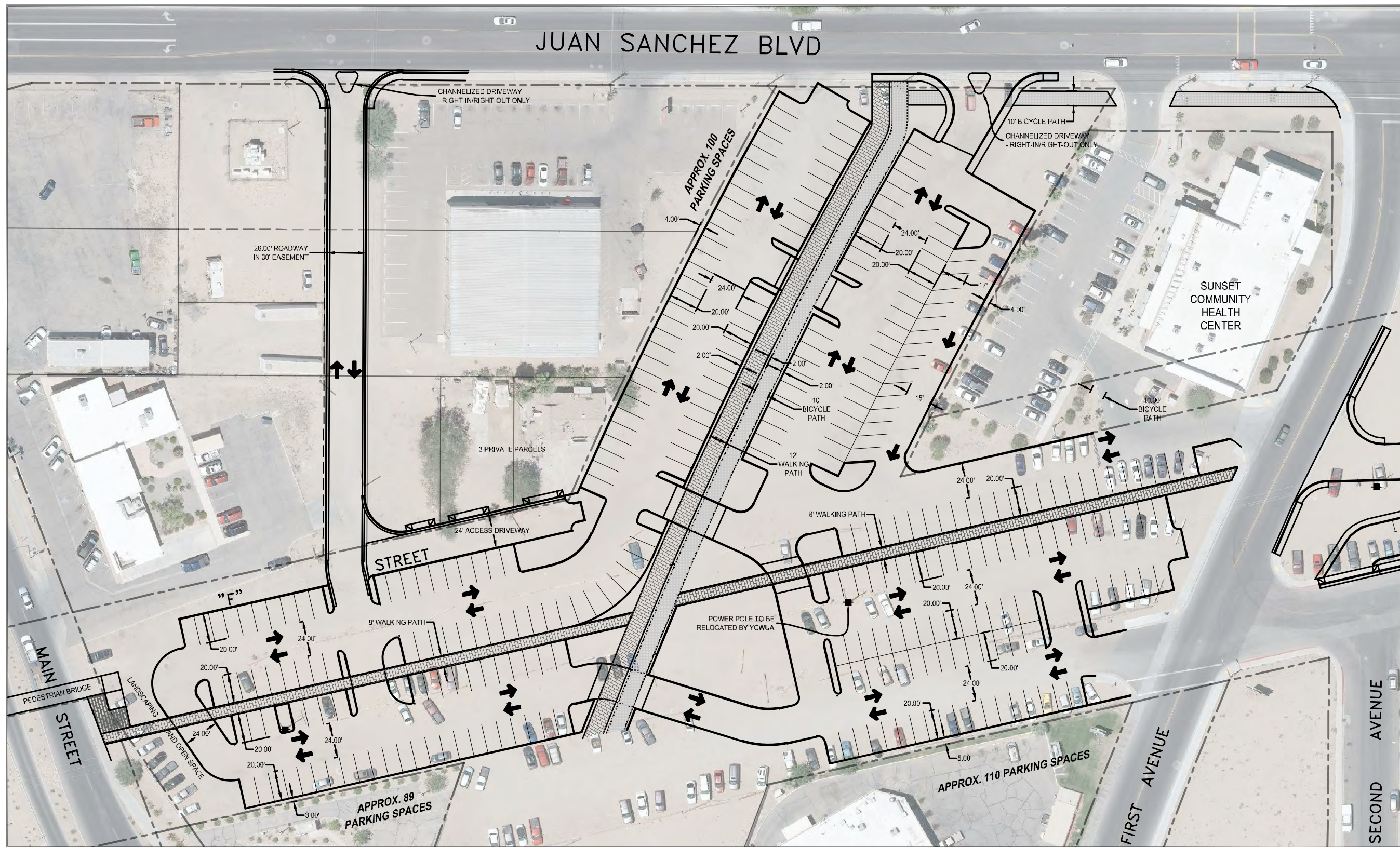
ADDITIONAL PARKING

**SPLASH PARK AND FOUNTAINS
COVERED RAMADA AND PLAY AREA**

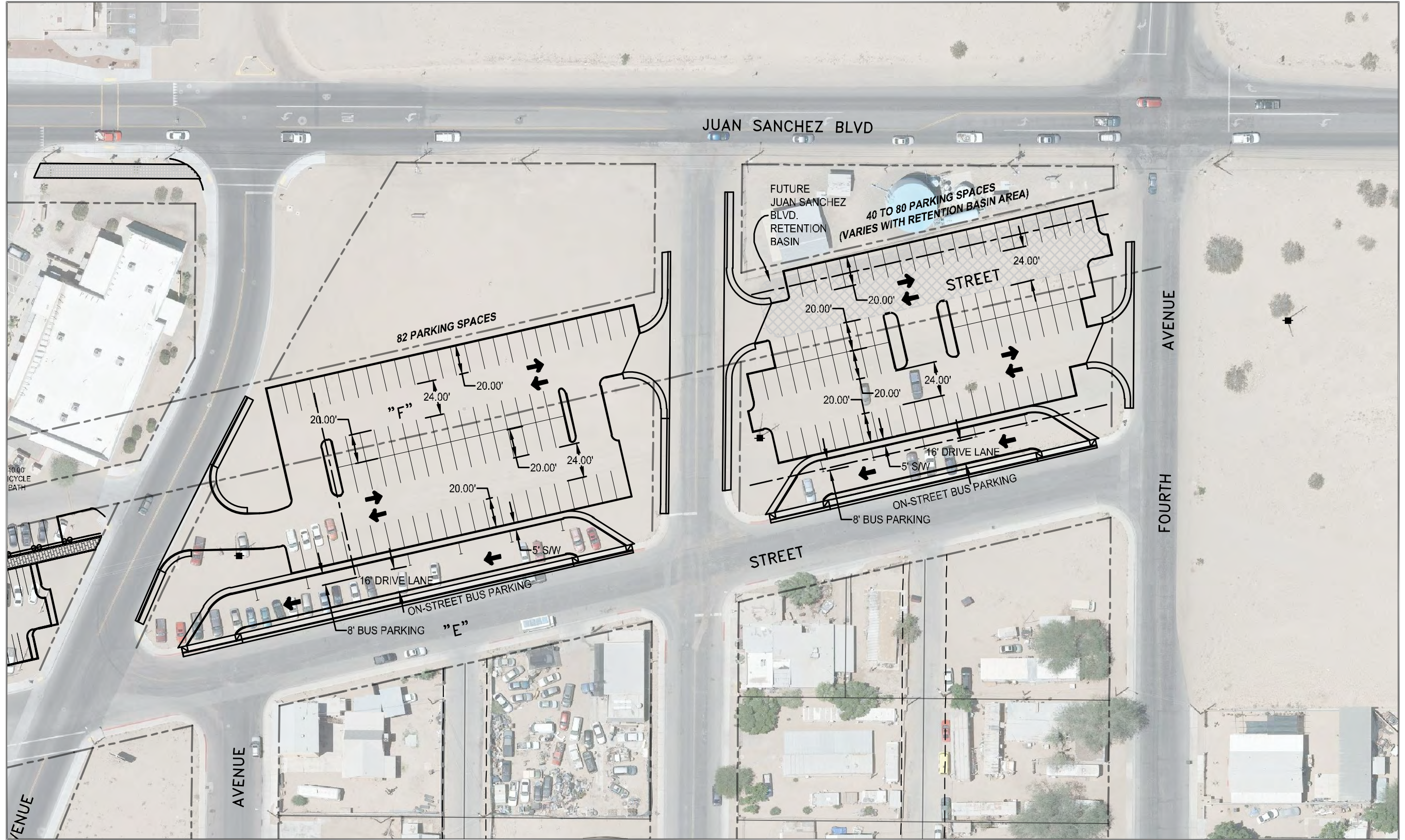
**CITY OF SAN LUIS - DOWNTOWN PARKING MASTER PLAN
OVERVIEW
APPROXIMATELY 475 PLANNED PARKING SPACES**



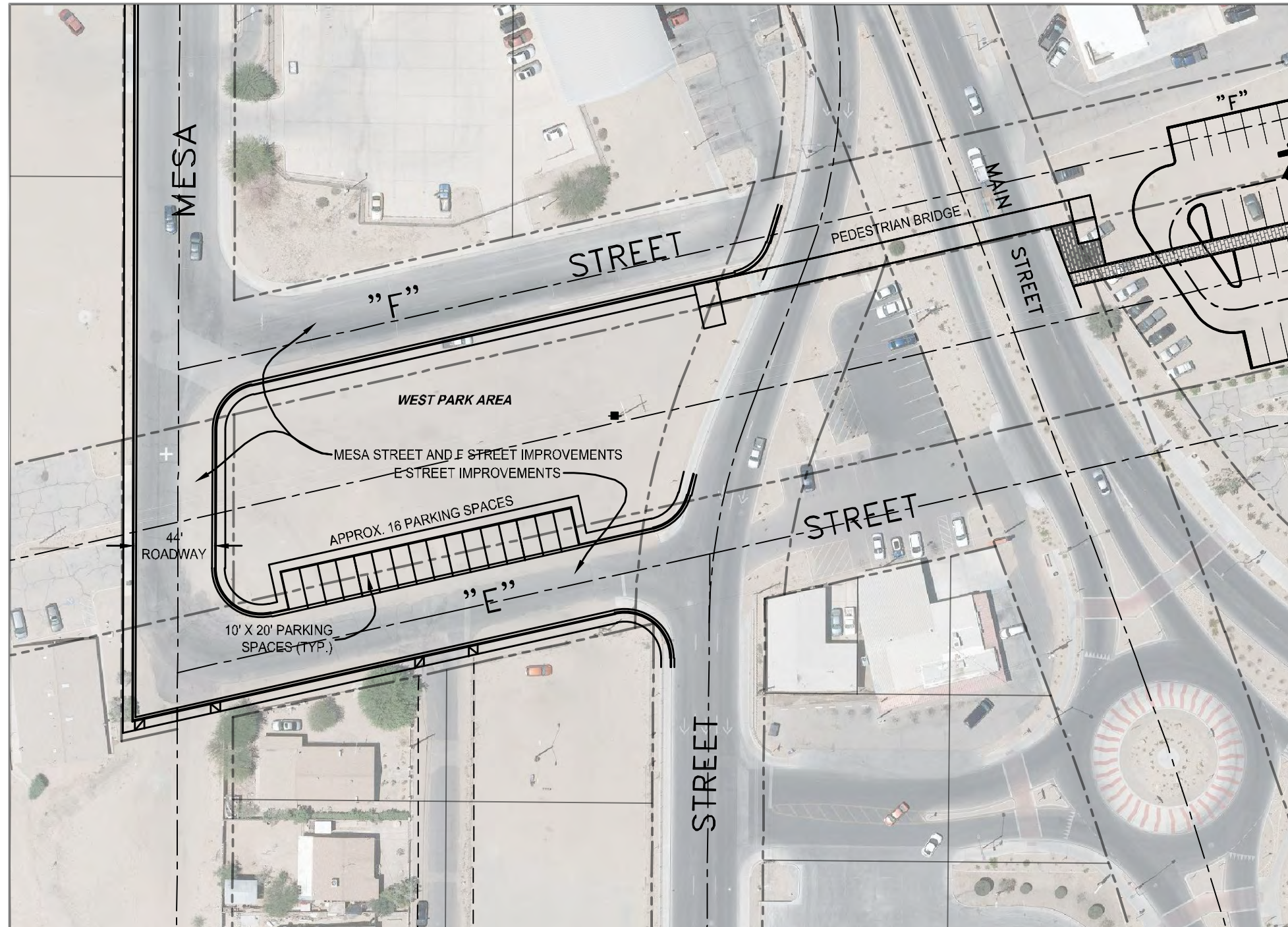
**CITY OF SAN LUIS - DOWNTOWN PARKING MASTER PLAN
CENTRAL PARKING AREAS - ALTERNATIVE 2
(FULL USE OF U.S.A. PROPERTY)**



CITY OF SAN LUIS - DOWNTOWN PARKING MASTER PLAN EAST PARKING AREAS



**CITY OF SAN LUIS - DOWNTOWN PARKING MASTER PLAN
WEST PARKING AND ROADWAY IMPROVEMENTS**



City of San Luis
 Master Plan for Downtown Parks and Parking Lots
 Conceptual Construction Cost Estimate

March 2018

Item No.	Description	Unit	Quantity	Unit Price	Subtotal
<u>PARKING LOTS</u>					
<u>Central Parking Lot</u>					
1	Site Grading	SY	38000	\$3	\$114,000
2	Asphalt Pavement (2-1/2" AC/6" ABC)	SY	15300	\$25.00	\$382,500
3	Vertical Curb & Gutter	LF	1100	\$14.00	\$15,400
	Single Curb	LF	4020	\$10.00	\$40,200
4	Sidewalks	SF	1500	\$4.00	\$6,000
5	12' Walking Path	LF	500	\$48.00	\$24,000
6	10' Bicycle Path	LF	730	\$40.00	\$29,200
7	8' Walking Path	LF	800	\$32.00	\$25,600
8	Signing and Striping	LS	1	\$12,000.00	\$12,000
9	Site Work and Landscaping	LS	1	\$60,000.00	\$60,000
10	Street Lights	EA	48	\$4,000	\$192,000
11	Fencing	LF	2500	\$60.00	\$150,000
<i>Subtotal</i>					<i>\$1,050,900</i>
<i>Contingency at 30%</i>					<i><u>\$315,000</u></i>
<i>Total Cost for Central Parking Lot</i>					<i>\$1,365,900</i>
<u>East Parking Lots</u>					
1	Site Grading	SY	11000	\$3	\$33,000
2	Asphalt Pavement (2-1/2" AC/6" ABC)	SY	6800	\$25.00	\$170,000
3	Vertical Curb & Gutter	LF	1370	\$14.00	\$19,180
	Single Curb	LF	1730	\$10.00	\$17,300
4	Sidewalks	SF	6850	\$4.00	\$27,400
8	Signing and Striping	LS	1	\$7,000.00	\$7,000
9	Site Work and Landscaping	LS	1	\$30,000.00	\$30,000
10	Street Lights	EA	21	\$4,000	\$84,000
11	Fencing	LF	1446	\$60.00	\$86,760
<i>Subtotal</i>					<i>\$474,640</i>
<i>Contingency at 30%</i>					<i><u>\$142,000</u></i>
<i>Total Cost for East Parking Lots</i>					<i>\$616,600</i>

<u>West Roadway Improvements and Parking</u>					
1	Site Grading	SY	4000	\$3.00	\$12,000
2	Asphalt Pavement (3" AC/8" ABC)	SY	2700	\$29.00	\$78,300
3	Vertical Curb and Gutter	LF	1050	\$14.00	\$14,700
4	Sidewalks	SF	5250	\$4.00	\$21,000
5	Cross Gutter	SF	1300	\$7.00	\$9,100
6	Signing and Striping	LS	1	\$2,000.00	\$2,000
7	Street Lights	EA	8	\$4,000	\$32,000
<i>Subtotal</i>					<i>\$169,100</i>
<i>Contingency at 30%</i>					<i>\$51,000</i>
<i>Total Cost for West Roadway Improvements and Parking</i>					<i>\$220,100</i>
<u>PARKS</u>					
<u>West Park (between Archibald and Mesa Streets)</u>					
1	Site Work and Landscaping	LS	1	\$100,000	\$100,000
2	Ramadas	EA	4	\$30,000	\$120,000
<u>East Park (between Main St. and 1st Ave., north and south of D Street)</u>					
1	Site Work and Landscaping	LS	1	\$250,000	\$350,000
2	Splash Park	LS	1	\$175,000	\$200,000
3	Restrooms/Police Substation	SF	1500	\$200	\$300,000
4	Ramadas	EA	5	\$30,000	\$150,000
5	Vendor Kiosks	EA	8	\$30,000	\$240,000
6	Concert Pavillion	SF	3500	\$150	\$525,000
<u>Pedestrian Bridge</u>					
1	Pedestrian Bridge	LS	1	\$675,000	\$675,000
<i>Subtotal</i>					<i>\$2,660,000</i>
<i>Contingency at 30%</i>					<i>\$798,000</i>
<i>Total Cost for Parks and Pedestrian Bridge</i>					<i>\$3,458,000</i>
Subtotal - Construction Cost - Parking Lots and Roadway Improvements					\$5,660,600
Design Services at 8%					\$452,800
Construction Administration at 8%					\$452,800
Total Cost Estimate - Parking Lots and Roadway Improvements					\$6,566,200