

Bradley Institutional Planning Committee's report on the Bradley parking deck issue.

Background:

On March 6th, 2008, Barb Van Auken (2nd District Councilperson) convened a meeting with attendees from the following organizations/ businesses: - all the Bradley Institutional Planning neighborhood members and the Presidents from the Arbor District, Moss Bradley and the Uplands, as well as the representatives from Williams Brother Construction Inc (WBCI), Austin Engineering, (both local companies), and City zoning staff.

It was at that meeting that the Williams Brothers Construction Company revealed an error in the placement of the parking deck from 2 to 9 feet closer to the Main street right of way. They sincerely apologized for their error. They requested that the neighborhoods support their request for a waiver to the current Bradley Institutional Plan that would allow construction to continue at the misplaced location. Understandably, correcting the placement would come at considerable cost and WBCI offered to do anything that the neighborhoods wanted if they would support the request for the waiver. After considerable discussion, it was agreed that WBCI prepare a "Letter of Agreement" that defined their intention to support the neighborhoods requests. Subsequently, a "Letter" was agreed to by all those neighborhoods in attendance at the meeting.

To facilitate the development of a revised Plan, a Team was formed consisting of representatives from the Arbor District, the Uplands, WCBI, Bradley, Austin Engineering, PSA Dewberry, and City Zoning staff.

Current Status and Revised Plan

Meetings with neighborhood groups focused on changes that would move the space from a suburban to an urban streetscape, with emphasis on pedestrian friendliness and safety. Subsequently, a series of meetings between the neighborhood representatives and all members of the Team has resulted in a revised plan for the space on the Main Street end of the Parking Deck, and some sidewalk treatment changes to the space in front of the Arena.

The revised Plan includes a wider sidewalk, streetscape trees in planters along the street, evergreens along the front of the deck, smaller plantings in front of the evergreens, and Campus pole lighting continued from in front of the Arena.

Plan and Elevation views are available on the Uplands Web site [include link].

Upcoming Events:

The request for a wavier will be considered at the Zoning Commission meeting scheduled for Thursday, April 3rd at 6 PM in City Hall, room 400.

The Uplands will present its support for the changes that are posted on our web site. This is also a public hearing where the Commission will accept input from citizens.

We also plan to review these plans at the regular Uplands meeting on Thursday April 10th, as well as report the results of the Zoning Commission meeting and the recommendations that they will provide to the City Council.

The City Council will consider this issue at their April 22nd regular meeting - 6:15 in City Council Chambers.

Submitted by Pat McNamara, Upland's representative to the Bradley Institutional Planning Committee.