

PRELIMINARY ENGINEERING REPORT

FOR

CITY OF OKLAHOMA CITY
OKLAHOMA CITY, OK

PC-0785 SNI CAPITOL HILL PLAZA
2500 BLOCK OF SW 25TH STREET AND S HARVEY AVENUE

March 2023



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THE CITY OF OKLAHOMA CITY

APPROVAL SHEET

Project No. PC-0875
CAPITOL HILL PLAZA

Prepared by:

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Recommended for Approval



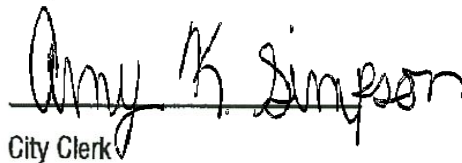
Eric J. Wenger, P.E., City Engineer



Geoffrey Butler, AICP, Planning Director

APPROVED by the City of Oklahoma City this 23RD day of MAY, 2023.

ATTEST:


City Clerk
Vice-Mayor

March 2023
PRELIMINARY ENGINEERING REPORT

STREET ENHANCEMENT
SOUTH HARVEY AVENUE- FROM SW 24TH STREET TO SW 25TH STREET

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ATTACHMENT: PRELIMINARY CONSTRUCTION PLANS

EXECUTIVE SUMMARY

Scope

CEC Corporation was selected by the City of Oklahoma City for the design of PC-0785 SNI Capitol Hill Plaza. This project runs from SW 24th Street to SW 25th Street along South Harvey Avenue. Improvements may include but are not limited to ADA complaint sidewalk reconstruction, access and pedestrian safety improvements at intersections, landscaping, implementation of a main focal point to distinguish the plaza and roadway lighting. CEC has worked with the Public Works Department and Planning Design Group (PDG) to develop this preliminary report, which outlines each improvement and will serve as the basis for the development of construction documents for this project.

Summary

This report focuses on upgrades along South Harvey Avenue, primarily focusing on pedestrian and bicycle connectivity, ADA access improvements, and landscaping upgrades. Each of these areas have been researched along South Harvey Avenue. While there are several opportunities for improvement along the corridor, the project budget forces a more focused view of the design decisions along the corridor. The main goal of this project is to implement a cultural plaza. On May 24, 2022 the City Council approved permanently closing South Harvey from SW 24th Street to SW 25th Street to vehicular traffic while maintaining pedestrian access. Design recommendations consider the limits of the budget while incorporating sidewalk reconstruction to meet ADA guidelines and improve pedestrian safety and investigating the possibility of removing the curb line in order to promote a more walkable space for the plaza. A project kick-off meeting was held on August 11, 2022 to discuss the project scope with City of Oklahoma City staff. A community meeting was conducted on December 1, 2022, to inform the community of the project and receive input from potentially impacted stakeholders.

Budget

Preliminary Base Bid Cost Estimate (Including 10% Contingency)	\$1,517,639
Fixed Limit of Construction Budget (Including 10% Contingency)	\$1,521,900
Remaining Construction Budget	\$4,261
Add Alternate Estimate (Including 10% Contingency)	\$171,600

Schedule

Right-of-Way & Utility Plan Submittal	April 2023
Final Plan Submittal	July 2023

Recommendation

In working with the City staff and construction budget, CEC recommends the following enhancements to South Harvey Avenue for the Capitol Hill Plaza:

- Constructing the main focal point, being the Plaza, between SW 25th Street and SW 24th Street.
- Incorporating amenities such as seating, shade arbors, bike racks and trash receptacles
- Incorporating features such as a gate entry, feature wall, and fabric banners
- Incorporating landscaping throughout the plaza
- Installing barrier curb with detachable bollards at SW 25th Street and SW 24th Street to prevent vehicular thru traffic
- Providing a parking area for local food trucks to setup for main events
- Updating the Traffic Signal Phases at SW 25th Street to eliminate traffic entering the Plaza area.
- Updating ADA ramps and pedestrian push buttons at the intersection of South Harvey Avenue and SW 25th Street.

An Add Alternate has been provided if additional funding becomes available. Preliminary project descriptions and estimates can be found in Table 1 on page 17 of this report. It is recommended that the City Council approve the Preliminary Report and authorize CEC to proceed with Final Plans for the Capitol Hill Plaza project.

INTRODUCTION

This report summarizes the preliminary design considerations for the City of Oklahoma City Project No. PC-0785 Street Enhancement of South Harvey Avenue, between SW 24th Street and the SW 25th Street intersections. The report describes the existing conditions of the roadway, enhancement options, and design considerations along the corridor for the implementation of a main focal point to distinguish the plaza. The project location is shown in Figure 1.



Figure 1 – Project Location (Google Earth)

A project kick-off meeting was held on August 11, 2022 between the City of Oklahoma City and CEC staff. The City of Oklahoma City Public Works department requested improvements for this project along South Harvey Avenue. These improvements are discussed in further detail in the following sections. The total budget allotted for construction is \$1,521,900.

EXISTING CONDITIONS

Roadway Facilities

The roadway along South Harvey Avenue from SW 24th Street to SW 25th Street currently rated in “fair” condition with a PCI number of 63 according to the Oklahoma City Open Data Portal. Visual inspection shows that the existing surface is experiencing longitudinal and transverse cracking throughout the project extents. Alligator cracking is also prevalent towards the edge of the roadway near the curbing.

The existing curbing in this area is also in poor condition. The remaining curbs are generally broken into segments and some sections of the existing curbing are missing. In some cases, the broken curbing has also affected the sidewalk adjacent to it, with certain panels also being broken next to the roadway.

While there are no street returns present in this vicinity, there are several driveways that tie into the existing roadway with most on the east side of the road. Near the southwest corner of the intersection of SW 24th Street and South Harvey Avenue, there is an abandoned lot being used as a parking lot where the sidewalk path and the driveway boundary are not clearly defined. Instances like this create an unsafe environment for pedestrians and motorists.

Sidewalk and ADA Accessibility

The Capitol Hill District was once a thriving, bustling, commercial district that hosted special events and was a gathering place for Oklahoma City. Located just south of Downtown OKC, it was once slated to be the Capitol of Oklahoma. With the introduction of malls, many stores left Capitol Hill and the area started to decay. It was not until 1997, when the Capitol Hill Main Street was established, that the area was provided a foundation of economic development.

The area is now the center of Hispanic oriented commerce, culture, and nightlife, including the Yale Theater located 500’ from the project location. This particular location is at the center of the Capitol Hill District, with the main corridor being the road of SW 25th Street. South Harvey Avenue, from SW 24th Street to SW 25th Street, is also a part of the Capitol Hill District. This road is a direct path to the SW 25th area.

To promote this area and increase safety, adequate access throughout the site is needed. The existing sidewalk along South Harvey Avenue is in poor condition, with issues ranging from severe cracking to ADA compliance concerns. Examples of these issues can be seen in Figure 2.



Figure 2: Sidewalk Conditions Along South Harvey Avenue

Pedestrian Access

Pedestrian access along this corridor is not restricted, however, upgrades can be made to allow ease of access through the corridor. ADA compliant ramps and push-buttons at traffic signals are not present along South Harvey Avenue at the intersections of SW 24th Street and SW 25th Street. There are several locations that are in poor condition and need repair.

Right-of-Way

Right-of-way along South Harvey Avenue is approximately 100 ft. wide, 50 ft to the east of the center of the roadway and 50 ft to the west. The property on the west side of the road is fairly open and free of obstructions but is owned by Templo de Alabanza Church and has two of their front stairs located within right-of-way. The east side of the road has some obstructions including fence line running parallel with the existing sidewalk. Examples of these issues can be seen in Figure 3.



Figure 3: Right of Way Conditions Along South Harvey Avenue

Drainage

The intersection on South Harvey Avenue at SW 25th Street is located at a high point along the roadway. Existing drainage structures along South Harvey Avenue consist of curb inlets, primarily located at roadway intersections. Various locations along SW 24th Street and SW 25th Street have sporadic drainage inlets located along the curb line. Most curb inlet types along this corridor consist of OKC 1-0 and OKC 2-0 style inlets. There were inlets at the intersection of South Harvey Avenue and SW 24th Street with concrete hoods, which are inconsistent with the current OKC standard design and specifications. Location and sizes of existing curb inlets can be seen in the preliminary plans in Appendix B. Examples of these issues can be seen in Figure 4 and 5.



Figure 4: High Point on South Harvey Avenue
(Drains to the North)



Figure 5: Concrete Hood on Curb Inlet

Existing Utilities

The observed existing public utilities along this corridor include water and storm sewer lines. The water lines range in size from 6" to 30" in diameter. The storm sewer lines vary between 8" to 24" in diameter. These sizes were determined based on existing as-built plan information provided by the City of Oklahoma City and a topographic survey conducted by CEC. Along the South Harvey Avenue corridor, water and sanitary sewer manholes exist, but feed into lines that run towards east on SW 24th Street.

Overhead electric power poles exist along South Harvey Avenue in close proximity to the east curb lines of the road. The street lighting along this corridor occurs at intervals around 130' between SW 24th Street and SW 25th Street on the east side of the road.

Additional observed private utilities along this corridor include underground telecommunications, ONG lines. Vaults and pedestals for telecommunications lines were found at sporadic intervals throughout the project site.

The proximity of most of these utilities do not appear to conflict with the extents of this project. Any vaults, meters, or valves that will be within the construction area will be adjusted to grade. Signage for these utilities will be relocated if needed. Potential utility conflicts will be potholed prior to construction.

PROPOSED ENHANCEMENTS

To improve the existing conditions along South Harvey Avenue, several different aspects concerning ADA compliance and cultural relevance were considered. Discussions with the City and the community to develop a plan along this corridor helped facilitate the recommendations presented in this report. On May 24, 2022, the City Council approved closing South Harvey Avenue from SW 25th Street to SW 24th Street to vehicular traffic while maintaining pedestrian access to accommodate development of a cultural plaza.

To encourage the growth of the Capitol Hill area, one of the goals of this project was to make this area an event location for celebrations and events. A decorative layout along this portion of South Harvey Avenue, is proposed along with space to be made available for amenities like food trucks. These spaces would also need the relevant utility connections to meet these accommodations, such as electricity. Meetings were held with stakeholders for feedback and neighborhood elements were incorporated into the proposed design.

Removing the curb line and raising the profile of the roadway up to comply with A.D.A. compliant pathways would promote a safe walking space for patrons to enjoy festivities and reduces tripping hazards.

Properties that previously had sole frontage access to South Harvey Avenue will be given primary access from the alley and drives or drive approaches will be added. Temporary right-of way will be required for driveway construction.

Another draw to this location is its proximity to and view of Downtown Oklahoma City. While providing shade is necessary to create an enjoyable experience, maintaining this view of the Downtown area is also essential to the project.

To meet these guidelines as well as the overall goals of the project, the base bid for the Capitol Hill Plaza project will remain within the City's fixed limits of construction budget and include the following items:

PC-0785 Preliminary Base Bid includes:

- Pedestrians - Road closure of South Harvey Avenue from SW 24th Street and SW 25th Street to vehicular thru traffic and the construction of the plaza
- Amenities - Installation of gazebo, seatwalls, tables, bike racks, shade arbors, and trash receptacles
- Features- Installation of entry gateway, feature wall and fabric banners with lighting
- Landscaping – Incorporation of trees, including ornamental and planter pots
- Lighting – Pedestrian pole bases and conduit will be constructed at appropriate intervals

The add alternate will further improve the enhancements for the Capitol Hill Plaza project if funding were available and will include the following items:

PC-0785 Preliminary Add Alternate Bid includes:

- 10'X10' Shade Structures
- Additional Shade Arbors
- Additional Planter Pots
- Additional Bike Racks





Figure 8: Spacing with Removable Bollards for Food Truck Access



Figure 9: Mission Revival Style Shade Arbor with Masonry Seatwalls



Figure 10: Mission Revival Style Gazebo with Ramp Access



Figure 10: Mission Revival Style Gazebo with Ramp Access



Figure 11: Mission Revival Style Shade Structures and Tiled Curved Seatwalls

LANDSCAPING

There are a few existing trees located along the South Harvey Avenue. These will need to be removed due to conflicts with proposed construction.



Figure 12: Landscaping elements throughout the Plaza

SIDEWALK PAVEMENT

The proposed sidewalk pavement will incorporate colored patterns that will accentuate the Plaza. An example of the proposed sidewalk pavement can be seen in Figure 13.



Figure 13: Ornamental Pavement Accent and Graphics and Fabric Canopy with Lighting



Figure 14: Ornamental Sidewalk Example

Items needed to improve the use of this space are items such as seating, trash receptacles and bicycle racks for patrons' convenience.



Figure 14: Image of Seatwall Example

PUBLIC UTILITIES

The public utilities identified along South Harvey Avenue include water and sanitary sewer infrastructure. Some existing water infrastructure such as fire hydrants may have to be relocated to allow for sidewalk ramp installation. Other water and sewer items such as manholes, valves, and meters will be adjusted to the grades of the proposed sidewalk. Areas where it appears that utilities may conflict with construction will be potholed to identify depths and locations of existing infrastructure to ensure that the facilities will not be impacted by construction.

PRIVATE UTILITIES

As stated previously, private utilities identified along South Harvey Avenue include Oklahoma Natural Gas (ONG) lines, underground telecommunications cables, and overhead electric. While most of these features do not appear to be in conflict with construction efforts, any vaults, meters that are found in the project extents will be adjusted to grade or relocated.

There are some existing streetlights along both sides of the road in this area. These lamps are within the project extents and are maintained by OG&E, but do not convey the atmosphere that the Capitol Hill District is trying to convey. It is recommended that all the existing poles be removed and replaced at select locations, such as near street corners. It is also recommended that pedestrian lighting be installed throughout the site to increase visibility.

Other options for lighting improvements include installing the appropriate facilities for decorative lighting to be installed. Such installations can bring a more festive atmosphere for community events.

PRELIMINARY COST ESTIMATES

The summary for the costs of these initiatives can be seen in the following table:

PROJECT ESTIMATE- PC-0785	
Base Bid	\$1,517,639*
<ul style="list-style-type: none"> Reconstruction South Harvey Avenue to Pedestrian only Plaza Installation of Gazebo, Seating, Tables and Bike Racks Installation of Gate Entry, Feature Wall, Fabric Banners Installation of Detachable Bollards, ADA Ramps, Sidewalk Updating Signal Phasing at SW 25th Street 	
CITY OF OKLAHOMA CITY BUDGET	\$1,521,900
Add Alternate	\$171,600*
<ul style="list-style-type: none"> Additional Ornamental Pavement Patterns Additional Shad Arbors 10'x10' Shade Structures Additional Planter Pots, Bike Racks 	

*Estimates include 10% Contingency

Total Fixed Limit of Construction Budgeted for PC-0785 Base Bid Only:	\$1,521,900
Total Proposed Construction Cost for PC-0785:	<u>\$1,517,639</u>

Total Budget Remaining: \$4,261

RECOMMENDATIONS

The purpose of this project was to establish a distinguished plaza for the Capitol Hill Community and provide an ADA compliant path for pedestrians to travel through the project extents of South Harvey Avenue. Based on the design preferences of the City of Oklahoma City and the budgetary constraints, CEC makes the following recommendations:

- Construct the plaza in the center of the project area for the main focal point
- Construct plaza sidewalk to meet A.D.A. compliance throughout the project area to maintain a safe walkway area for patrons to converge
- Incorporate enhancements for patrons to enjoy year round
- Install detachable bollards at each end of the project for pedestrian safety.
- Update signal phasing at SW 25th Street to restrict vehicle access to plaza.

These new additions are feasible and will improve the accessibility pedestrians to use and enjoy the facilities throughout the project area. The plans provided with this report illustrate these recommendations in further detail and are included in Appendix B. The total cost for these improvements (base bid) is estimated at \$1,517,639 which is \$4,261 under the overall fixed limit of construction budgeted for these projects. If funds allow, the add alternate items can be incorporated. Total cost breakdown can be found in Appendix A.

APPENDIX A
