



## MEMORANDUM

1/15/2019

**ANICO Plaza**  
**Galveston, Texas**

One Moody Plaza is the largest commercial building in Galveston and sits in the heart of the historic district. The main plaza is raised approximately 4 feet above the street level and is typically accessed from a series of parking lots located across 20<sup>th</sup> Street on the West Side of the plaza. Unfortunately, this street floods during heavy rains creating a 6 to 8 inch deep water crossing for the hundreds of individuals that work in the building. Over the years, it has become such a common occurrence that many people carry high water crossing clothes with them to work. American National Insurance Company, the main tenant of the building would like to solve this issue and in the process, create a pocket park for patrons of Galveston to use.

The concept would require the closure of 20<sup>th</sup> Street between Market Street and Mechanic Street to thru traffic so that a pedestrian plaza can be created that will allow unencumbered access to One Moody Plaza. The Plaza would be raised two and one-half feet in the center and slope gradually to the existing grades at Mechanic and Market. In addition to keeping pedestrians out of the water, it would also create a new accessible route to the plaza, something that the existing building does not have.

The proposed market environment will provide a great venue to establish a trolley stop for public transportation and to create increased tourist activity at the location. The balance of the site would be developed into a greenbelt park with sitting areas, possible small venue activity areas, lighting, landscape and other amenities.

With concern to drainage, the Concept is to internally drain the Raised Plaza Area of the site (approximately sixty percent of the site) to an underground storage system similar to Rainstore3 by Invisible Structures, Inc. The balance of the site will be collected and drained to the existing storm water system at Mechanic Street.

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer

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