



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Housing and Redevelopment Division, Community Development
Department
Engineering Division, Public Works Department

SUBJECT: Contract For Design For The Helena Avenue Parking Lot Project

RECOMMENDATION:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements for a New Surface Public Parking Lot at 217 Helena Avenue, which includes Authorization to Execute a Design Contract with Penfield & Smith Engineering, Inc.; and
- B. That the Redevelopment Agency Board (Agency) authorize the expenditure of \$121,253 for engineering and design services for the Helena Avenue Parking Lot Project (Project).

EXECUTIVE SUMMARY:

Helena Avenue is located one block east of State Street and extends for three blocks between Montecito Street and Cabrillo Boulevard. The Agency-owned vacant lot at 217 Helena Avenue has been approved for a surface public parking lot. Staff is requesting that Council adopt a resolution making the findings necessary to authorize the Redevelopment Agency's expenditure of funds for a new capital project and authorize the Public Works Director to execute a contract with Penfield & Smith Engineering, Inc. (Penfield & Smith), for engineering and design services. The Agency is being asked to authorize the expenditures for the Project.

DISCUSSION:

Site Acquisition

In 1994, the Agency purchased a 37,000 square foot vacant parcel located at 12 East Montecito Street. In December 1998, the property was divided into three parcels. Two of the parcels encompassing approximately 24,000 square feet, were purchased by a

partnership controlled by the Fess Parker, Jr. Family Trust (Parker Family Trust) for the construction of a 100-bed youth hostel. The youth hostel is a condition of approval for the development of a 150-room hotel at Cabrillo Boulevard and Calle Cesar Chavez. The remaining parcel is owned by the Agency and is commonly referred to as 217 Helena Avenue.

Planning Commission Approval of Project

In 1995, when the site was still one parcel, the City Planning Commission (PC) approved the Youth Hostel Project (Youth Hostel). The approvals included a 60-space parking lot of which 33 spaces were envisioned to be public parking operated by the City (referring to the Helena Avenue property). The PC approvals are still valid for the public parking lot. However, final design review approval by the Historic Landmarks Commission is needed.

Current Use of the Site

The 217 Helena Avenue property is currently vacant. In recent years, it has been used as a construction staging area for private and public construction projects. Most recently, the site was used as a construction staging area for the West Beach Sidewalk Improvement Project.

Soil Remediation

In recent years, the Agency has also been working actively with the County Fire Prevention Division (FPD) to remove a leaking underground fuel tank and comply with other FPD soil remediation requirements. In May 2010, additional soil borings and groundwater samples were collected. It is likely that the FPD will require ongoing monitoring of the groundwater on this site. Any required monitoring wells will be incorporated into the final design and engineering for the public parking lot.

Parking Lot Request for Proposals

A Request for Proposals (RFP) was sent out in May and four proposals were received for the Project. Based on the response to the RFP, Penfield & Smith's proposal was found to be most responsive.

Staff recommends that Council authorize the Public Works Director to execute a contract with Penfield & Smith in the amount of \$79,897 for engineering and design services, and approve expenditures up to \$7,990 or 10% to cover any extra services that may be required in the course of the design.

Coordination with the Youth Hostel Project at 12 East Montecito Street

The Youth Hostel was a condition of approval of the Waterfront Park Hotel Project. The Youth Hostel is currently under construction and nearing completion. Permanent, non-exclusive easements for pedestrian, vehicular, and all necessary service and delivery ingress and egress over and through the Agency's Helena Avenue property, have been

granted to the Parker Family Trust. The Parker Family Trust also has the right to locate the Youth Hostel trash enclosure on the Helena Avenue property.

Agency staff has met with representatives of the Parker Family Trust several times to discuss opportunities for constructing the parking lots concurrently. These discussions concluded that building the parking lots independently would be the best approach at this time. In the future, it may be appropriate to revisit consideration of joint operation between the two lots.

Construction Timeline

Final design for the Project is anticipated to be complete in late 2010, with staff returning to Council in early 2011 for approval of a contract for construction. Project construction will take approximately four months and be completed in the summer of 2011. Agency staff and the Parker Family Trust will continue to coordinate the construction of improvements between their respective parcels.

Future Operation of the Parking Lot

Downtown Parking Staff is evaluating the best way to operate this lot. Options being considered include utilizing a non-staffed, pay-on-foot station, permit parking, and/or a posted 75-minute time limit for free public parking. The final design and construction will include utility infrastructure for a parking kiosk, if that becomes the optimal operational approach, either as a standalone lot, or in conjunction with the Youth Hostel parking lot.

FUNDING

This Project is funded by the Agency. The Project was approved as part of the Fiscal Year 2010 Agency Capital Program. The Agency has budgeted \$500,000 for the entire Project. This includes design process, engineering, City staff time and all construction, materials, landscaping, lighting, signs, and contingencies.

There are sufficient funds in the Agency's Helena Avenue Project Account to fund the costs associated with this Project. The following summarizes the expenditures recommended in this report:

ENGINEERING & DESIGN CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Penfield & Smith	\$79,897	\$7,990	\$87,887
TOTAL RECOMMENDED AUTHORIZATION			\$87,887

The following summarizes all estimated total project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$87,887
Other Design Costs (by City staff)	\$33,366
Subtotal	\$121,253
Estimated Construction Contract w/Change Order Allowance	\$348,000
Estimated Construction Management/Inspection (by City staff)	\$30,000
Subtotal	\$378,000
TOTAL PROJECT COST	\$499,253

HEALTH AND SAFETY CODE SECTION 33445:

Redevelopment Agency funds can be used under State law for capital improvements in the Redevelopment Project Area (Project Area) if the following findings can be made and adopted by Resolution of the local legislative body (City Council):

- The improvements are publicly owned
- There are no other reasonable means of financing the improvements
- The improvements will benefit the Project Area by eliminating blighting influences and are consistent with the Project Area’s adopted Implementation Plan

The Helena Avenue Parking Lot is within the Central City Redevelopment Project Area and is publicly owned. There are no other reasonable sources of funds to build this surface public parking lot. The site is currently a vacant dirt lot subject to graffiti, potential dumping, and vandalism. Converting the vacant lot into a public parking lot will provide the surrounding area and businesses with off-street parking. The Project will eliminate blighting conditions inside the Project Area by improving the aesthetics of the site, complementing the Youth Hostel currently under construction, supporting neighborhood businesses, and encouraging pedestrian activity in and around the area by providing a “park once” opportunity in the Lower State Street and Waterfront areas. An increase in visitors and pedestrians improves the vitality of the Project Area by encouraging economic activity, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight, consistent with the current adopted Implementation Plan of the Central City Redevelopment Project Area.

SUSTAINABILITY IMPACT:

Agency Staff has consulted with the Creeks Division regarding the development of this site. Storm water capture techniques appropriate for this site will be included in the final design and engineering of the lot.

ATTACHMENT: Vicinity Map

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APPROVED BY: City Administrator's Office

217 Helena Avenue Vicinity Map

