



DATE: March 16, 2011

TO: Chairman and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **APPROVAL OF A BUDGET APPROPRIATION AND PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE TYSON STREET PUBLIC PARKING LOT AND A PORTION OF THE COASTAL RAIL TRAIL PROJECT**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) approve a budget appropriation in the amount of \$1,200,000 from the CDC-CRA Bond Construction Fund to the Tyson/Wisconsin Parking Lot project account (933118400573); approve the plans and specifications for the construction of a 284-space surface public parking lot and a portion of the Coastal Rail Trail located east of Myers Street and west of the railroad tracks between Wisconsin and Tyson Streets; and authorize the City Engineer to call for bids.

BACKGROUND

The subject 2.5-acre site is the last piece of undeveloped land from the Redevelopment Agency's approximately 9.5-acre land purchase from the Atchison Topeka and Santa Fe Railroad in 1989.

On August 19, 2009, the CDC approved the concept plan on a 5-0 vote to proceed with the Lot 26 Parking Expansion and portion of the Coastal Rail Trail. In the ensuing year, staff has been working with adjacent property owners to resolve encroachment issues.

On March 2, 2011, the CDC approved Regular Coastal Permit (RC-205-08), Development Plan (D-204-08), and Conditional Use Permit (C-203-08) for the project.

ANALYSIS

The project consists of the construction of a public parking lot on the 2.5-acre site with 235 new and 49 reconstructed parking spaces (including eight accessible spaces) and 0.4 mile of Class I bicycle trail, which is part of the Coastal Rail Trail that is planned between Oceanside and San Diego.

Approximately 8,600 square feet of landscaped area is proposed with a native California plant palette, a dry river bed swale, and a water-efficient irrigation system. An 8-foot-high combination of fence and retaining wall will be placed on the western portion of the subject site adjacent to the residences to provide separation and screening. In addition, a chain link fence with vines will be placed on the eastern portion of the subject site (adjacent to the railroad tracks), to protect the bicycle lane.

The project's Storm Water Mitigation Plan incorporates self-treating landscape areas, pervious concrete pavement, and infiltration areas.

The project's electrical plan incorporates LED lighting for the parking lot lights and parking pay machines.

Construction of the project will require six months to complete.

The project construction specifications require payment of prevailing wages because City charter provisions have not been determined in California to apply to public works construction contracts awarded by redevelopment agencies.

Because the project incorporates a segment of the planned Coastal Rail Trail, staff is working with SANDAG to identify possible bicycle grant that may be available to fund part of the project's construction cost. At the time of the project award, staff will report what grant funds are available, if any.

FISCAL IMPACT

The project cost is approximately \$1.7 million; including construction and staff time. The cost estimate will be further refined when the construction bids are known. Funding in the amount of \$495,588 is available in the Tyson/Wisconsin Parking Lot project account (933118400573). The current unassigned balance in the CDC-CRA Bond Construction Fund (Fund 573) is \$10,387,000. These funds are available through Redevelopment Tax Exempt Allocation Bonds issued in 2003. An appropriation of \$1.2 million from the CDC-CRA Bond Construction Fund to the Tyson/Wisconsin Parking Lot fund is requested as part of the Community Development Commission approval of the project. With this appropriation, sufficient funds are available to complete the project.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

COMMISSION OR COMMITTEE REPORT

On March 16, 2011, the Redevelopment Advisory Committee (RAC) reviewed the plans and specifications and their recommendation will be reported at the Community Development Commission meeting.

RECOMMENDATION

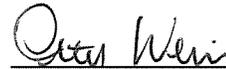
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PREPARED BY:



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SUBMITTED BY:



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CDC Executive Director

REVIEWED BY:

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