

M e m o r a n d u m

DATE ISSUED: May 21, 2008 Report No. SEDC 08-007 T 619.527.7345
F 619.262.9845
www.sedcinc.com

TO: Honorable Chair and Members of the Redevelopment Agency
Council President and Members of the San Diego City Council
Docket of May 27, 2008

SUBJECT: Approval of the Issuance of a Bid, Contractor Selection, and Expenditure of Funds for the
Public Improvements along Market Street in the Mount Hope Redevelopment Project Area

REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of public improvements along Market Street in the Mount Hope Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution to: (1) Approve the advertisement and receipt of bids for the construction of the Market Street Median and Street Light Project within the Mt. Hope Redevelopment Project Area; (2) Authorize to award the contract to the lowest responsible bidder, provided bids are in an amount not to exceed \$523,000 within the established budget and all other requirements are met; (3) Authorize SEDC on behalf of the Agency to administer the said contract; (4) Make the findings that the proposed improvements benefit the Mt. Hope Redevelopment Project Area pursuant to Health and Safety Code 33445; and (5) Amend the FY 2007-08 Budget Mount Hope Fund 983618 to include an additional \$214,000 which is necessary to complete the project.

That the City Council adopts a resolution to: That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the public improvements in the Mount Hope Redevelopment Project Area.

SUMMARY

In May 2006, the Agency approved the "Mount Hope Public Improvements – Phase II" as part of the Fiscal Year 2006-07 SEDC Budget, and again in May 2007 as part of the continuing appropriations in the Fiscal Year 2007-08 SEDC Budget. The project provides for street improvements including the installation of landscaped medians on Market Street (between Boundary Street and I-805) and installation of street lights in the same area.

The Market Street Median and Street Light Project was designed with consideration of the input provided by area residents and stakeholders during a series of community meetings, and involves construction of three street medians on Market Street between Boundary Street and 41st Street. Two of the three street medians will be landscaped to include street trees, decorative paving, and planting shrubs. The project also involves the installation of new streetlights and the replacement of several existing lights on telephone poles with free-standing light poles on six residential streets south of Market Street. These streets include 41st Street, Morrison Street, 42nd Street, Toyne

Street, Denby Street, and 43rd Street. These streetlights will help to improve safety, address the lack of adequate streetlights, and will comply with city standards on the spacing of streetlights. The street medians will improve safety, the streetscape appearance for pedestrians, commuters, and transit users, and neighborhood recognition by providing continuity of existing medians.

Cost Estimate of Improvements

Construction costs have been estimated by the civil engineering firm. The project cost estimates will include mobilization, erosion control, demolition and resurfacing, storm drain and water system coordination, landscape and irrigation, and dry utilities coordination. The total estimated cost, including contingency, is \$523,000.

FISCAL CONSIDERATION

Funds in the amount of \$309,000 were approved in the SEDC FY07-08 program budget. The total amount of the project is \$523,000 and will require an amendment to the budget for the additional \$214,000 (to be funded by tax increment).

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment 3, Findings, contains the proposed findings with respect to the expenditure of Agency funds for public improvements.

ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c).

PREVIOUS AGENCY ACTIONS AND/OR COMMITTEE ACTION

On September 10, 2002, the Agency authorized the City Manager to apply to HUD for a Section 108 Loan for Mt. Hope Public Improvement Projects and other currently completed projects and to accept and expend funds.

COMMUNITY PARTICIPATION

In 2005, a series of community planning and design meetings were held for residents and stakeholders of the Mount Hope community to provide ideas for revitalizing Mount Hope. In 2006, the Mount Hope Revitalization Feasibility Study and recommendations for public improvements were presented to the public for feedback. After gathering input from residents and stakeholders, the engineering team drafted design plans for new street medians and street lights. These plans were presented to the public in August 2007 for public feedback, helping to further refine the current project plans.

At its meeting of January 23, 2008, the SEDC Board of Directors unanimously recommended that the Redevelopment Agency approve the issuance of a bid contractor selection and expenditure of funds for the public improvements along Market Street in the Mount Hope Redevelopment Area.

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For the Agenda of May 27, 2008
Redevelopment Agency
Page 3 of 3

KEY STAKEHOLDERS

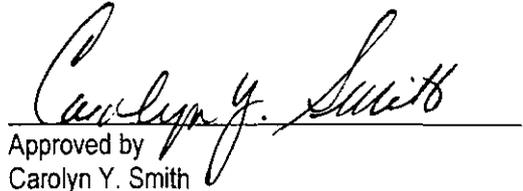
The key stakeholders for the project are the visitors, community residents, property owners and business owners in the Mount Hope Redevelopment Project Area.

CONCLUSION

The street medians and street lights are being proposed as part of a comprehensive strategy to implement the Mount Hope Redevelopment Plan.



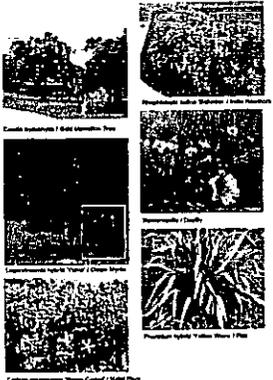
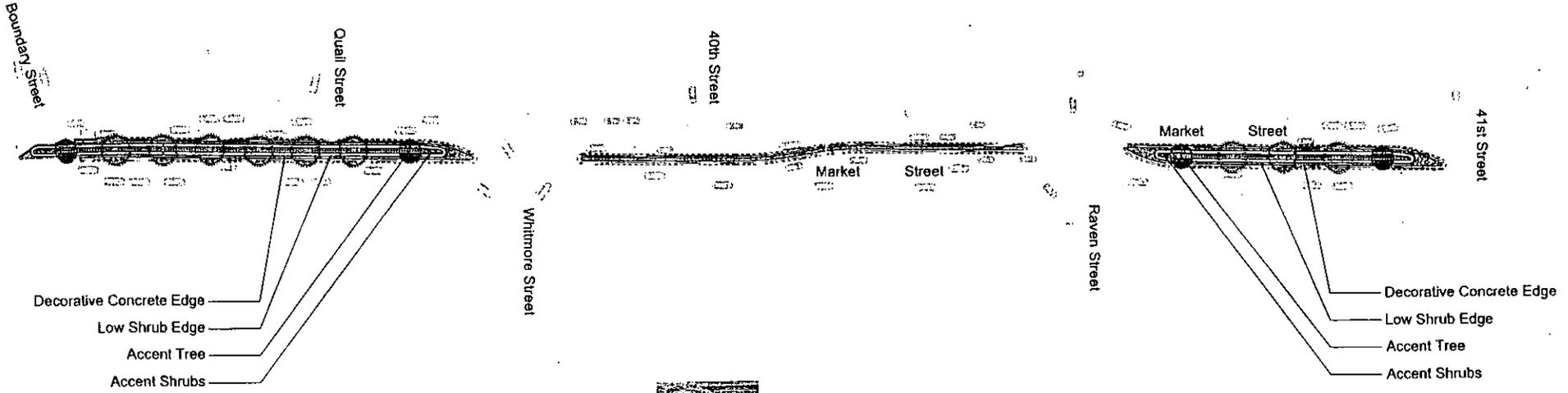
Submitted
Genevieve DePerio
Project Manager



Approved by
Carolyn Y. Smith
President

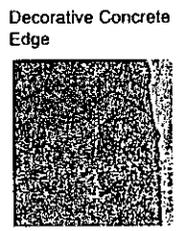
CYS:eb

Attachments: Mount Hope Streetscape Improvements – Landscape Concepts
Street Light Plan
Findings of Benefit



PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
TREES			
	Quail Willow / Quail Willow Tree	30' Tall	1
	Liquidambar / Sweetgum Tree / Sweetgum	30' Tall	1
SHRUBS			
	Red-Twig Dogwood / Red-Twig Dogwood	10' Tall	30
	Japanese Spirea / Japanese Spirea	10' Tall	10
	Hydrangea / Hydrangea	10' Tall	30 S.C.
GROUND COVER			
	Creeping Juniper / Creeping Juniper	10' Tall	30 S.C.



Mount Hope Street Improvements - Landscape Concepts

Mount Hope Neighborhood Revitalization



FINDINGS

SUBJECT IMPROVEMENTS:

MARKET STREET MEDIAN AND STREET LIGHT PROJECT (Vicinity of Market Street between Boundary Street and Interstate-805)

I. FINDINGS OF BENEFIT

The subject improvements (Project) for which the Redevelopment Agency of the City of San Diego ("Agency") proposes to pay will benefit the Mt. Hope Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project Area is located in that:

- A. These improvements are within the Mt. Hope Redevelopment Project Area.
- B. The improvements will enhance portions of the Mt. Hope Redevelopment Project Area for the benefit of residents and nearby users.
- C. The Project will improve the safety of residents, commuters, pedestrians, and transit users with the construction of new street medians and the installation and replacement of high-pressure sodium street lights.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

City of San Diego

- A. The City's Capital Improvement Budget is funded primarily with water and sewer fees, a half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds.
- B. The Agency's Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources for that project.
- C. Funding from the CIP Budget for this project is presently unavailable as other priority public infrastructure projects have been allocated all available CIP funds this fiscal year.
- D. The total cost for the Mt. Hope Market Street Median and Street Light Project is \$523,000. Funds in the amount of \$309,000 were approved in the SEDC FY07-08 program budget. The total amount of the project is \$523,000 and will require an amendment to the budget for an additional \$214,000 (to be funded by tax increment).

Other Sources

No other public or private sources have been identified.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions inside the Mt. Hope Redevelopment Project Area in that:

- A. The street light improvements will upgrade deficient public right-of-way space with new and upgraded lighting, improve safety, enhance the image of areas of Mt. Hope, and meet City's street lighting standards.
- B. The street medians will improve safety and streetscape appearance on a major corridor within the Project Area.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with crime-deterrent lighting and landscaping, providing an incentive for private investment and improved maintenance.
- D. The Project will upgrade substandard lighting infrastructure and improve neighborhood recognition of the Project Area with continuity of existing medians.

IV. PROJECT IS CONSISTENT WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the Third Implementation Plan for the Mt. Hope Redevelopment Area (Document D-03773), filed June 25, 2004, pursuant to Health and Safety Section Code 33490, in that:

- A. The Project addresses the Implementation Plan's specific goals and objectives including:
 - 1) Preserve and rehabilitate existing residential areas.
 - 2) Improve existing public infrastructure and circulation.
- B. The Project improvements are consistent with the Implementation Plan's scheduled Work Program.
- C. The Third Implementation Plan provides that one of the proposed projects/programs is the Market Street Streetscape Improvements, specifically the installation of streetscape improvements on Market Street from Boundary Street to Interstate 805. This project/program would alleviate crime, or lack of public safety, and alleviate depreciated/stagnant property values.

001261

REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(for auditor's use only) 339
AC 2800787 05/27

TO:
CITY ATTORNEY

2. FROM: (ORIGINATING DEPARTMENT)
SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION

3. DATE
April 22, 2008

4. SUBJECT:
Approval of the Issuance of a Bid, Contractor Selection and Expenditure of Funds for the Public Improvements along Market Street in the Mt. Hope Redevelopment Project Area (Companion to Redevelopment Agency)

5. Primary Contact: (Name, Phone & Mail Sta.)
Genevieve DePerio, 619-527-7345, 68

6. Secondary Contact (Name, Phone & Mail Sta.)

7. Check BOX if REPORT TO COUNCIL IS ATTACHED

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	98361R			
DEPT.	97188			
ORGANIZATION	2009			
OBJECT ACCOUNT	4222			
JOB ORDER	002009			
C.I.P. NUMBER				
AMOUNT	\$214,000			

9. ADDITIONAL INFORMATION/ESTIMATED COST:
Fiscal Impact: Included in the approved FY07-08 budget is \$309,000 for the project, with a requested budget amendment of an additional \$214,000 for a total of \$523,000.

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	President, SEDC	Carolyn Y. Smith	4/29/08	9	Auditor	Rolando Charvel	5/19/08
2	Assistant Director CP&CI-Redevelopment	Janice Weinrick	4/27/08	10	City Attorney	Huston Canvin	5/13/08
3	City Planning & Comm. Investment Director	William Anderson	4/23/08	11	Originating Department	Genevieve DePerio	5/14/08
4	Financial Management	Arlene Montoya	5/1/08	12			
5				13			
6				14			
7				15	Docket Coord. _____ Council Liaison	EJL	5/14/08
8					COUNCIL PRESIDENT Cine	<input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO _____ COUNCIL DATE: 5/27/08	

11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)
That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the public improvements in the Mount Hope Redevelopment Project Area.

DOCKET OF: May 27, 2008

11a. STAFF RECOMMENDATIONS:
Approve the resolution(s).

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)
Council District(s): Fourth
Community Planning Area(s): Southeastern San Diego
Environmental Impact: This activity is Categorically exempt from CEQA pursuant to State CEQA Guidelines Section §15301(c).
Housing Impact: None
Other Issues: Please send copies of the resolutions to Evelyn Bell, MS 68, when complete.



Southeastern
Economic
Development
Corporation

Executive Summary

DATE ISSUED: May 21, 2008 Report No. SEDC 08-007
 ATTENTION: Honorable Chair and Members of the Redevelopment Agency
 ORIGINATING DEPARTMENT: Southeastern Economic Development Corporation
 SUBJECT: Approval of the Issuance of a Bid, Contractor Selection, and Expenditure of Funds for the
 Public Improvements along Market Street in the Mount Hope Redevelopment Project Area
 SEDC CONTACT: Carolyn Y. Smith, President
 (619) 527-7345

T 619.527.7345
F 619.262.9845
www.sedecinc.com

REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of public improvements along Market Street in the Mount Hope Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution: (1) Approving the advertisement and receive bids for the construction of the Market Street Median and Street Light Project within the Mt. Hope Redevelopment Project Area; (2) Authorizing to award the contract to the lowest responsible bidder, provided bids are in an amount not to exceed \$523,000 within the established budget and all other requirements are met; (3) Authorizing SEDC on behalf of the Agency to administer the said contract; (4) Making the findings that the proposed improvements benefit the Mt. Hope Redevelopment Project Area pursuant to Health and Safety Code 33445; and (5) Amending the FY 2007-08 Budget Mount Hope Fund 983618 to include an additional \$214,000 which is necessary to complete the project.

That the City Council adopts a resolution: That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the public improvements in the Mount Hope Redevelopment Project Area.

SUMMARY

In May 2006, the Agency approved the "Mount Hope Public Improvements - Phase II" as part of the Fiscal Year 2006-07 SEDC Budget, and again in May 2007 as part of the continuing appropriations in the Fiscal Year 2007-08 SEDC Budget. The project provides for street improvements including the installation of landscaped medians on Market Street (between Boundary Street and I-805) and installation of street lights in the same area.

The Market Street Median and Street Light Project was designed, using input provided by residents and stakeholders during a series of community meetings, and involves construction of three street medians on Market Street between Boundary Street and 41st Street. Two of the three street medians will be landscaped to include street trees, decorative paving, and planting shrubs. The project also involves the installation of new streetlights and the replacement of several existing lights on telephone poles with free-standing light poles on six residential streets south of Market Street. These streets include

41st Street, Morrison Street, 42nd Street, Toyne Street, Denby Street, and 43rd Street. These streetlights will help to improve safety, address the lack of adequate streetlights, and will comply with city standards on the spacing of streetlights. The street medians will improve safety, the streetscape appearance for pedestrians, commuters, and transit users, and neighborhood recognition by providing continuity of existing medians. Construction costs have been estimated by the civil engineering firm. Before the issuance of a bid, a formal cost estimate will be prepared by a cost estimating consultant for the purpose of providing the basis for the construction bid cost evaluation. The project cost estimates will include mobilization, erosion

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For the Agenda of May 27, 2008
Executive Summary
Page 2 of 2

control, demolition and resurfacing, storm drain and water system coordination, landscape and irrigation, and dry utilities coordination. The total estimated cost, including contingency, is \$523,000.

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment 3, Findings, contains the proposed findings with respect to the expenditure of Agency funds for public improvements.

FISCAL CONSIDERATION — Funds in the amount of \$309,000 were approved in the SEDC FY07-08 program budget. The total amount of the project is \$523,000 and will require an amendment to the budget for the additional \$214,000.

PREVIOUS AGENCY ACTIONS — On September 10, 2002, the Agency authorized the City Manager to apply to HUD for a Section 108 Loan for Mt. Hope Public Improvement Projects and other currently completed projects and to accept and expend funds, if the loan is approved.

COMMUNITY PARTICIPATION — In 2005, a series of community planning and design meetings were held for residents and stakeholders of the Mount Hope community to provide ideas for revitalizing Mount Hope. In 2006, the Mount Hope Revitalization Feasibility Study and recommendations for public improvements were presented to the public for feedback. After gathering input from residents and stakeholders, the engineering team drafted design plans for new street medians and street lights. These plans were presented to the public in August 2007 for public feedback, helping to further refine the current project plans.

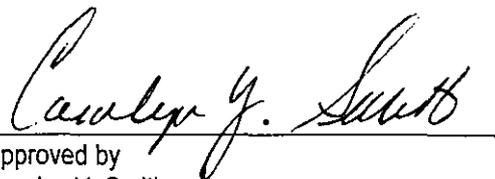
At its meeting of January 23, 2008, the SEDC Board of Directors unanimously recommended that the Redevelopment Agency approve the issuance of a bid contractor selection and expenditure of funds for the public improvements along Market Street in the Mount Hope Redevelopment Area.

CONCLUSION

The street medians and street lights are being proposed as part of a comprehensive strategy to implement the Mount Hope Redevelopment Plan.



Submitted
Genevieve DePerio
Project Manager



Approved by
Carolyn Y. Smith
President

CYS:eb

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO
THE PUBLIC IMPROVEMENTS IN THE MOUNT HOPE
REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Mount Hope Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Implementation Plan for the period of July 2004 – June 2009 for the Mount Hope Redevelopment Project Area has previously been approved; and

WHEREAS, the Implementation Plan identifies the need to improve public safety, deter crime and improve existing inadequate public improvements; and

WHEREAS, the construction and installation of public improvements will revitalize the Project Area by enhancing the Market Street corridor and upgrading the public right-of-way along and nearby the corridor with additional street lighting and landscaped medians [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the construction and installation of such public improvements; and

WHEREAS, the Agency proposes to fund up to \$523,000 from Mount Hope Redevelopment funds to construct the Project; and

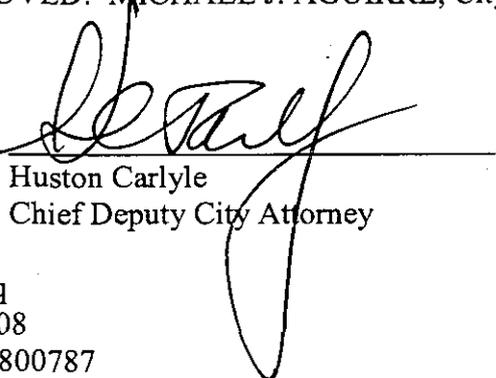
WHEREAS, the City Council has determined that the funding of the installation of streetlights and the landscaping of street medians is in the best interests of the City and health, safety, and welfare of its residents, and is in accord with the public purpose and provisions of applicable state and local law and requirements; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. That the City Council hereby finds and determines that the installation of the afore-mentioned public improvements for which the Agency proposes to contribute funding, is of benefit to the Mount Hope Redevelopment Project Area; that no other reasonable means of financing the Project is available to the community; that the payment of funds for the Project will assist in the elimination of one or more blighting conditions inside the Project Area; and that the Project is consistent with the Implementation Plan adopted pursuant to Community Redevelopment Law, Section 33490, as more fully described in the Findings, Attachment No. 3.
2. That this activity is not a "project" and is therefore not subject to the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Huston Carlyle
Chief Deputy City Attorney

HC:cfq
04/25/08
AC#:2800787
Or.Dept:SEDC
R-2008-984
Redevelopment: Companion RA-2008-130
MMS#6181

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001269

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE

ORIGINATING

AC 2800787

DEPT. NO.: 9994

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \$214,000.00 Fund: 983612

Purpose: Mt Hope Redevelopment Project Area to use its T/I fund for the construction of Public Improvements along Market Street. Vendor to be determined through the bid and contractor selection process.

Date: May 9, 2008 By: Francisco J Lopez

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA											
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/	EQUIP	FACILITY	AMOUNT
.01	0	983618	97188	2009	4222	002009					\$214,000.00
TOTAL AMOUNT											\$214,000.00

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: _____

Vendor: _____

Purpose: _____

Date: _____ By: Francisco Lopez

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA											
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/	EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT											

FUND OVERRIDE