

**REQUEST FOR REDEVELOPMENT AGENCY ACTION**  
CITY OF SAN DIEGO

CERTIFICATE NUMBER  
(FOR COMPTROLLER'S USE ONLY)

TO:  
AGENCY/COUNCIL

FROM (ORIGINATING DEPARTMENT):  
Centre City Development Corp

DATE:  
12/08/2010

SUBJECT: Interim Leash-Free Dog Park and Block Improvements (block bounded by G Street, Park Boulevard, Market Street and Eleventh Avenue) – Request to Bid – Rental, Operation and Maintenance – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

PRIMARY CONTACT (NAME, PHONE):  
Mark Caro, 619-533-7138

SECONDARY CONTACT (NAME, PHONE):

**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE): Encumbered under CC300003565 when this item routed in the e1472 system for the Sept. 28, 2010 docket. (see CC attached)

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Alessi, Frank	12/13/2010
Liaison Office	CFO		
Equal Opportunity Contracting	DEPUTY CHIEF		
	COO	Goldstone, Jay	2/18/2011
	CITY ATTORNEY	Jagolinzer, Charles	2/22/2011
	COUNCIL PRESIDENTS OFFICE	Jurado Sainz, Diana	2/22/2011

PREPARATION OF:  RESOLUTIONS  ORDINANCE(S)  AGREEMENT(S)  DEED(S)

That the Redevelopment Agency ("Agency"):

- Authorizes the expenditure of an amount not to exceed \$616,278 from the Fiscal Year 2010-2011 Budget for the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project Area") to pay for the cost of construction of the Interim Leash-Free Dog Park and Block Improvements ("Improvements") located within the Project Area;
- Authorizes the Centre City Development Corporation, Inc. ("Corporation"), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Authorizes the Agency Executive Director or designee to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$616,278 and all other requirements are met;
- Authorizes the Agency Executive Director or designee to execute the construction contract with the lowest responsible bidder for construction of the Improvements;
- Authorizes the Corporation, on behalf of the Agency, to administer the construction contract;
- Authorizes the Corporation, on behalf of the Agency, to advertise and receive bids and to negotiate a contract(s) with the selected entity for the rental, operation and maintenance of the Interim Leash-Free Dog Park and the adjacent surface parking lot;
- Authorizes the Agency Executive Director or designee to execute the contract(s) with the selected entity for the rental, operation and maintenance of the Interim Leash-Free Dog Park and the adjacent surface parking lot;
- Approves the proposed rules and regulations for the Interim Leash-Free Dog Park in substantial form as attached to this Agenda Report No. CCDC-11-08 / CCDC-11-04 with such modifications as reasonably determined by the Corporation;
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction of the Improvements is consistent with the Fourth Five-Year Implementation Plan for the Project Area adopted pursuant to section 33490 of the California Health and Safety Code; and
- Authorizes the Agency Executive Director or designee to execute all other documents on behalf of the Agency that are necessary and appropriate to carry out and implement the purposes set forth in the Resolution according to its terms, and to administer the Agency's obligations, responsibilities and duties to be performed thereunder.

And, that the City Council ("Council"):

- Authorizes the Agency Executive Director or designee to administer and manage the construction of the Improvements located within the Project Area;

- Authorizes the City of San Diego (“City”) to accept the portion of the Improvements located within the public right-of-way, including the ongoing maintenance obligation associated therewith, upon completion of construction of those Improvements;
- Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction of the Improvements is consistent with the Fourth Five-Year Implementation Plan for the Project Area adopted pursuant to section 33490 of the California Health and Safety Code;
- Consents to the Agency’s payment for the cost of construction of the Improvements; and
- Authorizes the Mayor or designee to execute all documents on behalf of the City that are necessary and appropriate to carry out and implement the purposes set forth in the Resolution according to its terms, and to administer the City’s obligations, responsibilities and duties to be performed thereunder.

STAFF RECOMMENDATIONS:  
Approve Requested Actions.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S): 2

COMMUNITY AREA(S):

ENVIRONMENTAL IMPACT: This Project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15332 (entitled “In-Fill Development Projects”). The Project involves the redevelopment of an existing construction laydown yard with various landscape and hardscape improvements to create a small downtown dog park and certain upgrades to an existing parking lot and adjacent public right-of-way. The Project is consistent with the goals and policies of the Downtown Community Plan, which calls for the development of small “pocket” parks throughout downtown, and with the development standards of the Centre City PDO. The development occurs on a site of less than 5 acres in size, and is surrounded on all sides by urban uses. The site is currently developed with a surface parking lot/construction laydown yard, and has no value as habitat for endangered, rare or threatened species. The site is located in a densely populated, active and walkable urban area and the Project will not have significant effects on traffic, noise or air quality beyond those which currently exist in the surrounding area. The Project will not have significant effects on water quality due to design features that will capture and filter water runoff, which will percolate onsite and not be discharged into the stormwater system. The application of a categorical exemption to this Project is not precluded by any of the exceptions set forth in State CEQA Guidelines Section 15300.2.

CITY CLERK  
INSTRUCTIONS:

**AGENCY ACTION**  
**EXECUTIVE SUMMARY SHEET**  
CITY OF SAN DIEGO

DATE: 12/08/2010

ORIGINATING DEPARTMENT: Centre City Development Corp

SUBJECT: Interim Leash-Free Dog Park and Block Improvements (block bounded by G Street, Park Boulevard, Market Street and Eleventh Avenue) – Request to Bid – Rental, Operation and Maintenance – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Mark Caro/619-533-7138

**DESCRIPTIVE SUMMARY OF ITEM:**

The proposed project is the development of an interim leash-free dog park and improvements to an existing adjacent surface parking lot and certain public right-of-way (“Project”). The proposed dog park is an approximately 16,500 square-foot area located on the eastern portion of the block bounded by Park Boulevard, Eleventh Avenue, Market Street and G Street, while the existing parking lot will remain on the western portion of the block and be upgraded to be in conformance with requirements of the City of San Diego’s Centre City Planned District Ordinance (“Centre City PDO”).

**STAFF RECOMMENDATION:**

Approve Requested Actions.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

This proposed Project advances the Goals and Policies of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Plan for the Project Area by:

- Adding to the development of a comprehensive open space system that provides a diverse range of outdoor opportunities for residents, workers and visitors;
- Providing public open space within a five- to ten-minute walking distance of East Village residents and employees;
- Creating new parkland that is open and accessible to the public (for use as a leash-free dog park from 6:00 a.m. to 10:00 p.m.);
- Pursuing new smaller open spaces—including public plazas and places, fountains and pocket parks—on portions of blocks throughout downtown and on geologic faults to supplement larger public open spaces, provide local focus points and diversify the built environment;
- Coordinating the location of neighborhood and community-based facilities such as parks, plazas, commercial recreational uses, open spaces, recreational centers and other community facilities that serve the needs of the entire downtown area; and
- Strengthening and encouraging retail, entertainment, business, cultural, social and other commercial functions including, but not limited to, establishing a safe, healthy and attractive environment in which business, commercial, cultural and social service activities can thrive and residents live.

The need for an off-leash dog park in the downtown area has increased as the residential population has grown. Results of the Downtown San Diego Needs Assessment for Open Space,

Parks and Recreational Opportunities (“Needs Assessment”) confirms this need, ranking dog parks second to multipurpose open space as the most desired recreational use in downtown. In recognition of this outcome, staff has been engaged in efforts to find a suitable solution that satisfies both near- and long-term needs of downtown residents.

After reviewing various potential locations throughout the downtown area and reaching out for community input, staff recommended development of an interim leash-free dog park on a portion of the block located along the west side of Park Boulevard between G Street and Market Street (“Park and Market”). The site is owned by the Agency and a portion of the block can be converted into an interim leash-free dog park. The Park and Market site was approved by the Corporation’s Real Estate Committee on October 7, 2009.

Ultimately, this site will be the subject of a Request for Qualifications/Proposals (RFQ/P) for redevelopment of the block as a mixed-use project at this important intersection in East Village. Due to the current economy and the time involved in negotiating an RFQ/P, staff anticipates that total site redevelopment will not occur for three or more years. The interim period will accommodate completion of the Downtown Parks, Open Space and Recreation Implementation Master Plan (“Parks Implementation Plan”) and the planning of one or more permanent leash-free dog parks in downtown.

**FISCAL CONSIDERATIONS:**

Within the Agency’s Fiscal Year 2011 Budget for the Project Area, Agency funds in the amount of \$343,098 are available in the Parks and Open Space line item for the improvements to the Park and \$273,180 are available in the East Village Public Improvements line item for the improvements to the surface parking lot and to the public right-of-way.

Maintenance and operations of the Agency-owned dog park and adjoining surface parking lot is proposed to be the responsibility of the entity that rents the dog park and parking lot once the entity is selected as a result of a Request for Proposals process.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):**

Mandatory subcontracting goals (SCOPE/SLBE) for this project will be calculated by the City’s Engineering and Capital Improvements Projects Department and approved by Administration Department Director prior to advertisement.

This agreement is subject to the City’s Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

**PREVIOUS COUNCIL and/or COMMITTEE ACTION** (describe any changes made to the item from what was presented at committee): This item was heard by the Agency/Council on September 28, 2010, but was continued (no action taken) in deference to Councilmember Faulconer’s absence that day. It came before the RA/City Council again on October 12, 2010, but was returned to staff by Councilmember Faulconer for future docketing.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

On June 16, 2010, the Centre City Advisory Committee (CCAC) voted 18-0, with one recusal, and the Project Area Committee (PAC) voted 17-0, with one recusal, to support the staff recommendation to recommend approval of the Project.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Construction of the interim leash-free dog park and block improvements are intended to serve residents of downtown, especially those in East Village.

Alessi, Frank

Originating Department

Goldstone, Jay

Deputy Chief/Chief Operating Officer