



THE CITY OF SAN DIEGO
Redevelopment Agency's Report

DATE ISSUED: September 22, 2004

REPORT NO. RA-04-30

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of September 28, 2004

SUBJECT: Consultant agreement with CityWorks for the Midway Community Plan
Amendment in the North Bay Redevelopment Project Area

SUMMARY

- 1) Should the Redevelopment Agency authorize the Executive Director or designee to enter into an Agreement with CityWorks for the expenditure of \$209,000 of Series 2000 North Bay Bond Proceeds for the Midway Pacific Highway Corridor Community Plan Amendment Project?
- 3) Should the Redevelopment Agency authorize an amendment to the Redevelopment Agency Fiscal Year 2005 Budget for the North Bay Redevelopment Project to authorize the appropriation and expenditure of \$209,000 of Series 2000 North Bay Bond Proceeds for the Midway Pacific Highway Corridor Community Plan Amendment Project?

Executive Director's Recommendations—

- 1) Authorize the Executive Director or designee to enter into an Agreement with CityWorks for the expenditure of \$209,000 of Series 2000 North Bay Bond Proceeds for the Midway Pacific Highway Corridor Community Plan Amendment Project.
- 2) Authorize an amendment to the Redevelopment Agency Fiscal Year 2005 Budget for the North Bay Redevelopment Project to authorize the appropriation and expenditure of \$209,000 of Series 2000 North Bay Bond Proceeds for the Midway Pacific Highway Corridor Community Plan Amendment Project.

Fiscal Impact – \$209,000 is available from the North Bay Redevelopment Project Area Series 2000 bond proceeds. There is no impact to the City.

Environmental Impact - This activity is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15262, Planning Studies.

BACKGROUND

The City Council initiated a community plan amendment, Resolution No. R-299076 on April 12, 2004, to remove the Bay-to-Bay Concept and make other changes and updates in the Midway Pacific Highway Community Plan and Local Coastal Program Land Use Plan.

The Redevelopment Agency issued a Request for Proposal (RFP) seeking qualified consultants to assist in implementing the community plan amendment process. Staff followed City procedures in selecting a consultant for this project. Five proposals were received and reviewed.

Staff is recommending entering into an agreement with CityWorks to perform the necessary services to carry out the community plan amendment project.

DISCUSSION

To carry out the community plan amendment, a consultant is required to develop, revise, and implement changes to the land use, zoning, and planning policies for the Midway Community Planning Area. The consultant will prepare all necessary documents, including amendments to: the Midway/Pacific Highway Corridor Community Plan, Local Coastal Program Land Use Plan, North Bay Redevelopment Plan, and other documents related to the implementation of the Community Plan recommendations. The Consultant's work will include extensive community outreach; analysis of the Midway area and all relevant planning and zoning documents; and any environmental analysis (e.g., Environmental Impact Report, etc.) required to process the amendment. The level of environmental review will be determined during the Community Plan Amendment process by the Development Services Environmental Analysis Section.

In accordance with the competitive process for hiring consultants, staff mailed the RFP to the City's As-Needed List, and advertised the RFP in the San Diego Transcript. Staff received five proposals. All proposals were reviewed for technical competence, experience, and ability to perform the required tasks needed. A committee of three staff members reviewed and interviewed the respondents. CityWorks received the highest scoring, due primarily to their technical competence, experience, and ability to perform the scope of work.

CityWorks is a joint-venture of Warner Architecture + Design and Collaborative Services. Warner Architecture + Design specializes in planning and architecture for downtown commercial cores, and Collaborative Services specializes in planning and community involvement between agencies and citizens.

At the July 13, 2004 meeting of the Redevelopment Agency, Councilmember Frye directed that, for future items which propose the expenditure of bond proceeds, a summary of proceeds

allocated to date, along with proceeds that will remain if the item is approved should be provided.

STATUS OF NORTH BAY BOND PROCEEDS			
	General Uses	Housing Uses	Total
Beginning Balance (inc. interest)	\$10,167,757	\$3,292,550	\$13,460,307
Less Approved Projects:			
Contribution to Point Loma Library	\$4,089,000		
MTDB Guideway Study	\$200,000		
Bay to Bay Study	\$250,000		
Midway Banners	\$25,000		
Pacific Highway Bridge Demolition	\$100,000		
Morena Blvd Façade Improvement Program	\$150,000		
Voltaire Street Bridge Rehabilitation	\$170,000		
Loan Repayment to fund Grantville Survey	\$125,000		
Midway Tree Planting	\$50,000		
Loan Repayment to City	\$448,209		
Morena Vista Transit Oriented Development	\$450,000	\$2,500,000	
Old Town Queue Jump	\$100,000		
Vietnam Veterans Pre-Development		\$575,000	
Peninsula YMCA	\$575,000		
Community Plan Amendment – REQUESTED	\$209,000		
Subtotal Approved Projects	\$6,941,209	\$3,075,000	\$10,162,209
Remaining Balance	\$3,226,548	\$217,550	\$3,444,098

It is anticipated that requests to allocate the remaining balance of North Bay Bond Proceeds will be coming forward for review and approval by the Redevelopment Agency over the course of the next few months.

ALTERNATIVE

Do not authorize the funding to CityWorks from the Agency. Due to staff shortages in the Planning Department, this alternative would delay the Midway Pacific Highway Community Plan Amendment Project indefinitely.

Respectfully Submitted,

Debra Fischle-Faulk
Deputy Executive Director,
Redevelopment Agency

Approved: Hank Cunningham
Assistant Executive Director,
Redevelopment Agency

CUNNINGHAM/LAGR

ATTACHMENT: 1) Agreement with CityWorks