



THE CITY OF SAN DIEGO

Redevelopment Agency's Report

DATE ISSUED: May 4, 2005 REPORT NO. RA-05-09
CMR-05-079

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Honorable Mayor and City Council
Docket of May 10, 2005

SUBJECT: Washington Street Improvements: India Street Segment

SUMMARY

Issues

Should the Redevelopment Agency:

1. Make the necessary findings to allow the expenditure of \$40,000 of Series 2000 North Bay Bond Proceeds for the Washington Street Improvement Project, Phase 2 (CIP #39-216.0)?
2. Authorize an amendment to the Fiscal Year 2005 Redevelopment Agency Budget for the North Bay Redevelopment Project to authorize the appropriation and expenditure of \$40,000 of Series 2000 North Bay Bond Proceeds in order to contribute \$40,000 to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0)?

Should the City Council:

1. Make the necessary findings that the contribution of \$40,000 from the North Bay Redevelopment Project Area to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0) is of benefit to the North Bay Redevelopment Project Area?
2. Accept the contribution of \$40,000 from the North Bay Redevelopment Project Area to the City (Fund 10252) in order to help fund the Washington Street Improvement Project, Phase 2 (CIP #39-216.0)?
3. Authorize an amendment to the Capital Improvement Program Budget to increase appropriations and authorize expenditures in the amount of \$40,000 in North Bay Redevelopment contributions (Fund 10252) for the Washington Street Improvement Project, Phase 2 (CIP #39-216.0)?

Executive Director's/City Manager's Recommendations

For the Redevelopment Agency:

1. Make the necessary findings that the contribution of \$40,000 from the North Bay Redevelopment Project Area to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0) is of benefit to the North Bay Redevelopment Project Area.
2. Amend the Fiscal Year 2005 Redevelopment Agency budget to increase appropriations and authorize expenditures in the amount of \$40,000 from the North Bay Series 2000 Bonds in order to contribute \$40,000 to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0).

For the City Council:

1. Make the necessary findings that the contribution of \$40,000 from the North Bay Redevelopment Project Area to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0) is of benefit to the North Bay Redevelopment Project Area.
2. Accept the contribution of \$40,000 from the North Bay Redevelopment Project Area to the City (Fund 10252) in order to provide funds to the Washington Street Improvement Project, Phase 2 (CIP #39-216.0).
3. Amend the Capital Improvement Program Budget to increase appropriations and authorize expenditures in the amount of \$40,000 in North Bay Redevelopment contributions (Fund 10252) for the Washington Street Improvement Project, Phase 2 (CIP #39-216.0).

Other Recommendations – The North Bay Project Area Committee (PAC) voted 14-4-1 on April 7, 2004 to approve up to \$50,000 for the Washington Street Median Project.

Fiscal Impact – The proposed action would increase the FY 2005 CIP Budget by \$40,000 for Washington Street Improvements, Phase 2 (CIP 39-216.0); and authorize appropriation and expenditure of \$40,000 of Series 2000 North Bay Redevelopment Bond Proceeds. Funds in the amount of \$40,000 are available from the North Bay Series 2000 Bonds.

BACKGROUND

The intersection of Washington and India Streets has strategic importance for the North Bay Redevelopment Area. The area has a prominent location that links four neighborhoods: Mission Hills, Old Town, Little Italy, and Midway/Pacific Highway. Several new housing projects are now underway, just blocks from the Washington Street Trolley Station. With the new housing, trolley access, and a collection of popular restaurants (e.g., Saffron, Shakespeare Pub, etc.), this area could become an active pedestrian neighborhood. Yet currently, much of the streetscape is blighted and inadequate to support pedestrian activity.

The Redevelopment Agency has been working with city staff and local businesses to support the Washington Street Improvement Project (CIP 39-216.0). In general, this project will improve the streetscape along Washington Street from I-5 to First Ave. The portion of the project that covers Washington at India Street is known as “Phase 2” of the project.

DISCUSSION

Phase 2 will install median improvements on Washington Street between San Diego Avenue and India Street. The new median will include: trees, shrubs, irrigation, decorative pavers, and other improvements. The project scope is based on designs that were developed pro bono by the local landscape architecture firm of Nowell and Associates. Plans were developed under the guidance of the Mission Hills Business Improvement Association. Attachment A shows a conceptual rendering of the proposed median improvements.

On December 2, 2004, the City Council approved the transfer of \$60,000 in TransNet funds to allow Phase 2 of the Washington Street Improvement Project to proceed. However, the total project cost for Phase 2 is estimated to be \$100,000. To fund the remaining \$40,000, staff is proposing to use North Bay Redevelopment Bond Proceeds. Funds are available from Series 2000 Bond proceeds.

A current status of the North Bay Series 2000 Bonds is shown in the following table. The balance remaining totals \$3,074,098, if the proposed item is approved.

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	\$209,000		
Pacific Highway Bridge Increase	\$30,000		
Morena Vista Public Use Lease Payment	\$300,000		
Washington Street Median Improvements	\$40,000		
Subtotal Approved Projects	\$7,311,209	\$3,075,000	\$10,386,209
Remaining Balance	\$2,856,548	\$217,550	\$3,074,098

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

CONCLUSION

The proposed action would: (1) make the necessary findings to allow to the expenditure of \$40,000 of Series 2000 North Bay Bond Proceeds for Washington Street Improvement Project, Phase 2 (CIP 39-216.0); (2) authorize an amendment to the Redevelopment Agency FY 2005 Budget for the North Bay Redevelopment Project to authorize the appropriation and expenditure of \$40,000 of Series 2000 North Bay Bond Proceeds for the Washington Street Improvement Project, Phase 2; and (3) amend the Capital Improvement Program Budget to increase appropriations and authorize expenditures in the amount of \$40,000 for CIP #39-216.0.

Respectfully submitted,

Debra Fischle-Faulk
Deputy Executive Director

Approved: Hank Cunningham
Assistant Executive Director

Approved: Patricia Frazier
Deputy City Manager