



REPORT NO. CCDC-06-39  
CCDC-06-18

DATE ISSUED: November 22, 2006

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
Docket of November 28, 2006

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: CHILDREN’S MUSEUM PARK (south of Island Avenue between  
Front and Union streets) – Request to Advertise, Bid, and Make  
Findings – Marina Sub Area of the Centre City Redevelopment  
Project

COUNCIL DISTRICT(S): District 2

REFERENCE: None

STAFF CONTACT: Beverly Schroeder, Senior Planner, 619-533-7113  
John Anderson, Senior Project Manager, 619-533-7140

REQUESTED ACTION: Authorization to advertise and bid the construction of the Children’s Museum Park (“Park”) and make findings for the construction of the Park.

STAFF RECOMMENDATION: That the Redevelopment Agency (“Agency”):

- Authorize the Corporation, on behalf of the Agency, to advertise for bids for the construction of the Park;
- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

And that the City Council (“Council”):

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the

payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

SUMMARY: On April 14, 1994, the Agency and Children's Museum ("Museum") entered into a Disposition Agreement that included the requirement that the Museum design the King Promenade improvements for the Park area immediately south of the Museum block. The Agreement also required the Agency to pay for the installation of the Park and for the Museum to design and maintain the Park. The Park will be a public park owned by the City of San Diego. The Agency approved the Basic Concepts/Schematic Drawings on November 26, 2006. However, the project was unable to move forward until earlier this year when the Children's Museum raised enough funds to finance the construction of the Museum.

The Park will implement a specific goal and objective of a Five Year Work Program adopted by the Agency for project areas on June 15, 2004. The Park also implements a number of the goals of the Downtown Community Plan and will result in additional open space for downtown residents and visitors. The action requested of the Agency will advance the Park implementation and fulfill an Agency obligation under the Disposition Agreement with the Museum.

FISCAL CONSIDERATIONS: On July 17, 2002, the Budget/Finance and Projects Committees voted to support an increase of \$273,000 in the Park budget to \$1.5 million for additional work needed along Union Street and the CityFront Terrace area, and directed the Museum to prepare Basic Concept/Schematic Drawings. The Basic Concept/Schematic Drawings and the \$1.5 million construction budget received the Corporation's approval on October 16, 2002, and then the Agency's approval on November 26, 2002.

The FY 2006-07 Budget for the Children's Museum line item is \$2,315,000 in the King Promenade Budget. The cost estimate of \$2,561,675 was based on estimated construction cost increases including soil remediation and inflation costs during the approximate two years the project was unable to move forward until the Children's Museum raised funds to finance the construction of the new Museum. A 15% contingency is included in the total cost estimate. Earlier this year the Museum received financing and is now under construction. The goal of the Park schedule is to be coordinated as closely as possible with the opening of the new Museum in November of 2007. To accommodate the increased authorization, a Budget amendment will most likely be necessary to increase the King Promenade Budget and decrease the East Village Budget line item for off sites for private development (currently unallocated). The Budget amendment will be recommended after the Corporation opens the bids for the park construction.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On October 25, 2006, the Corporation Board of Directors voted unanimously to approve the staff recommendation.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

As a means of facilitating the Agency’s approval of the Park plans, a committee (the “Children’s Museum Park Committee”) was assembled in 2001 of CCDC King Promenade and Arts Advisory members and included the following participants: CCDC Board members Gil Johnson and Hal Sadler; community members Isabelle Wasserman, Margaret Porter Troupe, Danah Fayman, Dr. Dorothy Smith, Bennett Peji, Manuel Oncina, Reggie Lewis; Children’s Museum representatives Kay Wagner, Marc Harris; CCDC staff members Pam Hamilton, Walter Rask, and Beverly Schroeder.

The Children’s Museum Park Committee met with the Park designers to provide input on the proposed designs. Community meetings were also held to encourage the input and participation by the community in the design process for the Park.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:**

The key stakeholders for the project are the Children’s Museum, existing and future residents and visitors. The projected impact of the action is the additional valuable open space that will be created. The new Park will be maintained by the Children’s Museum.

**BACKGROUND**

The development of the Park will advance the Visions and Goals of the 2006 Downtown Community Plan by:

- Providing public open space within walking distance of all residents and employees;
- Making the new public parks sources of community pride and character through community participation and design excellence;
- Strengthening the presence of public art in public spaces downtown, including public parks and plazas; and
- Providing parks and community facilities to complement the development of residential neighborhoods.

**DEVELOPMENT TEAM:**

<b>ROLE/FIRM</b>	<b>CONTACT</b>	<b>OWNED BY</b>
Developer: San Diego’s Children’s Museum	Jason Hughes, Board President Kay Wagner, Executive Director	Non-Profit Organization
Park Landscape Architect: Spurlock Poirier	Marty Poirier Sherida Jeffery Neil Hadley	Marty Poirier Andy Spurlock (Privately Owned)



COST CHALLENGES:

The Children's Museum Park consists of two major cost elements - the Park itself, and the public streetscape (sidewalks, lighting, and landscaping) adjacent to the Park on three sides – Island, Union, and Front streets, which are all upgraded improvements. All three streets require upgraded sidewalks per Planning Agency requirements for the Marina District. The Park design is per previous agreement with the Children's Museum Park. This design completes the last missing section of the King Promenade with the required pavers on a concrete subslab, specialty granite plaques, landscaping, and lighting per the King Promenade design. As with all Redevelopment Agency projects, this is a Prevailing Wage project. There are no Redevelopment Agency or City of San Diego long term maintenance costs, as the Children's Museum will maintain the Park at their cost. Summation of the greater than standard costs including the following:

- Environmental remediation of Park site;
- Upgraded streetscape improvements on three adjacent streets per Marina District requirements using concrete pavers and integrally colored sidewalk panels;
- Continuation of King Promenade with pavers, specialty lighting, and granite plaques with quotes by Dr. King;
- Extensive landscaping in the Park and public streetscape areas including 12 palm trees and 66 canopy trees ;
- Artist-designed and manufactured "Art for Play" climbing structure in enclosed metal structure;
- Public Art including the relocation of the existing "Dream" sculpture;
- Three overhead play area metal shade structures incorporating fiberglass panels and artwork;
- Three overhead metal trellis structures for shade for concrete seat walls;
- Concrete seat walls adjacent to three play areas;
- Play area with rubberized surface and play equipment;
- MTDB trolley transformer screen walls- three fenced walls with climbing vines, and one 16' high concrete play wall with mural;
- Reading Tree with concrete sound wall with Museum supplied donor tiles; and
- Extensive lighting of play areas, walking paths, and of artwork.

ENVIRONMENTAL IMPACT:

The Redevelopment Agency of the City of San Diego certified that the Agency had reviewed and considered information in the Master EIR for the Centre City Redevelopment Project and Environmental Secondary Study for the Children's Museum Park on November 26, 2002 by Resolution No. 03559. The Agency found the development to be consistent with governing land use plans and regulations, and therefore would not have any significant environmental effects not previously discussed in the Master EIR previously certified by the Agency.

EQUAL OPPORTUNITY:

This project will utilize the City's Subcontracting Outreach Program ("SCOPE"). The purpose of SCOPE is to maximize opportunities for all qualified and available firms and to provide equal opportunity for all subcontractors. The program creates mandatory subcontractor outreach and utilization requirements for contractors.

Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Daily Transcript*, *Filipino Press*, *El Latino*, and *San Diego Voice* and *Viewpoint*. For additional outreach, the Corporation will use its extensive data base of certified contractors, eBidboard, the Daily Transcript Online Plan Room, Blue Hornet, CCDC's website ([www.ccdc.com](http://www.ccdc.com)), the Green Sheet, Contractor News and Views, community/trade and ethnic organizations, and the Public Agency Consortium.

CONCLUSION:

The proposed Park will implement a number of goals from the Downtown Community Plan. The Park will complete King Promenade and will provide a unique amenity for the downtown community and the region at-large. Envisioned more than 12 years ago, the completion of the Park will be coordinated as closely as possible with construction of the new Museum, which is anticipated to be completed by November 2007.

Respectfully submitted,

Concurred by:

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Beverly Schroeder  
Senior Planner

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Nancy C. Graham  
President

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John Anderson  
Senior Project Manager-Public Works

Attachments: Findings