



**Centre City  
Development  
Corporation**

REPORT NO. CCDC-07-25

CCDC-07-13

DATE ISSUED: October 3, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and City Council  
Docket of October 9, 2007

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Little Italy Concrete Planters and Hanging Baskets (India, Ash,  
Beech, Date, Fir, and Hawthorn streets) – Request to Accept Bid,  
Authorize Funding, and Make Findings – Little Italy Redevelopment  
District of the Expansion Sub Area of the Centre City Redevelopment  
Project

COUNCIL DISTRICT: District 2

REFERENCE: None.

STAFF CONTACT: Tara Lake, Associate Planner, 619-533-7173  
John Anderson, Senior Project Manager – Public Works,  
619-533-7140

REQUESTED ACTION: That the Redevelopment Agency (“Agency”) and the City Council (“Council”) take actions as necessary for the purchase of concrete planters and hanging baskets for placement in the Little Italy District.

STAFF RECOMMENDATION: That the Corporation recommend that the Agency:

- Authorize the expenditure of up to \$200,000 for concrete planters and hanging baskets for placement in the Little Italy District; and
- 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 blight 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 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 blight 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: The improvements will enhance the Little Italy District with plants in concrete planters and hanging baskets in selected areas (Attachment A). The improvements will be permanently maintained by the Little Italy Association ("LIA") per LIA resolution (Attachment B). The LIA operates as a property-based enhancement district ("PBid") for the Little Italy District. The Corporation will purchase the concrete planters and hanging baskets. The LIA will supply all plants and labor for installation of the plant materials and maintenance of the project. The Corporation will bid the material purchase per Corporation vendor purchasing policy. As the material purchase is not bid yet, this report requests funding not to exceed \$200,000. The Corporation vendor purchasing and contracting policy requires Agency approval prior to execution of the bid. The cost estimate is \$177,691 (Attachment C).

FISCAL CONSIDERATIONS: The improvements are funded in the 2008 Budget under "Little Italy Public Improvements Project." The total available funding is \$1,899,000. The requested funding is not to exceed \$200,000. The planted pots and baskets are the first phase of the project. The remaining funds of \$1,699,000 will be used in a second phase for new sidewalks, signs, new trees, and other improvements. The second phase is currently in design.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: The Centre City Development Corporation Board approved this item unanimously on July 25, 2007.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 5, 2007, the LIA voted in favor of purchasing and installing the plant material for the concrete planters and hanging baskets with earmarked LIA funds, to assign resources for the permanent maintenance of all planters and hanging baskets, and authorize their President to execute an Encroachment Removal and Maintenance Agreement with the City of San Diego.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The key stakeholders for the project are businesses and residents located in the Project Area along with visitors downtown.

## BACKGROUND

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

- improving existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; and continued participation in the enhancement of the public transit system;
- revitalizing India Street by providing new paving, sidewalks, plants, and street furniture on India Street, the major north/south arterial through the Little Italy community; and
- enhancing public rights-of-way by providing new paving, plants, sidewalks, public art and street furniture.

DESCRIPTION OF IMPROVEMENTS: The concrete planters with water dishtray are to be made of extremely durable concrete with Mediterranean designs, finishes and colors (Attachment D). The 22-inch hanging baskets are to be mounted on the streetlights with a simple, elegant double hanger that will be manufactured to specifically fit the existing streetlights (Attachment E). Six single hangers with baskets of identical design will be provided for the corners of a few buildings.

MAINTENANCE AGREEMENT FOR IMPROVEMENTS: The LIA represents the property owners in Little Italy via PBid. As an association, they will execute an Encroachment Removal and Maintenance Agreement with the City of San Diego. There will be no maintenance costs to the City of San Diego or the Corporation.

COST ESTIMATE OF IMPROVEMENTS: The estimate for the hangers and baskets delivered to the site is \$34,571. The estimate for the concrete planters with water dishtray delivered to the site is \$143,119, for a total cost of \$177,691, including a 5% contingency.

SCHEDULE:

The following is a summary of the projected schedule for bidding and execution of the project:

- |   |                    |
|---|--------------------|
| • Advertise Bids per Corporation Vendor Purchasing Policy | July 16, 2007      |
| • Close Bids  | July 30, 2007      |
| • Approval of Agency to Award Bid                         | September 25, 2007 |
| • Deliver Material to Little Italy Association            | October 2007       |
| • Little Italy Association Completes Work                 | December 2007      |

FINDINGS: State Law requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment F recites the proposed findings with respect to the benefits of the proposed improvements to the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, the unavailability of other means to finance the proposed improvements, how the proposed improvements will assist in the elimination of blight conditions inside the Project Area, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

EQUAL OPPORTUNITY: Equal Opportunity Outreach shall be performed pursuant to the Corporation's Equal Opportunity for vendor purchasing. The accepted bidder shall provide a Work Force Report and an Equal Employment Opportunity Plan.

Bids shall be obtained from at least three vendors, if such vendors are reasonably available in the community. Vendors are to be identified as a certified Minority Business Enterprise, Woman Business Enterprise, Disadvantaged Business Enterprise, or Disabled Veteran Business Enterprise if they possess valid certification. If, for any reason, fewer than three bids are obtained or the lowest bidder is not selected, a record justifying such action shall be made and kept on file.

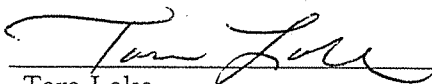
Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Transcript*, *Asian Journal*, *Enlace*, and *San Diego Voice and Viewpoint*. For additional outreach, the Corporation will use its extensive database of certified contractors, Blue Hornet, and [www.ccdc.com](http://www.ccdc.com)


Environmental Impact: This activity is not a project, and therefore, not subject to California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines §15060 subsection (c)(3).

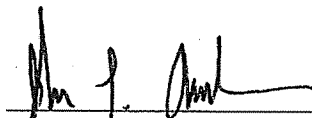
CONCLUSION: The proposed landscape improvements will implement a number of goals from the Downtown Community Plan. The improvements will provide a unique amenity for the residents, businesses, and visitors to the Little Italy District. The improvements will be maintained by the LIA, at no cost to the City of San Diego.

Respectfully submitted,

Concurred by:

  
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Tara Lake  
Associate Planner

  
\_\_\_\_\_  
for Nancy C. Graham  
President

  
\_\_\_\_\_  
John Anderson  
Senior Project Manager-Public Works

- Attachments:
- A - Location map of concrete planters and hanging baskets
  - B - Little Italy Association Resolution for plants and maintenance
  - C - Cost estimate
  - D - Concrete planter details
  - E - Hanging basket details
  - F - Findings