

Southeastern  
Economic  
Development  
Corporation

## Memorandum

DATE ISSUED: May 21, 2008

Report No. SEDC 08-007

T 619.527.7345

F 619.262.9845

www.sedcinc.com

TO: Honorable Chair and Members of the Redevelopment Agency  
Council President and Members of the San Diego City Council  
Docket of May 27, 2008

SUBJECT: Approval of the Issuance of a Bid, Contractor Selection, and Expenditure of Funds for the  
Public Improvements along Market Street in the Mount Hope Redevelopment Project Area

---

### REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of public improvements along Market Street in the Mount Hope Redevelopment Project Area?

### STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

**That the Agency adopts a resolution to:** (1) Approve the advertisement and receipt of bids for the construction of the Market Street Median and Street Light Project within the Mt. Hope Redevelopment Project Area; (2) Authorize to award the contract to the lowest responsible bidder, provided bids are in an amount not to exceed \$523,000 within the established budget and all other requirements are met; (3) Authorize SEDC on behalf of the Agency to administer the said contract; (4) Make the findings that the proposed improvements benefit the Mt. Hope Redevelopment Project Area pursuant to Health and Safety Code 33445; and (5) Amend the FY 2007-08 Budget Mount Hope Fund 983618 to include an additional \$214,000 which is necessary to complete the project.

**That the City Council adopts a resolution to:** That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the public improvements in the Mount Hope Redevelopment Project Area.

### SUMMARY

In May 2006, the Agency approved the "Mount Hope Public Improvements – Phase II" as part of the Fiscal Year 2006-07 SEDC Budget, and again in May 2007 as part of the continuing appropriations in the Fiscal Year 2007-08 SEDC Budget. The project provides for street improvements including the installation of landscaped medians on Market Street (between Boundary Street and I-805) and installation of street lights in the same area.

The Market Street Median and Street Light Project was designed with consideration of the input provided by area residents and stakeholders during a series of community meetings, and involves construction of three street medians on Market Street between Boundary Street and 41<sup>st</sup> Street. Two of the three street medians will be landscaped to include street trees, decorative paving, and planting shrubs. The project also involves the installation of new streetlights and the replacement of several existing lights on telephone poles with free-standing light poles on six residential streets south of Market Street. These streets include 41<sup>st</sup> Street, Morrison Street, 42<sup>nd</sup> Street, Toyne

Street, Denby Street, and 43<sup>rd</sup> Street. These streetlights will help to improve safety, address the lack of adequate streetlights, and will comply with city standards on the spacing of streetlights. The street medians will improve safety, the streetscape appearance for pedestrians, commuters, and transit users, and neighborhood recognition by providing continuity of existing medians.

#### Cost Estimate of Improvements

Construction costs have been estimated by the civil engineering firm. The project cost estimates will include mobilization, erosion control, demolition and resurfacing, storm drain and water system coordination, landscape and irrigation, and dry utilities coordination. The total estimated cost, including contingency, is \$523,000.

#### FISCAL CONSIDERATION

Funds in the amount of \$309,000 were approved in the SEDC FY07-08 program budget. The total amount of the project is \$523,000 and will require an amendment to the budget for the additional \$214,000 (to be funded by tax increment).

#### FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment 3, Findings, contains the proposed findings with respect to the expenditure of Agency funds for public improvements.

#### ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c).

#### PREVIOUS AGENCY ACTIONS AND/OR COMMITTEE ACTION

On September 10, 2002, the Agency authorized the City Manager to apply to HUD for a Section 108 Loan for Mt. Hope Public Improvement Projects and other currently completed projects and to accept and expend funds.

#### COMMUNITY PARTICIPATION

In 2005, a series of community planning and design meetings were held for residents and stakeholders of the Mount Hope community to provide ideas for revitalizing Mount Hope. In 2006, the Mount Hope Revitalization Feasibility Study and recommendations for public improvements were presented to the public for feedback. After gathering input from residents and stakeholders, the engineering team drafted design plans for new street medians and street lights. These plans were presented to the public in August 2007 for public feedback, helping to further refine the current project plans.

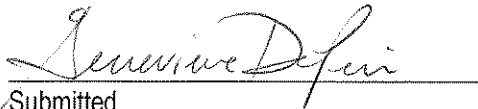
At its meeting of January 23, 2008, the SEDC Board of Directors unanimously recommended that the Redevelopment Agency approve the issuance of a bid contractor selection and expenditure of funds for the public improvements along Market Street in the Mount Hope Redevelopment Area.

KEY STAKEHOLDERS

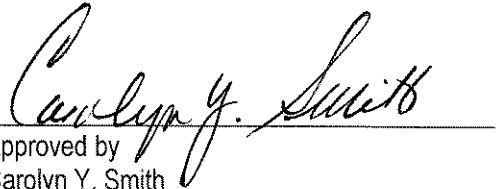
They key stakeholders for the project are the visitors, community residents, property owners and business owners in the Mount hope Redevelopment Project Area.

CONCLUSION

The street medians and street lights are being proposed as part of a comprehensive strategy to implement the Mount Hope Redevelopment Plan.



Submitted  
Genevieve DePerio  
Project Manager



Approved by  
Carolyn Y. Smith  
President

CYS:eb

Attachments: Mount Hope Streetscape Improvements – Landscape Concepts  
Street Light Plan  
Findings of Benefit