



City Council Agenda Report

Meeting Date: February 11, 2024
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Approved By: Gabe Engeland

Subject: Authorize Park Impact Fee Expenditure for Downtown Park with Parking

COUNCIL PRIORITY AREA

- ☒ Business Communities
- ☒ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☒ Housing
- ☐ Neighborhood Safety Infrastructure
- ☐ General Government

RECOMMENDATION

City staff recommends that the City Council:

- Adopt resolution to use Park Impact Fee funds for community engagement and design services for downtown park with parking
- Adopt resolution to award contract to Watry Design, Inc. for Community Engagement and Design Services for Downtown Park with Parking in the amount of \$2,288,500 and authorize the City Manager to execute a change order not to exceed 10% (\$228,850) of the total contract amount on behalf of the City

FISCAL IMPACT

The total contract will cost \$2,288,500 over roughly 18 months that will be spent from Park Impact Fee funds. City staff has budgeted \$500,000 for FY24-25 budget under CIP #CD-01030 and will budget the rest in future years moving forward for the work to be completed. The current Park Impact Fee Fund Balance is \$18,908,912.

ENVIRONMENTAL REVIEW

The City Council action authorizing the review of the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Subsequent action taken during the review of the proposed project will be analyzed separately under CEQA.

PREVIOUS COUNCIL CONSIDERATION

January 9, 2024 & April 9, 2024

BACKGROUND

As part of their Annual Retreat, the City Council directed City staff to explore the possibility of a downtown park with parking in the City-owned parking plazas. City staff initiated the exploratory research process to identify which parking plazas have the desirable characteristics and initial feasibility for the necessary project components.

There would be a number of benefits provided by a beautiful new park space with parking as compared to the existing at-grade parking in Parking Plazas #1 and #2. This project would further the City Council Strategic Goals #1 through #4:

- **Business Communities** – Provide a benefit to the downtown business community through a new community space that will allow new visitors to spend their time and money in our main commercial district. It will provide high quality park space and parking spaces along with protected, secure parking for employee vehicles.
- **Circulation Safety and Efficiency** – Improve circulation safety of the downtown by calming this portion of the downtown parking plazas from solely vehicular traffic in at-grade parking. Parking plaza efficiency will significantly increase with a new flow of traffic that is oriented to maximum benefit.
- **Environmental Sustainability** – Enhance from the existing asphalt parking to green space with state-of-the-art sustainable amenities in addition to the new trash enclosures that will ensure trash is well-maintained and not entering the public right-of-way.
- **Housing** – Utilize portions of the Housing Element which identify integration of public park facilities with or nearby multi-family housing.

As presented previously, City staff completed an initial site analysis and identified Plaza #1 and Plaza #2 as the preferred location. City Council directed staff to move the project forward at Plazas #1 and #2 with community engagement and conceptual design as part of their strategic priorities for the 2024 calendar year and allocated funds in the FY24-29 Capital Improvement and Major Maintenance Budget focused on community engagement and design services for the project.

ANALYSIS

Since that time, City staff has continually been presenting this concept to community groups and developed a full scope of work for the Requests for Proposal.

This scope of work included robust community engagement on potential design amenities, investigate existing conditions, and garner consensus on the project before returning to City Council with a budget, program, and style for the project moving forward.

The consultant will then refine aspects of the project into three feasible conceptual design alternatives, cost estimates and funding sources for the alternatives, garner consensus on preferred alternatives, and provide a final update to City Council. At that time, City Council will move forward with the preferred design and allocate the appropriated budget to design full bid-ready construction documents.

The City issued the RFP – Community Engagement and Design Services for Downtown Park with Parking on our Bids and Requests for Proposals website on October 31, 2024. The RFP closed on December 3, 2024 at 3 pm.

The City received five proposals for the project. The evaluation committee reviewed all the proposals and invited the highest-ranking proposers to a final interview.

The review committee conducted interviews with the finalists and selected Watry Design, Inc. as the consultant to complete the work specified in the RFP.

The City Council needs to hold a public hearing to allocate funds from the Park Impact Fee for this project, which it will do tonight, before authorizing the City Manager to execute a contract with the preferred consultant.

The City acknowledges that the Downtown Park with Parking Project is subject to compliance with all legal requirements, including and but not limited to compliance with the California Environmental Quality Act (CEQA). No financial commitment shall be construed to compel the City to approve or make any particular findings with respect to any environmental documentation that is prepared, pursuant to CEQA, for any portion of the Project. The City retains full discretion to approve any CEQA documents prepared or to analyze environmental impacts or the Project.

ATTACHMENTS

1. Resolution
2. Resolution