

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Dan McFadden

SUBJECT: Joint City/ County Meeting

DATE: August 16, 2006

Approved



Date 8/16/06

On the Agenda for the Joint City/ County meeting on August 31, 2006 is a discussion on the Old Civic Center Re-use.

The presentation will consist of the following:

- Measure I & current use
- Property description approximately 18 acres -Old City Hall site 10. 106 acres, E Lot 7.869 acres (**see attachment A**).
- Draft "Scope of work/ land use study" to be issued in early September 2006 (**see attachment B**).
- Estimate of cost to upgrade to "Class C" (older office building e.g. 777 North 1st Street) based upon updated construction and demolition costs regarding: Old City Hall, Annex of Health Buildings- will be completed by Public Works by August 19, 2006.

In addition, a summary of the current appraisal of the 18 acres (completion date August 25, 2006) and an updated aerial photo of the Civic Center (overhead) will be provided at the meeting on August 31st.



Dan McFadden
Deputy City Manager

For questions please contact Dan McFadden, Deputy City Manager, at (408) 535-8120.

“OLD CITY HALL”

1 parcel [APN: 259-04-006]: 10.106 acres
 General Plan Designation: Public / Quasi-Public
 Zoning Designation: R-1-8

“E LOT”

MISSION TO WEST TAYLOR	ASBURY TO WEST TAYLOR
7.869 acres ownership, APN numbers, parcel sizes below	4.91 acres ownership, APN numbers, parcel sizes below
General Plan designation: Office	General Plan designation: Office
Zoning designation: CO	Zoning designation: CO
City-owned parcels: 259-06-006: 0.13 acres 259-06-011: 0.131 acres 259-06-018: 0.14 acres 259-06-019: 0.62 acres 259-06-052: 0.53 acres 259-06-054: 3.22 acres 259-06-055: 0.95 acres <u>259-06-056: 0.538 acres</u> Total: 6.259 acres State of California – owned parcels: 259-06-036: 0.103 acres 259-06-040: 0.04 acres <u>259-06-057: 0.252 acres</u> Total: 0.395 acres Asbury Street: 51.92' x 611.35' = 31,741.292 square feet or 0.729 acres “Old” Taylor Street: 50' x 423.67' = 21,183.5 square feet or 0.486 acres	City-owned parcels: 259-06-011: 0.131 acres 259-06-018: 0.14 acres 259-06-054: 3.22 acres <u>259-06-056: 0.538 acres</u> Total: 4.029 acres State of California – owned parcels: 259-06-036: 0.103 acres 259-06-040: 0.04 acres <u>259-06-057: 0.252 acres</u> Total: 0.395 acres “Old” Taylor Street: 50' x 423.67' = 21,183.5 square feet or 0.486 acres

DRAFT
Scope of Work
Land Use Study on the Potential Future Reuse of the former
City Hall Complex and E Parking Lot

Attachment B

The City seeks the assistance of a Land Use Consultant with expertise to prepare a land use study for the reuse of the former City Hall Complex and E parking lot sites (see attached map). The purpose of the study is to analyze a set of alternative land use scenarios to assist the City and the community to identify the highest and best reuses opportunities for the properties, consistent with the City's General Plan, Economic Development Policy and other City policies. The final product shall consist of a final report together with presentation graphics to display alternative land use and site plan options. Specifically, the Consultant will provide the following services:

1. Participate in up to three community meetings at the beginning of the study to solicit input from interested and affected neighbors, community members and stakeholders regarding the potential reuse of the properties. This input shall be considered in the development and analysis of the alternatives. The consultant shall present the results of the alternatives analysis at up to two community meetings, prior to review by the Planning Commission and City Council.
2. Participate in internal staff and team meetings as needed.
3. Participate in one Planning Commission meeting and one City Council meeting.
4. Prepare a description of current land use trends and future development projections for the area to provide a context for the analysis of alternatives.
5. The land use study prepared by the consultant shall include the following elements for each of the alternatives described in Section 6, below: land use opportunities and constraints, residential and non-residential development capacity projections, estimated infrastructure improvement requirements, environmental issues assessment (e.g., noise, traffic, etc.), and financial feasibility analysis, including costs and revenue projections, market feasibility and risk analysis.
6. A Preliminary Historical Report evaluating the potential historic significance of the Old City Hall Building shall be prepared by a qualified Historical Consultant. The findings of that evaluation shall be integrated into the development and evaluation of the alternatives under Section 7A, below.
7. The consultant shall prepare a land use analysis, as outlined in No. 5, above, for each of the following land use alternatives:
 - A. Alternatives for the former City Hall complex, consisting of the Old City Hall, the Annex and Health Building:
 1. Reuse of all three existing buildings. This task includes validating and updating a previous report that assesses renovation and associated costs required to bring the buildings up to current Building, Fire and other relevant codes. Possible options would include reuse for:

- ◆ City Staff
- ◆ Private or other governmental office Space
- ◆ Other use

A separate cost summary should be provided for each building.

2. Demolish the old City Hall and leave only the Annex.
 - ◆ Identify possible reuse options
3. Demolish all existing buildings clearing the site. This task shall include an estimate of the cost for demolition, including abatement costs, and shall also document the need to relocate existing City staff should alternative 2 or 3 be implemented. Reuse options to analyze include:
 - ◆ Private development for mixed use or all residential use including 20% affordable housing

B. Alternatives for Existing E-Parking Lot:

1. Vacate Mission Street from San Pedro to Frontage Road West and combine the vacated portion of Mission with the existing the Police Department facilities to the north for future development. Restore Asbury Street to a public street extending west to the Frontage Road. Identify potential site layout options for placement of an 850-1000 vehicle garage with two to four office floors of approximately 65,000 square feet, above.
2. Vacate Mission Street from San Pedro to Frontage Road West and combine the vacated portion of Mission together with the portion of the E lot North of Asbury Street with the Police Department facilities to the north for future development. Restore Asbury Street to a public street extending west to the Frontage Road. Identify potential locations for parking/office building described above.
3. Identify alternative site layouts for the entire E Lot and for only the remainder if Alternative 2 above was implemented.
 - ◆ Mixed use or all residential use including 20% housing/affordable housing
 - ◆ Commercial – retail/office - present best yield and potential site layout options.