

**REDEVELOPMENT AGENCY  
AND THE CITY OF OAKLAND  
AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2010 NOV -4 PM 1:07

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: November 16, 2010

**RE: An Agency Resolution Contributing An Amount Not To Exceed \$460,000 To The City Of Oakland Under The Cooperation Agreement To Complete Feasibility Studies And Construction Documents With \$260,000 For The Proposed Coliseum Industrial Infrastructure Improvements And \$200,000 For The Proposed Tyrone Carney Park Reconfiguration In The Coliseum Project Area; And**

**A City Resolution Accepting A Contribution In An Amount Not To Exceed \$460,000 From The Redevelopment Agency Under The Cooperation Agreement To Complete Feasibility Studies And Construction Documents With \$260,000 For The Proposed Coliseum Industrial Infrastructure Improvements And \$200,000 For The Proposed Tyrone Carney Park Reconfiguration**

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**SUMMARY**

This item authorizes the allocation of Agency funds to the City to enable the completion of feasibility and design work for two on-going and critical Coliseum Redevelopment infrastructure projects: the Coliseum Industrial Infrastructure project and the Tyrone Carney Park Improvement project.

Staff proposes to utilize existing Public Works on-call engineering contracts to hire an appropriate firm to complete the construction-level designs for the targeted industrial area streetscape improvements along and adjacent to San Leandro Street, in an amount not to exceed \$260,000, and to utilize existing Public Works on-call landscape design consultants to complete construction-level designs for the proposed improvements to Tyrone Carney Park, in an amount not to exceed \$200,000. Both of these projects represent the next steps in finalizing design work already initiated with Agency funds, and will enable construction of these respective projects to commence by Summer 2011.

**FISCAL IMPACT**

Staff will allocate **\$260,000** for professional design service from the budgeted General Coliseum Infrastructure Project fund (**Fund 9451**, Project to be determined) programmed for Coliseum Industrial Zone Improvements for the FY 2009-11 Redevelopment Adopted budget. Staff will

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allocate \$200,000 identified in Coliseum Area 2006B Tax Allocation bond funds (Fund 9456) for design costs associated with the Tyrone Carney Park project (Project to be determined).

<b>Account Information</b>			
Proposed Redevelopment Agency Allocation	Fund	Organization	Project
Coliseum Industrial Infrastructure Design	9451	88659	TBD
Tyrone Carney Park Improvement Final Design	9456	94800	T315820

These actions are intended for design work only. Any future construction could incur increased City maintenance costs, the funding for which would come from existing City budget and staffing authority. No new staffing or maintenance budget authority is allocated for the new improvements in this action.

## **BACKGROUND**

### **Coliseum Industrial Infrastructure Project**

In the FY 2009-11 budget, the Redevelopment Agency allocated \$1.675 million to support much needed Coliseum Area Industrial Infrastructure improvements (Industrial Zone Improvements – General Coliseum Infrastructure Project). These funds were especially targeted for the Coliseum Industrial districts along San Leandro Street between 50<sup>th</sup> Avenue and 98<sup>th</sup> Avenue.

On July 22, 2008, the City of Oakland allocated \$65,000 from a US Department of Commerce grant for a feasibility study by BKF engineering consultants, to prepare a Coliseum Redevelopment Area industrial district infrastructure strategy and assessment to outline potential improvements for the Coliseum Area Industrial Infrastructure Improvements in three contiguous industrial districts along San Leandro Street: the Woodland, Melrose, and Tidewater Districts, all roughly within a mile-walking distance from the Coliseum BART station. BKF engineers prepared an extensive report which identified approximately \$40 million in needed improvements, divided into three “tiers” – gateway modifications (\$25.7 million); storm drain and sewer improvements (\$4.2 million); and surface, streetscape and landscape improvements (\$9.9 million). The principle goals were to improve the legibility of the area as a key industrial district for continued investment and business retention, especially at the edges where the district transitions to residential and neighborhood-service uses, to improve the conditions and safety for workers and employees to walk (improved lighting, signage) from the BART to the identified industrial nodes, and to improve the overall appearance of the area and improve critical infrastructure conditions such as the railroad crossing at 81st Avenue and the drainage issues along Coliseum Way.

Earlier this year, staff held various inter-departmental and Coliseum stakeholder meetings to narrow down and prioritize this list to improvements that could be made within the programmed \$1.65 million in Coliseum Industrial Infrastructure funds.

### **Tyrone Carney Park Improvement Project**

In 2006 the Sobrante Park neighbors and the City-County Neighborhood Initiative identified the nearly one-acre Tyrone Carney Park, sitting at the gateway to the neighborhood at 10501 Alcalanes Drive, as a priority for improving their neighborhood, and then applied for and received a \$10,000 grant to pursue a traffic study in order to explore improving the egress issues and traffic flow at the Tyrone Carney intersection. The neighborhood stakeholders also used this funding, along with Redevelopment support, to hire noted landscape architect Walter Hood to complete a conceptual design for needed improvements and reconfiguration of Tyrone Carney Park.

Hood's design identified several possible approaches, from which the community representatives selected a crescent re-configuration in which the Park is shifted away from neighboring properties. The Hood design team worked with Don Todd construction management consultants to provide cost estimates on the various proposed options, based on 2008 4<sup>th</sup> quarter construction cost figures, and came up with construction and design cost totaling between \$1.1 million - \$1.6 million. The largest cost parts of that total would be for the paving and surfacing work (\$400-800,000) and for landscaping (estimated at \$120,000).

To develop next step options, Agency staff met with other City staff from departments with knowledge and experience with park projects generally, and with Tyrone Carney Park specifically, including representatives from the Project Delivery division of the Public Works Agency, the Office of Parks and Recreation, and City Council District 7. A preliminary site survey and utility assessment has been conducted. The community members have been very insistent that this project move forward in a timely manner, and given cost estimates and the lack of identified sources of funding to complete construction, are interested in a phased approach which could also incorporate community volunteers where appropriate (such as in landscaping work) to lessen costs. In order to move this project and better understand the full scope of construction implications, staff is requesting at this time the allocation of \$200,000 to utilize an on-call landscape architect to complete a full-survey and utility assessment, complete construction plans and specifications for the preferred alternative, and make strategic recommendations on how improvement costs can be value-engineered to achieve the intent of the designs while keeping costs affordable.

### **KEY ISSUES AND IMPACTS**

These two projects are designed to assist in the implementation of key designated Redevelopment infrastructure and facilities improvements that will reduce existing blight and in

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turn catalyze further improvements and investments along the San Leandro Boulevard corridor and the Sobrante Park neighborhood, respectively. Agency staff are confident that a suitable prioritization has been identified for the Coliseum Industrial infrastructure project and that a phased-construction approach can be identified for the Tyrone Carney Park project.

An issue with Tyrone Carney Park is that while the City closed the park in 2002 and encircled it with a six-foot fence because of negative activities occurring there, including drug dealing and assaults, the park represented one of the few open space amenities for the neighborhood and without improvement, the residents have no access to an important recreation and gathering space. Recognizing that the closed park is a deterrent to neighborhood revitalization and a source of blight in itself, staff initiated a design feasibility study to determine how improvements could be made that would enable the park to be resistant to the negative loitering associated with the prior iteration.

Given that community residents, through the Neighborhood Crime Prevention Council and the Sobrante Park Home Owners Association, communicated that restoring this park for positive active use is a top priority for their neighborhood and that a conceptual redesign approach has been developed, staff is proposing to invest in the completion of construction-level plans as the next necessary step to refining cost estimates and attracting external funding for actual construction. This proposed action is only for completing design work. Future improvements to the park will depend on securing additional funds and at this time there is no guarantee that such funds will materialize.

Once final design plans and specifications are developed, staff is willing to explore approaches to funding the improvements including advocating for outside of Agency funding, phasing the improvements in affordable components, as well as seeking ways community members can take an appropriate role in stewarding and improving the park. The viability of a phased installation approach and identifying components suitable for park stewardship or appropriate community volunteer-based improvements are key issues that the selected design team will be asked to address in their scope of work.

## **SUSTAINABLE OPPORTUNITIES**

***Economic:*** Completing these infrastructure investments will reduce existing blight and catalyze and encourage investments along the key industrial corridors of San Leandro Boulevard, 81<sup>st</sup> Avenue, and Coliseum Way, and will encourage further economic investments by the private sector at the commercial node and vacant properties adjacent to Tyrone Carney Park.

***Environmental:*** The completion of designs will enable infrastructure improvements that will incorporate the latest sustainable design standards including assisting in improving storm-water run-off conditions along Coliseum Way and ground water percolation at Tyrone Carney Park.

**Social Equity:** These infrastructure and facility improvements will create more and safer pedestrian accessibility to critical centers of jobs, transit and neighborhood-serving open spaces. These projects will improve the quality of life amenities to existing low-income residents and workers.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

All aspects of the program and developed projects will comply with the Americans with Disabilities Act (ADA) and all City of Oakland regulations that ensure adequate access for senior citizens and persons with disabilities.

## **RECOMMENDATION AND RATIONALE**

Staff recommends the allocation of these funds in the total amount of \$460,000 to support the completion of design documents for the Coliseum Industrial infrastructure project and the Tyrone Carney Park improvement project in the Coliseum Redevelopment Area.

The alternatives for not allocating Redevelopment Agency funds for completing and coordinating the targeted Coliseum industrial infrastructure designs would be to have staff approach specific needed improvements on a case by case basis. Given the fact that the targeted foci for the infrastructure designs have been vetted and prioritized with the Coliseum business community and that funds for this purpose have been budgeted, the Agency is in position to move forward on these needed infrastructure improvements as planned.

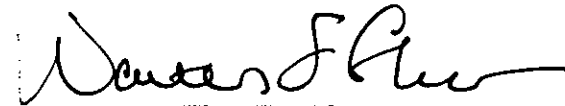
The alternatives for not allocating Redevelopment Agency funds for completing the designs and installation plan for the proposed Tyrone Carney Park improvements would be to:

- (1) Secure outside Agency funds such as grants or City funds to cover the proposed design costs;
- (2) Secure Agency and external funds such as a grant or City funds to fully explore phased installation and design-build approaches to achieve the desired improvements;
- (3) Do nothing and leave the Park closed. This alternative would mean the continued condition of a neighborhood with inadequate open space access and a closed public facility that attracts blight and incurs period maintenance costs to keep clean from dumping, vandalism and weed growth.

**ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

Staff requests that the City Council approve the proposed resolutions.

Respectfully submitted,



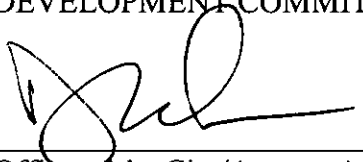
Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed by:  
Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Larry Gallegos, Coliseum Redevelopment Area Manager

Prepared by:  
David Ralston, Urban Economic Analyst III

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:



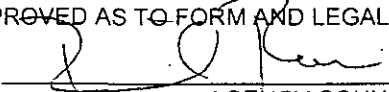
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APPROVED AS TO FORM AND LEGALITY:

BY:   
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

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**A RESOLUTION CONTRIBUTING AN AMOUNT NOT TO EXCEED \$460,000 TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT TO COMPLETE FEASIBILITY STUDIES AND CONSTRUCTION DOCUMENTS WITH \$260,000 FOR THE PROPOSED COLISEUM INDUSTRIAL INFRASTRUCTURE IMPROVEMENTS AND \$200,000 FOR THE PROPOSED TYRONE CARNEY PARK RECONFIGURATION IN THE COLISEUM PROJECT AREA**

**WHEREAS**, the City of Oakland allocated \$65,000 from a US Department of Commerce grant in July of 2008 to hire BKF engineering consultants to prepare a Coliseum Redevelopment Area industrial district infrastructure strategy and assessment; and

**WHEREAS**, the Redevelopment Agency programmed \$1.675 million of Coliseum Area funds for General Coliseum Area Industrial Infrastructure Improvements in the Redevelopment Agency FY 2009-11 budget; and

**WHEREAS**, the BKF study identified a total of \$40 million in needed infrastructure improvements to address deficient facilities and improve the areas for continued further industrial development; and

**WHEREAS**, Redevelopment staff brought these industrial infrastructure recommendations to the Chamber of Commerce, Economic Development staff and Coliseum Industrial stakeholders in order to review the findings and prioritize the improvements to match the programmed Coliseum Redevelopment Industrial infrastructure budget; and

**WHEREAS**, the stakeholders defined a scope of work for which a designated design firm could produce construction documents enabling the construction of the desired industrial infrastructure elements; and

**WHEREAS**, the Redevelopment Agency supported the Sobrante Park Neighbors and the City-County Neighborhood Initiative in 2006 to hire Walter Hood Design to develop conceptual designs and traffic studies for a reconfiguration and improvement to Tyrone

Carney Park in the Coliseum Redevelopment Project Area, which had been closed since 2002 due to criminal activities; and

**WHEREAS**, the City of Oakland Public Works Department has executed competitive on-call design contracts with civil engineering firms and landscape architecture firms capable and ready to undertake the completion of 100% construction documents for prioritized infrastructure and facilities projects; and

**WHEREAS**, the Redevelopment Agency proposes to use \$200K from 2006B-T Tax Allocation Bonds funds to support the final design costs for the Tyrone Carney Park Improvement project; and

**WHEREAS**, staff proposes to allocate proposed funding to contract with an appropriate on-call civil engineering firm to complete all necessary feasibility and construction designs for the identified and prioritized Coliseum infrastructure projects and to allocate funding with an appropriate on-call landscape architect firm to complete all necessary plans and specifications for the Tyrone Carney Park project; and

**WHEREAS**, the City of Oakland and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions to the City to support improvements to City facilities; now, therefore, be it

**RESOLVED**: That the Redevelopment Agency hereby contributes an amount not to exceed \$260,000 for the proposed Coliseum Industrial Infrastructure Improvements and \$200,000 for the proposed Tyrone Carney Park reconfiguration in the Coliseum Redevelopment Project Area under the Cooperation Agreement to complete feasibility studies and construction documents for those projects; and be it

**FURTHER RESOLVED**: That the Agency hereby allocates \$260,000 from the General Coliseum Industrial Infrastructure Project Fund (9451), Coliseum Redevelopment Organization (88659), Project (TBD) and allocates \$200,000 for the Tyrone Carney Park project from Coliseum Tax Allocation Bonds Series 2006B (Taxable) Fund (9456), Coliseum Redevelopment Organization (94800), Project (T315820) ; and be it

**FURTHER RESOLVED**: That the Agency Administrator, or his or her designee, is hereby authorized to take all other actions necessary with respect to these funding allocations in accordance with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND  
CHAIRPERSON BRUNNER

NOES -



ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Redevelopment Agency  
of the City of Oakland, California

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality

  
Oakland City Attorney's Office

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## OAKLAND CITY COUNCIL

Resolution No. \_\_\_\_\_ C.M.S.

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**A RESOLUTION ACCEPTING A CONTRIBUTION IN AN AMOUNT NOT TO EXCEED \$460,000 FROM THE REDEVELOPMENT AGENCY UNDER THE COOPERATION AGREEMENT TO COMPLETE FEASIBILITY STUDIES AND CONSTRUCTION DOCUMENTS WITH \$260,000 FOR THE PROPOSED COLISEUM INDUSTRIAL INFRASTRUCTURE IMPROVEMENTS AND \$200,000 FOR THE PROPOSED TYRONE CARNEY PARK RECONFIGURATION**

**WHEREAS**, the City of Oakland allocated \$65,000 from a US Department of Commerce grant in July of 2008 to hire BKF engineering consultants to prepare a Coliseum Redevelopment Area industrial district infrastructure strategy and assessment; and

**WHEREAS**, the Redevelopment Agency programmed \$1.675 million of Coliseum Area funds for General Coliseum Area Industrial Infrastructure Improvements in the Redevelopment Agency FY 2009-11 budget; and

**WHEREAS**, the BKF study identified a total of \$40 million in needed infrastructure improvements to address deficient facilities and improve the areas for continued further industrial development; and

**WHEREAS**, Redevelopment staff brought these recommendations to the Chamber of Commerce, Economic Development staff and Coliseum industrial stakeholders in order to review the findings and prioritize the improvements to match the programmed Coliseum redevelopment industrial infrastructure budget; and

**WHEREAS**, the stakeholders defined a scope of work for which a designated design firm could produce construction documents enabling the construction of desired industrial infrastructure elements; and

**WHEREAS**, the Redevelopment Agency supported the Sobrante Park Neighbors and the City-County Neighborhood Initiative in 2006 to hire Walter Hood Design to develop conceptual designs and traffic studies for a reconfiguration and improvement to Tyrone Carney Park which had been closed since 2002 due to criminal activities; and

**WHEREAS**, the City of Oakland Public Works Department has executed competitive on-call design contracts with civil engineering firms and landscape architecture firms capable and

ready to undertake the completion of 100% construction documents for prioritized infrastructure and facilities projects; and

**WHEREAS**, the Redevelopment Agency has sufficient 2006 Tax Allocation Bonds Series 2006B (Taxable) funds to support Redevelopment capital project needs; and

**WHEREAS**, staff proposes to allocate funding to contract with an appropriate on-call civil engineering firm to complete all necessary feasibility and construction designs for the identified and prioritized Coliseum infrastructure projects and to allocate funding with an appropriate on-call landscape architect firm to complete all necessary feasibility and construction designs for the Tyrone Carney Park project; and

**WHEREAS**, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

**WHEREAS**, the Redevelopment Agency is contributing \$260,000 in General Coliseum Infrastructure Improvement Funds (Fund 9451, Organization 88659 in a project to be determined) under the Cooperation Agreement for the final design of the prioritized Coliseum Area Industrial Infrastructure project; and

**WHEREAS**, the Redevelopment Agency is contributing \$200,000 in Coliseum Area 2006B Tax Allocation Bonds (Taxable) (Fund 9456, Organization 94800, Project T315820) under the Cooperation Agreement for the final design of the Tyrone Carney Park Improvement Project; now, therefore, be it

**RESOLVED**: That the City Administrator or his or her designee is authorized to accept a contribution from the Redevelopment Agency under the Cooperation Agreement in not to exceed \$260,000 for the proposed Coliseum Industrial Infrastructure Improvements and up to \$200,000 for the proposed Tyrone Carney Park reconfiguration in the Coliseum project area to be utilized for existing on-call civil engineering and landscape design consultant work order requests to complete feasibility studies and construction documents; and be it

**FURTHER RESOLVED**: That the City Administrator, or his or her designee, is authorized to accept a contribution of Redevelopment Agency funds in an amount not to exceed \$260,000 and allocate such funds for the Coliseum Industrial Infrastructure Project into the Oakland Redevelopment Agency Project Fund (7780), Coliseum Redevelopment Organization (88659), in a project to be determined; and be it

**FURTHER RESOLVED**: That the City Administrator, or his or her designee, is authorized to accept a contribution of Redevelopment Agency funds in an amount not to exceed \$200,000 and allocate such funds for the Tyrone Carney Park Improvement Project into the Oakland Redevelopment Agency Project Fund (7780), Coliseum Redevelopment Organization (88659), in a project to be determined; and be it

**FURTHER RESOLVED**: That the City Council hereby appoints the City Administrator, or his or her designee as agent of the City to conduct all negotiations and to execute and submit all documents including, but not limited to, appropriating funds in the appropriate projects,

applications, agreements, amendments, payment requests, and related actions which may be necessary for completion of these projects in accordance with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID, AND  
PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council of  
the City of Oakland, California