

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

2011 APR 13 PM 6:22

TO: Office of the City/Agency Administrator
ATTN: P. Lamont Ewell, Interim City Administrator
FROM: Community and Economic Development Agency
DATE: April 26, 2011

RE: An Agency Resolution Authorizing And Appropriating A \$6,551,446 Increase In The Contribution Of Agency Funds From \$2,065,000 To \$8,616,466 To The City Of Oakland Under The Cooperation Agreement For The Coliseum BART Station Transit Village Infrastructure Project; And

A City Resolution Accepting And Appropriating A \$6,551,446 Increase In The Contribution Of Redevelopment Agency Funds Under The Cooperation Agreement From \$2,065,000 To \$8,616,466 For The Coliseum BART Station Transit Village Infrastructure Project, And Authorizing Professional Services Agreements With Moffatt And Nichol in an Amount Not To Exceed \$402,314 For Civil Engineering Design Services and Golden Associates in an Amount Not To Exceed \$192,291 For Landscape Architectural Design Services For The Project

SUMMARY

Staff has prepared legislation to authorize the allocation of \$6,551,466 in Agency funds to the City to enable the completion of construction and design work for two complementary redevelopment projects under the overall Coliseum BART Station Transit Village Infrastructure Project: the Coliseum Transit Village Streetscape Improvements and the Coliseum BART Plaza and Pedestrian Project. These funds, combined with \$2,065,000 appropriated to the City from the Agency in the FY 2009-11 Budget Resolution, will provide a \$8,616,466 match for the \$8,485,000 State of California Proposition 1C Transit-Oriented Development (TOD) Infrastructure Grant, awarded to the City in June 2008.

The Agency is providing funding for two on-call design contractors, Moffatt and Nichol and Golden Associates, for design work due to their extensive design experience on 66th Avenue and the Coliseum TOD Plaza. Staff proposes to increase funding to Moffatt and Nichol to complete the construction documents for the Coliseum Transit Village Streetscape Improvements in an amount not to exceed \$402,314, and to increase funding for Golden Associates landscape design consultants to complete construction designs for the Coliseum BART Plaza and Pedestrian Project in an amount not to exceed \$192,291. Additionally, staff proposes the allocation of \$400,000 for personnel costs to ensure administration of the project. The actions finalize design

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already initiated, and will enable construction to be completed by summer 2012 as required by the State Department of Housing and Community Development.

FISCAL IMPACT

In the FY 2009-11 Budget Resolution, the Agency appropriated \$2,065,000 to the City for the Coliseum Transit Village Infrastructure Project. Staff requests that \$8,616,466 be allocated from the Coliseum Area TAB Series 2006B fund (9456), Economic Development Org (94800), Coliseum Land Acquisition Taxable Bond Project (T315820) to Coliseum Area TAB Series 2006B fund (9456), Coliseum Org (94859), Coliseum BART Transit Village Infrastructure Project (S367020), including a new appropriation of \$6,551,466. The proposed legislation authorizes the allocation of \$402,314 in addition for professional civil engineering design services for the Coliseum Transit Village Streetscape Improvements and \$192,291 for professional landscape architectural design services for the Coliseum BART Plaza and Pedestrian Project and Coliseum Transit Village Streetscape Improvements, and includes \$400,000 for staff costs, representing less than five percent of the total budget. The five percent City and Agency administration cost is recommended to support continuing project administration from 2011-2012.

Providing administration for the project insures the critical Coliseum TOD Infrastructure is installed by June 2012. The City was awarded an \$8,485,000 State of California Proposition 1C TOD Infrastructure Grant in 2008, and the allocation of \$8,616,466 by the City for the project provides a funding match as required by the State Department of Housing and Community Development.

BACKGROUND

Coliseum BART Station Transit Village TOD Infrastructure Project

Coliseum Transit Villages Streetscape

The Coliseum BART Station serves the Oakland Coliseum and Oracle Arena and is a major East Bay Area transit hub with direct shuttle service to Oakland International Airport, easy access to two Interstate freeways, and the site of several AC Transit bus stops. The Coliseum BART Transit Village Streetscape will refurbish and revitalize the physical environment of the Coliseum BART Station area, provide pedestrian amenities and support affordable housing. The Coliseum BART Transit Village Infrastructure Project will support the Lion Creek Crossings Phase IV Housing Project, currently in construction, and future affordable housing units in the Coliseum Transit Village. The combination of the large-scale housing development and the streetscape improvements will enhance the vitality of the area surrounding the Coliseum BART Station.

On March 4, 2008, the City passed Resolution No. 2008-0028 C.M.S. authorizing the Proposition IC Grant application for the Coliseum BART Station Transit Village Infrastructure Project, and in June 2008, the City was awarded an \$8.485 million State of California Proposition IC TOD Infrastructure Grant for the project. This funding, along with the matching funds from the City, will support an extensive TOD streetscape project that will transform the urban environment at the Coliseum BART Station. This project features streetscape improvements such as utility undergrounding on 69th Avenue and Snell Street, new curb gutters and sidewalks, new bulb-outs and crosswalks, street trees, streetlights and a neighborhood gateway. The project will support additional eligible activities such as clearing and grubbing, demolition, excavation, traffic mitigation, fire hydrants and improved water and sewer systems. City and Agency support of this long-term TOD effort has been on going for the past ten years.

Coliseum BART Plaza and Pedestrian Project

The Coliseum BART Plaza and Pedestrian Project, which will compliment the overall Coliseum BART Station Transit Village project, will be upgraded in a variety of ways. Enhancements to the plaza will include ornamental fencing, landscaping and the installation of public art along Snell Street, the improvement and or replacement of existing perimeter landscaping, the retrofitting of existing streetlights and the introduction of new streetlights in the BART Plaza to improve visibility and safety in the area. In addition, the project scope includes the replacement of existing bus shelters and seating areas in front and behind the Coliseum BART station. The project will feature new bike lockers and racks along Snell Street, new tree grates and tree lights for existing trees, the installation of gateway signage and decorative lighting elements in the pedestrian tunnel, the installation of way finding signage, trash receptacles, newspaper stands and streetlight banners throughout the plaza and transit transfer station.

This project consists of amenities located between 72nd and 70th Avenues, along San Leandro Street west of the elevated BART tracks and along Snell Street just east of the Union Pacific rail line, which runs at a grade parallel to the BART tracks. The San Leandro Street (west) side of the Project consists of a transit transfer center with stops for various AC Transit bus lines and the AirBART shuttle. The Snell Street (east) side of the Project consists of vehicular and bicycle parking areas. The Coliseum BART Station plaza offers access to parking areas east of Snell Street via a handicap accessible underground pedestrian tunnel.

KEY ISSUES AND IMPACTS

These two projects are designed to assist in the implementation of key designated Redevelopment TOD infrastructure and facilities improvements that will reduce existing blight, transform the neighborhood surrounding the Coliseum BART Station and in turn catalyze further investments in the greater Coliseum Transit Village area. The Coliseum Transit Village TOD concept plan was approved in 2003 and the project grants date back to 2008. The Proposition IC grant submitted by EBALDC Partners, L.P. for the Lion Creek Crossings IV Apartment Project and Village-Side Housing and the Agency Infrastructure was executed in November 2010. The

two State Proposition 1C TOD grants are tandem grants, which necessitate ORA and City actions to implement 200 units of TOD apartments and the surrounding streetscape infrastructure.

In both cases, these projects represent infrastructure improvements that have been called for by engaged stakeholders who have addressed the need to improve and revitalize the area surrounding the Coliseum BART Station. This station and surrounding neighborhood, with its proximity to the Coliseum Complex and Oakland International Airport, has the potential to be a major regional transit hub.

SUSTAINABLE OPPORTUNITIES

Economic: Completing these infrastructure investments will reduce existing blight and catalyze and encourage investments in the areas surrounding the Coliseum Transit Village. The Coliseum BART Station has the potential to be a thriving transit oriented development, with easy access to the Coliseum Complex, Oakland International Airport and Interstates 880 and 580.

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.

Social Equity: Once a notoriously high crime and blighted neighborhood, the development of the Coliseum Transit Village will provide new, high quality affordable housing to low and middle income Oakland residents, and future investments in the area as a result of this project will provide jobs, retail and social services for local residents.

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 an allocation of \$8,616,466 of Agency Funds for the Coliseum BART Station Transit Village Infrastructure Project, including a new appropriation of \$6,551,466; and the authorization to contribute \$6,551,466 in agency funds to the City of Oakland under the Cooperadon Agreement for the project for design and construction services, including \$402,314 for professional civil engineering design services for the Coliseum Transit Village Streetscape Improvements and \$192,291 for professional landscape architectural design services for the Coliseum BART Plaza and Pedestrian Project and Coliseum Transit Village Streetscape Improvements. The Coliseum BART Station Transit Village Infrastructure Project will serve as a multi-modal project that will compliment BART, AC Transit, Amtrak, and the proposed

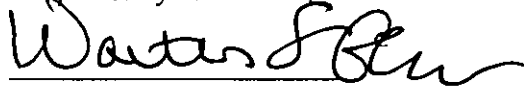
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Oakland Airport Connector, making the Coliseum Transit Village area a major regional transportation hub. Additionally, this project will act as a catalyst for the improvement of an area of high unemployment and foreclosure. Staff recommends the allocation of funds to ensure the retention of nearly \$9 million in Proposition IC grant funds and STIP TE grant funds for this vital community and regional project.

ACTION REQUESTED OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY

Staff requests that the City Council and Agency 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:

Erik Johnson, Coliseum Redevelopment
Jay Musante, Urban Economic Analyst IV

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:



Office of the City/Agency Administrator

2011 APR 13 PM 6:22

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION NO. _____ C.M.S.

**AN AGENCY RESOLUTION AUTHORIZING AND
APPROPRIATING A \$6,551,446 INCREASE IN THE
CONTRIBUTION OF AGENCY FUNDS FROM \$2,065,000 TO
\$8,616,466 TO THE CITY OF OAKLAND UNDER THE
COOPERATION AGREEMENT FOR THE COLISEUM BART
STATION TRANSIT VILLAGE INFRASTRUCTURE PROJECT**

WHEREAS, in June 2008 the Redevelopment Agency of the City of Oakland was awarded a State of California Proposition 1C Transit Oriented Development Grant in the amount of \$8,485,000 for the Coliseum BART Station Transit Village Infrastructure Project; and

WHEREAS, on March 4, 2008, the Agency approved Resolution No. 2008-0028 C.M.S. authorizing the Proposition 1C Grant application for the Coliseum BART Station Transit Village Infrastructure Project; and

WHEREAS, the estimated cost of the grant scope as approved by the State of California HCD is \$17,586,466, of which the Agency's commitment is \$8,216,466; and

WHEREAS, the Agency proposes to allocate \$400,000 for staff costs to administer the project; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement in July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies; and

WHEREAS, the Agency has appropriated and previously contributed to the City \$2,065,000 for the Coliseum BART Station Transit Village Project in the FY 2009-11 Budget Resolution; and

WHEREAS, the activities supported by the Coliseum BART Station Transit Village Infrastructure Project comprise two complementary projects: the Coliseum Transit Village Streetscape Project and the Coliseum BART Plaza and Pedestrian Improvements Project; and

WHEREAS, the Coliseum Transit Village Streetscape Project includes utility undergrounding on 69th Avenue and Snell Street, new curb, gutters and sidewalks, new bulb-outs and crosswalks, street trees, streetlights, a neighborhood gateway, off site improvements for housing developments and other eligible activities; and

WHEREAS, the Coliseum BART Plaza and Pedestrian Improvements Project includes ornamental fencing, landscaping and installation of public art along Snell Street,

improvement and or replacement of existing perimeter landscaping, retrofitting of existing streetlights, introduction of new streetlights in the BART Plaza to improve safety and visibility in the area and other eligible activities; and

WHEREAS, the Coliseum BART Station Transit Village Infrastructure Project will feature a landscaped transit hub at the corner of Snell Street and 69th Avenue, with proposed Zip Car and City CarShare service and bicycle parking; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby allocates an additional contribution of funds in an amount not to exceed \$6,551,466 from Coliseum Area TAB Series 2006B fund (9456), Economic Development Org (94800), Coliseum Land Acquisition – Taxable Bond Project (T315820), to the City under the Cooperation Agreement for the Coliseum BART Station Transit Village Infrastructure Project, for a total contribution of \$8,616,466, including \$594,605 for design services and \$400,000 for staff costs; and be it further

RESOLVED: That the Agency hereby finds and determines as follows:

- 1) That the funding of the Coliseum BART Station Transit Village Infrastructure Project will benefit the Coliseum Project Area by installing lighting, pedestrian and landscaping improvements to alleviate the substandard street conditions which are a blighting influence in the Coliseum Project Area, and to improve the functionality and the aesthetic appeal of the street and replace deteriorated and obsolete elements of the streetscape and Coliseum BART Station Plaza and Pedestrian Areas;
- 2) That due to limited resources and competing projects, the City's Capital Improvement Program ("CIP") has been unable to provide financing for the Coliseum BART Station Transit Village Infrastructure Project, and therefore no other reasonable means of financing the Coliseum BART Station Transit Village Infrastructure Project are available to the City other than Redevelopment Agency funding;
- 3) That the use of tax increment funds from the Coliseum Project Area for the Coliseum BART Station Transit Village Infrastructure Project is consistent with the implementation plan adopted for the Coliseum Project Area.

IN AGENCY, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES –

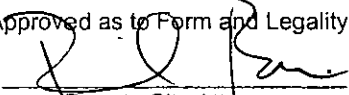
ABSENT –

ABSTENTION –

ATTEST: _____

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California

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Approved as to Form and Legality

Deputy City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

A RESOLUTION ACCEPTING AND APPROPRIATING A \$6,551,446 INCREASE IN THE CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT FROM \$2,065,000 TO \$8,616,466 FOR THE COLISEUM BART STATION TRANSIT VILLAGE INFRASTRUCTURE PROJECT, AND AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS WITH MOFFATT AND NICHOL IN AN AMOUNT NOT TO EXCEED \$402,314 FOR CIVIL ENGINEERING DESIGN SERVICES AND GOLDEN ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$192,291 FOR LANDSCAPE ARCHITECTURAL DESIGN SERVICES FOR THE PROJECT

WHEREAS, in June 2008 the Redevelopment Agency of the City of Oakland was awarded a State of California Proposition 1C Transit Oriented Development Grant in the amount of \$8,485,000 for the Coliseum BART Station Transit Village Infrastructure Project; and

WHEREAS, on March 4, 2008, the Agency approved Resolution No. 2008-0028 authorizing the Proposition 1C Grant application for the Coliseum BART Station Transit Village Infrastructure Project; and

WHEREAS, the estimated cost of the grant scope as approved by California HCD is \$17,586,466, of which the Agency's commitment is \$8,216,466; and

WHEREAS, the City proposes to allocate \$400,000 for staff costs to administer the Project; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement in July 1, 2004, which governs the provision of assistance and the payment of funds between the two agencies; and

WHEREAS, the City has previously accepted \$2,065,000 from the Agency for the Coliseum BART Station Transit Village Infrastructure Project as part of the FY 2009-11 Budget Resolution adoption; and

WHEREAS, the activities supported by the Coliseum BART Station Transit Village Infrastructure Project include two complementary project efforts: the Coliseum Transit Village Streetscape Project and the Coliseum BART Plaza and Pedestrian Improvements Project; and

WHEREAS, the Coliseum Transit Village Streetscape Project includes utility undergrounding on 69th Avenue and Snell Street, new curb, gutters and sidewalks, new bulb-outs and

crosswalks, street trees, streetlights, a neighborhood gateway, off site improvements for housing developments and other eligible activities; and

WHEREAS, the Coliseum BART Plaza and Pedestrian Improvements Project includes ornamental fencing, landscaping and installation of public art along Snell Street, improvement and or replacement of existing perimeter landscaping, retrofitting of existing streetlights, introduction of new streetlights in the BART Plaza to improve visibility and safety in the area and other eligible activities; and

WHEREAS, the City wishes to enter into professional services contracts with Moffatt and Nichol and Golden Associates for design services related to the Project; and

WHEREAS, Council finds that these services are of a professional nature and will be temporary in nature, and that these contracts will not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore, be it

RESOLVED: That the City Council hereby consents to and accepts an additional contribution of Agency funds in an amount not to exceed \$6,551,466 under the Cooperation Agreement for the Coliseum BART Station Transit Village Infrastructure Project, for a total contribution of \$8,616,466, and appropriates these funds to the Oakland Redevelopment Agency Projects Fund (7780), Coliseum Org (94859), Coliseum BART Transit Village Infrastructure Project (C366920); and be it

FURTHER RESOLVED: That the City Council hereby finds and determines as follows:

- 1) That the funding of the Coliseum BART Station Transit Village Infrastructure Project will benefit the Coliseum Project Area by installing lighting, pedestrian and landscaping improvements to alleviate the substandard street conditions which are a blighting influence in the Coliseum Project Area, and to improve the functionality and the aesthetic appeal of the street and replace deteriorated and obsolete elements of the streetscape and Coliseum BART Station Plaza and Pedestrian Areas;
- 2) That due to limited resources and competing projects, the City's Capital Improvement Program ("CIP") has been unable to provide financing for the Coliseum BART Station Transit Village Infrastructure Project, and therefore no other reasonable means of financing the Coliseum BART Station Transit Village Infrastructure Project are available to the City other than Redevelopment Agency funding;
- 3) That the use of tax increment funds from the Coliseum Project Area for the Coliseum BART Station Transit Village Infrastructure Project is consistent with the implementation plan adopted for the Coliseum Project Area.

and be it

FURTHER RESOLVED: That the City Council hereby authorizes contracts in an amount not to exceed \$402,314 with Moffatt and Nichol for civil engineering design services and in an amount not to exceed \$192,291 to Golden Associates for landscape architectural design services for the Coliseum Transit Village Streetscape Project and the Coliseum BART Plaza and Pedestrian Improvements Project; and be it

FURTHER RESOLVED: That the City Administrator or his designee is hereby authorized to extend, amend and take whatever action is necessary with respect to the Agency funding and these contracts, consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST:

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