



Agenda Date: 3/22/2005
Agenda Placement: 8D
Set Time: 3:00 PM
Estimated Report Time: 1 Hour

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Britt Ferguson for Nancy Watt - County Executive Officer
Community Partnership Program
REPORT BY: Howard Siegel, Community Partnership Manager, 253-4621
SUBJECT: Joint Meeting with the City of Napa

RECOMMENDATION

Recess to a joint meeting with the Napa City Council. (Napa City Hall)

- | Discussion and possible action related to the design and development of a joint City-County Parking Garage.

EXECUTIVE SUMMARY

In October 2003, the County and the City of Napa approved a Memorandum of Understanding (MOU) regarding the reallocation of State-mandated regional housing needs from the County to the City in exchange for several commitments by the County. These commitments included the intent to jointly develop a parking garage on County property to serve County employees, other private users and the general public.

On December 7, 2004, the County and City entered into a Parking Garage Cooperative Agreement which outlined some of the specific details of the cooperative arrangement, including the location (Sullivan shelter block), the sharing of cost (58% County, 42% City), the timetable, and the allocation of parking spaces.

On January 11, 2005, the County entered into a Professional Services Agreement with Watry Design, Inc. of Redwood City for design work related to the garage. Their schematic design was presented to two private meetings of local stakeholders in late February and (with some revisions) to a public community meeting on March 9th, with comments from the latter meeting attached to this report.

Today's discussion and requested direction will focus on design alternatives along with a discussion of the possibility of developing a retail/mixed-use component in partnership with a private developer in conjunction with the parking facility.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable. CEQA was addressed when the Cooperative Agreement was approved in December, pursuant to section 15332 (Categorical Exemptions, Class 32) of the Guidelines, which exempts infill projects.

BACKGROUND AND DISCUSSION

The design parameters that have been identified up until now include the location (block bounded by Third, Fourth, Coombs, and Randolph Streets); the approximate size (4 levels, 450-500 spaces), the locations of ingress and exit (ingress only on Coombs Street; both on Fourth Street) and surrounding traffic circulation issues.

Comments heard from the public during these community meetings included those related to basic design aesthetics (traditional vs. modern; local themes); those related to safety, lighting, and circulation; and whether or not a mixed-use (i.e., retail plus housing or office) component should be included along Third Street frontage.

The prospect of a mixed-use component would likely involve the involvement of a private development partner which - although assumed to at least cover its own cost - may add some additional time to the development process. There is also the prospect that the private component may require the removal of some parking spaces as a result.

Today's meeting will primarily entail review of 2 alternative design approaches with a request for an expression of preference by Board and Councilmembers as well as a discussion regarding the advisability of considering private partners in a mixed-use component.

Additionally, cost considerations will be reviewed and discussed, both with respect to multiple design alternatives and in relation to original project estimates. Regarding the latter, the Cooperative Agreement indicated that the estimated cost of the facility would be approximately \$11.3 million. However, for various reasons, including inflationary projections and significant cost increases for both materials (e.g. wood, concrete, and steel) and labor over the past few months, the current cost estimate is approximately \$13.3 million.

Staff is proposing to explore the prospect of partnering with a private developer for a retail/mixed use building along Third Street to generate revenue towards defraying some of these increased costs, and add a vibrant use to the Third Street Corridor. In the event that this approach does not bring the net cost to the City and County down to an acceptable level, further design modifications would be made, including the prospect of scaling down the size of the garage, if necessary.

At this time, staff is requesting direction to pursue the private partner alternative, through a limited Request for Proposals process, over the next few weeks before seeking a final decision on any prospective cost-saving measures.

SUPPORTING DOCUMENTS

A . Community Meeting Comments

CEO Recommendation: Approve

Reviewed By: Howard Siegel