



Agenda Date: 7/26/2005
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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 Napa City Council (Napa City Hall)

RECOMMENDATION

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

1. Discussion and possible endorsement of design concept for a joint City-County Parking Garage.
2. Status Updates Related to Homeless Shelter and other areas of agreement related to City-County Memorandum of Understanding (MOU).

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 an estimated 450 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.

On March 22, 2005, the Board and Council met jointly and received a presentation regarding the status of the garage design. At that time, concern was voiced by several members of both bodies as well as the general public regarding issues related to design, cost and the potential for obstructing views of the historic Presbyterian Church.

Since that time, a subcommittee comprised of City and County elected officials and staff have agreed to scale back

the scope of the garage for reasons related both to cost and the aforementioned views.

Today's discussion and requested direction will focus on the revised design, which includes input from City and County staff as well as two City Planning Commissioners.

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 Parking Garage Cooperative Agreement between the City and the County identifies the site for the garage as the block bounded by Third, Fourth, Coombs, and Randolph Streets. The revised proposal is for a garage which is approximately 150,000 square feet, including 385 parking spaces on four levels, (the higher two of which are only about 70% the size of the lower two levels). The locations of ingress and exit remain the same as previously presented (ingress only on Coombs Street; both on Fourth Street) as do the proposed traffic circulation patterns in the surrounding area, with the exception of the elimination of the proposed narrowing of Third Street.

Comments heard from the public during past public 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. These comments have been factored into the decision making process - along with revised direction from City and County policy makers - although the mixed use component is no longer part of the current proposal. Staff will discuss alternative prospective uses for the frontage along Third Street during this presentation, with funding availability for implementation being partially contingent upon actual construction cost.

The current proposal is now focused on the new footprint with the entire building is set back (about 50 feet) from Third Street, thereby enabling the predominant views of the church to be retained and limiting the project cost to the estimate of \$11.3 Million in the Cooperative Agreement. This footprint would result in a total of 385 parking spaces (224 on the first two levels and 161 on the upper two), with the basic approach still being to encourage County employees (and fleet vehicles) to park on the upper levels, leaving much of the lower levels available for shorter-term users (i.e. shoppers). Furthermore, today's presentation will focus on one particular scheme of exterior treatments, as developed in conjunction with City and County staff and two City Planning Commissioners.

Traffic considerations will be discussed but essentially remain the same, contingent upon the results of an ongoing traffic study by Korve Engineering.

Pending direction from the Board and Council today, the tentative schedule still anticipates the start of construction

in Summer of 2006 with completion in September 2007.

Other Items

1. Homeless Shelter: Lease-Purchase Agreement between the County and the Gassser Foundation was approved on June 28th; construction is underway, with anticipated completion in May 2006. The new 59-bed shelter will replace the Sullivan Shelter which has approximately 40 beds.
2. Relocation of other Facilities on Garage Site: Prospective relocation sites have been identified and are being pursued, with no scheduling conflicts anticipated.
3. AIA (Industrial Area) Subcommittee: First Meeting was held on July 18th, with an August meeting to be scheduled to discuss details of specific projects. At this meeting, coordination with General Plan Update Steering Committee was discussed along with the future development potential of sites such as Napa Pipe and the Syar Quarry.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Howard Siegel