




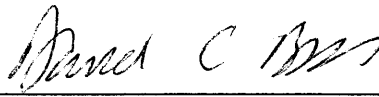
City of Carson

Report to Redevelopment Agency

January 17, 2012
Unfinished Business

**SUBJECT: CONSIDERATION OF CARSON STREET IMPROVEMENT PROJECT BETWEEN
I-405 AND I-110 FREEWAYS**


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by David C. Biggs
Executive Director

THIS IS A JOINT AGENDA ITEM

I. SUMMARY

This item was continued from the December 20, 2011, meeting to allow the Planning Commission additional time to consider the proposed design improvements. The Carson Street improvement project includes a new parkway and median landscaping, street furniture, entry monuments, seating nodes, public art, and way-finding signs. The approval of the Carson Street improvement project will complete the design phase and allow for future preparation of the plans, specifications, and estimates (PS&E) for the project, advertisement of work, and call for bids.

The Planning Commission reviewed the design plans on December 15, 2011, for consistency with the Carson Street Master Plan and the General Plan. The Planning Commission continued the item to January 10, 2012, to allow for further consideration of specific design details and recommended approval of the revised plans to the Agency Board.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Carson Street improvement project.
2. AUTHORIZE staff to proceed with plans, specifications and estimates for the Carson Street improvement project.

III. ALTERNATIVES

TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

On December 7, 2010, Gruen Associates was retained to design the street improvements for Carson Street (Exhibit No. 1). Gruen and their team, KOA Engineers and Selbert and Perkins, have spent the past year designing these plans. A stakeholders' meeting and a community meeting were held on July 25, 2011, and November 16, 2011, to present the plans to the community. The feedback

from these meetings was positive. The Planning Commission considered the plans on December 15, 2011, and continued it to its January 10, 2012 meeting. On December 15, 2011, the Planning Commission was supportive of the design aspects of the project and directed staff to:

- Further examine median and driveway closures
- Meet with impacted property owners
- Examine more green components for the project
- Provide more information regarding maintenance, and
- Send additional notices to impacted owners and residents.

Based upon comments and recommendations received from the public and the Planning Commission on December 15, 2011, and January 10, 2012, the plans will be modified accordingly to reduce the number of median closures originally proposed by staff and the consultants (Exhibit No. 2). The Planning Commission discussed two median closures that were contested by impacted property owners. These median openings do not meet acceptable standards and serve the Lucky China restaurant and the driveway easement for the Ralph's and City View development. The Planning Commission recommended approval of the Carson Street improvement project, and with respect to the two medians mentioned above, the Planning Commission made the following recommendations:

- Maintain the existing Lucky China median opening, and
- Provide a median opening for the Ralph's and City View development consistent with the proposal as submitted in the City View letter dated January 3, 2012 (Exhibit A), which provides a 205' left-turn pocket, provides a traffic signal at the new entry drive for the City View project, maintains left-turn ingress from westbound Carson Street to the easement driveway via a median opening, and eliminates left-turn egress from the easement driveway to westbound Carson Street. These improvements will be the responsibility of the City View project as part of its development.

After the City Council/Agency approval of this project, staff and the consultants will proceed with the completion of the PS&E. The funds to complete the PS&E by Gruen Associates were authorized by the City Council/Agency on December 7, 2010; however, due to the anticipated loss of redevelopment funds, efforts will be made to identify alternative funding for the construction of the project. As such, there will be a delay in the ability to advertise the work and call for bids.

The Carson Street improvement project includes the following components to unify and reinforce the overall identity of Carson Street:

1. Provides new, colorful, drought-tolerant and low-maintenance landscaping at parkways and medians with distinctive street trees as unifying elements.

2. Adds street furniture, such as benches, trash receptacles, bike racks, and pedestrian lights with electrical power for events and holiday displays.
3. Provides up to fourteen (14) seating nodes for pedestrian rest areas.
4. Reconstructs all driveways for ADA compatibility.
5. Provides for future installation of compatible bus shelters.
6. Uses decorative crosswalks to enhance major intersections.
7. Designates ten (10) possible public art locations in the median and one public art location adjacent to the future community center sculpture garden. Advocates for one or two public art pieces as part of the project.
8. Installs entry monuments at either end of the project at Avalon Boulevard and Figueroa Street.
9. Installs way-finding signs for direction to major destinations.

The improvement plans are currently in the plan check process. Staff expects the plans to be ready for the construction bid process if funding is secured. The adopted Carson Redevelopment Agency budget includes \$9,260,176.00 for this project over the next three years. In addition, \$200,000.00 has been designated in the budget for public art. The project is designed as a three-phase project, including I-405 to Avalon Boulevard, Avalon Boulevard to Main Street, and Main Street to I-110 segments but could also be built in various phases or stages as funds are available. The precise scheduling and construction of the project will be determined when the City Council is requested to act upon the PS&E and authorize staff to advertise the work and call for bids.

The Carson Street interchange will be considered as a separate phase in order to allow for coordination with Caltrans and to facilitate a compatible design that will be incorporated into the Avalon Boulevard interchange landscape plans. Gruen Associates will prepare landscape and design plans for both interchanges. A separate agenda report will be presented to obtain approval and funding authorization for these improvements.

V. FISCAL IMPACT

Funds are included in the adopted FY 2011/12 Agency budget in the amount of \$3,760,176.00 for the Carson Street improvement project. Funds in the amount of \$2,500,000.00 will be included in the proposed FY 2012/13 Agency budget, and \$3,000,000.00 will be included in the proposed FY 2013/14 Agency budget, for a total proposed project cost of \$9,260,176.00.

However, the recent actions by the state of California to eliminate redevelopment agencies will result in the loss of the primary funding source for this project. The final street improvement design provides for phased implementation. Staff will

continue efforts to identify grants and other funding sources to allow for the future implementation of the approved design for Carson Street.

VI. EXHIBITS

1. Minutes, December 7, 2010, Item No 5. (with Council joint item)
2. December 15, 2011, Planning Commission Report. (with Council joint item)

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TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by Redevelopment Agency

Date_____ Action_____