

**CITY OF WOODLAND**  
**CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET**

**Project Name:** Downtown Streetscape Improvements      **Project Proponent:** Community Development  
**Project # (PPSS):** 08-58      **Project Manager:** Chris Fong  
**MPFP:**      **User Department:** Public Works  
**Funding Source(s):** Fund 520 - Redevelopment Agency (RDA)

	<u>Project Costs</u>				<u>Operating Costs</u>	<u>Revenues</u>	<u>Cost Savings</u>
<b>Prior Year Allocation</b>	Fund 520 - Redevelopment Agency (RDA)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fiscal Year</b>							
2009-10	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2010-11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011-12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<u>\$50,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>TOTAL</b>	<u>\$50,000</u>						

**Statement of Justification, Service Level, and Issue(s):**

**Justification:** Needed in order to enhance downtown to attract redevelopment activity.

**Service Level:** Enhances the appearance of the Historic Woodland Downtown area.

**Pertinent Issue:** This project is currently Woodland's primary candidate for the 2010 Community Design Grant with SACOG. In order to prepare a competitive application, this project must be fully scoped and have preliminary design complete (approximately 35% design). The project team may consider funding this project at a higher level so that more design progress can be shown to the grant funding panel. If this project is successful, approximately \$200k of additional redevelopment funds will be required in the 09/10 and 10/11 fiscal years to fully fund design and construction matching funds.

**Status:**       New Project       Continuing Project       Preliminary Budget       Final Budget  
 Construction       Preliminary Design       Final Design       Environmental ROW

**Project Description:** The project would enhance downtown's role as the government, dining, entertainment, cultural, and retail/specialty retail center of the community. The project would also preserve, where appropriate, historic architectural resources. This project will enhance the pedestrian environment on Main St from East St to Third St. The project is proposing to construct bulb outs at intersections, a signal at 5th St and other enhancements. The project team will finalize the project scope after discussions with SACOG staff and City management.

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<b>Cost Estimate By Category:</b>	Pre-Design Costs:	<u>\$10,000</u>	Design Costs:	<u>\$40,000</u>	Construction Costs:	<u>\$0</u>
	Other Costs:	<u>\$0</u>			<b>Total:</b>	<b><u>\$50,000</u></b>

**CITY OF WOODLAND**  
**CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET**

**Project Name:** Downtown Parking Facility - Prelim      **Project Proponent:** Barry Munowitch  
**Project # (PPSS):** 09-03      **Project Manager:** Community Development  
**MPFP:** City-3  
**Funding Source(s):** Fund 520 - Redevelopment Agency (RDA)      **User Department:** Community Development

	<u>Project Costs</u>	<u>Operating Costs</u>	<u>Revenues</u>	<u>Cost Savings</u>
<b>Prior Year Allocation</b>	Fund 520 - Redevelopment Agency (RDA) \$0	\$0	\$0	\$0
<b>Fiscal Year</b>				
2009-10	\$125,000	\$0	\$0	\$0
2010-11	\$0	\$0	\$0	\$0
2011-12	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<u>\$125,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>TOTAL</b>	<u>\$125,000</u>			

**Statement of Justification, Service Level, and Issue(s):**

**Justification:** The City of Woodland plans to construct a parking facility with approximately 480 spaces and more than 30,000 square feet of first floor commercial space in its Nationally Registered Historic Downtown. The parking facility will support the development of new businesses and the expansion of existing businesses in Downtown Woodland. This facility will provide parking for the newly approved Yolo County Court Building. In addition, the facility will provide ample parking to help the City infuse the Downtown with more life past the normal work hours. The City is working closely with developers as well to build a new downtown cinema. This parking facility is crucial to making this project feasible as well. A study to determine the kind of parking facility was initiated during FY08/09.

**Service Level:** The project provides parking accommodations for customers of existing and new businesses downtown. Operating costs may be \$200k per year; this cost may vary depending on a number of factors.

**Pertinent Issue:** Total project costs are estimated at \$14,625,000. Due to the uncertain nature of the possible funding sources, the only appropriations are from RDA. The currently assumed sources of funding are as follows: \$125k RDA; \$3 million State Judicial Council; \$5 million EDA; \$1.5 million parking in-lieu fees; \$5 million State Infrastructure Bank (to be repaid by RDA tax-increment).

**Status:**       New Project       Continuing Project       Preliminary Budget       Final Budget  
 Construction       Preliminary Design       Final Design       Environmental ROW

**Project Description:** Addition of approximately 480 parking spaces in the downtown area to service the Yolo County Courts consolidation project and new business development downtown.

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<b>Cost Estimate By Category:</b>	Pre-Design Costs:	<u>\$125,000</u>	Design Costs:	<u>\$0</u>	Construction Costs:	<u>\$0</u>
	Other Costs:	<u>\$0</u>			<b>Total:</b>	<b><u>\$125,000</u></b>

**CITY OF WOODLAND**  
**CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET**

**Project Name:** Pre-Engineering/Planning for RDA Projects      **Project Proponent:** Community Development  
**Project # (PPSS):** 09-12      **Project Manager:** Community Development  
**MPFP:**      **User Department:** Community Development  
**Funding Source(s):** Fund 520 - Redevelopment Agency (RDA)

	<u>Project Costs</u>				<u>Operating Costs</u>	<u>Revenues</u>	<u>Cost Savings</u>
<b>Prior Year Allocation</b>	<b>Fund 520 - Redevelopment Agency (RDA)</b>						
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><u>Fiscal Year</u></b>							
2009-10	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2010-11	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2011-12	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2012-13	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<u>\$500,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>TOTAL</b>	<u>\$500,000</u>						

**Statement of Justification, Service Level, and Issue(s):**

**Justification:** Often there are potential projects within the Redevelopment area that require preliminary engineering or planning efforts to apply for grant funding, determine land requirements, perform traffic studies, etc. Since many of these projects don't become feasible to implement due to funding constraints, our up front staff efforts don't get properly accounted for as redevelopment effort. This project allows a place to charge time for early efforts. Once a project becomes a funded and feasible project, all follow on charges would be coded directly to the project.

**Service Level:** This project will facilitate economic development and redevelopment projects by providing resources to evaluate feasibility.

**Pertinent Issue:** There is no General Fund money available for this type of engineering work and it is an inappropriate use of development fee revenue.

**Status:**       New Project       Continuing Project       Preliminary Budget       Final Budget  
 Construction       Preliminary Design       Final Design       Environmental ROW

**Project Description:** This project is primarily an in-house project to charge staff time related to redevelopment. Upon occasion, an outside consultant may need to be used to perform a specialized study to determine certain project components (e.g., traffic study).

**Cost Estimate By Category:**      Pre-Design Costs:      \$0      Design Costs:      \$0      Construction Costs:      \$0  
Other Costs:      \$500,000      **Total:**      \$500,000

**CITY OF WOODLAND**  
**CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET**

**Project Name:** Downtown Bush Street Plaza      **Project Proponent:** Redevelopment  
**Project # (PPSS):** RED-001      **Project Manager:** Cynthia Shallit  
**MPFP:**      **User Department:** Community Development  
**Funding Source(s):** Fund 520 - Redevelopment Agency (RDA)

	<u>Project Costs</u>				<u>Operating Costs</u>	<u>Revenues</u>	<u>Cost Savings</u>
<b>Prior Year Allocation</b>	<b>Fund 520 - Redevelopment Agency (RDA)</b> \$50,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fiscal Year</b>							
2009-10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010-11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011-12	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<u>\$50,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>TOTAL</b>	<u>\$50,000</u>						

**Statement of Justification, Service Level, and Issue(s):**

**Justification:** This block has long been viewed as underutilized with potential for development as a public plaza or parking area. An outdoor courtyard could be created behind the buildings between Main and Bush streets and between College and First streets. This project would enhance the Downtown's street life and nightlife by creating a lively, vibrant courtyard area that will support neighboring businesses, especially restaurants and cafes. This could be a pedestrian-friendly environment with connections to Main Street which in turn would increase foot traffic in the area and patronage of local shops/restaurants. It could be the venue for community events such as a Farmer's Market. Its potential as a dynamic urban destination location is enhanced by the historic buildings adjacent to the block, particularly the Hotel Woodland and the historic Elks building which together create a strong historic fabric.

**Service Level:** Enhances an under-utilized block within the Downtown area.

**Pertinent Issue:** Private owners of property on this block are proceeding with substantial rehabilitation of their buildings. Though the Agency is taking no action at this time, the next step would be to facilitate the relocation of the American Legion. Until that is done there is insufficient space for a plaza. Total project costs shown on this project sheet are the estimated costs for the entire project; however appropriations have only been requested for \$50k.

**Status:**       New Project       Continuing Project       Preliminary Budget       Final Budget  
 Construction       Preliminary Design       Final Design       Environmental ROW

**Project Description:** Relocation of the American Legion Building. Revision of the design plans currently available with solicitation of community input. Construction of landscape and hardscape changes to the block and Bush

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street.

<b>Cost Estimate By Category:</b>	Pre-Design Costs:	<u>\$0</u>	Design Costs:	<u>\$50,000</u>	Construction Costs:	<u>\$5,000,000</u>
	Other Costs:	<u>\$0</u>			<b>Total:</b>	<b><u>\$5,050,000</u></b>