



## Legislation Text

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**File #:** 11-0124, **Version:** 2

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Resolution to Authorize the Transfer of \$90,000.00 from the Park Memorials and Contributions Fund to the DDA for Design and Renovations of Forest Street Plaza and Appropriate Funds **(8 Votes Required)**

Attached for your review and approval is a resolution authorizing fund transfer in the amount of \$90,000 from the Parks Memorials and Contributions Fund (Fund 0034) to the DDA for improvements to the Forest Street Plaza. The plaza is not designated as parkland; however, but will be used as open public space within the DDA district.

As part of any site plan review process, developers are requested to provide a land donation so that new residents have adequate open space commensurate with the rest of the City. In the downtown, this is often difficult to accomplish as land is at a premium.

Two residential developments, 601 S. Forest and Zaragon I, contributed funds as part of their development agreements in lieu of a land donation to make improvements to the Forest Street Plaza, adjacent to the Forest Street parking structure. The 601 S. Forest development contributed \$50,000 in the current fiscal year and the Zaragon I development contributed \$40,000 in FY 2008. It was agreed that this improvement would provide an amenity for residents at 601 S. Forest and Zaragon as well as other residents and businesses in this area.

Traditionally, development contributions have funded improvements to downtown parks such as Liberty Plaza and Sculpture Plaza. However, in the South University area, there are no existing parks that contributions could be directed toward. Consequently, improving the Forest Street Plaza in a manner that will benefit both new and existing residents is being considered as an alternative way to provide open space amenities for downtown residents.

The Forest Street Plaza has been in need of renovation and improvements for many years. Large electric boxes occupy a section of the plaza, trees are in decline, and the paving is deteriorating.

City staff is working closely with the DDA for improvements at Forest Street Plaza as has been the case in the past when improvements were made at other open spaces in the DDA area, for example, Sculpture Plaza. City staff and the DDA met with the South University Area Association and determined that beautification of the plaza could be accomplished by upgrading paving, replacing landscaping and installing furniture. A redesign and enhancement of the plaza could provide an alternate way to provide amenities within the downtown that are integral to the aesthetics and public enjoyment of the streetscape and public spaces.

A public meeting will be held to solicit additional input from area residents prior to a design being developed. As the DDA regularly implements streetscape improvements, has expertise and construction contractors, the City is requesting DDA to provide project design and construction oversight for Forest Street Plaza improvements. City staff will be engaged in the entire process, including jointly holding the public meeting with the DDA, providing input into the design and during

construction. Staff would also approve invoices and any change orders to the project. Permitting will follow all City requirements to assure that the project meets City standards for design and development.

The funding was originally recognized in the Parks Memorial and Contributions Fund (Fund 0034) as this is where developer contributions are typically deposited. Developer contributions for 601 S. Forest and Zaragon I were specifically earmarked for the Forest Street Plaza. You are being asked to approve a transfer of \$90,000 from the Parks Memorials and Contributions Fund to the DDA for design and construction oversight of the improvements at Forest Street Plaza. Under a Project Management Agreement with the City, the DDA will submit all proposed improvement plans for City review and approval and provide a complete record of project expenditures upon completion of the project and return any unspent monies to the City which will be reserved for expenditure in connection with future improvements to the Forest Street Plaza.

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Reviewed by: Colin Smith, Parks & Recreation Services Manager  
Sumedh Bahl, Community Services Administrator

Whereas, Parks and Recreation Services received a development contribution from both 601 S. Forest and Zaragon I to be used for improvements to the plaza adjacent to the Forest Street parking structure;

Whereas, The said development contributions were originally recognized in the Parks Memorial and Contributions Fund;

Whereas, Improvements to the Forest Street Plaza would provide an amenity for residents at 601 S. Forest and Zaragon as well as other residents and businesses in this area and these renovations are desired by the South University Area Association;

Whereas, The DDA regularly implements streetscape improvements and has the expertise and construction contractors available to work on this project;

Whereas, The City has requested the DDA to design and oversee construction of the improvements to the Forest Street Plaza and the DDA has agreed to do so;

Whereas, The funds from the development agreements will cover 100 percent of the costs of the authorized improvements with the DDA providing project design and construction oversight; and

Whereas, Funding for this project is available in Fund 34, the Parks Memorials and Contributions Fund;

RESOLVED, That City Council authorize the appropriation of \$40,000.00 from the Zaragon I contribution currently in prior year fund balance in the Parks Memorials and Contributions Fund to the DDA;

RESOLVED, That the Mayor and City Council authorize the transfer of \$90,000 from the Parks Memorials and Contributions Fund to the DDA for the design and construction oversight of the Forest Street Plaza improvements;

RESOLVED, That the City Administrator is authorized to take all necessary administrative actions to

implement this resolution, including the execution of a Project Management Agreement with the DDA for design and construction oversight services for Forest Street Plaza improvement subject to approval as to form by the City Attorney; and

RESOLVED, That any funds appropriated to the DDA but not necessary for the completion of the authorized improvement to Forest Street Plaza shall be appropriated to the Parks Memorials and Contribution Fund for expenditure without regard to fiscal year for the purpose of future Forest Street Plaza improvements