TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: COMMUNITY SERVICES

DATE: JANUARY 24, 2005 CMR: 115:05

SUBJECT: PROPOSED LYTON PLAZA IMPROVEMENT PROJECT

This is an informational report and no Council action is required.

BACKGROUND
At the request of City Council, staff members from Planning, Public Works and the Community Services Departments met with Leland Levy and Roxy Rapp to get a better understanding of the proposed public-private partnership project to renovate Lytton Plaza.

DISCUSSION
The discussion regarding the proposed project centered on park design, project funding, and a proposed implementation process. A summary of the meeting follows:

• Design: Project design is in its initial conceptual stage. Ideas that may be incorporated into a design include an interactive fountain, public kiosk, lighting, public art, a small stage area, new landscaping and trees and areas for seating and tables. Conceptual designs will need to be fully developed by a landscape architect before moving though the public/planning process.

• Funding: A very rudimentary estimate of the project cost is $600,000. Mr. Levy and Mr. Rapp have suggested that their private entity pay 50 percent of the actual costs. The City’s Infrastructure Management Program has identified $140,000 for future infrastructure repairs at Lytton Plaza. This number is in 1998 dollars and should be escalated to mitigate six years of inflation. Additional funding options may include private fundraising.

• Implementation Process: In order to determine accurate project costs and potential issues that may surround the project, a complete conceptual design will need to be developed and moved through the planning/public process. Mr. Levy and Mr. Rapp have indicated their willingness to bear the costs associated with the development of the conceptual design and shepherd it through the Architectural Resources Board, Parks and Recreation Commission and Art Commission review. With an approved conceptual design, public input will be incorporated and cost estimates refined. Staff will return to Council with a complete update and recommendation as to whether or not to move forward with a proposed implementation and funding plan.
RESOURCE IMPACT
The City’s Infrastructure Management Program has identified $140,000 (not adjusted for inflation) for future improvement at Lytton Plaza. While Mr. Rapp and Mr. Levy have indicated a commitment to pay half of the total cost through private fundraising, sources for the balance of funding are unknown at this time. Should this project move forward, the staff would also need to identify and determine funding sources for the ongoing maintenance costs associated with the improvements.

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