



**REPORT TO REDEVELOPMENT
AGENCY BOARD**

AGENDA ITEM

TO: REDEVELOPMENT AGENCY
BOARD

DATE: March 3, 2009

SUBJECT: Resolution on Economic Opportunities of Yolo County Courthouse
Project

Report in Brief

The Administrative Office of the Courts (State of California) has requested a resolution or letter from the Redevelopment Agency that identifies the economic opportunities associated with the Yolo County Courthouse project and provides information on the sites proposed for the new courthouse based on the site criteria list prepared by the Administrative Office of the Courts.

Staff recommends that the Redevelopment Agency approve the Agency Resolution No. ____ that identifies the economic opportunities associated with the Yolo County Courthouse project and provides information on the sites proposed for the new courthouse based on the site criteria list prepared by the Administrative Office of the Courts.

Background

On January 6, 2009, the Redevelopment Agency Board authorized staff to begin the property negotiations for the new Yolo County Courthouse project and a parking structure. During the same month, the Economic Development Administration (EDA) formally invited the City to submit a grant application to fund a portion of the planning and design costs of a parking structure that will support economic development of Downtown Woodland as well as provide parking resources for the new courthouse. Staff is preparing the EDA grant application.

Senate Bill 1407 increases fees, penalties, and assessments to fund and finance up to \$5 billion in trial court facility construction throughout the state. The Judicial Council of California has adopted a list of 41 trial court projects in 34 counties including the Yolo County Courthouse project to be funded by SB 1407. The Administrative Office of the Courts (AOC), which is overseen by the Judicial Council, has requested a resolution or letter from all of the communities on the AOC's adopted list of trial court projects. Although Judicial Council policy requires a competitive site selection process for new courthouse facilities, timing of project implementation will depend, in part, on the economic opportunities associated with each project according to the AOC. Economic opportunities include financial contributions, land donations, or reduced cost land acquisitions.

The AOC has requested that the resolution or letter also provide information on certain criteria regarding the sites proposed for the new courthouse.

Discussion

The Redevelopment Agency has the ability to provide a number of economic opportunities for the courthouse project including the following:

1. Use of Agency staff, consultants, and legal counsel to acquire property for the courthouse project.
2. Use of Agency funds to purchase property for the courthouse project (subject to a reimbursement agreement for the Agency funds expended).
3. Agency acquisition of property to construct a parking structure to serve the new courthouse project (subject to a reimbursement agreement for the Agency funds expended).
4. Agency construction and operation of a parking structure to serve the new courthouse project.

The AOC has requested information on the following site criteria; Woodland information is provided for each of the nine factors.

1. Site Context and Location Information – The new courthouse will be located in Downtown Woodland in proximity to the existing courthouse which was constructed in 1917 and is listed on the National Register of Historic Places. The construction of a new courthouse in the downtown helps maintain the connection to the historic location of the courts. The downtown includes a number of governmental buildings including the existing courthouse facilities, Woodland City Hall, Yolo County Administration Building, and Woodland Public Library.
2. Physical Elements – Downtown Woodland is a flat, highly urbanized area.
3. Public Streets and Alleyways – Within or in the vicinity of Downtown Woodland, five major roadways provide for existing circulation and access. Main Street is a major four-lane, east-west arterial, that bisects the City and narrows down to two lanes through the central part of downtown; Court Street is a minor two-lane, east-west arterial, just north and running parallel to Main Street; College Street is a two-lane, north-south collector; West Street is a two-lane, north-south minor arterial; and East Street is a four-lane, north-south major arterial that runs through the City. A number of alleyways, which are accessible to vehicles, are located in the downtown.

4. Subsurface/Geotechnical Conditions – A geotechnical engineering report will be prepared for the courthouse project. It should be noted that a number of multi-story structures are located in Downtown Woodland and it is anticipated that the new multi-story courthouse will be constructed in the downtown area.
5. Seismic Conditions/Requirements – Faults are not known to occur within a radius of five miles of Downtown Woodland. A geotechnical engineering report will be prepared for the courthouse project in order to establish the structural design criteria for the new courthouse.
6. Energy Conservation/Utilities – Construction of the new courthouse in Downtown Woodland will utilize an urban infill site near public transit and accessible to pedestrians and bicyclists. This is consistent with the provisions of Assembly Bill 32, the Global Warming Solutions Act of 2006, which include the use of urban infill sites for development. The downtown is served by City utilities (sewer, water, and storm drain) and private utility companies Pacific Gas and Electric (electric and natural gas), AT&T (telephone/internet), and Wave (cable/internet/telephone).
7. Historic Preservation/Site History – The sites under consideration for the new courthouse are in proximity to the existing 1917 courthouse and are not anticipated to involve historic resources. However, the Agency will prepare an historical resource assessment.
8. Existing Use, Ownership and Control – The Agency Board has authorized staff to begin property acquisition for the new courthouse including undertaking various technical studies during the due diligence process. As part of this process, the Agency's representative will contact individual property owners.
9. Proximity to County Justice Partners and Community Services – Offices for the District Attorney, Public Defender, private attorneys, County Counsel, County Law Library, and Legal Services of Northern California are located in close proximity to the proposed new courthouse sites in Downtown Woodland.

Fiscal Impact

No direct fiscal impact will be incurred to respond to the request from the Administrative Office of the Courts.

Public Contact

Information about this item has been made available through the posting of the City Council/Redevelopment Agency agenda.

Alternative Courses of Action

1. Approve the Redevelopment Agency Resolution No. _____ that identifies the economic opportunities associated with the Yolo County Courthouse project and provides information on the sites proposed for the new courthouse based on the site criteria list prepared by the Administrative Office of the Courts.
2. Do not approve the attached resolution.

Recommendation for Action

Staff recommends that the Redevelopment Agency approve Alternative No. 1.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Cynthia Shallit
Redevelopment Manager

Reviewed by: Barry Munowitch, AICP
Deputy Director

Mark G. Deven
Executive Director

Attachment: Resolution

AGENCY RESOLUTION NO. _____

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF WOODLAND IDENTIFYING THE ECONOMIC OPPORTUNITIES
ASSOCIATED WITH THE YOLO COUNTY COURTHOUSE PROJECT AND PROVIDING
INFORMATION ON THE SITES PROPOSED FOR THE NEW COURTHOUSE**

WHEREAS, the Redevelopment Agency of the City of Woodland (the "Agency") is vested with the responsibility to carry out the Redevelopment Plan (the "Redevelopment Plan") for the Woodland Redevelopment Project (the "Redevelopment Project"); and

WHEREAS, on January 6, 2009 the Agency authorized staff to start the property negotiations for the new Yolo County Courthouse project and a parking structure that will support economic development of Downtown Woodland and provide parking resources for the new courthouse; and

WHEREAS, because the existing court facilities generate approximately 340,000 annual visitors with many of them patronizing local restaurants and other businesses, keeping the new courthouse in a Downtown Woodland location is vital for the economic viability of the downtown; and

WHEREAS, the Administrative Office of the Courts ("AOC") has requested that the Agency through a resolution or letter identify the economic opportunities associated with the Yolo County Courthouse project and provide information on sites proposed for the new courthouse based on the site criteria list prepared by the AOC; and

NOW THEREFORE BE IT RESOLVED THAT the Redevelopment Agency Board identifies the following economic opportunities associated with the Yolo County Courthouse project:

1. Use of Agency staff, consultants, and legal counsel to acquire property for the courthouse project.
2. Use of Agency funds to purchase property for the courthouse project (subject to a reimbursement agreement for the Agency funds expended).
3. Agency acquisition of property to construct a parking structure to serve the new courthouse project (subject to a reimbursement agreement for the Agency funds expended).
4. Agency construction and operation of a parking structure to serve the new courthouse project.

BE IT FURTHER RESOLVED THAT the Redevelopment Agency Board provides the following information on the sites proposed for the Yolo County Courthouse project based on the site criteria list prepared by the AOC:

1. Site Context and Location Information – The new courthouse will be located in Downtown Woodland in proximity to the existing courthouse which was constructed in 1917 and is listed on the National Register of Historic Places. The construction of a new courthouse in the downtown helps maintain the connection to the historic location of the courts. The downtown includes a number of governmental buildings including the existing courthouse facilities, Woodland City Hall, Yolo County Administration Building, and Woodland Public Library.
2. Physical Elements – Downtown Woodland is a flat, highly urbanized area.
3. Public Streets and Alleyways – Within or in the vicinity of Downtown Woodland, five major roadways provide for existing circulation and access. Main Street is a major four-lane, east-

west arterial, that bisects the City and narrows down to two lanes through the central part of downtown; Court Street is a minor two-lane, east-west arterial, just north and running parallel to Main Street; College Street is a two-lane, north-south collector; West Street is a two-lane, north-south minor arterial; and East Street is a four-lane, north-south major arterial that runs through the City. A number of alleyways which are accessible to vehicles are located in the downtown.

4. Subsurface/Geotechnical Conditions – A geotechnical engineering report will be prepared for the courthouse project. It should be noted that a number of multi-story structures are located in Downtown Woodland and it is anticipated that the new multi-story courthouse will be constructed in the downtown area.
5. Seismic Conditions/Requirements – Faults are not known to occur within a radius of five miles of Downtown Woodland. A geotechnical engineering report will be prepared for the courthouse project in order to establish the structural design criteria for the new courthouse.
6. Energy Conservation/Utilities – Construction of the new courthouse in Downtown Woodland will utilize an urban infill site near public transit and accessible to pedestrians and bicyclists. This is consistent with the provisions of Assembly Bill 32, the Global Warming Solutions Act of 2006, which includes the use of urban infill sites for development. The downtown is served by City utilities (sewer, water, and storm drain) and private utility companies Pacific Gas and Electric (electric and natural gas), AT&T (telephone/internet), and Wave (cable/internet/telephone).
7. Historic Preservation/Site History – The sites under consideration for the new courthouse are in proximity to the existing 1917 courthouse and are not anticipated to involve historic resources. However, the Agency will prepare an historical resource assessment.
8. Existing Use, Ownership and Control – The Agency has authorized staff to begin property acquisition for the new courthouse. As part of this process, individual property owners will be contacted by the Agency’s representative (consultant).
9. Proximity to County Justice Partners and Community Services – Offices for the District Attorney, Public Defender, private attorneys, County Counsel, County Law Library, and Legal Services of Northern California are located in close proximity to the proposed new courthouse sites in Downtown Woodland.

PASSED AND ADOPTED THIS 3rd DAY OF MARCH 2009, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairman

Secretary