

Agenda Report

TO: CITY COUNCIL **DATE: MAY 10, 1999**

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO NEGOTIATE AND EXECUTE AN AMENDMENT TO A CONTRACT WITH COTTON/BELAND/ASSOCIATES, INC. FOR CONSULTING SERVICES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PLAZA PASADENA RENOVATION PROJECT, AS REVISED

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to negotiate and execute an amendment to the contract with Cotton/Beland/Associates, Inc. to provide consultant services for preparation of an Environmental Impact Report for the Plaza Pasadena Renovation project, as revised, in an amount not to exceed \$105,000, pursuant to Charter Section 1002(f), concerning professional services. Payment for the additional consultant services will be made from a deposit of \$105,000 to be submitted by the applicant, TrizecHahn Centers, for consultant services. The amendment and deposit will add \$105,000 to the prior deposit and authorization of \$145,000, for a total amount of \$250,000.

EXECUTIVE SUMMARY

On July 20, 1998, the City Council authorized the City Manager to contract with Cotton/Beland/Associates, Inc. ("CBA") to prepare an Environmental Impact Report ("EIR") for the proposed renovation of the Plaza Pasadena, for an amount not to exceed \$145,000. Based on the application materials submitted by TrizecHahn, work proceeded on the EIR, until TrizecHahn requested work be halted while significant revisions to the project description were under consideration. CBA received payment of \$79,754.30 for work that was completed prior to TrizecHahn's request in October 1998 that work be suspended. The City now anticipates submittal of complete application materials for a revision to the project description of the Plaza Pasadena Renovation. The revision will require that the original work products for the EIR be redone, with significant additional analysis consistent with the increased complexity of the revised project description. The cost of services for the revised project description will not exceed \$105,000, in addition to the balance of the original approval.

BACKGROUND

The *Civic Center/Mid-Town Programming Effort Report* was submitted to the Council by the Mayor and Council's City Center Task Force on April 6, 1998. Among the projects envisioned in the *Report* is a major renovation of the Plaza Pasadena, to turn the mall "inside out" and to reestablish open-air access along the Garfield Avenue Promenade between Colorado Boulevard and Green Street, with an area open to the public. The *Report* encourages uses in the renovation of Plaza Pasadena that will promote "24-hour activity" in the Civic Center area, though it recognizes that the project will be predominantly retail in nature.

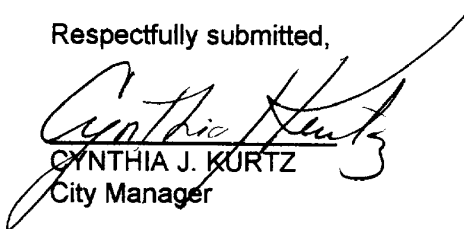
TrizecHahn Centers has participated actively in the City Center/Mid-Town Implementation Task Force, as it did in the original Mayor and Council's City Center/Mid-Town Task Force. The original proposal of TrizecHahn for the Plaza Pasadena Renovation, as it was analyzed by Cotton/Beland/Associates, Inc. for the EIR until October 1998, included retail and entertainment uses. During recent weeks, TrizecHahn has discussed with the Task Force and with staff the inclusion of significant residential and office development in the project. The addition of the residential and office components requires that the analysis that was completed last fall be significantly revised and that the analysis of transportation, circulation, and parking issues, in particular, be revised and expanded.

The Council previously authorized a contract not to exceed \$145,000. Of that amount, \$65,245.70 has not been expended. The new analysis and revisions in the preparation of the EIR require a contract amendment for an amount not to exceed \$105,000, which, with the remainder of the original authorization, will provide for services totaling \$170,245.70, to analyze the revised proposal for the Plaza Pasadena Renovation.

FISCAL IMPACT

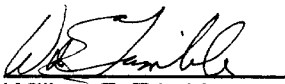
The applicant, TrizecHahn Centers, will deposit a check with the City of Pasadena in the amount of \$105,000, for a deposit account to provide payment for the additional environmental review services.

Respectfully submitted,




CYNTHIA J. KURTZ
City Manager

Prepared by:



William E. Trimble
Planner

Approved by:



Darrell L. Lewis
Director
Planning and Permitting