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DATE: April 15, 2008
TO: Mayor and City Council
FROM: Director of Community and Economic Development
SUBJECT: Authorization to Execute a Professional Services Agreement for the Historic Resources Survey

RECOMMENDATION

It is recommended that the City Council adopts the attached resolution authorizing the City Manager to execute an agreement with Circa: Historic Property Development to conduct an historic resources survey in an amount not to exceed \$118,000.

BACKGROUND

The Redevelopment Agency Board, on December 4, 2007, adopted a resolution appropriating \$160,000 from Redevelopment Agency funds for a Historic Preservation Program including the preparation of a historic preservation plan, historic resources inventory, and Historic Preservation Ordinance update. Staff is seeking supplemental funding from other sources, including the Hayward Area Historical Society.

The Request for Proposals was distributed to thirteen consulting firms in California. Representatives from five firms attended the pre-proposal conference on January 29, 2008. Six firms submitted proposals and interviews were held with those firms on March 3, 2008.

DISCUSSION

A city-wide survey of historic resources is scheduled to begin in May 2008. County Assessor data indicates that there are approximately 2,300 parcels city-wide that have structures constructed prior to 1946. Staff recommends using the year 1946 because it will exclude tract homes that were built during the post World War II building boom, which are not generally considered architecturally or historically significant. The survey will evaluate approximately 1,200 properties within the City's historic core, including the Mark's Historic District.

A consultant is needed to perform the survey, with the possibility of training and using volunteers to perform some of the work. Resources throughout the City would be located using County

Assessor's information and community input. Data from the survey would be collected and compiled in a database.

In addition to identification of individual structures and sites, the survey will make it possible to consider establishing historic districts. For example, it may be advisable to look at establishing an historic district located easterly of the Downtown area adjoining the Upper B Street neighborhood. Such districts, while recognizing concentrations of historic buildings, could also serve as a receptor sites for relocation of other historic structures from elsewhere in the city.

Staff recommends the selection of the team led by Circa: Historic Property Development as consultants for the study. Staff was impressed by the Circa team including their experience with historic surveys in Monterey, Carmel and Garden Grove; with context statements in Eureka, Redwood City, Watsonville and Morgan Hill; with historic resource evaluations; with environmental impact reports; and their flexible approach in working with staff to provide the City a final product. Staff believes Circa possesses the expertise to successfully complete the historic resources survey. Circa's team will include staff from Garavaglia Architecture during various phases of this project. The scope of work includes a city-wide historic resources inventory, a historic context statement, and review of the City's Historic Preservation Ordinance with recommendations for amendments.

FISCAL IMPACT

There is no known fiscal impact on the City's General Fund for this recommendation. The appropriation of \$118,000 is from the Redevelopment Agency.

PUBLIC CONTACT/NEXT STEPS

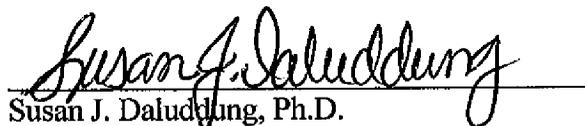
Community workshops will be held to provide input into the survey process; the first is scheduled for May 3, 2008. The purpose of the workshops is to: 1) focus on developing a unified vision for preservation activities; 2) conduct an introductory overview the role of historic preservation in community planning and economic development, current City historic preservation programs, and data on identified cultural resources; and 3) receive comments regarding historic resources throughout the City.

Prepared by:



Richard E. Patenaude, AICP
Principal Planner

Recommended by:



Susan J. Daluddung, Ph.D.
Director of Community and Economic Development

Approved by:



Gregory T. Jones, City Manager

Attachment: Draft Resolution

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 08-

Introduced by Council Member _____

RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE AN AGREEMENT WITH CIRCA: HISTORIC PROPERTY DEVELOPMENT TO PREPARE A HISTORIC RESOURCES INVENTORY, A CONTEXT STATEMENT AND RECOMMENDATIONS FOR UPDATES TO THE CITY'S HISTORIC PRESERVATION ORDINANCE

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4/2/08

BE IT RESOLVED, by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to negotiate and execute an agreement with Circa: Historic Property Development to prepare a historic resources inventory, a context statement and recommendations for updates to the City's Historic Preservation Ordinance, in an amount not to exceed \$118,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2008

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward