CAC Waterfront Park Development Project

Summer 2011
Cedar and Kettner site
County Administration Center (CAC)
Waterfront Park
Cedar and Kettner site
Waterfront Park Scope

• Construct Park to highest sustainability and water conservation goals
  – Update design in conformance with current codes and standards

• Provide single below grade parking
  – Public parking provision for CAC customers and park visitors
  – Senior staff and elected officials

• Managed Parking during construction
  – Valet assist on site and shuttle bus to off site staff parking

• Demolish J.B. Askew Building
Waterfront Park Design

County Administration Center

CAC Waterfront Park
Waterfront Park
Code and Sustainability Updates

Code and Sustainability Updates
• LEED Certification for Garage and Park Architecture
• Building Code Compliance: Structure and ADA
• Health and Safety (Significant Changes to Water Feature Health Requirements)

Water
• 20-25% Reduction in Lawn Area – Historic Courtyards, Fountain West Edge
• 30-40% Reduction in Lawn Water through Sub Surface Irrigation System
• Non-potable Water from Cooling Tower Recycled for Civic Fountain Refill
• Freeboard in Fountain Reservoir to Collect and Store Rainwater for Fountain Refill

Energy
• 66% Reduced Energy Consumption of Redesigned Civic Fountain M&E Systems
• Highly-efficient LED and Fluorescent Fixtures as Primary Park and Garage Light Sources
• Highly-efficient Garage Mechanical System

Parking
• Reassess actual customer and staff parking utilization at the CAC
• Introduce more urban parking standard for specialized park and CAC visitation
Waterfront Park Sustainability Updates

- Cooling Tower Waste Water Recycled for Fountain Refill

- Subsurface Irrigation System Below Civic Green

- Civic Fountain Update
  - Health/Safety Codes

- Reduced Energy Use
  - High Efficiency Building Systems
  - LEED Certification for Garage

- Lawn Reduced at Fountain Edge, Historic Courtyards, and Sculpture Garden
Cedar and Kettner Development Scope

• Provide parking spaces for CAC employees

• Provide planning for future high rise mixed use private development utilizing joint use County built garage

• Study demolition of the Star Building for greater flexibility in parking structure design

• Provide evening/ weekend parking for the Little Italy neighborhood
Previous Board Actions

O2/11/01 (6): Authorized procurement of underwriting services
01/25/11 (10): Authorized amendment of design contract
12/07/10 (12): Authorized preparation of Cedar and Kettner planning documents
08/12/03 (1): Reviewed future development of Waterfront Park and Cedar and Kettner site
05/06/03 (1): Certified Waterfront Park environmental impact report
07/30/02 (7): Authorized construction document funding
06/18/02 (18): Approved Waterfront Park Master Plan In concept
12/04/01 (12): Approved design concept and funding for Waterfront Park Master Plan
Managed Parking
Phase 1

Valet Parking
300 Stalls

Ph 1 Const. Staging

Valet Parking
300 Stalls

Phase 1
Garage Construction
Feb.-Nov. 2012

Off-Site Employee Parking w/Shuttles
500 Stalls

On-Site Parking for Elected Officials, CAC Customers, and Public Hearing Attendees
Managed Parking Phase 2

Phase 2
- Feature Gardens
- Great lawn
- Civic Fountain
- Cooling Tower

On-Site Parking for Elected Officials, CAC Customers, and Public Hearing Attendees

- 250 Stalls

Off-Site Employee Parking w/Shuttles
- 500 Stalls
Waterfront Park Costs

- Park Surface Improvements $19,700,000
- Underground Parking Structure $18,500,000
- Design and Administrative Fees $6,000,000

Total $44,200,000

Funding Source:
$9.1 million General Fund, $30 million Bond Proceeds, $5.1 million Redevelopment Agency Funds
Waterfront Park
Program Areas for Civic Events and Group Activities
Waterfront Park

Fountain as Reflecting Pool