

**PARADISE REDEVELOPMENT AGENCY
REDEVELOPMENT CITIZENS ADVISORY COMMITTEE
SPECIAL JOINT MEETING
NOVEMBER 3, 2009**

The Special Joint Meeting of the Paradise Redevelopment Agency Board of Directors and the Paradise Redevelopment Citizens Advisory Committee was called to order by Chairman Rutledge at 4:02 p.m.

AGENCY BOARD MEMBERS PRESENT: Steve "Woody" Culleton, Joe DiDuca, Scott Lotter, Alan White and Frankie Rutledge, Chairman.

CITIZENS ADVISORY COMMITTEE MEMBERS PRESENT: Jeff Wanee, Robert Quinn, Cris Boyle, Lis Kassa and April Grossberger.

STAFF PRESENT: Executive Director Rough, Assistant Executive Director Ivey, Deputy Executive Director Gill, and Agency Secretary Gutierrez. Also present were Community Development Director McGreehan, Public Works Director Schmidt, Associate Engineer Ott and Administrative Analyst Lucero.

2. STATUS REPORT BY EXECUTIVE DIRECTOR

- 2a. Executive Director Rough reported that the California Redevelopment Agency has filed a lawsuit against the State of California alleging that it is unconstitutional for the State to withhold redevelopment monies from the cities and that the monetary loss to our Town will be \$167,000 for this fiscal year's budget and \$29,000 from next fiscal year's budget.
- 2b. Executive Director informed the directors and committee that a written status report on the RDA Non-Housing and RDA Housing Funds will be forthcoming.
- 2c. Executive Director Rough reported that the City Shoes expansion that was approved by the committee and put on hold has been reinstated and that City Shoes has expanded its business in a new location on Skyway.
- 2d. Executive Director Rough stated that the updated/revised Design Guidelines/Standards and signage regulations are scheduled for public hearings on the Planning Commission's November 17, 2009 agenda.

3. PRESENTATION OF DOWNTOWN CAPITAL IMPROVEMENTS MASTER PLAN BY DC&E

Executive Director Rough introduced John Hykes of Design, Community & Environment (DC&E) and Matt Brogan, civil engineer with Mark Thomas & Company (MTCO) who will present an overview of the proposed final Downtown Capital Improvement Plan for the defined

downtown area that was authorized by the Paradise Redevelopment Agency Board on September 23, 2008. Executive Director Rough stated that an approved master plan will put the Town and Redevelopment Agency in a good position when applying for grant funding for the various capital improvements proposed within the plan.

Mr. Hykes reviewed the public process wherein the community was given opportunity to review and provide input in to the proposed plan, that two preferred alternatives resulted from that process, and that the plan presented tonight is a combination of those two preferred alternatives. Mr. Hykes then displayed a power point that depicted the conceptual vegetative palette and traffic flow for the downtown area and provided an overview of the master elements relating to Urban Design Concepts, Traffic Analysis, Civil Engineering & Infrastructure, Streetscape Palette Review and the Master Plan Vision. Mr. Hykes then identified in detail how the concepts would apply with a street-by-street analysis, summarized as follows:

1. **Pearson Road:** Widening of curb on south side of street from Almond to Skyway; addition of parallel parking; an 8.5" sidewalk added on the south side; medians would be added to function as gateway at Skyway and as traffic calming at Fir Street.
2. **Almond Street (North):** Maintain 12' lane; add landscape buffer and a 10' multi-use pathways for improved pedestrian use.
3. **Almond Street (South) to Fir:** Would function as a gateway thoroughfare to (conceptual) Civic Center from Fir and Pearson; Add 8' center median with trees and two dedicated Class II bike lanes.
4. **Birch Street:** Pedestrian connection incorporating trees and 10' sidewalks from Skyway to the new downtown and civic center.
5. **Fir Street (West):** Provide diagonal parking and tree well islands.
6. **Fir Street (East):** Reconfigure to incorporate connection from Almond to Memorial Trailway with Class II Bike Lane; add parallel parking; storm water concept introduced.
7. **Black Olive Drive:** The concept design for the new civic center removes access on Black Olive; Class I bike lane connection to Community Park proposed; a drop off is incorporated with the park entry; a cul-de-sac turnaround and drop off provides access to parking at the corporation yard.
8. **Civic Center:** The civic center concept was incorporated into the conceptual streetscape designs for Birch Street and Almond, including the building footprint, parking and site improvements.
9. **Foster Road Slip Lane Closure:** Discussed the pros and cons of closing the right hand slip lane; southern portion to be improved in same manner as existing northern portion with wide pedestrian sidewalks and parking on both sides.
10. **Vehicular/Pedestrian Alleyway:** Existing alleyways highlighted as a downtown amenities for pedestrians and would provide one way vehicle traffic off Almond and access to parking lots.

Mr. Hykes further discussed the effect the master plan would have on pedestrians, bicycles traffic and parking in the area, stating that the plan completes a pedestrian system to accommodate more pedestrian foot traffic within the downtown area; discussed the location and types (Class I, II or III) of bikes lanes proposed for the area; and, stated that the plan

formalizes on street parking for approximately 403 parking spaces, including 118 in the civic center.

Director Lotter asked if the plan could show more detail regarding the parking spaces, for example, could the plan include an analysis of the parking by block and/or by zone and for each of the businesses, as parking is very important to the property owners. Mr. Hykes stated that he will look at and clarify the numbers of parking spaces and include more detail in the final plan. Mr. Hykes then informed that the traffic analysis will be done by Fehr & Peers and will integrate the Butte County Association of Governments Skyway Corridor Study into the plan.

Mr. Hykes introduced Matt Brogan of Mark Thomas and Company who stated that he will be reviewing the civil engineering and infrastructure aspects along with projected costs of the master plan. Mr. Brogan displayed a power point and detailed the improvements planned for Roadway Layouts; Pedestrian Enhancements (sidewalks and bulbouts); Drainage; Utilities; and, Water for each of the streets sections. Mr. Brogan stated that the plan does not rehabilitate the roadways, reviewed the functionality of the proposed improvements and explained how the improvements would enhance the pedestrian environment and discussed how the bulbouts would allow turning movement for larger vehicles such as buses and large trucks, including fire engines, but not for semi trucks. He discussed the alignment changes for Foster, Elliott and Black Olive Drive, and further explained the driveway consolidation plan, the location of sidewalks, pedestrian crossings and bike paths including details for grade changes and ADA compliance.

Mr. Brogan explained the three major drainage systems proposed for Almond & Fir, Black Olive and Almond Street at the southern end and discussed with the committee and directors the maintenance issues of drainage, that those issues will always be present but the engineering can be done in such a way as to make the maintenance easier.

RDA Advisory Committee Member Grossberger exited the chambers at 5:20 p.m.

Mr. Brogan discussed the proposed utility upgrades stating that undersized and antiquated water lines will be replaced and discussed existing utility conflicts related to overhead pole relocation and gas facilities. Dennis Schmidt, Public Works Director/Town Engineer, stated that the Town has invested over \$3 million in undergrounding. There was discussion regarding the history of undergrounding utilities in the Town and that any undergrounding should be done before sidewalks go in. Mr. Brogan stated that the potential for undergrounding could be included in the 35% construction documents.

Mr. Hykes then presented information regarding the Streetscape Palette, and discussed the proposed type of street furniture, paving, and tree selection for the downtown area, stating that existing styles would be used for the trash can and benches.

Director Culleton suggested better labeling on the trash cans to distinguish trash from recyclables and to use the same tree grates and bicycle racks. Director Lotter suggested

incorporating LED street lighting to the plan as the LED's light downward and maintain the dark sky.

Mr. Hykes informed the directors and committee members that they designed a gateway element for discussion and input and displayed a picture of that design. The design incorporates existing bench and trash can designs, is styled to match the existing furniture palette, and includes a Town of Paradise plaque on a 12' tower with lighting. This concept is presented only for consideration and further development of this type of element would occur after the 35% submittal.

Discussion was held regarding the use of the bright yellow ADA compliant truncated domes at the crosswalks, and it was determined that the bright yellow domes are no longer required, that thermoplastic striping could be used, and that alternatives would be included in the final plan.

Director Lotter asked if different types of trees could be planted along the streets, instead of just planting one type of tree, and if the botanical names of trees could also be listed within the plan. Director White suggested looking at trees with similar growth patterns.

Mr. Hykes and Mr. Brogan reviewed the suggestions and stated that they would include those in the final plan that is to be presented to the Paradise Redevelopment for approval. Mr. Brogan stated that this master plan is planned as a multiple phase project that does not include the civic center, and that overall roadway cost is estimated at \$11.8 million dollars.

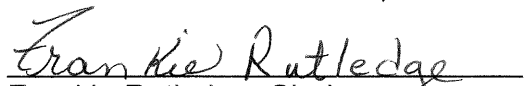
Mr. Hykes stated that they would like to finalize the 35% construction documents by January 2010. Executive Director Rough stated that the Town's engineering staff would review the civil engineering details and final layout and present the proposed Downtown Capital Improvement Master Plan to the Paradise Redevelopment Agency early in 2010.

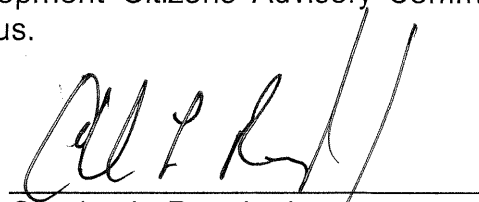
4. OTHER BUSINESS – None.

5. ADJOURNMENT


MOTION by Lotter, seconded by Rutledge, adjourned the Special Joint Meeting of the Paradise Redevelopment Agency and the Redevelopment Citizens Advisory Committee at 6:00 p.m. Agency and Committee vote was unanimous.

APPROVED: December 8, 2009


Frankie Rutledge, Chairman
Paradise Redevelopment Agency


Charles L. Rough, Jr.
Executive Director

ATTEST:


Joanna Gutierrez, Agency Secretary