

Excerpt from April 26, 2021 Civic Center Council Report:

ALTERNATIVE ACTION:

In addition to the input on variables/alternatives being requested above, the Council may also wish to discuss the following alternative idea:

In late March, an alternative idea was brought forward to the City Manager about the feasibility of entering into a Public-Private-Partnership (PPP) arrangement in order to achieve a new Civic Center and a new Pacifica School District Office on a site elsewhere in the City, potentially along Palmetto Avenue, combined with parking and affordable housing units above the new Civic Center/District Office. The existing Civic Center site and the City parking lot at Salada/Francisco, would be re-zoned and sold for a combination of housing and parking, with sale revenues off-setting the cost of the new Civic Center/District Office. Given the right combination of public facility/infrastructure and community needs, the availability of land, the right financial and legal arrangements, PPP projects can be an innovative approach to achieving multi-faceted needs in a cost-effective manner.

The City Manager, Planning, and City Attorney's Office preliminarily reviewed the feasibility of this alternative and identified numerous substantial steps that would need to be taken at considerable time and expense, and with uncertain results, before the financial feasibility of such a PPP project would be known. A partial list of steps entails:

- Property acquisition steps, such as seeking a site large enough, determination of purchase feasibility, and estimated purchase price;
- Discussions with School District;
- Zoning determinations and potential rezoning/General Plan amendments and CEQA review, for both destination site and current Civic Center site, avoiding spot zoning and ensuring compliance with Surplus Lands Act;
- Determination of sale price for current Civic Center property;
- Seek housing developer for PPP through Request for Proposals process.

Getting to a point of knowing whether a project is feasible could take a year or more. Most PPP projects are complex like this and have long planning lead times involving many studies and legal contracts between the parties. If a project appears feasible, then there is the additional time for design and construction.

Given the above complexities, time, and expense, followed by uncertainties about the ultimate feasibility of a PPP project for a new Civic Center, combined with the urgency of needing a healthy and safe Civic Center as soon as possible, the City Manager does not recommend this alternative. However, evaluating the feasibility of a PPP project for less urgent city facility projects (or partnering with other local public agency land owners) that can allow for longer planning lead times, such as the future disposition of the Corporation Yard site at Milagra and Oceana, could be an innovative solution to pursue in the future.