

REPORT TO COUNCIL

City of Sacramento

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Consent
April 10, 2007

**Honorable Mayor and
Members of the City Council**

Title: Supplemental Agreement #1: Central Business District Urban Design Plan Update and Midtown Development Standards Design Study

Location/Council District: Citywide

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental #1 to City Agreement No. 2006-0255 in the amount of \$98,650.00 with Wallace Roberts & Todd, LLC / Solomon E.T.C. to fund the expanded work for the Central Business District Urban Design Plan Update and Midtown Development Standards Design Study.

Contact: William Crouch, Urban Design Manager, (916) 808-8013; David Kwong, Planning Manager, (916) 808-2691

Presenters: Not Applicable

Department: Development Services

Division: Planning

Organization No: 4881

Description/Analysis

Issue: On March 21, 2006 the City of Sacramento entered into City Agreement No. 2006-0255 with Wallace Roberts & Todd, LLC / Solomon E.T.C. to update the Urban Design Plan. It has been identified that there is a need to expand the scope of work which results from both the project's relevance to many current initiatives in the City and the degree to which the current Urban Design Plan is out of step with reality in the Central Business District (CBD). Also there is a need to expand the geographic area to include the Railyards and Richards Blvd. for future development.

Policy Considerations: The expanded study area, updated analysis and new

visualization tools are important to the successful development and implementation of a new CBD Urban Design Plan Update. Providing a comprehensive set of urban design use alternatives that have been thoroughly evaluated is critical to developing a plan that meets the needs of current and future residents and businesses.

Committee/Commission Action: None

Environmental Considerations: None

Rationale for Recommendation: The Urban Design Plan Update process has been very successful to date at engaging the community and generating a positive feeling about the City's new skyline and CBD / Midtown development. The addition of geographic areas that include the Railyards and Richards Blvd. is important to recent and future development. In order to build on this strong foundation, staff believes, that the additional funding requested is critical to producing an Urban Design Plan and Guidelines that are responsive to the City's long term objectives and provide an effective, implementable, and user friendly planning tool for the City of Sacramento.

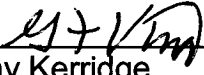
Financial Considerations: The initial contract with Wallace Roberts & Todd, LLC / Solomon E.T.C. was in the amount of \$186,541.00. This supplement agreement is requesting \$98,650. The new total contract amount will equal \$285,191.00 including this supplement. The funding will be provided from the Administrative Contingency of the General Fund.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by:  _____
 David Kwong
 Planning Manager

Approved by:  _____
 William A. Thomas
 Director of Development Services

Recommendation Approved:

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Ray Kerridge
City Manager

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Attachment 1 – Background

During the course of the Consultant's work with the Steering Committee and City staff a number of issues have arisen that have had the effect of expanding their scope of work. This 'pressure' to expand the scope of work results from both the project's relevance to so many current initiatives in the City and the degree to which the current Urban Design Plan (UDP) is out of step with reality in the Central City. Specifically the Consultant's work effort on the Urban Design Plan and Guidelines has expanded for the following reasons:

- **Geographic Area:** As the process unfolded, it became apparent that the project needed to carefully consider a geographic area that is much larger than the CBD and Midtown areas identified in the original scope. The Consultants were asked to consider transitional areas extending further north, south, and east of the CBD including the addition of the entire Alkali Flat area. Staff also expanded the boundaries of the Midtown Transition area, and expanded the Consultants analysis to include the R Street corridor and intervening areas, and the 16th Street corridor.
- **SACOG Blueprint / General Plan Development Scenarios:** The original scope of work assumed that the Consultants would be using established SACOG Blueprint data together with General Plan development scenarios as the basis for the urban design statistical analysis. As it turned out, the SACOG Blueprint population projections for CBD dwelling units and the accompanying General Plan development scenarios required significant reinterpretation to apply to this work, in that they do not reflect either the actual or potential growth in the CBD and adjoining Midtown and Alkali Flats areas. As a result, this process has informed the SACOG Blueprint projections and General Plan development scenarios, rather than the other way around.
- **Urban Design Plan Revisions:** The original scope of work was based on direction from the City that the existing Urban Design Plan and Guidelines were still applicable and only required updating and supplementing with guidelines related to the introduction of high rise development and residential uses (Task 1.6.1). However, the Consultant's work with staff and community has shown that a much more comprehensive re-working of the current UDP and guidelines is required than originally scoped.
- **Visualization Tools:** In an effort to provide stimulating visual graphics for our public outreach efforts 3D visualization tools were developed to be used by the project team and the City to communicate and enhance public understanding of development and design concepts, and inform the decision-making process at all levels of development approval. Substantial time and effort was expended on this task which was originally intended to be completed by the City's GIS Department. There are four components to this 3D work:

- Three-dimensional modeling of the project, which includes the existing CBD, and the surrounding context of the central city with peripheral and pipeline projects. While the City GIS staff provided some basic data on existing development, substantial effort was required to translate block forms for key existing sites into recognizable buildings and to develop 3-D models of pipeline projects.
 - Development and three-dimensional modeling of a series of Building Prototypes that represent built forms consistent with the urban design principles being promoted by the City in both the updated General Plan and CBD Urban Design Guidelines. The intent is that these prototypes will be the first step in establishing a digital library of built forms that can be integrated with the City's GIS capabilities to develop physical and virtual models of the City and its neighborhoods that can be used by Development Services in our planning efforts. These building prototypes are for use in planning for more compact, higher density neighborhoods. These prototypes are designed to fit on various fractions of a typical 320' by 340' Central City block. The prototypes emphasize mid- and high-rise development types, as well as varied unit types. The Consultants prepared prototypes for a selection of lot sizes and configurations, including $\frac{1}{4}$ block, $\frac{1}{2}$ block, mid-block and full block scenarios.
 - Three-dimensional modeling of three different development scenarios, using the Building Prototypes, to test various residential and commercial capacities for the CBD. These were especially important in communicating to the Steering Committee and to the general public what the visual impact of the scenarios will be.
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- Richards Blvd. and Railyards Areas: At the direction of the City Manager and senior staff the Consultants have been asked to provide an analysis of the Richards Blvd and Railyards areas and recommendations for height and bulk. The required products would be a revised height map that includes these areas along with the CBD and a sketch-up model that illustrates what build out form under the recommended height and bulk guidelines might look like.
 - Meetings and Coordination: The City staff project team has worked very closely with the Consultants along each step of the process. In addition, the Consultants were required to meet with other City representatives (staff, GPAC, and Council person) regarding issues such as historic preservation, parks and open space, street trees, redevelopment projects, and the General Plan update. It was important to budget time for these additional meetings with staff, especially as more detailed review of information became necessary.

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING SUPPLEMENTAL AGREEMENT TO AGREEMENT NO. 2006-0255 FOR PROFESSIONAL SERVICES FOR EXPANDED WORK FOR THE CBD URBAN DESIGN PLAN UPDATE AND MIDTOWN DEVELOPMENT STANDARDS DESIGN STUDY

BACKGROUND

- A. The Central Business District (CBD) Urban Design Plan Update lays the foundation for the future of our city;
- B. Providing a comprehensive set of urban design use alternatives that have been thoroughly evaluated is critical to developing a plan that meets the needs of current and future residents and businesses;
- C. The form and character of future growth is an important part of the CBD Urban Design Plan Update; and
- D. Expanded study area, updated analysis and new visualization tools are key to the successful development and implementation of a new CBD Urban Design Plan Update.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to execute a supplement to City Agreement No. 2006-0255 in the amount of \$98,650.00 with Wallace Roberts & Todd, LLC / Solomon E.T.C. to fund the expanded work for the Central Business District Urban Design Plan Update and Midtown Development Standards Design Study.