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REPORT TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

Of the City of Sacramento
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Sacramento Housing & Redevelopment Agency

STAFF REPORT
February 28, 2006

Honorable Mayor and
Members of the City Council and Redevelopment Agency of the City of Sacramento

Subject: Downtown Urban Design Plan Contract (M05-084)

Location/Council District: Central Business District / Districts 1,3

Recommendation:

Staff recommends adoption of the attached Redevelopment Agency of the City of Sacramento resolution authorizing: 1.) the establishment of a Downtown Urban Design Plan project budget in the amount of $186,541 to be funded by a transfer from the Merged Downtown Tax Increment Development Assistance Account; and 2) authorizing the Executive Director to enter into an individual project agreement (IPA) with the City of Sacramento in the amount of $186,541 for the Urban Design Plan.

In addition, staff recommends adoption of the attached City resolution authorizing: 1.) an increase in the FY 05-06 revenue (206-480-4827-3530) and expense (206-480-4827-4258) operating budget for the Development Services Department by $186,541; 2.) the approval of a professional services agreement (on file with the City Clerk's Office) in the amount of $186,541, with Wallace Roberts & Todd, LLC/Solomon E.T.C. (W.R.T.) to update the Urban Design Plan, prepare a downtown residential high-rise neighborhood strategy, and review building height alternatives in the Midtown transition area; and 3.) the City Manager to enter into an IPA with SHRA in the amount of $186,541 for the Urban Design Plan.

Contacts: Gary Stonehouse, Consultant, 808-5567; Steve Peterson, Principal Planner, 808-5981
Presenters: Gary Stonehouse
Department: Development Services
Division: Planning
Organization No. 4821

Summary:

The existing, adopted Urban Design Plan for the Central Business District did not contemplate high-rise residential developments. A steering committee of stakeholders met with staff to determine an appropriate scope of work for permanent changes to the policies and guidelines. The scope of work also includes the preparation of a downtown

high-rise residential neighborhood strategy and a review of height limits in the Midtown transition district.

At your November 8, 2005 meeting the Council directed staff to bring back a specific work program and scope of work from WRT, possibly including a peer review element with the American Institute of Architects (AIA) of the Urban Land Institute (ULI).

Committee/Commission Action:

None. The proposed Urban Design Plan will be reviewed by the Design Review/Preservation Board and the City Planning Commission.

Background Information:

At your November 8 meeting, the Council reviewed a proposed scope of work to update the Central Business District (CBD) Urban Design Plan and to review height and street tree issues in the Midtown transition zone. The Council directed staff to bring back a specific scope of work from the General Plan urban design firm for formal consideration by the Council. The Council also wanted some consideration of a peer review process for the draft plan and residential strategy. The scope of work from WRT is Attachment A. Key features of the scope include:

- The consultant's understanding of the project and its context in Sacramento.
- Presenting preliminary concepts, guidelines and principles and later the preliminary products to the steering committee for review and comment.
- Consolidating and updating the Urban Design Plan and expanding it to include principles and guidelines for high-rise residential towers.
- Developing a strategy to create a residential neighborhood with parks, appropriate infrastructure and other amenities.
- Developing development standards for the Midtown transition area.
- A community workshop to present and explain the recommended products.
- Two public presentations to the Council, Boards and Commissions.

The cost for this scope of work is $158,771. The scope also contains three optional elements:

- Peer Review. WRT would bring in three west coast design experts to spend a day in Sacramento, touring and talking to officials and preparing a set of recommendations/conclusions on the products. The local AIA and ULI chapters would be involved in creating the panels and in providing input to them. The estimated cost of this element is $12,000.
- Illustrated Executive Summary. A graphic two-sided poster size executive summary of the Urban Design Plan and Strategy. The estimated cost of this element is $8600.
- Midtown Development Standards Presentation Graphics. Two examples of graphic representations that illustrate build-out of the area consistent with the recommended development standards. The cost of this element is $7230.

The total additional cost for the optional elements is $27,770 bringing the total to $186,541. There will also be considerable staff costs which are assumed to be covered by existing staff and resources.

Financial Considerations:

Staff recommends using Downtown Tax Increment Development Assistance to fund this effort in the total amount of $186,541. The funds will be transferred via an IPA to the Development Services Department FY05-06 operating budget (206-480-4827). No other City funds are available for this effort and all other available funds are otherwise committed.

Environmental Considerations:

The actions the staff is asking for in this report do not constitute a project under CEQA.

Policy Considerations:

The existing Urban Design Plan does not provide adequate guidance on high-rise residential neighborhood development in the Central Business District. The attached scope of work will update and expand the guidelines, provide a strategy for high-rise residential development and provide development guidelines for the Midtown transition area.

Emerging Small Business Considerations (ESBD):

WRT is not a certified emerging or small business enterprise, but WRT is already performing related work pursuant to the General Plan Update and was recommended by the steering committee as the most appropriate vendor for this work.

Respectfully Submitted by:

Carol Shearly
Director of Planning

Recommendation Approved:

for Ray Kerridge
Interim City Manager

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Attachment A

City of Sacramento
CBD Urban Design Plan Update and Midtown Development Standards Design Study

Scope of Services

Project Understanding

The purpose of this project is to provide guidance in the City's consideration of future high-density, high-rise residential development in downtown Sacramento. The project includes three components: 1) an update the 1987 Sacramento Urban Design Plan (UDP) with an emphasis on providing guidelines for high-rise residential development in the CBD, 2) a Development Program and Implementation Strategy for High-rise Residential in the Downtown, and 3) revised building height and setback standards for new development in the Midtown District adjacent to the CBD

Update of Urban Design Plan. The update of the Sacramento Urban Design Plan will focus on expanding the guidelines to cover issues that were not addressed in the 1987 plan relating to high-rise residential development, such as view corridors, tower spacing, microclimate effects, design guidelines for bulk, height and massing, access to daylight, and the character of the City's skyline. In addition to new guidelines, the three reports that comprise the Urban Design Plan (The Framework Plan, The Street Guidelines and the Architectural Guidelines) will be updated to reflect current conditions and consolidated into a single document

CBD Development Program and Implementation Strategy. The Development Program and Implementation Strategy will describe the residential community that could be generated by new high-rise residential development in the Downtown, including its size and demographic characteristics and the uses and facilities that will be needed to serve and support such a community (e.g., schools, parks, infrastructure, etc.) It will also identify possible programs and mechanisms that can be employed to facilitate implementation and avoid impact.

The development program and implementation strategy for the CBD will be prepared within the context of and integrated with the City's General Plan Update. The plan will build upon the community input, urban design recommendations, and land use alternatives, infrastructure and finance analysis currently being prepared as part of the General Plan Update process.

Midtown District Development Standards. The focus of the study of the Midtown District will be to identify appropriate building height and setback standards for this approximately 12-block transition area between the CBD and adjoining historic downtown residential neighborhoods. The study will assess whether the trend toward taller buildings in this transition zone is compatible with the scale and character of the surrounding uses and whether new standards are needed to ensure the sustainability of existing and new street trees.

CBD Context. Sacramento is the urban hub of the region. As such, the Central Business District has regional importance, serving as the "downtown" for the region as well as the commercial center for Sacramento. This project occurs at a critical moment in Sacramento's history when interest in downtown residential living is booming and the city's skyline is about to be changed in a radical way. The recent approval of the 53-story Sacramento Towers project and the pending approval of several other residential towers will have a significant impact on the city's skyline and introduce a new residential population to the downtown that will have implications for the CBD and its relationship to adjacent districts in the Central City.

Amongst issues to be addressed are the desire to create residential neighborhoods that have all the amenities and facilities to support the increased downtown population, such as neighborhood serving retail, schools, parks, day-care and cultural entertainment uses. Of particular concern is the need to create safe, active downtown streets lined with buildings that face them, frequent entrances, windows that overlook them and ground floor activities to bring life to the adjacent sidewalks. Since Sacramento has a high water table it is not always possible to bury parking and consequently there is a need to address the issue of parking garages at street level. A number of solutions are possible including liner uses, screening, landscaping etc. The work will expand on the information gathered at recent workshops to discuss the proposed 53-story Sacramento Towers, as well as the presentations made by planning staff from other cities, such as Vancouver and San Francisco, that have faced similar concerns.

Impact of Building Codes on Development Character. The size and bulk of high rise residential towers is determined to a large extent by building codes. Unlike Vancouver, Chicago or New York City, which allow the use of scissor stairs and permit reduced travel distances between exits, codes in California typically require that the two exit stairs be located no closer than 30' apart and that the travel distance not exceed half the maximum diagonal distance of the floor plate. The result is a larger building core than found in other cities and consequently a bigger and bulkier tower floor plate. If the city of Sacramento desired to mandate tall, slender towers, such as those in Vancouver, it may be necessary to require a modification to the city's building controls.

Midtown Context. The issues in the roughly 12-block Midtown area (an area bounded by I Street, 20th Street, L Street, and 16th Street) are somewhat different. The Midtown area has experienced considerable growth and change over the last decade with the influx of new service businesses, mixed use and residential development as well as the introduction of new building types such as live/work lofts. Current zoning (RMX and C-2 with an UN overlay) allows for building heights of up to 65 feet, compared with 35 feet in adjoining residential areas and unlimited heights in the CBD. The 65' height limit allows for development of new five- and six-story buildings amidst the older building stock, which tends to be predominantly two to three stories tall. Recently some taller projects have been approved with special permits, including the 95' high L Street Lofts project. One of the purposes of the study is to evaluate whether more buildings of this height and scale are appropriate and the impact they will have on the scale, character and other aspects of the urban fabric. The study will also explore what the appropriate building height and setback standards are for the Midtown area in terms of protecting existing street trees and promoting the growth of a sustainable urban forest. Current zoning requires front setbacks of buildings above the second floor to provide room for tree canopies. The study will look at whether building setbacks need to be to greater, the same, or less, at both the canopy and root zone levels in order to protect the vitality of the City's trees.

Building codes drive construction types and have a significant impact on building heights For example, Type V wood frame construction has a maximum height of 50 feet and five stories Type III allows up to 65 feet While still using wood frame construction, it is significantly more expensive than Type V buildings. Life Safety limits (i e , the maximum extent of a fire truck ladder) permit the top floor to be no higher than 75 feet above street level. Above Life Safety limits (i.e , above 75 feet) buildings are required to have pressurized stair vestibules and other fire safety features, as well as Type I concrete or steel frame construction.

Relevant Experience

WRT/Solomon E.T.C. has extensive experience with the preparation of urban design guidelines and are familiar with current trends in Sacramento. We are urban design consultants for the Community Design Element of the on-going General Plan update, and were the authors of the award-winning Sacramento Riverfront Master Plan Update of 2003 as well as the recently completed Sacramento Docks Area Master Plan. Our recent work has included capacity studies for a new high-rise tower in downtown San Francisco and urban design guidelines for the Market/Octavia Neighborhood Plan in San Francisco, which addressed the introduction of high-rise towers and their height, bulk and massing. In addition, as architects specializing in housing and urban design, we bring detailed expertise to the subject of the various housing typologies, buildings at higher densities and all the accompanying issues such as parking arrangements, open space configurations and street access etc.

The team also brings continuity to the update of the CBD Urban Design Plan in that John Ellis, Director of Urban Design for WRT/Solomon E.T.C., was previously employed by KMD Architects, the authors of the 1987 Urban Design Plan. He served as project designer for the U.S. Bank Tower on 9th Street overlooking Cesar Chavez Park on one of the catalyst sites identified in the plan for a high-rise tower The tower was designed as a demonstration project to highlight the new bulk, setback, and street wall controls set forth in the CBD Urban Design Plan.

PHASE 1: UNDERSTANDING THE ISSUES AND CREATING A VISION

Task 1.1 Review Existing Background Documents

1.1.1 Review Existing CBD Urban Design Plan

Prior to project initiation, City staff will provide WRT/Solomon E.T.C. with all pertinent background materials, including the existing UDP, local codes and development standards, plans for pending and approved projects in the study area, existing aerial photography, GIS data layers and property maps.

Prior to sitting down with City staff, WRT/Solomon E.T.C. will review all three volumes of the existing CBD Urban Design Plan. It is assumed that prior to review, City staff also will provide WRT/Solomon E.T.C. with an annotated version of the Urban Design Plan that identifies those projects/programs which have been implemented or are no longer valid.

1.1.2 Review Pertinent Midtown Documents

Review City planning and urban design documents and relevant codes that pertain to building heights and setback requirements in the Midtown area (e.g., Central City Community Plan, RMX and C-2 Zones, Urban Neighborhood Overlay Zone, etc.) and to street trees and Sacramento's urban forest (e.g., Street Tree Guidelines).

1.1.3 Base Mapping and Graphic Standards

It is assumed that all base material for use in the plan will be provided by the City in digital format. WRT/Solomon E.T.C. will use this information to prepare base maps for the Residential High-Rise and Midtown study areas.

Task 1.2 Kick-off Meeting with City Staff

WRT/Solomon E.T.C. will meet with City staff to discuss operating procedures, schedules, work scope assumptions and other administrative matters. Key contacts and lines of communication will be identified, including the City, key CBD and Midtown stakeholders and/or stakeholder groups, landowners, and other interested parties. Staff will review their perceptions of the key issues in the CBD and Midtown areas as they relate to the Urban Design Plan and higher density residential uses and their understanding of the community's concerns, priorities and expectations.

The intent of this meeting will be for staff to bring WRT/Solomon E.T.C. up-to-date on the following:

- Understand which Framework Concepts are still valid and which issues are not adequately addressed;
- Understand which recommendations/actions identified in the Urban Design Plan have been implemented, and which are no longer valid/viable due to changed circumstances;
- Understand physical or planned changes in the greater Downtown area (e.g., plans for the Riverfront, Railyards, Richards Blvd., etc.) that may have implications for the concepts underlying the Framework Plan;
- Understand which programs in the Framework Plan have been problematic or difficult to implement;
- Review CBD, Incentive Zone, Catalyst Sites, and Redevelopment Area boundaries for accuracy and

continued relevancy;

- Review key high rise buildings developed under guidelines to identify issues with guidelines and/or implementation (i.e., have they resulted in appropriate/attractive buildings and urban form?); and
- Identify design issues that are not addressed or are inadequately addressed by the current policies and guidelines (e.g., view corridors, tower spacing, residential towers, mixed residential/office towers, urban skyline, solar access, etc.)

Task 1.3 Study Area Reconnaissance

Following the Kick-off meeting, WRT/Solomon E.T.C. will tour the CBD and Midtown areas with staff to develop a common understanding of the physical characteristics of the planning area, and to get a first-hand understanding of the issues. The team will photo document existing development character in the CBD and Midtown areas (including projects that vary from current standards and potential redevelopment sites) from key approaches and view corridors that might be affected by changes in building heights and setbacks.

Task 1.4 Developing a Residential High-rise Strategy for the CBD

1.4.1 Defining High-rise Development Potential

WRT/Solomon E.T.C. will work with staff to identify potential sites for high-rise residential development. The starting point for this exercise will be the Planning Department's existing analysis of "redevelopable" lands which has been prepared for the General Plan update process and a City inventory of all planned, proposed and approved high rise structures (including their location, development program, and design character as available). WRT/Solomon E.T.C. will work with staff, using approved and developing plans, to identify within the greater Downtown area those additional sites with greatest potential for high-rise development. Given that the character of the Downtown will be determined by development patterns in an area much larger than the CBD, the context for future high-rise development will include the greater Downtown area, including the Docks, Railyards, Richards Boulevard, and potentially the West Sacramento riverfront areas.

1.4.2 Urban Design Framework

Building upon the framework concepts set forth in that Urban Design Plan combined with the urban design concepts subsequently developed for adjoining Downtown areas (e.g., the riverfront, Railyards, etc.), WRT/Solomon E.T.C. will prepare an urban design diagram that illustrates the conceptual framework for future development, including major features that determine urban form and character such as gateways, corridors, transit lines, pedestrian streets, parks, landmarks, view corridors, etc. In addition to these major framework components, the diagram will also identify existing accessory uses, such as schools, parks, and grocery stores that would be important in serving a residential population.

1.4.3 Defining a Preferred High-rise Built Form Scenario

Combining the urban design framework diagram with the identified high-rise development sites and input from City staff, WRT/Solomon E.T.C. will explore building distribution and configurations (i.e., heights, massing, and spacing) of high-rise development in the CBD and greater Central City area in order to inform decisions regarding a preferred urban design direction. The development potential assumed in this exploration will be based on the growth projections currently being prepared for the General Plan

update. The intent is to illustrate the urban form implications of accommodating projected General Plan growth in the Central City The scope assumes that the City's GIS staff will prepare 3-D models of up to two urban form scenarios based on input from WRT/Solomon E.T.C.

The residential development capacity will be calculated in terms of units and population Based on the projected population and its distribution, preliminary projections will be made of the potential need for non-residential accessory uses and facilities such as schools, parks, and retail.

1.4.4 Preliminary Design Recommendations for High Rise Residential Buildings

WRT/Solomon E.T.C. will prepare a set of preliminary urban design recommendations for high-rise residential development in the Central Core. These guidelines will address issues such as skyline character, view corridors, building massing, tower spacing, microclimate concerns, access to daylight, relationship to the street, etc

Task 1.5 CBD/Midtown Steering Committee Meeting

After developing a preliminary understanding of the existing Urban Design Plan, the critical planning/design issues in the CBD and Midtown area, developing preliminary concepts, and having all reviewed by staff, WRT/Solomon E.T.C. will meet with the established CBD Steering Committee (as augmented by selected Midtown representatives). The meeting will focus on reviewing the issues that will be addressed in the update of the Urban Design Plan and Midtown area, and presenting the preliminary urban design concepts for high-rise residential development in the CBD and recommended changes and additions to the existing design guidelines to accommodate such development. The primary objective will be to get feedback on the high-rise development concepts and their implications. The Committee will be asked to comment on both the urban form issues as well as the potential implications (positive and negative) of high density residential on the function of the Downtown The goal of this workshop will be to obtain confirmation of the preferred concept or direction for high-rise development in the CBD and the appropriateness of the preliminary guidelines

The scope assumes that the City will be responsible for all logistics associated with project steering committee meetings and community workshops, including notification of committee members, and coordination and scheduling of the meeting space and room set-up.

Task 1.6 CBD Urban Design Plan and Residential High-rise Strategy

1.6.1 Administrative Draft Urban Design Plan

Based on input from staff and steering committee, WRT/Solomon E.T.C. will update the CBD Urban Design Plan. Our understanding is that the City and general public are generally satisfied with the vision and direction provided by the existing Urban Design Plan Thus, the update will incorporate as much of the existing direction as is still pertinent, and focus on adding new guidelines and direction related to high-rise residential development, eliminating material that is out-of-date or no longer valid, incorporating new direction provided by staff on issues that were not previously addressed and on new opportunities, and on updating the implementation strategy. <u>It is important to re-iterate, that the update does not include a comprehensive re-thinking or expansion of adopted design standards.</u>

The updated plan will provide a consolidated and reformatted document that combines the three separate documents that comprise the current plan (i.e., Framework Plan, Architectural Design Guidelines, and Streetscape Guidelines). Given the budget, the scope assumes that the City will provide the existing Urban Design Plan text in digital format to WRT/Solomon E.T.C. at the beginning of the process. Also, wherever feasible, the hand-drawn illustrations and diagrams in the current document will be replaced with photographs and/or computer-generated diagrams in order to stay within the budget.

1.6.2 Implementation Strategy

WRT/Solomon E.T.C. will work closely with City staff to develop an implementation strategy for accommodating high rise residential development in the Central City. As part of updating the implementation strategy, WRT/Solomon E.T.C. will identify and evaluate programs successfully used by other cities (e.g., Vancouver, San Francisco, San Diego) to implement the development of high-rise/high density housing in their downtowns and to ensure adequate services and facilities serve the residential community. Where possible, WRT/Solomon E.T.C. will talk to officials in these communities to identify successes, failures, and recommendations. Anecdotal information will also be collected regarding the demographic characteristics of people moving into new high rise development and the rate of growth and associated demand for services.

In addition, pertinent information identified by the General Plan Update alternatives analysis relating to infrastructure needs and costs and fiscal implications will be summarized as input to the implementation strategy. [Note: Whereas the General Plan alternatives analysis for infrastructure is projected to identify needs and costs by opportunity area, the fiscal analysis, as scoped, will provide only a broad citywide evaluation that will be of limited value for application to the residential high-rise study.]

Task 1.7 Steering Committee Meeting

During the preparation of the Administrative Draft, WRT/Solomon E.T.C. will meet with the Steering Committee to review and get feedback on the draft design strategies and guidelines, and recommendations for additions/changes to the Framework Plan, Architectural Guidelines, and Streetscape Guidelines. This check-in with the committee is seen as an important opportunity to confirm concepts and direction with the stakeholders before the plan is completely developed.

Task 1.8 Community Workshop

Prior to finalizing of the revised CBD Urban Design Plan and high-rise residential strategy, a community workshop will be held to present and get feedback on the preliminary recommendations for residential high-rise development in the Central City. Stakeholder groups, such as the local AIA and ULI chapters, that have expressed a particular interest in the CBD, will be asked to get the word out to their members to attend the workshop, and representatives from these groups may be recruited to co-sponsor and/or assist as small group facilitators during workshop sessions.

Task 1.9 Public Review Draft Urban Design Plan

Based on City review and input on the Administrative Draft and steering committee and public input, WRT/Solomon E.T.C. will prepare a Draft Urban Design Plan for public circulation and review. WRT/Solomon E.T.C. will provide the City with two electronic versions of the document, one for printing

and one for the web. The City will be responsible for print reproduction of the document.

Task 1.10 Presentations to City

WRT/Solomon E.T.C. will assist City staff in presenting the Draft Urban Design Plan at up to two meetings before various City boards and commissions (e.g., the Design Review and Preservation Board, the Development Oversight Commission, the Planning Commission, and/or the City Council).

PHASE 2: DEVELOPING NEW MIDTOWN DEVELOPMENT STANDARDS

Task 2.1 Understanding Issues and In-fill Development Potential for the Midtown

2.1.1 Meeting with City Staff

At the initiation of the Midtown development standards review, WRT/Solomon E.T.C. will meet with City staff to:

- Review stakeholder issues and concerns related to building heights and setbacks on both community character and health of the urban forest
- Review current City policies and standards for the Midtown as they relate to these issues
- Review the City Arborist's report on the current health and character of street trees in the Midtown area (e.g., net loss/gain in street trees as a result of approved variances, signs of stress related to building setbacks, etc.)
- Identify potential redevelopment sites in the 12-block study area
- Identify properties of special interest or sensitivity due to historic, design, or other value
- Identify the amount of development projected for the Midtown Area by the Blueprint and proposed General Plan land use scenarios
- Identify appropriate height and setback parameters

The scope assumes that City staff will take the lead on compiling the above information and communicating and negotiating with the stakeholders during the Midtown study, as well as compiling information from the City arborist.

2.1.2 *Research Street Tree Health and Compatibility Issue*

In order to put the Midtown situation in a broader context, WRT/Solomon E.T.C. will conduct a cursory review of available research pertaining to sustaining street trees in urban settings and research current urban design practices implemented in comparable cities to protect their urban forests. WRT/Solomon E.T.C. will contact local urban foresters regarding available research addressing affect of development/ building setbacks on root zone and tree canopies. Also, as an optional item, the City may wish to bring in independent arborist/urban forester to provide additional insight and technical expertise to the study (e.g., Greg McPherson at the Center for Urban Forest Research in Davis).

Task 2.2 Understanding the Implications of Development Standards

2.2.1 Assess Implications of Height and Setbacks on Development Capacity

WRT/Solomon E.T.C will prepare a series of concept studies that illustrate the implications of different height limits and building setbacks on development feasibility and capacity with the objective of identifying logical building height and setback standards to evaluate.

2.2.2 Evaluate Development Scenarios and Prepare Preliminary Recommendations

WRT/Solomon E.T.C. will project the amount of additional development that potentially could be accommodated in the study area under current standards and with revised height limits and setback standards, and provide a qualitative evaluation of other implications. Evaluation criteria are likely to include factors such as:

- Street tree health
- Development potential
- City's growth objectives
- Aesthetic character
- Land use compatibility
- Streetscape vitality
- Shade and shadow

Based on the evaluation findings, WRT/Solomon E.T.C will prepare a set of preliminary recommendations for revisions to the current development standards.

Task 2.3 Steering Committee/Stakeholders Meeting

WRT/Solomon E.T.C. will meet with the steering committee (including select Midtown stakeholders) to review findings and present preliminary recommendations. The goal of the meeting will be to receive Steering Committee/Stakeholder input and identify their preferences regarding building heights and setback standards, and determine whether there is a consensus recommendation.

Task 2.4 Draft Midtown Development Standards

Based on direction from City staff, WRT/Solomon E.T.C. will prepare recommendations for new development standards for the Midtown area relating to building heights, setbacks, and street trees. The recommendations will be formatted as a set of graphic form-based guidelines that regulate building placement (setbacks, build-to lines, lot frontage, height, parking, etc.) and describe the physical and functional relationships between buildings and between buildings and the street. Guidelines will also identify appropriate tree species and address street tree placement.

OPTIONAL TASKS

Peer Review (Optional Task)

In order to provide the City the benefit of a broader perspective, a panel of experts would be assembled to provide peer review of the Draft Residential High-Rise Program and Implementation Strategy. WRT/Solomon E.T.C. would invite up to three planning/design professionals from West Coast cities who have experience in the implementation of downtown residential high-rise development (e.g., Vancouver, San Diego, San Francisco). These professionals would be asked to spend one day touring the subject area, being briefed on the recommendations, meeting with City staff and officials, and preparing a set of conclusions/recommendations. Representatives from local chapters of AIA and ULI will be consulted on the peer review process and asked to provide their input to the panel. Costs associated with this task would include reimbursement for direct costs (i.e., travel, meals and lodging) and an honorarium for the three professionals, plus time and costs for WRT/Solomon E.T.C. to prepare a summary presentation of the strategy and to brief the peer review panel.

Illustrated Executive Summary (Optional Task)

A poster-size executive summary will be prepared that presents the key principles and priorities of the Urban Design Plan written from a downtown user's perspective. WRT/Solomon E.T.C. will provide print-ready graphics for a two-sided color poster suitable for mailing. The budget assumes that the City will be responsible for reproduction of the poster.

Midtown Development Standards Presentation Graphics (Optional Task)

WRT/Solomon E.T.C. will prepare graphic representations that illustrate build out of the area consistent with the recommended development standards. Two graphic simulations will be prepared from typical viewpoints that will illustrate the character of the area at build out. The scope assumes that City GIS staff will provide a digital model of the Midtown area at buildout under the revised standards. The simulation will use a photograph with potential new building massing inserted. Buildings will be shown as generic massing studies rather than realistic photographic representations that depict the character of potential development. More realistic simulations can be created for additional fee.

Final Urban Design Plan (Optional Task)

Final direction from City Council will be incorporated into the final Urban Design Plan and submitted to the City for final review and comment. Final edits will then be incorporated and the final documents will be delivered to the City as an electronic file.

TEAM ORGANIZATION

The WRT/Solomon E T C. team will consist of the following:

- Stephen D. Hammond, Principal-in-charge, Director of Planning
- John G Ellis AIA, RIBA, Principal, Director of Urban Design
- Daniel Solomon FAIA, Resource Principal
- Christopher Pizzi AIA, Urban Designer, Project Manager
- Michael Olin, Planner
- John Gibbs ASLA, Landscape Architect
- Hai Lin, Graphics

SCHEDULE

The scope of work is projected to be completed within six months upon signing of a contract, as indicated on the accompanying schedule

MEETINGS AND WORKSHOPS

The scope of work includes the following meetings and workshops:

- Three staff /consultant meetings (coordinated with other trips/meetings as feasible)
- Three Steering Committee meetings
- One community workshop
- Two public presentations (e.g., City Council, Design Review and Preservation Board, Development Oversight Commission, Planning Commission).

DELIVERABLES

- Updated text and diagrams for the consolidated Urban Design Plan complete with appropriate graphics and photographs of relevant precedents.
- Presentation materials for the various Steering Committee meetings and presentations to the City Council and Design Review Board.
- A poster size executive summary of the key principles and priorities written from a downtown user's perspective [OPTIONAL]

FEES

The total fee for all of the work outlined above, excluding optional tasks, is estimated to be $158,771.

This fee includes the following:

- Labor for non-optional work tasks: $151,210
- Direct costs associated with non-optional work tasks: $ 7,230
- Optional Tasks (e.g., Peer Review, Summary Poster, etc.) $ 27,770

A breakdown of fees by task and person is provided in the attached Cost Estimate. Additional services over and above the scope will be billed on a time-and-materials basis

BACKGROUND INFORMATION

The following information will be provided to WRT/Solomon E.T.C. by the City of Sacramento:

- 1987 Urban Design Plan (hard copy of 3 volumes plus electronic files of plan text and any graphics that are available)
- Annotated version of the 1987 Urban Design Plan that identifies those projects/programs which have been implemented or are no longer valid.
- Electronic files for base maps
- City inventory of developable sites in the Central City
- Central City Housing Strategy
- Central City Neighborhood Design Guidelines
- Plans/proposals for all projects potentially involving high-rise development, including the Riverfront, Railyards, Richards, and R Street Plans
- Merged Downtown Redevelopment Implementation Plans
- J/K/L and Intermodal Design results
- Pertinent planning and urban design documents and relevant codes that pertain to building heights and setback requirements in the Midtown area (e.g., Central City Community Plan, RMX and C-2 Zones, Urban Neighborhood Overlay Zone, etc.)
- Sacramento's Street Tree Guidelines and any other studies or data pertaining to the health and care of the City's urban forest
- 3D Simulation Models of CBD and Midtown scenarios

RESOLUTION NO. _____

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

DATE _____

ESTABLISHMENT OF A PROJECT BUDGET IN THE AMOUNT OF $186,541 TO UPDATE THE CENTRAL BUSINESS DISTRICT URBAN DESIGN PLAN

BACKGROUND

A. The existing Urban Design Plan for the Central Business District (CBD) does not address high-rise residential towers.

B. The City does not have a comprehensive strategy for encouraging the development of high-rise residential neighborhoods with all of the appropriate facilities, services and amenities.

C. Because of current and future applications, the City Council wants to accelerate the development of an updated Urban Design Plan for the CBD and an accelerated analysis of future growth in the Midtown transition area.

D. Staff and stakeholders have presented a proposed scope of work for this accelerated work effort.

E. Staff and stakeholders recommend that the City contract with its General Plan Urban Design consultants (Wallace Roberts & Todd, LLC/Solomon E.T.C.) to undertake this accelerated work program.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1: After due consideration of the evidence presented; the environmental findings; and the findings of the staff report that accompanies this resolution are approved.

Section 2: An Urban Design Plan project budget in the amount of $186,541 to be funded by a transfer from the Merged Downtown Tax Increment Development Assistance Account is established.

Section 3: The Executive Director is authorized to enter into an Individual Project Agreement (IPA) regarding the provision of services by the City of Sacramento in the amount by $186,541 for an Urban Design Plan.

Section 4: There is no other reasonable means of financing the activities and work approved by this Resolution.

RESOLUTION NO. _____

Adopted by the Sacramento City Council

DATE_____

A PROGRAM TO UPDATE THE CENTRAL BUSINESS DISTRICT URBAN DESIGN PLAN AND TO STUDY BUILDING HEIGHT ISSUES IN THE MIDTOWN TRANSITION AREA (M05-084)

BACKGROUND

A. The existing Urban Design Plan for the Central Business District (CBD) does not address high-rise residential towers.

B. The City does not have a comprehensive strategy for encouraging the development of high-rise residential neighborhoods with all of the appropriate facilities, services and amenities.

C. Because of current and future applications, the City Council wants to accelerate the development of an updated Urban Design Plan for the CBD and an accelerated analysis of future growth in the Midtown transition area.

D. Staff and stakeholders have presented a proposed scope of work for this accelerated work effort.

E. Staff and stakeholders recommend that the City contract with its General Plan Urban Design consultants (Wallace Roberts & Todd, LLC/Solomon E.T.C.) to undertake this accelerated work program.

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

Section 1. An increase in the FY 05-06 revenue (206-480-4827-3530) and expense operating budget (206-480-4827-4258) for the Development Services Department by $186,541 is authorized.

Section 2. The City Manager is authorized to execute a professional services agreement in the amount of $186,541, with Wallace Roberts & Todd, LLC/Solomon E.T.C. to update the Urban Design Plan, to prepare a downtown residential high-rise neighborhood strategy and to review building height alternatives in the Midtown transition area.

Section 3. The City Manager is authorized to enter into an Interagency Project Agreement (IPA) in the amount of $186,541 for the Urban Design Plan.