



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



3

August 21, 1990

Budget & Finance Committee  
Transportation/Community  
Development Committee  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of Scope of Services and Execution of  
Contract for Consultant Services for Proposed  
Richards Boulevard Land Use Plan and Urban Design  
Guidelines

SUMMARY

The attached report is submitted to you for review and  
recommendation prior to consideration by the Redevelopment  
Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution  
approving the scope of service and contract execution.

Respectfully submitted,

ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

SOLON WISHAM, JR.  
Assistant City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



August 28, 1990

Redevelopment Agency of the  
City of Sacramento  
Sacramento, CA 95814

Honorable Members in Session:

**SUBJECT:** Approval of Scope of Services and Execution of Contract  
for Consultant Services for Proposed Richards Boulevard  
Land Use Plan and Urban Design Guidelines

## SUMMARY

This report recommends approval of the Scope of Services and authorizes the Executive Director to enter into a contract with ROMA DESIGN GROUP for consultant services related to the preparation of a Land Use Plan and Urban Design Guidelines for the Richards Boulevard Redevelopment Project Area. Staff recommends adoption of the attached resolution.

## BACKGROUND

On July 17, 1990, the City Council and the Redevelopment Agency of the City of Sacramento adopted implementing ordinances and resolutions which approved the establishment of the Richards Boulevard Redevelopment Plan. The actions conclude an eighteen month process and provide the Redevelopment Agency with the tools to revitalize this decaying industrial area immediately north of downtown Sacramento and the Alkali Flat neighborhood. The next phase in the process involves preparation and adoption of a Specific Land Use Plan, including urban design guidelines and implementation strategy, to facilitate revitalization of the project area. The proposed plan will address: land use types and locations, appropriate zoning, urban design standards, infrastructure improvements and detailed redevelopment action plan. The following are the reasons why augmenting the existing agreement with ROMA Design Group for preparation of a Richards Boulevard land use plan and design guidelines is appropriate in this instance:

- ROMA was initially selected through a very comprehensive public bid process conducted by the City of Sacramento.
- ROMA is familiar with the Richards Boulevard area and the issue of regional traffic and circulation affecting the Southern Pacific Transportation Company (SPTC) site.

(1)

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- . ROMA has already compiled the data base necessary to expand their scope of services to include a larger area.
- . ROMA currently has under contract several key sub-consultants whose assistance will be invaluable in maintaining the planning continuum.
- . ROMA has already identified many of the Project Area needs, opportunities and constraints through its very visible community workshop process and numerous interviews of members of boards and public organizations.
- . The Richards Boulevard PAC has indicated endorsement of the concept of utilizing ROMA for Richards Boulevard land use planning in order that specific but finite development entitlements be shared throughout the area.
- . The City Planning Department also concurs that ROMA is best suited to carry out land use planning in an integrated process.
- . Retention of ROMA would eliminate the lengthy delays of a two to four month Request for Proposal process (RFP).
- . Retention of ROMA would permit Richards Boulevard Planning to be on a similar timeline with the SPTC planning process and take advantage of the "learning curve" already acquired.
- . Retention of ROMA would help to eliminate public perception that planning for the Project Area is fragmented.

While the Richards Boulevard Plan Adoption process has been underway, the City of Sacramento has been collaborating with the Southern Pacific Transportation Company and its consultant, the ROMA Design Group, to prepare a Master Plan for the Southern Pacific Rail Yard site. This Southern Pacific Master Plan process commenced in February, and called for a preliminary land use concept by July, and a final draft Master Plan by December, 1990. An environmental impact report also is being coordinated with this process.

Our staff is recommending that the Agency augment this existing City agreement with ROMA to prepare the land use plan for the Richards Boulevard Redevelopment Plan. As you are aware, ROMA was selected as the result of an intensive public selection process. ROMA would be requested to undertake all land use planning efforts along with related urban design guidelines, and to present a coordinated Specific Plan for the entire Richards Boulevard Project

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Area (including the Southern Pacific Site) on the same timeline as the Southern Pacific Master Plan, circa May, 1991. Since March 31, 1990, ROMA has been conducting public workshops as part of its contractual obligation to the citizens participation process. Five workshops have been held and a final workshop is scheduled for October 12, 1990. The rapid progress being made at these ROMA workshops has resulted in the public perception that planning for the Southern Pacific Railroad portion of the Project Area is taking precedence over land use planning as a whole. Therefore, in order to bring the two planning processes together, the Agency staff asked ROMA to conduct similar workshops for the balance of Richards Boulevard as part of a time and materials contract. Two workshops were held on May 16, 1990, and were very well attended and received. As an outcome of these workshops, ROMA developed conceptual alternative land use strategies for consideration at its scheduled Southern Pacific workshop of June 2, 1990, as this planning pertains to the Richards Boulevard area.

Under the new Scope of Services (see Exhibit "A"), ROMA will request the Richards Boulevard PAC to host additional workshops on October 17, December 12 and February 6, 1991, which pertain specifically to public participation in the Richards Boulevard land use planning process. In addition, ROMA will attend all PAC meetings to present new material and receive PAC input. ROMA has also prepared a timeline reflecting how the Southern Pacific planning process will "mesh" with the Richards Boulevard planning process to achieve an integrated master plan by July 1991. This schedule is attached as the final page of this report.

## FINANCIAL DATA

In order to verify the contract budget allocation, staff prepared a Scope of Services along with a budget, and circulated only the Scope of Services for the proposed Land Use and Urban Design Guidelines to three firms, including ROMA Design Group. ROMA's bid was within the staff budget and range of bids from the other consultants.

The total budget for this contract is not to exceed \$300,000, as projected in the draft Implementation Strategy [Activity 1] prepared by Mundie & Associates. The contract costs will be paid from a portion of a \$1 million loan from the City of Sacramento's Redevelopment Agency account and will be repaid from future tax increment generated in the Richards Boulevard Redevelopment Area. This loan was approved by the Redevelopment Agency at its June 26, 1990 meeting.

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## POLICY IMPLICATIONS

The attached Scope of Services defines tasks, work products and a time schedule relative to land use, urban design guidelines and program implementation for the proposed Richards Boulevard Project Area. ROMA will work with Agency staff, the Richards Boulevard Project Area Committee, and the Agency's advisory boards to formalize policy recommendations on land use and design guidelines prior to their submittal to the City of Sacramento and the Redevelopment Agency for their adoption.

## WBE/MBE CONSIDERATIONS

This report recommends an augmentation to an existing contract originally authorized by the City of Sacramento; therefore, the Agency's MBE/WBE policies were not utilized during the initial consultant solicitation.

## ENVIRONMENTAL REVIEW

The retention of a consultant to prepare a plan is categorically exempt under Section 15378(b)(3) of the California Environmental Quality Act. An Environmental Impact Report (EIR) will be prepared, however, once the plan is developed and is subject to the approval process. Staff anticipates that the EIR process will be initiated within sixty (60) days.

## VOTE AND RECOMMENDATION OF THE RICHARDS BOULEVARD PAC

Because the S.P. Rail Yard site is located within the proposed Richards Boulevard Redevelopment Project Area [see Exhibit "B"], the Richards Boulevard Project Area Committee (PAC) has been reviewing the process at key intervals and is aware of the impact of this planning activity on the remainder of the Project Area. Therefore, at this time, the PAC is requesting that the next step be taken, i.e., implementation of land use planning and urban design guidelines. The Agency and City staff have discussed this matter and concur with the PAC regarding the importance of planning the entire area.

At its meeting of August 8, 1990, the Richards Boulevard PAC considered this item and voted to recommend that you approve the attached Scope of Services and contract with ROMA Design Group by the following vote:

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AYES: Eldredge, Johnston, McFarland, Nott, Otto, Saar  
NOES: None  
ABSTENTION: Gonzales  
ABSENT: Simpson  
VACANCIES: Two

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of August 20, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

## RECOMMENDATION

Staff recommends that you adopt the attached resolution which approves the attached Scope of Services and authorizes the Executive Director to enter into a contract with ROMA Design Group to prepare a Specific Land Use Plan and Urban Design Guidelines for the Richards Boulevard Redevelopment Project Area.

Respectfully submitted,

  
ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas V. Lee, Director, Community Development  
440-1357

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Attachments:    Scope of Services  
                  Contract for Professional Services  
                  Schedule of Southern Pacific and Richards  
                  Boulevard Planning Processes

RBLndUse

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

APPROVING SCOPE OF SERVICES AND EXECUTION OF CONTRACT  
WITH ROMA DESIGN GROUP --  
RICHARDS BOULEVARD REDEVELOPMENT  
PROJECT AREA

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

Section 1: The Scope of Services for Preparation of a  
Specific Planning Designation and Urban Design Guidelines for the  
Richards Boulevard Project Area is hereby approved.

Section 2: The Executive Director is hereby authorized  
to enter into an agreement for preparation of a Specific Plan  
Designation and Urban Design Guidelines with Roma Design Group in  
a form set forth as attached hereto in an amount not to exceed  
Three Hundred Thousand Dollars (\$300,000.00).

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

share\reso\scoproma

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED

**SPECIFIC LAND USE PLAN  
AND URBAN DESIGN GUIDELINES  
FOR  
REDEVELOPMENT PROJECT AREA**

**CONTRACT FOR PROFESSIONAL SERVICES**

Part I - Agreement

THIS AGREEMENT, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1990, by and between the REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO (herein called "Agency") and ROMA DESIGN GROUP, a CALIFORNIA CORPORATION, (herein called "Contractor").

IT IS MUTUALLY AGREED as follows:

1. SCOPE OF SERVICES

Contractor shall prepare a Specific Land Use Plan and Urban Design Guidelines for the Richards Boulevard Redevelopment Project Area, as described in Attachment "A."

2. TIME OF PERFORMANCE

The services of Contractor shall commence upon the execution of this Agreement and shall be completed and the reports specified in paragraph 1 above shall be delivered on or before August 30, 1991, unless extended in writing by the parties hereto.

3. COMPENSATION AND METHOD OF PAYMENT

- (a) Contractor acknowledges the receipt of separate payment of \$24,000 under that certain Agreement entitled "Richards Boulevard Land Use Workshops," dated May 15, 1990, for the conduct of two land use workshops and preparation of land use alternatives for Richards Boulevard.
- (b) Agency shall compensate Contractor for its services in accordance with the Hourly Rate Schedule for Professional Services in Attachment "B"; provided, however, that in no event shall total compensation to be paid for such services and Reimbursable Expenses included in Attachment "A" exceed the sum of Three Hundred Thousand Dollars (\$300,000).

- (c) Contractor shall submit invoices to Agency as soon after the 15th of each calendar month as possible during the term of this Contract indicating the payment due for work performed and expenses incurred during the prior period billing period, as described in Attachment "B", and including therewith a summary description of work performed and expenses incurred.
- (d) In the event Agency shall request services in addition to those contained in Attachment "B," Agency shall compensate Contractor for such services in accordance with the Hourly Rate Schedule for Professional Services and Reimbursable Expense, attached hereto as Attachment "B."

#### 4. SUBCONTRACTORS

Subcontractors may be added or substituted only with the prior written approval of the Agency. Contractor shall be as fully responsible to the Agency for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the omissions and acts of persons directly employed by him. Contractor shall insert in each subcontract appropriate provisions requiring compliance with the labor standards in this contract.

#### 5. INDEMNIFICATION OF AGENCY

Contractor shall indemnify and hold Agency harmless from any liability or costs of any kind whatsoever including any and all attorney's fees or court costs for any injury or damages to persons or property resulting from Contractor, its agents or employees in the prosecution of work under this agreement.

#### 6. OWNERSHIP OF INFORMATION

All professional and technical information prepared by Contractor for Agency and all worksheets, documents and other related information developed under this Agreement shall become the property of and be delivered to Agency whether upon completion of the services hereunder, or upon termination of this Agreement by Agency or Contractor.

In addition, Contractor agrees to prepare and furnish to Agency, with such frequency and in such form as Agency may require, reports concerning the status of Consultant's performance hereunder.

#### 7. RECORDS AND INSPECTIONS

Contractor shall maintain full and accurate records with respect to all matters covered under this agreement. Agency shall have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcripts therefrom, and to inspect all project data, documents, proceedings, and activities.

8. AMENDMENTS

The parties contemplate that Agency's needs may, from time to time, require amendment of Attachment "A" (Scope of Services) hereof. Any such amendment, or any amendment to the terms and provisions of this Agreement, shall be invalid and of no effect unless in writing signed by Agency and Contractor.

9. AGENCY NOT OBLIGATED TO THIRD PARTIES

Agency shall not be obligated or liable hereunder to any party other than Contractor.

10. WHEN RIGHTS AND REMEDIES ARE NOT WAIVED

In no event shall the making by Agency of any payment to Contractor constitute or be construed as a waiver by Agency of any breach or covenant, or any default which may then exist on the part of Contractor, and the making of any such payment by Agency while any such breach or default exists shall in no way impair or prejudice any right or remedy available to the Agency in respect to such breach or default.

11. NOTICES

Any notice, bills, invoices or reports required by this Contract shall be sufficient in sent by the parties in the United States mail, postage paid, to the addresses noted below:

Agency

Sacramento Housing and Redevelopment Agency  
630 "I" Street  
Sacramento, CA 95814  
Attn: Gene Masuda  
Assistant Director, Community Development

Contractor

ROMA Design Group  
1420 Sutter Street  
San Francisco, CA 94109  
Attn: Boris Dramov,  
President

12. INSURANCE

Contractor shall submit to the Agency certificates indicating compliance with all insurance requirements as outlined in Attachment "C" attached hereto.

Contractor and subcontractors shall not commence performance of services under this Contract until the above insurance has been obtained and Certificates of Insurance have been filed with the Agency.

13. OTHER PROVISIONS

- (a) Revisions. The performance of services and acceptance of information furnished by the Contractor shall not relieve the Contractor from its obligation to correct any defective work subsequently discovered and all incomplete, inaccurate or defective work shall be remedied by the Contractor on demand without cost to Agency.
- (b) Submission of Final Report. Contractor shall submit the Final Report in sixty (60) bound copies, plus one (1) reproducible copy.
- (c) Ownership of Information. All professional and technical information developed under this Contract and all work sheets, reports and related data shall become the property of the Agency, and Contractor agrees to deliver such documents to the Agency upon demand or upon completion of the services hereunder.

14. TERMS AND CONDITIONS

This Agreement consists of this Part I; Attachment "A" - Scope of Services; and Attachment "B" - Hourly Rate Schedule for Professional Services, attached and incorporated herein by this reference.

Except as modified below, this Agreement is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions and Part III - Liability Insurance Requirements.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY OF THE  
CITY OF SACRAMENTO

\_\_\_\_\_  
Agency Counsel

By \_\_\_\_\_

APPROVED:

ROMA DESIGN GROUP, INC.

\_\_\_\_\_  
Finance Department

By \_\_\_\_\_  
Boris Dramov, President

1420 Sutter Street  
San Francisco, CA 94118

Organization: 6300  
Account: 4222  
Cost Code: A00801

Federal I.D. #: 94-1491043

\_\_\_\_\_  
Organizational Approval

RomaLdUs

**ATTACHMENT "A"**

**SCOPE OF SERVICES**

**RICHARDS BOULEVARD  
SCOPE OF SERVICES  
AUGUST 10, 1990**

## **INTRODUCTION**

This Scope of Services outlines the list of tasks which will guide ROMA Design Group and its subconsultants in the preparation of a Land Use Master Plan, Development Guidelines, and an Implementation Strategy for the Richards Boulevard Redevelopment Area.

### **Work Completed Under Previous Contract**

Under a previous contract, ROMA held two public workshops to identify issues and formulate community objectives for development of the Richards Boulevard Redevelopment Area. In preparation for these public forums, ROMA assessed generally the conditions and development constraints for the project area and outlined major opportunities created by alternative circulation and transit improvements. In the first workshop, ROMA received initial public input on the problems and opportunities of the overall area. Based on this information and further technical advice from subconsultants, ROMA prepared and presented at a second community workshop on June 2nd, two land use options which proposed a strong relationship between the Southern Pacific Railyards site and the overall Richards Boulevard area.

The two land use plans established an initial direction for the redevelopment of Richards Boulevard based on broad brush public objectives and an overview of market potentials. The plans identified located subareas that have distinct physical or locational characteristics, which when combined with potential public actions would change dramatically the current context of the Richards Boulevard area. These plans now must be tested and refined with special regard for specific Richards Boulevard community goals and concerns, environmental considerations and infrastructure capacity issues.

### **Proposed Scope of Services**

The following scope of services is divided into four phases, with each subsequent phase representing a greater level of refinement and detail. The purpose of the first phase is to expose initial planning concepts to the public and to gain an understanding of community issues and objectives. This phase will culminate in a presentation of the alternatives to the Richards Boulevard Project Area Committee and to key decision makers at a workshop session (scheduled for June 27th).

The second phase will involve further analysis and documentation of existing conditions (to augment data generated by previous studies), identification of key opportunities and constraints, and the further refinement of land use concept(s). This phase will also identify potential implementation strategies, and will culminate in a third public workshop (tentatively scheduled for the evening of October 17th).

On the basis of public input and identified opportunities and constraints, the consultants will prepare a recommended land use plan and implementation strategy as part of the third phase of work. This phase will be aimed at establishing consensus among public and private sector stakeholders on a general land use concept and redevelopment direction for the Richards Boulevard area, and will culminate in a fourth public workshop (tentatively scheduled for December 12th).

The fourth and final phase of the work will involve preparation of the draft plan document, which will be presented to the public at a fifth workshop (tentatively scheduled for February 6th), and subsequently presented to the Redevelopment Commission and City Council.

The work program will build on the previous study by Mundie and Associates, utilizing data and information where appropriate. In addition, the ROMA team will expand on the extensive economic/market and technical studies related to the Southern Pacific Railyards site. For instance, many elements of the market, economic traffic and transportation studies for the Southern Pacific Railyards site are applicable to the Richards Boulevard area.

Within this Scope of Services, ROMA will continue to emphasize the Project Area Committee's (PAC) role in the planning process. At each regularly scheduled monthly PAC meeting, ROMA will update the PAC with a summary of events and solicit comment from PAC members. In addition, the PAC will be invited to host the three public workshops to be held at the close of each planning phase.

## **PHASE 1 IDENTIFICATION OF ISSUES AND OBJECTIVES**

During Phase 1, ROMA will examine the major issues concerning potential land uses, proposed transportation improvements and related concerns. ROMA's own understanding of the area will be guided by informal discussion and more formal interviews with key stakeholders and decision makers. The issues to be explored include:

1. The feasibility of developing a significant number of housing units in the area and at minimum, maintaining an adequate jobs/housing balance for new development within the Redevelopment Area;
2. The potential for existing uses to remain and grow;
3. The potential of the area to house back-office space and other uses related to downtown;
4. The needs and concerns of area residents, landowners and businesses;
5. The needs and concerns of social service providers and users;
6. Environmental issues, including potential toxic contamination;

7. Future transportation improvements and traffic impacts;
8. Overall circulation and transportation improvements that will benefit the area and downtown as a whole;
9. The relationship of Richards Boulevard Redevelopment to the Southern Pacific Railyards project;
10. The potential for opening up the American River to public access and recreation.

**Task 1.1: Site Reconnaissance.**

The consultant team will undertake a visual analysis of existing buildings, noting the general condition, level of investment, and susceptibility to change. The team also will identify architecturally notable buildings, areas of distinctive character, and identify key businesses and uses in the area. Site coverage, vehicular and rail access points, identity and other physical development issues related to current use of the area will also be noted at this time.

**Task 1.2: Review of Existing Information and Materials.**

The consultant team will review previous studies and the existing Community Plan.

**Task 1.3: Interviews.**

The consultant team will interview key stakeholders in groups, focusing on specific issues and existing and potential land uses. Groups to be interviewed include:

1. Public Agency and Private Housing Developers;
2. Representatives of Existing Manufacturing, Warehousing and Motel Uses;
3. Transit and Transportation Agency Representatives;
4. Social Service Providers;
5. Citizens and Public Agency Officials concerned with Environmental Issues;
6. Residents of the Richards Boulevard Area;
7. Developers and Property Owners;
8. Potential Back-Office Users and Real Estate Brokers;
9. City/County Department Heads or Representatives: Planning, Public Works, Parks Department;
10. Arts Groups Representatives;
11. Richards Boulevard Trade Association Members;

12. City Council;
13. County Board of Supervisors;
14. Housing and Redevelopment Commission;
15. Planning Commission.

**Task 1.4: Public Meetings and Workshops.**

The consultant team will review land use alternatives with the following groups throughout the planning process:

1. Richards Boulevard Project Area Committee - monthly PAC meetings and public workshops;
2. City Council, City Planning Commission, Redevelopment and RTD Commissioners and staff - presentations at end of each planning phase and public workshops.

**PHASE 2**

**REFINEMENT OF LAND USE CONCEPT(S)**

Phase 2 efforts will focus on the collection of more detailed information with regard to specific issues, constraints, and opportunities for the redevelopment of the area. The major findings from these investigations will then be incorporated in the refined Land Use Concept Plan(s).

**Task 2.1: Collect and Summarize Additional Information on Key Issues.**

More detailed information on site conditions and key development issues will be compiled by ROMA and associated subconsultants. The consultants will prepare a questionnaire for distribution by the Agency to property owners, residents and businesses in the area. The results of this questionnaire will be analyzed and utilized as background information for plan preparation. The constraints and opportunities of the Richards Boulevard area will be summarized in a report, with particular attention on the following topics of concern:

**Task 2.1.1: Geotechnical Assessment.**

The geotechnical subconsultant will undertake a preliminary soils evaluation of the Richards Boulevard Redevelopment Study Area. Their report will include a summary of descriptions of soil types, fill, depth of the water table, seismic considerations, and other conditions that will impact the cost of construction for various types of development within the study area. This analysis will be limited in scope to historical analysis and general observations based on available reports and surveys. No core sampling or other forms of field data collection are included under the scope of this contract.

**Task 2.1.2: Toxics Assessment.**

- The subconsultant will review documents provided by the Redevelopment Agency, including:
  1. Preliminary Report provided by the Proposed Redevelopment Plan for the Richards Boulevard Project, February 1990;
  2. Blight Survey map and associated documentation;
  3. Draft EIR, Richards Boulevard Redevelopment Plan, March 14, 1990;
  4. Richards Boulevard Redevelopment Plan, Constraints Analysis, October 1989.
- Cross reference information from documents above with the Blight Survey and agency files as appropriate for verification of previous information.
- Obtain and review historical aerial photos of the project area to gather information on past property usage.
- Review of documents such as historical association with the property.
- Perform a "windshield" inspection of the property to determine characteristics of key parcels of concern.
- Assist in preparing a planning-level opportunities and constraints overlay of the Richards Redevelopment Study Area.
- Prepare a summary report with presentation of findings.
- Attend public workshops and other meetings on an as-needed basis.
- Confer with DHS after initial data collection to determine any border constraints.

**Task 2.1.3: Historical Survey.**

The subconsultant will research the potential historical significance of specific buildings and features within the study area in order to determine the opportunity or necessity for building preservation. Potential buildings of historical significance will be listed in an inventory and described in a report. These findings will be integrated into subsequent phases of work, especially as they affect the economic analysis and potential restoration or adaptive reuse of significant structures.

**Task 2.1.4: Social Services Assessment.**

ROMA will interview existing Social Service providers in the study area as well as government agencies and advocacy groups with regard to the development of a social service campus in Sacramento, paying particular attention to project design and project compatibility with surrounding neighborhoods. The types of services to be provided, building and land requirements, transit accessibility, and other programmatic considerations will be summarized in a memorandum. As the study program evolves through the planning process, the

consultant team will continue to provide Social Service providers with the opportunity to review and comment at meetings in addition to the regularly scheduled community workshops. In addition, ROMA will informally survey other major West Coast cities to determine their experience with social service campuses. ROMA will coordinate with the selected site-specific architect for the Social Service campus throughout the process, particularly with consideration of issues and impacts on related land use and urban design.

**Task 2.1.5: Circulation/Transportation.**

The technical approach to planning circulation for the Richards Boulevard area will be focused on development of integrated land use and circulation networks. These studies would provide the basis for a comprehensive plan for circulation for the area. Work will be focused on coordinating major access connections, development of a workable local network, and determining the appropriate and necessary level of roadway connections to the existing downtown area, which will take into account the existing SP and UP lines, as well as test opportunities should the UP be abandoned.

The existing conditions of all areas will be identified, with an emphasis on the secondary network which is not being addressed in current SP Railyards and Centrage planning studies. Realistic alternatives for major facilities such as the SR 160/Richards interchange will be developed and integrated with land use plans through a series of design studies and team meetings. Korve Engineering will coordinate all interchange concepts with the ongoing SR 160/Business 80 corridor study currently being conducted by De Leuw Cather and Company for the City and County.

Major land use alternatives will be tested using a "sketch plan" process. Trip generation and travel distribution of potential land uses will be quantified and assigned to key bottleneck locations to determine the overall impact of the proposed development. The products of the Circulation studies will be:

- Inventory of existing network.
- Updated traffic data for up to eight intersections and eight roadways. The count location will be selected to identify the impact of new connections to the Sacramento Midtown neighborhood. The City will approve count locations prior to commencement of the traffic count program.
- The consultant will coordinate the study of a light rail extension through the Richards Boulevard Project Area with the Regional Transit Systems Study currently underway.
- Identification of opportunities and constraints for additional roadway connections (this will include consideration of the extension of Richards Boulevard to West Sacramento).
- Studies of alternatives for interchange facilities.
- Testing of land use alternatives.
- Input to selection of preferred alternative, based upon evaluation of roadway opportunities and capacities.

- Circulation plans for two land use alternatives.
- Input on bike and trails options.
- Recommended roadway cross sections and typical intersection configurations.

**Task 2.1.6: Land Economics.**

Based on studies already conducted for the SP Railyards site and Mundie and Associates' recent data collection, the consultant will assess the long-term potential for residential, back-office space and other major uses, assuming public participation in the Richards Boulevard Study Area. The purpose of this task is to identify and prioritize potential economic development (public participation) activities to assist in the redevelopment of the designated study area. The consultant's role in this task will include two primary areas of responsibility:

1. Interviewing brokers, developers, State leasing officials and other parties as appropriate, in order to determine incentives, marketing requirements and strategies to attract and retain the desired types of businesses and land uses in the area;
2. Understanding current conditions with reference to land uses and values, and projecting the impact of proposed land uses on future land values in the area.

**Task 2.2: Implementation Strategy.**

The consultant team will prepare a matrix of potential implementation strategies for Richards Boulevard. This task is intended to be conceptual in nature, presented in the form of policy alternatives rather than specific implementation actions. Available funding programs and redevelopment mechanisms will be explored and discussed with City staff and stakeholders, to be further refined in Phase 3 of the study.

In this task, the consultant team will evaluate potential catalyst uses and areawide improvements that would create a more attractive development setting for new commercial and residential uses. For instance, specific road and transit improvements, the multi-modal transportation center, the convention center, and a new education center will be examined in terms of relative costs and benefits to the project area. The economic team will conduct several in-house brainstorming sessions in tandem with planning and design efforts in order to achieve the most dynamic approach to this phase of the planning process. In response to the City Council's direction, the consultant team will prepare an overall strategy to phase housing into the project area. The strategy will include a range of regulatory and incentive measures needed to achieve the plan's housing goals.

**Task 2.3: Second Iteration of Land Use Concept(s).**

ROMA will revise the Land Use Concept(s) to reflect comments and detailed site information obtained in Tasks 2.1 and 2.2. This plan will be reviewed by City staff in the appropriate departments for compliance with City policy and objectives.

**Task 2.4: Community Workshop No. 3.**

ROMA will conduct a third community workshop to review the revised Land Use Concept. ROMA will summarize the issues discussed in interviews and additional information on the project area which has been incorporated into the revised concepts. Community participation will be encouraged and responded to by the consultant team.

**Task 2.5: Review with Redevelopment Commission/City Council.**

ROMA will present the Land Use Concept(s) to the Redevelopment Commission and City Council and will report on input received at Workshop No. 3.

**PHASE 3****PREPARATION OF RECOMMENDED LAND USE PLAN AND IMPLEMENTATION STRATEGY**

Phase 3 tasks will focus on the preparation of recommended Land Use Plan elements. The Land Use Concept(s) developed in earlier phases will be narrowed down and elaborated with the addition of a Phasing Plan and a proposed program of public improvements and regulatory actions. Costs and financing of public improvements will be analyzed.

**Task 3.1: Recommended Plan.**

Each of the following plan elements will be developed in illustrative form as a means of describing the recommended plan.

**Task 3.1.1: Land Use Plan.**

The distribution and location of proposed land uses, and the targeted densities for each, will be illustrated.

**Task 3.1.2: Circulation Plan.**

Proposed vehicular, transit and pedestrian improvements will be illustrated.

**Task 3.1.3: Utilities and Infrastructure.**

Proposed utility (water, storm and sanitary sewer, electrical) improvements will be illustrated.

**Task 3.1.4: Community Facilities.**

The location of key community facilities will be illustrated and described including schools, fire and police stations, recreational facilities, community shopping centers, and special social services for the homeless. Part of the evaluation will address the impact of the Social Service campus on adjacent property owners and businesses in the Alkali Flat neighborhood, on the 14th Street bicycle tunnel, and on existing and proposed commercial and residential areas within the Redevelopment Area.

**Task 3.1.5: Open Space.**

The system of public open spaces within the Richards Boulevard area and the linkage to the downtown, Alkali Flat, and the American and Sacramento Rivers will be illustrated.

**Task 3.2: Identify Implementation Strategies.**

The consultant team will work with Agency staff in identification of implementation strategies and phasing options, and the costs associated with specific actions. The consultant's scope of services will include identification of public participation options (i.e., infrastructure financing, site development assistance, parcel consolidation, use of City-owned property) and evaluation of alternative financing options for potential public assistance (such as tax increment financing, assessment districts, Mello Roos Community Facilities Districts, COP's, and other sources, as appropriate). Particular emphasis will be given to the implementation of a comprehensive housing strategy for the area. Projections of tax increment generated by potential new development within the study area will be prepared based upon the proposed redevelopment program alternatives and absorption estimates.

The consultant team will prepare a prioritized program of critical public projects for achieving specific redevelopment objectives in the Richards Boulevard area. Examples include, but are not limited to, the development of a Social Service campus, major circulation/transit improvements, new housing projects and the potential catalyst uses such as the multi-modal station and convention center. The program shall include estimated costs and phasing. In addition, strategies for financing the improvements will be proposed based on an appropriate mix of public and private financing.

**Task 3.3: Community Workshop No. 4.**

The ROMA team will conduct a fourth community workshop to review the revised Land Use Plan and Implementation Strategies.

**Task 3.4: Review with Redevelopment Commission/City Council/Planning Commission.**

The ROMA team will review the recommended draft plan with the Redevelopment Commission, the City Council and the City Planning Commission, and report on input provided at Community Workshop No. 4.

**PHASE 4****PREPARATION OF DRAFT PLAN DOCUMENT****Task 4.1: Preparation of Draft Plan Document.**

The consultant team will prepare a Draft Plan, including proposed Land Use Plan, Development Guidelines, Circulation and Infrastructure Improvements, and an Implementation and Phasing Strategy for both public and private actions. This task also includes the preparation of final presentation and draft report graphic materials to be included within the reports and as stand-alone illustrations. These include:

**Task 4.1.1: Illustrative Site Plan.**

The consultant team will prepare an illustrative site plan at a scale of 1" = 200' of the Richards Boulevard area.

**Task 4.1.2: Illustrative Sketches.**

The consultant team will prepare four or five illustrative sketches indicating the character of future development, including public spaces and amenities, and general form and treatment of buildings (reproducible in black and white for report).

**Task 4.1.3: Typical Cross Sections.**

OMA will prepare typical cross sections for critical streets and edge conditions with particular attention on Richards Boulevard, 5th, 6th, 7th and B Streets, as well as the beautification of 12th and 16th Streets.

**Task 4.1.4: Plan Diagrams.**

Plan diagrams indicating proposed land uses, densities, open space/cultural facilities, transportation and circulation, infrastructure improvements and phasing will be prepared at a scale of 1" = 400.

**Task 4.2: Development Guidelines.**

Urban design guidelines for the overall Master Plan will be prepared, including:

- Building height, massing and scale
- Architectural treatment and materials
- Ground-level treatment
- Building setbacks
- Open space treatment, public ways and streetscapes
- Treatment of historic buildings, including relationship to new development
- Riverfront treatment
- Signage

**Task 4.3: Community Workshop No. 5.**

This workshop will address the final recommended Land Use Plan for the Richards Boulevard Project Area.

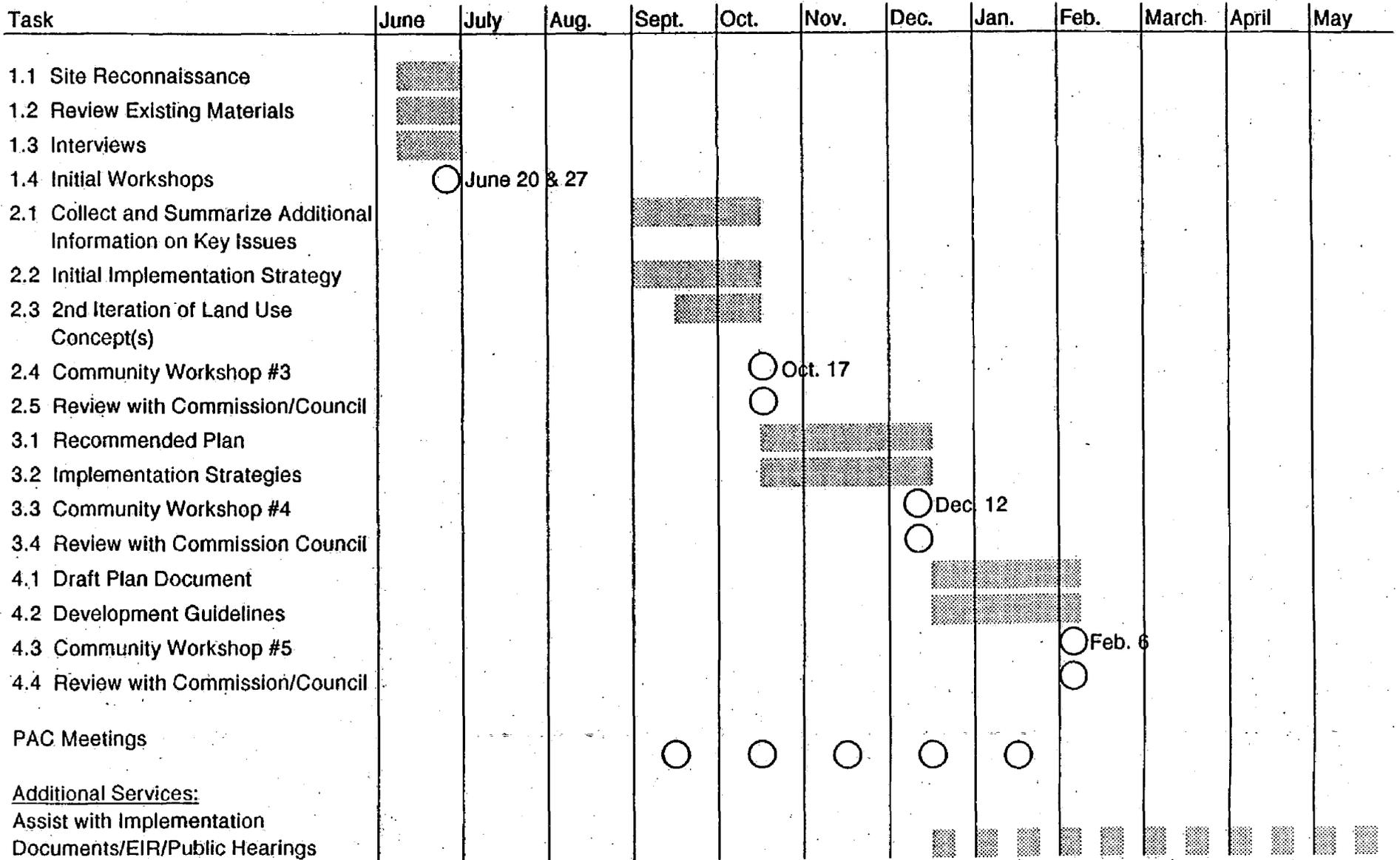
**Task 4.4: Review Recommended Land Use Plan with Redevelopment Commission and City Council.**

The Draft Land Use Plan will be presented in a formal public presentation to the Redevelopment Commission, and another to the City Council.

# Richards Boulevard Redevelopment Area Study

## Schedule

August 10, 1990



**RICHARDS BOULEVARD  
ESTIMATED BUDGET  
AUGUST 10, 1990**

The following provides an estimated breakdown of budget by discipline and by task.

**BREAKDOWN BY DISCIPLINE**

|                           |                  |
|---------------------------|------------------|
| Planning and Urban Design | 162,500          |
| Market/Land Economics     | 45,000           |
| Transportation            | 35,000           |
| Historic                  | 7,500            |
| Civil Engineering/Costs   | 25,000           |
| Geotechnical/Toxics       | <u>25,000</u>    |
| Total                     | <b>\$300,000</b> |

**BREAKDOWN BY TASK**

Phase 1 Identification of Issues and Objectives

|   |                 |
|---|-----------------|
| Task 1.1 Site Reconnaissance                          | 2,800           |
| Task 1.2 Review of Existing Information and Materials | 4,900           |
| Task 1.3 Interviews                                   | 7,400           |
| Task 1.4 Initial Workshops                            | <u>1,620</u>    |
| Subtotal Phase 1                                      | <b>\$16,720</b> |

Phase 2 Refinement of Land Use Concept(s)

|   |                  |
|---|------------------|
| Task 2.1 Summarize Additional Information on Key Issues | 62,760           |
| Task 2.2 Implementation Strategy                        | 7,420            |
| Task 2.3 Second Iteration of Land Use Concept(s)        | 38,700           |
| Task 2.4 Community Workshop No. 3                       | 4,940            |
| Task 2.5 Review with Council/Commission                 | <u>1,320</u>     |
| Subtotal Phase 2  | <b>\$115,140</b> |

Phase 3 Recommended Plan

|   |                 |
|---|-----------------|
| Task 3.1 Recommended Plan                   | 56,700          |
| Task 3.2 Identify Implementation Strategies | 26,600          |
| Task 3.3 Community Workshop No. 4           | 4,940           |
| Task 3.4 Review with Council/Commission     | <u>1,320</u>    |
| Subtotal Phase 3                            | <b>\$89,560</b> |

|   |              |
|---|--------------|
| <u>Phase 4 Preparation of Draft Plan Document</u> |              |
| Task 4.1 Preparation of Draft Plan Document       | 50,500       |
| Task 4.2 Development Guidelines                   | 11,560       |
| Task 4.3 Community Workshop No. 5                 | 4,940        |
| Task 4.4 Review with Council/Commission           | <u>1,320</u> |
| Subtotal Phase 4                                  | \$68,320     |
| <br>  |              |
| <u>Direct Expenses</u>                            |              |
| Travel  | 2,000        |
| Reproduction/Photography                          | 6,000        |
| Postage/Delivery/Telephone                        | <u>2,000</u> |
| Subtotal Direct Expenses                          | \$10,000     |
| <br>  |              |
| Total   | \$299,740    |

Rounded to: \$300,000

Note: In addition to Council and Commission presentations and Community Workshops, this budget includes provision for up to nine Agency staff meetings and up to five Project Area Committee meetings. Meetings with technical staff, necessary to perform the work, are also included. All other meetings will be considered additional services.

RBBUDGET

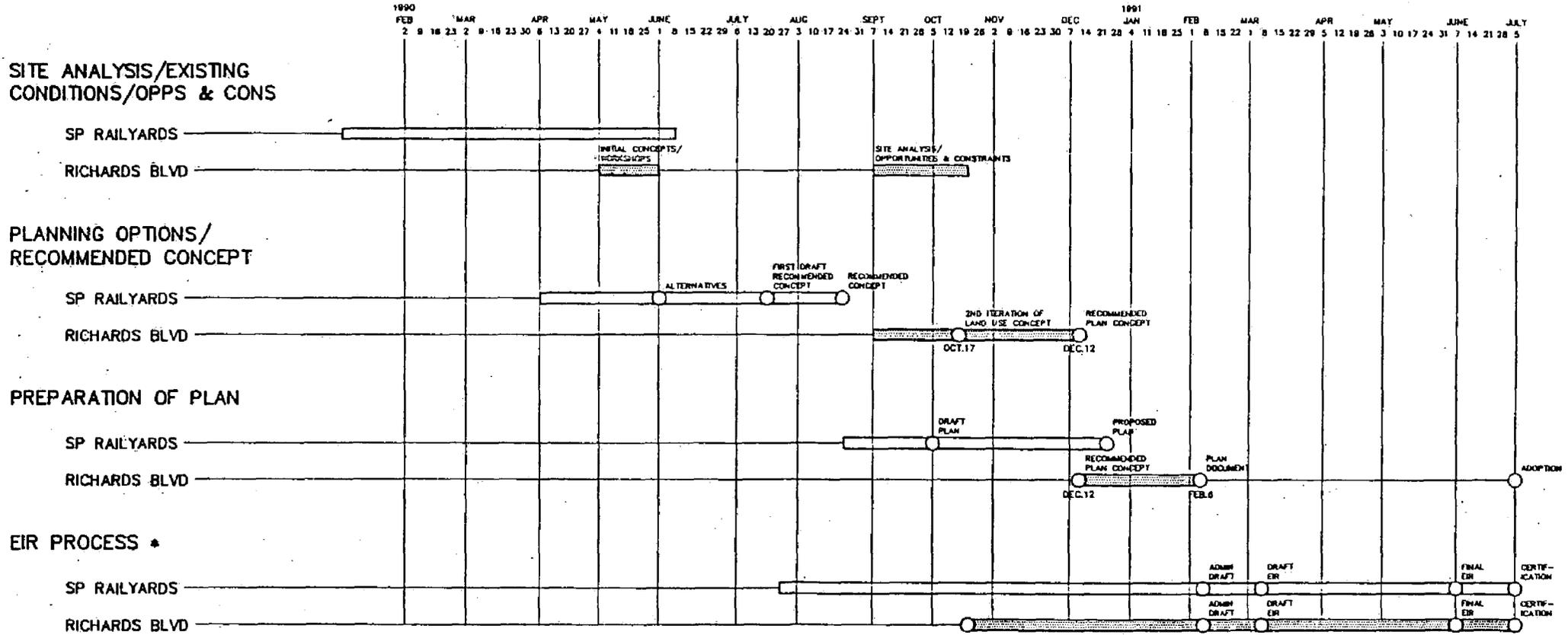
ATTACHMENT "B"

| HOURLY RATE FOR PROFESSIONAL SERVICES | 1990     |
|---------------------------------------|----------|
| Principal #1                          | \$160.00 |
| Principal #2                          | \$120.00 |
| Project Manager                       | \$ 75.00 |
| Project Architect/Designer            | \$ 75.00 |
| Project Captain                       | \$ 65.00 |
| Designer/Planner                      | \$ 55.00 |
| Draftsperson                          | \$ 45.00 |
| CADD Operater                         | \$ 45.00 |
| Graphic Technician                    | \$ 35.00 |
| Clerical                              | \$ 35.00 |

RomaLdUs

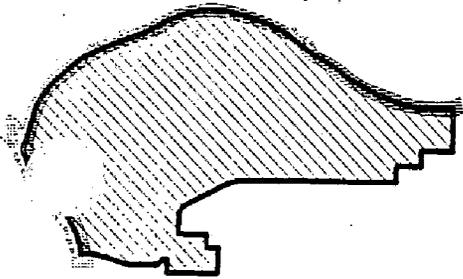
# SOUTHERN PACIFIC RAILYARDS / RICHARDS BOULEVARD PLANNING PROCESSES

AUGUST 7, 1990



\* NOTE : ASSUMES AVAILABILITY OF RT MODEL FINDINGS BY SEPT 1, 1990.

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## Richards Boulevard Project Area Committee

August 15, 1990

Budget and Finance Committee  
Transportation/Community  
Development Committee  
Sacramento, CA 95814

Re: ROMA DESIGN GROUP AGREEMENT TO PREPARE RICHARDS BOULEVARD  
LAND USE PLAN

Honorable Members in Session:

The Richards Boulevard Project Area Committee (PAC) is in support of the action requested by Redevelopment Agency staff which is to approve a Scope of Service and enter into an agreement with ROMA Design Group to prepare a land use plan and urban design guidelines for the Richards Boulevard Redevelopment Area.

The PAC reviewed the proposed Scope of Services at its special meeting of August 8, 1990, and expressed specific concerns regarding PAC participation which were recommended for incorporation to the Scope. In fact all of the PAC concerns have been incorporated and are set forth below:

- (1) Representatives of ROMA will attend each monthly meeting and update PAC members on the planning process and receive PAC input;
- (2) The PAC will host three (3) community workshops as part of the Richards Boulevard Planning process;
- (3) ROMA will conduct a comprehensive survey of businesses, property-owners and residents, with the assistance of Agency staff to achieve a better understanding of individual needs.
- (4) Transportation and circulation planning for Richards Boulevard will be coordinated with the Regional Transit Systems Study currently underway;
- (5) Social Service providers will be given additional opportunities to meet with ROMA to evaluate planning concepts for the consolidated social service complex; and
- (6) The timeline shall be attached to the Agency staff report adopting the Scope of Services and authorizing execution of the contract. All parties involved in this effort (Southern

Budget and Finance Committee  
Transportation/Community  
Development Committee  
August 15, 1990  
Page Two

Pacific, City, Agency, public and private sectors) shall work to ensure the adoption of a single cohesive plan for the entire area simultaneously.

The PAC members recommended approval of the ROMA Scope of Services by a vote of six to zero with one abstention. The PAC recommends that your board also approve the attached report and resolution.

Sincerely,



I. JOHNSTON  
-Chairperson

cc: Richards Boulevard PAC Members

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