Smart Code Specific Plan* RFQ

*Including PEIR, Northside Neighborhood Vision, and Master Planning Services for 179 Acres of Vacant Property

Pre-Submittal Meeting
January 15, 2014

David Murray, Senior Planner

www.RiversideSmartCode.info
Presentation Agenda

• Welcome and Introductions
• Background
• Study Area
• Expectations
• Summary of RFQ Details
• Selection Process
• Questions and Answers
Introductions

• City Staff
  – Al Zelinka, Community Development Director
  – Emilio Ramirez, Community Development Deputy Director
  – Steve Hayes, City Planner
  – David Murray, Senior Planner
Background

• On January 8, 2013, City Council provided “in concept approval” to create the Smart Code Specific Plan as a component of the Business Ready Riverside Strategy.

• On October 17, 2013, the Development Committee unanimously authorized the issuance of a RFQ for the Smart Code Specific Plan to include Master Planning Services for the former Riverside Golf Club & Ab Brown Sports Complex.

• December 19, 2013: Staff issued a nationwide Request for Qualifications (RFQ) to engage a single consulting team to: A) Master Plan and Entitle the former Riverside Golf Club & Ab Brown Sports Complex (within the context of the Northside Neighborhood), and B) create the Smart Code Specific Plan.
Smart Code Specific Plan

• Goals for the creation of the Smart Code Specific Plan are:
  – Define a community-based vision for the City’s existing commercial, industrial, and office areas
  – Preserve and protect existing neighborhoods, uphold historic preservation, accommodate mobility choices, and facilitate great public realms
  – Prepare no nonsense development standards for new mixed use, residential, commercial, industrial and office development that implements the vision
  – Attain program-level CEQA clearance and expedited project review for vision-consistent projects

• Smart Code SP may replace all or part of 8/16 Specific Plans
Facilitating Investment

Clarity Of Envisioned Built Outcomes

- Form-Based Code or Specific Plan
- SmartCode Zoning or Specific Plan
- Conventional Specific Plan
- Conventional Zoning and Design Guidelines
- Conventional Zoning

Potential Barriers to Investment (Project Review Time, Environmental Review, etc.)

More

Less
Northside Vision & Master Planning of 179 Vacant Acres

- The Master Plan for the former Riverside Golf Club and Ab Brown Sports Complex will accomplish the following:
  - Be created via a community-based process and within the context of the larger Northside Neighborhood
  - Create a unique place within the Northside Neighborhood which may include residential, retail, commercial, office, public facilities, and/or park space
  - Generate private investment, increase jobs, and grow property tax revenue
  - Ensure an attractive, well designed, economically and environmentally sustainable addition to the Northside Neighborhood and the City of Riverside
Northside Vision & Master Planning of 179 Vacant Acres

• Specific outcomes/deliverables to include:
  – Community workshops that enable all interested parties the ability to provide valuable input;
  – Market analysis defining what is possible in terms of existing economic, demographic & real estate trends;
  – Refined estimate of total number of dwelling units by type, potential commercial and/or industrial uses and intensities, and public space by type and ac/sf;
  – Illustrative Master Plan with clear & objective development standards & design guidelines; and
  – Existing soccer complex retained and redeveloped with added amenities either in its current location or on another portion of the project area or another centralized/accessible location amenable to the community.
City of Riverside Specific Plans

1 - Canyon Springs
2 - Citrus Business Park
3 - Downtown
4 - Hunter Business Park
5 - La Sierra University
6 - Magnolia Avenue
7 - Marketplace
8 - Mission Grove
9 - Orangecrest
10 - Rancho La Sierra
11 - Riverside Auto Center
12 - Riverwalk Vista
13 - Sycamore Canyon Business Park
14 - Sycamore Canyon
15 - Sycamore-Highlands
16 - University Avenue

January 2013
Figure 2: Conceptual Smart Code Specific Plan Study Area

Boundary Acreages
Citywide area = 52,168.08 acres
Smart Code area = 10,404.13 acres (20% of Citywide area)
Specific Plan areas within Smart Code boundary = 5,736.27 acres

Zoning Acreages

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<th>Citywide</th>
<th>Within Smart Code boundary</th>
<th>Percentage</th>
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# Smart Code Specific Plan

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Master Planning Area – 179 Acres
Expectations

• Approach must take into consideration:
  – Need for Extensive Community Engagement and Transparency
  – Aggressive Project Timeline
  – Broad Project Scale and Scope
  – Multicultural and Socially/Economically Diverse Communities
  – Highly Engaged and Committed City Leadership
Path to Northside Vision and Master Plan of Vacant Land

**Step 1**
Prepare & Affirm Illustrated Community-Based Vision Plans for Northside

**Step 2**
Prepare & Adopt Entitlements & CEQA to Implement Northside Vision

**Step 3**
Prepare & Issue RFP for Development and Disposition of Golf Course

9-12 Months

Path to Smart Code

**Step 1**
Identify & Affirm Smart Code Specific Plan Area (SPA)

**Step 2**
Prepare & Affirm Illustrated Community-Based Vision Plans for SPA

**Step 3**
Prepare & Adopt Smart Code SP & CEQA to Implement Vision Plans

18-20 Months
Expectations

• Community Engagement
  – Including (but limited to)
    • Residents
    • Property Owners
    • Business Owners
    • Community Groups
    • Educational Community (Including Students)
    • Economically Disadvantaged
    • Civic Leaders
    • Developers
    • Other Stakeholders
Expectations

• Partnership with City Staff:
  – High Degree of Collaboration and Interaction
  – Weekly/Bi-Weekly Conference Calls
  – Monthly Meetings
  – High Level of Accountability to Budget and Progress on Deliverables
Expectations

• Connect the Dots With Other City Efforts
Expectations

• Connect the Dots With Other City Efforts

The Riverside Smart Code, Northside Vision, and Master Plan projects are part of a network of interconnected and concurrent efforts that strive to foster economic development and enhance the quality of life for Riverside’s residents.
RFQ Details

• SOQ Topics:
  – **Part I**: Team Description
  – **Part II**: Background, Experience, and Availability of Key Team Members and Client References
  – **Part III**: Approach:
    • People
    • Place
    • Products
    • Progress
  – **Part IV**: Team Success
  – **Part V**: Sample Products (internet links)
RFQ Details

• SOQ Format and Length:
  – Electronic submittals only
  – 30 pages (maximum)
    • Everything except the front and back cover and the table of contents counts as a page (dividers, marketing materials, appendix, etc.)
  – 1” margins (minimum)
  – 11 point font (minimum)
  – 8.5”x11” page size

• OPTIONAL:
  – 3-Minute (max) multimedia presentation or video describing the team's qualifications (via link).
Selection Process

• RFQ Evaluation Committee:
  – 18 City Staff members
    – Assistant City Manager
    – City Clerk
    – City Attorney’s Office Representative
    – Intergovernmental and Communications Officer
    – Economic Development Manager
    – Community Development Director
    – Community Development Deputy Director
    – City Planner
    – Code Enforcement Director
    – Community Development Department Senior Management Analyst
    – Smart Code and PEIR Project Manager(s)
    – Successor Agency/Real Property Services Project Manager
    – Historic Preservation Officer
    – Housing and Homeless Services Project Manager
    – Riverside Public Utilities General Manager
    – Public Works Director
    – Director of Parks, Recreation and Community Services
    – Chief Innovation Officer/IT Director
Selection Process

Reference Checks

SOQ Evaluation

SOQ Rankings

Evaluation Committee

Shortlist of 3 to 5 Teams
**Selection Process**

- **Evaluation Criteria:**

<table>
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<tr>
<th>Criteria</th>
<th>Maximum Possible Score</th>
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<tbody>
<tr>
<td>Experience, Qualifications, Availability, and References of the Project Director/Principal In-Charge</td>
<td>10</td>
</tr>
<tr>
<td>Experience, Qualifications, Availability, and References of the Smart Code Specific Plan Project Manager</td>
<td>15</td>
</tr>
<tr>
<td>Experience, Qualification, Availability, and References of the CEQA/PEIR Project Manager</td>
<td>15</td>
</tr>
<tr>
<td>Experience, Qualification, Availability, and References of the Northside Neighborhood Vision and Master Planning Project Manager</td>
<td>15</td>
</tr>
<tr>
<td>Team experience with comprehensive community-based planning projects within commercial districts and corridors</td>
<td>5</td>
</tr>
<tr>
<td>Experience, Qualifications, Availability, and References for other Key Task Leaders</td>
<td>5</td>
</tr>
<tr>
<td>Team’s Approach to the Smart Code Specific Plan, the PEIR and the Northside Neighborhood Vision and Master Planning Services for 179 acres of vacant property</td>
<td>15</td>
</tr>
<tr>
<td>Demonstrated success of the team in other communities</td>
<td>10</td>
</tr>
<tr>
<td>The quality of the example products (provided by internet links)</td>
<td>5</td>
</tr>
<tr>
<td>Readability and overall quality of the Statement of Qualifications</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100 Points</strong></td>
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Selection Process

• Top three to five teams will be invited to participate in Request for Proposals (RFP) process

• Shortlist will be posted online at:
  www.RiversideSmartCode.info

• Draft Scope, Work Outline, Budget and Schedule will be requested as part of RFP process

• Evaluation Committee & up to 16 appointed community members will conduct interviews and rank consultant teams
Key Dates

• Jan. 22: Final RFQ Questions Due
• Jan. 29: Answers to Final RFQ Questions Posted
• Feb. 12: Statement of Qualifications Due
• Feb. 21: Release of Shortlist of Teams
• Feb. 27: RFP Questions Due
• Mar. 4: Answers to RFP Questions Posted
• Mar. 7: Draft Scope of Work Outline and Schedule Due
• Mar. 13: Evaluation Committee/Community Interviews – Draft Budget Due
• Mar. 18: Evaluation Committee Announces Team rankings
Key Dates

- April 17: Development Committee – Recommendation of Selected Team by Evaluation Committee and Community Members/Representatives

- April 18: Begin Contract Negotiations with Selected Team

- Date TBD: City Council Hearing – Authorization to Execute Contract
Questions and Answers