



Office of the City Manager

CONSENT CALENDAR
November 18, 2014

To: Honorable Mayor and Members of the City Council
 From:  Christine Daniel, City Manager
 Submitted by: Eric Angstadt, Director, Planning and Development
 Subject: Contract: MIG for Professional Planning Services for the Adeline Corridor Specific Plan

RECOMMENDATION

Adopt a Resolution authorizing the City Manger to execute a contract and any amendments with MIG to perform professional planning services for the Adeline Corridor Specific Plan for an amount not to exceed \$750,000 for the period January 1, 2015 to June 30, 2017.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract will be provided by a \$750,000 grant from Cycle Six of the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) PDA Planning Program.

Grant revenue will be deposited in 614-8502-331.15-01 and expended from 614-8502-463.30-38. This contract has been entered into the Contract Management System with CMS No. A73ZM.

Funding need for this contract is recommended to be included in the second amendment to the FY2015 Annual Appropriations Ordinance.

Staff recommends selection of the consultant team, MIG, which has extensive experience with PDA and transit-oriented planning processes in the Bay Area and nationally. The consultant team brings experience designing livable streets, community and stakeholder engagement, and specific plan preparation.

CURRENT SITUATION AND ITS EFFECTS

In August 2014, the City related a Request for Proposals (RFP: Specification No. 15-10885-C) for a planning consultant to assist with the Adeline Corridor Specific Plan planning process. The City received six proposals consistent with the submittal guidelines and interviewed four of the qualifying teams. The proposals were reviewed and assessed based on the following criteria: project understanding, relevance of recent work, team composition, project approach, community engagement strategy, and qualification of the firm.

Under a separate agenda item staff recommends the City Council to authorize the City Manager to enter into a Funding Agreement with ABAG/MTC. The grant award covers a project time frame of 30 months (2.5 years) from project initiation. Staff anticipates that the process will begin in January 2015 and will conclude in mid-2017 with completion and adoption of the Adeline Corridor Specific Plan.

BACKGROUND

The Priority Development Area (PDA) Planning Program is associated with the regional planning effort called Focusing Our Vision or "FOCUS." FOCUS is a joint project of ABAG, the MTC, and the Bay Area Air Quality Management District. This regional project seeks to build upon existing progress related to smart growth, tap into local and regional objectives for the future, and create a sustainable development strategy for the Bay Area.

Through FOCUS, ABAG and other regional partners are working with local governments and stakeholders to identify local and regional priority areas for development and conservation. These priority development areas, or PDAs, are identified by local jurisdictions as areas within a city or county where higher density commercial and housing development could occur, supported by transit. ABAG provides incentives for development of these priority areas, which includes funding for planning grants and similar technical assistance.

The City of Berkeley designated six areas as Priority Development Areas (PDA) in 2007, including the Adeline Corridor and South Shattuck. As such they are eligible for focused funding to assist with community planning efforts. Berkeley's downtown PDA also obtained grant funding based on being designated as a PDA.

This ABAG/MTC PDA Planning Program funding is intended for planning efforts consistent with the program guidelines. Goals of the PDA Planning Program include:

1. Increase the supply of housing, including housing affordable to lower-income households
2. Boost transit ridership and thereby reduce vehicle miles traveled by PDA resident by increasing land use intensities and opportunities.
3. Promote walking, bicycling, carpooling, and carsharing by effectively managing parking and driving options while promoting multi-modal connections for residents, employees, and visitors to the PDA.

The Adeline and South Shattuck PDAs are located along multiple bus routes, have existing bicycle infrastructure, and are in close proximity to the Ashby BART station. The PDAs are therefore well suited to make use of this planning process to leverage these existing community assets and plan for and encourage growth consistent with a clear community vision for the future.

The City's PDA Planning Program grant application is attached to this report. It provides greater detail about the components of the ABAG/MTC guidelines and how Staff anticipates the Adeline Corridor Specific Plan will address them.

Staff expects that the process will begin in January 2015 and will conclude in mid-2017 with completion and adoption of the Adeline Corridor Specific Plan. One of the first steps will be a comprehensive Community Involvement Plan that will lay out the multiple approaches staff and the consultant will use to engage with the community to plan the future of the Adeline Corridor.

ENVIRONMENTAL SUSTAINABILITY

A major objective of the Adeline Corridor Specific Plan will be to increase the opportunity for existing and future residents, employees, and visitors to use transit, bike or walk for daily travel needs. This will in reduce per-capita use of private vehicles, thereby reducing vehicle miles traveled and the associated greenhouse gas emissions.

RATIONALE FOR RECOMMENDATION

The selected consultant, MIG, demonstrated an excellent understanding of the needs of the City and has successfully performed similar projects.

ALTERNATIVE ACTIONS CONSIDERED

The scope of work and level of expertise required for preparation of a Specific Plan exceed the capacity of existing City staff. As such, the City did not consider managing and executing the project with staff resources.

CONTACT PERSON

Jordan Harrison, Planning and Development, 981-7416

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: MIG FOR PROFESSIONAL PLANNING SERVICES FOR THE ADELINE
CORRIDOR SPECIFIC PLAN

WHEREAS, the Planning and Development department determined that consultant assistance is needed for preparation of the grant-funded Adeline Corridor Specific Plan; and

WHEREAS, in August 2014, the City of Berkeley released Request for Proposals Specification No. 15-10885-C for professional planning services and received six proposals by the posted deadline and consistent with the submittal requirements; and

WHEREAS, after a thorough review and scoring according to the RFP's criteria, four submissions were selected for interviews; and

WHEREAS, after interviewing the four consultant teams and based on the evaluation of the seven-person interview panel, the proposal from MIG was selected; and

WHEREAS, funding for this contract will be provided by the MTC/ABAG PDA Planning Program Cycle Six grant program; and

WHEREAS, grant revenue will be deposited in 614-8502-331.15-01 and expended from 614-8502-463.30-38; and

WHEREAS, this contract has been entered into the Contract Management System with CMS No. A73ZM; and

WHEREAS, funding need for this grant is recommended to be included in the second amendment to the FY2015 Annual Appropriations Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with MIG to perform professional planning services for the preparation of the Adeline Corridor Specific Plan for an amount not to exceed \$750,000 for the period of January 1, 2015 to June 30, 2017. A record signature copy of said contract and any amendments to be on file in the City Clerk Department.