

Riverside Golf Club and Ab Brown Sports Complex.

The Smart Code Specific Plan, as conceptually proposed (Attachment 1), encompasses approximately 90% of the City's office, commercial and industrial zoned properties and covers approximately 20% of the City. The proposed Smart Code would replace (in full or in part) nine existing specific plans spread across the City (Attachment 2). The Smart Code Specific Plan would result in one cohesive illustrated vision, present clear and consistent development standards, set forth an infrastructure plan to support future investment, establish a built-in mitigation program for historic resources, foster economic development and streamline the entitlement process for projects consistent with the vision and accompanying Program Environmental Impact Report.

A number of other planning efforts will occur concurrently with the Smart Code Specific Plan, including community visioning of the Northside Neighborhood, the master planning of 179 acres of vacant land that fall within the proposed boundaries of the Smart Code and a California Environmental Quality Act (CEQA) analysis of the resulting master plan.

The Smart Code Specific Plan RFQ was released on December 19, 2013. On February 12, 2014 staff received responses from Opticos Design Inc. with Sargent Town Planning and PlaceWorks (formerly The Planning Center | DC&E). A 15-member City Selection Committee reviewed the qualifications and invited both consultant teams to submit project proposals.

The proposals were reviewed and evaluated by the Selection Committee. An interview process was conducted on March 13, 2014 which included a public "community interview" of both consultant teams in the Council Chambers. Residents were provided the opportunity to engage the consultants and evaluate the best "community fit." Over 40 community members participated and their evaluations accounted for 25 percent of the overall evaluation scoring. Based on the evaluation process, staff is recommending that the City enter into a contract with Opticos Design Inc., the top scoring candidate.

The Opticos Design Inc. proposal includes a scope of work that addresses the intended objectives of the Smart Code Specific Plan, which include:

- Define a community-based vision for the planning area within first 6-9 months;
- Preserve and protect existing neighborhoods, uphold historic preservation, accommodate mobility choices and facilitate great public realms;
- Integrate a built-in mitigation program for addressing historic resources that evaluates cultural resources and specifies how different categories of historic properties may be treated as part of development projects;
- Prepare no-nonsense development standards for new mixed use, residential, commercial, industrial and office development that implements the vision;
- Apply scenario development and modeling tools to express the varying impacts of development and infrastructure investment choices; and
- Attain program-level CEQA clearance and expedited project review for vision-consistent projects.

The proposal also includes a concurrent and interrelated process to prepare a Northside Neighborhood vision and master plan for the 179-acre former Riverside Golf Club and Ab Brown Sports Complex, which will:

- 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 or public facilities and/or park space to serve the

- needs of local residents;
- Generate private investment, create jobs and grow property tax revenue; and
- Ensure an attractive, well-designed, economically and environmentally sustainable addition to the Northside Neighborhood and to the City.

Opticos Design's proposal is included as Attachment 3. The consultant anticipates completing the entire planning effort within a twenty month timeline.

The Smart Code Specific Plan and related efforts support all four pillars of Seizing Our Destiny, as they encourage and foster "Intelligent Growth;" are a "Catalyst for Innovation" through extensive community-guided visioning; reaffirm Riverside as a "Location of Choice;" and nurtures a process that creates a "Unified City."

STAFFING:

The Smart Code Specific Plan and related planning efforts will encompass the rezoning of nearly all of the City's commercial and industrial areas; this is a major undertaking. The Community Development Department's Advanced Planning & Strategic Initiatives (AP&SI) Team will undertake extensive project management, community outreach, analysis, research and interdepartmental coordination over a two-year period. The AP&SI Team is also concurrently undertaking a number of other high-priority Citywide efforts that are inter-related to the Smart Code efforts, including the Riverside Reconnects Streetcar Feasibility Study, Restorative Growthprint and Economic Prosperity Action Plan, and Grow Riverside policy development, while remaining responsible for maintaining the General Plan 2025, the Zoning Code, coordination with external agencies, cities and the County, and numerous other documents, processes and efforts.

Staff recommends authorization to fund and secure two contract planning staff persons on a temporary two-year basis to assist in-house staff during the Smart Code Specific Plan effort. The contract staff would provide technical assistance to the AP&SI Team and would complement the work of the consultant team by performing additional analysis, collecting and interpreting data, reviewing deliverables for accuracy, evaluating and preparing various design components and providing general assistance as needed.

FISCAL IMPACT:

The completion of the Smart Code Specific Plan, PEIR, Northside Neighborhood vision and master planning of the former Riverside Golf Club and Ab Brown Sports Complex requires extensive and significant resources for completion. The budget proposed by Opticos Design Inc. is commensurate with the scope of work as presented.

The cost associated with implementing the Smart Code program, including the contract with Opticos Design Inc. and funding for two contract planning staff persons is estimated at approximately \$3,900,000. Staff proposes that the proceeds from the future sale of the 179-acre former Riverside Golf Club and Ab Brown Sports Complex properties (non-utility owned) be used to fund the planning efforts. However, because the specific timing of the sale is uncertain, it is recommended that an internal loan be made from the City's cash pool to address the interim costs. The loan would be on an interest only basis for a five-year term. It would be payable in full immediately upon the closing sale of the Riverside Golf Club and Ab Brown Sports Complex property.

Additionally, staff recommends exploring an Ordinance to establish a development surcharge fee program for the beneficiaries of the Smart Code Specific Plan (i.e., developers of properties within the adopted Smart Code Specific Plan boundaries). Pursuant to Government Code

§65456, the City Council may impose a charge on persons seeking approvals required to be consistent with an adopted specific plan or may require a deposit equal to the estimated cost of preparing a specific plan for adoption, amendment or repeal. Such a surcharge program would help offset the cost of preparing the documents and augment the repayment of the General Fund loan in the event that the Northside properties do not sell within the five-year loan period. Upon authorization, staff will work with the consultants to determine the appropriate share to be passed on to the beneficiaries. In exchange for the surcharge, future developers of projects consistent with the Smart Code will benefit from a streamlined approval process and significant cost savings as a result of an adopted PEIR, should they develop projects that are consistent with the community vision adopted as part of the Smart Code Specific Plan.

Submitted by: Al Zelinka, FAICP, Community Development Director

Certified as to

availability of funds: Brent A. Mason, Finance Director/Treasurer

Approved by: Deanna Lorson, Assistant City Manager
for Scott C. Barber, City Manager

Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. Project Area Map
2. Specific Plan Areas
3. Draft Scope of Work and Budget for Opticos Design Inc