



Northside Specific Plan

Community & Economic
Development Department

Board of Public Utilities
June 27, 2015

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Background

- April 28, 2015 – City Council
 1. Reviewed status and history of city-owned properties in the Northside Neighborhood
 2. Directed the preparation of a specific plan
 3. Directed staff to engage the public prior to releasing an RFP for specific plan consultants



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Purpose of the Specific Plan

Establish a clear vision and land use policies for the Northside Neighborhood

- The Specific Plan will need to:
 1. Define a community-based vision
 2. Preserve & protect existing neighborhoods
 3. Uphold historic preservation
 4. Accommodate mobility choices



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Purpose of the Specific Plan

- The Specific Plan will need to: (cont)
 5. Evaluate natural, cultural and historic resources
 6. Create appropriate development standards
 7. Attain program-level CEQA clearance
 8. Be completed in 18 to 20 months
 9. Eliminate and minimize land use conflicts



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Community Outreach

- Input for Northside Specific Plan RFQ/RFP...
 1. Spanish Town Heritage Foundation (9/16/15)
 2. ORON – Northside SIT (9/24/15)
 3. Board of Public Utilities (10/2/15)
 4. Hunter Park Business Council (10/6/15)
 5. Latino Network (10/7/15)
 6. Springbrook Heritage Association (10/15/15)



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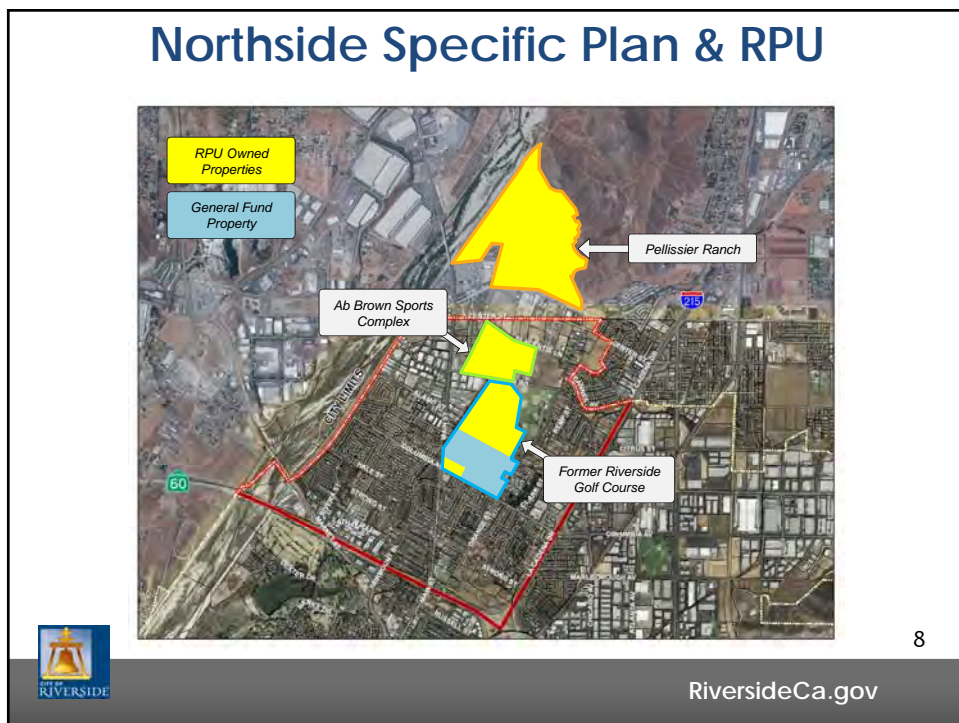
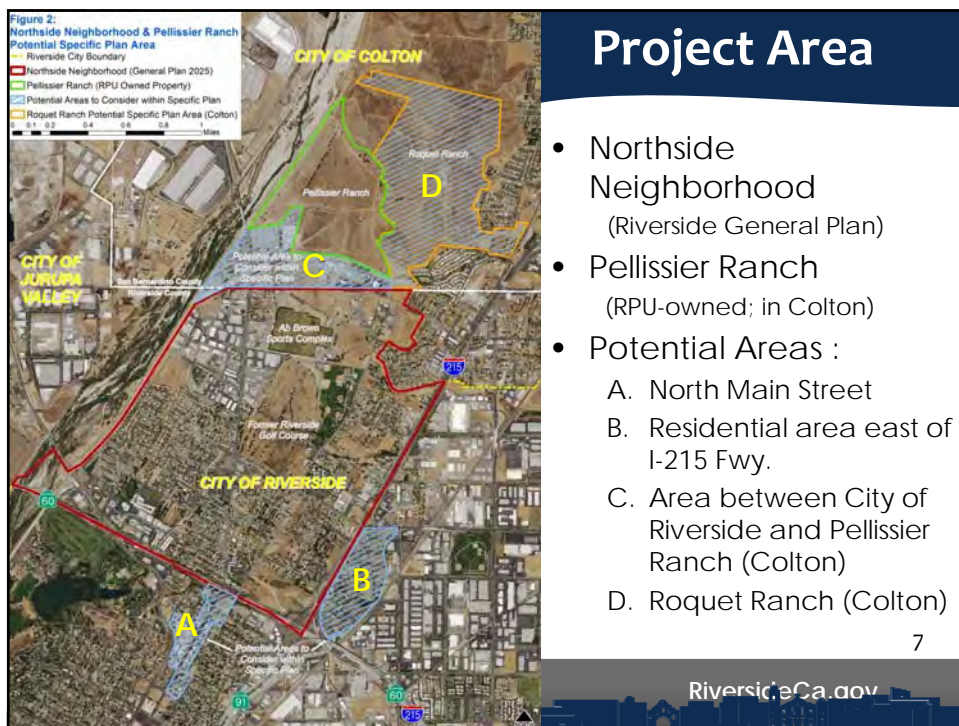
Community Outreach

- Input for Northside Specific Plan RFQ/RFP (cont)...
 7. Northside Improvement Association (10/19/15)
 8. Raincross Group (10/23/15)
 9. City-sponsored Community meeting (11/4/15)
 10. City of Colton staff (1/25/16)
- March 23 – Release of RFQ/RFP



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Obligations of RPU

Riverside Public Utilities has a legal obligation to:

1. Ensure ratepayer investments are preserved; and
2. Ensure potential value or future sale is based on the highest and best use of the property

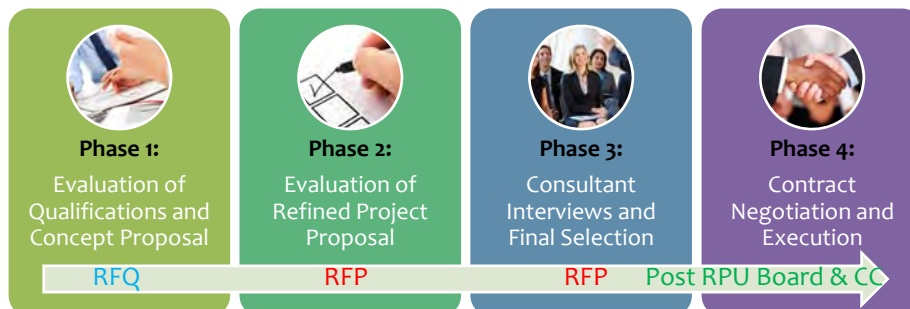


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Consultant Selection Process

- Selection process
 1. Request for Qualifications (RFQ)
 2. Request for Proposals (RFP)



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RFQ/RFP Schedule

Date	Task/Milestone
March 23	RFQ released
March 31	Project Introduction Meeting
April 13	Pre-Submittal Webinar or Conference Call
April 21	Statements of Qualifications (SOQ) and concept proposals due
April 25 – May 2	Staff evaluation of SOQ and concept proposals
May 3	Announcement of top 3 consultants to move on in process
May 13	Pre-Submittal Webinar or Conference Call
May 18	Refined Proposal, Scope of Work, Schedule and Budget due
May 26	Staff Interviews – a.m. Community Interviews – p.m.
June 1	Consultant score/ranking compiled
June 27	Public Utilities Board Meeting
July 14	Land Use Committee Meeting
August 23	Anticipated City Council Hearing (Approval of Contract)
August 24	Commencement of Specific Plan process



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Consultant Selection Process

1. Four (4) firms submitted qualifications & concept proposals
2. Top Three (3) firms invited to submit refined proposals and budget
 - a. Danelian Associates
 - b. CallisonRTKL
 - c. Rick Engineering
3. May 26, 2016
 - a. Staff Evaluation Committee Interview
 - b. Public Interviews



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Consultant Selection Process

- Staff Evaluation Committee: 100 points
- Community evaluations: 35 points

	Possible Score	Danelian Associates	CallisonRTKL	Rick Engineering
Staff Evaluation Committee Average Score	100	74.4	83.7	86.0
Community Evaluation Average Score	35	26.3	30.5	29.0
Total Compiled Score	135	100.7	114.2	115.0
Proposed Cost	-	\$1,030,000	\$1,716,000	\$1,810,638



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Funding the Specific Plan

1. Potential Cost:
 - \$2,084,000 (including 15% contingency)
2. Community & Economic Development
 - a. \$410,000 in FY 2016/17, and
 - b. \$500,000 in FY 2017/18
3. Reimbursement Fee (Gov't Code § 65456)



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Reimbursement Fee

CA Gov't Code § 65456(a)

"...intent is to collect from those who benefit from reduced cost of documenting environmental consequences & advocating land use changes authorized by the plan."

1. Fee imposed after specific plan adopted.
2. Fee applies to persons seeking governmental approvals consistent with the specific plan.
3. Fee covers cost of preparation, adoption, & administration of the specific plan, and PEIR.
4. Fee prorated to relative benefit from the specific plan.



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Funding the Specific Plan

CEDD requests RPU contribution:

1. 39% of Specific Plan costs
2. Proportional to benefit area
 - a. Excludes existing single family areas
 - b. Excludes Roquet Ranch (Colton)
3. \$813,000 estimate (i.e. 39% of \$2,084,000)
 - a. \$683,000 (84%) from Electric Fund
 - b. \$130,000 (16%) from Water Fund



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Recommendations

1. Review and consider the qualifications and proposals presented by consultant teams proposing on the Northside Specific Plan, the consultant evaluations prepared by the staff evaluation committee, and the evaluations received from the public following community interviews of the consultants;
2. Receive and file the report related to the Northside Specific Plan consultant selection process;



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Recommendations (cont.)

3. Authorize an expenditure not to exceed \$813,000 to fund Riverside Public Utilities share of the Northside Specific Plan planning effort, which is an amount commensurate with the proportion of land under Riverside Public Utilities ownership that will receive a benefit from the Specific Plan, subject to the approval of a final Scope of Work and budget;



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Recommendations (cont.)

4. Recommend that the City Council appropriate \$683,000 from the Water Fund Balance to Water Professional Services Account 6210000-4210000; and
5. Recommend that the City Council appropriate \$130,000 from the Electric Fund Balance to Electric Professional Services Account 6100000-4210000.



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