



Northside Specific Plan

Community & Economic
Development Department

Utility Services/Land Use/Energy Development Committee
August 30, 2016

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Request for Committee

This item is a request for the Committee to:

1. Review responses to the Northside Specific Plan RFP, and recommend a consultant to work with the community, the City of Riverside staff, and the City of Colton staff to prepare the Northside Specific Plan and Program EIR; and
2. Review the consultants' proposed project costs and staff's proposed budget, including an amendment to the Riverside Public Utilities FY2016-2018 budget.



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Background

1. Riverside General Plan 2025, Policy LU-71.1 calls for the preparation of a Specific Plan for the Northside
2. April 28, 2015 – City Council
 - a. Reviewed status and history of city-owned properties in the Northside Neighborhood
 - b. Directed the preparation of a specific plan
 - c. Directed staff to engage the public prior to releasing an RFP for specific plan consultants



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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. Hunter Park Business Council (10/6/15)
4. Latino Network (10/7/15)
5. Springbrook Heritage Alliance (10/15/15)
6. Northside Improvement Association (10/19/15)
7. Raincross Group (10/23/15)



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City of Colton

Inter-jurisdictional effort

1. RPU owns Pelliser Ranch in Colton, north of Riverside boundary.
2. Development of properties on norths side of Central Avenue will have effect on areas in Riverside.
3. Riverside and Colton's executive teams met to discuss the partnership opportunity.
4. CEDD staff met with Colton staff to discuss the inter-jurisdictional plan.
5. Colton staff briefed their executive management and Colton Councilmembers. 5



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City of Colton

Inter-jurisdictional effort (continued)

5. RFQ/RFP routed to Colton staff for their comment.
6. Colton staff participated on the Northside Specific Plan Evaluation Panel during consultant interviews.
7. Future coordination with Colton staff, City Commissions, Mayors and Councilmembers is expected. This includes a joint meeting between the Colton and Riverside Council members, wherein a variety of common issues and joint projects will be discussed.



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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

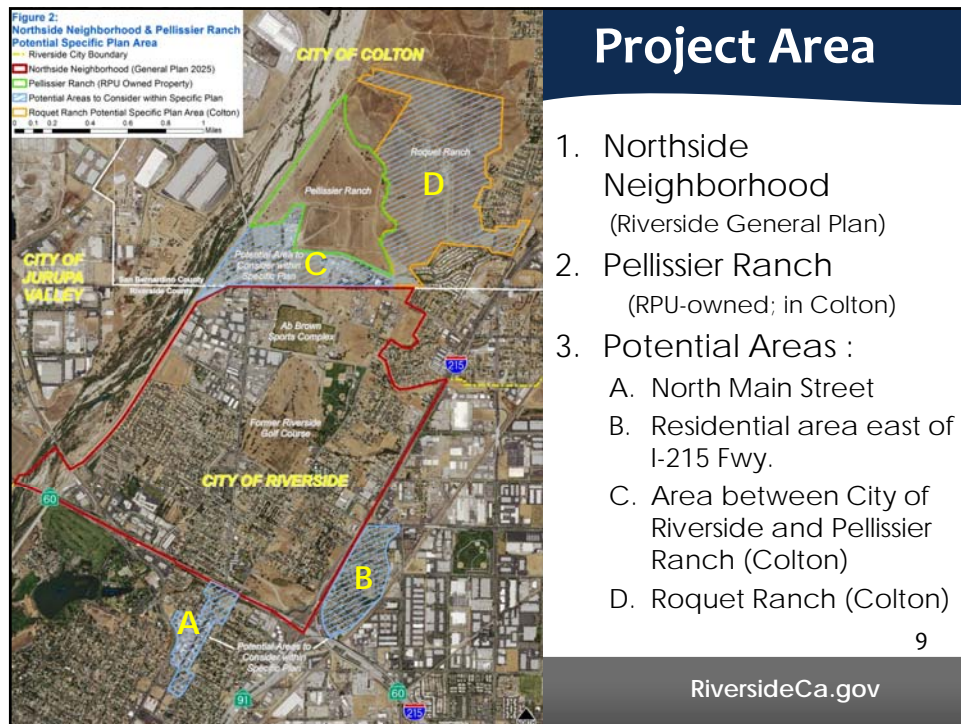
The Specific Plan will need to (cont.):

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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Consultant Selection Process

1. March 23, 2016 – RFQ/RFP released
2. Four (4) firms submitted qualifications & concept proposals
3. Top Three (3) firms invited to submit refined proposals and budget
 - a. Danelian Associates
 - b. CallisonRTKL
 - c. Rick Engineering
4. 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



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Board of Public Utilities

- June 27, 2016 – Board of Public Utilities
 1. Reviewed status of the Northside Specific Plan consultant selection process;
 2. Recommended FY 2016-18 Budget Amendment for an expenditure up to \$813,000 from Public Utilities Funds for the preparation of the Northside Specific Plan and Program EIR; and
 3. Recommended appropriation of funds to professional services accounts.



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Sources of Funding

1. Community & Economic Development
 - \$910,000 through FY 2017/18
2. RPU appropriation
 - Up to \$813,000 through FY 2017/18
3. Davenport Grant
 - \$12,000 in FY 2016/17
4. Other funds to be determined
 - Grants, reimbursement fee, etc.



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RPU Funding for Specific Plan

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 maximum (i.e. 39% of \$2,084,000)
 - a. \$683,000 (84%) from Water Fund
 - b. \$130,000 (16%) from Electric Fund



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Available Funding

TABLE B – Proposed Budgets and Funding

	Danelian Associates	CallisonRTKL	Rick Engineering
Consultant Proposed Cost	\$1,030,000	\$1,716,000	\$1,810,638
15% City Contingency	\$154,500	\$257,400	\$271,596
Total Proposed Cost with Contingency	\$1,184,500	\$1,973,400	\$2,082,234
RPU 39% (not to exceed \$813,000)	\$461,955	\$769,626	\$812,071
Davenport Institute Grant	\$12,000	\$12,000	\$12,000
CEDD FY 2016/18 (not to exceed \$910,000)	\$710,545	\$910,000	\$910,000
Total Identified Funds Available	\$1,184,500	\$1,691,626	\$1,734,071
Funding Short Fall	-	\$281,774	\$348,163



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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
August 30	Land Use Committee Meeting
September 13	Anticipated City Council Hearing
September-October	Commencement of Specific Plan process



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Recommendations

That the Committee recommend that the City Council:

1. Select Rick Engineering for the preparation of the Northside Specific Plan and Program EIR, and authorize the City Manager or his designee to negotiate a Professional Services Agreement for the purpose of preparing the Northside Specific Plan and Program EIR;
2. Approve an amendment of the adopted Riverside Public Utilities two-year FY 2016-18 budget, which transfers \$683,000 from Utilities Fund Reserve to the Riverside Public Utilities Water Fund Balance;



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Recommendations (cont.)

3. Approve an amendment of the adopted Riverside Public Utilities two-year FY 2016-18 budget, which transfers \$130,000 from Utilities Fund Reserves to the Riverside Public Utilities Electric Fund Balance;
4. Appropriate \$683,000 from the Water Fund Balance to Water Professional Services Account 6210000-4210000; and
5. Appropriate \$130,000 from the Electric Fund Balance to Electric Professional Services Account 6100000-4210000.



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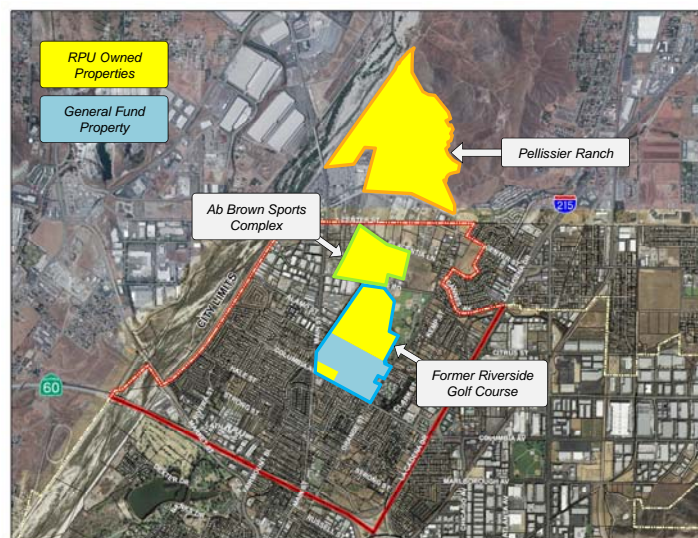
Extra Slides



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Northside Specific Plan & RPU



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