

NORTH BAYSHORE PRECISE PLAN SCOPE OF WORK

The following is the Raimi + Associates (R+A) team's scope of work for the City of Mountain View North Bayshore Precise Plan. The roles and responsibilities of the firms included on the R+A Team are as follows:

- Raimi + Associates (R+A): Project management; land use and design; sustainable development; Precise Plan policy revision; and community outreach and participation.
- Sargent Town Planning: Urban design.
- Van Meter Pollack Williams: Urban design and housing.
- Nelson\Nygaard: Transportation policy; street design; Transportation Demand Management (TDM); and parking.
- H.T. Harvey & Associates: Biological resources.
- Seifel Consulting: Fiscal analysis.
- Schaaf & Wheeler: Water infrastructure.

The R+A team scope of work integrates requirements of the City's Precise Plan and provides for coordination with the David Powers & Associates team, retained by the City to develop the Environmental Impact Report (EIR) for the North Bayshore Precise Plan.

Task 1: Background Research and Analysis

In this task, the R+A team will conduct background research and analysis to better understand conditions related to potential housing in North Bayshore.

1.1 PROJECT RE-INITIATION MEETING

The first step in our work program will be a project kickoff conference call or meeting to review the proposed work tasks and discuss how they can most efficiently and effectively be implemented. During this meeting, we will:

- Collaborate with City staff and the consultant team to summarize the potential changes to the North Bayshore Precise Plan.
- Establish a data needs list, as well as schedule for the assembly of information and delivery of work products.
- Schedule follow up calls or meeting(s) to discuss work progress.

1.2 HOUSING THRESHOLD ANALYSIS

The R+A team will conduct background research and analysis to support decision-making about the potential number of housing units in North Bayshore. The team will work with City departments to

identify the appropriate service standards for police, fire, schools, parks, and other supportive community services. The team will also consider the types and amount of retail and commercial services necessary to support new residents in the area who can easily access these services by bike or foot to minimize short vehicle trips to other areas of the City.

As part of the analysis, STP will identify two areas in other cities in which housing has been inserted into a predominantly employment-focused district, and prepare a PowerPoint presentation summarizing their key attributes, successes and challenges.

1.3 SITE MAPPING AND ANALYSIS

As part of the project re-initiation, R+A is working with the City to develop a series of housing screen maps and a composite screening map. The R+A team will work with the City to build on these screening maps to prepare background mapping of North Bayshore and the vicinity. Maps will be used for a variety of purposes, including public engagement and team working sessions.

H.T. Harvey will assess potential locations and amounts of residential development in the Precise Plan area to determine locations where residential development might be most and least detrimental to sensitive biological resources.

Task 1 Deliverables:

- Project re-initiation meeting
- Technical memorandum or PowerPoint slides summarizing housing threshold research
- GIS maps

Task 2: Initial Public Outreach and Website

2.1 STAKEHOLDER INTERVIEWS

The R+A team will conduct up to 8 in person interview or phone meetings with key stakeholders, such as environmental organizations, local businesses, and housing developers to better understand the issues and constraints associated with housing development in North Bayshore.

2.2 COMMUNITY WORKSHOP #1

The R+A team will conduct two community workshops focused on housing in North Bayshore. The estimated topics for the workshops are described in the scope, but may be revised with direction from the City. The R+A team will produce printed and presentation materials as needed for the community workshops. The City will be responsible for workshop logistics.

Community Workshop #1 will be the first opportunity for the public to discuss housing in North Bayshore. It will provide a venue for the community to provide its input on what a “community” (“neighborhood”?) is in North Bayshore including the desired community and commercial/retail services to support housing. It will also provide an opportunity for the public to discuss where residential development may be appropriate and the type and design of residential development. VMWP will assist in the community workshop on housing by providing a wide range of housing prototype options which might be considered for development sites in the North Bayshore area. Nelson\Nygaard will focus on gathering input on the types of transit infrastructure and improvements that would be needed to serve

residents. R+A will summarize the results of the site mapping and analysis on the potential locations for housing. The workshop will include an overview presentation by the R+A team and interactive exercises.

As part of Community Workshop #1, the City and the R+A team may schedule a panel discussion to kick-off the meeting. The purpose of the panel is to provide context for Community Workshop #1, discuss issues and opportunities for housing in North Bayshore, and provide information for the Mountain View community to help develop their vision for the future of the district. The panel may include two to four participants, including a moderator, to discuss questions such as:

- What a residential neighborhood may look like – with office, residential, services, community spaces, streetscapes, bike and pedestrian routes, and transit? How can the neighborhood be integrated into the existing neighborhood of office and R&D uses in North Bayshore?
- How much and what type of civic uses (public parks/plazas, community center, library, and cultural uses) could work in a Shoreline Blvd residential environment?

Panelists may include regional experts in planning issues, national / international leaders in the planning and urban design profession, or similar. The budget includes an optional item with a stipend for panelists.

2.3 UPDATES TO PROJECT WEBSITE

The R+A team will regularly provide content for the northbayshorepreciseplan.org website. Content will include topics for public comment, updates on the planning effort, information on future meetings, descriptions of the proposed alternatives, and links to the Public Draft of the Precise Plan. The Mindmixer site will be re-launched after the April 14th City Council meeting. Some initial question may include:

- What are the desired outcomes by adding housing in North Bayshore?
- Who should housing in North Bayshore be designed for?
- What barriers or concerns are there for adding housing in North Bayshore?
- What could a community or neighborhood in North Bayshore look like, including necessary community and commercial services?

Task 2 Deliverables:

- Up to 8 stakeholder interviews, including a brief summary of the meetings.
- Community workshop #1, including meeting facilitation, agenda design, up to four (4) workshop boards, and a workshop summary.
- Regular updates to the project website throughout the process

Task 3: Alternatives Development and Analysis

3.1 SKETCH ALTERNATIVES DEVELOPMENT

Building on the feedback from Community Workshop #1, City staff, and other stakeholders, and as a precursor to the team working session, the R+A team will prepare two or three sketch alternatives that illustrate various approaches to incorporating housing development into the North Bayshore. These alternatives will be used as starting point for the staff and team work session. The sketch alternatives

will include maps on the location of housing, the general scale of development, specific housing prototype options and potential site designs, and the estimates for the development program.

3.2 STAFF AND TEAM WORK SESSION – ALTERNATIVES DEVELOPMENT

The R+A team will hold a two-day working meeting to develop alternative concepts and to identify and develop preferred alternatives. This will include identifying areas for residential development, changes to the Complete Transportation Network, and other design considerations. Alternative concepts will respond to initial direction provided during Community Workshop #1, stakeholder interviews, City staff, and other decision-makers. A key point of discussion for the transportation component will be the district wide vehicle trip cap and SOV mode share targets and how these elements will apply to residential uses. This working session will result in a series of design alternatives and a framework for conducting a high-level alternatives analysis.

Pending discussion with City staff, a portion of the staff and team work session may be open to the public. This would allow community members to see initial sketch alternatives and to engage with the planning and design team on key issues and concerns.

3.3 REFINE AND ANALYZE ALTERNATIVES

Upon completing the staff and team work session, the R+A team will refine the alternatives and prepare a high-level, qualitative, comparison-based assessment of the implications for each alternative. R+A will oversee the analysis for the alternatives by other members of the team. Topics that may be addressed include:

- **Land use mix and development program.** R+A will compare the land use mix and development program for each alternative to show how each varies and how their different parts work together to achieve the City's vision for a new residential neighborhood in the area. VMWP will assist R+A by developing development capacities for the various sites, which may be appropriate for housing. VMWP will provide density ranges and building prototypes for up to three alternatives to assist in the development of the land use and program mixes. VMWP will also provide images for density ranges to be used to illustrate the alternatives programs.
- **Traffic impacts.** Fehr & Peers assess the VMT impacts of different land use alternatives and will assess the alternatives for the impact on traffic at the Gateways and on major streets using their best professional judgment. This scope and budget is included under the EIR.
- **Biological resources.** H.T. Harvey will qualitatively summarize the potential impacts to biological resources for each alternative to ensure that biological resources are not negatively impacted and, if possible, enhanced by the proposed development on the site.
- **Infrastructure impacts.** Schaaf & Wheeler will analyze the impacts/benefits and utility improvement requirements of adding different increments of housing to North Bayshore for each wet utility. This initial Utility Impact Analysis consists of higher level review and analysis of land use changes in the North Bayshore Precise Plan area. Land use information at this stage of analysis is anticipated to be general and lacking parcel-specific detail. Therefore, utility impact analyses will be focused on overall system capacities to determine if land use changes negatively impact potable water, sanitary sewer, and storm sewer utility systems.
- **Fiscal and funding.** Seifel will perform a high-level analysis of alternative land use scenarios, including the land use program described under the current Precise Plan. Seifel will prepare a qualitative assessment of the fiscal implications of up to four (4) alternatives to compare how each alternative might impact the fiscal stability of the City. The analysis will inform the City in

making a decision with a preferred land use program for the Precise Plan. Under Task 3, Seifel will:

- Review the development program under alternative land use scenarios.
- Evaluate fiscal implications of the alternatives to compare how each alternative might impact the fiscal stability of the City.
- Prepare a matrix summarizing the comparative analysis.
- **Parking and Transportation Demand Management (TDM).** Nelson\Nygaard will review the alternatives, the Fehr & Peers traffic impact assessment and evaluate the implications for TDM, the vehicle trip cap, and the multi-modal transportation systems.

Based on this analysis, the R+A team will develop a summary matrix to provide an overview of the alternatives and the advantages and disadvantages of each.

3.4 COMMUNITY WORKSHOP #2: ALTERNATIVE CONCEPT PLANS

The purpose of Community Workshop #2 will be to receive feedback on the physical planning alternatives for North Bayshore. R+A will present the alternatives and an initial set of analysis related to the alternatives, which may include transportation, habitat, fiscal, urban design, and/or infrastructure analysis (Task 3.3).

3.5 CITY COUNCIL/ EPC MEETINGS– ALTERNATIVE CONCEPT PLANS

The R+A team will conduct meetings with the City Council and EPC to review input from Community Workshops #1 and #2, discuss alternative concepts for housing, and provide direction for a preferred alternative. These meetings could be held as a joint session. The desired outcome of these meetings is to receive clear direction on the preferred direction for the North Bayshore so that the team may develop a preferred alternative for the study area.

3.6 DEVELOPMENT OF THE PREFERRED ALTERNATIVE

Based on the direction provided by City Council, EPC, and the public, the R+A team will finalize the draft preferred alternative for North Bayshore. The team will produce a brief Powerpoint presentation that may include maps showing changes to the character areas and street network, TAZ growth allocation, and major policy changes that will be taken into account for residential uses. Specific tasks will include:

- R+A will finalize growth projections consistent with the inputs necessary for the traffic model.
- VMWP will work with STP to develop a coordinated massing and building type strategy, which illustrates building type and block prototype, massing standards as well as frontage designs for various street types. The building types and massing will illustrate overall heights and setbacks and major articulation including building face lengths in relation to primary street types.
- STP will develop public realm and development type information. This would generally take the form of conceptual block standards, new street and other public space standards, and frontage standards for residential development.
- N\N will identify new street types that are needed to serve residential uses will be identified and defined. Adjustments to the Precise Plan street network and street design elements will be made as necessary to serve residential areas of the site. Transit needs unique to residential uses will be identified and both service and infrastructure recommendations to address these deficits will be provided. Pedestrian network improvements, including network types and the distribution of each type throughout the study area. Bicycle network improvements including the placement and design of bicycle facilities, including trail access.

The City will have one round of review on the alternative to ensure it reflects direction provided by City Council, EPC, staff, and the public. The City will be responsible for gathering input from the appropriate parties, including City Departments and other stakeholders as appropriate. The City and key Precise Plan team members will also meet to discuss any issues or questions regarding the City's comments. The City may then also provide a single set of consolidated comments on the alternative following this meeting, if needed. Once comments from the City have been addressed, R+A will provide the revised alternative to the City to ensure comments on the alternative were incorporated into the final preferred alternative. Some or all of this information will be presented to City Council and EPC in Task 3.7.

3.7 CITY COUNCIL/ EPC MEETINGS– PREFERRED ALTERNATIVE

The R+A team will conduct meetings with the City Council and EPC to confirm the final design approach for the North Bayshore area. The team will present the physical design as well as the growth projections used in the detailed modeling. The desired outcome of these meetings is to receive final direction on the alternative to begin detailed analysis of the plan. This analysis includes items included in Task 4 and the Transportation Impact Analysis (EIR Scope of Work). This meeting could be held as a joint session.

Task 3 Deliverables:

- Team and staff working session.
- Up to three plan alternatives.
- A summary matrix of the alternatives.
- Community Workshop #2, including meeting facilitation, agenda design, up to four (4) workshop boards, and a workshop summary.
- Development of preferred alternative.

Task 4: Detailed Technical Analysis of the Preferred Alternative

After determining direction for the preferred alternative, the R+A team will prepare technical analysis focusing on the implication of housing on biological resources, infrastructure, transportation, and fiscal considerations.

4.1 TRANSPORTATION ANALYSIS

Based on the feedback and direction received from the first public workshop, staff working session, and City Council/EPC, Nelson\Nygaard will conduct a transportation analysis for the preferred alternative. This analysis will include the following elements and will take into account the strategies and findings identified in the North Bayshore Precise Plan and Shoreline and Shoreline Corridor Study:

- **TDM Strategies.** A suite of TDM Strategies tailored to residential uses will be developed to meet the trip reduction and mode share goals of the district.
- **Parking Standards and Management Strategies.** Parking requirements that reflect and support the mode share and trip cap targets as well as residential TDM strategies will be developed. These could include establishing parking maximums, elimination of minimum parking requirements, and unbundled parking. Nelson\Nygaard will also provide input on parking design standards. In addition, parking management strategies may be necessary to reduce the potential for conflict between commercial and residential uses, particularly on public streets. Policies such

as the creation of residential parking permit areas and time-limits may be considered. Bicycle parking standards for new residential developments will be drafted.

As part of this task, Nelson\Nygaard will work with Fehr & Peers to define and provide the inputs necessary to conduct the traffic modeling analysis.

4.2 BIOLOGICAL RESOURCES ANALYSIS

H.T. Harvey will assess potential locations and amounts of residential development in the Precise Plan area to determine the following:

- Potential impacts of residential land uses on sensitive habitat and species
- Measures, such as setbacks between residential land uses and sensitive habitat and species, to reduce the potential for and magnitude of impacts

4.3 UTILITY IMPACT ANALYSIS

The utility impact analysis consists of more detailed review and analysis of land use changes in the North Bayshore Precise Plan area. Land use information at this stage of analysis is assumed to be detailed to a per-parcel level in order to evaluate impacts to specific portions of each utility system. Therefore, utility impact analyses will utilize hydraulic computer models to determine capacity deficiencies and required capital improvements for the potable water, sanitary sewer, and storm sewer systems. This scope assumes one land use alternative to be analyzed, and that Schaaf & Wheeler will be provided land use data including land use designations and total square footage or dwelling units per land parcel in GIS format.

TASK 4.4 FISCAL IMPACT ANALYSIS

Seifel will perform a fiscal impact analysis of the Precise Plan under the preferred land use program developed through Task 3. First, Seifel will conduct a market assessment for each land use type. Building on the market assessment, Seifel will develop pricing and valuation assumptions and other key fiscal assumptions based on interviews with key City staff and budgetary information on the key fiscal factors. Seifel will then analyze the fiscal impact of each development scenario to the City compared with fiscal benefit from the existing entitlement as a basis. More specifically, Seifel will:

- Gather data from published real estate sources familiar with the Mountain View market, with a particular focus on gathering assumptions related to the potential increase in assessed value and other fiscal revenues that would accrue to the City General Fund such as sales prices and rents.
- Review the development program of the preferred land use program and define up to three major phases of development program with City staff.
- Estimate revenues that are currently generated by the Plan Area, where relevant to the analysis.
- Forecast major sources of future revenues to the City general Fund. These will include property tax, tax increment from the Mountain View Regional Shoreline Park Community, sales tax, vehicle license fees (VLF), and other major revenues that are tied to population and/or employment growth.
- Interview representatives of City departments (e.g., Economic Development, Finance, Police, Fire, Public Works, Engineering, and others, as appropriate) regarding the site's potential future demand for municipal services. Based on these interviews and the data collected in Task 1, develop a set of municipal service cost factors on a service population basis by category for

review by City staff. Project future municipal costs based on a set of agreed upon cost factors. (City staff to provide a process for how these factors will be agreed upon.)

- Develop a fiscal impact model that would project the recurring annual fiscal revenues and costs to the City General Fund at development at buildout of each major phase of development program from key sources, as identified above, utilizing the set of cost factors for both operational and capital expenses, described above.
- Gather information about the City's development impact fees and other key one-time revenue sources such as sales tax generated from construction. Project cumulative revenues at buildout of each major phase of development program from these one-time revenue sources.

TASK 4.5 UPDATES TO FUNDING STRATEGY RECOMMENDATIONS

Once the City has determined their preferred land use program for the North Bayshore Precise Plan, Seifel will collaborate with City staff and update the Implementation Chapter for the North Bayshore Precise Plan based on the preferred development program. Seifel will work closely with City staff and the consultant team to evaluate the 2014 list of public improvements to accomplish the Plan. If the list of public improvement needs is modified from the North Bayshore Precise Plan prepared in summer 2014, Seifel will update the summary table of public improvement costs and benefit allocation to North Bayshore based on updated infrastructure costs assembled by Raimi Associates. (This scope assumes that the North Bayshore benefit allocation shares identified in 2014 primarily remain the same.) Seifel will update the 2014 summary matrix that evaluates the funding opportunities and considerations based on any new funding sources identified by City staff and Seifel's research.

4.6 URBAN DESIGN ANALYSIS

VMWP will provide illustrative massing for key clusters of sites or sub areas within the Preferred Plan to illustrate the building types, and spatial relationships associated with surrounding land uses, open spaces and streets and building-to-building relationships. VMWP will provide these illustrations for up to 3-4 clusters or sub areas within the preferred plan.

Task 4 Deliverables:

- Nelson\Nygaard will summarize the information onto a transportation memorandum for the City.
- Schaaf & Wheeler will prepare a technical memorandum to incorporate into the broader planning documents, including the EIR.
- Seifel will prepare one (1) draft memorandum and supporting tables summarizing the fiscal impact under two development scenarios for staff review and one (1) final memorandum and supporting tables. Memorandum and supporting tables will be provided in electronic PDF copies.
- Seifel will prepare one (1) draft funding strategy and supporting tables for staff review and one (1) final report with supporting tables. Reports and supporting tables will be provided in electronic PDF copies.

Task 5: Confirm and Finalize Preferred Plan

5.1 CITY COUNCIL / EPC MEETINGS – DETAILED ANALYSIS OF THE PREFERRED ALTERNATIVE

The R+A team will attend City Council and EPC meetings to review detailed analysis of the preferred alternative for the North Bayshore area. This will include the analysis conducted in Task 4, and may include analysis from the Transportation Impact Analysis (described in the EIR scope of work). Policy ideas to address potential impacts identified by the detailed analysis may be discussed. This meeting could be held as a joint session.

5.2 STAFF AND TEAM WORK SESSION

The R+A team will hold a two-day working meeting to finalize the physical plan and to begin work on the accompanying standards and guidelines. This work session will include the following elements:

- Refining and making revisions to the previous preferred alternative plan and refining the urban design graphic material for the updated standards/guidelines for the Precise Plan.
- Addressing feedback received from the public and City Council and making adjustments to parking regulations and requirements to better match the mode share objectives.
- Identifying revisions to the current Precise Plan standard/guideline language in all chapters.

The R+A team will host a public open house during the work session.

Task 5 Deliverables

- Staff and Team Work Session

Task 6: Draft Precise Plan

During this task, the R+A team, working closely with City staff will revise the North Bayshore Precise Plan. Our assumption is this will be a targeted revision to the Precise Plan to incorporate housing. It is assumed that elements of the Precise Plan related to non-residential development and not directly related to adding residential will not be included in this process.

6.1 EXISTING PRECISE PLAN REVIEW AND CHANGES MATRIX

Based on the efforts to date, the R+A team will review the existing Precise Plan and identify areas of the plan that need to be updated to account for housing. The R+A team will provide the City a matrix of potential changes to all chapters of the plan, including all guidelines and standards, maps, graphics, vision, and guiding principles. These changes will be provided to the City in MS Word format with underlined and strikeout text for review. (Note: This work may occur during Task 5.2 and continue beyond the team working meeting until a final decision is reached.

6.2 ADMINISTRATIVE DRAFT PRECISE PLAN

The team will prepare an Administrative Draft Precise Plan for review by City staff based on the change matrix (Task 6.1). R+A will submit the Administrative Draft Precise Plan to City staff for review and comment. The Precise Plan will also include all graphics, maps and figures, and will be provided in MS Word so that City staff may incorporate changes as necessary. The R+A team will facilitate meeting(s) or calls with City Departments on the proposed changes to the Precise Plan. The R+A team will go through

two (2) rounds of review on this document before revising the Indesign version of the Precise Plan (Screencheck Draft).

6.3 SCREENCHECK DRAFT PRECISE PLAN

After City staff has agreed to the proposed changes in Task 6.1, R+A will prepare a Screencheck Draft Precise Plan that includes all figures, photos, maps and graphics. City staff will have an opportunity to review the Screencheck Draft Precise Plan and to provide comments on document layout and graphics. Minor typographic edits may be accepted, but major standard, guideline, or policy changes will not be accepted.

6.4 PUBLIC DRAFT PRECISE PLAN

After receiving comments from the City on the Screencheck Draft Precise Plan, R+A will prepare a Public Draft Precise Plan that includes all figures, photos, maps and graphics. City staff will have an opportunity to review the Public Draft Precise Plan and to ensure comments on the Screencheck Draft were incorporated into the Public Draft Precise Plan. Minor typographic edits may be accepted, but major standard, guideline, or policy changes will not be accepted.

6.5 CITY COUNCIL / EPC MEETINGS – PUBLIC DRAFT PRECISE PLAN

The R+A team will prepare for and attend City Council and EPC meetings to review the Public Draft Precise Plan and EIR. This meeting will give the City Council and EPC an opportunity to understand the Public Draft Precise Plan, ask specific questions about the content and administration, and respond to specific questions from the R+A team and City staff.

6.6 PUBLIC DRAFT PRECISE PLAN REVIEW AND CHANGES MATRIX

The R+A team will work with the City to review City Council, EPC, and public comments on the Public Draft Precise Plan to identify changes to the Precise Plan. The R+A team will provide the City a matrix of potential changes to all chapters of the plan, including all guidelines and standards, maps, graphics, vision, and guiding principles. These changes will be provided to the City in MS Word format for review. As necessary, the R+A team will facilitate meeting(s) with City Departments on the proposed changes to the Precise Plan. The R+A team will go through two (2) rounds of review on this document before it goes to EPC and City Council during the adoption hearings (Task 7).

Task 6 Deliverables:

- Matrix of changes to the existing Precise Plan
- Admin Draft Precise Plan (up to two rounds of review)
- Screencheck Draft Precise Plan
- Public Draft Precise Plan
- Matrix of changes to the Public Draft Precise Plan (up to two rounds of review)

Task 7: Adoption and Certification

Following the completion of the draft Precise Plan and EIR, the team will move the documents through public review and adoption process. The specific tasks are discussed below.

7.1 EPC HEARINGS

R+A will present the Final Precise Plan and EIR to the EPC to solicit their input. R+A will prepare a brief presentation for the EPC. Two (2) hearings are assumed.

7.2 CITY COUNCIL HEARINGS

R+A will prepare for and attend two (2) certification and adoption hearings on the Final Precise Plan and EIR with the City Council. R+A will use the same presentation as was prepared for Task 7.2. Two (2) hearings are assumed.

7.3 FINAL PRECISE PLAN

Following recommendation and adoption of the Precise Plan and EIR, R+A will complete graphic and/or textual revisions to the Precise Plan within state law and the stated budget, at the discretion of the City.

TASK 7 DELIVERABLES

- Presentations for the City Council and EPC meetings and hearings
- Final Precise Plan

Task 8: On-Going Project Management

The R+A team will work closely with City staff, maintain the project schedule, and track project costs.

8.1 STAFF MEETINGS

R+A will organize a series of meetings where consultants can meet with City staff throughout the project. We will hold conference calls (or have in-person meetings) to ensure that the project is on-track. Note that the number of meetings and conference calls attended by each consultant varies depending on the level of involvement in the project and the stage of the project.

8.2 PROJECT COORDINATION

For this task, Raimi + Associates staff will manage and run the project including:

- Coordinating at regular intervals with City staff, in addition to staff meetings (Task 8.1)
- Coordinate with the subconsultants on the project
- Prepare invoices and project summaries
- Other project coordination tasks as necessary

8.3 EIR COORDINATION

Raimi + Associates staff will coordinate with DJP&A on all aspects of the EIR and integration of the EIR and Precise Plan processes. This includes coordination with staff and consultants on the EIR approach, background analysis, assumptions, research and preparation of the EIR.

TASK 8 DELIVERABLES

- None

Optional Task: Advisory Committee Meetings

The R+A team and City staff would facilitate an Advisory Committee for the project. We anticipate engaging the Advisory Committee meeting up to four (4) times during the course of this project. The exact make-up of the Advisory Committee would be determined in consultation with the City but would likely include local businesses, environmental organizations, housing developers, citizen leaders and others. The R+A team would be responsible for preparation of materials. The City would handle all logistics and communications with the Advisory Committee members.

- Meeting #1: Discuss housing opportunities and barriers in North Bayshore
- Meeting #2: Alternative Concept Plans
- Meeting #3: Review preferred alternative and initial analysis
- Meeting #4: Review Public Draft Precise Plan

Optional Task: Graphics

As appropriate, STP would provide additional graphics for the Precise Plan. This would include 3-d models, renderings, and other graphics beyond what is proposed by the scope of work.