



DATE: September 5, 2017

CATEGORY: Consent

DEPT.: Community Development

TITLE: **North Bayshore Precise Plan
Amended Scope of Work**

RECOMMENDATION

1. Transfer and appropriate \$64,000 from the Shoreline Regional Park Community Fund (Shoreline Community) available balance to the existing North Bayshore Precise Plan capital improvement project (CIP No. 11-45) to fund amendments to the North Bayshore Precise Plan Environmental Impact Report (EIR) scope of work. (Five votes required)
2. Authorize the City Manager to amend the existing contract with David J. Powers & Associates by \$64,000 for an amount not to exceed \$1,460,000 for additional tasks and analysis supporting the North Bayshore Precise Plan EIR.

BACKGROUND

Since 2013, David J. Powers has been assisting the City with EIR analysis and reports for the North Bayshore Precise Plan. The \$1,400,000 contract to date has included two full EIRs (North Bayshore Precise Plan Phases I and II – \$860,000); additional transportation analysis and modeling to determine maximum amount of housing with North Bayshore gateway constraints (\$400,000); and miscellaneous amendments for additional work, including General Plan EIR analysis to add residential uses in North Bayshore (\$140,000).

The costs of Phase I of the Precise Plan EIR will be reimbursed to the City through North Bayshore Bonus FAR applications. Remaining EIR costs will be reimbursed to the City through the Land Use Document Fee.

ANALYSIS

The proposed budget amendment request (\$64,000) includes \$52,810 to cover the following tasks, plus \$11,190 for contingency and the City administrative fee:

- ***EIR Project Management Support (\$16,700).*** Additional meetings, coordination, and document preparation for David J. Powers, EIR consultants.
- ***EIR Subconsultant Tasks and Analysis (\$36,110).*** Additional tasks, meetings, and analysis from Fehr & Peers, transportation consultants; Raimi + Associates, planners; and Todd Groundwater, water supply engineers. The bulk of this work (approximately \$30,000) is for Fehr and Peers.

The budget amendment is requested for two key reasons:

- ***Additional Analysis.*** Fehr & Peers will provide additional analysis regarding transportation/land use monitoring options, residential trip-reduction analysis, and the Plan's trip cap policies. These are issues discussed at recent Environmental Planning Commission (EPC) and Council meetings that warrant additional analysis and will be brought back to EPC and Council during fall meetings for discussion.
- ***Additional Consultant Meeting Attendance.*** The Precise Plan was scheduled for adoption hearings in June 2017, but was delayed until fall 2017. Additional funds are required for consultant preparation and attendance at new EPC and Council meetings (total of four) in September and November.

FISCAL IMPACT

The requested amount of \$64,000 will be funded from the Shoreline Community Fund. There are sufficient available funds in the Shoreline Community to fund the recommended appropriations.

ALTERNATIVES

1. Do not accept the recommendation to amend the contract with David J. Powers and do not do additional transportation analysis for the North Bayshore Precise Plan.
2. Provide other direction.

PUBLIC NOTICING

Posting of the agenda and notice of the meeting was also announced via social media.

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MA/7/CAM
891-09-05-17CR-E

Attachment: 1. Proposed Scope of Work – David J. Powers