



Office of the City Manager

CONSENT CALENDAR
February 25, 2020

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Timothy Burroughs, Director, Planning and Development
Subject: Contract: Van Meter Williams Pollack for Professional Planning Services to Prepare Zoning Standards and an Environmental Impact Report for the Ashby and North Berkeley BART Stations

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Van Meter Williams Pollack to perform professional planning services to prepare Zoning Standards and an Environmental Impact Report and conduct associated community outreach for the Ashby and North Berkeley Bay Area Rapid Transit (BART) Stations, in an amount not to exceed \$500,000 for the period from March 1, 2020 to July 31, 2021.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this contract is provided by a \$310,000 allocation of SB 2 Planning Grant funds from the State of California’s Housing and Community Development Department and a \$250,000 allocation from the City Council for the required environmental review. A separate contract has already been executed with Street Level Advisors for \$60,000 of the SB 2 Planning Grant funds to provide economic feasibility / fiscal consulting. The remaining funding (\$500,000 of the \$560,000), will be used for the contract with Van Meter Williams Pollack, which is the subject of this report.

Budget Codes:

336-53-583-611-0000-000-441-612990-	\$250,000.00
<u>011-53-584-622-0000-000-441-612990-</u>	<u>\$250,000.00</u>
Total Contract	\$500,000.00

Grant revenue will be deposited in 336-53-584-611-0000-000-000-434110- and appropriated as part of the third Amendment to the FY 2020 Annual Appropriations Ordinance. The funding needed for this contract will be included in the current year’s budget upon appropriation.

CURRENT SITUATION AND ITS EFFECTS

On December 13, 2019, the City released a Request for Proposals (Specification No. 20-11376-C) for a planning consultant to assist in the development and adoption of zoning standards for Ashby and North Berkeley BART stations, pursuant to the requirements of California Assembly Bill (AB) 2923. The RFP's scope of work called on the selected consultant to assist City staff with:

- Creation of a Community Engagement Plan, the facilitation of meetings of the appointed Community Advisory Group, and the facilitation of community meetings for the general public;
- Development of zoning/site planning scenarios for each station and the refinement of a preferred zoning/site planning scenario into final zoning standards;
- Analysis of the economic feasibility of the proposed zoning/site planning scenarios;
- Preparation of an Environmental Impact Report for the final zoning standards, including the preparation of required technical background studies;
- Drafting of Zoning Ordinance amendments that reflect the final zoning standards; and
- Development of print and online background materials, and collecting, managing and summarizing public input.

The City received three proposals consistent with submittal guidelines and Planning Department staff interviewed all three teams. The consultant teams were reviewed and assessed based on the following criteria: project understanding, relevance of recent work, team composition, the proposed scope of work/approach and qualifications of the firm.

Staff recommends selection of the consultant team led by Van Meter Williams Pollack, which has extensive experience analyzing infill development potential and feasibility, and zoning for and construction of TOD projects in the Bay Area and nationally. The consultant team brings experience in designing planning processes that respect existing assets and communities, emphasize meaningful community engagement, and prioritize equity, sustainability and livability as lenses for developing recommendations, as well as demonstrated experience in developing zoning ordinance language and CEQA document preparation.

BACKGROUND

AB 2923, passed in 2018, requires the San Francisco BART District and affected jurisdictions to prepare TOD zoning standards for each BART station with developable

land, establishing minimum local zoning requirements for height, density, parking, and floor area ratio. The law requires that cities zone BART stations to meet those standards by July 1, 2022. Consistent with AB 2923, the City of Berkeley is coordinating with BART and community stakeholders to develop zoning standards and infrastructure enhancements for the Ashby and North Berkeley BART stations. On December 10, 2019, the City Council approved a Memorandum of Understanding (MOU) with BART that establishes a cooperative process for implementation of AB 2923 (BART Board subsequently approved the MOU on January 9, 2020).

The MOU (and the passage of AB 2923) was preceded by significant community outreach related to future development at the Ashby and North Berkeley BART stations. For example, the Draft Adeline Corridor Specific Plan, which has been under development through a community outreach process since 2015, recognizes that the Ashby BART station has the potential to become a complete neighborhood center with high-density, transit-oriented housing at a range of affordability levels, with space for community-serving retail, office, and attractive public space for commerce, such as the Berkeley Flea Market and the South Berkeley Farmers Market. The Draft Plan also envisions improvements to bicycle and pedestrian access, transit connections, and new shared mobility technologies that make it easier to access the station without driving.

Future development of the North Berkeley BART station has also been the subject of significant community engagement and outreach. Mayor Jesse Arreguin, former District 1 Council Member Linda Maio, and current District 1 Council Member Rashmi Kesarwani have led a series of community meetings to gather input on the future of the site. Informed by community input, on May 9, 2019, the City Council adopted goals and objectives for development at North Berkeley BART station, which directed that a Community Advisory Group be established to inform the zoning process and that emphasizes the importance of community input, station access for all users, housing affordability, livability, and environmental sustainability. Van Meter Williams Pollack would be tasked with assisting staff to facilitate the Community Advisory Group process.

ENVIRONMENTAL SUSTAINABILITY

Both the Ashby BART and North Berkeley BART stations are designated as “Priority Development Areas,” as defined by the Metropolitan Transportation Commission, for proximity to transit and the potential to accommodate housing and commercial uses. The studies will address land use, housing, multi-modal transportation and green infrastructure, all of which will affect the community’s greenhouse gas emissions for years to come.

RATIONALE FOR RECOMMENDATION

The consultant team was selected after an open public bidding process and demonstrated an excellent understanding of the needs of the City, and has successfully completed similar projects on time and on budget.

ALTERNATIVE ACTIONS CONSIDERED

The scope of work and level of expertise required for preparation of zoning standards for the Ashby and North Berkeley BART stations exceed the capacity of existing City staff. As such, the City did not consider managing and executing the project with staff resources alone.

CONTACT PERSON

Timothy Burroughs, Director, Planning and Development, (510) 981-7437

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: VAN METER WILLIAMS POLLACK FOR PROFESSIONAL PLANNING SERVICES TO PREPARE ZONING STANDARDS AND ENVIRONMENTAL REVIEW DOCUMENT FOR THE ASHBY AND NORTH BERKELEY BART STATIONS

WHEREAS, the Planning and Development Department determined that consultant assistance is needed for preparation of the zoning standards for the Ashby and North Berkeley BART stations; and

WHEREAS, in December of 2019 the City of Berkeley released a Request for Proposals (RFP) Specification No. 20-11376-C for professional planning services to develop those zoning standards and an environmental impact report (EIR) pursuant to the California Environmental Quality Act, and received three proposals by the posted deadline and consistent with the submittal requirements; and

WHEREAS, after a thorough review and scoring according to the RFP criteria, the City decided to interview the three consultant teams who submitted proposals; and

WHEREAS, after interviewing the three consultant teams and based on the evaluation by the 4-person interview panel, the proposal from Van Meter Williams and Pollack was selected; and

WHEREAS, SB 2 grant revenue will be deposited into 336-53-584-611-0000-000-000-434110 and expended for the contract with Van Meter Williams and Pollack from 336-53-583-611-0000-000-441-612990 ; and

WHEREAS, a portion of the contract with Van Meter Williams Pollack in the amount of \$250,000 will be expended from Budget Code 336-53-583-611-0000-000-441-612990) for the purposes of completing the environmental review of the zoning standards; and

WHEREAS, the funding need for this contract will be appropriated as part of the third Amendment to the FY 2020 Annual Appropriations Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with Van Meter Williams Pollack to perform professional planning services for the preparation of zoning standards for the Ashby and North Berkeley BART stations in an amount not to exceed \$500,000 for the period of March 2020 to July 31, 2021. A record signature copy of said contract and any amendments to be on file in the City Clerk Department.

