



Agenda Item No. _____

File Code No. _____

CITY OF SANTA BARBARA

FINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: August 19, 2008

TO: Finance Committee

FROM: Transportation Division, Public Works Department
Planning Division, Community Development

SUBJECT: Upper State Street Design Guidelines and Dedicated Transit Lanes

RECOMMENDATION:

That the Finance Committee recommend a budget and funding source to City Council for the development of the Upper State Street Design Guidelines and Dedicated Transit Lane Placement.

DISCUSSION:

At the June 10, 2008 Finance Committee meeting regarding the Upper State Street Dedicated Transit Lanes Feasibility Study, the Finance Committee considered potential sources to fund the study. Two major issues were raised by the Committee: the cost of the study at \$206,000, and the potential year-long delay in completing the Upper State Street Design Guidelines. Staff is returning to discuss a proposal to do the following:

1. Reduce the cost of the Dedicated Transit Lane effort by using in-house resources with a professional services peer review.
2. Immediately commence with the Upper State Street Design Guidelines.
3. Further reduce costs by integrating the Design Guidelines and Dedicated Transit Lane efforts to share the public process, mapping, and implementation strategy.

Staff recommends circulating a Request for Proposal (RFP) for the Upper State Street Design Guidelines in accordance with the direction received from Council on the Upper State Street Study in May 2007, as well as a reduced scope of work regarding the Dedicated Transit Lanes. Aspects of the Design Guidelines portion of the scope of work include:

- **Many Areas of Analysis.** This is a comprehensive project, not a narrow study of just one issue. The work proposed to be done by the consultants will cover architectural design issues, as well as transportation, parking, and access issues.
- **Form-Based Guidelines and Variable Setback topics** are especially challenging. Staff intends to work with a consultant and the Planning Commission to develop a

number of preferred site layout options and building prototypes, with graphics and text.

- **Special Studies** are required to complete the Guidelines. One example of a special study is further corridor analysis so that block-by-block, preferred view corridor preservation designations can be made, including: intersection views, positive-example photographs of how existing site layouts and building developments create view corridors and viewing locations along Upper State Street, and how landscaping and parking design affects views.
- **Street Tree Improvement Program.** A specific tree removal and replacement landscape plan consistent with the City's Street Tree Master Plan.
- **Creeks Issues.** This study must address special creeks issues and creatively bring greater "creek awareness" to Upper State Street.
- **Design Charette.** As was recommended in the Fehr & Peers proposal, staff recommends that a design charette process be included to consider transit and other design options.
- **Working Group and Hearing Attendance.** To ensure timely completion of the work, staff recommends that the consultants take the lead in the public hearing process. Since they will have developed the guidelines and graphics, it will be most efficient for the consultants to answer questions from the working group and hearing bodies. Consultants will also receive immediate direction for moving forward if they attend all of the relevant major meetings.

Staff is also recommending that a budget be set by Council prior to publishing an RFP. A prioritized scope of work tasks would be developed for the RFP in which the responding firms can propose specific costs for each work task. Firms would be judged by the number and quality of work tasks that can be completed within the prescribed budget.

BUDGET/FINANCIAL INFORMATION:

Based on analysis of other recent design guideline efforts, staff believes that the proposed RFP may result in proposals of \$300,000 to \$400,000. Approximately 15% of the contract is estimated to be for the Dedicated Transit Lanes. Additional costs include staff time for background research, public workshops, committee review meetings, guideline drafting, and revisions and adoption hearings. Staff also requests approximately \$10,000 for a temporary, paid intern or planning technician to assist in this effort. Duplication, required newspaper advertisements, and other materials costs are also requested. Total non-consultant and non-staff time efforts are not expected to exceed \$3,000. The Upper State Street guidelines project has not been funded to date and it is expected that the funding would likely come from unappropriated General Fund reserves. Funding for the transit portion would come from the Streets Fund.

RECOMMENDATION:

Staff recommends that the Finance Committee consider this proposal to move forward with both the Transit Study and Design Guidelines for Upper State Street. Direction from the Committee on funding sources is important for Council action. Staff believes that the new approach is appropriate in terms on cost and time efficiency.

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