



Legislation Text

File #: 18-0984, **Version:** 1

Community Development Services, Planning and Building Department, recommending the Board direct staff to proceed with issuance of a Request for Proposals for Community Design Guidelines/Standards.

FUNDING: \$250,000 in Fiscal Year 2018/19, with \$125,000 in the Economic Development budget (TOT) and \$125,000 in the Planning budget. (General Fund)

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department, recommending the Board direct staff to proceed with issuance of a Request for Proposals (RFP) for Community Design Guidelines/Standards.

DISCUSSION / BACKGROUND

On September 19, 2017, the Board designated \$250,000 in Fiscal Year (FY) 2017/18 budget for community planning (See Board Agenda 9/19/2017 Minutes, Item No. 19 Legistar File No. 17-0406). On December 5, 2017 the Board directed staff to develop a proposed scope of work to create custom design guidelines/standards (for commercial/multi-family residential development) in the communities identified in General Plan Policy 2.1.1.1 with Shingle Springs as the lead prototype. The Board also directed staff to return to the Board with a proposed scope of work, prior to issuance of a RFP (See Board Agenda 12/5/2017 Minutes, Item No. 36, Legistar File No. 13-0561).

Since January 2018, staff has been working with the Shingle Springs Community Alliance (SSCA) to develop a draft scope of work for two components: Component 1 - Create Custom Commercial and Multi-Family Residential Design Standards for Shingle Springs Community Region; and Component 2 - Develop Commercial and Multi-Family Residential Design Guidelines/Standards for the other Community Regions.

Component 1 shall be completed prior to initiating Component 2 and applies only to the Shingle Springs Community Region. Component 2 applies to the other Community Regions: Cameron Park, Diamond Springs, El Dorado, and El Dorado Hills. (Design guidelines/standards for Rural Centers may be completed in a future component.)

Staff is recommending the Board direct staff to proceed with issuance of a RFP for the proposed scope of work, included as Exhibit A in the Sample Agreement (Attachment A). Upon adoption, the Design Guidelines/Standards will provide a process and framework for requiring future commercial/multi-family residential development to comply with the design guidelines/standards for each of the County's Community Regions. The process to prepare the Design Guidelines/Standards will include outreach to stakeholders and community members. The resulting Design Guidelines/Standards will also undergo environmental review before being adopted by the Board.

ALTERNATIVES

The Board could direct staff not to issue a RFP for Community Design Standards/Guidelines at this

time, which would delay this project. The County does not have staff with the necessary skills to perform this work, as it requires very specialized skill sets that are not available in-house at this time.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Chief Administrative Office, Economic Development

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

The Board designated \$250,000 for Community Planning in the FY 2017/18 County Budget, with \$125,000 in the Economic Development budget and \$125,000 in the Planning budget. Due to an extended timeline involving coordination with the SSCA on the draft scope of work, the consultant contract will not begin until FY 2018/19. On June 18, 2018, the Board re-budgeted the \$250,000 for community planning in FY 2017/18 to FY 2018/19 within the \$250,000 annual amount. Any unspent money in FY 2018/19 would be re-budgeted in FY 2019/20 within the \$250,000 annual amount.

CLERK OF THE BOARD FOLLOW UP ACTIONS

None

STRATEGIC PLAN COMPONENT

Community Planning is an integral component of the Economic Development, Healthy Communities, and Infrastructure goals of the County's 2016-2019 Strategic Plan.

CONTACT

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