

DATE: April 12, 2011

ITEM: 7.B.

RE: CONSIDERATION AND ADOPTION OF A “RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE AGENCY TO ENTER INTO AN AGREEMENT WITH FEHR AND PEERS, INC. FOR A SUGAR HOUSE ALTERNATIVES ANALYSIS, CIRCULATION PLAN, TRAIL STUDY, STREETScape, AND HOUSING PLAN.”

AND

CONSIDERATION AND APPROVAL OF ADDITIONAL FUNDS FOR A SUGAR HOUSE ALTERNATIVES ANALYSIS, CIRCULATION PLAN, TRAIL STUDY, STREETScape, AND HOUSING PLAN FROM THE SUGAR HOUSE PROJECT AREA.

PROJECT AREA: Sugar House

PREPARED BY: Edward Butterfield

FUNDING: \$493,290

- Sugar House Project Area Fund:
 - a. \$150,000 - existing funds appropriated for the Study
 - b. \$280,990 – existing Sugar House Streetcar funding
- Transportation Division - \$62,300 (Jordan & Salt Lake City Canal study)

EXECUTIVE SUMMARY: In October 2010, the RDA Board approved a scope of work for an alternatives analysis study, land use analysis for the area adjacent to the Sugarmont Rail Corridor, a circulation and street amenities plan, and an affordable housing strategy. The scope of work was incorporated into a request for proposals (RFP) in January 2011. A selection committee comprised of Agency and Salt Lake City staff, and community members reviewed three responses to the RFP. Following a thorough review of each proposal the committee selected Fehr and Peers based on their experience and the quality of their proposal. The RDA Board approved staff to enter into exclusive contract negotiations with Fehr and Peers at the Board meeting in March 2011. RDA staff is returning to the Board for approval to enter into a service contract based the negotiated scope and budget. The Board

will also need to approve additional funding from the Sugar House Project Area funds to cover the budget deficit of \$280,990 based on Fehr and Peers current budget proposal.

ALTERNATIVES:

Resolution for Fehr and Peers Contract -

1. Adopt the Resolution.
2. Adopt the Resolution with modifications.
3. Do not adopt the Resolution.

Motion for additional funding -

1. Pass a motion approving \$280,990 of additional funds Sugar House Streetcar, Alternatives Analysis, Circulation Plan, Trail Study, Streetscape and Housing Plan from the Sugar House Project Area Fund
2. Do not pass a motion \$280,990 of additional funds for the Sugar House Streetcar, Alternatives Analysis, Circulation Plan, Trail Study, Streetscape and Housing Plan from the Sugar House Project Area Fund

BACKGROUND:

The Request for Proposals (RFP) for a consultant to assist the RDA and the Community and Economic Development Department of Salt Lake City with an alternatives analysis study and land use analysis for the area adjacent to the Sugarmont Rail Corridor, a circulation and street amenities plan, and an affordable housing strategy was issued in January 2011. Three responses were received from: Fehr and Peers, Steer Davies Gleave, and WilburSmith. Based upon a review of the submitted materials and interviews, the selection committee recommended the selection of Fehr and Peers. The RDA Board approved entering into exclusive contract negotiations with Fehr and Peers at the March Board meeting.

The scope of the Sugar House Streetcar, Alternatives Analysis, Circulation Plan, Trail Study, Streetscape and Housing Plan approved by the Board is listed below:

1. Alternatives Analysis
First amendment to the original scope to include an Alternatives Alignment Study to select the most cost-effective alignment that maximizes ridership and serves the alternative transportation needs. The Alternatives Analysis would identify various alignments for the second phase of the Sugar House streetcar. Each alignment option would be evaluated on its opportunities and constraints. The criteria used for the evaluation would include ridership demand, costs, impacts, economic development, and new development/redevelopment opportunities. The study would also look at the best alignment to enhance the quality of the urban environment and improve mobility and access to public transit.

2. Existing Land Use Analysis
Document current conditions in the Sugarmont Rail Corridor and refer to applicable development and zoning regulations, existing reports, existing and planned infrastructure, socioeconomic data, and summarize each in terms of its relevance to the streetcar and future land-use development patterns.
3. Land Use Recommendations
In the areas that do not have streetcar-supportive zoning or land uses, recommend changes, consistent with other city policies, to enhance the pedestrian and transit orientation of future land uses adjacent to the proposed corridor.
4. Circulation
Evaluate and recommend changes to the existing circulation system, taking into consideration all forms of transportation (bike, pedestrian, mass transit, automobile) to provide more efficient access and circulation within the Sugar House area. The original scope was amended to include the feasibility study of a multi-use trail within the Jordan & Salt Lake City Canal corridor in Salt Lake City. The project study area spans approximately four miles from the southern City boundary at 3300 South to 800 South where the alignment connects with the 800 South bicycle lanes.
5. Streetscape Amenities
Identify amenities, including transit shelters, a corridor lighting theme, benches and trees for the public right-of-way and Sugarmont streetcar alignment. Enhance pedestrian crossings along with traffic calming measures. Select the location of a central public plaza and transit facility with strong pedestrian connections to other blocks.
6. Affordable Housing
Recommend a strategy for maintaining and encouraging affordable housing in the Sugar House.

ATTACHEMENTS:

- A. Resolution
- B. Fehr and Peers Sugar House Streetcar, Alternatives Analysis, Circulation Plan, Trail Study, Streetscape and Housing Plan Work Scope
- C. Fehr and Peers Budget Summary

RESOLUTION NO. 694.____

April 12, 2011

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY APPROVING AND AUTHORIZING THE AGENCY TO ENTER INTO AN AGREEMENT WITH FEHR AND PEERS, INC. FOR A SUGAR HOUSE ALTERNATIVES ANALYSIS, CIRCULATION PLAN, TRAIL STUDY, STREETScape, AND HOUSING PLAN.

WHEREAS, the Redevelopment Agency of Salt Lake City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Community Development and Renewal Agencies Act; and

WHEREAS, the Agency adopted the “Sugar House Neighborhood Development Plan” on September 19, 1986; and

WHEREAS, in June 2010 the Agency approved the terms for a Request for Proposals (RFP) for a Sugar House Streetcar Alternatives Analysis, Land Use Analysis, Circulation, Streetscape, and Housing Study

WHEREAS, a Request for Proposals was published for the RFP on January 27, 2011 with responses due on February 22, 2011; and

WHEREAS, three firms responded to the Request for Proposals; and

WHEREAS, the Selection Committee recommended Fehr and Peers as the first-ranked consultant, Steer Davies Gleave as the second-ranked consultant, and WilburSmith as the third-ranked consultant; and

WHEREAS, the Agency has determined that Fehr and Peers has responded with a proposal that best addresses the consideration identified in the RFP; and

WHEREAS, on March 8, 2011, the Board adopted Resolution No. 690.02, approving the Agency to enter into exclusive contract negotiations with Fehr and Peers; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that the Board does authorize the Agency to enter into an agreement with Fehr and Peers for development consulting services as described in the attached Sugar House Streetcar, Alternatives Analysis, Circulation Plan, Trail Study, Streetscape and Housing Plan Work Scope for a period of one year in an amount not to exceed \$493,290.10.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 12th day of April, 2011.

Luke Garrott, Chairperson

ATTEST:

D. J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief Administrative Officer

___ does not request reconsideration

___ requests reconsideration at the next regular Agency meeting.

Ralph Becker, Chief Administrative Officer

ATTEST:

D. J. Baxter, Executive Director

Approved as to form: _____
Laura Kirwan

Sugar House Alternatives Analysis, Circulation Plan, Trail Study, Streetscape, and Housing Plan

Scope of Work

April 7, 2011

Study Initiation/Project Management

- Assemble steering committee and set meeting schedules
- Convene Steering Committee meeting bi-monthly
- Contribute to discussion of additional advisory committees
- Make contact and begin work with Land Use consultants (Citiventure) and Outreach consultant (Bill Knowles)
- Coordinate efforts with City and additional consultants
- Prepare general Project Management Plan including communication protocols
- Determine study area for each element listed below (AA, Circulation, Housing, Streetscape, Jordan and Salt Lake City Canal Trail)

Deliverables: Meeting notices, agendas and minutes.

Alternatives Analysis

Task 1: Public Involvement

- Prepare Public Involvement Plan
- Determine timeframe for two outreach meetings; one meeting will address Purpose and Need, and one meeting will be during LPA selection.
- Conduct a final, third, open house to present results of the Alternatives Analysis, Circulation Plan, and Jordan and Salt Lake Canal Feasibility Study
- Conduct four group stakeholder meetings during the process
- Conduct up to ten one-on-one stakeholder meetings
- Coordinate with other project outreach activities, including Land Use and the Community Advisory Committee
- Prepare materials for outreach meetings and discussions
- Determine and schedule additional outreach as necessary
- Prepare Administrative Record to support the FTA and NEPA process

Deliverables: Public Involvement Plan (may be combined with Project Management Plan), outreach materials, Administrative Record

Task 2: Purpose and Need Statement and Market Analysis

- Review and revise assumptions and land use inputs to travel market analysis task
- Prepare travel markets analysis using WFRC travel demand model and other qualitative and quantitative data (3 model runs total including model calibration)
- Display and explain travel markets in terms of trips traveling to and from the study area, trips through the study area, demand between activity centers
- Display and explain the transit travel market including trip length, frequency and purpose
- Identify and discuss mobility problems in the study area that may be solved by transit
- Discuss economic conditions and opportunities in the study area
- Identify opportunities for mobility and quality of life improvements
- Begin discussion of metrics necessary for FTA New Starts/Small Starts program
- Draft problem statement and Purpose and Need for the project
- Prepare criteria for alternatives evaluation based on Purpose and Need
- Prepare initiation package for FTA review
- Assist Salt Lake City in submitting initiation package to FTA

Deliverables: Draft and Final Purpose and Need Statement, Project Criteria, Draft and Final Initiation Package

Task 3: Alternatives Development

- Verify mode choice of streetcar, considering the entire range of possible modes
- Develop a range of alignment alternatives for discussion and evaluation
- Review physical constraints and determine preliminary constructability feasibility and issues, including issues pertaining to vehicle selection
- Through a process of evaluation, and using established criteria, narrow alignments down to 3 or 4 primary alignments for evaluation (one model run)

Deliverables: Map of potential alignments, Memorandum describing mode evaluation

Task 4: Development of the Baseline Alternative

- Prepare a preliminary Baseline Alternative using data from Purpose and Need and Alignment Development tasks

Deliverable: Alternatives for Evaluation Memorandum (including Baseline)

Task 5: Alternatives Assessment and LPA Selection

- Apply criteria to remaining 3 or 4 alignments
- Prepare conceptual ridership and cost estimates to provide an order of magnitude competitiveness (6 model runs)

- Prepare conceptual cross sections
- Quantify relationship between economic development, land use changes and ridership using post-processing ridership forecasting tools
- Review physical constraints and determine constructability feasibility and issues
- Identify and demonstrate the relationship between Circulation Plan elements and location of streetcar with respect to each alignment alternative
- Prepare matrices, maps, descriptions, and other materials to compare and contrast the performance of each alternative
- Lead the Steering Committee in discussion and selection of a Preferred Alternative
- Prepare the Draft LPA for presentation to the public

Deliverable: Draft LPA Selection Memorandum

Task 6: Develop Locally Preferred Alternative Recommendation (LPA)

- Refine characteristics of the LPA including ridership, conceptual cost, physical requirements, public and stakeholder support, land use relationships, and sustainability measures
- Identify and demonstrate economic development effects of streetcar
- Develop preliminary implementation plan and next steps

Task 7: Documentation and Renderings of Phase 2 Streetcar Alignments

- Prepare Draft Alternatives Analysis Document for FTA submittal
- Assist Salt Lake City in submitting the AA to FTA
- Prepare up to four renderings of the LPA

Final Deliverable: First and Second Draft Alternatives Analysis Reports

Assumptions:

- Consultant will not communicate directly with FTA, unless directed to do so by the Client
- Fehr & Peers will provide a package for FTA review of the AA. Comments received from FTA on the Draft AA will be assessed by the consultant and Salt Lake City staff. Consultant will complete no more than 176 hours of revisions, including modeling, in consultation with city staff. Materials produced during the AA will be submitted to the Steering Committee, and a single set of comments will be provided back to the consultant.
- The consultant will provide no more than two iterations between draft and final of documents produced during the AA
- The City will consult with UTA on FTA communications.

Circulation and Street Amenities

Task 1: Public Involvement

- Conduct up to eight (8) one on one interviews with stakeholders in the Study Area
- Conduct a two-day, on-site charrette
- Convene stakeholders to review draft circulation plan
- Summarize and document results of outreach

Task 2: Understand existing conditions and identify areas for improvement

- Data collection including existing traffic studies and counts, land use plans, existing and future trail plans and studies, existing and planned transit routes, WFRC Long Range Plan, relevant UDOT plans and information, development plans, plaza studies, and other data
- Conduct up to eight (8) one on one stakeholder interviews to supplement data collection efforts

Deliverable: Meeting summaries from stakeholder interviews

Task 3: Evaluation of Projects and Feasibility Studies

- Prioritize study of the Granite Block; define trail alternative through the development.
- Prepare a list of potential projects in the Sugar House area, based on the data collection and stakeholder interviews above. Projects will include but not be limited to PRATT Trail, block reconfiguration, redevelopment plans, the Jordan and Salt Lake City Canal Trail, Sugarmont reconfiguration, and the streetcar extension
- Determine preliminary locations for a public plaza
- Describe preliminary opportunities and constraints associated with each potential project
- Using the Sugar House Master Plan as a basis, develop criteria to evaluate potential projects
- Conduct a two day charrette to explore in detail the feasibility of each project. Supplement the charrette with technical analysis of the feasibility of projects, which may include traffic analysis, physical constraint analysis, multi-modal performance, etc (High level traffic analysis will not be prepared under this task)
- Determine and demonstrate the relationship between individual projects and the streetcar alignments concurrently studied in the AA
- Identify mobility benefit from a multi-modal perspective for each project including analysis of trips by mode, mode split, and other relevant measures as appropriate for each project. Additional measures may include level of service measurements at key intersections for bicycles, pedestrians, and autos, as well as person-delay and throughput at key intersections.
- Identify potential land use and housing benefits associated with each project
- Rank potential projects for inclusion in the Circulation Plan

Deliverable: Feasibility of Circulation Projects Memorandum

Task 4: Plan Preparation

- Based on the rankings of the circulation improvement projects noted above, the projects providing the most benefit will be incorporated into the circulation plan to provide the most efficient circulation system
- Determine the required right-of-way, including property acquisitions, needed to accommodate the circulation plan
- Evaluate and recommend final PRATT alignment to ensure the best possible location of the trail and most direct route through the Business District
- Evaluate and recommend Jordan and Salt Lake City Canal Trail improvements through the Sugar House Business District
- Evaluate and recommend improvements for pedestrian circulation
- Address block size and recommend improvements
- Examine possible bicycle route expansion opportunities to provide users an alternative to vehicular modes of transportation.
- Recommend locations for traffic calming measures
- Prepare language for inclusion in Jordan and Salt Lake Canal Study

Work Product: Draft and Final Circulation Plan

Task 5: Streetscape Amenities Plan for Sugar House Business District

- Determine street amenities such as transit shelters, benches, trees, and street lighting to enhance the visual characteristics of the corridors and encourage pedestrian and transit use in the Study Area
- Prepare up to four (4) renderings for streetscape amenities
- Review and recommend final location for a public plaza
- Prepare draft cost estimate for streetscape amenities

Deliverable: Draft and Final Streetscape Amenities Plan

Final Deliverable: Draft and Final Circulation and Streetscape Amenities Plan for Sugar House Business District

Jordan and Salt Lake City Canal Feasibility Study

Task 1: Public Involvement

- Prepare educational materials focusing on community benefits of the trail. This packet may be used during open houses, advisory committee meetings, or during one-on-one conversations.
- Conduct up to five (5) advisory committee meetings at key milestones during the study. These may include project kick-off, review of concepts, and decision-making, and other topics. This will also include one field tour.
- Conduct up to five (5) one-on-one stakeholder meetings with adjacent residents, community council members, or other interested parties.
- Conduct two targeted outreach events at different stages of the project (during goal setting, and to present alternatives), with one outreach event at each end of the corridor to solicit public comment.
- Summarize and document results of all outreach.
- Outreach will be conducted simultaneously through subsequent tasks

Task 2: Data Collection and Project Understanding

- Review previous plans developed for the trail.
- Collect mapping and other data necessary to study the trail between 800 South and 3300 South, including institutional data from Salt Lake City. Salt Lake City will provide base-mapping information.
- Gather and display information regarding surrounding land uses, and compatibility with trail development.
- Segment the corridor for study and implementation, based on information gathered during this task.
- Define community goals for the trail (open house, advisory committee input).
- Determine planning level demand for travel along the trail using quantitative and qualitative measures.
- Identify and map important trail linkages with existing and planned trails and bicycle routes.

Task 3: Issue Identification and Feasibility

- Prepare typical trail cross-sections by segment, considering the environmental and urban character of the immediate, surrounding area.
- Assess suitability for existing right of way for trail use, areas for acquisition, and day-lighting opportunities, organized by trail segment
- Identify and map areas of constraint to implement typical trail cross section, and prepare alternate alignments where necessary. This will include the identification of encroachment, rights-of-way availability.
- Identify and map roadway crossings, treatment alternatives, and safety concerns at crossings.

- Identify public safety needs and trail amenities, including but limited to signage and lighting.
- Identify relationship to Sugar House Circulation Plan.

Task 4: Plan Development

- Prepare a single draft and single final concept plan that includes a map of the project. This will be used to illustrate the trail/route transportation benefits, and for communication to the public. One rendering will also be prepared.
- Prepare a single draft and single final implementation plan for the trail including:
 - Phasing of trail through logical segments or community sectors.
 - Preliminary cost considerations for annual operations, including maintenance, weed control, graffiti, dog waste bags, etc.
 - Cost estimates for right-of-way acquisition, trail construction and on-street improvements within specific locations.
 - Funding alternatives and considerations, including state/federal grants, non-profits, as well as National Historic Register status of the Jordan & Salt Lake City Canal.

Deliverable: Draft and Final Jordan and Salt Lake City Canal Trail Concept Plan, Draft and Final Jordan and Salt Lake City Canal Trail Implementation Plan.

Affordable Housing

Task 1: Public Involvement

- Convene City Affordable Housing Task Force two (2) times, for stakeholder input and review of plan

Deliverable: Meeting summaries from Task Force

Task 2: Existing Conditions Review

- Analysis of housing types in the corridor, including the mix of single-family and multi-family dwelling units
- Review Census 2010 data (when available) on neighborhood housing characteristics, including size of units (number of bedrooms, bathrooms, plumbing, etc.).
- Compile average home values and rent rates, using several sources including the Census 2010, the Salt Lake County Assessor's database, and interviews with landlords to compile rent rates and vacancies.
- Supplement data with windshield surveys, site inspections when possible, and information from Salt Lake City's code enforcement division.
- In order to assess affordability, home costs and rent rates, including average utility expenditures will be compared to household incomes in the area.

- Commute-to-work times, as well as proximity to major employment centers, will be reviewed in a further effort to assess housing affordability.
- Review most recent City-wide affordable housing plan

Task 3: Housing Alternatives Related to Land Use for Phase 1 Streetcar

- Coordinate with Citiventure on land use analysis scenarios
- Separate the corridor into segments so that housing “profiles” can be established for the different areas along the streetcar route
- Assess land use scenarios with respect to market conditions
- Assess the potential loss of housing stock under land use scenarios, as well as the potential for additional housing stock
- Determine potential impacts to housing affordability

Deliverable: Technical Memorandum on Phase 1 Streetcar Housing Opportunities

Task 4: Housing Alternatives Analysis for Phase 2 Streetcar

- Evaluate the impacts on housing for a maximum of three transit alignment alternatives. Analysis will emphasize the Sugar House Business District area.
- Consider the potential for future housing development and affordability based on an evaluation of potential land uses and the highest and best use of property under a maximum of three alternatives considered
- This task will be conducted in coordination with team members involved with the circulation analysis and will involve a visual GIS approach that will clearly display differences in impacts between the various alternatives.
- Provide a housing affordability comparison, including the impact on the number of units and affordability under each alternative, and will provide the information that the City will need in implementing their preferred alternative and in applying for federal grant monies.
- Compile zoning changes that may be needed for implementation, if applicable.

Deliverable: Technical Memorandum on Phase 2 Streetcar Housing Opportunities

Assumptions:

- Housing affordability will be evaluated based on HUD’s guidelines that households should spend no more than 30 percent of their incomes on housing.

Support for Land Use Planning for Phase 1

- Coordinate with Citiventure to share data and information
- Participate in one open house
- Advise on trail implementation issues within Salt Lake City (no more than 52 hours)
- Advise on conceptual engineering issues within Salt Lake City (no more than 16 hours)

General Assumptions

- Components and timing of tasks will generally follow the attached schedule unless otherwise noted by Client
- The Steering Committee will be the reviewing body of materials unless otherwise noted by the Client
- Review time for materials will be one week, unless otherwise noted by the Client
- Outlook will be used to schedule meetings
- Noticing for public open houses will be prepared and distributed by Salt Lake City
- Technical memorandums produced in support of individual tasks will be considered draft form until preparation of final documentation
- Client billing to be done monthly
- This scope may be amended by the Client

Sugar House Alternatives Analysis, Circulation Plan, Trail Study, Housing an Budget Summary

	7-Apr-11	Hours	Budget
Project Management		348	\$ 47,480.00
Alternatives Analysis			
Study Initiation/Purpose and Need		268	\$ 30,160
Alternatives Development (including Baseline)		276	\$ 31,940
Alternatives Assessment and Select LPA		626	\$ 79,160
Renderrings Documentation		248	\$ 29,080
FTA Coordination/Review		174	\$ 21,400
Public Involvement		312	\$ 40,240
Total for Alternatives Analysis		1,904	\$ 231,980
Land Use Analysis			
General Coordination		48	\$ 6,000
Public Involvement		16	\$ 2,200
Trail Coordination		64	\$ 9,280
Land Use Recommendation		8	\$ 1,200
Total for Land Use Analysis		136	\$ 18,680
Circulation and Street Amenities			
Existing Conditions		34	\$ 4,170
Feasibility Studies		118	\$ 17,380
Plan Development		192	\$ 29,830
Streetscape Amenities		100	\$ 13,350
Jordan & Salt Lake City Canal		417	\$ 62,300
Public Involvement		88	\$ 10,520
Total for Circulation and Street Amenities		949	137,550
Affordable Housing			
Meetings		16	\$ 2,880.00
Existing Conditions		53	\$ 9,280
Plan Development		76	\$ 13,200
Total for Affordable Housing		129	\$ 25,360
Sub-Total Labor		3,482	\$ 461,050
Travel/Lodging			\$ 6,850.00
Direct Expenses			\$ 25,390.10
Total			\$ 493,290.10

id Streetscape Plan