

# Update on Plans & Studies for Planning & Economic Development Strategies

A decorative graphic at the bottom of the slide. It features a solid teal horizontal bar. Below this bar, on the right side, are several horizontal lines of varying lengths and colors, including teal and white. On the left side, there is a vertical gradient bar that transitions from a light teal color at the top to a light grey color at the bottom.

# Plans & Studies Recap

Status	General Fund
Complete	Fire Station Study
RFQ	Comprehensive Plan (including I-69 Corridor)
RFQ	Downtown Master Plan
RFQ	Housing Needs Study (scope included in Comp. Plan project)
Future	Drainage CIP Study
Future	Hazard Mitigation Action Plan
Future	Fiscal Study & Strategy
Future	Unified Development Code
Future	Multi-Modal Transportation Plan
Future	Small Area Plans (optional only as needed)
<b>Utility Fund</b>	
Complete	Return on Investment Study
Underway	Sewer Master Plan
Underway	Water Master Plan
Underway	(AWIA) Risk and Resilience Assessment and Emergency Response Plan
<b>Private Donation or NEDCO</b>	
Complete	Terminal Area Plan
Future	Retail Study
<b>No Cost/In House</b>	
May 18	Incentive Policy (Update)

# Why do the studies?

- **Comprehensive Plan**
  - **Current one was completed in 2003**
  - **Based on 2000 Census demographics (i.e. population, age, income, race & ethnicity, housing)**
  - **Based on 1997 Economic Census (i.e. industry, occupation, employment)**
  - **Alignment of I-69 was incomplete and timing was uncertain**
  - **Annexation and tax laws have changed**
  - **ISD has expanded facilities**
  - **Changes in development patterns**
- **Downtown Master Plan**
  - **Current plan was completed in 1974**
  - **Heritage Development Plan (1998) - Urban Image & Economic Analysis**
  - **Streetscape Improvements Plan (2017) - Includes designs for future sidewalks and central square**

# Scope - Proposed Plans

## **Comprehensive Plan** – *Update*: (12-16 months)

- Create vision for the future
- Evaluate current conditions
- Establish long range goals and objectives
- Include implementation strategies
- Includes: future land use plan, a future transportation plan, park and community facilities plans
- Develop a proposed I-69 corridor plan
- Develop a housing needs assessment
- Last updated the comprehensive plan in 2003

## **Downtown Master Plan**: (7-9 months)

- Create a vision for downtown
- Review facades, streetscapes, pedestrian access, parking and other public amenities and provide recommendations
- Provide a market analysis
- Last completed in 1974

# What has happened so far

- Staff presented at City Council Workshops
  - December 15, 2020 & January 19, 2020
  - City Council provided direction to proceed with Request for Qualification (RFQ) process
- RFQ process update
  - RFQ's submittals due on March 26, 2021
  - 13 submittals received for Downtown Master Plan
  - 10 submittals received for Comprehensive Land Use Plan Update
- Staff interviewed 3 finalists for each study

# Plans - Estimated Costs (\$970K over 3 years)

Funded	Funding Fiscal Year	2019-2020	2020-2021	2021-2022	2022-2023	Staff Oversight	Est. Start Date/RFQ	Est. Completion Date
✓	Fire Station Study		\$18,000			Fire	Fall 2020	<b>(Complete)</b> Winter 2021
✓	Return on Investment Study	\$50,000				Engineering/P&Z	Summer 2020	<b>(Complete)</b> Winter 2021
✓	Sewer Master Plan		\$44,000			Engineering	Winter 2020	Summer 2021
✓	Water Master Plan		\$75,000			Engineering	Winter 2020	Fall 2021
✓	(AWIA) Risk and Resilience Assessment and Emergency Response Plan		\$31,500			Engineering	Winter 2020	Summer 2021
	<b>Downtown Master Plan</b>		<b>\$100,000</b>			<b>Main Street/P&amp;Z</b>	<b>Immediate</b>	<b>Summer 2021</b>
	<b>Comprehensive Plan</b> --> I-69 Corridor Study --> Housing Needs Study		<b>\$300,000</b>			<b>P&amp;Z</b>	<b>Immediate</b>	<b>Spring 2022</b>
	Drainage CIP Study		\$50,000			Engineering	Winter 2021	Summer 2021
	Hazard Mitigation Action Plan		\$50,000			Fire	Winter 2021	Summer 2021
	Fiscal Study & Strategy		\$50,000			Finance	Spring 2021	Fall 2021
	Unified Development Code			\$75,000		P&Z	Spring 2021	Fall 2022
	Multi-Modal Transportation Plan				\$75,000	Engineering	N/A	N/A
	Small Area Plans				\$50,000	P&Z	N/A	N/A
<b>(FUNDED) City Investment Subtotal</b>		<b>\$ 50,000</b>	<b>\$168,500</b>					
<b>(NOT FUNDED) City Investment Subtotal</b>			<b>\$550,000</b>	<b>\$75,000</b>	<b>\$125,000</b>			
<b>City Investment Total</b>					<b>\$968,500</b>			
<b>Private Donation or NEDCO</b>								
✓	Terminal Area Plan		\$0			Engineering/NEDCO	Summer 2020	<b>(Complete)</b> Winter 2020
	Retail Study			\$25,000		NEDCO	N/A	Winter 2022
<b>No Cost/In House</b>								
	Incentive Policy (Update)		\$0			NEDCO	N/A	Winter 2021

# Recommended Next Steps

- City to host a public input meeting on June 8.
- That City Council appoint a 9-member task force for each study on June 16.
  - **Comp Plan**
    - **CC Member, PZC Member, SFASU, NEDCO, and 5 community members.**
  - **Downtown Master Plan**
    - **CC Member, SFASU Rep., NHLPC Member, CVB Board Member, and 5 community members.**
- City Council consider contract awards in mid-June
- Kick-off projects in July
- Thank you! Any Questions?

# Timeline

- December 15 work session with City Council.
- January 19 City Council follow-up work session with direction given to proceed.
- March 7 RFQ's published.
- March 26 deadline for RFQs.
- April 5 Panel met to review all RFQ submittals.
- May 11 interviewed 3 semi-finalists for Comp. Plan.
- May 13 interviewed 3 semi-finalists for DT Master Plan.
- May 18 City Council work session.
- June 8 public meeting.
- June 15 tentative City Council award of contract.



# RFQ Panelists

- Brian Bray, Director of Community Services
- Jessica Sowell, the Historic Sites and Main Street Manager
- Larissa Philpot, President of NEDCO President
- Dr. Mikhail Kouliavtsev, Chair of Economics and Finance Department at SFASU
- Mario Canizares, City Manager

# RFQ Submissions

Comprehensive Plan	Avg. Scores from written submittals	Downtown Master Plan	Avg. Scores from written submittals
Verdunity	427	DTJ Design	433
DTJ Design	407	Design Workshop	383
Stantec	379	Gunda Corporation	376
Kending Keast	350	Fregonese & Associates	359
Fregonese & Associates	325	Stantec	325
Design Workshop	322	Downtown Redevelopment	325
Houseal Lavigne	320	Kimley-Horn	322
Halff Associates	320	Houseal Lavigne	316
Kimley-Horn	307	Halff Associates	310
Gap Strategy	283	Asakura Robinson	308
		Benchmark Planning	299
		CallisonRTKL	299
		Gap Strategy	285