

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council		Item ID:	37822	Agenda Number	26.
Meeting Date:	November 20, 2014				
Department:	Contract Management				
Subject					
Authorize negotiation and execution of an amendment to the professional services agreement with Opticos Design, Incorporated for planning services for CodeNEXT, the Comprehensive Land Development Code revision, and completion of the Airport Boulevard Form-Based Code Initiative, in the amount of \$591,247.20 for a total contract amount not to exceed \$2,591,247.20.					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Planning and Development Review Department.					
Fiscal Note					
A fiscal note is attached.					
Purchasing Language:					
Prior Council Action:	October 10, 2010 – Authorized negotiation and execution of a contract with Gateway Planning for the Airport Boulevard Form-Based Code in an amount not to exceed \$453,000. March 21, 2013 - Authorized negotiation and execution of a contract with Opticos Design, Incorporated for the Comprehensive Land Development Code Rewrite in an amount not to exceed \$2,000,000.				
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Boards and Commission Action:					
MBE / WBE:					
Related Items:	This contract was awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals or through				

	the achievements of Good Faith Efforts with 16.5% MBE and 12.07% WBE participation to date.
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Additional Backup Information

The Imagine Austin Comprehensive Plan was adopted by City Council in June 2012 and included a recommendation to revise the City's development regulations to assist in the implementation of the plan. In March 2013 City Council authorized negotiation and execution of a contract with Opticos Design, Inc.

The first phase of the comprehensive Land Development Code revision, known as CodeNEXT, included an intensive outreach effort to gather feedback from all segments of the community on the City's development regulations. During this phase of the project the consultant team produced the Listening to the Community Report, the Code Diagnosis, and the Code Approach Alternatives and Annotated Outline Report.

On October 23, 2014 the City Council began a public hearing on the Code Approach Alternatives. The public hearing was continued to November 6, 2014.

The Airport Boulevard Form-Based Code project was initiated by the City Council to develop a form based code for the corridor. Gateway Planning Group was selected as the lead consultant for the form-based code in late 2010 and in 2012 a community vision for the corridor was established with the assistance of the Airport Boulevard Advisory Group.

The contract with Gateway Planning Group for the Airport Boulevard Form-Based Code was terminated without cause in December 2013 with the purpose of integrating the study into CodeNEXT and aligning production of a cohesive set of development regulations. Staff seeks a contract amendment with Opticos Design Incorporated to assist with finalizing the Airport Boulevard code and ensuring it is coordinated with the new land development code.

This amendment will add \$500,000 in additional funding, approved in the FY 2014-2015 PDRD budget, for Phase II of CodeNEXT, and \$91,247.20 in funding remaining from the Airport Blvd. Form-Based Code for completion of that project and integration into CodeNEXT.

During the initial phase of the CodeNEXT project several adjustments to the scope and/or schedule required additional funding. These included bringing the lead consultant to town on a more frequent basis to interact with the Code Advisory Group (CAG) and community, an extension of the schedule for consideration of the Code Approach Alternatives from June to October 2014, and additional services for public outreach activities.

The Phase II contract will cover the development of a preliminary draft code, a public review draft code, and a final draft code covering the period from approximately December 2014 through December 2016.

This will involve reformatting and reorganization of the code, drafting new or revised code, testing of the new code, and extensive staff, public, board and commission, CAG, and City Council review.

The proposed \$500,000 in funding will be used for a number of tasks that were not anticipated in the original scope of service. These include:

- 1) A recommendation from the Council Comprehensive Planning and Transportation Committee to bring the preferred approach to revising the code, identified by Council in October 2014, and back to City Council in early 2015.
- 2) A series of public discussions on key code topics. Possible topics include affordability, missing middle housing types, infill, integrating nature into the City and others. These sessions will require organization and participation of the consultant team and possibly other outside experts.
- 3) Coordination and/or integration of other planning or code amendments initiatives such as the proposed

subdivision amendments, watershed protection ordinance phase II, Airport Blvd, complete streets, and development review process improvements.

- 4) Additional modeling using the Envision Tomorrow scenario modeling software.
- 5) Approximately monthly trips by the lead consultant to ensure adequate interaction between the consultant and stakeholders.
- 6) Multi-day workshops or charrettes to test new regulations in different areas of the city.
- 7) A set of pilot areas to test mapping new zoning districts to specific parcels.

In addition, based on experience with the Phase I contract, there will be requests for additional scope or process that may not be included in the Phase II contract and for which we will require a contingency.

In addition, staff seeks Council approval to amend the contract with Opticos Design Incorporated to assist with completion of the Airport Boulevard Form-Based Code and alignment with the new Land Development Code. The proposed amendment of \$91,247.20 will be used to complete the Form-Based Code including, but not limited to:

1. Creation of form-based standards to implement the community's vision for Airport Blvd. based on work accomplished in the vision and the latest draft of the form-based code;
2. Finalize a proposed table of contents for a standalone FBC for Highland and integration of the Highland Design Book (HDB) into a regulatory framework;
3. Develop and test activity center and activity corridor character districts for the Airport Boulevard context and as tools which may be used in other similar areas of the city;
4. Develop and test a "toolbox" to craft corridor character districts and adjoining neighborhood transition areas to be calibrated to a specific character based on local context; and
5. Conduct a series of public meetings and neighborhood roundtables to present the code and to gather community input.

This item has been approved review by the City's Change Control Committee.

Opticos Design, Incorporated is located in Berkley, California