

STAFF REPORT
City of Lancaster

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Date: January 8, 2013
To: Mayor Parris and City Council Members
From: Brian Ludicke, Director of Planning
Subject: **Award RFP #13-563, City of Lancaster TOD Overlay Zone Consultant**

Recommendation:

Award Request for Proposal #13-563, City of Lancaster Transit Oriented Development (TOD) Overlay Zone, to Sargent Town Planning in the amount of \$133,500.

Fiscal Impact:

This contract will be fully funded by the TOD grant which was appropriated to expense account number 327-4520-301.

Background:

On March 27, 2012, the City Council authorized staff to apply for a grant from LACMTA under the 2012 Transit-Oriented Development Grant Program.

On October 9, 2012, the City of Lancaster was awarded grant funds from LACMTA for a one-time grant of Measure R funds for the preparation for adoption regulatory changes that support transit-oriented development by:

- Amending the General Plan to extend the existing boundary of the Downtown Lancaster Transit Village District from a quarter mile to include all the land within a half mile of the Metrolink Station
- Updating the General Plan Land Use Map
- Creating a new TOD Overlay Zone for the identified Planning Areas
- Updating the Zoning Map
- Updating Title 17 - Zoning Ordinance to include TOD Overlay regulations and design standards

On October 18, 2012, City staff issued a Request for Proposal for an experienced consultant. After reviewing the proposals and conducting interviews, staff feels Sargent Town Planning is best suited to perform this work for the City and our stakeholders.

Sargent Town Planning has extensive experience in preparing vision-based development codes. They are an urban planning consulting firm, specializing in the planning and design of sustainable pedestrian and transit-oriented neighborhoods, districts, towns and cities. The team will be partnered with Tony Perez Associates, who has prepared comprehensive development

standards for walkable urban districts, neighborhoods, and corridors in over 40 places, and well over half of those codes are adopted and in use. The team will also include Nelson Nygaard Consulting Associates for transportation and mobility advisement and Metropolitan Research + Economics for market assessment, to ensure that the new development standards are well integrated with and calibrated to the public realm and economic development opportunities. Together this team has collaborated for other assignments in Lancaster, such as the City of Lancaster Corridors Plan and the Southeast Transit Village Planning Area Vision Plan.

Attachment:

Sargent Town Planning RFP #13-563, 13 November 2012