

STAFF REPORT

City of Lancaster

NB 1
04/26/16
MVB

DATE: April 26, 2016

TO: Mayor Parris and City Council Members

FROM: Jason Caudle, Deputy City Manager

SUBJECT: **Engagement of Sargent Town Planning for Medical Main Street Planning Initiative**

Recommendations:

- a. Approve a professional services agreement in the amount of \$675,940 with Sargent Town Planning to create a plan for Medical Main Street. The City of Lancaster will be partially reimbursed by project partner Antelope Valley Healthcare District (AVHD).
- b. Appropriate \$200,000 to account 101-15SW009924, for the AVHD portion of the project, and increase revenues in account 101-3201101, Development Fees, by the same amount.
- c. Authorize the City Manager or his designee to execute all related documents.

Fiscal Impact:

\$675,940 total, including \$300,000 from the City of Lancaster (\$100,000 is anticipated to be reimbursed from private stakeholders through development impact fees when properties are developed); \$200,000 from AVHD; and \$175,940 from the Los Angeles County Metropolitan Transportation Authority (Metro) grant to the City's Capital Engineering program for infrastructure improvements within the proposed Medical Main Street district.

Background:

The Antelope Valley region leads Los Angeles County in a number of inauspicious health categories, ranging from diabetes and coronary heart disease to depression and suicide. The Lancaster City Council has taken a number of steps to address this challenge, including the implementation of such programs as Wellness Homes in high-needs neighborhoods throughout the City; the YOLO program, which works to incentivize healthy choices; and the Mayor's Health Academy, which aims to provide children and families with access to health care, nutritious food and educational opportunities that lead them to healthy, active lifestyles.

Over the past year, the City of Lancaster has partnered with Antelope Valley Healthcare District to take this effort to improve citizen health and wellness to the next level. In addition to a goal of improving health outcomes, the proposed Medical Main Street project aims to harness the potential of more than 350 acres in our community's core – over 100 of which are vacant – to expand and diversify the city's tax base as well as create new, high-paying jobs for local citizens.

The proposed Medical Main Street district is envisioned as a regional center for health and wellness. Through the implementation of cutting-edge concepts in development and land-use planning, this area will become a walkable, mixed-use destination encompassing a wide range of first-class health care facilities; health-conscious eateries and retail; and residential options, all in a pedestrian-focused and aesthetically appealing setting reminiscent of The BLVD in downtown Lancaster.

To accomplish this vision, staff has engaged in a nationwide search of highly qualified consulting firms with extensive expertise in health care planning. A request for qualifications was publicly advertised and submitted to seventeen firms; six firms responded. Each firm was interviewed in person. Based on this search and evaluation, staff recommends contracting with the most qualified firm, Sargent Town Planning. This firm has been involved with a number of successful projects for the City of Lancaster, including The BLVD as well as the transit-oriented development (TOD) overlay zone, along with the redesign of the Lancaster Auto Mall. Sargent Town Planning has assembled a world-class team exclusively for this project, including architecture and engineering firm HGA as well as real estate and economic development firm HR&A Advisors.

Working together with the City of Lancaster and Antelope Valley Healthcare District, this team will create the following deliverables:

- An overarching environmental document to solve issues and expedite land use proposals/development
- A plan designed to protect assets and allow for flexibility and creativity; this document will establish a rapid approval process
- A comprehensive market analysis, including demand for medical office space, commercial, residential, and hospitality
- A study of and proposals for parking, vehicular and pedestrian circulation
- A utility study to determine current capacity and projected need for water, power and sewer
- Branding and marketing materials to assist in sharing the vision and recruiting new development partners

In short, the proposed consulting services will provide the City and AVHD with the tools we need to transform more than 350 acres of vacant and underutilized land into smart-growth development that is ideally positioned to create new jobs, expand and diversify our city's tax base, and inject investment into our local economy.

This action will authorize the City Manager to execute a Professional Services Agreement with Sargent Town Planning to proceed with the project plan. The AVHD Board of Directors has approved a contribution of \$200,000 towards the cost of the consultant.

JC:VL:CD

Attachment:

Professional Services Agreement with Sargent Town Planning