

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, December 04, 2007
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

1. ACCEPTING THE PROPOSAL OF ICF CONSULTING SERVICES, LLC., TO PREPARE A SMART GROWTH STRATEGIC PLAN TO GUIDE IMPLEMENTATION OF SPECIFIC DEVELOPMENTS IN THE REDEVELOPMENT PROJECT AREA

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

December 4, 2007

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

**SUBJECT: ACCEPTING THE PROPOSAL OF ICF CONSULTING SERVICES, LLC.,
TO PREPARE A SMART GROWTH STRATEGIC PLAN TO GUIDE
IMPLEMENTATION OF SPECIFIC DEVELOPMENTS IN THE
REDEVELOPMENT PROJECT AREAS**

SUMMARY

Requesting the Commission to accept the proposal of ICF Consulting Services, LLC., to prepare a Smart Growth Strategic Implementation Plan in the Redevelopment Project Area.

BACKGROUND

The Community Redevelopment Agency (Agency), is preparing specific plans as a framework to maximize development potential of identified sub-locations in the Redevelopment Project Area. A major component of the Specific Plan is a Smart Growth Strategic Implementation Plan. Smart Growth, an umbrella term for community development and mixed-use development, would translate the community vision of “Birthing a New Compton” into tangible goals, objectives, and accomplishments. Preparation of the Smart Growth Strategic Implementation Plan entails the selection of a consulting firm with a track record in formulating such plans for land-locked inner city communities like Compton. This report informs the Commission on the Agency’s effort in selecting a national leader in Smart Growth strategic plans to assist the City in this endeavor.

STATEMENT OF THE ISSUE

Over the past several months, the Agency has reviewed proposals from three planning and economic development firms to prepare strategic plans for the Agency. Firms contacted included:

R&G Media Group	\$350,000.00
Telacu	\$300,000.00
ICF	\$135,000.00

Upon review of the qualifications and experiences of these respective consultants, the Agency concluded that ICF Consulting Services, LLC., (ICF) has the best mix of skills, expertise and track record in the field to prepare the Smart Growth Strategic Plan for the Agency (see attachment). ICF, a leader in Smart Growth, brings to the City a broad experience of planning and economic development to integrate Compton’s vision, goals and objectives into a Smart Growth Plan. The ICF team has worked in supporting policy development and assessing best practices throughout the country, and brings that broad perspective and knowledge to the City. ICF has had a long productive relationship with the City and was instrumental in preparing the successful Enterprise Zone application for Compton.

The relevant experience and qualifications of the ICF team includes:

- Infrastructure assessment for the South Bay Cities region of Los Angeles
- Affordable Housing Support in Charleston
- Housing Element of Kern County, CA Consolidated Plan
- Smart Growth Implementation Assistance
- Urban Design and Performance Evaluation Assistance for South Weymouth Naval Air Station
- Transportation Land Use Alternatives for the Greater Atlanta Region
- Gateway Cities Jobs/Housing Balance
- Burlington Transportation and Land Use Decision Support System
- Jobs Linkage Program- Alameda County, CA
- Human Services Strategic Planning for the Village at Heritage Homes- San Francisco, CA
- Revitalizing A Deteriorated Retail Center- City of Chesapeake, VA
- Evaluation of HUD's Welfare-to-Work Initiatives- US Department of Housing and Urban Development
- Transportation Strategies Analysis- Maryland Transportation Solutions Group

FISCAL IMPACT

Funds not to exceed \$135,000 are available in the Agency's 2007/2008 Fiscal Year Budget Account Number 1203-80-0000-4262.

RECOMMENDATION

Staff recommends that the Commission approve the attached resolution accepting ICF Consulting Services to prepare a Smart Growth Strategic Implementation Plan for the Agency.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING THE PROPOSALS OF ICF CONSULTING SERVICES, LLC., (ICF) TO GUIDE IMPLEMENTATION OF SPECIFIC DEVELOPMENTS IN THE REDEVELOPMENT PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency is preparing Specific Plans as a framework to facilitate preferred and contemporary land use options in the Redevelopment project; and

WHEREAS, the Agency desires to select a consulting firm to prepare a Smart Growth Strategic Plan to guide the Agency/City in translating the community’s vision of “Birthing a New Compton” into tangible goals, objectives, and accomplishments; and

WHEREAS, the Agency is in receipt of a proposal from ICF Consulting Services, Inc., to the prepare a Smart Growth Strategy to maximize developments in the Redevelopment Project Area; and

WHEREAS, the Agency has determined that selection of ICF to perform the strategic plan for the sum of \$135,000.00 is in the best interest of the Agency; and

WHEREAS, funds for this project are available in account number 1203-80-0000-4262.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Executive Secretary is hereby authorized to accept the proposal of ICF for the preparation of the Smart Growth Strategic Plan for the Agency in the amount not to exceed \$135,000.00 upon the advice of Agency Counsel.

Section2. That the Executive Secretary is hereby authorized to execute the necessary agreements to finalize contract execution.

Section 3. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, and Clerk.

Section 4. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

Resolution No. _____
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ADOPTED this _____ day of _____, 2007.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2007.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -
ABSTAIN: COMMISSIONERS -

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

3. Experience and Qualifications of the ICF Team

ICF offers nationally recognized smart growth Implementation planning to city agencies and brings a wealth of sophistication and expertise to the city of Compton. ICF augments its capabilities by utilizing subcontractors to provide specific expertise.

ICF brings national expertise to Compton's efforts and the local ICF office is very excited about being a part of Compton's future and in "Birthing A New Compton". We have had a long and productive relationship with the city of Compton and are planning on continuing that relationship as Compton is revitalized. We will also use ICF's national connections to bring interested parties to help, to develop, to consult, to fund and build a new future for Compton.

3.1 Smart Growth and its Relationship to Transportation

Because of its excellent transit-oriented location, Compton has been recognized as a prime area for future economic and business development. The city is located between four major freeways and is on the Blue Line Metro railway and houses the commercial rail transit Alameda Corridor as it traverses the city from Long Beach to downtown Los Angeles. The Alameda Corridor moves 25% of the entire imported goods for the United States from the ports to locations across America. This existing infrastructure makes Compton's location a tremendous opportunity for future development and transportation should be a prime consideration in all future development.

ICF is unique in that we have significant transportation experience with the Alameda Corridor and other local transportation systems and that we have advanced technical expertise related to air pollution and traffic congestion issues associated with the Corridor and the Compton area. That expertise will be represented on our Smart Growth team. ICF is the City of Los Angeles consultant on the Green LA program and we are a national leader in the development and certification of greenhouse gas inventories.

The general ICF Smart Growth Process is shown in Figure 1. The ICF Smart Growth Implementation Plan to be prepared for Compton will address the challenges at the nexus of transportation, land use, the environment, and economic development for Compton. ICF will adapt its services to the needs of Compton to assure that City and stakeholder inputs are properly considered. To support this process, ICF brings to communities experts who, together with the community, will help answer three questions:

1. the *economics* of what kind of land use could come to the area,
2. the *design* of that land use, and
3. how to serve that land use with *transportation*.

The City of Compton will find that their ability to implement our recommendations springs directly from the fact that we help them understand and address each of these crucial aspects of urban planning.

Figure 1
From Goals to Results: the ICF Smart Growth Process


3.2 ICF Specialized Skills for Compton Redevelopment

ICF has in-house and on the Team the necessary expertise to perform our proposed specific Scope. Should additional expertise become necessary, ICF will be able to draw on the following broad expertise:

- **Urban Design and Architecture** - The ICF team has a broad capability for urban and building design from concept to detailed design. We can provide all types of drawings, renderings or specific design documents as needed.
- **Transportation Analysis** - Both regional and site specific transportation expertise is represented on the team.
- **Economic Analysis** - Alternatives will be developed to respond to the market that Compton faces, and will be analyzed for its economic viability.

3. Experience and Qualifications of the ICF Team

- **Strategic Communications** - Our teaming partner, Efficacy Resources will provide detailed knowledge to the team on local and political agendas and will assist in the Strategic Communication efforts.
- **Enterprise Zone Expertise** - The ICF personnel that completed the Enterprise Zone Application designation can assist in areas where the designation may be relevant to planning and development.
- **Brownfields Funding and Policy Application** - ICF has an active brownfields group that can assist in locating funding sources for brownfield studies or can define brownfield issues and opportunities as needed.
- **Environmental Assessment and Remediation** - ICF works for cities in southern California conducting site assessment and remediation activities and can conduct environmental screening studies, site assessments, and complete site remediation
- **CEQA Assessments Documents** - ICF has decades of experience conducting NEPA and CEQA assessments and preparing environmental documents.
- **Extensive Expertise in HUD programs** - ICF's HUD group has conducted training for Compton personnel in the specifics of HUD programs. Should HUD funding or related issues be involved ICF can rapidly add a HUD expert to the team.
- **Developer Contacts** - ICF will identify, screen, and engage qualified developers who are interested in being part of Compton's rebirthing. Due to ICF's past experience, we have current relationships with developers and local knowledge regarding specific developer's interests and focus.
- **Climate Change and Greenhouse Gas Reduction** - Cities must now consider the greenhouse gas implications of their projects and the impact that greenhouse gas generation has on the CEQA process. ICF is a national leader in identifying and mitigating the impact of greenhouse gas
- **Other Expertise as Needed** - ICF is providing this proposal to prepare a Smart Growth Implementation Plan; however, as this plan unfolds, currently unforeseen expertise will likely be required. The City of Compton can be assured that ICF can either provide additional in-house expertise or engage highly qualified subcontractors to provide the needed expertise.

3.3 Relevant Experience

The ICF team brings to Compton broad experience to integrate the city's goals into a Smart Growth Implementation Plan. This includes diverse skills in coordinated transportation and land use planning, economic development analysis, GIS analysis, and human capital and social services assessment. The team has worked supporting policy development and assessing best practices throughout the country, and brings that broad perspective and knowledge

3. Experience and Qualifications of the ICF Team

to the Compton plans. ICF also has extensive experience working with cities, other local jurisdictions, regions, and states in assessing their needs and in developing specific Smart Growth plans.

The following experience summary includes a substantial amount of transportation and commuter support planning projects because, in our experience, access to jobs and similar destinations is a determining element in the success of communities. Understanding the role of commuter options is particularly important in Compton and Los Angeles, as traffic congestion mounts, and as the cost of driving a private auto to work continues to take an ever-larger portion of household income. It is important both to those who will live and work in the new communities that Compton will be developing, and to community stakeholders who will be concerned about the impacts of additional traffic associated with new developments.

3.3.1 ICF International

Following is a selection of ICF's relevant experience, representing the diversity of ICF's experience and skills.

Infrastructure and Housing

South Bay Infrastructure and Housing Analysis - South Cities Council of Governments, Los Angeles Region

ICF conducted an infrastructure assessment for the South Bay Cities region of Los Angeles as part of a larger growth visioning effort and jobs/housing balance analysis. The project examined whether the region's existing and planned infrastructure could accommodate the growth in jobs and housing projected for the South Bay without compromising livability in the region. A key task of the study was to identify and analyze the region's future housing carrying capacity in relationship to future population and employment projections.

ICF analyzed data and conducted both focus groups and one-on-one interviews with local officials and key stakeholders to assess the current capacity of the infrastructure and growth projection analysis for the 16 jurisdictions comprising the South Bay Cities COG in six major infrastructure and service categories: employment, housing, transportation, utilities, and institutions.

Affordable Housing Support in Charleston - City of Charleston, South Carolina

ICF has provided the City of Charleston with comprehensive technical assistance over the course of five years to help them carry out an ambitious plan to rehabilitate and construct a large number of affordable, for-sale housing units in several dilapidated neighborhoods. First, working with city staff, ICF assessed the housing market, potential demand and possible barriers to implementation. Second, ICF provided expertise on housing finance, program design, and regulatory issues such as acquisition and recapture provisions. ICF also provided the city with acquisition procedures and an implementation plan for moving forward with the project. Initial outcomes of the technical assistance include the commitment of a total of nearly \$30 million from both public and private funding sources, partnerships with five nonprofit housing development and service organizations and the formation of a new, nonprofit umbrella housing organization to administer the program.

3. Experience and Qualifications of the ICF Team

Housing Element of Kern County, CA, Consolidated Plan - Kern County Community and Economic Development Department, Kern County, California

Kern County comprises more than 8,700 square miles containing both urban centers and country areas. Located north of Los Angeles at the bottom of California's famed San Joaquin Valley, the county's roughly 725,000 residents live in cities, rural towns, and vacation and retirement communities. ICF developed a comprehensive housing and economic development strategy that will be used by Kern County for both its HUD-required Consolidated Plan and for its Economic Development Administration (EDA)-required Comprehensive Economic Development Strategy. Topics covered in the strategy include the following:

- A summary of the existing housing stock;
- An analysis of supply and demand for housing;
- An assessment of housing costs and values; and
- An examination of the types of households that reside in the county.

ICF studied the housing market at the county level and looked at key submarkets throughout the region to create a comprehensive analysis. The data collected include the age of the housing stock, the units per structure, tenure, household type, rent burden, low income households, elderly households, and households with special needs populations. ICF collated all data and presented the county with a strategy to allocate resources to meet the diverse housing needs of the community. In the course of crafting recommendations, ICF conducted interviews and worked closely with county staff and stakeholders to ensure both accuracy and stakeholder buy-in for the final report to the county.

Land Use and Transportation

US EPA Smart Growth Implementation Assistance - Specific locations throughout the United States

ICF provides complete support to the EPA SGIA program is an annual, competitive solicitation open to state, local, regional, and tribal governments that want to incorporate smart growth techniques into their future development.

ICF provides to communities direct technical assistance from a team of national experts. The assistance is tailored to the community's unique situation and priorities. The multi-disciplinary teams provide information to help the community achieve its goal of encouraging growth that fosters economic progress and environmental protection. More information is at www.epa.gov/dced/sqia.htm. Project summaries are available here: www.epa.gov/dced/sqia_communities.htm. Of particular relevance to Compton might be the projects from Houston and Spokane.

3. Experience and Qualifications of the ICF Team

Urban Design and Performance Evaluation Assistance for South Weymouth Naval Air Station - EPA New England, Boston, Massachusetts

ICF provided urban design assistance and analyzing the social, transportation, and environmental performance of design alternatives, for redeveloping the South Weymouth Naval Air Station (SWNAS) in Massachusetts, a 1,300-acre base-closure site, 25 minutes south of Boston, and the largest single development opportunity site in New England. SWNAS sits on a busy commuter rail line. Closed under Base Realignment and Closure, it provided an opportunity to apply a transit-oriented approach to economic redevelopment. The base had seen several redevelopment proposals since closure, none of which were acceptable to all stakeholders. ICF worked with affected communities and state and federal stakeholders to

- a) quantify the characteristics of alternatives,
- b) evaluate whether there is room for improvement on indicators of concern, and
- c) develop alternate illustrative approaches.

Based on ICF's work, the three jurisdictions were able to agree on a preferred alternative. The stalemate was broken, and the project is now underway.

Transportation and Land Use Alternatives for the Greater Atlanta Region - Georgia Regional Transportation Authority (GRTA), Atlanta, Georgia

ICF Consulting developed transit-supportive land use scenarios, and matched those scenarios with transportation investment scenarios. ICF evaluated scenarios for performance across measures of transportation, environmental, and social impact, including equity and accessibility. The analyses used the regional four-step model, post-processing for evaluating regional policies that could not be analyzed using the four-step, and a GIS-based model for evaluating local-scale transit- and pedestrian-focused policies.

Gateway Cities Jobs/Housing Balance - Gateway Cities Council of Governments, Los Angeles Metropolitan Region, CA

ICF Consulting is currently working with SCAG and the Gateway Cities COG to design a GIS methodology to analyze jobs/housing balance. ICF is developing a method for linking GIS data on workforce development, jobs-housing balance, industry clusters and brownfields, using selected communities as a pilot. The final product will be available over the Internet, and should enable improving public and public-private decision-making on policy planning and implementation.

Burlington Transportation and Land Use Decision Support System - Chittenden County Metropolitan Planning Organization, Burlington, VT

ICF Consulting led the development and implementation of a Land Use and Transportation Decision Support System, for the Chittenden County, Vermont (Burlington region) MPO. The model links the county's existing travel model with a GIS-based land use model. The system will support both citizen involvement and local and regional planning, and outputs a wide variety of indicators of regional performance.

3. Experience and Qualifications of the ICF Team

Evaluation of the Transportation for Livable Communities (TLC) Grant Program - Metropolitan Transportation Commission (MPO for the San Francisco, Bay Area Region)

ICF Consulting evaluated the Bay Area Metropolitan Transportation Commission's TLC grant program, designed to provide funding for capital and planning projects that integrate transit, walking, and bike riding in community design, and spur the compact development of communities. ICF Consulting evaluated whether the funded projects further the goals of the program through a close evaluation of each grant application, and through a series of focus groups, stakeholder interviews, and end user surveys. ICF Consulting prepared specific recommendations for improving the TLC grant program, as well as creating guidelines for conducting future evaluations.

Human Services

Jobs Linkage Program. - Alameda County, CA

ICF facilitated strategic planning for a collaborative that included Alameda County, several nonprofit organizations, and seven shelters. The outcome was a strategic plan that focused on developing self sufficiency opportunities related to housing and jobs for homeless families in Alameda County.

Human Services Strategic Planning for The Village at Heritage Homes - San Francisco, CA

On behalf of the Mayor's Office of Community Development for San Francisco, ICF provided strategic planning and nonprofit management assistance to a seven member collaborative of social service providers. ICF helped this nonprofit collaborative provide a range of services to the low-income residents of a 250-unit affordable housing development constructed on the site of a former public housing project. The housing development was the recipient of a 1999 HUD Best Practices award. We analyzed governance models, strategies for effective collaboration, and models for implementation for operations, board and staff development, capacity building and fundraising.

Economic Development

Revitalizing a Deteriorated Retail Center - City of Chesapeake, VA

Low-income neighborhoods need commercially viable retail shops and services in order to thrive. The City of Chesapeake, Virginia, set out to revitalize a deteriorated shopping center serving a large low-income neighborhood, turning to ICF Consulting for help. We pulled together a technical assistance team that assessed market potential, financing, land use, and site planning. The redevelopment plan and financing strategy we designed gave city officials the tools needed to attract private developers and negotiate commercial terms for the center.

Evaluation of HUD's Welfare-to-Work Initiatives - US Department of Housing and Urban Development

ICF's research in this area involved two steps: (1) identification of Public Housing Authorities activities that help residents of public and assisted housing make the transition from welfare to work; and (2) providing recommendations to HUD for changes and/or improvements in its role in the provision, sponsorship, or encouragement of employment and training programs. In order to assess the strengths and weaknesses of HUD's programs, ICF conducted a thorough literature review of current employment and training programs that have

3. Experience and Qualifications of the ICF Team

attempted to help welfare recipients remain in jobs and advance in the labor market. The work required data collection activities including surveys of individuals from local housing authorities, resident organizations, employment and training agencies, welfare offices, and community organizations.

Transit and Mobility Planning

Commuting Programs Best Practices Guide - Downtown Minneapolis Transportation Management Organization, Minneapolis, MN

For the Downtown Minneapolis Transportation Management Organization (TMO), ICF developed a best practices guide on commuting programs implemented by employers and local governments. ICF also developed methodologies for examining the cost effectiveness of these programs. ICF showed that transportation demand management was by far the most cost-effective way to accommodate trips, by orders of magnitude in many cases. As a follow-on, ICF was asked to support St. Paul's downtown access Task Force, which unanimously adopted ICF's recommendation that every St. Paul employer offer Commuter Benefits as a standard benefit.

Transportation Strategies Analysis - Maryland Transportation Solutions Group

ICF provided analytical support on a commission established by Maryland Governor Glendening to examine solutions to transportation problems in suburban Maryland. This work involved identifying goals for the transportation system and analyzing alternative strategies, such as transit investment, parking policy, highway investments, transportation demand and land use policies, to reduce vehicle travel and/or reduce traffic congestion.

Various Transit Planning Studies

ICF has assisted communities as diverse as Erie County, PA, and Memphis, TN, by doing detailed demographic analyses to support transit planning efforts. Using block group level Census data and standard GIS software, we prepared detailed graphic representations highlighting areas planners could anticipate the highest levels of transit ridership. These assessments were based on employment, income, handicap status, and travel-to-work data. ICF's GIS staff maintains detailed national data sets for such topics (both Census data and purchased private data sets).

Strategies for Increasing the Effectiveness of Commuter Benefits Programs - Transit Cooperative Research Program, Transportation Research Board

ICF recently completed developed a guidebook for transit agencies and others on how to effectively expand transit ridership through employer-based transit benefit programs. We are currently completing a follow up project (TCRP Project H-25A), which is examining the effectiveness of employer transit benefit programs at increasing transit ridership and reducing transit agency costs. This study required interviews with transit providers in various regions of the country, and statistical analyses using panel data from mandatory employer trip reduction programs to identify the transit ridership effects of transit benefit programs (separating out effects from those of other employer programs and external factors).

Washington, DC Commuter Connections Outreach and Technical Assistance - Metropolitan Washington Council of Governments

3. Experience and Qualifications of the ICF Team

ICF Consulting provided outreach and technical assistance to employers in Washington, DC; Frederick, Maryland; and Prince William County, Virginia as part of the Metropolitan Washington Council of Governments' (MWCOG) Commuter Connections Program. ICF Consulting helped companies set up commuting programs, such as transit benefits, ridesharing programs, and telecommuting, and informing them about resources and programs available, such as the regional Guaranteed Ride Home program. ICF's work involved one-on-one consultation with employers and assisting with work site transportation events.

TDM Task Force Technical Support - Southern California Association of Governments (SCAG)

ICF Consulting supported the SCAG TDM Task Force in developing recommendations for TDM measures to be included in the update to the Regional Transportation Plan. ICF conducted analyses of the effectiveness of a range of TDM strategies across various criteria, first using a screening analysis, and then conducting a more detailed analyses of impacts at reducing vehicle travel and air pollution, utilizing local data and U.S. EPA's Commuter Model.

3. Experience and Qualifications of the ICF Team

Van Meter Williams Pollack

It is our belief that environmentally intelligent building design and urban planning is crucial to the world's future.

Van Meter Williams Pollack is an award winning multi-disciplinary architecture and urban design firm based in San Francisco and Denver. Since 1989 we have provided a full range of comprehensive design and planning services for a variety of project types, scales and clients. The partners and staff bring personal and professional involvement and expertise to all aspects and phases of every project, and our diverse range of knowledge and expertise has resulted in the successful completion of many projects.

Van Meter Williams Pollack does not bring a specific design style to any project. We believe a comprehensive approach, combining environmental, social, economic, contextual and client concerns will lead to the creation of more intimately scaled buildings and communities. On each of our projects, we believe that we have made a significant contribution to the function, character, and livability of the neighborhoods, towns and cities in which we have worked.

Mixed Use Development

Van Meter Williams Pollack has designed and planned a wide variety of mixed use projects, ranging from retail and housing infill developments with day care and community facilities to area-wide plans and guidelines promoting mixed use neighborhoods. The design of mixed use facilities requires a careful analysis of neighborhood and area wide needs and provision of a focal point of activity within and among city neighborhoods. Mixed use projects bring together a range of uses that have the potential to enrich a neighborhood's pedestrian scale and level of activity, use resources efficiently and reduce automobile dependence.

Infill Development

Infill development offers the opportunity to intensify existing urban



Notre Dame Plaza, San Francisco



Concord BART Station Transit Village Plan



MacArthur Blvd Street, Oakland

3. Experience and Qualifications of the ICF Team

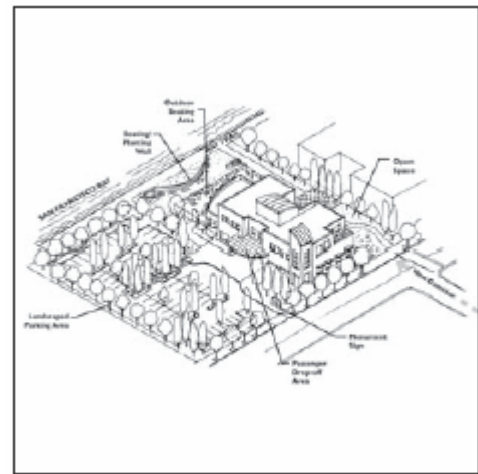
environments in a way that respects what is already there while helping to build a stronger and more inviting public realm. Infill can occur at many different scales ranging from a small backyard cottage to entire urban districts. More typically, infill projects involve redeveloping and intensifying one or more assembled parcels and related street edges in the midst of an existing neighborhood. Infill must balance innovation and intensification within the context of the existing neighborhood. Most of our work involves infill development.

Affordable Housing

Much of our work is focused on the planning, design and construction of affordable housing. This housing is of many forms: senior housing; family housing; rental housing; first time ownership; urban infill; high density and small lot single family. We believe that affordable housing has to be as well designed as market rate housing because of the intense scrutiny that it faces on the federal, municipal and community level. Our work in housing has resulted in numerous design awards in national as well as local design competitions. As with all low income housing, cost and quality of life are the primary concerns. With simple elements of construction, economy of circulation and building materials and carefully scaled spaces, aesthetically conceived housing can be realized.

Development Feasibility

As Architects & Urban Designers, we bring a wealth of knowledge of development prototypes, project phasing and implementation techniques. One of our strengths is quick and effective site planning & massing studies to determine the layout and feasibility of development opportunities. Our wide variety of practical experience with past and current projects provides a thorough understanding of the primary economic and implementation issues surrounding affordable housing.



Burlingame Bayfront Design Guidelines

Community Process

Van Meter Williams Pollack has a strong commitment to community participation in planning and design. We believe that involvement with the surrounding community is essential to a plan's success. Our work in affordable housing with non-profit and community based developers is an extension of our commitment to community design.

Our proven approach is a 3 step workshop process that ascertains the needs and concerns of future residents and the surrounding neighborhood community; develops alternative community driven concepts for discussion and direction; and arrive at a consensus of the design and other important community issues.



John King Senior Center, San Francisco, CA

3. Experience and Qualifications of the ICF Team

VMWP has assisted non-profit developers and jurisdictional agencies with community design on projects including: the John King Senior Community project, West Oakland Transit Plan, Oakley Senior Housing, Beach Flats Family Housing, and many others.

Sustainability: From Region to Building

Sustainable Design means satisfying the needs of the present generation without jeopardizing the needs of future generations. Our design approach utilizes technology, creativity and strategic planning to help restore the social fabric and conserve resources. This strategy is one of our methods of creating communities of unique places that express the continuity of our habitation and the interconnectedness of all people and their physical environment. It is our desire to create places that are worthy of affection and that can only enhance the surrounding environment.

One of the most challenging aspects of environmentally-responsive design is selecting the most suitable materials and products that help sustain the earth and human health, and to meld these with the financial feasibility of the project. Our approach is holistic: starting from sitting and orientation of the building we aim towards an efficient building size; a mindfulness about energy use, efficiency and impact; a search for innovative approaches to resource conservation and recycling as well as human health; and a selection of appropriate building materials in coordination with the general contractor and within the project's budget.



sustainable materials and formaldehyde free insulation



Ewa Smart Growth Design Code, Honolulu, HI

3. Experience and Qualifications of the ICF Team

VMWP Awards

- Bella Monte, California Redevelopment Association - Award of Excellence 2007
- Valencia Gardens, AIA SF chapter - Special Commendation 2007
- Railyard Lofts, AIA CO chapter - Architect's Choice Awards 2007
- Valencia Gardens, SF Business Times - Best Affordable Residential 2007
- Valencia Gardens, Gold Nugget Awards - Merit Award 2007
- Freemon Oak Gardens, Affordable Housing Finance Magazine - Best Senior



North Boulder Village, Boulder, CO

Housing 2006

- Mountainview Rowhouse Guidelines, APA CA chapter - Outstanding Planning



Highland Terrace Lofts, Denver, CO

Award 2006

- Freemon Oak Gardens, Helen Putnam Award - Award for Excellence 2005
- Belmar Urban Apartments, Congress for a New Urbanism - 2005 Charter Award
- Adams Avenue Homes & Street Improvements, CRA - Award of Excellence 2004
- Nueva Vista Family Housing, SJ Business Times - Affordable Housing



Adams Avenue Homes, Fremont, CA

3. Experience and Qualifications of the ICF Team

Van Meter Williams Pollack's urban planning and urban design projects, emphasize pedestrian and transit-oriented development patterns that serve the economic, social and cultural needs of the community, and support sustainable development practices through the encouragement of high-density urban infill, transit oriented development, and pedestrian focused streetscapes. Our strong background in master planning, community design, mixed use developments, and revitalizing urban infill sites has demonstrated that there are alternatives to the outward expansion of cities, towns and suburbs. We have advanced economically viable plans that address transportation and infrastructure, community development, population growth and diversity, historic preservation, and

sustainable growth patterns to a wide range of clients in many locations in the western United States. Our understanding of the appropriate land use patterns, development types, and pedestrian environments to promote in each community; our commitment to an open, clear, and direct process; and our ability to implement a community vision are our greatest assets.

In the Bay Area and in Colorado, VMWP has been providing Architectural and Urban Design services to communities that are struggling to maintain their qualities of life in environmentally sensitive frameworks of economic expansion. Our Bay Area experience crosses the region's counties, and our strength is the ability to work in the variety of communities which make up this diverse, growing region, from the small town grappling with pressures of sprawl, to the major urban centers requiring infill and redevelopment. Recent urban design projects include:

- Napa Intermodal Transit Center, Napa, CA
- South Westminster TOD Design Guidelines, Westminster, CO
- Warm Springs BART Station Master Plan, Fremont, CA
- Oahu Smart Growth Design Code, Honolulu, HI
- Ogden City Place, Ogden, UT
- Santa Clara Downtown Plan, Santa Clara, CA
- Palo Alto Zoning Ordinance Update, Palo Alto, CA



Vance Street Promenade, Denver, CO



Santa Clara Downtown Revitalization Plan



Arvada, CO Plan

3. Experience and Qualifications of the ICF Team

Van Meter Williams Pollack's urban design work falls into three broad categories, and our projects often include elements of each: Transit-oriented Design, Masterplanning and Specific Designs, and Design Guidelines. Using our architectural design expertise, we have created development prototypes for many cities that will assist them in achieving their goals to provide more intensive development in important transition areas of the community. Our design guidelines add the final level of detail to the prototypes, and are prepared to assist developers, property owners, and the city conceive of and design appropriate projects. Our work always includes communication with and coordination between the City, various agencies, the development community, and community residents and stakeholders. It also includes an active community process where we work together with local stakeholders in workshops, charrettes, and meetings to prioritize goals and create a future vision of their place. We strive to maintain clear and open communication throughout the planning and design process to ensure an efficient process and the best possible product.



MacArthur BART Transit Village, Oakland, CA

Mixed-Use Development

VMWP specializes in designing pedestrian-scaled mixed-use developments. Our projects combine living, working, shopping and leisure, all co-mingled in a shared environment. Mixed-use developments lessen people's reliance on automobiles while creating walkable neighborhoods of housing, retail, office, community space and parks. VMWP has created a number of mixed-use master plans, and has designed several mixed-use architectural projects in Colorado and the Bay Area.



Concord BART Station Transit Village Plan

3. Experience and Qualifications of the ICF Team

Transit Oriented Development

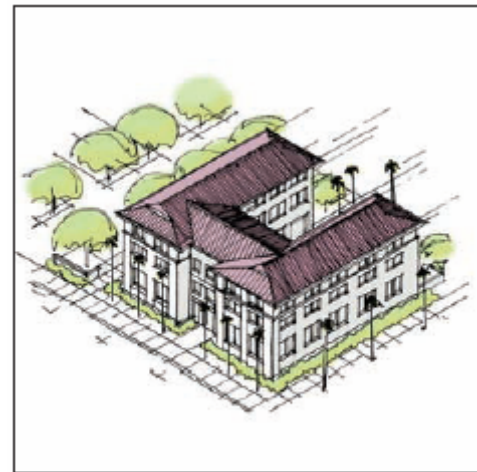
Transit Oriented Development is central to VMWP's urban design and planning, and our philosophy of sustainable development practices. Our transit projects combine mixed-use projects and infill development with pedestrian-oriented streets close to public transit, and are opportunities to create vibrant environments that support and encourage increased use of public transportation and decreased dependence on the automobile. Our TOD projects have included land use plans and urban design guidelines, master plans for new mass transit station areas, and infill visions for park-and-ride lots. VMWP's TOD projects also include working with municipalities to develop implementation strategies as well as principles and guidelines with which to evaluate development proposals.



Gateway 101 Neighborhood Master Plan

Master Planning & Specific Design

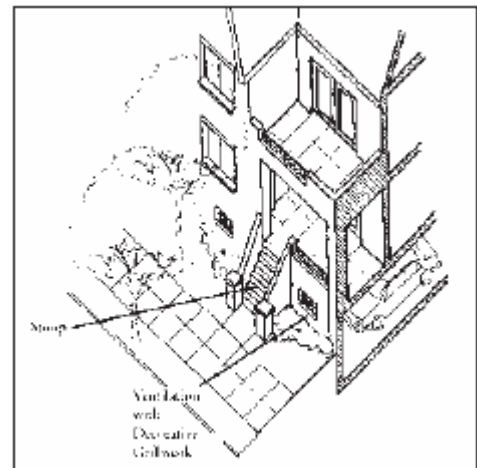
Master planning, Urban Infill and Redevelopment, Corridor Planning and Streetscape Design also represent a significant segment of our work. Our master planning experience has included plans for new town centers, neighborhoods, and mixed-use urban infill and redevelopment projects. Corridor Planning and Streetscape projects range in scale from land use and design analysis along regional thoroughfares and local networks, to local commercial Streetscape designs focused on improving the pedestrian experience and the commercial viability of districts and neighborhoods. Our pedestrian-oriented approach to master planning and urban design provides for a quality urban environment.



Oahu Smart Growth Code

Design Guidelines

The creation of design guidelines as a element of our work ensures that new development makes a positive impact in the community. Our design guidelines build on the existing qualities of a place and are a way to reinforce and enhance the existing character of a neighborhood, a street corridor, or an entire city. The process of developing design guidelines is a crucial way for a community to transform its vision into a reality, and they become an invaluable tool in the city's design review process. VMWP has written guidelines and created development prototypes for single-family residential development, neighborhood commercial centers, large-scale new development, and transit villages.



Palo Alto Design Guidelines

3. Experience and Qualifications of the ICF Team

Streetscape Design

Streetscape Design becomes the framework for development in each urban design project's planning area. Our Streetscape projects focus on improving the pedestrian experience and the commercial viability of districts and neighborhoods. Our streetscape design project include public art, street furnishings, paving elements and way-finding elements

Napa Intermodal Transit Center, Napa, CA

The Napa Intermodal Transit Center Concept Plan provides the preliminary design, circulation plan, budget, feasibility analysis and implementation for a new intermodal transit center and mixed use development.

UC Laguna Campus Master Plan, San Francisco, CA

A plan to redevelop the closed UC Laguna campus in the mid-Market area of San Francisco with a mix of housing, mixed-use retail, dental office and community uses.

Gunbarrel Town Center, Boulder, CO

A 10 acre site which is envisioned as an integrated mixed use urban center incorporating a mixture of affordability, housing types, and a retail Main Street in a pedestrian-oriented setting.

Courthouse Square Land Use Concept and Traffic & Transit Circulation Feasibility Study, Santa Rosa, CA

Recommendations for five Capital Improvement Projects as part of an overall economic development strategy, including an analysis of traffic and transit impacts and evaluation of anticipated economic benefits for Downtown, as a result of Reunification of the Square.



Courthouse Square Land Use Concept and Traffic Study



Old Town Arvada Charette & Transit Area Plan



South San Francisco El Camino Real/Chestnut Plan

3. Experience and Qualifications of the ICF Team

Ogden City Place, Ogden, UT

This mixed-use development is being designed as a town center for the City of Ogden, UT. Ogden City Place contains retail, restaurant, office and recreational uses. A focal point for the development is a large movie theater complex and a museum. The City Place also includes 220 units of housing and a 100 room hotel.

2003 Downtown Precise Plan Update, Mountain View, CA

Consensus Plan and design regulations arrived at with the community and consultant teams, refining “Concept Strategies” for Land Use & Urban Design, Parking, and Historic Preservation. Evaluations developed to understand consequences of the plan implementation.

Mac Arthur BART Transit Village, Oakland, CA

Transit-oriented Urban Design Plan with residential mixed-use development, that functions both as a focal point for the Mac Arthur BART Station and an integrated link to the community. The medium-rise, six-block plan maximizes street frontage for residential and retail uses, creating a walkable neighborhood pattern.



Santa Clara Transit Village Framework Plan

So. San Francisco BART TOD Plan, So. San Francisco, CA

Transit Oriented Urban Design Plan for a mixed use neighborhood at the South San Francisco BART station. The plan includes specific urban design proposals, streetscape improvements, zoning amendments and design guidelines.

Santa Clara Transit Village Framework Plan, Santa Clara, CA

Planning and Design Concept Plan for the CalTrain station area in the City of Santa Clara. The plan will include a land use and development framework, development programs and conceptual massing for catalyst sites, and implementation strategies.

3.3.2 Efficacy Resources

Efficacy Resources personnel have a long involvement with the City of Compton and will assure that local public and political concerns are adequately addressed by the ICF Team. Ralph and Rita Davis are well known and experienced with the political and social issues in Compton. They will be helping the team with the identification and consideration of community social issues, opportunities for developers to contribute to community and education programs, opportunities for job development from Smart Growth projects, and other local issues. Ralph Davis has been involved in local government for many years and will assist in assuring the Mayor and Councils opinions are reflected in the

3. Experience and Qualifications of the ICF Team

implementation plans. Rita Davis has worked in the education and health fields in the Compton area for many years and will assure the ICF Team considers these issues in the Smart Growth Implementation Plan.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: ACCEPTING THE PROPOSAL OF ICF CONSULTING SERVICES, LLC., TO PREPARE A SMART GROWTH STRATEGIC PLAN TO GUIDE IMPLEMENTATION OF SPECIFIC DEVELOPMENTS IN THE REDEVELOPMENT PROJECT AREA

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.