

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: LR
Amend No. _____

Date Prepared: August 22, 2008

Council Meeting Date: September 16, 2008

TO: Carl Swenson, City Manager
FROM: Glen Van Nimwegen, AICP, Community Development Director
PREPARED BY: Chris M. Jacques, AICP, Interim Planning Manager
SUBJECT: Award a fixed price contract in the amount of \$275,000 to Project Design Consultants for preparation of the Sports Complex District Urban Design Study (Solicitation No. P08-0027).

RECOMMENDATION:

1. The Mayor and Council award a fixed price contract in the amount of \$275,000 to Project Design Consultants for preparation of the Sports Complex District Urban Design Study.
2. Approve the acceleration of a portion (\$55,000) of the FY10 Sports Complex Improvement Project for participation in this contract and future participation in the ASU Decision Theater by authorizing a budget transfer from General Fund Contingency account 1000-0300-570000 to the Other Professional Services account 1000-0310-520099-CIPOF-ED00002 and and utilize savings in existing bond proceeds by approving a budget transfer in the amount of \$80,000 within the project from account 7915-7915-520099-CIPRT-CS00133SY to account 4210-4210-520099-CIPRT-CS00133SY

This study is in alignment with the department objectives and is a planning tool vital to the core function of the City. As staff proceeds with the consultant contract any recommendations that may result in modifications to the existing or future budget will be subject to City Council approval.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business

ORD. # _____ RES. # _____
LCON# 18108 LIC. # _____
Action Date: _____

Funding is available as follows:

SOURCE	ACCOUNT	TITLE	AMOUNT
General Fund (one-time supplemental)	1000-0610-520099	Sports Complex/Entertainment District Design Consultant	\$125,000
General Fund	1000-0310-520099-CIPOF-ED00002	Sports Complex Area Improvements Project	\$25,000
Open Space Development Fee	7915-7915-520099-CIPRT-CS00133SY	Skunk Creek Open Space Study	\$45,000
General Obligation Bonds	4210-4210-520099-CIPRT-CS00133SY	Skunk Creek Open Space Study	\$80,000
Contract Total			\$275,000
General Fund	1000-0310-520099-CIPOF-ED00002	Future ASU Decision Theater Session	\$30,000

BACKGROUND:

Following commencement of construction of the Loop 101 freeway in the late 1980's, development within this area began with the construction of the Arrowhead Towne Center Mall on the north side of Bell Road in the City of Glendale. Adjoining retail development commenced along the south side of Bell Road in the City of Peoria in association with the regional mall construction. Auto dealership development began within Peoria west of the Loop 101. The Peoria Sports Complex added the dimension of spectator events to the area with the spring training home for the Seattle Mariners and San Diego Padres. The development of the Arrowhead Fountains Center between 83rd Avenue and the Loop 101 provided restaurant and nighttime entertainment venues such as the movie theater to compliment the emerging urban core within this area.

Several planning initiatives were adopted which provided guidance to the development of this area. The North Valley Specific Area Plan (NVSAP) was jointly adopted by the cities of Glendale and Peoria in 1989 and provided the overall planning framework which encompassed the regional mall in Glendale and the adjoining commercial core in the City of Peoria. In 1993, the City of Peoria adopted the North Peoria Redevelopment Area Plan (NPRAP) which assisted the City in consolidating fractured properties into large development parcels to accommodate construction of the Peoria Sports Complex and adjoining Arrowhead Fountains Center project.

This area has emerged as a significant community asset which the City has a vested interest in maintaining and enhancing into the future. Although the planning initiatives listed provided the planning framework for this area, some challenges have emerged based on the incremental nature of development as it has occurred over the years. These challenges include land use patterns and formats which emphasize individual automobile trips to individual locations and businesses within the study area as contrasted with destination oriented and pedestrian focused mixed use venues. Additionally, the study area lacks strong pedestrian linkages, thematic features and other urban design elements which bind the area with a cohesive common identity. The central focus of this plan is to analyze and develop concrete approaches to address the

challenges and capitalize on the future opportunities presented with this important community area.

Finally, an important component of the plan will be the analysis of opportunities to expand and enhance the integration of the Skunk Creek / ACDC area with the district while maintaining its important flood control purpose.

ELEMENTS OF THE PLAN:

The overall purpose of the plan is to explore urban and environmental design solutions to a variety of opportunities and challenges within the existing mixed use core area. The consultant will be tasked to assess and provide recommendations in the following areas:

Economic Market Analysis: The consultant will prepare a regional (northwest valley) and local economic market analysis. The analysis will include the following elements:

- Inventory of existing uses in the market area and forecasted build-out; and
- Study area location attributes (demographic structure and trending, absorption and pricing trends of competing projects); and
- Evaluation of the economic environment of the regional and local markets including supply and demand dynamics and an appropriate product mix and absorption schedule for the study area; and
- Identification of a competitive position vis-a-vis other similar development areas; and
- Identification of existing and optimal residential, office, retail and entertainment uses and densities within the study area.

Development Regulations: The consultant will prepare recommended development regulations for the study area to foster an integrated destination-oriented and pedestrian focused mixed-use environment. The following elements will be included:

- Transition of density levels including appropriate setbacks, shared parking standards and height and bulk requirements; and
- Potential "green" development opportunities and design standards; and
- Architectural design elements (façade articulation, arcades and pergolas, service areas, gateway buildings and building entries).

Traffic Analysis and Circulation Plan: The Consultant will prepare a detailed plan and approach to address traffic and circulation issues which impact the area including possible recommendations to the existing "event traffic management plan" and uses of the sports complex as a resource in a "mass evacuation plan." The Circulation Plan will specifically identify modifications to the existing circulation plan which will mitigate existing traffic impacts and can enhance the area as a destination oriented and pedestrian focused mixed use entertainment area.

Parking Plan: The Consultant will prepare Parking Plan that analyzes existing conditions and provides recommended parking improvements (including number of spaces) and shared parking opportunities.

Pedestrian Plan: The Consultant will prepare a detailed plan and approach to enhance pedestrian access within the study area. The following elements will be included:

- Identification of access to the study area from external locations including existing and proposed trails and sidewalks; and
- Recommended sidewalk, bikeway and bike lane improvements; and
- Recommended locations for plazas and community gathering spaces; and
- Coordination with the City's consulting contract managed by Community Services focusing on opportunities within the Skunk Creek floodplain area.

Thematic Elements Plan: The Consultant will prepare a Thematic Elements Plan which identifies measures and enhancements to "unify" and provide "aesthetic cohesion" and announce entry into a special area. The Plan will include project theming such as streetscape design, planting concepts, lighting, street furniture, paving, special feature locations, signage and graphics.

Environmental Enhancement Plan: The Consultant will prepare an Environmental Enhancement Plan which identifies opportunities to expand and improve the integration of the Skunk Creek / ACDC area with a pedestrian-focused mixed use environment centered on the Sports Complex. The Plan will include the following elements:

- Preliminary Habitat Restoration Program; and
- Preliminary Landscape Program for the "trail corridor" (top of channel) that will include, but not be limited to, a plant palette and plant density guidelines; and
- Preliminary Passive Recreation Program Elements Plan that will include, but not be limited to, sitting areas, restrooms, shade structures, public art locations, and an education and interpretive program; and
- Coordination with the City's consulting contract managed by Community Services focusing on opportunities within the Skunk Creek floodplain area.

Implementation Plan and Program: The Consultant will prepare a detailed implementation plan and program identifying recommended capital improvements and other study recommendations within the area. This plan will also identify strategies to encourage further private investment and public/private partnerships to this area.

Financial Feasibility Analysis: The consultant will develop financial pro formas to determine financial feasibility of the project over its build-out period. The pro formas are intended to demonstrate the build-out timeline while focusing detailed analysis on catalytic projects in the study area. The analysis will be used for the fiscal impact analysis as well as informing of tools and strategies for redevelopment. The analysis will also include the following elements:

- Determine the fiscal impact of the proposed redevelopment program; and

- Provide tools and incentives to develop strategies to promote and encourage further redevelopment and private investment and lure public/private partnerships; and
- Identify the tools the City can use to fund infrastructure and public improvements.

PUBLIC PARTICIPATION:

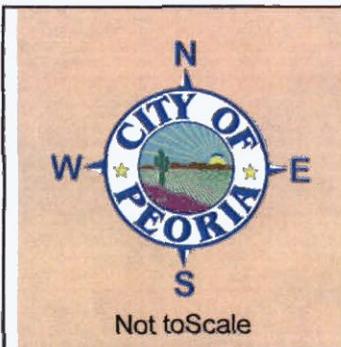
Throughout this process, Staff and the Consultant will implement an active public participation plan which will involve stakeholders including area residents, property owners, business owners and Board/Commission members. The proposed process includes two highly interactive workshops, one-on-one interviews, newsletters and hearings. Staff will bring forward a separate agreement with the ASU Decision Theater to utilize their visualization tools to test the preferred development alternative(s).

The study will conclude with a well defined implementation program which will guide and inform future policy decisions related to the continued economic vitality and enhancement of this area as a primary community asset.

ATTACHMENTS:

1. Study Area Exhibit (FOR REFERENCE)
2. Final Project Work Plan / Budget / Schedule
3. Contract

Study Area



Sports Complex District Urban Design Study



EXHIBIT 'A' – FINAL PROJECT WORK PLAN / BUDGET / SCHEDULE

CITY OF PEORIA SPORTS COMPLEX URBAN DESIGN STUDY

PEORIA, ARIZONA

I. DATA COLLECTION / KICK-OFF / SITE VISIT

A. Project Kick-Off Meeting With City Staff:

1. The design team, including project manager, principal-in-charge, project landscape architect, civil engineer, traffic consultant, environmental consultant, economic consultant, and graphics consultant, will meet with the City of Peoria staff.
2. Discuss make-up of Technical Advisory Committee (TAC), Project Advisory Committee (PAC) roles, and key stakeholders.
3. Discuss any potential preliminary program element considerations that the City may have identified.
4. Confirm/define study area.
5. Identify preliminary Stakeholder/Citizen Participation Plan.
6. Review and revise final project work plan including project tasks, timeline, milestones, meeting dates, delivery dates, and project completion date with City Project Manager (completed June, 2008).

B. Collect, Review and Analyze Available Maps, GIS Resources, Exhibits, Policies, Regulations and Other Documentation as Provided by City of Peoria:

1. Planning tasks include reviewing and analyzing available documentation including, but not limited to, zoning map; general plan; street classification map; Peoria Economic Development Strategy; North Valley Specific Area Plan; Parks, Recreation, Open Space, And Trails Master Plan; West Valley Multi-Modal Transportation Corridor Master Plan; and available approved project plans and plans in the process of being approved by the City of Peoria.
2. Signage and wayfinding work efforts include evaluation of the project base map for property lines, street center lines, rights-of-way setbacks etc., particular to the site triangle issues, existing site landscape and architectural design concepts/features, engineering requirements, and City ordinance restrictions. Define ADA and the City of Peoria code requirements relative to safety to ensure the sign designs meet



the project's, as well as the City's standards and needs. Collect and evaluate the use of City seals, logos, and typography.

3. Conduct an information gathering meeting with Director of ASU Decision Theater, City Project Manager, and Director of Community Development. (Completed on May 28, 2008).

C. Conduct Site Visit:

1. Conduct site visit and obtain available current aerial photography.
 - a. Digitally record site visit.
 - b. Collect information on habitat species present and current conditions of the site for environmental-related issues.
 - c. Survey of existing conditions will be conducted to identify key study area features such as the transportation roadway network, pedestrian amenities, and parking characteristics.
 - d. Photo documentation and survey of existing components and conditions relating to signage and wayfinding.
 - e. Catalog digital images of site visit for future reference and for use in public workshops as needed.
2. Review existing development inventory including, but not limited to, land uses; building locations; drainage corridors; surrounding development; street rights-of-way; sidewalks and trails; existing landscape thematic elements; parking areas; drainage features; public infrastructure; and other pertinent elements.

D. Initiate Economic and Competitive Market Analysis:

1. Determine the appropriate mix of uses, supportable square footages and development timeline for the study area within the context of the proposed redevelopment efforts. Provide enough detail to address number of units/buildings and square feet, mix, pricing, etc. The intent of this analysis will be to inform the design team as to the amount and type of space that can be supported in the study area for use in developing the concept alternatives.
2. Prepare Draft Economic Market Analysis. Identify inventory of existing uses in the market area; forecasted project build-out; study area location attributes; current demographics (including population trends, income and age distribution, and immigration); project absorption and pricing trends of competing projects; economic environment of the regional and local market; supply and demand dynamics; appropriate product mix and absorption schedule for the study area; and, an analysis of both development and demographic trends to identify a competitive position amongst other similar competitive areas.



E. Review Existing Transportation Network:

1. Review existing roadway network and future circulation plans.
2. Review and summarize data related to existing traffic volumes, traffic control and existing and future functional classifications within the project study area.

F. Inventory Existing Parking:

1. Conduct existing parking analysis. Data from the site visit and aerial imaging of the study area will be reviewed to construct estimates of the location, type, and supply of existing parking in the project study area.
2. Prepare summary base map depicting existing parking.

G. Review existing utilities and analyze available existing utility information as furnished by the City of Peoria (water and sewer).

H. Finalize Stakeholder/Citizen Participation Plan.

Deliverables:

1. Meeting minutes kick-off meeting (.doc).
2. Preliminary stakeholders/citizen participation plan (.doc).
3. Final Project Work Plan (.doc, schedule in Microsoft Project).
4. Final stakeholders/citizen participation plan (.doc).

II. SITE ANALYSIS / OPPORTUNITIES AND CONSTRAINTS

A. Prepare Standard Base Map. Relevant information will include, but is not limited to; boundary, topography, parcels, streets, sports complex, buildings and parking, and major stands of trees.

B. Graphically document site visit and include images of digital site photography as needed.

C. Depict major ownership and land uses. Graphically depict land ownership and existing uses.

D. Prepare Existing Conditions Map:

1. Graphically document site visit and analysis of collected data on standard base map and/or aerial photography.
2. Prepare existing conditions inventory and analysis through identification of the following: but not limited to, strengths and weaknesses of existing development, major and minor entry points, view corridors to the site, land uses, adjacent land uses, and vacant properties.
3. Analyze the existing wayfinding, identification, destination and signage within the urban context through photo documentation of existing styles, materials, colors, and



identifies. Photo documentation and survey of existing components and conditions relating to signage and wayfinding.

4. Identify predominant lighting, landscaping, paving, and street furniture for use in developing the Thematic Elements.
- E. Analyze Skunk Creek hydrology and estimate Skunk Creek's multi-profile floodplains and drainage flow based on existing data as provided by others. Floodplain limit lines to be provided.
- F. Prepare existing parking map utilizing available aerial photography and data from site visit.
- G. Prepare existing vehicle and pedestrian circulation map:
1. Data assembled in conjunction with Task I will be used to identify key opportunities and constraints to both vehicular and pedestrian circulation within the project study area. Key findings will be summarized graphically.
 2. Prepare existing traffic, pedestrian and circulation issues map including the symbolic depiction of roadway classifications, sidewalks, and bikeways. Identify General Plan circulation elements. Provide area-wide circulation map.
- H. Prepare opportunities and constraints (to development) map.
- I. Prepare format, contents, and agenda for Workshop I.
- J. Discuss Workshop I format and content with City Project Manager/TAC for their review and input.
- K. Prepare Project Report #1 to City Project Manager.

Deliverables:

1. Documented Site Visit (graphic exhibit with supplemental site images as needed).
2. Existing Conditions Map (graphic exhibit).
3. Existing Skunk Creek Hydrology Map (graphic exhibit).
4. Existing Parking Map (graphic exhibit).
5. Existing Vehicle and Pedestrian Circulation Map (graphic exhibit).
6. Opportunities and Constraints Map (graphic exhibit).
7. Workshop I format contents and agenda (.doc).
8. Project Report #1.

Note: Graphic exhibits will be digitally prepared in Photo Shop suitable for large format exhibit boards, PowerPoint presentations, or report exhibits).

III. VISIONING WORKSHOP I / PROGRAMMING

- A. Conduct interview with key stakeholders (identified in Task I A.2).



- B. Conduct stakeholders/PAC Meeting:
 - 1. Identify vision statement, project goals and objectives, and project "needs and wants".
 - 2. Present examples of similar urban design projects including mixed-use and entertainment developments and identify elements that create a strong "sense of place".
 - 3. Environmental consultant will describe ideas and vision for the site and obtain feedback from the public on what they envision for the site.
 - 4. Prepare and distribute workshop minutes.
- C. Conduct Community Visioning Workshop I:
 - 1. Conduct a visioning workshop with the Community that will address the following:
 - a. Establish an overall "vision statement" for the study area.
 - b. Identify goals and objectives to achieve the "vision statement" and identify project "needs and wants".
 - c. Present examples of similar urban design projects including mixed-use and entertainment developments and identify elements that assist in the creation of a strong "sense of place".
 - d. Environmental consultant will describe ideas and vision for the site and obtain feedback from the public on what they envision for the site including examples of similar projects.
 - e. Prepare and distribute workshop minutes.
- D. Review preliminary market analysis for use in preparation of concept alternative studies.
- E. Identify Development and Redevelopment Opportunities / Prepare Districts Diagram:
 - 1. Develop preliminary program of uses, densities, and intensities.
 - 2. Prepare a "Districts Diagram" for use in distinguishing potential proposed development standards, guidelines, and thematic elements by location within the study area.
 - 3. Identify potential development and redevelopment opportunities, special open space features, plazas, community gathering areas, and vehicular and pedestrian circulation improvements.
 - 4. Establish short and long-term goals and criteria for wayfinding systems. List goals for environmental graphics that stem from the Client/stakeholder meetings relative to the operational needs of the various types of users, buildings, roadways, pedestrian



linkages, audience/user considerations, daytime vs. evening travel needs, design criteria, image and identity issues, functional requirements for flexibility, vandal resistance, and maintenance issues.

- F. Determine Spatial Needs, Parking, Mixed Use Development Opportunities:
 - 1. Determine spatial needs for proposed development and redevelopment uses, new parking, and mixed-use opportunities.
 - 2. PDC and Wilson & Company will identify parking and development footprints based on anticipated development levels.
- G. Meet with City Project Manager to discuss project issues, establish key conclusions, identify conflict resolution opportunities, and confirm direction of future work efforts.
- H. Generate workshop and meeting minutes.
- I. Prepare Project Report #2 to City Project Manager.

Deliverables:

- 1. Exhibit boards or PowerPoint presentation of similar urban design projects that include elements that help create a "sense of place".
- 2. Stakeholder/PAC Public Workshop minutes.
- 3. Citizens (Community) Workshop #1 minutes.
- 4. Draft Economic Market Analysis (doc).
- 5. Development/Redevelopment Opportunities Map (graphic exhibit).
- 6. Districts Diagram (graphic exhibit).
- 7. Meeting Minutes (optional).
- 8. Project Report #2.

Note: Graphic exhibits will be digitally prepared in Photo Shop suitable for large format exhibit boards, PowerPoint presentations, or report exhibits.

IV. PLANNING ANALYSIS

- A. Prepare "Bubble" Land Use Diagram. Prepare a functional urban arrangement (bubble diagram) for planned uses, identifying land uses, densities and FAR's, range of dwelling units, range of GLA, and open space areas.
- B. Prepare Conceptual Circulation Study. Identify routes for all modes of transportation and relationship between existing and proposed transportation paths. Identify critical pedestrian and bicycle linkages within and adjacent to the Study Area.
- C. Create a 'Mobility' PowerPoint Presentation. Address issues related to pedestrian and bicycle circulation, their relationship to vehicular circulation within the study area, and potential traffic calming measures designed to enhance the pedestrian/bicycle environment.
- D. Assess Circulation Needs And Transit Opportunities. Identify key elements of the circulation system needed to support anticipated development, including opportunities to enhance transit services in the study area.



- E. Review Parking Demands/Identify Parking Strategies:
1. Review parking demands generated by planned uses and existing parking. Assess existing parking demands and anticipated future parking requirements based on anticipated development uses.
 2. Identify opportunities for shared parking and/or other alternative parking strategies.
- F. Develop Preliminary Environmental Enhancement Plan:
1. Biologist will provide the project team a technical memorandum that outlines the data collected from the site visit and information on the opportunities and constraints for the site in regards to the revegetation design of Skunk Creek. This information will then be used in the development of the Preliminary Environmental Enhancement Plan.
 2. Develop Preliminary Environmental Enhancement Plan:
 - a. A preliminary Habitat Restoration program.
 - b. A preliminary Landscape Program for the "trail corridor" (top of channel) that will include, but not be limited to, a plant palette and plant density guidelines.
 - c. A preliminary Passive Recreation Program Element Plan that will include, but not be limited to, sitting areas, restrooms, shade structures, public art opportunity locations, and an education and interpretive program.
- G. Conduct preliminary assessment of infrastructure needs: Assess infrastructure needs of the proposed "bubble" diagrams and begin to evaluate from a capital improvement perspective (water and sewer).
- H. Review bubble diagram(s) and Environmental Enhancement Plan with City Project Manager.
- I. Revise bubble diagram(s) and Environmental Enhancement Plan as needed.
- J. Prepare Project Report #3 to City Project Manager.

Deliverables:

1. Bubble Land Use Diagram (graphic exhibit).
2. Conceptual Circulation Study (graphic exhibit).
3. Mobility PPT (PowerPoint presentation).
4. Conceptual Parking Strategies Plan (graphic exhibit).
5. Preliminary Environmental Enhancement Plan.
 - a. Biologist (memorandum).
 - b. Preliminary Habitat Restoration Program (graphic exhibit).
 - c. Preliminary Landscape Program (graphic exhibit).
 - d. Preliminary Passive Recreation Program (graphic exhibit).
6. Project Report #3.

Note: Graphic exhibits will be digitally prepared in Photo Shop suitable for large format exhibit boards, PowerPoint presentations, or report exhibits.



V. CONCEPT ALTERNATIVES

- A. Prepare Three (3) Concept Alternatives:**
1. Prepare three concept alternatives in the form of "concept illustrative" area development plans and 3-D block modeling that provide sufficient detail to explore each of the alternatives.
 2. Identify appropriate areas for new development and redevelopment.
- B. Develop population projections and land use intensities for each concept alternative to be used in determining adequacy of public facility needs, roadways, and infrastructure based on City of Peoria standards and working closely with City Project Manager and Technical Advisory Committee.**
- C. Prepare Project Theming Concepts:**
1. Develop three concepts for project theming including, but not limited to, streetscape, planting concepts, lighting, street furniture, paving, special feature locations, signage, and graphics. Develop signage hierarchy and sign location plans. Review site and conceptual building massing studies for operational and functional requirements to assist in the development of signage and wayfinding size, visibility, location, and hierarchy of the systems.
 2. Preliminary outline of each element into guidelines for functionality and aesthetics based on the plans will be identified. Basic shapes and forms of the various signage, identification and thematic site elements through thumbnail sketches; photo examples of other environments; initial written descriptions of signage functionality requirements; color and material recommendations; type style (fonts) and layout recommendations that are secondary to the main identity style and format; color system for effective readability yet complimentary with existing facilities; and an ongoing and developing budget for fabrication and installation in the implementation phase (based on 2008 costs). Signage and thematic options will be presented as colored sketches, along with graphic notes and ideas in hierarchy format. Recommendations for signage and graphics elements use, functionality, locations, and validity will be provided. Prepare three (3) location plans (per the design team's recommendations) illustrating the hierarchy of elements located throughout the plan per the sign types functional requirements.
- D. Analyze conceptual alternatives for traffic/circulation and prepare 83rd Avenue simulation. For each of three (3) development concept alternatives, estimate anticipated study area traffic demand and analyze roadway network requirements and projected levels of service. Specific analysis of approximately ¾ mile of the 83rd Avenue corridor south of Bell Road will be conducted for the baseline (non-event) PM peak traffic conditions. Synchro software will be used to assess operations at up to 13 key intersections within the corridor. Opportunities to reconfigure the corridor to enhance the pedestrian environment will be evaluated.**
- E. Prepare assessment of viable development/redevelopment opportunities. Develop financial pro formas based on each alternative plan which will determine financial feasibility of the project over its build-out period. These pro formas will demonstrate the build-out timeline**



while focusing detailed analysis on catalytic projects in the study area. This analysis will determine potential property values and provide insight into how the private sector may view these opportunity.

- F. Develop Preliminary Cost Estimates:
1. Develop a preliminary cost estimate analysis for each concept alternative in Excel spreadsheet format.
 2. Prepare a preliminary cost estimate analysis for the Skunk Creek Enhancement Program.
- G. Develop Preliminary Feasibility Analysis, Fiscal Impact Analysis, and Strategies for Implementation:
1. Develop a preliminary implementation plan and program.
 2. Review and discuss with economic consultant their input related to the preliminary cost estimates of each concept alternative.
 3. Conduct the Financial Feasibility Analysis. Develop financial pro formas, based on the plans created by the design team, which will determine financial feasibility of the project over its build out period. These pro formas will demonstrate the build-out timeline while focusing detailed analysis on catalytic projects in the study area. This analysis will determine property values and provide insight into how the private sector will view these opportunities. This analysis will be used to inform our fiscal impact analysis as well as aid in the creation of tools and incentives for development and redevelopment. The spreadsheet analysis will also be available for ongoing sensitivity analyses during project refinement.
 4. Conduct the Fiscal Impact Analysis. Using the results of the financial feasibility analysis, determine the fiscal impact of the proposed redevelopment program. This analysis will work off the development timeline and determine the amount of property, sales, and income taxes expected to be generated over the redevelopment period. Provide a timeline of projected cash flows (taxes) to the City of Peoria that will further inform budgeting efforts and the structure of tools and incentives that may be utilized to attract investment.
 5. Develop tools and incentives for development and redevelopment. Identify strategies that promote and encourage further redevelopment and private investment and attract public/private partnerships to downtown Peoria. These strategies will be guided by the financial feasibility and fiscal impact analyses. The recommendations will be targeted to create a set of incentives to encourage private sector investment. Identify the tools the City can use to fund infrastructure and other public improvements.
 6. Identify a preliminary Skunk Creek Enhancement Program Funding and Phasing Schedule.
- H. Prepare the development regulations outline. The outline will include the following items: an outline summary of development regulations including transition of density levels;



setbacks; height and bulk regulations; potential "green" development opportunities and design standards; shared parking standards; and architectural design elements (not architectural styles) limited to façade articulation, arcades and pergolas, service areas, gateway buildings, and building entries.

- I. Prepare format, contents, and agenda for Workshop II and distribute to City Project Manager.
- J. Meet with City Project Manager and Technical Advisory Committee (one meeting) to discuss progress and to identify proposed format for Public Workshop II.
- K. Revise concept studies and cost estimates as requested.
- L. Prepare Project Report #4 to City Project Manager.

Deliverables:

- 1. Three concept alternatives with simple building massing (concept illustrative) and 3-D block modeling (graphic exhibit using Photoshop and Sketch Up).
- 2. Population projections, land use, and intensities table (spreadsheet).
- 3. Preliminary project theming concepts (graphic exhibits).
- 4. Preliminary traffic analysis based on three (3) concept alternatives (report).
- 5. Preliminary financial pro forma for each concept alternative (report).
- 6. Preliminary development cost estimate for each concept alternative (spreadsheet).
- 7. Preliminary feasibility analysis, fiscal analysis, implementation strategies, and Skunk Creek enhancement program preliminary funding and phasing schedule (report).
- 8. Workshop II format, contents, and agenda (.doc).
- 9. Project Report #4.

Note: Graphic exhibits will be digitally prepared in Photo Shop suitable for large format exhibit boards, PowerPoint presentations, or report exhibits.

VI. CONCEPT ALTERNATIVES WORKSHOP II

- A. Conduct Stakeholders/PAC Workshop II and present summary of previous workshop, bubble diagram, concept alternatives, population projections, Skunk Creek Enhancement Plan, Theming Elements, signage and wayfinding, and possible phasing (in range of time lines), etc.
- B. Conduct Community Workshop II:
 - 1. Present summary of previous workshop, bubble diagrams, concept alternatives, population projections, possible phasing, preliminary Skunk Creek Enhancement Plan, and Theming Elements.
 - 2. Conduct open discussion with documentation and prioritization of concept vignettes (in break-out groups).
- C. Meet with TAC to select the preferred alternative. Identify recommendations of key stakeholders and public workshop.
- D. Recommend Economic Development Approach.



- E. Prepare "preferred" 3-D modeling study of 83rd Street and Skunk Creek East Area.
- F. Review revised study and 3D imagery with City's Project Manager and attend meeting with ASU Decision Theater Director and City Project Manager. Provide data required in preparation for "dry run" to ASU Decision Theater.
- G. Generate meeting minutes.
- H. Prepare Project Report #5 to City Project Manager.

Deliverables:

- 1. Exhibit boards and/or PowerPoint presentation of three concept alternatives, project theming, and preliminary Skunk Creek Enhancement Plan.
- 2. 3-D modeling study of 83rd Street and Skunk East Area. Note: Graphic exhibits will be digitally prepared in Photo Shop and sketch-up suitable for large format exhibit boards, PowerPoint presentations, or report exhibits.
- 3. Electronic data as needed for ASU Decision Theater "Dry Run".
- 4. Meeting minutes from ASU Decision Theater meeting.
- 5. Project Report #5.

VII. DRAFT URBAN DESIGN PLAN

- A. Attend Meeting with City Project Manager and the TAC:
 - 1. Meet with City Project Manager and Technical Advisory Committee regarding issues from Workshop II and identify format for preparation of draft studies.
 - 2. Work with City Project Manager to identify format for draft document.
- B. Attend meeting with PAC to identify Workshop II comments, issues, direction and further recommendations.
- C. Develop Draft Urban Design Plan based on input and comments from Task VI and meetings with City Project Manager and TAC. Develop Draft Sports Complex District Urban Design Plan. Note: Plan will be a written report with supporting plans and illustrations.
- D. Prepare Draft Future Development and Redevelopment Opportunities Plan including land uses, densities, and intensities.
- E. Prepare Draft Economic Market Analysis identifying inventory of existing uses in the market area; forecasted project build-out; study area location attributes; current demographics (including population trends, income and age distribution, and immigration); project absorption and pricing trends of competing projects; economic environment of the regional and local market; supply and demand dynamics; appropriate product mix and absorption schedule for the study area; an analysis of both development and demographic trends to identify a competitive position amongst competitive areas; and, identify existing and optimal residential, office/retail, and entertainment uses and densities within the study area.



- F. Prepare Draft Development Regulations including transition-of density levels; setbacks; height and bulk regulations; potential "green" development opportunities and design standards; shared parking standards; and architectural design elements (not architectural styles) limited to façade articulation, arcades and pergolas, service areas, gateway buildings, and building entries.
- G. Prepare Draft Traffic Analysis to document findings from previous work efforts related to the anticipated characteristics of the future study area traffic, pedestrian circulation, and parking. While analysis will be documented for baseline (non-event) conditions, Wilson & Company shall advise on possible recommendations to the existing "event traffic management plan" and use of the sports complex as a resource in a "mass evacuation plan".
- H. Prepare Draft Circulation Plan identifying ingress/egress to the site, existing roadways, and proposed vehicular circulation.
- I. Prepare Draft Parking Plan identifying existing and recommended parking improvements (included number of spaces) and shared parking opportunities.
- J. Prepare Draft Pedestrian Plan identifying access to the site from external locations, existing and proposed pedestrian trails and sidewalks, sidewalk improvements, locations for plazas and community gathering spaces, and bikeways/ bike lanes.
- K. Prepare Draft Thematic Elements Plan :
 - 1. Selection of the preferred Urban Design Master Plan will initiate the Thematic Elements Plan (in document form) which will include usage in the urban environment, graphics as required, guidelines and aesthetic considerations, and rationale for design guidelines based on best practices within the profession. Description of locations, sizes, and uses will be outlined for the document.
 - 2. Project theming including, but not limited to, streetscape, planting concepts, lighting, street furniture, paving, special feature locations, signage, and graphics.
- L. Prepare Draft Environmental Enhancement Plan:
 - 1. Prepare Draft Environmental Enhancement Plan for the Skunk Creek/ACDC Channel including:
 - a. A preliminary habitat restoration program.
 - b. A preliminary Landscape Program for the "trail corridor" (top of channel) that will include, but not be limited to, a plant palette and plant density guidelines.
 - c. A preliminary Passive Recreation Program Elements Plan that will include, but not be limited to, sitting areas, restrooms, shade structures, public art opportunity locations, and an education and interpretive program.



M. Prepare Draft Implementation Plan and Program:

1. Provide draft recommendations for the proposed infrastructure, Skunk Creek Enhancement Plan, and other proposed improvements for the draft Implementation Plan and Program.
2. Provide draft detailed strategies that promote and encourage further redevelopment, private investment, and attract public/private partnerships to the project area.

N. Prepare Draft Financial Feasibility Analysis:

1. Develop financial pro formas, based on the plans created by the design team, which will determine financial feasibility of the project over its build out period. These pro formas will demonstrate the build-out timeline while focusing detailed analysis on catalytic projects in the study area. This analysis will determine potential property values and provide insight into how the private sector will view these opportunities. This analysis will be used to inform the fiscal impact analysis as well as the tools and incentives for redevelopment. The spreadsheet analysis will also be available for ongoing sensitivity analyses during project refinement.
 2. Prepare Fiscal Impact Analysis. Using the results of the financial feasibility analysis, determine the fiscal impact of the proposed redevelopment program. This analysis will work off the development timeline and determine the amount of property, sales and income taxes expected to be generated over the redevelopment period. Provide a timeline of projected cash flows (taxes) to the City of Peoria that will further inform budgeting efforts and the structure of tools and incentives that may be utilized to attract investment.
 3. Develop Tools and Incentives for development and redevelopment. Develop strategies that promote and encourage further redevelopment and private investment and lure public/private partnerships to the study area. These strategies will be guided by the financial feasibility and fiscal impact analyses. The recommendations will be targeted to create a set of incentives to encourage private sector investment. Identify the tools the City can use to fund infrastructure and other public improvements.
 4. Identify Draft Skunk Creek Enhancement Program Funding and Phasing Schedule.
- O. Meet with ASU Decision Theater and City Project Manager for 3D "dry run" (presented by ASU-DT). Note: PDC suggests the flexibility of the "dry run" to occur anytime within a 45-73 day timeframe after Phase 7 begins.
- P. Attend and present ASU Decision Theater Imagery to Planning and Zoning Commission and City Council in Special Meeting at ASU Decision Theater (one meeting).
- Q. Revise Draft Plan as requested.
- R. Prepare format, content, and agenda for Public Open House.
- S. Discuss format, content, and agenda for Public Open House with City Project Manager and revise as requested.



Deliverables:

1. Exhibit boards and/or PowerPoint presentation (to be determined) of Draft Urban Design Plan for P&Z and City Council presentations.
2. Draft Urban Design Plan Report (25 unbound copies plus one (1) digital copy).
3. Minutes/summary of Open House comments (doc).

VIII. PUBLIC OPEN HOUSE

- A. Attend public open house with display of Draft Urban Design Plan exhibits at an on-site public facility for review and public comment. Previous plans would be displayed. Comment forms to be provided to the public.
- B. Prepare summary memorandum of comments by participants at the public open house.
- C. Prepare Project Report #6 to City Project Manager.

Deliverables:

1. Exhibit boards and/or PowerPoint presentation of Final Urban Design Plan for P&Z and City Council presentations.
2. Project Report #6.
3. Final Draft Urban Design Plan (40 unbound copies plus one (1) digital copy).
4. Final document (25 bound copies plus one (1) digital copy).

IX. FINAL URBAN DESIGN PLAN

- A. Meeting with City Project Manager and TAC (one meeting). Discuss comments from Open House and possible revisions to Draft Urban Design Plan.
- B. Meeting with PAC to review possible revisions to Draft Urban Design Plan.
- C. Revise Draft Urban Design Plan based on input and comments from Task VII and VIII to the draft Urban Design Plan.
- D. Revise Draft Future Development and Redevelopment Opportunities Plan including land uses, densities, and intensities to incorporate comments/feedback as necessary.
- E. Revise Draft Economic Market Analysis to incorporate comments/feedback as necessary.
- F. Revise Draft Development Regulations to incorporate comments/feedback as necessary.
- G. Revise Draft Traffic Analysis to incorporate comments/feedback as necessary.
- H. Revise Draft Circulation Plan to incorporate comments/feedback as necessary.
- I. Revise Draft Parking Plan to incorporate comments/feedback as necessary.
- J. Revise Draft Pedestrian Plan to incorporate comments/feedback as necessary.
- K. Revise Draft Thematic Elements Plan to incorporate comments/feedback as necessary.



- L. Revise Environmental Enhancement Plan for the Skunk Creek/ACDC Channel to incorporate comments/feedback as necessary.
- M. Revise Draft Implementation Plan and Program:
 - 1. Provide final recommendations for the proposed infrastructure for the draft implementation plan and program.
 - 2. Provide detailed strategies that promote and encourage further redevelopment and private investment and attract public/private partnerships to the project area.
- N. Revise Draft Financial Feasibility Document to incorporate comments/feedback as necessary.
- O. Prepare and distribute Revised Draft Urban Design Plan.
- P. Attend and present Revised Draft Plan to P&Z. Meet with City Project Manager, Technical Advisory Committee, and Project Advisory Committee.
- Q. Attend and present Revised Draft Urban Design Plan to City Council.
- R. Prepare and distribute Final Urban Design Plan as required by City's Project Manager, Technical Advisory Committee, and Project Advisory Committee.

Deliverables:

- 1. Exhibit boards and/or PowerPoint presentation (to be determined) of Final Urban Design Plan for P&Z and City Council presentations.
- 2. Final Draft Urban Design Plan Report (40 unbound copies plus one (1) digital copy).
- 3. Final Document (25 bound copies plus one digital copy).

City of Peoria Sports Complex Urban Design Study
Proposed Project Schedule
 September 16, 2008

ID	Task Name	Duration	Start	Finish	Predecessors	4th Quarter				1st Quarter			2nd Quarter			3rd Quarter	
						Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	1. DATA COLLECTION	20 days	Wed 10/1/08	Mon 10/27/08													
2	A. Kick-off Staff Meeting with the City of Peoria	0 days	Wed 10/1/08	Wed 10/1/08													
3	B. Collect, Review, and Analyze Data	4 wks	Wed 10/1/08	Mon 10/27/08 2													
4	C. Conduct Site Visit	1 day	Wed 10/1/08	Wed 10/1/08 3SS													
5	D. Initiate Economic and Competitive Market Analysis	3.8 wks	Wed 10/1/08	Fri 10/24/08 4SS													
6	E. Review Existing Transportation Network	3.8 wks	Wed 10/1/08	Fri 10/24/08 5SS													
7	F. Inventory Existing Parking	3.8 wks	Wed 10/1/08	Fri 10/24/08 6SS													
8	G. Review Existing Utilities	3.8 wks	Wed 10/1/08	Fri 10/24/08 7SS													
9	H. Finalize Stakeholder / Citizen Participation Plan	1 day	Fri 10/24/08	Fri 10/24/08 8FS-1 day													
10	2. SITE ANALYSIS / OPS AND CONS	21 days	Mon 10/27/08	Mon 11/24/08													
11	A. Prepare Standard Base Map from Available City of Peoria Data	3.6 wks	Mon 10/27/08	Wed 11/19/08 9													
12	B. Document Site Visit	3.6 wks	Mon 10/27/08	Wed 11/19/08 11SS													
13	C. Depict Major Ownership and Land Uses	3.6 wks	Mon 10/27/08	Wed 11/19/08 12SS													
14	D. Prepare Existing Conditions Map	3.6 wks	Mon 10/27/08	Wed 11/19/08 13SS													
15	E. Analyze Skunk Creek Hydrology	1 day	Mon 10/27/08	Mon 10/27/08 14SS													
16	F. Prepare Existing Parking Map	3.6 wks	Mon 10/27/08	Wed 11/19/08 14SS													
17	G. Prepare Existing Veh & Ped. Circulation Map	3.6 wks	Mon 10/27/08	Wed 11/19/08 16SS													
18	H. Prepare Ops and Cons Map	3.6 wks	Mon 10/27/08	Wed 11/19/08 17SS													
19	I. Prepare Format, Contents, and Agenda for Workshop 1	3.6 wks	Mon 10/27/08	Wed 11/19/08 18SS													
20	J. Discuss Workshop Format, Contents, and Agenda of Workshop 1 with City PM, Revise as Requested	1.2 wks	Mon 11/17/08	Mon 11/24/08 19FS-3 days													
21	K. Prepare Project Report #1 to City PM	1 day	Thu 11/20/08	Thu 11/20/08 20FS-3 days													
22	3. VISIONING WORKSHOP 1 / PROGRAMMING	16 days	Wed 11/5/08	Tue 11/25/08													
23	A. Conduct Interviews with Key Stakeholders	1 day	Wed 11/5/08	Wed 11/5/08													
24	B. Stakeholders/PAC Meeting 1	0 days	Wed 11/5/08	Wed 11/5/08 23													
25	C. Conduct Community Visioning Workshop 1 (next day)	0 days	Thu 11/6/08	Thu 11/6/08 24FS-1 day													
26	D. Examine Preliminary Market Analysis	1.8 wks	Fri 11/7/08	Wed 11/19/08 25													
27	E. Identify Dev. & Redev. Ops / Prepare Districts Diagram	1.8 wks	Fri 11/7/08	Wed 11/19/08 26SS													
28	F. Determine Spatial Needs, Parking, MKD Ops	1.8 wks	Fri 11/7/08	Wed 11/19/08 27SS													
29	G. Meet with City PM	0 days	Mon 11/24/08	Mon 11/24/08 28													
30	H. Generate Workshop and Meeting Minutes	2 days	Mon 11/24/08	Tue 11/25/08 29													
31	I. Prepare Project Report #2 to City PM	0 days	Tue 11/25/08	Tue 11/25/08 30													
32	4. PLANNING ANALYSIS	21 days	Wed 11/26/08	Wed 12/24/08													
33	A. Prepare "Bubble" Land Use Diagram	4 wks	Wed 11/26/08	Tue 12/23/08 31													
34	B. Prepare Conceptual Circulation Study	4 wks	Wed 11/26/08	Tue 12/23/08 33SS													
35	C. Create Mobility PPT	4 wks	Wed 11/26/08	Tue 12/23/08 34SS													
36	D. Assess Circulation Needs and Transit Ops	4 wks	Wed 11/26/08	Tue 12/23/08 35SS													
37	E. Review Parking Demands / Identify Parking Strategies	4 wks	Wed 11/26/08	Tue 12/23/08 36SS													
38	F. Develop Prelim. Environmental Enhancement Plan	4 wks	Wed 11/26/08	Tue 12/23/08 37SS													
39	G. Conduct Preliminary Assessment of Infrastructure Needs	4 wks	Wed 11/26/08	Tue 12/23/08 38SS													
40	H. Review Bubble Diagrams, Prelim. Enhancement Plan with City PM and Committees as Determined	4 wks	Wed 11/26/08	Tue 12/23/08 39SS													
41	I. Revise Bubble Diagram(s) and Environmental Enhancement Plan as Needed	4 wks	Wed 11/26/08	Tue 12/23/08 40SS													
42	J. Prepare Project Report #3 to City PM	1 day	Wed 12/24/08	Wed 12/24/08 41													
43	5. CONCEPT ALTERNATIVES	26 days	Mon 12/29/08	Fri 1/30/09 42													
44	A. Prepare 3 Concept Alternatives	4.2 wks	Mon 12/29/08	Mon 1/26/09 42													
45	B. Develop Population Projections, Land Use Intensities, etc	4.2 wks	Mon 12/29/08	Mon 1/26/09 44SS													
46	C. Prepare Project Theming Concepts	4.2 wks	Mon 12/29/08	Mon 1/26/09 45SS													
47	D. Analyze Concept Alternatives for Traffic and Prepare Circulation and 33rd Street Simulation	4.2 wks	Mon 12/29/08	Mon 1/26/09 46SS													
48	E. Assessment of Viable Dev/Redev Opportunities	4.2 wks	Mon 12/29/08	Mon 1/26/09 47SS													
49	F. Develop Prelim. Cost Estimates	4.2 wks	Mon 12/29/08	Mon 1/26/09 48SS													
50	G. Develop Prelim. Feasibility Analysis, Fiscal Impact Analysis, Implementation Strategies	4.2 wks	Mon 12/29/08	Mon 1/26/09 49SS													
51	H. Prepare Development Regulations Outline	4.2 wks	Mon 12/29/08	Mon 1/26/09 50SS													
52	I. Prepare Format, Contents, and Agenda for Workshop 2	4.2 wks	Mon 12/29/08	Mon 1/26/09 51SS													
53	J. Meet with City PM, TAC 2 (one meeting)	0 days	Mon 1/26/09	Mon 1/26/09 52													
54	K. Revise Concept Studies and Cost Estimates as Requested	0.6 wks	Tue 1/27/09	Fri 1/30/09 53													
55	L. Prepare Project Report #4 to City PM	1 day	Fri 1/30/09	Fri 1/30/09 54FS-1 day													

Project: Peoria schedule 6-17-08
 Date: Tue 8/26/08

Task Progress Summary External Tasks Split

Split Milestone Project Summary External MileTask

City of Peoria Sports Complex District Urban Design Plan Budget

August 26, 2008

TASK DESCRIPTION	PERSONNEL HOURS											TOTAL HOURS	TOTAL LABOR (\$)	OTHER DIRECT (\$)	TOTAL COST (\$)	
	Principal in Charge \$150	Project Manager \$125	Landscape Arch / Sr. Planner \$111	Civil Engineer \$111	Assistant Planner / GIS \$85	Economic Consultant \$132	Traffic Consultant \$129	Signage Consultant \$65	Environmental Consultant \$85	Clerical / Graphics \$45						
1.0 DATA COLLECTION / KICK-OFF/ SITE VISIT																
1.1 Kick-off Meeting with the City of Peoria	4.0	4.0	4.0	4.0		4.0	4.0	4.0	7.0			35.0	\$3,964	\$800	\$4,764	
1.2 Collect, Review, and Analyze Data	1.0	8.0			6.0			2.0			17.0	\$1,830		\$1,830		
1.3 Conduct Site Visit		8.0	5.0				5.0	2.0	7.0		30.0	\$3,219	\$600	\$3,819		
1.4 Initiate Economic and Competitive Market Analysis						40.0					40.0	\$5,280		\$5,280		
1.5 Review Existing Transportation Network							12.0				12.0	\$1,545		\$1,545		
1.6 Inventory Existing Parking		4.0					4.0				8.0	\$1,015		\$1,015		
1.7 Review Existing Utilities				24.0							24.0	\$2,652		\$2,652		
1.7 Finalize Stakeholder / Citizen Participation Plan	1.0	3.0								1.0	5.0	\$570		\$570		
Subtotal Phase 1.	6.0	27.0	9.0	28.0	6.0	44.0	25.0	11.0	14.0	1.0	171.0	\$20,075	\$1,400	\$21,475		
2.0 SITE ANALYSIS / OPS AND CONS																
2.1 Prepare Standard Base Map from Available City of Peoria Data					8.0						8.0	\$680		\$680		
2.2 Document Site Visit		2.0			2.0						4.0	\$420		\$420		
2.3 Depict Major Ownership and Land Uses		2.0			2.0						4.0	\$420		\$420		
2.4 Prepare Existing Conditions Map		4.0	8.0		5.0						17.0	\$1,813		\$1,813		
2.5 Analyze Skunk Creek Hydrology				24.0							24.0	\$2,652		\$2,652		
2.6 Prepare Existing Parking Map		4.0			16.0						20.0	\$1,860		\$1,860		
2.7 Prepare Existing Veh & Ped. Circulation Map		2.0			4.0		4.0				10.0	\$1,105		\$1,105		
2.8 Prepare Ops and Cons Map	1.0	4.0			6.0						11.0	\$1,160		\$1,160		
2.9 Prepare Format, Contents, Agenda for Workshop I	1.0	4.0			6.0		3.0		2.0		16.0	\$1,716		\$1,716		
2.10 Discuss Workshop I Format with City PM	1.0	2.0				1.0	1.0		1.0		6.0	\$746		\$746		
2.11 Discuss Workshop Format, Contents, and Agenda of Workshop I with City PM; Revise as Requested		2.0									2.0	\$250		\$250		
2.11 Prepare Project Report #1 to City PM		1.5					1.0			1.0	3.5	\$361		\$361		
Subtotal Phase 2.	3.0	27.5	8.0	24.0	49.0	1.0	9.0	0.0	3.0	1.0	125.5	\$13,183	\$0	\$13,183		
3.0 VISIONING WORKSHOP I / PROGRAMMING																
3.1 Conduct Interviews with Key Stakeholders	4.0	4.0									8.0	\$1,100	\$900	\$2,000		
3.2 Stakeholders / PAC Meeting I	4.0	4.0	4.0				3.0				15.0	\$1,930	\$800	\$2,730		
3.3 Conduct Community Visioning Workshop I (next day)	4.0	4.0	4.0				3.0		7.0		22.0	\$2,525	\$341	\$2,866		
3.4 Examine Preliminary Market Analysis	0.5	3.0				120.0					123.5	\$16,290		\$16,290		
3.5 Identify Dev. & Redev. Ops / Prepare Districts Diagram	1.0	4.0			4.0						9.0	\$990		\$990		
3.6 Determine Spatial Needs, Parking, MXD Ops	0.5	10.0			7.0		8.0				25.5	\$2,950		\$2,950		
3.7 Meet with City PM	4.0	4.0				8.0	4.0		1.0		21.0	\$2,756	\$800	\$3,556		
3.8 Generate Workshop and Meeting Minutes		1.0									1.0	\$125		\$125		
3.9 Prepare Project Report #2 to City PM		1.5					1.0		1.0	1.0	4.5	\$446		\$446		
Subtotal Task 3.	18.0	35.5	8.0	0.0	11.0	128.0	19.0	0.0	9.0	1.0	229.5	\$29,113	\$2,841	\$31,954		
4.0 PLANNING ANALYSIS																
4.1 Prepare "Bubble" Land Use Diagram		8.0			16.0						24.0	\$2,360		\$2,360		
4.2 Prepare Conceptual Circulation Study		1.0			4.0						5.0	\$465		\$465		
4.3 Create Mobility PPT	1.0	8.0			8.0		8.0	4.0			29.0	\$3,200		\$3,200		
4.4 Assess Circulation Needs and Transit Ops		16.0					16.0				32.0	\$4,060		\$4,060		
4.5 Review Parking Demands / Identify Parking Strategies		24.0					24.0				48.0	\$6,090		\$6,090		
4.6 Develop Prelim. Environmental Enhancement Plan		2.0	40.0						40.0		82.0	\$8,090		\$8,090		
4.7 Conduct Preliminary Assessment of Infrastructure Needs	1.0	1.0		40.0	1.0						43.0	\$4,780		\$4,780		
4.8 Review Bubble Diagrams, Prelim. Enhancement Plan with City PM and Committees as Determined		4.0			4.0		4.0		7.0		19.0	\$1,950	\$300	\$2,250		
4.9 Revise Bubble Diagram(s) and Environmental Enhancement Plan as Needed		4.0			4.0				4.0		12.0	\$1,180		\$1,180		
4.10 Prepare Project Report #3		1.5		1.0			2.0				3.0	\$556		\$556		
Subtotal Task 4.	2.0	69.5	40.0	41.0	37.0	0.0	54.0	4.0	51.0	0.0	297.0	\$32,731	\$300	\$33,031		
5.0 CONCEPT ALTERNATIVES																
5.1 Prepare 3 Concept Alternatives	1.0	30.0			24.0						55.0	\$5,940		\$5,940		
5.2 Develop Population Projections, Land Use Intensities, etc		8.0			3.0	4.0					15.0	\$1,783		\$1,783		
5.3 Prepare Project Theming Concepts		2.0	40.0					40.0			82.0	\$8,090		\$8,090		
5.4 Analyze Concept Alternatives for Traffic and Prepare Circulation and 83rd Street Simulation		2.0					80.0				82.0	\$10,550		\$10,550		

City of Peoria Sports Complex District Urban Design Plan Budget

August 26, 2008

TASK DESCRIPTION	PERSONNEL HOURS										TOTAL HOURS	TOTAL LABOR (\$)	OTHER DIRECT (\$)	TOTAL COST (\$)
	Principal in Charge \$150	Project Manager \$125	Landscape Arch / Sr. Planner \$111	Civil Engineer \$111	Assistant Planner / GIS \$85	Economic Consultant \$132	Traffic Consultant \$129	Signage Consultant \$85	Environmental Consultant \$85	Clerical / Graphics \$45				
5.5 Assessment of Viable Dev/Redev Opportunities		1.0				60.0					61.0	\$8,045		\$8,045
5.6 Develop Prelim. Cost Estimates		1.0	14.0	24.0	3.0		6.0			20.0	68.0	\$7,059		\$7,059
5.7 Develop Prelim. Feasibility Analysis, Fiscal Impact Analysis, Implementation Strategies		1.0		4.0		30.0					35.0	\$4,527		\$4,527
5.8 Prepare Development Regulations Outline		6.0			6.0						12.0	\$1,260		\$1,260
5.9 Prepare Format, Contents, and Agenda for Workshop 2		4.0			5.0		2.0			1.0	12.0	\$1,228		\$1,228
5.10 Meet with City PM, TAC 2 (one meeting)	4.0	4.0		4.0			4.0	4.0			20.0	\$2,397	\$500	\$2,897
5.11 Revise Concept Studies and Cost Estimates as Requested	1.0	8.0	4.0	8.0	16.0	4.0	4.0	10.0		16.0	71.0	\$7,091		\$7,091
5.12 Prepare Project Report #4 to City PM		1.5	1.0	1.0		1.0	1.0	1.0			7.5	\$840		\$840
Subtotal Task 5.	6.0	68.5	59.0	41.0	57.0	99.0	97.0	55.0	37.0	1.0	520.5	\$58,809	\$500	\$59,309
6.0 CONCEPT ALTERNATIVES WORKSHOP II														
6.1 Conduct Stakeholders / PAC Workshop II	4.0	4.0	4.0				4.0				16.0	\$2,059	\$800	\$2,859
6.2 Conduct Community Workshop II	4.0	4.0	4.0				4.0			7.0	23.0	\$2,654	\$350	\$3,004
6.3 Conduct TAC Meeting 3 to Select Preferred Alternative	4.0	4.0	4.0	4.0			4.0	4.0		4.0	28.0	\$3,181	\$350	\$3,531
6.4 Recommend Economic Development Approach						8.0					8.0	\$1,056		\$1,056
6.5 Prepare "Preferred" 3-D Modeling Study of 83rd Street and Skunk Creek East Area		1.0	3.0		60.0						64.0	\$5,558		\$5,558
6.6 Review Revised Studies and 3D Imagery with City's Proj. Mgr and Provide Data to ASU Decision Theater		4.0			4.0						8.0	\$840	\$400	\$1,240
6.7 Generate Meeting Minutes		1.0							1.0		2.0	\$170		\$170
6.8 Prepare Project Report #5 to City PM		1.5				1.0			1.0		3.5	\$365		\$365
Subtotal Task 6.	12.0	19.5	15.0	4.0	64.0	9.0	12.0	4.0	11.0	2.0	152.5	\$15,883	\$1,900	\$17,783
7.0 DRAFT URBAN DESIGN PLAN														
7.1 Attend Meeting with City PM, TAC (meeting 4)	4.0	4.0				4.0	4.0			7.0	23.0	\$2,738	\$800	\$3,538
7.2 Attend Meeting 3 with PAC (same or next day)	4.0	4.0									8.0	\$1,100	\$400	\$1,500
7.3 Develop Draft Urban Design Plan	2.0	16.0			28.0					20.0	66.0	\$5,580		\$5,580
7.4 Prepare Draft Dev. Redev. Ops Plan		8.0			22.0					8.0	38.0	\$3,230		\$3,230
7.5 Prepare Draft Economic Market Analysis		1.0				8.0					9.0	\$1,181		\$1,181
7.6 Prepare Draft Development Regulations		16.0			30.0						46.0	\$4,550		\$4,550
7.7 Prepare Draft Traffic Analysis		1.0					30.0				31.0	\$3,988		\$3,988
7.8 Prepare Draft Circulation Plan		4.0			4.0		8.0				16.0	\$1,870		\$1,870
7.9 Prepare Draft Parking Plan		8.0			8.0		4.0				20.0	\$2,195		\$2,195
7.10 Prepare Draft Pedestrian Plan		4.0			12.0		4.0				20.0	\$2,035		\$2,035
7.11 Prepare Draft Thematic Elements Plan		1.0	20.0					40.0			61.0	\$5,745		\$5,745
7.12 Prepare Draft Environmental Enhancement Plan		2.0	20.0							80.0	102.0	\$9,270		\$9,270
7.13 Prepare Draft Implementation Plan and Program		1.0		12.0		24.0					37.0	\$4,619		\$4,619
7.14 Prepare Draft Financial Feasibility Analysis		1.0				4.0					5.0	\$653		\$653
7.15 Meet with ASU-DT for 3D "Dry Run" with City PM		4.0									4.0	\$500		\$500
7.16 Attend and Present ASU Decision Theater Imagery to P&Z and City Council in Special Mtg.	4.0	4.0	4.0	4.0		4.0	4.0	4.0	7.0		35.0	\$3,964	\$950	\$4,914
7.17 Revise Draft Urban Design Plan as Requested		1.0		4.0	4.0	4.0	4.0	4.0	4.0		25.0	\$2,630		\$2,630
7.18 Prepare format, contents, and agenda for Public Open House.		1.0	1.0			8.0		1.0		2.0	13.0	\$1,215		\$1,215
7.19 Discuss format, contents, and agenda for Public Open House with City Project Manager and Revise as Requested.		2.0									2.0	\$250		\$250
Subtotal Task 7.	14.0	83.0	45.0	20.0	116.0	48.0	59.0	48.0	100.0	28.0	561.0	\$57,312	\$2,150	\$59,462
8.0 PUBLIC OPEN HOUSE														
8.1 Attend Public Open House		4.0	4.0					4.0	7.0		19.0	\$1,879	\$400	\$2,279
8.2 Summarize Comments Received from Open House		2.0							2.0	1.0	5.0	\$465		\$465
8.3 Prepare Project Report #6 to City PM		1.5							2.0	1.0	4.5	\$403		\$403
Subtotal Task 8.	0.0	7.5	4.0	0.0	0.0	0.0	0.0	4.0	11.0	2.0	28.5	\$2,747	\$400	\$3,147
9.0 FINAL URBAN DESIGN PLAN														
9.1 Meeting with City PM, TAC (one meeting)	4.0	4.0					1.0	1.0	4.0		14.0	\$1,654	\$600	\$2,254
9.2 Meeting with PAC to Review Possible Revisions to Draft Urban Design Plan (same or next day)	4.0	4.0					1.0	1.0	4.0		14.0	\$1,654	\$300	\$1,954
9.3 Develop Final Urban Design Plan	1.0	4.0			8.0					8.0	21.0	\$1,690		\$1,690
9.4 Prepare Final Dev. Redev. Ops Plan		3.0			3.0						6.0	\$630		\$630

City of Peoria Sports Complex District Urban Design Plan Budget

August 26, 2008

TASK DESCRIPTION	PERSONNEL HOURS										TOTAL HOURS	TOTAL LABOR (\$)	OTHER DIRECT (\$)	TOTAL COST (\$)
	Principal in Charge \$150	Project Manager \$125	Landscape Arch / Sr. Planner \$111	Civil Engineer \$111	Assistant Planner / GIS \$85	Economic Consultant \$132	Traffic Consultant \$129	Signage Consultant \$65	Environmental Consultant \$85	Clerical / Graphics \$45				
9.5 Prepare Final Economic Market Analysis						8.0					8.0	\$1,056		\$1,056
9.6 Prepare Final Development Regulations	2.0	4.0			20.0					4.0	30.0	\$2,680		\$2,680
9.7 Prepare Final Traffic Analysis							12.0				12.0	\$1,545		\$1,545
9.8 Prepare Final Circulation Plan		2.0			4.0		4.0				10.0	\$1,105		\$1,105
9.9 Prepare Final Parking Plan		3.0			6.0		4.0				13.0	\$1,400		\$1,400
9.10 Prepare Final Pedestrian Plan		3.0			6.0		4.0				13.0	\$1,400		\$1,400
9.11 Prepare Final Thematic Elements Plan		1.0	8.0					8.0			17.0	\$1,693		\$1,693
9.12 Prepare Final Environmental Enhancement Plan		1.0	8.0						20.0		29.0	\$2,713		\$2,713
9.13 Prepare Final Implementation Plan and Program	1.0	1.0		12.0		2.0					16.0	\$1,865		\$1,865
9.14 Prepare Final Financial Feasibility	1.0					2.0					3.0	\$414		\$414
9.15 Prepare and Distribute Final Draft Urban Design Plan		2.0								2.0	4.0	\$340	\$1,300	\$1,640
9.16 Attend and Present Final Plan to P&Z	4.0	4.0		4.0				4.0	7.0		23.0	\$2,477	\$600	\$3,077
9.17 Attend and Present Final Plan to City Council	4.0	4.0		4.0				4.0	7.0		23.0	\$2,477	\$600	\$3,077
9.18 Revise Final Draft Urban Design Plan as Requested	2.0	8.0	2.0	2.0	12.0		2.0	2.0	10.0	8.0	48.0	\$4,401		\$4,401
9.19 Prepare and Distribute Final Urban Design Plan Document		1.0								2.0	3.0	\$215	\$850	\$1,065
Subtotal Task 9.	23.0	49.0	18.0	22.0	59.0	12.0	28.0	20.0	52.0	24.0	307.0	\$31,408	\$4,250	\$35,658
TOTAL	84.0	387.0	206.0	180.0	399.0	341.0	303.0	146.0	288.0	60.0	2392.5	\$261,259	\$13,741	\$275,000
MISC. REIMBURSABLES														\$0
GRAND TOTAL	84.0	387.0	206.0	180.0	399.0	341.0	303.0	146.0	288.0	60.0	2392.5	\$261,259	\$13,741	\$275,000

