

COMPREHENSIVE GENERAL PLAN UPDATE, EIR, AND CENTRAL MERCED/ DOWNTOWN RAIL STATION AREA PLAN

PRE-PROPOSAL MEETING—
NOVEMBER 20, 2024

KIM ESPINOSA, TEMP DIRECTOR OF
DEVELOPMENT SERVICES



AGENDA FOR TODAY'S MEETING

- Introductions
- Project Overview
 - General Plan Update
 - Central Merced/Downtown Rail Station Area Plan
- Proposal Submittal Requirements
- Selection Process
- Questions and Answers about RFP

PROJECT OVERVIEW

- The City is seeking qualified consultants to complete **TWO** separate projects. Consultants are welcome to propose on either 1) the General Plan Update & EIR, **OR** 2) Central Merced/Downtown Rail Station Area Plan (CMDRSAP), **OR** 3) Both.
- **Funding**
 - General Plan: \$1 Million is allocated in the current FY 24-25 Budget. Additional funding would need to be approved by City Council if Needed.
 - CMDRSAP: \$500,000 Grant from the California High Speed Rail Authority
- **Timelines**
 - General Plan: Multi-Year Process
 - CMDRSAP: Complete by March 31, 2026 (Funding expires 6/30/26)

SCOPE OF WORK-GENERAL PLAN UPDATE

- Develop a Comprehensive General Plan Update with a set of goals, policies, and objectives that articulate the community's vision and guide the City's growth and conservation for the next twenty years;
- Addressing all issues outlined in **Section III-A**, including:
 - Updates to Existing 11 Chapters & Executive Summary (Detailed List of Topics in Section III-A)
 - Incorporate Adopted Housing Element into General Plan Format
 - Review of Necessity for Existing Glossary, Bibliography, & Policy Index Chapters
 - Three New Chapters
 - Air Quality
 - Environmental Justice, Sustainability, Equity, and Health
 - Economic Development

SCOPE OF WORK-GENERAL PLAN UPDATE

- Implement City programs of the Multi-Jurisdictional Housing Element (MJHE) to ensure policies and goals support the Regional Housing Needs Allocation Needs Production Plan and incorporating the Disadvantaged Unincorporated Communities SB 244 Analysis into Land Use Element;
- Legal review of General Plan regulations to ensure conformance with State and Federal regulations;
- Planning Commission and City Council Workshops;
- Public hearings before the Planning Commission and City Council.
- Completion of Environmental Impact Report (Section III-C).
- A “Limited General Plan Update” Option (Section III-D).

SCOPE OF WORK-GENERAL PLAN UPDATE

- **Public Engagement Program (Section III-B)**, including extensive public outreach, including underserved populations, outreach to the business community, community organizations, education providers, and other services providers.
- It is anticipated that a Citizens Advisory Focus Group will be formed for this update and the selected firm will interact with this group and the public throughout the update process.
- The City will be seeking input from the selected consulting firm on innovative approaches to engage and educate the public on the General Plan Update as well as the EIR.

LIMITED GENERAL PLAN UPDATE ALTERNATE

Modifications to the General Plan to conform with State law, including:

- Separate Air Quality Element
- New Environmental Justice Element
- Incorporation of the SB 244 Analysis into the Land Use Chapter.
- Changes reflected in the Draft Housing Element programs.
- Incorporation of Vehicle Miles Traveled (VMT) in addition to LOS as well as provisions for partial width streets/phasing of improvements.
- Integration of New Parks and Open Space Master Plan policies and future park sites
- Incorporation of the Final Scenario for the Central Merced/Downtown Rail Station Area Plan (CMDRSAP).
- New Annexation Policies regarding AB 3312, UC Merced Annexation, Out of Boundary Service Agreements, Pre-Annexation Preapplications, etc.

LIMITED GENERAL PLAN UPDATE ALTERNATE

Modifications to the General Plan to conform with State law, including (Cont.):

- Addition of New Mixed Use Land Use Category and Residential Densities in Commercial and other Land Use Categories.
- Addition of standards for distribution centers per AB 98.
- Any other modifications as recommended by the Consultants in order to conform with State Law and General Plan Guidelines.
- Public Engagement Program for the Limited General Plan Update Alternate (a Citizens Advisory Focus Group is not anticipated for this option)
- Environmental Review for the Limited General Plan Update Alternate
- Proposed Timeline and Budget for the Limited General Plan Update Alternate

SCOPE OF WORK-CENTRAL MERCED/ DOWNTOWN STATION RAIL AREA PLAN (CMDRSAP)

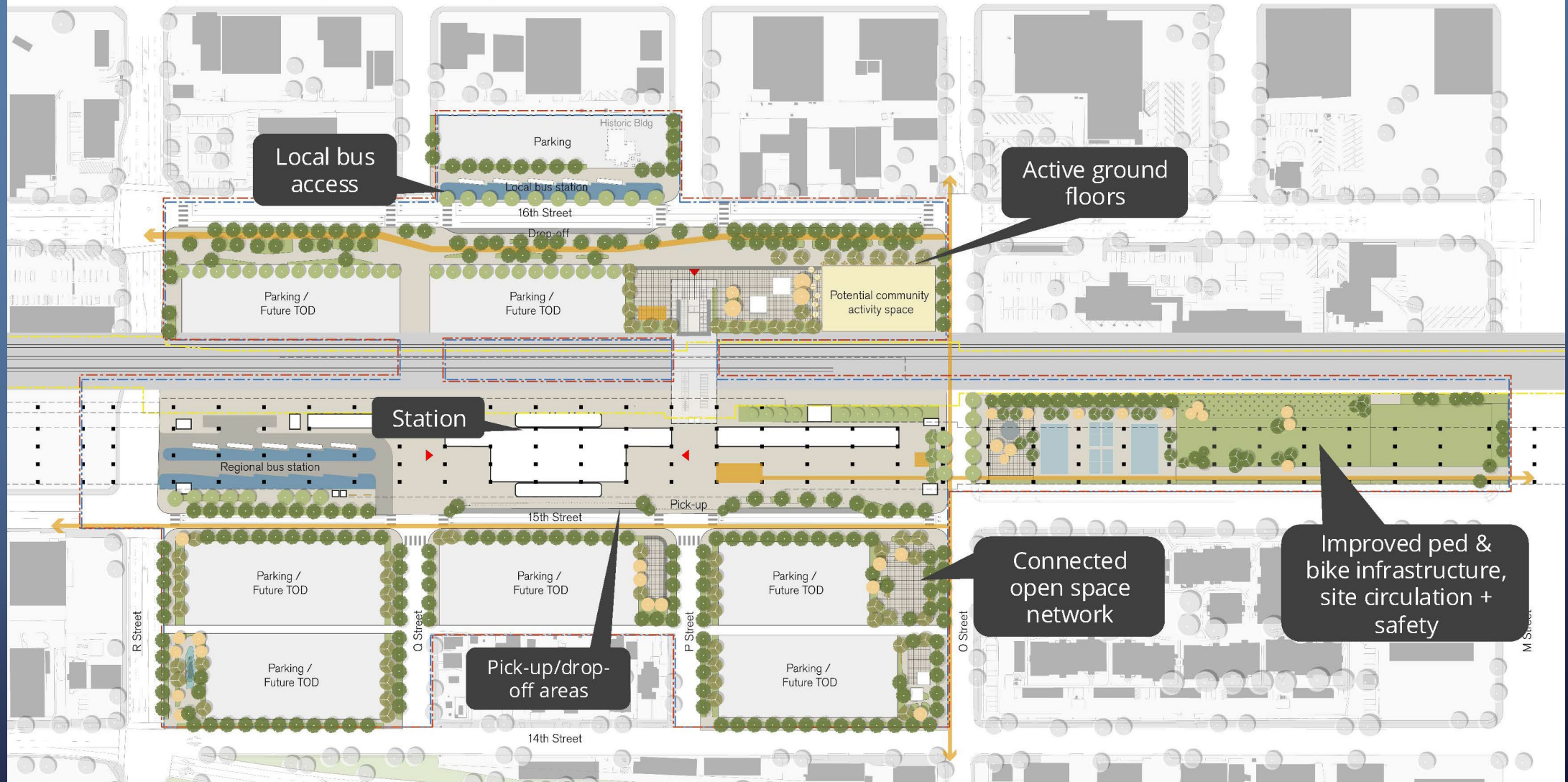
- All the Task Deliverables described above in **Section III-E**, including a Stakeholder Engagement & Needs Assessment, Vision Statement, Multimodal Transportation Assessment, Parking Assessment, Future Scenarios & Mobility Hub Concept, Station Area Plan, Absorption Analysis, Economic Forecast, and others.
- A Separate Project Budget and Timeline for the CMDRSAP
- Preparation of the Environmental Review/CEQA document.
- Acknowledgement that the Consultant has reviewed and will abide by the Standard Agreement between the City of Merced and the California High Speed Rail Authority, dated January 8, 2024, in **Appendix C** in order to receive grant funding.



CENTRAL MERCED/DOWNTOWN RAIL STATION AREA PLAN

Concept Plan Update – Day 1

Foster + Partners | ARUP



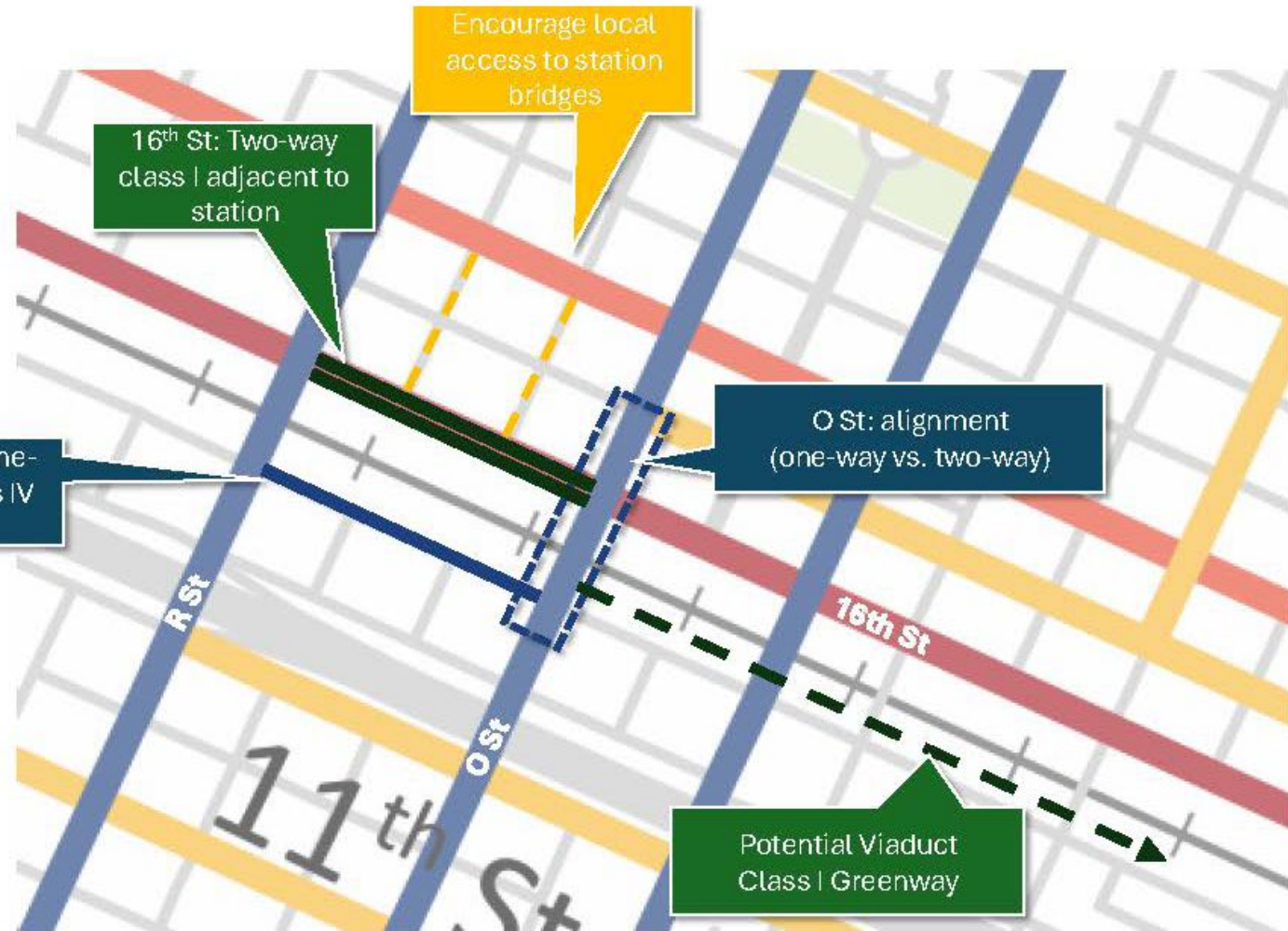
CENTRAL MERCED/DOWNTOWN RAIL STATION AREA PLAN

Bike Facilities

Foster + Partners | ARUP



KEY	Existing/Proposed
Class I	
Class II	
Class IIIB	
Class III	
Class IIIB	
Class IV	
Ped Improvement	
Spot Improvement	



CENTRAL MERCED/DOWNTOWN RAIL STATION AREA PLAN



SUBMITTAL REQUIREMENTS

- A. Deliverables/Consultant Scope of Work, Including a Detailed Project Budget and Schedule
- B. Past Projects of a Similar Nature
- C. Project Team
- D. Team Member Resumes
- E. Other (Optional Tasks, Administration, Etc.)

RFP REVIEW & SELECTION SCHEDULE

Action	Date	Notes
RFP Released	Thursday, October 24, 2024	
Proposers Meeting	Wednesday, November 20, 2024	1:30 – 3:30 PM, Merced Civic Center
Proposal Due Date	Wednesday, December 18, 2024	Received by 5:00 P.M.
Consultant Interviews	Week of January 13 or 27, 2025	Tentative
City Council Contract Approval	March/April 2025 (Tentative)	6:00 P.M. (Consultant Attendance NOT Required)

SUBMITTAL DEADLINE

Please send the proposal (5 hard copies), including a digital copy of all submitted elements to:

Leah Brown

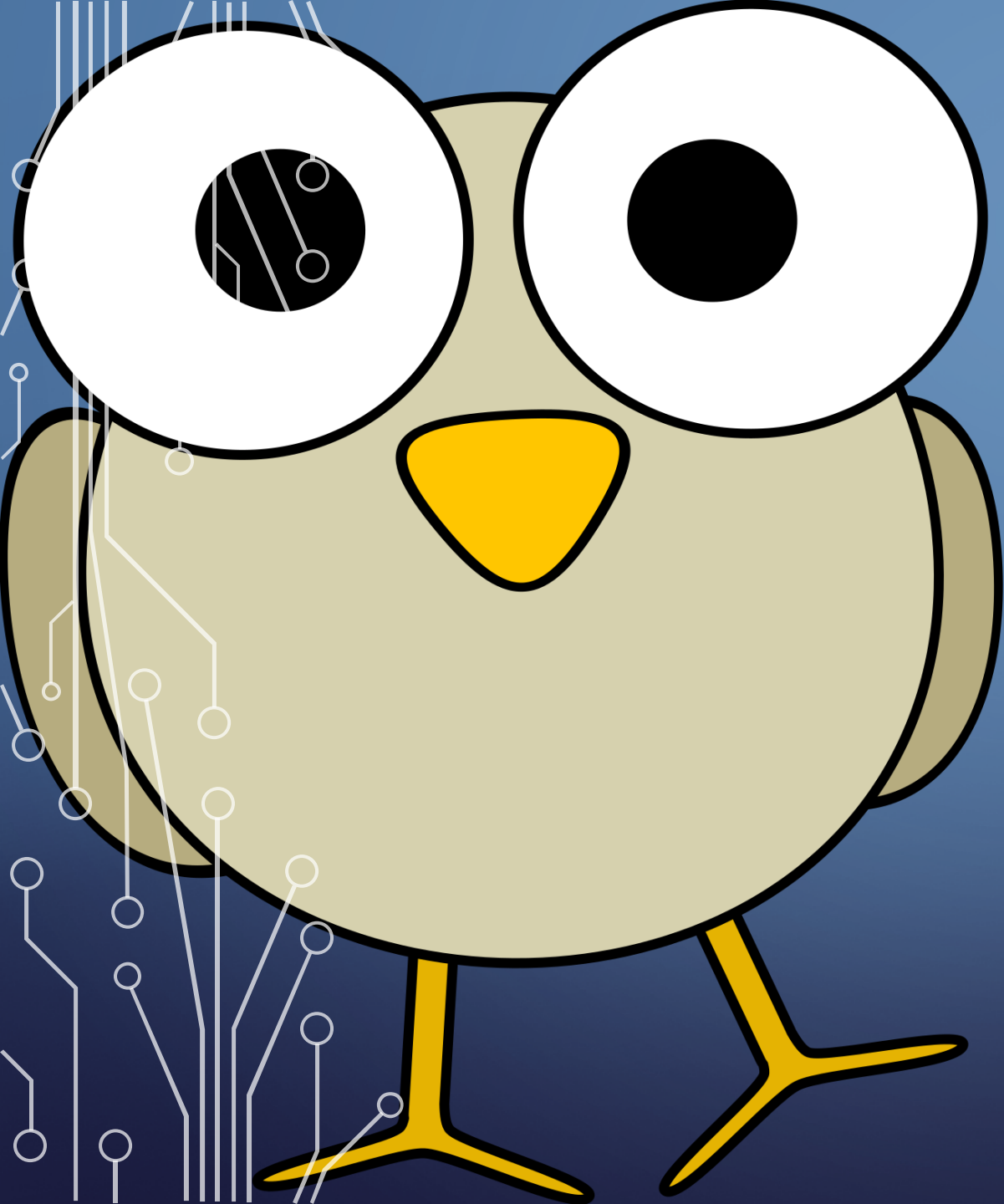
City of Merced Planning Division

678 West 18th Street

Merced, CA 95340

brownl@cityofmerced.org

To be accepted, the Project Manager must have them in-hand, NOT postmarked, by 5:00 p.m. on Wednesday, December 18, 2024.



QUESTIONS AND ANSWERS ABOUT RFP

