



LODI CITY COUNCIL
Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: April 8, 2008

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

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Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Lodi Avenue Improvement Project Design Guidelines Review (PW)

B-2 Transit Oriented Development Update (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Lodi Avenue Improvement Project Design Guidelines Review
MEETING DATE: April 8, 2008 (Shirtsleeve Session)
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Information only.

BACKGROUND INFORMATION: Implementation of the Lodi Central City Railroad Safety Improvement Project and the 2005/2006 Eastside Mobility and Access Plan (EMAP) will culminate with the reconstruction of Lodi Avenue from Cherokee Lane to the Union Pacific Railroad.

Moore Iacofano Goltsman (MIG) was retained in the summer of 2007 to organize and facilitate community workshops and to prepare design guidelines and preliminary design alternatives for Lodi Avenue. Preliminary design guidelines will be distributed at the meeting. The following summarizes the work completed and the project implementation schedule:

- June 6, 2007 Council adopts a resolution authorizing the City Manager to execute the professional services agreement with MIG (\$80,000 appropriated)
- August 2007
 1. Steering Committee Kickoff meeting and Walking Tour
 2. Outreach to Lodi Avenue businesses to join the Steering Committee
- September 2007
 1. Steering Committee Meeting No. 2
 2. Community Workshop No. 1 (What should Lodi Avenue look like in the future?)
 3. Comment Card Distribution (If you missed the September Community Workshop, please take the time to share your ideas)
- December 2007 Memo to Council with Community Workshop Summary
- January 2008 Community Workshop No. 2 (Lodi Avenue Preliminary Design Concepts)
- February 2008 Council adopts a resolution approving the East Lodi Avenue Reconstruction project for Proposition 1B Phase I funding (\$1.9 million)
- **April 2008** **Shirtsleeve (Council update and distribution of preliminary design guidelines)**
- June 2008 Request Council approve the Lodi Avenue design guidelines and request authorization to proceed with in-house preparation of plans and specifications to construct project
- Spring 2009 Request Council approve plans and specifications and authorize bids for construction
- Summer 2009 Begin project construction
- Summer 2010 Project acceptance by Council

FISCAL IMPACT: None at this time. Proposition 1B is the funding source of \$1.9 million over two years.

FUNDING AVAILABLE: Not applicable.

F. Wally Sandelin
Public Works Director

Prepared by Paula J. Fernandez, Senior Traffic Engineer
 FWS/pmf
 cc: MIG
 Steering Committee Members

APPROVED: _____
 Blair King, City Manager



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Transit Oriented Development Update

MEETING DATE: April 8, 2008

PREPARED BY: Community Development Department / Public Works Department

RECOMMENDED ACTION: Receive update from staff regarding the Transit Oriented Development (TOD) Planning Grant.

BACKGROUND INFORMATION: In November of 2006, the City of Lodi received a community based transportation planning grant from the California Department of Transportation (Caltrans) in the amount of \$75,000 with an in-kind match of \$9,250 and a financial match of \$9,500 from street and Measure K funds for a TOD Plan. This money was awarded to the City of Lodi to perform a planning study to encourage Transit Oriented Development and to develop TOD development guidelines.

The goal of this project is to facilitate the development of Transit Oriented Development within the downtown core, specifically within proximity to the Lodi Multi-Modal Station. To assist in the preparation of the TOD plan, Council awarded a contract to Moore, Iacofano, and Goltsman (MIG) (an urban design firm). As part of that contract, MIG included a subcontract with EPS, an economic and financial analysis firm, to provide financial viability data for the templates developed.

Staff from the Community Development and Public Works Departments met to develop the Steering Committee and sought to include a comprehensive representation of the downtown business, residents, property owners, funding agencies and developers. A representative from the Lodi Improvement Committee was included as was a member of the Planning Commission (this person later resigned from the Commission and subsequently the position was not replaced). The Steering Committee met to review the objectives, conduct a walking tour and brainstorm ideas and review the final design templates. From this, six elements were developed to guide the development of the TOD guidelines. The six elements are:

- Identify governmental and economic constraints and possible solutions
- Propose guidelines that would encourage a complimentary design to the character of Downtown
- Create and study four (4) template sites to be used as sample property types most likely to be realized in the Downtown core
- Evaluate the four (4) template sites through an economical viability analysis
- Incorporate public comments and recommendations
- Orient the recommended guidelines to position potential applicants competitively for Prop 1C Infill Incentive Grants and Measure K Smart Growth funds

APPROVED: _____
Blair King, City Manager

To date, staff has met with the consultant and Steering Committee on multiple occasions, conducted a well advertised Community Workshop (where Council was invited to attend) and provided updates to the Planning Commission on a regular basis. Currently staff is awaiting a draft Guidelines document which is intended to be presented to the Planning Commission in May and the City Council in June. The document will consist of recommendations and guidelines that the City Council and/or Planning Commission may alter at their discretion. The guidelines are not intended to be binding, rather a tool that can aid and guide in the development of Transit Oriented Development.

FISCAL IMPACT: The fiscal impact is limited to the \$9,250 in-kind contribution the City agreed to provide as part of the grant.

FUNDING AVAILABLE: Funding for the design guideline is provided by a transportation planning grant from the California Department of Transportation in the amount of \$75,000 with an in-kind contribution of \$9,250 and a fiscal contribution of \$9,500 from street funds and San Joaquin County Measure K Funds.

Peter Pirnejad
Planning Manager

F. Wally Sandelin
Public Works Director

rc/pp/tf

Attachment: Revised TOD schedule

Transit-Oriented Development Design Guideline for Downtown Lodi, California

	PHASE I: Inventory & Analysis of Existing Conditions	PHASE II: Vision, Assets, Opportunities & Challenges	PHASE III: Plan Elements & Design Standards	PHASE IV: Design Guideline Documentation & Adoption
PROJECT MANAGEMENT	 Staff Meeting #1: Project Kick-off  Steering Committee Meeting #1 & Walking Tour	 Staff Conference Call #1: Review Emerging Vision & Design Principles  Steering Committee Meeting #2: Review & Refine Vision & Design Principles/Identify Development Opportunities (Conducted by Staff)	 MIG and Staff Charrette  Staff Meeting #3: Review Preliminary Design Concepts & Standards  Steering Committee Meeting #3: Review & Refine Design Concepts & Standards	 Staff Conference Call #2: Review Admin Draft
PUBLIC PROCESS		 Community Workshop: Define a Shared Vision		 Planning Commission Meeting  City Council Hearing
PLANNING & URBAN DESIGN	 Site Analysis & Data Review: <ul style="list-style-type: none"> • Pedestrian Environment • Land Use & Development • Historic Character • Transportation & Circulation • Natural Resources & Infrastructure (Produced by Staff and MIG)  Economic Overview	 Design Principles & Development Opportunities	 Preliminary Design Concepts & Standards  Refined Design Concepts & Standards <div style="border: 1px solid black; padding: 5px; text-align: center;"> Pedestrian Environment Land Use, Development and Site Feasibility Historic Character Transportation & Circulation Natural Resources & Infrastructure </div>	
PRODUCTS	 Existing Conditions Map Book  Walking Tour Summary Memo	 Workshop Summary Memo (Produced by Staff)  Vision Statement, Design Principles & Development Opportunities Memo	 Visualization Tools: <ul style="list-style-type: none"> • Renderings • Site Plans • Photo Simulations • Sections & Elevations 	 Admin Draft Design Guideline Package  Draft Design Guideline Package  Final Design Guideline Package
	MONTH 1 - 2	MONTH 3 - 4	MONTH 5 - 7	MONTH 8 - 9

-----09/10/07-----10/10/07-----11/13/07-----11/13/07-----12/13/07-----12/17/07-----02/26/08-----03/13/08-----04/08-----05/08-----06/08-----