



C o u n t y o f S a n L u i s O b i s p o

# GENERAL SERVICES AGENCY

Janette D. Pell, Director

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## REQUEST FOR PROPOSAL PS-#1132 Community Design Model

### QUESTIONS AND ANSWERS

June 30, 2011

#### **What is the basis for the \$30,800 budget?**

*We estimated about 300 total hours for various staff, with about 2/3 of these hours for a GIS software specialist(s) to customize an existing model, develop data and create three scenarios.*

#### **What is the relationship of this RFP to the other three RFP's issued simultaneously for a communities survey, infill standards, and illustrative design model?**

*A key goal is to use this new model to demonstrate strategic growth neighborhood design in our local context with indicators for necessary infrastructure and facilities. This RFP is intended to evaluate a base case scenario against a strategic growth scenario that uses: (1) new infrastructure concepts (smart growth or new urbanist dimensions and locations) and costs, and (2) new infill housing types in terms of density and dimensions. We want to show locations of infrastructure and facilities using information from the Complete Communities Survey, and use infrastructure and facility costs from the survey. The model will show where they should be located and calculate neighborhood costs to add one or more of these facilities. An excellent resource for this work is the [Sprawl Repair Manual](#). We want to create a "template" model that can be used to evaluate each of the 10 unincorporated urban areas.*

*The second major goal for the model is to evaluate the Infill Ordinance revision to encourage higher density housing in multi-family and commercial areas. The new standards will require minimum densities and set maximum densities for new housing types. It will set new dimensions and requirements for usable parks. The model would calculate allowed densities of these housing types and the necessary infrastructure and facilities for complete neighborhoods. It would calculate travel demand changes and related changes in greenhouse gas emissions.*

*The Illustrative Design Model is a little more independent since it will be prepared early to show a "strategic growth" neighborhood with housing types that are encouraged now but not in our standards yet. When the infill standards are drafted, the illustrative design model will be revised to show the proposed housing types designed according to the draft standards.*

*Some firms can solely provide all of the RFP products; others may want to team with others to cover all projects, and other firms may want to propose on just one project.*

**COMMUNITY DESIGN MODEL  
QUESTIONS AND ANSWERS**

**Does the County desire that the community design model be an ArcMap extension? If so, what version of ArcGIS does the County use?**

*John Kelly is Supervising Mapping Systems Specialist and can provide detailed information as needed. His email address is <jkelly@co.slo.ca.us>. His response on this question is that the County Planning & Building Dept. uses the latest version of ArcMap, currently ArcMap v10. We have licenses for extensions - Spatial Analyst, 3D Analyst, Network Analyst and Publisher. If an extension is used, please indicate if it an ESRI extension or a third-party extension. Also indicate whether there will be an annual licensing or maintenance cost associated with the extension.*

**Does the County expect to obtain ownership of the community design model source code, or will it accept a software license agreement that holds the code as proprietary?**

*A software license agreement that holds the code as proprietary is acceptable as long as the County can change input values and re-run the model when necessary to update information. We don't want to alter the operating function of the model, but we would want the capability to modify the formulas of a scenario for instance.*

**The RFP does not describe a requirement for model documentation or user training; are these desired?**

*Yes, we just assumed user training through the 10 staff meetings or teleconferences. Model documentation will definitely be desired.*

**Please elaborate on the RFP statement that the community design model will be "integrated with the County...emissions model...and SCS iPlaces model." Is this expected to be a digital or electronic integration?**

*The Community Design Model will be able to take the regional SCS outputs and do more fine-grained community planning to meet the SCS targets for GHG reductions. Then the outputs from this detail can be uploaded to the SLOCOG travel demand model for changes in modes. The travel data will then be sent to the local Air Quality district for calculations of GHG emissions. A correction about the Climate Action Plan (CAP) is that it focuses on all economic sectors and may not have much to do with land use and transportation, which is the focus of SB 375 and the SLOCOG modeling. Integration with the CAP may not be necessary.*

*The Community Design Model will take a regional land use scenario from the SLOCOG Sustainable Communities Strategy (SCS) and apply, for instance, our own more specific infrastructure assumptions to derive more detailed outputs. As an example, the SCS may recommend a minimum 20 units per acre in multi-family areas along arterial corridors. Our model would allocate various densities through a corridor to meet the overall SCS goal. It would then calculate the parks, plazas, sidewalks, transit, street lights, etc. to implement these densities into actual travel change. It would compare the density requirement between the Base Case scenario without these facilities, and a "complete community" scenario where they are provided to divert vehicle trips to walking and transit.*

**COMMUNITY DESIGN MODEL  
QUESTIONS AND ANSWERS**

**Does the County belong to an MPO that performs travel demand modeling, or does the County perform its own travel modeling?**

*Yes, we are a small urban county with a one-county MPO, called the San Luis Obispo Council of Governments (SLOCOG). As mentioned above, they have prepared a regional land use and transportation model with Fehr and Peers. We understand that they will perform travel modeling.*

**Is there a desire for integration of the community design model with a travel demand model, and if so, what travel model?**

*Yes, with the SLOCOG / Fehr&Peers model most likely.*

**Has the County previously commissioned or prepared any studies, memorandums, reports, or scoping documents relevant to the community design model concept, and if so, are copies available?**

*We prepared a Growth Assessment based on case studies nationwide, which compares the differences between conventional development and strategic growth development. We prepared a Land and Water Estimator that calculates various water, employment, school and parks outputs comparing these two development types. A GIS-based Buildout Estimate was prepared based on assumptions about property development for urban and rural areas. The estimate is based on GIS calculations of subdivision potential from soils, slope, locational and access requirements in our ordinance. Copies are available upon request.*