

**Proposal for Architectural Consulting Services
Placer County North Lake Tahoe Region Local Housing Mixed-Use Project
3205 & 3225 North Lake Blvd, Tahoe City Ca
County of Placer**

April 27, 2020

PROJECT DESCRIPTION

The Dollar Creek Crossing project is an 11.4-acre site composed of 3 parcels owned by Placer County and located at 3205 and 3225 North Lake Boulevard 3 miles east of Tahoe City and 7 miles west of Kings Beach. The County is interested in the development of workforce and affordable housing at the site that will serve a range in income levels for local residents. In collaboration with the regional Mountain Housing Council, Placer County recognizes the need for “Achievable Local Housing,” which addresses in addition to traditional affordable housing needs, local resident professional workforce or “missing middle” income ranges defined as households earning between average median income of 100 percent to 195 percent. Key Guiding Principles include:

- Improving local housing choices by providing a mix of rental and for-sale product
- Focusing housing on local working professionals
- Creating a plan for mixed-income housing consistent with local goals and policies
- Partnering with local, regional, and state entities to create attainable housing
- Creating a demonstration project for innovation and cost-effective, high-quality design

Existing land use regulations allow for development of approximately 171 residential units at 15 units per acre including density bonus subject to TRPA approval. Since 2018, the County has been engaged in a public process to create potential development concepts that would meet the community’s needs, and in 2019 the County entered into an exclusive negotiating agreement with Developer Group Pacific/Related.

PROJECT TEAM

Owner/Client County of Placer

Architect/Planner Williams+Paddon Architects+Planners

- New Economics / Economic Study
- Adrienne Graham / Fire Risk Analysis
- LSC / Traffic Ingress/Egress Analysis

Consultant Scope		Architect Team	Placer County	Potential Add Service
Discipline	Consultant			
Traffic Engineer	LSC Tahoe City	X		
Urban Economics Consultant	New Economics & advisory	X		
Acoustical Consultant	TBD (if required)			X
Fire Prevention Consultant	Adrian Graham / Ron Phillips	X		
Environmental Consultant	TBD (if required)		X	X
Civil Engineer	TBD (if required)			X
Landscape Architect	TBD (if required)			X
Cost Estimating	TBD (if required)			X
LEED	TBD (if required)			X
Arborist	TBD (if required)		X	X



SCOPE OF BASIC SERVICES DESCRIPTION

Basic Services consist of those described in Tasks One thru Four below.

TASK 1 – SITE ANALYSIS AND MASSING STUDY

Site Analysis and Massing Study

Williams+Paddon will review existing project specific studies, title report and advise as to other current needs.

- Review tree survey, topography/slope analysis relative to buildable envelope including feasibility of tuck-under parking.
- Prepare a Site Context Analysis (solar orientation, qualitative understanding of offsite ambient noise sources, prevailing storm patterns, adjacent uses including NTPUD recreational uses to east, and coverage ratio)
- Prepare a Neighborhood View Shed (into site) Analysis (specific graphic approach to be confirmed)
- Develop sketch renderings from Hwy 28 both directions using windshield view (specific graphic approach to be confirmed)
- Consult with traffic engineer (LSC) on traffic ingress/egress circulation and mobility alternatives with consideration for one or two round-a-bouts (excludes Level of Service and/or VMT analysis)
- Site planning response to Fire Safety analysis.

Deliverables

- Site Context Analysis
- Three Conceptual Site Yield Analysis options with up to 3 refinements of preferred option
- Floor Plans blocked out by square footage (but not room configuration unless requested)
- Site Section(s) - Up to 3
- Neighborhood View Shed (into site) Analysis – up to 3 views with key map

Progress Meetings

Williams+Paddon will participate in Project Coordination Meetings with representatives of the County, Related/Pacific, Community stake holders, and Consultant Team. It is assumed that the Client will prepare agendas and record and distribute minutes.

Meetings: Fee includes up to 5 meetings and 15 hours of meeting related time

Public Workshop(s)

Williams+Paddon will participate in Community Workshops with representatives of the County, Related/Pacific, Community stake holders, and Consultant Team. It is assumed that the Client will prepare agendas and record and distribute minutes.

Meetings: Fee includes up to 3 meetings and 18 hours of meeting related time

TASK 2 – ECONOMIC FEASIBILITY STUDY / DEMAND ASSESSMENT

Economic Feasibility Study / Demand Assessment

- Refer to Attachment B, New Economics & Advisory Economic Feasibility Study Scope/Deliverables/Fee

Progress Meetings

Williams+Paddon will participate in Project Coordination Meetings with representatives of the County, Related/Pacific, Community holders, and Consultant Team. It is assumed that the Client will prepare agendas and record and distribute minutes.

Meetings: Fee includes up to 3 meetings and 8 hours of meeting related time

TASK 3 – FIRE RISK ANALYSIS

Fire Risk Analysis

- Refer to Attachment C / Adrienne Graham Memorandum

Progress Meetings

Williams+Paddon will participate in Project Coordination Meetings with representatives of the County, Related/Pacific, Community stake holders, and Consultant Team. It is assumed that the Client will prepare agendas and record and distribute minutes.

Meetings: Fee includes up to 2 meetings and 6 hours of meeting related time

TASK 4 - FOCUSED TRAFFIC CIRCULATION, PEDESTRIAN, BICYCLE SAFETY ANALYSIS

Traffic, Pedestrian, Bicycle Safety Analysis

In Collaboration with LSC, Williams+Paddon will prepare a focused traffic Ingress/Egress circulation, pedestrian, bicycle safety "White Paper" analysis. Analysis will consider conceptual viability of incorporating round-a-bouts.

Deliverables

- White Paper analysis of traffic Ingress/Egress circulation, pedestrian, bicycle safety analysis. Analysis will consider conceptual viability of incorporating round-a-bouts.

Progress Meetings

Williams+Paddon will participate in Project Coordination Meetings with representatives of the County, Related/Pacific, Community stake holders, and Consultant Team. It is assumed that the Client will prepare agendas and record and distribute minutes.

Meetings: Fee includes up to 2 meetings and 6 hours of meeting related time

TASK 2 – ECONOMIC FEASIBILITY STUDY / DEMAND ASSESSMENT DETAIL

Project Understanding

The Dollar Creek Crossing project (Project) is an 11.4-acre site owned by Placer County near Tahoe City, in unincorporated Placer County. The County acquired this property (which is composed of 3 parcels) for \$3.42 million and developed a series of Guiding Principles (included in **Attachment A** of this Proposal). Among these, the following principles are most relevant to the economic study proposed in this scope of work:

- Improving local housing choices by providing a mix of rental and for-sale product
- Focusing housing on local working professionals
- Creating a plan for mixed-income housing consistent with local goals and policies
- Partnering with local, regional, and state entities to create attainable housing
- Creating a demonstration project for innovation and cost-effective, high-quality design

Existing land use regulations allow for development of new housing at a density of 15 units per acre, or approximately 171 residential units, plus any allowable density bonus.

Since 2018, the County has been engaged in a public process to develop potential development concepts that would meet the community’s needs. In 2019, the County entered into an exclusive negotiating agreement with Pacific/Related Housing (Developer) to develop housing at the site. The County is envisioning development of a mix of the following products at the site:

Product Type [1]	Definition [1]	Comment(s)
Workforce/Affordable Housing (rental or for-sale)	30%-120% of AMI	Includes units for Very-Low, Low, and Moderate income households. Rental is probably only feasible option for this income range.
Achievable Housing (rental or for-sale)	30%-195% of AMI	For-sale potentially only possible at 100% or more of AMI. Some for-sale housing could be achievable by design (i.e. using design as a way to control development costs and pricing).
Local-Serving Commercial	5,000 sq. ft.	Could be retail, office, recreational, or institutional.

[1] These terms can have broad and/or multiple definitions. The definitions included in this table are for purposes of this proposal scope only and would be refined during the Study.

One of the next steps in the development process is for the County to gain a deeper understanding of financial feasibility implications for development of the site. Specifically, the County desires an economic study that answers the following questions:

- What types of for-sale housing products affordable to households earning between 80 and 195 percent of Area Median Income (AMI) could be supported by the Project?
- What types of for-rent housing products affordable to households earning between 80 and 195 percent of AMI could be supported by the Project?
- What is the optimal mix of bedrooms for Affordable, for-rent units designed for households earning less than 80 percent of AMI?
- What is the optimal mix of rental versus for-sale housing units and product types that would create the highest property value for one or more builders to acquire the site?
- How much and what type of neighborhood or community commercial uses could be supported at the site, and what type of financial value would those uses create?
- How much and what type of recreation amenities would be appropriate for the site, and what type of financial value (if any) would these amenities create?

Once the optimal mix of uses is selected, the County would also like the economic analysis to provide key market research needed to complete a variety of applications for potential State and Federal funding sources. The proposed scope of work



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presented below provides a framework for the County, Developer, Williams + Paddon, and New Economics (Project Team) to analyze the Study questions.

Task 1: Project Kick-Off

Task 1.1 Identify Parameters Of Affordable Housing Funding Sources

This task will begin with a synthesis of key parameters pertaining to current funding sources for affordable housing. The County's Affordable Housing Funding Strategy (2019) identifies a range of existing programs. The Developer also identified potential funding sources. Based on the research conducted to date, New Economics will review the following programs as the major source of funding for the development of the site:

- California Home Investment Partnerships Program (HOME), focusing on direct, forgivable loans to development projects
- California Tax Credit Allocation Committee (CTAC) Low-Income Housing Tax Credits (LIHTC)
- USDA Rural Housing Program
- California Housing Finance Authority (CalHFA) Mixed Income Program

Additional ancillary sources of funding may come available and be included in the overall analysis when identified, assuming that the County or Developer provides the amount of funding and land use product type(s) receiving funding. The purpose of the program review for each source will be to identify current grant parameters that would affect the way a pro forma could be built. Parameters could include, for example household (HH) income ranges, unit size ranges, required amenities, allowable combinations of affordable units with market-rate units, and/or funding potential. This review will NOT determine Project eligibility or competitiveness for each funding program, but rather will inform the development of allowable development scenarios to be analyzed in **Task 2**.

Task 1.2 Synthesize Historical/Existing Residential Market Dynamics

California's housing inventory has gone through many changes over the past 3-4 decades. The Dollar Point community, located within the Truckee/North Tahoe Region, is no exception to these changes. Under this sub-task, New Economics will synthesize housing data for the Dollar Point CBD and Truckee/North Tahoe Region dating back to 1980 assuming that data is available for these geographic areas. Such data may include total housing units, single-family versus multifamily units, and status as primary versus secondary or vacation units.

Please note that the Census is in the process of releasing its new centralized website and the ability to access data prior to 2000 is unknown at this point.

Task 1.3 Establish Housing Income Breakdown

Because there are multiple types of classifications within affordable housing circles, it will be important to establish classifications for purposes of this study. Building upon the information gained from *Task 1.1* and other classification systems (e.g. County, Tahoe Regional Planning Association (TRPA), and the Mountain Housing Council), the Project Team will collaborate to establish a classification system for purposes of this Study, assuming 2020 as the base year for analysis. Because existing studies use prior years, New Economics will likely need to update older data.

For purposes of scoping the remainder of this task, New Economics has identified four (4) preliminary categories of housing:

1. Affordable rental housing (for HH's earning up to 120% of AMI)
2. Affordable ownership housing (for HH's earning 100-120% of AMI)
3. Achievable rental housing (for HH's earning 120-195% of AMI)
4. Achievable for-sale housing (for HH's earning 120-195% of AMI)

The effort of this sub-task will to refine and finalize a classification system for purposes of this Study. This scope of work allows for some flexibility of classification, assuming that there are generally four (4) categories of housing products (including for-sale and for-rent).

Finally, co-housing is a potential product type identified by the County for analysis. Co-housing is a community of individual housing units (single-family or multifamily, for-sale or for-lease) intentionally designed to emphasize gathering and sharing through common property and facilities (such as a common house, open space, gardens, etc). The provision of joint facilities and/or services is also intended to also make individual units more affordable, reflected by a lower purchase price for smaller individual homes and savings obtained through economies of scale (e.g. maintenance of common areas/facilities) and group



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purchasing power (e.g. joint grocery orders). During this sub-task, the Project Group will decide how to classify co-housing for purposes of this Study; this scope of work presumes that co-housing will fit into one of the product types identified below (most likely in **Task 2.2** or **Task 2.4**). *Should a special product type need to be developed for co-housing, New Economics would need to submit a scope amendment to the County to include additional analysis.*

Task 1.4 Prepare Technical Memorandum

New Economics will summarize critical funding source parameters, existing residential housing market dynamics, and housing income breakdown for this Study in a brief technical memorandum.

Task 2: Identify and Characterize Land Use Product Types

Under this task, New Economics will identify potential land use products and their key market attributes for purposes of this Study.

Significant research on the demand for affordable and/or workforce housing has already been performed, including:

- Truckee North Tahoe Regional Workforce Housing Needs Assessment (2016)
- Eastern Placer County/Tahoe Region Workforce Housing Needs Assessment (2017)
- Existing Conditions and Land Supply Assessment [an appendix to the Placer County Housing Strategy and Development Plan] (2018)
- Eastern Placer County Nexus-Based Affordable Housing Fee Study (2018)
- Placer County Affordable Housing Funding and Investment Strategy [appendix of Placer County Strategy and Development Plan] (2019)
- Affordable Housing Funding and Investment Strategy [Prepared for the Unincorporated area of County of Placer] (2019)
- Preliminary Market Study on Achievable Market Rents, conducted for Developer (2019)

New Economics will synthesize relevant information from these existing studies to help lead to the identification of an array of housing products to be analyzed in **Task 2** (Pro Forma Analysis). The Project Team may also already have specific product types to be included in the Study.

Task 2.1 Develop Affordable Rental Product Types (up to 120% of HH AMI)

New Economics will review *affordable for-rent* housing projects in the Truckee North Tahoe Region to help the Project Team develop up to four (4) product types within this income category that can be analyzed in **Task 3**. The outcome of this effort will be to assign an assumed size or number of bedrooms, occupancy rate, monthly rental rate, and development cost for each product type. For example, one product type could be a 3-bedroom multi-family unit that rents for \$1,000 per month, has an occupancy rate of 95 percent, and costs \$165,000 per unit to develop.

New Economics will begin with internal market research data provided by the Developer, as well as the list of Below Market Rate Rental Complexes from the *2016 North Tahoe Truckee Housing Study (Table 32)* and coordinate with County staff to identify any additional complexes added to the market since 2016. New Economics may conduct additional research regarding the density and configuration of these projects (i.e. number of stories per building, number of units per building) for purposes of establishing development cost assumptions.

Existing studies have not expressly identified existing projects focused on households earning 80-120 percent of AMI. New Economics will utilize Co-Star to determine whether any “market rate” apartment complexes in the Truckee North Tahoe Region charge rents that would fall into this income range. Should we be unable to identify existing product meeting this income range, New Economics will expand research into the Western part of Placer County or South Lake Tahoe to find examples of this product type.

Task 2.2 Develop Affordable For-Sale Product Types (100-120% of HH AMI)

New Economics will seek to identify *affordable for-sale* housing projects in the Truckee North Tahoe Region to help the Project Team develop up to two (2) product types within this income category that can be analyzed in **Task 3**. The outcome of this effort will be to assign an assumed price and development cost for each product type. For example, one product type could be a single-family unit priced at \$250,000 and costs \$300,000 per unit to develop.

Existing studies do not appear to identify any existing examples of this type of housing product in Placer County. As such, New Economics will apply market-rate, per-unit development cost assumptions from the 2018 *Eastern Placer County Nexus-Based*



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Affordable Housing Fee Study County's and pricing based on HH income to identify potential product types at the 100 and 120 percent of HH AMI in a single-family and multifamily format.

Task 2.3 Develop Achievable Rental Product Types (120-195% of HH AMI)

New Economics will seek to develop *affordable for-rent* housing projects in the Truckee North Tahoe Region to help the Project Team identify up to two (2) product types within this income category that can be analyzed in **Task 3**. The outcome of this effort will be to assign an assumed size or number of bedrooms, occupancy rate, monthly rental rate, and development cost for each product type. For example, one product type could be a 1-bedroom multi-family unit that rents for \$1,200 per month, has an occupancy rate of 90 percent, and costs \$125,000 per unit to develop.

Existing studies have not expressly identified existing projects focused on households earning 120-195 percent of AMI, although the Developer did commission market rent research that would likely fall into this category. New Economics will leverage the existing research and also utilize Co-Star to determine whether any "market rate" apartment complexes in the Truckee North Tahoe Region charge rents that would fall into this income range. Should we be unable to identify existing product meeting this income range, New Economics will expand research into the Western part of Placer County or South Lake Tahoe to find examples of this product type.

Task 2.4 Develop Achievable For-Sale Product Types (120-195% of HH AMI)

New Economics will seek to develop *affordable for-sale* housing projects in the Truckee North Tahoe Region to help the Project Team identify up to two (2) product types within this income category that can be analyzed in **Task 3**. The outcome of this effort will be to assign an assumed price and development cost for each product type. For example, one product type could be a single-family unit priced at \$500,000 and costs \$325,000 per unit to develop.

Existing studies do not appear to identify any existing examples of this type of housing product in Placer County. As such, New Economics will apply market-rate, per-unit development cost assumptions from the 2018 *Eastern Plan County Nexus-Based Affordable Housing Fee Study* County's and pricing based on HH income to identify potential product types at the 120-195 percent of HH AMI in a single-family and multifamily format.

Task 2.5 Develop Local-Serving Commercial/Services/Recreation Product Types

The County would like the Project to include some type of *local-serving* commercial or community space. This space could take the form of retail, office, recreational or other community (i.e. recreational) use. New Economics will evaluate the potential for commercial use at the Project. This market assessment will entail:

- Establishing a primary market area (PMA) for a local-serving commercial use.
- Estimating HH demand for local-serving retail within the PMA now and in five (5) years (assuming that the Project reaches builds out). This demand estimate will be based on data from ESRI (a private, third-party data provider).
- Estimating demand for local-serving office (primarily through interviews with active real estate professionals, a qualitative assessment of site location criteria, and any information provided by the County about demand for public-serving space, such as Health and Human Services).
- Leverage existing recreation master plan studies and other available documents to assess recreational amenity opportunities (most likely indoor facilities).
- Evaluating other existing retail and office buildings, as well as other approved sites, within the PMA.
- Determining the level of monthly commercial rental rates (office versus retail) that a user would pay for this type of site (presuming 5,000 square feet of building space and a 0.30 Floor Area Ratio).
- Determining the cost to construct commercial space (office versus retail) on a per building-square-foot basis.

The Project Team will identify up to one (1) product type to include in **Task 3**.

Task 2.6 Prepare Summary Deliverable

The culmination of **Task 2** will be the preparation of a summary document describing the following inputs for use in pro forma modeling:



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- Synthesis of key parameters regarding affordable housing funding sources that will inform the design of future pro forma modeling.
- A HH classification system for purposes of this Study.
- Identification of up to eleven (11) land use product types to include in the pro forma modeling, along with size/configuration, pricing, development cost, and occupancy assumptions for each product type.

Task 3: Pro Forma Analysis

This task will serve to evaluate the financial implications of developing the Project site.

Task 3.1 Identify Development Scenarios

The Project Team will identify up to 4 development scenarios. The development and selection of scenarios may be informed by:

- Implications of affordable housing funding source parameters
- Selection of land use product types by the Development Group
- Total number of allowable units based on zoning
- Total number of units based on land use capacity (informed by feedback from Williams + Paddon)
- Developer acquisition approach (for example, long-term loan repaid by residual receipts as desired by the developer versus outright purchase of land)

Each development scenario will include a number of units by product type (and their assigned HH income classification) and inclusion or exclusion of a commercial product type.

Task 3.2 Analyze Development Scenarios

New Economics will create a pro forma model that analyzes each development scenario. The pro forma model will serve to identify the amount of residual land value (RLV) created by Project development. The RLV will represent the net amount of value, or purchase price that the Developer could pay for the property.

Each development scenario will include the line items shown below (and some line items may have additional detail).

Item	For-Sale Product (3-5 year forecast)	For-Rent Product (10-year forecast)
Revenues		
Gross Income	Unit Sales	Rental Payments
Grant Funding	From Fed/State/Local	From Fed/State/Local
Costs		
Site development	Fees and infrastructure not funded by fees.	Fees and infrastructure not funded by fees.
Construction	Per sq. ft.	Per sq. ft.
Non-Construction Costs	Per sq. ft.	Per sq. ft.
Developer Profit	May be combined with builder profit.	May be combined with builder profit.
Builder Profit	TBD	TBD
Residual Land Value (RLV)	Revenues minus costs over the forecast timeframe, assuming some level of NPV and ROI.	Revenues minus costs over the forecast timeframe, assuming some level of NPV and ROI.
RLV Net of County Land Acquisition and Predevelopment Costs	Same as above, but net of County costs to date.	Same as above, but net of County costs to date.

The development of new, for-sale housing in California of less than \$400,000 per unit has been extremely difficult to achieve with some type of subsidy. A similar dynamic exists in the housing rental market. Within the Tahoe Basin, this dynamic is even more pronounced given higher construction costs and additional pressure on existing supply, which has been reduced as homes have been purchased by owners who use them as vacation homes. As such, it is expected that some or all of the scenarios analyzed



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in the pro forma modeling could result in a negative RLV, which would effectively represent the additional level of subsidy required for that scenario to become financially feasible. Because the pro forma model will analyze each land use product type, the County will be able to understand the extent to which each product produces net value or requires subsidy with a given scenario. It is expected that achievable housing (for-rent and/or for-sale) in the 80% of AMI and higher will be the most likely products requiring subsidy. New Economics will share the preliminary results with the County by producing a summary of each scenario and supporting calculations (in PDF).

Task 3.3 Test Development Scenarios

After sharing the preliminary results of the Development Scenarios, it is expected that the Project Team will want to modify assumptions to see how the RLV could potentially be improved. Under this sub-task, New Economics will coordinate with the Project Team to identify if and how the scenarios could be altered to produce a more financially viable result. This scope of work presumes that one scenario would be eliminated and that three scenarios would be modified by changing 1-2 key inputs each. New Economics will share the updated results with the County by producing a summary of changes to each scenario and supporting calculations (in PDF).

Task 3.4 Finalize Scenarios and Prepare Summary Document

The Project Team will select the final assumptions for each of the three remaining scenarios to include in a deliverable. New Economics will implement the final assumptions and prepare a document summarizing the results, approach, and technical calculations. This information will be coordinated with Williams + Paddon deliverables.

Task 4: Market Analysis for Project Funding Sources

Once a preferred development scenario has been chosen by the Project Team, New Economics will prepare a Market Analysis that meets the requirements of California's Tax Credit Allocation Committee (TCAC). Because LIHTC and CalFHA's Mixed Income program require a market study adhering to the TCAC Guidelines, this market study can be used for both applications.

Task 4.1 CTAC Market Study

The 2019-2020 Market Study Guidelines are prescriptive and require that market studies include the following components:

- Executive summary and conclusions regarding project attributes, market justification, and demographic and economic trends that will affect the Project's ability to integrated into the market.
- Project description
- Market area delineation (PMA and SMA). Please note New Economics intends to apply the same PMA and/or SMA identified in *Task 1.2*.
- Market area economy (employment, economy, wages, perhaps commute patterns)
- Population, household, and income trends
- Demand estimate (by household income and rent level)
- Absorption
- Competitive rental analysis
- Existing and planning affordable housing projects
- Conclusions

New Economics will prepare a market study meeting these requirements, leveraging as much data as possible from existing studies and information gathered during prior tasks of this Study. This scope presumes that only one market study will be needed for CTAC (i.e. a stand-alone for 4% or 9%, or a hybrid market study that addresses both) and that up to 4 income/rental categories will be analyzed; should additional categories be needed, New Economics will submit a revised scope of work for this sub-task.

Task 5: Meetings

This scope of work includes a series of meetings:

- 2 Site Visit Days to tour the Project site, other existing affordable/achievable housing projects, and other existing neighborhood-serving commercial projects in the Truckee/North Tahoe region.



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- 4 in-person meetings, assuming the County's Auburn office location. These meetings could include working meetings to review task results/deliverables, and/or presentations to County departments, the public, and/or elected officials. Each meeting includes prep time, travel time, meeting time, and follow up time to synthesize the meeting and send notes to all meeting participants.
- 10 video/conference call meetings with Project Team members. Each meeting includes prep time, meeting time, and follow up time to synthesize the meeting and send notes to all meeting participants.

Schedule

This section will be completed once the scope of work is confirmed.

TASK 3 – FIRE RISK ANALYSIS DETAIL

This scope of services will provide for initial planning and evaluation of fire-related issues for the project for the Dollar Creek Crossing affordable housing project in Placer County near Tahoe City. Ultimately, this information could be used in the preparation of a Fire Safety Plan for the project. A proposed scope and cost for a FSP will be provided at a later date.

The Dollar Creek Crossing housing project is proposed to be located along SR 28 near Dollar Point in the Tahoe Basin. It is still in the planning stages. At this time it is anticipated that the project could include up to 174 residential units along with parking and community space.

The project site is in a Very-High Fire Hazard Severity Zone (VHFHSZ) as designated by CalFire, so fire prevention and response are critical issues for the project. In order to address these issues during the planning stage, Ron Phillips and I would undertake the following tasks. Ron is a former Fire Chief, and has recently prepared two Fire Safety Plans for projects in Placer County (Placer Vineyards Specific Plan and The Ridge subdivision). He is also close to completing National Fire Protection Association certification as a Wildfire Mitigation Specialist. As a CEQA and planning consultant, I have extensive experience with projects in eastern Placer County and have prepared several Emergency Planning and Evacuation Plans (Village at Squaw Valley Specific Plan EPEP, Martis Valley West Specific Plan EPEP and Alpine Sierra EPEP).

Tasks

The following tasks would be undertaken in order to provide a comprehensive understanding of the project and fire hazard risks and to develop a strategy to minimize the risk of fire and to address evacuation concerns.

- Review existing conditions, regulatory requirements, including State Code, the North Tahoe Fire Protection District (NTFPD) fire code, and pertinent County and TRPA documents.
- Review fire safety plans prepared for other Tahoe-area projects.
- Conduct a site visit.
- Meet with NTFPD staff.
- Review any available initial project layouts.
- Prepare a fire risk analysis, including an evacuation analysis.
- Identify best practices and additional cost-effective approaches that could improve fire safety and evacuation options for the project; and

Prepare a memorandum summarizing the above. It is anticipated that the memorandum would include, but would not necessarily be limited to, addressing the following:

- Existing conditions,
- Regulatory requirements and code analysis.
- Fire hazard and risk analysis.
- Emergency vehicle access road and water supply design criteria.
- Identification of preliminary sites for fuel breaks, fire breaks and greenbelt areas that will reduce the threat of wildfire.



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- Evacuation strategies that may be available.

Mr. Phillips will take the lead on contact with the NTFPD and preparation of the analysis and memorandum. Ms. Graham will coordinate with and support Mr. Phillips as needed. We anticipate coordinating with the traffic consultant on the issue of evacuation and participating in several discussions with the project team regarding the fire risk analysis and recommendations for fire safety. Mr. Phillips and Ms. Graham will both be available for a site visit and same-day meeting(s) in Tahoe, 1 to 2 meetings in Auburn and 1 to 2 conference calls.