

City of Lakewood General Plan Update - Responses to RFP Questions

Updated September 9, 2024

The City of Lakewood's General Plan Update Request for Proposals includes a tentative schedule for preparing and completing the General Plan update. The tentative schedule includes an opportunity for proponents to submit general questions and information requests. Those inquiries are listed below along with the City's response to those inquiries.

1. What is the City's anticipated budget for the project?

The City is not providing budget details at this time. Interviews will be held with those firms whose Proposals most closely match the City's Expectations and the content of the RFP.

2. Can the city provide a copy of the sample agreement for the project?

Yes, the City's standard Professional Services Agreement is available by request.

3. What specific components or issues does the City anticipate will be most challenging with the project?

The general plan elements are listed below along with the most significant anticipated component of that element.

Land Use: Change land use designations and densities shall correspond to the City's 6th Cycle Housing Element.

Circulation: The Circulation Element update shall "plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan." The update shall explore and recommend opportunities for Complete Streets.

Conservation: The Conservation Element update shall include/respond to all statutory requirements. The update must include plans and an action program addressing specified issues, including climate resilience and other co-benefits of open space and shall correlate with the Safety Element. If AB 1889 passes during this update process, the Element shall also address Wildlife Connectivity pursuant to AB 1889, either as part of the Conservation Element or as a stand-alone element.

Open Space: The focus is to "refresh" and combine the existing Open Space Element and Recreation and Community Services Element into a single Open Space Element. The Element shall include/respond to all statutory requirements for the Open Space Element pursuant to SB 1425. The update must include plans and an action program addressing specified issues, including climate resilience and other co-benefits of open space and shall correlate with the Safety Element.

Noise: The Noise Element update shall include/respond to all statutory requirements. The update must include plans and an action program addressing specified issues, including climate resilience and other co-benefits of open space and shall correlate with the Safety Element.

Safety: The City is currently updating its Local Hazard Mitigation Plan (LHMP). After adoption, the LHMP will be integrated into a new Safety Element per SB 379.

Environmental Justice: This is a new element for Lakewood's General Plan. The City's 6th Cycle Housing Element includes an extensive Affirmatively Furthering Fair Housing (AFFH) appendix which includes information relevant to the Environmental Justice Element.

4. Page 8 of the RFP says that the Sample Agreement (Exhibit A) is attached at the end of the document. However, it doesn't appear at the end of the PDF nor on the City's website. Is there a way to receive a copy of the Sample Agreement (Exhibit A)?

Yes, the City's standard Professional Services Agreement is available by request.

5. The RFP states that the Sample Agreement needs to be included as part of the submission. Does a copy of the Sample Agreement need to be included, as well as Exceptions to the Agreement, or do Exceptions to the Agreement meet this criteria?

The standard Professional Services Agreement shall be submitted accompanied by any proposed exceptions to the agreement. If the proposed exceptions are integrated into the Professional Services Agreement, the proposed exceptions language shall be underlined.

6. The RFP scope of work calls for updates/preparation of the following elements: Land Use, Circulation, Conservation, Open Space, Noise, Safety, Environmental Justice, and Wildlife Connectivity. The current General Plan also includes optional Air Quality, Economic Development, and Recreation and Community Services elements. Does the City intend to update these elements separately or will these sunset? Should proposers plan to address these topics in the scope of the General Plan Update project in some fashion?

The current General Plan has three optional elements: Air Quality; Economic Development; and Recreation and Community Services. These elements will not be included in the General Plan update. Air quality topics shall be addressed in the Environmental Justice element, particularly identifying objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities pursuant to AB 617. Air Quality may be a related topic discussed in the Land Use, Circulation, Open Space, and Safety elements. Certain topics found in the current Recreation and Community Services element will be folded into the Conservation, Environmental Justice, Land Use, and Open Space elements as appropriate.

7. The Request for Proposal (RFP) specifies that the Environmental Impact Report must include thresholds of significance to ensure that the impacts of future projects can be properly evaluated. Regarding vehicle miles traveled (VMT), would the City prefer to develop a

Transportation Impact Assessment Guidelines document tailored to specific development projects under the General Plan? Alternatively, would the City be interested in a Circulation Element that guides "acceptable" thresholds? These approaches have different cost implications.

The EIR and Circulation Element shall establish acceptable VMT thresholds against which future projects may be evaluated.

8. Does the City have any expectations for the planning of Lakewood Center beyond accommodating the 1,000 units outlined in the Housing Element's Regional Housing Needs Assessment Sites List? Additionally, is the owner of Lakewood Center, Macerich, considering future development plans that need to be considered as part of the General Plan Update?

In addition to the 1,000 residential units, the General Plan update should include remodeling of existing mall retail space, and other new development activity.

9. Does the City see value in conducting a market study to understand market conditions to inform future land uses? Additionally, would assessing the fiscal impact of land use changes to understand tax revenue implications be beneficial to the City?

The City is not seeking preparation of studies of market conditions or sales tax revenues as part of the General Plan update.