

CITY COUNCIL AGENDA ITEM NO. 1

Meeting Date: May 11, 2021

Subject/Title: Adopt a Resolution to Approve the Concept Design for the Innovation Center Master Plan and Direct Staff to Proceed to With the Next Phases of the Master Plan Project

Prepared by: Joshua Ewen, Senior Analyst
Terrence Grindall, Assistant City Manager

Submitted by: Terrence Grindall, Assistant City Manager

RECOMMENDATION

Adopt a Resolution approving the concept design for the Innovation Center Master Plan and direct staff to proceed with the next phases of the master plan project.

CITY COUNCIL STRATEGIC INITIATIVE

City of Brentwood Strategic Plan, FY 2020/21 – 2021/22, Focus Area 3: Economic Development, Goal 3: Facilitate development and encourage investment and Focus Area 5: Implement the Economic Development Action Plan, including Action Item 1.5.1, creation of a strategically located next generation business park.

PREVIOUS ACTION

On February 27, 2018, the City Council adopted Resolution No. 2018-21, approving the FY 2018-20 City of Brentwood Strategic Plan, which included a goal to implement the Economic Development Action Plan, including the “Game Changers” and economic development programs.

On November 13, 2018, the City Council adopted Resolution No. 2018-159, approving the Priority Area 1 (PA-1) Specific Plan.

On October 22, 2019, the City Council and Planning Commission held a joint special meeting to receive a report and provide feedback related to the Urban Land Institute (ULI) Technical Assistance Panel’s Findings and Recommendations related to PA-1.

On March 24, 2020, the City Council received and filed the Urban Land Institute Priority Area 1 Technical Assistance Panel Report and approved the PA-1 Action Plan.

On June 9, 2020, the Council adopted the 2020/21 – 2024/25 Capital Improvement Program (CIP) including roadway, parks and trails, water, wastewater and community facilities improvements to be constructed during the next five years. The adopted CIP includes the Priority Area 1 Infrastructure Improvements, CIP Project No. 336-31695.

On July 28, 2020, the City Council adopted Resolution No. 2020-104, approving and authorizing the City Manager or designee to execute a Professional Services Agreement with ELS Architecture and Urban Design for The Innovation Center Master Plan in an amount not to exceed \$348,500.

On January 13, 2021, at a Special Joint Meeting Workshop with the Planning Commission, the City Council received a report and provided feedback related to master planning for The Innovation Center presented by ELS Architecture and Urban Design.

BACKGROUND

ELS Architecture and Urban Design (“ELS”) was hired to lead the Master Plan design process, including managing a team of consulting experts in the fields of land use, economic analysis, development strategy, civil engineering and marketing. The Master Plan for the Innovation Center is designed to represent the City’s vision and economic development priorities for this jobs-generating area as an office, research and technology-based employment center. The concept of an innovation center is a next-generation business park that acts as a highly flexible, multi-tenant hub for technology, office, healthcare, advanced manufacturing and research focused end-users to co-exist, grow and expand.

Community and stakeholder input have been important components of developing the Master Plan. The City and ELS have hosted three virtual town hall meetings with the community, a joint City Council and Planning Commission design workshop, met with regional public agency representatives and held multiple design input meetings with property owners.

The Innovation Center Master Plan and accompanying architectural renderings for two strategic opportunity sites are attached. A more fully detailed presentation for the Master Plan will be provided to City Council at the scheduled meeting.

With City Council approval and direction for staff to proceed to the next phase of the Master Plan project, the following project activities will occur concurrently for future review and consideration by the City Council:

- Finalize the Innovation Center Master Plan.
- Recommend changes to the Priority Area 1 Specific Plan to realize the City’s vision contained in the approved Innovation Center Master Plan.
- Adopting the Marketing Plan/Strategy for the Innovation Center.

FISCAL IMPACT

There is no associated fiscal impact with this action. Funding for the Innovation Center Master Plan design costs were previously approved by City Council on July 28, 2020 and were included in the adopted 2020/21 – 2024/25 Capital Improvement Program, which includes the Priority Area 1 Infrastructure Improvements, CIP Project No. 336-31695. The funding sources for the Priority Area 1 Infrastructure Improvements, CIP Project No. 336-31695 are the Roadway Development Impact Fee Fund and the Capital Infrastructure Fund.

Attachments:
Resolution 2021 -
Master Plan Architectural Design Drawings

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD APPROVING THE CONCEPT DESIGN FOR THE INNOVATION CENTER MASTER PLAN AND DIRECTING STAFF TO PROCEED WITH THE NEXT PHASES OF THE MASTER PLAN PROJECT**

WHEREAS, on February 27, 2018, the City Council adopted Resolution No. 2018-21, approving the FY 2018-20 City of Brentwood Strategic Plan, which included a goal to implement the Economic Development Action Plan, including the “Game Changers” and economic development programs; and

WHEREAS, on November 13, 2018, the City Council adopted Resolution No. 2018-159, approving the Priority Area 1 (PA-1) Specific Plan; and

WHEREAS, on October 22, 2019, the City Council and Planning Commission held a joint special meeting to receive a report and provide feedback related to the Urban Land Institute (ULI) Technical Assistance Panel’s Findings and Recommendations related to PA-1; and

WHEREAS, on March 24, 2020, the City Council received and filed the Urban Land Institute Priority Area 1 Technical Assistance Panel Report and approved the PA-1 Action Plan; and

WHEREAS, on June 9, 2020, the Council adopted the 2020/21 – 2024/25 Capital Improvement Program (CIP) including roadway, parks and trails, water, wastewater and community facilities improvements to be constructed during the next five years. The adopted CIP includes the Priority Area 1 Infrastructure Improvements, CIP Project No. 336-31695; and

WHEREAS, on July 28, 2020, the City Council adopted Resolution No. 2020-104, approving and authorizing the City Manager or designee to execute a Professional Services Agreement with ELS Architecture and Urban Design for The Innovation Center Master Plan in an amount not to exceed \$348,500; and

WHEREAS, on January 13, 2021, at a Special Joint Meeting Workshop with the Planning Commission, the City Council received a report and provided feedback related to master planning for The Innovation Center presented by ELS Architecture and Urban Design.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Brentwood does hereby approve the concept design for the Innovation Center Master Plan and directs staff to proceed to with the next phases of the master plan project by finalizing the Innovation Center Master Plan, developing recommended amendments to the Priority Area 1 Specific Plan to realize the City’s vision contained in the approved Innovation Center Master Plan, and adopting the Marketing Plan/Strategy for the Innovation Center.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the ____ day of May 2021 by the following vote:



ECLI / RC
 HDR / MFVHDR / TV Res.

Illustrative plan represents a possible build-out to support productive discussions with potential employers.

Heidorn Ranch Road

Shady Willow Lane

Mokelumne Trail

Innovation Drive

Jeffery Way

Mokelumne Trail

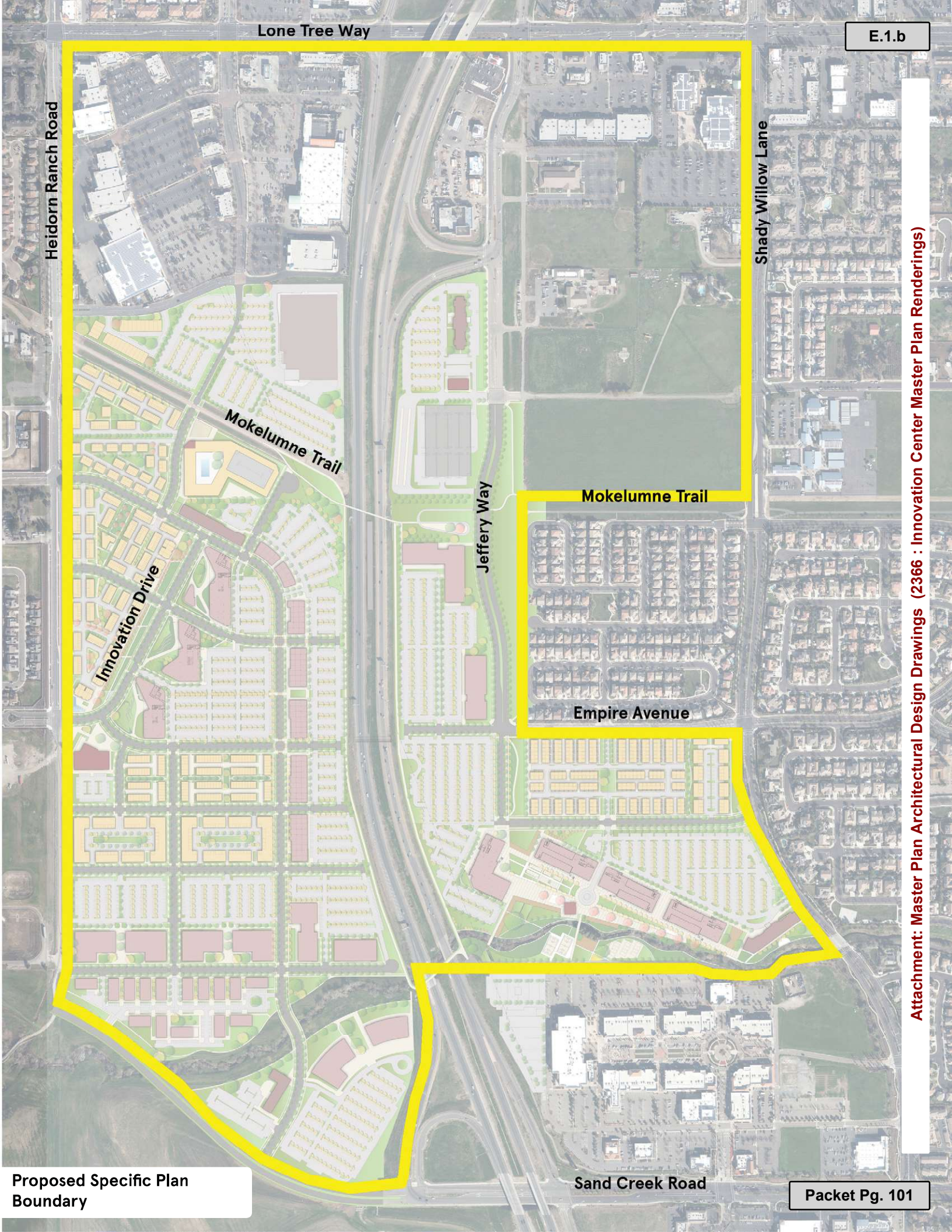
Empire Avenue

Sand Creek Road

Proposed Specific Plan Boundary

Packet Pg. 101

Attachment: Master Plan Architectural Design Drawings (2366 : Innovation Center Master Plan Renderings)



Heidorn Ranch Road

Shady Willow Lane

Mokelumne Trail

Transit Station Overlay

Mokelumne Trail

Innovation Drive

Jeffery Way

Empire Avenue

- ECLI - Employment Center/ Light Industrial
- TV - Transit Village
- RC - Regional Commercial
- MFVHDR - Multiple-Family Very-High Density Residential
- HDR - High Density Residential
- PF - Public Facility
- Transit Station
- Brentwood City Limits

Scale: Not To Scale



Attachment: Master Plan Architectural Design Drawings (2366 : Innovation Center Master Plan Renderings)

Heidorn Ranch Road

Shady Willow Lane

Wett
n Road

Ranch
ne

Mokelumne Trail

Innovation Drive

Jeffery Way




Mokelumne Trail

Empire Avenue

Existing Facilities

-  Bike Lane
-  Multi-Use Trail

Proposed Facilities

-  Bike Lane
-  Multi-Use Trail
-  Bike and Ped Overcrossing

Sand Creek Road

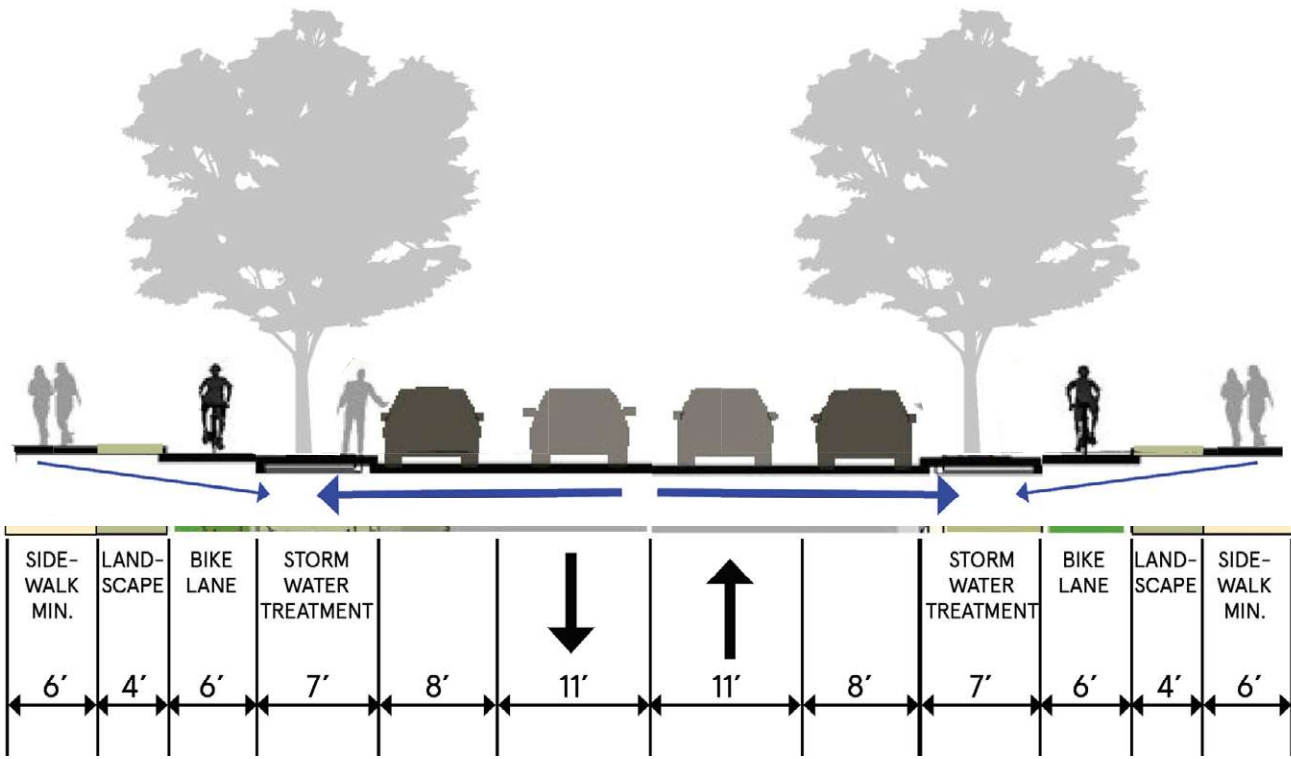
Lone Tree Way

Heidorn Ranch Road

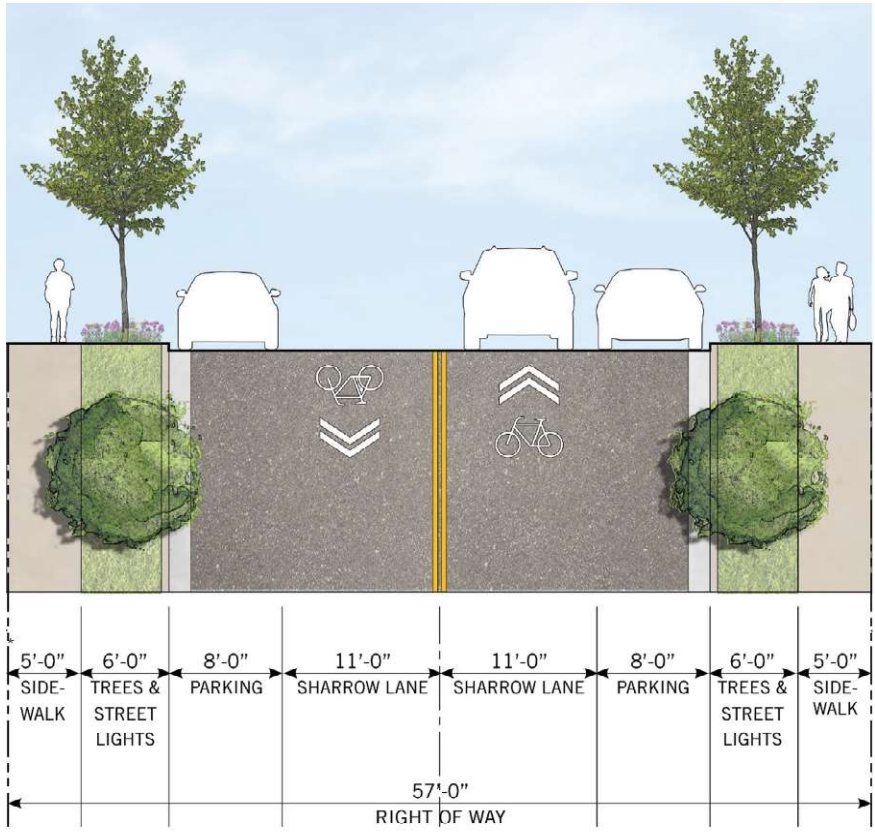
Shady Willow Lane



Attachment: Master Plan Architectural Design Drawings (2366 : Innovation Center Master Plan Renderings)



Proposed Modified Collector



Proposed Modified Local Road

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Conceptual Aerial Rendering of East District



Conceptual Rendering of Maggiora Park

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Conceptual Aerial Rendering of West District



Conceptual Rendering of Innovation Drive

Attachment: Master Plan Architectural Design Drawings (2366 : Innovation Center Master Plan Renderings)