



## ATTACHMENT B

### PROJECT SCOPE OF WORK

#### PHASE 1: PROJECT INITIATION AND BACKGROUND ANALYSIS

##### TASK 1: PROJECT INITIATION

###### 1.1. Kick-off Call

WRT will organize and lead a kick-off call with City Staff, Habitat for Humanity, and key members of the Consultant Team to start the project. Sheila Haikimipour will attend in person. Our agenda will focus on gaining a clear understanding of the City's priorities and the community's concerns.

###### 1.2. Public Engagement Plan

The WRT team will support Habitat for Humanity and City Staff in developing a public engagement plan.

###### 1.4. Assist in Building Business Contacts, Community Partnerships

The WRT team will identify businesses, agencies, community leaders and land owners whose input or involvement will be valuable. We will review these contacts with the City and H4H who will take primary responsibility for contacting them. WRT will prepare a paragraph project description for use by others during their outreach.

##### TASK 2: EXISTING CONDITIONS AND BACKGROUND ANALYSIS

###### 2.1. Base Maps

WRT will create base maps for all members of the Consultant team to use, using aerial photos, GIS, and illustration software. We anticipate one map for the project area and one for each of the study sites.

###### 2.2. Background Information Review

The WRT team will review planning documents, environmental reports, technical studies, and other regulatory documents relevant to the study.

###### 2.3. Consideration of Potential Future Development on Brownfield Sites

The team will consider the potential hurdles for new development on brownfield sites, and the potential infrastructure improvements needed to support future development.

*Risk and Liability Overview:* CCLR will provide an overview of the risks involved to different stakeholders in participating in a brownfields redevelopment project, including regulatory risk, financial risk, and health risk.

*Infrastructure Opportunities:* PCE will highlight areas of opportunity for improved service to the community. Gaps in sewer, water, drainage, electrical, and data will be noted.

###### 2.4. Analysis of Existing Conditions and Opportunities for the Future

The team's analysis will be compiled in a draft memorandum. The paper, intended as a draft chapter of the final document, will frame the concept of "brownfields," and what they mean for Southwest Fresno both as a challenge and as an opportunity. Analysis will also be provided as a PowerPoint presentation and in presentation materials.



## 2.5 Community Workshop 1

WRT and team will provide the agenda and meeting content. H4H will handle all outreach and logistics. We anticipate a community workshop at this stage which would:

- Ground the community in an understanding of brownfields;
- Introduce relevant findings of the existing conditions analysis;
- Indicate potential hurdles for future development, how they may be overcome, and what benefits could be expected from new development;
- Give community members a chance to identify priorities for future development.

*Deliverables: Report on Existing Conditions and Potential in the Brownfields Project Area; Presentation Materials for Steering Committee and Community Engagement*

## PHASE 2: SITE REUSE SCENARIOS AND CORRIDOR VISION

### TASK 3: BROWNFIELDS REUSE

#### 3.1 Reuse Scenarios

The WRT team will identify potential reuse scenarios for each of the three catalyst sites with focus on market opportunity, community benefit, and innovative design. The scenarios will incorporate:

- Uses that align with environmental conditions as we understand them, and with likely remediation strategies. CCLR will identify potential concerns with catalyst sites based on available data, and recommend additional studies for sites that need further due diligence.
- Development types desired by the community and feasible from a market perspective. HR&A will determine capability to support prevailing land values, or the subsidy that may be required.

#### 3.2 Steering Committee

The WRT team will present at a Steering Committee meeting to present the reuse scenarios, get initial input on a corridor vision, and help to develop and publicize the next community engagement activity.

#### 3.3 Walking Tours and Community Workshop 2

WRT will conduct a workshop in a “charrette” format combined with walking tours of each of the three catalyst sites. The charrette will have two exercises: one to work on conceptual site plans for the catalyst sites, and one to think about the larger context of the corridor vision.

*An alternative engagement activity or activities can also be considered.*

#### 3.4 Conceptual Site Plans

Based on our work at the charrette, WRT will create conceptual site plans for each catalyst site using the reuse scenarios defined above. Conceptual site planning will add the community design perspective, and will be communicated using plan diagrams (UDD), concept plans (UDD), and 3D massing models (WRT).

#### 3.5 Climate Change Resiliency

WRT will evaluate the brownfields reuse scenarios and conceptual site plans from a climate change resiliency perspective, based on EPA’s Brownfields Area-Wide Grantee Checklist.

*Deliverables: Brownfields Reuse Scenarios Draft Document Chapter; Presentation Materials for Community Engagement*



#### TASK 4: CORRIDOR IDENTITY AND POTENTIAL

##### 4.1 Draft Vision for Elm Avenue Corridor

WRT will develop a vision for achieving brownfields reuse along the Elm Avenue Corridor. The vision will provide high-level guidance for needed improvements along the corridor to make future development viable and beneficial to the community. It will communicate opportunities through written goals, diagrams, cross sections, and precedent images.

##### 4.2 Steering Committee

The Team will lead a collaborative discussion with the Steering Committee to discuss the Corridor Vision, the consolidation of research and findings into a Brownfields Area-Wide Plan, and priorities for implementation.

*Deliverable: Corridor Vision Draft Document Chapter; Presentation Materials for Steering Committee and Community Engagement*

#### PHASE 3: BROWNFIELDS AREA-WIDE PLAN AND IMPLEMENTATION STRATEGY

#### TASK 5: DEVELOP BROWNFIELDS AREA-WIDE PLAN AND IMPLEMENTATION STRATEGY

##### 5.1 Draft Brownfields Area-Wide Plan (BAWP)

The WRT team will bring together analysis of the regulatory framework, environmental conditions, and the potential for future development; understanding of community priorities; reuse scenarios; and the corridor vision into a cohesive Draft BAWP.

##### 5.2 Draft Implementation Strategy

The team will draft and refine an implementation strategy. The Strategy will:

- Feature a matrix of action items, with columns summarizing the feasibility, cost ranges, and potential funding sources for each action;
- Outline the steps needed to ensure that prospective property owners and developers are insulated from contamination caused by others and are aware of the steps and timing involved, and to ensure that community members are aware of land use changes;
- Provide cost ranges for proposed improvements;
- Identify potential resources and partnerships required to close funding gaps;
- Benchmark order-of-magnitude funding capacity for select resources, and develop estimates of sales tax generated by new real estate development on catalyst sites.

##### 5.3 Final Community Workshop

The WRT team will be present for a final community workshop, potentially in an open house-style format.

*Deliverable: Draft Brownfields Area-Wide Plan and Implementation Strategy; Presentation Materials for Steering Committee and Community Engagement*

#### TASK 6: PRESENTATIONS AND FINAL PLAN

##### 6.1 Planning Commission and City Council Presentations

WRT will present the Draft BAWP and Implementation Strategy to the Fresno Planning Commission and City Council (one meeting each).

##### 6.2 Final BAWP and Implementation Strategy

Based on direction from Planning Commission and Council, WRT will provide a final draft of the BAWP and Implementation Strategy.



*Deliverables: Final Brownfields Area-Wide Plan and Implementation Strategy; Presentation Materials for Planning Commission and City Council*

## **OPTIONAL TASKS**

### **3.1A Develop Reuse Scenarios for Additional Site(s)**

The WRT team will identify potential reuse scenarios for additional catalyst sites with focus on market opportunity, community benefit, and innovative design.

### **4.1A Include Transportation Analysis**

Fehr & Peers can be engaged to provide transportation analysis for the Elm Avenue corridor, identifying and evaluating potential improvements and their effects on multimodal transportation performance.