

**REQUEST FOR STATEMENTS OF QUALIFICATION:
 RSOQ 13DSD070212 Zoning Code Update Services**

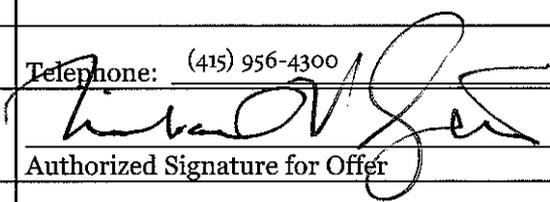
INTRODUCTION

The City of Maricopa will accept competitive sealed Statements of Qualifications for services for the City Zoning Code update to be submitted at the address or physical location until the date and time detailed below. Statements of Qualifications shall be delivered to the City non-electronically and shall be in the actual possession of the City on or prior to the exact date and time indicated below. Late offers shall not be considered. *Offers shall be submitted in a sealed package with "RSOQ 13DSD070212 Zoning Code Update Services" and the Offeror's name and address clearly indicated on the front of the package.* All offers shall be completed in ink or typewritten. Offerors are strongly encouraged to carefully read the *entire* Request for Statement of Qualifications.

Pre-submittal Meeting:	None.
Offer Due Date:	August 23, 2012
Offer Time:	2:00:00 PM Arizona Time
Number of Qualifications:	1 unbound original and 5 bound copies (please label original)
Contact:	Pattie LaCombe, Purchasing Manager
E-Mail (Questions only) :	patricia.lacombe@maricopa-az.gov
Mailing Address:	P.O. Box 610, Maricopa, Arizona 85139
Proposal Delivery Location:	45145 West Madison, Maricopa, Arizona 85139

OFFER

To the City of Maricopa: The undersigned on behalf of the entity, firm, company, partnership, or other legal entity listed below offers on its behalf to the City an offer that contains all terms, conditions, specifications and amendments in the Notice of Request for Statement of Qualifications issued by the City. Any exception to the terms contained in the Notice of Request for statement of qualifications must be specifically indicated in writing and are subject to the approval of the City prior to acceptance. The signature below certifies your understanding and compliance with the Terms and Conditions contained in the Request for Statement of Qualifications package issued by the City.

Arizona Transaction (Sales) Privilege Tax License Number: _____	For clarification of this offer contact: Name: <u>Michael V. Dyett, FAICP, Principal</u> Email: <u>dyett@dyettandbhatia.com</u>
Federal Employer Identification Number: <u>94-2317047</u>	Telephone: <u>(415) 956-4300</u>
<u>Dyett & Bhatia, Urban and Regional Planners</u> Company Name	 Authorized Signature for Offer
<u>755 Sansome Street, Suite 400</u> Address	<u>Michael V. Dyett</u> Printed Name
<u>San Francisco, CA 94111</u> City State Zip Code	<u>Principal</u> Title

DYETT & BHATIA
Urban and Regional Planners

August 15, 2012

Patricia LaCombe, Purchasing Manager
City of Maricopa, Financial Services Department
45145 West Madison Avenue
P.O. Box 610
Maricopa, AZ 85139

Re: City Zoning Code Rewrite Services

Dear Ms. LaCombe:

We are pleased to submit this proposal on behalf of Dyett & Bhatia and our team partners, Mariscal, Weeks, McIntyre & Friedlander, P.A and Kyle Moyer & Company, LLC. This project interests us tremendously because of the opportunity to help the City prepare its first tailored Zoning Code with a revised Zoning Map, with potential for future form-based code for identified areas, and online interactive capabilities. As a firm that specializes in general plans and zoning ordinances, with a long record of success in Arizona, Dyett & Bhatia is uniquely suited to help the City revise its Code and prepare as well any necessary General Plan revisions. We understand the project objectives and Phase I scope of services, and can deliver the products identified in a cost-effective, timely manner.

The project builds upon our team's 30-years experience preparing comprehensive zoning codes for jurisdictions in Arizona—in Mesa, Gilbert, Scottsdale, and Tempe—and throughout the United States, as well as our Downtown planning work for Avondale and Phoenix. This experience includes the preparation of regulations that promote sustainable development practices and quality urban design through Euclidean, form-based, and performance zoning approaches. Our team offers:

- **Arizona and national zoning experience.** Dyett & Bhatia has proven Arizona and national expertise in preparing development ordinances, zoning codes, form-based standards, and sign ordinances for a wide variety of communities, ranging from small and growing cities (e.g. Gilbert and Scottsdale in Arizona, and Concord, Emeryville, Pleasant Hill, and Yuba City in California) that value community character to larger cities (e.g. Mesa, Phoenix, Santa Monica, Chicago, Philadelphia, Abu Dhabi, and Santa Fe) where mixed use zoning and development of pedestrian-oriented districts are paramount.
- **Strength in developing comprehensive, user-friendly zoning ordinances.** We recognize that development ordinances must be understandable to all interested persons and, with a minimum of reading, should provide clear answers to questions such as: "What regulations apply to this lot, or to this use?" All of our ordinances are drafted in a user-friendly format that consolidates similar provisions, with cross-references where needed, provides high-quality illustration of concepts, and easily interfaces with the web.
- **Implementation and Form Based Codes.** Dyett & Bhatia offers exceptional expertise in preparing zoning and form-based regulations at regional, citywide, and district scales. We are currently preparing zoning ordinances using form-based coding techniques for the Tahoe Regional Planning Agency and several California communities: Mammoth Lakes, Windsor, Fresno, Santa Monica, and San Carlos. We will work with City staff to select the most appropriate approaches to meet the needs of the City and its districts.

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San Francisco, CA 94111 | F 415 956 7315

www.dyettandbhatia.com

DYETT & BHATIA

Urban and Regional Planners

- Exceptional experience in “green” zoning, urban design, and preserving small town character. Dyett & Bhatia brings an understanding of how to prepare and administer regulations that implement policies to promote sustainability and smart growth and small town character without hampering economic development. We have high-level design capability, with planners, architects, and landscape architects on staff who are LEED-certified and trained in planning and urban design.
- Expertise in zoning administration. Our team has prior experience managing current planning divisions and knows what works “at the counter.” We also have led successful training sessions for City staff on implementing new codes.

Dyett & Bhatia will lead all aspects of the assignments, and will have primary responsibility for drafting zoning products, community outreach, and project management. Mariscal, Weeks, McIntyre & Friedlander, P.A. (MWMF), based in Phoenix, will participate in all phases of the project, contributing initial background research and advising on key issues, including Proposition 207. We recently worked with MWVF on the Mesa Code Update. Kyle Moyer & Company, located in Scottsdale, will assist with the public participation effort, contributing their local knowledge and grassroots outreach abilities.

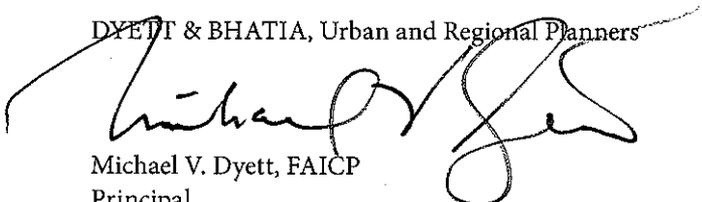
If selected, we will commit senior staff to this assignment. Michael V. Dyett, FAICP will be the Principal-in-Charge and overall Project Manager. Michael Dyett has extensive zoning expertise in Arizona and throughout the U.S. and abroad, having personally written 28 ordinances. He will be supported by Vivian Kahn, FAICP, who has three decades of zoning experience and planning administration. Clifford Mattice, attorney at MWMF brings his extensive experience with Arizona Revised Statutes compliance, and municipal zoning and subdivision regulations, including in his former capacity as Deputy City Attorney for the City of Tempe, where he worked on all phases of the Zoning Ordinance rewrite.

Our team brings the vision, experience, and specialized knowledge needed to achieve the City’s goals; implement key policies in the General Plan; and create a clear, concise, user-friendly set of regulations that will be useful and valuable over time. Our team is committed to creative, quality work. The caliber of our work is evidenced by our receipt of eleven American Planning Association awards in the last three years.

We are highly enthusiastic about this particular project, and we look forward to an opportunity to work with you and City staff.

Cordially,

DYETT & BHATIA, Urban and Regional Planners



Michael V. Dyett, FAICP
Principal
dyett@dyettandbhatia.com

The following individuals are authorized to make representations and binding contracts:

Michael V. Dyett, FAICP, Principal and Owner; dyett@dyettandbhatia.com
Rajeev Bhatia, AICP ASLA, Principal and Owner; rajeev@dyettandbhatia.com
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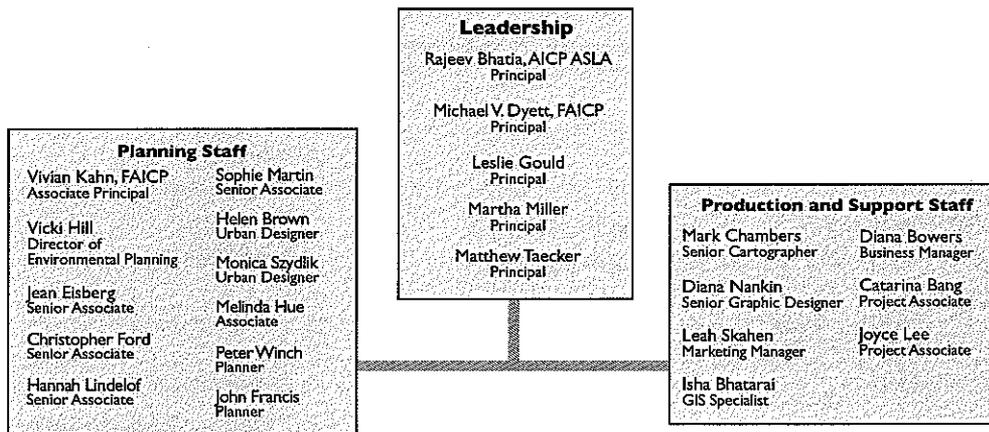
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1 Firm Overview

DYETT & BHATIA, URBAN AND REGIONAL PLANNERS

Dyett & Bhatia is an urban planning firm with over 36 years of experience. Our firm provides professional services in the areas of zoning, development regulations, and form-based code; planning and urban design (including general plans, specific and area plans, smart growth, and sustainable development); environmental review; public participation and facilitation; GIS services; and computer modeling. Principals Rajeev Bhatia, AICP ASLA, Michael V. Dyett, FAICP, Leslie Gould, Martha Miller, AICP, and Matthew Taecker, AICP lead the firm's office in San Francisco. Dyett & Bhatia prides itself in being a small firm. Our small size—24 employees—allows us to be nimble and responsive in our work, communication, and outreach. We conduct analysis and develop policies on a range of planning topics from land use and urban design, to economic development and sustainability. The professional services we offer are focused on planning, design, zoning and form-based codes, and outreach.

We see policy-making, land use planning, physical design, and implementation as related activities. The diversity of our practice helps us clearly define issues and identify practical courses of action. The majority of our work is for cities, counties, transit authorities, regional governments and other public agencies. Our services for private clients and institutions are limited, but provide us with a clear understanding of the economic realities projects face. We believe that plan making is a collaborative effort involving a diversity of stakeholders, and are committed to active community participation in the planning process. The caliber of our work is evidenced by our record of adopted plans and ordinances, and 24 awards in the last 20 years from the American Planning Association for the small volume of work produced. Dyett & Bhatia is a California corporation.



MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.

Mariscal, Weeks, McIntyre & Friedlander, P.A. (MWMF), is a dynamic, full-service, civil practice law firm based in Phoenix. Founded more than 40 years ago by two of the State's leading litigation attorneys, the firm has evolved into one of Arizona's largest firms with more than 60 lawyers and a total staff of approximately 130. MWMF's diverse litigation practice continues to emphasize complex commercial and real estate litigation, including federal, state, and administrative proceedings involving securities, antitrust, bankruptcy, construction, insurance, land use, municipal, eminent domain, and environmental law issues. The firm's governmental clients include the State of Arizona, several counties and municipalities, as well as school districts and community colleges. Currently the firm serves as Town Attorney for the Towns of Cave Creek, and Queen Creek and City Attorney for the City of Holbrook.

KYLE MOYER & COMPANY

Kyle Moyer & Company is a full-service public affairs firm with a strong portfolio of corporate and government relations clients focusing primarily on commercial land development, land entitlement and zoning, utility regulation, resort industry and tourism, healthcare, telecommunications, as well as transportation. The firm is based in Scottsdale with associates managing government relations, grassroots coalition building (include meeting and open house facilitation), media relations, and graphic design.

2 Experience and Qualifications

This section reviews Dyett & Bhatia's experience and qualifications in zoning and planning assignments, our technological capabilities, our experience and commitment to effective community outreach; and the qualifications of key staff. Salient issues that will need to be addressed in the Zoning Code update, our approach to the assignment, and lessons learned from similar assignments are also described below.

2.1 Technical Experience and Qualifications

ZONING ORDINANCES AND DEVELOPMENT CODES

Dyett & Bhatia has unsurpassed experience in preparing comprehensive zoning regulations for cities and counties in Arizona, California, and nationwide, and has extensive familiarity with form-based, design, performance, and Euclidean approaches for zoning. Examples of this include comprehensive zoning and development regulations for communities and regions as distinct as Santa Monica, San Carlos, Scottsdale, Gilbert, Mesa, Emeryville, San Ramon, Pleasant Hill, South San Francisco, Pasadena, Cincinnati, Los Angeles County, the Lake Tahoe Basin, Larimer County, Colorado, and Abu Dhabi. The firm's zoning work has won national awards from the American Planning Association and the Department of Housing and Urban Development. We also regularly prepare sign ordinances and have a keen understanding of freedom of speech legal issues and implications. The following table lists recent relevant zoning work. Project profiles are in the Appendix.

Recent Zoning Work

Comprehensive new regulations, unless otherwise noted. Dyett & Bhatia has been the prime consultant for all assignments, except noted (*), where Dyett & Bhatia is part of a national team.

Projects Underway

- | | | |
|-----------------------|----------------------|----------------------------------|
| • Alameda County | • Fresno | • Santa Monica |
| • Antioch | • Honolulu | • Tahoe Regional Planning Agency |
| • Berkeley (Downtown) | • Los Angeles County | • Yuba County |
| • Carlsbad | • Mammoth Lakes | |
| • Emeryville | | |

Completed Citywide Zoning Assignments

- | | | |
|--------------------|--|---------------------------------|
| • Abu Dhabi (UAE)* | • Huntington Beach | • Philadelphia (Downtown)* |
| • Albany | • Kansas City, MO | • Phoenix, AZ (Downtown) |
| • Austin, TX | • Larimer County, CO | • Pittsburg |
| • Belmont | • Manhattan Beach | • Pleasant Hill |
| • Berkeley | • Maryland National Capitol Park & Planning Commission | • Porterville |
| • Cincinnati, OH | • Menlo Park | • Portland, OR (framework only) |
| • Concord | • Mesa, AZ (including Downtown Design Standards) | • Redding |
| • El Cerrito | • Milwaukee, WI | • San Carlos |
| • Eugene, OR | • Monterey | • San Leandro |
| • Gilbert, AZ | • Morro Bay | • South San Francisco |
| • Half Moon Bay | • Oakland | • Tucson, AZ |
| • Henderson, NV | • Palm Beach County, FL | • Washoe County, NV |
| • Houston, TX | | • Yuba City |

GENERAL PLANS

General plans are a specialty, and Dyett & Bhatia has prepared general plans for more California cities— more than 50—than any other firm. The firm has unsurpassed experience in all aspects of general plan work—from conducting meetings and surveys, to analysis and plan writing, preparing associated environmental documentation, and implementing zoning and subdivision ordinances. We have also analyzed several general plans, including Gilbert's, for legal adequacy, and served as an expert witness in conjunction with general plan litigation. Four of our general plans in the last two years have won awards from the American Planning Association.

AREA PLANS

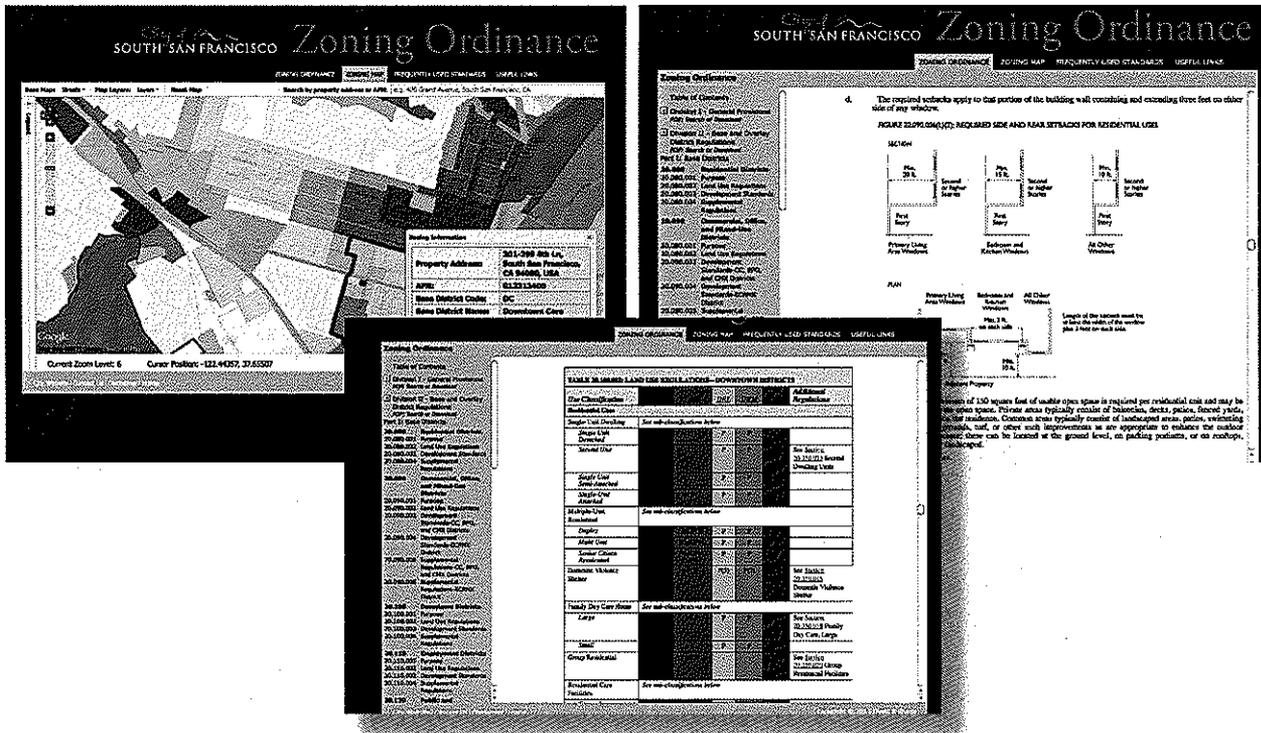
Dyett & Bhatia has prepared plans for areas and downtowns small and large. We have developed detailed design guidelines, standards and incentive programs, and design plans for sites ranging in scale from a few blocks in infill settings to over 20 square miles. Recent work for small and growing communities includes Avondale City Center Specific Plan (which features a brand new downtown and was a winner of the state chapter APA award), and South San Francisco and Windsor in California. Large cities include San Diego, CA (winner of multiple awards) and Phoenix.

USING TECHNOLOGY TO IMPROVE UNDERSTANDING AND ACCESS

Dyett & Bhatia maintains leading computer resources, and a highly skilled technical staff trained in three dimensional computer modeling, Geographic Information Systems (GIS), cartography, web-based zoning, and visual simulation.

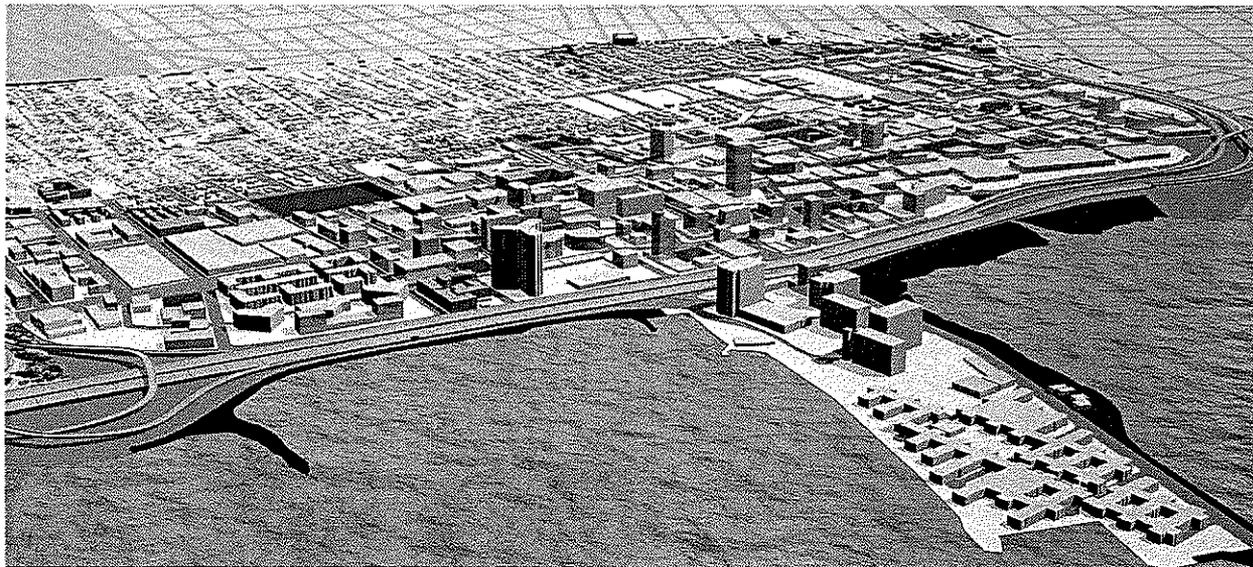
Interactive Web-Based Zoning

Dyett & Bhatia has developed customized software for web-based interactive zoning ordinances and zoning maps. The GIS-based interactive zoning map is designed for any user—City staff, developers, architects, or the general public—to explore zoning information on both a citywide and location-specific basis. Users can search zoning information by address or parcel location. The interactive zoning map also includes hyperlinks to relevant sections of the Zoning Ordinance and other applicable information. The interactive ordinance is easily navigable with hyperlinks and drop-down menus, linking to various sections of the Ordinance, including cross references, application forms, definitions and rules of measurement. We have recently completed web-based interactive zoning ordinances and maps for South San Francisco and San Carlos in California.



Three-Dimensional Computer Modeling and Visual Simulation

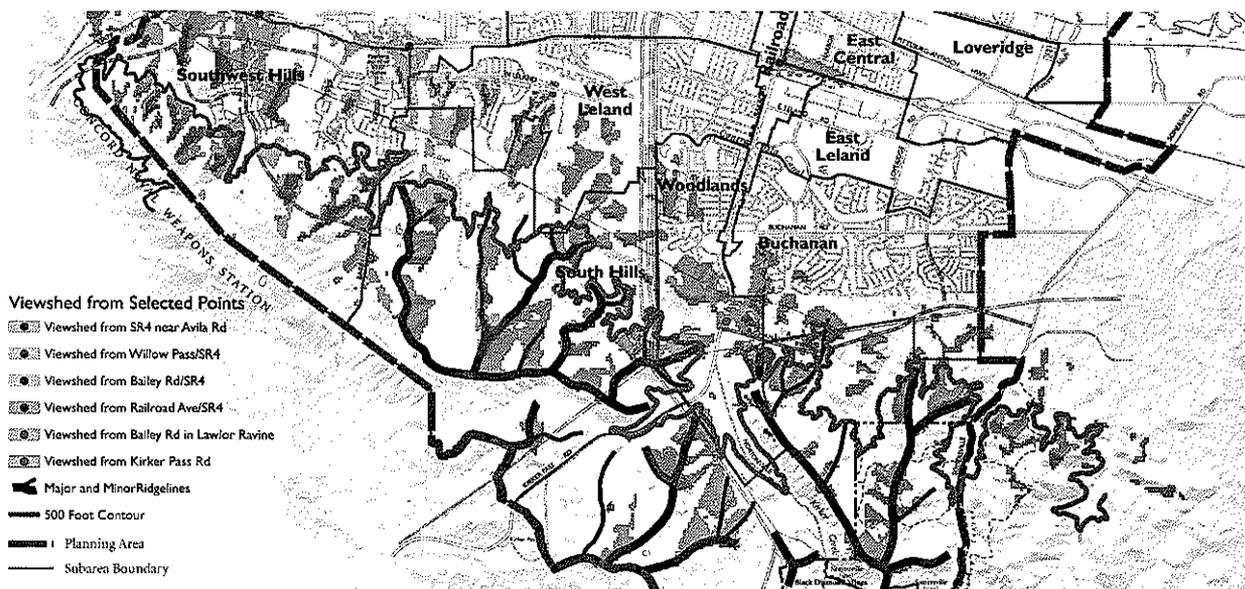
Dyett & Bhatia has expertise in preparing three-dimensional (3-D) models of large urban areas, which can be viewed from any angle, or viewed in a walk-through or fly-by mode. Most recently, we modeled the entire 1,500-acre downtown area of San Diego and the entire City of Emeryville along with the East Bay hills. These models are used for massing and visual studies for design of new buildings and to study shadow impacts for different time periods. Using SketchUp, 3-D models can also be linked to GIS databases.



Emeryville General Plan 3-D Model

Geographic Information Systems and Custom Development Capacity Indicators

Dyett & Bhatia has full ArcGIS capabilities, including the Network Analyst, Spatial Analyst, and 3-D Analyst extensions. We have developed custom indicators that enable efficient and accurate testing of development scenarios and real time evaluation of alternative land use patterns, development assumptions, and projected impacts. The interface is underlain by an ArcGIS database and Scenario 360. It is a powerful suite of software tools that can be utilized in meetings and workshop settings to update alternative land use patterns, development assumptions, and projected impacts in “real time.”



GIS Viewshed Analysis for Pittsburg General Plan

2.2 Key Personnel

Bios for key personnel are provided below. Full resumes are included in the Appendix.

DYETT & BHATIA

Michael V. Dyett, FAICP, Principal-in-Charge

Mr. Dyett specializes in comprehensive planning, and in conventional and New Urbanist approaches to zoning. He has 42 years of professional planning experience. Current and recent zoning work includes regulations for Mesa, San Carlos, Emeryville, Downtown Berkeley, Abu Dhabi, Porterville, and Santa Monica. He also completed a Downtown Zoning best practices assessment for the Philadelphia Zoning Code Commission and was responsible for the Downtown Regulations for the Chicago Zoning Ordinance and the Kansas City Zoning Ordinance. His Abu Dhabi work also includes detailed Central Business District Regulations. He has participated in comprehensive general plan updates for over 20 cities, and is also leading the firm's zoning work for the Tahoe Regional Planning Agency.

Mr. Dyett holds a Master of Regional Planning and BA, both from Harvard University. He has directed projects that have won over 15 major awards, including National Honor Awards from the American Planning Association and the U.S. Department of Housing and Community Development.

Vivian Kahn, FAICP, Associate Principal

Ms. Kahn has more than 35 years of professional planning experience in the public and private sectors. Before joining Dyett & Bhatia in 2001, she was Acting Deputy Director for the City of Berkeley's Department of Planning and Development and served from 1987 to 1995 as Berkeley's Current Planning Manager and Zoning Officer. Ms. Kahn has particular expertise in the preparation and administration of land use and development regulations and formulation of housing programs and policies.

Her zoning experience includes ordinance revisions for Oakland, Concord, Menlo Park, El Cerrito, Oakland, and Yuba City in California; Mesa, AZ; Gilbert, AZ; Chicago, IL; Portland, OR; and Washoe County, NV. She is currently working on Santa Monica's Development Regulations and also worked on the Emeryville, Los Angeles County and South San Francisco zoning ordinance updates. Ms. Kahn served on the APA National Board of Directors from 1994 to 2002 and chaired the Board's Legislative and Policy Committee.

MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.

Clifford L. Mattice

Cliff Mattice is a shareholder at MWMF. His practice covers all aspects of municipal law, zoning, land use, open meeting law, public records and government entitlements. He has extensive experience with municipal zoning and subdivision regulations, development agreements and communication with elected and appointed officials in the development entitlement process. Over the last 18 years, he has worked with planning departments, building code officials, City Councils, Planning Commissions, Boards of Adjustment, regulatory and advisory boards, neighborhood groups and the development community. He was formerly the Deputy City Attorney for the City of Tempe, where he worked on the Zoning Ordinance rewrite and public hearing process. He recently collaborated with Dyett & Bhatia on the Mesa Zoning Ordinance update.

KYLE MOYER & COMPANY

Kyle Moyer, President

Kyle Moyer founded Kyle Moyer & Company in 2004 after spending nearly a decade managing various high-level political campaigns in Arizona. As a lifelong Scottsdale resident, Kyle Moyer is deeply engaged in the community and has developed longstanding professional and personal relationships with stakeholders at all levels. Honesty, integrity and straightforwardness are the cornerstones of his firm's philosophy.

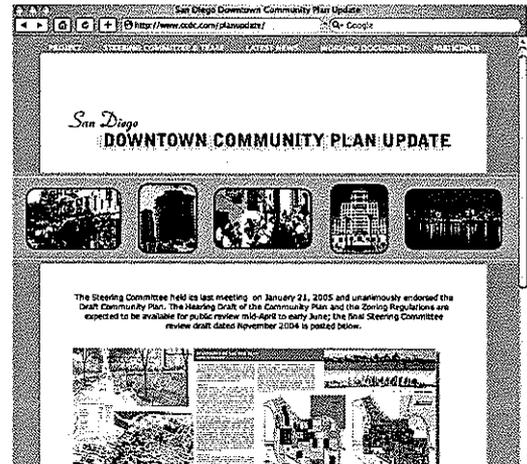
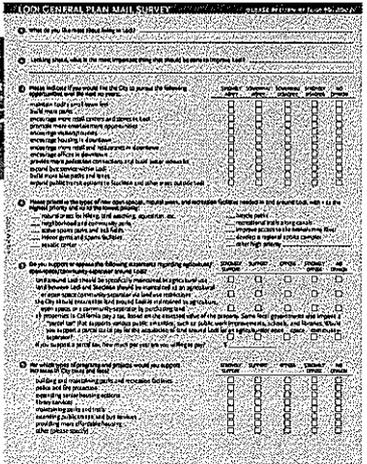
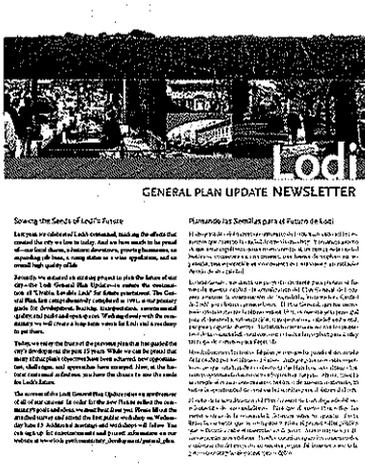
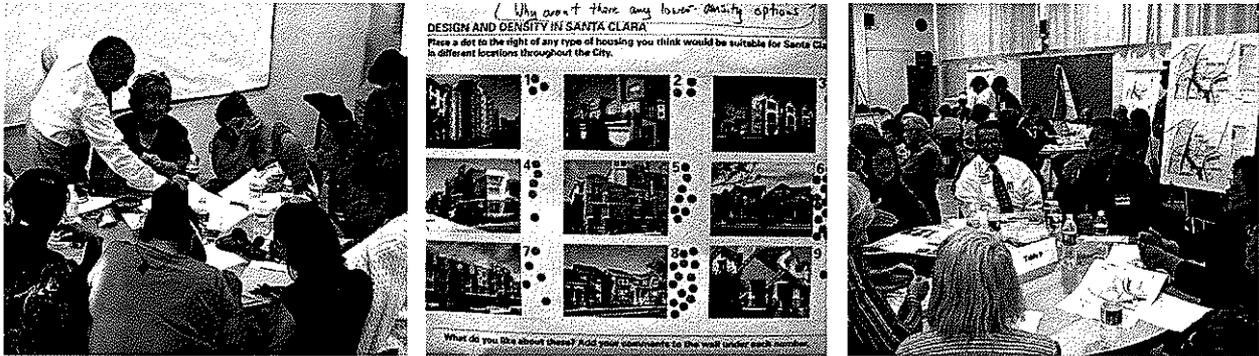
2.3 Community Participation

The success of the Zoning Code update will largely rest upon how it meets the needs and expectations of residents, businesses and property owners, and key stakeholders, including regional agencies and the Ak-Chin Indian Community. Successful outreach will enable the Code to be embraced by the community, staff, and decision makers alike. Dyett & Bhatia has extensive experience in working with decision-makers and the public in similar small, but growing communities in Arizona and California, and with assistance from Kyle Moyer & Company, we will work with the City to devise an effective participation program that meets the needs of the project and builds on the efforts undertaken for other planning programs in the community.

Dyett & Bhatia has developed and used many different community outreach and participation techniques over the nearly 36-year life of the firm. We integrate public participation in all of our work, and carry it out with our professional staff who are trained in meeting facilitation. We prepare stand-alone websites for nearly all of our projects and will devise an internet strategy that builds on the City's brand, logo, and established vision.

When formulating a public participation program for a zoning ordinance, it is important to recognize that the vision for the City's future has been established in the City Council Strategic Plan and General Plan, the challenge now is implementation of that vision and identification of any inconsistencies. There are many issues addressed by zoning and how the City's vision for the future is implemented that affect people's daily lives. Our focus will be on ensuring that specific technical concerns can be heard, that proposed changes have meaning and relevance, and that there is a forum for review of some new ideas that may not have been considered during previous processes.

Dyett & Bhatia will work with Kyle Moyer & Company and City staff to structure a public process that allow residents and decision-makers to identify zoning issues and comment on evolving Code as it is being formulated. Our team's experience leading consensus building planning processes for zoning ordinance updates throughout Arizona and the United States will provide a basis for a program that will meet Maricopa's needs.



2.4 Key Issues

With its recent and intense growth and development, the City has outgrown its existing Code, which was adapted from Pinal County's Code. Moreover, the Code does not successfully implement the vision of the General Plan, since it was not expressly designed to do so. As the request for statements of qualifications suggests, the Code needs to be revised to rectify subjects on which it is too general or, conversely overly rigid, where it is obsolete, inconsistent, or does not follow logic that will improve clarity for the applicant and simplify decision-making for staff. The City has identified economic development as a priority, and the Code Update should reflect that, by creating more certainty and efficiencies in development review and approval process. Some existing elements that the revision may want to carry forward include the streamlined use of tables to state regulations (e.g., for off-street parking requirements) and use of illustrations (e.g., for signs) to clearly depict design and size requirements.

The city has emerged as a premier community, with family-oriented neighborhoods, a redeveloping Heritage District, vibrant community events, and a growing community college, while also being strategically located in the region with an Amtrak station and good freeway access. At the same time, the City has acknowledged that it is still working to balance its tremendous residential growth with the addition of convenience retail, public facilities, and employment opportunities that create a balanced community, fiscally sustainable City, and high quality of life for residents. In the short-term, the City is wrestling with thousands of residential lots available for development. It is commendable that the City has actively rezoned certain properties to allow redevelopment with a greater mix of uses.

The constant din of construction has subsided, affording the City the opportunity to quietly take stock in the lessons learned and plan for orderly growth in the future and put the right regulatory structure in place to carry out the community's and Council's vision. The residential market will return and when it does, the City will be poised for residential development. To enforce a greater mix of uses within planned developments in the future, the City may want to adopt an ordinance requiring master plans for developments of a certain size. The City Council's Strategic Plan already calls for such a plan for City-owned properties. Standards could require developers to identify a percentage of land for non-residential uses, such as neighborhood commercial uses, and a percentage for open space—publicly-owned and privately-owned, to create real neighborhoods and diversify employment opportunities.

The Private Property Rights Protection Act (Proposition 207) amended State law to impose additional restrictions on how Arizona's municipalities regulate land use and development. The full implications of these changes continue to evolve. But, through the revision process, it is imperative that we keep in mind whether any proposed revisions to the City's Zoning Code might trigger claims for compensation because of their potential to reduce property value, and, if so, how the City should handle such claims. We have had practical experience with this topic in Mesa, and MWMF is current on the latest thinking among city attorneys in Arizona. Besides having specific procedures in place to handle Prop 207 claims, the City will want to preserve building heights, density, and the total amount of development capacity allowed on individual properties. While new standards may be proposed, the land use and development standards should be equal or greater development capacity compared to what currently exists to avoid litigation.

2.5 Approach

Dyett & Bhatia believes that developing plans and zoning ordinances is a collaborative effort involving a diversity of stakeholders in close consultation with City officials. Through our work, we seek to give form to community aspirations and foster places that are vital, livable, and reflect environmental stewardship. We see each zoning ordinance update as a unique effort, because successful cities must first and foremost be rooted in time and place, and reflect the needs of the people who live and work in them. Thus, all of our ordinances are cut from whole cloth, and no two ordinances we have done are exactly alike.

We do not advance “boilerplate” solutions, nor are we missionaries advocating a particular creed. We firmly believe that zoning needs to be crafted to a community’s needs, to be structured to implement General Plan policies within the framework of Arizona Revised Statutes, to respect the local design vernacular, to reflect economic realities and the City Council’s Strategic Plan, and to be streamlined so as to provide certainty, finality, and fairness in decision-making. In short, our expertise is backed by a philosophy that:

- Zoning should perform—it should implement the City’s planning policies for land use, community design, green building, multi-modal transportation, and conservation;
- Zoning should be positive and design-friendly—it should not arbitrarily dictate generic solutions for urban form that bear no relation to local needs and a local design vernacular;
- Community character, particularly in older neighborhoods, should be respected;
- Zoning must recognize economic realities and overarching legal parameters, including those of Proposition 207; and
- Zoning must reflect a willingness to rethink traditional assumptions, not only about what gets built, but also the approval process.

TRANSLATE PLAN POLICIES INTO ZONING

The General Plan and City Council Strategic Plan provide the foundation for Maricopa’s next era of city building. After undergoing tremendous growth over the last decade, the City is now playing catch-up: adding neighborhood retail and public facilities that make good community neighborhoods, great. The General Plan seeks to encourage orderly growth and more diverse employment opportunities, while maintaining the community’s small-town feel and agricultural roots.

As part of the Phase I assessment process we will identify all of the specific land use, development and community design policies in the General Plan that are relevant to the Zoning Code and suggest how to implement them. We have found it helpful to compile these in a matrix format that also shows which aspects of the ordinance (e.g. development/design standards, use regulations, special area regulations or review procedures) would implement each set of policies. A column for City staff questions and comments can be used to facilitate review and ensure that we understand how City staff wants to codify a specific concept or requirement.

This process can also help to identify any inconsistencies between the General Plan (and other planning documents) and the existing Zoning Code. Moreover, now halfway through its ten-year lifespan and with so much growth in the years since its adoption, the General Plan may not reflect the changing values or vision of the community today. This assessment phase can also help to identify policies that are obsolete and need to be refined or deleted through the amendment process. It will reflect findings from Paul Zucker’s work, as appropriate.

DETERMINE APPROPRIATE ZONING TOOLS

In recent years there has been a movement away from land use-based approaches to other “innovative” ideas like form- and performance-based zoning. All of these approaches have their strengths and weaknesses. Dyett & Bhatia firmly believes that a comprehensive citywide ordinance must incorporate a variety of approaches to suit the needs and aspirations of the City. Toward this end, we will work with City staff and stakeholders during Phase I to determine the appropriate tools for various locations, recognizing the City is interested in maintaining most of its existing land use-based approach, while identifying opportunities for more flexibility in the form-based regulations. Dyett & Bhatia uses several techniques that may be appropriate for this project:

- **Land Use-Based Approaches.** Regulating land use remains a fundamental part of the City’s governance and its police power, and a matter of deep concern to citizenry. Therefore, it is hard to envision that a land use-based districting approach can be dispensed with, particularly given the need for consistency with the General Plan. However, rather than a mechanical listing of pages upon pages of use lists, Dyett & Bhatia recommends use classifications, where similar uses are grouped together, which also provides flexibility in case an applicant proposes a new use that has not been identified in the Zoning Code.

- **Form-Based Zoning.** The idea of using zoning to control building form is hardly new—in effect, some of the earliest zoning in the United States was form-based (such as the upper story setbacks in New York City in 1906 to allow sunlight to filter through). More recently, form-based approaches have been helpful in defining specific character of new neighborhoods in greenfield areas as well as in Downtowns and revitalization areas. Good zoning should incorporate form-based approaches, including three-dimensional articulation of the built environment.
- **Performance Zoning.** Fundamentally, a zoning ordinance has two types of standards: (1) “fixed,” such as specific building heights, setbacks, or amount of common open space, and (2) performance, such as interior noise level or building reflectivity, that describe how a use performs while leaving the means to attain this performance flexible. While performance-based zoning provides greater flexibility, it can also require a lot more effort to implement and enforce. A successful Zoning Ordinance should balance fixed- and performance-based approaches with the right blend of design guidance.

CREATE USER-FRIENDLY REGULATIONS

Zoning regulations should be understandable to all interested persons and should make it possible to find out, with minimal reading, the rules that apply to a particular situation and the procedures that must be followed.

User-Friendly Formatting

- a** Page header
- b** Prominent headings
- c** Tables
- d** Cross references
- e** Graphics
- f** Consistent numbering, indented paragraphs
- g** Page numbers

20.080.001 Development Regulations

Table 20.080.001 prescribes the development standards for the ECRMX District. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Ordinance, while individual letters refer to features illustrated in Figure 20.080.001.

Section	CRMX	Adjacent Standards
Building Maximum	80 (A)	20,300,004 Heights and Height Exceptions
Building Maximum for Attached	120 (B)	20,060,007(B), Increased Height for Mixed-Use Buildings
Street Wall Minimum	25 (C)	
Street Wall Maximum	35 (C)	
Ground Floor	15 (D)	

20.080.002 Supplemental Regulations

A. Building Transparency. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 30 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. They shall not provide views into parking or vehicle circulation areas.

FIGURE 20.080.002(A): BUILDING TRANSPARENCY

Windows, doors or other openings shall occupy at least 40% of the building wall area located between 2.5 and 7 feet above the level of the sidewalk.

7 A Zone of transparency
2.5 R
Grade or sidewalk
Maximum 30 feet between openings

- **Consistency of expression is critical.** The ordinance should express the same provisions in the same way and use different language when provisions are different. For example, when the same finding is required for several different types of permits, the ordinance should use the same wording to avoid any confusion or uncertainty. Nomenclature should be consistent with other portions of the City’s Code to improve overall integration.
- **Logical organization is the goal.** The overall organization should reflect a systematic and sound arrangement; a logical structure contributes to equitable treatment of all of those affected by zoning because the rules will be clear.
- **Plain English is preferred.** The City should strive to rid zoning of obscure terms, favoring normal usage whenever possible.
- **Excess verbiage is undesirable.** Redundancies and duplication should be avoided, and unnecessary requirements should be eliminated

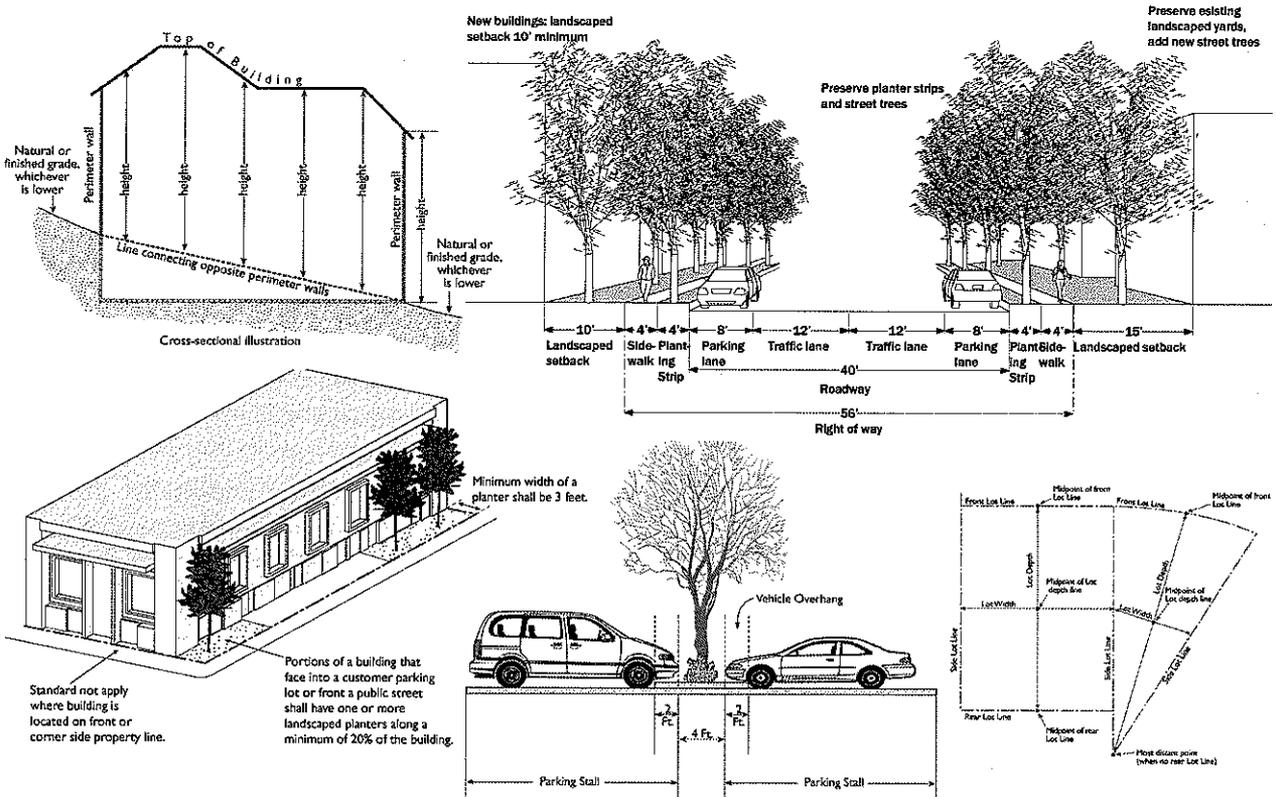
The updated Zoning Code should clearly communicate and effectively implement the General Plan’s policies and incorporate its carefully crafted development, urban form, design, and performance standards. It will allow for easy enhancement and amendment in the future to accommodate the City’s changing needs. During the revision process, we will look to correct technical deficiencies identified by City staff, consultants, and stakeholders, including consolidation of zoning districts, where appropriate, and revision or deletion of leftover standards from Pinal County’s code that do not apply in Maricopa, while keeping in mind potential implications of Proposition 207. The Code update should increase efficiency and predictability in the project development process and should be designed using clear, web-ready graphics to illustrate key concepts. In subsequent phases of future work, an online ordinance and interactive map can be prepared.

2.6 Zoning Illustrations and the Zoning Map

Zoning illustrations, typified by the examples below, can be used to convey the intent and facilitate administration of specific provisions. Illustrations not only help planners at the counter interpret specific provisions for residences and developments, but also help architects and site planners to understand the specific requirements of the revised Code. Business owners, homeowners, and neighborhood organizations that do not use the regulations on a daily basis also benefit from effective graphics as they visualize the basic requirements of the Code. An online interactive map to be created in a future phase will allow users to quickly check what the zoning is on a site, by property address or parcel number, or by simply identifying the size on the computer screen with a mouse. Web-based zoning also can be used at the permit counter to facilitate discussions. Finally, planners also gain by using clear, readable graphics to facilitate presentations before the Planning Commission and City Council.

We believe that effective zoning illustrations must adhere to the following principles:

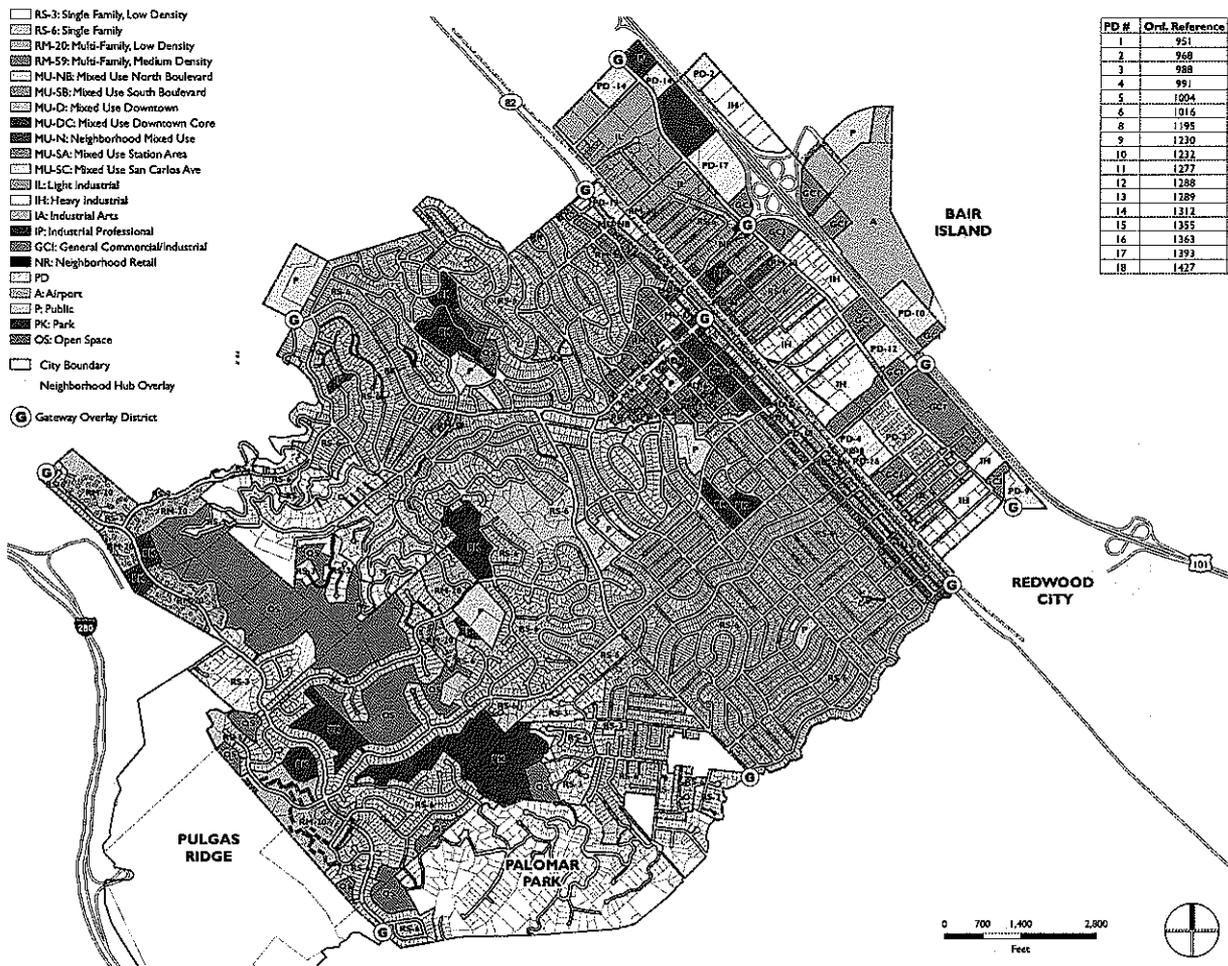
- A zoning graphic should convey the specific provisions to which it applies as simply as possible to facilitate interpretation;
- Graphics should reflect intended relationships, but show only dimensions that relate to the specific standard or provision being illustrated;
- The type of graphic—section, plan, axonometric, or combination of these—should depend on the specific standard being illustrated; and
- No implicit design style should be represented, but all graphics should have a consistent style and format, such as font type and size, name and section reference, labels, and dimensions.



2.7 Learning from Other Communities

Our breadth and depth of experiences position us to provide the City with best practices and work with staff to determine the most appropriate strategies for individual districts and the city as a whole. We have produced zoning regulations in a wide variety of complex urban and suburban settings ranging from large and medium-sized cities like Chicago, Mesa, Gilbert, San Diego, and San Jose to smaller, built-out communities such as El Cerrito, Pleasant Hill, Scottsdale, and Orinda, where context and compatibility are critical development issues. With little land available for new development, all of these cities are seeking ways to maintain and enhance existing residential and commercial areas and promote appropriate infill development that will fit in with the existing built environment, support increased transit use, provide needed housing, and strengthen their economic base. Despite their essentially urban character, these communities also share a commitment to protecting the natural environmental setting—the creeks, shorelines, hills, and other open spaces that influenced their development and contribute to their unique character.

The City is interested in using form-based standards where appropriate and we encourage this selective approach. Dyett & Bhatia recently prepared a comprehensive update of the City of San Carlos's (CA) zoning regulations. The update included new districting, use classifications, development and design regulations, supplemental regulations, and procedures. It also included new form-based regulations to support a walkable and pedestrian-scaled environment in the city's priority development area. In this way, the updated code maintained many of the same implementation elements that work for the City and applicants, while allowing some flexibility in the city's pedestrian-oriented district. Not unlike Maricopa's objectives, this project sought to craft regulations that allow San Carlos to maintain and enhance the character of existing neighborhoods, promote economic development, and create new identifiable places.



3 Licenses, Disclosures, and Confidentiality

LICENSES

Dyett & Bhatia, MWMF, and Kyler Moyer & Company maintain all Federal and State licenses and permits required for the operation of their respective businesses. If selected, Dyett & Bhatia will immediately obtain a business license from the City of Maricopa.

DISCLOSURES OF CONFLICTS OF INTEREST

No conflicts of interest as defined by Arizona Revised Statutes, Title 38, Chapter 3, Article 8, exist with Dyett & Bhatia, MWMF, or Kyle Moyer & Company.

CONFIDENTIAL INFORMATION

We do not believe any information contained in this bid offer to be confidential.

Appendix

Appendix items follow.

RESUMES

Dyett & Bhatia

- Michael V. Dyett, FAICP, Principal
- Vivian Kahn, FAICP, Associate Principal
- Martha Miller, AICP, Principal
- Matt Taecker, AICP, Principal
- Melinda Hue, LEED AP, AICP, Associate
- Peter Winch, AICP, Associate
- Heather Coleman, Senior Planner

Marsical, Weeks, McIntyre, & Friedlander, P.A.

- Clifford L. Mattice

PROJECT PROFILES

- Mesa Zoning Ordinance Update
- Downtown Scottsdale Development Regulations
- Gilbert Land Development Code Update
- Avondale City Center Specific Area Plan
- Tahoe Regional Planning Agency Code Rewrite
- Washoe County Development Code Assessment

ATTACHMENT A: SUBSTITUTE W-9 FORM

Michael V. Dyett, FAICP

Principal

Michael Dyett specializes in comprehensive planning, zoning and subdivision regulations, urban design, form-based codes, growth management and implementation systems design. He is also skilled in environmental assessment and transportation policy research, focusing on development patterns and land use-transportation linkages. He has served as a Visiting Professor at the University of California at Berkeley directing a land use/transportation studio, and as an adjunct faculty member for national workshops conducted by the Lincoln Institute and the American Planning Association. He has taught professional education short-courses on land use and transportation for the Institute for Transportation Studies (ITS) at the University of California, Berkeley, as a part of their Technology Transfer Program. Michael Dyett has also led panels on comprehensive planning and zoning for the American Planning Association and he was an invited lecturer speaking on neo-traditional zoning at the Institute of Traffic Engineering's mid-career training workshops.

Education

Master of Regional Planning

Harvard University Graduate School of Design

Bachelor of Arts

Harvard College

Awards

He has directed projects that have won over 15 major awards, including National Honor Awards from the American Planning Association and the U.S. Department of Housing and Community Development and a San Joaquin Valley Blueprint Award. He is a member of the College of Fellows of the American Institute of Certified Planners and former member of the California Planning Roundtable. He is past president of the San Francisco Economic Round Table and former member of the Advisory Council of the San Francisco Bay Area Air Quality Management District (Community Planning Representative). Mr. Dyett is on the Board of Directors of the Mill Valley Historical Society and serves as Vice Chair of the Miller Avenue Design Advisory Committee, directing design and construction of a "complete street" for Mill Valley's major commercial artery with a \$14 million budget.

DYETT & BHATIA

Urban and Regional Planners

Recent Assignments

Zoning Ordinances and Plan Implementation

Michael Dyett has unsurpassed national expertise in the preparation of 38 comprehensive city- and countywide zoning and subdivision ordinances. He also prepared benchmark reports and zoning regulations for downtowns of major cities, for pedestrian- and transit-oriented development, and for Traditional Towns, Traditional Neighborhoods, and Traditional Marketplaces. Current and past experience includes:

City- and Countywide Regulations

- Abu Dhabi (UAE)
- Albany
- Carmel
- Cincinnati (Ohio)
- Concord
- El Cerrito
- Emeryville
- Gilbert (Arizona)
- Half Moon Bay
- Henderson (Nevada)
- Houston (Texas)
- Huntington Beach
- Larimer County (Colorado)
- Los Angeles County
- Manhattan Beach
- Manteca
- Marina
- Memphis (Tennessee)
- Menlo Park
- Mesa, AZ
- Milwaukee (Wisconsin)
- Monterey
- Morro Bay
- Oakland
- Oceanside
- Palm Beach County (Florida)
- Pasadena
- Pleasant Hill
- Porterville
- Portland (Oregon)
- Prince George's County (MD)
- Redding
- San Jose
- San Carlos
- Santa Clara
- Santa Cruz
- Santa Monica
- South San Francisco
- St. Mary's County (MD)
- Washoe County (Nevada)

Downtown Regulations

- Abu Dhabi (UAE)
- Chicago (Illinois)
- Kansas City (Missouri)
- Portland (Oregon)
- Philadelphia (Pennsylvania)
- San Francisco (Chinatown)
- San Diego (downtown & East City)
- Scottsdale (Arizona)

Mixed-use, Pedestrian, and Transit-Oriented Regulations

- Tri-Met (Portland, OR): Model Regulations for Transit
- Tacoma: Citywide Mixed-use and Transit-oriented Development Standards

General Plans and Specific Plans

Michael Dyett has been the Principal-in-charge or Participating Principal for comprehensive general plans and environmental impact reports for over 25 cities and counties, including:

- Belmont
- Benicia
- Burlingame Bayfront
- Chico
- Concord
- Carlsbad
- Emeryville
- Folsom
- Fossil Creek Area Plan (Colorado)
- Humboldt County
- Larimer County (Colorado)
- Lemoore
- Los Banos
- Martinez
- Menlo Park El Camino Corridor
- Milpitas
- Orinda
- Pittsburg
- Placencia Town Plan (Belize)
- Pleasant Hill
- Pleasanton
- Porterville
- Salinas
- Santa Barbara County
- Santa Fe (New Mexico)
- San Mateo Downtown
- San Ramon
- San Pablo
- Santa Monica
- South San Francisco
- Vacaville
- Yuba City

Mr. Dyett has been directly responsible for managing EIRs on several of the above projects. He has also served as an expert witness on the legal adequacy of general plans and the environmental documents for those plans.

Linking Land Use and Transportation

Michael Dyett prepared regulations to promote transit for the City of Tacoma and Pierce Transit and for the Riverview Light Rail Corridor in St. Paul, MN. He has also prepared model regulations for transit-oriented development for Portland's metropolitan transit agency (Tri-Met), and the implementation program for the LUTRAQ (Land Use Transportation and Air Quality) Project in Oregon. He led the firm's research on land use and urban development impacts of beltways for the U.S. Department of Transportation, and directed analysis of land use impacts of BART. The National Research Council, the Institute for Transportation Engineers, Western City, and the University of Wisconsin have published his research on transportation/land use linkages.

Vivian Kahn, FAICP

Associate Principal

Vivian Kahn has more than 40 years of professional planning experience in the public and private sectors. Before joining Dyett & Bhatia in 2001, she was Acting Deputy Director for the City of Berkeley's Department of Planning and Development and served from 1987 to 1995 as Berkeley's Current Planning Manager and Zoning Officer. She has particular expertise in the preparation and administration of land use and development regulations.

Education

Bachelor of Arts

cum laude

City College of New York

Additional course work at

Department of City and Regional Planning at Pratt Institute and Graduate School of Journalism at Columbia University.

Selected Honors and Affiliations

APA National Board of Directors, Legislative and Policy Committee
1994-2002

APA Amicus Curiae Committee,
1995-2008

AICP College of Fellows, 2000

California Planning Roundtable,
1986 to present

Co-Chair, APA National Conference,
2005

APA California Planners Emeritus Network, Honor Award, 2007

Phi Beta Kappa
1969-1971

Recent Assignments

Preparation of Zoning and Subdivision Ordinances

Ms. Kahn has had a major role in projects that include preparation and analysis of zoning and subdivision regulations for South San Francisco, Los Angeles County, Oakland, Concord, Menlo Park, El Cerrito, and Yuba City in California; Mesa and Gilbert, AZ; Chicago, IL; and Abu Dhabi, United Arab Emirates. She evaluated the City of Portland's administrative procedures as part of Dyett & Bhatia's work on the City's Regulatory Rethink Project and prepared an assessment of Washoe County's administrative requirements and policy implementation. Ms. Kahn's current work includes managing revisions to the Antioch Zoning Ordinance and General Plan to implement the City's Housing Element and the firm's work on new zoning regulations for Berkeley's Downtown Districts to carry out a voter-approved new Downtown Plan. Her other current projects include work on zoning amendments to implement Santa Monica's recently adopted Land Use and Circulation Element and providing technical assistance to Palo Alto as it prepares a new Housing Element. Before joining Dyett & Bhatia, she drafted a work/live ordinance for the City of Alameda and, with Thomas Cooke Associates, prepared revisions to Oakland's Residential Design Review Procedures.

Zoning and Subdivision Administration

As Berkeley's Current Planning Manager and Zoning Officer, Ms. Kahn supervised administration and enforcement of zoning, design review, environmental review, condominium conversion, and landmarks preservation, acted on a wide range of permits not requiring action by the Zoning Adjustments Board, and advised the Board and the City Council on all matters regarding implementation and interpretation of the City's Zoning Code. After the 1991 Berkeley-Oakland Hills Fire, she supervised the operations of the One-Stop Center for Fire Area Reconstruction. She was responsible for drafting the City's telecommunications ordinance, assisted the Berkeley City Attorney in drafting the City's nuisance abatement procedures, and managed the development review and approval process for numerous complex development projects. She also prepared a comprehensive revision to the City's sign ordinance.

Legal Requirements

Ms. Kahn serves as an expert witness and litigation consultant on planning and zoning issues. She is an instructor for UC Extension at Berkeley, Davis, and UCLA teaching courses on land use planning, environmental, housing policy and design review and is a frequent speaker at state and national planning conferences on the practical application of legal requirements for land use regulation. Ms. Kahn co-authored the zoning chapter in the California Continuing Education of the Bar's California Land Use Practice and is a contributor to The RLUIPA Reader, recently published by the American Planning Association and the American Bar Association. She chairs the California APA Chapter's Amicus Committee.

Martha Miller, AICP

Principal

Ms. Miller is a land use planner with significant experience in zoning regulations, community planning and environmental analysis. She has 12 years of planning experience in private firms and public agencies. She takes a holistic approach to planning, integrating policies, regulations, and environmental considerations so the final product reflects innovative land use policies and urban design concepts. Her prior experience as a public sector planner, where she managed comprehensive community plan updates, major subdivisions, and development projects, provides a solid foundation for this work.

Education

Master of City and Regional Planning

California Polytechnic University,
San Luis Obispo, CA

Bachelor of Science in Industrial Engineering

Purdue University

Professional Affiliations

American Institute of Certified Planners

American Planning Association

Recent Assignments

Yuba County Development Code Update. Ms. Miller is the project manager for the comprehensive update of Yuba County's development code to implement the new General Plan. The update is a collaborative effort with County staff with Dyett & Bhatia leading the overall effort and creating development and design standards to promote transit and pedestrian friendly development in mixed-use corridors.

Santa Monica Zoning Ordinance Update. Ms. Miller is the project planner for this comprehensive update of Santa Monica's zoning ordinance, intended to bring the ordinance into compliance with the 2010 Land Use and Circulation Element. A major component of this effort is to implement the General Plan vision for activity centers and mixed-use boulevards while preserving the character of individual neighborhoods.

Tahoe Regional Planning Agency Code Rewrite. Ms. Miller is the project manager for Dyett & Bhatia's efforts to implement form-based coding techniques throughout the Lake Tahoe Region and to streamline the Plan Area Statement system using map-based technologies. The goal of these efforts is to encourage environmental redevelopment and transform the region's aging built environment into more livable and sustainable development, with an emphasis on protecting the lake and shore zone areas.

San Carlos Comprehensive Zoning Ordinance Update. Ms. Miller was the project manager for the comprehensive update of San Carlos' zoning ordinance to implement the new General Plan. A major component of the update was to utilize form-based coding techniques to encourage transit- and pedestrian-oriented development in the Downtown and transit corridor. This project also includes a web-based interactive zoning ordinance and map.

Honolulu Transit Oriented Zoning Amendments. Ms. Miller is the project manager for the Amendments, which provides zoning regulations to implement individual neighborhood TOD plans for 21 planned light rail stations, including regulations in Shoreline Management Areas. The zoning regulations must address a wide range of settings and development typologies—from developed areas such as resort areas and the financial district, to suburban and greenfield areas—and must seamlessly integrate into the existing regulatory environment.

Porterville Zoning Ordinance Update and Downtown Plan. Ms. Miller was the project manager on the comprehensive update of Porterville's zoning and subdivision ordinance to implement the new General Plan prepared by D&B. Ms. Miller also led the preparation of a Downtown development regulations and design standards and guidelines to support a redevelopment project area expansion and ensure future development is integrated into Downtown Porterville.

South San Francisco Zoning Ordinance Update. Ms. Miller was the project planner for this comprehensive update of South San Francisco's zoning ordinance, intended to bring the ordinance into compliance with the 1999 General Plan prepared by Dyett & Bhatia. This project also included a web-based interactive zoning ordinance and map.

Philadelphia Downtown Zoning. Ms. Miller drafted regulations for a new consolidated Center City Overlay which consolidated fourteen overlay districts into one. This effort was a result of Dyett & Bhatia's analysis of Central City zoning and how it compares with peer cities for a benchmarking report and suggestions for the zoning update, including how to consolidate overlays, use regulations and standards and introduce urban design concepts and bonus/incentive provisions into Central City zoning.

Los Angeles County Zoning Ordinance Update Program. Ms. Miller wrote a number of chapters for this update of the Los Angeles County zoning ordinance regulations, including standards for landscaping, lighting and illumination, green building, and low-impact development. Development standards focused on energy conservation and sustainable design. Ms. Miller also supervised the preparation of supporting graphics and served as document editor.

Abu Dhabi Development Regulations. Ms. Miller wrote development guidelines and standards for Abu Dhabi's coastal, desert, and airport overlay districts, as part of a city-wide development regulations framework.

Work Experience

Dyett & Bhatia, Senior Associate, *2008-Present*

Department of Planning and Building San Luis Obispo, *2000-2008*

Responsibilities included: preparing and/or updating community plans, Coastal Planning, policies, zoning regulations, ordinances, and design guidelines; processing land use permit, land division, and general plan amendment applications; performing CEQA compliance including management of Environmental Impact Reports and preparation of Mitigated Negative Declarations; providing senior staff representation at Coastal Commission hearings, Board of Supervisor's meetings, Planning Commission hearings, and public presentations; and acting as department liaison with community advisory councils.

Significant Projects included: North Coast Area Plan Update and Environmental Impact Report, Project Manager; Port San Luis Master Plan Local Coastal Plan Amendment, Project Manager; Santa Margarita Ranch Tentative Tract Map and Environmental Impact Report, Project Manager

Matthew Taecker, AICP

Principal

Matt Taecker specializes in urban design, transit-oriented development, economic revitalization, and infill development. During the 25-year career in planning, Mr. Taecker has developed dozens of master and specific plans in a wide range of settings. Before joining Dyett & Bhatia, Mr. Taecker served as the Principal Planner for Downtown Berkeley, and has held Principal positions at Taecker Planning & Design, Calthorpe Associates, and Catalyst. Mr. Taecker's multi-disciplinary training in planning and architecture ensures a comprehensive approach to all of his projects. He possesses a strong background in land use planning, focusing on how it relates to transportation, community vibrancy, and environmental systems, and has broad experience designing public spaces, greenways, and complete streets. Throughout his work he maintains a proven record of leading meaningful community engagement. Mr. Taecker has lectured extensively in the United States, Europe, and Asia, and has taught urban design courses at the University of Southern California, U. C. Davis, and U. C. Berkeley.

Education

Master of City Planning
Master of Architecture
University of California, Berkeley

Eisner Prize for Urban Design

Bachelor of Arts
University of Chicago

Summa cum laude

Awards

Mr. Taecker has won awards from the American Planning Association, the Congress of New Urbanism, the City of San Jose Mayor, and the State of Oregon Livable Communities.

Recent Assignments

Urban Design/Area Plans

As Principal Planner at City of Berkeley

Downtown Berkeley Area Plan. Comprehensive advanced planning & urban design for transit-oriented city center. Directed & managed: policy-level area plan; streets & open space plan; development code; design guide-lines; parking & transportation demand program (with Nelson/Nygaard); building-height feasibility study (with Strategic Economics); finance plan for public improvements (with Economic & Planning Systems); and extensive community engagement.

As Principal at Taecker Planning & Design LLC

Volcano Heights Sector Plan, Albuquerque. Comprehensive plan for 5 square miles of new growth along the city's western edge, with transit-oriented development, an open space network, and land conservation strategies.

Waegell Villages, Rancho Cordova. Conservation development masterplan for 1300 acres with two mixed-use villages, wetland preserves, and best practices for urbanism & ecology.

Richmond-Menker Improvement Plan, San Jose. Award-winning mid-block "community commons" site plan to transform severely blighted one-block area.

Urban Design Element, Dallas General Plan. Principles for promoting walkable & transit-oriented neighborhoods and districts.

As Principal at Catalyst

Cornerstone Town Center. Developer master plan and schematics for a new urban center with a wide range of commercial and residential uses.

San Jose Strong Neighborhoods Plans. Community-based plans for distressed neighborhoods to promote transit use, community programs, livable streets, and infill development.

Santa Ana Specific Plan. Area plan for revitalization and redevelopment between the city's downtown and a major regional transit center.

As Principal at Calthorpe Associates

Bremerton, WA Downtown Plan. Area plan for encouraging development near this regional transit hub, with parking masterplan and a form-based development code.

Crossings Neighborhood Plan. Developer master plan and architectural design for a high-density neighborhood adjacent to rail service.

Mountain Village Specific Plan. Award-winning masterplan & streetscape design for the redevelopment of a strip commercial corridor as a mixed-use town center.

Rio Vista West Specific Plan. Transit-oriented development standards and design guidelines for infill growth around San Diego light rail station.

Citywide Planning

As Principal at Calthorpe Associates

Windsor California. General Plan & Design Guidelines –authored community character element and guidelines to promote walkable mixed-use neighborhoods.

Green City, Philippines. Master plan for new city of 500,000 organized along a transit-rich spine of mixed-use towns and villages.

As Principal at Catalyst

Watsonville General Plan. Policies and implementing actions for urban design, open space, natural resources, and land use (with Fregonese Associates).

Eco-residential Projects

As Principal at Calthorpe Associates

Firestone Woods Master Plan. Conservation development masterplan with environmental analysis and resource protection strategy.

East Sunnyside Village Plan. Neighborhood framework for transit-oriented suburban growth near Portland OR with open space network and natural resource protection.

Prairie Crossing (Phase 2). Award-winning conservation development project with compact development and protected open space.

Regional Planning

As Principal at Calthorpe Associates

St. Louis Major Transportation Investment Study. Directed analysis for light rail investments using transit-oriented land use factors (with Parsons Brinkerhoff).

Transit-Oriented Design Guidelines for the Twin Cities, San Diego and Santa Clara Counties. For guiding development adjacent to rail stations and bus stops.

Metro Vision 2040. District-level capacity analysis of Portland Oregon's regional growth alternatives, accompanied by illustrative master plans.

Metro Streets. A handbook giving context-sensitive design guidance for regional roadways.

Melinda Hue, AICP, LEED AP

Associate

Ms. Hue specializes in land use planning with an emphasis on physical planning and urban design. She has worked on design guidelines, zoning, and environmental analysis. As a LEED Accredited Professional, Ms. Hue contributes to Dyett & Bhatia's sustainable urban design and planning practice.

Education

Master in Urban Planning

University of California, Los Angeles

Bachelor of Arts in Architecture

University of California, Berkeley

Recent Assignments

Tahoe Regional Planning Agency Code Rewrite. Ms. Hue is the urban designer for the project to implement form-based coding techniques throughout the Lake Tahoe Region. Responsibilities include the preparation of development standards that complement and reflect the desired character of individual communities around the Region, and promote transit- and pedestrian-oriented development.

San Carlos Comprehensive Zoning Ordinance Update. Ms. Hue is the urban designer for the form-based component of the Zoning Ordinance Update. Responsibilities include the preparation of development standards and supporting graphics for areas around the Caltrain Station and Downtown, that promote walkability, transit, and other alternative modes of transportation.

Honolulu Transit Oriented Zoning Amendments. Ms. Hue is the urban designer for the project, which provides zoning regulations to implement individual neighborhood TOD plans for 21 planned light rail stations.

El Camino Real/Chestnut Avenue Area Plan and EIR. Ms. Hue is the project manager for the General Plan and Zoning amendments, and environmental review required to implement the El Camino Real/Chestnut Avenue Area Plan, which establishes a high-intensity mixed-use district near the South San Francisco BART Station. She prepared development standards and supporting graphics, drafted new General Plan implementation policies, and managed preparation of the EIR.

South El Camino Real General Plan Amendment, EIR, Zoning and Design Guidelines. Ms. Hue was the project manager for the General Plan amendments and the required environmental review to allow mixed-use development in the South El Camino Real area within South San Francisco. She prepared the zoning and complementary design guidelines for the area, which included authoring development standards and guidelines as well as illustrating supporting graphics. She also managed preparation of the EIR.

Alameda County Design Standards and Guidelines. Ms. Hue is the project manager for the preparation of design standards and guidelines for the unincorporated areas of Alameda County. She authored standards and guidelines for different land use types and urban forms, to ensure that new development enhances the appearance of existing neighborhoods, and prepared supporting graphics to illustrate the standards.

Lake Merritt Station Area Plan. Ms. Hue is a project planner for the Lake Merritt Station Area Plan. Responsibilities have included analysis of existing conditions, drafting reports, and attending public meetings.

DYETT & BHATIA

Urban and Regional Planners

Peter Winch, AICP

Associate

Mr. Winch specializes in land use planning, zoning, and urban design. He has worked on general plans, specific and master plans, zoning, and environmental impact reports. Research interests include the integration of transportation corridors into the urban environment and the coordination of public facilities and city planning.

Education

Master in Urban Design
University of Michigan

Master in Urban Planning
University of Michigan

Bachelor of Arts in Urban Studies
Brown University

Recent Assignments

Los Angeles County Zoning Ordinance Update. Mr. Winch was a key contributor to the comprehensive update of Los Angeles County zoning code. His work included drafting new zoning chapters for renewable energy facilities, mineral resource lands, and urban farming, and updating design guidelines.

Abu Dhabi Development Management Program. Mr. Winch conducted physical planning and urban design analysis of the Abu Dhabi Central Business District, participated in the formulation of regulations for the new Development Code, and was a primary contributor to the Public Realm Strategy. Key issues included base and tower height and building massing and the relationship between buildings and public spaces.

Lake Merritt Station Area Plan. Mr. Winch has been a contributor on the proposed Plan for the Lake Merritt BART Station Area in Oakland. His work has included Plan and policy writing and environmental review. Key issues include the protection of historic resources and the creation of community benefits in the context of new high-intensity development.

Antioch Hillcrest Station Area Plan. Mr. Winch contributed cross-section drawings to illustrate the relationship between proposed transit infrastructure, development, and natural areas, and to distinguish future street types.

Pacifica General Plan and Local Coastal Land Use Plan. Mr. Winch is the Project Planner for the Pacifica General Plan and Local Coastal Plan Update. Responsibilities have included community workshops and presentations to decision-makers and Plan development. The General Plan and Local Coastal Plan emphasize visitor-oriented economic development, shopping center redevelopment as transit-oriented nodes, and biological resource protection.

Turlock General Plan Update and Environmental Impact Report. Mr. Winch is a project planner for the Turlock General Plan project. He has worked extensively on existing conditions analysis, formulation of land use plan alternatives for infill areas, General Plan writing, and environmental impact analysis.

Visalia General Plan Update and Environmental Impact Report. Mr. Winch is a project planner for the Visalia General Plan Update. He has been involved in Preferred Plan refinement, buildout analysis, and the crafting of the General Plan policy framework and General Plan chapters. His community involvement role has included leading Spanish-language focus sessions.

El Mirador Cultural and Natural System Archaeological Development Plan. Mr. Winch was a planner for this project concerning management of archaeological resources and development of sustainable tourism at El Mirador, Guatemala. Mr. Winch focused on policies to improve the visitor experience and the relationship between visitor use and archaeological research.

Heather Coleman

Senior Planner/Zoning

Ms. Coleman is a skilled senior planner with significant experience in land use and transportation planning, and zoning ordinance updates. She has 10 years of planning experience in private firms and public agencies. Her focus is developing zoning standards for municipalities that reflect innovative land use policies and urban design concepts, and creating strong documents that are easy to use and understand. Her prior experience as a city/public sector planner, where she applied zoning regulations to specific development projects, authored zoning amendments, and developed zoning information guides for the public, provides a solid foundation for this work.

Education

Master in Urban and Regional Planning

Portland State University

Bachelor of Arts in Politics

Oberlin College

Recent Assignments

Santa Monica Zoning Ordinance Update. Ms. Coleman is developing regulations that will form the core of the City's updated zoning ordinance, including land use classifications and regulations, development standards, and administrative provisions.

Menlo Park Commercial Zoning Ordinance Update. Ms. Coleman was the lead planner for this update of the City's commercial and industrial use classifications and regulations. She conducted stakeholder interviews, helped facilitate community and working group meetings, and wrote zoning code text.

Concord Zoning Ordinance Update. Ms. Coleman authored development standards and parking regulations, and coordinated the production of a comprehensive update of Concord's zoning ordinance. She also conducted a study of infill development standards and authored new regulations for small-lot single-family development.

South San Francisco Zoning Ordinance Update. Ms. Coleman was a lead planner for this comprehensive update of South San Francisco's zoning ordinance, intended to bring the ordinance into compliance with the 1999 General Plan prepared by Dyett & Bhatia.

Los Angeles County Zoning Ordinance Update. Ms. Coleman assisted Mr. Dyett on a comprehensive update of the Los Angeles County Zoning Ordinance—an ambitious, multi-year planning assignment.

San Francisco Eastern Neighborhoods EIR. Ms. Coleman authored sections of this Environmental Impact Report for a broad rezoning of the city's industrial and former industrial areas. She assessed the potential impacts of the proposed zoning changes on land use, urban form, and visual quality.

Manteca Zoning Ordinance Update. Ms. Coleman was the lead/project planner on the development of a new zoning ordinance for this growing Central Valley community. She translated the policies of Manteca's General Plan into zoning districts and standards, and wrote new regulations for mixed-use development and pedestrian-friendly site and building design.

Yuba City Zoning and Subdivision Regulations. Ms. Coleman helped complete a comprehensive update to implement the new General Plan prepared by Dyett & Bhatia. She also authored a set of interim subdivision design standards for the urban growth area.

DYETT & BHATIA

Urban and Regional Planners

El Cerrito Zoning Update. Ms. Coleman wrote a number of chapters for this update of El Cerrito's zoning ordinance and subdivision regulations. She also supervised the preparation of supporting graphics, served as document editor, and participated in meetings with City staff and the Planning Commission.

Antioch Housing Element Implementation Program. Ms. Coleman is preparing a series of zoning amendments that will allow the City to implement policies of its new housing element related to sites for affordable housing, regulations for protected uses, and emergency shelters.

Other Experience

Prior to joining Dyett & Bhatia, Ms. Coleman worked as a planner for the City of Oakland's Planning and Zoning Department. In addition to reviewing major and minor development applications, she was a principal planner for the City's Zoning Update Project, working with community groups and elected officials to implement proposed zoning changes. She also authored a number of special city ordinances and zoning text amendments. Prior to moving to California, she held professional positions in Portland, Oregon, both for the City's Transportation Planning Division and the private consulting firm of David Evans and Associates.

Clifford L. Mattice
MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.
2901 N. Central Avenue, Suite 200
Phoenix, Arizona 85012
(602) 889-5353 (Direct Line)
cliff.mattice@mwmf.com

Professional Experience

Mariscal, Weeks, McIntyre & Friedlander, P.A., Phoenix, Arizona
June 2006-present.

City of Tempe, Arizona

Deputy City Attorney, January 2004-June 2006

Assistant City Attorney, 1994-2004.

Law Clerk, 1992-1994 (part-time while attending ASU College of Law).

Mr. Mattice provides specialized services on a project basis to municipalities with in-house legal departments on a variety of matters and provides general counsel services to the Town of Cave Creek, the Town of Queen Creek, and the City of Holbrook. His work has included:

- Extensive work with members of senior management, city employees and the City Council of the City of Tempe as the former Deputy City Attorney and Assistant City Attorney.
- Participation in the re-drafting and public hearing process for the City of Tempe Development Code (Zoning Ordinance).
- Zoning and land use work related to a wide variety of retail, residential, office and industrial projects.
- Participation in the negotiation and/or creation of development agreements, intergovernmental agreements and contracts related to a wide variety of projects, including: Valley Metro Light Rail, IKEA, Tempe Marketplace, development around Tempe Town Lake, downtown Tempe infill development and State Land Department pre-annexation agreements for the Town of Cave Creek involving over 7,000 acres of land owned by the State Land Trust.
- Representation of corporate clients filing legal zoning protest against zoning map amendment and Planned Area Development Overlay application for a proposed project with combined total gross floor area of 2 million square feet along Tempe Town Lake.
- Representation of corporate client filing a legal zoning protest against a zoning map amendment and Downtown Infill Incentive Major Amendment application in the Scottsdale Downtown Infill Incentive District connected to a proposed \$160 million project.
- Drafting solar energy generation facility development agreement for municipal client.
- Creation and re-drafting of zoning codes and town or city regulations for various municipal clients.
- Re-drafting municipal nuisance and abatement regulations.
- Drafting comprehensive cost recovery regulations for municipal fire department services and fire prevention and protection regulations.
- Re-drafting of municipal zoning regulations addressing adult-oriented businesses.
- Reviewing and re-drafting municipal wastewater discharge regulations and wastewater enforcement response plan procedures connected to a pretreatment program.
- Drafting air quality regulations connected to fugitive dust and PM 10 particles.
- Drafting municipal zoning regulations addressing medical marijuana dispensaries, caregivers, infusion facilities and patients.
- Re-drafting of municipal zoning regulations connected to temporary uses and special event signs.
- Drafting municipal license agreements for use of municipal real property.
- Drafting municipal special event regulations.
- Re-drafting municipal sign code regulations.
- Drafting cable and telecommunications license agreements for system use in municipal rights-of-way.
- Drafting municipal regulations connected to fireworks sales and display.

- Litigation defense and general legal advice involving zoning regulations such as variances, use permits, rezoning, nonconforming uses, design guidelines and other governmental regulations.
- Preparation of insurance coverage opinions.
- Representation of governmental clients in condemnation litigation for rights-of-way and redevelopment projects.
- Representation of a growing municipal entity relating to a railroad underpass in the administrative process before the Arizona Corporation Commission.
- Hearing Officer for municipal housing matters.
- Representation of municipal clients in tax litigation.
- Representation of City of Tempe police department in drug forfeiture matters.

Bar Admissions

Arizona (1993)

Court Admissions

- United States District Court for the District of Arizona
- United States Court of Appeals for the Ninth Circuit

Participation in Litigation of Note

- Center Bay Gardens, LLC v. City of Tempe, 496 Ariz. Adv. Rep. 28 (Ariz. App. Div. 1 2007).
- DUWA, Inc. v. City of Tempe, 203 Ariz. 181 (Ariz.App.Div.1 2002).
- Lane v. City of Tempe, 202 Ariz. 306 (Ariz. 2002).
- City of Tempe v. Outdoor Systems, Inc. 201 Ariz. 106 (Ariz.App. 2001).
- Blockbuster Videos, Inc. v. City of Tempe, 141 F.3d 1295 (9th Cir. 1998).

Education and Honors

- College of Law, Arizona State University (J.D., 1993)
- University of Redlands, magna cum laude, Phi Beta Kappa (B.A., 1990)

Memberships, Associations and Recognition

- Martindale-Hubbell BV Rated
- American Bar Association
- International Municipal Lawyers Association
- Maricopa County Bar Association
- Finance Council, St. Francis Xavier Jesuit Parish (approx. 4,400 household members)
- Director, Board of Directors, ValleyLife 501(c)3, an organization providing care and support services to disabled individuals
- Head Basketball Coach, Recreation Association of Madison Meadows-Simis (4 years)
- Head Coach, Jr. Suns Basketball, Scottsdale YMCA Competitive League (2011)

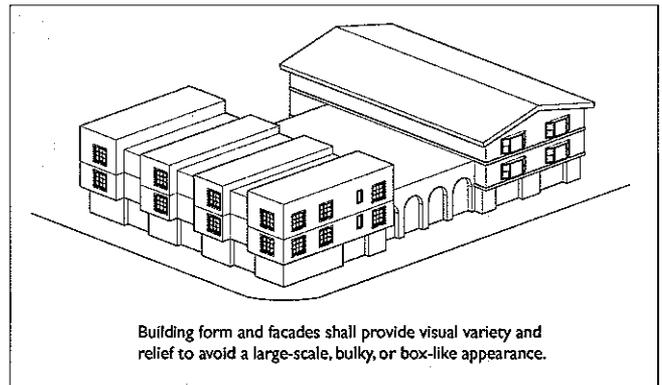
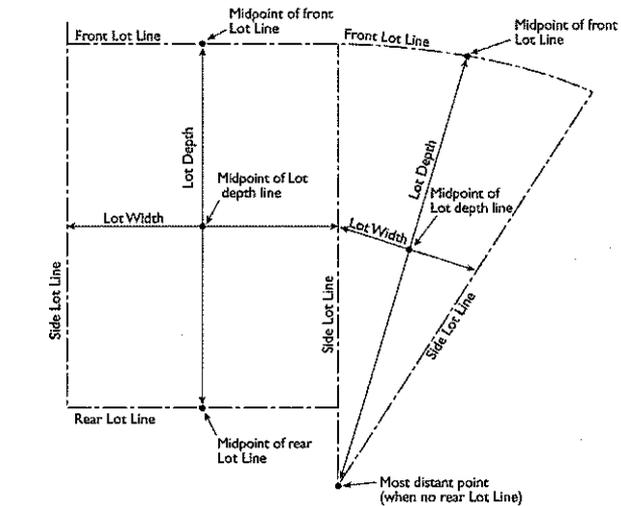
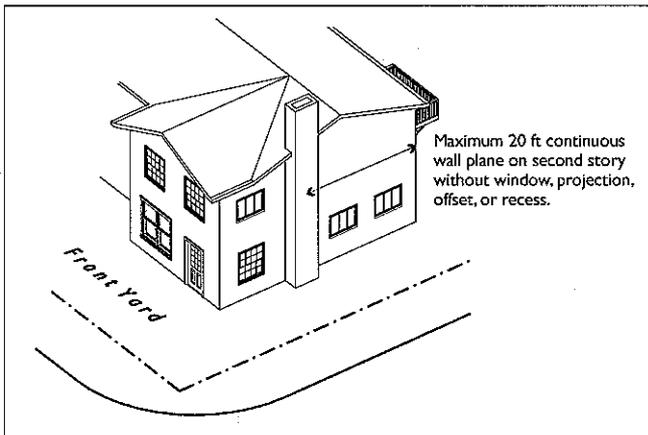
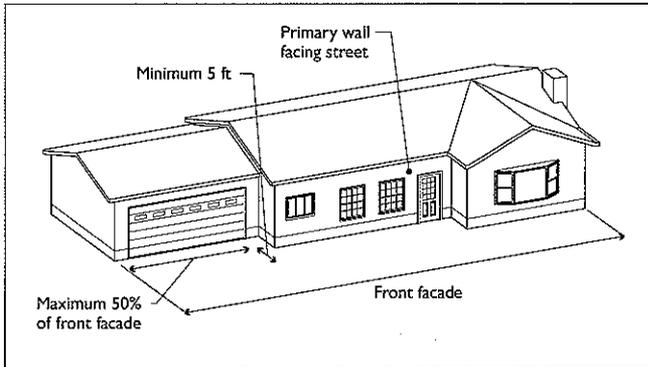
Seminars and Lectures

- "The Arizona Medical Marijuana Act-Will It Go Up in Smoke?" Guest Speaker for Rotary Association (Fountain Hills, July 21, 2011)
- *Municipal Development Process*, Master of Real Estate Development Program, Arizona State University (Tempe, February 22, 2011) (Presenter)
- *Ethics for Municipal Lawyers*, Arizona State University/Mariscal Weeks, McIntyre & Friedlander, P.A. (Tempe, 2010) (Presenter)
- *Municipal Real Estate Law*, Master of Real Estate Development Program, Arizona State University (Tempe, October 13, 2009) (Presenter)
- *Practical Guide to Zoning and Land Use Law*, National Business Institute (Phoenix, December 11, 2007) (Presenter)
- *Zoning Entitlement Process*, Master of Real Estate Development Program, Arizona State University (Tempe, October 17, 2007) (Presenter)
- *Real World Ethics*, Arizona State Bar (Phoenix, August 10, 2006) (Presenter)
- *De Novo Ethics Workshop* (Phoenix, January 27, 2005) (Presenter)
- *Conducting Internal Investigations*, Tempe Learning Center (2004-2005) (Presenter)

Mesa Zoning Ordinance Update

Mesa, Arizona; 2009

FIGURE 103.06: MEASURING LOT WIDTH AND DEPTH



Dyett & Bhatia helped the City of Mesa undertake a comprehensive review of its zoning ordinance to implement the new General Plan. The goal of the update was to ensure that zoning is responsive to community concerns about neighborhood character; to create mechanisms to promote infill, mixed-use and transit-oriented development; to streamline project review processes; to ensure that zoning complies with state requirements, particularly Proposition 207, the City Charter and current case law; and to make the zoning code clear, concise, understandable and easy to use.

Mesa's last comprehensive update to the city's Zoning Ordinance occurred in 1992. Since then, the ordinance has been amended many times, but always in a piecemeal fashion. Today, the result is a cumbersome code that is difficult to use and no longer effectively serves its purpose. The update consolidated the ordinance so that it is more user-friendly. Furthermore, it ensured that zoning addresses the concerns of the General Plan while taking into account emergent land uses and technologies. The result is a modernized Zoning Ordinance that provides a clear framework for the achievement of the City's goals for land use regulations.

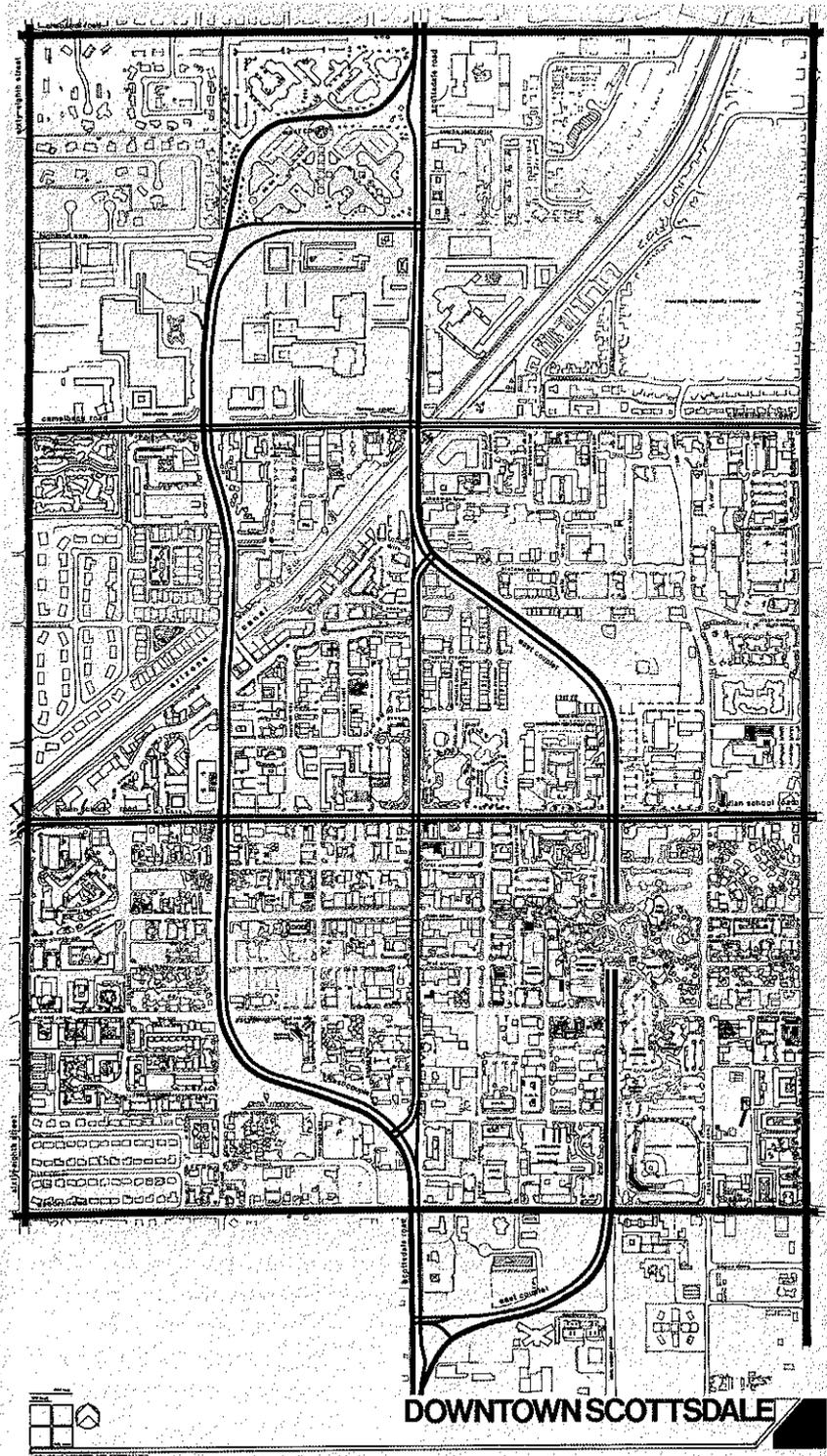
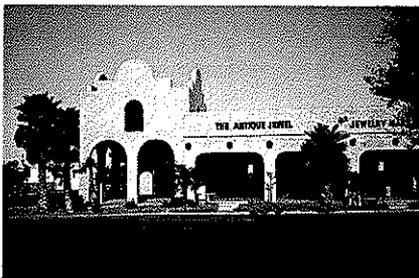


Downtown Scottsdale Development Regulations

Scottsdale, Arizona; 1993

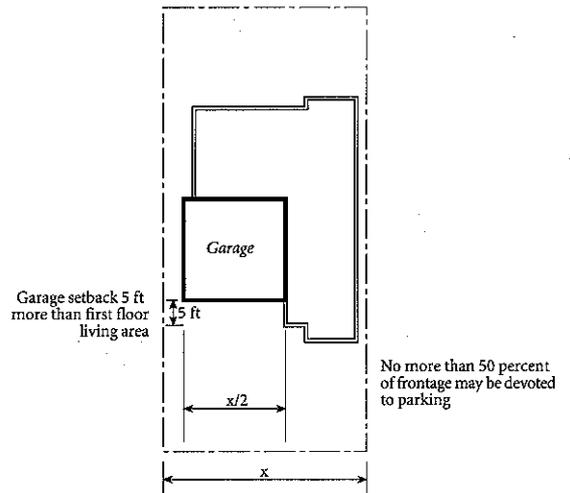
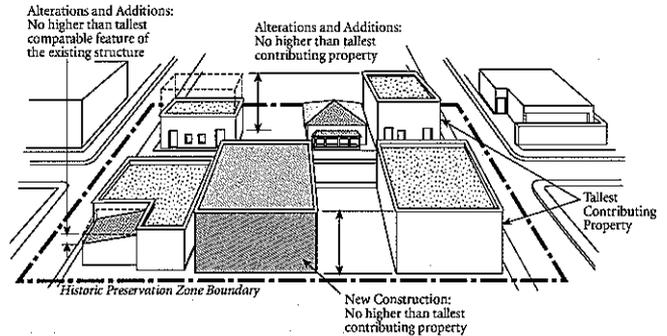
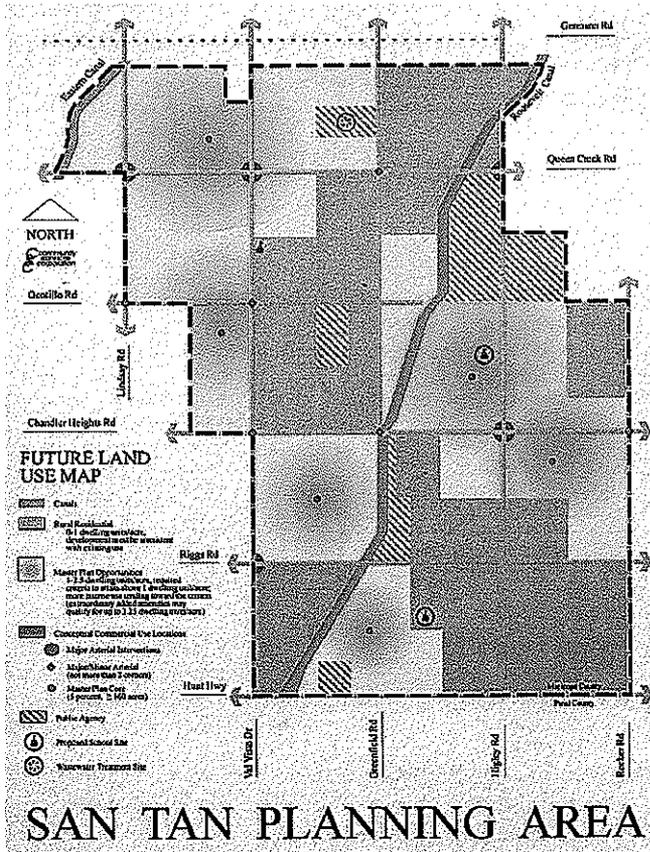
Dyett & Bhatia was retained to prepare a new Downtown zoning district to implement Scottsdale's Downtown Plan. The City wanted to conserve and enhance Downtown's western character and also encourage new development. Subdistricts with standards for small-scale, intermediatescale and large-scale development were created; these complemented land use subdistricts keyed to subareas with unique characteristics—5th Avenue and Old Town, the medical center, and the regional shopping centers at Scottsdale and Camelback.

Physical standards called for pedestrian-scale development. A bonus/incentive program offered increased floor area for underground parking, special project amenities and contributions to off-site improvements. The Downtown District regulations were adopted by the City Council after approval by a Blue Ribbon Task Force.



Land Development Code Update

Gilbert, Arizona; 2001



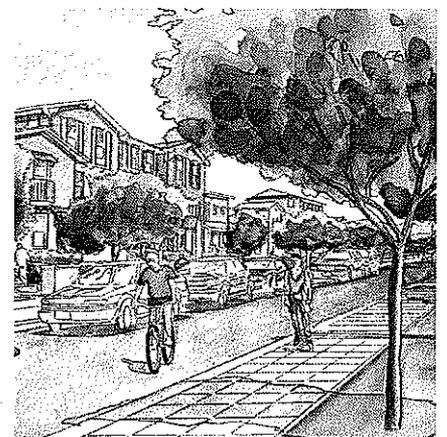
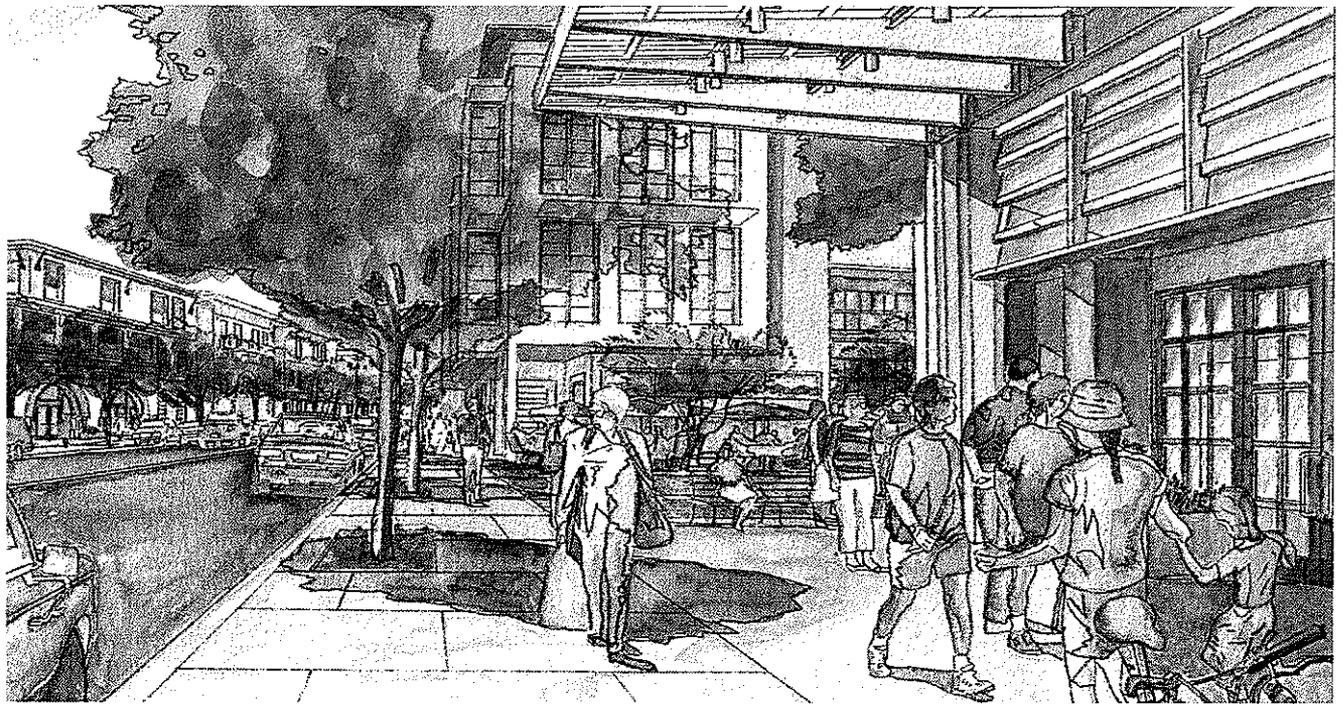
The Town of Gilbert has retained Dyett & Bhatia to undertake a comprehensive revision of the Uniform Land Development Code to implement the new 'Smart Growth' legislation, streamline the approval process, provide maximum flexibility in development administration, and reduce administrative costs. The new code included extensive use of tables

and graphic illustrations to make it user-friendly. The update process was initiated in September 2000 and included outreach to stakeholders, analysis of project plans and recent development projects, and testing of regulatory options. A computerized zoning ordinance (CZO) also was prepared, with assistance from Lane Kendig, inc.

Avondale City Center Specific Area Plan

Avondale, Arizona; 2008

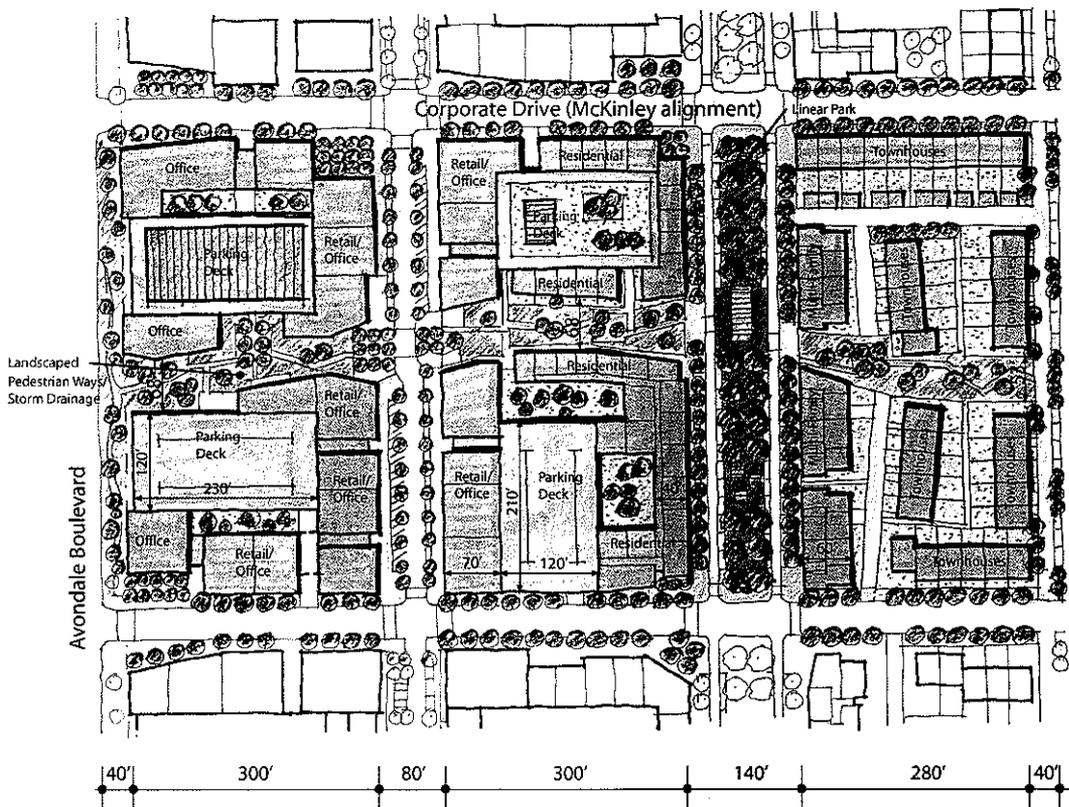
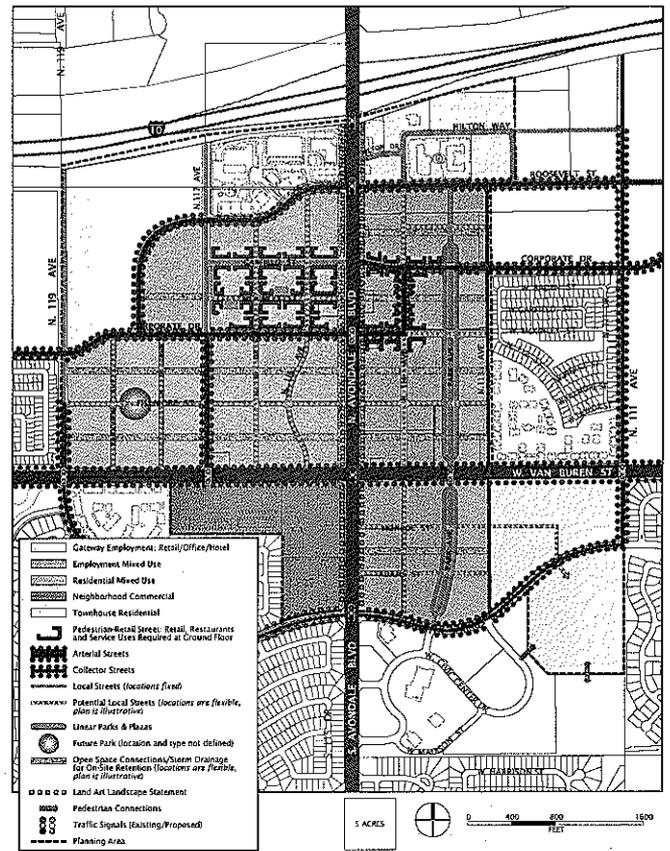
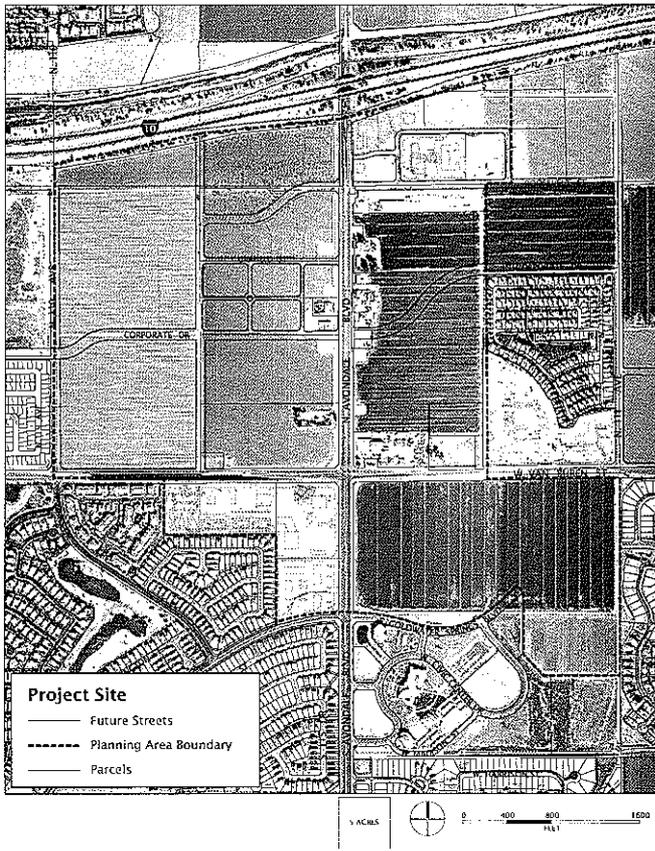
APA Arizona Chapter Award, Master Plan Category (2009)



The Avondale City Council adopted a Specific Plan prepared by Dyett & Bhatia for creating a new downtown in a green-field area that currently has cotton fields. The Plan's goal was to create a premier destination for shopping, restaurants and entertainment, with mixed use development to include hotels, higher density housing, and professional office space in a pedestrian-oriented environment. The Plan covers approximately 400 acres.

To achieve this vision, Dyett & Bhatia led a consultant team in addressing a number of policy and design issues: land use, urban design, circulation, public space, building form, public art, and parking strategies. The Plan establishes sub-areas within the study area, each defined by a more specific vision of land use and urban design, and form-based development policies, development standards and design guidelines specific to the sub-areas.

The Plan also includes infrastructure recommendations and an implementation plan to ensure that the vision will successfully be carried out. It provides a foundation for land entitlements and other land use regulations, future ordinance amendments, development incentives, and additional public investments.



Block Study: East Avondale Boulevard

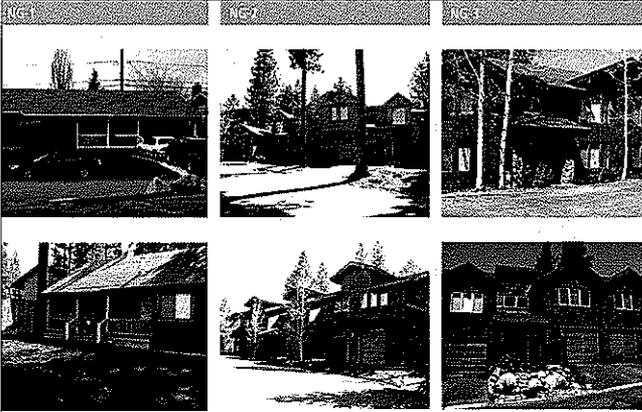
Tahoe Regional Planning Agency Code Rewrite

Lake Tahoe Region, California; Ongoing

As part of the Regional Plan Update, the Tahoe Regional Planning Agency (TRPA) has retained Dyett & Bhatia and Clarion Associates to undertake a comprehensive review of the Code of Ordinances and Rules of Procedure. Dyett & Bhatia's responsibilities focus on preparing form-based development and design standards for the Town

Centers and Neighborhood Centers to implement Transect Zoning concepts approved by the TRPA Board. Dyett & Bhatia will be working closely with local jurisdictions, four counties and the City of South Lake Tahoe, on character-based zoning and updated "Plan Area Statements" to implement the new Regional Plan and streamline the development

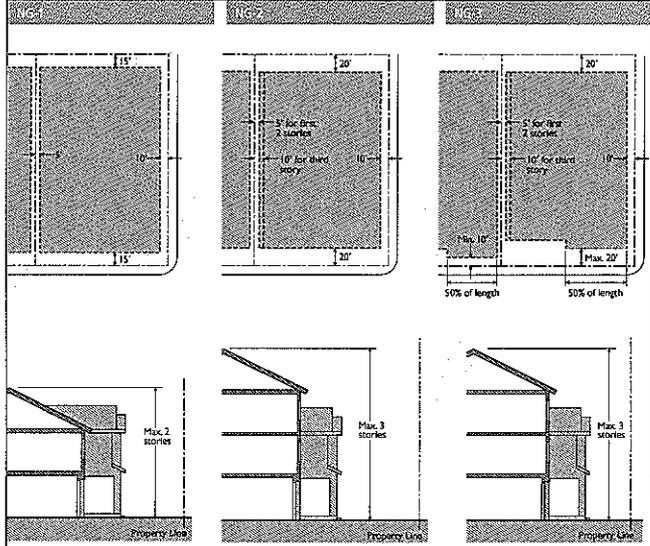
review and approval process. Topics to be addressed include pedestrian- and transit-oriented development, mixed use development, Transfer of Development Rights, neighborhood-scale and land use compatibility, environmental thresholds and carrying capacity.



NEIGHBORHOOD GENERAL – BUILDING FORM AND DESIGN

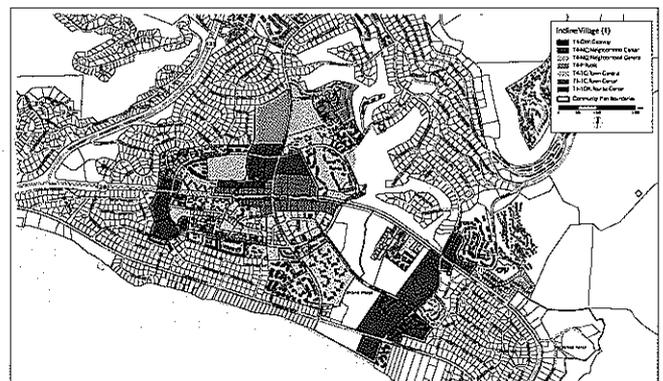
Character Area	NG-1	NG-2	NG-3
BUILDING LENGTH AND SEPARATION			
Residential buildings are either individual or attached units. The length of the building of attached units is limited.			
Maximum Building Length	125'	125'	125'
Minimum Building Separation	0' or 12'	0' or 12'	0' or 12'
Maximum Length of Blank Wall	20'	20'	20'
MODULATION			
Buildings do not have long continuous flat walls. There are changes in design, materials, and roof height or direction every so often to create an interesting building design.			
Minimum	30'	30'	30'
BUILDING ORIENTATION AND ENTRANCES			
Street facing facades are designed to orient towards the public street. Windows, entry doors, and other elements are incorporated to create an attractive street appearance. Buildings located along the public street have primary entrances along this street.			
Entrances ¹	Covered front porch or recessed entry	n/a	Covered front porch or recessed entry
Minimum Depth	5'	n/a	5'
Minimum Area	50'	n/a	50'

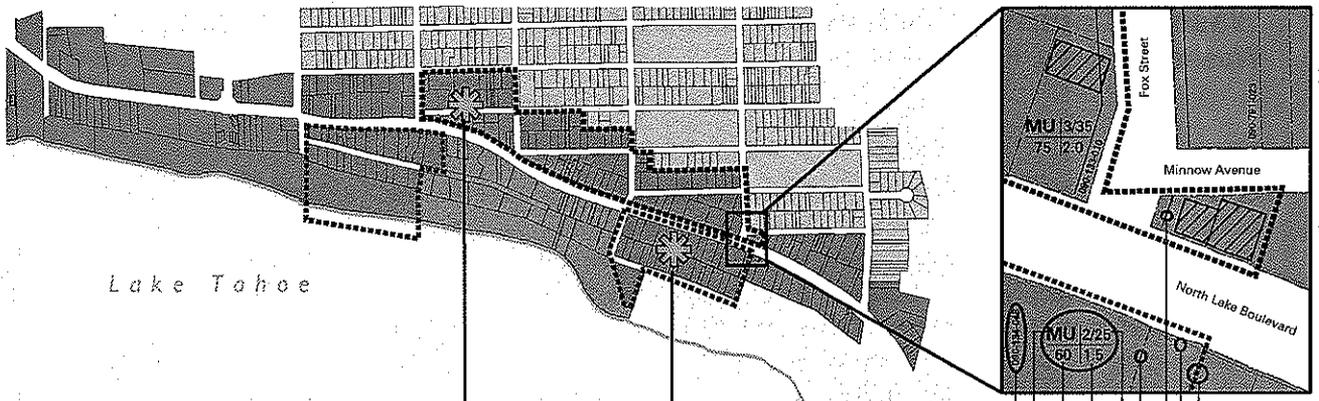
¹ Exception to building entrance requirements made for alternative designs that create a welcoming entry feature such as a courtyard.



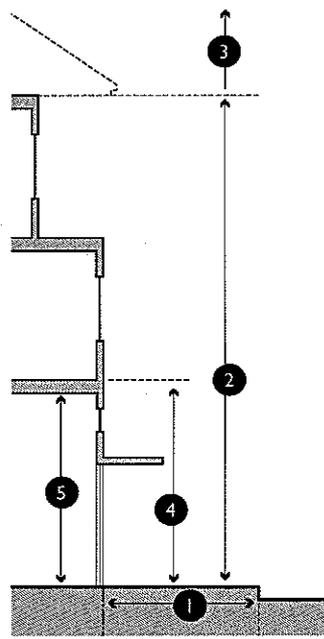
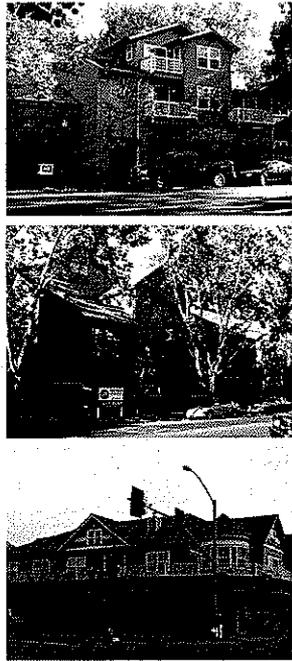
NEIGHBORHOOD GENERAL – BUILDING PLACEMENT AND HEIGHT

Character Area	NG-1	NG-2	NG-3
MINIMUM SETBACK			
Residential buildings are located away from the property line, with landscaping between the property line and building.			
Front	15'	20'	10' min; 20' max
Street Side	10'	10'	10' min; 20' max
Percentage of Façade within Front Setback Area	n/a	n/a	50%
Interior Side	5'	5' for first two stories, 10' for third story	5' for first two stories, 10' for third story
Rear	15'	20'	15'
BUILDING HEIGHT			
Buildings are generally lower in height as they are located closer to residential neighborhoods.			
Maximum Stories	2	3	3

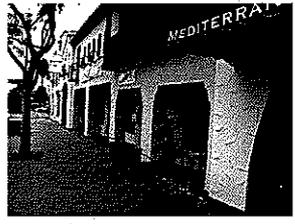
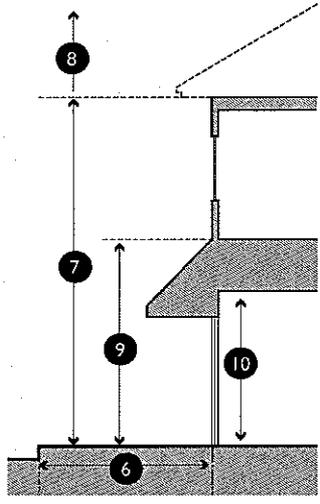




TRANSECT DISTRICT: Town Center (T5)
CHARACTER AREA: North of Lake Blvd



TRANSECT DISTRICT: Town Center (T5)
CHARACTER AREA: South of Lake Blvd



Transect District: Town Center (T5)	
Character Area: North of Lake Boulevard	
Building Placement	
Front Build-to Line	Property line or 12 ft. from curb (the greater) 1
Height	
Building Maximum	35 ft. 2
	Additional height allowed for sloped roof. 3
Ground Floor Minimum	
Ground Floor Residential Uses	12 ft. 4
Ground Floor Non-residential Uses	15 ft. 4
First Floor Ceiling Height, Non-residential Uses	12 ft. clear 5

Transect District: Town Center (T5)	
Character Area: South of Lake Boulevard	
Building Placement	
Front Build-to Line	Property line or 15 ft. from curb (the greater) 6
Height	
Building Maximum	25 ft. 7
	Additional height allowed for sloped roof. 8
Ground Floor Minimum	
Ground Floor Residential Uses	12 ft. 9
Ground Floor Non-residential Uses	15 ft. 9
First Floor Ceiling Height, Non-residential Uses	12 ft. clear 10

Washoe County Development Code Assessment

Washoe County, Nevada; 2006

In 2005, Washoe County (Nevada) initiated an assessment of the regulations that govern land development activities in the unincorporated county—the Washoe County Development Code. The county’s decision to conduct an overall appraisal of the development code’s strengths and weaknesses stems from several factors. The development code was adopted in 1992. Since that time, the 700+-page document has been the subject of nearly 60 amendments and over two dozen formal interpretations. Not surprisingly, the county’s planning framework has changed considerably since the code was

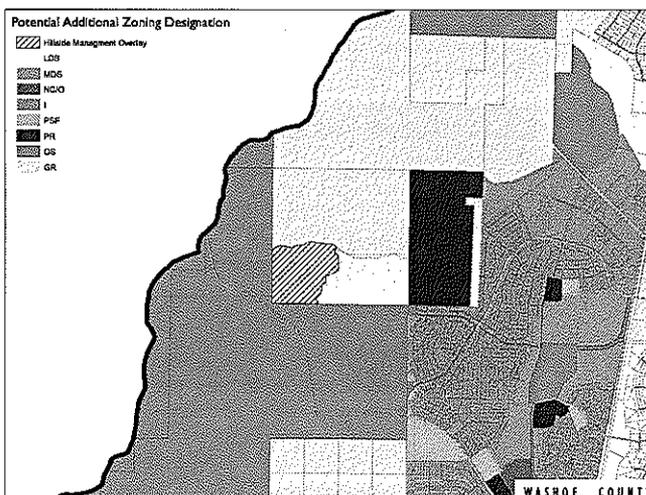
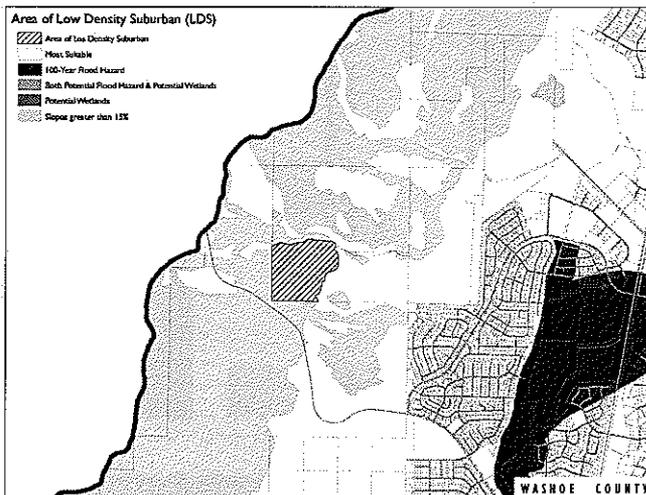
adopted in the early 1990s. Moreover, the code’s length, complexity and organization have been a continuing source of frustration for casual and regular users, alike.

The development code assessment project, a joint venture of Dyett & Bhatia and Duncan Associates, provided a conceptual blueprint for an updated development code—changes designed to:

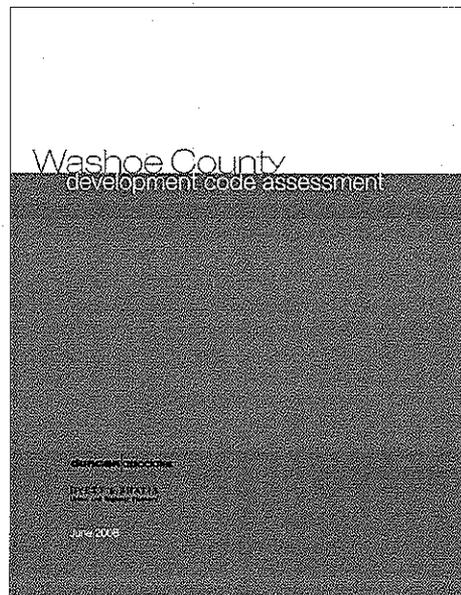
- Ensure ongoing implementation of the county’s planning goals;
- Modernize and simplify the code;

- Create a more user-friendly structure and format; and
- Provide the framework for an electronically-adaptable, Internet-based code.

The consultant team’s recommendations were accepted by the County’s Board of Supervisors and an outline for a Phase II Code Update was prepared; this project is still pending because of the County’s budget problems.



Comprehensive Plan Designation	Comparable Zoning Ordinance District
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1



Attachment A

SUBSTITUTE W-9 FORM

PART I: Company Information:

1. Name (as shown on Income Tax Return): Dyett & Bhatia, Urban and Regional Planners
2. Business Name (if different than above): _____
3. DUNS #: 060116365
4. Federal employer identification number (or SSN): 94-2317047
5. Type of organization (check one):

<input type="checkbox"/> Individual/Sole Proprietor	<input type="checkbox"/> Limited Liability Company*
<input checked="" type="checkbox"/> Corporation	*Choose the tax classification
<input type="checkbox"/> Partnership	<input type="checkbox"/> Disregarded Entity
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Corporation
	<input type="checkbox"/> Partnership
6. Order Address:

755 Sansome Street, Suite 400	San Francisco	CA	94111
(Order address)	(City)	(State)	(Zip code)
7. Remittance address (if different than above):

(Remittance address)	(City)	(State)	(Zip code)
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8. Contact person for bid invitations: Michael V. Dyett
9. Phone Number: (415) 956-4300 x14 Fax Number: (415) 956-7315
10. Email address of contact person: dyett@dyettandbhatia.com
11. Applicant is a (check one):

<input type="checkbox"/> Factory Representative	<input type="checkbox"/> Jobber
<input type="checkbox"/> Manufacturer	<input type="checkbox"/> Authorized distributor
<input type="checkbox"/> Retail dealer	<input type="checkbox"/> Contractor
<input checked="" type="checkbox"/> Consultant	<input type="checkbox"/> Other: _____
12. Indicate if the business is registered as a minority or woman-owned company.

<input checked="" type="checkbox"/> Minority-owned	<input type="checkbox"/> Woman-owned	<input type="checkbox"/> Not Applicable
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13. How long has the company been in business? 36 Years
14. Does applicant currently hold a valid business license issued by the City of Maricopa?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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PART II: COMMODITY OR SERVICE DESCRIPTION

1. Commodity/Service description (*this section must be completed*):

Planning services, public outreach, zoning code rewrite

PART III: APPLICANT TERMS & CERTIFICATION

Terms:

The City of Maricopa may take up to 30 calendar days after the receipt of vendor's invoice to render payment unless other arrangements are made through a written contract. Applicant's signature below signifies acceptance of those terms.

Under Penalties of perjury, I certify that:

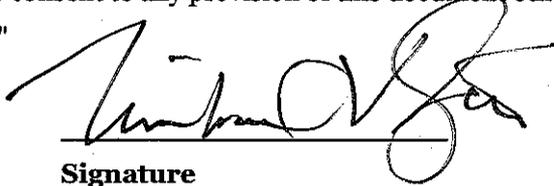
1. The number shown on this form is my correct federal employer identification number.
2. I am not subject to backup withholding because of failure to report interest and dividend income.
3. I am a U.S. person (including a U.S. resident alien).
 (NOTE: You must cross out item 2. above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return).
4. The following business ownership classifications are applicable:
 Disadvantaged Business Enterprise Ownership Classification (Select One Only):

- | | |
|---|--|
| <input type="checkbox"/> 1 Non-Small/Non-Minority/Non-Disabled | <input type="checkbox"/> 8 Small Business/Disabled Owner |
| <input type="checkbox"/> 2 Small Business (Per ARS §41-1001.14) | <input type="checkbox"/> 9 Minority Woman Owned Business |
| <input checked="" type="checkbox"/> 3 Minority Owned Business [Per 15 CFR §1400.1(a)] | <input type="checkbox"/> 10 Disabled-Minority Owned Business |
| <input type="checkbox"/> 4 Woman Owned Business | <input type="checkbox"/> 11 Disabled-Woman Owned Business |
| <input type="checkbox"/> 5 Owned By Disabled Individual (Per ARS §41-1492.5) | <input type="checkbox"/> 12 Small Business/Minority-Woman Owned |
| <input type="checkbox"/> 6 Small Business/Minority Owned | <input type="checkbox"/> 13 Small Business/Disabled-Minority Owned |
| <input type="checkbox"/> 7 Small Business/Woman Owned | <input type="checkbox"/> 14 Small Business/Disabled-Minority-Woman Owned |

"The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding."

Michael V. Dyett

Name (Please print)



Signature

Principal

Title (Please print)

August 15, 2012

Date