



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Informal Solicitation

SHADOW MEASUREMENT METHODOLOGY AND PRELIMINARY ANALYSIS FOR THE TRANSIT CENTER DISTRICT PLAN JUNE 20, 2007

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415.558.6377

The Planning Department is seeking proposals under an informal bid process for the following work.

Background

Section 295 of the San Francisco Planning Code, enacted by the voters through Proposition K, regulates and limits the shadow impacts of new buildings on existing public open spaces under the jurisdiction of the Recreation and Parks Department. Some open spaces have numerical standards that establish limits for additional shadow, and some are "zero tolerance" open spaces where no new net shadow is permitted. The consideration of increasing height limits in the core of downtown will be integrally tied to the parameters established by shadow restrictions. The methods used to measure and evaluate shadows have not been re-evaluated in many years, and significant question exists whether the current methods accurately assess the actual quality of shadows and the diffusion of light, particularly for shadows that may be cast at great distances by tall buildings.

This work will be in support of the Planning Department's Transit Center District Plan ("District Plan"), which the Planning Department is concurrently initiating. The District Plan will produce new planning policies and controls for land use, urban form, building design, and public realm improvements for both private properties and properties owned or to be owned by the Transbay Joint Power Authority ("TJPA") in and around the adopted Transbay Redevelopment Project Area and Transbay Terminal. The Plan is considering increases in height limits and development potential in this area, including evaluation of buildings of up to 800' –1,200' in height. The evaluation of shadow and light effects is critical to this effort.

Scope

Consultant must be able to assist the Planning Department in evaluating existing and alternative methods of calculating shadow and light effects in an urban environment and for tall buildings. The consultant will also conduct initial shadow analysis of the impacts of increased building heights in the downtown area on public open spaces. To be useful for urban form planning considerations, consultant must be able to establish sunlight planes for each open space in the area and determine maximum envelopes (height, bulk, orientation) of potential buildings in both a broad area and on specific sites based on standards for minimization of significant shadow impacts on identified open spaces.

Budget

The total budget for this work shall not exceed \$20,000.

Submission of Proposals

Proposals shall contain a statement of qualifications (2 pages max), a detailed description of fees and rates (2 pages max), and brief statement of approach (2 page max).

Submission of proposals must be received by 12:00 p.m., on Wednesday July 11, 2007. Proposals may be delivered in person and left with the 4th Floor Receptionist, emailed to Joshua Switzky (Joshua.Switzky@sfgov.org) or mailed to:

Joshua Switzky
Attention: Transit Center District Plan Shadow Analysis
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

City and County of San Francisco (“City”) Requirements for Contractors

The firm that is selected through this informal solicitation will be expected to enter into a standard agreement for professional services (P-500) with the City, and also comply with all City ordinances.

A copy of the P-500 model agreement for reference is available via e-mail (see above).

Information, forms and links pertaining to the City’s ordinances and doing business with the City can be found on the City’s Office of Contract Administration web site at www.sfgov.org/oca.

If a firm is unwilling or unable to comply with the City’s ordinances within ten (10) business days following award, the San Francisco Planning Department may terminate negotiations with that firm and proceed to award a contract to the next best proposer.