Joint City Council / Planning Commission Agenda Report

To: Mayor Rosenthal and the Honorable Members of the City Council and Chair Stack and Members of the Planning Commission

Prepared by: Bonnie Blue, Planning Director

Approved by: Jim Thorsen, City Manager

Date prepared: February 3, 2016

Meeting date: February 10, 2016

Subject: Civic Center Design Standards Project

RECOMMENDED ACTION: 1) Receive presentation on work completed to date by the Civic Center Design Standards Task Force; and 2) provide recommendations on how to proceed.

FISCAL IMPACT: In 2014, the consultant prepared a response to the request for proposals to prepare Civic Center design guidelines and a specific plan, along with an environmental impact report, for a cost of $661,034. An alternative scope of work was prepared for the design standards only, with a proposed contract amount of $187,510. The City Council authorized an agreement in the amount of $206,261 which included a contingency amount of $18,751 for additional services for completion of the design standards. The consultant has completed 55% of the scope of work and does not require additional funds to complete the design standards project. However, should the City Council and the Planning Commission recommend modifying the scope of work, or proceeding with a Civic Center Specific Plan, an appropriation by City Council from the General Fund Undesignated Reserve would be necessary to proceed.

DISCUSSION: At its October 21, 2013 meeting, the City Council considered a formula retail ordinance that would regulate formula retail (chain stores) in the Civic Center area. During the hearings on the formula retail ordinance, the City Council considered whether a specific plan and/or design standards could better address the concerns expressed by the public regarding an increase in the number of formula retail businesses locating in the Civic Center area.
In June 2014, the City Council approved an agreement, including a scope of work (attached), between the City of Malibu and a consultant team consisting of MIG/Hogle-Ireland, Inc. and John Kaliski Architects for preparation of Civic Center Design Standards. The Council also established a Civic Center Design Standards Task Force ("Task Force"), comprised of citizens with a stake or interest in the Civic Center area, to work with the consultant. On October 13, 2014, ten members were appointed to the Task Force by the Council. The Task Force was charged with: 1) providing feedback to the consultant and City staff on the results of the two planned community workshops; and 2) providing feedback on the design standards project.

This Joint City Council and Planning Commission meeting is identified as Task 4.5 in the consultant’s scope of work. During this meeting, the consultant team and staff will lead the City Council and Planning Commission through the following:

1. Discussion of the Task Force work completed to date:
   a. Community Open House
   b. Baseline Report
   c. Task Force Meetings
   d. Framework / Vision
   e. Preliminary Design Standards Outline;
2. Discussion of the Task Force’s suggestions;
3. Input from the public; and
4. Recommendations for next steps

Meeting materials of the Community Open House and Task Force meetings are available online at www.malibucity.org/ccds.

The scope of design standards, generally, is to address:

**Site Planning**
- Building placement
- Location of parking
- Setback treatments
- Open space
- Relationships between uses

**Building Design**
- Form/massing/scale
- Articulation
- Materials/colors
- Roof forms
- Sides of buildings
- Windows

**Landscaping**
- Context sensitivity
- Plant palette
- Irrigation systems
Signs
- Utilities / mechanical
- Sustainability
- Interconnectivity

At the last meeting of the Task Force in May 2015, the consultant presented a concept of the Civic Center area as a “rural coastal village” that was generated from input from the prior Task Force design charrette meeting. If consensus were reached on the rural coastal village concept, the consultants would use the concept to guide development of the design standards. However, comments made by the Task Force members and the public addressed not only design standards but some issues for the future of the Civic Center that fall outside the scope of design standards. These issues could be addressed by other mechanisms such as a specific plan or individual code amendments. The issues included were but were not limited to:

- Potential land use and zoning changes to allow:
  - Housing (such as senior housing, affordable housing and local workforce housing)
  - Mixed use development
  - Hospitality uses
  - Street standards, such as reclassification and redesign of public streets in the Civic Center
- Pedestrian crossing of Pacific Coast Highway
- Revisions to parking requirements
- Retirement of properties for open space purposes (such as through transfer of development credit or other approach)
- Public safety – traffic flow (ingress/egress)
- Convenient access to existing homes
- Shared parking
- Trails
- Public spaces for events
- Local shopping
- Public transportation (such as shuttle or trolley)

The issue before the City Council and the Planning Commission is whether to recommend: 1) proceeding with completion of design standards; 2) expanding the scope of work to include a specific plan; or 3) providing other input on priorities or planning efforts for the Civic Center area.

ATTACHMENT: MIG/Hogle-Ireland Civic Center Design Standards Scope of Work
MALIBU CIVIC CENTER AREA
Design Standards
Scope of Work

Task 0 – On-going Tasks

Task 0.1 – Staff Coordination – Calls and Meetings
Regularly scheduled staff meetings (phone meetings and meetings in Malibu) and miscellaneous project coordination, including scope and schedule review, will be held for the duration of the planning process between City staff and MIG. The summaries of these meetings will be included in the monthly invoicing process.

Task 0.2 – Project Management
MIG will meet periodically with the subconsultants for coordination and management purposes. This task also covers day-to-day project management tasks, including invoice review and preparation and contract administration. Assuming an approximate one-year program, the budget includes an allowance for this task.

Task 0 Deliverables:
- Bi-weekly Meeting Summaries

Task 1 – Project Initiation

Task 1.1 – Refine Tasks and Schedule
MIG will meet with City staff to:
- Refine and tailor work the program to ensure that timing, responsibilities and objectives are clearly understood
- Establish coordination and logistical procedures
- Refine desired outcomes
- Prepare a detailed project schedule
- Develop a management structure to help ensure project deadlines are met and work is completed on time and on budget
- Determine the need and structure of input venues for various interests, such as stakeholders, the general public, the Task Force, other governmental agencies, etc.
- Identify potential members of the Task Force (if not already established)
- Identify potential Stakeholders for the stakeholder interviews
- Outline roles and responsibilities of consultants and City staff—expectations and protocols for how we will all interact, communicate, cooperate, invoice, and bill

MIG will develop a comprehensive Public Engagement Plan in coordination with City staff to identify how best to conduct outreach to community members regarding the Civic Center Design Standards. The initial Public Engagement Plan will include components such as a schedule, key priorities, structure, public involvement and
outreach activities, and identification of key relationships. It will also include a detailed process diagram to illustrate the sequence and timing of project activities in a succinct format.

Task 1.2 – Preliminary Data Collection and Review
The consultant team will collect and review existing plans and additional key data pertaining to the Civic Center Design Standards, and will identify potential current and future issues. MIG will obtain GIS data from City consultants.

Task 1.3 – Organize and Conduct Project Area Tour
MIG and City staff will coordinate the initial meetings. Areas addressed include: 1) identification of additional data and information needs; 2) preparation of agendas and questions for the kick-off meetings; 3) next steps for organizing the Task Force; and 4) identification of responsibilities of staff and other technical sources. City staff will lead the MIG Team on a tour of the Civic Center area. The tour will be conducted via a windshield survey and walking, and will identify conditions not acknowledged in existing data. MIG will document landmarks, opportunity areas, circulation, access, and visibility. MIG will photo-document the Malibu Civic Center area’s design character (towers, cupolas, roof parapets, kiosks, changes in roof elevations, roof monuments, signage, landscape features, pedestrian walkways, lighting and pavement materials) for use in subsequent presentations and work products. The City will be responsible for tour logistics.

Task 1 Deliverables
- Refined Scope of Work and Public Engagement Plan
- Summary of MIG/City Staff Meeting
- Photos from Project Area Tour

TASK 2 - INITIAL LEARNING AND EDUCATION

Task 2.1 – Work Session with City Staff
The MIG Team will meet with the City staff to discuss prominent issues and opportunities, and to prepare for immediate work tasks.

Task 2.2 – Stakeholder Interviews
The MIG Team will conduct two full days of one-on-one and small group stakeholder interviews/meetings. These interviews are expected to be informal meetings that last approximately one hour. Potential participants/interviewees include representatives from business representatives (Chamber of Commerce, local merchants), development industry, environmental organizations, and community and neighborhood organizations. The final list of interviewees will be developed by MIG in close coordination with City staff. City staff will be responsible for contacting the interviewees and setting up the meetings.

Task 2 Deliverables:
- Summaries of Work Session with City Staff
- Summary of Stakeholder Interviews

TASK 3 – EXISTING CONDITIONS ANALYSIS

The MIG Team will conduct an analysis of existing conditions and their regulatory context. MIG will prepare comprehensive and concise technical studies to support the Design Standards.

Task 3.1 – Base Mapping
The MIG Team will identify, collect, and review existing GIS data from the City. Data request is dependent on data availability but is likely to include existing and future land use, zoning, available parcel and assessor attributes (ownership, year built, value, housing, employment characteristics, height), jobs data, street...
centerlines, rights-of-way, building footprints, easements, trails, and infrastructure. All information will be assumed to be accurate and up-to-date.

MIG, in coordination with the City staff, will also define and format a series of base maps to illustrate existing conditions information such as existing land use, zoning, circulation, and environmental information. We will ensure all maps have a uniform style, legend, and title block. At the culmination of the project, MIG will provide the City with the GIS maps and associated files developed during the process.

Task 3.2 — Detailed Land Use Survey
MIG will conduct a land use survey (using satellite imagery, Google Streetview, and a follow-up windshield survey for field verification as needed) to establish baseline land use conditions for planning and CEQA analysis purposes. At the culmination of the project, MIG will provide the City with the GIS maps and associated files developed during the process. All GIS data and mapping will be developed consistent with City protocols and data formats to ensure easy integration into the City’s information system upon completion of the project.

Task 3.3 Urban Design Analysis
MIG and Kaliski Architects will conduct an urban design analysis of existing development and plans currently in process. We will note architecture, landscaping, pedestrian and bicycle accommodations, signage, streetscape improvements, etc. The analysis report will be largely pictorial, with comments on themes and features that may be encouraged and those that perhaps should not be repeated. MIG will produce associated maps and graphics that illustrate existing conditions, including gateways, historic resources, major urban features, open space, character areas, and landmarks.

Task 3 Deliverables:
- Base Maps (electronic version)
- Land Survey Maps (electronic version)
- Urban Design Analysis (electronic version)
- Summary of Staff Work Session on Technical Studies (electronic version)

TASK 4 – COMMUNITY VISION
Task 4.1 – Community Workshop #1- Visioning
MIG will prepare base mapping, display materials, and a presentation for this first workshop focused on refining the Vision for the Civic Center area. MIG will facilitate a community workshop to provide an overview of the project and solicit input from the community on a draft Vision and desired outcomes. Topics include community values, confirmation of the issues to be addressed in the Design Standards, and what the vision should be for the Civic Center. MIG, in coordination with City staff and the project team, will be responsible for developing the content, printing materials, and facilitating the workshop. City staff will be responsible for securing workshop locations and printing and mailing announcements.

Task 4.2 – Summarize Community Workshop #1
MIG will prepare a summary of the information received at Community Workshop #1.

Task 4.3 – Task Force Meeting #1 and Summary
MIG will meet with the Task Force to discuss the results of the community workshop. Following the meeting, we will prepare an action summary. (We will not prepare detailed minutes of the Task Force meetings.)

Task 4.4 – Draft Vision Document
Based on the input received from the workshop and Task Force, and in close coordination with City staff, MIG will develop a Vision Document for the Design Standards. This framework will include a vision for future growth...
and revitalization in the Civic Center and draft Guiding Principles. The MIG Team will submit a draft for City staff review, and then will produce a revised version that reflects staff’s edits that will be forwarded to the Planning Commission and City Council.

Task 4.5 – Joint City Council and Planning Commission Workshop: Affirm Vision
MIG will conduct a joint Planning Commission and City Council workshop to review community ideas and priorities for the Design Standards and to approve the Vision Document.

**Task 4 Deliverables:**
- Materials and Presentation for Community Workshop #1 (electronic version)
- Summary Report for Community Workshop #1 (electronic version)
- Draft Vision Document (electronic version)
- Materials for and Summaries of Staff Debrief, Debrief with Taskforce, and Update with Planning Commission and City Council (electronic version)

**TASK 5 – DESIGN STANDARDS AND ALTERNATIVES APPROACHES**

Task 5.1 – Creation of Concept Alternative Design Approaches
Building upon the Vision, MIG will develop—in close coordination with City staff—three Concept Alternative Design Approaches that will be used to show architectural patterns and themes to be preserved, character elements to emphasize, and barriers to be addressed. The concept alternatives will be highly graphic and include descriptive text, diagrams, and images (including photo simulations and sketches). Our budget provides an allowance of staff hours for the photo simulations and sketches.

Task 5.2 – Department Work Session
The MIG Team will meet with City staff and representatives of City Departments to review the Concepts with the intention of identifying concerns, issues, or other concepts that should be tested. MIG will then finalize the Concept Alternative Design Approaches into a Summary Report.

Task 5.3 – Task Force Meeting #2 and Summary
MIG will prepare for and facilitate a meeting with the Task Force to discuss the Concept Alternatives. The Task Force will provide feedback to MIG on the Concept Alternatives, including suggested additions and revisions. The Task Force will also discuss the agenda and goals for Community Workshop #2.

Task 5.4 – Milestone Newsletter on Alternative Concepts
MIG will prepare a newsletter that summarizes—graphically and with narrative text—the Concept Alternatives Summary Report and what is expected at the upcoming Community Workshop #2. The newsletter will include the overall planning process, schedule, and how members of the public can get directly involved. MIG will post the newsletter on the project website and distribute it via e-blasts (in Task 5.6). The City will be responsible for distributing the newsletter.

Tasks 5.5 – Community Workshop #2 and Summary
MIG will prepare base mapping, display materials, and the presentation for Community Workshop #2. MIG will facilitate meeting to provide an update on the project and solicit input from the community. The agenda for this workshop will include: presentation of the Vision and Guiding Principles, summary of the Concept Alternative Design Approaches, and an interactive exercise to gain public input on the Design Concept Alternatives, ultimately resulting in direction for a preferred alternatives with or without modifications. We will consider using keypad polling to get real-time feedback from workshop attendees on the concept alternatives. MIG, in coordination with City staff and the project team, will be responsible for developing the content, printing materials, and facilitating. Our budget provides for attendance by three MIG staff persons and support
subconsultant staff. City staff will be responsible for securing meeting location, and printing and mailing announcements.

MIG will prepare a summary of the information received at Community Workshop #2.

Task 5.6 – Prepare Administrative Draft of Design Standard Alternatives
Based on the input received at the Community Workshop #2, MIG will adjust the Concept Alternatives into a Preferred Alternative.

Task 5.7 – Task Force Meeting #3
MIG will prepare for and facilitate the Task Force meeting to review the results of the Community Workshop #2. The Task Force will comment on the Preferred Alternative and suggest modifications.

**Task 5 Deliverables:**
- Concept Alternatives Summary Report (Descriptions and Assessment Summary) (electronic version)
- Summaries of Work Sessions with Staff and Task Force (electronic version)
- Milestone Newsletter on Concept Alternatives (electronic version)
- Materials and Presentation for Community Workshop #2 (electronic version)
- Summary of Community Workshop #2 Results (electronic version)
- Administrative Draft Design Standards – 1 copy of each document on CD (to include both a PDF and Word versions)

**TASK 6 – CEQA DOCUMENTATION, PUBLIC HEARINGS, AND FINAL DESIGN STANDARDS**

Task 6.1 – Prepare Final Design Standards for Public Hearing
Based on the input received from the Task Force and in consultation with City staff, MIG will draft the Final Design Standards. City staff will be responsible for producing the document in ordinance form, if required.

Task 6.2 – CEQA Documentation for Design Standards
As noted above, adoption of the Design Standards is considered a "project" under CEQA and will require CEQA review. We have assumed preparation of an Initial Study/(Mitigated) Negative Declaration. We will prepare such in accordance with the State CEQA Guidelines and any local City CEQA regulations. The City will be responsible for all noticing and mailing.

Task 6.3 – Public Hearings on Design Standards (allowance)
MIG will prepare for and facilitate a hearing with the Planning Commission to present the proposed Design Standards. Following Planning Commission action, MIG will prepare for and facilitate a hearing with the City Council. In the budget, we provide an allowance for hearing attendance.

Task 6.4 – Final Design Standards
Based on final direction from the City Council, MIG will finalize the Design Standards.

**Task 6 Deliverables:**
- Final Draft of the Design Standards for public hearings (20 bound copies, a reproducible original and 1 copy on CD (to include both PDF and Word versions of the document)
- Administrative Draft Initial Study/(Mitigated) Negative Declaration (to include both PDF and Word versions of the document)
- Public Draft Initial Study/(Mitigated) Negative Declaration (20 bound copies, a reproducible original and 1 copy on CD; also to include both PDF and Word versions of the document)
Task 7.1 — Market Assessment

This task will be led by Andrew Kaplan of EPS. The purpose of the market assessment is to support the team by identifying the underlying real estate trends and socio-economic conditions that influence market potential in the Civic Center area for various land uses, development prototypes, and tenants, given market factors and the physical development envelope as determined by site conditions and a range of zoning and building code parameters. The findings of this analysis will inform the development of the plan scenarios, provide context for community and stakeholder discussions, and support the subsequent program and implementation strategy recommendations. The market assessment analysis will include the following sub-tasks.

Define Competitive Trade Area: The analysis will focus on the Civic Center area as well as a larger Trade Area. This Trade Area will be defined to extend beyond the Civic Center area to include areas or nodes that may compete directly with the Civic Center area for the provision of retail and commercial services, or alternatively, that may provide direct sources of land use demand. For example, retail options at the Trancas Market Shopping Center or in Point Dume Village may mitigate the need for certain kinds of retail in the Civic Center area. At the same time, Malibu attracts destination retail demand from outlying areas, which supports the inclusion of cities such as Calabasas, Agoura Hills, Pacific Palisades, and Santa Monica in the Trade Area.

Evaluate Socio-Economic Characteristics: This task will focus on factors that position the Civic Center area competitively and that drive demand for potential land uses. Specifically, EPS will analyze demographic conditions within the Study Area and Trade Area (e.g., population growth, household formation, age, income, and education levels, etc.), employment characteristics (e.g., employment mix, in-commute/out-commute patterns), and how each could evolve within the land use context defined by the proposed Design Standards, or other applicable regulatory framework. EPS will rely primarily on database resources in completing this task, such as from the census, ESRI, and SCAG.

Evaluate Real Estate Economics: In this task, EPS will review existing market metrics for retail, residential, office, hotel, and other potential land uses. As a part of this analysis, EPS will assess the implications of various influential factors, such as different design standards, formula retail guidelines, property ownership patterns, and other considerations, on the development economics of various uses. EPS will perform this task using database resources, on-site surveys, and interviews with real estate professionals and users including brokers, investors, developers, retail tenants, and office tenants. The specific land use categories to be analyzed will be determined in consultation with staff but could include the following:

- Retail and Commercial Services potential will be analyzed based on a review of existing retail performance in the Civic Center area and Trade Area, an assessment of existing and future expected competition, and a broad consideration of retail category representation and leakage. In its analysis, EPS will distinguish neighborhood retail and services supporting residents and local employees from destination retail. As part of this analysis, EPS will also prepare a summary of retail tenant physical site requirements, broken out by tenant and category. EPS will also consider how constraints on access due to the limited capacity of Pacific Coast Highway and the canyon roads influence category market potential.

- Residential potential will be analyzed through an assessment of the current housing supply and what future housing and housing types—given market and socio-economic conditions—may be supportable. Market indicators such as construction starts, rents, and housing prices will be researched and compared with competing areas. Market findings will be cross-referenced with long-term...
residential and population growth projections and with findings from the City’s General Plan Housing Element.

- Office potential will be evaluated through a review of rents, vacancies, absorption rates, and historical inventory changes. Market metrics will be supplemented with interviews with land use professionals knowledgeable about the dynamics of the Malibu office market and its competitive position.
- Small visitor-serving, hospitality uses will be evaluated through a broad assessment of competitive supply and positioning using a mix of qualitative and quantitative approaches. Demand will be assessed using industry forecasts and through selected interviews with industry professionals.

**Summary Memo:** EPS will integrate findings from the market analysis and make a preliminary recommendation for market-supported uses, given market factors, site factors, findings from community meetings, formula retail restrictions, design considerations, preferred zoning envelope, and other factors to be determined in consultation with the team. Where applicable, EPS will illustrate how recommended uses may reflect trade-offs between economic and policy goals.

**Task 7.2 – Development Feasibility Analysis**

EPS will test the financial feasibility of up to two unique land use programs comprising three unique uses each to illustrate the interplay between revenue, cost, and regulatory factors in determining financial feasibility. The program options will be based on findings from the Market Assessment and developed in close collaboration with team members and staff to illustrate an appropriate range of development options for the Civic Center Area. The analysis will employ development pro forma models that consider rents and escalations, land costs, buy-out costs (if existing uses are to be redeveloped), demolition costs (if appropriate), site work, typical direct and indirect construction costs, and an assumed developer return to test development feasibility of the proposed prototypes. This modeling tool will also provide flexibility for testing and refining program ideas, such as alternative approaches to design guidelines and allowable densities.

**Task 7 Deliverables:**

- Market Assessment Summary Memo (to include both PDF and Word versions of the document)
- Feasibility Analysis (to include both PDF and Excel versions of the model)
## project budget - city of malibu civic center area designs standards

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Team</th>
<th>Task</th>
<th>Budget</th>
<th>Notes</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management &amp; Meetings</td>
<td>Staff Coordination Calls and Meetings (Bill memo)</td>
<td>36</td>
<td>$7,500</td>
<td>12</td>
<td>$2,160</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td>Project Management</td>
<td>30</td>
<td>$9,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Task 9 Subtotal</td>
<td>64</td>
<td>$12,580</td>
<td>12</td>
<td>$2,160</td>
<td>76</td>
</tr>
<tr>
<td></td>
<td>Public Engagement Plan</td>
<td>2</td>
<td>$200</td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Preliminary Data Collection and Review</td>
<td>2</td>
<td>$200</td>
<td>8</td>
<td>$1,140</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Organize and Conduct Project Area Tour</td>
<td>4</td>
<td>$780</td>
<td>4</td>
<td>$720</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Task 1 Subtotal</td>
<td>12</td>
<td>$2,080</td>
<td>12</td>
<td>$2,160</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total 4</td>
<td>19</td>
<td>$5,980</td>
<td>12</td>
<td>$2,160</td>
<td>72</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Malibu Civic Center Area

**Design Standards**

**June 13, 2014**

MIG, Inc.
# Project Budget - City of Malibu Civic Center Area Design Standards

<table>
<thead>
<tr>
<th>Task Description</th>
<th>Appro.</th>
<th>Firm/Fin.</th>
<th>City of Malibu</th>
<th>Consultants</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Team &amp; Support</td>
<td>£100,000</td>
<td>£100,000</td>
<td>£100,000</td>
<td>£100,000</td>
<td>£300,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
<tr>
<td>Core Team &amp; Support</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£50,000</td>
<td>£200,000</td>
</tr>
</tbody>
</table>

**Total Project Budget**: £187,510