



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: James R. Helmer
Joseph Horwedel

SUBJECT: SANTA CLARA BART STATION
AREA PLAN

DATE: 01-24-07

Approved

 Date 1-31-07

COUNCIL DISTRICT: 3, 6

RECOMMENDATION

Approval of an agreement with the Santa Clara Valley Transportation Authority and the City of Santa Clara for preparing a Santa Clara BART Station Area Plan and providing a City funding contribution in an amount not to exceed \$50,000.

OUTCOME

Preparation of the of the Santa Clara BART Station Area Plan supports coordinated planning of land use and transportation facilities among various agencies and supports compliance with the Metropolitan Transportation Commission (MTC) policy requiring transit-oriented development around planned BART stations.

BACKGROUND

MTC Transit Oriented Development Policy

In July 2005, MTC adopted a Transit Oriented Development (TOD) policy for regional transit expansion projects. The goals of the policy include: improving the cost-effectiveness of regional investments in new transit expansions, easing the Bay Area's housing shortage, and ensuring development patterns that are more supportive of transit. The policy requires minimum thresholds of housing development to exist or be planned along new transit corridors as a condition for receiving State or Federal funds for project construction. The policy was developed in consultation with various stakeholders including staff from the City of San José and the Santa Clara Valley Transportation Authority (VTA).

The extensions of BART to Warm Springs (in Fremont) and San José/Silicon Valley are required to comply with the MTC policy. For the BART extension, 30,800 housing units need to exist or be planned for within a ½ mile of the eight BART stations planned in Fremont (2), Milpitas (1), San José (4) and Santa Clara (1) – an average of 3,850 housing units per station. A BART

corridor land use working group involving the affected agencies has been convened by MTC to proactively address meeting the MTC policy.

MTC Station Area Planning Grant Program

To facilitate compliance with the MTC TOD policy, MTC provides grants to help finance transit oriented land use planning along new transit corridors. The VTA, in partnership with the City of Santa Clara and the City of San José, was successful in obtaining a \$600,000 MTC grant for the preparation of a Station Area Plan for the proposed Santa Clara BART station. The grant requires local matching funds that are proposed to be shared by the VTA (\$150,000), City of Santa Clara (\$50,000) and City of San José (\$50,000), to support a total project cost of \$850,000.

A cooperation and funding agreement among the VTA, City of Santa Clara and the City of San José has been prepared that defines the roles and responsibilities for preparing the Santa Clara BART Station Area Plan.

ANALYSIS

Project Scope

The Santa Clara BART Station Area Plan includes a 432-acre land area as shown on Attachment A. The San José portions of the planning area include the Campbell Avenue corridor and the former FMC site. The primary goals of the project are to: 1) create a well integrated transit center for users of Caltrain, ACE, Capitol Corridor, bus, BART and Airport People Mover; 2) enhance multi-modal connectivity for pedestrians, bicyclists, transit users and automobile drivers; and 3) achieve high-density mixed use transit oriented development that meets MTC's TOD policy housing threshold.

Agreement Terms

The proposed agreement among the VTA, the City of Santa Clara, and the City of San José, establishes the VTA as the administrative lead for developing the Santa Clara BART Station Area Plan and manager of the MTC grant, working in close coordination with Santa Clara and San José officials and community stakeholders. The VTA has hired a consultant team led by the firm of Dyett & Bhatia to prepare the Station Area Plan and environmental documents. Key deliverables to be prepared by the VTA's consultant include: existing conditions report, opportunities and constraints report, land use plan and alternatives, access and circulation plan, parking management plan, streetscape plans, environmental impact report (EIR), and public outreach.

The proposed agreement specifies the City of Santa Clara and the City of San José as "co-lead agencies" for the purposes of completing environmental review for the Station Area Plan. Each agency retains its discretion to review and certify the final EIR as it pertains to its jurisdiction. Other City of San José responsibilities included in the agreement include the payment of \$50,000 to the VTA and to provide staff support services to facilitate review, comment and approval of project plans and documents.

Project Schedule and Status

The VTA has initiated the Station Area planning process and initial land use and transportation concepts are being developed. Community workshop meetings to obtain public input are being scheduled for March and June. The draft Station Area Plan is proposed for completion in July 2007. An EIR for the plan is proposed for completion by early 2008.

POLICY ALTERNATIVES

Alternative 1: Do not approve agreement with VTA and the City of Santa Clara

Pros: Avoids City expense of \$50,000

Cons: Jeopardizes receiving \$600,000 MTC grant and impacts compliance with MTC land use policies required for extension of BART to Silicon Valley.

Reason for not recommending: Contrary to City goals related to supporting BART extension project and transit-oriented land use planning around transit stations.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

While this recommendation does not meet the \$1 million threshold for Criteria 1, this memorandum will be posted on the City's website for the February 13, 2007 Council agenda. The VTA is managing a public outreach process for development of the Santa Clara BART Station Area Plan. One community meeting has been held and, as of January 18, 2007, two rounds of stakeholder interviews will have been completed. VTA consultants are maintaining a web site (<http://www.santaclarasap.com/>) that provides additional information on the process, including future outreach planned, and documents for public reference as they are produced.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the City Manager's Budget Office. Preparation of the Santa Clara BART Station Area Plan is being developed in coordination with the Department of Planning, Building and Code Enforcement, the Department of Transportation, the Airport Department and the Office of Economic Development.

FISCAL/POLICY ALIGNMENT

The recommended actions are consistent with the City's General Plan policies supporting transit-oriented development in the vicinity of transit centers.

COST SUMMARY/IMPLICATIONS

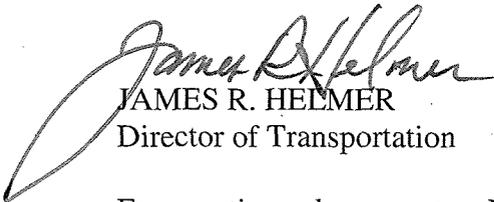
The recommended actions have a direct cost to the City in the amount of \$50,000 and will be funded by the Construction Excise Tax Fund in the 2006-2007 Adopted Capital Budget. Further, there will be no operating or maintenance costs impact on the General Fund.

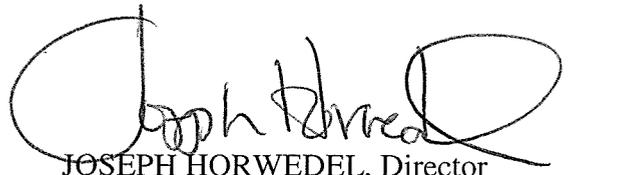
BUDGET REFERENCE

Fund #	Appn #	Appn. Name	Total Appn	Amt. for Contract	2006-2007 Adopted Capital Budget Page	Last Budget Action (Date, Ord. No.)
465	5222	BART Station Planning	<u>\$145,000</u>	\$50,000	V - 1054	10/17/06, Ord. No. 27888

CEQA

Exempt


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Director of Transportation


JOSEPH HORWEDEL, Director
Planning, Building and Code Enforcement

For questions please contact Hans Larsen, Deputy Director, at 535-3835.

Attachment

