



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: Request for Council Initiation of
US 101-Oakland/Mabury
Transportation Development Policy

DATE: May 17, 2007

Approved

Ray Wimer

Date

5/18/07

COUNCIL DISTRICT: 3
SNI AREA: 13th Street

RECOMMENDATION

Council initiation of the US 101-Oakland/Mabury Area Development Policy.

OUTCOME

Council initiation of the US 101-Oakland/ Mabury Area Development Policy (ADP) as part of the Spring 2007 General Plan Hearing will allow the continued processing of development proposals supporting the planned Berryessa BART Station and implementing the Jackson-Taylor Specific Plan. Priority projects that require the ADP include the Dobbin Drive/Family Shelter project and the Japantown Corporation Yard Redevelopment project. Initiation at a future General Plan hearing would substantially delay processing these projects by six or more months.

BACKGROUND

The transportation system in the US 101-Oakland/Mabury area has reached capacity, and the transportation improvements needed to support planned development are expensive and require years to build. To address this situation, staff recommends initiation of an "area development policy" (ADP) by the City Council, as have been adopted for the Evergreen, Edenvale and North San Jose Area Development areas. General Plan policy provides that an ADP may only be initiated by the City Council as part of a General Plan hearing. The City Council has yet to schedule the next General Plan hearing, hence the urgency of placing initiation of the US-101Oakland/Mabury ADP on the Council's agenda for June 5.

ANALYSIS

The primary reasons for initiation of this ADP are to create a policy to:

1. Manage traffic congestion generated by near-term developments in the vicinity of the US-101/Oakland interchange, including planned development in Jackson-Taylor Specific Plan such as the Japantown Corporation Yard site and near the Berryessa BART Station such as the Dobbin Drive/Family Shelter project;
2. Promote General Plan goals for economic development and housing supply by allowing temporary degradation of traffic level of services; and
3. Improve US-101/Oakland Road interchange operations in the long run and to construct the new US-101/Mabury Road interchange through implementation of a traffic impact fee program. The ADP would also facilitate infill development to support both the Japantown and Luna Park/13th Street Neighborhood Business Districts (NBDs).

ALTERNATIVES

Alternative 1. The ADP could be initiated at a future General Plan Hearing.

Reason for not Recommending Alternative: Schedules for both the Dobbin Drive/Family Shelter and Corporation Yard projects would be substantially impacted, by six or more months, if the ADP is not initiated as part of the Spring 2007 General Plan Hearing.

Alternative 2. The Council does not initiate the ADP and requires development in the vicinity of the US 101-Oakland/ Mabury Area to develop according to the Citywide Transportation Level of Service Policy 5-3.

Reason for not Recommending Alternative: Planned development in the vicinity of the US 101-Oakland/Mabury Area, including the Dobbin Drive/Family Shelter project and the Japantown Corporation Yard Redevelopment project, would be dependent upon planned improvements at the US 101-Oakland and US 101-Mabury interchanges. The funding and timing of the improvements is unknown. The ADP is anticipated to include a traffic impact fee to help fund the US 101-Oakland/Mabury interchange improvements.

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

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Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Once drafted by staff, the ADP would be subject to public outreach, community input, interagency coordination, and environmental review, and would be forwarded to the Planning Commission for a recommendation prior to Council action, anticipated in Fall 2007.

COORDINATION

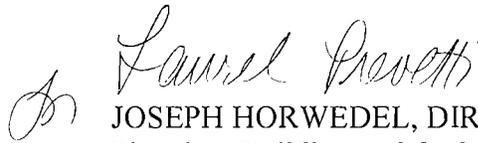
The initiation has been coordinated with the Department of Transportation and the City Attorney's Office.

COST IMPLICATIONS

The ADP would be drafted by staff in conjunction with the Dobbin Drive/Family Shelter project Environmental Impact Report, which effort is funded by private development application fees.

CEQA

Not a Project


JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Akoni Daniels, Principal Planner at (408) 535-7823.