



**DATE:** June 23, 2015

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **Priority Development Area Planning Grant Acceptance – East Whisman Precise Plan**

### **RECOMMENDATION**

Accept the Valley Transportation Authority (VTA) Priority Development Area Planning Grant Award of \$498,000 and authorize the City Manager or designee to execute a funding agreement with VTA for development of the East Whisman Precise Plan.

### **BACKGROUND**

The Metropolitan Transportation Commission (MTC) has directed Congestion Management Agencies, such as the VTA, to design Priority Development Area (PDA) planning programs to support growth in housing and employment near transportation services within Santa Clara County.

A PDA is a locally designated area within a community identified for future growth. PDA locations are typically accessible to transit, jobs, housing, or other services. The City currently has five PDAs, including Downtown, El Camino Real, North Bayshore, San Antonio, and Whisman Station. In response to MTC's direction, VTA developed a PDA Planning Grant Program to assist cities in planning for transit-oriented housing and employment growth within PDAs in Santa Clara County. To qualify for these grant funds, the City proposes to expand the Whisman Station PDA boundary to include the East Whisman Change Area north of Central Expressway, east of Whisman Road, and south of U.S. 101 to the City limit boundary with the City of Sunnyvale (see Attachment 1 – East Whisman Map). This boundary expansion provides a larger geographic area of existing and planned employment growth and housing, allowing the City to achieve a coordinated plan for the East Whisman area, while aligning with VTA's goals for PDA areas.

The California Department of Transportation (Caltrans) provided \$5 million dollars in Surface Transportation Program (STP) funds to VTA for qualifying PDA planning grant projects. The PDA Planning Grant Program will be administered by VTA and will use

consultants to help participating agencies develop their policy documents. For this grant cycle, seven agencies were awarded grants, including the cities of Mountain View, Palo Alto, Sunnyvale, Santa Clara, Campbell, San Jose, and Morgan Hill.

Mountain View has been awarded \$498,000 by VTA to prepare the East Whisman Precise Plan. This funding will be administrated by VTA and will be used to hire urban design and mobility consultants who will assist the City in preparing the Precise Plan. The City is responsible for funding environmental documents for the Precise Plan (per the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA)) and for supporting studies, such as utility infrastructure planning, including the potential to expand the recycled water system to this area. CIP 15-47 budget includes \$690,000 for these studies.

### **ANALYSIS**

The PDA Planning Grant Program objectives are consistent with 2030 General Plan themes for the East Whisman Change Area—to plan for increased development intensity near public transit.

Through this grant and other City funds, the City will be able to implement a General Plan action item to create a new East Whisman Precise Plan. A new Precise Plan will replace the area's ML (Limited Industrial) Zoning District standards with updated development policies and standards to meet General Plan and community expectations for the area.

### **FISCAL IMPACT**

The acceptance of the \$498,000 PDA grant between the City and VTA requires a local City contribution of \$67,909, which will be funded by the \$690,000 already appropriated by the City to prepare Precise Plan utility and environmental studies. The PDA grant will be administered by VTA; therefore, no additional appropriations are required to expend the grant funds.

**ALTERNATIVE** – The City Council can direct staff not to accept the grant.

### **NEXT STEPS**

Staff anticipates the Precise Plan will take approximately two years to complete. Staff will return to City Council in fall 2015 with a detailed scope of work for the Precise Plan, including process, topics for analysis, and key project milestones.

**PUBLIC NOTICING**

Agenda posting. Copies of this report were sent to the East Whisman Precise Plan interested parties list.

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823-06-23-15CR-E

Attachment: 1. East Whisman Area Precise Plan Map