

IN THE CITY COUNCIL OF THE CITY OF SAN LEANDRO

RESOLUTION NO. 2024-XXX

RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTING SERVICES AGREEMENT WITH GOOD CITY COMPANY IN AN AMOUNT NOT TO EXCEED \$1.8 MILLION FOR THE PREPARATION OF THE BAY FAIR TOD DEVELOPMENT PLAN, SPECIFIC PLAN AMENDMENTS, AND RELATED ENVIRONMENTAL DOCUMENT; AND TO APPROPRIATE \$1,800,000 IN FUNDING FOR SAID AGREEMENT (MTC PRIORITY DEVELOPMENT AREA GRANT FUNDED)

WHEREAS, in May 2014, the Metropolitan Transportation Commission (“MTC”) awarded the City of San Leandro (the “City”) an MTC Priority Development Area (“PDA”) Planning Grant (“PDA Grant”) in the amount of \$440,000 to prepare the Bay Fair Transit-Oriented Development (“TOD”) Specific Plan (“Specific Plan”); and

WHEREAS, the PDA Program is a voluntary partnership between local governments, MTC and the Association of Bay Area Governments (ABAG) to nominate areas served by transit that can accommodate future housing, jobs, and community amenities and provide a dedicated share of regional funding for local planning and capital improvements in PDAs; and

WHEREAS, on February 20, 2018, the City Council adopted the Specific Plan after a broad-based community engagement effort to establish a vision and development framework for the area’s future as a mixed-use TOD; and

WHEREAS, in 2018, the City of San Leandro established the Bay Fair TOD PDA; and

WHEREAS, the Bay Fair TOD Specific Plan Area (“Specific Plan Area”) encompasses 154 acres generally bound by East 14th Street to the northeast, Hesperian Boulevard to the west, and the border between the City and unincorporated Alameda County to the south and southwest; and

WHEREAS, the Specific Plan implements the City’s General Plan, which identifies the Specific Plan Area as one of the City’s most significant areas of potential change, and envisions the area as a dynamic, walkable, transit-oriented area with a mix of uses; and

WHEREAS, in 2020, the City Council adopted Specific Plan amendments, and in 2021, Adopted Zoning Code Chapter 2.10, Bay Fair Transit-Oriented Development (B-TOD) District, to implement the Specific Plan and identify the standards for development within the Specific Plan Area; and

WHEREAS, the Specific Plan and Zoning Code enable the development of a mixed-use urban village that supports housing, retail, office, entertainment, and civic uses with safe pedestrian and bicycle connections to public transit, services and employers; and

WHEREAS, the State, regional, and local policy frameworks have evolved significantly since the Specific Plan and B-TOD Zoning were adopted and key sites in the Specific Plan Area have changed ownership; and

WHEREAS, staff recommends undertaking additional planning efforts through coordination with key stakeholders and additional community engagement to advance the vision for the Bay Fair TOD; and

WHEREAS, in December 2022, the Metropolitan Transportation Commission (MTC) announced a Call for Projects for Priority Development Area (PDA) Planning Grants, and informed local jurisdictions of a February 23, 2022 deadline for submittals of Applications, as well as grant requirements including compliance with the Transit Oriented Communities Policy; and

WHEREAS, on February 23, 2023, staff submitted applications for two PDA Planning Grants to fund 1) the Bay Fair TOD Sub-Area 1 Precise Plan in the amount of \$1,200,000 and 2) the Bay Fair TOD Specific Plan Amendments in the amount of \$600,000; and

WHEREAS, the grant activities would advance General Plan Policy LU-8.10, which calls for transforming the area around the Bay Fair BART station into a dynamic new transit-oriented development area; and

WHEREAS, the grant activities would implement numerous policies and programs from the City's certified 2023-2031 Housing Element, including Action 8.1, which calls for continuing to implement the Bay Fair TOD Specific Plan and commits the City to working closely with BART to find funds and resources to facilitate pre-development work; and

WHEREAS, a City Council Resolution authorizing the PDA Grant applications was adopted on April 4, 2023 which authorized the City Manager or her designee to submit grant applications for 1) the Bay Fair TOD Sub-Area 1 Precise Plan in the amount of \$1,200,000 and 2) the Bay Fair TOD Specific Plan Amendments in the amount of \$600,000 in response to the Metropolitan Transportation Commission's (MTC's) Call for Projects for PDA Planning Grants and commit an in-kind contribution of staff time to support grant activities; and

WHEREAS, on June 28, 2023 the MTC Commission approved funding for San Leandro's grant request; and

WHEREAS, the City requires the assistance of professional consulting services; and

WHEREAS, on September 27, 2023 the City issued a Request for Proposals ("RFP") for professional services to prepare the Bay Fair Transit-Oriented Development Sub-Area 1 Development Plan and Specific Plan Update and distributed the RFP to qualified consultant firms and held a pre-proposal conference on October 11, 2023; and

WHEREAS, eight proposals were received on the required submittal deadline of October 30, 2023; and

WHEREAS, in accordance with the California Government Code and other applicable laws, Community Development Department and Public Works staff carefully reviewed the qualifications and proposals and determined that the Good City Company team possesses the necessary quality, fitness, capacity, experience and expertise to provide the services sought by the City; and

WHEREAS, an agreement between the City and Good City Company, a copy of which is attached and incorporated herein, is presented to the City Council; and

WHEREAS, the City Council is familiar with the contents thereof; and

WHEREAS, the City Manager recommends approval of said agreement.

NOW, THEREFORE, the City Council of the City of San Leandro does **RESOLVE** as follows:

1. That the City Council hereby awards a consulting services agreement to Good City Company in an amount not to exceed \$1,800,000; and
2. The City Manager (or her designee) is hereby authorized to finalize the scope of work for the preparation of the Bay Fair TOD Development Plan, Specific Plan Amendments, and related environmental document; and
3. The City Manager (or her designee) is hereby authorized and directed, on behalf of the City Council, to execute the attached consulting services agreement, in substantial form, on behalf of the City of San Leandro upon timely submission by Good City Company of the signed agreement; and
4. The City Manager (or her designee) is authorized to make all approvals and take all actions necessary or appropriate to carry out and implement the terms of the consulting services agreement and to administer the City of San Leandro's obligations, responsibilities, and duties to be performed under the agreement; and
5. The City Council authorizes the appropriation of \$1,800,000 into account 150-41-121 for expenditures off-set by the City's MTC Priority Development Area grant award.

Introduced by Councilmember _____ and passed and adopted this 20th day of February 2024 by the following vote:

AYES: (0)

NOES: (0)

ABSENT: (0)

ATTEST: _____
Kelly B. Clancy, CMC
City Clerk