



Legislation Text

File #: 14-497, **Version:** 1

RESOLUTION Authorizing the City Manager to Execute a Metropolitan Transportation Commission (MTC) Priority Development Area Planning Grant Funding Agreement and Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of San Leandro, the San Francisco Bay Area Rapid Transit District (BART), Madison Marquette, and Alameda County for the Bay Fair BART Transit Village Transit Oriented Development Specific Plan (commits \$50,000 City contribution to secure a \$440,000 grant from MTC)

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 BART Transit Village Transit-Oriented Development (“TOD”) Specific Plan (“Specific Plan”); and

WHEREAS, MTC awarded the City the PDA Grant with the understanding that the City would contribute \$50,000 (including \$10,000 of in-kind City staff hours), and the San Francisco Bay Area Rapid Transit District (“BART”) and Madison Marquette (“MM”) would each contribute \$15,000 in matching funds for a total matching amount of \$80,000; and

WHEREAS, the City desires to enter into a Memorandum of Understanding (“MOU”) with BART, MM, and Alameda County to coordinate the successful implementation of the Specific Plan pursuant to the PDA Grant; and

WHEREAS, the focal points of the Specific Plan are the Bay Fair BART Station and Bay Fair BART Station parking lot and the Bayfair Center. The Project Area is located primarily within San Leandro city limits, with the exception of the southeastern portion of the Bay Fair BART Station property, which is located in unincorporated Alameda County; and

WHEREAS, the 2002 San Leandro General Plan (“General Plan”) promotes the revitalization of the area in and around the Bayfair Center in San Leandro and calls for “introducing new and compatible uses, including new shops, services, community facilities, restaurants, entertainment venues, and offices;” and

WHEREAS, the City is currently in the process of updating the General Plan, which is expected to be completed in Spring, 2016. The City anticipates incorporating key themes and issues from the Specific Plan into the updated General Plan; and

WHEREAS, in 2006, the California Department of Transportation (“Caltrans”) awarded BART a Community-Based Transportation grant to conduct a station area study of the Bay Fair BART Station. BART, the City, Alameda County, Caltrans, Alameda-Contra Costa Transit District and Madison Marquette cooperated on a community oriented process to create the Bay Fair BART Station Transit-Oriented Development and Access Plan (“TOD and Access Plan”), which was completed in March 2007; and

WHEREAS, in 2008, BART received a Regional Measure 2 Safe Routes to Transit (“SR2T”) grant from MTC to create a plan focusing on improving personal safety and security in and around the Bay Fair BART Station (“SR2T Plan”). The SR2T Plan was completed in 2009. It recommended and prioritized capital projects for both short-term and long-term implementation, with some improvements to be incorporated in future development. Several recommendations in the SR2T Plan have been implemented; and

WHEREAS, the general objectives identified for this Specific Plan are to: articulate and quantify the future potential of the Bay Fair Transit Village area to transform it into a vibrant TOD area; develop comprehensive land use policies with a detailed land use map and circulation and access plan; enhance greater connectivity to the Bay Fair BART Station and nearby Alameda-Contra Costa Transit District stops; complete a detailed analysis of selected opportunity sites to provide more specific guidance for future development; develop a program for implementing the land use policies such as supportive zoning changes, development standards, design guidelines, parking strategies, a marketing program, and other viable development incentives; identify priorities for public transit, bicycle and pedestrian enhancements as well as necessary roadway, parking and streetscape improvements to support and attract public and private investment; and

WHEREAS, the updated General Plan, TOD and Access Plan, and the SR2T Plan will be taken into consideration in the preparation of the Specific Plan.

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

1. The City Manager is hereby authorized and directed to enter into, execute, and deliver the MTC Funding Agreement (the “Agreement”), for the PDA Grant in the amount of \$440,000, and any and all other documents required or deemed necessary or appropriate to secure the PDA Grant, and all amendments thereto; and
2. The City Manager is hereby authorized and directed to enter into an MOU with BART, MM, and Alameda County to coordinate towards the successful implementation of the Specific Plan pursuant to the PDA Grant. A copy of the MOU is attached as Exhibit A; and
3. That the City Manager, or his designee, is authorized to execute the Agreement for the PDA Grant and authorized to execute the MOU, contingent upon the City Attorney’s approval of the documents as to form.

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