



## AGENDA REPORT

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**Date:** April 19, 2016

**To:** City Manager for Council Action

**From:** Acting Director of Planning and Inspection

**Subject:** Professional Services Agreement with Perkins + Will, Inc. to Prepare the Tasman East Focus Area Plan and Environmental Impact Report (EIR)

### EXECUTIVE SUMMARY

Development of the Tasman East Focus Area Plan is one of the Council's current Strategic Objectives towards the goal of promoting economic and housing development. A prerequisite for implementing the 2015-2023 Phase II land use designations of the General Plan requires development of a plan for the Tasman East Focus Area, an older industrial area slated for residential redevelopment. The Tasman East Focus Area is located to the northeast of Levi's Stadium, generally bounded by Tasman Drive, Lafayette Street, the Guadalupe River, and the Santa Clara Municipal Golf Course. The Tasman East Focus Area has a number of locational advantages: proximity of the area to both light and heavy rail, the City Place project, Levi's Stadium and the surrounding employment area. In addition, the building stock in the plan area, consisting largely of one-story concrete tilt-ups, is starting to reach obsolescence, and is ripe for redevelopment.

The proposed agreement with Perkins + Will, Inc. will provide for the preparation of the comprehensive plan for adoption along with the associated Environmental Impact Report (EIR), which is currently anticipated for completion by June, 2017, at a cost not exceeding \$759,425.00.

The City of Santa Clara conducted a competitive Request for Proposals (RFP) process to select a consultant firm. A total of nine firms responded to the RFP process. The recommended firm, Perkins + Will, Inc. is a global architecture and planning firm, based locally in San Francisco. They demonstrated a strong understanding of the City's need for an Area Plan that will both help create a vision for one of the densest residential neighborhoods in the City, and that will equitably divide responsibilities for parkland and infrastructure among multiple property owners who could have differing timelines for development.

The City's objective is to create a Focus Area Plan that helps to streamline entitlements for individual projects by helping to ensure certainty in the development review process. Design guidelines that give developers clear direction for form, massing, and relationship to the public realm will be one of the plan elements to help ensure development certainty.

As part of the Focus Area planning process, the environmental impacts of redeveloping 45 acres of existing industrial land will be analyzed at a project level. The resulting environmental document can be used by developers for environmental clearance of their individual development proposals, which will further facilitate redevelopment of the area.

**ADVANTAGES AND DISADVANTAGES OF ISSUE**

The policies, guidelines, and illustrations in the comprehensive plan will provide policy guidance for development in the Tasman East focus area, which will in turn help articulate and enhance the City's identity. The plan will facilitate the redevelopment of this area. No disadvantages have been identified.

**ECONOMIC/FISCAL IMPACT**

The total of this Perkins + Will, Inc. agreement is not to exceed \$759,425.00. Prior to the execution of this agreement, it was estimated the overall funds needed would be \$750,000.00. The \$750,000.00 is currently available in the Tasman East Focus Area Plan Project 539-5523-6544. To cover the \$9,425.00 balance of the Perkins + Will, Inc. agreement, an amount of \$10,000.00 is requested to be transferred from the General Plan Update Capital Improvement Project (CIP) to the Tasman East Focus Area Plan Project.

An estimated cost of \$10,000.00 for document printing and distribution also needs to be budgeted. An additional \$10,000.00 is requested to be transferred from the General Plan Update Capital Improvement Project (CIP) to the Tasman East Focus Area Plan Project to cover this cost.

Therefore, a combined \$20,000.00 is requested to be transferred to the Tasman East Focus Area Plan Project. This results in a total budget of \$770,000.00, covering the Perkins + Will agreement amount not to exceed \$759,425.00 and the \$10,000.00 document printing and distribution cost.

Because private entities have expressed interest in processing planning entitlements for their project sites as a result of the Focus Area plan and EIR, staff anticipates entering into reimbursement agreements with each of those stakeholders once individual development applications are filed. The reimbursement agreement would require private entities to reimburse the City's cost of the preparation of the Focus Area plan and EIR for the plan area. This arrangement would likely result in substantial savings for developers compared to preparing individual General Plan Amendments and environmental documents for each project within the plan area.

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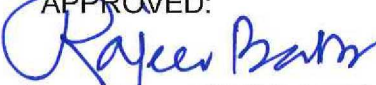
**RECOMMENDATION**


That the Council:

1. Approve a transfer of \$20,000.00 of appropriations from the General Plan Update CIP Project (539-5523-80100-6520) to the Tasman East Focus Area Plan Project (539-5523-80100-6544); and
2. Approve and authorize the City Manager to execute a Professional Services Agreement with Perkins + Will Inc. to prepare the Tasman East Focus Area Plan and Environmental Impact Report (EIR) at a cost not to exceed \$759,425.00.

  
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Sharon Goei  
Acting Director of Planning and Inspection

Certified as to Availability of Funds:  
539-5523-80100-6544 \$ 750,000.00 *CS*  
539-5523-80100-6520 \$ 20,000.00 *CS*

APPROVED:  
  
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RAJEEV BATRA  
Acting City Manager

  
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*CS* Gary Ameling  
Director of Finance/ Assistant City  
Manager  
**FIVE COUNCIL VOTES**

*Documents Related to this Report:*

- 1) *Professional Services Agreement with Perkins + Will, Inc.*