

AGENDA TRANSMITTAL

MEETING DATE: February 4, 2014

CITY AGENDA ITEM: Council Adoption of Resolution No. 2014-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Funding Agreement with Solano Transportation Authority (STA) to Fund an Update of the Downtown Waterfront Specific Plan.

FISCAL IMPACT: The STA grant totals \$163,000. The City's required match for this project will be \$21,118 (or 11.47%). Staff time to administer the grant and manage the work of outside consultants may be used to meet the match requirement. The local match requirement may be met anytime within the life of the grant.

BACKGROUND: On March 5, 2013, the City Council adopted a resolution that authorized the City Manager to execute a grant contract to apply for planning funds to confirm, update and expand the Downtown Waterfront Specific Plan. The City was successful in applying for these funds and has been working on contract language with Solano Transportation Authority (STA) as of late. Action on this item will give the City Manager authority to enter into a funding agreement with STA.

STAFF REPORT: The Downtown Waterfront Specific Plan was created in 1983 and was comprehensively amended in 1999. The creation of this specific plan was included as an implementation measure of the 1979 General Plan as the General Plan recognized the need for special treatment of the Historic Downtown and Waterfront.

The Priority Development Area (PDA) program was jointly developed by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) in order to facilitate infill development near existing and planned transportation facilities. Suisun City has one Priority Development Area; the Downtown Waterfront.

The regional agencies have currently made available Federal funding to Solano Transportation Authority (STA) for planning studies associated with Priority Development Areas. The City Council, back in March of 2013, gave direction to confirm, update and expand the current Downtown Waterfront Specific Plan, and complete the associated Environmental Impact Report, through this funding opportunity.

Currently, the Downtown Waterfront PDA includes property north of Highway 12 including the "30-acre" and the "Denver Curve" properties. These later two properties are not located within the current boundaries of the Downtown Waterfront Specific Plan, but through this update process, would be, allowing the City the ability to better leverage the asset of the Suisun-Fairfield Train Depot in its land use planning of this broader area. Furthermore, without this funding opportunity, the City would not be in a position to update its existing Specific Plan to be more in-line with current growth and development outlooks, specifically in the areas of visitor

PREPARED BY:
REVIEWED/APPROVED BY:

John Kearns, Associate Planner
Suzanne Bragdon, City Manager

and business serving uses that can build off of the train depot, new waterfront hotel, our growing nucleus as a restaurant hub, and new and exciting changes happening in Suisun Valley.

The Specific Plan process will require approximately two-and-a-half years and will involve substantial public input, including residents, businesses, and property owners. Staff anticipates that the consultant will be selected through a Request for Proposals process by March 2014, with an initial vision and land use plan completed by late 2014. The draft plan should be finished by September 2015, with City Council review occurring in late 2015 and early 2016. The Plan will be completed by May 2016.

As part of the Specific Plan Update process, the City will need to plan for an increase of approximately 1,040 residential units and 920 jobs over the next 26 years in the PDA. Staff has taken a proactive approach in analyzing potential opportunities to accomplish these goals without losing the unique “old town”/”small town” feel of the waterfront area. This is accomplished by considering more efficient use of both vacant and underutilized property (i.e., Benton Court, west side of Main, air-space above the park & ride lot and property adjacent to the Train Depot.

Fairfield has also requested planning funds from STA to update their Downtown Specific Plan. The City of Fairfield intends to coordinate our planning process with Suisun City. Areas that support coordination include TOD housing and connectivity between the two communities.

The attached resolution authorizes the City Manager to enter into a funding agreement with STA to prepare the Specific Plan.

RECOMMENDATION: It is recommended that the City Council:

1. Council Adoption of Resolution No. 2014-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Funding Agreement with Solano Transportation Authority (STA) to Fund an Update of the Downtown Waterfront Specific Plan.

ATTACHMENTS:

1. Council Adoption of Resolution No. 2014-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Funding Agreement with Solano Transportation Authority (STA) to Fund an Update of the Downtown Waterfront Specific Plan

RESOLUTION NO. 2014-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A FUNDING AGREEMENT
WITH SOLANO TRANSPORTATION AUTHORITY (STA) TO FUND AN UPDATE OF
THE DOWNTOWN WATERFRONT SPECIFIC PLAN**

WHEREAS, the City has been awarded grant funds from Solano Transportation Authority through the One Bay Area Grant Program to confirm, update, and expand the Downtown Waterfront Specific Plan; and

WHEREAS, the City created a Downtown Waterfront Specific Plan in 1983 and comprehensively amended it in 1999; and

WHEREAS, the City Council authorized the City Manager to apply for a planning grant to confirm, update, and expand the Downtown Waterfront Specific Plan on March 5, 2013; and

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the execution of a funding agreement with Solano Transportation Authority (STA) to fund an update of the Downtown Waterfront Specific Plan.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council held on the 4th day of February, 2014 by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal this 4th day of February, 2014.

Linda Hobson, CMC
City Clerk