COUNCIL MEETING
9/18/2023
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CITY OF PALO ALTO

Bayshore Alma San Antonio Priority Development Area (BASA PDA) & Priority Site Nomination

City Council – September 18, 2023

www.cityofpaloalto.org

Purpose

- Review designation of a new Priority Development Area (PDA) in south Palo Alto
- Consider nomination of one Priority Site

Priority Development Areas (PDAs)

- PDAs are a regional growth geography used in MTC/ABAG's regional planning to implement the Bay Area's state-required Sustainable Communities Strategy

- PDAs represent areas within the region which cities designated for focus on creating new development with access to transit, community facilities and other destinations

Priority Development Areas (PDAs)

- PDA designation = access to regional funding:
  - Creation of local plans (@$1.2M)
  - Local plan amendments (@$600K)
  - Implementation/Technical assistance (@ $200K)

- Examples:
  - Downtown and Station Area Specific Plans
  - Corridor Plans
  - Parking Management Strategies
  - Financing Plans and Nexus Studies
  - Equitable Development Strategies

Priority Development Areas (PDAs)

Palo Alto has two existing PDAs:

- California Avenue PDA:
  Awarded $638K for NVCAP
- Downtown/University Avenue PDA:
  Awarded $800K for Downtown Housing Plan

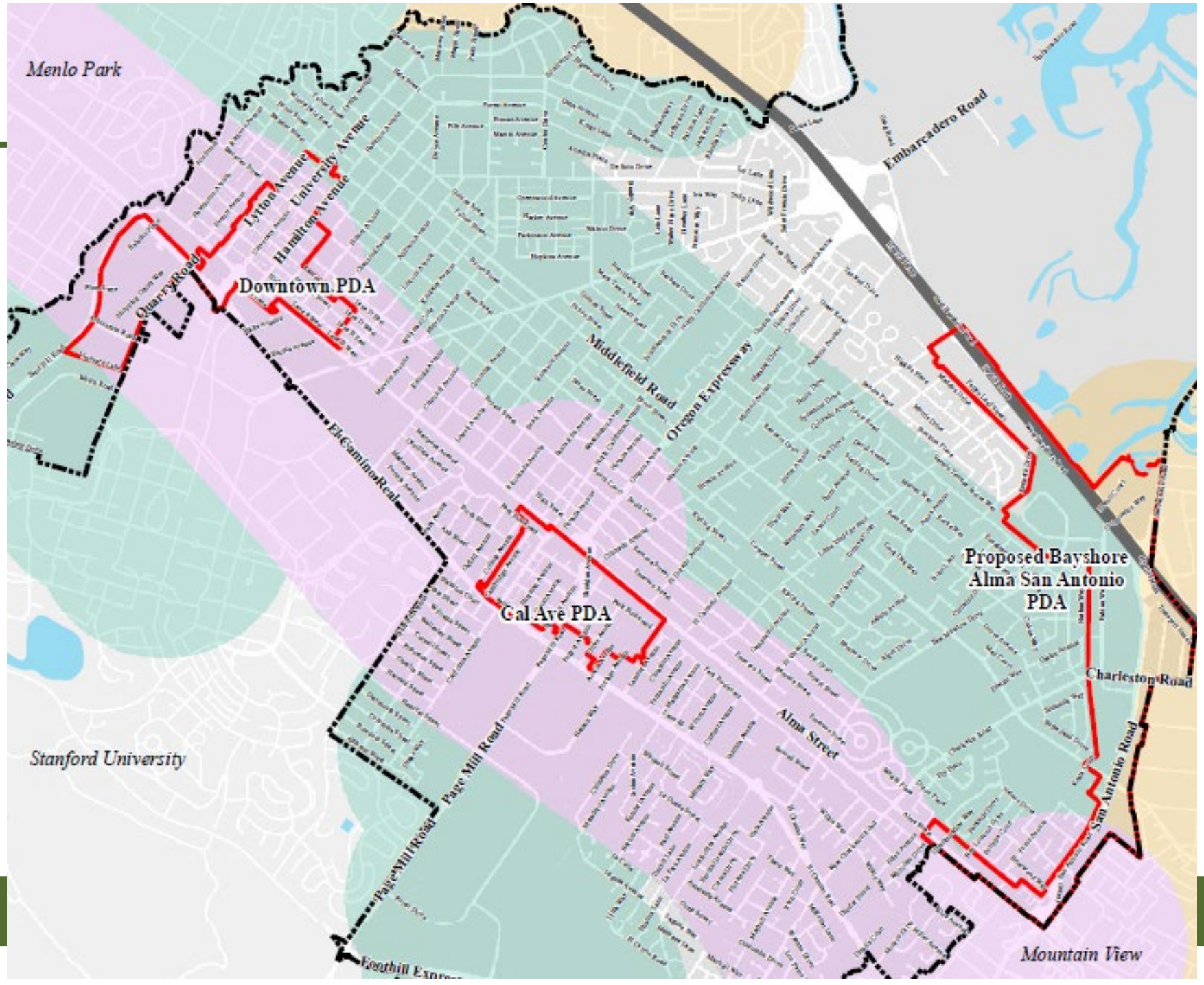
Priority Development Areas (PDAs)

- MTC/ABAG recognized that 6th Cycle Housing Elements across the region identified new planning priorities
- New and modified PDAs approved by MTC/ABAG on 09/11/23, including Palo Alto, dependent upon City Council approval resolution
- September 30 deadline for submittal of Council approval resolution

PDA Eligible Areas

PDA Eligible Areas

- Connected Community (Outside High Resource Area)
- Connected Community (Within High Resource Area)
- Transit-Rich
- Priority Development Areas
- City Limit



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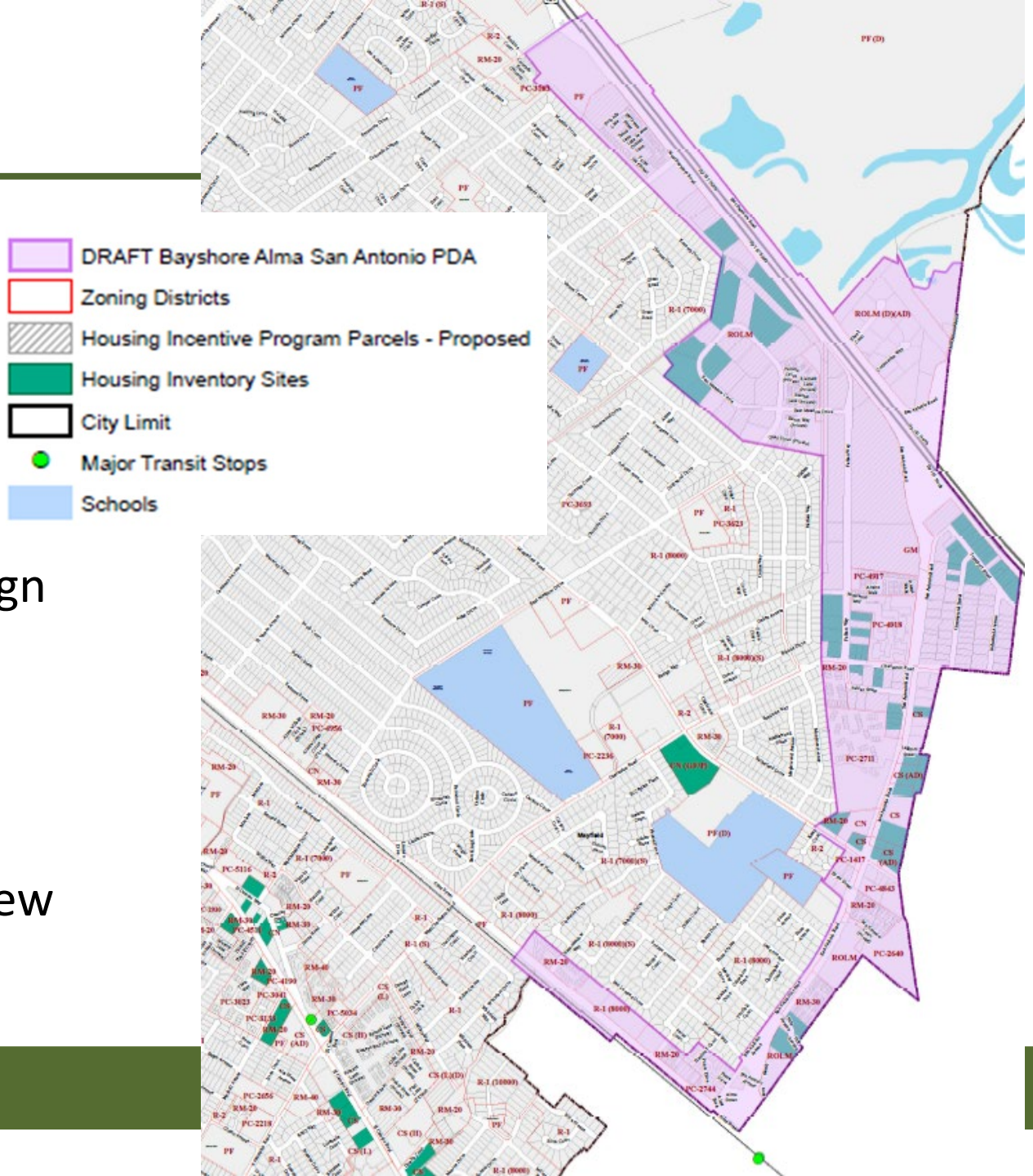
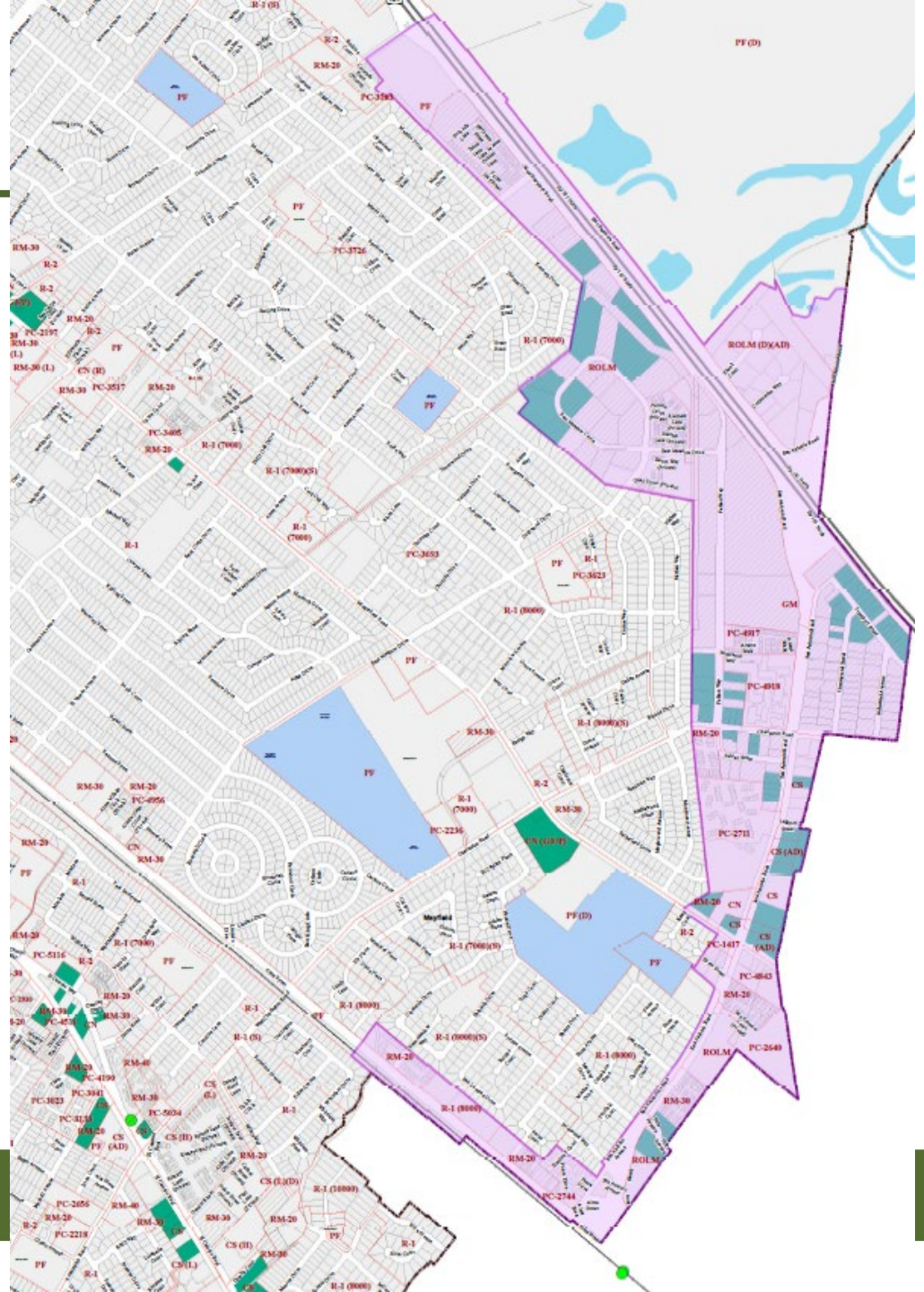
Considerations for BASA PDA

- San Antonio Corridor Study
- Housing Incentive Program (HIP) Sites
- Housing Element Opportunity Sites
- Historic properties along Alma
- Activity east of Highway 101
- San Antonio/101 cloverleaf future redesign
- Complete Streets efforts
- City initiatives
  - S/CAP
  - Sea Level Rise Adaptation
- Adjacent areas of change in Mountain View



BASA PDA Boundary

- Extends north to Colorado Ave
- Extends east to the Baylands
- Includes parcels on East Meadow Circle
- Includes parcels southeast of San Antonio to the City limit
- Includes parcels northwest of San Antonio along Fabian Way
- Includes parcels along Alma within City limit



Priority Site Nomination

- Potential 3.25-acre affordable housing and park site identified in Sobrato Development Agreement meets Community Anchor nomination criteria
- Nomination:
  - non-binding letter of interest
  - qualifies site to apply for future funding
- September 30 deadline to submit

Priority Sites Funding

- Competitive grant funding for wide range of pre-development activities, technical assistance, or low-interest construction loans
- Approximately $3-$5M per Priority Site

Staff Recommendation

- Adopt a Resolution (Attachment A) designating a new Priority Development Area in South Palo Alto, named the Bayshore Alma San Antonio PDA

- Support the nomination of one property as a Priority Site (Attachment B)