

PLANNING GRANTS APPLICATION

APPLICATION FORM

Project Title: Kearny Mesa Smart Growth Employment Area Plan
Applicant (Jurisdiction): City of San Diego
Requested SGIP Funds (Dollars): \$400,000

APPLICATION CHECKLIST

Required forms and templates are provided at sandag.org/cycle3grants.

All materials should be submitted electronically. No hard copies will be accepted. If any of the required elements are not included with the application by the deadline (with the exception of non-applicable and recommended items), the application will be deemed ineligible.

Please indicate application completeness by checking the following boxes.

Application Requirements:

SGIP Planning Grant Application (using this fillable PDF application form).

Required Attachments:

Attachment 1: Signed copy of the [Applicant Statement Form](#) (signature required).

Attachment 2: Resolution including all statements provided in the [Sample Resolution](#) and documenting the source(s) of all matching funds.

Attachment 2A: *(If applicable)* If the proposed project abuts other jurisdiction(s), include documentation showing the project is in the adopted plans of the adjacent jurisdiction(s), OR a letter from the abutting jurisdiction(s) showing that cooperative efforts are underway.

Attachment 3: Vicinity maps showing project location, land developments related to the project area, and local/regional street bicycle, transit, and highway facilities within and near the project area. With regard to transit facilities, show route alignments and transit stops/stations.

Attachment 3A: *(If available)* Provide GIS project footprint shapefile (zipped file).

Attachment 4: [Project Scope of Work, Schedule, and Budget Worksheet](#).

Recommended Attachments:

 (Please check boxes if applicable)

A site plan and typical cross sections depicting project-level detail, if applicable.

Aerial photos and other photographs depicting existing conditions.

Documentation of support for the project from community groups or individuals.

Other Attachments – Please list

PLANNING GRANTS APPLICATION

PROJECT SUMMARY

Applicant (Jurisdiction): City of San Diego
Project Title: Kearny Mesa Smart Growth Employment Area Plan
Primary (and if applicable, secondary) Smart Growth Opportunity Area Identifier(s) and Location(s): (Ex. CV 5 Palomar Gateway at Palomar Street and Industrial Boulevard; see Smart Growth Concept Map to confirm location) SD KM-1 Clairemont Mesa Blvd from I-805 to Convoy Street; SD KM-2 Spectrum Center Blvd.

Project Area Limits:

(Ex. 4th Street and 5th Street between Laurel Street and Ash Street)

The Project Area is located in the Kearny Mesa Community Plan Area. The Project Area generally covers the Clairemont Mesa Boulevard and Balboa Avenue corridors and the area between the two corridors, as well as the Convoy Street corridor.

Project Summary:

The Kearny Mesa Smart Growth Employment Area Plan will produce an updated land use and zoning strategy to expand employment potential of the Project Area and allow complementary residential uses in a mixed-use context. The Project Area is ideally located in central San Diego for redevelopment as a culturally integrated biotech, startup, and small/medium business-focused employment center. The Project Area includes the KM-1 and KM-2 smart growth areas and numerous existing and planned bus, bus rapid transit, and light rail routes. The Plan will also employ community outreach to develop streetscape concepts and development criteria for new development, as well as prioritized multi-mobility improvements focused on transit stations and corridors in the Project Area, in order to increase the potential for the Project Area to develop as a multi-culturally sensitive, transit-oriented mixed-use employment center.

Name, Title, and Phone Number of Primary Contact for Application: Vickie White, Senior Planner, 619-533-3945	
Name and Title of Project Manager (if different from above):	
Street Address: 1222 First Ave, MS 413	City and ZIP Code: San Diego, CA 92101
Phone Number of Project Manager: 619-533-3945	Email Address of Project Manager: vwhite@sandiego.gov
Other Project Partners:	

SGIP Grant Funds Request	\$400,000.00	66 %
Matching Funds	\$200,000.00	34 %
Total Project Cost = SGIP Grant Funds + Matching Funds	\$600000	100%

PLANNING GRANTS APPLICATION

GRANT APPLICATION QUESTIONS

Points calculated by SANDAG staff are marked with an asterisk (*).

1. RELATIONSHIP TO REGIONAL TRANSIT SERVICE* (7.5% of total points)

NOTE: SANDAG staff will calculate the points awarded for this criterion based on the currently adopted Regional Transportation Plan Network. No information is needed from the Applicant for this section.

The relationship to regional transit within the SGOA will be scored as indicated below. (Up to 5 points possible with weight multiplier of 3)

- SGOAs with **existing** regional or corridor transit infrastructure – 5 points
- SGOAs with **programmed** regional or corridor transit infrastructure or **existing** high frequency local transit infrastructure and service – 3 points
- SGOAs with **planned** regional or corridor transit infrastructure, or **programmed** or **planned** high frequency local transit infrastructure and service – 1 point

NOTE: Rural Villages are not scored on this criterion because the place type does not require transit service. Consequently, Rural Village scores will be normalized to the total 200 points available to other place types.

2. SMART GROWTH DEVELOPMENT POTENTIAL OF PROPOSED PLANNING AREA (10% of points)

Provide vicinity maps as **Attachment 3** showing the project location and local/regional street, bicycle, transit, and highway facilities within and near the project area. If available, provide a GIS project footprint shapefile (zipped file) as **Attachment 3A**.

This question continues onto the next page.

PLANNING GRANTS APPLICATION

2. SMART GROWTH DEVELOPMENT POTENTIAL OF PROPOSED PLANNING AREA (10% of points) - Continued

This criterion focuses on evidence of opportunities to develop smart growth plans or projects at, or above, the densities for the area's smart growth place type in the proposed planning area. Describe the smart growth development potential of the proposed planning area. Can the area support development at or above the densities for the area's smart growth place type? Is there land available for redevelopment or zoning? Would the existing or future urban form support smart growth development? *(Up to 5 points possible with weight multiplier of 4)*

The Kearny Mesa Project Area has strong potential for smart growth and transit-oriented development. The Project Area has the existing and proposed transit routes to support employment infill. The currently adopted land use and zoning for the area is predominantly light industrial with community commercial along major streets. The development regulations limit all new development to a 50% floor area ratio in Kearny Mesa without a discretionary permit process. The Community Plan does not identify mixed-use outside the Spectrum Center (the KM-2 smart growth area).

The Kearny Mesa Smart Growth Employment Area Plan will create a land use and zoning plan that will intensify the utilization of land for employment and identify locations for residential mixed-use adjacent to planned transit stations, take advantage of existing and planned transit connections, maintain opportunities for small and medium businesses that include retail, sales, and restaurant uses. The land use and zoning recommendations that will be developed through the Plan's community outreach process will allow the type of employment-focused smart growth development that would support the future high-frequency public transit services planned for Kearny Mesa.

Another factor that makes Kearny Mesa a promising area for smart growth transit-oriented development is its physical layout, which could facilitate walking and biking within the community despite the long existing block lengths. The Project will identify opportunities for strategic mobility infrastructure investments to connect the KM-1 and KM-2 smart growth areas, as well as identify high-priority pedestrian and bicycle improvements to visually highlight transit stations and corridors that connect to surrounding businesses and residential areas.

PLANNING GRANTS APPLICATION

3. PROPOSED PROJECT GOALS AND OBJECTIVES (10% of total points)

Describe the project objectives. How well do the proposed project objectives support smart growth development in the planning area? Would the plan result in development that increases transportation and housing choices? (Up to 6.67 points possible with weight multiplier of 3)

- Engage the community and stakeholders to create a new long-range vision for Kearny Mesa as a transit-oriented employment center with complementary residential uses. A variety of outreach techniques will be utilized to engage the community in the visioning and planning process. Developing consensus will be key to establishing a plan for the community.
- Identify areas of transition and target areas for increased employment uses through new land use recommendations consistent with a smart growth strategy. Identifying land use and development criteria recommendations would be the first step in the process to create a land use framework that promotes transit-oriented employment development that accommodates a variety of business types and sizes and permits mixed commercial-residential development. The Kearny Mesa community, with its access to existing and future transit and central location, offers a significant opportunity for additional transit-oriented employment and residential uses.
- Develop urban design concepts and guidelines that will enhance the existing character of the community by guiding new transit-oriented employment and mixed-use development. This Employment Area Plan will provide supplemental design regulations that will identify multi-culturally sensitive urban design opportunities as well as building design that encourages small businesses. A key goal for the multi-culturally sensitive urban design concepts will be for development projects to address the contextual relationship between planned new higher intensity transit-oriented employment and mixed-use development and the established commercial and industrial character of the community. Urban design concepts that guide the form of new development will reduce conflict with existing positive elements of community character during the land development process and potentially expedite the entitlement process for projects that adhere to these concepts.
- Improve mobility and express community identity through multi-mobility and streetscape improvement concepts that emphasize transit stations and transit corridors. The project will identify multi-mobility and streetscape improvement concepts which will create a visual and functional emphasis on planned transit stations and corridors and prioritize improvements that enhance pedestrian and bicycle safety in these areas of the community. The design concepts will provide a concept for how the transit stations and transit corridors in the Project Area should look and integrate the needs of the multiple users of the corridors, including pedestrians, bicyclists, automobiles, trolleys, and buses.
- Identify opportunities for strategic investment in public improvements to improve connectivity, safety and will improve pedestrian and bicycle connections to the transit stations and surrounding businesses. Part of the mobility planning process will be the identification of prioritized mobility improvement projects and provide preliminary designs and cost estimates for the highest priority projects (those related to transit services to be implemented in Kearny Mesa by 2040). The projects will either be incorporated into the City's Capital Improvements Program or will be used to apply for future grant funding.

PLANNING GRANTS APPLICATION

4. METHOD TO ACCOMPLISH PROJECT OBJECTIVES (15% of total points)

Based on information provided in **Attachment 4**, briefly summarize the Scope of Work. How will the Planning Project accomplish the stated objectives? How well does the Scope of Work facilitate meeting the objectives and include public outreach? Note: If awarded for funding, the response in this section may become requirements reflected in the Grant Agreement with SANDAG. (Up to 6 points possible with weight multiplier of 5)

Scope of Work

The scope of work for Kearny Mesa Smart Growth Employment Area Plan will be as follows: 1) preliminary outreach to the Kearny Mesa Community Planning Group and community stakeholder groups regarding the vision for the Project Area as a transit-oriented employment center with some mixed-use development; 2) preparation of an urban design preliminary study to identify a menu of urban design concepts and development criteria concepts that would facilitate context-sensitive transit-oriented employment development and visual focus on transit; 3) a visioning workshop and visual preference survey, utilizing the information gathered in urban design preliminary study; 4) a transit-oriented urban design and land use charette; 5) a feasibility study of the land use scenarios generated through the charette and mobility assessment of the Project Area; 6) workshop to review land use scenarios, urban design concepts, and transit-oriented mobility concepts; 7) additional outreach to community stakeholder groups on urban design and development criteria options; 8) a workshop to showcase the final land use and urban design scenarios and to prioritize identified mobility improvements; 9) preparation of preliminary engineering and cost estimates for the highest priority mobility and transit station and corridor improvements; and 10) development of the final Employment Area Plan including land use maps, zoning maps, and urban design concepts and policies.

Public Participation

Public Participation will be a key focus in every step of the Project. The Plan will be developed using a variety of on-the-ground public outreach strategies to derive a consensus vision for the community that achieves the goals of increasing employment intensity and the use of transit in the Project Area and allowing mixed-use development. A working group will be established within the context of the Kearny Mesa Community Planning Group with diverse representation from businesses and property owners to guide the development of the Plan. A design and land use charette will focus input into creating land use alternatives and urban design concepts for the Project Area. Additionally, three workshops, with translation for non-English speaking stakeholders, will be held to solicit community input and transparently convey the progress of the project. Additional tools to be used during the public participation process include proactive outreach to community groups and institutions and the use of focus groups as needed to address community character preservation. Public outreach will be facilitated through the use of the City's website, flyers, mailings, social media, and local advertising in ethnic newspapers.

Interagency Coordination

Interagency coordination will be very important to ensure the success of the Plan and to improve the connectivity between surrounding land uses and the existing bus service and planned high-frequency bus service and light rail. Information that can be provided by SANDAG and MTS on planned routes and stations for near-term future bus rapid transit services, as well as right-of-way needs for bus rapid transit and light rail, will assist in this process. Land use scenarios will be analyzed for compatibility with the Montgomery Field Airport Land Use Compatibility Plan to ensure approval from the Airport Land Use Commission of future actions to implement the Employment Area Plan.

PLANNING GRANTS APPLICATION

5. IMPLEMENTATION (17.5% of total points)

Is the planning process ready to go? Will it result in specific implementation actions such as zoning changes or a master EIR, or in other regulatory mechanisms that facilitate smart growth or lead directly to an implementable development or capital project? (Up to 7 points possible with weight multiplier of 5)

The Planning Department will utilize its on-call lists for planning and mobility consultants to engage a team to prepare the Plan. The final Plan will incorporate the various components of the planning effort including a preferred land use alternative, urban design concepts, transit stop and transit corridor enhancement concepts, and prioritized mobility project list. The Plan will include recommendations for amendments to the Kearny Mesa Community Plan or the Land Development Code to adopt or codify the preferred land use alternative, urban design policies, and mobility recommendations. The implementation strategy will also identify potential funding sources to move the mobility improvement projects to the engineering and construction phase.

City staff would process community plan amendment or incorporate the recommendations of the Plan into a future comprehensive community plan update. Staff will also process the appropriate zoning changes that would be needed to implement the plan concurrent with the community plan amendment or update. The development of the corridor consistent with the updated land use vision would occur over time as development projects are proposed and as high-frequency transit services are phased in. The potential for employment infill will be improved with a land use framework that promotes transit-oriented, mixed-use development. Mobility projects identified through the project, once incorporated into the Kearny Mesa Community Plan, will be programmed into the City's capital improvements program or used to apply for grant funding.

PLANNING GRANTS APPLICATION

6. EVIDENCE OF LOCAL COMMITMENT/COMMUNITY SUPPORT (5% of total points)

How has your jurisdiction demonstrated a commitment to implement smart growth? This commitment may be demonstrated through existing plans, policies, incentives, ordinances, or approved smart growth projects. How will the planning process engage the community and involve a diverse group of stakeholders to help develop consensus for smart growth? Is the proposed Planning Project supported by the community? (Up to 2.5 points possible with weight multiplier of 4)

The City's 2008 General Plan incorporates the City of Villages growth strategy which provides a policy framework for focusing new growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The General Plan's Economic Prosperity Element also identifies Kearny Mesa as a Sub-Regional Employment Area.

The current Kearny Mesa Community Plan's policies envision the community as an employment center that encourages multi-modal transportation, which provides a policy foundation on which the proposed Employment Area Plan can be based.

Also, the Transit-Oriented Development Design Guidelines within the City's Land Development Manual articulate a transit-oriented development concept and provide specific design guidelines that will maximize the use of existing urbanized areas accessible to transit through infrastructure-sensitive infill and redevelopment; employ land use strategies to reinforce transit; create opportunities to walk and bike; and provide a diversity of housing types.

As noted in the Methods section above, achieving diverse community engagement and consensus is a key focus of this project's scope of work and a key to this project's success. The City is committed to outreach to the community to ensure that the existing multi-ethnic character of the community is enhanced and fostered by the Plan, in addition to increasing employment intensity and the use of transit in the Project Area.

7. MATCHING FUNDS* (10% of total points)

NOTE: SANDAG staff will calculate the points awarded for this criterion.

Include as part of **Attachment 2** supporting documentation demonstrating that matching funds have been secured AND detailing the source(s) of matching funds. Matching funds that have not been secured will not count toward this score.

Points for this criterion will be calculated by SANDAG by dividing the total project cost as proposed in the application by the grant request. The projects will be awarded points proportionately on a scale of 0 to 20 based on the statistical distribution of matching fund quotients. The project(s) with the largest quotient will receive 20 points, and the project(s) with no matching funds will receive no points. No information is needed from the Applicant for this section. (Up to 20 points possible)

8. REGIONAL HOUSING NEEDS ASSESSMENT – POLICY NO. 033 POINTS (25% of total points)

NOTE: SANDAG staff will calculate the points awarded for this criterion based on the methodology outlined in SANDAG Board Policy No. 033: Implementation Guidelines for SANDAG Regional Housing Needs Assessment Funding Incentives.

Calculations are based on information that jurisdictions have provided to SANDAG through their annual reports to the Department of Housing and Community Development and data provided on "at risk" units preserved and units that have been acquired/rehabilitated/rent restricted. No information is needed from the Applicant for this section. (Up to 50 points possible with weight multiplier of 1)

PLANNING GRANTS APPLICATION

SCOPE OF WORK, SCHEDULE, BUDGET, AND PROJECT DELIVERABLES

The following sections are NOT scored.

Include as **Attachment 4** the completed [Scope of Work, Schedule, and Budget Worksheet](#).

NOTE: *If this project is funded, this will be added to the Grant Agreement and the Applicant will be held to this Scope of Work, Budget, and Schedule, for the purpose of project oversight.*

Prior to submittal, Applicants are encouraged to seek legal counsel to determine if prevailing wage laws apply to the project and should be incorporated into the total project budget and requested grant amount from SANDAG.

NOTES ON THE PROJECT SCHEDULE:

- Applicants should ensure that the project schedule is realistic in an effort to avoid requests for schedule extensions.
- The schedule must be based on months from the Notice to Proceed.
- The application must identify any seasonal or other time constraints to the Project Schedule.

REMINDER: ACCORDING TO BOARD POLICY NO. 035, PLANNING PROJECTS MUST:

- Award a consultant contract (if one is necessary) within one year of Grant Agreement execution with SANDAG.
- Complete the planning project within two years of the award of a consultant contract for the proposed planning effort.
- If no consultant contract is necessary, the planning project must be completed within two years of the Grant Agreement execution.

INDIRECT COSTS – OPTIONAL

My agency would like to apply indirect costs to the project: YES NO

If Yes, my agency can either:

- Provide an indirect costs allocation audit approved by a qualified independent auditor: YES NO

OR

- Propose a method for allocating indirect costs in accordance with the Office of Management and Budget [Circular A-87 Cost Principles for State, Local, and Indian Tribal Governments](#): YES NO

NOTE: *This documentation must be received by SANDAG within 15 days of award of the grant funds by the SANDAG Board of Directors. If the Applicant cannot provide either of the above, then indirect costs are not eligible for consideration.*