



## **TRANSIT PLANNING & OPERATIONS COMMITTEE**

Thursday, December 16, 2004

### **MINUTES**

#### **1. CALL TO ORDER**

The Regular Meeting of the Transit Planning and Operations (TP&O) Committee was called to order at 4:30 p.m. by Chairperson Cortese in Room 106-E, San Jose City Hall, 801 North First Street, San Jose, California.

#### **ROLL CALL**

##### **Members Present**

David Cortese, Chairperson  
Ron Gonzales  
Joe Pirzynski, Vice Chairperson

##### **Members Absent**

Pete McHugh

##### **Alternates Present**

None

##### **Alternates Absent**

Blanca Alvarado  
Dolores Sandoval  
Ken Yeager

\*Alternates do not serve unless participating as a Member.

**A quorum was present.**

#### **2. PUBLIC PRESENTATIONS**

There were no Public Presentations.

#### **3. ORDERS OF THE DAY**

There were no Orders of the Day.

## **CONSENT AGENDA**

4. **Minutes of May 20, 2004**

M/S/C (Gonzales/Pirzynski) to approve the Minutes of November 18, 2004.

5. **Community Oriented Design Enhancements (CODE) Program Update – November through December 2004**

M/S/C (Gonzales/Pirzynski) to receive and file the Community Oriented Design Enhancements (CODE) Program Update – November through December 2004.

6. **Report on the Vasona Light Rail Project for the Month of November 2004.**

M/S/C (Gonzales/Pirzynski) to receive and file the report on the Vasona Light Rail Project for the Month of November 2004.

7. **Joint Powers Board Monthly Status Report**

M/S/C (Gonzales/Pirzynski) to receive and file the Joint Powers Board Monthly Status Report.

8. **Committee for Transit Accessibility Report**

M/S/C (Gonzales/Pirzynski) to receive and file the Committee for Transit Accessibility Report.

9. **Monthly Legislative Reports**

M/S/C (Gonzales/Pirzynski) to receive and file the Monthly Legislative Reports.

10. **Guadalupe Light Rail Corridor T-Signal Retrofit Project**

M/S/C (Gonzales/Pirzynski) to approve submitting a recommendation to the Board of Directors to authorize the General Manager to execute a contract with San Jose Signal Electric Construction, Inc., the lowest responsible bidder, in the amount of \$393,695 for furnishing and installing new light emitting diode (LED) LRT signal module assemblies and train approaching symbol signs.

**NOTE:** M/S/C MEANS MOTION SECONDED AND CARRIED AND, UNLESS OTHERWISE INDICATED, THE MOTION PASSED UNANIMOUSLY.

**REGULAR AGENDA**

**11. Capitol Light Rail Project Amendment to the R&L Brosamer Inc. Construction Contract**

Jack J. Collins, Chief Construction Officer, advised the Committee that this is good news as all construction claims on the Capital Light Rail and Tasman East Projects are being closed out. He reported that in June 2004 \$7 million in savings on the project was returned to the 1996 Measure A Program.

Member Gonzales noted that the project came in at \$9 million under budget.

**M/S/C (Gonzales/Pirzynski)** to approve submitting a recommendation to the Board of Directors to authorize the General Manager to amend the R&L Brosamer, Inc., construction contract to accommodate the final contract close-out adjustments on the Capitol Light Rail Project – Civil, Track and Landscaping Contract in an amount of \$440,678 for a new authorized amount of \$48,150,000.

**OTHER ITEMS**

**12. Joint Development Program - Joint Development Policy and Developer Selection Process**

Carolyn M. Gonot, Chief Development Officer, introduced David Miller, Commercial Development Manager, who joins VTA with private and public sector experience. She reported that there have been a number of unsolicited proposals to develop several excess parcels but there is no Joint Development policy or process to determine how to proceed. She noted that Mr. Miller working with VTA staff has formulated a Joint Development Policy. She stated that the Joint Development Policy has been coupled with a Developer Selection Process. Ms. Gonot reported that the Joint Development Program was presented to the Congestion Management Planning and Programming Committee (CMPP), Technical Advisory Committee (TAC), and the Policy Advisory Committee (PAC); all comments were addressed and returned to the CMPP who have authorized the Joint Development Program to be presented to the Board of Directors in January 2005.

Mr. Miller provided a brief history of his background noting his previous work as a Community Development Director in Morgan Hill, Interim Planning Director in Sunnyvale, work on the McCarthy Ranch Project, and that he ran both Public Works and Community Development in Foster City. He reported that the intent of VTA's joint development effort is to create a long-term, continuing source of revenue to support the operations of VTA and increase utilization of the public transit system in Santa Clara County. Several proposals have been held until the VTA Board of Directors and Member Agencies adopted the Community Design and Transportation Manual, a public process affording the development community equal notice and the opportunity to make development proposals on VTA property. VTA will strive to achieve the best possible project proposals from developers and for VTA to earn the highest revenue returns from

land assets. Staff will work closely with Member Agencies assuring that proposed projects within each jurisdiction will meet local planning objectives.

The proposed Joint Development Policy (JDP) provides a guide to developers citing performance standards and design criteria for successful transit-oriented development, emphasizing planning for the highest and best uses at transit stations, along rail corridors, and increasing ridership. The first step in the developer selection process is to develop a list of six to eight qualified developers through a Request For Qualification (RFQ) process. From that list VTA will select a qualified developer and begin negotiations for a specific location, expediting the selection process. The Policy contains provisions concerning non-performance of a development team and the ability to remove a team from a project.

VTA has no comprehensive process to evaluate development proposals for joint development sites. Several proposals have been held until the VTA Board of Directors and VTA Member Agencies adopted the Community Design and Transportation Manual, a public process affording the development community equal notice and the opportunity to make development proposals on VTA property.

VTA has four development sites that have generated developer interest: Tamien, West San Carlos, Capitol Expressway, and Curtner. The process enables VTA to select a developer for each site adding flexibility if other projects require a more imminent development priority, VTA can use the list of qualified developers without issuing a new RFQ. VTA will administer studies relative to market analysis, environmental review, hazardous materials removed, urban design and transportation determining the most appropriate and market-sensitive land plan for each joint development site.

Member Gonzales recommended that the Request for Qualifications (RFQ) Evaluation Matrix Criterion include community neighborhood experience.

Member Gonzales noted that the in line item #3, of the Development Proposal Evaluation Matrix Criterion; Land Use, Goals and Neighborhood Concerns are very important areas but are not broken out and together and only have a weight of one. He noted that the criterion should have a higher priority particularly Land Use.

Member Gonzales suggested that the RFQ list be revisited more frequently than every 2-3 years.

Member Gonzales strongly recommended that a representative of the Redevelopment Agency be included in evaluations of the RFQ's concerning projects in the City of San Jose.

**M/S/C (Gonzales/Pirzynski)** to receive and file the Joint Development Program Report.

**13. Committee Work Plan**

**14. Committee Staff Report**

There was no Committee Staff Report.

**15. Chairperson's Report**

There was no Chairperson's Report.

**16. Determine the Consent Agenda for the January 6, 2005 Board Meeting**

**CONSENT: Item #10.** Authorize the General Manager to execute a contract with San Jose Signal Electric Construction, Inc., the lowest responsible bidder, in the amount of \$393,695 for furnishing and installing new light emitting diode (LED) LRT signal module assemblies and train approaching symbol signs. This project is 80 percent federally funded.

**REGULAR: Item #11.** Authorize the General Manager to amend the R&L Brosamer, Inc., construction contract to accommodate the final contract closeout adjustments on the Capitol Light Rail Project – Civil, Track and Landscaping Contract in an amount of \$440,678 for a new authorized amount of \$48,150,000.

**17. Announcements**

There were no Announcements.

**18. ADJOURNMENT**

**On order of Chairperson Cortese**, there being no objection, the meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Barbara R. Box, Board Assistant  
VTA Board of Directors