

GENERAL PLAN UPDATE

December 15, 2010

Case No. PHG 09-0020, PHG 10-0016

Agenda Item #11

1. Adopt resolutions authorizing consultant contracts
2. Gather additional information regarding Downtown couplet for DBA input
3. Amend City's General Plan Boundaries

General Plan Update Focus

- Incorporate Smart Growth Principles
- Preserve Opportunities for Growth Where Currently Allowed, Additional Growth Focused in Downtown & Urban Core
- Promote Transit & More Diversified Transportation Modes
- Diversify & Enhance Employment Opportunities
- Amend / Update Certain QOL Standards
- Incorporate Sustainability
- Simplify Growth Management
- Facilitate Appropriate Annexations
- Promote Recreational & Cultural Amenities to Foster Healthy Lifestyles



General Plan Land Use Alternatives

- 15 Land Use Study Areas Focused in Urban Core
 - Preserves / enhances single family neighborhoods
 - Transitions 450 new acres from residential to employment land
 - Intensifies 800 existing acres of employment land
 - Creates/intensifies transit-oriented nodes
 - Establishes East Valley Parkway Education Corridor
 - Includes regional attraction with ancillary mixed-use development
 - Residential scenarios range from 1,550 – 4,025 new units



Consultant Contracts

- Separate Contracts for:
 - Planning Technical Services
 - Climate Action Plan
 - General Plan Environmental Impact Report



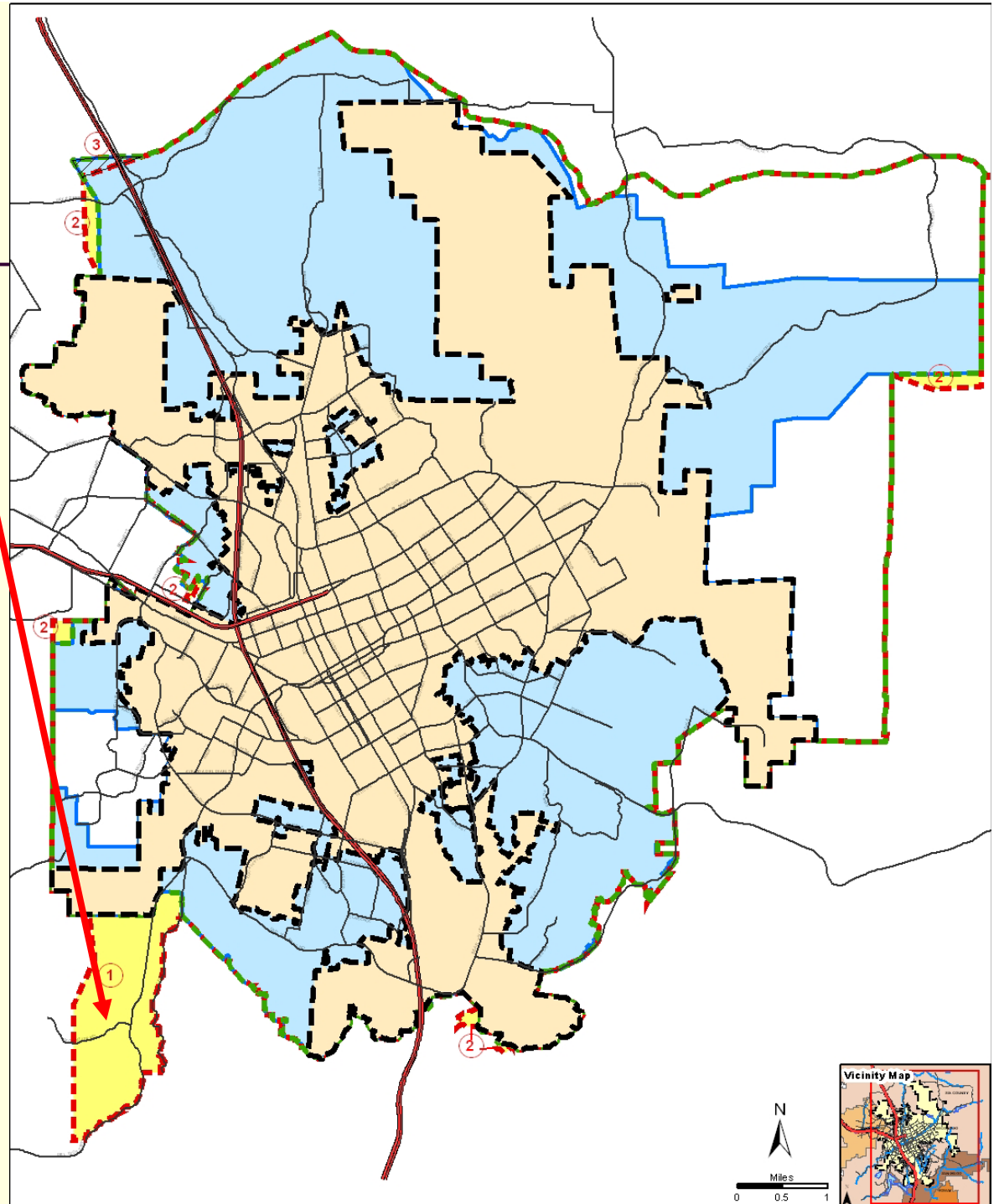
Downtown One-Way Couplet

- Alternatives / Opportunities
 - Modify Traffic Signal Timing
 - “Bulb” out intersections
 - Mid-block sidewalks widening



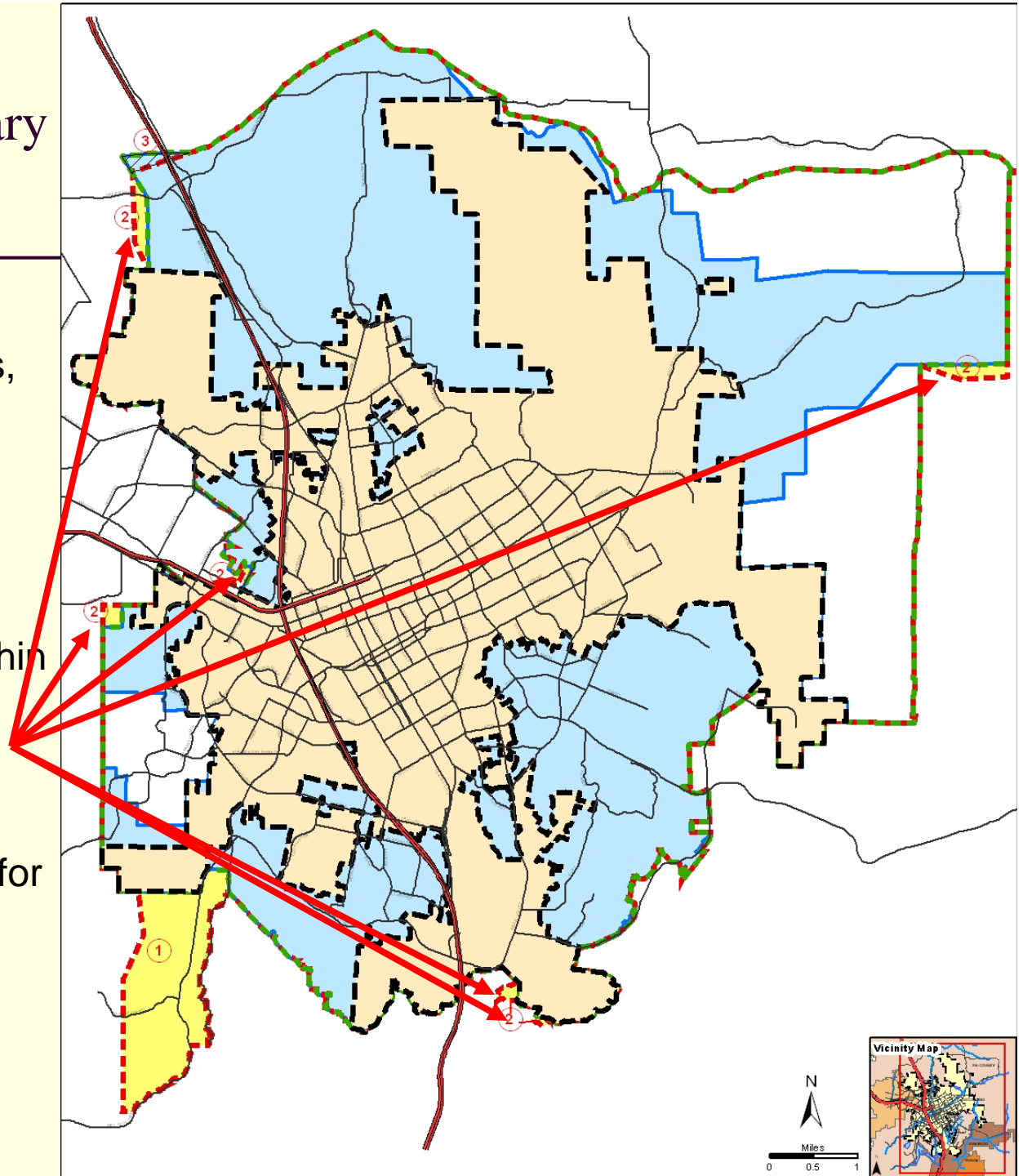
General Plan Boundary Amendment Areas

- Proposed deletion based on remoteness, infrastructure deficiencies, limited annexation potential (Approx 1,000 acres)
- Proposed deletion based on location within other agencies' jurisdictions or SOI (Approx 250 acres)
- Proposed expansion for SOI coterminous alignment (Approx 80 acres)



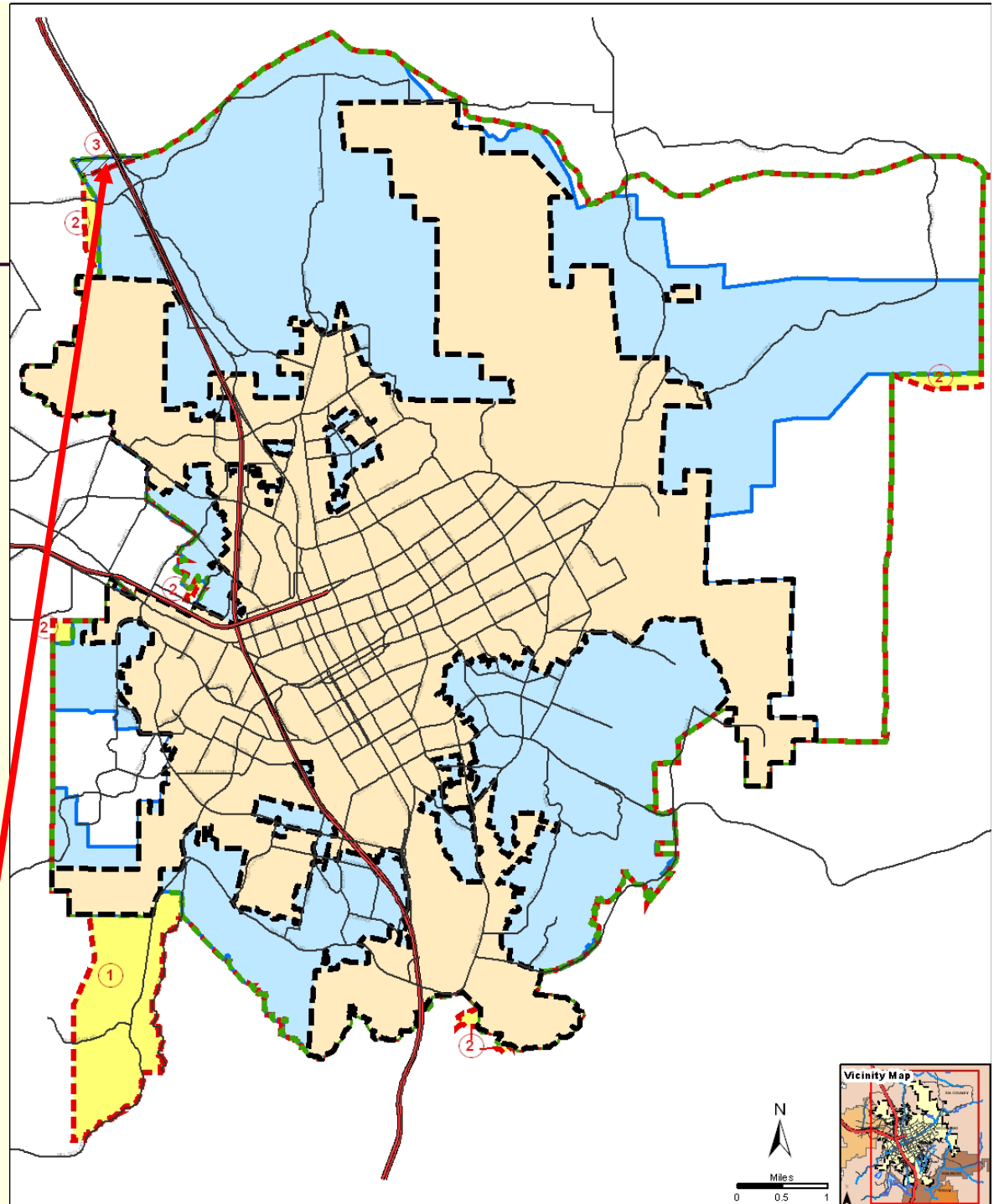
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Anticipated Schedule

- Dec. 2010 - Execute Consultant Contracts
- Nov. 2011 - Screencheck EIR completion
- Jan. 2012 - Public Workshops
- Mar. 2012 - Final EIR completion
- May. 2012 - Commission Hearings
- Jun. 2012 - City Council Hearings
- Aug. 2012 - Transmit to County Clerk
for November 2012 election



Staff Recommendation

- Adopt resolutions to approve three consultant contracts
- Gather Downtown Couplet input for discussion with DBA Board
- Amend General Plan boundaries in targeted outlying areas

