

COUNCIL AGENDA: 01-25-05

ITEM: 6.2(c)

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

**SUBJECT: SENTER ROAD WIDENING
LAND DONATION - EAST
SIDE UNION HIGH SCHOOL**

DATE: 01-05-05

Approved

Date

1/11/05

Council District: 7

RECOMMENDATION

Approval of a donation agreement with East Side Union High School District for the acquisition of real property along Senter Road at Capitol Expressway adjacent to Andrew Hill High School, and authorization for the Director of Public Works to execute any additional documents necessary to complete this transactions.

CEQA: EIR, PP04-295.

BACKGROUND

Senter Road is an arterial street between Tully and Singleton Roads that runs north to south and maintains significant pedestrian, bicycle and vehicular traffic volumes.

The east side of this segment of Senter Road is unimproved and needs to be widened to allow six lanes of vehicular traffic and additional right-of-way. The project will provide improvements to enhance pedestrian, bicycle, traffic circulation and public safety for the traveling public. The project includes the construction of curb, gutter, sidewalk, driveways and installation of street trees, pavement restoration and upgrading of street light system. The project also includes modification of traffic signals at the intersections of Capitol Expressway and Senter Road, Southside Drive and Senter Road and Umbarger Road and Senter Road. Additional left turn lanes will be added to northbound and southbound traffic at the intersection of Capitol Expressway and Senter Road. Upon completion this segment of the roadway will accommodate three lanes of traffic in each direction, new sidewalk and bicycle lanes on the east side of Senter Road.

The project includes coordination with utility companies and other agencies for utility extensions and/or relocations, as needed.

Staff estimates the value of the 4,333.59 square feet of donated land to be approximately \$262,000.

ANALYSIS

The subject property is one of five parcels required for this project. Agreements have also been executed for two other parcels belonging to private individual owners and are being submitted for Council approval as separate items on this same agenda. Portions of the two remaining properties belonging to corporate owners remain to be acquired.

City staff requested that the East Side Union High School District ("District") donate the property in May 2004. The District's Board approved the donation on August 26, 2004. The portion of the subject property to be acquired in fee consists of a strip along the east side of Senter Road. The District is donating the subject land with the recognition that the proposed right of way improvements will provide benefits to the District's adjacent Andrew Hill High School site. Construction is scheduled to begin in July of 2005 with construction contract awarded in June of 2005. A map showing the subject property is attached as Exhibit A.

PUBLIC OUTREACH

The project was also discussed with school district staff when City staff requested the donation. The District Board approved the donation at its public meeting on August 26, 2004.

COORDINATION

This memorandum and agreement have been coordinated with the Department of Transportation, the Department of Planning, Building and Code Enforcement, the City Manager's Budget Office and City Attorney's Office.

COST IMPLICATIONS

There is no cost for the property. However, there will be escrow and title costs estimated at \$3,000.

HONORABLE MAYOR AND CITY COUNCIL
01-05-05

Subject: Senter Road Widening East Side Union High School Land Donation

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BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Adopted 2004-05 Budget Page	Last Budget Action (Date, Ord. No.)
429	6030	Senter Road - Tully to Singleton	127322	\$3,113,000	V-1016	10/12/04 Ord. 27267

CEQA

EIR, PP04-295.

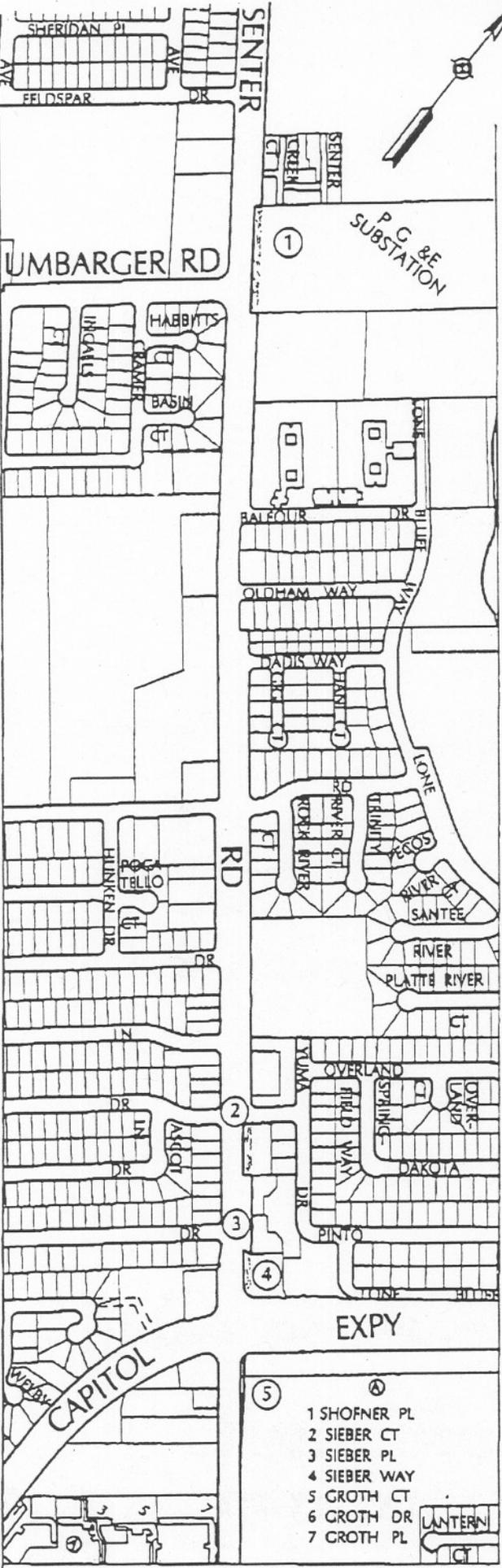
Katy Allen

KATY ALLEN
Director, Public Works Department

DF:hla
1_25_05#3.doc
Attachment

EXHIBIT A

City of San Jose
 SENTER ROAD - From Tully Rd to Singleton



PROPERTY /APN	ACQUISITION TYPE	PROPERTY ADDRESS
① Lands of PG&E 497-42-004 17355.84 sq. ft.	Fee	Senter Rd at Umbarger Rd
② Lands of Nguyen 497-51-003 7,200 sq. ft.	Fee	3070 Senter Rd
③ Lands of Gonzalez 497-51-010 161.68 sq. ft.	Fee	3140 Senter Rd
④ Lands of World Oil Company 497-51-009 6,262,26 sq. ft.	Fee	3148 Senter Rd
⑤ Lands of East Side Union High School 494-23-003 /005 4333.59 sq. ft.	Fee	3200 Senter Rd