



COUNCIL AGENDA: 03-01-05  
ITEM: 2.10

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Larry D. Lisenbee

**SUBJECT:** SEE BELOW

**DATE:** 2-9-05

Approved

Date

2-16-05

**COUNCIL DISTRICT:** 3, 6, 7, and 8  
**SNI AREA:** Greater Gardner,  
K.O.N.A., and West Evergreen

**SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND) IN THE AMOUNT OF \$884,000 AND ADOPTION OF RESOLUTIONS MAKING CERTAIN DETERMINATIONS REGARDING THE EXPENDITURE OF AGENCY FUNDS ON CERTAIN PUBLIC IMPROVEMENTS.**

## RECOMMENDATION

- (a) It is recommended that the City Council adopt the following 2004-2005 Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):
1. Increase the appropriation to the Department of Public Works for the Greater Gardner Street Reconstruction project (PSM 346#1) by \$172,000.
  2. Establish an appropriation to the Library Department for the San Jose Child Care Facility Development project (PSM 400) in the amount of \$617,000.
  3. Establish an appropriation to the Department of Transportation for the K.O.N.A Traffic Calming project (PSM 398) in the amount of \$25,000.
  4. Establish an appropriation to the Department of Transportation for the West Evergreen Pedestrian Improvements project (PSM 399) in the amount of \$70,000.
  5. Increase the estimate for Earned Revenue by \$884,000.

(b) It is also recommended that the Council adopt resolutions making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements as follows:

1. The San Jose Child Care Facility Development project, as more specifically described in the memorandum from the Redevelopment Agency, dated January 20, 2005, attached hereto.
2. The K.O.N.A. Traffic Calming project, as more specifically described in the memorandum from the Redevelopment Agency, dated January 11, 2005, attached hereto.
3. The West Evergreen Pedestrian Improvement project, as more specifically described in the memorandum from the Redevelopment Agency, dated January 11, 2005, attached hereto.

## **BACKGROUND**

The San José Redevelopment Agency has requested City services in the implementation of Agency projects. These proposed amendments are necessary to account for City-side expenditures on Redevelopment Agency projects.

## **ANALYSIS**

### **Greater Gardner Street Reconstruction**

The Greater Gardner Street Reconstruction project will reconstruct the street infrastructure of at least four and potentially seven severely deteriorated streets located in the Greater Gardner Neighborhood in the Strong Neighborhoods Initiative Redevelopment Project Area. The four streets included in this project are Delmas Avenue between W. Virginia Street and Highway 280, Minor Avenue between W. Virginia Street and Highway 280, Prevost Street between W. Virginia Street and Fuller Avenue, Spencer Avenue between W. Virginia Street and Minor Avenue, and Brown Street between W. Virginia Street and Minor Avenue. The scope of work includes the design and construction of roadways, curbs and gutters, sidewalks, driveways, wheelchair ramps, adjustments of utility boxes and manholes, and replacement of damaged underground sanitary sewer and storm drain pipes and inlets. The City's Traffic Capital Improvement Program will provide \$974,000 and the Redevelopment Agency will provide \$3,403,000. This memorandum recommends funding, from the Redevelopment Agency, only for the design phase of Spencer Avenue in the amount of \$160,000 and survey work for Prevost Avenue in the amount of \$12,000.

### San Jose Child Care Facility Development

The San Jose Child Care Facility Development project consists of expanding the availability of affordable and quality child care for San Jose residents in Redevelopment Project areas. This project provides capital improvement funding to eligible selected entities for the purpose of expanding child care service capacity at an existing or new service site, enhancing the quality of child care programs by requiring child care providers that participate to adopt and to implement the City's Smart Start San Jose Program Quality Standards, and providing community programs. This memorandum recommends funding for the acquisition of modular units from San Jose Unified School District for lease to Estrella Family Services, a non-profit located in the Greater Gardner Neighborhood of the Strong Neighborhoods Initiative Project Area. The source of funding for this project would be a transfer from the Redevelopment Agency.

### K.O.N.A. Traffic Calming

The K.O.N.A. Traffic Calming project consists of design and construction of one median island at Lanai Avenue and Dixie Drive and installation of up to six ADA curb ramps. The Department of Transportation will conduct all engineering analysis and construction for the median island and ADA ramps. The source of funding for this project would be a transfer from the Redevelopment Agency.

### West Evergreen Pedestrian Improvements

The West Evergreen Pedestrian Improvements consists of various pedestrian improvements at the intersection of Aborn Road and Irwindale Drive. Specifically, the project will include modification of a median island on the west side of Irwindale Drive, installation of additional street lights, three ADA ramps, and four pedestrian activated flashing beacons. The Department of Transportation shall conduct engineering analysis for the improvements, develop the bid package for the flashing beacons, and install the median island improvements, street light, ADA ramps, and flashing beacons. This memorandum recommends funding for the electrical work, street light, ADA ramps, median island modification, and flashing beacons. The source of funding for this project would be a transfer from the Redevelopment Agency.

### COST IMPLICATIONS

These projects are consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The San Jose Child Care Facility Development and K.O.N.A Traffic Calming projects will have no impact on the General Fund operating budget for operating and maintenance costs. The Greater Gardner Street Reconstruction project will have no significant impact on the General Fund operating budget for operating and maintenance costs after the development and construction. The West Evergreen

HONORABLE MAYOR AND CITY COUNCIL

02-09-05

SUBJECT: **ADOPTION OF APPROPRIATION ORDINANCE AND FUNDING SOURCES  
RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT  
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 4

Pedestrian Improvements project will have an estimated impact on the General Fund operating budget for operating and maintenance costs after the development and construction of approximately \$1,120 annually beginning in 2005-2006.

**PUBLIC OUTREACH**

N/A

**COORDINATION**

This memorandum has been coordinated with the Redevelopment Agency, the Office of the City Attorney, and the Departments of Public Works, Transportation, and Library.

**CEQA**

Greater Gardner Street Reconstruction – Not a Project, both CEQA and NEPA review will be required prior to the award of contracts.

San Jose Child Care Facility Development Program – Not a Project, additional environmental review will be needed prior to award of contracts.

Traffic Calming Project – Not a Project, additional environmental review will be needed prior to the award of contracts.

Pedestrian Improvement Project – Not a Project, additional environmental review will be needed prior to the award of contracts.



LARRY D. LISENBEE  
Budget Director

I hereby certify that there will be available for appropriation in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Capital Fund) in the Fiscal Year 2004-2005 moneys in excess of those heretofore appropriated therefrom, said excess being at least \$884,000.



LARRY D. LISENBEE  
Budget Director

LL:MM:JC

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: EDESA BITBADAL DEVELOPMENT SPECIALIST II
SUBJECT: SEE BELOW	DATE: January 20, 2005

**SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO THE CITY FOR PUBLIC IMPROVEMENT PROJECT**

The Redevelopment Agency will transfer \$617,000 under the attached PSM to the Department of Library Early Education and Literacy Services for the Estrella Family Services in the Greater Gardener neighborhood in the Strong Neighborhoods Initiative Redevelopment Project Area.

Section 33445 of the Redevelopment Law requires the City Council to make certain determinations with respect to publicly owned improvements funded by the Redevelopment Agency. The required findings are as follows:

1. The project includes the design and construction of a Child Care center at 502 Illinois Avenue, which is located in the Greater Gardener neighborhood. All work is within the Strong Neighborhoods Initiative Redevelopment Project Area.
2. The City's Capital Budget does not provide enough funds to pay for the entire project. There is no other reasonable means of financing this portion of the project.
3. This project will help eliminate blight in the area by activating a previously underutilized portion of the campus. The child care center will make the neighborhood a more desirable place to live and it will encourage further investment in the neighborhood.
4. The implementation plan for the Strong Neighborhoods Initiative Redevelopment Project Area provides for improved community and public facilities.

Margaret McCahan  
EDENVALE/GREAT OAKS COMMUNITY  
GARDEN PSM

Page 2  
February 09, 2005

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance.



EDESA BITBADAL  
Development Specialist II

Attachment

cc: David Baum  
Abraham M. Andrade, Jr.  
Katherine Harasz

# THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: KARA CAPALDO DEVELOPMENT SPECIALIST
SUBJECT: SEE BELOW	DATE: January 11, 2005

SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO  
THE CITY FOR PUBLIC IMPROVEMENT PROJECT

The Redevelopment Agency has transferred \$25,000 to the Department of Transportation for design of one median island and six ADA curb ramp installations in the K.O.N.A. neighborhood in the Strong Neighborhoods Initiative Redevelopment Project Area.

Section 33445 of the Redevelopment Law requires the City Council to make certain determinations with respect to publicly owned improvements funded by the Redevelopment Agency. The required findings are as follows:

1. The project includes the installation of one new median island and up to six ADA ramp installations in the K.O.N.A. neighborhood. All work is within and will benefit the Strong Neighborhoods Initiative Redevelopment Project Area.
2. This project is not currently included in the City's Capital Budget and there are no other reasonable means of financing the project.
3. This project will assist in the elimination of blight by creating an inviting pedestrian environment and upgrading the area's appearance.
4. The implementation plan for the Strong Neighborhoods Initiative Redevelopment Project Area provides for the installation of infrastructure improvements, including the installation of median islands and ADA curb ramps creates attractive streets and public spaces, which will create linkages in between neighborhood destinations.

Margaret McCahan  
KONA MEDIAN ISLAND & ADA RAMP PSM

Page 2  
January 11, 2005

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



KARA CAPALDO  
Development Specialist

Attachment

cc: David Baum  
Abraham M. Andrade, Jr.  
Patricia Deignan

# THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: KARA CAPALDO DEVELOPMENT SPECIALIST
SUBJECT: SEE BELOW	DATE: January 11, 2005

SUBJECT: DETERMINATIONS REGARDING FUNDS TRANSFERRED TO  
THE CITY FOR PUBLIC IMPROVEMENT PROJECT

The Redevelopment Agency has transferred \$70,000 to the Department of Transportation for crosswalk, streetlight, and ADA ramp installations in the West Evergreen neighborhood in the Strong Neighborhoods Initiative Redevelopment Project Area.

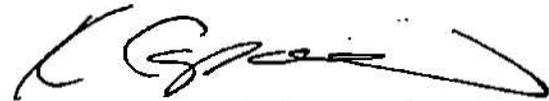
Section 33445 of the Redevelopment Law requires the City Council to make certain determinations with respect to publicly owned improvements funded by the Redevelopment Agency. The required findings are as follows:

1. The project includes the installation of new crosswalk, streetlight, and ADA ramp installations in the West Evergreen neighborhood. All work is within and will benefit the Strong Neighborhoods Initiative Redevelopment Project Area.
2. This project is not currently included in the City's Capital Budget and there are no other reasonable means of financing the project.
3. This project will assist in the elimination of blight by creating an inviting pedestrian environment and upgrading the area's appearance.
4. The implementation plan for the Strong Neighborhoods Initiative Redevelopment Project Area provides for the installation of infrastructure improvements, including the installation of crosswalks creates attractive streets and public spaces, including the installation of pedestrian lighting, which will create linkages in between neighborhood destinations.

Margaret McCahan  
WEST EVERGREEN CROSSWALK, & ADA  
RAMP PSM

Page 2  
January 11, 2005

Please proceed to incorporate the necessary findings for the public project identified above into a future City Council memo requesting Adoption of Appropriation Ordinance and Funding Sources Resolution Amendments to the City-side Redevelopment Fund.



KARA CAPALDO  
Development Specialist

Attachment

cc: David Baum  
Abraham M. Andrade, Jr.  
Patricia Deignan