

COUNCIL AGENDA: 08-08-06  
ITEM: 2.4

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Larry D. Lisenbee

**SUBJECT:** SEE BELOW

**DATE:** July 19, 2006

Approved

Date

7/27/06

**COUNCIL DISTRICT:** 3, 5, 7  
**SNI AREA:** Mayfair, Spartan / Keyes,  
University

**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 \$403,796 AND ADOPTION OF RESOLUTIONS MAKING CERTAIN DETERMINATIONS REGARDING THE EXPENDITURE OF AGENCY FUNDS ON CERTAIN PUBLIC IMPROVEMENTS.**

## RECOMMENDATION

1. It is recommended that the City Council adopt the following Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund):
  - a) Increase the estimate for Beginning Fund Balance by \$381,126.
  - b) Increase the estimate for Earned Revenue by \$22,670.
  - c) Increase the appropriation to the Department of Transportation for the 10th and 11<sup>th</sup> Street Lane Reduction project (PSM #413, Amendment 1) in the amount of \$192,126.
  - d) Establish an appropriation to the Department of Transportation for the Coleman/Autumn Transportation Infrastructure Design project (PSM #453) in the amount of \$150,000.
  - e) Establish an appropriation to the Department of Transportation for the Traffic Calming Improvements project (PSM #458) in the amount of \$39,000.

- f) Establish an appropriation to the City Manager's Office for the Center for Performing Arts Fountain Lighting Improvement project (PSM #460) in the amount of \$22,670.
2. It is also recommended that the Council adopt resolutions making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements in connection with:
    - a) The Coleman/Autumn Transportation Infrastructure Design project as more specifically described in the memorandum from the Redevelopment Agency, dated July 19, 2006, attached hereto,
    - b) The Traffic Calming Improvements project as more specifically described in the memorandum from the Redevelopment Agency, dated June 6, 2006, attached hereto,
    - c) The Center for Performing Arts Fountain Lighting Improvement project as more specifically described in the memorandum from the Redevelopment Agency, dated June 15, 2006, attached hereto.

## **OUTCOMES**

The funding recommended in this memorandum will provide reduction of travel lanes on 10<sup>th</sup> and 11<sup>th</sup> Streets within the University and Spartan Keyes SNI areas; will provide design and EIR reviews for the extension of Autumn Street and widening of Coleman Avenue; will make traffic calming improvements in the Mayfair SNI area; and will provide a new lighting system within the existing water fountain in front of the Center of Performing Arts (CPA) theatre.

## **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**

### **10<sup>th</sup> and 11<sup>th</sup> Street Lane Reduction**

The 10<sup>th</sup> and 11<sup>th</sup> Street Lane Reduction project (PSM 413, amendment 1) consists of the reduction of travel lanes on 10<sup>th</sup> and 11<sup>th</sup> Streets from Santa Clara Street to Humboldt Street within the University and Spartan Keyes neighborhoods in the Strong Neighborhoods Initiative

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

Page 3

Project Areas. This amendment reduces the scope of reduction to travel lanes on 10<sup>th</sup> and 11<sup>th</sup> Streets from the original PSM and refines the project budget from \$594,402 to \$451,528. The University Neighborhood Advisory Committee voted to postpone the 10<sup>th</sup> and 11<sup>th</sup> lane reduction between Santa Clara Street and Interstate 280 until the 10<sup>th</sup> and 11<sup>th</sup> couplets, north of Santa Clara, are converted to two-way streets. The \$300,000 included in the original PSM (#413) will be returned to the University Strong Neighborhoods budget for reallocation. The source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$192,126.

#### Coleman/Autumn Transportation Infrastructure Design

The Coleman/Autumn Transportation Infrastructure Design project (PSM 453) consists of the preparation of design documents for the Autumn Street Extension Plan, Coleman Avenue Widening Plan, and Environmental Clearances. Autumn Street is proposed to be widened to four (4) lanes from Park Avenue to Julian Street and extended from Julian Street to Coleman Avenue. The widening and extension plan will require right-of-way acquisition from a number of businesses. As part of the Downtown Strategy Plan, Coleman Avenue is proposed to be widened from four (4) to six (6) lanes between Hedding Street and Autumn Street. The widening plan also requires a General Plan Amendment and right-of-way acquisition from a number of businesses. Both projects require environmental review and clearance. The Department of Transportation will manage the design and EIR processes. A partial source of funding for this project would be a transfer from the Redevelopment Agency in the amount of \$150,000.

#### Traffic Calming Improvements

The Traffic Calming Improvements project (PSM 458) consists of the implementation of traffic calming improvements throughout the Mayfair Strong Neighborhoods Initiative Redevelopment Project Area. The project includes seventy-four (74) pedestrian countdown signal heads, eighteen (18) ADA curb ramps and seven (7) textured crosswalks. The project budget is \$147,000 for pedestrian improvements, including related design, project administration, and inspection costs. The Department of Transportation will be responsible for project development and design, bid and award, and contract management and inspection. The source of funding would be \$110,000 of Community Development Block Grant (CDBG) funds and a transfer from the Redevelopment Agency in the amount of \$39,000.

#### Center for Performing Arts Fountain Lighting Improvement

The Center for Performing Arts Fountain Lighting Improvement project consists of provision of a new lighting system within the existing water fountain in front of the Center for Performing Arts (CPA) theatre within the Park Center Redevelopment Project Area. This project will enhance the pedestrian plaza in front of the CPA and correct a deficiency which exists at night, the primary time the theatre is used by the public. The City Manager's Office will work with a

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

Page 4

City department or Team San José to manage the construction contract. The source of funding will be a transfer from the Redevelopment Agency in the amount of \$22,670.

### **POLICY ALTERNATIVES**

Alternatives for the design and construction of the Autumn Street Extension Plan, Coleman Avenue Widening Plan will be considered as part of the legally mandated alternatives analysis in the EIR. The alternatives will seek to reduce or avoid environmental impacts that would result from construction of the Autumn Street extension and widening of Coleman Avenue.

### **PUBLIC OUTREACH/INTEREST**

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater; **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

While these projects are below the \$1 million threshold for Criteria 1, this memo is posted on the City's website for the August 8, 2006 Council Agenda.

The 10th and 11th Street Lane Reduction project emerged out of the Downtown Circulation and Access Study (2001) which recommended reducing the travel lanes from three to two lanes South of Santa Clara. The Lane Reduction project was discussed several times with the Spartan-Keyes and University NACs from late 2004 until the present at the monthly NAC meetings.

The general scope of the Coleman/Autumn transportation corridor was developed as part of the Diridon/Arena Strategic Development Plan process. This process included significant community outreach and was guided by a community task force. Further public outreach related to project design and environmental issues will be included as part of the environmental review process.

HONORABLE MAYOR AND CITY COUNCIL

07-19-06

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RESOLUTION AMENDMENTS IN THE SERVICES FOR REDEVELOPMENT  
CAPITAL PROJECTS FUND (CITY-SIDE REDEVELOPMENT FUND).**

Page 5

### **COORDINATION**

This project and memorandum have been coordinated with the City Attorney's Office and the San José Redevelopment Agency.

### **FISCAL/POLICY ALIGNMENT**

These projects are consistent with the Council-approved Budget Strategy to continue with capital improvement projects that keep money flowing to our economy. In addition, the 10<sup>th</sup> and 11<sup>th</sup> Street Lane Reduction, and the Traffic Calming Improvements projects align with various Strong Neighborhoods Initiative plans. The Coleman/Autumn Transportation Infrastructure Design project is a component of the Downtown Strategy Plan and this project, along with the Center for Performing Arts Fountain Lighting Improvement project, supports the General Plan strategy to revitalize downtown.

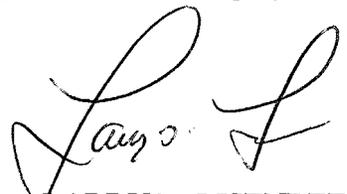
### **COST IMPLICATIONS**

AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$403,796

1. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
2. FISCAL IMPACT: The proposed operating and maintenance costs of this project have been reviewed and it has been determined that there will be no additional ongoing operating and maintenance costs.

### **CEQA**

10th and 11<sup>th</sup> Street Lane Reduction: Negative Declaration, File No. PP02-115.  
Coleman/Autumn Transportation Infrastructure Design: Not a project  
Traffic Calming Improvements: Exempt, File No. PP05-212  
Center for Performing Arts Fountain Lighting Improvement: Not a project

  
LARRY D. LIENBEE  
Budget Director

HONORABLE MAYOR AND CITY COUNCIL

07-19-06

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Page 6

I hereby certify that there will be available for appropriation in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Capital Fund) moneys in excess of those heretofore appropriated therefrom, said excess being at least \$403,796 in the Fiscal Year 2006-2007.



LARRY D. LISENBEE  
Budget Director

For more information regarding the previously mentioned projects, please contact:

10th and 11<sup>th</sup> Street Lane Reduction: Amanda Lei, Associate Engineer, (408) 277-5516  
Coleman/Autumn Transportation Infrastructure Design: Manuel Pineda, Sr. Civil Engineer,  
(408) 975-3295  
Traffic Calming Improvements: Laura Wells, Division Manager, (408) 975-3725  
Center for Performing Arts Fountain Lighting Improvement: Kay Winer, Deputy City Manager,  
(408) 535-8130

LL:MM:MO

MARGARET MCCAHAN  
PRINCIPAL BUDGET  
ANALYST

BILL EKERN  
DIRECTOR OF PROJECT  
MANAGEMENT

SEE BELOW

JULY 19, 2006

SUBJECT: DETERMINATIONS REGARDING AGENCY FUNDS  
TRANSFERRED TO THE CITY FOR PUBLIC  
IMPROVEMENTS

By a Project Services Memorandum #453, the Redevelopment Agency will transfer up to \$150,000 to the City's Department of Transportation for engineering design of the Autumn Street Extension and for the engineering design and environmental clearance for the widening of Coleman Avenue. The Department of Transportation has hired the engineering firm of Bellecci Associates to provide these services under the direction of Department of Transportation staff. Work to be performed under this agreement:

- Plan line determination
- Cross sections
- Intersection geometry
- Utility impacts'
- Right-of-way requirements
- Preparation of plats and descriptions for select property acquisitions
- Preliminary cost estimate
- Environmental clearance

Before Redevelopment Agency funds can be used for a publicly owned improvement, the City Council must make certain determinations under Redevelopment Law. The determinations are as follows:

1. That the improvements are of benefit to the project areas.

The improvements to both Autumn Street and Coleman Avenue are critical elements in the long-term development of the Downtown, as described in the Downtown Strategy 2000. These roadway improvements enable development in the Downtown to proceed and directly benefit the Downtown redevelopment project areas, as well as the Julian Stockton Redevelopment Project Area.

2. That no other reasonable means of financing the improvements are available to the community.

The City has no funds available in its current capital budget for these Public Improvements.

3. That Redevelopment Agency payment for the design will assist in the elimination of blight and the improvements are provided for in the redevelopment plan.

The Redevelopment Agency City of San Jose Five Year Implementation Plan 2005-2010, adopted by the Agency Board in November 16, 2004, describes specific goals and objectives of the San Jose Redevelopment Agency. Included in this Five-Year Plan are the goals of transportation improvements, including development of a roadway system along the Guadalupe River. These transportation improvements assist in the elimination of blighting conditions by improving access to the San Jose Mineta International Airport from the downtown, which enhances and encourages business development in the downtown. These improvements also improve the market for housing in the downtown by easing congestion, thereby making downtown a more desirable location to develop housing in San Jose. More housing and commercial development in the downtown serves to eliminate blight by re-using vacant parcels and rehabilitating and restoring historic structures to new, modern uses.

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.

**BILL EKERN**  
Director of Project Management

# THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: MARGARET MCCAHAN PRINCIPAL BUDGET ANALYST	FROM: JOSE A. VILLARREAL DEVELOPMENT SPECIALIST
SUBJECT: SEE BELOW	DATE: June 6, 2006
APPROVED:	DATE:

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

The Redevelopment Agency has transferred \$147,000 to the Department of Transportation for the implementation of traffic calming improvements throughout the Mayfair 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 seventy-four (74) pedestrian countdown signal heads, eighteen (18) ADA curb ramps and seven (7) textured crosswalks in the Mayfair neighborhood. Included in the cost is project development design, bid and award, and construction and inspection.
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 enhance the area for pedestrian and bicycle safety while upgrading the area's appearance and overall walk-ability.
4. The implementation plan for the Strong Neighborhoods Initiative Redevelopment Project Area includes implementing traffic calming measures as appropriate in the neighborhoods to reduce speeding and improve the pedestrian experience.

Margaret McCahan  
FUND TRANSFER FOR MAYFAIR TRAFFIC  
CALMING IMPROVEMENTS

Page 2  
June 6, 2006

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 Citywide Redevelopment Fund.



JOSE A. VILLARREAL  
Development Specialist

Attachment:

cc: David Baum  
Metric: Deignan

MARGARET MCCAHAN  
PRINCIPAL BUDGET ANALYST

BOB RUFF  
PROGRAM MANAGER

SEE BELOW

June 15, 2006

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

The Downtown Streetscape Master Plan and the Downtown Street and Pedestrian Lighting Plan were approved by City Council in 2003. The Master Plans provides guidelines for a number of planned public realm improvements within the Greater Downtown. Funds were placed in the Redevelopment Agency's FY05-06 budget for design and construction of improvements in the pedestrian environment.

The Center for Performing Arts Fountain Lighting Improvement project consists of the installation of a new lighting system within the existing fountain in the plaza in front of the Center for Performing Arts in the Park Center Redevelopment Project Area. This project will enhance the pedestrian plaza in front of the CPA and correct a deficiency which exists at night, the primary time the theatre is used by the public. The lighted fountain will be available for public viewing at the beginning of the 2006-07 performing arts season which begins in September 2006.

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

1. The project provides the electrical power system and fixtures for the installation of a lighting system within the existing plaza water fountain at the CPA. This supports the goals of the Downtown Streetscape Master Plan and the Downtown Street and Pedestrian Lighting Master Plan. All work is within Park Center Plaza 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. The Agency FY 2005-06 budget, approved in September 2005, allocates funds for these types of projects under Downtown Streetscapes and Downtown Lighting.
4. The project supports the various goals in the adopted five year Redevelopment Agency Implementation Plan, including:

**Goal:** Provide public infrastructure improvements to support private development.

**Objectives:** Implement the Downtown Streetscape Master Plan as funding is available

**Goal:** Establish the Downtown as the 24-hour center of urban life and activity.

**Objectives:**

- Use public investment in land, infrastructure, and public-use space to attract and stimulate private investment.
- Continue design and construction of Downtown infrastructure.

**Goal:** Provide new or enhanced cultural, convention, recreational and entertainment facilities.

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.

Bob Ruff  
Program Manager

Attachment

cc: David Baum  
Sandy Shayesteh  
Patricia Deignan