



COUNCIL AGENDA: 5-20-08
ITEM: 2.13

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
James Helmer
Jennifer A. Maguire

SUBJECT: SEE BELOW

DATE: April 28, 2008

Approved

Date

5/5/08

COUNCIL DISTRICT: 3, 6
SNI AREA: Washington, Five
Wounds/Brooktree Terrace

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 \$255,500 FOR 2007-2008 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) for 2007-2008:
 - a) Increase the estimate for Earned Revenue by \$255,500.
 - b) Increase the appropriation to the Department of Transportation for the Washington Neighborhood Alleyway C3 Construction project (PSM 503 Amendment 1) in the amount of \$5,500.
 - c) Establish the appropriation to the Department of Public Works for the Hanchett Pillar project (PSM 527) in the amount of \$75,000.
 - d) Establish the appropriation to the Department of Public Works for the 24th Street Pedestrian Street Light project (PSM 530) in the amount of \$90,000.

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- e) Establish the appropriation to the Department of Public Works for the Transit Mall Pedestrian Lighting Improvements Project Phase 2 & 3 (PSM 531) in the amount \$85,000.
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 Hanchett Pillar project as more specifically described in the memorandum from the Redevelopment Agency, dated March 12, 2008 attached hereto;
 - b. the 24th Street Pedestrian Street Light project as more specifically described in the memorandum from the Redevelopment Agency, dated April 3, 2008, attached hereto;
 - c. the Transit Mall Pedestrian Lighting Improvements Project Phase 2 & 3 as more specifically described in the memorandum from the Redevelopment Agency, dated April 24, 2008, attached hereto.

OUTCOMES

The City Council's approval of the recommended actions will provide for the addition of concrete drainage elements to address drainage issues encountered in the paving portion of the Washington Neighborhood Alleyway C3 Construction project. It will also provide for design services to construct a new landscaped median with vertical/pillar elements on Hanchett Avenue at The Alameda. It will provide for design services for the installation of pedestrian scale lights along 24th Street in the Five Wounds/Brookwood Terrace Neighborhood. Finally, it will create a more secure and pedestrian-friendly environment in the Downtown Transit Mall corridor.

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.

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ANALYSIS

Washington Neighborhood Alleyway C3 Construction Project

The Washington Neighborhood Alleyway C3 Construction project provides for the reconstruction of a small section of the Alleyway C3 near Oak Street in order to eliminate blight in the Washington SNI Redevelopment Area. Previously, the City vacated the C3 Alleyway from Edwards Avenue and Oak Street between Vine Street and Almaden Avenue, and the Redevelopment Agency is installing fencing within the vacated alleyway. The project placed temporary bollards in the driveway area and then demolished and reconstructed the driveway cut at the alleyway on Edwards Avenue to a standard sidewalk, curb and gutter with planting strip. The addition of funds will address drainage issues encountered in the paving portion of this project and will enable the Department of Transportation to complete all construction and close out this project. The project will also reconstruct the small remaining section of C3 Alleyway near Oak Street to serve the two parcels adjacent to it. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$5,500.

Hanchett Pillar Project

The Hanchett Pillar Project will provide for the design services to construct a new landscaped median in place of a painted median at the intersection of the Alameda and Hanchett with pillar elements reminiscent of the pillar features originally built along the Alameda at the side streets. The project will create a more visible median delineating the turn lanes and will complement the existing streetscape along The Alameda. Thus, it will implement enhancements within the public right-of-way to the project limits. The project will not include signage or neighborhood identification. The Department of Public Works will perform all construction management and inspection tasks after the award of a construction contract. The source of funding for this project would be a transfer from the Redevelopment agency in the total amount of \$75,000.

24th Street Pedestrian Street Light Project

The 24th Street Pedestrian Street Light project will provide for design services to install up to 40 Single Acorn Style antique pedestrian scale high pressure sodium (HPS) streetlights at selected locations along 24th Street from William Street to East Santa Clara Street. The project would also include painting the existing electroliers in the Five Wounds/Brookwood Terrance Neighborhood. Improvements will create pedestrian access to neighborhood retail and services and will link to previously constructed lighting on McLaughlin Avenue and Williams Street. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$90,000.

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Transit Mall Pedestrian Lighting Improvements Project Phase 2 & 3

The Transit Mall Pedestrian Lighting Improvements project provides for the creation of a more secure and pedestrian-friendly outdoor environment that will increase the lighting levels within the Downtown Transit Mall corridor. The lighting improvements will follow the adopted San Jose Downtown Street and Pedestrian Lighting Master Plan and will encompass the areas on First and Second Streets, between Santa Clara Street and Julian Street, including the Devine Street connector (approximately 92 streetlights), and between San Carlos Street and San Fernando Street (approximately 56 streetlights). The project scope is to lower the height of the existing double head acorn lights, change the high pressure sodium to metal halide or induction lamps and replace the globes to maximize light optics. The source of funding for the City to perform design review and inspection will be a transfer from the Redevelopment Agency in the total amount of \$85,000.

EVALUATION AND FOLLOW-UP

These projects are currently within budget and on schedule. No additional follow up actions with the Council are expected at this time.

POLICY ALTERNATIVES

Not applicable

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater; **(Required: Website Posting)**
- Criterion 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 Website Posting)**
- Criterion 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)**

Although this project does not meet the \$1 million threshold for Criterion 1, this memorandum is posted on the City's website for the May 20, 2008 Council Agenda.

HONORABLE MAYOR AND CITY COUNCIL

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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.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$255,500
2. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
3. FISCAL IMPACT: The Hanchett Pillar project will have minimal operating and maintenance impacts on the General Fund in the amount of \$500 annually, beginning in 2008-2009 for re-finishing of the pillars and re-staining and/or finishing of the wood trellis features. The 24th Street Pedestrian Street Light Project will have minimal operating and maintenance impacts on the General Fund in the amount of \$4,560 annually, beginning in 2008-2009.

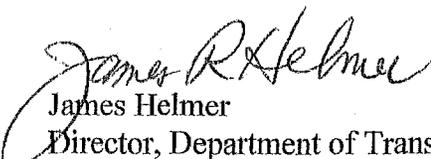
CEQA

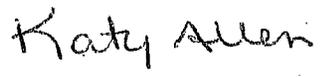
Washington Neighborhood Alleyway C3 Construction Project: Exempt, File No. PP06-205

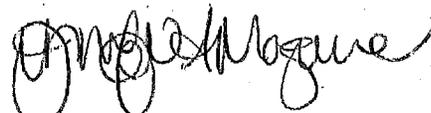
Hanchett Pillar Project: Not a Project

24th Street Pedestrian Street Light Project: Not a Project

Transit Mall Pedestrian Lighting Improvements Project Phase 2 & 3: Exempt, File No. PP06-105


James Helmer
Director, Department of Transportation


Katy Allen
Director, Department of Public Works

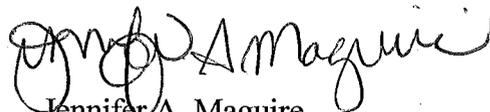

Jennifer A. Maguire
Acting Budget Director

HONORABLE MAYOR AND CITY COUNCIL
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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 2007-2008 monies in excess of those heretofore appropriated there from, said excess being at least \$255,500.


Jennifer A. Maguire
Acting Budget Director

For more information regarding these projects, contact:

Mansour Malek, Washington Neighborhood Alleyway City Project Manager: (408) 975-3249
Tom McLauchlan, 24th Street Pedestrian Street Light City Project Manager: (408) 793-4136
Henry Saaidnia, Hanchett Pillar City Project Manager: (408) 793-4141
Greg Jobe, Transit Mall Pedestrian Lighting, City Project Manager: (408) 793-4128

JM:KL:MO

KENN LEE
CAPITAL BUDGET
COORDINATOR

LINDSEY FONICK
ASSISTANT DIRECTOR

SEE BELOW

MARCH 12, 2008

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

The Agency has transferred funding to the Department of Public Works staff to design streetscape improvements in the SNI project area.

Before these funds can be spent by the City, the City Council must make certain determinations under Redevelopment Law, H & S Code Section 33445, regarding the benefit to the project areas. A brief summary for the public improvement project is provided below.

1. The Hanchett Pillar Project will provide for the construction of a new landscaped median with vertical/pillar elements. All work is within The Alameda redevelopment project area.
2. This project is not currently included in the City's Capital Budget and there are no reasonable means of financing this project.
3. The Hanchett Pillar Project will construct a landscaped median in place of a painted median at the intersection of The Alameda and Hanchett with pillar elements reminiscent of the pillar features originally built along The Alameda at the side streets. The project will create a more visible median delineating the turn lanes and will complement the existing streetscape along The Alameda.
4. The implementation plan for The Alameda redevelopment area calls for streetscape and infrastructure improvements, including traffic and circulation improvements.

March 12, 2008

DETERMINATIONS REGARDING FUNDS
TRANSFERRED TO THE CITY FOR PUBLIC
IMPROVEMENT PROJECT

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.



Lindsey Fonick
Assistant Director

Attachment

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

KENN LEE
CAPITAL BUDGET
COORDINATOR

LINDSEY FONICK
ASSISTANT DIRECTOR

SEE BELOW

APRIL 3, 2008

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

The Agency has transferred funding to the Department of Public Works staff to design streetscape improvements in the SNI project area.

Before these funds can be spent by the City, the City Council must make certain determinations under Redevelopment Law, H & S Code Section 33445, regarding the benefit to the project areas. A brief summary for the public improvement project is provided below.

1. The 24th Street Pedestrian Lighting Project will provide for the installation of pedestrian scale lights along 24th Street in the Five Wounds/Brookwood Terrace Neighborhood. All work is within the SNI redevelopment project area.
2. This project is not currently included in the City's Capital Budget and there are no reasonable means of financing this project.
3. The 24th Street Pedestrian Lighting Project will construct improvements creating pedestrian access to neighborhood retail and services and will link to previously constructed lighting on McLaughlin Avenue and William Street. Streetscape improvements are included in the "top ten" priority items identified by the Five Wounds/Brookwood Terrace Neighborhood in its Neighborhood Revitalization Plan.

DETERMINATIONS REGARDING FUNDS
TRANSFERRED TO THE CITY FOR PUBLIC
IMPROVEMENT PROJECT

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4. The implementation plan for the SNI redevelopment area calls for streetscape and infrastructure improvements, including access to improvements and pedestrian amenities.

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.



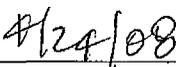
Lindsey Fonick
Assistant Director

Attachment

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

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL BUDGET COORDINATOR	FROM: SHARON JONES SR. PROJECT MANAGER
SUBJECT: SEE BELOW	DATE: APRIL 24, 2008
APPROVED: 	DATE: 

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

The San Jose Downtown Streetscape and Pedestrian Lighting Plan (the Plan) was approved by City Council and Redevelopment Agency Board on September 16, 2003. The Plan provides comprehensive street and pedestrian lighting guidelines and specific recommendations on types of fixtures, lighting levels, types of light and height of fixtures, and it identifies priority projects. The number one priority identified in the Plan and by downtown businesses was improvement of lighting along the Transit Mall. The first phase of Transit Mall Pedestrian Lighting Improvements, between First and Second Streets and San Fernando and Santa Clara Streets, was completed in February 2007. Funds were placed in the Redevelopment Agency's FY07-08 budget for design and construction of the final two phases of the Transit Mall Pedestrian Lighting Improvements.

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 is within the Merged Impact 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 2007-08 budget, approved in September 2007, allocates funds for lighting improvements within the greater downtown.

4. The project is consistent with the various goals in the five year Agency Implementation Plan, as follows:

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: Develop a market for private and commercial development opportunities.

Objectives:

- Use public investment to attract and stimulate private investment.

Goal: Provide public infrastructure improvements to support private development.

Objectives:

- Implement the Downtown Streetscape and Pedestrian Lighting Master Plan as funding is available.
- Relocate or underground utilities in coordination with planned private development.

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.


SHARON JONES
Sr. Project Manager

Attachment

cc: David Baum
Sandy Shayesteh
Patricia Deignan