



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Darryl Von Raesfeld
Albert Balagso
Katy Allen

SUBJECT: FIRE STATION CONSTRUCTION -
LINCOLN GLEN PARK SITE
BALLOT MEASURE

DATE: May 22, 2008

Approved

Date

5/30/08

COUNCIL DISTRICT: 6

RECOMMENDATION

Adopt a resolution ordering, on the Council's own motion, the submission to the electors of the City, at the Municipal Election to be held on November 4, 2008, a measure entitled "Fire Station Construction – Lincoln Glen Park site."

OUTCOME

Voter approval and construction of Fire Station No. 37 on the south parking lot of Willows Senior Center located on the Lincoln Glen Park campus will improve response time performance and thus reduce loss of life and property within the Willow Glen and Cambrian communities. The proposed construction of a fire station; its designation as a "Safe Place" and "Safe Surrender" location; 24-hour emergency medical staffing; will add to the safety and utility of the community center as a community resource.

BACKGROUND

At the City's general election held on March 5, 2002, voters approved Measure O (2002), San José 911, Fire, Police, Paramedic and Neighborhood Security Act, authorizing the City to issue general obligation bonds up to \$159,000,000 to fund public safety projects for the Police and Fire Departments. One of these projects is a new fire station in the Willow Glen/Cambrian area.

Strategically located fire station sites are central to improving response time performance and capability, thus improving fire suppression and emergency medical service (EMS) delivery. Currently, the Fire Department's service to the south Willow Glen/north Cambrian area is not meeting the performance measurement goal of an eight-minute response time. As part of the analysis, the Fire Department identified a search area for a fire station site that would help meet its performance measurement goal. The site is the parking area immediately south of the Willows Senior Center located on 2175 Lincoln Avenue in the Lincoln Glen Park campus. Other

functions on the Lincoln Glen Park campus include the San José Police Department Truancy Abatement and Burglary Suppression (TABS) Program and the San Jose Parents Participating Nursery School. The site is considered City park land.

City Charter Section 1700 (regarding parks) states: "...public parks of the City shall be inalienable unless otherwise authorized by the affirmative votes of the majority of the electors voting on such a proposition in each case." Therefore, any decision to use a portion of the Willows Senior Center site for a long-term use requires voter approval.

ANALYSIS

The Fire Department conducted an exhaustive analysis of the Willow Glen/north Cambrian area using its Deccan geographical information system (GIS) deployment software tools to identify a fire station location to improve service levels within the area bounded by Curtner Avenue to the north, Highway 87 to the east, Hillsdale Avenue to the south, and Booksin Avenue to the west. Based on the results of the analysis, the Fire Department has identified the parking area immediately south of the Willows Senior Center located on 2175 Lincoln Avenue as the optimum location for the fire station.

This site is optimum not only due to the fact that it is in the preferred service area, but because it is also the most feasible since it is City owned land and a real estate transaction can involve a non-monetary transfer of properties between the Fire and Parks, Recreation, Neighborhood Services (PRNS) departments. The Public Safety bond program has undergone several strategic changes in order to respond to unprecedented market escalation and use of this property would allow the City to most cost effectively deliver the project.

As discussed in the 2008-2012 Adopted Capital Improvement Program (CIP), project cost escalations had significantly impacted the Public Safety Bond Program in its ability to deliver projects within the bond budget. In order to bridge the budget shortfall for Fire Station No. 37 as well as simultaneously realize O&M savings, a strategy to consolidate Fire Station Nos. 6 and 37 was presented to and approved by Council in the 2008-2012 Adopted CIP. The Proposed 2009-2013 CIP continues to recommend this same strategy. The anticipated sale of the Fire Station No. 6 property (estimated at \$800,000) will augment the funding for the Public Safety Bond projects, including the construction of Fire Station No. 37.

The service delivery analysis predicts an overall service level improvement of five percent within Fire Station No. 6's first due district through the redeployment of resources from Station No. 6 to Station No. 37. While overall performance in Station No. 6's district will improve, some areas closer to existing Station No. 6 will experience a reduction in performance. The planned implementation of traffic signal pre-emption and the deployment of a Supplemental Transport Ambulance Resource (STAR) are anticipated to mitigate these impacts and result in service levels consistent with Council-adopted objectives in these areas.

The Fire Department is currently collaborating with the Department of Transportation on plans to install new traffic signal pre-emption systems along Lincoln, Leigh, Fruitdale and Meridian Avenues that are anticipated to improve fire engine response time performance by controlling traffic signals along their travel routes. The evaluation of the effectiveness of traffic signal pre-

emption would begin with its installation following voter approval of the alternative use of land at Willows Senior Center for Fire Station No. 37 in November 2008. Evaluation of the effectiveness of the independent response of Department STAR units to selected EMS incident types will begin with the demolition and reconstruction of Fire Station No. 2, scheduled for this summer. The final determination regarding the sale of Fire Station 6 will be dependent on the outcome of these analyses

The proposed location of the fire station will not reduce recreational uses of Lincoln Glen Park. Out of the existing 204 parking spaces, an estimated 26 to 34 parking spaces may be lost as a result of this project. However, based on recent parking counts during peak time usage at the Lincoln Glen Park campus including Willows Senior Center, and after the proposed project is completed, the estimated 170 to 178 remaining parking spaces would serve the current recreational demand. Upon approval of this ballot measure by the voters, design work will begin on this project. At that time, additional studies will be conducted to optimize parking for the campus.

In exchange for the use of the Willows Senior Center parking lot, the City Manager has approved a proposal for the Parks, Recreation, Neighborhood Services Department (PRNS) to have use of the current Fire Station No. 19 (Piedmont) site on 1025 Piedmont Road. Fire Station No. 19 is another public safety bond project that is proposed to be relocated to the intersection of Piedmont Road and Sierra Road. The Fire Station No. 19 relocation project is currently out to bid. The Parks, Recreation, Neighborhood Services Department plans to use the fire station as a parks maintenance facility. The departmental change in operational oversight for the property at 1025 Piedmont Road would occur only if voters approve the ballot measure and after completion of construction of the relocated Fire Station No. 19.

EVALUATION AND FOLLOW-UP

Approval of this recommendation would allow for this fire station construction measure to be placed on the November 4, 2008 election. Upon approval of the ballot measure by the voters, staff will begin design of the project. The current schedule is for the project to return to Council in spring 2010 to award the project.

POLICY ALTERNATIVES

Alternative #1: Direct staff not to construct New Fire Station No. 37

Pros: This alternative would result in no impacts to existing services at the Willows Senior Center. Funds from this project could be used to augment budgets for other public safety projects.

Cons: Currently, the Fire Department is unable to meet response time performance targets to an area in south Willow Glen/North Cambrian bounded by Curtner Ave to the north, Highway 87 to the east, Hillsdale Ave. to the south, and Booksin Ave. to the west

Reason for not recommending: Alternative #1 is not recommended given the size of the underserved area and degree of underperformance being experienced by residents in this area.

Alternative #2: Direct staff to purchase a site instead of using the Lincoln Glen Park site

Pros: This alternative would result in no impacts to existing services at the Willows Senior Center.

Cons: This alternative would require additional time to identify a site and additional funds to purchase a site. The cost to acquire a 0.6 acre site from a willing seller is estimated at approximately \$2.2 million plus relocation costs. Costs would be higher if the City had to pursue site acquisition through eminent domain.

Reason for not recommending: Alternative #2 is not recommended because of costs and schedule delays to the project which may result in higher construction costs.

PUBLIC OUTREACH/INTEREST

Staff in conjunction with Council Districts 6 and 9 have conducted two community meetings to describe the project and receive community input regarding the new Fire Station No. 37 project and the potential closure of Fire Station No. 6 on March 27, 2008 and April 10, 2008. A Fire Station No. 37 bulletin board has been installed in the Willows Senior Center to provide project updates and meeting information.

In addition, a letter was sent to the community surrounding the new Fire Station No. 37 site and existing Fire Station No. 6 to inform them about the meeting dates for action to be taken by the Parks and Recreation Commission, Public Safety Bond Citizen Oversight Committee and City Council on this project.

This proposal was presented to the Parks and Recreation Commission (PRC) on May 7, 2008. On May 21, 2008, the PRC accepted staff's recommendation for the approval of the use of the south parking area of Willows Senior Center located on the Lincoln Glen Park campus for the construction of Fire Station No. 37.

On May 21, 2008, the Public Safety Bond Citizen Oversight Committee approved staff's recommendation for the fire station construction ballot measure with the caveat that the closing or any reconfiguration of existing Fire Station No. 6 be considered by the committee at a future time.

This memorandum will be posted on the City's website for the June 19, 2008 Council agenda. If the ballot measure passes in November 2008, additional public outreach will be undertaken in accordance with design and public art components of the project.

- 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 and 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)**

COORDINATION

This project and memorandum have been coordinated with the City Attorney's Office, the City Clerk's Office, and the City Manager's Office.

COST SUMMARY/IMPLICATIONS

The current projected cost of a city-wide measure on the November 2008 ballot is \$259,100, assuming more than one ballot measure. The budget assumes three ballot measures. Funding for the proposed Fire Station measure was estimated and appropriated in the FY 2007 – 2008 budget at \$95,000. The City Clerk has indicated that there were additional cost savings in FY 2007-2008 and has requested that those funds be rebudgeted. Assuming the rebudget request is approved, no additional funding will be necessary. The City Clerk's Non-Personal/Equipment General Fund budget will be used to fund this election.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn	Amt. for Contract	2007-2008 Adopted Budget (Page)	Last Budget Action (Date, Ord. No.)
001	0452	Office of the City Clerk Non-Personal/ Equipment	45-0000 60	\$1,943,945	\$95,000	VIII-19	10/16/07 Ord. 28143

CEQA

Exempt, PP08-050.



DARRYL VON RAESFELD
Acting Chief of Fire Department



ALBERT BALAGSO
Director
Parks, Recreation, & Neighborhood Services

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Katy Allen

KATY ALLEN
Director
Department of Public Works

For questions please contact Geoff Cady, Acting Deputy Director, Fire Department at (408) 277-8783.

Attachment: BALLOT MEASURE

Attachment A

BALLOT MEASURE

Fire Station Construction – Lincoln Glen Park

To improve fire suppression, emergency medical services and increase essential emergency facilities available for disaster response within the Willow Glen area, shall the City be authorized to construct a single-company fire station on up to $\frac{3}{4}$ of an acre on a portion of the Lincoln Glen Park parking lot?