



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Albert Balagso

SUBJECT: JOINT USE SPORTS COMPLEX
PROJECT WITH SAN JOSE STATE
UNIVERSITY

DATE: 06-02-08

Approved

Date

6/5/08

COUNCIL DISTRICT: Citywide

RECOMMENDATION

Direct the administration to continue negotiations for a joint use partnership with San Jose State University, with the mutual goal of producing an agreement to facilitate the development and long-term joint use of a sports field complex on San Jose State University south campus land.

OUTCOME

This approval is not legally required but will provide staff with City Council recognition of the negotiations between City of San Jose (City) staff and San Jose State University (SJSU) regarding the use of Measure P, Park Bond Funds to construct, and jointly operate and maintain, four artificial turf lighted soccer fields and associated amenities on SJSU property at the intersection of 10th and Alma Streets. Staff will return to Council for approval of the terms of the final agreement upon the completion of negotiations.

BACKGROUND

In November 2000, the residents of San Jose overwhelmingly approved a bond measure to provide \$228 Million worth of improvements to the City's parks and recreation system. The construction of a soccer and softball complex are part of that bond measure. On June 20, 2006, Item 4.4, the City Council approved a memorandum of understanding between the City and SJSU for preparation of a joint master plan for the South Campus Area (the Area) (Attachment A). The intent of this MOU was to allow City staff and University staff to jointly undertake the steps necessary to create a master plan identifying appropriate land uses and shared opportunities

for the Area. Since that time, regular meetings have been held between City and SJSU staff regarding the short and long term visions for the site. Through this process, staff has determined that a soccer complex at this location would meet the short and long term needs of both organizations. On May 14, 2008, the California State University Board of Trustees approved resolution Number RFIN 05-08-05, which provided SJSU staff with the ability to enter into formal negotiations with the City to develop a development and operating agreement for the soccer complex.

ANALYSIS

While this approval is not legally required, staff would like to acknowledge the hard work of the project team and ensure Council alignment with the current direction. The parties envision a soccer complex (Attachment B) that could be located on approximately 13 acres of California State University (CSU) owned land at the Northeast corner of 10th Street and Alma Streets, east of Spartan Stadium. City staff intend to seek mutual agreement for a complex with four (4) artificial turf lighted soccer fields, parking, restroom/concession area and associated amenities. Depending upon the available budget, the amenities could include additional basketball and volleyball courts, stadium seating and storage/office space. While formal negotiations are still underway regarding the details of the agreement, City staff is working under the assumption that the City will pay most or all of the design and construction cost for the project while CSU will contribute the land to the project. Additionally, operating and maintenance costs will be shared amongst the City and SJSU. The intent would be for usage fees to cover the City's share in proportion to the usage time and consistent with the target participant group for the facility. Staff is also working on a parking analysis to ensure that adequate parking would be available for all events in the vicinity. Staff intends to complete formal negotiations on this project and return to Council with a joint use development and operating agreement by the end of 2008. Nothing in this memorandum is intended to obligate the City to enter into any agreement nor to approve the terms of any agreement.

POLICY ALTERNATIVES

Alternative: City declines to negotiate for this project.

Pros: None

Cons: City would have to find another location to spend the bond funding to deliver a soccer complex to the residents of San Jose.

Reason for Not Recommending: The City has been working for eight years to identify a suitable location for a soccer complex. If the City does not seek to secure the location with SJSU, City would have to find an additional site at a yet to be determined location.

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)**

City staff is currently undergoing a Citywide sports field study. Over 10 meetings have been held over the past 1.5 years for this study as well as a Citywide meeting in March 2008. At these sessions, staff has informed the community of the status of discussions and the potential for placement of the soccer complex at this location. In addition, community meetings were held with the Spartan Keyes and Tully/Senter Strong Neighborhoods Initiative Neighborhood Advisory Committees in the Fall of 2007 to provide an update on the progress of discussions.

COORDINATION

This memorandum was coordinated with the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

The negotiation strategy for this project is consistent with Council-approved 2006-2007 Budget Balancing Strategy Principles in that it protects vital core City services and considers alternative service delivery mechanisms (e.g. appropriate partnerships) to reduce costs of delivering needed services to the community.

COST IMPLICATIONS

The cost impacts of this project will be determined and reported to Council upon finalization of the negotiations for operations and maintenance of the facility.

CEQA

Not a project

HONORABLE MAYOR AND CITY COUNCIL

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CEQA

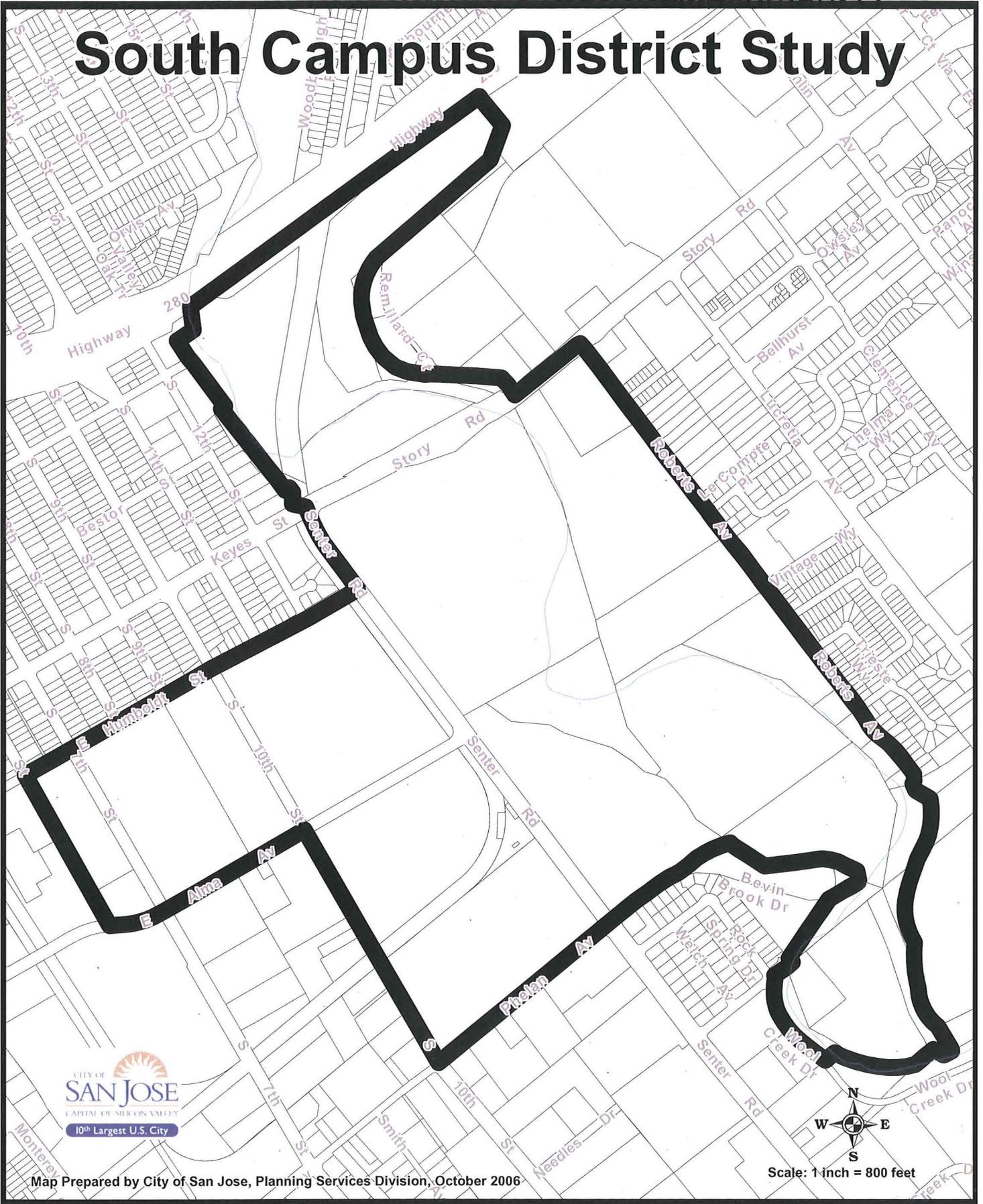
Not a project

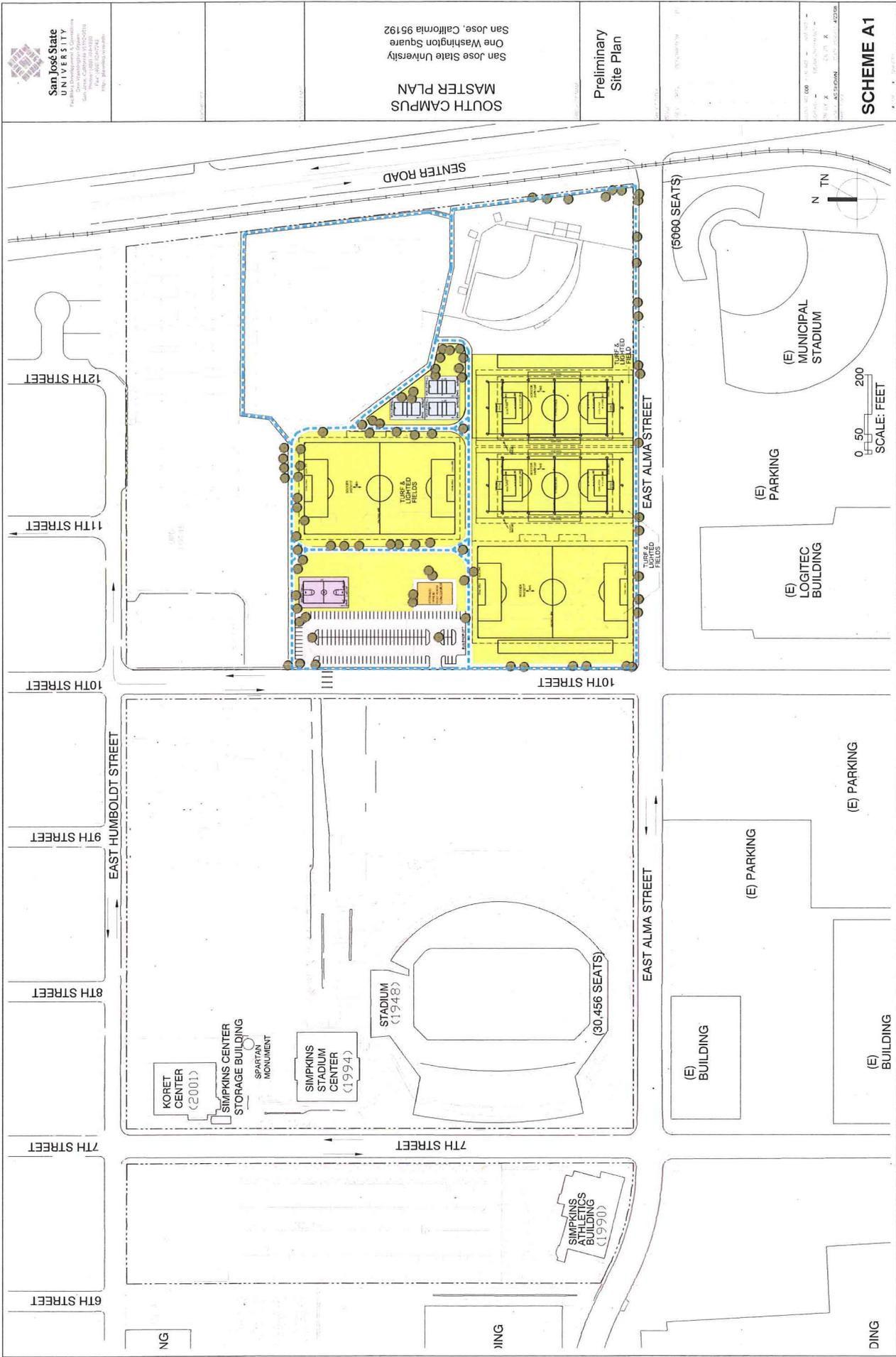
A handwritten signature in black ink, appearing to read 'Albert Balagso', written in a cursive style.

Albert Balagso
Director of Parks, Recreation &
Neighborhood Services

For questions on this memorandum, please contact Matt Cano, Division Manager, Parks, Recreation & Neighborhood Services at 535-3580

South Campus District Study





San José State University
 Facilities Development & Construction
 1000 North San Carlos Avenue
 San Jose, California 95128-1500
 Tel: (408) 924-2343
 Fax: (408) 924-2344
 http://planning.sjsu.edu

**SOUTH CAMPUS
 MASTER PLAN**
 San José State University
 One Washington Square
 San Jose, California 95192

Preliminary
 Site Plan

DATE: 08/23/09
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: SOUTH CAMPUS MASTER PLAN
 SHEET: A1

SCHEME A1