



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Katy Allen  
James R. Helmer  
Peter Jensen  
Jennifer A. Maguire

**SUBJECT:** SEE BELOW

**DATE:** November 24, 2008

Approved

Date

12/1/08

**COUNCIL DISTRICT:** 3

**SNI AREA:** Various

**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 \$254,404 FOR 2008-2009 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 2008-2009:
  - a. Increase the estimate for Earned Revenue by \$254,404.
  - b. Increase the appropriation to the General Services Department for the Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project (PSM 533 Amendment #1) in the amount of \$36,635.
  - c. Establish an appropriation to the Department of Public Works for the Santa Clara Street Green Mobility Sidewalk Improvement Project (PSM 555) in the amount of \$188,769.
  - d. Establish an appropriation to the Department of Transportation for the Rocketship Mateo Sheedy Elementary School Improvements (PSM 558) in the amount of \$29,000.

11-24-08

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

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- 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 Santa Clara Street Green Mobility Sidewalk Improvement Project as more specifically described in the memorandum from the Redevelopment Agency, dated October 28, 2008, attached hereto,
  - b. The Rocketship Mateo Sheedy Elementary School Improvements Project as more specifically described in the memorandum from the Redevelopment Agency, dated October 16, 2008, attached hereto.

### **OUTCOMES**

The City Council's approval of the recommended actions will provide: for additional funding to cover additional costs associated with the construction phase of the infrastructure and safety improvements to the Children's Discovery museum, for traffic calming and pedestrian safety enhancements around Rocketship Mateo Sheedy Elementary School, and for sidewalk improvements along Santa Clara Street between 4<sup>th</sup> and 5<sup>th</sup> Streets.

### **BACKGROUND**

The San Jose 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**

#### **Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project**

The Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project provides for the design and installation of a dust collection system and centralized compressed air system for the exhibit shop at the Children's Discovery Museum in the Guadalupe-Auzerais Redevelopment area. This project will improve the shop infrastructure system and will result in improved safety and shop operations efficiencies. This additional funding in the amount of \$36,635 will account for additional costs associated with the construction phase of the improvement project. The General Services Department is coordinating with the Redevelopment Agency to execute the construction portion of this project. The source of funding for this portion

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of the project would be a transfer from the Redevelopment Agency in the total amount of \$36,635.

#### Santa Clara Street Green Mobility Sidewalk Improvement Project

The Santa Clara Street Green Mobility Sidewalk Improvement Project provides for the construction of sidewalk, drainage and electrical improvements along Santa Clara Street between 4<sup>th</sup> and 5<sup>th</sup> Streets, as part of the Green Mobility Showcase Project. Proposed improvements include: new curb, gutter, and sidewalk using “green” concrete, permeable pavers, a storm drain lateral, electrical conduit and pull boxes for future electric car charging stations, high-efficiency streetlights and a solar “cooling station” as well as other necessary roadway improvements. The City will be supplying the “green” concrete and permeable pavers for the project. The public improvements will benefit the Downtown Redevelopment Project Area by improving safety and operation as well as allow for the demonstration of various “green products” to be used in streetscape construction. The project requires coordination with utility companies, and other City departments. The Department of Public Works will perform project administration, prepare project plans, specification, and cost estimates, perform plan review and coordination, construction management, and other services required for the construction of all proposed improvements included in the project. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$188,769.

#### Rocketship Mateo Sheedy Elementary School Improvements

The Rocketship Mateo Sheedy Elementary School Improvements Project provides for the improvement of traffic calming and pedestrian safety in the Washington Strong Neighborhoods Initiative (SNI) redevelopment project area which has been identified as the number five priority in the Washington Neighborhood Improvement Plan Amendment. This project includes the replacement of the existing ADA ramp and storm inlet, installation of a school crosswalk, installation of up to three solar power flashing beacons, and installation of 80 linear feet of red curb on Locust Street and on Virginia Street. These enhancements will help address traffic and pedestrian concerns near the pick-up and drop-off area located in the immediate vicinity of the Rocketship Mateo Sheedy Elementary School by enhancing pedestrian safety and upgrading the street infrastructure to assist in eliminating blight. The Department of Transportation will be responsible for the engineering analysis, bid, management of contract, and installation of all improvements. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$29,000.

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### **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 December 16, 2008 Council Agenda.

### **COORDINATION**

This project and memorandum have been coordinated with the City Attorney's Office and the San Jose 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: \$254,404

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2. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund

3. OPERATING COSTS:

The Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project does not anticipate operating and maintenance cost associated with this project as they are handled by the tenant of the building.

The Santa Clara Green Mobility Sidewalk Improvement Project will not have a significant impact on the General Fund operating budget. Per the San José Municipal Code and California Streets and Highways Code, the owner of the fronting property is responsible for maintaining the sidewalk and park strip area including the curb and gutter therefore, it will be the Redevelopment Agency's responsibility to maintain this area.

The Rocketship Mateo Sheedy Elementary School Improvements Project estimates a \$1,000 annual cost to the General Fund in order to maintain the flashing beacon solar powered crosswalks. These costs were not included as part of the 2010-2014 Preliminary General Fund Forecast though if approved, these costs will be included in the February Forecast.

**CEQA**

Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project:  
Use of San Jose Downtown Strategy 2000 Final EIR, Resolution No. 72767 Adopted on June 21, 2005 File No. PP08-082

Santa Clara Green Mobility Sidewalk Project: Exempt, File No. PP08-085

Rocketship Mateo Sheedy Elementary School Improvements: Exempt, File No. PP06-171



KATY ALLEN  
Director, Public Works Department



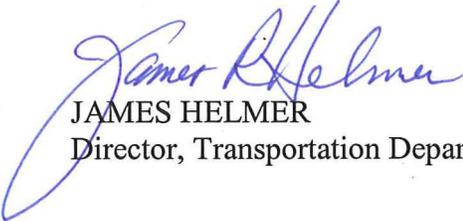
PETER JENSEN  
Director, General Services  
Department

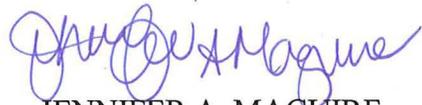
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JAMES HELMER  
Director, Transportation Department

  
JENNIFER A. MAGUIRE  
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 2008-2009 monies in excess of those heretofore appropriated there from, said excess being at least \$254,404.

  
JENNIFER A. MAGUIRE  
Budget Director

For more information regarding this project, contact:

Children's Discovery Museum Exhibit Shop Infrastructure and Safety Improvements Project:  
Ken Tanase, Facilities Division Manager, (408) 675-7270.

Santa Clara Street Green Mobility Sidewalk Improvement: John Cannon, Senior Engineer, (408)  
535-8340.

Rocketship Mateo Sheedy Elementary School Improvements: Al Gonzalez, Principal  
Engineering Technician, (408) 975-3255.

KENN LEE  
PRINCIPAL BUDGET ANALYST

SEE BELOW

STEVEN H. PARKER, ASLA  
SENIOR  
LANDSCAPE ARCHITECT  
OCTOBER 28, 2008

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

The project will construct sidewalk improvements along Santa Clara Street between 4th and 5<sup>th</sup> Streets, located in Downtown, as part of the Green Mobility Showcase Project. Proposed improvements include the following: new curb, gutter, and sidewalk using "green" concrete, permeable pavers, a storm drain lateral, electrical conduit and pull boxes, and other necessary roadway improvements. The City will be supplying the "green" concrete and permeable pavers for the project. The project requires coordination with utility companies, and other City departments.

The Department of Public Works (DPW) will perform project administration, prepare project plans, specifications, and cost estimates (PS&E), perform plan review and coordination, construction management, and other services required for the construction of all proposed improvements included in the project, as previously described.

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 public improvements will be of benefit to the Downtown Redevelopment Project Area.

The public improvements will benefit the Downtown Redevelopment Project Area by improving the safety and operation of a prominent public and cultural facility in the Project Area. The improvements allow the demonstration of various 'green products' to be used in streetscape construction. All work will occur within the Project Area.

2. There are no other reasonable means of funding the public improvements.

This project is not included in the City's Capital Budget.

3. The public improvements will assist in the elimination of one or more blighted conditions in the Project Area. The City Council and Agency Board made a formal determination that blight exists in the Project Area prior to the establishment of the Downtown Redevelopment Project Area.

In 2005 the City of San Jose adopted the goal of becoming a Global Sustainability City and meeting the standards of the U.N. Environmental Accords. On October 5, 2007, the City adopted the San Jose Green Vision which sets forth a strategy to address environmental challenges. The City's Green Vision establishes a goal of reducing per-capita energy consumption by one half in the next 15 years, and convert to 100 percent renewable electrical power.

This demonstration improvement project will allow the City to more effectively showcase green products in an effort to achieve their goals of providing green technology, with the intent of reducing carbon emissions, maintenance costs.

Because the existing utilities and infrastructure elements are outdated and in deteriorating condition, the implementation of newer upgraded infrastructure elements will negate the blighted aspects of this project.

4. The public improvements are consistent with the adopted Five-Year Implementation Plan for the Redevelopment Project Area.

The Adopted Five-Year Implementation Plan calls for improvements to civic facilities.

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

**Objectives:**

- Implement the Downtown Streetscape Master Plan funding is available.
- Implement the Downtown Signage Master Plan as funding is available.
- Implement the Downtown parking 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.

STEVEN H. PARKER, ASLA  
Senior Landscape Architect

Attachment

PSM - CDM'S EXHIBIT SHOP INFRASTRUCTURE & SAFETY IMPROVEMENTS PROJECT

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL PROJECT COORDINATOR	FROM: ANNA L. LE DEVELOPMENT OFFICER
SUBJECT: SEE BELOW	DATE: October 16, 2008

SUBJECT:

PROJECT SERVICES MEMORANDUM FOR WASHINGTON  
ROCKETSHIP MATEO SHEEDY ELEMENTARY SCHOOL  
IMPROVEMENTS

Attached is the Project Services Memorandum (PSM) for the transfer of \$29,000 to the City of San Jose Office of Department of Transportation.

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. This project benefits the Washington Strong Neighborhoods Initiative (SNI) redevelopment project area by improving traffic calming and safety in the project area. The project includes adding ADA curb ramp installations and the curb, installation of two or three solar power flashing beacons, sidewalk and concrete pad. This work is located within the SNI Redevelopment Project Area and will benefit the 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 help address traffic calming near the pick-up and drop-off area located to the immediate vicinity of the Rocketship Mateo Sheedy Elementary School, to improve pedestrian safety and upgrade the street infrastructure to assist in eliminating blight.
4. The implementation plan for the Washington Strong Neighborhoods Initiative Redevelopment Project Area includes Traffic Calming and Pedestrian Safety improvements.

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October 1, 2008

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.

*Anna L. Le*  
ANNA L. LE  
Development Officer

Attachment

cc: David Baum  
Tom Murtha