

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen
James Helmer
Joseph Horwedel
Jennifer A. Maguire

SUBJECT: SEE BELOW

DATE: December 8, 2008

Approved

Date

12/12/08

COUNCIL DISTRICT: All
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 \$69,170 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 \$69,170.
 - b. Increase the appropriation to the Department of Planning, Building and Code Enforcement for the California Environmental Quality Act (CEQA) Clearance (PSM 365 Amendment #4) in the amount of \$5,000.
 - c. Establish an appropriation to the Department of Public Works for the South Hall Parking Lot Improvements Project (PSM 554) in the amount of \$14,000.
 - d. Establish an appropriation to the Department of Transportation for the Japantown Streetscape Improvements Project (PSM 556) in the amount of \$15,170.
 - e. Establish an appropriation to the Department of Public Works for the 4th Street Trees Installation Project (PSM 557) in the amount of \$35,000.

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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 South Hall Parking Lot Improvements Project as more specifically described in the memorandum from the Redevelopment Agency, dated October 2, 2008, attached hereto, and
 - b. The 4th Street Trees Installation Project as more specifically described in the memorandum from the Redevelopment Agency, dated October 23, 2008, attached hereto.

OUTCOMES

The City Council's approval of the recommended actions will provide for the enhancement of the Japantown Streetscape, critical improvements to the South Hall Parking Lot, the installation of trees along 4th street, and CEQA clearances to be performed by the Department of Planning, Building and Code Enforcement.

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

California Environmental Quality Act (CEQA) Clearance

The California Environmental Quality Act (CEQA) Clearance project provides funding for the Planning, Building and Code Enforcement Department to pay for CEQA Clearances for Board Reports in the 2008-2009 Fiscal Year. Authorization to release the funds shall be approved by Redevelopment Agency staff. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$5,000.

South Hall Parking Lot Improvements Project

The South Hall Parking Lot Improvements Project provides for the design and construction of: parking lot striping, installation of overhead lighting, relocation of security cameras, construction

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and removal of driveways, installation of landscaping, and associated improvements. This project is located between Almaden Avenue and Market Street, and Viola and Balbach Streets at the South Hall Convention Center in the Monterey Corridor Redevelopment Project Area. The San José McEnery Convention Center is located in the Guadalupe Auzerais Redevelopment Project Area adjacent to the South Hall. These parking enhancements enable development in the Downtown to proceed and directly benefit the Merged Downtown redevelopment project areas, as well as the Monterey Corridor Redevelopment Project Area. The Redevelopment Agency will design, bid, and construct this project. The Department of Public Works will assign a Project Engineer and Project Inspector to review construction documents and inspect on-site. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$14,000.

Japantown Streetscape Improvements

The Japantown Streetscape Improvements project provides for the enhancement of the streetscape. This project will provide for the components of thirty-two (32) granite benches, seventeen (17) of which will be installed to sites identified in Japantown and fifteen (15) of which will be stored at 330 Terrane Street; the installation of the Issei Generation Stone on the south east corner of Fifth and Jackson; the installation of concrete in various identified areas in Japantown flush with the surface of the adjacent sidewalk; and the relocation of three concrete trash receptacles to new locations determined by the Agency. Recommendation to adopt resolutions making certain determinations regarding the related expenditure of Redevelopment Agency funds on certain public improvements has already been approved as it is a continuation of the approved Japantown Cultural Preservation Projects. The Department of Transportation will coordinate with the Redevelopment Agency on this project. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$15,170.

4th Street Trees Installation Project

The 4th Street Trees installation Project provides for design and construction of street tree installation on 4th Street for completion of the Agency's Fifth Street Infrastructure Project which provided public improvements for the Civic Plaza Redevelopment Project Area. The Department of Public Works coordinated with the Redevelopment Agency for the design and construction phase of this project. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$35,000.

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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 January 13, 2009 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.

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COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$69,170
2. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
3. OPERATING COSTS:

The California Environmental Quality Act (CEQA Clearance does not anticipate any operating and maintenance cost associated with this project per department review.

The South Hall Parking Lot Improvements Project does not anticipate any operating and maintenance cost associated with this project as Team San José will be responsible for maintaining these improvements.

The Japantown Streetscape Improvements Project anticipates no operation and maintenance cost as the Japantown community will be responsible for maintaining the benches.

The 4th Street Trees Installation Project estimates a \$3,000 annual cost to the General Fund in order to maintain the trees. 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

California Environmental Quality Act (CEQA) Clearance: Not a Project

South Hall Parking Lot Improvements Project: Exempt, File No. PP08-167

Japantown Streetscape Improvements: Exempt, File No. PP07-236 and PP07-171

4th Street Trees installation Project: Exempt, File No. PP06-105

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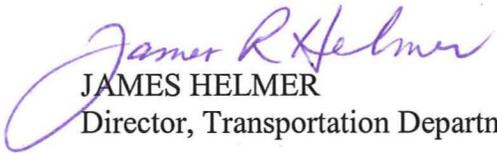
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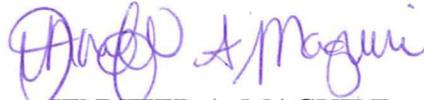
KATY ALLEN
Director, Public Works Department



JOSEPH HORWEDEL
Director, Planning, Building & Code
Enforcement Department



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 \$69,170.



JENNIFER A. MAGUIRE
Budget Director

For more information regarding this project, contact:

California Environmental Quality Act (CEQA) Clearance: Susan Walsh, Senior Planner, (408) 535-7910.

South Hall Parking Lot Improvements Project: Jim Wilson, Associate Civil Engineer, (408) 535-8441.

Japantown Streetscape Improvements: Amanda Lei, Associate Engineer, (408) 277-5516 or Joe Pomeroy, Maintenance Supervisor, (408) 361-0179.

4th Street Trees Installation Project: David Sykes, Assistant Director of Public Works, (408) 535-8440.

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL BUDGET COORDINATOR	FROM: CHARLIE ROUS PROJECT MANAGER
SUBJECT: SEE BELOW	DATE: OCTOBER 2, 2008
APPROVED:	DATE:

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

The South Hall Parking Lot Improvements Project consists of the design and construction of: parking lot striping, installation of overhead lighting, relocation of security cameras, construction and removal of driveways, installation of landscaping and associated improvements. The Project is located between Almaden Avenue and Market Street, and Viola and Balbach Streets at the South Hall Convention Center in the Monterey Corridor Redevelopment Project Area. The San Jose McEnery Convention Center is located in the Guadalupe Auzerais Redevelopment Project Area adjacent to the South Hall. This project will provide much-needed public infrastructure improvements to support private development. Funds were placed in the Redevelopment Agency's FY08-09 budget for the South Hall Parking Lot Improvements project.

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

The improvements to the South Hall are critical elements in the long-term development of the Downtown, as described in the Downtown Strategy 2000. These parking improvements enable development in the Downtown to proceed and directly benefit the Merged Downtown redevelopment project areas, as well as the Monterey Corridor 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 and construction will assist in the elimination of blight and the improvements are provided for in the redevelopment plan.

The City Council and Agency Board made a formal determination that blight exists in the Project Area prior to the establishment of the Guadalupe Auzeais and Monterey Corridor Redevelopment Project Areas. These parking and infrastructure improvements provide much-needed parking and adequate utilities for neighborhood businesses and residences. Absence of investment in the Project Areas led to poor infrastructure conditions and a need for additional parking. These improvements will help eliminate blight by bringing highly anticipated, adequately lit parking spaces for these neighborhood businesses and residences which will play a significant role in activating the Project Areas.

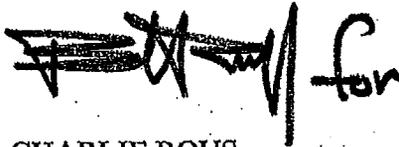
4. The public improvements are consistent with the adopted Five-Year Implementation Plan for the Redevelopment Project Area. The Adopted Five-Year Implementation Plan calls for improvements to public infrastructure.

Goal: Provide public infrastructure improvements to support private development.

Objectives:

- Implement the Downtown Streetscape 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.

A handwritten signature in black ink, appearing to read "Charlie Rous" with a stylized flourish at the end.

CHARLIE ROUS
Project Manager

Attachment

cc: Tom Murtha
Sandy Shayesteh

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: KENN LEE CAPITAL BUDGET COORDINATOR	FROM: BILL EKERN DIRECTOR OF PROJECT MANAGEMENT
SUBJECT: SEE BELOW	DATE: OCTOBER 23, 2008
APPROVED:	DATE:

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

By a Project Services Memorandum, the Redevelopment Agency will transfer to \$35,000 to the City's Department of Public Works for design and construction of street tree installation on 4th Street for completion of the Agency's Fifth Street Infrastructure Project. Work to be performed under this agreement:

- Plans and specifications for street trees and irrigation
- Review of all contractor submittals
- Construction project management
- Construction inspection

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 4th Street are the conclusion of the Redevelopment Agency's 5th Street Infrastructure Project, which provided public improvements for the Civic Plaza 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 is the goal to implement the Downtown Streetscape Master Plan, of which this work is a part.

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