

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Peter Jensen
Jennifer A. Maguire

SUBJECT: SEE BELOW

DATE: June 8, 2009

Approved

Date

6/15/09

COUNCIL DISTRICT: 3

SNI AREA: Greater Downtown

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 \$415,000 FOR 2009-2010

RECOMMENDATION

- 1) Adopt the following Appropriation Ordinance and Funding Sources Resolution amendments in the Services for Redevelopment Capital Projects Fund (City-side Redevelopment Fund) for 2009-2010:
 - a) Increase the Beginning Fund Balance by \$415,000; and,
 - b) Establish an appropriation to the General Services Department for the Former Main Library Demolition Project – Relocation of Staff and Furniture (PSM 587) in the amount of \$415,000.

OUTCOMES

The City Council's approval of the recommended actions will provide for the relocation of staff and furniture from the former Martin Luther King Main Library to other facilities in order for the preparation of the San Jose McEnery Convention Center Expansion Project.

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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

Former Main Library Demolition Project – Relocation of Staff and Furniture

The Former Main Library Demolition Project – Relocation of Staff and Furniture is a joint Redevelopment Agency and General Services Department effort to prepare for the San Jose McEnery Convention Center Expansion Project by demolishing the former Martin Luther King Main Library. This project provides funding to the General Services Department to provide the relocation services needed to accomplish the required move on schedule. Included in these services are: coordination with affected Departments, arrangement of the move of furniture and materials in storage at the building, ensure timely disconnection of existing facility utilities, arrange for timely utility modifications to the Central Service Yard to accommodate new offices, secure all necessary permits, and document all costs. The San Jose Redevelopment Agency will manage the construction of improvements to the Central Service Yard to accommodate the relocated staff while General Services will provide the relocation services. The source of funding for this project would be a transfer from the Redevelopment Agency in the total amount of \$415,000.

EVALUATION AND FOLLOW-UP

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)**

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- 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 June 23, 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 will spur spending in our local economy.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/ COST OF PROJECTS: \$415,000
2. SOURCE OF FUNDING: 450 - Services For Redevelopment Capital Projects Fund
3. OPERATING COSTS:

The General Services Department does not anticipate any ongoing costs associated with the Former Main Library Demolition Project – Relocation of Staff and Furniture Project.

CEQA

CEQA: Former Main Library Demolition Project – Relocation of Staff and Furniture Project: Resolution No. 72767 and Addenda thereto. File No. PP08-002. Central Service Yard: Mitigated Negative Declaration, File No. PP05-136, and addendum File No. PP09-113.

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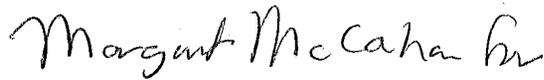
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for PETER JENSEN

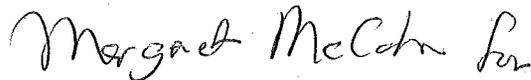
General Services, Director



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 2009-2010 monies in excess of those heretofore appropriated, there from said excess being at least \$415,000.



JENNIFER A. MAGUIRE

Budget Director

For more information regarding this project, contact:

Former Main Library Demolition Project – Relocation of Staff and Furniture Project: Matt Morley, Deputy Director, (408) 535-1298.

**ADDENDUM TO AN EIR PREPARED FOR
THE SAN JOSE DOWNTOWN STRATEGY 2000.**

**SAN JOSE McENERY CONVENTION CENTER EXPANSION AND RENOVATION
PROJECT FILE NO. PP08-002**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to an Environmental Impact Report (EIR) because minor changes made to the project that are described below do not raise important new issues about the significant impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

PP08-002. The entire McEnery Convention Center Expansion and Renovation Project would be 1,906,714 square feet including parking areas. The key components of the project include:

- 1) Renovation of and upgrades to the existing Convention Center facility including the replacement of the Central Utility Plant. The renovation would result in approximately 1.1 million square feet of renovated facilities (including parking).
- 2) Two expansion facilities, one to the north and the other to the south of the existing Convention Center. The expansion would result in approximately 0.8 million square feet of new facilities (including parking).
- 3) The northern expansion would require the demolition of the former Dr. Martin Luther King Jr. library building, and the southern expansion includes demolition of the South Hall tensile structure and surface parking lot

County Assessor's Parcel Number: 264-29-072, -092, -095, -096, -097, -098, -103, -104, and -113; 264-30-010 to 264-30-028; and 264-30-136. Council District 3.

The environmental impacts of this project were addressed by a Final EIR entitled, "San Jose Downtown Strategy 2000," and findings were adopted by City Council Resolution No. 72767 on June 21, 2005. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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|---|--|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Airport Considerations | <input type="checkbox"/> Microclimate |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Relocation Issues | <input type="checkbox"/> Construction Period Impacts |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input checked="" type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Population and Housing | | |

ANALYSIS AND PROJECT DESCRIPTION:

The proposed McEnery Convention Center Expansion and Renovation Project (The Master Plan), is an activity covered by the Downtown Strategy 2000 EIR; therefore, associated environmental impacts were addressed in the Final EIR. However, at the time of preparation of the Strategy 2000 EIR, detailed

information concerning the design and scope of the project was not available. Since that time, the Agency has detailed scope and plans, which can be evaluated at a project-level for purposes of CEQA. This addendum and an Initial Study dated January 2009 was prepared to conform to the requirements of the Public Resources Code California Environmental Quality Act (CEQA Statutes), the California Code of Regulations Section 15000 et. seq. (CEQA Guidelines), and the regulations and policies of the City of San Jose.

Implementation of the Master Plan would nearly double the Convention Center and would result in a 1,116,000-gross square foot facility and a total of 1,906,714 square feet including parking areas. The proposed project would be constructed in two phases, as funding becomes available. While the actual square footage for each phase may vary, the total square footage constructed over both phases would not exceed the overall Master Plan.

Phase 1 would entail the renovation of the existing facility, demolition of the former library building and the construction of a new facility on the north site. The total expanded facility (renovation and expansion) would be 823,400 gross square feet and approximately 100 percent of the existing facility would be renovated. It is possible that the replacement of the Central Utility Plant (CUP) would be ahead of other Phase 1 activities. The CUP would provide services to the Phase 1 expansion along with the existing Convention Center and Hilton Hotel. Additional equipment would be installed to serve the Phase 2 expansion, once Phase 2 is scheduled for construction.

Phase 2 would entail demolition of the South Hall and surface parking lot and construction of a new facility on the south site. The facility's gross square footage would increase by 292,600 square feet and a new parking garage containing 1,000 parking spaces would be constructed, resulting in a total of 2,205 parking spaces. Phase 2 would be located along Balbach Street on the south site and require the City to vacate the Viola Street right-of-way.

Public art would be incorporated into the proposed project as required by City Ordinance (2 percent public art component). The artist(s) would be selected through the City of San Jose's Arts Commission selection process.

Based on the analysis in this document and the Initial Study, the City concludes that the environmental effects of the Project were adequately addressed, and that the proposed project constitutes a minor refinement of the Final EIR Project description. Furthermore, the City finds that this minor refinement would not result in significant environmental effects not already identified in the Final EIR.

This Initial Study evaluates both Phase 1 and Phase 2 of the proposed project as described above. Standard Measures apply to both phases of development, unless the measure specifically refers to a development phase. Because the plans for Phase 2 of the proposed project are conceptual, this Initial Study provides program-level CEQA clearance for Phase 2. Subsequent environmental analysis would be needed to evaluate Phase 2 once design details are finalized. Refer to the MMRP, dated March 2009, for the description of measures to be implemented by the project.

Phase 2 project plans that are consistent with development analyzed in this Initial Study would require additional review for overall conformance and specifically for the environmental topics listed below:

- Biological Resources: Tree Survey shall be required for the Phase 2 to identify the number and types of trees to be removed.
- Land Use: Analysis of land use issues related to the incorporation of designs for Balbach Street described in the South First Area Strategic Development Plan and consistency with applicable design policies.

- **Transportation:** Completion of a Parking and Circulation Study for the proposed garage expansion under Phase 2.
- **Utilities and Service Systems:** Relocation of the existing utilities from the vacated Viola Street right-of-way to the adjacent right-of-way.

In the case where the Phase 2 project plans substantially differ from the analysis provided in this Initial Study, subsequent environmental analysis would be required pursuant to CEQA Guidelines Section 15164.

Dipa Chundur
Project Manager

Joseph Horwedel, Director
Director, Planning, Building and Code Enforcement

3/2/09
Date

Akemi Omidje
Deputy