

Los Lagos file



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Ralph A. Qualls, Jr.
Nancy Johnson

SUBJECT: TUERS-CAPITOL GOLF COURSE
MASTER PLAN

DATE: 05-24-00

Approved

Date 5/24/00

COUNCIL DISTRICT: Citywide

REASON FOR ADDENDUM

This item is being agendized at this time so that Council can consider the approval of the Tuers-Capitol Golf Course Master Plan in sufficient time to award a construction contract and complete construction to meet the late fall 2001 target for opening of the course. The item could not be agendized earlier, due to special noticing requirements for the appeal of the EIR certification, which must be decided before this item can be considered.

RECOMMENDATION

Approve the Master Plan for Tuers-Capitol Golf Course
CEQA: EIR pending

BACKGROUND

The site for the proposed Tuers-Capitol Golf Course, formerly referred to as Coyote Creek Golf Course, has been the subject of a variety of planning and design efforts over the past 20 years. These efforts have focused on the development of an 18-hole public golf course facility. The subject project proposes to develop such a course, to serve San Jose residents as well as the regional population and visitors to the San Jose area.

In an effort to meet the demand for golf course facilities, the proposed 18-hole public golf course will add to the City's inventory of recreational facilities, with the objective that it be affordable, serve a wide range of golf skills and ability, and become financially self-sustaining as soon as possible. The project under consideration was initiated by City Council and has had continuing oversight and review by either City Council or a three-member City Council Golf Facilities Task Force.

The proposed site for development is the 180 acres that is bounded by Tuers Road on the east, Capitol Expressway on the south, Lone Bluff Way on the west, and to the north by a Pacific Gas

& Electric Company substation and Stonegate Park. The site is bordered on its east and west boundaries by residential neighborhoods. An outstanding feature of the site is Coyote Creek, which bisects it, running south to north. The creek sits within a substantial riparian corridor consisting of dense, indigenous vegetation, which serves as habitat for a variety of wildlife. This segment of Coyote Creek is within the Coyote Creek Park Chain, which continues both to the north and to the south of the subject site.

The project site is comprised of land owned by the City of San Jose. Of the total acreage of the site, approximately 80 acres (44%) is considered riparian corridor or riparian corridor setback and is restricted from development under the City's Riparian Corridor Policy. The golf course project is proposed to be developed on the remaining 100 acres, which is just adequate for such a facility.

In January 1997, the City began preparing a Conceptual Plan for a golf course on this site. That plan was approved by City Council in December 1997, along with the Market and Financial Analysis for the proposed project. In January 1998, the City Council authorized the initial funding to complete an environmental impact report (EIR), a master plan, and further develop the design for preparation of construction documents.

Over the years of planning, the project and site have been informally referred to as the Coyote Creek Golf Course. As design of the project progressed, the working name of the project was changed to Tuers-Capitol Golf Course, based on its street location. The name change avoids preconceptions about the final name of the proposed facility and also avoids confusion of this project with a private golf course facility in the region.

Planning Commission Review of the Environmental Impact Report (EIR)

At the Planning Commission hearing of April 25, 2000, the Planning Commission certified the Final EIR for the Tuers-Capitol Golf Course Master Plan in accordance with Planning Staffs' recommendation. Several environmental organizations, including the *Guadalupe-Coyote Conservation District*, *Santa Clara County Streams for Tomorrow* and the *Santa Clara Valley Audubon Society*, stated their concerns regarding the project's conformance with the City's Riparian Corridor Policy Study at the hearing. The Certification of the EIR has subsequently been appealed by the *Guadalupe-Coyote Conservation District* and *Santa Clara County Streams for Tomorrow*. At the hearing, the Commission expressed some of the same concerns regarding the Master Plan's conformance with the City's Riparian Corridor Policy Study that were raised by these environmental organizations. Specifically, the Commission expressed concern that the project does not strictly adhere to the 100-foot setback for development or to the 200-foot setback for lighting that is recommended in the policy. The Commission's specific concern with the proposed setback is with the use of averaging to evaluate whether the setback is consistent with the policy. Planning staff explained that averaging has been utilized with previous private development applications. The Commission also has concerns regarding the project's encroachment into the 10-foot setback suggested in the Policy for trails.

The Commission expressed a desire for the Council to approve a Master Plan that would avoid or further minimize encroachment into the 100-foot riparian setback. The Commission did not endorse any particular alternative identified in the EIR or discussed at the hearing, but stated a

preference to allow project designers to identify ways to increase the setbacks. Staff has considered this issue extensively and determined that increasing the setbacks could compromise safety by placing golfers and trail users in too close proximity and/or would result in an inferior golf course, that would not receive sufficient play for the project to be financially feasible. The EIR concluded that the project is in conformance with the Riparian Corridor Policy Study since the policy allows for exceptions to the 100-foot setback as long as basic riparian habitat objectives are met. The biological resource assessment included in the EIR concluded that the project would result in less-than significant impacts to the riparian habitat along Coyote Creek both from the golf course interface with the Creek and from the lighting proposed for the driving range.

Parks and Recreation Commission

The Master Plan for the proposed Tuers-Capitol Golf Course was presented to the Parks and Recreation Commission on May 10, 2000. The action taken by Parks and Recreation Commission was a recommendation to approve the Tuers-Capitol Golf Course Master Plan.

Related Agenda Items

Two other reports concerning the Tuers-Capitol Golf Course are on the City Council agenda for May 30, 2000. A report on the approval of the Final Environmental Impact Report will precede this item and a report on the financing of the golf course project with authorization to issue bonds will follow this item.

MASTER PLAN DESCRIPTION

The selected site offers many excellent qualities for a golf course development. It is centrally located within the City, and has good access from Highway 101 and Capitol Expressway. The site terraces from the east and west street boundaries down toward the creek near the center of the site, which allows the surrounding neighborhoods some separation from the golf course. Coyote Creek bisects the site, necessitating development of the facility on both sides of the creek and therefore requiring crossing of the creek. A significant portion of the overall site is set aside for the protection of the riparian corridor, and in addition, that element provides the golf course with an opportunity to build upon the natural character of the protected site. The golf course plan proposes to utilize plant species native to California that are compatible with the existing riparian habitat, thereby softening the transition between the riparian corridor setbacks and the golf course itself.

The proposed golf course project will construct the following facilities:

1. Golf Course: 18-hole Par 68, 5,515-yard in length that includes nine - Par 3, four - Par 4, five - Par 5 holes; a cart path links all tees and greens.
2. Practice Facilities: a putting green and a lighted two-tier driving range with 53 tee stations and a training room;
3. Clubhouse: with a pro shop, a kitchen with setup for catering services, indoor/outdoor dining and event space, and provisions for bar service;

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4. Parking Lot and Operational Facilities: including 151 vehicle spaces and 20 temporary event spaces.

The 18-hole golf course routing splits the holes between the east and west sides of Coyote Creek. Eleven of the holes are on the east side of the creek and seven are on the west side. A single bridge crossing the creek will be traversed back and forth twice, once each for the front nine and the back nine holes. The course is designed with the Numbers "1" and "10" tees and the Numbers "9" and "18" greens adjacent to the clubhouse.

A detailed description of the proposed golf course facility is attached along with an illustrated master plan.

ANALYSIS

Relocation of Prior and Existing Site Uses

In 1997 when initial design efforts began for this project, there were a number of existing activities and facilities on the site. Facilities that needed to be completely or partially relocated included the City's Tuers (Parks Landscape) Yard, a portion of the City's Municipal Water System facilities, the Golden Eagles Horseshoe Pitching Club, the San Jose Water Company disposal operation on Lone Bluff Way, the Wildlife Center of Silicon Valley, and the Nuestra Tierra Community Garden.

To date, relocation of the Tuers Yard and the Horseshoe Pitching Club have been completed, as well as the adjustments to the Municipal Water System facilities. The replacement community garden for the Nuestra Tierra Community Garden is currently under construction and is anticipated to be ready for occupancy in June 2000. The existing garden will be demolished as part of the construction of the golf course, if the Master Plan is approved. San Jose Water Company has already discontinued its disposal operation on the site.

Staff is working with representatives of the Wildlife Center of Silicon Valley to complete their move to another site in the fall of 2000.

Project Design Considerations to Avoid or Minimize Environmental Impacts

In developing the Conceptual Plan that was approved by City Council, eight plan scenarios were considered. The scenario selected to be refined as the Conceptual Plan has been further developed as the Master Plan that is now being recommended for approval.

As basic information for developing a conceptual plan, the City obtained an initial environmental constraints analysis of the site. That analysis provided preliminary boundaries for the riparian corridor. Primary conditions for the project were to minimize the adverse impacts to the adjacent residential neighborhoods and to the riparian habitat complex.

A major difference between the original eight scenarios was the location of the clubhouse, parking and driving range facilities, and more importantly, the entrance to the site-from the

street. The proposed plan places the facility entrance and the clubhouse complex in the southeast quadrant of the overall site. This location focuses the traffic to and from the site in an area with the least disturbance to the adjacent residences and near a commercial center.

Another major difference in the scenarios considered, was golf course routing and circulation. Several plans included more than one bridge to provide a circular course routing. Although not an ideal course routing, a single bridge crossing was deemed most appropriate given the width of the riparian corridor and the potential impacts with a second bridge. The single crossing that is proposed requires golfers to cross the bridge four times.

In the eight scenarios, the clubhouse complex was shown in various locations on the site. One scenario placed it on the west side of the creek within the 100-year flood zone. Although that plan responded to some planning concerns, it was considered to have too many flood and creek related impacts. A design with the clubhouse complex outside of the 100-year flood zone was favored for this reason.

As part of the initial effort to minimize impacts on the riparian habitat complex and the neighborhoods, the course was designed to route golf play away from the course perimeter on each side of the creek. As such, the proposed design favors balls hit inward on the course, away from the bordering roads and away from the riparian corridor. This consideration was to minimize risks to neighborhood residents and to the riparian corridor from errant balls.

As planning for the project progressed, additional environmental information about the site became available. A more detailed assessment of the riparian corridor redefined its boundaries. An additional ten acres (approximately 10 percent of the golf course acreage) were determined to be within the limits of the corridor. Design of the golf course was adjusted accordingly. The course was generally pushed further toward the street boundaries.

Project Encroachment into the Riparian Corridor Setback

In some locations along the riparian corridor, the proposed Tuers-Capitol Golf Course Master Plan has setbacks less than the basic 100 feet recommended in the City's Riparian Corridor Policy. Many factors are considered in developing a plan for a golf course. Two prime factors are the safety of the players and neighbors, and the playability of the course. Among other factors, these two can effect the marketability of the facility. In order to provide sufficient fairway width for safety and length for quality of play, the design team proposes that reduced setbacks in certain locations are required for the long-term feasibility of the facility. Significant design work was done prior to development of the Master Plan to lessen impacts on the riparian habitat. Any further reduction in the scope of the Project to further avoid the riparian corridor would negatively impact the feasibility of the Project. As indicated in the financing report, revenue generation is critical to ensuring that the course does not require permanent general fund support. Given that increasing the setbacks would not reduce the impact to the riparian habitat complex to an insignificant level, as indicated in the EIR, staff recommends that the proposed Tuers-Capitol Golf Course Master Plan be approved as the plan for the golf course project.

Habitat Mitigation

The proposed Tuers-Capitol Golf Course Master Plan has been developed to minimize impacts to the environment to the greatest degree practicable for such a development. A Habitat

Mitigation and Monitoring Plan for the proposed project is currently being prepared to address the habitat mitigation requirements outlined in the EIR. The Habitat Mitigation and Monitoring Plan will be used as the basis to produce detailed plans for implementing the mitigation measures, which will then be implemented as part of the golf course construction project.

Public Art Element

The proposed Tuers-Capitol Golf Course Master Plan includes a public art element. The proposed artwork is adjacent to the golf course stream and the path leading from the clubhouse to the putting green. The artist's proposal is comprised of three water features with seating. The three water pools incorporate the stream's flow as an active element and each pool has features that refer to the unique quality of the Coyote Creek environment.

The proposed artwork was approved by the Arts Commission on August 11, 1998. A budget of \$200,000 has been established for the administration, design and fabrication of the artwork.

Regional Trail

Included in the proposed Tuers-Capitol Golf Course Master Plan, is the continuation of the regional trail along Coyote Creek that will be adjacent to the golf course. Currently, there is a trail terminus at the northwest corner of the intersection of Tuers Road with Capitol Expressway. The proposed master plan will continue the trail along the east side of the creek from the existing terminus, toward the north, to Stonegate Park. This will implement another link in the Coyote Creek Park Chain public trail.

Benefits provided by the Project

The City has determined that implementation of the Tuers-Capitol Golf Course Master Plan would result in the following substantial public benefits:

1. The proposed project conforms to City of San Jose planning documents.

The San José 2020 General Plan designates the project site as *Public Park/Open Space*. This designation specifically allows public golf courses.

The 1990 Long-Range Land Utilization Report for the Coyote Creek Park Chain recommends the area proposed for the golf course as a "medium development" zone. The golf course is considered a medium development and, therefore, is a consistent use at the proposed site.

2. The proposed project fulfills the service level objective for regional parklands in the Neighborhood/Community Park and Recreation Facility Master Plan for Council District 7 (January, 1994). The District 7 Master Plan identified an abundance of citywide/regional parkland within the Coyote Creek Park Chain, including the proposed golf course site. The proposed project would be on a portion of the district's regional parkland inventory, and is acknowledged within the Master Plan.

3. The project meets the City's need for additional public golf courses. Based on the service level objectives identified in the City's Policy Plan for Recreation, Parks, and Community Services (*Leisure and Life 2000*), the City is deficient in public golf courses. *Leisure and Life 2000* defines objectives for levels of service for public golf courses as 1 course per 150,000 population (pp. EX-11). The population of San Jose is currently 900,000, with only two public golf courses, one 18-hole facility and one 9-hole facility. The proposed project will provide an additional golf course to help meet the City's current deficiency.
4. The City's Policy Plan for Recreation, Parks, and Community Services (*Leisure and Life 2000*), identifies "golfers" as a Target Population (pp. EX-6). Target populations are defined as distinct sub-groups ("market segments") of the general population whose needs and interests are unique and are intentionally addressed by the City. The proposed project will address the needs of the "golfers" target population in accordance with and to fulfil City policy.
5. City policy is to develop capital projects that are financially self-sustaining. The City's *Capitol Improvement Plan Budget* document, 1999-00 fiscal year, in the section entitled *Budget Policies & Practices*, makes two policy statements on this subject:
 - "Capital projects shall be financed to the greatest extent possible through user fees and benefit districts where direct benefit to users results from the construction of the project" (pp. V-8).
 - "The Council will annually review and establish criteria against which proposed capital improvement projects should be measured. Included among the factors which will be considered for priority-ranking are the following:
 - Projects which have a positive impact on the operating budget (reduced expenditures, increased revenues);" (pp. V-9).

As a fee-based operation, intended to be financially self-sustaining and potentially revenue-generating for the City, the proposed project will satisfy both of these policy objectives of the City.

6. In 1994, various sites were considered as having the potential for development as public golf course facilities. The Golf Facilities Report to the Committee of the Whole, dated March 21, 1994, identified the Tuers-Capitol site, along Coyote Creek, as the only city-owned site suitable for development of an 18-hole golf course. Without owning the land for the golf course, the City could be facing land acquisition costs in the realm of \$50,000,000 (based on a \$500,000 per acre cost assumption for a minimum of 100 acres) or more. Such acquisition costs added to development costs would make a golf course development prohibitive because the debt could not be supported by golf course revenues alone.

Costs for land acquisition and development are reflected in facility operating costs and are passed on to users in daily use rates. As the only city-owned site suitable for an 18-hole golf course, development of the Tuers-Capitol Golf Course site will allow for reasonable, affordable daily use rates.

7. The proposal for an 18-hole golf course is generated out of the on-going demand for golf course facilities in the San Jose region. Although there has been an increase in golf facilities in San Jose and the region in recent years, those facilities have primarily been private developments with restrictive use fees. The City seeks to address the demand for affordable 18-hole golf facilities by adding such a course at the Tuers-Capitol site.

An alternative proposal for a 9-hole golf course at the Tuers-Capitol site will not meet the need of the general golfing community. In 1999, the City opened a 9-hole golf course which serves a particular need for a short golf course facility. But 9-hole golf is not a substitute for a standard 18-hole game. A standard 18-hole facility requires minimally 100 acres for development. The city possesses few sites of such acreage and the Tuers-Capitol site has been identified as the only suitable city-owned site for development of an 18-hole golf facility. As previously stated, development of a city-owned site is central to the affordability of the use fees for a golf course facility.

The Tuers-Capitol Golf Course project will meet the City of San Jose's demand for 18-hole golf course facilities, with the objective that it will be affordable, serve a wide range of golf skills and ability and be financially self-sustaining. As the only City-owned site suitable for development of such a facility, it fulfills the need for affordable access to a broad spectrum of population with reasonable day use fees.

Review of Estimated Cost to Implement the Golf Course Master Plan

On the City Council agenda of December 9, 1997, the report entitled *Proposed Municipal Golf Course within the Coyote Creek Park Chain* outlined a preliminary golf course development budget. That preliminary budget was \$12.4 million for the design and construction of the golf course and the anticipated impacts to the existing facilities within the boundaries of the golf course site.

Of that total preliminary budget, \$10.4 million was identified for the design and construction of the golf course and all of its amenities. The preliminary golf course budget included all hard and soft costs, such as design fees, environmental consulting fees, 2 % of hard costs for Public Art, Public Works design and construction management services, and a construction contingency.

The balance of the preliminary budget estimate, \$2.0 million, was identified for addressing the impacts to existing facilities on the golf course site. The preliminary budget for this item also included all hard and soft costs, such as design fees, environmental clearance, Public Works design and construction management services, and a construction contingency. The \$2.0 million was anticipated to be funded from City sources.

The preliminary budget was based on two elements of the preliminary planning for the proposed project – a Conceptual Plan and a Market and Financial Analysis. The Conceptual Plan

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illustrated the feasibility of placing an 18-hole golf course on the site and the layout of the course. The preliminary budget reflected the parameters and conditions of the Market and Financial Analysis and the financing analysis provided by the City's Financial Advisor. Those analyses identified the threshold of golf course development costs that could be supported by golf course revenues under the proposed parameters. At that time, the proposed financing structure was to issue tax-exempt, fixed-rate, lease revenue bonds for a 30-year term. Given the market analysis and the proposed financing scenario, the facility could support a bond size of \$13.5 million, which would yield a budget of \$10.4 million for the development of the project.

An initial goal for the design of the golf course was to develop the project within the stated budget of \$10.4 million. As the design was further developed and refined and more information was revealed about the site, project costs increased due to such items as EIR process costs, environmental mitigation requirements and the inclusion of an operating reserve.

Additionally, several desirable elements that could not be included in a golf course developed within the given initial budget became apparent. The design team identified a list of items that would:

- 1) be necessary in order to implement the golf course,
- 2) would reduce the maintenance and operations demand of the facility, and
- 3) would enhance the revenue-generation potential of the facility.

Such design items included, as examples, a second tier of driving range tees (revenue generating), a bar in the clubhouse (revenue generating), potable water to the greens (reduced maintenance/operation), and sod collars for the greens (reduced maintenance/operation).

The design team prepared an enhanced project scenario that included several additional elements for the reasons stated above. The estimated development costs were revised accordingly, along with the Market and Financial Analysis and financing strategy. The major element of the Market and Financial Analysis update (June 1999) was a reassessment and increase in greens fees to reflect then current local market conditions. The financing strategy was updated because the estimated net operating income increases in the updated Market and Financial Analysis indicated golf course revenues could support increased project costs.

The updated Market and Financial Analysis with financing strategy justified a greater project budget that would implement a more manageable facility with greater market attractiveness and enhanced revenue-generating capacity. Staff presented the enhanced project scenario with updated budget and financing information to the Golf Facilities Task Force on June 30, 1999. The proposal was favorably received by the Task Force and, since then, staff moved forward in developing the final design and construction documents based on the enhanced design and associated project budget.

Total Estimated Project Cost:

The total estimated cost to implement to Tuers-Capitol Golf Course Master Plan is \$18,669,000. The total cost includes all costs to design and construct all related improvements, including the relocation of prior existing uses, from the conceptual stage through final construction documents, and includes costs for construction management.

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The total estimated project cost breakdowns as follows:

- \$16,464,000 - Golf Course: design and construction of the golf course facility with all amenities; this amount includes \$1,500,000 for outfitting the facility (Furniture, Fixtures & Equipment) and establishing the golf course turf ("grow-in").
- \$1,605,000 - Relocation of prior existing uses within the boundaries of the project site.
- \$600,000 - Operating Reserve: An operating reserve is proposed to ensure that sufficient funds are available to meet all golf course financial obligations. In most revenue-generating operations, it is to be expected that the first few years of operation will show a negative net operating income until the operation has reached stabilization (which is generally considered the third year of operation). Staff has anticipated the need for an operating reserve and has therefore accounted for it in the estimated project budget.

Sources of Project Funding:

Of the total estimated cost of \$18,669,000 to implement the Master Plan, \$14,680,000 is proposed to be funded through a tax-exempt, fixed rate, lease revenue bond issue which will be discussed later on this Council agenda.

The balance of needed project funds, \$3,989,000, have already been appropriated from City sources including: 1) the General Fund; 2) the Municipal Golf Fund; and, 3) the City-Wide Parks Construction and Conveyance Fund.

An outline of Project Budget and Estimated Project Funds are attached.

As noted above, staff has included in the estimated project budget an operating reserve in the amount of \$600,000. This reserve is to ensure that as the operation moves to stabilization over it's first few years of operation, that there will be sufficient funds to meet all golf course obligations including operating expenses and base rent (or debt service). Staff will continue to monitor local greens fees and assess the appropriateness of increasing any golf course fee that may be established for the opening of the golf course in order to increase revenues.

Proposed Project Milestones

Assuming approval of the Tuers-Capitol Golf Course Master Plan, staff anticipates the following milestones for implementation of the master plan:

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|---|----------|
| • Bid Opening | 06-01-00 |
| • Issue Bonds | 07-17-00 |
| • Award of construction contract
and Approval of Bonds | 08-01-00 |
| • Begin Construction | 08-00 |
| • Turf Seeding and Turf Development begins | 05-01 |
| • Golf Course Opens | 11-01 |

PUBLIC OUTREACH

During the development of the proposed Master Plan, the project was presented by City staff at several Council District 7 neighborhood meetings, during which, the plan for the golf course was discussed and staff received comments on the project. A generally-noticed public meeting was held on June 18, 1998. Additionally, meetings were held with neighborhood representatives at various times during the development of the proposed Master Plan, most recently on May 4, 2000.

In the fall of 1998, staff met with special interest environmental advocates to solicit input on the project, including the *Santa Clara Valley Audubon Society* and the *Guadalupe-Coyote Resource Conservation District*. Staff also presented the project to the *Watershed Management Initiative Land Use Committee* on September 8, 1999, to receive input on the proposed Master Plan.

Residents and property owners within a 1000-foot radius of the project site were noticed in advance, of the Planning Commission and City Council meetings during which the proposed project was considered. In addition, the Tuers-Capitol Golf Course Master Plan item on the City Council Agenda was noticed in the *San Jose Mercury News*.

COORDINATION

This proposed project has been coordinated between the Departments of Conventions, Arts, and Entertainment, Parks, Recreation and Neighborhood Services, Planning, Building and Code Enforcement, Public Works, Finance, Environmental Services, Fire, Streets and Traffic; and the Offices of the City Manager, and the City Attorney.

Implementation of the master plan may require the approvals of and/or permits from various environmental regulatory agencies including: the California Department of Fish and Game (CDFG), the Santa Clara Valley Water District, the U.S. Army Corps of Engineers, the Regional Water Quality Board, and the State Department of Toxic Substances Control (DTSC).

COST IMPLICATIONS

1. COST OF RECOMMENDATION: None
2. COST OF PROJECT: Refer to Attachment B
3. SOURCE OF FUNDING: 391 - Construction and Conveyance Fund,
Citywide Parks *

BUDGET REFERENCE **

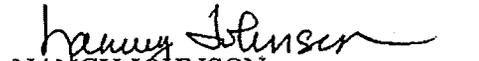
Fund: 391
APPN: 6437
RC: 106083
Amount: \$1,225,000
Budget Document: 1999-2000 Adopted Capital Budget, page 389, item 20

* This project spans four fiscal years. The budget reference listed here is for the current fiscal year only. In previous years, the Municipal Golf Fund and the General Fund contributed to the initial project development. Refer to Attachment C.

CEQA

CEQA: EIR pending.


RALPH A. QUALLS, JR.
Director, Department of Public Works


NANCY JOHNSON
Director, Department of Conventions,
Arts & Entertainment

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Attachments

Attachment A
City of San Jose Tuers-Capitol Golf Course: Golf Course Design

PARKING: 151 permanent spaces, 20 temporary event spaces

CART BARN: storage and maintenance facility for up to 75 carts

OTHER CUSTOMER FACILITIES

- Mid-course restroom
- Benches
- Drinking fountain

MAINTENANCE FACILITY: 4,400 square-feet, including:

- Building for equipment storage and maintenance
- Material bins
- Vehicle storage and maintenance employee parking

ENHANCEMENTS INCLUDED IN THE PROJECT

All items noted below are included in the base project budget.

- POTABLE IRRIGATION WATER – potable water for irrigation of greens
- CART BARN – architectural design to match clubhouse & drive range structure
- IRRIGATION - protection for irrigation heads at temporary event parking
- LAKE EDGE – gunite edges of two remaining lakes
- SOD COLLARS- sod collars at greens
- CARTPATH PAVING – asphalt concrete paving in lieu of decomposed granite material
- FERTILIZER INJECTION – added to irrigation system
- ROCKS – additional rocks to match art water feature

City of San Jose
TUERS-CAPITOL GOLF COURSE
GOLF COURSE DESIGN

DESCRIPTION OF FACILITIES

COURSE

180-acre site for the golf course

- Bisected by Coyote Creek, the site is bounded on the south by Capitol Expressway, on the west by Lone Bluff Way, on the north by a PG&E substation and Stonegate Park, and on the east by Tuers Road.

18-hole ~ Par 68 ~ 5,515-yard length course:

- Nine - Par 3, Four - Par 4, Five - Par 5 holes;
- USGA greens and tees;
- 11 of the holes are on the east side of the creek and 7 are on the west side;
- A single bridge crossing the creek will be traversed back and forth twice, once each for the front and back nine holes;
- The course is designed for the 1 and 10 tees and the 9 and 18 greens to be adjacent to the clubhouse;
- A cart path links all tees and greens;
- Course turf generally irrigated with recycled water.

The golf course will be accessed by customers from Tuers Road, opposite Loupe Avenue, where the customer arrives at the customer service area of the facility, including a clubhouse with a parking lot, a driving range and putting green. The clubhouse is set approximately 7 feet below the elevation of Tuers Road, further screening the adjacent neighborhood from golf course activity.

PRACTICE FACILITIES

- Driving Range: Two-tier structure with 53 stations and a training room
- Putting Green: 6,000 square-feet

CLUBHOUSE : 4,750 square-feet, including:

- Pro-shop: 765 square-feet
- Dining: 1,825 square-feet Kitchen: 1,035 square-feet
- Restroom: 430 square-feet Services: 695 square-feet
- Outdoor:
 - Dining / Event Patio: 6,325 square-feet
 - Cart pick-up Entry / drop-off Caterer storage

City of San Jose
TUERS-CAPITOL GOLF COURSE

PROJECT BUDGET

ESTIMATED BREAKDOWN OF ALL RELATED IMPROVEMENTS

1. GOLF COURSE DEVELOPMENT

Design and construction for
Golf Course with clubhouse
and all related structures

SUBTOTAL \$14,964,000

2. FF & E

Furnishings, fixtures & equipment;
turf establishment;

SUBTOTAL \$1,500,000

3. OPERATIONAL SUPPORT

Operations consultants & reserve

SUBTOTAL \$600,000

4. RELOCATION OF EXISTING USES

Design and construction for
relocation of prior existing
uses on the project site

SUBTOTAL \$1,605,000

TOTAL ESTIMATED COST \$ 18,669,000

City of San Jose
TUERS-CAPITOL GOLF COURSE

PROJECT FUNDS AVAILABLE

SOURCE OF FUNDS

Funds Appropriated to date:		3,989,000
General Fund	870,000	
Muni Golf Fund	1,139,000	
City-Wide Parks Fund	1,225,000	
Muni Water Fund	505,000	
Parks Yard Fund	250,000	
Net Bond Proceeds		<u>\$14,680,000</u>
TOTAL SOURCE OF FUNDS		\$18,669,000

USE OF FUNDS

Golf Course Development Costs		\$ 14,964,000
Fixtures, Furnishings & Equipment		1,500,000
Operational Support		600,000
Relocation of Existing Uses		<u>1,605,000</u>
TOTAL USE OF FUNDS		\$18,669,000