COUNCIL AGENDA: 01-10-12

ITEM: 6.1



Memorandum

TO: MAYOR & CITY COUNCIL

FROM: Councilmember Donald Rocha

SUBJECT: WEST SIDE DEVELOPMENT

DATE: January 9, 2012

Approved Don Rocha Date 1/9/12

RECOMMENDATION

a. Defer action on this item until the full scope of development possibilities is known as determined by the FAA's decision of Runway 11/29, and

b. Direct staff to provide a report to the Community and Economic Development Committee, Transportation & Environment Committee and the Airport Commission after the FAA's recommendation for the best alternative layout for runway 11/29 has occurred.

BACKGROUND

On August 16, 2011, Council approved the West Side Development Principles to provide direction for the development of this section of the airport. In addition to these principles, the Council approved the following direction recommended by the Mayor and Councilmembers Pyle and Herrera:

- Meet with the existing businesses and tenants located adjacent to the site to discuss with them
 their concerns with and priorities for development of this site and potential impacts to their
 operations
- Ensure the existing businesses are informed of any public information and plans for the development of the West Side property in a timely manner
- Make periodic program reports to the Council through the Airport Ad Hoc Committee or Community and Economic Development Committee

At present, Airport staff is forming the necessary data and analysis required by the Federal Aviation Administration (FAA) in order to determine the best conformance alternative in regards to moving or eliminating runway 11/29. Depending on the outcome of the workshops and decisions by the FAA that will follow this analysis, the City Council may have to amend the Airport Master Plan.

ANALYSIS

Due to the uncertainty of the future of the west side of the airport especially regarding the amount of space that will be available for development and consequent Airport Master Plan amendments, I believe we should postpone taking action on the proposed RFP process and Minimum Standards until we have a base knowledge of all of our possible land use options.

I appreciate the financial struggles of the Airport, and certainly appreciate their desire to move swiftly to find new revenue streams. However, I am very hesitant to give direction that encourages the west side development process to move forward without having full information from the FAA on the fate of Runway 11/29. The decision on 11/29 will impact the shape and scope of the land available for development, so asking all operators – existing and interested alike – to give input and feedback on the impact to or possibility of their business to operate in that space is far more speculative than I am comfortable with. The decision regarding runway 11/29 could come within the next six months, which is within a responsible timeframe to understand the full scope of development and achieve the best possible outcome.

Furthermore, the letters of concern from Atlantic Aviation and AvBase San Jose LLC worry me that we are moving too hastily with this development and are not acting in accordance with the memorandum from Mayor Reed, and Councilmembers Pyle and Herrera which indicates that communication and input from existing business must be a priority in determining the development of the west side of the airport. Therefore, I request that as these processes move forward, updates and presentations be heard at the Community and Economic Development, Transportation & Environment Committees, as well as the Airport Commission after the FAA has made a recommendation regarding runway 11/29.