

WILLOW GLEN SPUR FOCUS GROUP

Meeting Report June 30, 2008

ATTENDEES:

Councilmember Pierluigi Oliverio, Christina Fernandez, Denelle Fedor, Ed Shikada, Lisa Au, Matt Cano, Luke Vong, Jeannie Hamilton, Evet Loewen, Neil Stone, Kevin Mank Julian Carroll (Caltrans), Robert Krantz (representing UPRR), Javier Aguirre (Supervisor Alvarado's Office), Tony Filice (Supervisor Yeager's Office), Larry Ames

The meeting was convened at 3:35 PM.

This is the first meeting of the Willow Glen Spur (WGS) Focus Group. Binders with the agenda and background information regarding the project were distributed to meeting attendees. It is expected that the Focus Group meetings will occur through December 2008. Upon conclusion of the meetings, City staff would summarize the recommendations from the Focus Group to City Council.

Matt Cano (PRNS or Parks Recreation Neighborhood Services Department) presented a slide show that discussed each segment of the trail and status of the land in regards to acquisition by the City and other parties from Union Pacific Railroad.

Jeannie Hamilton (PBCE or Planning Department) presented an overview of the City's planning process. The Willow Glen Spur trail is identified in the City's Greenprint; however, the alignment is not on City property. The western alignment of the WGS (west of Highway 87) is mainly zoned residential while the eastern alignment of the WGS (east of Highway 87) is zoned industrial. The Planning Department is cognizant of the proposed trail alignment and works with developers to either assist the City in developing the trail or work with the developers to limit impediments along the alignment of the trail.

When the Planning Department receives a development proposal, some of the key components that are reviewed include setback and access requirements and how well the development interfaces with the existing community.

As far as the segment of trail that was recently completed near Hervey Lane, the developer did not receive any credits for the project from the City's parkland dedication ordinance.

Jeannie commented that the City recognizes the importance of preserving industrial land. This is something that the group needs to be cognizant of when planning for the trail.

Neil Stone from the Real Estate Division of the Department of Public Works (DPW) provided an overview of the land acquisition process along the WGS. Segments that are not listed below do not have current activity.

North of Broadway (from Lonus to Broadway)

WGS01 – WGS03 (see Willow Glen Spur Trail Map)

Staff has been made aware that a developer has entered into contract with UPRR for purchase of the property. As of today, the developer has not submitted an application to the Planning Department. UPRR plans to donate the areas adjacent to this development to the City for a trail. The City has provided requirements of the trail to the potential developer.

Broadway to Minnesota

WGS03- WGS06

The City is interested in purchasing the entire width along these segments from UPRR. The City and UPRR have differing views about the value of the land. The City has hired a consultant (approved by UPRR) to study the development ability of this area which would aid to determine the highest and best use of the property. The consultant has been directed to contact UPRR, Department of Toxic Substance Control (DTSC), and the Planning Department as part of their valuation. The consultant report is due to the City on July 7, 2008.

Minnesota to Guadalupe River

WGS07

The trail along this segment has been completed by the Hervey Lane development as previously discussed.

North-South Railroad Tracks to Almaden

WGS10-WGS12

Larry Ames commented that there is a For Sale sign along this stretch of the UP property.

Almaden to Pomona

WGS13

UP's property along this segment has been sold to the adjacent industrial owner.

Monterey to next north-south railroad tracks

WGS15

UP's property along this reach has recently been sold.

Seventh to Alma

WGS17-WGS18

UPRR has conducted an appraisal along this segment and has provided the appraisal to the City for review. Matt Cano added that this segment divides two City properties: Muni Stadium and the Service Yard. The City is also working with San Jose State University to

develop sports fields on their campus and a transportation link from west to east (either along the rail line or Alma) would provide connectivity to the project.

North of Keyes/Story Road Landfill

WGS20

The development ability of UP's property has been considered in the past as there are accessibility issues from both the north and south sides.

Matt Cano summarized that the trail alignment west of Highway 87 has been settled. The main work of the Focus Group is to help determine the location for the eastern alignment from Highway 87 to Tenth Street.

Javier commented that Supervisor Alvarado is happy that not all the UP properties along the WGS have been sold. His office supports the alignment along the railroad. The County is providing up to \$2 million matching funding to the City for the trail project.

Other major issues that were discussed:

- The ability to use the railroad trestle over Los Gatos Creek.
- What is the cost of the improvements for the Alma option?
- The trail connection over Highway 87 and the railroad tracks.
- The need to consider the compatibility of trail use with industries.

Action items from meeting for City staff:

- Provide a copy of Councilmember Oliverio's memo to the group for the binder in regards to a request for staff to proceed with negotiating a final price with UPRR for the purchase of UP's property from Los Gatos Creek to Highway.
- Provide final consultant report regarding the highest and best use for the UP parcels from Broadway to Minnesota to the Focus Group.
- Ensure attendance of other community members to future meetings.
- Send meeting invitation and map for the trail walk, tentatively scheduled for July 25th in the morning.
- Consider providing update of this project to the City/County joint meeting in September.