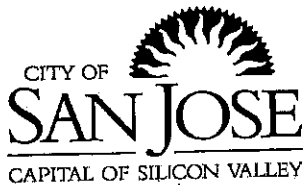


SENT TO COUNCIL: MAR 22 2006by City Manager's Office  
**Memorandum****TO:** HONORABLE MAYOR AND  
CITY COUNCIL**FROM:** John Weis  
Ed Shikada**SUBJECT:** JAPANTOWN CORPORATION  
YARD COMMUNITY  
ENGAGEMENT**DATE:** 03-21-06

Approved

Date

3/22/06**INFORMATION**

On January 31st, the City Council and Redevelopment Agency Board approved an Exclusive Negotiations Agreement with Olson Urban Housing, LLC, and First Community Housing, for development of the City's Japantown Corporation Yard. This memo presents an overview of the upcoming community engagement process for the development, with specific emphasis on the identification of "community amenities" proposed for inclusion in the project. The community engagement process has been crafted to be open and transparent, to include broad community input, and to support the development of the site in a way that respects the history and culture of Japantown.

**BACKGROUND**

The passage in 2001 of California Senate Bill 307 introduced by Senator John Vasconcellos launched a renewed interest in supporting California's three remaining historic Japantowns (San Jose, San Francisco and Los Angeles). This law created the California Japantown Preservation Pilot Project with the goal of preserving these important neighborhoods. Since then, the Redevelopment Agency and the City have worked intensely with the community on projects to preserve and enhance the cultural vitality of San Jose's Japantown.

On October 14, 2003 the City Council and Redevelopment Agency Board designated the Japantown Community Congress (JCCsj) as the official community organization representing Japantown as authorized by SB 307. The law states that the City "shall work, in consultation with a community organization designated by the legislative body of the city" in implementing plans related to the preservation of Japantown. It also states all development in Japantown be reviewed in consultation with this organization, and evaluated for impact on cultural and historical character and "Its ability to enhance the overall vitality of Japantown and address the Japantown community's needs." The process described below will meet the intent of SB 307 by working openly with JCCsj, residential neighborhoods, and the broader community.

On June 29, 2005, the Agency released a Request for Qualifications for the development of the City's Corporation Yard site in Japantown. The RFQ requested that the proposal reflect responses to certain development objectives as prepared by the Japantown community, including "community amenities." The community amenities are intended to contribute to the overall goal for the site, developed with the community, that is a financially viable development that will create a lively, walkable and interesting place with: community gathering spaces, homes for seniors and young families, active retail, and cultural and artistic activities. The design and function of the Site will honor the rich heritage and history of the site and the community and connect the past and future of Japantown. Possible specific amenities listed in the RFQ include: urban plaza, urban garden, performance space/theatre, cultural center/dedicated space, parking, and historical and cultural education elements. It is expected that the community process will further refine these amenities as well as generating additional possibilities for community amenities.

In collaboration with the community, the City and Redevelopment Agency have selected a preferred developer for the Japantown site and are now working under the Redevelopment Agency Board and City Council approved Exclusive Negotiations Agreement (ENA). The purpose of the ENA is to provide the developer a period of time to finalize the development concept for the site and to negotiate the financial terms and conditions for the conveyance and development of the Corporation Yard site. The ENA includes a community engagement process to determine the community amenities and their location on the site. An additional part of the community engagement process will include the formal planning process with the Planning Department. An outline of the entire process and timeline from conception to ribbon cutting can be found as Attachment A.

## ANALYSIS

This document includes a set of framework assumptions, a proposed list of organizations that will participate in the community focus group, and a community engagement schedule. This schedule forms the initial work plan for the community, the City/Agency and the developer. The final result of this phase of the process is a conceptual site plan that includes the community's priority amenities. The community's priority amenities will be documented in a memorandum to be brought to City Council/Agency Board on or about June 20, 2006 for their consideration. A conceptual site plan will form the starting point of the entitlement process lead by the City's Planning Department. The entitlement process consists of a (1) Comprehensive Preliminary Review, (2) Planned Development Rezoning and requisite Environmental Review, (3) Planned Development Permit, and a (4) Planned Tentative Map Permit. It will include broad community participation beyond that outlined in this framework.

## **FRAMEWORK ASSUMPTIONS**

- The City and San Jose Redevelopment Agency (SJRA) will work with the Japantown Community Congress of San Jose (JCCsj) and other groups, including residential

- neighborhoods, to convene a community focus group to work with the developer and City/Agency on this project.
- The community engagement process will include appropriate opportunities for the broader community to engage in the decision making on the amenities.
  - The purpose of this focus group is to work in conjunction with broad, community wide meetings to define a priority list of desired community amenities and provide input into the conceptual site plan after the applicant files a Comprehensive Preliminary Review.
  - The focus group must be small enough to be an effective working group, and representative enough to ensure that key stakeholders are represented.
  - All meetings of the focus group will be open to the public and provide opportunities for public input.
  - The capital costs of all amenities on site must be covered by the funds available (\$7.4M for design, permitting and construction of community amenities) or guaranteed funds brought in from outside sources.
  - In addition to these funds available the developers have committed to providing land valued at \$3.6M for the community amenities. This is approximately one acre of land on the Corporation Yard site to "house" the community amenity.
  - The effective operations and maintenance of all amenities must be assured from non-City resources.

In addition to these framework assumptions it is understood that the overall objective and principal objectives developed by the community as outlined in the Japantown RFQ remain the formal articulation of the community's goals.

#### **COMMUNITY FOCUS GROUP**

Given the range of possible amenities, JCCsj has proposed establishment of a community focus group as a resource and sounding board for providing input to the development team. With support from SJRA and City staff, JCCsj is organizing stakeholders for an intensive effort to develop amenities proposals to be presented to the broader community.

The community focus group composition results from balancing size and representation. The result is a group with 20 members. The membership represents the following general categories of stakeholders: Japanese-American cultural, civic, and arts organizations; neighborhood and home owner associations; local business; the faith community; senior service providers; Filipino-American community; and Chinese-American perspective. The group will be convened for the duration of the Olson Company and First Community Housing Exclusive Negotiating Agreement.

#### **ORGANIZATIONAL AFFILIATION**

---

1. Japantown Community Congress/ Contemporary Asian Theatre Scene – Chair
2. Japantown Neighborhood Association
3. Japantown Neighborhood Association
4. Vendome, Northside, Hensley Neighborhoods
5. Mariani Square HOA

6. Japanese-American Museum of SJ
7. San Jose Taiko
8. Japantown Community Congress/Panelist
9. Japantown Community Congress/ JFact
10. Fuji Towers
11. Yu Ai Kai
12. Japantown Business Association
13. Japanese American Citizens League
14. Chinese Historical and Cultural Project
15. Prayer Garden Church
16. Buddhist Church
17. Methodist Church
18. C.A.S.L.
19. Filipino-American community
20. Community Youth Services

**COMMUNITY ENGAGEMENT SCHEDULE**

A nine meeting community engagement schedule is presented below laying out the community focus group and the larger community open house meetings. All community meetings will be open to all members of the public, and notice will be given of these meeting times, locations and agendas. Broad public participation at the community focus group meetings is encouraged and will include a public comment period and some interactive exercises. The primary discussion will be among focus group members and with the City/Agency staff and the Olson Company team. The community open house meetings will be designed to allow the active participation of all the attendees. Additional community focus group or open house meetings may be added if needed.

In addition to the community meetings there will be an ongoing series of internal meetings with the City, Agency and developer. The purpose of these meetings will be to prepare for the community meetings and deal with other issues needed to prepare the Disposition and Development Agreement to be brought to the City Council/Agency Board. The internal project team meeting will afford the opportunity for staff to debrief between community meetings and provide their professional input throughout the community process as the final conceptual site plan is being developed. The various community organizations and groups may want to call meetings for similar discussion during this period. Those meetings are encouraged, but are understood to be distinct from the formal community focus group meetings.

COMMUNITY MEETING	DATE AND TIME
I. <b>First Town Hall Meeting</b> JCCsj convenes Town Hall Meeting to provide an opportunity for the Japantown community to meet	25 February

<p>the developer. Developer to share information about plans for the site and process for involving the community.</p>	
<p><b>II. JCCsj Convenes Focus Group</b> Invites organizations to participate in Focus Group informing them of roles and responsibilities and first meeting date.</p>	<p>March</p>
<p><b>III. First Community Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Present role and responsibilities of the Focus Group and schedule of meetings.</li> <li>• Present the development parameters of the proposed mixed use project (units, retail, senior housing, community amenities).</li> <li>• Explain the terms and timeline of the Exclusive Negotiating Agreement (ENA), other elements of the City's entitlement and planning process, and the purpose of the feasibility study of the Boys and Girls Clubs site.</li> <li>• Present a visual that shows the site in context to surrounding uses, scale relationship of potential amenities and information about the general development requirements that must be considered when locating amenities on the site.</li> <li>• Present a comprehensive list of potential community amenities developed by the public thus far and determine any additional amenities that should be included in the list.</li> <li>• Develop criteria for further evaluation of amenities.</li> </ul>	<p>April 5 6-9:00 p.m.</p>
<p><b>IV. Second Community Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Review comprehensive list of potential community amenities and evaluate against criteria.</li> <li>• Short list top 3-5 amenities for inclusion in conceptual site plans.</li> </ul>	<p>April 18 6:00-8:30 p.m.</p>
<p><b>V. Third Community Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Present 3-5 conceptual site plans developed from short list of amenities that includes estimated construction and operating costs, total square footage required, parking, set</li> </ul>	<p>May 9 6:00-8:30 p.m.</p>

<ul style="list-style-type: none"> <li>• backs, common area space, etc.</li> <li>• Solicit feedback on 3-5 conceptual site plans and determine which 3 to bring forward to larger community.</li> </ul>	
<p><b>VI. Fourth Community Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Final review of selected 3 conceptual site plans.</li> <li>• Review draft agenda for second Town Hall Meeting.</li> <li>• Preparation for second Town Hall meeting with clear roles and tasks.</li> </ul>	<p>May 23 6:00-8:30 p.m.</p>
<p><b>VII. Community Open House Meeting</b></p> <ul style="list-style-type: none"> <li>• Brief recap of process to date.</li> <li>• Presentation of 3 conceptual site plans with short listed amenities.</li> <li>• Engage boarder community in facilitated feedback on conceptual site plans for preferred amenities.</li> </ul>	<p>June 10 8:30-12:00 p.m.</p>
<p><b>VIII. Fifth Community Focus Group Meeting</b></p> <ul style="list-style-type: none"> <li>• Debrief Second Town Hall Meeting.</li> <li>• Consider community feedback and other information in order to make a final recommendation for the priority amenities for the preferred conceptual site plan to be presented to the City Council on or about June 20, 2006.</li> </ul>	<p>June 13 6:00-8:30 p.m.</p>
<p><b>IX. Preliminary Review Application – Planning Community Outreach Meeting</b></p> <ul style="list-style-type: none"> <li>• Planning Department convenes and leads this meeting which begins the formal entitlement process.</li> <li>• Planning will review the site plan/design/environmental process and seek comments from the community.</li> <li>• Planning will advise the community of the anticipated Planned Development (PD) permit process.</li> </ul>	<p>July</p>

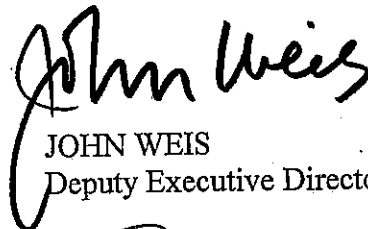
HONORABLE MAYOR AND CITY COUNCIL

03-21-06

Subject: Japantown Corporation Yard Community Engagement

Page 7

The last meeting described above will form the starting point of the entitlement process lead by the Planning Department. The entitlement process will include broad community participation beyond that outlined in this framework. During the planning review process there will be one, possibly two, more community meetings. These meetings will again focus on the site plan/design/development issues. There will also be hearings before the Planning Commission and City Council.



JOHN WEIS

Deputy Executive Director



ED SHIKADA

Deputy City Manager

## Attachment A - Schedule

RFQ Community Meeting #1	May 26, 2005
RFQ Community Meeting #2	June 9, 2005
RFQ Community Meeting #3	June 23, 2005
City Council/Agency Board Meeting - Issuance of RFQ	June 28, 2005
Pre-submittal Meeting	July 20, 2005
RFQ Proposal Due	August 22, 2005
Short List of RFQ	September '05
Developer interviews	November 9, 2005
City Council Meeting - Award of CSY Phase II contract	November 15, 2005
Community Meeting	December 14, 2005
City Council/Agency Board Meeting - ENA with Developer	January 31, 2006
Japantown Community Congress Town Hall Meeting	February 25, 2006
First Community Focus Group Meeting	April 5, 2006
Groundbreaking of CSY Phase II project	March 30, 2006
Second Community Focus Group Meeting	April, 18, 2006
Third Community Focus Group Meeting	May 9, 2006
Fourth Community Focus Group Meeting	May 23, 2006
Community Open House Meeting	June 10, 2006
Fifth Community Focus Group Meeting	June 13, 2006
City Council Meeting - JCC report on amenities	June 20, 2006
Preliminary Review Application	July '06
City Council/Agency Board Meeting - DDA with Developer	Fall '06
Community/Planning Meetings	Fall/Winter '06
Community/Planning Meetings	Winter/Spring '07
Community/Planning Meetings	Spring '07
Development Groundbreaking	Summer '07