



City of San Leandro

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Staff Report

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Agenda Section: ACTION ITEMS

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TO: City Council

FROM: Chris Zapata
City Manager

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FINANCE REVIEW: Not Applicable

TITLE: Staff Report for City Council Review of Projects for Presentation to the City's Congressional Representatives and Administrative Departments During the March National League of Cities Conference in Washington D.C. for Inclusion in the Federal Fiscal Year 2015 Budget

RECOMMENDATIONS

Staff recommends that the City Council review and authorize the list of recommended local projects for presentation to the City's congressional representatives and administrative departments for consideration in the federal FY 2015 budget.

BACKGROUND & ANALYSIS

Annually, members of the City Council travel to Washington D.C. during the National League of Cities conference and lobby congressional delegates to include City projects for funding in the federal budget for the coming year. This process, coordinated by the City's Federal Relations Representative Len Simon, may include meeting with various federal representatives, including Members of Congress, their staff and/or federal agency representatives with presentation of written material in support of the City's selected projects. These efforts have proven successful with partially funded projects in recent years, including the Senior Community Center, East 14th Street improvements, the Davis/880 Interchange and the expansion of the Lit San Leandro fiber optic loop.

While it is not clear as to what funding may be available at the federal level in the coming year, it is important to proceed with identifying beneficial projects to the City of San Leandro. Staff has prepared the attached packet of five project requests:

- San Leandro Police Department - Extension of COPS Grant
- Urban Greenway and Creek Walk
- San Leandro: A Smart City Model

- CDBG and HOME Programs
- Next Generation Manufacturing and Workplace District

The first four of the above projects were included in last year's packet of funding requests , and have been revised to include any relevant updates since last year. The Next Generation Manufacturing and Workplace District proposal is new for 2014 and replaces the Advanced Manufacturing project request that was included last year.

Next Steps

If authorized by Council, staff will include these funding requests summaries in the packet of materials that is delivered to Len Simon, the City's federal advocate, who will be attending the City Council Work Session on January 27th in order to discuss his workplan for 2014. These materials also will assist in any advocacy efforts carried out on behalf of the City of San Leandro by Mr. Simon, City Council members, or staff over the course of the year ahead.

Fiscal Impact

The fiscal impact of these requests is unknown at this time. However, the projects identified may require some level of City funds as a match or to fill funding allocation shortfalls. Costs of attending the National League of Cities conference are already appropriated in the adopted current-year City budget.

ATTACHMENTS

- San Leandro Police Department - Extension of COPS Grant
- Urban Greenway and Creek Walk
- San Leandro: A Smart City Model
- CDBG and HOME Programs
- Next Generation Workplace

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San Leandro Police Department New COPS Grant



Project Overview

Grant for five (5.0) federally funded COPS positions

The City of San Leandro Police Department is nearing the end of its previously authorized Community Oriented Policing Services (COPS) federal grant, which funded five (5.0) Full-Time Equivalent (FTE) police officer positions dedicated to community policing, crime/gang suppression and crime prevention. Police sworn staffing is currently authorized for 90 positions, which includes the five aforementioned positions, with funding due to expire in May 2014. Police officer staffing has been as high as 94 in the last five years, however, was reduced to 84 in 2008 due to budget reductions. In the last three years, wireless 911 calls for service have increased by a total of 25,000 calls. Between 2010 and 2012, 911 calls have increased by 43% in part due to the acceptance of 911 wireless calls. In addition, the population of San Leandro has increased in the past 20 years from 68,000 to 85,000 residents, without a commensurate increase in staffing, which has significantly impacted service delivery. In 2012, local crime rates also increased by nearly 10%. The current 5.0 federally funded COPS positions are assigned full-time to the following areas and use a combination of enforcement, prevention and education in their assignments:

1. Crime Prevention/ Neighborhood Policing Officer (1.0 FTE)
2. School Resource Officer (1.0 FTE)
3. Downtown Bicycle Officer (1.0 FTE)
4. Gang Suppression Officers (2.0 FTE)

With the rise in gun violence, increase in service calls and low police staffing, the San Leandro Police Department has identified the need to elevate community engagement, to build stronger working relationships with those that live, work and play in San Leandro, with the goal of reducing crime and ultimately creating a safer city. The core of this initiative is full community engagement and a combination of programs and technology to reduce crime. San Leandro completed a COPS application in 2013 and made a request for four (4.0) COPS Hiring Program officers:

- Two (2.0) Officers would be tasked with community outreach and engagement
- Two (2.0) Officers would be devoted to investigating and closing cases

Funding Request

San Leandro is seeking funding to add four (4.0) federally funded COPS positions dedicated to a variety of community policing and investigative programs. These positions are critical to staffing a department that has been historically understaffed with police officers, and is located next to the City of Oakland (the third most violent city in the nation), sharing geographically contiguous borders.



Urban Greenway and Creek Walk

The urban Greenway is a unique regional project that provides a north-south bicycle and pedestrian connection to the 625,000 residents of Oakland, San Leandro and Hayward. The Creek Walk, an east-west pedestrian connection, bisects the Greenway, further expanding this network of active open space. These complimentary projects through densely populated neighborhoods, schools, retail areas, community centers, industrial areas and transit hubs, provide alternative transportation, clean up blighted areas and offer much needed recreational opportunities.

Greenway Project Overview

The East Bay Greenway is planned to be a well-lit, beautifully landscaped pedestrian and bicycle path connecting five BART stations. With play areas and other community amenities, the currently neglected space will be transformed into a community asset that brings people together in healthier, safer, and stronger communities.



The twelve-mile East Bay Greenway passes through four jurisdictions: Oakland, San Leandro, unincorporated Alameda County, and Hayward. It will run along and adjacent to the BART elevated "A" Line, parallel to the San Francisco Bay Trail and the Ridge Trail. The Greenway will serve as an urban counterpart to these existing recreational routes.

In order to make the Greenway comfortable and inviting for inexperienced and/or beginning cyclists, the Greenway is designed as a separated multi-use pathway (Class I bike path) for as much of the route as possible. Along streets with high levels of traffic where space for a separated path is inadequate, the plan proposes Class II bike lanes. On residential streets with less traffic, the plan proposes installing Class III bicycle boulevards. The Plan proposes a safe and attractive pedestrian walkway along the entire twelve-mile route.



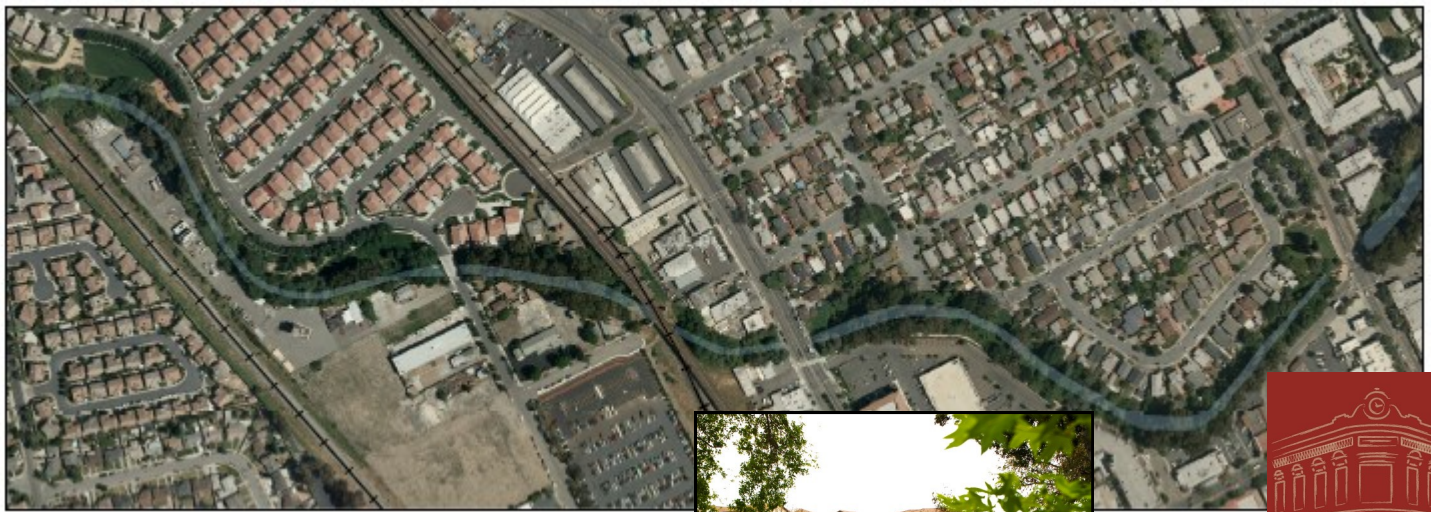
Greenway Funding Request

Probable construction costs for the 3.5 mile San Leandro section of the East Bay Greenway is approximately \$12 million. The cost of the entire 12-mile long project is approximately \$38 million, although could be reduced in an acquisition scheme involving a land swap.



Creek Walk Project Overview

The City of San Leandro is seeking a grant to design an urban creek walk and develop an implementation strategy for the creation of the walk along a three quarter mile stretch of San Leandro Creek from East 14th Street in Downtown San Leandro to the Southern Pacific Railroad. San Leandro Creek runs four miles East to West, through Downtown San Leandro, and there is little public access. An urban creek walk promotes healthy living, supports economic development downtown, and restores access to the creek reconnecting the community with our waterways.



The goals of the creek walk include:

- ◇ Public access to the creek
- ◇ Restoration of the creek banks and bed
- ◇ Increased open space for the community
- ◇ Opportunities for walking and healthy activity
- ◇ Added attraction and access to Downtown
- ◇ Creation of a natural setting in an urban environment where the community can connect to nature and explore



The Creekside Plaza 250,000 square foot office development included the creation of the first 100 foot stretch of creek walk.



Creek Walk Funding Request

A grant would allow the City to work with the community, Friends of San Leandro Creek and landowners along the creek (the City currently owns approximately half of the land) to create a design and implementation plan; determine the costs; explore partnerships and other funding; and develop a sustainable maintenance and operation plan.



San Leandro: A Smart City Model

Project Overview

The San Leandro Smart City Initiative recognizes the critical role of government in developing and maintaining a healthy ecosystem in which its residents, businesses and visitors can thrive. Building on the Lit San Leandro public/private partnership that has created an existing and expanding 10-gigabit fiber optic network, San Leandro is poised to leverage that digital infrastructure to transform our City into a vibrant digital society.



San Leandro possesses the critical ingredients required for creating a model, sustainable and digitally connected City:

- Leaders who inspire the pursuits of economic, social and environmental sustainability;
- A city government, business leaders, and community residents who collaborate;
- A proven ability to leverage existing resources through innovation and technology to improve services and reduce costs; and
- Ongoing efforts to intentionally nurture an engaged and vibrant digital society that strengthens our social capital and stimulates digital inclusion.

The digital foundation we've laid to date includes:

- Development of a public/private partnership, called **Lit San Leandro (LSL)**, which has created an 11.5 mile, 288 strand, 10 gigabit fiber optic network to stimulate economic development and create jobs.
- An additional \$4.2 million investment by the **Economic Development Administration and the City of San Leandro** will add 7.5 miles to the LSL network in 2014.
- Over fifty businesses, co-working and incubator spaces in two cities (San Leandro and Berkeley) are now connected to the LSL network, totaling 2.8 million square feet (s.f.) of commercial building space.
- Connection to LSL has attracted hundreds of thousands of dollars of reinvestment into a former Dodge/Chrysler automotive plant to create a 350,000 s.f. technology center for advanced manufacturing, known as "The Gate". **The Gate** has leased over 50,000 square feet of new space since May, including leases to two 3D printer manufacturers.
- A City of San Leandro and LSL partnership with **U.S. Ignite**, a White House program with a mission to "ignite" the development and deployment of new apps with profound impact on how Americans work, live, learn and play. In a competition sponsored by Ignite's partner, **Mozilla Ignite**, the City's team took a first place prize in a gigabit fiber application: **Remote Process Control**.
- Recognition by regional and national media of the innovation represented by Lit San Leandro, resulting in articles and videos published by the **Wall Street Journal, San Francisco Business Times, Fortune** and **CBS News**. Lit San Leandro received a 2013 Real Estate Deal of the Year Award by the San Francisco Business Times in the category of "Infrastructure/Public-Private Partnerships".
- The hiring of the East Bay's first Chief Innovation Officer, funded through a public/private partnership to cultivate the creation of a thriving innovation and tech ecosystem.
- A visit by FCC Chairman Julius Genachowski following the announcement of his **Gigabit City Challenge**. The Chairman identified the critical need for more innovative public/private partnerships like Lit San Leandro to create the fiber optic highways that enable "innovators [to] develop next-generation applications that will drive economic growth and global competitiveness."
- Partnership with **OSIsoft** to install its **PI** software in all Municipal buildings, extracting data out of all building systems, organizing it and making it visually accessible as a major step toward increased building efficiencies and reduced energy usage.



Plans for the Future — A “Connected” City

The next phase of San Leandro’s Smart City Initiative is to add wired and wireless-to-the-fiber access points for all public sites. The proposal includes public schools, community centers, parks, libraries, hospitals and other public health agencies. With these connections in place, San Leandro will become a model for innovative technologies, yielding the following benefits:



Smart Building Applications for Businesses

Connection to the LSL fiber loop will enable applications that identify building inefficiencies and potential energy efficiencies and cost savings.

State-of-art Access for All Community Residents

San Leandro already has installed fiber optic connections to its libraries, providing critical connectivity for community residents who may not have it at home. Plans are now being developed to extend this system by providing wireless access in downtown San Leandro, several commercial districts, city parks, and community centers. By providing fast and free access in so many locations, The City of San Leandro is helping to bridge the digital divide and keep our community on the cusp of innovation.

Innovation in Education

With cutting edge broadband connections, schools and learning institutions can access resources that are otherwise out of reach. Distance learning technologies can bring students anywhere in the world and allow them to reach experts in any field. San Leandro’s Smart City Initiative would make it possible to connect every one of our public schools.

Increased Public Safety

Cameras posted in high-traffic and risky areas and connected to the fiber backbone can help reduce street crime and encourage more consumer spending in stores and restaurants, increasing economic development and local revenues. Strategic use of cameras can also help reduce vandalism and assist in apprehending criminals. Gunshot and aerosol detection enhancements can direct police to in-progress criminal activities. San Leandro also is exploring the possibility of connecting City networks to existing security systems at private businesses to ensure seamless access to data when time is of the essence.

Superior Traffic Control

San Leandro already has made use of a fiber optic backbone to monitor traffic patterns, maximize the efficiency of traffic signals, and review accident data to improve traffic safety. Expansion of this network will enable the City’s engineers to bring these efficiencies to even more areas in San Leandro.

Emergency Preparedness

By increasing the ability of the Police and Fire Departments to access data quickly and communicate with regional agencies and health facilities, San Leandro will be far better prepared to respond to an emergency or natural disaster. The Smart City initiative also includes the installation of a dedicated public safety Wi-Fi network to ensure that first responders are always connected.

Funding Request

San Leandro already has leveraged \$15 million in public and private funds to develop a fiber network and the first stages of the Smart City Initiative. To complete this vision, the City estimates that another \$5 million will be required. This funding will assist in the expansion of the underground fiber optic network, wireless communications and access points, cameras, networking equipment, and ongoing coordination between multiple agencies.



CDBG and HOME Programs

Project Overview

The U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (HOME) have been important and long-standing community development funding resources for the City of San Leandro.

The City has allocated CDBG for important capital improvement projects that have enhanced the City's physical environment over the years. CDBG funds were vital in the construction of the City's new senior community center, which opened in 2011. Other notable CDBG-funded CIP projects include: Americans with Disabilities Act (ADA) improvements for City parks and community facilities, ADA accessible wheelchair ramps/curb cuts, and providing loans for low-income serving non-profit public service agencies to renovate their facilities. **The City continues to have significant capital improvement needs, including making all City facilities/parks fully ADA accessible** and providing home rehabilitation assistance to lower-income homeowners, particularly fixed-income seniors. Due to limited local and State revenue sources, **federal CDBG funds are even more critical for the City in addressing infrastructure needs.**

CDBG funds also have assisted local non-profit agencies to provide needed services to over 14,000 lower income San Leandro residents annually. The types of social services funded include: emergency and support services for homeless women and children facing domestic violence, emergency food, clothing, healthcare, mental health counseling, employment services, landlord-tenant counseling, rental assistance, and meal delivery to homebound seniors. These are vital services that often serve as a safety net for the neediest residents and require adequate CDBG funding to continue.

The City has utilized its HOME funds to acquire, rehabilitate, and construct more than 200 units of affordable rental housing, including Estabrook Place, a 51-unit senior rental housing complex completed in 2010. **With the State's elimination of redevelopment, the City lost a substantial annual stream of affordable housing funding used to acquire, rehabilitate, and/or build affordable housing.** HOME funds are more vital than ever to the City because it has become the City's primary affordable housing funding source to address the continuing housing affordability problem in the Bay Area.



Funding Request

San Leandro is seeking support and advocacy to restore CDBG and HOME funding to FY 2010-11 levels in order to more effectively address its community development and affordable housing needs. Reductions of about 30% in its annual CDBG entitlement grant allocation (\$786K vs. \$561K in FY FY12-13) and about 60% in its HOME grant (\$329K vs. \$142K) have occurred in the last two fiscal years. These significant and continual funding cuts compound the lingering impacts of the national economic downturn on cities such as San Leandro, which face limited local capacity and local/State funding resources to enhance inadequate infrastructure and increasing demands for vital social services and affordable housing.



Next Generation Manufacturing & Workplace District

Project Overview

San Leandro's industrial area encompasses 25% of the city's land area and provides two-thirds of its jobs. Today many of the former factory buildings are used for storing and moving goods, not making them. Warehousing and distribution uses have low employment per square foot and provide relatively little in terms of value-added and wages. However, San Leandro boasts a strategic Bay Area location, flexible industrial building stock, a highly skilled workforce, and a high-speed fiber optic network that runs throughout the industrial area. Maximizing this opportunity requires reinvesting in the industrial area.

With the 21st Century transformations in business and industry, workplace districts must now serve as tools to attract, nurture and retain talent, in other words, they need to provide the types of services and experiences nearby that all workers and entrepreneurs want. This is increasingly so with younger ("Millennial") generation workers who have different attitudes towards work-life balance and locational preferences for activities. With 1,000 acres of underutilized land and former factory spaces, San Leandro is well positioned to capitalize on the growing advanced manufacturing movement.



In partnership with urban design and economic development experts and the City's business leaders, San Leandro developed the Next Generation Workplace District Study. The study is a strategic plan for transforming the industrial area into a center for innovation, collaboration, advanced manufacturing and high technology clusters. The *Next Generation Next Steps* comprise three primary strategies, outlined below:

Three Primary Strategies

Boost value-added companies. Nurture and attract entrepreneurs, scale-ups, the maker community, and manufacturing innovators to build upon San Leandro's industrial legacy.

Engage existing businesses. Work with established San Leandro businesses to develop and strengthen connections and supply chains to build upon existing clusters in specialty food production, materials and machining, and instruments and control.

Humanize the place. 21st Century employers are drawn to locations with amenities and services in order to attract and retain talented employees. A welcoming industrial district is walkable and bikeable and includes public meeting places where people can share a meal and exchange ideas.

San Leandro's Competitive Advantage

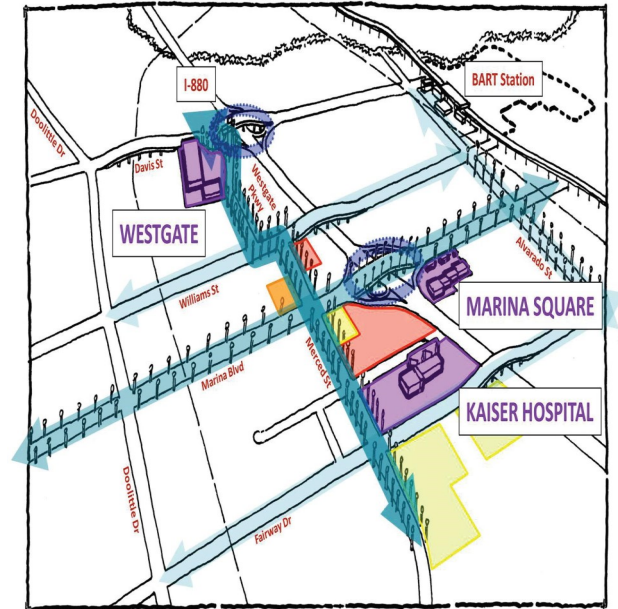
- Central location near the Oakland International Airport, the Port of Oakland, three freeways, San Francisco, and Silicon Valley.
- Access to a world-class, educated workforce.
- Business friendly permitting & regulations.
- The nationally recognized Lit San Leandro fiber optic network.
- Existing advanced manufacturing clusters and headquarters in food processing, metals and machining, instruments and process controls, other high tech industries.
- Available manufacturing space at competitive prices.



Next Generation Next Steps

San Leandro has numerous programs to leverage private investment and attract restaurants, improve public transit, lighting, and bike lanes. The City also is in the process of updating its zoning code to remove barriers and increase the vitality of the area.

Significant infrastructure investment is needed to strengthen the roads that bisect San Leandro's industrial areas. Specifically, streetscape improvements to north-south and east-west arterials are needed to create attractive and complete streets and a sense of place. Public investments in signage, accent paving, sidewalks, crosswalks, bulb-outs, bike lanes, enhanced transit facilities, street trees, street lighting and landscaping will make the district a more desirable location for workers.



Energy and Momentum throughout San Leandro

The Next Generation Work Place District is part of a citywide movement that includes Transit-Oriented Development in Downtown San Leandro, a new high-rise, Class-A office complex, and development of a 52-acre site on the city's shoreline. Additionally, a new, state-of-the-art Kaiser Permanente Medical Center is opening in April 2014 bringing over 2,000 employees and thousands of visitors to the industrial area. Finally, a maker community is growing in San Leandro as technology entrepreneurs take advantage of the Lit San Leandro fiber optic network and flexible, industrial real estate.

Funding Request

San Leandro is leveraging public and private dollars to implement the Next Generation Workplace District vision. To realize these opportunities, San Leandro is seeking funding assistance for infrastructure projects including streetscape improvements to fully realize the potential of the industrial area as *the place* in the Bay Area for advanced manufacturing.

