



## Willow Glen Neighborhood Association (WGNA)

### **POSITION PAPER**

Thursday 11 August 2016

#### **SUBJECT:**

San Jose City Council Meeting for August 9, 2016, Agenda Item 5.1  
“Report on Bids and Award of Contract for the 7855 – Bramhall Restroom  
Concession-Storage Building Project.” (Deferred to August 16, 2016)

#### **ADDRESS TO:**

San Jose Mayor Sam Liccardo;  
San Jose City Council Members;  
Councilmember Pierluigi Oliverio, District 6;  
City Manager Norberto Dueñas  
Public Works Department;  
Parks, Recreation and Neighborhood Services (PRNS)

Yesterday, Wednesday 03 August 2016 at City Hall, the Rules & Open Government Committee approved item 5.1 to be placed on the City Council Agenda for Tuesday 09 August 2016.

We trust that you will support us on the rules of transparency and open government on the issues surrounding Willow Street-Frank Bramhall Park, its amphitheater area, and the newly planned concession building with mixed use for storage and restrooms.

#### **On the City’s website, open government policy declares:**

*The City of San José is committed to open and honest government and strives to consistently meet the community’s expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.*



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After our last Board of Directors and community meeting on Thursday 28 July 2016, we have confirmed that there has been no public outreach on this matter, since May 2014 when we last heard of such plans in the park. At that, we once maintained a very different idea of the concept; whereas, over the last two years there have not been any updates on the topic, either to us at WGNA, or to the residents at large.

We have found that there have been no community meetings in the last two years. Particularly, the city has not reached out to the households right near the park, or to the other people and stakeholders that enjoy its everyday use. These citizens have valid concerns that have not been addressed.

**Originally, we believed that this was a small project to improve the existing snack shack concession stand for the Willow Glen Little League. We supported that project and still do support its construction per the given schedule so that Little League can benefit from a new facility.**

Since then, however, we've realized that this project completely evolved and has been significantly upgraded to a major development. The city has now added other improvements to the project, such as additional storage, restrooms, and a professional grade kitchen with a dry goods storage room.

The mini-plan set and contract bids with Tucker Construction, Inc. reveal an entirely different matter. The agenda item before City Council on August 9th states that a "base bid in the amount of \$1,116,524 and approval of a contingency in the amount of \$111,652."

More than that, it is also just learned that the city intends to take \$144,000 from the originally planned Bramhall Park Lawn Bowling Green Renovation project and give that additional money to the concession stand development. This had not been conveyed to the community until just this last week, prior to the deferment.

If the original expenditure and funding schedule for the concession project was for \$1.2 Million and the bid came in lower than that amount, then



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why is the city taking money away from the bowling green renovation, which has it's own separate plans and schedule?

According to the "Cost Summary/Implications" noted on the attached Memo to the August 16th Council Agenda (a deferment from August 9th), the total project cost is now upwards in the amount of \$1,644,000.

In these above said plans for the new concession building, we realize that the city intends to install a professional grade kitchen. Interior specifications for the kitchen are available in the key notes of the mini-plan, as provided by the department of Parks, Recreation, & Neighborhood Services.

Who will benefit from the use of the new and expensive building, other than the Willow Glen Little League? Will other approved caterers, and local non-profit groups be able to schedule events, and make use this city-owned facility?

Many residents also want to know why the location has been changed from the area near the baseball diamond and bleachers, instead relocating the facility to the amphitheater area. After all, this is quite a walk to the opposite end of the baseball field. It will now be more approximate to the amphitheater, although its supposed intended and primary use is for the Little League.

This has not been an open process, there's been no public outreach, other than what's been independently organized between Willow Glen Neighborhood Association and Stakeholders for Safe Green Village. Our canvassing door to door only occurred as of mid-July 2016 to invite residents to our open house meeting on Thursday 28 July 2016 on these matters.

This goes against the standards set in the Master Plans of prior years, which originates in 1992 (Councilmember Nancy Ianni, et al.), and the original 1954 (Michael Antonacci, Frank Bramhall, et al.). The city should plan and fund an updated master plan for this park, under which all new projects conform.



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At this time Willow Glen Neighborhood Association, its membership, fellow residents, and other organizational stakeholders at large are primarily concerned about open process, transparency about the building use and contract, and its future intents.

Moreover, we have also heard complaints about parking issues around the park, noise from late night activities; curfew enforcement; excessive littering and waste; police patrolling; suspicious activities and late-night/early morning loitering.

As a last matter, a fellow park resident pointed out to us in a meeting that there remain poor standards for the American Disability Act (ADA) as relates to access in the lower area of the amphitheater. By the way, ADA is mentioned in the 1992 Master Plan, pertaining to other areas of the park.

Respectfully,

Richard Zappelli  
Board President, 2016-2017