



# Proposed 49ers Stadium

City Council Meeting  
"Committee of the Whole"  
December 4, 2007

# Introduction

## Topics for Presentation

- Stadium Game Day Safety/Security Issues
- Parking Issues
- Stadium Construction Process
- Environmental Review Process
- Ballot Measure Issues

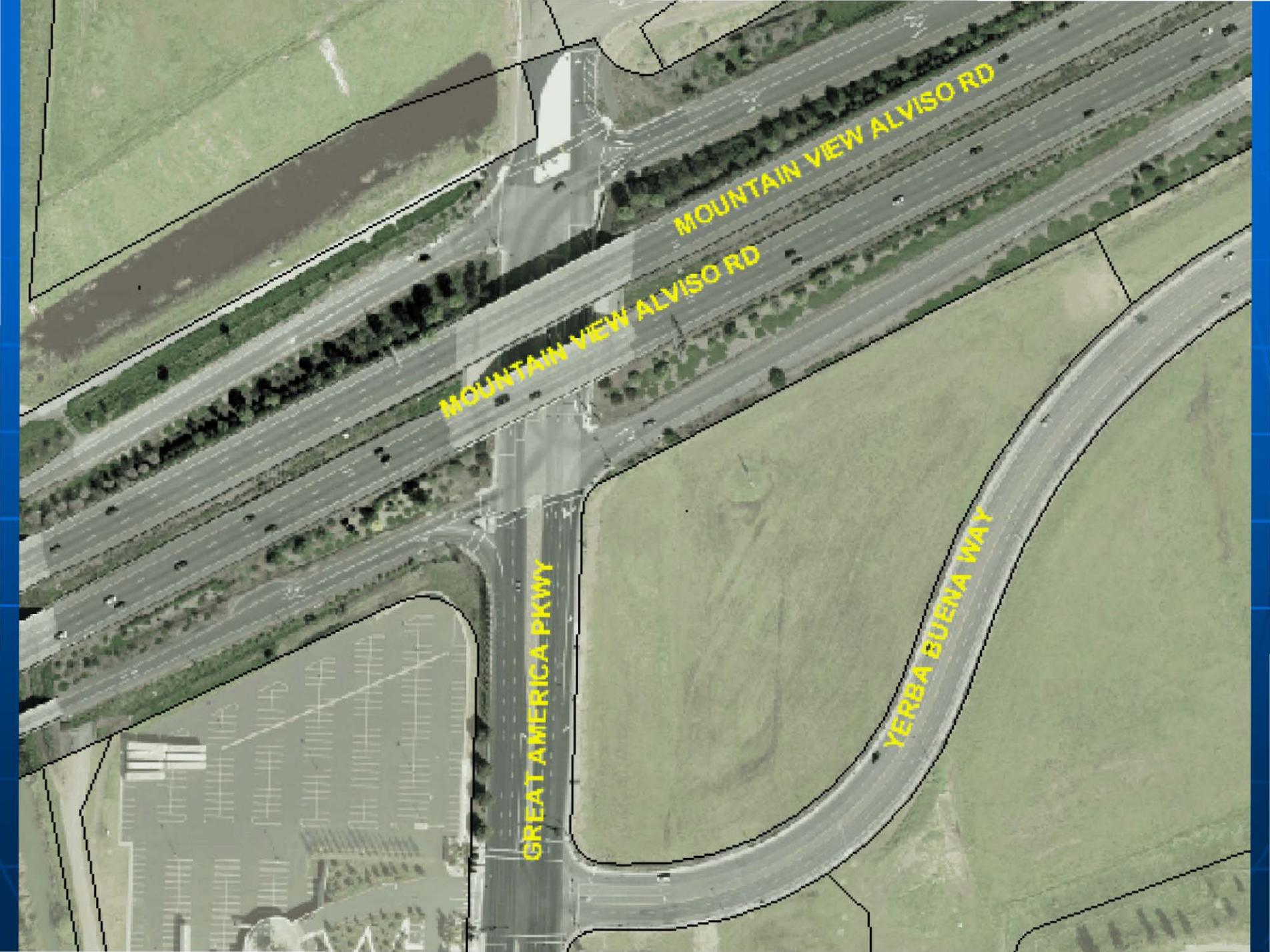
No action will be taken tonight except to refer reports to Stadium Feasibility Analysis

# Introduction

- City is continuing to conduct feasibility study
- No final conclusions or commitments made
- Schedule change:
  - December 11: Regular Council Meeting
  - December 18: Committee of the Whole
  - January 15: Committee of the Whole/Feasibility Study Overview



**Police Department  
Game Day  
Safety/Security Issues**



MOUNTAIN VIEW ALVISO RD

MOUNTAIN VIEW ALVISO RD

GREAT AMERICA PKWY

YERBA BUENA WAY



GREAT AMERICA PKWY

OUR LADYS WAY

MISSION COLLEGE BLVD

LAKESIDE DR

PETERSON WAY

TANNERY WAY

US HWY 101

GREAT AMERICA PKWY

US HWY 101

BOWERS AVE

FREEDOM CIR

AGNEW RD

**OLD IRONSIDES DR**

**GREAT AMERICA PKWY**  
**GREAT AMERICA PKWY**

**TASMAN DR**

**TASMAN DR**



**Police Department  
Game Day  
Safety/Security Issues**



**Fire Department  
Game Day  
Safety/Security Issues**

# Game Day Safety/Security Issues

- Additional Fire Department personnel will be needed on site during NFL games to address Fire Prevention, EMS, and Incident Command functions.
- Fire Station #10 is located close to the stadium site and allows for a rapid response for Fire personnel
- Large scale incidents may require the Fire Department to request assistance from other county fire agencies, utilizing current mutual-aid agreements.



# Parking Issues

# Parking Issues

## Stadium needs @ 68,000 seats:

- Zoning requirement: 1 space per 4 seats = 17,000 spaces
- Concept plan to secure 19,000 spaces in the vicinity, within a 15-minute walk (4,000-5,000 feet)
- Approximately 26,000 spaces identified within walking distance on public and commercial sites

# Parking Issues

## Parking Control Mechanisms:

- Streets: Local authority for street parking and traffic control in State Vehicle Code, including restrictions on residential streets
- Private properties: A combination of contractual arrangements and zoning regulation would be necessary to secure parking

# Parking Issues

## Parking Control Mechanisms:

- Contracts, entered into on a voluntary basis, would set terms, including fee sharing, event management, maintenance and security
- Zoning regulations that can address “off-site” or shared parking include possible variances and/or use permits, as well as a parking overlay district

# Parking Issues

## Parking Revenues and Expenses:

- Off-site parking contracts could be entered into between the Stadium Authority and property owners
- Parking fees offset operational costs of the stadium and its parking facilities
- A voter-approved parking tax could be an alternative to provide revenues to offset operations costs



# **Stadium Construction Process**

# Stadium Construction Process

## 49ers Request

- Stadium Authority contracts for construction of the Stadium
- Construction contract awarded based on a competitive selection and negotiation process.
- Contractor is selected based on experience, expertise and financial capacity for the project; construction contract is then negotiated with selected contractor.

# Stadium Construction Process

## City Process

- Project is designed
- Project is approved for bidding by Council
- Noticed in a newspaper at least ten days prior to opening bids.
- Project is awarded by Council to the lowest responsive and responsible bidder.

# Stadium Construction Process

## City Process (cont)

- Council may reject any and all bids presented and may re-advertise at its discretion.
- Pre-qualification/Post-qualification of General Contractors and Major Subcontractors as required.

# Stadium Construction Process

- Under 49er's proposal, Stadium Authority will contract for construction of the Stadium.
- Stadium Authority process for contracting must follow contracting rules of its members, the City of Santa Clara and the Santa Clara Redevelopment Agency.

# Stadium Construction Process

- City Charter and Community Redevelopment Law require competitive bidding for public construction contracts.
- Competitive bidding process requires awarding the construction contract to the lowest responsible bidder.

# Stadium Construction Process

- The 49er's proposal is that the construction contract for the construction of the Stadium be awarded based on a competitive selection and negotiation process.
- Competitive selection process: Contractor is selected based on experience, expertise and financial capacity for the project and construction contract is then negotiated with selected contractor.

# Stadium Construction Process

- The competitive selection process is permitted for certain types of projects under State law.
- Primarily projects where there is a private developer or facility operator taking some or all of the risk of cost increases or overruns in the construction.
- State law does not authorize use of competitive selection process for stadiums or arenas.

# Stadium Construction Process

- For Stadium Authority to undertake the construction of the Stadium, using a competitive selection and negotiation process would require an amendment of the City Charter or an amendment to State law.
- An amendment to the City Charter must be approved by the majority of voters of the City of Santa Clara.
- The City Manager recommends adhering to the competitive bidding process, per City Charter



# **Environmental Review Process**

# Environmental Review Process

## Environmental Issues

- Prior Review of Site
- Changed Circumstances
- No Division of Projects

# Environmental Review Process

## Environmental Review Process

- Is There a Project?
  - Potential Direct Physical Change
  - Reasonably Foreseeable Indirect Change
  - Public Agency Owns, Funds or Approves
- Is The Project Exempt?

# Environmental Review Process

## Environmental Review Process

- Preparation of Initial Study or EIR
- EIR Process
  - Studies on Environmental Impacts – Traffic, Noise, Parking, Light
  - Draft EIR
  - Comment Period
  - Final EIR; Certification; Overriding Considerations
- Mitigation Monitoring



# **Ballot Measure Issues**

# Ballot Measure Issues

## Types of Ballot Measures

- Initiatives
- Referenda
- Binding Measures
- Advisory Measures

# Ballot Measure Issues

## Ballot Measure Issues

- Legislative Act?
- CEQA Compliance
- Conflicting Measures

# Ballot Measure Issues

## Initiative Process

- Petition
- Council Options
- Special or Regular Election
- Ballot Arguments; Impartial Analysis

# Ballot Measure Issues

## Referendum Process

- Petition
- Time of Election
- Election Procedures
- Effect of Adverse Vote

# Ballot Measure Issues

## City-Sponsored Measures

- Delegable Matters – Binding
- Advisory Measures
- Resolution; Majority Vote

# Ballot Measure Issues

## Election Deadlines

- June 2008 Election
- November 2008 Election

**Questions?**