



# Memorandum

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** MAYOR CHUCK REED  
COUNCILMEMBERS  
NANCY PYLE  
ROSE HERRERA

**SUBJECT:** SEE BELOW

**DATE:** August 12, 2011

**APPROVED:**

**DATE:**

**SUBJECT: APPROVAL OF DEVELOPMENT PRINCIPLES ASSOCIATED WITH DEVELOPMENT ON LANDS ON THE WEST SIDE OF THE NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT**

**RECOMMENDATION:**

Approve staff recommendations with the additional Principle:

- To ensure that any potential development maximizes return to the Airport and City, development on the site beyond aviation use will be considered and evaluated

While not a Development Principle we also direct Airport staff to:

- Meet with the existing businesses and tenants located adjacent to the site to discuss with them their concerns with and priorities for development of this site and potential impacts to their operations
- Ensure the existing businesses are informed of any public information and plans for the development of the West Side property in a timely manner
- Make periodic program reports to the Council through the Airport Ad Hoc Committee or Community and Economic Development Committee

**BACKGROUND:**

Land development at the Airport requires approval by both the FAA and City Council and will affect aviation businesses, residents, and pilots and will generate funds for both the Airport and City of San Jose. Approval of these Development Principles will help frame the development discussion.

There are a total of 44 acres available for development at this time. Airport staff is currently considering options for the future of Runway 11-29 which has the potential to more than double the land available for development on the West Side of the airport. Given the potential for a site with more than 100 acres, our lack of land available for business and industrial uses, and no certainty that the entire acreage is needed for aviation use we should be very clear that uses beyond aviation will be considered within FAA standards.

Clarifying outreach and communication with the existing businesses on the West Side, ensures them that they will have all current information and the opportunity to discuss with Airport staff their concerns and vision for the site.

Staff's first Development Principle rightfully points out our need to comply with FAA standards and all land use decisions will need to comply. However, there is no certainty what the FAA response will be until they have a specific request.