BACKGROUND

On November 21, 1978, the Council convened a Committee of the Whole meeting to consider recommendations by the Administration to amend the City's Capital Improvement Program as follows:

1. Current Council policy on improvement of undeveloped neighborhood and district park lands would be amended to constrain such development to a minimal level.

2. New Council policy would direct that design and construction criteria be developed to minimize maintenance and operating costs of new buildings planned for municipal use.

These recommendations, approved by Council to minimize operating and maintenance costs to the City, are in accordance with Section 1203, Action on Capital Program, Charter of the City of San José, and require than an amended policy statement be promulgated to effect these changes.

PURPOSE AND SCOPE

To state Council policies concerning future design and improvement of undeveloped city neighborhood and district park lands and future design and construction of municipal buildings. This policy as it relates to park development, applies only to undeveloped acreage acquired by the City for future development as neighborhood or district parks. It does not apply to other Parks and Recreation facilities such as City-wide parks and special sports facilities.

POLICY

It is the policy of the Council that future improvements of undeveloped neighborhood and district park lands and construction of buildings for municipal use conform to applicable sections of Article II, Chapter 14, Public Works, San José Municipal Code, subject to the conditions prescribed below:

1. City-owned undeveloped neighborhood and district park sites shall not be improved at City expense beyond a minimal level of development.

2. Design and planning of buildings intended for Municipal use shall incorporate, whenever practical, energy conservation measures and applied building maintenance technology so that future annual maintenance and operating costs are minimized.

3. Minimal improvement of undeveloped neighborhood and district park lands and construction of new municipal buildings will be approved only if such facilities will provide services to areas of the City lacking or deficient in such services.

4. Recreation programming and recreation supervision shall not be provided by the City at new improved park sites.
MINIMAL NEIGHBORHOOD AND DISTRICT PARK IMPROVEMENTS

Minimal neighborhood and district park improvements may include one or more of the following elements in the development of an approved Park Capital Improvement Project:

1. Grading
2. Drainage
3. Irrigation
4. Turf on fifty percent or less of site
5. Trees on remaining fifty percent or more of bare soil area
6. Perimeter streets and sidewalks
7. Drinking fountains
8. Miscellaneous park hardware
9. Park storage building where required
10. Security lighting and fencing where required
11. Off-street parking where required

BUILDING DESIGN CRITERIA

Municipal buildings will be designed to effect maximum construction, maintenance and operating economies over the life of the building. New building and construction technology will be continually evaluated for possible incorporation into San José's building design standards.

Design of municipal buildings shall be based on, but not limited to, the following criteria:

1. Design must refer to the current Construction Planning Guide prepared by the Architectural Division of the City's Public Works Department.
2. It must include applicable building technology that minimizes future building maintenance requirements and costs.
3. It must balance operating efficiency with minimal operating cost in the building's:
   a. Electrical and mechanical systems
   b. Heating, ventilating, and air conditioning systems
   c. Interior design
4. It must adhere to all applicable Municipal, State and Federal Codes.
5. It must harmonize with the surrounding environment or with the approved architectural environment.

PROGRAM ADMINISTRATION

The City Manager is responsible for effecting the conditions imposed by these policies on the City's Park Development and Building design activities.