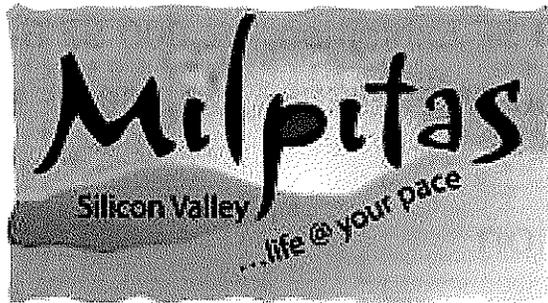


Silicon Valley Conference Center Concept

- Stimulate **local business**
- Drive **economic development**
- Increase **tax base**
- Support **local services**



Market Demand Recap *Survey Results*

Facility Size:

- **Bigger than hotel and event spaces in Milpitas**
 - Embassy Suites Ballroom is 4,940 SF
 - Indian Community Center is 7,200 SF
- **Smaller than regional convention centers**
 - San Jose Convention Center – 143,000 SF Exhibition, 22,000 SF Ballroom
 - Santa Clara Convention Center - 90,000 SF Exhibition, 22,500 SF Ballroom
- **Flexible and adaptable configuration**

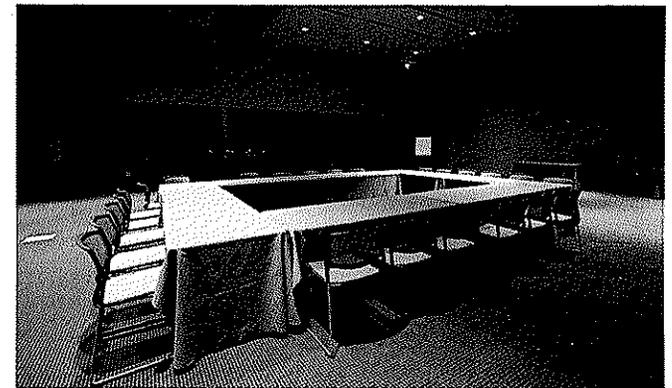
Market Demand Recap Event Profiles



Educational sessions and activities
Exhibitor and sponsor displays
Flexible food service offerings



Market Demand Recap Event Profiles



Support educational programming
Integrate new technology
Feature regional foods

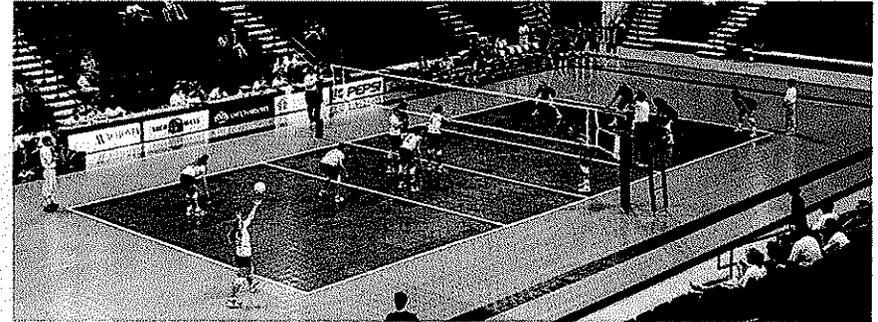
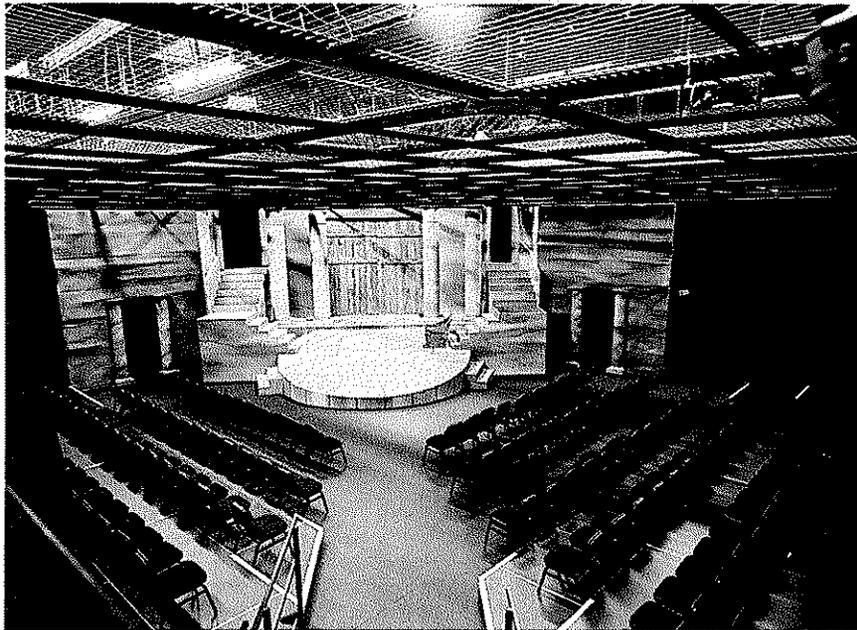
Market Demand Recap Event Profiles



Emphasis on merchandise display
Merchandise may be sold to visitors
Includes ticketed or special events



Market Demand Recap Event Profiles



Durable multipurpose event space

Flexible seating configurations

Temporary décor to set themes

Market Demand Concurrent Event Space Needs

EVENT TYPE	CORPORATE CONVENTIONS/ CONFERENCES	TRADE SHOW	MEETINGS	BANQUET	CONSUMER / PUBLIC SHOWS	ARTS & CULTURE	SPORTS
Lobby & Prefunction	6,000	6,000	1,700	6,000	4,000	5,000	4,000
Multipurpose - Exhibit	12,000	20,000	-	-	20,000	9,500	14,000
Banquet	8,000	-	2,000	20,000	-	-	-
Meeting Rooms	3,800	3,600	1,000		2,000	-	-

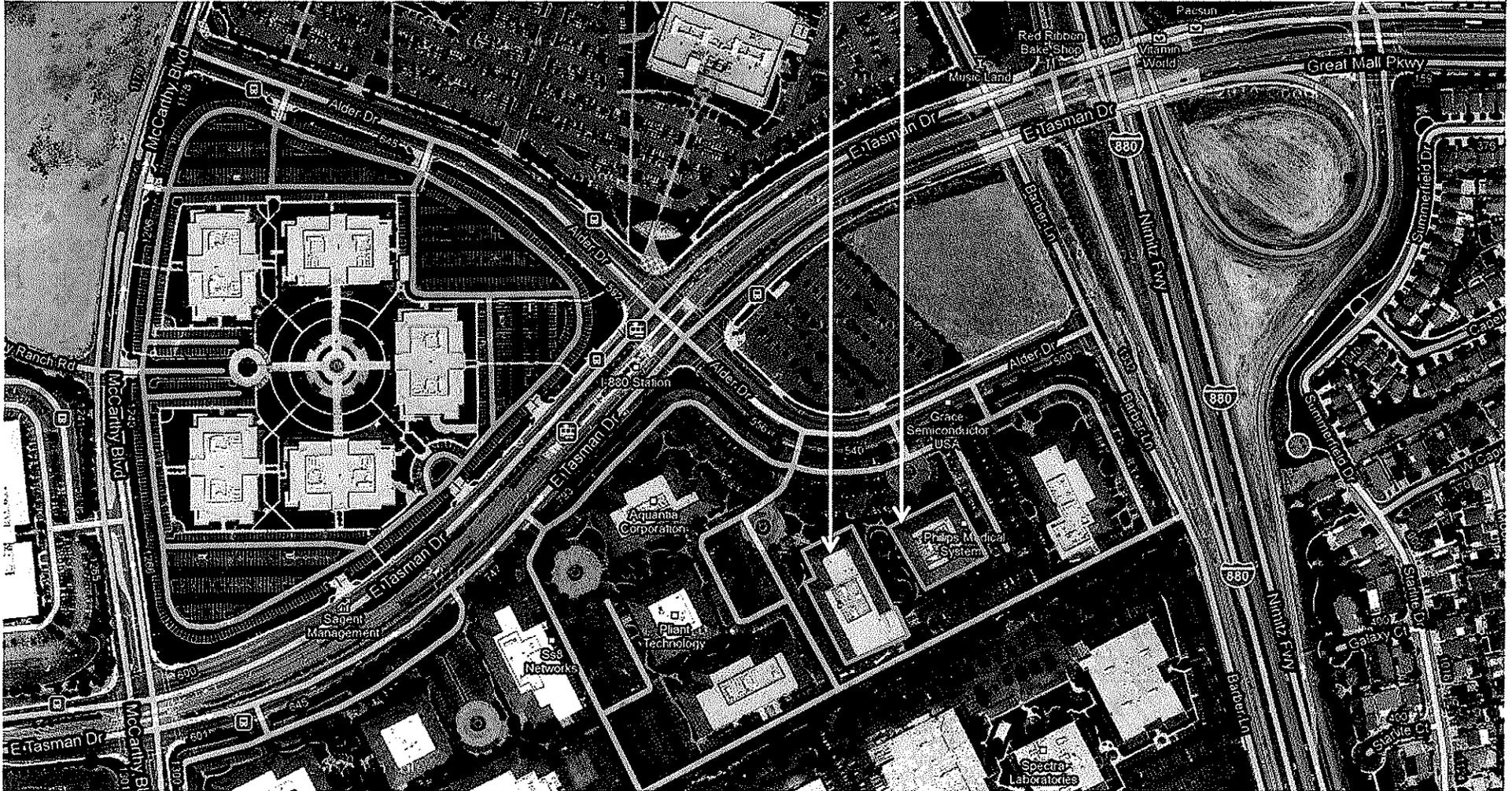
Building Program

SPACE TYPE	LOW RANGE SQUARE FEET	HIGH RANGE SQUARE FEET
Lobby & Prefunction	5,500	7,200
Multipurpose – Exhibition, divisible	18,000	20,000
Meeting Rooms	2,400	3,800
Concession , Café, Kitchen & Pantry	1,500	3,500
Docks, Shops, Support & Circulation	18,600	22,100
Administration	3,000	4,500
TOTAL BUILDING	49,000	61,100

Building Program *Parking Profiles*

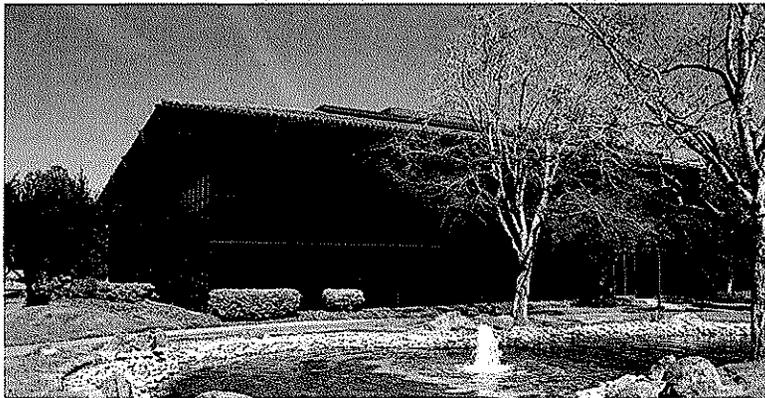
EVENT TYPE	ACTIVITY PERIOD	VEHICLES
Conventions & Conferences	Mon – Fri 9am – 5pm	Hotel shuttles Private cars 50 – 200 stalls
Consumer Shows	Fri - Sun 10am – 5pm	Private cars 150 – 400 stalls
Banquets	Daily 6pm – 10pm	Private cars 200 – 800 stalls
Arts, Culture, Sports	Varies	Private cars 50 – 200 stalls

Site and Building Evaluation Overview

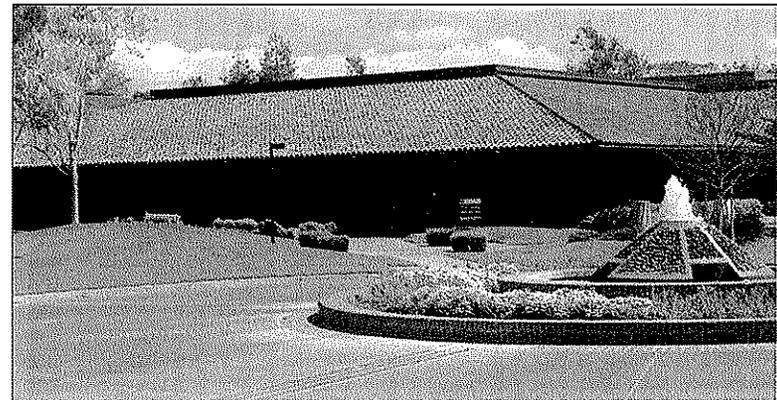


Site and Building Evaluation

- 52,812 SF two story building
- Class C office building
- Single paned glazing around entire perimeter
- 10' to underside of suspended ceiling (1st floor)
- Built in 1985



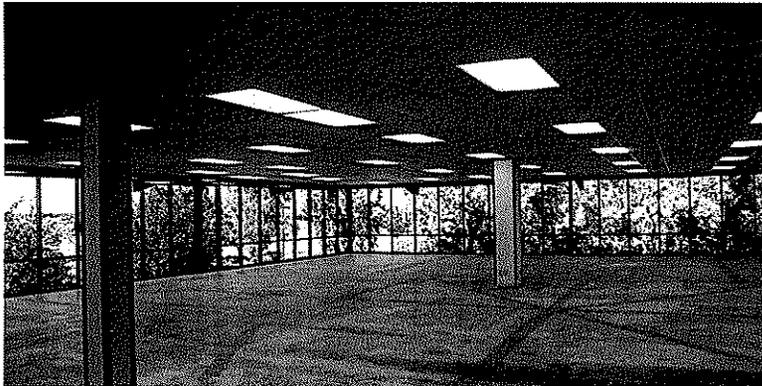
- 45,150 SF one story building
- Class B R&D/manufacturing building
- Single paned glazing around most of perimeter
- 17'-18' to underside of structure in main room
- Built in 1985



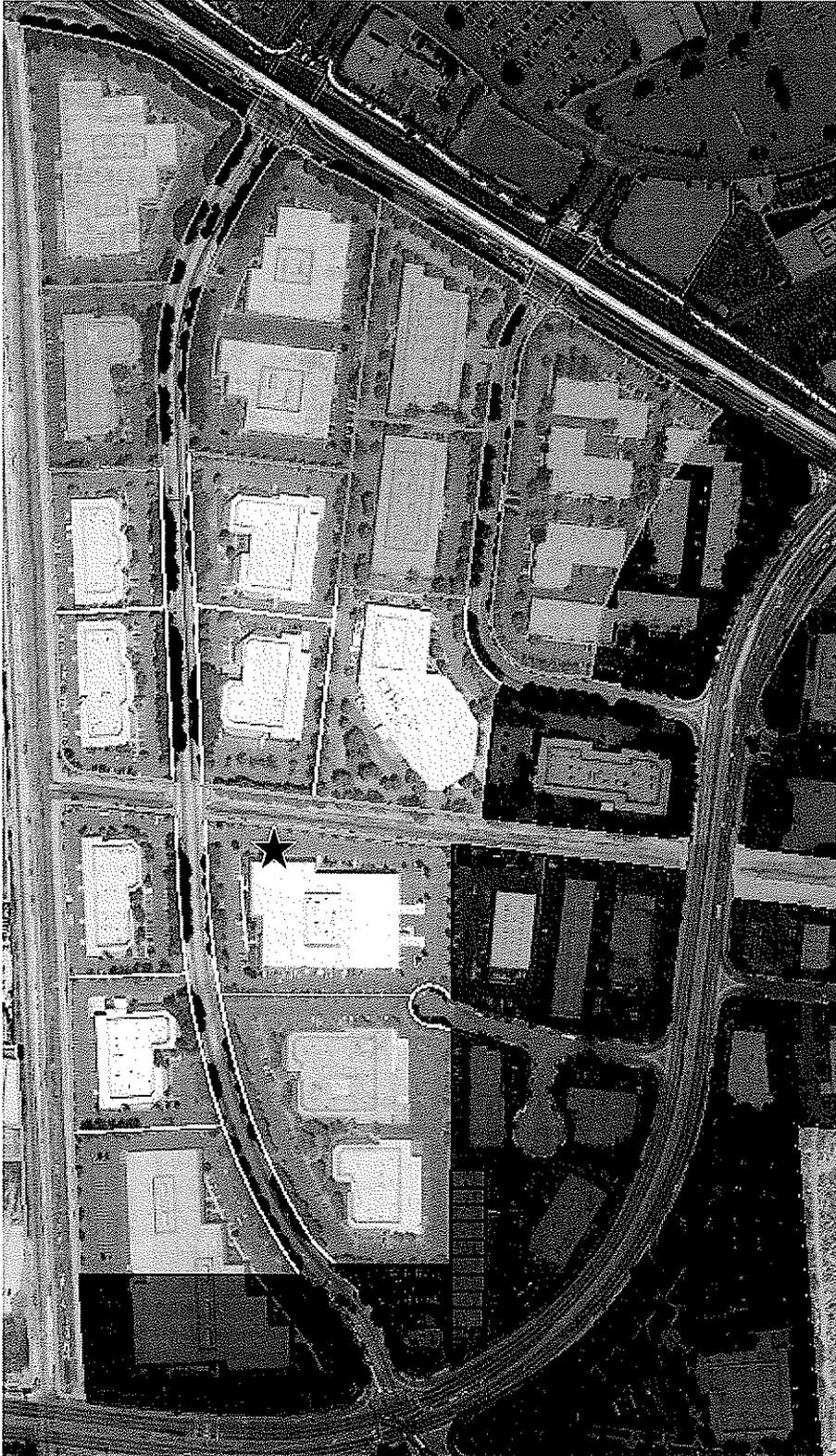
Site and Building Evaluation

540 Alder

- 17'-18' to underside of structure in main room
- Suspended ceiling in front room (10' clear)
- Existing loading dock w/ roll-up doors

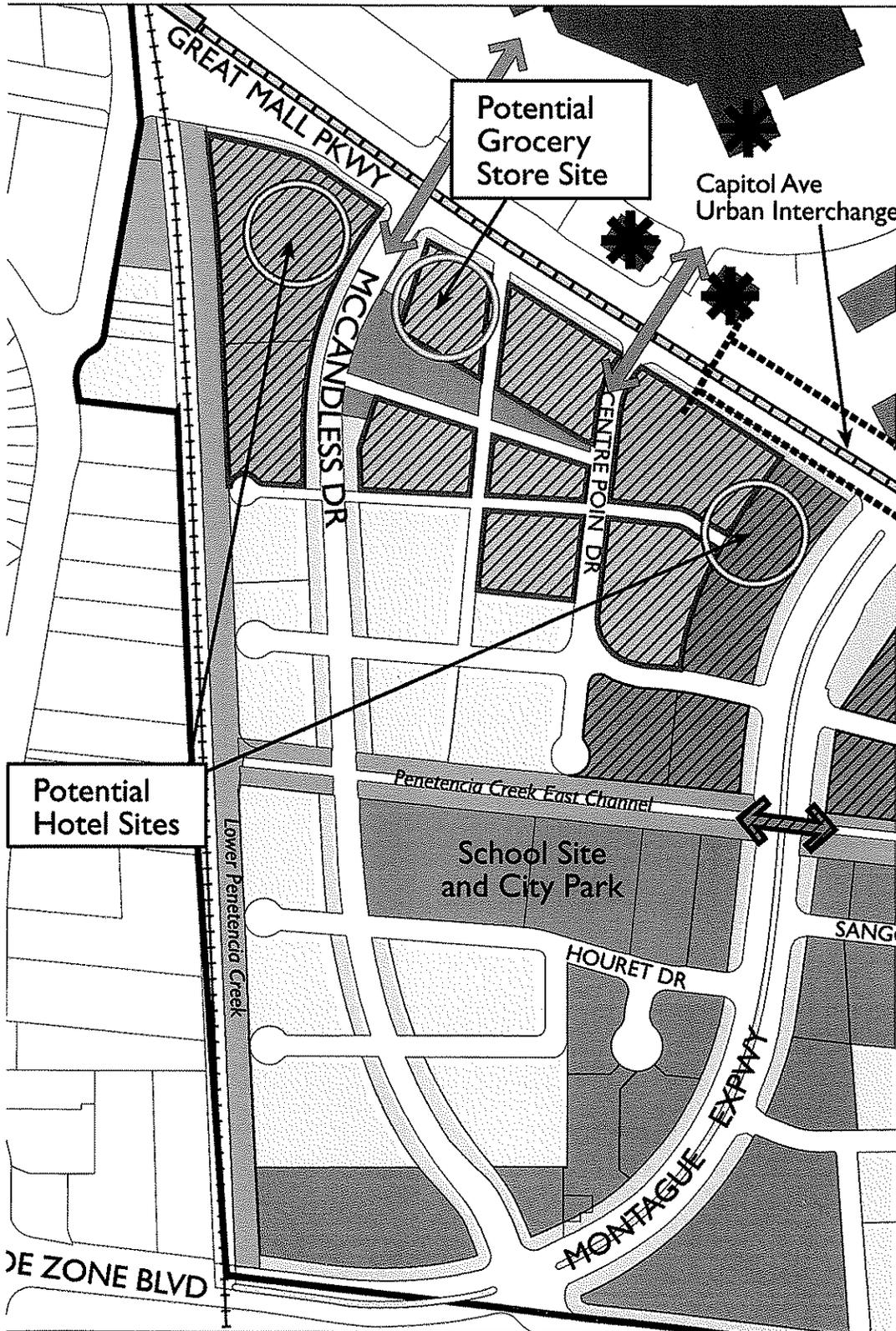


McCandless / Centre Pointe



- R3** 21-40 du/ac
- MXD3** 41-60 du/ac
or 1.88 FAR
- MXD2** 31-50 du/ac
or 1.88 FAR
Ground level retail required

McCandless / Centre Pointe



Trade Zone / Montague



 **R3** 21-40 du/ac

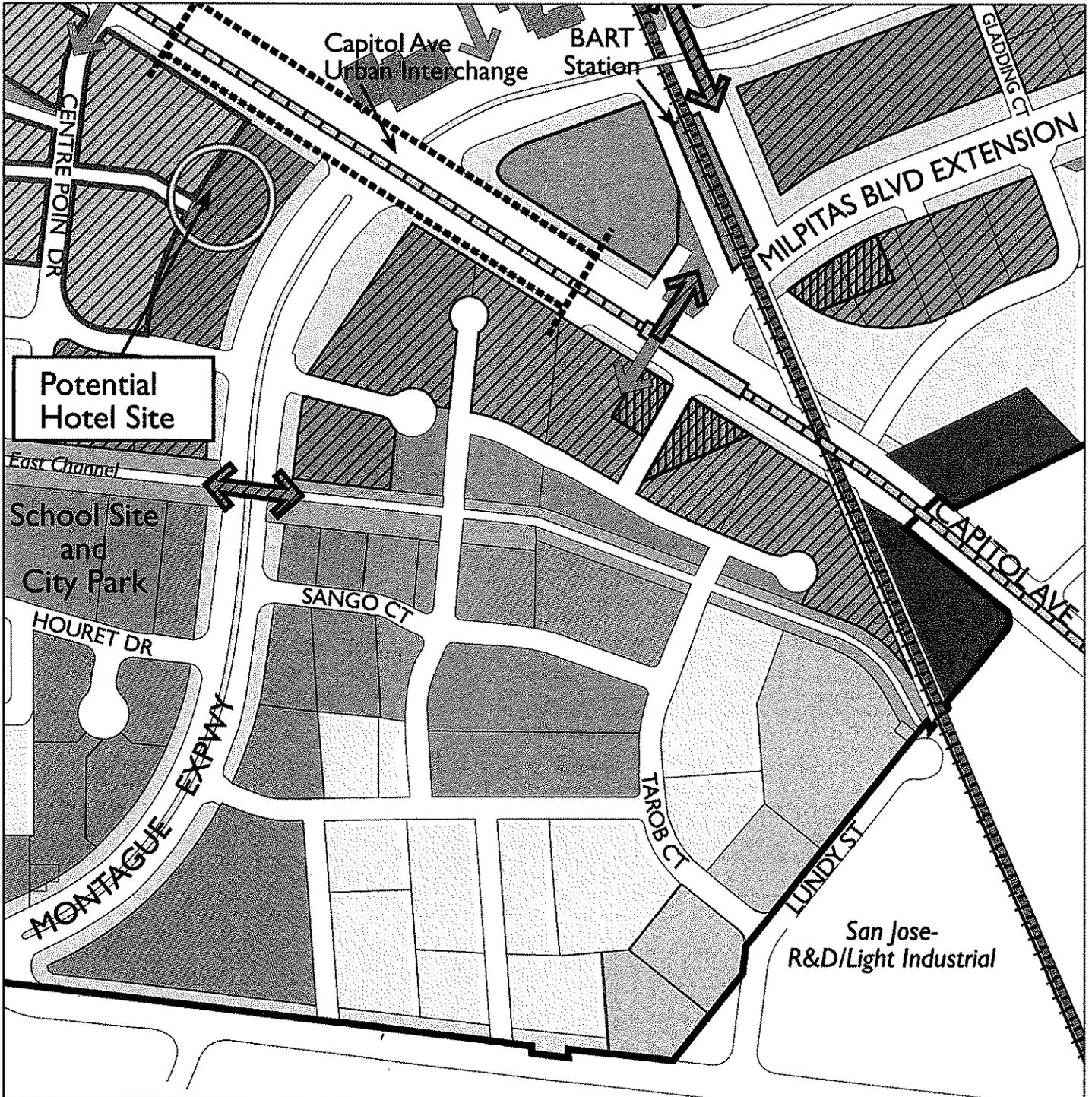
 **MXD3** 41-60 du/ac or 1.88 FAR

 **MP** 0.5 FAR

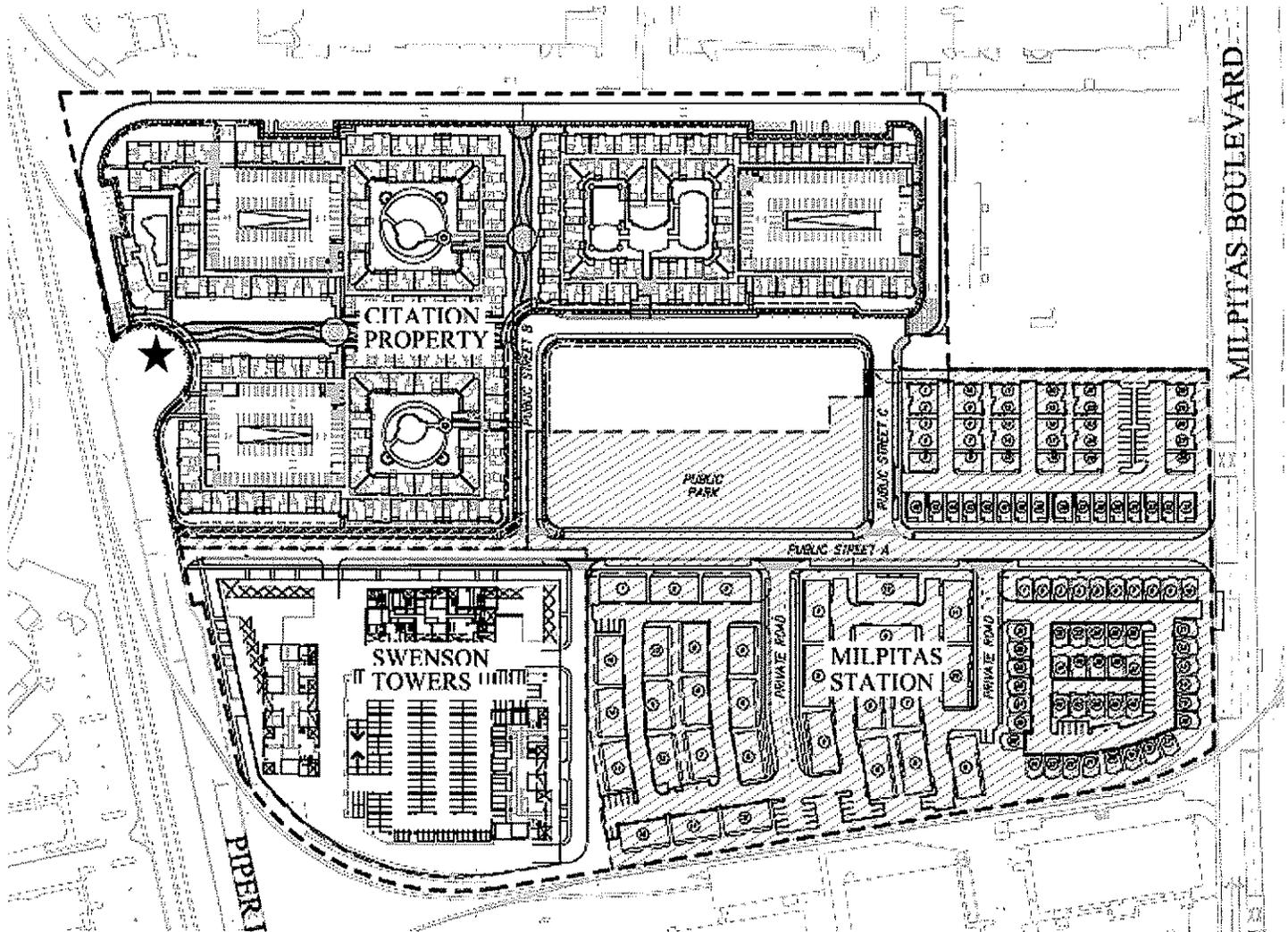
 **R4** 41-60 du/ac

 **R5** 41-75 du/ac

Trade Zone / Montague



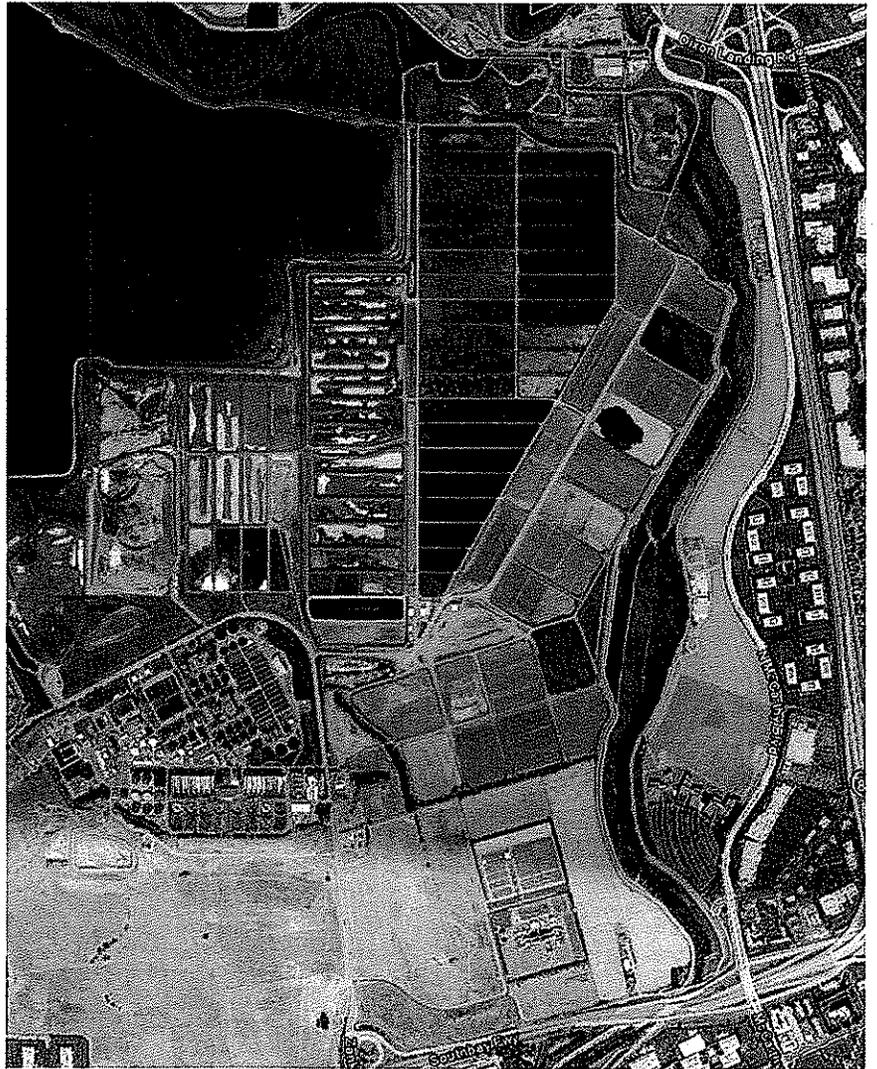
Piper / Montague

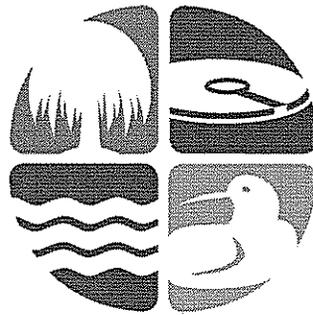


North McCarthy Blvd.

 **MP** Industrial Park

 **C2** General Commercial





Plant Master Plan

Land Use Alternatives

May 2010

The Plant Master Plan is a three-year planning process that addresses how to best rebuild the aging San Jose/Santa Clara Water Pollution Control Plant and how to best use the Plant's 2,600-acre site along the southern San Francisco Bay. This document provides three land use alternatives that have been developed for the site.

Through June 30, 2010, input on the three land use alternatives is sought through public workshops and an online questionnaire.

rebuildtheplant.org

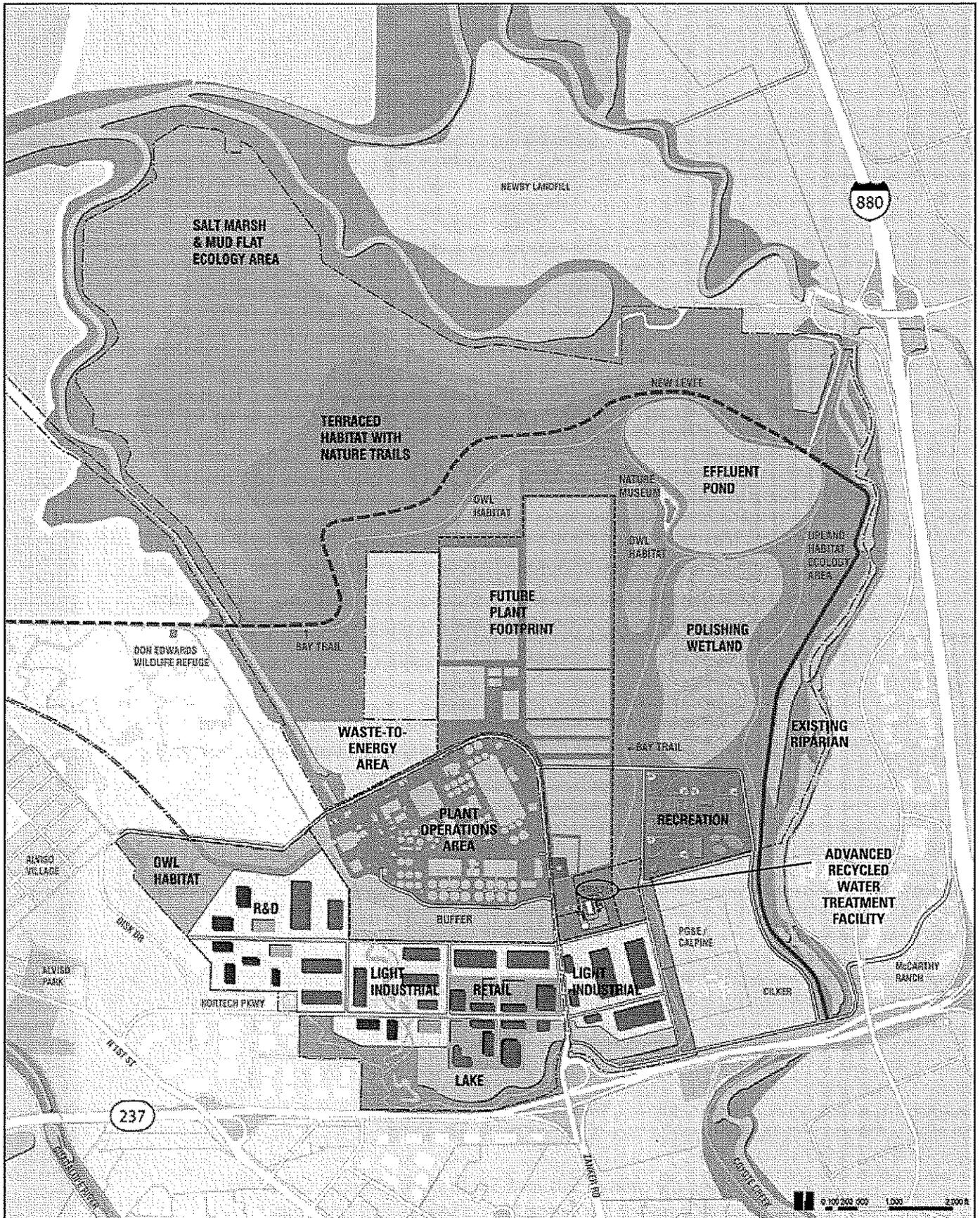
SAN JOSE/
SANTA CLARA
WATER POLLUTION
CONTROL PLANT

*Serving the cities of San José, Santa Clara, Milpitas, Cupertino,
Campbell, Los Gatos, Monte Sereno, and Saratoga*

Back to the Bay



Plant Master Plan



Back to the Bay

Plant Master Plan Land Use Alternatives



Main Features

- ▶ Water feature is a lake visible from Highway 237
- ▶ Development area is located along Highway 237
- ▶ Shoreline levee is placed closest to the Plant operations, enabling the greatest amount (750 acres) of salt marsh and mud flats
- ▶ Owl habitat is provided in three locations
- ▶ Largest park (60 acres) of the three alternatives is included

Phasing

- ▶ All alternatives are contingent upon implementing odor control measures and relocating the biosolids processing area.
- ▶ An odor study will identify which lands can be developed with current odor controls, which lands are suitable for uses that are not odor-sensitive (e.g., solar fields), and which lands require additional odor controls prior to development.

Economic Benefit

- ▶ Lease revenue could be used to defray Plant operational costs or offset sanitary sewer rate increases (subject to city council approval)
- ▶ Estimated jobs potential: 15,000

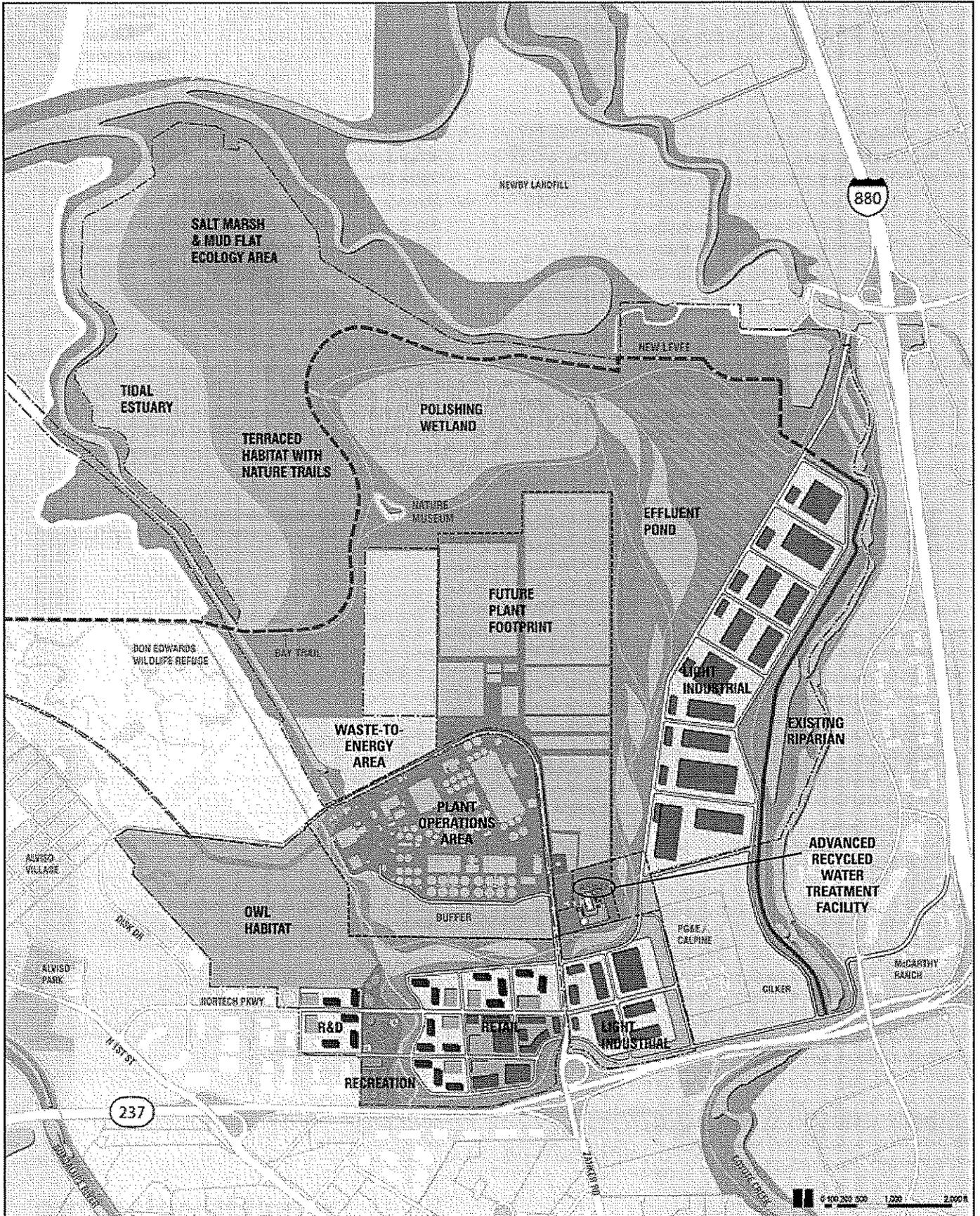
Economic Land Uses – 300 acres	
Retail	35 acres
Light Industrial	215 acres
Office/R&D	50 acres
Environmental Land Uses – 1420 acres	
Owl Habitat	90 acres
Wetlands	150 acres
Effluent Pond	150 acres
Riparian Habitat	0 new acres
Salt Marsh/Mud Flats	750 acres
Upland Habitat	240 acres
Lake Feature	40 acres
Social Land Uses – 8.75 miles/ 70 acres	
Trails	8.75 miles
Recreation (community park and athletic facility)	60 acres
Education Center/Nature Museum	10 acres

Sanitary sewer rate fees only support Plant operations and will not be used to fund the land use alternatives.

Necklace of Lakes



Plant Master Plan



Necklace of Lakes

Plant Master Plan Land Use Alternatives



Main Features

- ▶ Water feature is a series of connected lakes (effluent ponds) circling the site
- ▶ Development areas are located along Highway 237 and in what is now the biosolids area
- ▶ Shoreline levee is placed further from Plant operations, enabling 550 acres of salt marsh and mud flats
- ▶ Owl habitat is provided in one large location

Phasing

- ▶ All alternatives are contingent upon implementing odor control measures and relocating the biosolids processing area.
- ▶ An odor study will identify which lands can be developed with current odor controls, which lands are suitable for uses that are not odor-sensitive (e.g., solar fields), and which lands require additional odor controls prior to development.

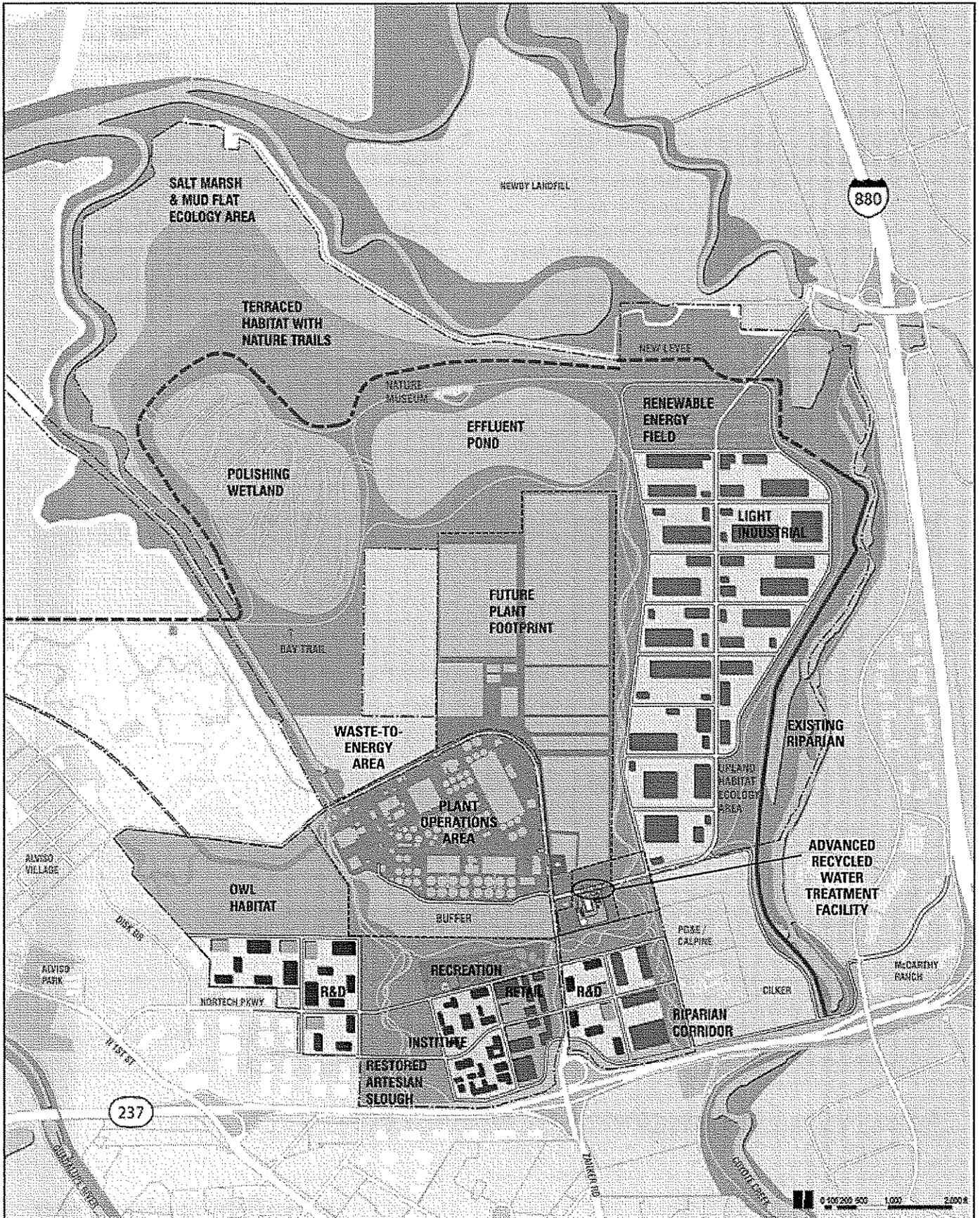
Economic Benefit

- ▶ Lease revenue could be used to defray Plant operational costs or offset sanitary sewer rate increases (subject to city council approval)
- ▶ Estimated jobs potential: 22,000

Economic Land Uses – 400 acres	
Retail	35 acres
Light Industrial	290 acres
Office/R&D	75 acres
Environmental Land Uses – 1420 acres	
Owl Habitat	155 acres
Wetlands	150 acres
Effluent Pond	150 acres
Riparian Habitat	120 new acres
Salt Marsh/Mud Flats	550 acres
Upland Habitat	295 acres
Lake Feature	0 acres
Social Land Uses – 10 miles/ 40 acres	
Trails	10 miles
Recreation (community park and athletic facility)	30 acres
Education Center/Nature Museum	10 acres

Sanitary sewer rate fees only support Plant operations and will not be used to fund the land use alternatives.

Riparian Corridor



Riparian Corridor

Plant Master Plan Land Use Alternatives



Main Features

- ▶ Water feature is three riparian corridors (creeks) on the site
- ▶ Development areas are located along Highway 237 and in what is now the biosolids area
- ▶ Shoreline levee is placed furthest from Plant operations, enabling 440 acres of salt marsh and mud flats
- ▶ Owl habitat is provided in one area

Phasing

- ▶ All alternatives are contingent upon implementing odor control measures and relocating the biosolids processing area.
- ▶ An odor study will identify which lands can be developed with current odor controls, which lands are suitable for uses that are not odor-sensitive (e.g., solar fields), and which lands require additional odor controls prior to development.

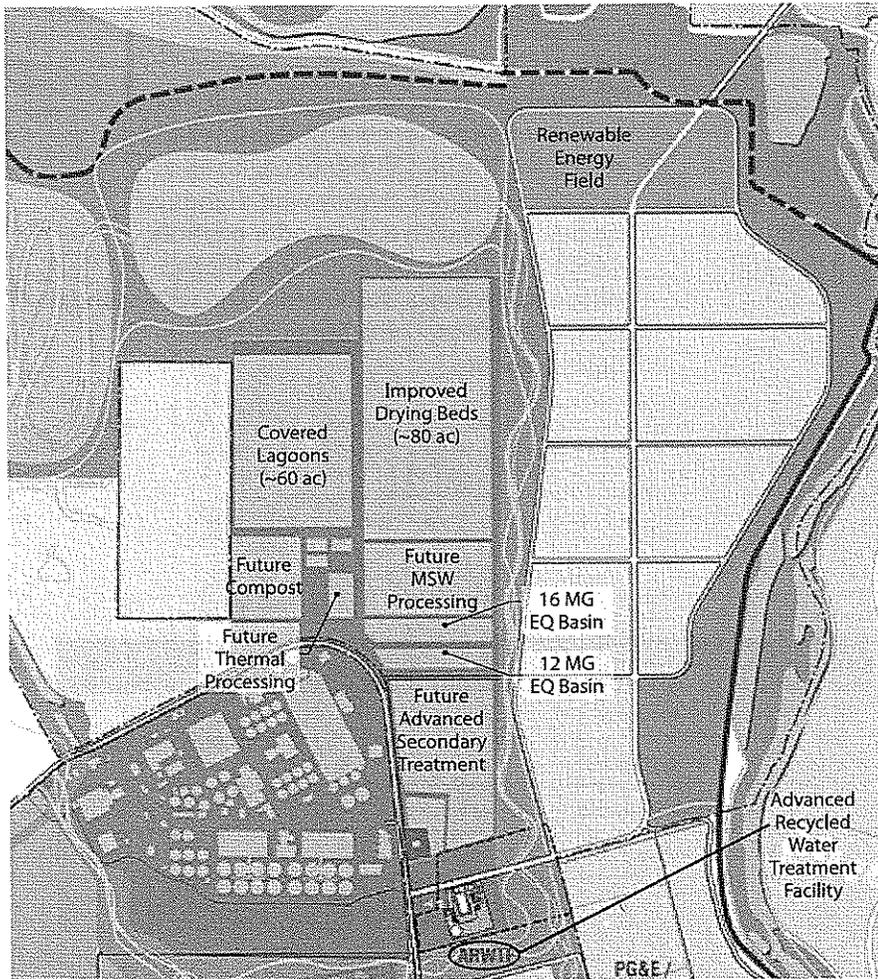
Economic Benefit

- ▶ Lease revenue could be used to defray Plant operational costs or offset sanitary sewer rate increases (subject to city council approval)
- ▶ Estimated jobs potential: 31,000

Economic Land Uses – 500 acres	
Retail	35 acres
Light Industrial	320 acres
Office/R&D	100 acres
Institute	45 acres
Environmental Land Uses – 1290 acres	
Owl Habitat	105 acres
Wetlands	150 acres
Effluent Pond	150 acres
Riparian Habitat	175 new acres
Salt Marsh/Mud Flats	440 acres
Upland Habitat	270 acres
Lake Feature	0 acres
Social Land Uses – 8.25 miles/ 40 acres	
Trails	8.25 miles
Recreation (community park and athletic facility)	30 acres
Education Center/Nature Museum	10 acres

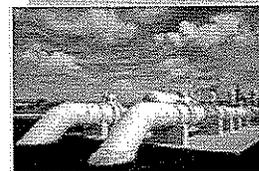
Sanitary sewer rate fees only support Plant operations and will not be used to fund the land use alternatives.

Operational Land Uses



LIQUIDS

- Primary sedimentation basins will be upgraded for reliability.
- Activated biosolids aeration basins will be modified to help meet future regulations.
- Filtration and disinfection processes will be modernized and expanded to increase the treated effluent that can be reused for beneficial purposes.



Recycled water



UV disinfection



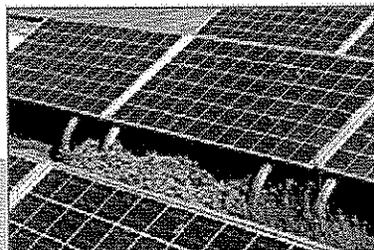
Covered tanks

SOLIDS

- Improvements to the anaerobic digesters will increase the efficiency of the digestion process.
- Options for biosolids dewatering and drying are being considered, potentially freeing up hundreds of acres of land for other uses.



Fuel cell



Solar panels



Wind turbine

ENERGY

- Technologies such as fuel cells and gas turbines will be introduced to better utilize the methane gas produced as part of the anaerobic digestion process.
- Renewable energy technologies, such as solar panels and wind turbines, will be used to further reduce the Plant's demand for electricity produced off site.



Greenhouses



Mechanical dewatering



Plant Master Plan

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS DEFINING GUIDING PRINCIPLES FOR THE SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT MASTER PLAN RECONSTRUCTION AND LAND USE ALTERNATIVES

WHEREAS, the City of San Jose is the operator and co-owner of the San Jose/Santa Clara Water Pollution Control Plant, hereinafter known as the "Plant," constructed in 1956 at 700 Los Esteros Road, San Jose, and currently serving the sewage treatment needs of the 1,500,000 people and businesses of the South Bay; and

WHEREAS, the City of San Jose is completing a Plant Master Plan to rebuild this aging wastewater facility and define beneficial uses for the 2,600 acres of Plant lands; and

WHEREAS, the Plant Master Plan is evaluating \$1 billion to \$1.5 billion of improvements to modernize the treatment and waste handling processes; produce energy from waste conversion, solar, and wind facilities; and produce other usable products from waste conversion; and

WHEREAS, the Master Plan is evaluating opportunities to use sections of the 2,600 acres of Plant lands, including designated bufferlands, for economic development including retail, light industrial, office, and research and development; environmental restoration, owl habitat, wetlands, ponds, riparian habitat, and salt marsh habitat; and social uses including trails, parks and ballfields, and an education center or museum; and

WHEREAS, the City of Milpitas is a Tributary Agency to the San Jose/Santa Clara Water Pollution Control Plant, by the "Master Agreement for Wastewater Treatment between City of San Jose, City of Santa Clara, and City of Milpitas," dated March 1, 1983 and subsequently amended on December 17, 1985, November 21, 1995, July 14, 2006, and August 9, 2009; and

WHEREAS, as a Tributary Agency, the City of Milpitas participates in Plant land ownership in proportion to its purchased sewage treatment capacity rights and has interest in the beneficial uses developed for this land; and

WHEREAS, as a Tributary Agency, the City of Milpitas is responsible for Plant capital improvement and operations and maintenance expenses in proportion to its purchased sewage treatment capacity rights and, therefore, has interest in the economic feasibility of the Master Plan, development of Plant lands to provide Plant revenue, and implementation of efficient waste handling processes and energy production; and

WHEREAS, as the Plant is located at the City's western boundary, its waste treatment processes, storage ponds, and sludge drying beds can, and do, directly impact the quality of life of Milpitas residents and can restrict their enjoyment and use of their property; and

WHEREAS, the City of Milpitas supports San Jose's decision to be guided by the concept of sustainability, as defined as a balanced consideration of environment, economy, and equity, for this major regional public works project; and

WHEREAS, as a Tributary Agency sharing a boundary with the Plant, the City of Milpitas desires to define and make known its position concerning the Plant Master Plan by further defining sustainability principles relating to environment, economy, and equity.

NOW, THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. Decisions regarding Plant improvements, land use, environmental requirements, economic opportunities, and new Plant business opportunities shall always be based upon the premise that wastewater treatment is the primary business of the Plant and all other activities are secondary.

2. Decisions regarding Plant improvements, land use, environmental requirements, economic opportunities and new Plant business opportunities shall always be based on the philosophy of serving and benefiting the sewer customers throughout the Plant tributary area.
3. Upon completion of the Plant Master Plan, new agreements with the Plant Tributary Agencies will be needed to reflect the new realities and revenue centers conceived by the Plant Master Plan, including financing and financial benefits to the tributary agencies.
4. The outdated infrastructure and open air drying systems for the solids are public nuisances inappropriate to an urban area. These outdated systems should be replaced or retrofitted to incorporate the most current available technologies, to significantly reduce or eliminate environmental impacts such as odor, visual and energy consumption within the first phases of the Master Plan.
5. The Financial Plan for the Plant Master Plan should include the following:
 - a. Revenue from economic land uses should be reinvested into fulfilling and expediting the goals of the Master Plan and minimizing/eliminating debt financing for Plant improvements; and
 - b. Ongoing revenues from energy production should be used to help offset ongoing maintenance and operations costs, thereby reducing rate increases to all tributary agencies.
6. Economic land uses should be clustered along the north side of Highway 237 to maximize revenue for the Plant.
7. Social land uses should be clustered along the western side of Coyote Creek to improve performance of bufferlands and maximize environmental and recreational benefits.
8. Secondary access from the northeast of the project area should not be precluded.
9. City of San Jose social policies including, but not limited to, public art, should not be incorporated into the costs of the Master Plan improvements shared by the Tributary Agencies.

PASSED AND ADOPTED this _____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Robert Livengood, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney