

Legislation Text

File #: ROGC 22-507, Version: 1

Readying Downtown for the Next Wave of Growth-and Greater Vibrancy. (Mayor and Peralez)

1. In anticipation of several massive construction projects planned for Downtown in the coming years:

a. Direct the City Manager to bring to Council through the 2023-24 budget process a Manager's Budget Addendum outlining the costs and benefits of adding a position specifically focused on managing and coordinating the many major construction projects in Downtown-e.g., BART, Diridon Station, large office and housing towers, Google- that pose tremendous risks for many stakeholders, including small business owners, the Sharks, and downtown residents.

b. Return to Council in the first quarter of 2023 outlining a proposed work plan for revising the Downtown guidelines to require the siting of utility boxes in all new construction in any location--within, under, behind, or over buildings--other than on a public sidewalk.

2. Return to Council with revisions to the Code that enable the City to much more nimbly assess fines--in an increasing, "tourniquet" response to persistent non-compliance-- on owners of long-neglected, vacant, and blighted buildings-such as Dr. Eu and the Church Christ Scientist buildings- which haven't paid a dime in fines or raised a finger in compliance, despite decades of neglect.

a. Utilize fines paid from such property owners exclusively for code enforcement and blight eradication in the surrounding area, and/or to support programs facilitating the filling of vacant storefronts.

b. Return to the Council with explicit OKR's for requiring Code Enforcement to proactively assess fines and elicit compliance.

3. Return to Council during the budget process to report on the cost for various options for filling vacant ground-floor retail sites, and provide options to the Council to consider. The following should be explored and considered:

- a. Waiving fees for tenant improvements;
- b. Providing VTA annual transit passes to new employees;
- c. Waiving fees and/or streamlining permitting for pop-up shops or temporary uses;
- d. Reinstating a program to facilitate temporary art installations in vacant storefronts;
- e. Any other ideas for facilitating street-level activation of vacant storefronts.