

San Jose Environmental Innovation Center

San Jose, CA

Award Application Submitted for Consideration for

The Rudy Bruner Award for Urban Excellence

December 9, 2014



2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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Signature _____ Date _____

2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE



DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

2015
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. What role did you or your organization play in the development of this project? Approximately 400 words.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name _____	Title _____
Organization _____	Telephone () _____
Address _____	City/State/ZIP _____
Fax () _____	E-mail _____

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Signature _____	Date _____
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1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did you play in the development of this project? Approximately 400 words.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

**San Jose's Urban EcoPark
Executive Summary
Urban and Regional Planning Department
San Jose State University
July, 2007**

The City of San Jose's Environmental Services Department (ESD) has proposed to develop an Urban EcoPark at 1608 Las Plumas Avenue in San Jose. Graduate students from the Department of Urban and Regional Planning at San Jose State University were tasked to develop a proposal for the Urban EcoPark that took into consideration the specific goals identified by ESD:

- To relocate a County-operated household hazardous waste (HHW) drop-off facility to the site;
- To co-locate with nonprofits that offer a beneficial community service, ideally diverting construction material from the solid waste stream (e.g. Habitat for Humanity's ReStore);
- To provide space for community members and organizations to hold meetings and classes;
- To serve as a central location for ESD to coordinate environmental education programs; and
- To serve as a leading example of sustainability through the site design and operations.

The Urban EcoPark at Las Plumas Avenue will showcase green building design through the use of sustainably-harvested and re-used construction materials, solar energy production, energy-efficient design, onsite stormwater management, a living roof, waste reduction, and sustainable landscaping. The facility will focus on the community through opportunities for classes, gatherings, and an ecoplayground. In addition, the facility's proposed tenants (including HHW, Habitat for Humanity's ReStore, Rebuilding Together Silicon Valley, National Association of the Remodeling Industry, among others) will provide a variety of much-needed services and programs for the local community and the wider region.

Key Facility Occupants

A primary purpose of the Urban EcoPark is to maximize the use of the space in such a way as to provide a wide range of services for local residents. Our proposal suggests that the City consider two main categories of facility occupants: permanent and occasional/intermittent.

The five main permanent occupants of the facility include HHW, Rebuilding Together Silicon Valley (RTSV), Habitat for Humanity's ReStore, the National Association of the Remodeling Industry, and a lending tool library. The HHW program would occupy approximately 15,400 square feet at the rear (south) end of the warehouse. This area would incorporate an existing loading dock for material transfer and maximizes the opportunity for customers to queue on site during program operation. An additional 400 square feet of office space would be available at the front (north) end of the building for ESD to locate a facility manager in the office area on the second floor. Immediately north of the HHW interior operations would be approximately 5,500 square feet of storage space for RTSV. This area would be used to store construction materials (much of which is donated by the construction industry) which the organization uses to renovate and improve homes for low-income residents. In addition, 600 square feet of office space would be available for administrative functions. The closest ReStore operation to San Jose is located in Oakland. By locating a ReStore operation in San Jose, we provide a valuable service for residents as well as volunteer or internship opportunities. Our proposal provides approximately 12,000-18,000 square feet of internal and external space for a ReStore operation. The exterior area would utilize space under the overhang covering the temporary HHW operations ("Phase I"). This area would be enclosed using sustainable fencing material

(ideally re-used). Customers parking would be provided on the west side of the facility and the operation would have access to the existing loading dock also located on the west side. The primary focus for NARI is education and they are in need of space to run educational programs on the benefits of green building for local contractors as well as the general public. We proposed to provide approximately 1,325 square feet which would be used to showcase green building materials, provide administrative space, and space for classroom activities. As part of their contribution to the Urban EcoPark, we would like to see NARI renovate the existing break-room on the first floor to provide a kitchen area using green building practices. Finally, we would like to see the City consider a lending tool library at the Urban EcoPark. No space has currently been dedicated for this use, but it is possible that an area could be carved out if one of the other permanent occupants was willing to dedicate some space. Ideally, this program would be operated by the San Jose Public Library system using a model similar to that already in place in locations such as Berkeley, Oakland, and San Francisco. This type of service would be invaluable for local residents and would complement the other site activities (e.g. ReStore).

In addition to permanent occupants, we also propose to include space for occupants that would only need occasional or intermittent use of the facility. These occupants would primarily use space at the north end of the building on the first and second floors. We recommend that a multipurpose room be constructed at the northwest corner of the first floor (approximately 4,000 square feet) that could be divided into 2-3 smaller rooms using flexible dividers. On the second floor, the existing office area would be renovated to provide an open reception area (approximately 1,300 square feet), four individual office spaces (each approximately 125 square feet) surrounding a 400 square foot shared conference room, and an open space area (approximately 520 square feet) that could be transformed into space for office cubicles. In addition, a second shared conference room would be located south of the reception area. This conference room would be approximately 1,200 square feet and would incorporate flexible dividers in order to split the room into 2-3 smaller conference areas. Users of this space would have access to the shared facilities and would coordinate with ESD regarding use of the space. During community meetings earlier this year, several community groups and individuals indicated an interest in using the space. These include Heart of Chaos, a non-profit organization that promotes the use of recycled materials to create art, incubator offices for green businesses, the Center for Training and Careers, the American Indian Education Resource Center, among others. In addition, space would be available to other community organizations to access the facility's conference rooms and multipurpose room. Environmental Services will take a lead role in coordinating access to these spaces. Finally, we would like to provide space along the east side of the building facing the fire station that could be used by San Jose Search and Rescue to store their vehicles and other rescue equipment. In our initial plan, we had anticipated using the fire station's driveway to provide access to the southeast side of the building. Given recent changes to the fire station site plan, this access will need to be redesigned.

Sustainable Infrastructure

While the proposed services at the Urban EcoPark support the overall goal of sustainability, the site itself should also be an example of how to develop and operate a facility in an environmentally-responsible manner. A goal for this proposal is to encourage the City of San Jose to seek the highest possible LEED (Leadership in Energy and Environmental Design) certification. Ideally, our intention is to see the site achieve a Platinum-rating. As of May 2007, only 11 buildings in California have achieved this level. The Urban EcoPark falls under the LEED-Existing Building rating system and focuses specifically on building operation and maintenance. Our complete report uses the LEED checklist as a guideline for structuring the contents of our information. As such, we focus on the following key elements: sustainable site (including options for alternative transportation, stormwater management, and heat island

reduction); water efficiency (focusing on water-efficient landscaping, innovative wastewater technologies, and water use reduction); energy and atmosphere (emphasizing energy efficiency and renewable energy sources such as solar power); materials and construction (including the use of alternative materials, source reduction, construction and renovation waste management, recycling, and sustainable cleaning products); and indoor air quality (focusing on removing existing contaminants, daylighting, and efficient heating, ventilation, and air conditioning).

There are several key items in our proposal that warrant particular attention. These include our recommendations to develop an extensive living roof at the site, build an ecoplayground surrounded by sustainable landscaping at the north edge of the site (along Las Plumas Avenue), construct a Native American Plant Garden along the southeast edge of the site that would showcase culturally significant plants used by the local Native American tribes, and site a composting area and greenhouse next to the Plant Garden.

Our roof design is ambitious and provides several opportunities to achieve points towards LEED certification. We propose to install a wide range of features including solar photovoltaic panels, skylights, and a rooftop garden using drought-tolerant and native plants. In addition, we propose to use the roof as an educational opportunity by allowing access to the area for visitors. To ensure safety, a five-foot fence will be constructed around the perimeter.

We hope that the Urban EcoPark becomes a popular destination for many members of the local community. To improve the aesthetic appeal of the facility, we propose to develop a large landscaped area along the northern edge of the site that would include space for an ecoplayground and picnic area. The playground would be constructed using environmentally-friendly materials such as recycled tire and plastic. Landscaping would focus on drought-tolerant and native plants and any irrigation system would utilize water-efficient design.

The Native American Plant Garden will provide an opportunity to educate local residents and support the American Indian Education Resource Center. The garden will showcase herbs, vegetables, and other plants used by Native Americans with a special section dedicated to the Ohlone tribe. Recycled materials will be used in the construction of the garden. Signage throughout the garden (and throughout other areas of the facility as well) will provide information on the environmental and cultural significance of the different plantings and materials.

Currently, the City of San Jose offers composting classes at several sites throughout the site. At the Urban EcoPark, we propose to locate a composting area so that ESD can run education classes and allow participants to view a composting area in action. This will be located next to a greenhouse that will provide plantings for the Native American Plant Garden and other site landscaping.

The Urban EcoPark presents a tremendous opportunity for the City of San Jose to develop an innovative facility that provides a wide range of beneficial community services and acts as a living educational tool for sustainability. It is hoped that this proposal will provide the City with many options to consider as they pursue development at 1608 Las Plumas Avenue.

San José Environmental Innovation Center

1608 Las Plumas Avenue, San José, CA 95133



Front entrance

Helped by the federal New Markets Tax Credit program, the City of San José transformed a marginal property into an asset that brings economic and environmental benefits to the region. The San José Environmental Innovation Center (SJEIC) is a showcase of energy- and water-efficient practices and home to three tenants. The Environmental Services Department owns and manages the building. Visit www.sjenvironment.org/eic for more information.

THREE TENANTS

PROSPECT SILICON VALLEY www.prospectsv.org

- Northern California's first Technology Demonstration Center, helping innovators to attract investors, customers, talent, and grants by providing space and equipment to test and exhibit emerging energy, building, and transportation technologies
- Launched in partnership with the City of San José in October 2013; helps drive San José as a global force in emerging clean technologies and in generating green jobs
- Founding sponsors: BMW, Applied Materials, Wells Fargo Bank, DENSO, and Siemens

HABITAT FOR HUMANITY RESTORE www.habitatbsv.org/Restore

- Habitat for Humanity ReStore is a home improvement store and donation center with more than 800 stores nationwide
- Sells new and gently used furniture, appliances, and home improvement materials at a fraction of retail prices
- Four Bay Area ReStores: Oakland, San Carlos, two in San José
- San José ReStores are managed by Habitat for Humanity East Bay/Silicon Valley; proceeds fund affordable housing in Santa Clara, Alameda, and Contra Costa counties
- By promoting material reuse, ReStores reduce the volume of landfilled construction materials and home goods; in 2014, the two San José stores alone will divert an estimated 1,350 tons of material from landfill

HOUSEHOLD HAZARDOUS WASTE FACILITY www.hhw.org

- County of Santa Clara manages the countywide HHW program and new SJEIC HHW facility; two other county-run HHW facilities are in Sunnyvale and San Martin
- HHW drop-off is appointment based, visit hhw.org
- Demand for collection is high: In fiscal year 2010-11, 1,500 tons of HHW products were collected from 32,000 county households (12,000 of the households were from San José)

SUPPORTING SAN JOSE'S GREEN VISION

SJEIC helps advance seven of 10 Green Vision (www.sanjoseca.gov/greenvision) goals, promoting a sustainable San José:

- create 25,000 clean tech jobs
- reduce per capita energy use by 50 percent
- receive electrical power from clean, renewable sources
- retrofit buildings to be green
- divert waste from landfills
- beneficially reuse wastewater
- replace streetlights with smart, energy-saving LED lights

ENERGY & WATER EFFICIENCY SHOWCASE

- Platinum-level LEED certification is anticipated upon installation of a grant funded solar energy system
- Visit the [Sustainable Features Map](#), which shows:
 - Solar tracking skylights
 - Solar panels on warehouse, parking canopies
 - Thin film solar cells on HHW building
 - Wind turbines
 - LED streetlights
 - Interior composting toilets
 - Drought tolerant landscaping
 - Public art feature that captures and reuses rainwater
 - Swales and bio-retention area for stormwater treatment

over



Environmental Services

Environmental Services Delivering world class utility services and programs to improve our health, environment, and economy
www.sjenvironment.org Main: 408-535-8500

Media Contact

Jennie Loft, Public Information Manager
jennieloft@sanjoseca.gov
408-975-8554



Inside the Habitat for Humanity ReStore



Prospect Silicon Valley exhibiting green technologies during grand opening

BUILDING HISTORY

- Year originally built: 1958
- Original use of building: Wax paper manufacturing by Pollock Paper Company; the factory closed in 1973
- Size: 46,000 square-foot building on 4.27-acre site
- Architect: J. Francis Ward
- Style: Mid-century Modern with utilitarian materials) Historic features preserved: brick facade, thick corrugated metal siding (no longer readily available), and a non-functioning smokestack
- City acquisition: In 1973, City of San José Housing Department purchased the building for warehousing
- Environmental Services Department purchased the building in 2006 with the intent to develop a new HHW operation site. Public input and the Green Vision led to broader, sustainable vision for the site.
- SJEIC opened May 30, 2014 with a public ceremony, launching use of the ReStore and Prospect Silicon Valley. The HHW facility began operations in September 2014.

COST & FUNDING

- Total land purchase and construction cost: \$31.42 million
- Funding sources: One-time fee revenue and state and federal grants; no General Fund revenue was used
- First municipally-sponsored project in California to utilize federal New Markets Tax Credit program, bringing \$4.5 million to SJEIC project while providing significant tax benefits to investors
- Debt-free building: Lease revenue will cover maintenance and operation costs

LOCATION & ACCESS

- Address: 1608 Las Plumas Avenue, San José, CA 95133
- Accessible via automobile, bicycle paths, and public transit
- VTA Line 77 bus stop is ~ 1/4 mile from SJEIC
- BART Berryessa station will open in 2017, three blocks north of SJEIC

CONTACT INFORMATION

- **Environmental Services Department (owns SJEIC)**
Jennie Loft, Public Information Manager, 408-535-8554
jennie.loft@sanjoseca.gov
- **Office of Economic Development (administers leases and ProspectSV partnership)**
Cara Douglas, Communications Manager, 408-535-8168
cara.douglas@sanjoseca.gov,
- **Prospect Silicon Valley**
Doug Davenport, Executive Director, 415-867-7498
doug.davenport@prospectsv.org
- **Habitat for Humanity ReStore**
John Colburn, ReStore Manager, 408-933-3605
JColburn@habitatebsv.org
Erin Spaulding, Marketing & Communications Manager, 408-620-3406, ESpaulding@habitatebsv.org,
- **Santa Clara County HHW Program, SJEIC HHW Facility**
Rob D'Arcy, Recycling & Waste Division Manager, 408-918-1967, Rob.Darcy@deh.sccgov.org,

The EIC renovation preserved the building's original Mid-century Modern architectural elements: heavy corrugated metal siding, a non-functional smokestack, and the brick facade.



San Jose Environmental Innovation Center Relevant Project Dates

Mid 1950's: Building built on Las Plumas Avenue in San Jose. It was designed by architect Robert Ward and is a good example of mid-century modern architecture using utilitarian materials such as brick and metal siding. Much of the original building was preserved. It was used as a wax paper manufacturing plant.

1970s: Bought by the City of San Jose and used as its central warehouse.

1999: Central warehouse moved to the City's Central Service Yard. Site taken over by the San Jose Housing Department with the intention of making it into a family shelter.

Early-to-mid 1990's: Household Hazardous Waste Drop-off facility is included at the City's Central Services Yard/Warehouse.

2006: City Central Service Yard no longer able to host the Household Hazardous Waste Facility. Waste is collected from two other facilities in the County as well as temporary drop-off events held at varying locations.

2006: After finding the site not conducive to transformation into a family shelter, the Las Plumas site is sold to the City's Environmental Services Department with the intention of transforming it into a permanent Household Hazardous Waste Facility.

2006 – 2007: City staff worked with San Jose State University graduate students from the Urban and Regional Planning Department to engage with the community and create a vision for the site.

2007 - 2009: Design work for the EIC Phase I project (temporary HHW drop-off facility).

2009 – 2010: Construction of EIC Phase I.

2010 – 2011: After initial renovations, the site began to accept HHW in HHW drop off events. Initial renovations included the installation of Silva Cells for street tree planting as well as landscape elements such as the bioswales and drought tolerant landscaping.

2009: Phase II design began. Rather than house the HHW operation in the existing warehouse, it was decided to house it in a new building. It was decided to utilize the existing building for a clean technology demonstration center and an organization that would help divert serviceable goods from the waste stream.

2009- 2011: designed the EIC Phase II site.

2011 – 2014: Site was constructed.

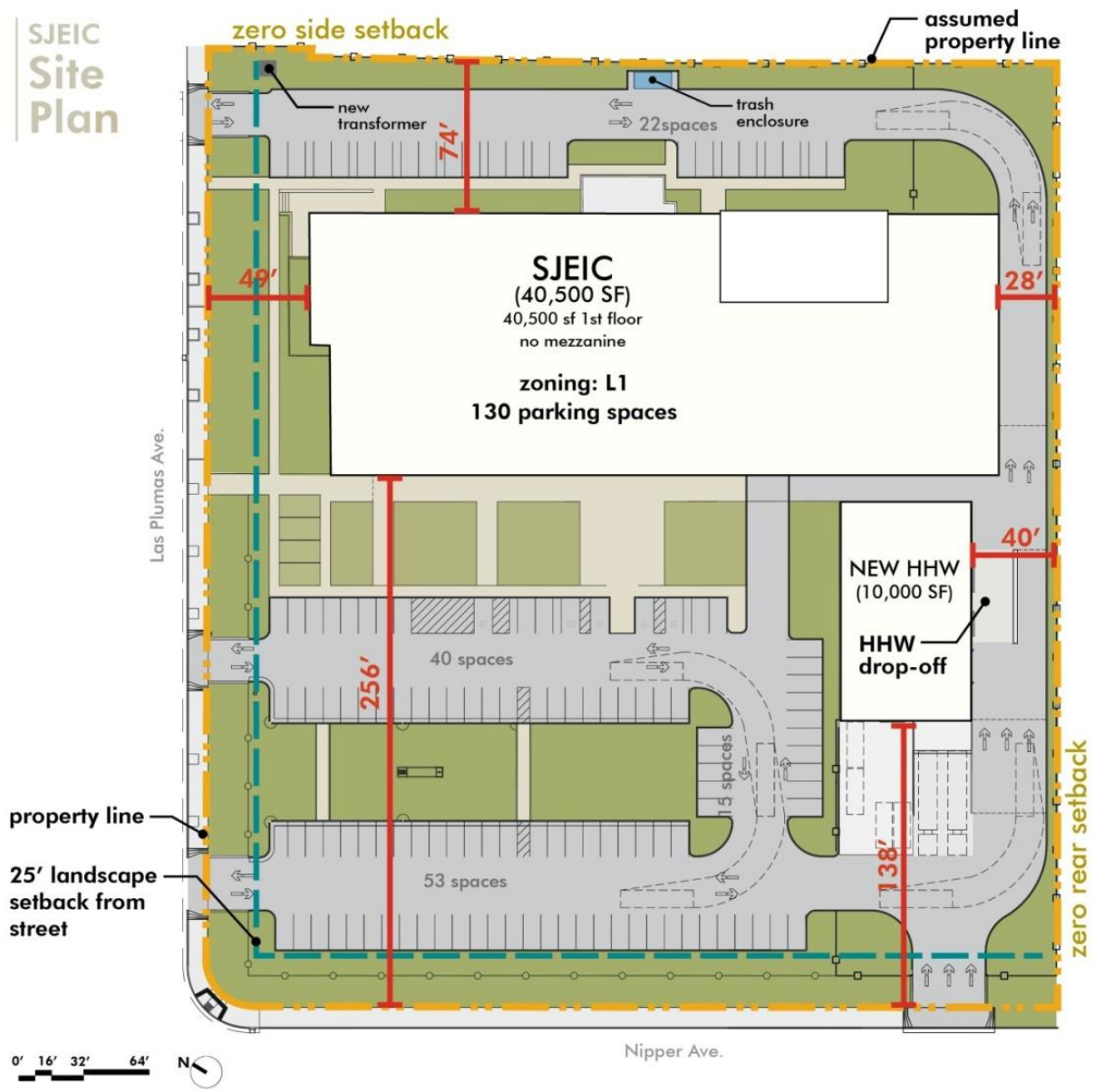
May, 2014: Environmental Innovation Center Grand Opening.

August, 2014: first Household Hazardous Waste Drop off event held.

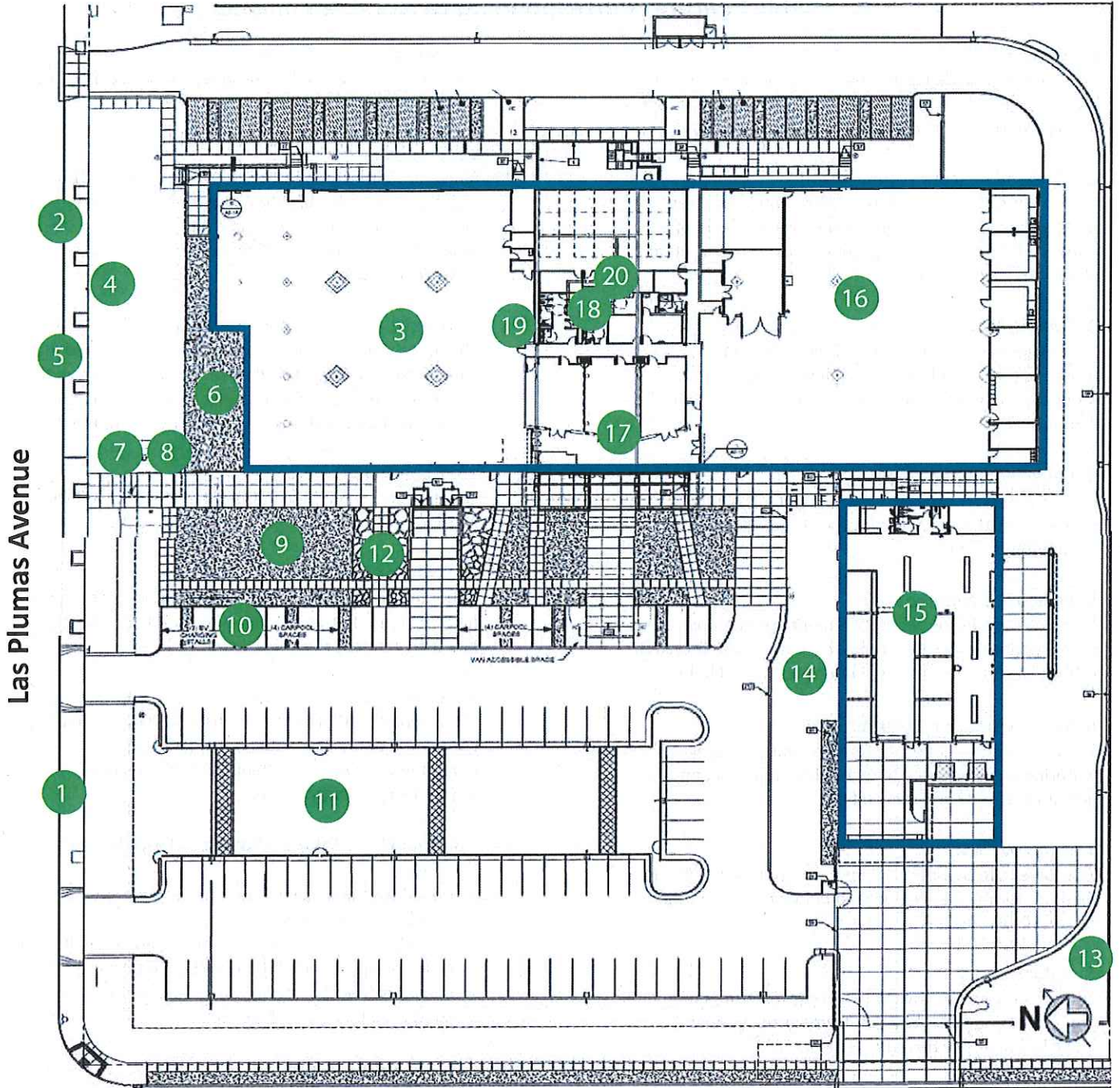
October, 2014: Prospect Silicon Valley Grand Opening.

San Jose Environmental Innovation Center – Site Plan

SJEIC Site Plan



SJEIC Sustainable Features



- | | | |
|-------------------------------------|-------------------------------|--|
| 1. LED Lights | 8. Solar Panels | 15. Cool Roof* |
| 2. Silva Cells™ (tree root system)* | 9. Drought Tolerant Plants | 16. Solar Light Tubes |
| 3. Solar Tracking Skylights | 10. Vehicle Charging Stations | 17. Low VOCs |
| 4. Recycled Water Pipes* | 11. Modular Wetland® | 18. Dual Flush Toilets, Waterless Urinal, and Low-Flow Faucets |
| 5. Pervious Pavement | 12. Recycled Concrete | 19. Reclaimed Wood |
| 6. Smart Irrigation System* | 13. Bioswales | 20. Interior Composting Toilets |
| 7. Wind Turbines | 14. Public Art Feature | |

- Full descriptions on other side -

*Feature is not visible

San José Environmental Innovation Center

Sustainable Features Corresponding to Numbers on Map

1. LED Lights

Light emitting diode (LED) lights along the street and in the eastern parking lot reduce energy use as they can be dimmed in the late evening when traffic is minimal.

2. Silva Cells™ (tree root system)*

To prevent sidewalks and streets from buckling, tree roots are encouraged to grow downward instead of outward through an underground frame structure that is filled with a special soil.

3. Solar Tracking Skylights

The skylights have mirrors that follow the sun and reflect natural light into the building's interior, thus reducing the amount of electricity needed for artificial lighting.

4. Recycled Water Pipes*

To save on water use for the landscaping and toilets, purple pipes that carry recycled water are installed throughout the site.

5. Pervious Pavement

Three options for pervious pavement are demonstrated here. Pervious concrete, permeable pavers, and recycled rubber all allow rain to easily infiltrate the soil below.

6. Smart Irrigation System*

The advanced irrigation system prevents unnecessary watering by using satellite technology to detect and adjust for cloudy and rainy days.

7. Wind Turbines

The tower's four wind turbines can generate power at night or during overcast days to help meet the energy needs of this site.

8. Solar Panels

Solar panels on rooftops and parking structures will generate enough energy to fully meet the annual electrical needs of this site.

9. Drought Tolerant Plants

Drought tolerant plants, like these succulents, reduce water use by adapting to and surviving in dry conditions.

10. Electric Vehicle Charging Stations

Electric vehicle (EV) charging stations, bicycle racks, and carpool parking stalls were incorporated into the site's design to encourage alternative modes of transportation that help reduce air pollution.

11. Modular Wetland®

Rain will drain into an underground structure that uses man-made filters to remove pollutants. This runoff is then channeled into nearby storm drains. All storm drains in San José empty into the nearest creek.

12. Recycled Concrete

Concrete destined for landfill was instead crushed and used as gravel at this site.

13. Bioswales

Rain and runoff that hit the pavement drain into these vegetated areas for filtration and removal of pollutants. The filtered runoff is then channeled into nearby storm drains. All storm drains in San José empty into the nearest creek.

14. Public Art Feature by Peter Richards

The art feature was made from materials salvaged during construction of the SJEIC. It collects rainwater from the rooftop to be reused for watering the nearby olive trees. See the factsheet on this at www.sjenvironment.org/eic.

15. Cool Roof*

White roofs on the buildings reflect heat and reduce the need for air conditioning during warm weather.

16. Solar Light Tubes

Reflective material inside the tubes captures and funnels natural light into the building's interior, reducing the electricity used for artificial lighting.

17. Low VOCs

Interior paint and flooring material used in this building contain no or lower amounts of volatile organic compounds (VOCs). Breathing VOCs is considered to have adverse health effects.

18. Dual Flush Toilets, Waterless Urinals, and Low-Flow Faucets

- Dual flush toilets allow users to save water when flushing only liquid waste.
- Waterless urinals save an estimated 30,000 gallons of water per year compared to a regular urinal.
- Low-flow faucets reduce water flow by 30 percent compared to standard faucets.

19. Reclaimed Wood

This wall is made from recycled redwood that was certified sustainable by the Forest Stewardship Council.

20. Interior Composting Toilets

These toilets eliminate the need for wastewater treatment by using foam to flush waste into a composting compartment. (Toilets are installed; permit processing is underway at this time.)

**Feature is not visible*

Learn more about SJEIC at www.sjenvironment.org/eic

Green valley innovation center could make Platinum LEED

BY DAVID GOLL

SAN JOSE - Green will translate into gold, or possibly platinum at the planned San Jose Environmental Innovation Center.

Renovation and new construction just started on the \$11.1 million, 50,000-square-foot North San Jose center combining a showroom and demonstration space for clean technology products and a separate

hazardous household waste disposal facility. The location also will include the Silicon Valley chapter of Habitat for Humanity, a nonprofit organization that builds affordable housing. The nonprofit will open its second Bay Area "ReStore" location at the complex.

City officials say the center, which is designed for LEED Gold specification, could be elevated to Platinum status when finished by December 2012. The building will have multiple benefits once

completed. It will provide local contractors with the ability to buy used and surplus construction materials at discounts of 25 to 50 percent at Habitat's ReStore. That is slated to open in March 2013. It will also give local cleantech companies a venue to test and show their energy-efficient products to potential customers. The Clean Technology Center element will be city run.

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The News

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sanjose.bizjournals.com

NOVEMBER 25, 2011

GREEN: City hopes center will help cleantech companies show, commercialize products

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"Technology companies are very interested in having a showcase facility where investors can see new inventions," said Jo Zientek, acting assistant director of San Jose's environmental services department. "It helps companies commercialize their products."

One of those companies is Redwood Systems Inc., a company that designs and manufactures devices that reduce energy use in commercial buildings. Mike Sanjurjo is a business development manager for the Fremont company. "It's a fantastic project," he said of the Clean Technology Center. "It should serve as a catalyst for green technology products in the marketplace. We will be excited to participate."

Nanci Klein, deputy director of the city's Office of Economic Development, said the center will enhance San Jose's international stature as a center of cleantech industry development.

"We have offered our land and buildings (cleantech) demonstrations," she said. "This comes up in every conversation with new and serial entrepreneurs. It's essential they are able to publicly display their projects."

Funding still needed

The funding for the project will come from a variety of sources, including \$4.5 million from the New Markets Tax Credit program of the U.S. Department of Treasury for the Clean Technology



MOVING IN: Habitat Executive Director Jennifer Simmons, here at a smaller version of the ReStore that will open in San Jose, calls her project 'Home Depot meets Goodwill.'

Center. The New Markets Tax Credit program was established to encourage increased investment in low-income communities. It allows investors to receive a tax credit against their federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities.

Each of the center's three elements will cost about \$3.7 million. Construction of the hazardous household waste facility will be paid for out of city utility ratepayer funds, according to Jennifer Garnett, spokeswoman for the environmental services department. Habitat officials are seeking private

bring waste to these centers.

ReStore for Habitat

Jennifer Simmons, executive director of Habitat's Silicon Valley chapter, describes her nonprofit's part of the project as "Home Depot meets Goodwill." The organization operates 800 such facilities nationwide. The organization operates a smaller program near its Milpitas headquarters, but this new 15,000-square-foot venue will be the South Bay's first full ReStore.

ReStore accepts surplus construction materials from retailers ranging from Lowe's and Orchard Supply Hardware to mom-and-pop stores. Simmons said typical ReStore customers are homeowners and rental property owners. Habitat plans to reach out to Silicon Valley's small contractors when the facility opens in 16 months.

Simmons said Habitat has hired architectural firm McCall Design Group of San Francisco to design its interior space and Legacy Partners CDS Inc. as general contractor on the project.

"We don't want it to look like a sterile big-box store," she said. "We want people to walk in and immediately feel comfortable."

A unique twist will be to use some of the donated and surplus materials to create public art projects, Simmons said. Zientek said city officials are happy to see the Habitat project come to fruition.

"We've been working with them since 2007 on a ReStore project," she said. "We're lucky, because a lot of cities want this kind of facility."

DAVID GOLL can be reached at 408.293.1853 or dgoll@bizjournals.com.

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San Jose Closes Innovative NMTC Transaction

By Jennifer Dockery, Assignment Editor, Novogradac & Company LLP

Late last year, the city of San Jose, Calif. completed its first new markets tax credit (NMTC) transaction. As fits the largest city in Silicon Valley, the project, known as the San Jose Environmental Innovation Center (EIC), will house emerging technology startups and recycling centers. EIC is part of the city's Green Vision, a 15-year plan for economic growth and environmental sustainability, and will provide jobs and resources to San Jose and other Santa Clara County communities.

"The sponsor had sufficient leverage in the form of the value of the existing building, along with city funds, to provide a match for the NMTC investment from Chase Bank. With NMTC financing, this unused former manufacturing plant can become a viable resource for jobs and innovation in the city of San Jose," said Elizabeth Tracey, vice president in Chase's NMTC group.

The EIC will house a demonstration facility for emerging clean technology companies, a secondhand and surplus construction materials store and a household hazardous waste facility where Santa Clara County residents will be able to drop off household waste at the county's first permanent hazardous household waste collection facility.

The Clean Technology Development Center (CTDC) will lease space to start ups and technology companies and help them commercialize their products. It will also provide green training opportunities for low-income residents. Habitat for Humanity will operate a ReStore on the site. ReStores, whose stock is donated and sold at reduced prices, sell reusable and home improvement goods, including fur-

niture, home accessories, building materials and appliances.

"We saw the opportunity to site the clean tech demonstration center at the site. We wanted to reuse the site productively and fill as many needs as possible," said Jo Zientek, acting assistant director for the city's Environmental Services Department (ESD), which led the project for the city.



Photo: Courtesy of Ed Ramirez, City of San Jose

The City of San Jose is converting a 1960s-era warehouse into a hazardous household waste collection facility, business incubator and Habitat for Humanity ReStore.

The EIC features sustainable and environmentally friendly design and is expected to earn at least LEED Gold certification. The project includes a utility metering and dashboard system, composting toilets and an advanced storm water system, which includes structured void spaces beneath per-

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vious sidewalks.

"San Jose is known for new technology and sustainable technology. What they're creating there doesn't exist right now," said Michelle Morlan, west region director with the National Development Council (NDC). "We all knew that the resulting project was really going to be exceptional."

ESD acquired the 47,000-square-foot warehouse in 2006. The 1960s building, originally purchased by the city for use as an affordable housing development, cost ESD \$4.3 million; the department used a combination of utility fees and rental income from other city owned properties to fund the purchase. The city used \$4 million in garbage, sewer, storm and sanitary fees to fund the hazardous waste facility. The Habitat for Humanity ReStore was funded with \$6 million in recycling deposit fees that the city collected from developers that did not recycle construction materials at a city certified recycling center. An additional \$2 million in utility late fees were used to pay Group 4 Architecture Research + Planning Inc. to design the EIC. The \$26.7 million project included NMTC financing from several partners: NDC, Brownfield Revitalization (BR) and Northern California Community Loan Fund (NCCLF) provided NMTCs and Chase provided \$7.4 million in equity for the tax credits.

"[The project] serves as a perfect example of a project receiving substantial broad-based local community, political and private industry support because of its commitment to environmental stewardship, small business support and job creation and training," said Bret Batchelder, BR's managing director. BR provided the project with a \$12 million qualified equity investment (QEI).

A City First

The city of San Jose worked for several years to bring its first NMTC transaction to fruition. It reversed its usual project development process, pulling together its "dream project" and then seeking financing.

"We wanted to get far enough in site design to attract investors," Zientek said. ESD identified components of the project that could be added depending on how much capital the city could attract. ESD's goal was to build the center debt-free.

With project design in hand, ESD contacted private and public environmental centers across the country to inquire about funding, leading the city to hear about the NMTC program. ESD determined that the center was in a qualified census tract and worked with consultants, on the condition that they would be paid only if the NMTC transaction was successful, to attract community development entities to the project. The city worked with NDC to secure NMTC project financing, the result of which was NDC

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investing in the EIC and bringing NCCLF and BR into the project.

"If you look at how that project would be valued in the conventional market ... there's really no way to compare it to existing real estate. It would be very difficult to attract private sector financing to make this project go," said Morlan.

Ross Culverwell, NCCLF's deputy director of lending, agreed. "It fits very well into that 'but for' question," he said. He called the transaction an example of how the public, private and not-for-profit sectors can work together.

In order to use the NMTCs, the city created and transferred the EIC to a not-for-profit entity. Once the project is completed, the not-for-profit will own the building and the city will be the master tenant.

"The subsidy that the NMTC program is providing to the project will allow for the creation of innovative green technology that will, in the long run, decrease the country's dependence on fossil fuels. ... The EIC will create higher paid and more advanced jobs opportunities in the clean tech industry for [low-income community] residents," said Batchelder.

Jobs & Opportunity

The EIC will provide local residents with services and job opportunities. The city anticipates that construction and operational programming will provide 140 new jobs, including 50 jobs at the hazardous waste collection center, 45 construction jobs, 40 jobs at CTDC and five at ReStore. Additionally, the EIC will host environmental workshops and workforce development programs for local and low-income residents. San Jose's Work2Future program, which assists with meeting workforce demands, will use the space to offer jobseekers educational opportunities and workshops, networking opportunities and other services. It is expected that local companies will lease space in CTDC and use the center's business support services as well as its office, lab, manufacturing and demonstration space.

"They very consciously built in job training and workforce development in the completed project," said Culverwell. NCCLF provided the project with a \$7.35 million QEI.

At press time, the EIC was under construction and the city was securing tenant leases for the remainder of the building. Habitat for Humanity had already signed a lease for its ReStore space and the center was establishing a memorandum of understanding with the Lawrence Berkeley National Laboratories for CTDC space. Santa Clara County was expected to sign a lease for the hazardous waste facility by June 2012 and offset the cost with fees from municipalities that use the facility. Zientek said that the city

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plans to build out the space to suit its tenants. The city expects to complete the EIC in December. ❖

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Prospect Silicon Valley

“Other Perspective” Input

What role did you play in the development of this project?

This was a City project so we didn't play a major role in planning. We participated in planning and communications for the opening of the facility and provided input to the equipment and furnishings for the Demonstration Center. The City commissioned a Business Plan for operation of the Demonstration Center, which we have worked from in launching the facility. We contributed to an equipment planning and purchase list, and took over completion of interior improvements to accelerate schedule for turnover.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Since opening in October 2014, ProspectSV has signed 15 companies for representation and use of the Facility, ranging from product refinement and marketing to technology exhibit and pilot project development. We are working with companies to install exhibit space and multimedia displays as well as helping companies move in materials and goods for their work. At maturity we anticipate 40 companies working with us at any time.

We have held several major events at the Center. We've hosted the California Energy Commission, California Fuel Cell Partnership, Breathe California, US Minority Business Development Center, Autotech Council and other organizations for functions ranging from public meetings to conferences and hackathons of up to several hundred people.

The event space at the EIC has been very useful to organizations and companies large and small. The flexibility of the space through the air walls allows for concurrent events as we have hosted an event with 100 people while holding a 25 person meeting next door.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

Making budget choices for valuable equipment purchases for the facility in light of construction delays and overruns was the largest challenge to opening the Center. It wouldn't be accurate to say we participated in the tradeoffs, we responded to changes the City felt were necessary and worked flexibly to stay on schedule.

4. What do you consider to be the the most and least successful aspects of this project?

Most Successful – the versatility of the space built by the City. For us, the ability to offer startups and partners a location that includes desk space, meeting space, working space and labs is a huge advantage. Companies find the space valuable because the other alternative is to rent their own location with all of these amenities which is much more expensive.

The high bay shop space and open layout of the facility also make it possible for companies with unique needs to work with ProspectSV. It is not everywhere that you can update a 45' transit bus or build a pilot scale waste gas to energy generator.

Additionally, visitors and clients alike have been impressed by the modern design and green features of the building. We are often asked about the sustainable features of the facility.

Least Successful – any new building has its challenges but the major delays in construction of the building led to some hasty work by contractors and perhaps some hasty decisions to get things done overall. I believe everyone has felt the growing pains.

Submitted by Doug Davenport, Executive Director, Prospect Silicon Valley



Green Matters

Issue 5 | July 2014



Kerrie Romanow

Director's Message

Perseverance Pays Off

I wrote this column flying home from Washington D.C.

I was in the nation's capital with San José Chief Information Officer **Vijay Sammeta** and our partners at Intel to present our collaborative project for the White House SmartAmerica Challenge. The San José+Intel project (page 12) is an exciting example of where San José's Green Vision, our partnerships, and our culture of perseverance are taking us.

Still in the sky, I can think of multiple projects over the last quarter where our perseverance has paid off in spades. In this *Green Matters*, you'll be reading about:

- The San José Environmental Innovation Center (SJEIC), now open for business after a spectacular ribbon cutting event in May;

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ESD Welcomes New Assistant City Manager Pam Antil, see page 8

Integrated Waste Management

New San José Environmental Innovation Center Founded on Vision, Determination

By Cheryl Wessling

AFTER GOOD-HUMORED COMMENTS from a slate of dignitaries and the snip of a green ribbon spanning its entrance, the San José Environmental Innovation Center (SJEIC), located in east-central San José, opened to applause and eager

exploration by a crowd of nearly 300 people on May 30.

For staff that have worked on the project since 2006, the grand opening was a day to savor. Over the course of eight years, the project evolved from a simple

CONTINUED P. 4



Left to right: Councilmembers Xavier Ramos, Madison Nguyen, and Johnny Khamis; Governor's Office of Business and Economic Development Director Kish Rajan; ESD Director Kerrie Romanow; Councilmember Ash Kalra; Prospect Silicon Valley Executive Director Doug Davenport; and Habitat for Humanity East Bay/Silicon Valley President & CEO Janice Jensen. Behind Kalra is ESD Deputy Director Jo Zientek and Councilmember Kansen Chu.

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Delivering world-class utility services and programs to improve our health, environment and economy

Emergency Preparedness

Wastewater Facility Evacuates for Drill

By Kristen Yasukawa

AS THE EMERGENCY alarms sounded, the Regional Wastewater Facility staff sprang into action, grabbing their radios as the message came across:

"This is a drill. A gas leak has been reported on the west side of the facility. Evacuate all staff to the Admin Building parking lot. This is a drill."

Across the 70-acre operational site, employees emerged from confined spaces, tunnels, and buildings. Although only a

CONTINUED P. 6



Incident Commander Mike D'arcy (left) and Assembly Coordinator Rudy Ramirez (right) confer during the evacuation drill.

Innovation Center

CONTINUED FROM P. 1

blueprint for a new household hazardous waste (HHW) facility to a showcase of sustainable features and home to three tenants.

ESD Deputy Director **Jo Zientek**, who led and shaped the project from its earliest days, recalled its genesis: “When the City’s Central Service Yard was closed to HHW collection in early 2006, we began to hunt for a new site. The Housing Department owned a four-acre property on Las Plumas Avenue and it seemed perfect, so we bought it,” she said.

The perfect site soon gave way to challenges. Businesses near the site protested having HHW collection as a neighbor, leading to a year-long environmental impact report process.

The outreach process helped the project evolve with public input to include other uses in addition to HHW collection.

“The project grew to enfold several city departments and external partners, and is a stronger community asset for that.”

~ Jo Zientek, ESD deputy director

“The potential tenant that most interested us was a Habitat for Humanity ReStore — we were excited about the multiple benefits a ReStore could bring to San José,” said Zientek. ReStores divert waste from landfill by selling donated home improvement goods, and their proceeds fund affordable local housing.

City leadership supported the idea of adding tenants and making the SJEIC a sustainability showcase. At the time, Council had just approved the Green Vision — including bold goals for clean tech job creation, clean energy use, waste reduction, and green buildings.

The Office of Economic Development (OED) was also quick to see opportunities. As a key strategy for the City, OED wanted a nonprofit center in San José that could provide lift-off to emerging clean technologies. Space at the SJEIC site could enable that. “ESD was soon collaborating with OED on headquartering the new nonprofit, **Prospect Silicon Valley**, at the SJEIC,” said Zientek.

With the expanding vision came ex-

panding costs. Then-graduate intern **Nora Cibrian** was tasked with grant applications. Cibrian worked with a consultant on applying with the New Markets Tax Credit program.

“San José was the first city in California to leverage this federal program, and in 2011 we closed the deal with \$4.5 million in funding,” said Cibrian. Investors secured significant tax benefits in exchange for providing funds to the project.

Cibrian soon became a full-time ESDer and co-manager of the SJEIC project, along with IWM staffers **Anna Szabo** and **Ed Ramirez**. Szabo focused on procurement while Rameriz served as project site manager.

SJEIC is now open for business, but the facility isn’t yet complete. “We’ve still

got a federal grant to implement for installation of the photovoltaic system,” said Cibrian. “It will be powerful enough to offset the site’s annual electrical usage.”

In Hindsight

Zientek, whose eldest child was in second grade when the project started and is now in high school, looks back at the challenges presented by the SJEIC project. “Over a long-term project like this, staff naturally make career changes, and for the EIC, that meant handing over the baton. But like a good relay team, we stayed determined and flexible.”

“The project grew to enfold several city departments and external partners, and is a stronger community asset for that,” said Zientek. *



The crowd checks out bargains at the new ReStore, top, and explores the new Prospect Silicon Valley demonstration space, bottom.



Mayor Reed made the first official donation to the ReStore — handing Janice Jensen, president & CEO of Habitat for Humanity East Bay/Silicon Valley, a hammer. In the background, four wind turbines help power the SJEIC.

“The early project got complicated when the neighboring businesses protested.”

~ Paul Ledesma, former HHW coordinator, now in WSP

“The community wanted a facility that could be an aesthetic asset to the area,”

~ Jennifer Seguin former IWM staffer, now in WSP

“The HHW operation was originally going to be under a canopy in the parking lot; that’s how far the project has come.”

~ Walter Lin, former IWM staffer, now in Public Works



Napp Fukuda, Emily Kurth, Monica Perras



Napp Fukuda, Rene Eyerly, Ashwini Kantak, Ken Davies, Jennie Loft



Jo Zientek



Ed Ramirez, Nora Cibrian, Anna Szabo, Jennifer Seguin

“From complex funding to interdepartmental coordination, it’s been an amazing project.”

~ Nora Cibrian
SJEIC project co-manager



Kish Rajan, GoBiz Director



Crowd in front of public art water feature

“We were finding ways for the EIC to meet the City’s Green Vision goals.”

~ Mike Foster
former IWM staffer, now in SCD

“I’ve enjoyed watching a decrepit site transform into this sustainable facility.”

~ Ed Ramirez
SJEIC site manager

Thanks to all staff whose preparations and help made the opening ceremony spectacular!

SJEIC Project Managers
Nora Cibrian, Anna Szabo, and Ed Ramirez

SJEIC Media & Event Team
Cheryl Wessling, Emily Kurth, Nidia Gomez, and Jennie Loft

Event Assistance
Spiros Kolomvotos, Ed Bautista, Carolina Camarena, Monica Perras, Leslie Martin, and volunteer staff from neighboring Our City Forest

View the video! Watch the event proceedings at: <http://youtu.be/CDgiNTm87IA>

San Jose Environmental Innovation Center – Phase 1 Construction Pictures, 2010, Grand Opening 2014



San Jose Environmental Innovation Center – Phase 1 Construction Pictures, 2010, Grand Opening 2014

After Pictures - May, 2014 Grand Opening



San Jose Environmental Innovation Center – Phase 1 Construction Pictures, 2010, Grand Opening 2014



December, 2014