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**FOR IMMEDIATE RELEASE**

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## **County of Santa Clara Recruiting Developers for Civic Center Development**

*Statement of Qualification Submission Deadline: July 19, 2013*

**SANTA CLARA COUNTY, CALIF.** – The County of Santa Clara is recruiting developers to partner in the redevelopment of a 55-acre County-owned property that includes the 10-acre former City of San Jose City Hall property. Qualified developers are asked to submit their Statement of Qualification no later than 3 p.m. on Friday, July 19, 2013.

On May 15, 2013, the County hosted a non-mandatory Request for Qualification (RFQ) pre-submittal conference. Over forty architects, engineers, consultants and developers attended the conference to learn about the project. Since then, the project website has been updated to include the Pre-Submittal Conference presentation, a detailed presentation outline, and a list of those in attendance. For information about the pre-submittal conference, go to:

<http://www.sccgov.org/sites/faf/cp/mp/Pages/ccmpdocs.aspx>.

The Civic Center Development project will include both County government facilities and private sector developments. At completion, the development could include 600,000-1,175,000 square-foot governmental office space for operations, administration, judicial and correctional uses. The principal private sector development opportunities are in the area bounded by North First Street, West Mission Street, North San Pedro Street, and West Younger Avenue, where the County Government Center, former San Jose City Hall, and a County Health Building are currently located. The City of San Jose is willing to consider rezoning for the best use of the property.

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The qualified developers are required to be able to prepare a flexible, market-driven, mixed-use master plan; prepare high-level site development phasing and financing plans; and convey property. They also should demonstrate the following:

- Successful development of complex sites in an urban setting;
- A history of actively engaging the community;
- Expertise in obtaining local entitlements;
- Experience working with buildings eligible for listing in the National Register of Historic Places; and
- Experience in the design and programming of governmental complexes.

For more information about the civic center project, go to: [www.sccgov.org/civiccenter](http://www.sccgov.org/civiccenter), or call David Barry, Senior Facilities Architect, and project manager for the Civic Center Master Plan, at (408) 993-4645.

### **Background**

In July 2011, the County took possession of the former City of San Jose City Hall Complex. The acquisition provided an opportunity for the County to re-evaluate the Civic Center and its relationship with the communities it serves. In early 2013, the County acquired the former Private George L. Richey, U. S Army Reserve at San Pedro and Hedding streets for a County Regional Law Enforcement Training and First Responder Readiness Center. The recent acquisitions and the County's ownership of the majority of lands in the vicinity of the Civic Center prompted a study about the potential for development of the City Hall building, as well as the feasibility of consolidating government functions.

In December 2012, the County of Santa Clara Board of Supervisors approved an ordinance authorizing the possible lease, sale, joint development or other disposition of the 55-acre County-owned property for the purposes of public, residential, commercial, industrial, or cultural use development.

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On April 3, 2013, the County of Santa Clara held the first community meeting at the County Government Center to inform the public and receive feedback about the County's objectives for the future use and development of the Civic Center. Participants expressed the desire to improve the quality of life for the existing residents, improve the variety of retail businesses, as well as a plan to address any concerns regarding safety issues.

In May 2013, the County of Santa Clara Board of Supervisors released a RFQ to recruit developers to partner with the County in the process of redeveloping the Civic Center property.

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