

County of Santa Clara Initiates Predevelopment Efforts to Determine the Scope of Civic Center Revitalization

First phase of community process for redeveloping the 55-acre Civic Center Campus

SANTA CLARA COUNTY, CALIF. – This week, the County of Santa Clara Board of Supervisors approved moving forward with an Exclusive Negotiating Agreement with Lowe Enterprises and M. Arthur Gensler, Jr., and Associates, Inc. to begin the pre-development phase of the Civic Center redevelopment project. The agreement is part of the first stage in a community-focused process for redeveloping the 55-acre Civic Center Campus that includes the former San Jose City Hall.

“We have an exciting opportunity to reshape the civic center in a way that improves government efficiency while benefitting the surrounding neighborhood,” said Supervisor Ken Yeager, President of County of Santa Clara Board of Supervisors. “This agreement brings us one step closer to realizing the full potential of the 55-acre Civic Center Campus.”

The Exclusive Negotiating Agreement establishes a 50-day period, with up to two additional 15-day extensions, during which Lowe and Gensler will negotiate exclusively with the County of Santa Clara the terms and conditions of a Predevelopment Facilities Agreement.

The Predevelopment Facilities Agreement will give the County a better understanding of its facilities needs for the site and foster the development of necessary planning studies, documents and agreements for the future redevelopment of the Civic Center.

“I’m glad we can move forward thoughtfully with the Civic Center master planning with the surrounding neighborhoods fully engaged,” said Supervisor Cindy Chavez, District 2.

At the end of the Exclusive Negotiation phase, the Predevelopment Facilities Agreement will be forwarded to the County Board of Supervisors to review for approval.

“We appreciate the opportunity to partner with the County and the community to create a plan for an efficient, sustainable Campus for government services that will bring new activity and growth to the Civic Center area over the long term,” said Hanns Lee, senior Vice President of Lowe Enterprises Real Estate Group.

The 55-acre Civic Center redevelopment project is expected to include both public and private sector uses. The County government facilities to be developed will include operations, administration, judicial and correctional uses. The principle 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, and former San Jose City Hall are currently located.

“We need to make sure that the redevelopment of the Civic Center Campus will become an asset for the community,” said Supervisor Dave Cortese, District 3.

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 Center 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.

Since April 2013, the County of Santa Clara has held community meetings to inform the public and receive feedback about the County's objectives for the future use and development of the Civic Center.

In April 2013, the Board of Supervisors issued a Request for Qualifications to the development community for the master development of the Civic Center properties. A pre-submittal conference was held and attracted 42 participants from the business communities. The County received two RFQ submittals.

About Lowe Enterprises

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 41 years, it has developed, acquired or managed more than \$21 billion of real estate assets nationwide. Lowe is currently responsible for more than \$5 billion of commercial, hospitality and residential assets. Lowe's Bay Area activities include a joint venture with Montana Property Group to develop an 780,000-square-foot entertainment-themed mixed-use destination adjacent to the new 49ers Stadium in Santa Clara and the 1.8 million-square-foot North First Campus, a nine-building Class A office project to be developed on a 43-acre site in San Jose. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in San Mateo, San Diego, Irvine, Denver, Philadelphia and Washington, DC.

About M. Arthur Gensler, Jr., and Associates, Inc.

Gensler is a global design firm with headquarters in San Francisco, with 45 locations and 4,000 employees worldwide. Gensler helps clients succeed by focusing on the needs of the people they serve, whether they are employees, customers, sports fans, students, passengers or guests. Founded in 1965, Gensler has deep expertise in design and architecture across 20 practices, including aviation, commercial office buildings, professional services, retail, planning and urban design, entertainment and hospitality, sports stadia and education facilities. The firm also holds practices focusing on brand strategy, environmental graphic design, mission-critical facilities, and consulting for real estate, workplace, and sustainable design. Gensler has worked with counties across California, including: Alameda, Sonoma, Los Angeles, and Orange counties. For more information, visit our website or blog, follow us on Twitter, or like us on Facebook.

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