

May 15th Briefing

1. Introduction
2. Presentation
3. Q&A
4. Walking Tour

Presentation: Outline Summary

- A. Introduction
- B. County Campus existing conditions
- C. What is the County looking for from a Developer and the Developer's Team?
- D. What is the County looking for in the response to the RFQ?
- E. What is the selection process?

A. Introduction

1. Team
2. County Board of Supervisors: Adopted Ordinance on Dec. 4, 2012
3. 12 months of preliminary Board discussion prepping for this process
4. Done preliminary land planning, including initial meetings with community stakeholders and City

B. County Campus Existing Conditions

1. Documents posted on website
2. Status of the existing County property and buildings
3. Status of the former SJ City Hall site and buildings

C. What is the County looking for from a Developer and the Developer Team?

1. Establishing a long-term site development plan: integrating both public facilities and private development on its Civic Center Campus;
2. Assisting the County in achieving the highest and best use;
3. Maximizing the value of the County's real property assets; and
4. Aiding the County in making choices regarding appropriate treatment of the former San Jose City Hall.
5. Developer's Team
 - a. Successful development of complex sites in an urban setting
 - b. Understanding of emerging trends in Silicon Valley
 - c. A history of actively engaging the community
 - d. Expertise in obtaining local entitlements
 - e. Experience in working with buildings eligible for listing in the National Register of Historic Places
 - f. Experience in the design and programming of governmental complexes

D. What is the County looking for in response to RFQ?

1. Vision statement for the community, City of San Jose, and the County
2. Approach to engaging community
3. Entitlement Strategy
4. Approach to process – possibly three phases (but open to other approaches):
 - a. Phase 1: Campus Master Plan --- Preparation of flexible, market driven, mixed use master plan for County Civic Center and private development that identify the proposed land uses,

- location of the land uses, intensity and density of development and development standards. Also a project for CEQA purposes. At conclusion: Certified EIR, GP amendment, Zoning change, and possibly a Development Agreement with the City
- b. Phase 2: High level site development phasing plan and financing plan, including a specific site development plan for the former SJ City Hall site
 - c. Phase 3: Conveyance of property for near-term development

E. What is the selection process and timeline?

- 1. Selection criteria are in Attachments A and B (pages 11-12)
- 2. Timeline is on page 7