



Santa Clara County

Civic Center Master Plan

March 30, 2016

COMMUNITY MEETING

AGENDA

Section 1: Project Summary

Section 2: Project Update

Section 3: Q&A



Section 1: Project Summary

SECTION 1: BOARD ADOPTED GUIDING PRINCIPLES



ECONOMY

- Prepare a financially responsible plan demonstrating:
 - Operational cost savings
 - Consolidation savings
 - Creation of ongoing, long-term County revenue stream(s) from surplus assets
- Promote economic development
- Provide opportunities for the private sector to have a role in new construction

POLICY

- Be consistent with County policies
- Obtain entitlement approvals from, and consistent with, San Jose land use policies

COMMUNITY

- Enhance the Civic Center as a community asset for the neighborhood and First Street corridor
- Respect the history of the former City Hall without compromising the future needs of the County and the marketplace
- Utilize an open and transparent process

CONSOLIDATION

- Formulate a modernization and consolidation plan for County facilities
- Create a flexible framework with discrete phases to allow for long term implementation

SECTION 1: CIVIC CENTER SPACE NEEDS

EXECUTIVE SUMMARY:

- Total Square Footage for County Space: 1,150,000 GSF
- Approx. 500,000 GSF (Law and Justice uses on Richey)
- For County Uses: 23± acres
- For Other Uses: 17± acres

SECTION 1: CIVIC CENTER SPACE NEEDS

Relocation to Richey Site

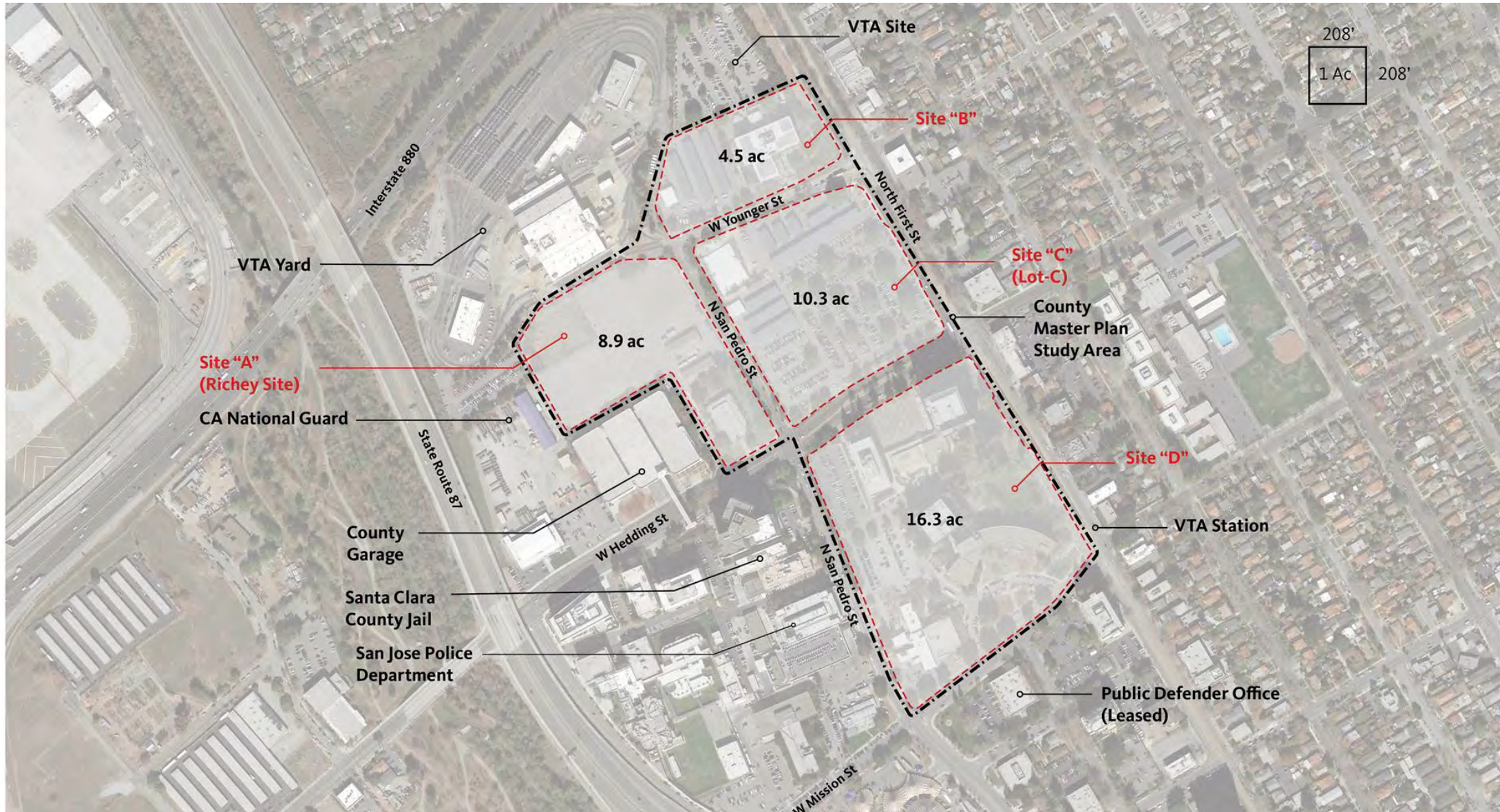
Law and Justice Uses:

- Office of the District Attorney
- Office of Pretrial Services
- Office of the Public Defender/Alternate Defender
- Office of the Sheriff/Department of Corrections
- Probation Department (Adult and Juvenile)
- Re-Entry Services
- Emergency Operations Center

SECTION 1: CIVIC CENTER SPACE NEEDS

Richey Site Use Restrictions

- Law and Justice Functions
 - No new detention facilities
 - No offices for General Government departments
 - No retail
 - No parking for uses other than Law and Justice functions
- Richey site capacity ~ approximately 500,000 gross square feet.

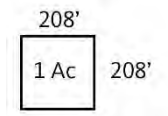
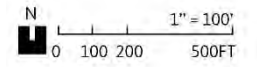


SECTION 1: SITE CONTEXT

EXISTING BUILDINGS



Conceptual Site Plan: Centralized Civic Center Campus and Maximize Development Opportunities



- County Services
- Law + Justice
- Development Site

County Services (including Law + Justice)	
Land Area (acres)	23.7
GSF	1,150,000±
Parking	2,500 – 3,500
Site Surplus	
Land Area (acres)	16.3



Section 2: Project Update

SECTION 2: Ongoing

- Anderson Brule Architects PSA – Law and Justice Planning

SECTION 2: Next Steps


- April 11th - Notice of April 26th public hearing on proposed Ordinance that would approve the Master Development Agreement
- April 12th Board meeting – Extend Predevelopment Facilities Agreement (Lowe Enterprises)
- April 26th Board meeting – Hold public hearing on proposed Ordinance
- May 24th Board meeting, approve:
 - Master Development Agreement (MDA) (Lowe Enterprises)
 - Contract with CEQA and environmental clearance consultant
(David J. Powers and Associates)

SECTION 2: Master Development Agreement

- Roles and Responsibilities between County and Lowe Enterprises
 - Law and Justice Center Planning (County - Anderson Brule)
 - Civic Center Master Planning (Lowe - Gensler)
 - CEQA and Environmental Clearance (County – David J. Powers)
 - Preliminary Design and Engineering (Lowe - Gensler)

SECTION 2: Summary Time Line

- Roles and Responsibilities between County and Lowe Enterprises
 - ❖ May 24, 2016 - MDA Approval by Board of Supervisors
 - ❖ 2016 to June 2017 - Master Plan and Due Diligence
 - ❖ 2016 to January 2018 - CEQA/EIR and other Approvals
 - ❖ May 2017 to April 2018 - Preliminary Design and Engineering



Section 3: Q & A

CONTACT US

Project Website: www.sccgov.org/civiccenter

Contacts:

- David.Barry@faf.sccgov.org or (408) 993-4645
- Bruce.Knopf@ceo.sccgov.org or (408) 299-5155
- Office of Supervisor Cindy Chavez
 - Scott.Strickland@bos.sccgov.org or (408) 299-5022