

# Meeting Notes

<b>Project</b>	Santa Clara County Civic Center Campus Master Plan	<b>Project Number</b>	01.2265.000
<b>Meeting Location</b>	70 W. Hedding Street	<b>Meeting Date and/or Time</b>	03.08.2017 6:30-8:00PM
<input type="checkbox"/> <b>Via Telephone</b>	Lower Level Conference Room		
<b>Meeting Subject</b>	Community Meeting #02	<b>Meeting Number</b>	1
		<b>File</b>	1MN
		<b>This is page</b>	1 of 5

<b>Present</b>	Bruce Knopf / Santa Clara County David Barry / Santa Clara County Susana Mercado / Santa Clara County Roland Flores / Lowe Riki Nishimura / Gensler Gray Dougherty / Gensler Kristi Loui / Gensler
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<b>Distribution</b>	Those present CC: Tom Clyman (Lowe)
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<b>Prepared by</b>	Kristi Loui	<b>Date Issued</b>	03.10.2017
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Gensler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Gensler within seven calendar days of the issue date of these meeting notes.

Discussion	Action / Decisions Pending / Follow up
<p>1. Community Participants</p> <ul style="list-style-type: none"><li>In addition to County, Lowe, and Gensler team members, the following were present:<ul style="list-style-type: none"><li>Scott Strickland (Chief of Staff for Supervisor Chavez)</li><li>Michael Franzino (Policy Aide for Supervisor Cortese)</li><li>Additionally, there were 16 members of the community, including representatives from Hyde Park, Sustainable Silicon Valley, Audubon Society, and Sierra Club, among others</li></ul></li></ul> <p>2. Presentation</p> <ul style="list-style-type: none"><li>County staff prefaced the master plan presentation with these comments:<ul style="list-style-type: none"><li>The master plan is a framework, or roadmap, not a design</li><li>The immediate timeline extends to the end of 2017 for the Board approval of the EIR and master plan document</li><li>Overall timeline projects a 20-year buildout</li></ul></li></ul>	

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<b>Meeting Date</b>	03.08.2017 6:30-8:00PM	<b>This is page</b>	2 of 5
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<ul style="list-style-type: none"> <li>o The refined master plan incorporates comments from the November 2016 community and Board meetings, as well as input from other organizations, such as SPUR, Sustainable Silicon Valley, City of San Jose, VTA, and others</li> <li>o A scoping meeting for the NOP process will take place on March 21, 2017 in Room 157.</li> <li>o The Board of Supervisors meeting will take place on March 14, 2017. The agenda has not yet been posted.</li> </ul> <p>3. Questions and Comments</p> <ol style="list-style-type: none"> <li>1. <b>Q: What will be done regarding the traffic impact the master plan will have on the surrounding residential neighborhood?</b>  A: The traffic impact will be analyzed as part of the CEQA process.</li> <li>2. <b>C: Currently, in the surrounding neighborhood, noise can be heard from amplified events on the plaza fronting 70 W. Hedding, especially on weekends. There are concerns regarding the new entry plaza in the master plan design.</b>  A: Noise impacts will be analyzed as part of the CEQA process.</li> <li>3. <b>C: VTA should consider moving the VTA station north to Hedding.</b>  A: As part of the master plan process, the design team has had discussions with the VTA regarding this matter. Relocation of the VTA station is not within the control of the County, so is not being incorporated into the Master Plan, but discussions with VTA are ongoing. There is a significant cost implication.</li> <li>4. <b>Q: What are the boundaries of the area described in the NOP?</b>  A: The NOP consultants will draw the boundaries of the areas affected by the project, which will extend beyond the boundary of the project area. These affected area boundaries will vary by issue and development of these areas is part of the intent of the NOP scoping meeting.</li> <li>5. <b>Q: Does the NOP process allow opportunity for the community to voice their concerns?</b>  A: Yes, this begins with the scoping meeting, scheduled for March 21, 2017.</li> </ol>	

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<p>6. <b>Q: The existing jail has already impacted the neighborhood by driving out retail from North First Street. How will this project help bring back neighborhood retail? Can bail bond and lawyer store fronts be co-located with the Civic Center so that neighborhood-serving retail can return to North First?</b></p> <p>A: Site D, south of Hedding along North First Street, includes future private development opportunities, which could include retail. The Amenity Hub is planned to include incidental retail such as a café. Civic functions on county land are self-entitled. Anything more than incidental retail would be subject to City of San Jose zoning and approval.</p> <p>7. <b>Q: There are pros and cons to consolidation of County services. We are worried about visitors and users of some of these services. Can you provide a list?</b></p> <p>A: Most of these departments and services are already located at the Civic Center location. Additional departments include: Probation services from Charcot, Public Defender, and the administrative functions of the Social Services Agency.</p> <p>8. <b>C: I'm thrilled to see resource and efficiency savings for items such as solar and carbon as part of the sustainability strategy.</b></p> <p>9. <b>Q: Can you tell me more about stormwater retention as it relates to the master plan?</b></p> <p>A: Stormwater will be retained on site per code requirements (C.3). The design team is investigating opportunities for limited stormwater retention on-site to provide for on-site reuse during the winter months.</p> <p>10. <b>C: I am supportive of the water strategies you have shown for the master plan.</b></p> <p>11. <b>Q: Doesn't the County already have all the solar it needs in its existing facilities?</b></p> <p>A: The County is investigating many strategies for energy conservation and generation. On-site solar generation is a part of that.</p> <p>12. <b>C: Some people couldn't get in to this meeting.</b></p> <p>A: We will ensure the next meeting has full accessibility.</p> <p>13. <b>C: The Civic Center already has a plaza. You should make the existing one more vibrant before designing new ones.</b></p>	

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<p>A: The new plazas in the master plan are concepts which will be refined as development progresses. These plazas are intended to be central and integral to the Civic functions, north of Hedding Street. The existing plaza south of Hedding will not be within the proposed bounds of the new Civic Center.</p>	
<p>14. <b>C: Save the old oak trees along Hedding Street.</b></p>	
<p>A: We are making every effort to retain all significant, mature and healthy trees on-site, especially oak trees.</p>	
<p>15. <b>Q: Isn't distribution more resilient than consolidation of services?</b></p>	
<p>A: We are not trying to consolidate services that don't make sense to be together. We are consolidating services that will be more efficient if co-located. These services are mostly administrative and do not include any services that are delivered directly; those remain distributed around the county, where the clients are. Consolidation of services is critical to the effective delivery of those services. Resiliency measures will be designed into the Civic Center systems at the new campus.</p>	
<p>16. <b>C: Bird safety needs to be taken into consideration. Look at proven methods and examples of how to make a bird-safe building.</b></p>	
<p>A: We have received the information you have previously shared with us on this issue and will investigate appropriate ways to integrate these measures as the design progresses. The images shown do not reflect any building related design work.</p>	
<p>17. <b>Q: Who permits retail uses on the site? Can we be assured that there will be no liquor or bail bond stores on County land?</b></p>	
<p>A: The County will select the tenants for the Civic Center site and it will not include these uses.</p>	
<p>18. <b>Q: Will CEQA study property value impacts?</b></p>	
<p>A: There is no decision at this time. This should be investigated at the scoping meeting March 21, 2017.</p>	
<p>19. <b>Q: Are the jobs referred to in the NOP net or gross?</b></p>	
<p>A: These jobs are part of the Urban Village overlay, which encompasses a larger area adjacent to North First Street, including the southern half of Site D. The City of San Jose will</p>	

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<p>host 3 public participatory meetings for each Urban Village plan. The current assumption is that these numbers are net.</p> <p>20. <b>Q: According to the November 2016 meeting notes, there was a TDM study started. What is the estimated time of completion?</b></p> <p>A: The study should be completed by May 2017, at which point it will be an item in consideration for next year's fiscal budget for implementation funds.</p> <p>21. <b>Q: Who is the agency having jurisdiction between the City of San Jose and the County of Santa Clara?</b></p> <p>A: On county-owned land, the County can self-authorize for its own uses. If the County retains ownership of land, but chooses to ground-lease for others to develop and use, and it is within the City boundaries, the City must issue permits and entitlements for these uses, e.g. Site D. The City will be a responding agency for the County CEQA study.</p> <p>22. <b>Q: What is the expected timeline for buildout and what are the possibilities of use for Site D?</b></p> <p>A: Construction could start as early as the summer of 2019 (if the Board of Supervisors approves it and financing is made available), with full buildout of the Civic Center over 20 years. Site D includes only a program-level CEQA review for future office use. If, in the future, other uses are proposed (i.e., residential), the County will need to file an amendment to the EIR.</p> <p>23. <b>Q: Why keep the former City Hall if it is beyond its useful life of 40-50 years?</b></p> <p>A: Re-entry Services and the Annex building, constructed at the same time as the former City Hall may be demolished, but the former City Hall is a potentially historic structure. Its necessary renovations are too expensive for the County to fund, but private developers may have the funds.</p>	