Goals

Provide a development framework for the Civic Center that promotes:

- Flexibility for future growth and long-term implementation
- Consolidation of County functions
- Economic development within the surrounding area
- Opportunity for private sector participation
Civic Center Campus Scenario

From May 2015 Board Meeting

Scenario 3: Centralized Civic Center Campus and Maximize Development Opportunities

<table>
<thead>
<tr>
<th>County Services (including Public Safety + Justice)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area (acres)</td>
<td>23.4</td>
</tr>
<tr>
<td>GSF</td>
<td>1,150,000±</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Surplus</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area (acres)</td>
<td>16.3</td>
</tr>
</tbody>
</table>

**Finance and Government Cluster**
- Board of Supervisors
- Clerk of the Board
- County Clerk / Recorder’s Office
- Controller-Treasurer Department
- Department of Revenue
- Employee Services Agency (ESA)
- Finance Agency
- Office of the Assessor
- Office of the County Counsel
- Office of the County Executive
- Tax Collector’s Office

**Public Safety & Justice Cluster**
- Office of the District Attorney (DA)
- Office of Pretrial Services
- Office of the Public Defender
- Office of the Sheriff / Department of Corrections
- Probation Department (Adult)
- Probation Department (Juvenile)
- Re-Entry Services
- Emergency Operations Center (EOC)

**Phase 2**

**Facilities & Planning Cluster**
- Facilities and Fleet Department (FAF)
- Department of Planning & Development (include counter for Roads & Airports and OEH)
- Procurement Department

**Miscellaneous Cluster**
- Consumer and Environmental Protection Agency (CEPA)
- Controller-Treasurer Department (not public facing)
- Department of Environmental Health (DEH)
- Information Services Department (ISD)
- Registrar of Voters

**No Required Adjacencies**
- Department of Parks & Recreation (various)
- Department of Roads & Airports (various)
- Valley Health Plan (2400 North 1st)

**SSA Cluster**
- SSA
- SSA - DEBS
- SSA - DFCS
- SSA - DAAS

**SSA Customer Facing Cluster**
- Various SSA groups

**Health Cluster (partial)**
- Department of Alcohol and Drugs (DAD)
- Mental Health Department
- Public Health Department

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**Updated Space Needs (Nov. 2016)**

**Phase 1**
- Public Safety and Justice Cluster
  - +600,000-650,000 GSF
  - * Based on ABA space needs program

**Phase 2**
- Finance and Government + Social Services Agency Cluster
  - +800,000-1,000,000 GSF
  - * Based on headcount growth

---

**Civic Center Master Plan Target**
- +1,400,000-1,650,000 GSF
  - *Amenities and Flex Space assumed, and not included in original Space Needs Assessment. Parking, assumed as of code, to be revised during program and master plan development, is not included in the cluster total.
Site Context

Site A
Public Safety + Justice
8.6 acres

Site B
4.5 acres

Site C
10.3 acres

Site D
16.3 acres
## Process

<table>
<thead>
<tr>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAN-MAR</td>
<td>APR-JUN</td>
<td>JUL-SEP</td>
</tr>
<tr>
<td>Analysis &amp; Due Diligence</td>
<td>Initial Master Plan Concepts</td>
<td>Master Plan Refinement</td>
</tr>
</tbody>
</table>

**Start – July 2016**
- Board Review of Initial Master Plan Concepts
  - November 15, 2016
- Board Review of Master Plan Refinement
  - March 14, 2017
- Notice of Preparation – March 3, 2017
- Public Scoping Session – March 21, 2017

- DEIR Release – May 2, 2018
- DEIR Public Comments Meeting – June 6, 2018
- FEIR Release – July 21, 2018
- EIR Certification Hearing – August 14, 2018
- Final EIR - August 28, 2018
Vision + Core Principles

Exceptional Service

Highly Connected

Sustainable and Resilient

Workplace of Choice

Inviting, Neighborhood Connector

A civic center vision that builds community, offers exceptional experiences, and is a champion of resiliency
<table>
<thead>
<tr>
<th>Topic</th>
<th>Comment (Nov. 2016)</th>
<th>Response Strategy</th>
</tr>
</thead>
</table>
| County Services               | Efficiency  
Functionality  
Space requirements  
Consolidation  
One-Stop Shop  
Future Growth  
Future Flexibility                                                                 | Validate program adjacencies  
Locate service delivery nodes  
Flexible Framework  
**A healthy and efficient workplace that provides exceptional service** |
| Circulation                   | Site Flows/Traffic  
Transit: present + future  
Parking: location + quantity                                                                                   | Clarify circulation hierarchy  
Confirm parking access  
Locate drop-off / pick-up areas  
Clear and safe pedestrian circulation  
**An accessible, permeable, highly-connected campus** |
| Organization and Open Space   | Open  
Transparent  
Inviting  
Accessible  
Cohesive as a Campus  
No solid street walls                                                                                       | Identify a pedestrian promenade  
Create an entry plaza at North First and West Hedding  
Program the open space  
Create view corridors connecting the campus to community  
Embody a civic identity  
**An inviting place for all with community open space** |
| Retail                        | Role + size of retail                                                                                         | Locate limited retail in strategic areas                                                                                                        |
| Phasing                       | Detailed phasing                                                                                            | Clarify a flexible phasing/sequencing approach                                                                                                  |
Civic Center Master Plan

Initial Master Plan Concept (11.15.2016)

Master Plan Refinement (03.14.2017)
A civic center that builds community, offers exceptional experiences, and is a champion of resiliency.
Board Adopted Guiding Principles

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
Planning Principles

Placemaking
Create a vibrant, mixed-use environment along the North First Street corridor

Flexible Framework
Build flexibility for future growth, space needs, phase implementation into the plan

Community Assets
Enhance the Civic Center’s capabilities as a community asset and neighborhood amenity

Walkable Campus
Provide a Civic Center that is safe and secure, and promotes a healthy lifestyle

Sustainability
Create a sustainable and resilient model Eco-District

User Experience
Deliver an exceptional experience for employees and visitors
Key Drivers of the Master Plan

1. Exceptional Service
2. Workplace of Choice
3. Inviting Place, Neighborhood Connector
4. Highly Connected
5. Sustainable and Resilient
6. Financial Stewardship
Phasing Summary

**Phase 1**
- Public Safety & Justice
- Office Buildings
- Essential Services EOC
- Essential Services Parking
- Parking Structure
- Hedding Streetscape
- PSJ Central Plant
- Amenity Building

Total Office GFA: 660,000 sf
Total Parking: 2200 spaces

**Phase 2**
- Finance & Government
- Office Buildings
- Board Chambers
- Parking Structure
- Logistics Hub
- Mid-block Crossing + Pedestrian Spine

Total Office GFA: 400,000 sf
Total Parking: 1300 spaces

**Phase 3**
- Social Services Agency / Other
- Office Buildings
- Parking Structure

Total Office GFA: 510,000 sf
Total Parking: 1700 spaces

**Phase 4**
- Future Growth

Total GFA: 1,450,000 sf
Total Parking: 3100 spaces

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**Total County Office Capacity (sites A+ partial B+C)**
- 1,570,000 sf

**Total Civic Center Campus Office Capacity (sites A+B+C+D)**
- 3,020,000 sf
# The Future of the County of Santa Clara Civic Center

## 1. Exceptional Service
- One-stop shop
- Efficient delivery of County services
- Welcoming and accessible

## 2. Workplace of Choice
- Best practice office space design
- Efficient and flexible work environment
- Focus on employee health + wellness
- Civic identity

## 3. Inviting Neighborhood Connector
- Open and accessible
- Integrated into the neighborhood
- Opportunities for engaging activities
- Public programming
- Community asset

## 4. Highly Connected
- Efficient
- Multi-Modal
- Flexible

## 5. Sustainable and Resilient
- Improved efficiency
- Resource generation
- Employee wellness
- Resiliency

## 6. Financial Stewardship
- Cost-effectiveness
- Long-term community asset
- Efficiency + sustainability
- Lower operating costs
New Mitigation Measures

Two new Mitigation Measures have been added to the FEIR:

- MM TRAN 2-1: The County shall contribute its fair share of fees for any projects identified by Caltrans or VTA that would mitigate one or more of the Project's significant impacts on the identified freeway segments.
- MM TRAN 2-2: The County will take all feasible actions to reduce the Project’s peak hour trip generation, implementing the transportation demand management measures set forth in the Design Guidelines for the Civic Center Master Plan.
Transportation Demand Management

The following revised TDM goals (T1-T8) would guide future development within the master plan include:

- Adopt a Sustainable Transportation Policy
- Limit provision of parking for commuters
- Promote active modes of transportation
- Explore innovative opportunities to deliver alternative modes of transportation to site
- Aim for ParkSmart Silver
- Increase designated parking for EV charging stations and carpool vehicles
- Implement First Mile/Last Mile Transportation Program
- Conduct annual transportation survey
Vehicle Miles Traveled (VMT) will eventually replace Level of Service (LOS), a key factor of Significant and Unavoidable Impact:

- The EIR evaluated the entire project (all four phases) under the VMT standard, which will take effect by January 1, 2020.
- With the implementation of the Master Plan's 10 percent trip reduction goal, full build out of the project will have a less-than-significant VMT impact.
- Phase 1, the Public Safety and Justice Center, will not be constructed and occupied until after the VMT standard goes into effect, after which traffic congestion would be considered a non-CEQA impact.
Overriding Consideration

Taking into account the two new Mitigation Measures and the revised TDM Goals:

▪ The revised FEIR identifies one Significant and Unavoidable Impact.
▪ The Project cannot at this time apply the VMT standard.
▪ Under the current LOS standard there is still a requirement for a Statement of Overriding Consideration.
North First Street Urban Village Plan

Continue to work with the City of San Jose to move forward with the North First Street Urban Village Plan:

- The initial planning process for the North First Street Urban Village began in early 2017.
- The City was unable to provide development assumptions for Site D so it was analyzed as office.
- The City received grant money and plans to begin work on the Urban Village Plan during the Fall-Winter 2018-2019.
- The plan is not formally classified as under development by the City at this time.
- No indication of early City consideration of housing proposal.
Annex Adaptive Re-use

Provide a development framework for the Civic Center that promotes long-term housing needs:

- The Annex has not been occupied since 2006
- The Facility Condition Index of the Annex is Poor
- Long-term housing needs should be addressed with the North First Street Urban Village Plan (Starts Fall/Winter 2018-2019)
- The County and the Housing Authority are currently working on potential housing for the East Santa Clara Campus, another City urban village
The Future of the County of Santa Clara Civic Center