

## **City Council Direction and Staff Actions for the “Agrihood” Project**

Note: Over the course of the project review process, the project site has been referred to as: “BAREC”, “Agrihood”, “Sustainable Santa Clara”, “90 North Winchester” and “1834 Worthington Circle”.

The following documents all previous City Council actions taken for the 90 North Winchester site as recorded in the City Council meeting minutes and a brief summary of actions taken by City staff to implement that direction.

**2-3-15: Review of Draft Request for Proposals (RFP) for BAREC property. No reported Council action. No reported direction to staff.**

**9-22-15: Council accepted the top three proposals (ROEM Corporation, The Core Companies and USA Properties Fund) based on each project’s economics, ability to deliver a development under strict State deadlines and the lowest risk to the City and continued the selection of a developer to the Council meeting of September 29, 2015 for further discussion and final consideration. No reported direction to staff.**

**9-29-15: Council approved the selection of The Core Companies as the developer for the proposed affordable senior housing project located at 90 North Winchester Boulevard; authorized the City Manager to reach out to the State of California, General Services Department for an extension of the deadline to commence development and to negotiate the obligation items as identified in the Purchase and Sales Agreement; authorized the City Manager to begin to negotiate terms and conditions of a Development Agreement and any other related documents with The Core Companies, with an additional condition that a project labor agreement be included in the terms; and authorized the City Manager to initiate a review and update to the California Environmental Quality Act (CEQA) analysis and entitlement process, if necessary. Staff performed these tasks as directed.**

**2-23-16: Council approved the Exclusive Negotiating Rights Agreement substantially in the form presented with Core Affordable Housing, LLC for the development of Senior Housing at 90 N. Winchester Boulevard on approximately six acres of Housing Authority owned land. Staff has proceeded per the terms of the approved Agreement.**

**11-29-16: Study Session: Council/Housing Authority, by consensus, referred the item to the Acting City Manager/Executive Director to continue to meet with the developer and the community on design, parking and other issues and to proceed with the State Agreement. Staff continued to meet with the developer and community members to discuss the project design and proceeded with the State Agreement.**

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**12-13-16: Housing Authority adopted Resolution No. 16-1 (HA) entitled “A RESOLUTION OF THE CITY OF SANTA CLARA HOUSING AUTHORITY TO EXECUTE AGREEMENT TO AMEND POST CLOSING COVENANTS AND MODIFICATION OF GRANT DEED WITH THE STATE OF CALIFORNIA FOR APPROXIMATELY 6 ACRES OF LAND LOCATED AT 90 N. WINCHESTER BOULEVARD, SANTA CLARA, CALIFORNIA (APN: 303-17-053)” which approves Agreement to Amend Post Closing Covenants and Modification of Grant Deed with the State of California for approximately 6 acres of land, and to make minor, non-substantive modifications, subject to City Attorney/Authority Counsel review and with the following revision/actions: 1) only listing 165 affordable units and no less than one acre of open space; 2) continue to move forward with the project for public spaces concept; and 3) refer the prevailing wage issue to the Interim City Manager/Executive Director and approve the establishment of a Capital Improvement Project for 90 North Winchester Boulevard and the appropriation of \$4,050,000 from the Land Sale Reserve account to the new Capital Improvement Project account. The Council duly noted and filed the Report.**

The City executed the Agreement per Council direction, deleting a proposed reference to 34 market rate townhomes and 160 mixed income multi-family units. The City proceeded with a contract to engage Project for Public Spaces to conduct a community visioning process. The draft DDA being prepared by staff with CORE and the County includes prevailing wage provisions. From review of the Council hearing video, the Council also directed that the project include at least one acre of open space, which has been incorporated into the proposed project.

**2-7-17: Council approved the recommendation [1) approval of the Scope of Work for Santa Clara Placemaking for the development of a citywide vision on what’s possible for public open spaces, street and projects throughout Santa Clara; developing strategies for linkages between downtown, Valley Fair and CityPlace and providing education on the potential of public spaces throughout Santa Clara by organizing a workshop; interviews; and delivery of a summary memo (Task 1); 2) approval of the Scope of Work for Bay Area Research and Extension Center (BAREC) Placemaking for the development of a project vision on public open spaces; integration of Santa Clara’s commitment to sustainability, urban density and alternative transportation into the public space vision; educating and collaborating with CORE Company on placemaking strategies; and persuade private, government and community stakeholders of the value of investing in public spaces by conducting a visioning session; interviews; and a summary memo (Task 1) and providing project design review recommendations (Task 2); and authorization for the City Manager to negotiate and execute an Agreement with Project for Public Spaces in an amount not to exceed \$120,000 to be funded from the Building Reserve Fund for professional services associated with visioning and community outreach for citywide placemaking and placemaking at the BAREC project.] and authorized the City Manager to negotiate and execute an Agreement with Project for Public Spaces in an amount not to exceed \$120,000 to be funded from the Building Reserve Fund for professional services associated with visioning and community outreach for citywide placemaking and placemaking at the Bay Area Research and Extension Center (BAREC) project.**

Staff worked with the Project for Public Spaces (PPS) to complete the Scope of Work for the BAREC site as approved by the City Council. With staff support, PPS conducted a visioning session and interviews and prepared a summary memo which was presented to the City Council on June 13, 2017. The scope as prepared by PPS, subsequent process conducted by PPS and recommendations made by PPS in the summary memo focused on the location, design and programming of the public space proposed for the CORE development. The CORE development project was subsequently revised by CORE to incorporate recommendations made by PPS.

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**3-7-17: Request for a First Amendment to the Exclusive Negotiating Rights Agreement with Core Affordable Housing, LLC to extend the term of the Agreement to July 21, 2018. Housing Authority continued the item to the March 21, 2017 meeting for consideration.**

The applicant withdrew the request for an extension prior to the March 21, 2017 hearing and the item did not appear on the agenda.

**6-13-17: Study Session to consider the Director of Community Development’s report regarding the Santa Clara Sustainable Residential Project located at 1834 Worthington Circle [formerly the Bay Area Research Extension Center (BAREC) site at 90 North Winchester Boulevard] and for a presentation by Project for Public Spaces on the findings and recommendations resulting from the public Visioning Workshop held on March 25, 2017.**

The City Council did not take action or give direction at the study session.

**10-10-17: Council approved and authorized the City Manager to negotiate and execute a License Agreement with Westfield Valley Fair Shopping Center “Westfield LLC” for the temporary use of 1834 Worthington Circle/90 North Winchester Boulevard for off-site parking subject to review of the City Attorney for consistency with the terms proposed and the terms of the Special Permit. The Council noted the Executive Assistant to the Mayor and City Council’s information report regarding correspondence received after the agenda was posted.**

The City executed the License Agreement and granted the Special Permit per Council direction.

**4-3-18: Council approved an extension to the ENA with Core per staff recommendation (*Motion was to ‘approve’ item with no further direction provided in Motion*).**

Staff processed the ENA extension per Council direction.