


5/24/22

Item # 8




City Council

Item # 8 RTC 22-667

**Financial Analysis Study
for Moving City Hall
Downtown**

May 24, 2022

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City of Santa Clara
The Center of What's Possible

**Financial Analysis Study for
Moving City Hall Downtown**

A written petition was submitted requesting that the Council agendize a discussion and action for commencing a study of the following financial benefits of moving City Hall to a location within Downtown:

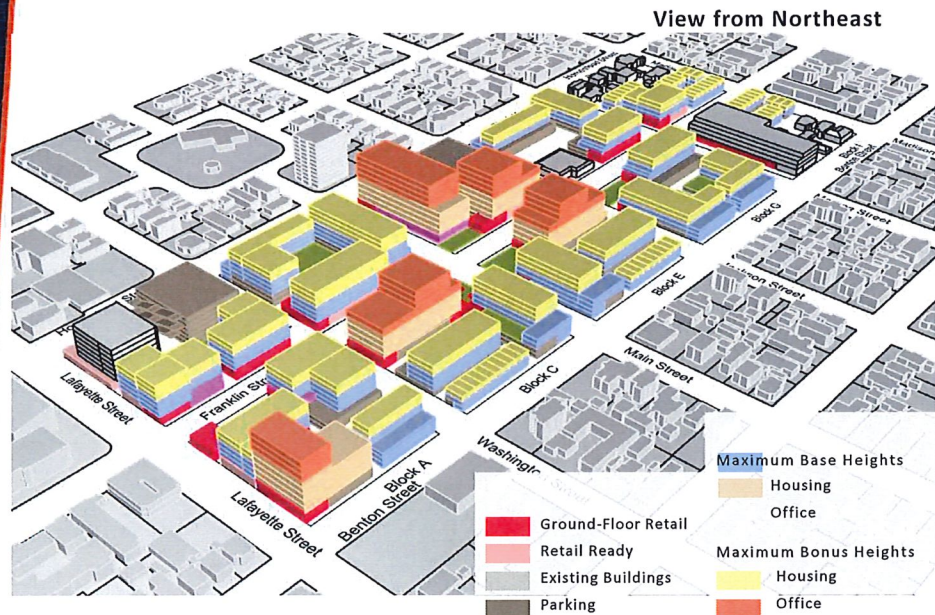
1. The financial benefits and construction savings of moving City Hall to an 8+ story mixed-use (offices) building;
2. An updated and complete analysis of the advantages of selling the acreage used by City Hall on its current location on Warburton Avenue;
3. The substantial increase in private investment after a City Hall has been brought back to Downtown as evidenced by several other American cities studied by Reclaiming our Downtown; and
4. Financial benefit of a "completed Downtown" to the tax revenue of Santa Clara.

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POST MEETING MATERIAL

Financial Analysis Study for Moving City Hall Downtown

Downtown Precise Plan – Preferred Plan



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Financial Analysis Study for Moving City Hall Downtown


The Downtown Community Task Force (DCTF) asked a similar question of the City's Downtown Precise Plan consultant, WRT, who provided:

- A potential scope of work;
- Processing timeline of 6 +/- months; and
- A potential cost of \$258,000 - \$334,000**

***The upper end of the range cost will provide for unanticipated additional engagement and cover potential increase cost in services from the date this number was provided.*

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City Council

Item # 8 RTC 22-667
Financial Analysis Study
for Moving City Hall
Downtown

May 24, 2022

Carina Navarrete

From: Skip Pearson <pearsonrealtysiliconvalley@gmail.com>
Sent: Monday, May 23, 2022 9:12 PM
To: Public Comment
Subject: Agenda Item 8. 22-667 for May 24, 2022 Council Meeting

Hi Nora,

Would you please read out loud the following at the Council Meeting tomorrow:

I have a dream ... a vision of Downtown Santa Clara. I cross Lafayette from SCU and enter Downtown on Fremont Street ...

On my left there is the smell of a bakery & coffee shop with outdoor seating and live entertainment. Movie theaters, and the smell of popcorn, are next door with a neon Santa Clara sign and marquee. The theaters are on the ground floor of a 7 story parking garage, with glass elevators moving up and down, and a restaurant & bar on the rooftop with spectacular day & night views.

On my right is City Hall with ground floor retail overlooking a central plaza for outdoor gatherings. This location allows the City to reap the benefits of being next to SCU and sharing resources. It also allows the the City's Victorian mansion on Fremont Street, one block away, to be incorporated into City events.

That's my dream for the two Downtown blocks facing Lafayette.

Thanks,
Skip Pearson
Reclaiming Our Downtown

Carina Navarrete

From: JOE GARCIA <jjgcmno1@aol.com>
Sent: Tuesday, May 24, 2022 1:31 PM
To: Public Comment
Subject: Support of downtown redevelopment

Agenda Item 8
22-667

I support the additional funding for the WRT to do this study now. Also in support of all of the following

Discussion and Action on Contracting with the Current Downtown Precise Plan Consultant, WRT, to Prepare a Financial Analysis for Moving City Hall to a Location within the Eight Blocks of the Original Downtown (Lafayette, Benton, Monroe, Homestead)

Sincerely
Joe J Garcia

408-839-4040
1083 El Camino Real
Santa Clara, Ca 95050

Carina Navarrete

From: Nora Reiblein <reiblein@yahoo.com>
Sent: Monday, May 23, 2022 8:47 PM
To: Public Comment
Subject: Comment on Agenda Item 8 (May 24 Meeting)

Re: City Council Meeting, May 24, 2022 Agenda Item 8 File Number 22-667

Dear City Council Members,

I fully support the additional funding needed to contract with WRT to prepare a financial study now. As a Santa Clara resident for over 20 years, I ask the council to prioritize this project and the overall revitalization of our old downtown. My family hopes that, soon, we can frequent a prosperous and attractive downtown in our own city that draws the community together and showcases our local government and businesses. A relocated City Hall will help bring life back to our downtown. Please don't delay any longer.

Sincerely,
Nora Reiblein
Santa Clara Resident

Carina Navarrete

From: Carter Fulhorst <cfulhorst@gmail.com>
Sent: Monday, May 23, 2022 7:41 PM
To: Public Comment
Subject: Agenda Item 8. 22-667 [Discussion and Action on Contracting with the Current Downtown Precise Plan Consultant, WRT, to Prepare a Financial Analysis for Moving City Hall to a Location within the Eight Blocks of the Original Downtown (Lafayette, Bent...

To whom it concerns,

Please read the following outloud:

The way I see it, we are just asking you to “know what you don’t know.” The City is already studying the “best location for its next City Hall.” These folks have found not one or two, but Six American cities that have benefitted from moving their City Halls back to their Downtowns. We want to study the best location for our future City Hall.

Best regards,
Carter Fulhorst
ph# (408)318-5293

Carina Navarrete

From: JIM McNamee <jimmcnamee@comcast.net>
Sent: Monday, May 23, 2022 2:02 PM
To: Public Comment
Subject: Agenda Item 8. 22-667

This group has spent over a year doing the work that this City should have done: Calling other cities who have the same issue: an aging City Hall. There wasn't anything in it for these volunteers. They did it for free. They did it because they want to understand where and how City Hall could be reborn that adds the most VALUE to the City and its citizens. I am asking you to put this on a future agenda and VOTE YES to study these critical ways to save and make this city money WHEN it's time to rebuild City Hall

#8

Nora Pimentel

From: Carter Fulhorst <cfulhorst@gmail.com>
Sent: Monday, May 23, 2022 7:41 PM
To: Public Comment
Subject: Agenda Item 8, 22-667 [Discussion and Action on Contracting with the Current Downtown Precise Plan Consultant, WRT, to Prepare a Financial Analysis for Moving City Hall to a Location within the Eight Blocks of the Original Downtown (Lafayette, Bent...

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Best regards,
Carter Fulhorst
ph# (408)318-5293

#8

Nora Pimentel

From: Patti Allmon <p.allmon@comcast.net>
Sent: Tuesday, May 24, 2022 4:36 PM
To: Nora Pimentel
Subject: City Council meeting today

Hi Nora,
Please read if possible during public comments for Reclaiming Our Downtown:

There is much to gain by a thorough financial assessment of a City Hall in our historic downtown. The people of Santa Clara deserve to know the possibilities for a successful and vibrant downtown.

Thank you,
Patti Allmon

Sent from my iPhone
Patti Allmon
Coldwell Banker
CA.BRE# 01337313
408-828-0078

Carina Navarrete

From: Donna West <dwestsfo@gmail.com>
Sent: Monday, May 23, 2022 1:42 PM
To: Public Comment; Donna West
Subject: Council Meeting 5/24/2022 Agenda Item 8. 22-667

Council Meeting 5/24/2022 Agenda Item 8. 22-667

[Discussion and Action on Contracting with the Current Downtown Precise Plan Consultant, WRT, to Prepare a Financial Analysis for Moving City Hall to a Location within the Eight Blocks of the Original Downtown (Lafayette, Benton, Monroe, Homestead)]

[Please read out loud to the public at the city council meeting. May 24,. 2022 - only once]

Thank you Honorable Mayor, Vice Mayor & City Council Members,
I am Donna West, Santa Clara resident district 3 and city business, and citizen volunteer with Reclaiming Our Downtown, Business Research..

Since 2017, this increasing group (4k) has spent hundreds & hundreds of hours at no charge to our City to uncover data of "Best Practices" of how other cities have re-created amazing Downtowns; presented Precise Plans, Form Based Code, importance of Downtown Citizen Task Forces, and even found the nation's best Urban Planners to support us.

There was push back on each of these issues from the City Council before acceptance and approval of these items that citizens now support. Each request makes the Future Downtown Santa Clara Business District BETTER, with connectivity city wide to all citizens and brings the added revenues dollars to us we are focused on.

Now these citizens uncovered how the recent return of City Hall to American Downtowns brings valued dollars and benefits to those cities and their citizens. We know city hall needs a new home.

I am asking that you please pass this item, study ,and vote yes to "study" this with WRT. to add this to their contract now. There will not be a delay of the Downtown Precise Plan per the Downtown Task Force January 2022 ,meeting,.

Thank you. Respectfully and sincere from
District 3 Donna West - Business and Resident

5/24/2022

Item 8

Melissa Lee

From: Mary Grizzle <mogrizzle2@gmail.com>
Sent: Friday, May 20, 2022 11:45 AM
To: cityclerk@santaclaraca.gov; Mayor and Council; Manager;
dan.ondrasek.jy@renesas.com; adamoldquad@gmail.com
Subject: City council meeting of May 24, 2022
Attachments: January 20 2022 DCTF Meeting Minutes.pdf

For Council Meeting of May 24 2022
Public Hearing/General Business 8.22-667

POST MEETING MATERIAL



City of Santa Clara

Meeting Minutes

Downtown Community Task Force

01/20/2022

6:00 PM

Zoom Webinar

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9013, the Downtown Community Task Force meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

Via Zoom:

<https://santaclaraca.zoom.us/j/91975789377>

Meeting ID: 919 7578 9377 or

By Phone: 1(669) 900-6833

CALL TO ORDER AND ROLL CALL

The DCTF Chair, Adam Thompson called the meeting to order at 6:03 p.m.

A motion was made by Member Coyne to excuse Member Varshney from the meeting and to excuse Member Reed from the beginning of the meeting. The motion was seconded by Member Ondrasek. Member Reed joined the meeting at 6:18 pm.

Aye: 7 - Thompson, Ondrasek, Mayer, von Huene, Vargas-Smith, Coyne, and Thai

Absent: 2 - Reed, and Varshney

CONSENT CALENDAR

There were no items.

GENERAL BUSINESS

1. Civic Center Relocation Study Discussion

There were three public speakers on this item: Mary Grizzle, Emmy, and Donna West.

A motion was made by Member Reed, and seconded by Member Coyne for the DCTF to recommend that the City Council prioritize and fund a Civic Center relocation study.

Aye: 7 - Thompson, Ondrasek, Mayer, Vargas-Smith, Reed, Coyne, and Thai

Nay: 1 - von Huene

Absent: 1 - Varshney

2. Review and Discuss Infrastructure Costs and Financing Strategy for the Downtown Precise Plan

There was no action on this item.

PUBLIC PRESENTATIONS

There were no public presentations.

ADJOURNMENT

A motion was made by Member von Huene, and seconded by Member Vargas-Smith to adjourn the meeting at 8:26 p.m..

The next meeting is scheduled for Thursday, February 17, 2022 at 6 p.m.

Aye: 8 - Thompson, Ondrasek, Mayer, von Huene, Vargas-Smith, Reed, Coyne, and Thai

Excused: 1 - Varshney

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Nora Pimentel

From: Jonathon Evans <oqra@jthon.com>
Sent: Tuesday, May 24, 2022 11:22 PM
To: Public Comment
Subject: Public Comment on Agenda Item 8 - Downtown
Attachments: OQRA - City Hall Downtown Letter.pdf

Hi,

I request the following letter be read into the record for Item 8.

-Jonathon



Old Quad Residents' Association
PO Box 1241
Santa Clara CA 95052

Dear Mayor and City Council,

I am writing you on behalf of the Old Quad Residents' Association (OQRA) on the topic of moving Santa Clara City Hall to downtown. It is the position of OQRA that the city should evaluate the need for a new City Hall based on the needs of the City Administration and not the desires of a single community group.

Should the City deem it necessary to expand or relocate City Hall the City should consider what best meets the needs of the whole City when proposing any future location for City Hall.

When identifying sites to locate City Hall the City should take the following into account:

- Needs of the City administration
- Accessibility to the wider City
- Effects of City Hall on economic development

Should Downtown be identified as a potential location for City Hall, it is important the city assess the impacts positive or negative City Hall will have on the wider downtown precise plan, and execution of development we have spent so much time working on.

Sincerely,
Jonathon Evans
President Old Quad Residents' Association