


9/1/2020

item 5




City Council Meeting

Item #5 – Downtown Precise Plan and Courthouse Property Discussion

September 1, 2020

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City of Santa Clara
The Center of What's Possible

Agenda

- Update on the Downtown Precise Plan
- Courthouse Property
- Draft Proposed Letter and Needed Clarification on Aquisition Process

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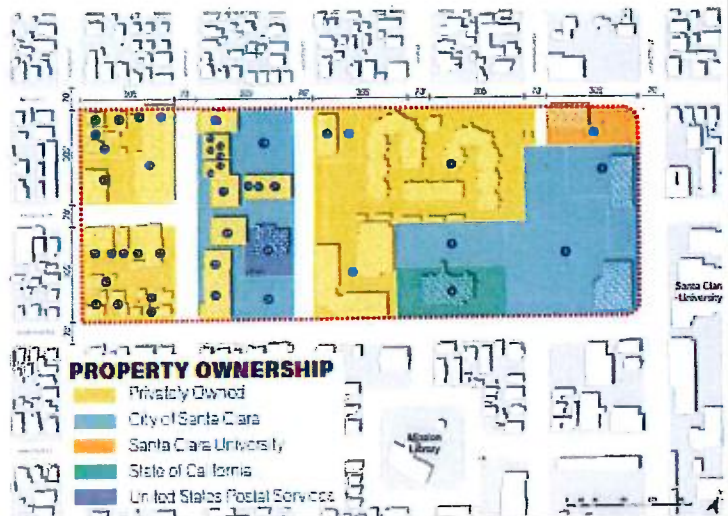
POST MEETING MATERIAL



Downtown Precise Plan

Plan Area Boundary

- Bounded by Benton, Madison, Lafayette, and Homestead
- Area ~ 24.1 acres
- Privately Owned Property – 18.1 acres
 - Multiple property owners
 - Mix of older and newer housing, retail, and commercial uses
- City Owned Property – 6 acres
 - Older strip mall development, office building, parking lots



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Downtown Precise Plan

Accomplishments

- 2017/2018 – Negotiations with Prometheus for sections of Franklin and Washington Streets
- June 2018 – Council approval of terms for a 10-Year option agreement with Prometheus
- July 2018 – \$400,000 included in the FY18/19 budget for Downtown consultant services
- October 2018 – Council provided input on the formation of a Downtown Community Task Force (DCTF) at the Study Session
- December 2018 – Formal Council approval of Downtown Task Force

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Downtown Precise Plan

Accomplishments

- December 20, 2018 – 1st Task Force meeting; Topic - Consultant RFQ
- March 27, 2019 - Task Force appoints two members to participate on Consultant Selection Process with City Staff (*via Google form voting*)
- July 1, 2019 – Unanimous selection by Task Force representatives and staff of consultant - Roberts, Wallace, and Todd, LLC
- October 2019– Council approval of consultant contract & scope:
 - Issue Identification and Vision
 - Development Scenarios/Conceptual Plans
 - Public Outreach
 - Draft Precise Plan Chapter Development
 - Financial Analysis
 - Public Services and Implementation

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Downtown Precise Plan

Accomplishments

- Six Task Force meetings held to date (*December 20, 2018; July 23, 2019; October 2, 2019; October 30, 2019; February 3, 2020; March 9, 2020*)
- March to September 2020 – Process delayed due to COVID 19
- June 2020 – Council approves \$1.8 million to execute option for the Franklin/Washington Easements and additional \$100,000 for consultant services
- September 10, 2020 – Next Task Force meeting (*Meeting #7*)
 - Share workplan with task force for the next 8 meetings (approx. 1 meeting per month from Sept 2020 to April 2021)

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Downtown Precise Plan

Task Force

- Completion of RFQ process
- DCTF review of the community outreach conducted in 2015 and 2017, and input on vision for Downtown development
- Preparation of existing conditions report
- Identification of opportunities and constraints
- Developer stakeholder interviews and market study for density, parking ratios and other factors to attract investment
- Preparation of initial land use framework and scenarios for discussion
- Community input – meeting in a box; surveys, meeting out of a box

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Courthouse Property

- 1095 Homestead Road
- 1.26-acre parcel with the Courthouse Building
- Owned by the State of California (*Per Assessor's Parcel Map*)
- Court operated by the Superior Court of California - County of Santa Clara
- On August 25, Council directed staff to submit a letter to the State



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September 2, 2020

Mrs. Mary Bustamante
Manager, Real Estate
Judicial Council of California, Facilities Services
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102-3588
Via email: csc@jud.ca.gov

Re: Property Located at 1095 Homestead Road-- APN 269-22-94

Dear Ms. Bustamante,

The City of Santa Clara, with strong community support, has endeavored to redevelop and restore our Downtown. The purpose of this letter is for the City of Santa Clara to inquire about the Judicial Council's position and interest in either selling or redeveloping the State-owned property located at 1095 Homestead Road, Santa Clara CA 95050 (See Attached; APN 269-22-94). This action would assume and require the relocation of the Santa Clara County Courthouse which is currently operating at the property.

As background, the City of Santa Clara is working on a Precise Plan land use planning process for the Downtown, including the State-owned property. The Precise Plan Downtown area under evaluation is bounded by Lafayette Street, Benton Street, Madison Street and Homestead Road (See Attached). Through the Precise Plan process, the City anticipates updates to its land use plan and the development of design guidelines with the intent of fostering the redevelopment of the Downtown area. As a property owner in the Downtown Precise Plan area, the State is an important stakeholder for the City's planning process.

While the City has not yet finalized a vision for the Downtown, through a series of community workshops conducted by the City of Santa Clara and staff interactions with community members, many community members have expressed a strong desire to promote redevelopment of the Downtown area to become an active destination within the community that supports various "placemaking" activities. Community members have specifically called for the relocation of the Santa Clara County Courthouse and for the City of Santa Clara to entertain acquisition of the State's property to allow redevelopment of the property for future downtown uses consistent with an active, urban downtown environment that will be focal point destination for the Santa Clara community.

I would like to confirm the process for making available this property for sale or redevelopment. Generally, the City of Santa Clara understands the following:

Draft Proposed Letter

Selling of a State-owned property is a very formal process, Government Code 11011

- **Goal** - City of Santa Clara to inquire about the Judicial Council's position and interest in either selling or redeveloping property and confirm the process
- Provides update on the task force process
- Emphasizes community interest in relocating the courthouse and redeveloping the property
- Asking for confirmation on a number of key items/questions to have a productive process

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Needed Clarifications

- Property owned by the State of California and under jurisdiction of the Judicial Council
- The Santa Clara County Superior Court must first agree to its relocation, City must understand any existing terms that would impact goal (lease term, deed restrictions, etc.)
- Comply with Government Code 11011, Proprietary state lands; review; report of excess; sale or other disposition effective January 1, 2020.
 - Department of General Services shall report to the Legislature annually, the land declared excess and request authorization to dispose of the land by sale or otherwise.
 - Department of General Services shall determine whether or not the use of the land is needed by any other state agency
 - Department of General Services shall sell the land or otherwise dispose of the same pursuant to the authorization
- The City would like to understand the Judicial Council's position regarding a possible sale of the property and clarification on the process required.

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Needed Clarifications

- City must be prepared with a funding strategy.
- The land reserve is currently at \$22.7 million. Council would need to discuss other priorities and impacts.
- City will need to obtain an appraisal and complete other due diligence at the appropriate time, according to Code 11011.
- Staff called the State and called the Judicial Council attempting to get some additional direction for purpose of the letter – no clarity yet received.

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City Council Meeting

**Item #5 – Downtown Precise
Plan and Courthouse
Property Discussion**

September 1, 2020

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9/1/20

Item 5

Julie Minot

From: Seh1593@comcast.net
Sent: Sunday, August 30, 2020 3:32 PM
To: Mayor and Council
Subject: City Council Sept. 1 20-819 Santa Clara Courthouse comment

Dear Mayor Gilmore and City Council Members,

Regarding City Council September 1, 2020 agenda item #20-819, "Discussion and direction on the possible relocation of Santa Clara County Courthouse located at 1095 Homestead Road, Santa Clara CA 95050 (APN 269-22-94)," note that a compromise measure is possible.

A Google street map (attached) with an added line shows that it is possible to dodge the Courthouse and still have Main Street although, obviously adjustments are made.

Though the drawn line is straight with right angles, there is no reason why the line/street can't be curved instead. Or perhaps instead of right angles, a traffic circle can be placed where the intersection would go. (Maybe a traffic circle would have a statue or plants in the center, creating a more artistic downtown?) If people want a great parade route, there's nothing like a fancy traffic circle for turning a parade's direction.

Anyway I feel as though people are stuck in binary modes: Yes/No This/That Zero/One. Everyone, including myself, needs to be more creative and conciliatory. In reality there are as many options as people are able to imagine.

BTW, I thought of this after first writing a less creative eComment for the City Council online agenda. When I returned to the eComment to replace or change it, I was not allowed to do so. Shouldn't one be able to edit one's eComment? Just a thought.

Sincerely,
Susan Hinton
Santa Clara, CA 95051

POST MEETING MATERIAL