



Date: June 7, 2016

To: Acting City Manager for Council Information

From: Economic Development Officer/Assistant City Manager

Subject: Special Order of Business: Study Session City Place Santa Clara #5

Related Companies has proposed to develop the CityPlace Santa Clara project on approximately 240 acres of City-owned land in the North of Bayshore area. A project of this scale and magnitude on a landfill site is by nature multi-faceted and complex.

Several joint study sessions for the Planning Commission and the City Council have been planned in advance of the public hearings for the project in order to provide a briefing to the Council, the Commission, and the public on key considerations in the development of the land use plan proposal and the overall transaction.

The first study session was held on March 10, 2016, and included the following topics:

- Overview of negotiations and planning activities undertaken over the past three years
- Overview and vision of the project proposal
- Landfill - history; characteristics; development constraints
- Overview of transportation infrastructure – opportunities and constraints

The second study session on March 21, 2016, provided information on the following project topics:

- Parcels and Phasing/Timing
- Development Scenarios
- Infrastructure Network: Transportation, Parks/Open Space; and Utilities

On April 18, 2016, the Final Environmental Impact Report was released to the public. Twelve comment letters were received.

On April 26, 2016, the third study session was held to provide information on the Environmental Impact Report for the project. Presentation topics included:

- Purpose of CEQA review
- CityPlace CEQA process to date
- Overview of Impacts with a focus on impacts remaining after mitigation
- Transportation: Project impacts, project mitigations, Transportation Demand Management (TDM) strategies and transit improvements

The fourth joint City Council/Planning Commission session was held on May 3, 2016. The session focused on the draft Master Community Plan (MCP) for the project as well as the function and content of the Development Area Plans to be submitted in the future.

The purpose of this fifth study session of the City Council to discuss the following topics:

- The draft Development Agreement
- The draft Disposition and Development Agreement and form of Ground Lease
- Fiscal Impact Analysis

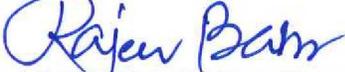
Related and the City have used Term Sheets as previously approved by the City Council as a guide throughout the negotiations. The Term Sheets are attached for information.

A Planning Commission hearing on the CityPlace project is scheduled for June 8, 2016. Pending a recommendation from the Planning Commission on June 8, it is anticipated that the City Council hearing on the project (i.e., consideration of General Plan Amendments; Master Community Plan; Environmental Impact Report; Development Agreement; Disposition and Development Agreement) would be scheduled on June 28, 2016.



Ruth Shikada
Economic Development Officer/
Assistant City Manager

APPROVED:



Rajeev Batra
Acting City Manager

Attachments:

- *Term Sheet Related Project – February 11, 2014*
- *Term Sheet Supplement Related Project – July 1, 2014*
- *Term Sheet Supplement No. 2 Related Project – June 16, 2015*
- *Draft CityPlace Development Agreement*
- *Draft Disposition and Development Agreement*
- *EPS City Place Fiscal Impact Analysis*
- *Peer Review Memo from Keyser Marston Associates – June 2, 2016*