

University Circle

A Newsletter To Keep You Informed

Issue # 1

June 1999

PROJECT IS MOVING FORWARD!

The University Circle project is moving ahead. On February 10, 1999, San Mateo County Judge Phrasel Shelton ruled in the City's favor.

This report prepared by the city, looked at the impacts such as traffic, drainage and parking. The lawsuit by CADRO, a group of Willow neighbors, charged the report was not accurate. After hearing oral arguments, the judge said "the City responded to every comment during and after the comment period", and went beyond what was required. CADRO had 60 days to appeal the ruling, but declined.

This means the project has cleared all legal challenges and now moves ahead.

WHAT HAPPENS NEXT?

The next steps have begun. The appraisal process for the parcels in Whiskey Gulch has been completed. The developer's have submitted their financing plan to the city. The plan has been approved, the city will now negotiate purchases with the property owners. The acquisition and relocation process will take approximately 6-8 months. After the land is assembled, the city will turn the land over to the developers. Construction will begin once this is put in place.

The University Circle project consists of three office buildings, retail shops and a 230 room hotel. The ground-breaking will be in early 2000, at the start of the new millennium and will be open for business in winter 2001.

QUESTIONS & ANSWERS

There have been many question raised about this project. We will attempt to answer those most frequently asked.

Will there be a hotel?

Yes! The agreement between the developer and the City requires the construction of a Class A hotel. The hotel will be built immediately after the Caltrans improvements are completed. The developer is currently in negotiation with several hotel operators.

How many jobs will be created?

There will be over 2250 jobs created by this project. About 500 of them will be in the hotel, about 1700 office positions and 50 retail jobs. There will be a First Source Hiring program implemented for this project.

What is a First Source Hiring Program?

First Source Hiring Program is based on an adopted policy of the City of East Palo Alto. This policy requires all new developments to provide employment opportunities for qualified city residents first. Available positions, qualifications and training requirements are provided to the city prior to any openings. Local residents are given priority in hiring as part of this policy.

How will this project benefit the resident?

The city will increase the city's tax base by \$3.6 million per year or \$70,000 per week. This will give the city money to improve the streets, increase police and other services.

What will happen to the families and merchants in the area?

Each family and business will be provided with relocation benefits, as required by law. We will have more details about relocation in our next newsletter.

Who do I talk to? The City or the Developer?

All acquisitions and relocations will be handled by the City Redevelopment Agency. The city's relocation specialist will contact tenants and property owners. Listed below are some numbers that should be helpful.

For more information call:

Relocation Questions: call Ceci at (800) 400-7356

Acquisition Questions: call Dave (800) 558-5156

DID YOU KNOW?

Safeway operated in Whiskey Gluch from 1959 to 1974. It was the first suburban Safeway store in the United States

**University Circle Website
Under construction**

