



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Councilmember Raul Peralez

**SUBJECT:** SEE BELOW

**DATE:** January 24, 2022

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Approved

Date 01/24/22

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**SUBJECT:** Approval of Downtown High-Rise Tax/Fee Waiver for the Carlisle at 51  
Notre Dame Street

## **RECOMMENDATION**

Approve staff recommendations for Downtown High Rise Incentives for the Carlisle at 51 Notre Dame Street and with the following additional direction:

1. Require from the applicant proof of receipt that they received the High Rise Building Best Practices Toolkit.
2. Request from the applicant a commitment to not retain the services of any contractor or sub-contractors found by the judicial system or by final administrative action of an investigatory government agency that have a history of wage theft violations in the past five years, and will provide an affidavit to that effect to the City of San José prior to the start of construction.

## **BACKGROUND**

On October 3, 2017<sup>1</sup>, the City Council included the above recommendations when approving the Downtown High Rise Incentives for MIRO, The Grad, Park View Towers, and San Pedro Tower 3. The same recommendations were included during the incentive approval for the Post & San Pedro project on November 6, 2018.<sup>2</sup> Subsequently, the same recommendations were approved for the 27 West project on October 15, 2021. For all five projects, the applicants agreed voluntarily on recommendation #2. I ask that the same requirements be approved for this project.

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<sup>1</sup> <https://sanjose.legistar.com/View.ashx?M=F&ID=5479765&GUID=080553E4-2CC9-449B-8207-991A68E38A36>

<sup>2</sup> <https://sanjose.legistar.com/View.ashx?M=F&ID=6720102&GUID=28FEF43A-12AA-45DA-B16B-45310B237FB1>

The Carlisle is an opportunity to add another 290 housing units and 158,000 sq. ft. of office and retail space and the city's provision of this incentive should be a strong indicator that we hope to see this project materialized. The applicant has worked collaboratively with City Public Works and the AXIS community to ensure their site utilization plans minimize construction impacts to their neighbors across the street. This ongoing communication is greatly appreciated.

As always, I encourage the applicant to commit their project to local labor and talent which the applicant has already initiated conversations with. Developers can and should work with our local labor organizations to establish labor peace. I believe that investment into our downtown should not only be for our economy but for our community at large.