

*Purchase of  
Housing Authority Property  
E Santa Clara at N 13<sup>th</sup> Street*

*Fire Station #8*

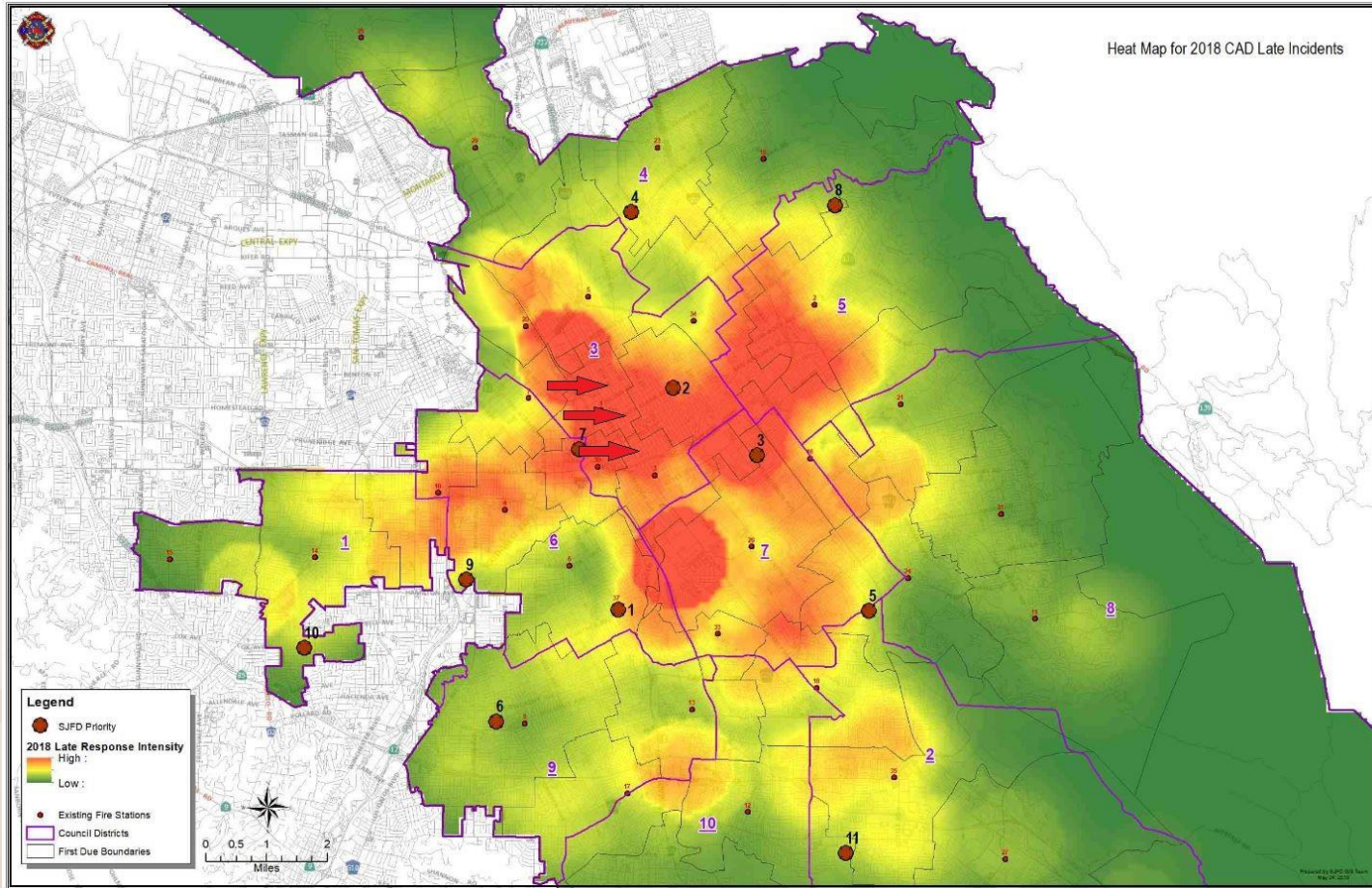
*June 30, 2020*



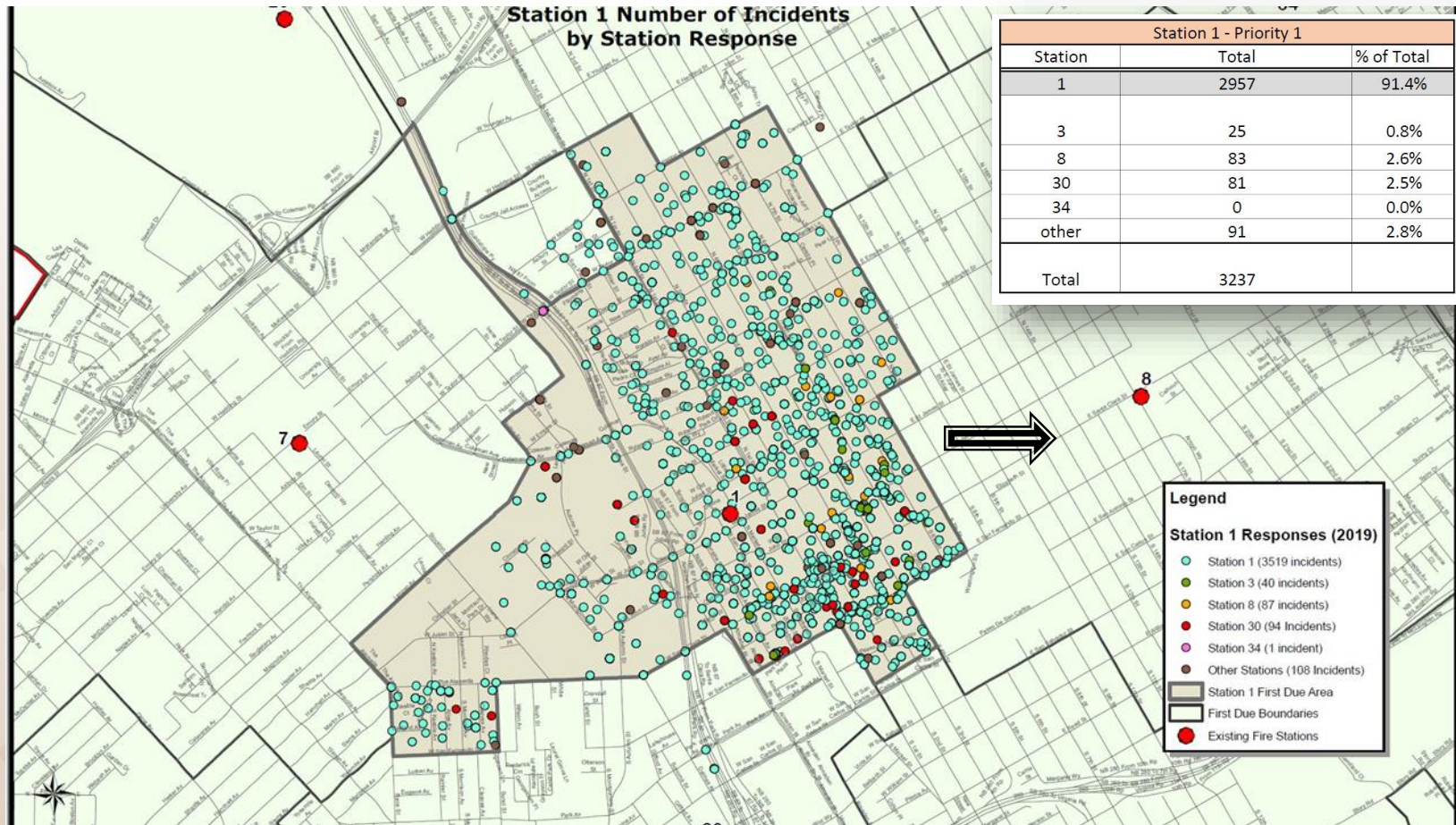
575-579  
E Santa Clara

601 E Santa Clara  
"Option" Parcel

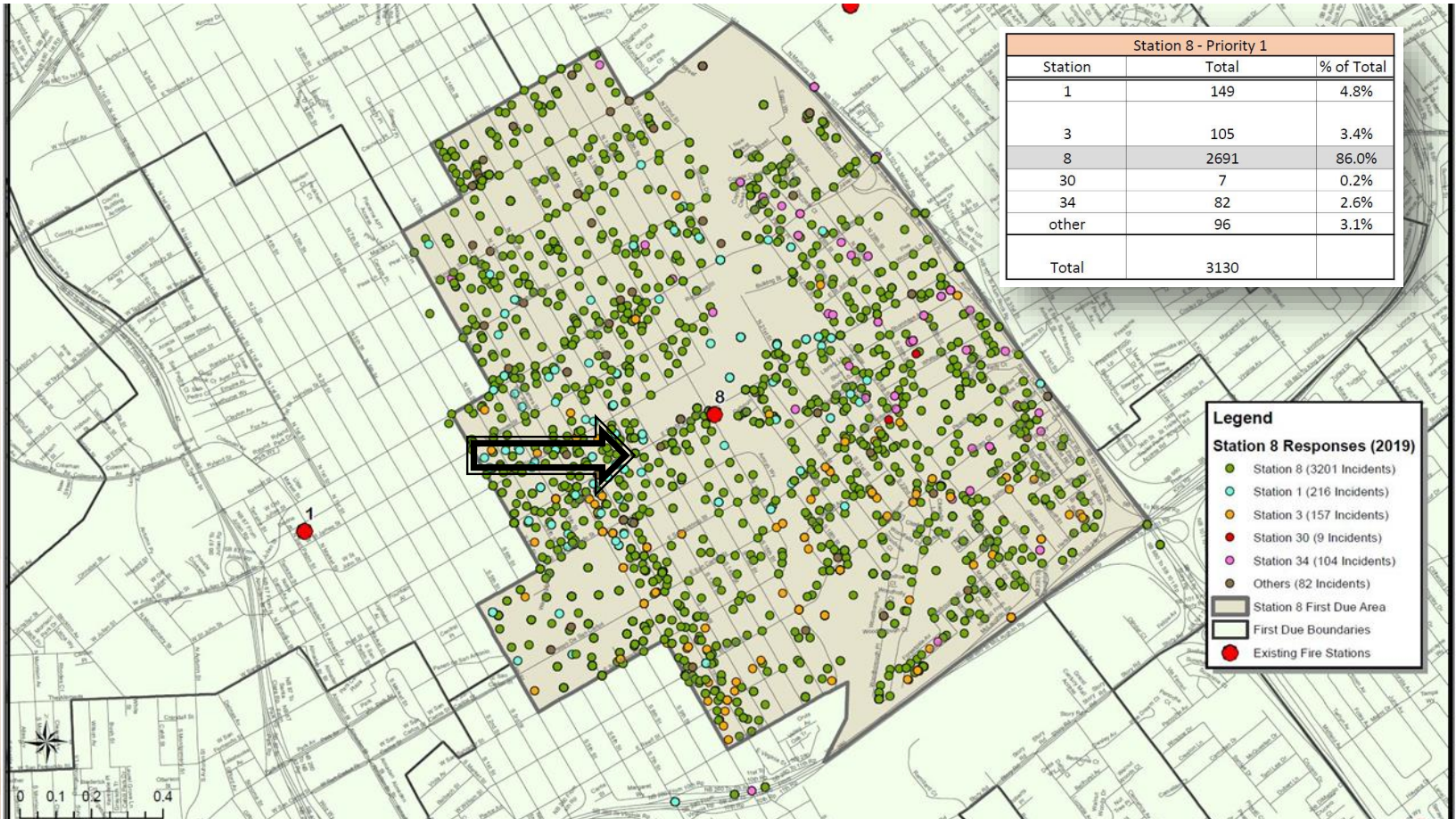
Heat Map for 2018 CAD Late Incidents

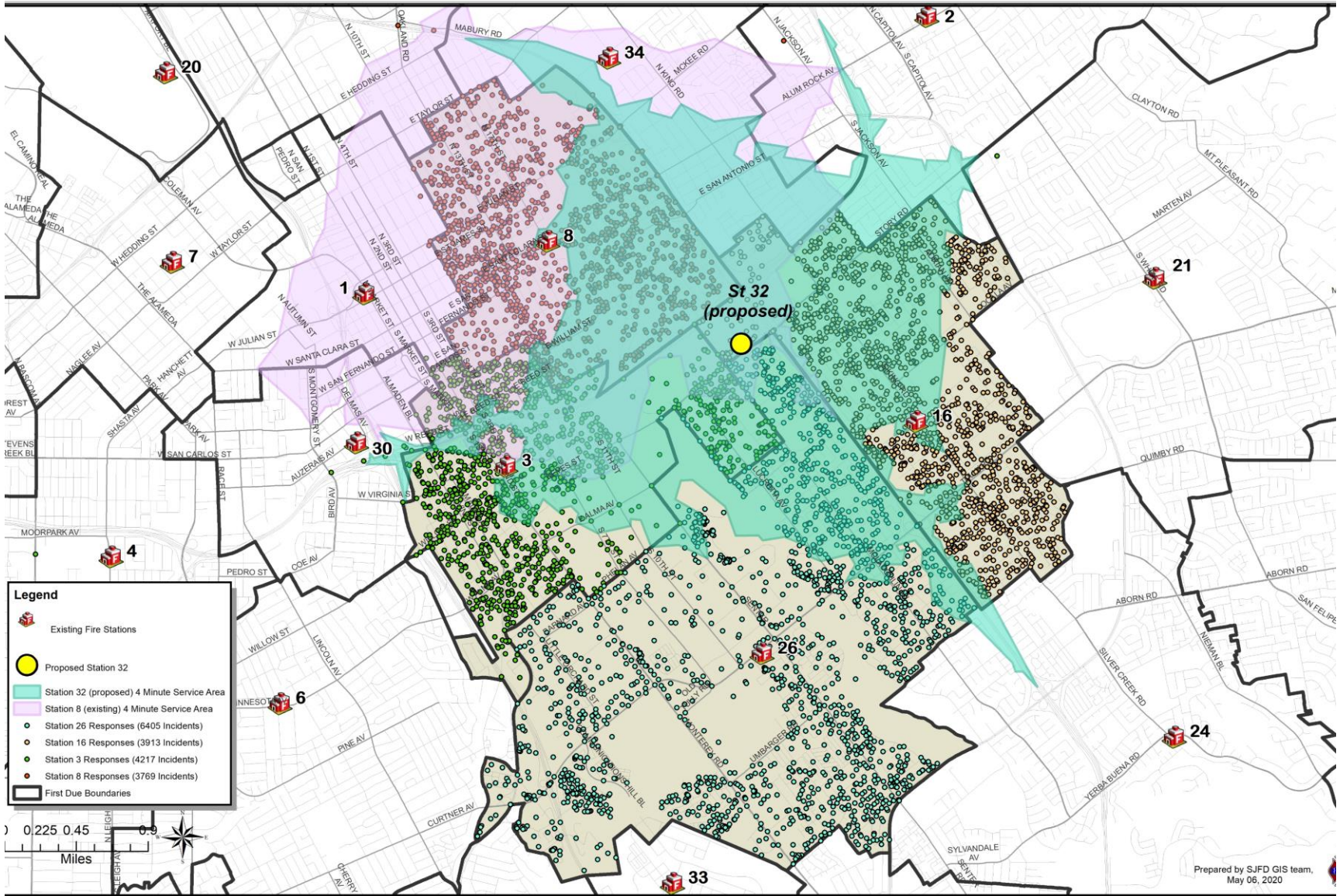


# Fire Station 1



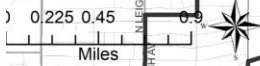
# Fire Station 8





**Legend**

- Existing Fire Stations
- Proposed Station 32
- Station 32 (proposed) 4 Minute Service Area
- Station 8 (existing) 4 Minute Service Area
- Station 26 Responses (6405 Incidents)
- Station 16 Responses (3913 Incidents)
- Station 3 Responses (4217 Incidents)
- Station 8 Responses (3769 Incidents)
- First Due Boundaries



# Overview

## 575-579 E Santa Clara St

- Owned by Santa Clara County Housing Authority
- 0.37-acres
- Urban Village General Plan
  - Fire Station use requires amendment
- Current use as parking lot
- Potential site of relocated Fire Station 8
  - Future development subject to Council action and CEQA review

# Key Terms

## 575-579 E Santa Clara St

- Purchase price \$2,350,000
- Appraised value of \$3,135,000
- Price includes \$150,000 discount for environmental contamination
  - Subject to \$150,000 profit reimbursement if sold within 10 years
  - Remediation estimated to cost between \$150,000 to \$200,000
- As-is sale
- Acquisition funding from Measure T



# BART Infrastructure

- VTA desires the property for BART venting and emergency access
- If the City purchases, staff will engage the VTA to accommodate both BART and the fire station on site
- Option to purchase alternate site secured in case both uses can't be accommodated

# Purchase Option

## 601 E Santa Clara St

- Owned by Housing Authority
- 0.34-acres
- \$2,194,000, same per square foot value
- One year option, up to 5 yearly extensions
- \$5,000 option fee
- Due diligence underway
- Purchase subject to future Council action