

***Purchase and Sale of Property
N 13th Street at E Santa Clara Street
Fire Station #8***

March 2, 2021

Nanci Klein, Director, OED

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575-579
E Santa Clara

601 E Santa Clara
"Option" Parcel

N 13th Street

E Santa Clara St

Background

On June 30, 2020, the City Council approved use of Measure T funds for:

- Acquisition of 575-579 E. Santa Clara St from the SCC Housing Authority for potential relocation of Fire Station 8
- An option to purchase 601 E. Santa Clara St. from the SCC Housing Authority
- Staff directed to work with the VTA to co-locate BART infrastructure and Fire Station 8 on 575-579 E. Santa Clara St
 - City acquired purchase option on 601 E. Santa Clara if the two uses proved to not be compatible

575-579 E. Santa Clara

- Required for BART venting and emergency access
- City and VTA staff unable to accommodate both BART and the fire station on site
- City will sell 575-579 E. Santa Clara St. to the VTA to accommodate BART infrastructure
- Requires City to acquire 601 E. Santa Clara Street to relocate Fire Station 8

Property Details

575-579 E. Santa Clara St.

- APN: 467-16-091 and 467-16-092
- Size: 0.37-acres
- Current use: vacant parking lot
- Urban Village general plan designation

601 E. Santa Clara St.

- APN: 467-15-010
- Size: 0.34-acres
- Current use: vacant parking lot
- Urban Village general plan designation

Transaction Details

- City to sell 575-579 E. Santa Clara St. to the VTA for \$2,500,000
 - City required to make \$150,000 reimbursement payment to SCC Housing Authority
 - City to reserve easement for 4 parking spaces to serve the future Fire Station 8
- VTA to reimburse City \$300,000 to offset additional costs of development on 601 E Santa Clara St.
- City to purchase 601 E. Santa Clara St. from SCC Housing Authority for \$2,194,200

Transactions Overview

City sells

- 575-579 E. Santa Clara St.

City purchases

- 601 E. Santa Clara St.
- Easement for 4 parking spaces
- City receives \$455,800 net proceeds for Fire Station 8 project costs

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