

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: OCTOBER 30, 2007

INFORMATION

SUBJECT: REQUEST FOR PROPOSALS FOR THE FORMER FIRE STATION NO. 1

Consistent with Board direction during the budget process, on October 17, 2007, Agency staff released a Request for Proposals (RFP) for the former Fire Station No. 1. The .453-acre site is located at the corner of North Market and West St. James Streets in the Downtown Core.

The Agency continues to support and encourage the development of as much housing as possible in the downtown Core. In 1999, the Agency funded the construction of the adjacent new fire station 1 in the amount of \$5,550,157. In exchange, the Agency was deeded the old fire station parcel as a development site.

The RFP invites qualified parties to submit development proposals for the Agency-owned property for a residential project with ground floor commercial space. As an alternate, submitters are encouraged to include a proposal that includes performing arts space on the ground floor. Proceeds of up to \$2 million from the potential sale of the property, through a Disposition and Development Agreement, would be transferred to the City to be used for the environmental clean-up of Watson Park, as committed in the Agency's adopted FY 2007-2008 budget.

A pre-submittal meeting for interested parties is scheduled for November 2, 2007, proposals are due by January 10, 2008, and the selection of a developer is expected by early February.

After the RFP was released, the San Jose Fire Museum (SJFM) reiterated its interest in the property for a potential fire museum. We have had discussions with this group in the past, most recently about six months ago on their interest in the

site. Through the attached letter, the SJFM has been invited to submit a proposal for the site.

The RFP was distributed electronically to interested residential developers and published on the California Redevelopment Association and San Jose Redevelopment Agency websites.



HARRY S. MAVROGENES
Executive Director

Attachment

October 30, 2007

Chief John McMillan
San Jose Fire Museum
1661 Senter Road, #D1
San Jose, CA 95112-2522

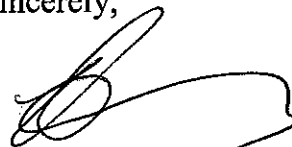
**SUBJECT: REQUEST FOR PROPOSALS FOR FORMER FIRE STATION
NO. 1**

Dear Chief McMillan:

On October 17, 2007, the Agency released a Request for Proposals (RFP) for residential development at the former Fire Station No. 1 site. The RFP was prepared at Agency Board direction, to seek the highest and best use of the property and to generate proceeds to be utilized for the Watson Park environmental remediation project.

Since the release of the RFP, the San Jose Fire Museum (SJFM) has reiterated its interest in the property for use as a fire museum. The SJFM is welcome to submit a proposal to the Agency for that use by the January 10, 2008 due date.

Sincerely,



HARRY S. MAVROGENES
Executive Director

Cc: John McMillan
102 Esmeralda Court
Santa Cruz CA 95060