

San Jose Redevelopment Agency downtown project **fact sheet**



Construction:
May 2005

Completion:
Spring 2008

Photo: Fountain Alley facade (left),
Santa Clara Street facade (right)

Project: Fountain Alley Buildings Rehabilitation

Description: The Fountain Alley Buildings are a cluster of historic structures originally built beginning in the 1880's. Vacant since 1999, the Fountain Alley Buildings were originally composed of six buildings, one of which is a designated City of San José Landmark, and have since been combined into three buildings.

The City Council identified the historic buildings in 2004 as part of the Downtown Business Improvements Pool, an initiative that allowed the use of multiple building improvement and business incentive programs to support downtown projects such as the Fountain Alley Buildings rehabilitation project. The project included interior and exterior building improvements such as facade rehabilitation, seismic retrofit, and tenant improvements. The buildings' ground-floor retail space is occupied by Penguin FroYo Cafe, Popeyes Louisiana Kitchen and Extreme Pizza and the office space is occupied by PureMatter and Kotansky Properties, Inc.

Location: 30 E. Santa Clara Street, Downtown San Jose
Century Center Redevelopment Area

Benefit: The Fountain Alley Buildings rehabilitation project preserves the City's historic fabric and revitalizes the downtown's historic district. The mixed-use project with ground-floor retail and office space creates a more vibrant environment for entertainment and business in downtown.

Features:

- Structural improvements - seismic retrofitting
- Facade restoration
- New water and sewage systems
- New heating and cooling system
- 11,200 square feet of office space
- 9,200 square feet of retail space

Total Costs: \$ 7.24 million
\$ 3.89 million from other sources
\$ 3.35 million from the Redevelopment Agency

Project Team:

Council District:	3
Developer:	Fountain Alley, LLC.
Architect:	Kenneth Rodrigues & Partners
Contractor:	HillHouse Construction
Owner:	Fountain Alley, LLC.