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Developers: Your ideas wanted for 55-acre county site



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Santa Clara County wants a little help deciding what to do with 55 acres of prime real estate in San Jose, and it's open to any and all ideas.

Developers have until July 19 to submit statements of qualifications for tackling the land, which is the county's Civic Center Campus.

The county has assembled the parcels over the years, including the 10-acre former San Jose City Hall site and a 9-acre Army Reserve facility. But many of the buildings on the land are old, and the surface parking that dominates the real estate is not necessarily the best use of it, officials said.

Now officials are looking for a developer to assist in a long-term development plan that integrates public facilities and private development.

"The motivating factor is we just acquired an asset (in the City Hall site)," said [Bruce Knopf](#), the county's Office of Asset and Economic Development Director. "We are looking at what's the best stewardship and use of that asset. Secondly, we have underutilized land that we could take better advantage of."

It's still up in the air exactly what the site could contain -- that's why the county is looking for developers to contribute.

But officials say the site could include 600,000 to 1.175 million square feet of government-occupied office space as well as other uses such as public, residential, commercial, industrial or cultural spaces. Knopf said the city of San Jose is open to rezoning the land.

Private development opportunities are mostly bounded by North First Street, West Mission Street, North San Pedro Street, and West Younger Avenue. That's where the County Government Center, former San Jose City Hall, and a county health building are currently located.

"We're looking to the private sector to tell us what works," Knopf said.

"We're not building a Taj Mahal here," he said. "But as we get into our space planning, if a developer said we're going to do an adaptive reuse of City Hall, we would be looking at the development generating some value for us to finance our use of portions of the site in a new way."

Developers can learn more about the opportunity and the selection process at the county's website, by [clicking here](#).

Nathan Donato-Weinstein covers commercial real estate and transportation for the Silicon Valley Business Journal.