



DTSC Cleans Up on Santana Row

The state Department of Toxic Substances Control (DTSC) is playing a role in the conversion of one of the few remaining vacant parcels at San Jose's iconic Santana Row into an eight-story office building and five-story parking structure.

Excavation and grading work is under way at the former temporary parking lot at Hatton Street and Olsen Drive. The work, which involves removing soil containing low levels of pesticides, is expected to finish in May 2017. The soil will either be disposed of at a permitted off-site facility or will be placed under the concrete floor slab of the subsurface parking garage.

The owner of Santana Row, Federal Realty Investment Trust, proposes an eight-story office building and five-story parking garage on the 3.5-acre surface parking lot. It will be the newest addition to Santana Row's 1.7 million square feet of stores, offices, homes, restaurants and hotel. Santana Row is renowned for the caliber of its shops, which include a Tesla showroom, and luxury housing. The development generates millions annually in sales tax revenue, and has paid more than \$40 million in property taxes since its inception.

A press release from Federal Realty Investment Trust describes the proposed building this way: "We've designed the building with a concrete structure and loft-like feel more often found in San Francisco's SOMA district and other urban centers. 700 Santana Row will feature expansive natural light with tall, market-leading 13-foot ceilings and open floor plans, which in turn will provide companies with high-productivity, collaborative workspaces for their employees."

The property that is now Santana Row was used for orchards and agriculture until Town & Country shopping center was developed in the 1960s. DTSC has been involved since Town & Country was demolished to build Santana Row.

DTSC approved a cleanup plan and an amendment in 1999 and 2001 respectively as part of the original redevelopment. Santana Row is divided into 15 parcels, and land use covenants were recorded on 14 of them.

More on DTSC's role in this trend-setting mixed-use development in one of California's highest-income areas can be found in [this](#) 2007 San Jose Mercury News story.

This Google Street View image shows the parcel when it was still a parking lot, across from housing at Santana Row,

