

QUESTIONS FOR DAVID AND JARED

Diridon Station Area Plan

1. What are the maximum development capacities addressed in the 2014 DSAP EIR?
 - a. What was the buildout timeline? **2040**
 - b. What is the total capacity of projects approved and/or built from 2014 to date? **See table below.**
 - c. What is the remaining capacity? **See table below.**

General Plan Downtown (including Diridon) Capacity (as of 8/30/19)				
Project Type	Total Capacity	Approved	Pending	Total Remaining Capacity (Approved + Pending)
Residential (units)	15,160	9,632	2,511	3,017
Non-Residential (jobs) (1 job = 300 sq. ft.)	58,659	11,113	25,259	22,286
Non-Residential (sq. ft.)	17,597,700	3,334,000	7,577,794	6,685,906

- d. Setting Google project aside (the project will need a DSAP Amendment by itself and its own EIR for entitlement purposes), and considering current OEI policy and anticipated projects, is there enough capacity through the proposed buildout with the DSAP Amendments? **Additional capacity will need to be shifted to Downtown to accommodate additional growth outside of Google, and staff has been directed to do so as part of the GP 4-Year Review.**

Google Project

2. Google project covers 87 acres of the total DSAP project area of 240 acres (36 percent)
 - a. Given Google's project description, is there enough capacity? **No.**
 - b. Probably not, that is why there is a separate EIR
 - c. If even there was, AB900 requires separate EIR
3. Google EIR is required to address cumulative impacts, using either project list approach or Plan Buildout approach
 - a. Plan Buildout approach is preferred, as it's better under the circumstances for planning purposes.
 - b. Do we apply DSAP or entire Downtown as defined in the Downtown Strategy EIR area? **Entire Downtown.**
 - c. Whichever one we choose, we need to include known projects and their respective locations. **See attached map.**

Downtown Strategy EIR

- 4. What is the total maximum capacity addressed in the Downtown EIR? **See table below.**
 - a. What is the remaining capacity based on projects that have been approved/entitled and have been covered by the EIR (i.e., Addendum and/or DOC) since it was certified?

Downtown Strategy 2040 EIR Capacity (as of 8/30/19)				
Project Type	Total Capacity	Approved	Pending	Total Remaining Capacity (Approved + Pending)
Residential (units)	14,360	7,327	2,511	4,522
Office (sq. ft.)	14,200,000	1,991,680	6,630,705	5,577,615
Retail (sq. ft.)	1,400,000	265,415	113,593	1,020,992
Hotel (rooms)	3,600	394	882	2,324

- b. Is the remaining capacity enough to reshuffle and concentrate land uses and density within the DSAP area? **No**
- 5. What percentage and level of growth within the entire city (under Envision 2040 San Jose) was anticipated as part of the Downtown Strategy? **12% of residential growth, 15% of job growth**

Envision San Jose 2040

- 6. What are the anticipated growth levels and buildout timeline addressed under Envision San Jose 2040? **382K jobs, 120K housing units**
 - a. How much more time is left for entire buildout? **21 years**
 - b. How much development has occurred and how much capacity is left? **Approximately 36K units have been entitled citywide, with 84K units in capacity remaining. [note: Information on jobs/commercial sq. footage pending]**
- 7. Can anticipated growth be moved from elsewhere in the City to the Downtown area and still be covered under existing EIR and other traffic studies? **Yes, under the existing GP EIR; but a new traffic analysis would be needed to confirm there are no impacts beyond what was already analyzed.**
- 8. What is the level of activity in the growth areas, and how are we tracking or monitoring development in those areas? **It varies, for residential development Downtown, the Jackson-Taylor Specific Plan area, the Midtown Specific Plan area, North San José, and the Tamien Station Specific Plan area have had the majority of entitlements. For non-residential, Downtown, west San Jose, and North San Jose areas lead the way for entitlements.**