

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: 2040 Land Use Needs for DSAP
Date: Sunday, June 14, 2020 10:34:39 PM

From: Manford, Robert
Sent: Tuesday, April 14, 2020 5:33 PM
To: Keyon, David <david.keyon@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Subject: Re: 2040 Land Use Needs for DSAP

David:

“Finally, I separated development capacities for the "Cat's Ears" as these are outside of Downtown but still within DSAP. The direction so far seems to be to retain these areas in DSAP but outside of Downtown.”

Confirm with Tim. I believe and it makes sense that way, we are retaining the area in DSAP and then include in Downtown as the DSAP Amendment CEQA Will address it within the framework of downtown strategy- this falls in line with aligning DSAP with the Downtown strategy

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From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Tuesday, April 14, 2020 5:11 PM
To: Hill, Shannon; Manford, Robert
Subject: Re: 2040 Land Use Needs for DSAP

Hi Shannon and Robert,

The number of jobs is equivalent to 300 sq. ft. per job, which equates to the 14,144,000 sq. ft. of office assumed in the SOM study.

The 4-Year Review, DSAP/Downtown Strategy 2040, and Downtown West shifts must all be consistent. DSAP Amendment and Downtown West will inform the analysis in the 4-Year Review.

Attached is my attempt to (finally) makes sense of all the different capacity numbers. I used this to calculate the split between Downtown West and the DSAP Amendment. The split I highlighted in **dark blue numbers**.

I also excluded the existing entitlements on the Trammel Crow site, as we don't need to transfer additional capacity that is already assumed to be in Downtown (but independent of the Downtown Strategy 2040).

Finally, I separated development capacities for the "Cat's Ears" as these are outside of Downtown but still within DSAP. The direction so far seems to be to retain these areas in DSAP but outside of Downtown.

Please let me know if you need anything. I will send this to Jared, Jose, and Tim if it looks good to you. I will also include an explanation of what the numbers mean so we can finalize and send to Circlepoint and ESA.

Thank you,

David Keyon

Planner, Environmental Review

City of San Jose

(408) 535-7898 david.keyon@sanjoseca.gov

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>

Sent: Tuesday, April 14, 2020 9:10 AM

To: Keyon, David <david.keyon@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Great, thanks for reviewing David! As you know, I have not been involved in these calculations or shifts, just coordinating their completion.

FYI, the meeting tomorrow at 4 PM is to go over all comments on the project description to come to agreement before providing comments to Circlepoint because there are still questions between staff that need to be addressed/feedback is inconsistent for additional topics besides capacity numbers.

Please plan to have any comments/questions about the capacity numbers entered into the OneDrive file before our meeting tomorrow for discussion, so everyone on the call can come to agreement.

Thanks!

Shanno Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: Keyon, David

Sent: Tuesday, April 14, 2020 9:00 AM

To: Manford, Robert <Robert.Manford@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>

Subject: Re: 2040 Land Use Needs for DSAP

Hi Robert,

I will look at the latest numbers. We have a meeting tomorrow at 4 p.m. to go over these numbers before our meeting with Circlepoint on Friday. Did you want an additional meeting?

Thanks,

David Keyon

Planner, Environmental Review

City of San Jose

(408) 535-7898 david.keyon@sanjoseca.gov

From: Manford, Robert <Robert.Manford@sanjoseca.gov>

Sent: Monday, April 13, 2020 5:46 PM

To: Keyon, David <david.keyon@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>

Subject: Fw: 2040 Land Use Needs for DSAP

David/Shannon:

Can you guys review the email chain and let me know whether you have any thoughts? When we are all on the same page, we could then provide the information and direction to the respective consultants.

We can schedule quick zoom call this week to discuss.

From: Manford, Robert <Robert.Manford@sanjoseca.gov>

Sent: Monday, April 13, 2020 5:02 PM

To: Hart, Jared <Jared.Hart@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: Re: 2040 Land Use Needs for DSAP

Thanks Jared:

This is very helpful. Based on your answers to questions 2 and 3, from a CEQA perspective, a good approach will be to:

2. Address these shifts and growth impacts as part of the DSAP Amendment CEQA analysis, since it is being done within the framework of the Downtown Strategy EIR. DSAP CEQA will acknowledge 4 year GP review as a reasonably foreseeable future Project. 4-year GP review CEQA analysis will look at the impact of this shift from a GP EIR basis to address any loss of growth in the donor areas in totality.

3. DSAP CEQA will assume that a greater percentage (possibly 75 percent, as 100% is unrealistic) of all this growth will be in the DSAP area.

I will share this with David and Shannon, so that they can share with ESA (Google) and Circlepoint (DSAP), and also DJP (4-yr GP review), so that there is some consistency. across the board.

Any thoughts?

From: Hart, Jared <Jared.Hart@sanjoseca.gov>

Sent: Monday, April 13, 2020 4:32 PM

To: Manford, Robert <Robert.Manford@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Hi Robert – Please see my responses below. - Jared

From: Manford, Robert

Sent: Monday, April 13, 2020 3:13 PM

To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: Re: 2040 Land Use Needs for DSAP

Thanks Rosalynn (and Jared/Michael)

I quickly scanned through the numbers. The absolute numbers look good, and enough to cover anticipated growth in downtown area through 2040. Without the benefit of any additional information, I have a few follow-up questions for clarification purposes, Jared:

1. Are these shifts in addition to the initial 25,000 jobs and 10, 1000 units shifted for purposes of DSAP and Downtown West when those projects were initiated or the previous shift is already included?**No, the 25K jobs and 10K units are included in the 12,619 units and 47,150 jobs heading to Downtown (Diridon).**
2. Can there be a breakdown of the timing and medium for the exact growth allocation of these shifts and numbers as they relate to the DSAP Amendment, 4-year GP review, and any stand alone GPA in the DSAP/Downtown area? (for e.g., how much of this is being done as part o the 4-year GP review, which is separate from the DSAP Amendment?).**Good question; my assumption is that we would want to have the DSAP Amendment and 4-Year Review be consistent with each other at least from a CEQA cumulative analysis perspective. However, from a General Plan Amendment perspective we could have the 4-Year Review shift the units; but we can discuss further to determine what makes the most sense.**
3. What percentage out of this total is officially planned and/or assumed to be allocated to the DSAP area (60%?) in relation to Downtown in general?**The total jobs and housing proposed to be shifted, which match up with SOMs max capacity work, would all go to the DSAP area (at least as a function of the traffic analysis). On the GP level the capacity would be part of the Downtown and projects located anywhere in Downtown would use that capacity (as we do now under the DT Strategy 2040 EIR).**

Answers to these numbers will help with the DSAP CEQA in relation to that of Google and other reasonably foreseeable projects in DSP in particular and Downtown in general.

Robert

From: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Sent: Monday, April 13, 2020 2:52 PM

To: Hart, Jared <Jared.Hart@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Thanks, Jared. I'm including Robert Manford on this email. What calculation will we use to get the office square footage? (300 SF/job or 243 SF/job?)

With the 5,236 units in remaining capacity in Downtown, when we add the 15,109 shifted units, we have new capacity for 20,345 units – correct?

From: Hart, Jared

Sent: Monday, April 13, 2020 1:48 PM

To: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Hi Michael –

Here's the updated summary for the proposed DSAP Amendment capacity shifts (see attached) including the employment shifts for Stevens Creek Blvd. Urban Village that I mentioned earlier today. Here's the high level summary. Please let me know if you have any questions or want to discuss. Robert R. is ready to provide Hexagon the associated land use data for the traffic model. Thanks! - Jared

Housing

| Growth Areas | Housing Units Shifted | Housing Units Received |
|-------------------------------|-----------------------|------------------------|
| Horizon 3 Urban Villages | 4,865 | |
| Horizon 2 Urban Villages | 10,154 | |
| Downtown (Diridon) | | 12,619 |
| NBDs | | 600 |
| Little Portugal Urban Village | | 100 |
| Story Road Urban Village | | 1,000 |
| Capitol Caltrain Station | | 700 |
| Total | 15,019 | 15,109 |

Jobs

| Growth Areas | Jobs Shifted | Jobs Received |
|--------------------------------------|--------------|---------------|
| Horizon 3 Urban Villages | 400 | |
| Horizon 2 Urban Villages | 4,200 | |
| Employment Areas | 52,050 | |
| Downtown (Diridon) | | 47,150 |
| Alviso (Plant Lands) | | 5,000 |
| S. Bascom Ave. (North) Urban Village | | 500 |
| | | |

| | | |
|-----------------------------|---------------|---------------|
| Stevens Creek Urban Village | | 4,000 |
| Total | 56,650 | 56,650 |

From: Hart, Jared

Sent: Wednesday, April 8, 2020 10:20 PM

To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Hi Rosalynn and Michael –

Please see attached a summary of the proposed growth capacity shifts for the DSAP Amendment and the 4-Year Review (there is a worksheet for housing and another for jobs). Sorry for the delay, the GP team did not receive SOM's capacity study until mid-March and it took some time to figure out an agreed upon approach to shifting capacity. The attached spreadsheet summarizes where housing units and jobs are proposed to be shifted from and to for the DSAP Amendment, which we would carry forward as part of our 4-Year Review recommendation for consistency. The shifts represent the max. capacity for the DSAP Amendment consistent with the SOM study (~14M sq. ft. of commercial and 12,619 units). Just a note; the full extent of the proposed capacity shifts have not been vetted with our CSA partners. We brought the proposed capacity shifts analyzed in the Downtown West ADEIR to CSA, but the updated approach shifts more capacity to accommodate the DSAP Amendment. Once we finalize the proposed capacity shifts we can finalize the land use data for Hexagon. Here's a high level summary of the spreadsheet; please let me know if you have any questions. Thanks! - Jared

Housing

| Growth Areas | Housing Units Shifted | Housing Units Received |
|-------------------------------|-----------------------|------------------------|
| Horizon 3 Urban Villages | 4,865 | |
| Horizon 2 Urban Villages | 10,154 | |
| Downtown (Diridon) | | 12,619 |
| NBDs | | 600 |
| Little Portugal Urban Village | | 100 |
| Story Road Urban Village | | 1,000 |
| Capitol Caltrain Station | | 700 |
| Total | 15,019 | 15,109 |

Jobs

| Growth Areas | Jobs Shifted | Jobs Received |
|--------------|--------------|---------------|
| | | |

| | | |
|--------------------------------------|---------------|---------------|
| Horizon 3 Urban Villages | 400 | |
| Horizon 2 Urban Villages | 4,200 | |
| Employment Areas | 48,050 | |
| Downtown (Diridon) | | 47,150 |
| Alviso (Plant Lands) | | 5,000 |
| S. Bascom Ave. (North) Urban Village | | 500 |
| Total | 52,650 | 52,650 |

From: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Sent: Wednesday, April 8, 2020 1:03 PM

To: Hart, Jared <Jared.Hart@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Importance: High

Hi – did I miss your email on the summary of shifts?

We’ve been sharing that we’ll have this info ASAP and I think we heard from Hexagon back in January/February that they needed the data – so appreciate the prioritization on this now, the sooner the better. Can Jose or Tim be helpful on the work – or only you and Robert can do it.

From: Hart, Jared <Jared.Hart@sanjoseca.gov>

Sent: Tuesday, April 7, 2020 4:01 PM

To: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Subject: RE: 2040 Land Use Needs for DSAP

Hi Rosalynn – I hope you are doing well. It will take us about one week to prepare the data for Hexagon. I’m currently working with Robert on the capacity shifts and he’s preparing the data for Hexagon. I’ll send a summary of the employment and housing capacity shifts to you and Michael shortly.

Thanks,

Jared

From: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

Sent: Tuesday, April 7, 2020 1:06 PM

To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>

Subject: Re: 2040 Land Use Needs for DSAP

Rosalynn,

Jared needs to respond with a timeline. But just a heads up. The work below is going to take a bit of time and cant be done over a few days.

Michael

From: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Sent: Monday, April 6, 2020 5:21 PM

To: Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>

Subject: 2040 Land Use Needs for DSAP

Hi – checking in to see when you will be able to provide the data that Hexagon needs to complete technical studies for the DSAP EIR. I believe that they need the household, population and jobs shifts for each TAZ associated with two land use scenario. I imagine that this is related to the same work that Jared is doing to determine the where the shifts will happen to accommodate the new development capacity in DSA; i.e., the delta between the Downtown West maximum capacity and the DSAP maximum capacity. I'm sure this is a lot of work, but we need to get info to Hexagon to complete the technical studies – which will ultimately determine if the DSAP EIR is an addendum or a SEIR. And we need the answer to that question very soon. Since the GP task force is put on a pause for a bit, you/staff can prioritize this work.

Let me know if there are other items/issues I'm not aware of. Thanks.

Rosalynn Hughey

Director

Department of Planning, Building & Code Enforcement

City of San José