

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: DSAP Capacity Spreadsheets
Date: Sunday, June 14, 2020 10:00:10 PM
Attachments: [DSAP and Downtown Capacity_030320_DK-spreadsheet_jh.xlsx](#)

From: Keyon, David
Sent: Wednesday, March 25, 2020 3:07 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Ruano, Jose <Jose.Ruano@sanjoseca.gov>
Subject: Fw: DSAP Capacity Spreadsheets

Hi Shannon,

Here are the capacity updates by Jared for today's meeting.

Jose, I am including you as an FYI.

Thanks!

David Keyon

Planner, Environmental Review
City of San Jose
(408) 535-7898 david.keyon@sanjoseca.gov

From: Hart, Jared <Jared.Hart@sanjoseca.gov>
Sent: Tuesday, March 24, 2020 2:25 PM
To: Keyon, David <david.keyon@sanjoseca.gov>
Subject: Re: DSAP Capacity Spreadsheets

Hi David -

I've attached my working spreadsheet with the capacity madness. Let's set up a Zoom meeting and I can walk you through the tables. By putting together multiple tables I was trying to capture the questions that Google kept asking, but let's discuss what ESA is looking for so we can put together something simpler or update the table that you put together.

Thanks!

Jared

From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Monday, March 23, 2020 4:40 PM

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

Subject: DSAP Capacity Spreadsheets

Hi Jared,

When done, can you send over the updated DSAP tracking spreadsheets you were working on? We will need to get something to ESA and Jose/Tim in the next day or so.

Maybe we can do a Zoom meeting to review? I don't have a Zoom account, however.

Thanks,

David Keyon

Planner, Environmental Review

City of San Jose

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

Downtown West Development Capacity

Existing Development Capacity - Downtown including DSAP*

Downtown Strategy 2040
<i>Remaining Downtown Strategy 2040 Capacity (includes approved and pending projects)</i>
2014 DSAP*
<i>Remaining DSAP Capacity (includes approved and pending projects)</i>

*Development totals for DSAP include development in two trainagles outside of downtown ("Cat's Ears")
Job generation assumption consistent w/Downtown Strategy EIR = 243 sq. ft. per office employee, 400 sq.

Proposed Downtown West Development Capacity Changes in Context of Downtov

Downtown West (max)**
Remaining Downtown Strategy 2040 Capacity (includes approved and pending projects)
Capacity Needed to Downtown to Cover Downtown West Project
Capacity Added to Downtown Associated w/GPA for Downtown West
Remaining in Downtown Strategy 2040 Capacity w/Downtown West GPAs

Proposed Downtown West Development Capacity Changes in Context of Downtov

Downtown West (max)**
Remaining Downtown Strategy 2040 Capacity (includes approved and pending projects)
Capacity Needed to Downtown to Cover Downtown West Project
Capacity Added to Diridon Area Associated w/GPA for Downtown West
Remaining in Downtown Strategy 2040 Capacity w/Downtown West GPAs

Proposed Downtown West Development Capacity Changes in Context of DSAP EIR

Downtown West (max)**
Remaining DSAP 2014 Capacity (includes approved and pending projects)
Capacity Needed to DSAP to Cover Downtown West Project
Capacity Added to Diridon Area Associated w/GPA for Downtown West

Remaining DSAP 2014 Capacity w/Downtown West GPAs (capacity needed from other areas of D
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Proposed Downtown West Development Capacity Changes in Context of DSAP An

Downtown West (max)**
Proposed Max Buildout of DSAP outside Google
Remaining DSAP 2014 Capacity (includes approved and pending projects)
Capacity Needed to DSAP to Cover Downtown West Project and DSAP Amendment
Capacity Added to Diridon Area Associated w/GPA for Downtown West
Remaining DSAP 2014 Capacity w/Downtown West GPAs
WORK INPROGRESS: Proposed strategy for balancing capacity for DSAP Amendment - shift 5,148 t

Residential (DU)	Commercial/Office (Sq. Ft.)	Commercial/Office (Jobs)	Retail (sq. ft.)	Retail (jobs)	Total Jobs (Office and Retail)
14,360	14,200,000	58,436	1,400,000	3,500	61,936
5,236	4,115,231	16,935	993,987	2,485	19,420
2,588	4,963,400	20,426	424,100	1,060	21,486
371	3,940,400	16,216	304,208	761	16,976

ft. per retail employee

Urban Strategy EIR (capacity shifts to Downtown)

Residential (DU)	Commercial/Office	Commercial/Office (Jobs)	Retail	Retail (jobs)	Total Jobs (Office and Retail)
6,700	6,300,000	25,926	500,000	1,250	27,176
5,236	4,115,231	16,935	993,987	2,485	19,420
1,464	2,184,769	8,991	-493,987	-1,235	7,756
10,000	6,075,000	25,000	0	0	25,000
8,536	3,890,231	16,009	493,987	1,235	17,244

Urban Strategy EIR (just capacity shifts to Diridon Area as it relates to the traffic analysis)

Residential (DU)	Commercial/Office	Commercial/Office (Jobs)	Retail	Retail (jobs)	Total Jobs (Office and Retail)
6,700	6,300,000	25,926	500,000	1,250	27,176
5,236	4,115,231	16,935	993,987	2,485	19,420
1,464	2,184,769	8,991	-493,987	-1,235	7,756
5,800	3,645,000	15,000	0	0	15,000
4,336	1,460,231	6,009	493,987	1,235	7,244

Urban Strategy EIR (just capacity shifts to Diridon Area consistent with Downtown West traffic analysis)

Residential (DU)	Commercial/Office	Commercial/Office (Jobs)	Retail	Retail (jobs)	Total Jobs (Office and Retail)
6,700	6,300,000	25,926	500,000	1,250	27,176
371	3,940,400	16,216	304,208	761	16,976
6,329	2,359,600	9,710	195,792	489	10,200
5,800	3,645,000	15,000	0	0	15,000

-529	1,285,400	5,290	-195,792	-489	4,800
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Resudential (DU)	Commerical/Office	Commerical/Office e (Jobs)	Retail	Retail (jobs)	Total Jobs (Office and Retail)
6,700	6,300,000	25,926	500,000	1,250	27,176
7,619	7,144,154	29,400	0	0	29,400
371	3,940,400	15,762	304,208	761	16,522
13,948	9,503,754	39,564	195,792	489	40,054
5,800	3,645,000	15,000	0	0	15,000
-8,148	-5,858,754	-24,564	-195,792	-489	-25,054

units from other areas in DT and shift 3K units from other growth areas to DSAP area; shift 10,689

Hotel
3,600
2,364
900
597

Hotel
1,100
2,364
-1,264 (negative numbers = surplus capacity)
0
1,264

sis)

Hotel
1,100
2,364
-1,264 (negative numbers = surplus capacity)
0
1,264

analysis)

Hotel
1,100
597
503 (negative numbers = surplus capacity)
0

-503 Can Downtown West just say that the project would use existing capacity in the Downtown as shown

Hotel
1,100
0
597
503 (negative numbers = surplus capacity)
0
-503

jobs from other growth areas to DSAP (shift additional jobs to other areas of Downtown as part of ,

1 above to cover the difference here?

DSAP Amendment Development Capacity (3/3/20)

Existing Development Capacity - Downtown including DSAP*

Downtown Strategy 2040

2014 DSAP

*Development totals for DSAP include development in two trainagles outside of downtown (

Proposed DSAP Development Capacity Changes

2020 DSAP Amendment (max)*

<i>Change from 2014 DSAP</i>

Capacity in Trinalges Outside Downtown ("Cats Ears")
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DSAP Amendment Increase within Downtown Boundary (excluding "Cats Ears")
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Downtown West (max)**

<i>Increase in DSAP excluding Downtown West (max)</i>

*Assumes retail and hotel capacity in DSAP continues with DSAP Amendment with no increas

**Assumes 800 rooms of limited-term corporate accomodatons count as hotel rooms and a

Proposed Downtown Development Capacity Changes

2020 DSAP Amendment (max)

DSAP Amendment Increase within Downtown Boundary (excluding "Cats Ears")
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Downtown Strategy 2040

New Total Downtown with 2020 DSAP Amendment

Downtown West (max)

Remaining Downtown Capacity with 2020 DSAP Amendment w/o Downtown West
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Residential (DU)	Commercial/Office	Retail
14,360	14,200,000	1,400,000
2,588	4,963,400	424,100

"Cat's Ears")

Residential (DU)	Commercial/Office	Retail
12,619	14,144,154	424,100
10,031	9,180,754	0
2,486	24,166	0
10,133	14,119,988	
5,900	7,300,000	500,000
6,719	6,844,154	-75,900

ie

all "Active Uses" in Downtown West count as Retail

Residential (DU)	Commercial/Office	Retail
12,619	14,144,154	424,100
10,133	14,119,988	
14,360	14,200,000	1,400,000
24,493	28,319,988	1,400,000
5,900	7,300,000	500,000
18,593	21,019,988	900,000

Hotel	
	3,600
	900

Hotel	
	900
	0
	0
	1,100
	-200

Hotel	
	900
	3,600
	3,600
	1,100
	2,500