

**From:** [Hill, Shannon](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Capacity Spreadsheet for ESA  
**Date:** Sunday, June 14, 2020 9:58:04 PM  
**Attachments:** [Info-for-ESA\\_v2.xlsx](#)

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**From:** Hart, Jared  
**Sent:** Friday, March 27, 2020 9:45 AM  
**To:** Keyon, David <david.keyon@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>  
**Subject:** Re: Capacity Spreadsheet for ESA

Hi David -

I've updated the spreadsheet to breakout pending and approved projects and what the capacity looks like without pending, etc. I did not include DT West in this. For the other question, I included a separate table dealing with the DSAP Amendment because I was worried about confusing things with the Downtown West project, but let me know if you'd like to see these projects together in one table. We can also do a Zoom meeting today if you'd like to discuss, its tricky trying to make these tables simple.

Robert is working on the TAZ data for Circle Point for the DSAP Amendment and we plan on transferring an additional 4.8M sq. ft. of commercial and 1K residential units to Downtown on top of what the Google GPA is moving to be able to cover that 7M sq. ft. of commercial and 7K resi units max capacity for the DSAP Amendment outside of Google. So in total, between the two projects we'd be shifting approx. 10.9M sq. ft. of commercial and 11K residential units to Downtown.

Thanks,

Jared

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**From:** Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>  
**Sent:** Thursday, March 26, 2020 4:31 PM  
**To:** Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>; Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Subject:** Re: Capacity Spreadsheet for ESA

Hi Jared,

We didn't share this yet with ESA, but I wanted to clarify a few things. Is remaining Downtown development capacity referring to after entitled and pending projects are excluded? I think we should have lines showing entitled and another the total pending as of now.

Also, where are the proposed capacity increases for the DSAP Amendment at maximum commercial and residential reflected? Based on the SOM capacity study we would increase capacity in the DSAP to 12,619 residential units and approximately 14,144,000 sq. ft. of office.

Thanks,

**David Keyon**

Planner, Environmental Review

City of San Jose

(408) 535-7898 [david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)

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**From:** Hart, Jared <[Jared.Hart@sanjoseca.gov](mailto:Jared.Hart@sanjoseca.gov)>

**Sent:** Thursday, March 26, 2020 8:57 AM

**To:** Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>; Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>

**Subject:** Capacity Spreadsheet for ESA

Hi David and Shannon -

Please see attached what I hope is a simplified spreadsheet for ESA for the Downtown West project in the context of the Downtown 2040 Strategy. I hope this is helpful for your meeting this morning. Sorry it is last minute, I remember you saying the meeting starts at 9am.

Thanks,

Jared

### Downtown Strategy 2040 Capacity

	Residential (DU)	Commerical/Office	Retail	Hotel
Downtown Strategy 2040	14,360	14,200,000	1,400,000	3,600
Downtown Strategy 2040 - Approved Projects	7,848	3,329,480	270,415	969
Remaining Downtown Strategy 2040 Capacity with Approved Projects	6,512	10,870,520	1,129,585	2,631
Downtown Strategy 2040 - Pending Projects (does not include Downtown West)	1,276	6,755,289	135,598	267
Remaining Downtown Strategy 2040 Capacity with Approved and Pending Projects	5,236	4,115,231	993,987	2,364

### Downtown West GPA and Downtown Strategy Capacity

	Residential (DU)	Commerical/Office (Sq. Ft.)	Retail (Sq. Ft.)	Hotel
Remaining Downtown Strategy 2040 Capacity without Downtown West	5,236	4,115,231	993,987	2,364
Downtown West GPA (increased capacity to Downtown)	10,000	6,075,000		
Downtown Strategy 2040 Capacity w/Downtown West GPA	15,236	10,190,231	993,987	2,364
Downtown West*	6,375	6,300,000	500,000	1,100
Remaining Downtown Strategy 2040 Capacity with Downtown West and associated GPA	8,861	3,890,231	493,987	1,264

\*800 Limited-term corp. accomadations included in residential; SJ Water Co. site entitlements excluded (1M sq. ft. of office and 325 residential units)

### DSAP GPA and Downtown Strategy Capacity

	Residential (DU)	Commerical/Office (Sq. Ft.)	Retail (Sq. Ft.)	Hotel
Remaining Downtown Strategy 2040 Capacity (including Downtown West project/GPA)	8,861	3,890,231	493,987	1,264
DSAP Amendment GPA (increase capacity to Downtown)	1,000	4,860,000		
Downtown Strategy 2040 Capacity w/DSAP Amendment GPA	9,861	8,750,231	493,987	1,264
DSAP Proposed Max Capacity on Opportunity Sites Outside of Google	7,619	7,144,154		
Remaining Downtown Strategy 2040 Capacity with Downtown West and associated GPA	2,242	1,606,077	493,987	1,264