

From: [Keyon, David](#)
To: [Downtown West Project](#)
Subject: Fw: Cumulative projects for review
Date: Wednesday, August 19, 2020 4:24:00 PM

David Keyon

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

From: Pete Choi <PChoi@esassoc.com>
Sent: Thursday, October 24, 2019 3:11 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: Cumulative projects for review

Hi Shannon,

We would like to revisit and have the City review the cumulative projects lists below now that the NOP is published. Please note that we have deleted project #2 since it within the project site and now part of the proposed project and #51 since it is a preliminary review project. After we get an updated list from the City, we can update the map.

Thanks

Cumulative Projects List

Project #	Project Name - Address (Case File No.)	Status as of NOP	Dwelling Units	Office (gsf)	Retail (gsf)
1	Park & Delmas - 201 Delmas Avenue (SP16-016)	Planning Approved	121		
2	Destination Diridon - 402 West Santa Clara (PD15-061)	Planning Approved	325	1,040,000	30,892
3	Filice - 405 West San Carlos Street (SP16-010)	Planning Approved	36		1,600
4	Auzerais - 425 Auzerais Avenue (SP17-016)	Planning Approved	130		
5	Aviato - 199 Bassett Street (SP17-023, SPA17-023-01)	Planning Approved	803		3,800
6	Balbach Housing - 0 Balbach Street (H18-057)	Planning Approved	87		
7	Gateway Tower - 455-493 S. First Street (H15-047, HP15-003)	Planning Approved	300		4,850

8	Greyhound - 70 S. Almaden Avenue (SP16-021)	Planning Approved	708		13,974
9	Park View Towers - 252 N. 1st Street (HA14-009-02, HPA14-002-02)	Planning Approved	221		18,537
10	Post and San Pedro Tower - 171 Post Street (H14-023 to HA14-023-02)	Planning Approved	228		10,863
11	N. San Pedro Tower 3 - 323 Terraine Street (H14-037, HA14-037-01)	Planning Approved	313		1,400
12	27 West - 27 South 1st Street (SP18-016)	Planning Approved	374		35712
13	Montgomery 7 - 565 Lorraine Avenue (PDC15-038, PD15-042)	Planning Approved	54		1,856
14	City View Plaza - 150 Almaden Boulevard (H19-016)	Planning Review		3,400,000	
15	Block 8 – 282 South Market Street (H19-033)	Planning Review		568,286	16,372
16	4th Street Metro Station - 439 South 4th Street (H17-004)	Planning Review	218		13,726
17	Tribute Hotel - 211 South 1st Street (H16-042, HP17-003)	Planning Review	279 rooms		
18	Parkside Hall / Museum Place - 180 Park Avenue (H16-024, SPA17-031-01)	Planning Review		988,203	
19	Garden Gate - 600 South 1st Street (SP18-001f)	Planning Review	290		5,233
20	Carlyle - 51 Notre Dame Avenue (H18-025)	Planning Review	220	70,000	4,000
21	Invicta Towers - 529 South 2nd Street (CP18-038)	Planning Review	667		
22	200 Park – 200 Park Avenue (H18-045)	Planning Review		717,256	
23	South Almaden Offices - Woz Way and Almaden (H19-004)	Planning Review		1,800,000	
24	Almaden Corner Hotel - 8 North Almaden Avenue (H18-038)	Planning Review	272 rooms		
25	Josefa - 500 West San Carlos Street (H16-002)	Planning Review	19		3,408
26	Stockton Hotel – 292 Stockton Avenue (PD18-035)	Planning Review	19 rooms		
27	Montgomery Phase 2 - 543 Lorraine Avenue (SP17-057)	Planning Review	69		3,400
28	North San Pedro Apartments - 201 Bassett Street	Under Construction	135		
29	Adobe - 333 W. San Fernando Street (H18-037)	Under Construction		1,301,512	
30	River Corporate Center - 353 W. Julian Street (H16-013, HA16-	Under Construction		194,178	

	013-01)				
31	Silvery Towers - 188 West Saint James Street (H13-041 to HA13-041-03)	Under Construction	643		30,288
32	Miro / SJSJ Towers - 39 N. 5 Street (SP17-009, SPA17-009-01)	Under Construction	630		14,381
33	The Grad San Jose (H16-036 to HA16-036-02)	Under Construction	260		14,781
34	The James - 66 North 1st Street (H14-010)	Under Construction	190		10,835
35	Villas on the Park - 278 North 2nd Street (CP16-014)	Under Construction	78		
36	Modera San Pedro - 45 North San Pedro Street (H15-007)	Under Construction	201		12,000
37	Sparq - 598 South 1st Street (H14-034)	Under Construction	105		4,200
38	Firestone – 477 South Market Street (H18-026)	Under Construction	130		5,000
39	Balbach Condos - 180 Balbach Street (PD14-031)	Under Construction	101		2000
40	Delmas & Auzeais - 363 Delmas Avenue (H15-046)	Under Construction	120		
41	Vespaio - 139 Stockton Avenue (PD16-006)	Under Construction	164		37,500
42	Akatiff - 440 West Julian Street (H17-064)	Under Construction		1,023,000	
43	San Pedro Sq Residences - 171 West Julian Street (H12-020)	Under Construction	381		
44	NSP Block C - 190 West Julian Street (H14-003)	Under Construction	21		
45	NSP Block A 129 West Julian Street (H14-002)	Under Construction	43		
46	Avenues School – 529 Race Street (C19-013, CP19-013)	Planning Review		354,332 (school)	
47	McEvoy Residences - 280 McEvoy Street (SP18-059)	Planning Review	358		
48	West San Carlos Supportive Housing - 750 West San Carlos Street (H19-028)	Planning Approved	80		
49	715 West Julian Street (PDC17-058, PD17-029, PT17-063)	Under Construction	249		26,572f
50	Ohlone Blocks - 860 West San Carlos Street (PDC08-061; PDC13-004 ;PD12-013 Block A; PD15-036 Block B; PD15-035 Block C)	Under Construction	680-800		20,000 – 30,000
51	461 Park Avenue (PRE19-119)	Preliminary Review	402		

SOURCE: City of San José Planning, Building and Code Enforcement Department, **October 2019.**

Pete Choi
 Senior Managing Associate
 ESA | Environmental Science Associates
 415.962.8419

From: Pete Choi
Sent: Tuesday, October 1, 2019 1:57 PM
To: 'Keyon, David' <david.keyon@sanjoseca.gov>
Cc: Linda S. Peters <lspeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>
Subject: Cumulative projects for review

Hi David,

We compiled this cumulative projects list from the Excel file and from the Public Partners_Tracked Project List 3.0 8.5.19.pdf files and prepared the table and attached map for your review. Projects 46-51 were added from the Public Partners_Tracked Project List 3.0 8.5.19.pdf document and we crosschecked areas for the Downtown, Central and Diridon projects. We added a quarter- and half-mile radius around the site, so we can determine if certain projects should be excluded from the list. There are not projects to the west of the project site in the 0.5-mile buffer aside from # 46, unless you are aware for any. Can you please let us know your thoughts on the projects to the east outside of the 0.5-mile buffer.

Thanks

Cumulative Projects List

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51	461 Park Avenue (PRE19-119)	Preliminary Review	102		

SOURCE: City of San José Planning, Building and Code Enforcement Department, **October 2019.**

Pete Choi
Senior Managing Associate
ESA | Environmental Science Associates
415.962.8419

From: Pete Choi
Sent: Thursday, September 19, 2019 4:33 PM
To: Keyon, David <david.keyon@sanjoseca.gov>
Cc: Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi David,

We did ask Fehr & Peers and they stated that they have not been provided any information on transportation improvements. Can you have someone reach out to DPW and DOT?

Thank you

Pete Choi
Senior Managing Associate
ESA | Environmental Science Associates
415.962.8419

From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Thursday, September 19, 2019 4:13 PM
To: Pete Choi <PChoi@esassoc.com>
Cc: Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi Peter,

Check with Fehr & Peers, as they are provided with network changes as part of the Transportation Analysis. If they do not have this information yet, we can reach out to DPW and DOT.

Thank you,

David Keyon
City of San Jose PBCE
Principal Planner Environmental Review
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From: Pete Choi <PChoi@esassoc.com>
Sent: Thursday, September 19, 2019 9:47 AM

To: Keyon, David <david.keyon@sanjoseca.gov>
Cc: Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi David,

We wanted to follow up on the cumulative projects to see if you have a list of the DOT projects in the project vicinity.

Thanks

Pete Choi
Senior Managing Associate
ESA | Environmental Science Associates
415.962.8419

From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Tuesday, September 17, 2019 1:58 PM
To: Karl Heisler <KHeisler@esassoc.com>
Cc: Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

Hi Karl,

Sorry, here it is. Unfortunately, the map doesn't include all file numbers, only addresses.

Thank you,

David Keyon
City of San Jose PBCE
Principal Planner Environmental Review
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From: Karl Heisler <KHeisler@esassoc.com>
Sent: Tuesday, September 17, 2019 1:51 PM
To: Keyon, David <david.keyon@sanjoseca.gov>
Cc: Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>
Subject: RE: Employment and Dwelling Unit Densities

David: Thank you for sending this Downtown projects list and the map link. Were you also going to send a separate document containing the citywide list of large/high-priority projects? There was only the Downtown list attached.

Thank you.

Karl F. Heisler

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From: Keyon, David <david.keyon@sanjoseca.gov>

Sent: Monday, September 16, 2019 4:03 PM

To: Hillary Gitelman <HGitelman@esassoc.com>

Cc: Karl Heisler <KHeisler@esassoc.com>; Pete Choi <PChoi@esassoc.com>; Linda S. Peters <lspecters@esassoc.com>

Subject: RE: Employment and Dwelling Unit Densities

Hi Hilary,

At the moment I am free tomorrow from 9 – 12 and again from 3 – 5. We are reviewing the densities memo with Citywide Planning for consistency.

On the separate topic of cumulative impacts, I am attaching an up-to-date list of development permits Downtown that have been approved, are pending Planning approval, or are under construction. This only includes projects within the Downtown boundary. I am also including a table of large/high-priority projects from August. This includes Downtown projects and other larger projects throughout the City, including projects near Downtown (i.e. “Central” or “Diridon” in the Area column). This list includes several residential projects along W. San Carlos west of the project site and the Avenues private school on Meridian.

Finally, here is a link to a map with active planning applications :

<https://csj.maps.arcgis.com/apps/webappviewer/index.html?id=bd2109347a87474fb2214c36f6bf7db4>.

Unfortunately, this map doesn't contain application numbers yet. However, it gives you an idea of the type and size of proposed projects in the vicinity.

Thank you,

David Keyon

City of San Jose PBCE

Principal Planner Environmental Review

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From: Hillary Gitelman <HGitelman@esassoc.com>

Sent: Monday, September 16, 2019 1:43 PM

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

Cc: Karl Heisler <KHeisler@esassoc.com>; Pete Choi <PChoi@esassoc.com>; Linda S. Peters

<lpeters@esassoc.com>

Subject: Employment and Dwelling Unit Densities

Good Afternoon David,

I hope you had a nice long weekend.

We've attached a short memo for your review and are hoping you might have time to discuss this with use sometime tomorrow so that Fehr & Peers can move forward with the information?

Also, we would be happy to hear any observations or direction you have regarding the applicant's requested changes to the administrative draft NOP (project description).

Please let us know if there is a time that would work for a quick check-in tomorrow .

Hillary

Hillary Gitelman

ESA | *Environmental Science Associates*
Celebrating 50 Years of Work that Matters!

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