

**From:** [Keyon, David](#)  
**To:** [Downtown West Project](#)  
**Subject:** Fw: Questions for 2nd ADIER Downtown West  
**Date:** Wednesday, August 19, 2020 4:56:22 PM

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## David Keyon

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

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**From:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Sent:** Tuesday, December 17, 2019 8:52 AM  
**To:** Ross, Rebekah <[rebekah.ross@sanjoseca.gov](mailto:rebekah.ross@sanjoseca.gov)>; Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Cc:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>; Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>  
**Subject:** RE: Questions for 2nd ADIER Downtown West

Hi Rebekah,

I'm not aware of a deadline for this questions because I wasn't aware of them, but the 2<sup>nd</sup> ADEIR is scheduled to be submitted on February 10<sup>th</sup>. That will be the next opportunity to comment on the EIR.

Robert, do you need answers to these questions by a certain date? Please let Rebekah know if so.

Thanks!

Shannon Hill, Planner  
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**From:** Ross, Rebekah  
**Sent:** Monday, December 16, 2019 4:58 PM  
**To:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Cc:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>; Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>  
**Subject:** Questions for 2nd ADIER Downtown West

Hi Shannon,  
Robert Manford asked PRNS to provide answers to the following questions for the 2nd ADIER for the Downtown West/Google project.

I've Zak to provide the answers. We'll do our best to provide them prior to this Friday, December 20th, but if we can't, what is final deadline to provide the answers?

Just let us know if you need anything else/support.

Thanks! ~ Rebekah

**1. Are we park deficient in the City?**

**In Downtown?**

**In the DSAP?**

PRNS will look at this metric three ways: U.S. census population counts, estimated population counts, Greenprint, and Activate SJ.

**2. What acreage of parkland is needed per 1,000 population?**

**3. Do we have parkland requirements for non-residential uses (e.g. office, commercial) for daytime users?**

Zak, please review the Downtown Strategy and DSAP EIRs. I might be remembering incorrectly, but I think both documents do talk about daytime populations. If so, pull that language so we can be consistent with those documents.

If not, we have no official metrics for impacts caused by daytime populations, but we would be happy to do some research about this and provide information to inform the EIR.

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**From:** Ross, Rebekah <[rebekah.ross@sanjoseca.gov](mailto:rebekah.ross@sanjoseca.gov)>

**Sent:** Thursday, December 5, 2019 4:05 PM

**To:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>

**Cc:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>; Burnham, Nicolle <[nicolle.burnham@sanjoseca.gov](mailto:nicolle.burnham@sanjoseca.gov)>; Zsutty, Yves <[Yves.Zsutty@sanjoseca.gov](mailto:Yves.Zsutty@sanjoseca.gov)>

**Subject:** PRNS Downtown West Draft EIR comments

Hi Shannon,

Attached are PRNS comments on the 1st ADEIR for the Downtown West project.

Additionally, please consider the following:

**Project Description**

The project description is incomplete. PRNS cannot help to inform the project description

without a more specific understanding of how the project will provide publicly accessible recreational space, who will own these spaces, and how the spaces will be governed.

The project description should state how maintenance and operation of the spaces will be provided and to the degree feasible the cost of maintenance and operations and how will these costs be covered. Through a CFD? Agreement with the City? Agreement with a third party? If it's a CFD or other regulatory mechanism, this might have to be disclosed in the project description.

It should also state how the public will be able to permanently access these public spaces (i.e. through dedication to the City? through perpetual recreational easements?), especially considering that the document proposes "less than significant impact" as a result of providing the spaces.

The project description should clearly delineate between gross and net public open space acreage. The ADEIR uses 16 gross acres to describe public recreational areas. This is misleading. It is our understanding that only eight net acres of usable publicly accessible open space will be provided after all building setback areas, riparian setback and corridors, and potential stormwater and flood areas are accounted for.

If the applicant wants to be able to redevelop some of the recreational spaces in the future, then this should also be disclosed and not included as part of the net lands that will 'lessen the impact.'

The project description should also consider development of the Los Gatos Creek Trail system throughout the project site. This trail system has an [approved Master Plan](#) and associated certified Mitigated Negative Declaration/Initial Study. We're also currently working on a NEPA document for future grants. These documents should be listed in the EIR and tiered off of as needed/appropriate.

The Los Gatos Creek trail could cross the light rail lines at San Fernando. If so, it is likely the project will need Valley Transportation Authority CAP and RAP permits and California Public Utilities Commission (CPUC) permits.

PRNS desires a 40,000 - 60,000 square foot community center as part of the means to meet the parkland obligation. We need to determine how a community center (full construction and operations) can be analyzed in this document should this become feasible.

The applicant is currently meeting with the community to better define recreational lands and associated programming and is discussing this with the City.

We can likely better inform the project description during the 2nd ADEIR review.

## **Thresholds**

General Plan Service Level goals for parks, trails and community centers should be used as the thresholds to determine if the project will have an impact per the Public Services and Recreation chapter. Please better describe how potential impacts will be addressed.

The City's General Plan service level goals for providing High Quality Facilities and Programs (Goal PR-1) are:

- Provide 3.5 acres per 1,000 population of neighborhood/community serving parkland through a combination of 1.5 acres of public park and 2.0 acres of recreational school grounds open to the public per 1,000 San José residents. (General Plan Policy PR-1)
- Provide 7.5 acres per 1,000 population of citywide/regional park and open space lands through a combination of facilities provided by the City of San José and other public land agencies. (General Plan Policy PR-2)
- Provide 500 square feet per 1,000 population of community center space. (General Plan Policy PR-3)
- Provide access to an existing or future neighborhood park, a community park, recreational school grounds, a regional park, open space lands, and/or a major City trail within a 1/3-mile radius of all San José residents by either acquiring lands within 1/3 mile; or providing safe connections to existing recreation facilities outside of the 1/3-mile radius. This is consistent with the United Nation's Urban Environmental Accords, as adopted by the City for recreation open space (PR-3.2).

This document should also better consider how the project could impact existing recreational facilities (i.e. Cahill Park, etc). It mostly just considered very generalized proposed facilities.

## **Downtown Strategy 2040**

It is my understanding the EIR will be a stand alone EIR and will minimally only tier off of the Downtown Strategy 2040 EIR. The Downtown Strategy 2040 EIR did not fully update the Downtown Strategy 2000 EIR, especially considering Shade and Shadow impacts and Public Facilities and Services analysis.

Clarify if this EIR will also update/inform those sections of the Downtown Strategy 2000 EIR and Downtown Strategy 2040 EIR.

### **Shade and Shadow**

The proposed project could have Shade and Shadow impacts on the proposed publicly accessible recreational spaces as well as existing recreational facilities.

Please provide shade and shadow that show the project's impact on Cahill Park, Del Monte Park, Theodore Lenzen, Confluence Park, Discovery Dog Park, Los Gatos Creek and Guadalupe Trail systems, and Guadalupe River Park's: Arena Green (east and west), Confluence park and Little Italy.

### **Transportation and Trails**

Construction and completion of the Los Gatos Creek Trail system and improvements to the existing built Guadalupe River Trail system should be included in the Transportation section of the 2nd ADEIR.

These trail systems should be considered as an offset to vehicle miles traveled and/or as a Transportation Demand Measure and be included as a transportation mitigation measure.

It is the City's goal to provide the City's trail network to 100 miles by the year 2022 (per the General Plan).

It's also likely that the provision of trails could lessen the amount of Greenhouse Gas Emissions as an alternate mode of transportation.

Thanks! ~ Rebekah

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**From:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Sent:** Thursday, December 5, 2019 10:44 AM  
**To:** Ross, Rebekah <[rebekah.ross@sanjoseca.gov](mailto:rebekah.ross@sanjoseca.gov)>  
**Cc:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>  
**Subject:** RE: Downtown West Draft EIR comments

Hi Rebekah,

No problem, thanks for letting me know!

Shannon Hill, Planner

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**From:** Ross, Rebekah

**Sent:** Wednesday, December 4, 2019 5:54 PM

**To:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>

**Cc:** Mendez, Zacharias <[Zacharias.Mendez@sanjoseca.gov](mailto:Zacharias.Mendez@sanjoseca.gov)>

**Subject:** Downtown West Draft EIR comments

Hi Shannon,

I am reviewing Zak's comments on the draft EIR. We can send them your way asap Thursday.

Thanks! ~ Rebekah

**Rebekah Ross, Planner IV**

Parks, Recreation & Neighborhood Services

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