

From: [Banwait, Manjit](#)
To: [Karl Heisler](#)
Cc: [Lapustea, Florin](#); [Hill, Shannon](#); [Keyon, David](#); [Marla Weinstein](#); [Hillary Gitelman](#); [Zenk, Jessica](#); [Do, Ryan](#); [Franziska Church](#)
Subject: RE: Admin LTA/TA - Final Comments
Date: Thursday, September 24, 2020 4:00:44 PM

Hi David and Karl,

My concern is the square footage. It is similar to the commercial discussion - the commercial square footage is not intended to be a regional shopping center but to support offices/residential on the ground floor but under VMT, the commercial square footage is analyzed as a total SF for VMT purposes. Logistics center are industrial type uses and would be screened out of analysis if they are 30k SF or less based on the functions you are describing below. However, since the logistics center is a total of 100k SF it is above the VMT screening criteria and must be studied and included in the discussion in terms of VMT not trips.

The trips, even if negligible, would also still need to be accounted for in the LTA and trip generation studies.

Thanks,
Manjit

From: Karl Heisler <KHeisler@esassoc.com>
Sent: Thursday, September 24, 2020 3:50 PM
To: Banwait, Manjit <Manjit.Banwait@sanjoseca.gov>
Cc: Lapustea, Florin <Florin.Lapustea@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>; Marla Weinstein <weinsteinm@google.com>; Hillary Gitelman <HGitelman@esassoc.com>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Do, Ryan <ryan.do@sanjoseca.gov>; Franziska Church <f.church@fehrandpeers.com>
Subject: RE: Admin LTA/TA - Final Comments

[External Email]

Hi, Manjit. I understand what you are saying about the "logistics center" being an industrial use. However, to clarify, these facilities (there will likely be two) are intended as a means of increasing efficiency and reducing VMT, and they would only serve project site uses, not a wider array of users. Here is how this logistics component is described in the EIR Project Description:

To improve the efficiency of the supply chain compared to a typical grouping of unaffiliated office buildings, the proposed project would include on-site logistics operations (receiving, warehouse, and distribution) to serve the commercial uses and potentially other project uses. Under this concept, the

project applicant would construct on-site logistics hubs; two hubs are anticipated, each approximately 50,000 square feet in floor area. At these logistics hubs, inbound materials and supply deliveries directed to the site's commercial office buildings and other commercial uses could be received from off-site locations, inventoried, and stored before being distributed to on-site offices in small-scale natural gas- or electric-powered trucks. The logistics hubs are anticipated to be located within the Northern Infrastructure Zone (north of West Julian Street) and the Southern Infrastructure Zone (between West San Fernando Street and West San Carlos Streets).

Perhaps this makes the logistics operations more of an accessory use to the rest of the project.

Thank you.

Karl F. Heisler

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Note that I am working remotely – call or text my mobile at (415) 377-5303.

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From: Banwait, Manjit <Manjit.Banwait@sanjoseca.gov>

Sent: Thursday, September 24, 2020 3:39 PM

To: Franziska Church <f.church@fehrandpeers.com>

Cc: Lapustea, Florin <Florin.Lapustea@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>; Karl Heisler <KHeisler@esassoc.com>; Marla Weinstein <weinsteinm@google.com>; Hillary Gitelman <HGitelman@esassoc.com>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Do, Ryan <ryan.do@sanjoseca.gov>

Subject: RE: Admin LTA/TA - Final Comments

Hi Franziska,

We will send remaining comments on the LTA shortly. For the TA, we did not have comments until we noticed that the 100,000 SF logistics center is now included in the project description of the TA. Logistics centers are considered industrial uses and would need clearance under VMT within the TA. At this point, I do not believe there is time to add the VMT analysis and it would need it's separate clearance at a future date.

Thanks,
Manjit

From: Franziska Church <f.church@fehrandpeers.com>

Sent: Monday, September 21, 2020 8:44 AM

To: Banwait, Manjit <Manjit.Banwait@sanjoseca.gov>

Cc: Lapustea, Florin <Florin.Lapustea@sanjoseca.gov>

Subject: Admin LTA/TA - Final Comments

[External Email]

Hi Manjit,

Can you send me your comments on the LTA/TA?

Hope you had a good weekend.

Franziska Church, AICP

Principal

Fehr & Peers Transportation Consultants

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