

**From:** [Hill, Shannon](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: PAC\*SJ EIR Scoping and Content Input for Downtown West Mixed-Use Plan (Google Project)  
**Date:** Sunday, October 18, 2020 6:58:10 PM  
**Attachments:** [PACSJ EIR Scoping Input for Downtown West Mixed-Use Plan - Google Project.docx](#)

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**From:** Mike Sodergren [REDACTED]  
**Sent:** Friday, November 22, 2019 4:55 PM  
**To:** shannon.hill@sanjoseca.org  
**Cc:** Mike Sodergren <mike@preservation.org>; Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>  
**Subject:** PAC\*SJ EIR Scoping and Content Input for Downtown West Mixed-Use Plan (Google Project)

[External Email]

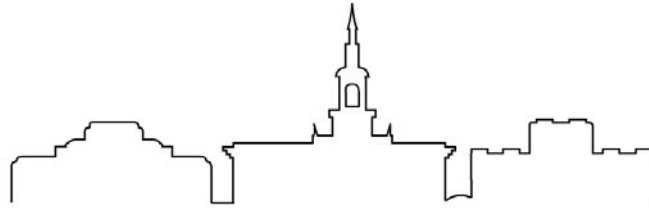
Hi Shannon,

Please find attached to this email, PAC\*SJ's input for the Downtown West Mixed-Use Plan (Google Project).

Thanks,

Mike Sodergren  
V.P. Advocacy - PAC\*SJ  
408-930-2561

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# PRESERVATION ACTION COUNCIL OF SAN JOSE

*Dedicated to Preserving San Jose's Architectural Heritage*

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November 22, 2019

City of San Jose  
Department of Planning, Building & Code Enforcement  
Attn: Shannon Hill, Environmental Project Manager  
200 E Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113

**EIR Scoping Input for Downtown West Mixed-Use Plan (Google Project)  
FILE NOS: GP19-009, PDC19-039 and PD19-029**

The Preservation Action Council of San Jose (PAC\*SJ) has reviewed the NOP of an EIR for the project known as Downtown Wet Mixed-Use Plan (Google Project), and is providing the following comments regarding the scope and content that should be included in the formal analysis of the environmental impact of this project:

PAC\*SJ supports this project in general for its provision of commercial, retail, and residential office space, retail, while also supporting the physical preservation and operational viability of the historic buildings and districts that fall within the immediate boundaries of this project, while also supporting the preservation of building and districts outside the project boundaries, but in the vicinity of the project.

Given the absolute mass and scope of this project and equally massive complimentary Diridon Station Area Project, PAC\*SJ wants the analysis of the environmental impact to be both broad and focused. To this end, PAC\*SJ recommends that an environmental impact study be performed on each individual building within the project footprint, while also broad enough to appropriately account for the cumulative impact to streets, neighborhoods and specific districts. PAC\*SJ's highest interest is in ensuring that all historic buildings and districts that are listed in San Jose's Historic Resource Inventory are analyzed as unique and

irreplaceable regardless of their listing on the City of San Jose' Historic Resources Inventory (HRI), and regardless of the classification of any buildings listed on the HRI, from Structure of Merit through eligible and Registered City, State and National landmarks.

The following is a partial (non-exhaustive) list of buildings, historic districts and neighborhood areas which are within the project's boundaries or are located in proximity to the project for which PAC\* SJ would like a full historic/cultural environmental analysis:

Diridon Station Area (Diridon Train Station, Tunnels & Platforms, etc.)

Lakehouse Historic District

N. Autumn Historic Neighborhood (National Landmark Eligible)

Little Italy District (including Henry's HiLife Bar & Grill)

San Jose Water Works Building

Sunlite Bakery Building

Navlet's Building

Poor House Bistro Building

Patty's Inn Building

Kearny Pattern & Metal Works Building

Stephan's Meat Products (Historic Dancing Pig Neon Sign)

PAC\* SJ requests that the scope and content of the analysis of the cultural and historic impact of this project include massing, shadowing, parking, vehicle and pedestrian traffic volume, and any other items that might cause direct and indirect impacts to a historic building's or district's historic status, physical integrity and economic impact. PAC\* SJ believes that this analysis needs to take into account anything that would affect operational viability of a historic resource. For

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example, if a retail building is preserved within the project boundary, but removes customer parking, the delivery of materials critical to the business, or other resources that are vital to meeting the establishment's ability to host customers, those impacts need to be forecast and analyzed with just as much importance as the physical impact to the structural integrity of a building.

PAC\*SJ also recommends that building or areas that are eligible for City State, and/or National landmark status, should be analyzed relative to the impact of being preserved in place, or if moved to a similar, nearby setting of similar context.

The Downtown Design Guidelines and Historic Design Guidelines require that new construction be respectful of existing historic buildings and not overpower existing historic buildings. While PAC\*SJ often argues against developments with disproportionate massing to the surrounding historic buildings, and argues for leaving buildings in their current context whenever possible, we are most concerned with any analysis that calls for the direct demolition of a historic building as this is the ultimate disrespect of our history.

Sincerely,

J. Michael Sodergren  
Vice President, Advocacy