

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information
Date: Tuesday, March 24, 2020 4:43:17 PM

From: Hillary Gitelman <HGitelman@esassoc.com>
Sent: Thursday, March 19, 2020 4:59 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Elliott Schwimmer <ESchwimmer@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Meryka Dirks <mdirks@esassoc.com>; Pete Choi <PChoi@esassoc.com>
Cc: Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

[External Email]

Thanks Shannon! Hillary

Hillary Gitelman

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

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From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Thursday, March 19, 2020 4:42 PM
To: Elliott Schwimmer <ESchwimmer@esassoc.com>; Hillary Gitelman <HGitelman@esassoc.com>; Karl Heisler <KHeisler@esassoc.com>; Linda S. Peters <lpeters@esassoc.com>; Meryka Dirks <MDirks@esassoc.com>; Pete Choi <PChoi@esassoc.com>
Cc: Keyon, David <david.keyon@sanjoseca.gov>
Subject: FW: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

Hi All,

I apologize for not getting this to you sooner. The last few days have been hectic, and I lost track of it.

Thanks!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: Case, Jill <jcase@sjusd.org>

Sent: Friday, March 13, 2020 3:59 PM

To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>

Cc: Funes, Wendy <wfunes@sjusd.org>; Adamo, Steve <sadamo@sjusd.org>

Subject: Re: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

[External Email]

Thanks. That was super helpful.

See answers below for questions I can answer. I have cc'd our Director of Facilities with the hope he might be able to answer the remaining questions. We are closing at the end of day today, at the recommendation of the County Health Department and aren't scheduled to reopen until 4/6/20 at the earliest, so I'm unsure if we will be able to get the remaining information before then.

From: "Hill, Shannon" <Shannon.Hill@sanjoseca.gov>

Date: Thursday, March 12, 2020 at 4:19 PM

To: "Case, Jill" <jcase@sjusd.org>

Cc: "Funes, Wendy" <wfunes@sjusd.org>

Subject: RE: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

Hi Jill,

No worries, and thanks for getting back to me. We just wanted to make sure we receive input from the District for the analysis. I have attached the Notice of Preparation (NOP) that was circulated for the Environmental Impact Report (EIR), which includes figures showing the project area. Please let me know if you have any other questions.

Thanks!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

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From: Case, Jill <jcase@sjusd.org>
Sent: Thursday, March 12, 2020 3:26 PM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Cc: Funes, Wendy <wfunes@sjusd.org>
Subject: Re: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

[External Email]

Hi Shannon,

I am sorry you have been waiting for this data, this is the first I have seen your request. I apologize, but I am having a hard time understanding the exact boundary of your project based on a verbal description. Would you be able to send me a map, so I can better understand the exact area you are looking for information on?

Thanks.

From: "Funes, Wendy" <wfunes@sjusd.org>
Date: Thursday, March 12, 2020 at 1:08 PM
To: "Case, Jill" <jcase@sjusd.org>
Subject: Fw: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

Hi Jill,

We believe this goes to you.

Thank you,

Wendy Funes

San Jose Unified School District

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Wednesday, March 11, 2020 4:04 PM

To: Funes, Wendy

Subject: Downtown West Mixed Use Plan Draft EIR: Request for School Enrollment Information

Hi Wendy,

Thanks for your help with getting this data request to the right person. It is important that we have SJUSD's input on these questions in order to evaluate potential impacts to schools within the district that could result from the proposed project.

As mentioned over the phone, if at all possible, we need answers to the following list of questions by close of business on Friday (3/13). If that is not possible, please provide as much information as possible ASAP. We are under a time crunch at this point. The original request was sent by the environmental consultant back in January, but they did not receive a response.

Following is a description of the project and the associated request for information:

PROJECT INFORMATION

- **Project Description:** General Plan Amendment, Planned Development Rezoning, and Planned Development Permit for the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; an approximately 100,000 GSF event center; up to two central utilities plants totaling approximately 115,000 GSF; and a logistics warehouse(s) of approximately 100,000 GSF; all on approximately 84 acres. The proposal also includes conceptual infrastructure, transportation, and public open space plans.
- **Location:** Project site is generally bounded by Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, South Almaden Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Sunol Avenue, Diridon Station, and the Caltrain rail line to the west. The project also includes the area bounded by Los Gatos Creek to the west, San Fernando Street to the south, the Guadalupe River to the east, and Santa Clara Street to the north.

SAN JOSE SCHOOLS INFORMATION

Existing/Baseline Conditions

1. Please confirm that the project site is located within the enrollment area for Grant, Horace Mann, and Gardner Elementary Schools; Hoover Middle School; and Lincoln High School. **That is correct. You can always look up school boundaries on our school locator:** <http://apps.schoolsitelocator.com/?districtcode=25499>
2. Confirm the District is dealing with enrollment imbalances district-wide; some schools are close to capacity, and others are under-enrolled. Are there specific age cohort or grade gaps based on enrollment imbalances? If none, which schools are most affected (elementary, middle or high school)? **There are disparities at all grade levels. I wouldn't say that any particular grade level is affected more than others. At this time there is no direction from our board to look at enrollment capacity. The last time it was addressed was in October of 2017.** <https://agendaonline.net/public/Meeting.aspx?AgencyID=123&MeetingID=11386&AgencyTypeID=1&IsArchived=True> **You can look at item N2 on these Board minutes to see the report.**

3. Please provide school capacity information for schools in the project vicinity (including but not limited to Grant, Horace Mann, and Gardner Elementary Schools; Hoover Middle School; and Lincoln High School). I've attached a copy of our Demographic Study that was conducted in 2017, which lists the capacity of sites. (Elementary page 19, Middle page 20, High page 21)
4. How are new students distributed to schools? For elementary school it is by neighborhood boundary and for middle and high school we have a Choice process. There are also options for transfers and magnet schools. I would refer you to our website to see specifics.
5. Can the District provide a copy of the most recent School Facility Fee Justification Report (or similar document) containing the current student generation rates and school impacts fees? I don't have this document.
6. Describe understanding of change in growth in Downtown San José and corresponding effect to schools. We are currently seeing a decrease in enrollment in our Downtown schools. While there are increased high rise, luxury building, this doesn't correspond to more students. There is more detailed information related to this in the attached demographic studies.

Future Conditions

7. Current approved school improvements/new school facilities; timing of implementation? I don't have this information.
8. Does the District have any plans to add new school campuses? None at this time.
9. Are any new school facilities needed to adequately serve the project site and maintain acceptable service ratios/performance objectives:
 - a. Project Buildout
 - b. Cumulative (Project + Diridon Station Area Plan area, Downtown San José, and the City as a whole under the adopted Envision San Jose 2040 General Plan, but with more growth allocated to Downtown)

Thanks in advance for your assistance!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

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