

DSAP Amendment – Maximum Capacity for CEQA Analysis

April 17, 2020

The following table is a working draft of the maximum residential and office capacities proposed under the DSAP Amendment. These maximums are based on the SOM Capacity Study dated 1/24/20, which includes the Downtown West project (undergoing separate CEQA review) and new development on approximately 55 acres of opportunity sites outside of the Downtown West project. These opportunity sites exclude project sites with entitlements, such as the Platform 16 site at Julian Street and Autumn Street. These numbers are intended as a maximum amount of development to be considered under the DSAP Amendment for the purposes of CEQA. Actual development capacities in the DSAP Amendment Plan will be determined based on public outreach efforts and could be less than the maximum development capacities included here. Descriptions of each table row are included below:

- 1. Downtown Strategy 2040 (2018):** This is the maximum development capacity evaluated in the Downtown Strategy 2040 EIR, which increased development capacity from the 2005 Downtown Strategy 2000. This does not include built, entitled, or pending projects. As of March 2020, the remaining capacity in the Downtown Strategy 2040 excluding approved and pending projects were as follows: 5,236 units, about 4,115,000 sq ft office, about 994,000 sq ft retail, and 2,364 hotel rooms. The DSAP is a subarea of the larger Downtown area evaluated in the Downtown Strategy 2040, with the exception of two sub-areas.
- 2. Proposed DSAP Amendment (maximum):** This is the maximum development capacity intended for the purposes of CEQA analysis for the DSAP Amendment. To be conservative, the City is analyzing a hybrid of the two recommended options, using the maximum office capacity under Option 2B and the maximum residential capacity under Option 2A (see page 42 of the 1/24/20 SOM Capacity Study).
- 3. Total Downtown Strategy 2040 + Proposed DSAP Amendment (maximum):** This is the total development capacity of the Downtown Strategy 2040 plus the new development capacity associated with the maximum DSAP Amendment. Note that this includes some development outside the Downtown boundary (described in 4, below).
- 4. DSAP Amendment Capacity in DSAP outside Downtown (Stockton and DuPont/McEvoy):** Based on an analysis by SOM, this is the maximum amount of office and residential development on opportunity sites located within the DSAP but outside of the Downtown boundary. These are two triangle-shaped areas: one by Stockton Avenue and The Alameda and another south of West San Carlos Street in the DuPont/McEvoy area.
- 5. Total Downtown Strategy 2040 + Proposed DSAP Amendment (maximum) excluding DSAP outside Downtown (Stockton and DuPont/McEvoy):** This is the total amount of new development capacity within the Downtown boundary with the maximum DSAP Amendment.
- 6. Downtown West (maximum):** This is the maximum amount of development assumed in the Downtown West EIR.
- 7. Previous entitlement on Downtown West SJ Water Co. Site – PDC15-051:** The Downtown West includes the former Trammell Crow former San Jose Water Company site, which already has entitlements from a previously-certified EIR and subsequent Addendum that uses development capacity independent of the Downtown Strategy EIR.

8. **New Capacity needed for Downtown West:** This is the new residential and office capacity needed for the maximum Downtown West project after excluding the previous entitlements on the SJ Water Company site. This is the amount assumed to be the maximum amount of capacity shifted from other General Plan growth areas to accommodate the Downtown West project. Retail area and hotel rooms are assumed to use the existing Downtown Strategy 2040 capacity.
9. **Proposed DSAP Amendment + Downtown Strategy excluding Downtown West:** This is the maximum development capacity of Downtown Strategy 2040 and the DSAP Amendment without Downtown West, including new development in DSAP but outside of Downtown in the Stockton and DuPont/McEvoy triangles.
10. **Total New Capacity needed for DSAP Amendment (maximum) excluding Downtown West:** This is the new capacity needed to be shifted from other General Plan designated growth areas to accommodate the maximum DSAP Amendment but excluding Downtown West.
11. **New Capacity needed for DSAP Amendment (maximum) in Downtown – excluding Downtown West and capacity to Stockton and DuPont/McEvoy:** This is the new capacity added to the Downtown area outside of Downtown West with the maximum DSAP Amendment, excluding development in the Stockton and DuPont/McEvoy triangles (maximum capacity in these areas is called out in line 4).

Development Capacity will be shifted into the Downtown/DSAP from other General Plan designated growth areas. Residential unit are proposed to be transferred from Horizon 2 and Horizon 3 Urban Villages, and commercial/office capacity is proposed to be transferred from General Plan designated Employment Areas.

	Residential (DU)	Commercial/Office (sq ft)	Retail (sq ft)	Hotel (rooms)
1. Downtown Strategy 2040 (2018)	14,360	14,200,000	1,400,000	3,600
2. Proposed DSAP Amendment (maximum)(1)	12,619	14,144,154	424,100	900
3. Total Downtown Strategy 2040 + Proposed DSAP Amendment (maximum)	26,979	28,344,154	1,400,000	3,600
<i>4. DSAP Amendment Capacity in DSAP outside Downtown (Stockton and DuPont/McEvoy)</i>	2,486	24,166	0	0
5. Total Downtown Strategy 2040 + Proposed DSAP Amendment (maximum) excluding DSAP outside Downtown (Stockton and DuPont/McEvoy)	24,493	28,319,834	1,400,000	3,600
6. Downtown West (maximum)(2)	5,900	7,300,000	500,000	1,100

<i>7.Previous entitlement on Downtown West SJ Water Co. Site – PDC15-051</i>	325	994,000	31,000	0
8.New Capacity needed for Downtown West(3)	5,575	6,306,000	469,000	1,100
9.Proposed DSAP Amendment + Downtown Strategy excluding Downtown West (excluding previous SJ Water Co. Site entitlement)	21,404	22,038,154	931,000	2,500
10.Total New Capacity needed for DSAP Amendment (maximum) excluding Downtown West (4)	7,044	7,838,000	0	0
<i>11.New Capacity needed for DSAP Amendment (maximum) in Downtown – excluding Downtown West and capacity to Stockton and DuPont/McEvoy</i>	4,558	7,813,834	0	0

(1) The total DSAP Amendment to be evaluated is based on SOM Capacity Study dated 1/24/20, taking maximum residential from Option 2A and maximum commercial/office from Option 2B, including Downtown West and opportunity sites in DSAP outside of Downtown West.

(2) Hotel rooms include 300 room hotel plus 800 rooms of limited-term corporate accommodation

(3) 5,575 dwelling units and 6,306,000 Sq. Ft. Office new capacity transferred into DSAP/Downtown from other General Plan Growth Areas, 469,000 Sq. Ft. Retail and 1,100 hotel rooms use existing capacity in Downtown 2040

(4) Note: This is slightly different than the SOM Capacity for the opportunity sites in the 1/24/20 study because SOM only assumed a maximum of 5,000 dwellings and 7,000,000 sq. Ft. Office rather than 5,900 dwellings and 7,300,000 sq. Ft. Office maximums evaluated in the EIR and credits for existing entitlements on the Trammel Crow/SJ Water Co site.