

From: [Rufino, Neil](#)
To: [Mendez, Zacharias](#)
Subject: FW: DSAP boundaries
Date: Friday, February 7, 2020 1:48:55 PM
Attachments: [20200124_DSAP_CapacityStudy.pdf](#)
[DSAP_Boundary_Map.pdf](#)
[image001.png](#)
[image003.png](#)

Here is your email that you sent to me, back to you

In Community Spirit,

Neil Rufino | City of San José Assistant Director
Parks, Recreation and Neighborhood Services
City Hall | P. 408-535-3576
200 E. Santa Clara St. 9th Floor, San Jose, CA 95113
Building Community Through Fun
[Website](#) | [Twitter](#) | [Facebook](#)



From: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Sent: Wednesday, February 05, 2020 8:37 AM
To: Rufino, Neil <Neil.Rufino@sanjoseca.gov>
Subject: Fw: DSAP boundaries

Hey Neil,

Attached are the documents SOM has prepared for the DSAP update. Let me know if these work for you. I can see about update the document I have with the new boundary if needed.

Thanks,
Zak

ZACHARIAS MENDEZ | Parks Planner
Parks, Recreation and Neighborhood Services
City Hall | Tel: 408.793.4171
200 East Santa Clara Street, San José, CA 95113
Building Community Through Fun
sanjoseca.gov/prns | www.vivcallesj.org

From: Ruano, Jose <Jose.Ruano@sanjoseca.gov>
Sent: Wednesday, February 5, 2020 8:20 AM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Subject: RE: DSAP boundaries

Hey Zak,

I've attached the most recent building capacity study as well as DSAP boundary expansion map. These two documents should have everything you're looking for.

Let me know if you have any questions or need anything else.

Thanks,

Jose

From: Mendez, Zacharias
Sent: Tuesday, February 4, 2020 4:11 PM
To: Ruano, Jose <Jose.Ruano@sanjoseca.gov>
Subject: Fw: DSAP boundaries

Hey Jose,

Do you have a tentative map of the DSAP update that you can share. Our Assistant Director requested one.

Thanks,
Zak

ZACHARIAS MENDEZ | Parks Planner
Parks, Recreation and Neighborhood Services
City Hall | Tel: 408.793.4171
200 East Santa Clara Street, San José, CA 95113
Building Community Through Fun
sanjoseca.gov/prns | www.vivcallesj.org

From: Rufino, Neil <Neil.Rufino@sanjoseca.gov>
Sent: Monday, February 3, 2020 4:02 PM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>; Ross, Rebekah <rebekah.ross@sanjoseca.gov>

Subject: DSAP boundaries

Hey – based on the presentation from the all-hands meeting, can you please get a new map with the expanded DSAP, with the same PRNS amenities that you had previously produced (ie potential parks, trails, and CC)

Also – do we have to be concerned/manage the EIR public record/email issues brought forward?

Thanks!

In Community Spirit,

Neil Rufino | City of San José Assistant Director
Parks, Recreation and Neighborhood Services

City Hall | P. 408-535-3576

200 E. Santa Clara St. 9th Floor, San Jose, CA 95113

Building Community Through Fun

[Website](#) | [Twitter](#) | [Facebook](#)



DSAP AMENDMENT
CAPACITY STUDY
24 JANUARY 2020
SUBMISSION

SOM

EXISTING CONDITIONS

DSAP Study Area

Total DSAP Area : 240.8 ac

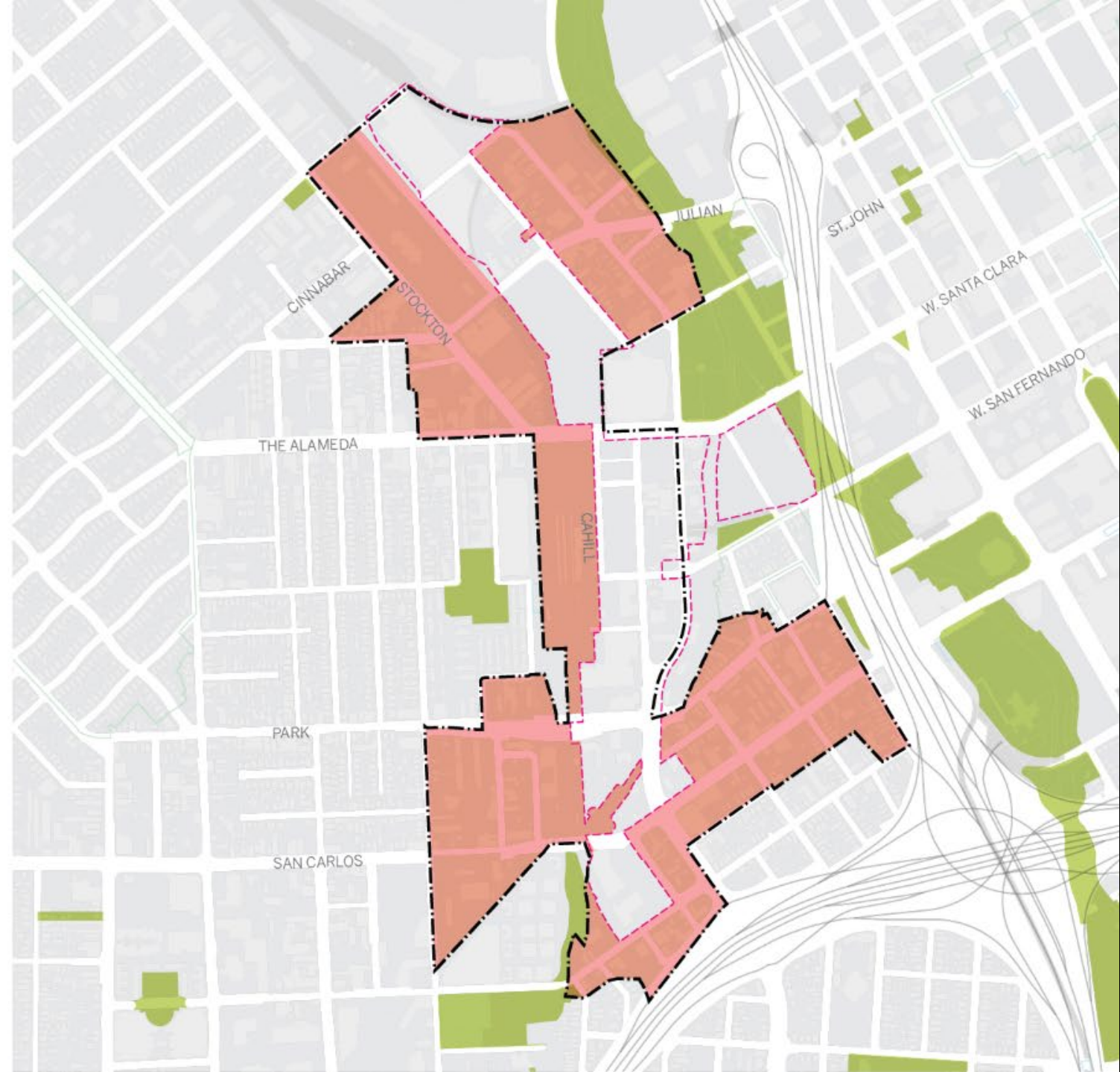
— Google : 84.4 ac

— Other area: 165 ac

** The area calculation is estimated from GIS.*

 **≈ 165 ac**

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



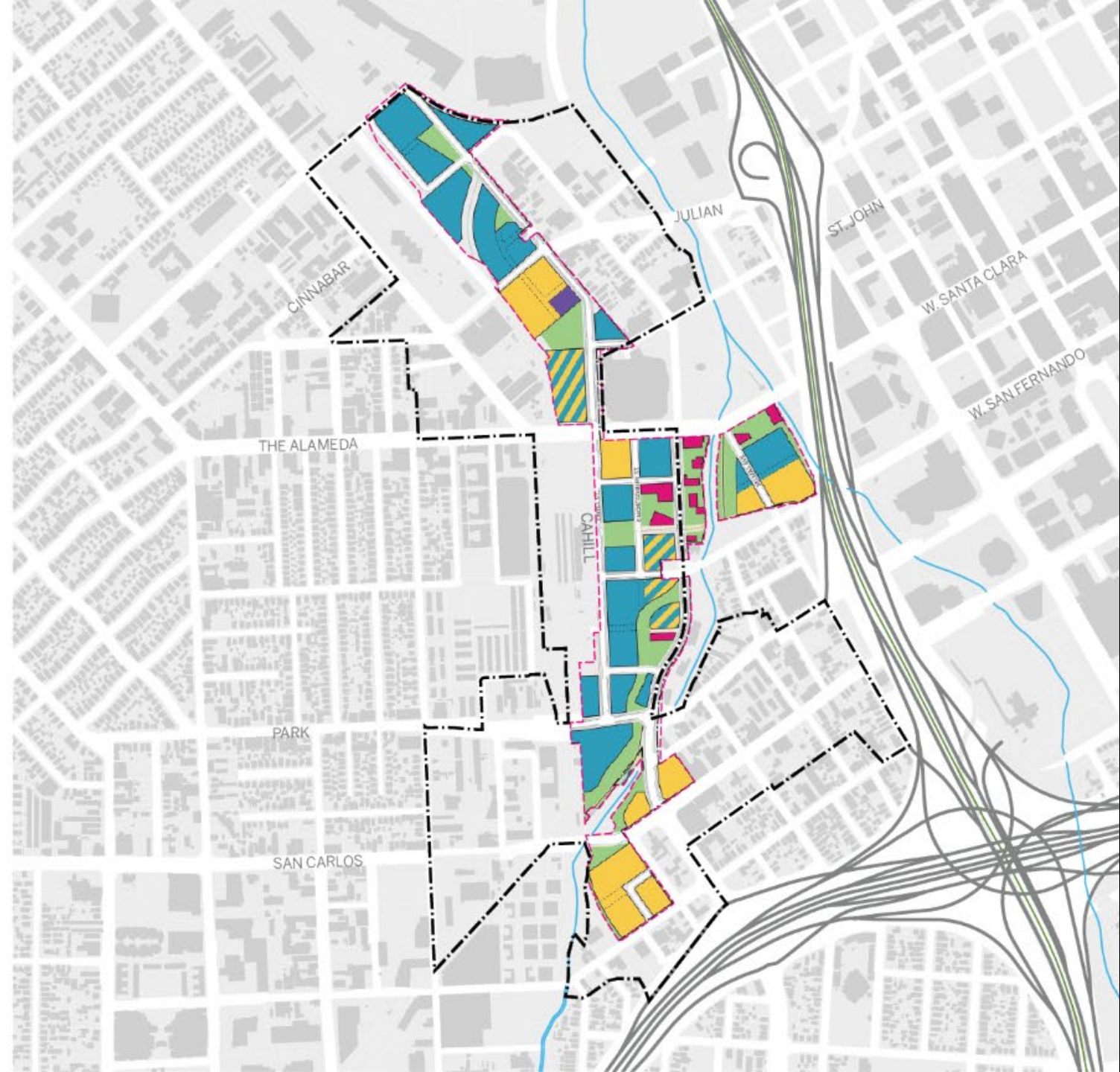
Google Project

— Land Area: 84.4 ac



Alternative Primary Land Uses Option

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Current Development Projects

BUILT/UNDER CONSTRUCTION

1. Morrison Park Residential (PD07-88)
2. Julian & Stockton (PD17-029)
3. Stockton Mixed Use (PD16-006)
4. The Alameda Retail and Residential (PD13-010)
5. Park Avenue Senior and Family Housing (PD14-012)
6. Fairfield at West San Carlos (PD14-012)
7. Ohlone Mixed Use (PD15-035)

APPROVED

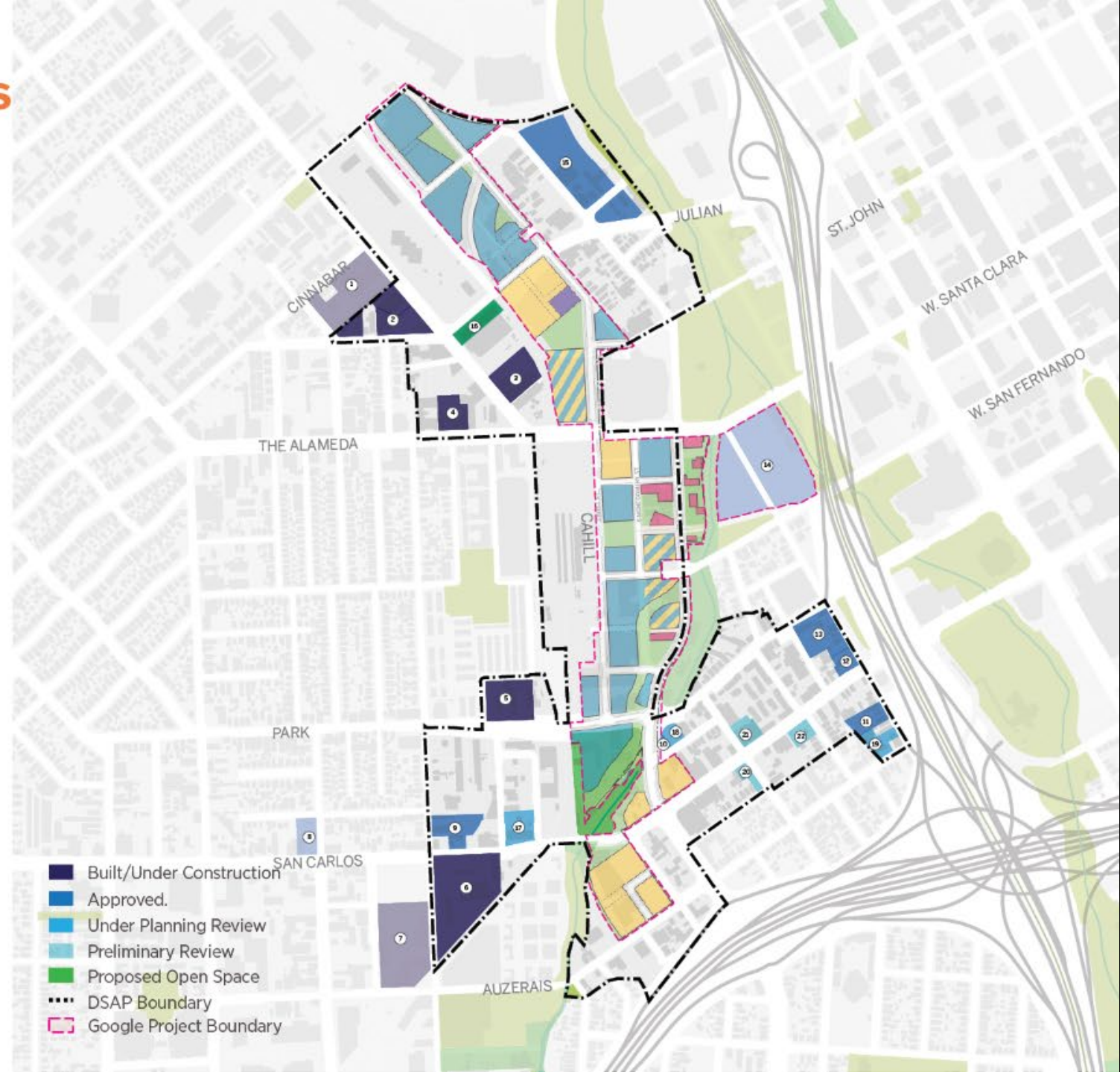
8. Lincoln Ave. Condominiums (PD07-016)
9. 777 West San Carlos (PD16-013)
10. Montgomery Residential and Retail (PD15-042)
11. Delmas Residential (H15-046)
12. Delmas Avenue (SP16-010)
13. 201 Delmas Avenue (SP16-016)
14. Diridon Transit Oriented Development (PD15-061) (part of Google Project)
15. 440 W. Julian Street (SP18-020)

UNDER PLANNING REVIEW

16. 292 Stockton Avenue (SP19-063)
17. McEvoy (PD18-014)
18. Montgomery Phase 2 (H17-063)
19. Auzerais Avenue (H17-022)

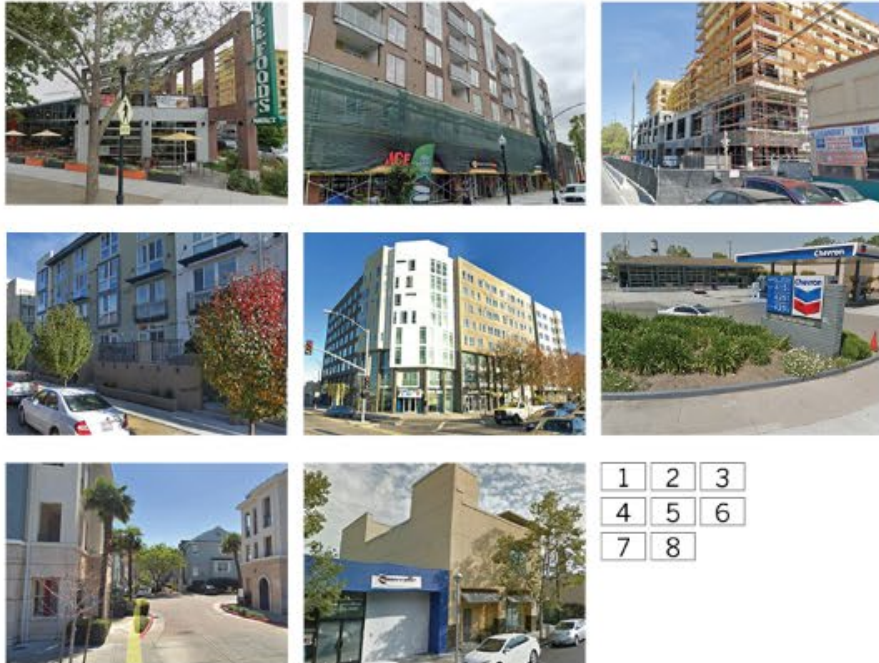
PRELIMINARY REVIEW

20. W. San Carlos and Josefa Street (PRE18-06)
21. 495 W. San Carlos Street (PRE19-153)
22. 470 W. San Carlos Street (PRE19-159)

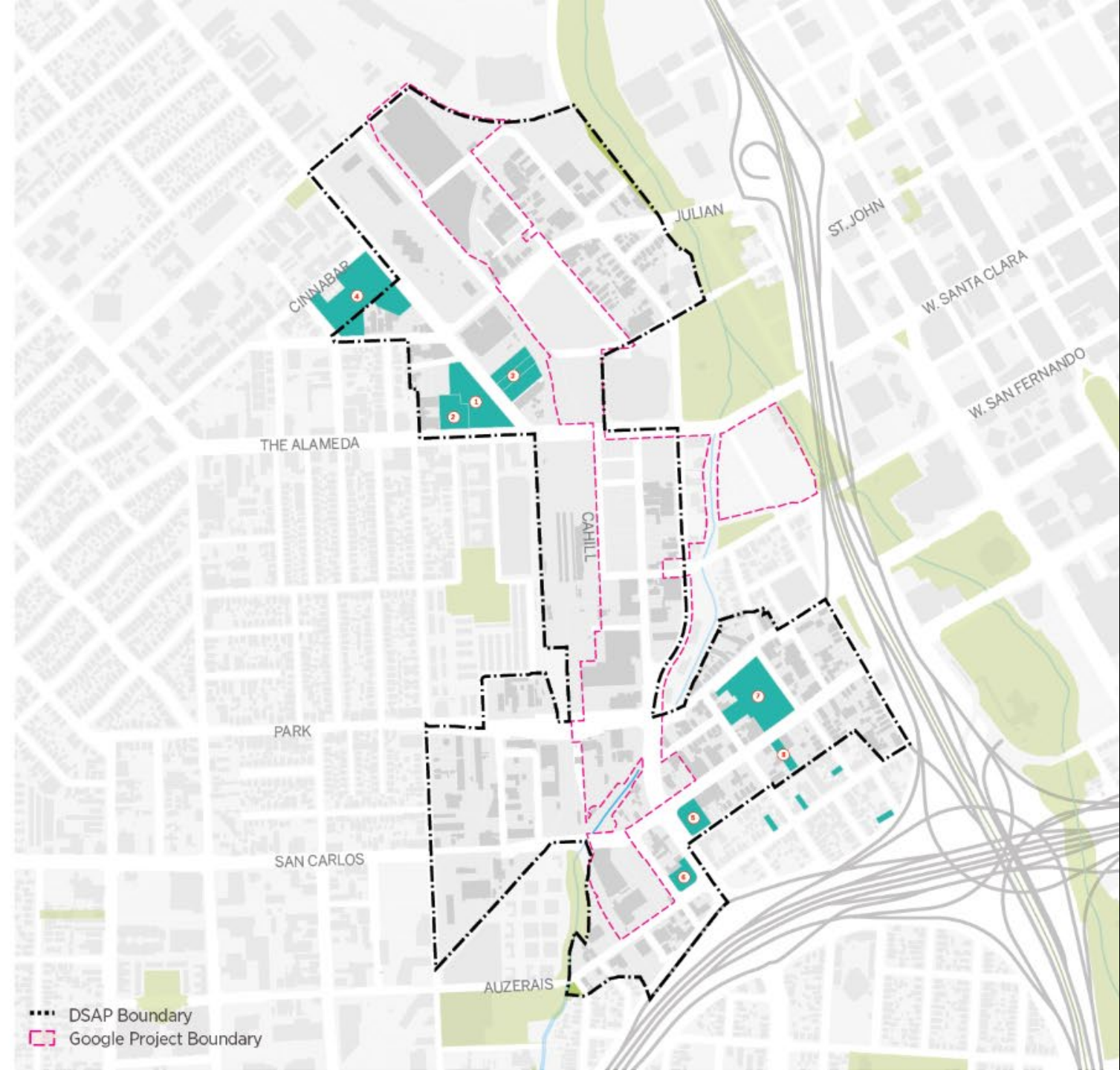


Projects Built after 2000

1. Whole Foods Market (2014) : Retail
2. The Alameda Retail and Residential (2018)
3. Stockton Mixed-use (2018)
4. Morrison Park Residential (2014)
5. 470 S Market St. (2007) : Multi-family Housing
6. 6- 395 Bird Ave (2012) : Retail
7. 475 W, San Carlos (2002) : Multi-Family Housing (117 units)
8. 482 W, San Carlos (2000) : Office



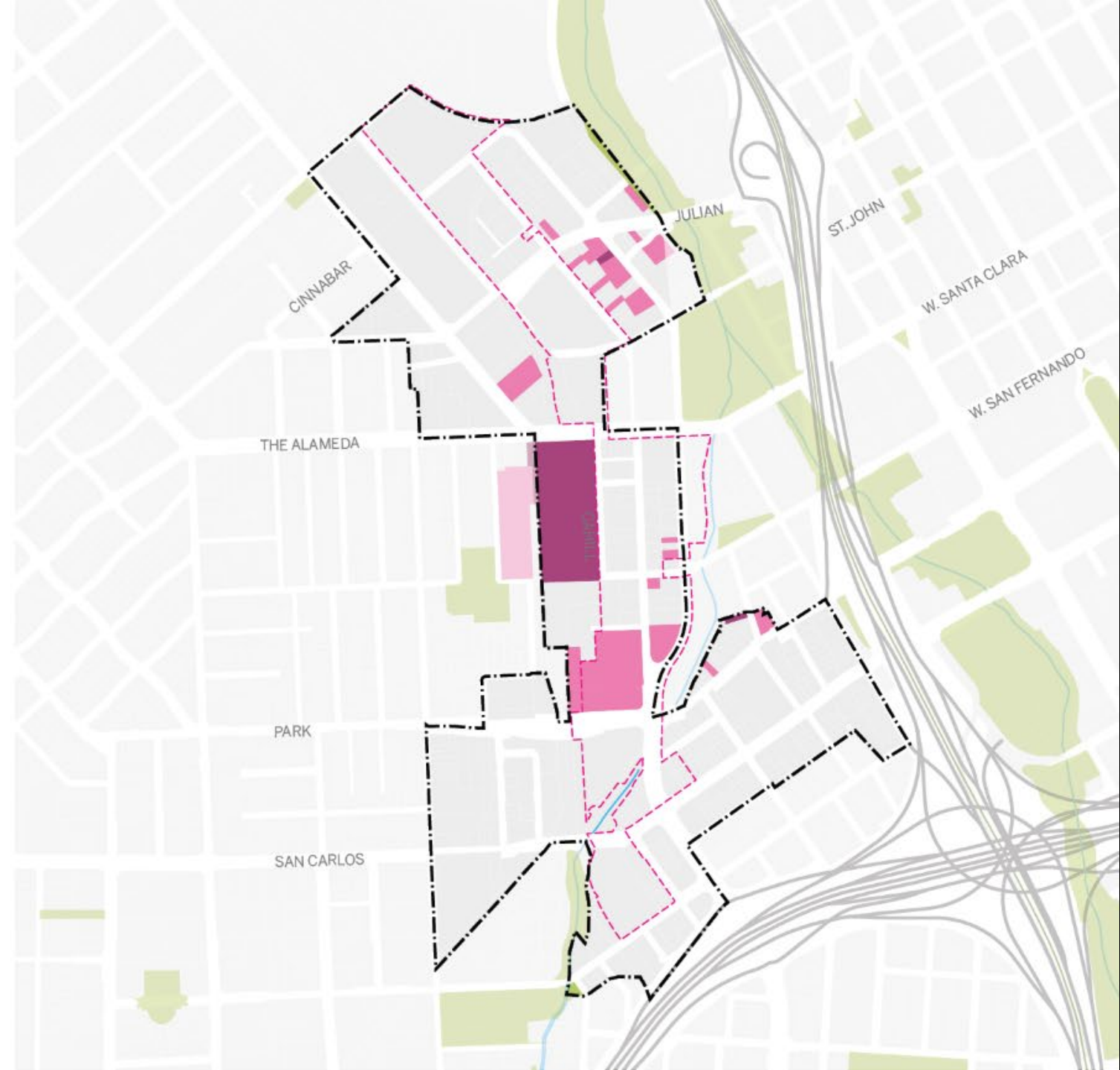
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Historic Sites, Landmarks & School

- Landmark
- Historic - Inventory
- Historic - Local
- Historic - National
- DSAP Boundary
- Google Project Boundary

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



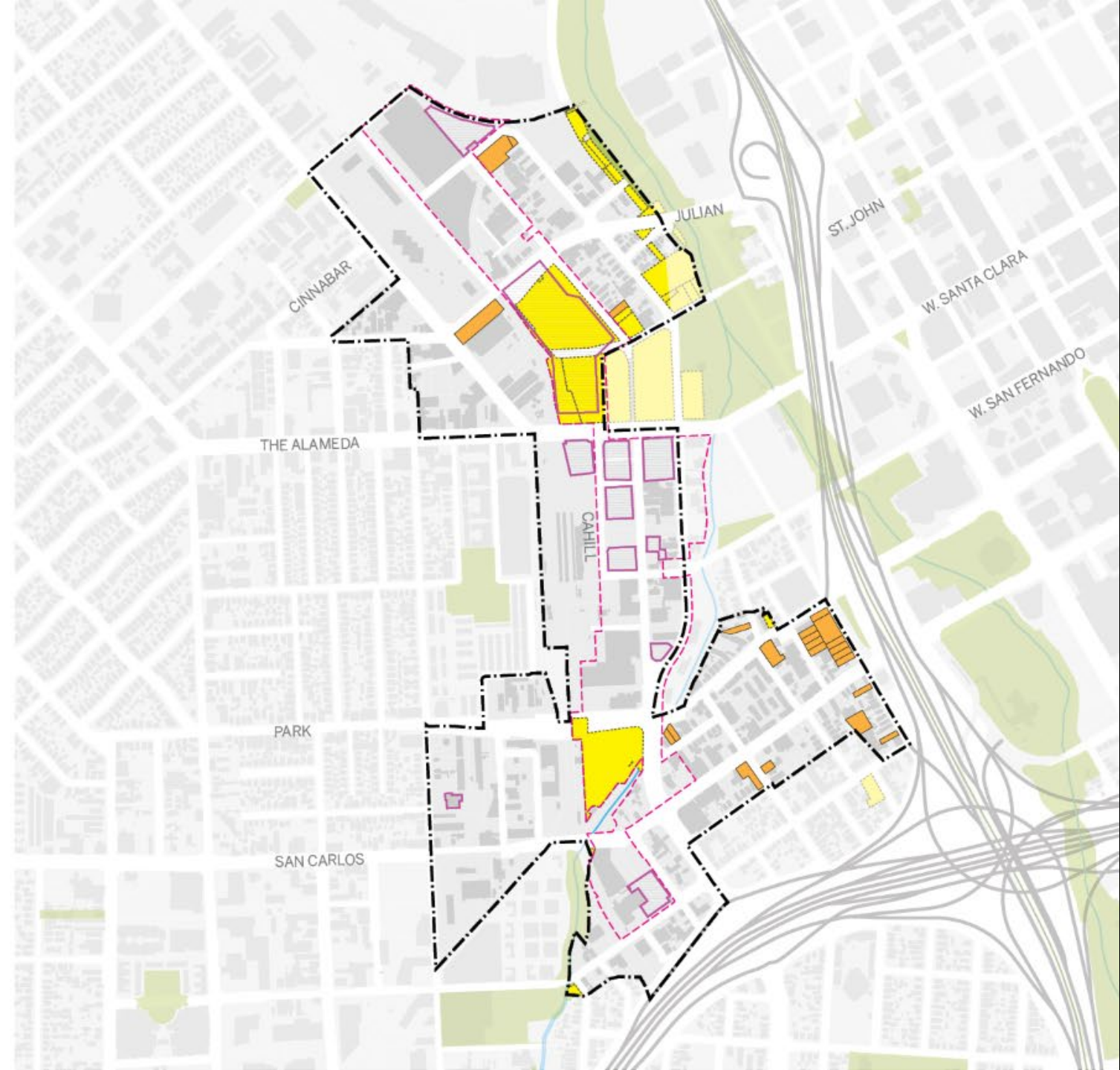
Publicly Owned and Vacant Lands

These are included to the opportunity sites ;

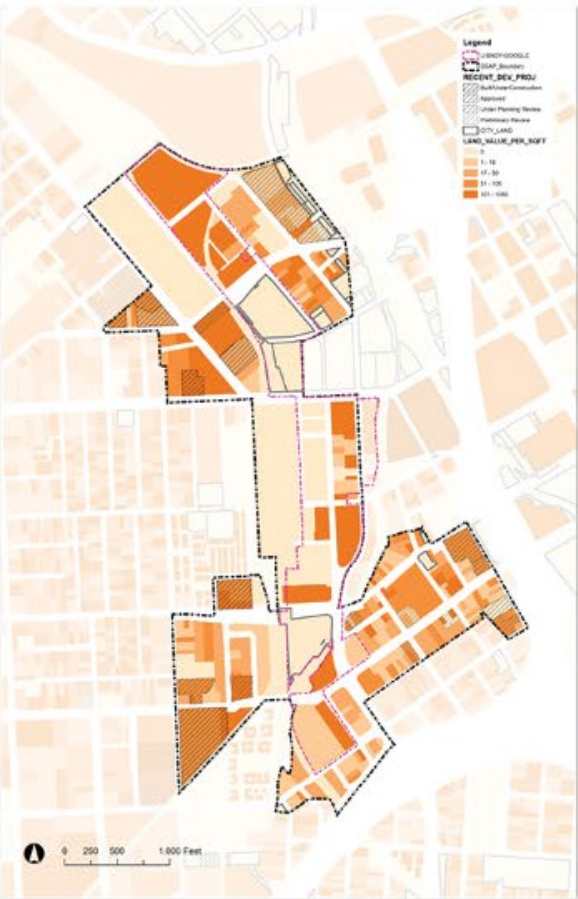
- Publicly Owned Lands
- Vacant Lands
- Surface Parking Lots

-  Publicly Owned land
-  Vacant Lands
-  Parking Lots
-  DSAP Boundary
-  Google Project Boundary

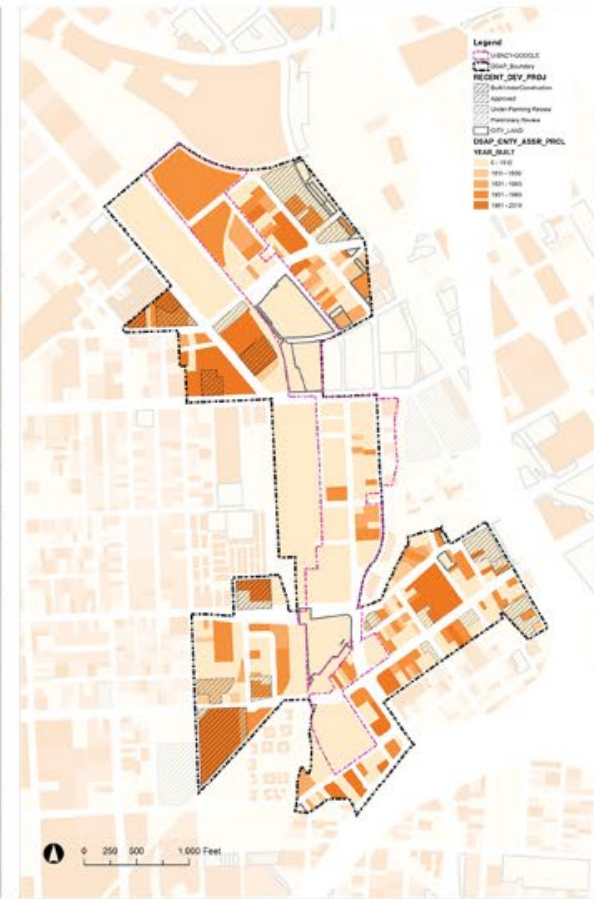
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



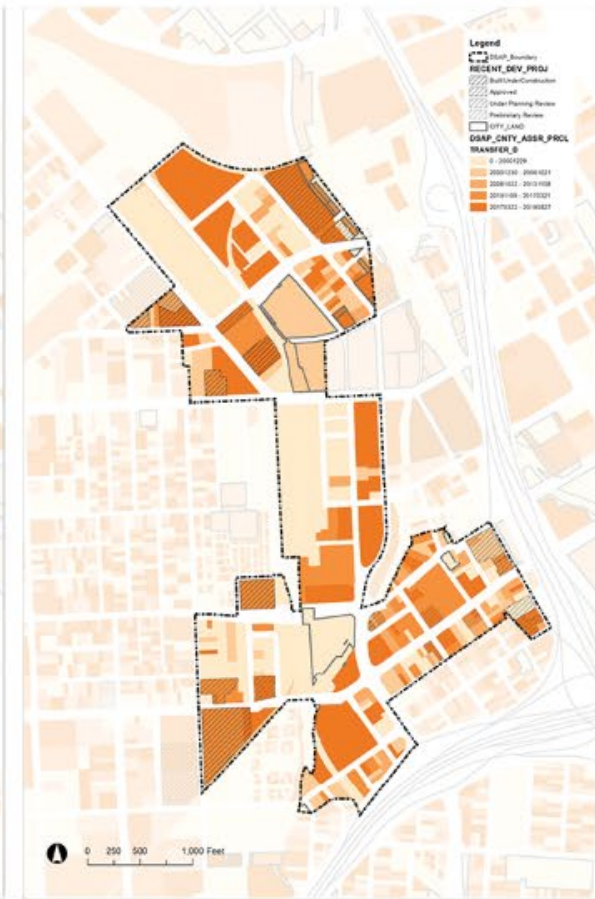
County Assessor Data



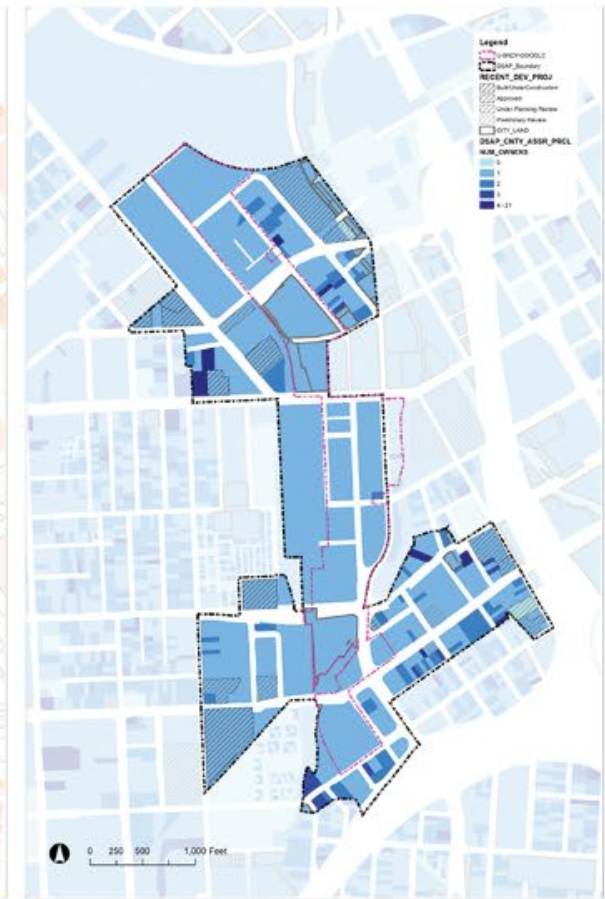
Land Value Per Sqft



Year Built



Ownership Transfer date



Number of Owners

Note: The mean land value in City of San Jose is calculated as \$15.6 per sqft

Opportunity Sites

- Total DSAP Area : 240.8 ac
- Opportunity sites: 55 ac

Estimated existing GFA at the opportunity sites*

- Commercial: 453,567 sqft
- Industrial: 442,817 sqft
- Residential : 129 units

** The area calculation is estimated from GIS.*



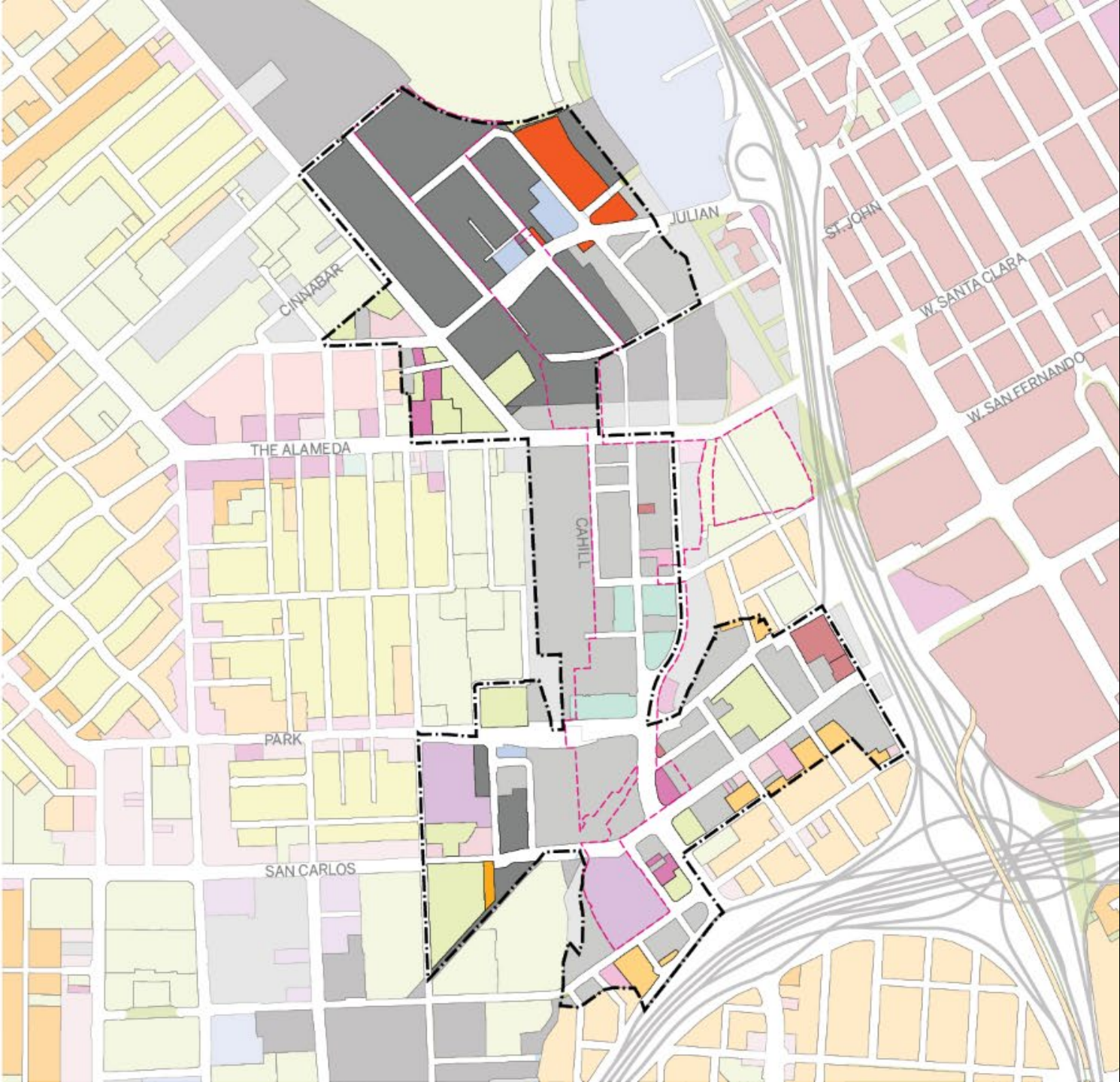
LAND USE /
DEVELOPMENT CAPACITY

Existing Land Use

Legend

- A
- A(PD)
- CG
- CG(PD)
- CIC
- CIC(PD)
- CN
- CN(PD)
- CO
- CO(PD)
- CP
- CP(PD)
- DC
- DC(PD)
- DC-NT1
- HI
- HI(PD)
- IP
- IP(PD)
- LI
- LI(PD)
- MS-C
- MS-G
- OS
- OS(PD)
- PQP
- R-1-1
- R-1-1(PD)
- R-1-2
- R-1-2(PD)
- R-1-5
- R-1-5(CL)
- R-1-5(PD)
- R-1-8
- R-1-8(CL)
- R-1-8(PD)
- R-1-RR
- R-2
- R-2(PD)
- R-M
- R-M(CL)
- R-M(PD)
- R-MH
- TEC
- WATER

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Existing Retail / Commercial

Major retail streets are;

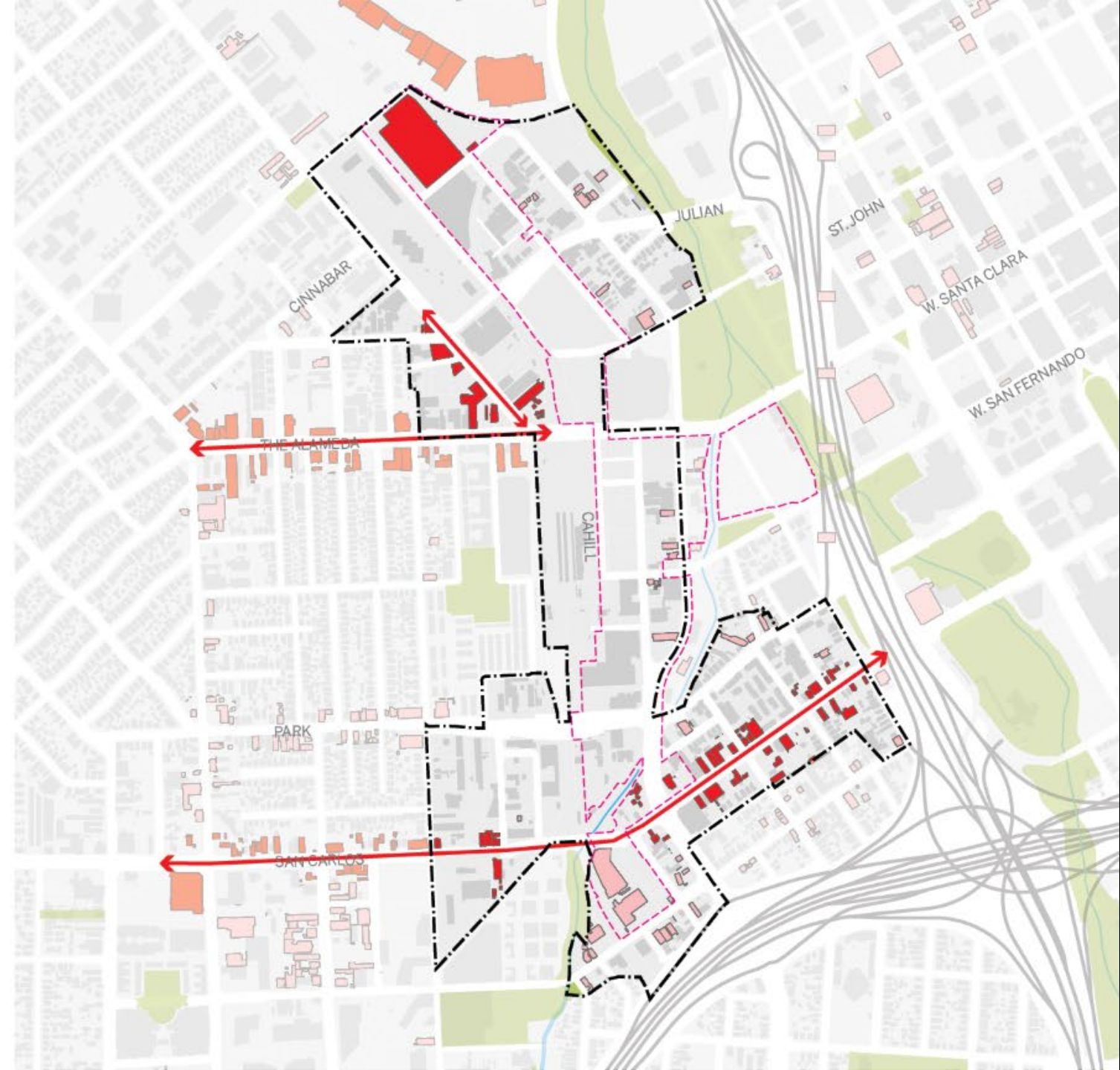
- The Alameda / W Santa Clara Street
- W San Carlos Street
- Park Avenue

Retail center nearby;

- Coleman Avenue Retail Center

Legend

- DSAP Boundary
- Google Project Boundary

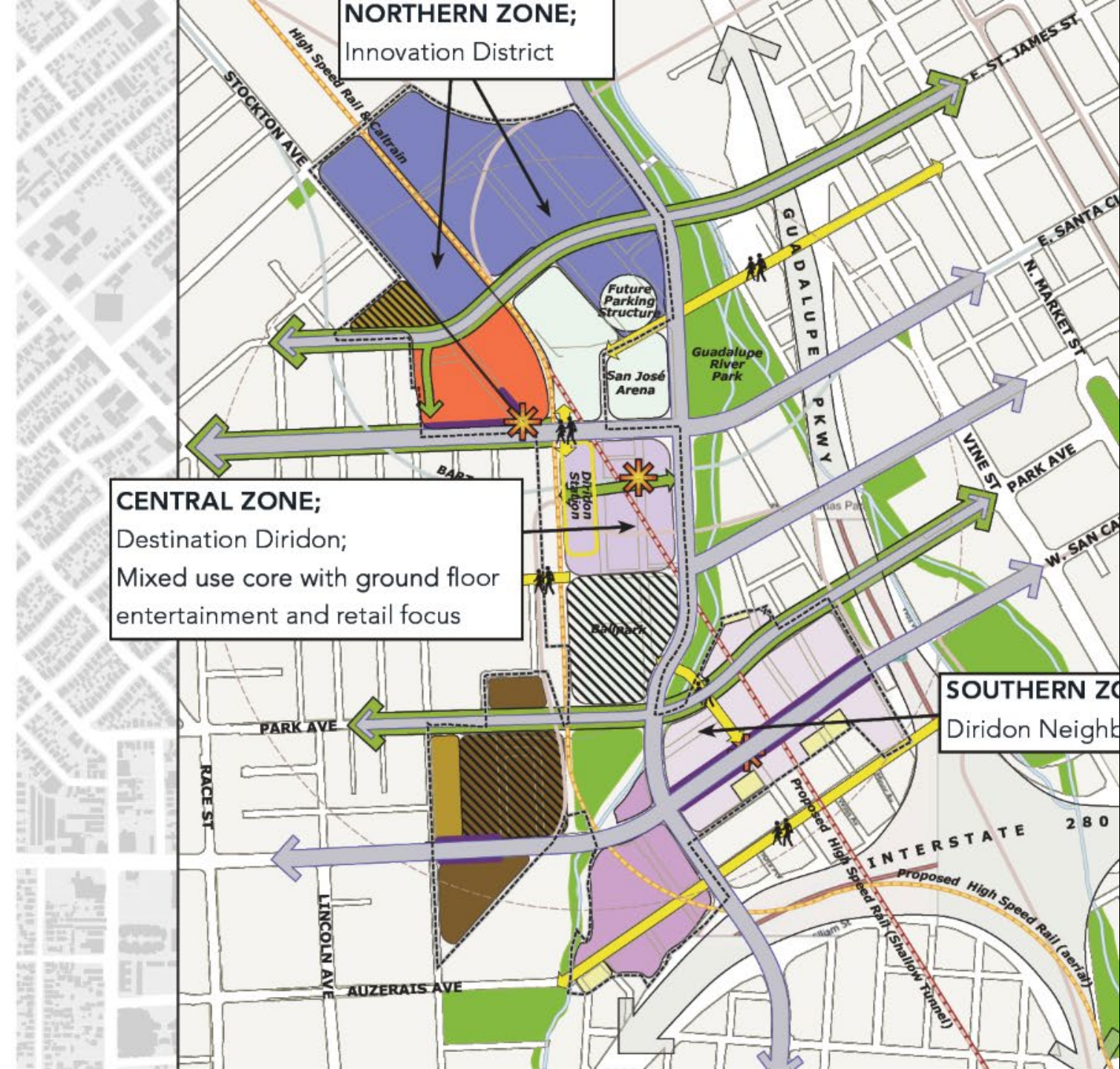


2014 DSAP Land Use



Source: Diridon Station Area Plan 2014
<https://www.diridonsj.org/resources>

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
 SKIDMORE, OWINGS & MERRILL LLP



2014 DSAP Maximum Build-out Total

- Commercial : 5,387,500 sqft
- Residential : 2,588 units

	GROSS FLOOR AREA (SQFT)					
	Total	Commercial Office	Commercial Retail	Residential	Hotel (rooms)	Ballpark (seats)
GFA	7,975,500	4,963,400	424,100			
%	100%	62%	5%	32%		
Units					900	32,000

* Figure 4-1-7 : Summary Maximum Build-out Totals, Diridon Station Area Plan Final Plan Report, June 2014

* Assumption for residential unit: 1,000sqft/unit

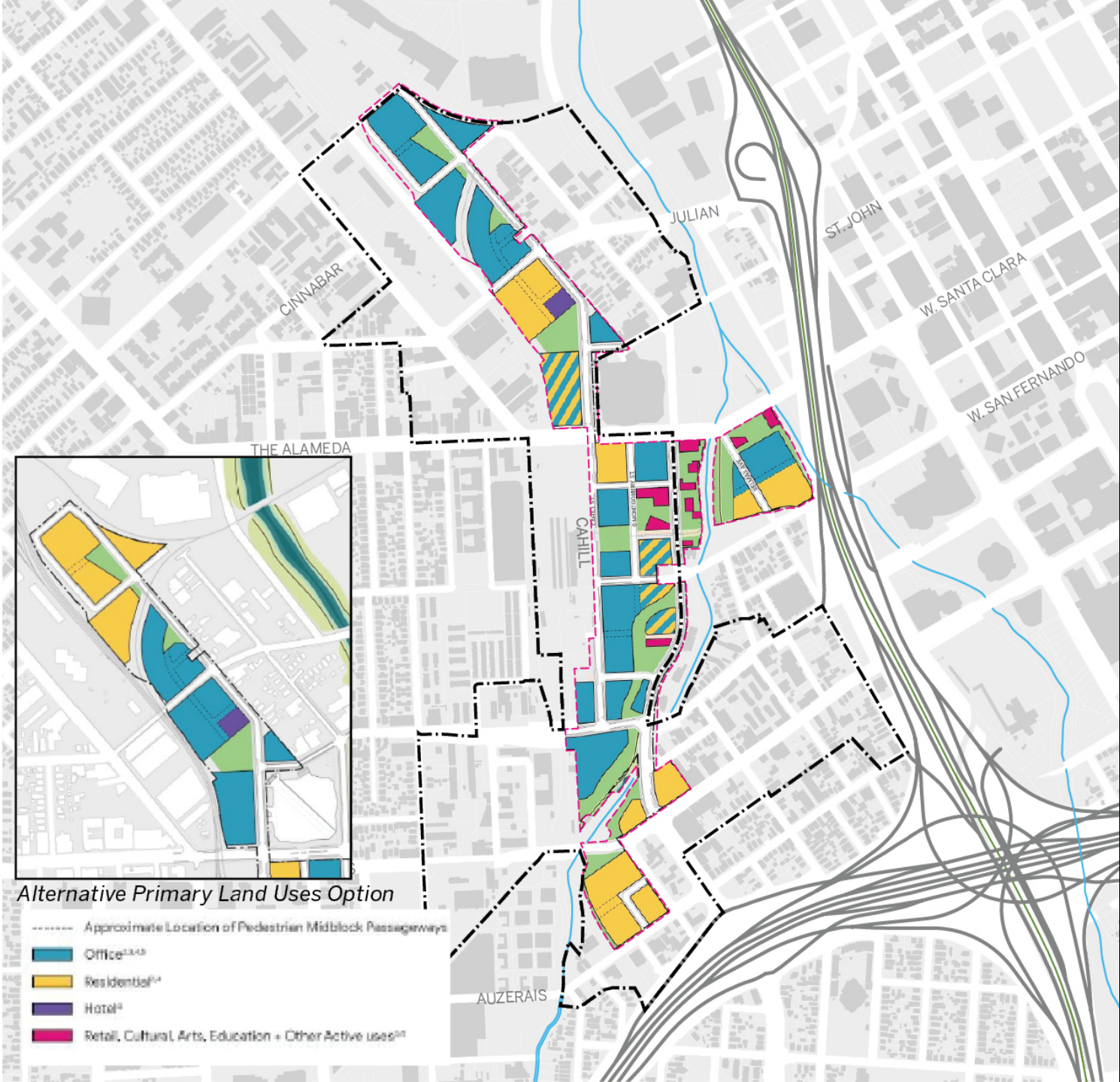
* Above grade parking is to be added.

Google Land Use Plan (Approximate)

- Commercial : 7M sqft (Max. 7.8M sqft)
- Residential : 3000-5,000 units (Max. 5,900)

LAND AREA (AC)			
Total	Commercial	Residential	Mixed-use
44.6	26.4	12.9	5.3
100%	59%	29%	12%

Source: Downtown West Mixed-Use Rezoning and Development Plan
<https://www.sanjoseca.gov>



Google Maximum Build-out Total (Approximate)

- Commercial : 7M sqft (Max. 7.8M sqft)
- Residential : 3000-5,000 units (Max. 5,900units)

LAND AREA (AC)					GROSS FLOOR AREA (SQFT)			
	Total	Commercial	Residential	Mixed-use	Total	Commercial Office	Commercial Retail	Residential
GFA	44.6	26.4	12.9	5.3	11,100,000 (Max. 12,638,000)	6,500,000 (Max. 7,300,000)	500,000	4,100,000 (Max. 4,838,000)
%	100%	59%	29%	12%	100%	59%	5%	37%
FAR						5.6		
Units								5,000 (Max. 5,900)
DU/AC								387

* Google assumption for residential unit: 820sqft/unit
* Parking: Commercial: 600-2,800, Residential : up to 2,360

Summary from San Jose Downtown Design Guideline

2.7, 3.2.1 Block Size

The DSAP area has small block sizes as required by the initial DSAP (which were maintained in the SOM Downtown Guidelines). If an area to be developed is “more than 75% of the area of a block that exceeds the maximum sizes below” then new streets must be added to divide the site. This will require more space devoted to streets, reducing capacity. The maximum block sizes are:

- Central Station Zone – 250’ on a side
- Northern Station Zone – 350’ on a side
- Southern Station Zone – 300’ on a side
- Other areas – 500’ in length or 4 acres total area

A **block** is defined as “The area bounded by public street right-of-ways, by publicly-owned open space, or by utility or transportation parcels (such as railroads).” A **street** is defined as “The publicly-accessible space within a street right of way, including space dedicated for vehicular, bicycle, pedestrian, and any other activity.” A street does not require vehicular access, per these guidelines. The minimum right-of-way width is not stated in these guidelines but may be regulated elsewhere by the City.

4.2.2, 4.2.4 Historic Context

There could potentially be some very minor reduction in development capacity due to transitional massing requirements between historic structures and new development. Given the small massing change required and the few historic structures in the area, I do not believe this needs to be accounted for at this time.

4.3.2 Skyline Level Massing

The maximum horizontal dimension of a building’s mass above 70’ is 450’. Between Skyline Level massing there must be a gap of 60’ to the next tower.

Skyline Level facades wider than 200’ must have stepbacks or notches greater than 20’ deep and 30’. This will reduce the development capacity to a small degree.

4.3.3 Streetwall

Open Space Frontage can have a maximum of 60% streetwall. To avoid being counted as a streetwall, the facade must be set back more than 10’ from the property line for at least 40% of the height of that part of the building up to 70’. This will reduce development capacity to a small degree.

Land Use / Development Capacity Scenarios

1. DSAP Compatible Plan (Current Height Control)

2. Recommended Land Use

2A Recommended Capacity

2B Alternative

OPTION 1 DSAP COMPATIBLE PLAN

2014 DSAP Height Limit



DSAP Compatible Plan

- Follow 2014 DSAP height control
- Commercial : 4,323,182 sqft
- Residential : 3,582 units

	GROSS FLOOR AREA (SQFT)			
	Total	Commercial Office	Commercial Retail	Residential
GFA	7,905,122	3,899,632	423,550	3,581,940
%	100%	49%	5%	45%
FAR		2.9		
Units				3,582
DU/AC				158

**All percentages are rounded to the nearest percentage point*
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



DSAP Compatible Plan



- Residential
- Commercial Office
- Commercial Retail

DSAP Compatible Plan: Capacity Summary

- Commercial : 4,323,182 sqft
- Residential : 3,582 units

LAND AREA (AC)					GROSS FLOOR AREA (SQFT)			
	Total	Commercial	Residential	Mixed-use	Total	Commercial Office	Commercial Retail	Residential
GFA	53.4	30.7	22.7		7,905,122	3,899,632	423,550	3,581,940
%	100%	58%	42%		100%	49%	6%	45%
FAR						2.9		
Units								3,582
DU/AC								158

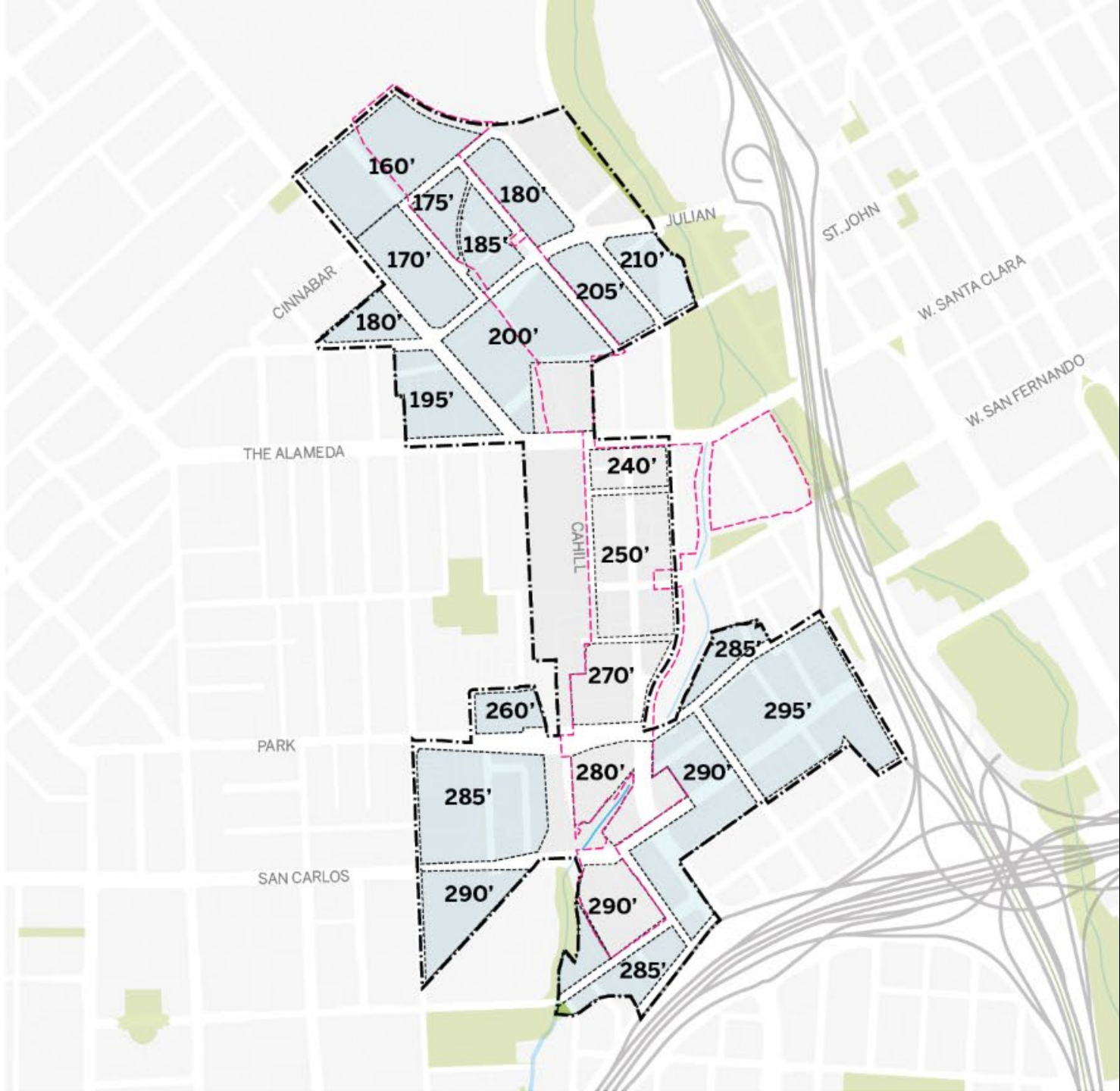
* Assumption for residential unit: 1,000sqft/unit

* Above grade parking is to be added.

**All percentages are rounded to the nearest percentage point*

OPTION 2 RECOMMENDED PLAN

Updated Maximum Height



Option 2A : Land Use (Recommended Plan)

LAND AREA (AC)		
Total	Commercial	Residential
53.4	26.7	26.8
100%	50%	50%

**All percentages are rounded to the nearest percentage point*
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Option 2A : Capacity

Flexible parcel (A)

- 1,511,946 sqft of commercial can be converted to 1,590 units for residential.
- Commercial : 5,632,208 sqft
- Residential : 7,619 units

	GROSS FLOOR AREA (SQFT)			
	Total	Commercial Office	Commercial Retail	Residential
GFA	13,251,358	5,096,103	536,105	7,619,150
%	100%	38%	4%	57%
FAR		3.9		
Units				7,619
DU/AC				326

**All percentages are rounded to the nearest percentage point*

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT

SKIDMORE, OWINGS & MERRILL LLP



Option 2A : Residential Density

- Townhome : 35 DU/AC
- Type 5 residential : 80-177 DU/AC
- Type 1 residential : 200-600 DU/AC

■ Residential
■ Commercial Office
■ Commercial Retail

DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



■ Residential
■ Commercial Office
■ Commercial Retail

Option 2 : Residential Typology

Townhouse
(35 DU/AC)



Facchino
Location: San Jose
12.9 ac
320 units
DU / AC : 25

Type 5 Residential
(80-177 DU/AC)



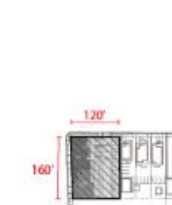
One Henry Adams
Location: San Francisco
1.65 ac
239 units



DU / AC : 145



Madera Multi Housing
Location: San Jose
66 units
Site acre: 0.45 acre
8 stories



DU / AC : 146



Avalon Hayes Valley
Location: San Francisco
1.13 ac
182units
205,000 sq ft



DU / AC : 161

Type 1 Residential (with tower)
(200-600 DU/AC)



Azure Apartments
Location: San Francisco
1.52 ac
276 units



DU / AC : 184



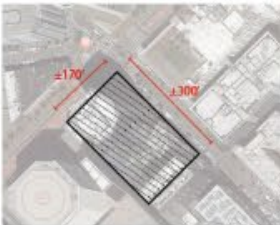
Davidson Plaza Towers
Location: San Jose
653 Units
Height: 200'
Site Acre: 1.78



DU / AC : 367



NEMA
Location: San Francisco
1.52 ac
754 units



DU / AC : 496

Option 2A : Parking

- Commercial : 1 car per 1,000 sqft
- Residential : 1 car per unit

Parking regulation comparision

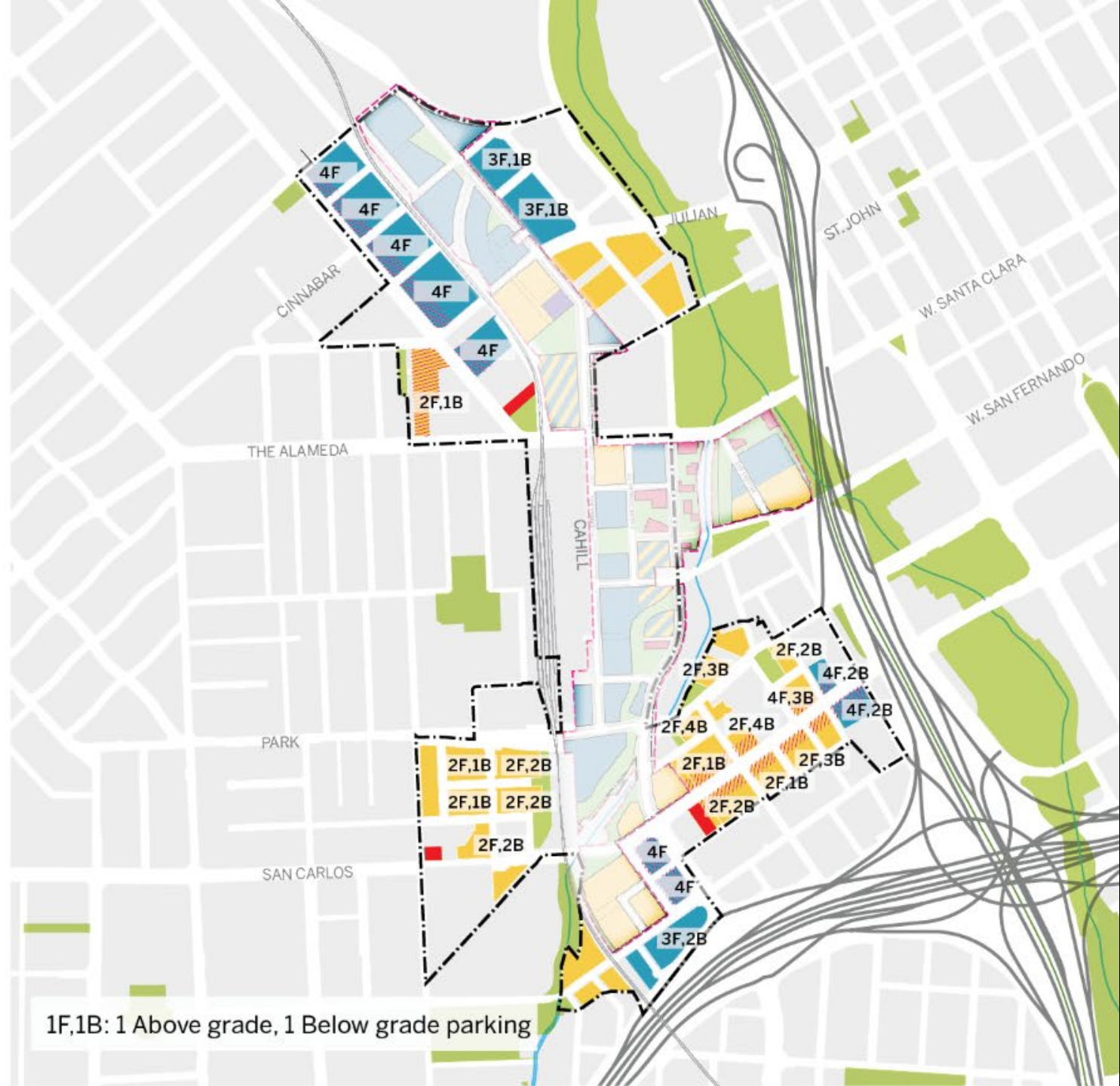
	Commercial (stall per 1,000 sqft)	Residential (stall per unit)
San Jose Zoning Code ¹	3.3	1.25-2 (studio-3bd)
Downtown Zoning Regulation ²	2.5	1.0
Google Project ³	0.5	up to 0.4
TMG (Platform16) ⁴	2.0	-

1. Chapter 20.90 Parking and Loading, San Jose, CA Code of Ordinances

2. Chapter 20.70 Downtown Zoning Regulation, San Jose, CA Code of Ordinances

3. Google : Total commercial parking : 600-2,800, Residential parking: up to 2,360 stalls

4. Platform 16: 1.1M sqft GFA (6 floor) with 3 floors of below grade



1F,1B: 1 Above grade, 1 Below grade parking

Option 2A : Northern Zone



O: Office
R: Retail
H: Housing

Residential
Commercial Office
Commercial Retail

Option 2A : South Zone



O: Office
R: Retail
H: Housing

Yellow: Residential
Blue: Commercial Office
Red: Commercial Retail

Option 2A



- Residential
- Commercial Office
- Commercial Retail

Option 2B : Land Use (Alternative Plan)

— Similar land use to 2014 DSAP Land Use

LAND AREA (AC)		
Total	Commercial	Residential
53.4	30.0	23.4
100%	56%	44%

**All percentages are rounded to the nearest percentage point*
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Option 2B : Capacity

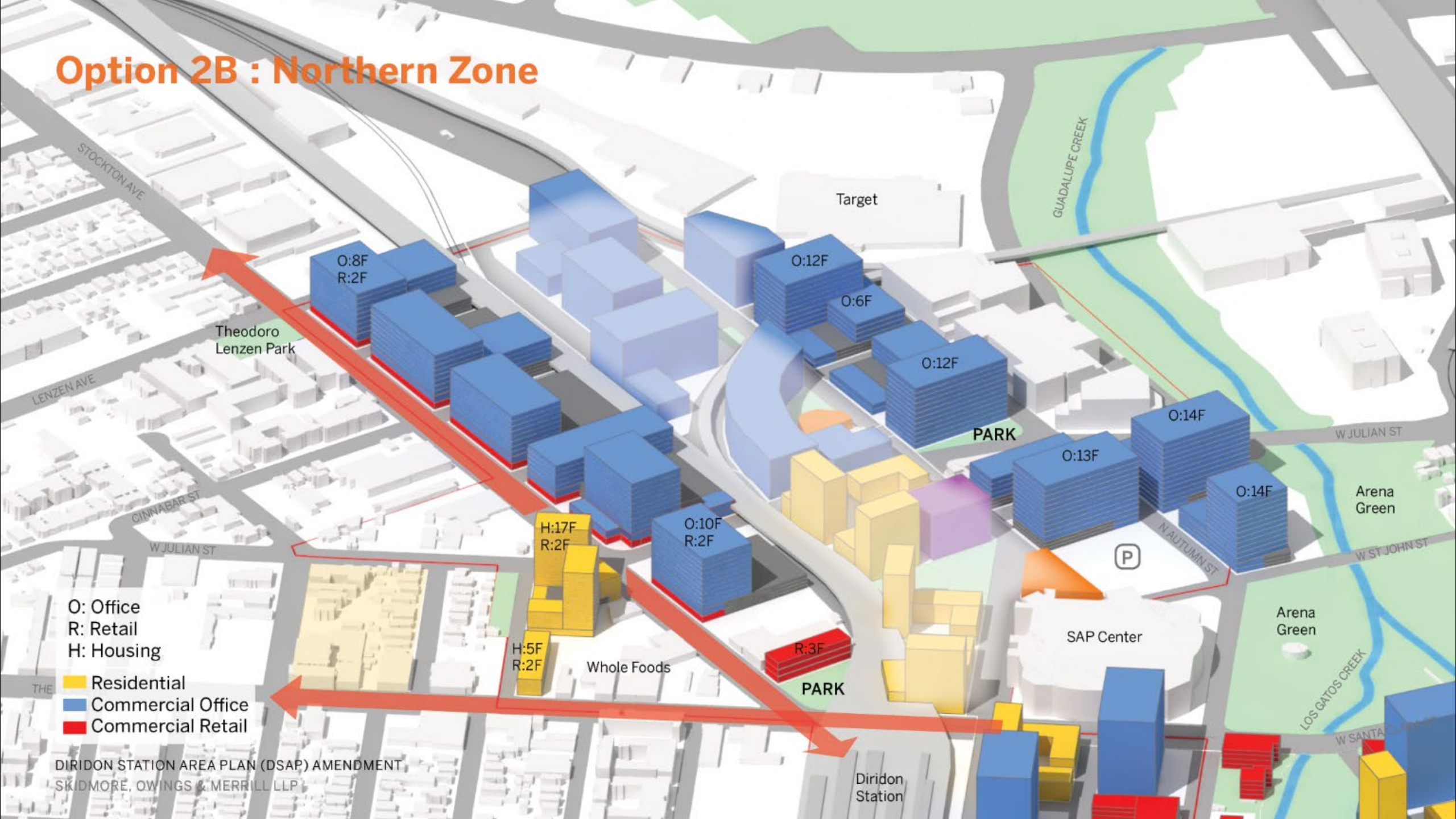
- Commercial : 7,144,154 sqft
- Residential : 6,029 units

	GROSS FLOOR AREA (SQFT)			
	Total	Commercial Office	Commercial Retail	Residential
GFA	13,173,304	6,608,049	536,105	6,029,150
%	100%	50%	4%	46%
FAR		4.4		
Units				6,029
DU/AC				283

**All percentages are rounded to the nearest percentage point*
DIRIDON STATION AREA PLAN (DSAP) AMENDMENT
SKIDMORE, OWINGS & MERRILL LLP



Option 2B : Northern Zone



O: Office
R: Retail
H: Housing

Residential
Commercial Office
Commercial Retail

Option 2B



- Residential
- Commercial Office
- Commercial Retail

COMPARISON

Capacity Scenarios : Without Google

OPTION 1 - DSAP COMPATIBLE PLAN



- Commercial : 4,323,182 sqft
- Residential : 3,582 units

OPTION 2A - RECOMMENDED PLAN



- Commercial : 5,632,208 sqft
- Residential : 7,619 units

OPTION 2B



- Commercial : 7,144,154 sqft
- Residential : 6,029 units

* Estimated existing residential (129 units), commercial (453,567 sqft) and industrial (442,817 sqft) in the opportunity sites are not subtracted in the table.

Capacity Scenarios including Google

OPTION 1 - DSAP COMPATIBLE PLAN



- Commercial : 11,323,182 sqft
- Residential : 8,582 units

OPTION 2A - RECOMMENDED PLAN



- Commercial : 12,632,208 sqft
- Residential : 12,619 units

OPTION 2B



- Commercial : 14,144,154 sqft
- Residential : 11,029 units

** Estimated existing residential (129 units), commercial (453,567 sqft) and industrial (442,817 sqft) in the opportunity sites are not subtracted in the table.*

Capacity Scenarios Comparison

	Land Area (ac)		DSAP TOTAL		Opportunity Sites		Google Site	
	Commercial (ac)	Residential (ac)	Commercial (sqft)	Residential (units)	Commercial (sqft)	Residential (units)	Commercial (sqft)	Residential (units)
2014 DSAP* Max. Build-out			5,387,500	2,588			7,000,000 (Max. 7,300,000)	3,000- 5,000 (Max. 5,900)
Option 1	57.1 (58%)	35.6 (36%)	11,323,182	8,582	4,323,182	3,582		
Option 2A	53.2 (54%)	39.6 (40%)	12,632,208	12,619	5,632,208	7,619		
Option 2B	54.4 (58%)	36.3 (37%)	14,144,154	11,029	7,144,154	6,029		

* Figure 4-1-7 : Summary Maximum Build-out Totals, Diridon Station Area Plan Final Plan Report, June 2014

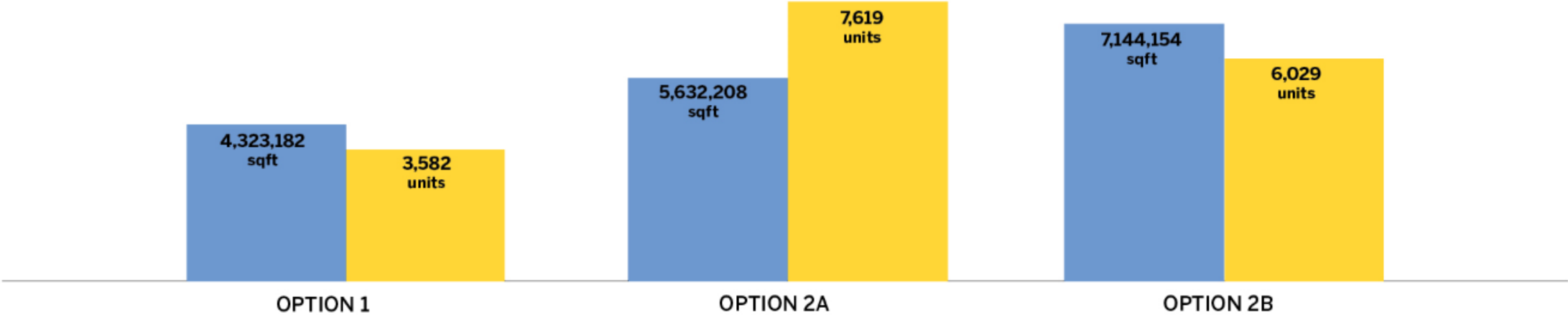
* Assumption for residential unit: 1,000sqft/unit

Assumption for Google residential unit: 820 sqft/unit

* Existing residential (129 units), commercial (453,567 sqft) and industrial (442,817 sqft) in the opportunity sites are not subtracted in the table.

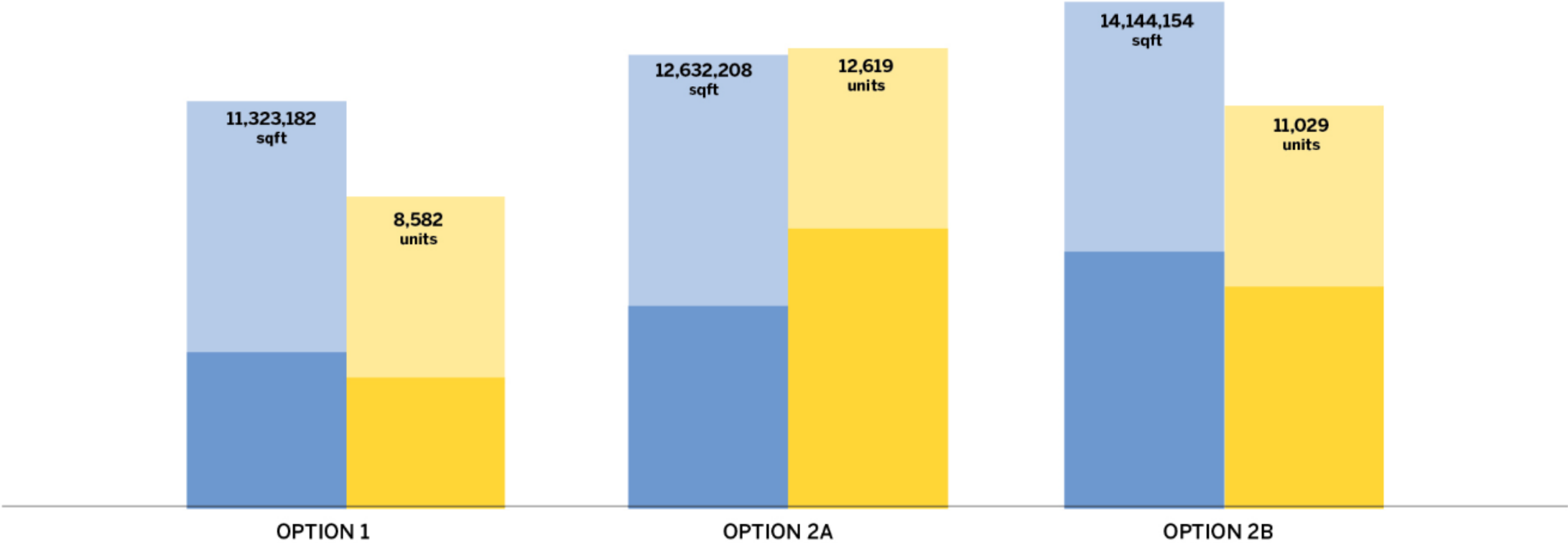
Capacity Scenarios : Without Google

Residential (units)
Commercial Office (sqft)



Capacity Scenarios including Google

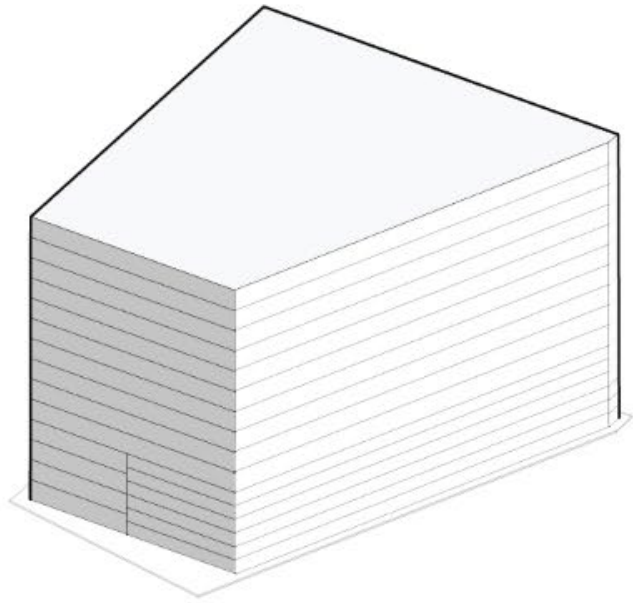
- Residential (units)
- Commercial Office (sqft)
- Residential (Google)
- Commercial Office (Google)



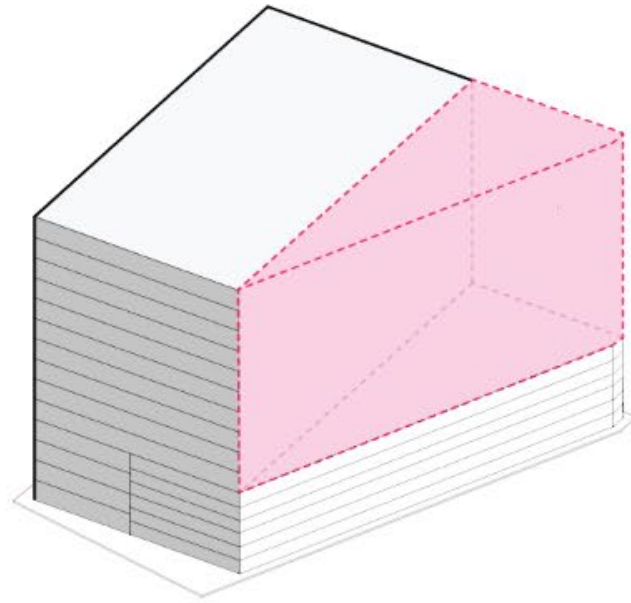
APPENDIX

MARKET TREND OPTION (ONLY FOR INTERNAL DISCUSSION)

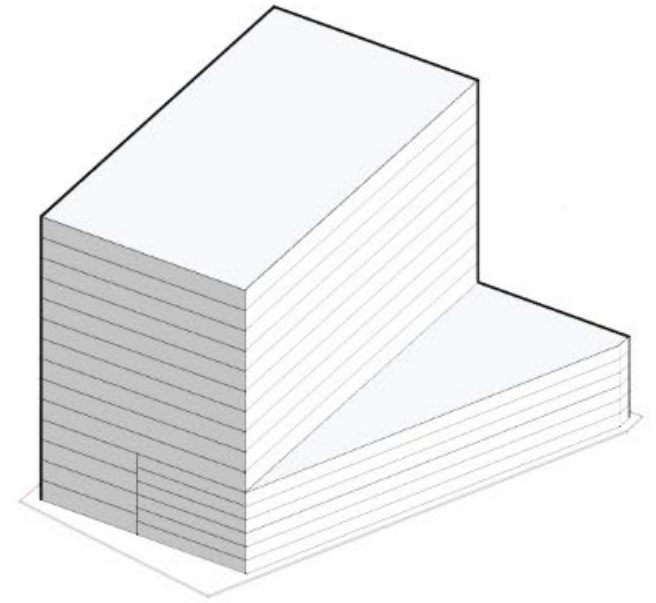
Market Trend Option



%100 COVERAGE



%30 LOSS

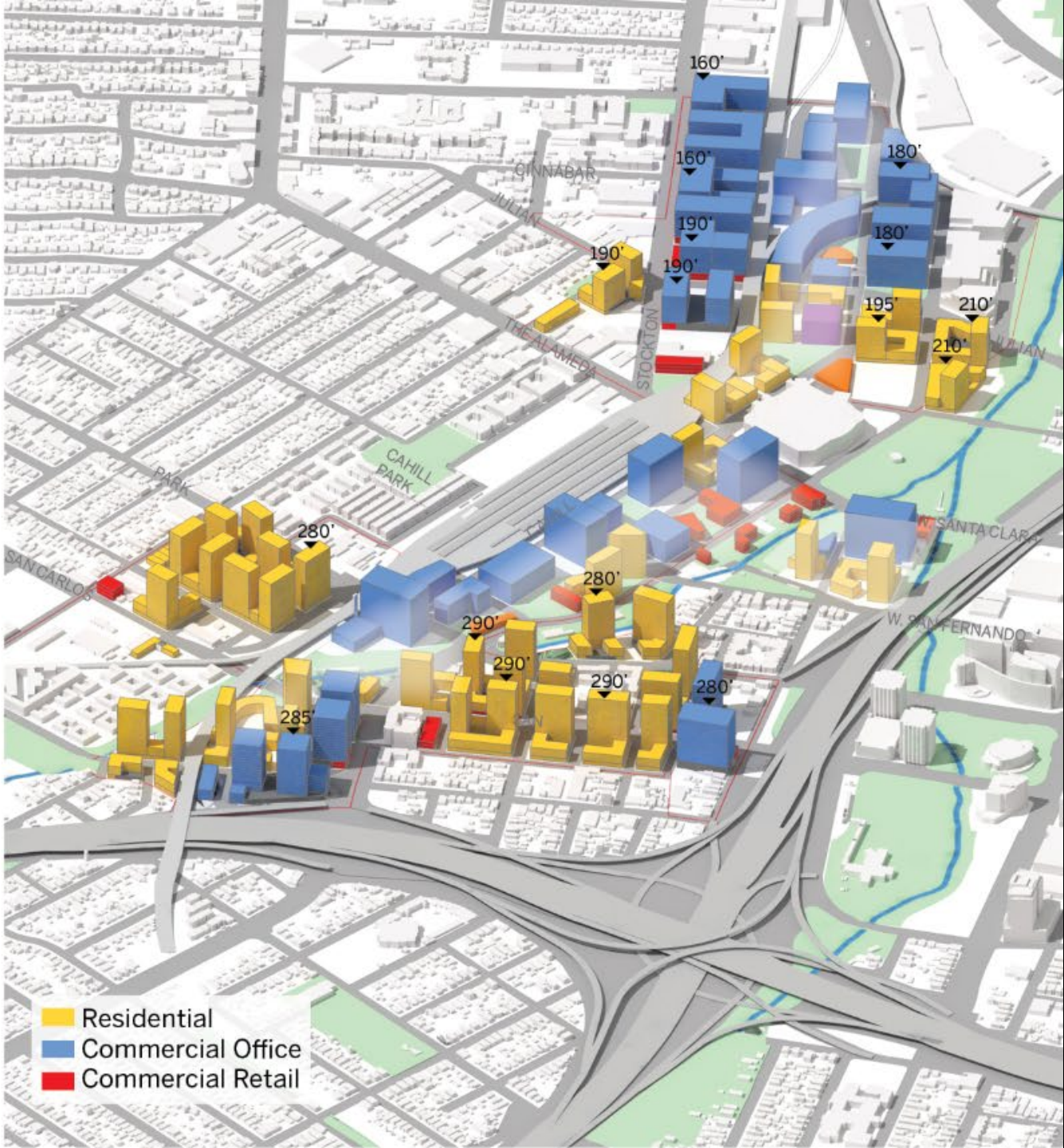


%70 COVERAGE

Market Trend Option : Capacity

- Commercial : 7,594,821 sqft
- Residential : 12,017 units

	GROSS FLOOR AREA (SQFT)			
	Total	Commercial Office	Commercial Retail	Residential
	19,612,455	7,073,935	520,886	12,017,634
%	100%	36%	3%	61%
FAR		6.1		
Units				12,017
DU/AC				450

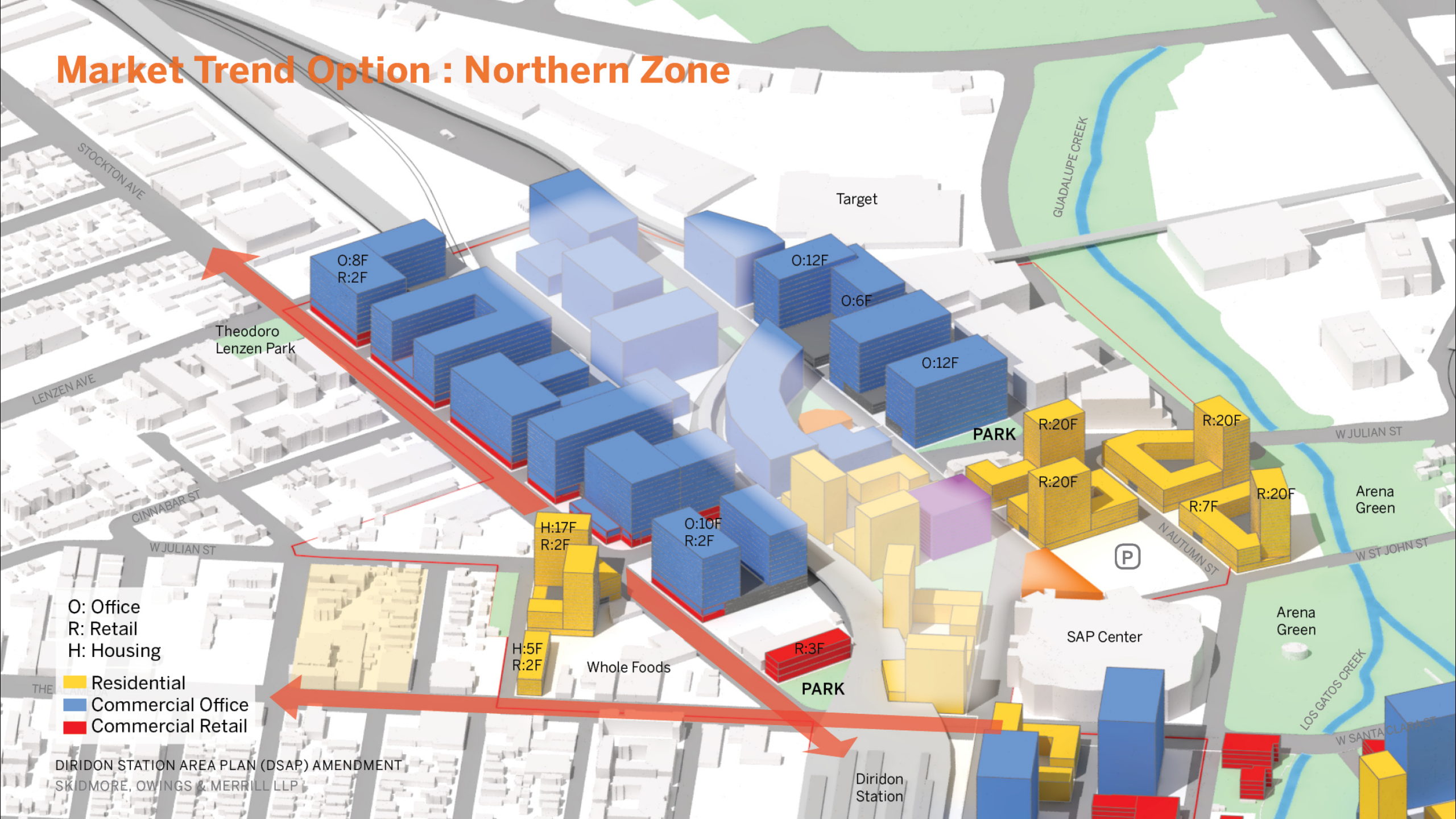


Market Trend Option






- Residential
- Commercial Office
- Commercial Retail

Market Trend Option : Northern Zone



Diridon Station Area Plan (DSAP) Boundary Map

Boundaries & Gross Acreage

Existing DSAP Boundary	Potential DSAP Boundary Expansion	Google Project Boundary
 ≈ 238 acres	 ≈ 262 acres	 ≈ 84 acres

