

From: [O'Connor, Kevin](#)
To: [Downtown West Project](#)
Subject: FW: DW development stats
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From: O'Connor, Kevin
Sent: Tuesday, January 12, 2021 10:20 AM
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Subject: DW development stats

Good morning,

I pulled the information below from the Summary Chapter of the Downtown West Draft EIR. I think this is the data we discussed yesterday that would assist you calculating PG&E costs by rate class.

The proposed project would include the following uses:

- A maximum of 7.3 million gross square feet (gsf) of commercial office space
- A maximum of 5,900 residential units
- A maximum of 500,000 gsf of active uses (commercial retail/restaurant, arts, cultural, live entertainment, community center, institutional, childcare and education, maker spaces, non-profit, and small-format office space, as well as one or more live entertainment venues)
- A maximum of 300 hotel rooms
- A maximum of 800 rooms of limited-term corporate accommodations (lodging of company workforce for not more than 60 consecutive days and not open to the public; considered a non-residential use)
- A maximum of 100,000 gsf of event and conference space
- On- and off-street public/commercial and residential parking
- A district-systems approach to on-site utilities delivery, including designated infrastructure zones with centralized utility plants totaling approximately 130,000 gsf.
- One or more on-site logistics centers to serve the commercial on-site uses that would occupy a total of about 100,000 gsf
- A total of approximately 15 acres of parks, plazas, and open space, including areas for outdoor seating and commercial activity (such as retail, cafes, and restaurants), green spaces, landscaping, mid-block passages, riparian setbacks, and trails

— Various improvements to the public realm to improve transit access and pedestrian and bicycle circulation and facilitate connectivity, both within the site and to and from surrounding neighborhoods

The following information is from Chapter 2.13 – project construction and phasing. It shows the phased buildout of the items listed above. Phase 1 would occur 2021-2027, Phase 2 2025-2031, and Phase 3 2029-2031. I don't know if this provides enough granularity to be helpful.

1. TABLE 2-3 PROJECT PHASING

Development Program a	Phase 1	Phase 2	Phase 3	Total
Land Uses				
Residential (dwelling units)	3,130	1,410	1,360	5,900
Active Uses (e.g., retail) (gsf)	370,000	107,000	23,000	500,000
Hotel (rooms)	0	0	300	300
Limited-Term Corporate Accommodation (rooms)	530	190	80	800
Office (gsf)	4,170,000	2,465,000	665,000	7,300,000
Event/Conference Center (gsf)	100,000	0	0	100,000
Central Utility Plants	87,000	43,000	0	130,000
Logistics/Warehouse	50,000	50,000	0	100,000
Parking and Loading				
Public/Commercial Parkingb	2,800	1,600	400	4,800
Residential Parking	1,575	685	100	2,360
Total Automobile Parking Spaces	4,375	2,285	500	7,160
Bicycle Parking			3,292 spaces at a minimum (total)	
Open Space				
Open Space	10 acres	3 acres	2 acres	15 acres

NOTES:

gsf = gross square feet

a Represents maximum development program.

b Includes a portion of the residential spaces could be available for shared use by office employees. Some commercial parking could also be provided at off-site location(s), should such off-site parking be developed separately from the project in the future.

SOURCE: Downtown West Design Standards and Guidelines (Appendix M of this EIR); Development by phase provided by Google LLC in 2020.

The DEIR documents can be seen at <https://www.sanjoseca.gov/your-government/department-directory/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/downtown-west-mixed-use-plan>

Please let me know if this is not helpful or sufficient. I suspect that I'm not sharing anything new with you and you've accessed this information before, but I'm not aware of any additional information that would be more helpful. If you believe that there is other information available that would be more helpful, please let me know and I'll chase it down.

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