

**From:** [Phan, Johnny](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Exhibit C3  
**Date:** Tuesday, April 6, 2021 3:15:40 PM  
**Attachments:** [Exhibit C3 Transit Project Buffer Zone-c.pdf](#)

---

---

**From:** Straka, Stephanie <SStraka@coblentzlaw.com>  
**Sent:** Sunday, March 28, 2021 11:53 AM  
**To:** Phan, Johnny <Johnny.Phan@sanjoseca.gov>  
**Cc:** Miller, Gregg <gmiller@coblentzlaw.com>  
**Subject:** Exhibit C3

[External Email]

Johnny,

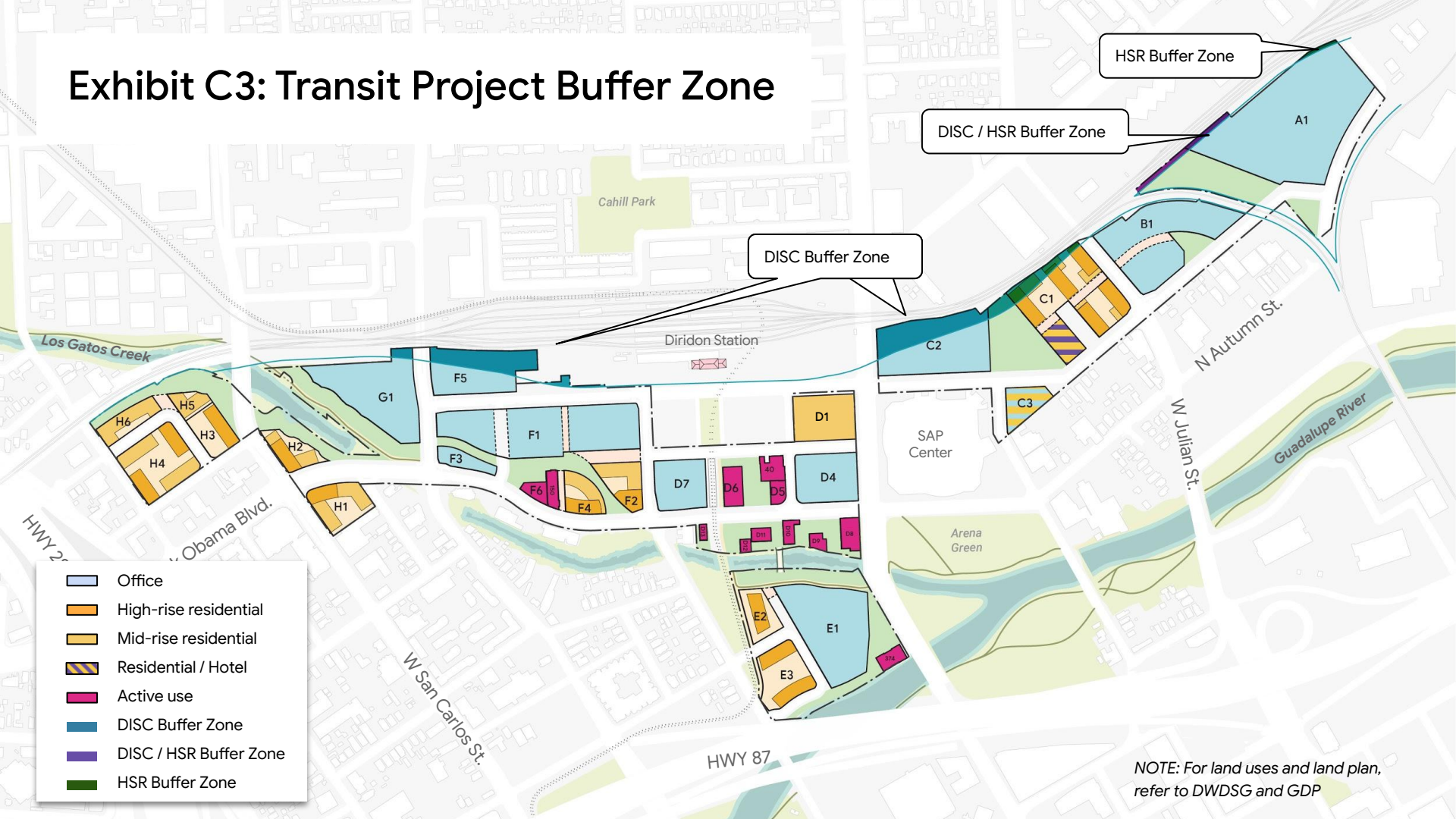
Here is Exhibit C3 (Transit Buffer) with the Office Yield table included as an Appendix (instead of including in the body of the DA). The diagram remains unchanged from Friday. Thanks.

**Stephanie R. Straka** | Special Counsel  
**Coblentz Patch Duffy & Bass LLP**  
One Montgomery Street, Suite 3000  
San Francisco, CA 94104  
Direct 415-772-5750 | Cell 951-333-5572 | Office 415-391-4800  
[sstraka@coblentzlaw.com](mailto:sstraka@coblentzlaw.com)  
[www.coblentzlaw.com](http://www.coblentzlaw.com)

This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

# Exhibit C3: Transit Project Buffer Zone



NOTE: For land uses and land plan, refer to DWDSG and GDP

## Appendix A

### Community Benefits Adjustment: Office Parcel Yield

| Office Parcels              | Office Parcel Yield PSF |
|-----------------------------|-------------------------|
| <b>South of Santa Clara</b> |                         |
| G1                          | 7.48                    |
| F1                          | 10.00                   |
| F3                          | 1.68                    |
| D7                          | 10.47                   |
| E1                          | 7.88                    |
| D4                          | 11.35                   |
| <b>North of Santa Clara</b> |                         |
| C2                          | 8.13                    |
| B1                          | 4.06                    |
| A1                          | 4.18                    |