

From: [Tu, John](#)
To: [Hill, Shannon](#); [Keyon, David](#)
Cc: [Downtown West Project](#)
Subject: Fw: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA
Date: Wednesday, April 28, 2021 9:12:42 AM
Attachments: [image002.png](#)
[image003.png](#)

From: Projects@CatalyzeSV.org <Projects@CatalyzeSV.org>
Sent: Wednesday, April 28, 2021 7:30 AM
To: Han, James <James.Han@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>; Devalcourt, Joel <Joel.Devalcourt@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Rood, Timothy <timothy.rood@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>
Cc: alex@catalyzesv.org <alex@CatalyzeSV.org>
Subject: Catalyze SV Concern about Google's Affordable Housing Land Dedication in DA

[External Email]

Dear Nanci, Tim, Kelly, Joel, John, & James,

I hope you are doing well. Catalyze SV is concerned about the land dedicated to the City for affordable housing in the Development Agreement (DA) with Google. Alex Shoor, our Executive Director, suggested I reach out to you about this.

Catalyze SV will host a [briefing on Google's Downtown West](#) project next Monday both on Zoom and Facebook Live. While we are impressed with the DA, we are concerned that the land dedicated to the City can't accommodate 600 units as zoned. We wanted to give you a chance to weigh in before presenting it to our members and the public.

Blocks H1, H5, & H6 (2.15 acres) that will be dedicated to the City in the Downtown West area have maximum heights of **90 & 150 feet**, suitable for mid-rise construction. Most mid-rise developments we review have densities between 100-160 du/ac which would only allow about 300 units on 2.15 acres and not the 600 units in the DA.

We want to see the planned affordable housing built, but we believe this requires increased heights to reach a density of 280 du/ac. First Community Housing's affordable housing project on McEvoy Street is 299 du/ac, with limited on-site parking and two 13 floor towers at **263 feet**.

In our conversations with Google, they believe the City will have to go through a new CEQA process to re-zone and increase the height of the land, which we think will be a concern of our members. Any feedback on things we are missing or different planning efforts would be helpful before we present publically on Monday. I have included the slide that we plan on showing below.

Thanks and cheers,

Gavin Lohry
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Downtown West - Affordability (score = 4/5)



3 blocks dedicated to City to build affordable housing.

Max height reduced from 290 feet to 90-150 feet.

Plan calls for 280 dwelling units per acre (600 total units).

City will need to go through a new EIR process to zone for 600 units on these sites.

55.6.3 Blocks with limited heights. The following blocks shall not exceed the height as listed below and denoted in Figure 5.12 (height is measured to top of roof):

- Blocks D5 and F6: 40 feet maximum height
- Block D6: 80 feet maximum height
- Block H1: 150 feet maximum height
- Blocks H5 and H6: 90 feet maximum height

Additional perimeter height and massing requirements apply to blocks E1/G1 (S5.17.2), E2/E3 (S5.15.15 and S5.15.16), H1 (S5.16.2), H2 (S5.17.1), and H3/H4/H6 (S5.16.3). Height and footprint limits to structures within open space are outlined in Section 4.25.

For heights adjacent to historic resources refer to Section 5.15. Refer to DDG Section 4.4.7a for information on rooftop appurtenances and mechanical equipment.



FIGURE 5.12: Illustrative maximum height per block above current ground level

180 feet	215 feet	255 feet	270 feet	290 feet
200 feet	230 feet	265 feet	280 feet	Limited height locations

NOTE: Maximum heights are limited for new development within blocks D5, D6, D8-D13, F6, H1, H5, and H6. For blocks with limited height, height is measured to top of roof. For more information on limited heights per block see 55.6.3.



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