

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: 2014 DSAP Tables
Date: Tuesday, May 18, 2021 12:18:51 PM
Attachments: [DSAP Tables for Amendment.docx](#)

From: MWChan@perkinscoie.com <MWChan@perkinscoie.com>
Sent: Wednesday, September 2, 2020 12:56 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: Gray, Matthew S. (Perkins Coie) <MGray@perkinscoie.com>
Subject: 2014 DSAP Tables

[External Email]

Hi Johnny,

Attached is a document that includes certain tables in the 2014 DSAP that will need to be amended and which we would like to discuss further with the City. Please distribute the attached to Jose Ruano.

Thank you,

Michelle

Michelle Chan | Perkins Coie LLP
COUNSEL
505 Howard Street Suite 1000
San Francisco, CA 94105
D. +1.415.344.7019
E. MWChan@perkinscoie.com

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DSAP Figures for Amendment (9-2-20)

2-6-2 Transit Ridership Forecast

Rationale: LTA

TABLE 3					
RIDERSHIP FORECASTS: DAILY PASSENGER BOARDINGS (YEAR 2035) ¹					
ACE	Amtrak Capitol Corridor	BART	Caltrain	High Speed Rail	Total
1,800	460 ³	10,510	10,125 ²	12,100	36,245
Notes:					
1 Unless otherwise noted, ridership estimates based on analysis by Arup for this project and Fehr and Peers as part of the Envision San Jose 2040 General Plan.					
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3 Includes Amtrak Coast Starlight Projections					
Source: Arup, 2010; PCJPB/Caltrain, 2010; Fehr and Peers, 2010.					

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Southbound	858		652		5,170
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Northbound		691		1,133	10,241
Southbound	1,032		961		10,241
VTA Bus	AM Peak Inbound	AM Peak Outbound	PM Peak Inbound	PM Peak Outbound	Daily
North Cordon	116	64	88	130	3,490
East Cordon	465	254	354	521	13,960
South Cordon	39	21	29	43	1,163
West Cordon	155	85	118	174	4,653
VTA Light Rail	AM Peak Inbound	AM Peak Outbound	PM Peak Inbound	PM Peak Outbound	Daily
Green Line					
To Santa Clara / Transfer	362	198	275	405	6,363
To Winchester	362	198	275	405	6,363
Other Services	AM Peak Inbound	AM Peak Outbound	PM Peak Inbound	PM Peak Outbound	Daily
ACE inbound to SJ	233				696
ACE outbound from SJ				283	696
Capitol Corridor inbound to SJ	129		98		597
Capitol Corridor outbound from SJ		70		144	597
Total Demand – All Transit	AM Peak Inbound	AM Peak Outbound	PM Peak Inbound	PM Peak Outbound	Daily
Total	3,750	2,050	2,850	4,200	69,400
North Cordon	1,336	730	1,015	1,496	20,194
East Cordon	1,858	1,016	1,412	2,081	37,027
South Cordon	401	219	305	449	7,527
West Cordon	155	85	118	174	4,653

Source: Fehr & Peers, 2020

CITY: Please confirm discrepancy of Caltrain, and ACE and that we can move forward with all LTA numbers, HSR will remain same unless City has a revised number they'd like us to use. Is the time horizon the same? Are the capture areas consistent? What was assumed for 2014 (done by Fehr & Peers), the LTA accounts only for project-generated trip on these transit options - but I think if we were additive it would be too much

DSAP Figures for Amendment (9-2-20)

2-6-4 Land Use Areas

Reflect Downtown West additional capacity, consistent with EIR

STATION AREA FINAL PLAN LAND USE		
Land Use	Units	Totals
Commercial/R&D/Light Industrial	Square feet	4,963,400
Retail/Restaurant	Square feet	424,100
Residential	Dwelling units	2,588
Hotel	Rooms	900
Ballpark	Seats	32,000
Source: Field Paoli, October 2010		

Station Area Final Plan Land Use ¹		
Land Use	Units	Totals
Commercial / R&D / Light Industrial	Square feet	[insert with total growth allocation] [4,963,400 + 6,306,000 + TCC?] 12,263,400
Retail / Restaurant ²	Square feet	[need help figuring out what number City wants to carry]
Residential	Square feet	[insert with total growth allocation] [5575+325+2588?] 8,488
Hotel	Square feet	[need help figuring out what number City wants to carry]
Other		Downtown West contemplates additional land uses studied under the Downtown West DEIR

¹ Diridon Station Area is part of the Downtown Growth Area and may be subject to additional capacity pursuant to Downtown Strategy 2040 EIR and Project specific CEQA.

² Includes Active Use as defined in Downtown West PD Zoning District

DSAP Figures for Amendment (9-2-20)

2-8-1 Development Based Parking Demand by Land Use Category and Zone

20% VMT reduction		Proposed Development by Land Use			
		Commercial	Retail/ Restaurant	Residential	Hotel
North	rate	1.9	0	1	0.2
A. Arena North		576,400	40,300		
B. Julian North		1,634,000			
C. Stockton Corridor		802,000	40,800	223	
	Total	3,012,400	81,100	223	0
South	rate	1.4	0	1	0.2
D. Dupont/McEvoy			61,000	1175	
E. Royal/Auzerias		805,000	12,000	155	200
F. Park/ San Carlos			130,000	1035	450
	Total	805,000	203,000	2365	650
Central	rate	0.55	0	1	0.2
G. Ballpark		0	0		
H. Station East		1,146,000	140,000		250
	Total	1,146,000	140,000	0	250
Total Development		4,963,400	424,100	2,588	900
Projected Parking Demand					
North	5,088	4,864	0	223	0
South	3,453	958	0	2365	130
Central	586	535	0	0	50
Total	9,127	6,357	0	2,588	180
Weighted Rate		1.51	0.00	1.00	0.20

Note: The parking ratios for commercial use are applied to net square footage, which is 85% of gross square footage listed in the figure above.

City: can this table be removed since future DSAP will not have parking demand

2-8-2 Comparable Stations by Mode Split Goal

Comparable Stations (PNR mode split)	10%	15%	20-25%
BART	12th Street Oakland	Glen Park	Ashby
Caltrain	Burlingame	Palo Alto	San Mateo

City: Figures assumes BART parking will be provided at Diridon, but FEIR didn't include parking. Bart didn't amend DSAP, can we keep as shown?

DSAP Figures for Amendment (9-2-20)

2-8-3 Diridon Station Transit Access Mode Split Goals and Parking Space

Figures assumes BART parking will be provided at Diridon, but don't believe that is the plan

	2030 Projection	10% PNR Mode Share Target	15% PNR Mode Share Target	20% PNR Mode Share Target
BART	2,585	260	390	520
Caltrain	2,281	600	900	1,200
Amtrak and Capitol Corridor	65	65	65	65
High Speed Rail*	3,800	428	428	428
Total		1,353	1,783	2,213

*Refer to HSR discussion below

2-8-4 Diridon Parking Demand Summary

Total Parking Demand			
	Low	Med	High
Total Transit Parking Demand	1,353	1,783	2,213
Total Development Demand		9,127	
Total Estimated Parking Demand	10,480	10,910	11,340

2-9-1 Water Usage

PREFERRED ALTERNATIVE:			WATER CONSUMPTION RATE		WATER DEMAND		WASTEWATER DEMAND ¹	
LAND USE	TOTAL	UNIT	RATE	UNIT	GPM	MGPD	GPM	MGPD
COMMERCIAL	4,963,400	SF	0.18	GPD/SF	620	0.89	558	0.80
RETAIL	424,100	SF	0.50	GPD/SF	147	0.21	133	0.19
RESIDENTIAL	2,588	UNITS	200	GPD/UNIT	288	0.41	259	0.37
HOTEL	900	ROOMS	175	GPD/UNIT	109	0.16	98	0.14
BALL PARK	32,000	SEATS	5	GPD/SEAT	111	0.16	100	0.14
TOTAL					1,276	1.84	1,148	1.65

1. SEWER GENERATION RATES ARE BASED ON 90% OF THE ESTIMATED DOMESTIC WATER CONSUMPTION

Below is information from the Downtown West EIR

Water

Total estimated water usage for the proposed project at buildout is approximately 2,971,100 gpd, which is equivalent to approximately 3,328 AFY of water. Existing water use on the project site is approximately 33,690 gpd or approximately 38 AFY, and would be eliminated. Thus, the net demand increase in water usage associated with the proposed project would be approximately 2,937,410 gpd or 3,290 AFY. The net increase in demand for water during project operation represents an approximate 2.2 percent increase over the systemwide pre-drought 2013 water production of 146,776 AFY, and approximately 2.0 percent of the projected demand in the San Jose Water Company service area in 2040. The increased demand associated with the proposed project is also consistent with San Jose Water Company's 2015 UWMP, which projected a 12.3 percent increase in total system demand between actual 2013 demand and

DSAP Figures for Amendment (9-2-20)

projected 2040 demand. Therefore, project-related demand is within the 2040 demand projections.

The WSA assumed all water demands for the project would be met with potable water, thus demonstrating that the full water demand for the project could be met by the San Jose Water Company without the use of recycled water.

Wastewater

As described under Impact UT 3, assuming that 90 percent of potable water used by the proposed project would end up as wastewater, the project could generate wastewater flows of approximately 2.64 million gpd, based conservatively on the project's estimated gross potable water demand of approximately 2.97 million gpd. ,

4-1-7 Summary Maximum Build-out Totals [and other test fits]

ZONE	MAXIMUM DEVELOPMENT				
	Commercial/R+D/Light Industrial (sq. ft.)	Retail/Restaurant (sq. ft.)	Residential (units)	Hotel (rooms)	Ballpark (seats)
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A. Arena North	576,400	40,300	0	0	-
B. Julian North	1,634,000	0	0	0	-
C. Stockton Corridor	802,000	40,800	223	0	-
SOUTH					
D. Dupont / McEvoy	0	61,000	1,175	0	-
E. Royal / Auzerais	805,000	12,000	155	200	-
F. Park / San Carlos	0	130,000	1,035	450	-
CENTRAL					
G. Ball Park	0	0	0	0	32,000
H. Station East	1,146,000	140,000	0	250	
TOTAL	4,963,400	424,100	2,588	900	32,000

Revised 4-1-7

Project Area	Commercial	Retail/Restaurant ¹	Residential	Hotel	Other Uses
Downtown West	7,300,000	500,000	5,900	300	See Downtown West PD Zoning District for Other Use Allowances
Remaining DSAP	4,963,400		2,588		

DSAP Figures for Amendment (9-2-20)

Total	12,263,400		8,488		
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1 includes Active Use as defined by Downtown West PD Zoning District

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