

From: [Peak, Dana](#)
To: [Downtown West Project](#)
Subject: Fw: DTW project - historic resources
Date: Tuesday, May 25, 2021 3:06:25 PM

Dana Peak Edwards

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From: Peak, Dana <Dana.Peak@sanjoseca.gov>
Sent: Monday, November 16, 2020 12:28 PM
To: Manford, Robert <Robert.Manford@sanjoseca.gov>
Subject: Re: DTW project - historic resources

These 3 were analyzed (besides no project). The result would be reduced housing units, less overall cohesion, less economic growth and reduced office program, floorplate impact/density, infrastructure efficiency in different combinations with each alternative.

- **Alternative 2A: Historic Preservation Alternative**

Would result in approximately 17 percent less overall development, including a 4 percent (235-unit) reduction in the number of housing units, which would also reduce the amount of affordable housing. It would not advance, to the same degree, the City's objectives to develop the site in a way that aligns with the General Plan, DSAP, and Downtown Strategy 2040 goals to encourage ambitious job creation in close proximity to transit, or to advance the Diridon Station Area as a world-class transit hub and key transportation center for Northern California.

The resulting removal or significant reduction of certain new-construction buildings would result in less overall cohesion in the development plan. For example, the northern and southern ends of the project would likely be more isolated as a result of larger gaps in the development. Circulation improvements in the central area of the site would not be implemented, resulting in no southern extension of Cahill Street. Similarly, by retaining 145 South Montgomery Street, the proposed open space known as the Meander would not be built.

Economic growth and contribution to the City's tax base would be somewhat less because the Historic Preservation Alternative would have a reduced office program which would also limit or reduce the financial feasibility of delivering a range of community benefits, as sought by the

MOU. The loss of certain office buildings under the would reduce operational efficiencies, as well as the potential for future business operations to grow in place. The loss of office buildings at the northern and southern areas of the plan would reduce connectivity and the ability to share amenities. The alternative would eliminate some proposed large floorplate buildings, thereby reducing the project's ability to meet the objective of creating a dynamic range of floorplate types, including horizontally connected ones, that best suit the project applicant's need for workplace flexibility and for anticipating changing business needs and growth over the next several decades. This alternative would not fully achieve the project applicant's objective to develop a dense commercial center that is anchored by (and better leverages) public transit infrastructure.

Reduced development could affect the layout and construction and reduce the efficiency of the project's proposed district infrastructure systems, potentially achieving less in the way of efficiency.

- **Alternative 2B: Historic Preservation/San José International Airport Comprehensive Land Use Plan (CLUP) Noise Compliance Alternative**

Would avoid adverse effects to eight of the nine buildings on the project site identified as historical resources. However, because it would include the proposed project's additional and alterations to the former Hellwig Iron Works building at 150 South Montgomery Street that would appear to alter the building form and affect its historic integrity, this alternative would have a significant and unavoidable impact on historic resources, like the project. The overall impact on historical resources would, however, be substantially reduced in severity compared to that with the proposed project. Under this alternative, rehabilitation and adaptive reuse of the remaining eight on-site historic architectural resources would be completed in accordance with the Secretary's Standards, subject to confirmation during the City's review of building plans for each individual property. Similar to the project, this alternative would also relocate and preserve the Stephen's Meats Dancing Pig Sign, which is a contributor to a pending Commercial Signage Discontiguous Historic District and, therefore, is considered a historic resource.

This alternative would result in approximately 14 percent less overall development, including a nearly 40 percent (2,300-unit) reduction in the number of housing units, which would also reduce the amount of affordable housing. However, this alternative would not meet the City's and the applicant's MOU objectives to develop housing, including affordable housing, to the same degree as the proposed project. The reduction in residential development also would not advance to the same degree as the proposed project the applicant's objective to develop housing at a sufficient density to maintain activity levels in the project site outside of normal business hours. This alternative would also reduce by about 13 percent the square footage of active uses developed on the project site, and thus would not advance, to the same degree, the City's objectives to develop the site in a way that aligns with the General Plan, DSAP, and

Downtown Strategy 2040 goals.

Would result in less overall cohesion in the development plan. Economic growth and contribution to the City's tax base would be somewhat less, as the Historic Preservation/CLUP Noise Compliance Alternative would have a reduced office program compared to the proposed project.

Would eliminate some proposed large floorplate buildings, thereby reducing the project's ability to meet the objective of creating a dynamic range of floorplate types, including horizontally connected ones, that best suit the project applicant's need for workplace flexibility and for anticipating changing business needs and growth over the next several decades. Would not fully achieve the project applicant's objective to develop a dense commercial center that is anchored by (and better leverages) public transit infrastructure.

Could affect the layout and construction and reduce the efficiency of the project's proposed district infrastructure systems, potentially achieving less in the way of efficiency than the proposed project.

- **Alternative 3: 150 South Montgomery Street Preservation Alternative**

The project would likely not include the "world-class, architecturally iconic civic/cultural center for the City of San José" envisioned. While arts and cultural uses would be anticipated elsewhere on the site, they would not be anticipated in an iconic, contemporary interpretation of a historic building. They also would not be as located centrally on the project site in a spot adjacent to a major new open space such as the Meander, reducing the ability of such uses to create an iconic architectural moment.

These other alternatives also analyze impact to historic resources (as well as other areas):

Alternative 4: Reduced Office Alternative

Alternative 5: Reduced Intensity Alternative

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From: Manford, Robert <Robert.Manford@sanjoseca.gov>

Sent: Monday, November 16, 2020 11:43 AM

To: Peak, Dana <Dana.Peak@sanjoseca.gov>

Subject: Re: DTW project - historic resources

So why can't they adaptively reuse or retain the buildings? Has that been answered in the

Alternatives Impact Analysis?

From: Peak, Dana <Dana.Peak@sanjoseca.gov>
Sent: Monday, November 16, 2020 11:26 AM
To: Manford, Robert <Robert.Manford@sanjoseca.gov>
Subject: Re: DTW project - historic resources

To boil down what Rosalynn specifically asked for:

9 total on-site historic resources (includes a grouping of 3 houses counted as 1 resource)

- 5 proposed to be demolished (includes the grouping, so a total of 7 buildings)
- 1 sign proposed to be relocated
- 1 proposed to be relocated and added onto in accordance with the Secretary of the Interior's Standards
- 1 proposed to be added onto NOT in accordance with the Secretary of the Interior's Standards
- San Jose Water Company to be retained

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From: Manford, Robert <Robert.Manford@sanjoseca.gov>
Sent: Monday, November 16, 2020 11:00 AM
To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Cc: Peak, Dana <Dana.Peak@sanjoseca.gov>
Subject: Re: DTW project - historic resources

Hi Rosalynn:

Dana is working on it. WE do have answers readily available as well (from the EIR)

From: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Sent: Monday, November 16, 2020 10:59 AM

To: Manford, Robert <Robert.Manford@sanjoseca.gov>; Keyon, David
<david.keyon@sanjoseca.gov>

Subject: DTW project - historic resources

Hello – I'm not sure if I've asked you to prepare this or if we already have it – how many historic resources were identified in the historic report, and how many are being demolished and how many are being reused?

We need to be prepared to answer this question at Council today if it comes up.

Thanks.

Rosalynn Hughey

Director

Department of Planning, Building & Code Enforcement

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