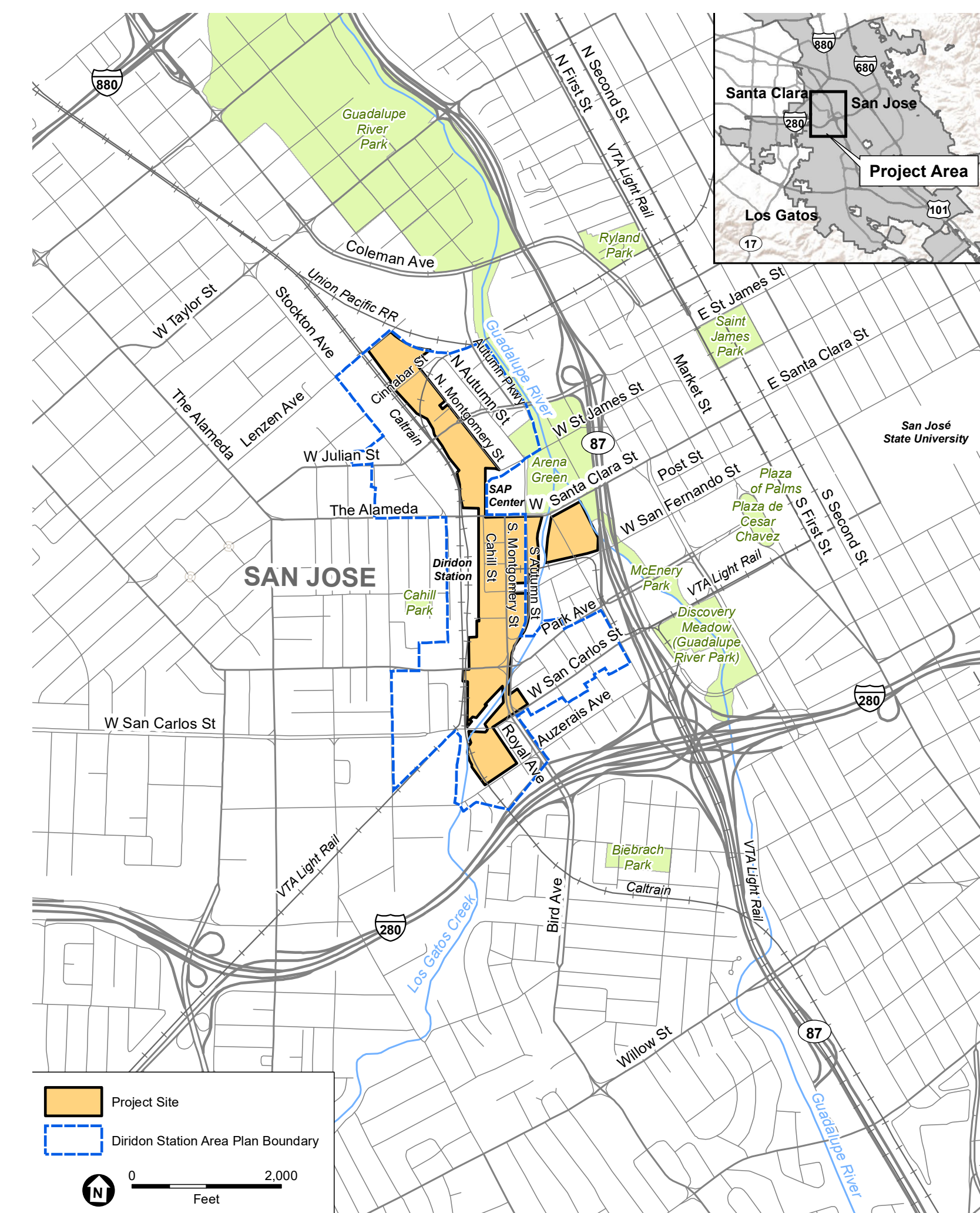


Downtown West

Planned Development Zoning General Development Plan



1.01.1 Project Location Map

Legend
Project Site

TO BE UPDATED



Project Team

Project Applicant

Google LLC

Development Manager

Lendlease

Design + Consultant Team

SITELAB urban studio: Urban Design

Heatherwick Studio: Architecture

Grimshaw Architects: Architecture

KPF: Architecture

Fougeron Architecture: Architecture

SCB: Architecture

SHoP Architects: Architecture

Architectural Resources Group (ARG): Historic Resources

West 8: Landscape Design

Sherwood Design Engineers : Civil and Infrastructure

HMH: Civil

H.T. Harvey & Associates: Ecology

San Francisco Estuary Institute (SFEI): Ecology

Integral Group: Design Analytics

David J Powers: Environmental

Kier & Wright: Surveyor

Prior + Partners: Urban Design and Station Integration

ARUP: Rail, Transportation, and Sustainability

Nelson\Nygaard: Transportation

Johnson Aviation: Aviation

Applied Wayfinding: Signage

General Plan Designations

- Downtown
- Commercial Downtown

Existing Zoning Districts

- Light Industrial
- Heavy Industrial
- Industrial Park
- Commercial Neighborhood
- Commercial General
- Downtown Primary Commercial
- Public
- Combined Industrial/Commercial
- Planned Development

Zoning Districts

- Downtown Commercial (PD)

Site Area

Table 1.01.1 Site Area

	Proposed ¹
Buildable Area	44.6 ac
Open Space and Setbacks	15.0 ac
Other ²	25.4 ac
Total	85.0 ac

NOTES:

- All site areas are approximate, and rounded to the nearest 0.1 acre.
- Other categories include new and existing streets, and existing rail.

Development Program

Table 1.01.2 Development Program

Uses	Maximum Development
Residential	Up to 5,900 units
Office	Up to 7,300,000 gross square feet
Active Uses	Up to 500,000 gross square feet
Hotel	Up to 300 rooms
Limited-Term Corporate Accommodations	Up to 800 rooms
Event Center	Up to 100,000 gross square feet
Central Utilities Plant	Up to 130,000 gross square feet
Logistics/Warehouse	Up to 100,000 gross square feet
Parking	
Public and/or Commercial Parking	Up to 2,800 stalls
Residential Parking	Up to 2,360 stalls
Total Parking	Up to 5,160 stalls

Table of Contents

1.01	Title Page & Project Description
2.01	Existing Assessor's Parcels
2.02	Existing Buildings
2.03	Ordinance Trees, Waterways and Natural Features
3.01	Planned Development Zoning District
4.01	Illustrative Sub-Area Map
5.01	Permitted Use Table
6.01	Development Standards
7.01	Illustrative Site Plan
7.02	Conceptual Block Plan
7.03	Conceptual Land Use Plan
7.04	Conceptual Open Space Plan
7.05	Conceptual Circulation Plan
7.06	Conceptual Infrastructure
7.07	Conceptual Grading
7.08	Conceptual Easements
8.01	Conceptual Character Renderings
9.01	Subsequent Approval Process

1.01

Project Description
Downtown West Mixed-Use Plan
Preliminary Draft 1 - 05/08/2020

Table 2.01.1 List of Existing Assessor's Parcels

APN	APN
A Lot(s)	E Lot(s)
259-26-17	259-38-036
259-27-17	259-38-039
B Lot(s)	259-38-040
259-27-003	259-38-041
259-27-007	259-38-042
259-27-008	259-38-109
259-27-009 01	259-38-110
259-27-010	259-38-128
259-27-011	259-38-129
259-27-014	259-38-142
259-27-015	259-38-145
259-27-016	259-38-146
C Lot(s)	259-38-147
259-28-031	259-38-148
259-28-041	F Lot(s)
259-28-043	259-48-011
259-28-044	259-48-012
D Lot(s)	259-48-013
259-38-009	259-48-052
259-38-010	259-48-053
259-38-011	261-35-002
259-38-014	261-35-003
259-38-015	261-35-006
259-38-018	261-35-007
259-38-019	261-35-010
259-38-027	261-35-014
259-38-028	261-35-027
259-38-029	G Lot(s)
259-38-085	261-37-031
259-38-087	H Lot(s)
259-38-090	259-47-038
259-38-088	259-47-040
259-38-089	259-47-077
259-38-113	259-47-079
259-38-114	259-47-080
259-38-116	261-37-016
259-38-117	261-37-020
259-38-119	261-37-021
259-38-121	261-37-023
259-38-122	261-37-029
259-38-123	261-37-030
259-38-124	264-15-015
259-38-132	264-15-016
259-38-133	264-15-017
259-38-134	264-15-018
259-38-135	264-15-019
259-38-139	264-15-063
259-38-141	264-15-064
261-34-002	264-15-065
261-34-003	
261-34-004	
261-34-005	
261-34-006	
261-34-011	
261-34-012	
261-34-013	
261-34-014	
261-34-016	
261-34-017	
261-34-018	
261-34-019	
261-34-023	
259-38-130	

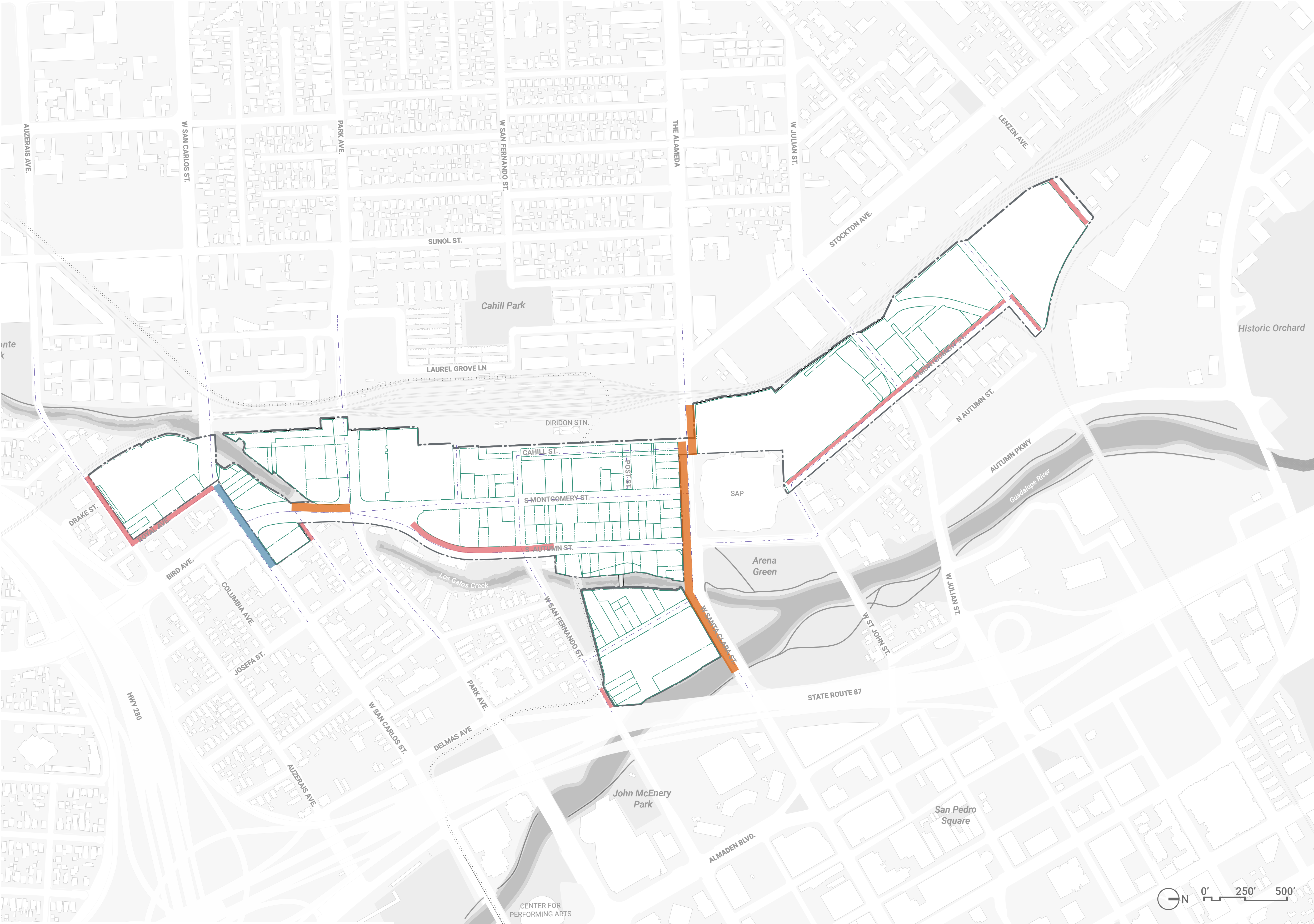


Figure 2.01.1 Existing Assessor's Parcels

Legend

- Development Boundary
- Existing Parcels
- ... Existing Street Centerlines

Parcel Edge to Street Centerline Dimensions

- 30 - 40 feet
- 40 - 50 feet
- 50 - 60 feet



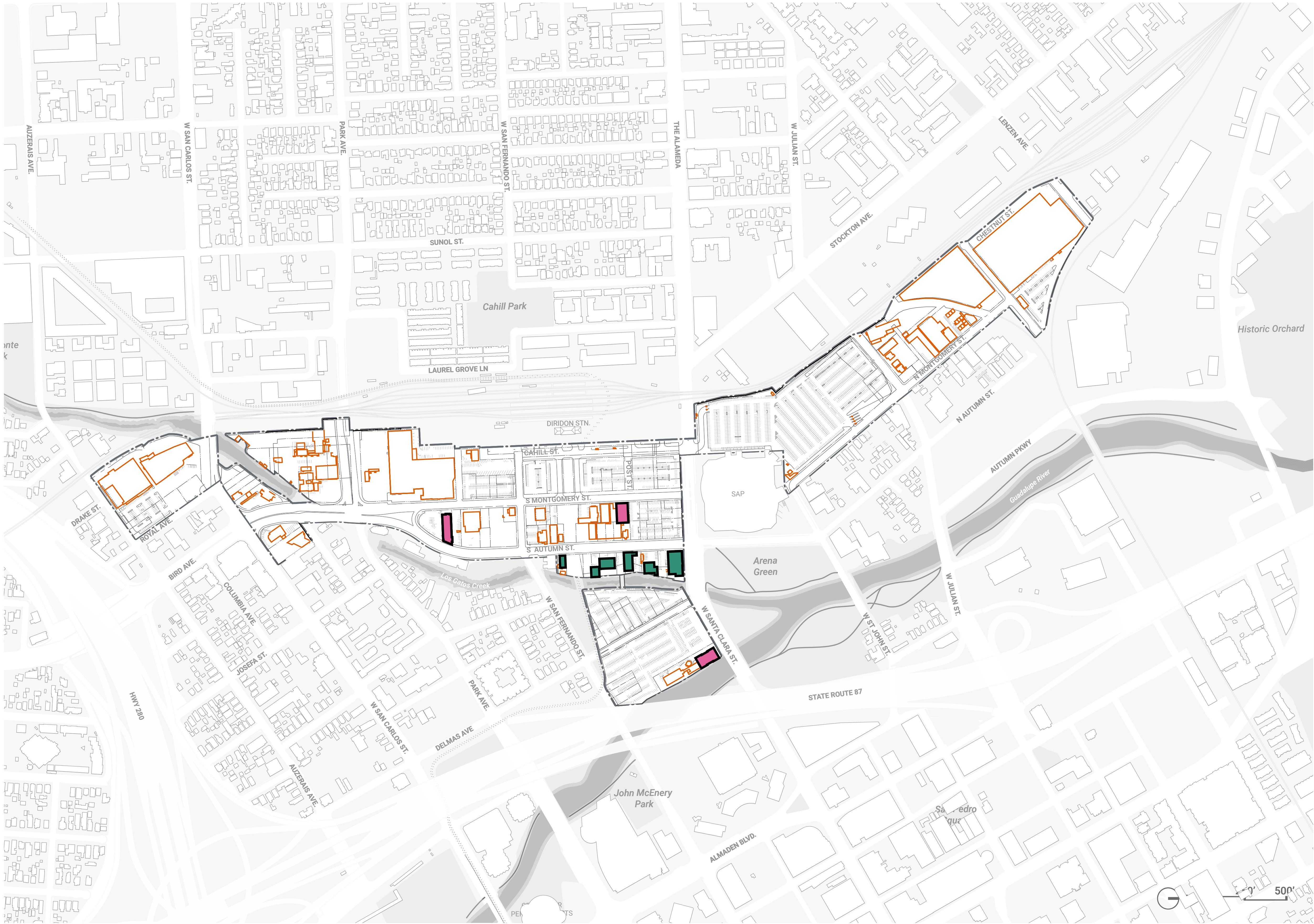


Figure 2.02.1 Existing Building Footprints

- Legend**
- Development Boundary
 - Existing Buildings to be Demolished
 - Existing Buildings to be Retained
 - Existing Buildings To Be Retained or Replaced With A Building Pursuant to the DWDSG
 - Existing Buildings outside Project Boundary

Note:

- 1. Re-use of non-historic existing buildings along South Autumn Street within the 50-foot riparian setback shall be permitted in their current locations. Pursuant to the Downtown West Design Guidelines and Standards, a replacement building shall be permitted to replace the existing building if further study reveals the building cannot be retained.
- 2. The Project defines a Riparian Setback as the limitation of new construction within a certain distance from a Riparian Corridor Edge or top of channel (TOC) wall. A Riparian Corridor Edge is defined as the top of bank (TOB) or edge of existing riparian canopy, whichever is a greater distance from the creek.
- 3. Location of trees within the existing public right of way have been verified by a surveyor.
- 4. Location of trees on private property are approximate.
- 5. All trees approved for removal with a PDP Permit would comply with the City of San Jose's Standard Conditions of Approval (SCA) BI-2.

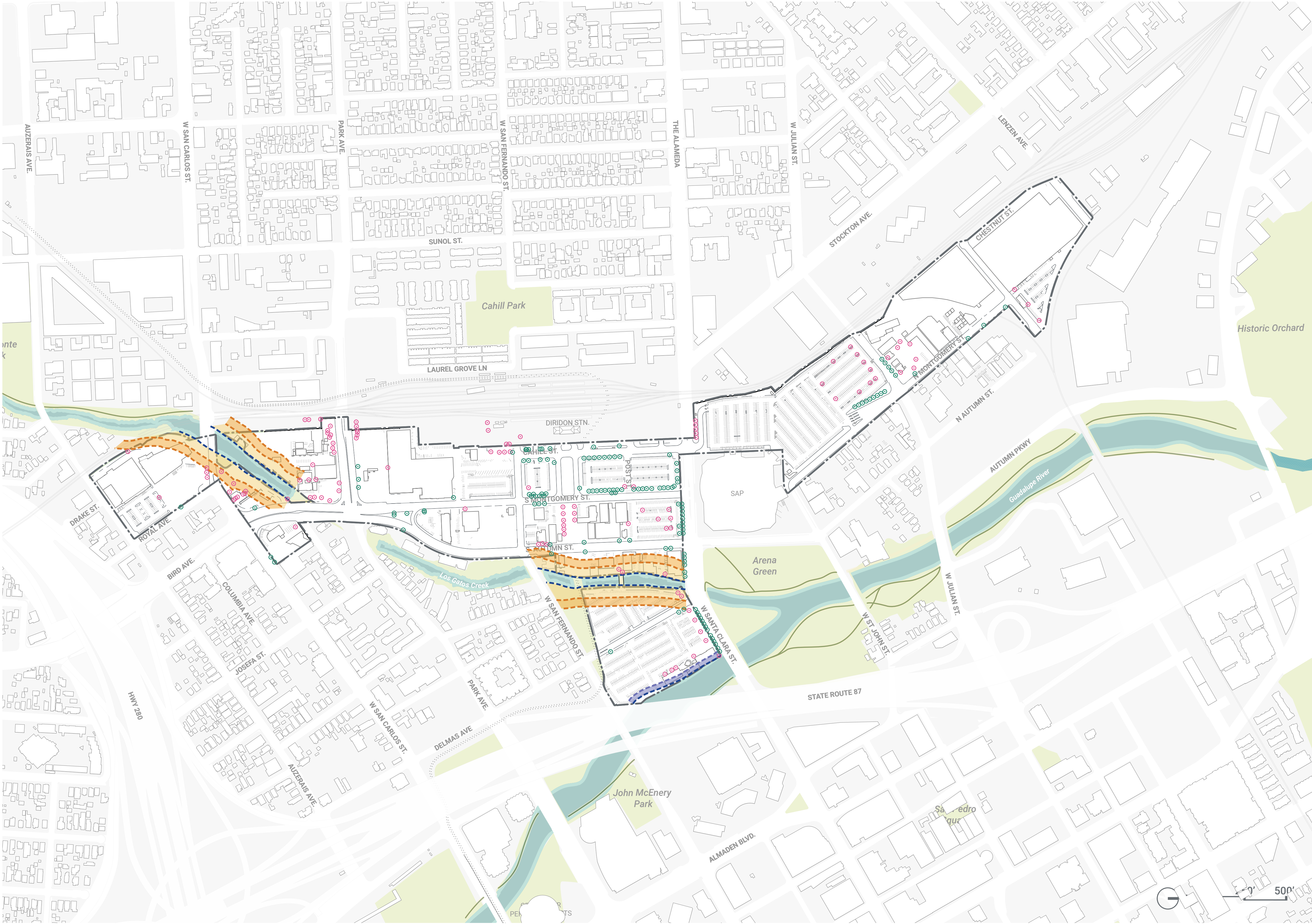


Figure 2.03.1 Existing Ordinance Trees, Waterways And Natural Features

Legend

- Project Boundary
- Waterways/Riparian Corridor²
- 50-Foot Riparian Setback along Los Gatos Creek
- 50-100-Foot Ecological Enhancement Zone along Los Gatos Creek
- 30-Foot Riparian Setback along Guadalupe River
- Ordinance-Sized Trees within Public-Right-of-Way³
- Ordinance-Sized Trees on Private Property⁴

2.03

Existing Ordinance Trees, Waterways And Natural Features

Downtown West Mixed-Use Plan

Preliminary Draft 1 - 05/08/2020



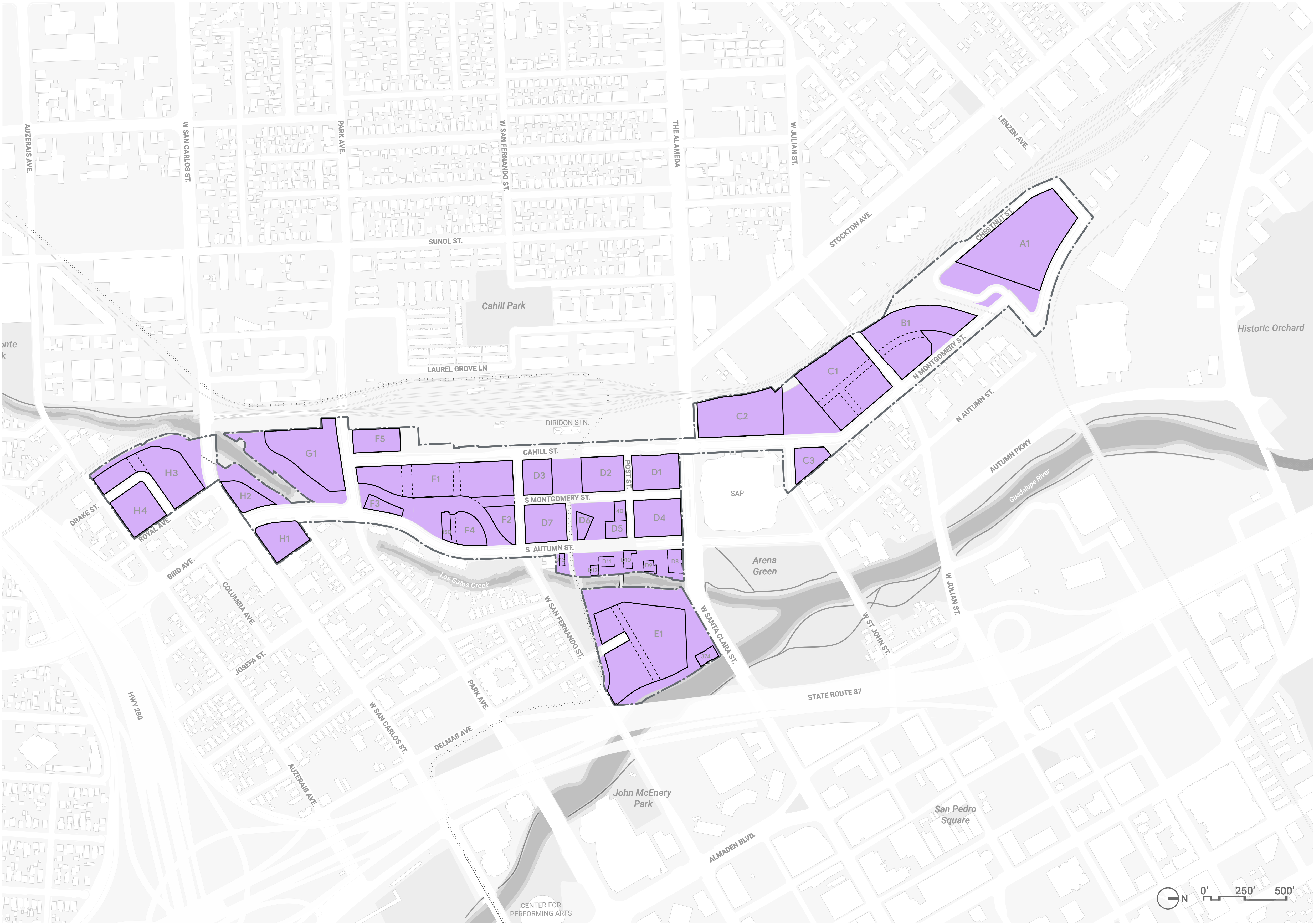


Figure 3.01.1 Proposed Zoning District

Legend

--- Project Boundary

■ (DC) Planned Development

- Note:**
1. Location, dimensions and arrangement of open space, streets and pedestrian mid-block passageways are approximate and may change as vertical buildings are developed. Minimum standards will be defined in the Design Standards and Guidelines.
 2. In areas where the existing right of way will be narrowed, making available additional lands for development, such are hereby zoned through this General Development Plan consistent with the immediately adjacent development lands.

3.01

Planned Development Zoning District
Downtown West Mixed-Use Plan
Preliminary Draft 1 - 05/08/2020

Sub-Area Boundaries

The boundaries of the sub-areas shown here are meant to illustrate the relationships of the sub-areas to one another within the Downtown West PD Zoning District. The location of the boundaries of sub-areas (and application of the associated controls) established by this General Development Plan) are intended to correlate to the closest lot line established by a final map, open space boundary established through a dedication instrument, or street alignment established through a final map or dedication instrument.

Maximum Allowable Development

This Downtown West PD Zone establishes both the maximum allowable development within the Downtown West PD Zoning District overall and the maximum allowable development, subject to allowed transfers described below, within each Sub-Area.

Maximum Allowable Development in Downtown West PD Zone

The maximum allowable development permitted in the Downtown West PD Zoning District is identified in Table 4.01.1. These maximums shall not be exceeded without amendment to the Downtown West PD Zone. The maximum allowable development in each Sub-Area is identified in Tables 4.01.2.

Table 4.01.1 Maximum Allowable Development in Downtown West PD Zone

Uses	Maximum Development
Residential	Up to 5,900 units
Office	Up to 7,300,000 gross square feet
Active Uses	Up to 500,000 gross square feet
Hotel	Up to 300 rooms
Limited-Term Corporate Accommodations	Up to 800 rooms
Event Center	Up to 100,000 gross square feet
Central Utilities Plant	Up to 130,000 gross square feet
Logistics/Warehouse	Up to 100,000 gross square feet

Table 4.01.2 Maximum Allowable Development in Each Sub-Area

Uses	Sub Area 1	Sub Area 2	Sub Area 3	Total
Residential	1,810 units	1,830 units	2,260 units	5,900 units
Office	1,950,000 gsf	5,350,000 gsf	-	7,300,000 gsf
Active Uses	76,000 gsf	363,000 gsf	61,000 gsf	500,000 gsf
Hotel	300 rooms	-	-	300 rooms
Limited-Term Corporate Accommodations	230 rooms	470 rooms	100 rooms	800 rooms
Event Center	-	100,000 gsf	-	100,000 gsf
Central Utilities Plant	43,000 gsf	-	87,000 gsf	130,000 gsf
Logistics/Warehouse	50,000 gsf	50,000 gsf	-	100,000 gsf

Note:

- gsf = gross square feet

Allowable Transfers of Residential Units and/or Non-Residential Square Footage Between Sub-Areas

To allow development in the Downtown West PD Zone to respond to potential unavailability of land, fluctuation in demand for building types, allowable changes to phasing, and related considerations, while still advancing the General Plan's and General Development Plan's key goals and objectives, the maximum number of residential units and maximum non-residential square footage identified for each Sub-Area in Tables 4.01.2 may be exceeded by up to ten percent (10%) through transfer of residential units and/or non-residential square footage, respectively, from other Sub-Areas. Such transfers are authorized by this General Development Plan and shall be approved by the Planning Director upon request by an applicant during the Downtown West Zoning / Design Conformance Review provided that:

- The transfer does not exceed the maximum number of residential units and the total square footage for each non-residential use permitted in the Downtown West PD Zoning District and identified in Table 4.01.1.
- The applicant concurrently requests a commensurate reduction in the number of residential units and/or non-residential square footage from any contributing Sub-Area controlled by the applicant.
- The applicant provides written notice of the transfer that includes a table demonstrating that the proposed permitted transfer, when combined with those already implemented, approved, or applied for, will not exceed the maximum development square footage limits for the Downtown West PD Zone established in Table 4.01.1.

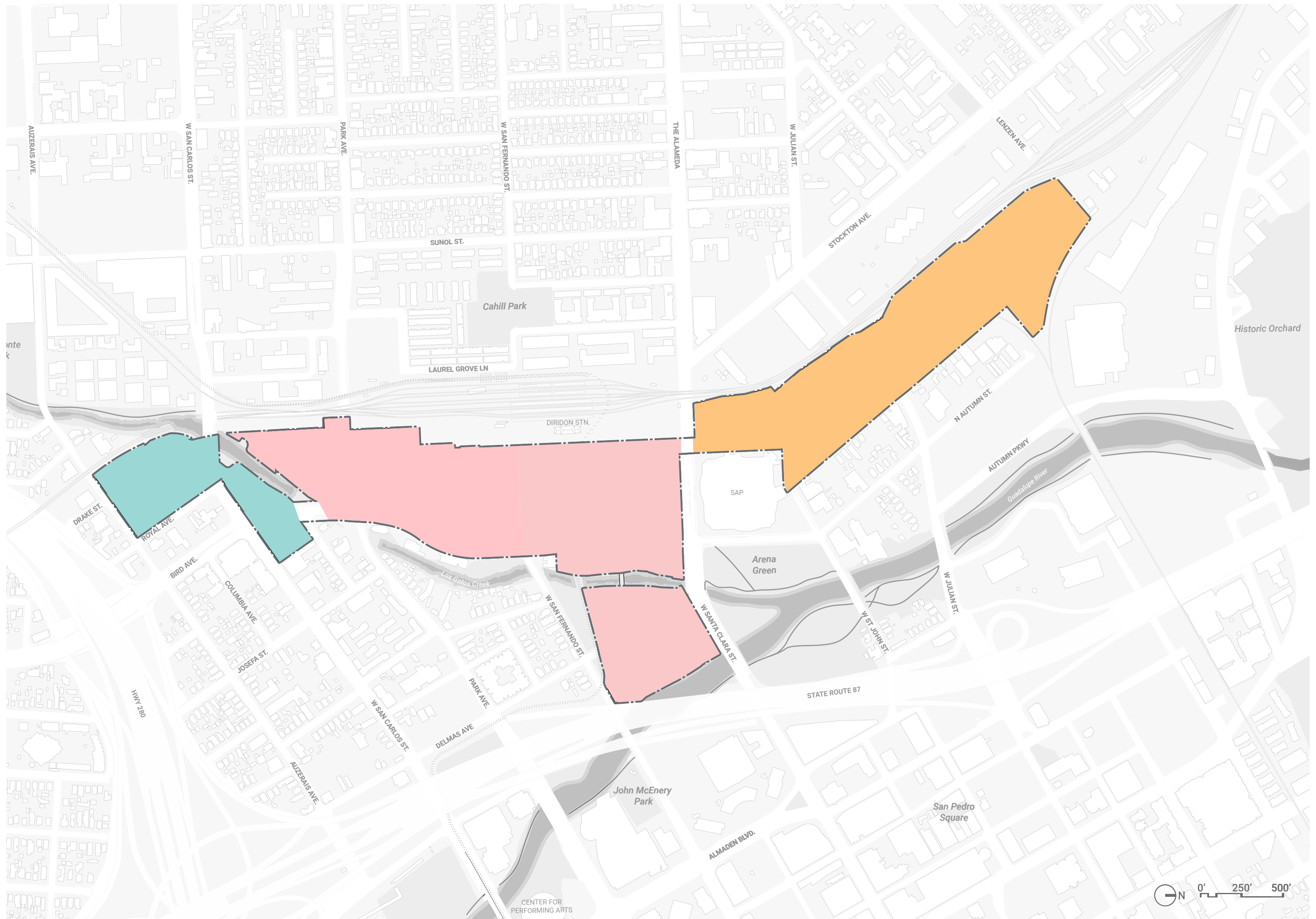




Figure 4.01.1 Illustrative Sub-Area Map

Legend

- Site Boundary
 Sub Area 1
 Sub Area 2
 Sub Area 3

Permitted Uses

The Permitted Uses within the Downtown West PD Zoning District are identified in Table 5.01.1. Consistent with the City of San Jose’s planning and economic development goals, policies, and objectives for the Downtown Growth Area under the Envision San Jose 2040 General Plan, the permitted uses are designed to promote and sustain a vibrant urban center. Land uses proposed for a particular building or structure shall be identified as part of the Downtown West Zoning / Design Conformance Review and shall be approved if consistent with this General Development Plan, the applicable planned development permit, and the applicable General Plan land use designation.

Table 5.01.1 additionally includes new uses not currently included within the Municipal Code. New definitions are identified with asterisks and are further defined below:

- Innovation Space:** An Innovation Space is a small scale establishment engaged in manufacturing, research and development, product design and light industrial services. Permitted equipment includes, but is not limited to, computers or other related office equipment, woodworking, ceramic, and welding shops, and similar engagements in custom fabrication. Finished, non-combustible products made in the facility may be sold on the premises. One or more floors of the building may include food production and sanitary facilities in conformance with city building standards.
- Limited Term Corporate Accommodations:** Limited Term Corporate Accommodations are facilities owned, leased, or made available by a business entity for occupancy by the entity’s officers, employees, consultants, vendors, contractors, or sponsored guests who do not intend to use it as their domicile and who have not entered into a written rental or lease agreement or provided payment in a fixed amount of money to occupy the unit. Occupancy of a Limited Term Corporate Accommodation shall not be made available to the general public. Occupancy of a Limited Term Corporate Accommodation by any person shall not exceed sixty consecutive (60) days. Kitchen areas, food services, and other related services pertaining to use of the facilities, including but not limited to cleaning and maintenance, are permitted.
- District Utilities:** District Systems is an approach where traditional building-by-building systems are consolidated to supply resources more efficiently from centralized facilities. The District Systems include, but are not limited to, thermal energy, wastewater treatment/ recycled water generation, solid waste collection, electrical power and communications. The systems are comprised of district-serving equipment in a Central Utility Plant (CUP) and distribution networks provided within utility corridors (Utilidors). The utilidors provide connections between the CUPs and buildings/building level connections. The primary CUP equipment include chillers, cooling towers, a substation, batteries, generators, transformers, communication hubs, pumps, and tanks.
- Logistics:** Logistics Hubs are private facilities that centralize loading, unloading, and warehousing to facilitate efficient movement of goods throughout the development, with a primary focus on office and retail program. Such a system is expected to consolidate large truck movements and reduce distribution-related traffic.
- Open space accessory buildings:** Open space accessory buildings shall mean a separate building located on open space that predominantly contains active use and which shall not contain living space, sleeping quarters, or storage space for commercial vehicles requiring additional registration fees as provided for in the state vehicle code. An “open space accessory building” may include cooking facilities and plumbing fixtures, such as sinks, bathtubs/showers, or toilets. Water heaters, clothes washers, and clothes dryers are considered appliances and are not considered plumbing fixtures.
- Live entertainment:** A building, building complex, and/or an indoor or outdoor area that provides entertainment, including but not limited to theatrical and musical performances, including live music, the presentation of music played on sound equipment, concerts, and exhibitions.
- Open space:** Open space is defined as Conservancy Model Open Space and Other open space as set forth on sheet 7.03.

DEFINITIONS ARE IN PROGRESS.
ADDITIONAL MAY BE NEEDED

Prohibited Uses

The following uses are prohibited within the Downtown West PD Zoning District:

- Medical cannabis collective
- Medical cannabis collective dispensary site only
- Medical cannabis business
- Non-medical cannabis business
- Pawn shop or pawn broker, incidental to a retail jewelry store
- Payday lending establishment



Downtown West Planned Development Zoning District Permitted Uses

Table 5.01.1 Downtown West Planned Development Zoning District Permitted Uses

Use	Permitted/ Conditional
Residential	
Residential shelter	C GP
Live/work uses	P
Residential, multiple dwelling	P
Co-living community	P
Residential care facility for seven or more persons	C GP
Residential services facility, for seven or more persons	C GP
Hotel supportive housing	C GP
Single room occupancy (sro) living unit facility	S GP
Single room occupancy (sro) residential hotel	S
Accessory buildings and accessory structures	P GP
Office	
Offices, business and administrative	P
Research and development	P
Active use	
Automatic teller machine	P
Business support use	P
Financial services	P
Retail bank	P
Alcohol, off-sales - beer and/or wine only	P
Alcohol, off-sales - full range of alcoholic beverages	P
Alcohol, off-sales - as incidental to a winery, brewery, or distillery	P
Taproom or tasting room in conjunction with a winery, brewery, or distillery	P
Taproom or tasting room with off-sale of alcohol	P
Winery, brewery, distillery	P
Food, beverages, and groceries	P
Outdoor vending	P
Outdoor vending - fresh fruits and vegetables	P
Pawn shop or pawn broker, incidental to a retail jewelry store	R
Retail bakery	P
Retail art studio	P
Retail sales, goods, and merchandise	P
Seasonal sales	P
Certified farmers’ market	P
Certified farmers’ market, small	P
Day care center	P
Instructional art studios	P
Private instruction, personal enrichment	P
School, elementary - grades k - 8 (public or private -)	P
School, secondary - grades 9 - 12 (-public or private)	P
School, post-secondary	P
School, trade and vocational	P
Arcade, amusement game	P
Health club, gymnasium	P
Lighting display	P
Movie theater	P
Live entertainment*	P
Poolroom/billiards establishment	P
Private club or lodge	P
Recreation commercial/indoor	P
Banquet - facility	P
Caterer	P
Commercial kitchen	P
Drinking establishments	P
Drinking establishment in conjunction with a winery, brewery, or distillery	P
Drinking establishments with an approved maximum occupancy load of over 250 persons and that operate between 12:00 midnight and 6:00 a.M.	P
Drinking establishments interior to a full-service hotel or motel with 75 or more guest rooms	P
Public eating establishments	P
Public eating establishment in conjunction with a winery, brewery, or distillery	P
Laundromat	P

Use	Permitted/ Conditional
Maintenance and repair of small household appliances	P
Dry cleaner	P
Nursery, plant	P
Personal services	P
Printing and publishing	P
Animal grooming	P
Animal boarding, indoor	P
Emergency ambulance service	C
Hospital/in-patient medical facility	C
Medical or dental clinic/out-patient facility	P
Office, medical	P
Veterinarian	P
Historic landmark structure reuse	P
Church/religious assembly	P
Information center	P
Museums and libraries	P
Short term parking lot for uses or events other than on-site	P
Radio and television studios	P
Innovation space*	P
Hotel	
Bed and breakfast inn	P
Hotel or motel	P
Limited-term corporate accommodations	
Limited-term corporate accommodations*	P
Event/conference center	
Auditorium	P
Infrastructure	
Reverse vending machine	S
Small collection facility	S
Community television antenna systems	P
Wireless communications antenna	P
Wireless communications antenna, building mounted	P
Private electrical power generation facility	P
Solar photovoltaic power system	P
Stand-by/backup facilities that do not exceed noise or air standards	P
Temporary stand-by/backup generators	P
Fuel service station or charge station, no incidental service or repair	P
District systems*	P
Logistics/warehouse	
Logistics hub*	P
Open space	
Open space*	P
Open space accessory buildings*	P
Accessory structures	P

Legend

- P Permitted use
- C Conditional use
- S Special use permit required
- GP Conformance with General Plan land use restrictions for residential
- * New use as defined in permitted uses texted on this sheet

Notes:

- The City Council does not intend to cause through adoption of this GDP any uses or structures within the Downtown West PD Zoning District in existence as of the date of adoption of this GDP to become illegal. Accordingly, all such uses and structures, to the extent they do not conform to the requirements of this GDP and/or to a planned development permit issued pursuant to this GDP, are deemed legal non-conforming uses, or legal non-conforming structures, as applicable. To ensure consistency notwithstanding Section 20.150.030 of the Municipal Code, legal non-conforming uses and legal non-conforming structures within the Downtown West PD Zoning District are permitted as temporary structures or uses under this GDP subject to the conditions and limitations applicable to non-conforming uses and structures in Chapter 20.150 of the Municipal Code.

Primary / Accessory Uses

The Downtown West Design Standards and Guidelines establishes standards for the locations and intensities of primary uses and accessory uses. The permitted uses identified in Table 5.01.1 are allowed throughout the Downtown West PD Zoning District.

Interim Uses

Interim Uses are uses permitted during the time prior to or concurrent with development of the property within the Downtown West PD Zoning District. The Interim Uses listed below with “P” shall be permitted throughout the Downtown West PD Zoning District without a use permit provided the duration of such Interim Use will not impede the orderly development of the Downtown West PD Zoning District. The Interim Uses listed below with “IUP” shall be permitted in the Downtown West PD Zoning District upon approval by the Planning Director of an Interim Use Permit, subject only to (i) any conditions reasonably necessary to ensure compatibility with adjacent uses and avoid interference with the orderly development of the Downtown West PD Zoning District, and (ii) a determination by the Planning Director that no supplemental or subsequent environmental review under CEQA is required and subject to any conditions reasonably necessary to avoid or mitigate effects on the environment and/or the surrounding community. (IUP process to be provided at a later date)

The allowable Interim Uses within the Downtown West PD Zoning District are:

Additional Interim Uses that are not identified in this General Development Plan may be permitted pursuant to Section 20.60.050 of the Zoning Code. (interim uses to be identified)

Non-Designated Uses

Non-Designated Uses are uses that are proposed but are not currently identified as Primary, Accessory, or Interim Uses in this General Development Plan. Non-Designated Uses may be permitted without further amendment to the Downtown West PD Zone or General Development Permit, subject to approval by the Planning Director, provided the findings below can reasonably be made by the Director, subject to a determination by the Planning Director that no supplemental or subsequent environmental review under CEQA is required, and subject to any conditions reasonably necessary to avoid or mitigate effects on the environment and/or the surrounding community. The required findings for approval of a Non-Designated Use are that the proposed use is:

- Consistent with the General Plan, including its goals and objectives for the Downtown Growth Area;
- Compatible with Permitted Uses elsewhere in the Downtown West PD Zone;
- Not injurious to public health or safety.

Temporary Uses

Temporary Uses are short term transitory uses that may be made on property at any time. Each of the following Temporary Uses listed below shall be permitted throughout the Downtown West PD Zone for a period not to exceed [one (1) year], subject to additional one (1) year extensions. [temporary uses to be identified]

5.01

Permitted Use Table
Downtown West Mixed-Use Plan
Preliminary Draft 1 - 05/08/2020

Development Standards

Development within the Downtown West PD Zone shall conform to the Downtown West Planned Development Permit (PDP). The Downtown West Design Standards and Guidelines (DWDSG) were approved as part of the Downtown West PDP and operate to regulate development pursuant to this General Development Plan through the Downtown West PDP.

Where subsequent amendments to the San Jose Municipal Code establish development standards that a property owner or developer within the Downtown West PD Zoning District considers more favorable, application of such standard shall be permitted upon written request of the property owner without further amendment to the Downtown West PD Zoning District or this General Development Plan, to the extent permitted pursuant to either a Vesting Tentative Map approval under the Subdivision Map Act or a Development Agreement applicable to the subject property within the Downtown West PD Zoning District.

Downtown West Improvement Standards

Improvements within the Downtown West PD Zone, including street and utility infrastructure (e.g., drainage, sanitary sewer and other utility facilities as described in Title 19 of the San Jose Municipal Code) required to be completed as a condition of approval of any subdivision map, shall be evaluated for consistency with the Downtown West Improvement Standards approved as part of the Downtown West PDP. The Downtown West Improvement Standards shall be deemed to supersede any conflicting provisions relating to improvements described in the San Jose Municipal Code or any City standard specifications.

Setbacks

The setbacks shall meet the following minimum requirements:

Table 6.01.1 Required Setbacks

Frontage	Required Setback
Street	None Required
Open Space	None Required
Los Gatos Creek Riparian Corridor	New development along Los Gatos Creek is prohibited within the 50-foot riparian setback. The 50-foot riparian setback is measured from the top of bank (TOB) or edge of existing riparian canopy of Los Gatos Creek, whichever is a greater distance outward from the creek. The rehabilitation of existing buildings or construction of new development on the existing footprints shall be permitted within the 50-foot riparian setback.
Guadalupe River Riparian Corridor	New development along Guadalupe River is prohibited within the 30-foot riparian setback consistent with the previously approved PDC15-051. The 30-foot riparian setback is measured from the top of channel wall (TOC) between West San Fernando Street and West Santa Clara Street along the Guadalupe River. The rehabilitation of 374 West Santa Clara Street, which sits within the riparian setback, is permitted.

Building Heights

The maximum building heights referenced in Table 6.01.2 identifies for reference only the maximum allowable building height above ground level (AGL) within each Sub-Area based on the grades existing at the time of approval of this General Development Plan. Maximum allowable heights shall be those established by FAA regulations, which are expressed in above mean sea level (AMSL) contours and shown in the DWDSG. Project grading could result in allowable heights in excess of the AGL limits referenced in Table 6.01.2, but heights shall in all cases remain within FAA AMSL contours. Maximum building heights in the Downtown West PD Zone may be increased without amendment to this General Development Plan provided that: (a) such increase correlates to an increase in maximum allowable height authorized by the FAA and approved by City Council; and (b) the Planning Director conducts environmental review under CEQA to determine whether the increased height will require preparation of a supplemental or subsequent EIR. Documentation of any height increase pursuant to this section shall be through the Zoning / Design Conformance Review process described on Sheet 9.01.

Table 6.01.2 Permissible Building Heights by Sub-Area

Sub-Area	Maximum Building Height (Above Ground Level)
Sub Area 1	Up to 200 feet
Sub Area 2	Up to 280 feet
Sub Area 3	Up to 290 feet

Parking

The Downtown West PD Zone shall provide up to 2,360 residential parking spaces and up to 2,800 commercial parking spaces across the site. Parking may be located for each building anywhere within the Downtown West PD Zone in shared parking garages and is not restricted by parcel.

The maximum number of commercial and/or residential parking spaces in the Downtown West PD Zone may be increased without amendment to this General Development Plan provided that the Planning Director conducts environmental review under CEQA to determine whether the increasing the number of residential parking spaces will require preparation of a supplemental or subsequent EIR. Documentation of any parking increase pursuant to this section shall be through the Downtown West Zoning / Design Conformance Review process described on Sheet 9.01.

Public / Commercial Parking: Public and commercial parking shall be limited to 2,800 parking spaces.

Residential Parking: Residential parking is limited to 2,360 spaces which shall be allocated to the first 5,000 units built within the Downtown West PD Zone.

Residential parking will be provided concurrently with phased development. Table 6.01.3 identifies the allocation of parking spaces and corresponding parking ratio by quantity of units delivered for market-rate and inclusionary units.

Table 6.01.3 Market Rate/Inclusionary Residential Parking

Phase	Target Number of Parking Spaces	Target Parking Ratio
Units []	[]	0.81
Units [] - []	[]	0.46
Units [] - []	[]	0.16
Units 5,001 and above	[]	0 (see text)

The number of market-rate and inclusionary residential parking spaces and corresponding parking ratio identified for in Table 6.01.3 is intended to be flexible to allow development in the Downtown West PD Zone to respond to potential unavailability of land, fluctuation in demand for building types, allowable changes to phasing, and related considerations, while still advancing the General Plan's and General Development Plan's key goals and objectives. Therefore, any unused parking spaces may be transferred to future units with a corresponding reduction in the number of market-rate parking spaces and corresponding parking ratio in the contributing unit range without amendment to this General Development Plan.

Table 6.01.4 identifies the allocation of parking spaces and corresponding parking ratio for below market rate units within the Downtown West PD Zone.

Table 6.01.4 Land Dedicated Below Market Rate Residential Parking

Residential parking spaces for land dedicated below market rate units shall be limited to [] spaces and a ratio of 0.25 space / unit.
--

Any unused parking spaces for land dedicated below market rate units may be transferred to market rate residential units without amendment to this General Development Plan so long as the transfer does not result in exceedance of the maximum of 2,360 residential parking spaces in the Downtown West PD Zoning District.

Minimum Lot Size and Dimensions

Each lot shall contain a minimum area of not less than 6,000 square feet with an average width of not less than 55 feet. Existing building footprints to be retained shall be exempt from the minimum lot size requirements.

Maintenance Responsibility

Maintenance of landscaping and street trees located within the public right of way may be assigned pursuant to the Downtown West Development Agreement, a major encroachment agreement, or similar instrument to a community facilities district, landscape and lighting district, or homeowners or commercial property association.

Environmental Mitigation Measures and Conditions of Approval

Development in the Downtown West PD Zone shall be implemented in a manner that comports with the Mitigation Monitoring and Reporting Program approved by City Council on [Date] for the Downtown West Mixed Use Project and with any conditions of approval imposed in connection with approval of the Downtown West PDP.

Illustrative Site Plan

Sheets 7.01 - 8.01 illustrate a possible design that would implement the development standards and tables. Actual design and implementation of the Project shall follow the Downtown West Design Standards and Guidelines, which have been approved as part of the Planned Development Permit. Diagrams in this General Development Plan illustrate the general arrangement and relationships among future land uses, streets, and open spaces. These diagrams are subject to refinement by applicants pursuant to the Downtown West Zoning / Design Conformance Review process (see Section 9.01) and shall be approved pursuant to that process provided they substantially conform to this General Development Plan. Precise parcel configurations and boundary locations shown on Sheets 7.01 - 8.01 shall be established upon approval through the Downtown West Zoning / Design Conformance Review process and/or final maps processed pursuant to the requirements of this General Development Plan.

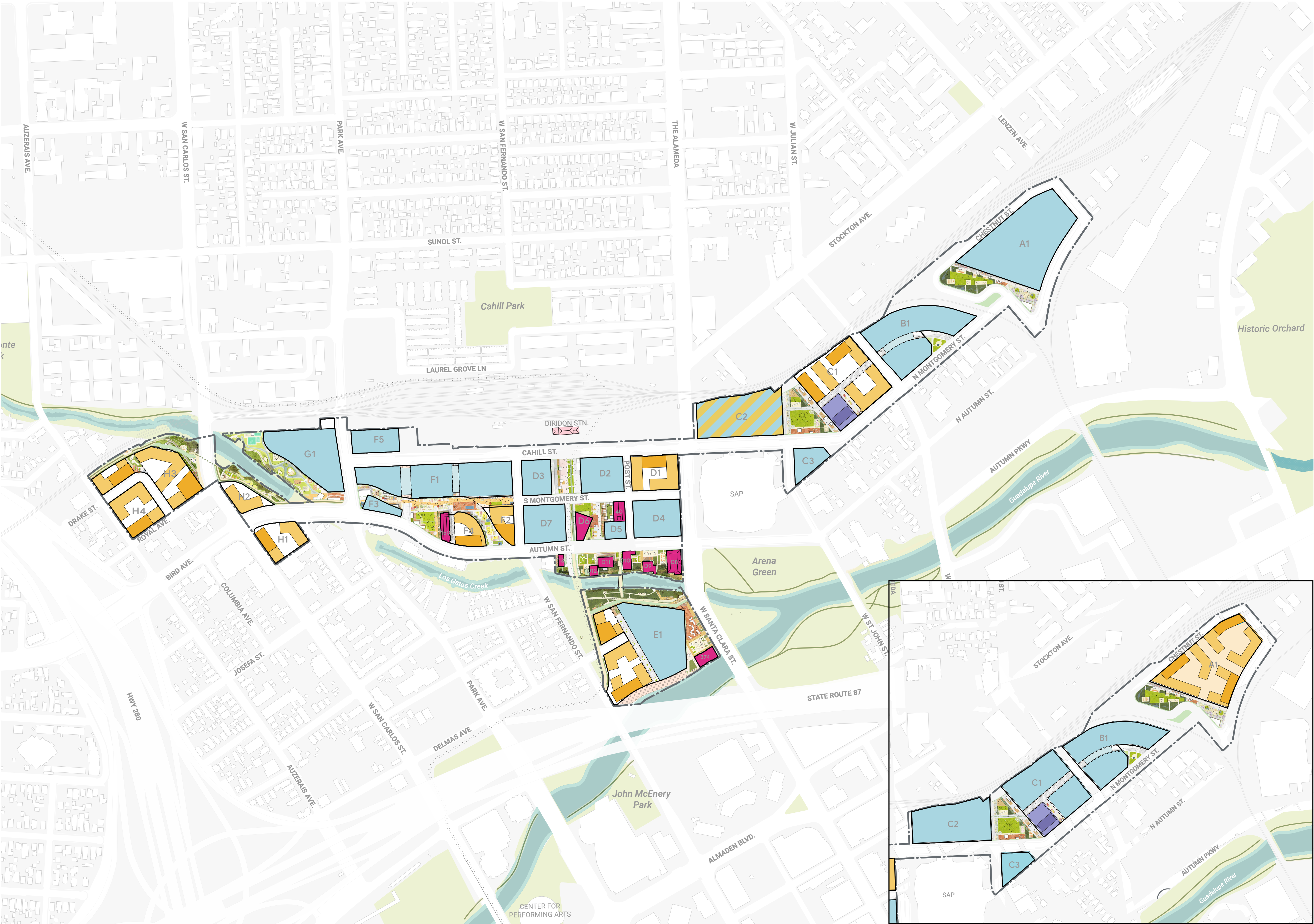


Figure 7.01.1 Illustrative Site Plan

Figure 7.01.2 Alternative Illustrative Site plan

- Legend
- Site Boundary
 - Office
 - Housing
 - Hotel
 - Active Uses

7.01

Illustrative Site Plan
Downtown West Mixed-Use Plan
Preliminary Draft 1 - 05/08/2020

Conceptual Block Plan

The block layouts, boundaries and perimeters are illustrative. Precise street boundaries, block layout for a particular area, and location of mid-block passageways may be adjusted and shall be identified and finally approved at the Downtown West Zoning / Design Conformance Review stage, which is expected to occur prior to the processing of final subdivision maps establishing development lots, street alignments, and open space parcels.

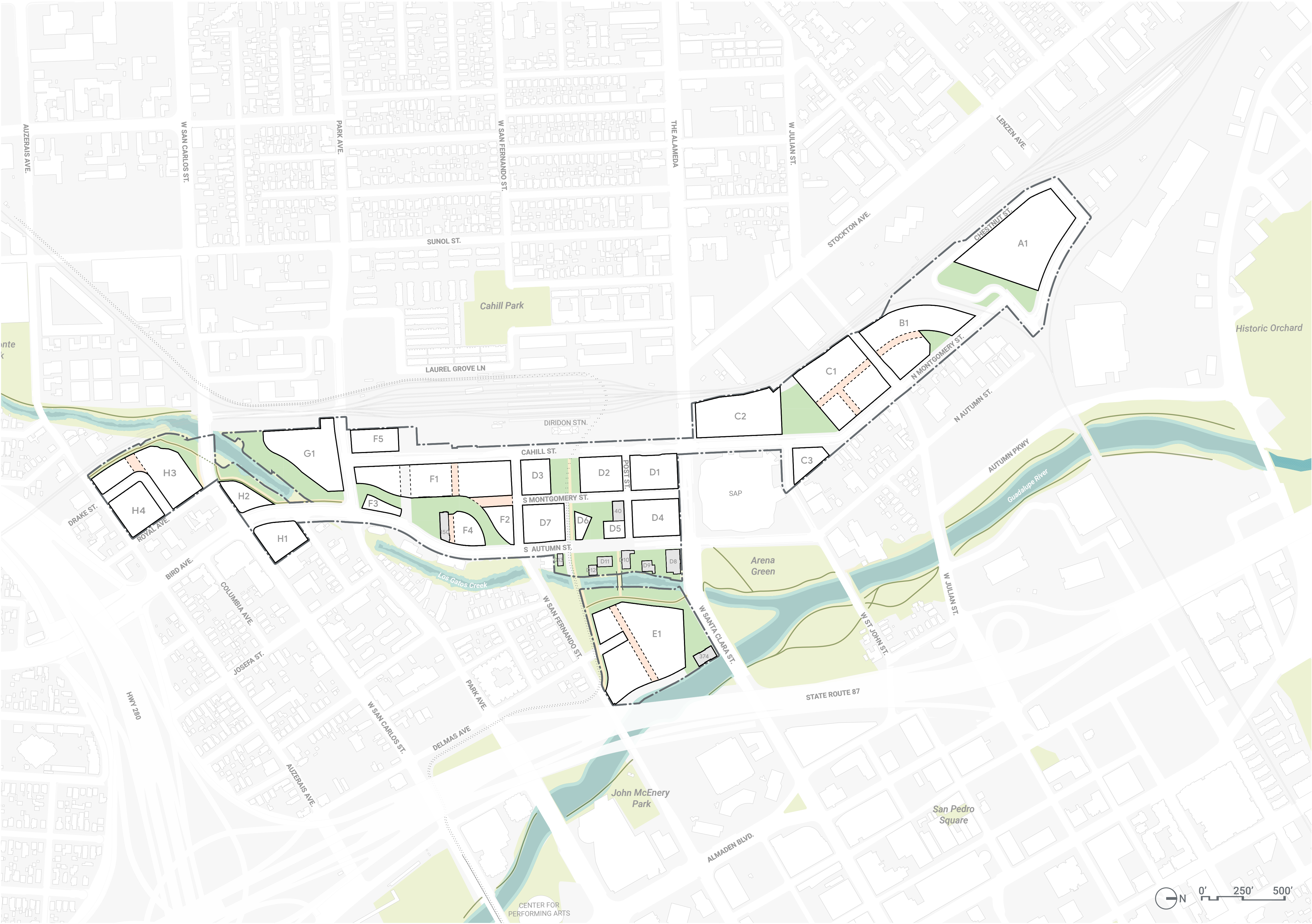


Figure 7.02.1 Conceptual Block Plan

- Legend**
- Site Boundary
 - Block
 - Mid-block
 - Open Space
 - Existing Buildings

Note:

1. Location, dimensions and arrangement of open space, streets and pedestrian mid-block passageways are approximate and may change as vertical buildings are developed. Minimum standards will be defined in the Design Standards and Guidelines.



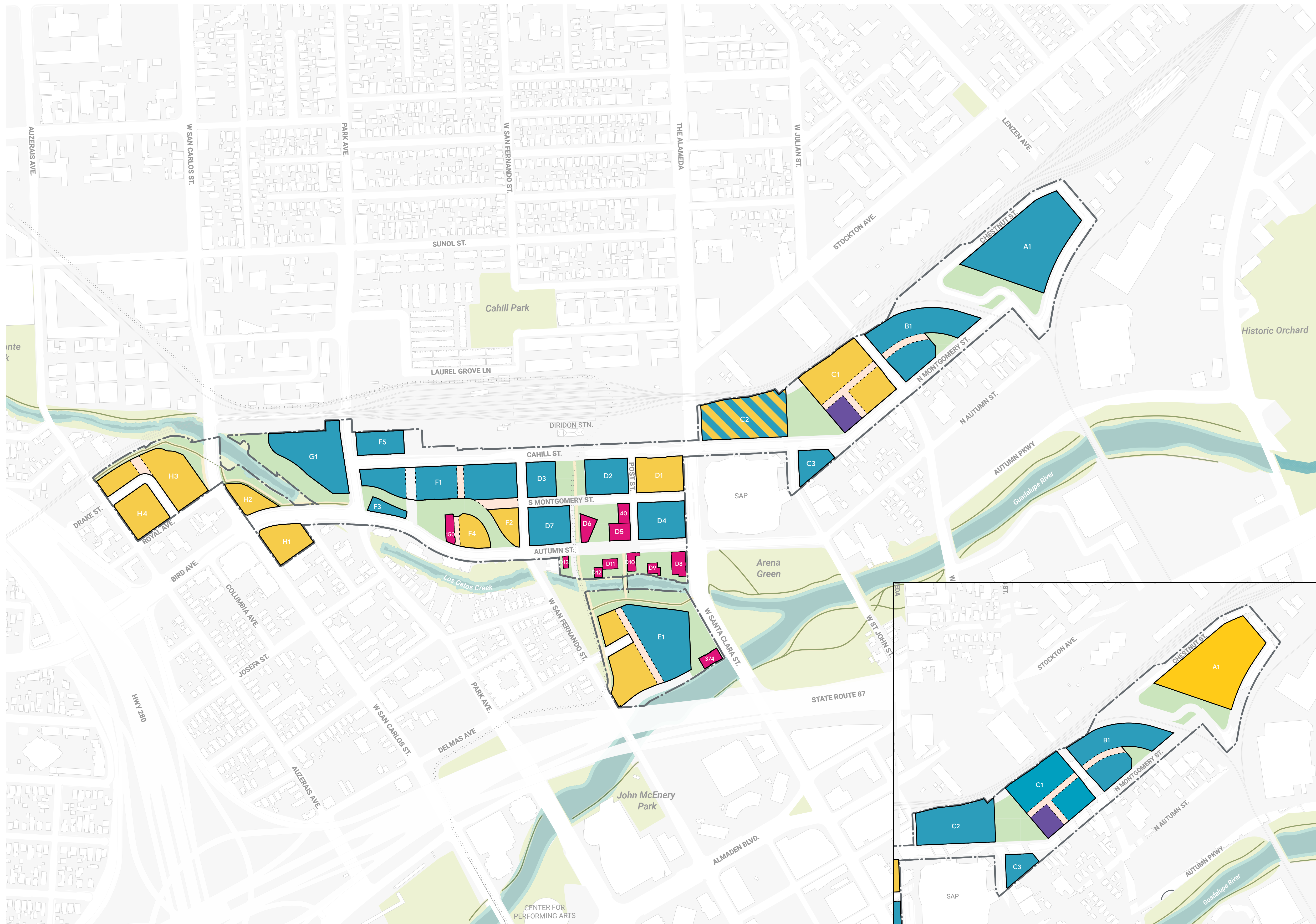


Figure 7.03.1 Conceptual Land Use Plan

Figure 7.03.2 Alternative Conceptual Land Use Plan

- Legend**
- Site Boundary
 - Office
 - Residential
 - Hotel
 - Active Use
 - Open Space

7.03

Conceptual Land Use Plan
Downtown West Mixed-Use Plan
 Preliminary Draft 1 - 05/08/2020

Conceptual Open Space Plan

Development within the Downtown West PD Zone will include the following categories of open space:

- Open space that will be subject to a conservancy model.
- Other open space.
- Building open space.

Open space subject to a conservancy model will be accessible to the public and consists of the following components: Primary Open Space, Los Gatos Creek Riparian Setback, and Los Gatos Creek Multi-Use Trail. Other open space may be available to a limited subset of the public and consists of Mid-block Passages and Semi-Public Open Space. Provisions for long term maintenance, repair, and allowable compatible uses within other open space, as well as terms and conditions for accessibility while ensuring public safety and security of adjacent property owners, shall be included in instruments to be recorded against the subject properties. Building open space shall consist of residential and commercial open spaces that are not publicly accessible including but not limited to balconies, patios, common open space and roof-top open space as well as semi-private space such as landscaping. Development of open space within the Downtown West PD zone shall be subject to the standards set forth in the Downtown West Design Standards and Guidelines. The open space typologies contemplated for the Downtown West PD Zone are identified in Table 7.04.1.

Table 7.04.1 Open Space Areas

Open Space	Acreege	Notes / Components
Conservancy Model Open Space	11.65 Ac	Primary Parks, Los Gatos Creek Trail, Riparian Setback ¹
Other Open Space	3.35 Ac	Mid-Block Passages, Semi-Public Open Space ²
Total Open Space	15 Ac	
Building Open Space		Private Open Space (E.g Balconies, Private Patios), Semi-Private Open Space (E.g. Landscaping, Setbacks), Common Private Open Space (E.g. Rooftops, Common Courtyards)

The layouts, boundaries and perimeters of the development lots and open spaces shown on Sheet 7.04 are illustrative. Provided the overall open space acreage identified in Table 7.04.1 is maintained, the precise size, location, and configuration of an open space may be adjusted and shall be identified and finally approved at the Downtown West Zoning / Design Conformance Review stage or the processing of a final subdivision map that includes the subject open space, whichever occurs first.

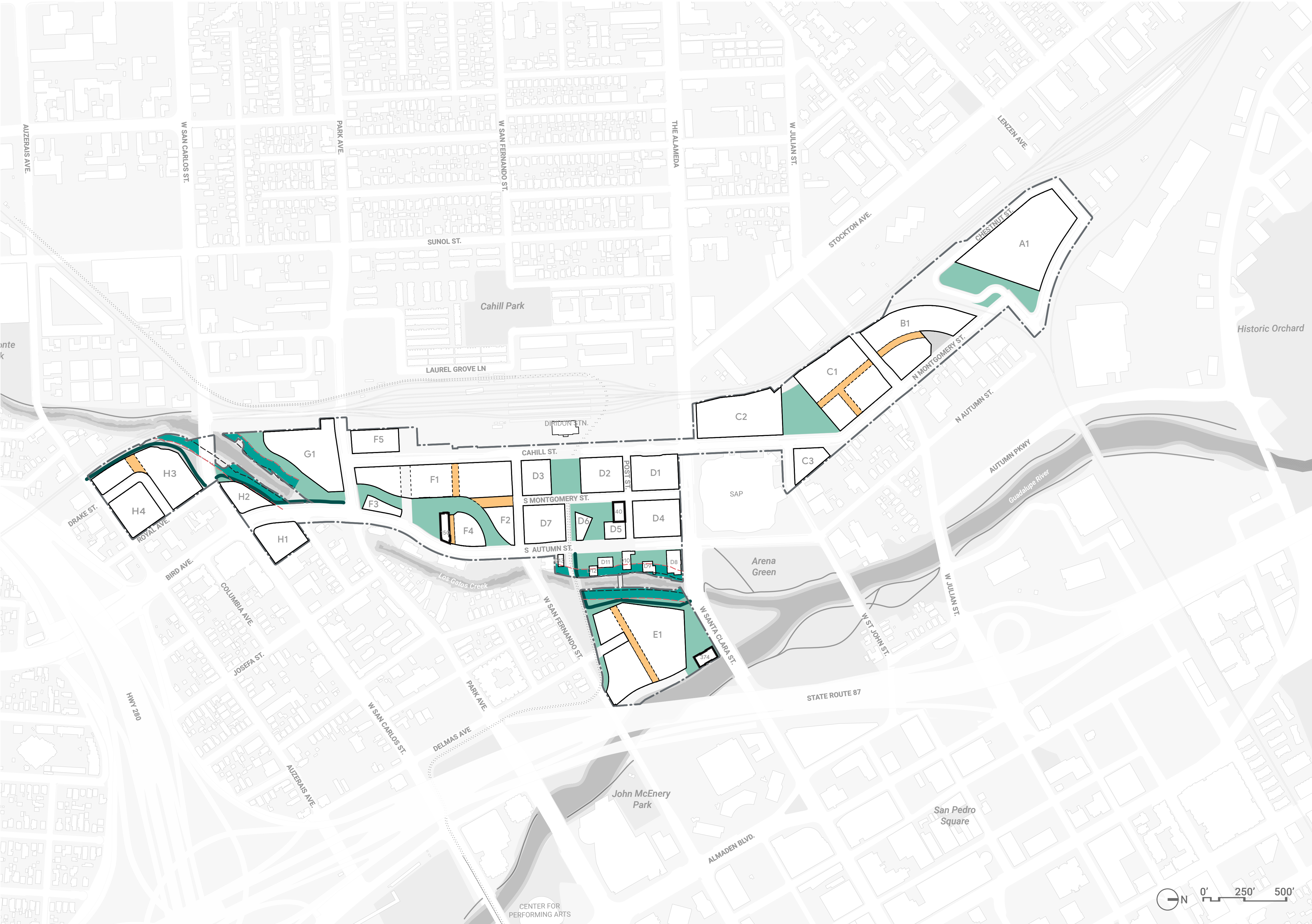


Figure 7.04.1 Illustrative Open Space Plan

Legend

- Riparian Corridor Edge ¹
- 50' Riparian Setback from Riparian Corridor Edge
- Conservancy Model Open Space²
- Allowable Primary Open Space Zone
- Los Gatos Creek Riparian Setback
- Proposed Los Gatos Creek Multi-use Trail
- Other Open Space
- Mid-block passage (approximate total 1.95 acres)

Notes:

1. The Project defines a Riparian Setback as the limitation of new construction within a certain distance from a Riparian Corridor Edge or top of channel (TOC) wall. A Riparian Corridor Edge is defined as the top of bank (TOB) or edge of existing riparian canopy, whichever is a greater distance from the creek.
2. Semi-public Open Space may occur within Open Space that excludes Conservancy Model Open Space



Circulation Plan

The right-of-way widths for Streets shown here in sheet 7.05 includes a range. The final width for any street where a right-of-way range is shown will be provided at the Downtown West Zoning / Design Conformance Review stage.

The street pattern depicted here demonstrates the intended circulation pattern and relationships of public streets to development areas and open spaces. Minor modifications to the street pattern may be proposed in an application for Downtown West Zoning / Design Conformance stage. Minor modifications to the street pattern may be approved by the Planning Director if they are determined by the Planning Director to incorporate new innovation; accommodate unanticipated transit, pedestrian, bicycle, or similar needs; or otherwise better achieve objectives of the General Plan's Downtown Growth Area.

Streets Right of Way

Table 7.05.1 Street Right of Ways

Street Name	Street Type	ROW (in Feet)
W. Santa Clara St.	Grand Boulevard	110
W. San Carlos St.	Grand Boulevard	94
Bird Ave. (formerly S. Montgomery St.)	City Connector	108
S. Autumn St.	City Connector	75-77
S. Montgomery St.	Main Street	60
Cahill St.	Local Connector	76-80
Park Ave.	Local Connector	74
N. Montgomery St.	Local Connector	72
East Lot A Ring Road (Cinnabar St., N. Montgomery St., Lenzen Ave.)	Local Connector	68
W. San Fernando St.	Local Connector	60
St John St.	Local Connector	60-66
Post St. (New Street)	Local Connector	48
Auzerais Ave.	Local Connector	60
Royal Ave.	Local Connector	60
W. Julian St.	Local Connector	60-70

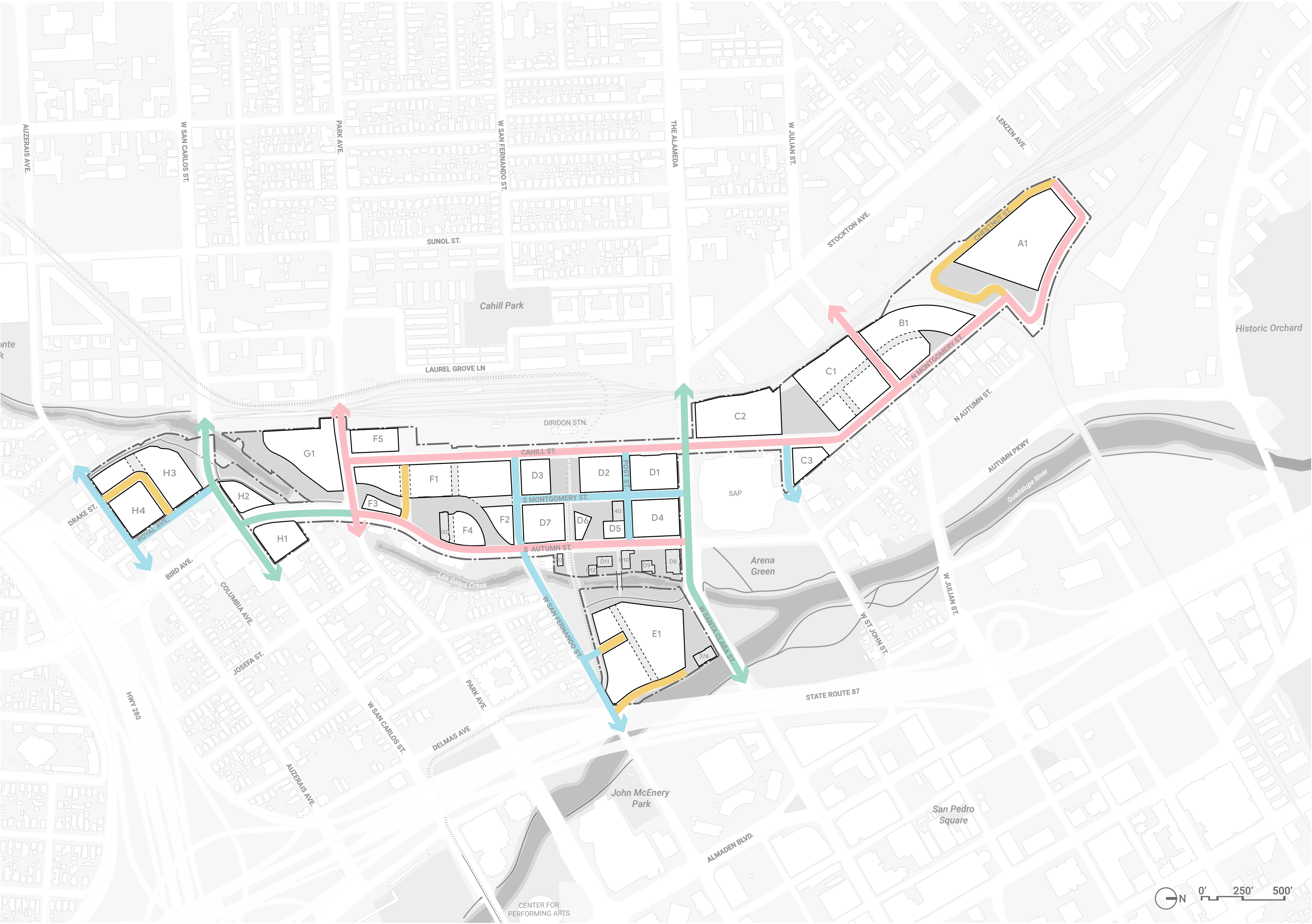


Figure 7.05.1 Conceptual Right-of-Way (ROW) Widths.

Legend

- Project Boundary
- Public Street ROW 48 - 67 feet
- Public Street ROW 68 - 93 feet
- Public Street ROW 94 - 110 feet
- Private Street ROW 48 - 60 feet

Notes:

- Location, dimensions and arrangement of open space, streets and pedestrian mid-block passageways are approximate and may change as vertical buildings are developed. Minimum standards will be defined in the Design Standards and Guidelines
- The connection at Lenzen Ave. is illustrative, and envisioned following the construction of elevated rail. Additional emergency vehicle access for parcels north of the Union Pacific railway are currently under study.
- In areas where the existing right of way will be narrowed, making available additional lands for development, such are hereby zoned through this General Development Plan consistent with the immediately adjacent development lands.



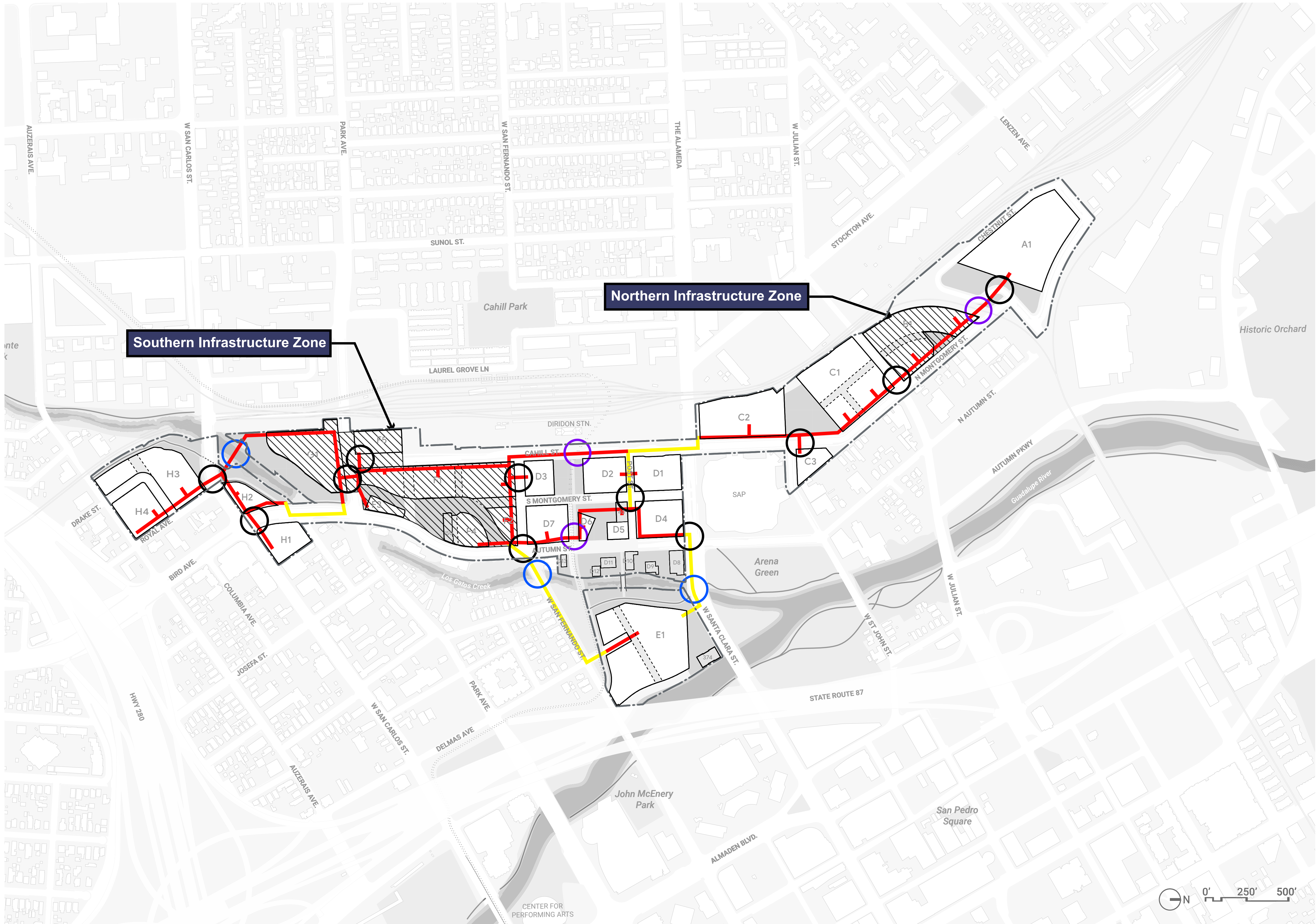


Figure 7.06.1 Proposed Utilidor Plan

Legend

- Proposed Utilidor
- Proposed Utilidor in Public ROW
- ROW Crossings
- Rail Crossings
- Creek Crossings
- ▨ Indicative Location of Infrastructure Zone

Notes:

1. The following typologies are under consideration for the distribution of district utilities: direct bury, utility tunnel and within below grade Google-owned structures.
2. Proposed utilidor layouts are illustrative and may be revised to reflect final development requirements.
3. Refer to Infrastructure Framework Section 1.4.2 - Utility Corridor for further information.
4. The Northern Zone for District Infrastructure may be deleted in the future depending on design progression and detailed planning.

7.06

Conceptual Infrastructure
Downtown West Mixed-Use Plan
Preliminary Draft 1 - 05/08/2020

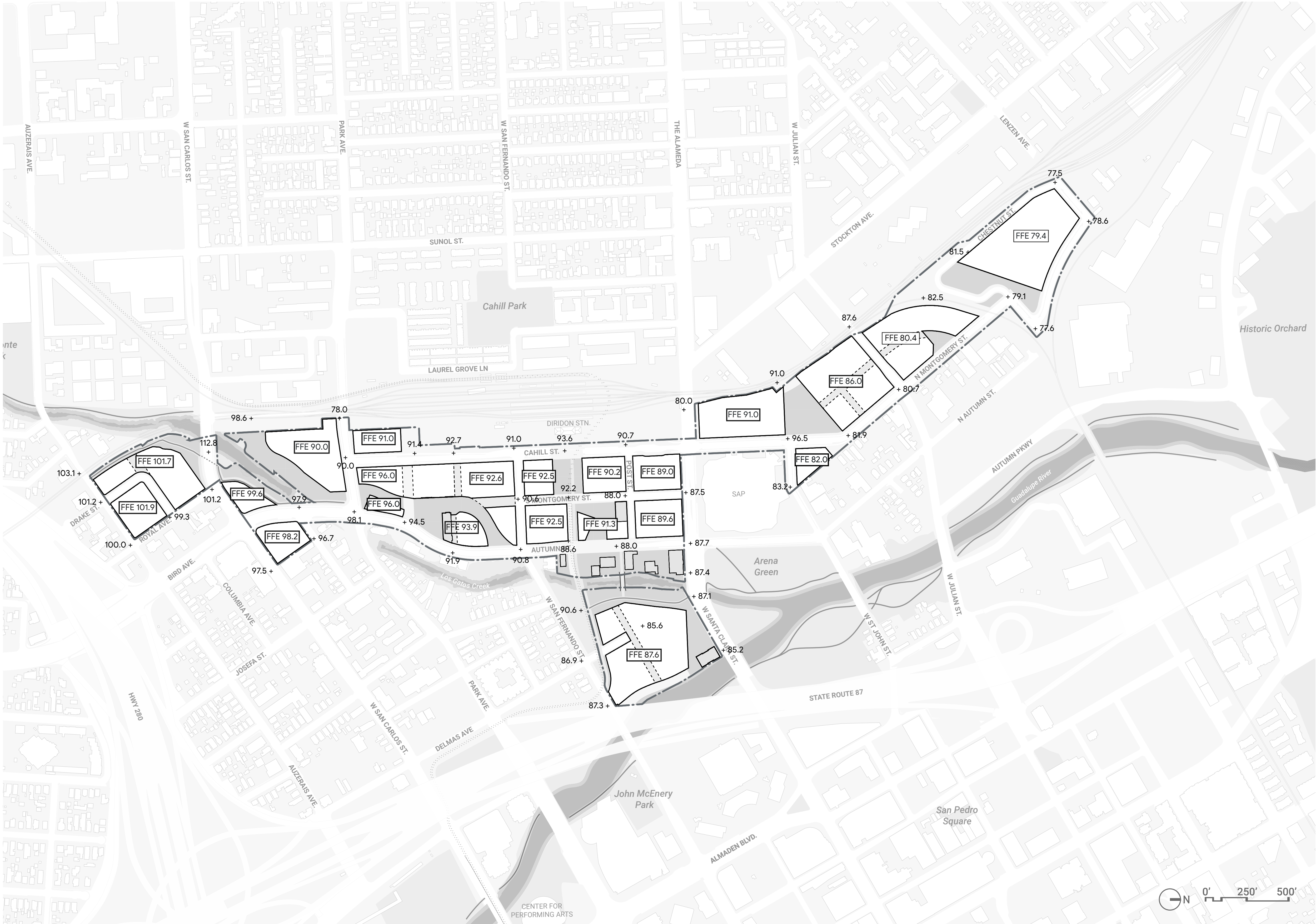


Figure 7.07.1 Grading Plan

Legend

- XX.X + Existing Grade
- Development Boundary
- + XX.XX Spot Elevations

Notes:

- Existing utility locations are approximate and shown for reference only. Additional utility survey is required to determine exact pipe structure locations.
- New storm drain will be constructed per City of San José requirements.
- No new creek outfalls are proposed.
- Building finish floor elevations will be a minimum of 1-ft above the mapped 100-yr flood plain or as required by City of San Jose code.
- Finish floor elevations depicted are based on preliminary study. Grading alternatives are under review and finish floor elevations may be revised until the time of the Building Permit application.
- Utility layouts are conceptual and may be revised to reflect final development requirements.
- Refer to Infrastructure Framework Section 11 - Storm Drain System for further information.
- Anticipated existing storm drain pipe upgrades based on modeling previously prepared for the DSAP. Final modeling required to confirm.

Easements

The location of public and private easements shown here are not final; they are included here to demonstrate the relationships to adjacent land uses and development areas. Precise locations of the boundaries of public and private easements will be formally established upon either:

- The approval of the subsequent Downtown West Zoning / Design Conformance Review; or
- Recordation of final subdivision maps establishing such easement boundary.



Figure 7.08.1 Easements Plan

7.08

Conceptual Easements
Downtown West Mixed-Use Plan

Preliminary Draft 1 - 05/08/2020



Conceptual Character Renderings

Sheet 8.01 is illustrative building elevations and the architectural style and character for buildings within the Downtown West PD Zoning District. Sheets 8.01 is intended only to provide examples of the size, shapes, massing, materials, and detailing of buildings that may be developed pursuant to this GDP and the Downtown West PDP, including the DWDSG. The DWDSG provides extensive and detailed guidance, including both mandatory development standards and qualitative non-binding guidelines, on site and building design, architecture, and relationship to adjacent streets, open spaces, and historic resources. Buildings, open spaces, and improvements proposed within the Downtown West PD Zoning District shall be reviewed under the Downtown West Zoning / Design Conformance Review procedure authorized by this GDP and implemented through the DWDSG (see Sheet 9.01).



Figure 8.01.1 Conceptual Rendering of Proposed Project from South Montgomery Street Looking North

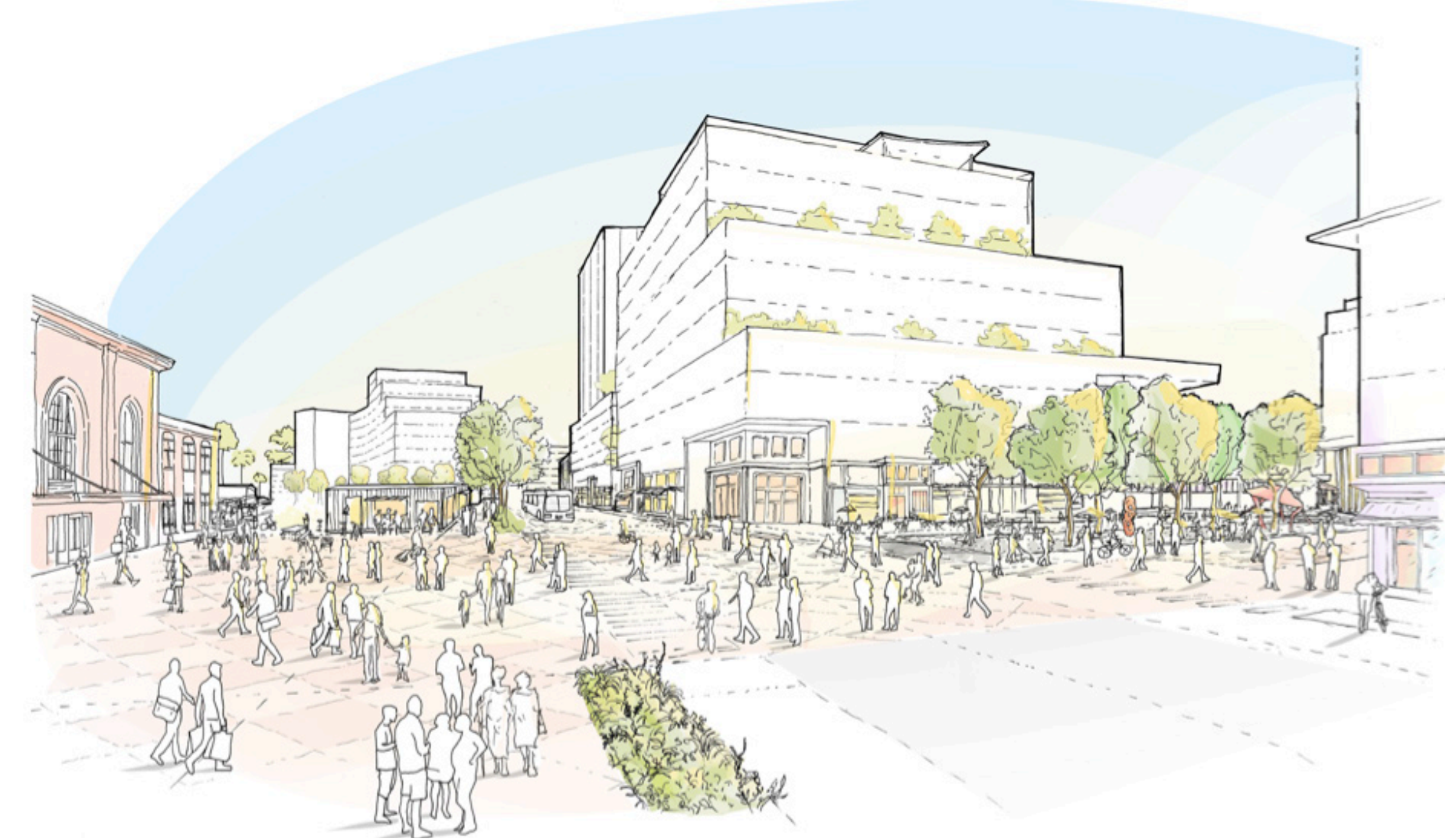


Figure 8.01.2 Conceptual Rendering of Proposed Project from Cahill Street Looking North



Figure 8.01.3 Conceptual Rendering of Proposed Project from South Montgomery Street Looking North



Figure 8.01.4 Conceptual Rendering of Proposed Project from Bird Avenue Looking Northwest