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Subject: Scoping Meeting Presentation
Date: Friday, November 8, 2019 11:43:29 AM
Attachments: [110719_Public Scoping Presentation Deck_Final2.pdf](#)

[External Email]

Shannon: Attached is a PDF of the slide show that Heidi Rous presented at the scoping meeting last night. A couple of the slides in this final version were modified from what City staff had seen previously, so if you are going to post the slides on the City's website, this is the version to use.

Thank you.

Karl F. Heisler

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Celebrating 50 Years of Work that Matters!!

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DOWNTOWN WEST MIXED-USE PROJECT

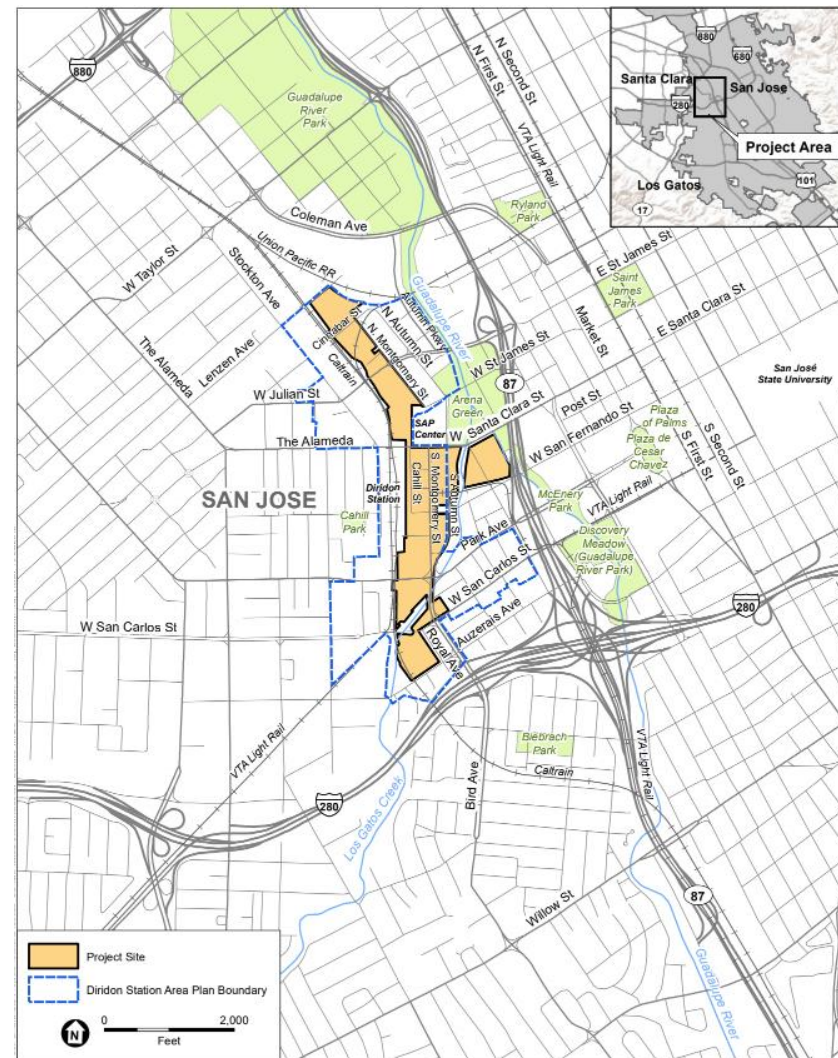
Environmental Scoping Meeting

November 7, 2019
City of San José City Hall



Site Location

- Located in the western portion of Downtown San José
- Majority of site within the 240 acre Diridon Station Area Plan (DSAP) adopted by the City in 2014
 - Current DSAP includes land uses such as residential, office and retail
- Area historically accommodated surface parking, local light industrial and manufacturing businesses



Site Characteristics

- Approx. 84 acres, 100+ parcels
- Approx. 1 mi in length from north to south
- Network of existing regional transportation infrastructure and facilities at Diridon Station
- Adjacent natural resources - Los Gatos Creek & Guadalupe River
- Adjacent entertainment and sports venue and green space - SAP Center and Arena Green

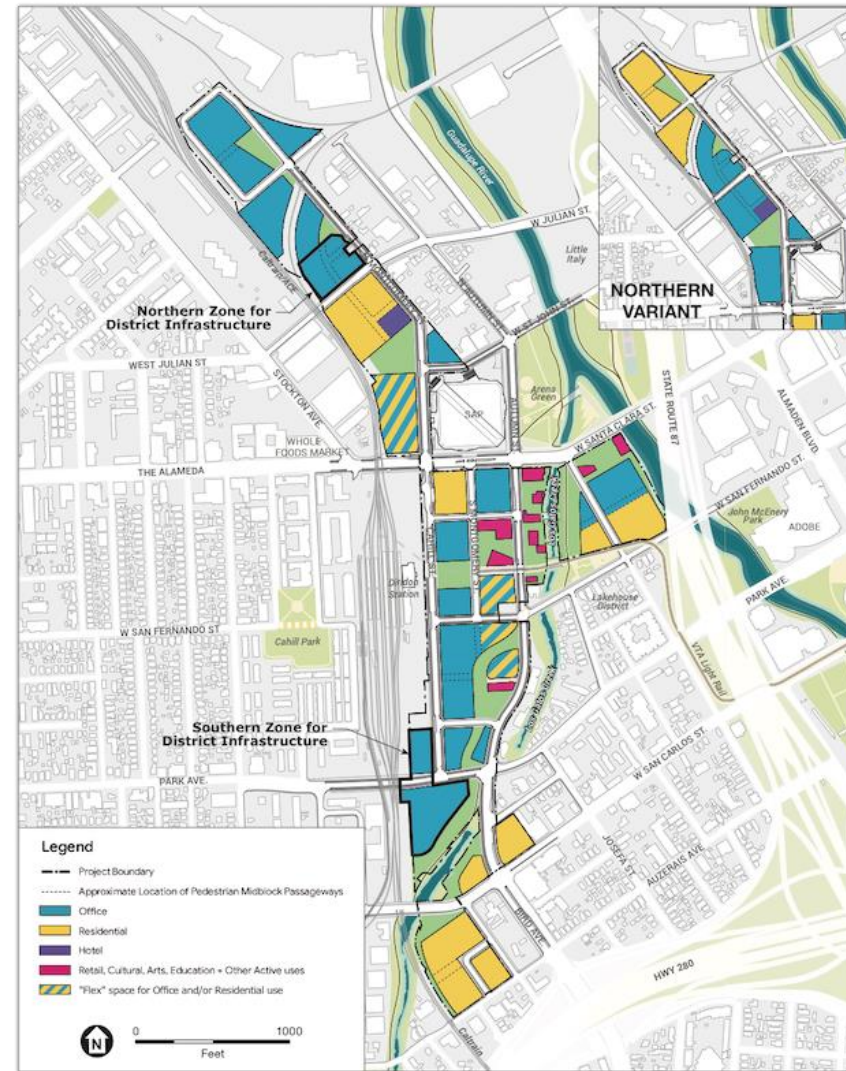


Development Program

DEVELOPMENT PROGRAM	
Residential	up to 5,900 units
Active Uses (commercial retail/restaurant, arts, cultural, institutional, education, non-profit, small-format office space)	up to 500,000 gsf
Hotel	up to 300 rooms
Limited-term Corporate Accommodations	up to 800 rooms
Office	up to 7,300,000 gsf
Event/Conference Center	100,000 gsf
Utilities Plants (District Systems)	115,000 gsf
Logistics/Warehouse	100,000 gsf
Open Space and Setbacks	approx. 16 acres
Public/Commercial Parking	up to 2,800 spaces
Residential Parking	up to 2,360 spaces

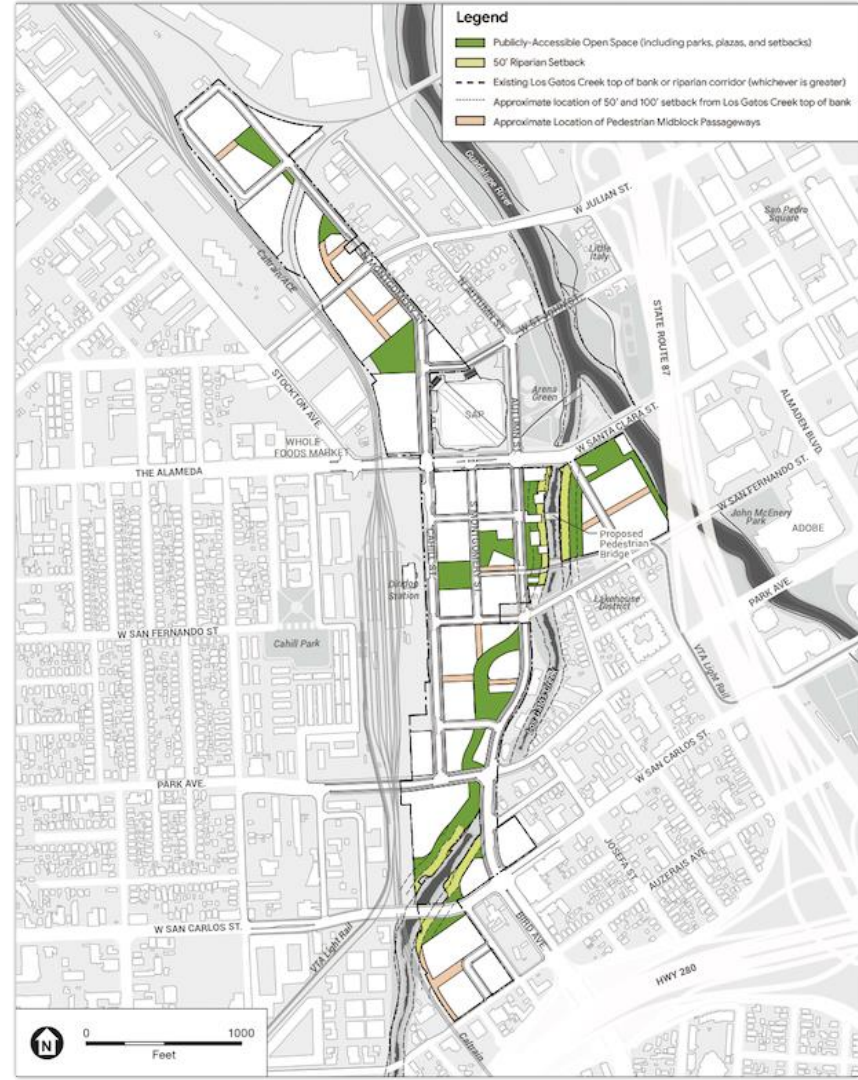
Site Plan and Northern Variant

- Mixed-use plan with distribution of uses throughout the site
- Northern variant studies different distribution of uses North of W Santa Clara Street.
- Development program the same under both project and northern variant



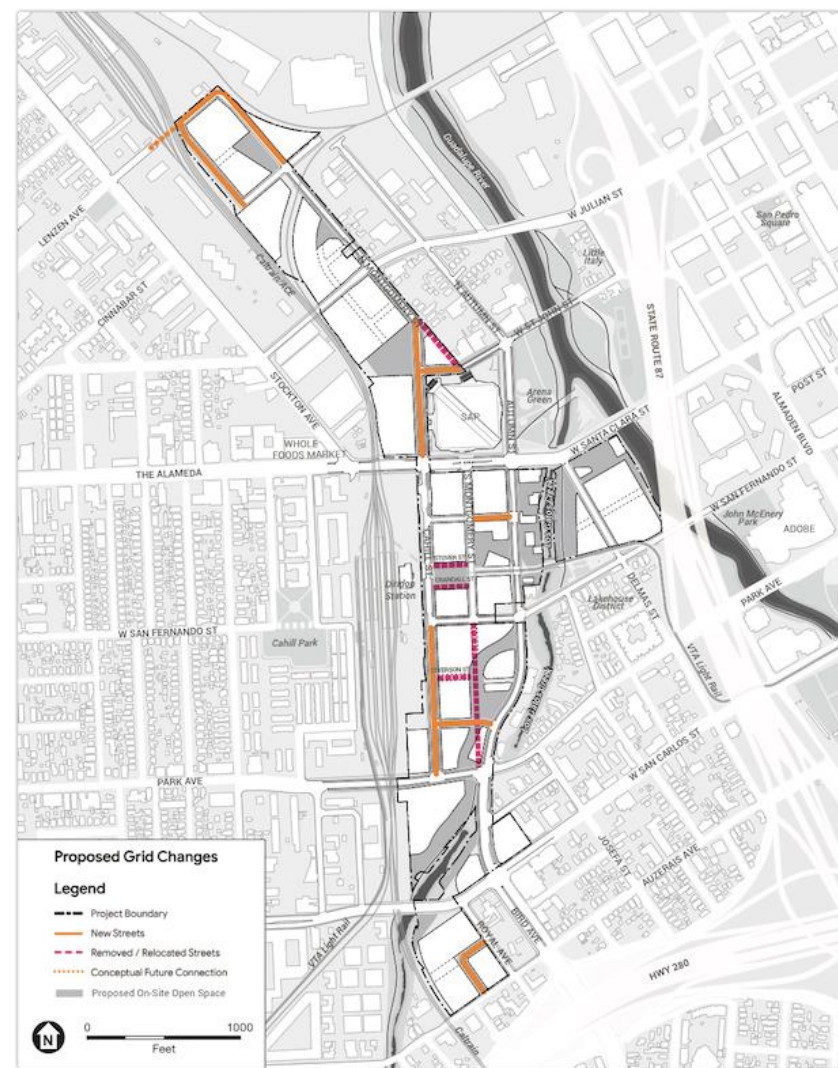
Parks and Open Spaces

- Approx. 16 acres of publicly-accessible open space
- Acreage includes parks, plazas, green space, and setback areas.
- Park programming and design will include active and passive uses and be site specific



Transportation/Circulation

- Proposed key street network changes
- Proposed circulation enhancements



Utilities

- Project includes an assessment of a district system approach to delivering resources efficiently for water, energy, and waste flows
- Options under study include:
 - Up to 2 central utility plants
 - Onsite wastewater treatment
 - Electrical distribution system
 - Centralized waste collection and storage
 - Logistics hubs
 - Private underground utility corridor

Project Implementation and Construction Phasing

- Implementation of design standards and guidelines to govern development on the project site
- Development over three phases, through horizon year 2040
- Construction activities:
 - building demolition
 - basement excavation
 - grading
 - foundation work
 - structural/framing and
 - interior finishes

Downtown West Mixed-Use Plan

Further Information

File Numbers

GP19-009, PDC19-039, and PD19-029

EIR Information

<http://www.sanjoseca.gov/index.aspx?nid=6468>

Project Information

<http://www.sanjoseca.gov/GoogleProject>

Applicant Website

<https://realestate.withgoogle.com/sanjose/>

To Provide Comments on EIR Scope

City of San José, Department of Planning, Building
and Code Enforcement

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