

APPENDIX C
NOTICE OF PREPARATION (NOP)
AND
RESPONSES TO THE NOP

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
TO THE DOWNTOWN STRATEGY 2000 FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT**

FILE NO: H15-047, T15-052, HP15-003
PROJECT APPLICANT: The Core Companies
APNs: 264-30-089, 264-30-090, 264-30-114

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) to the *Downtown Strategy 2000 Final EIR* (State Clearinghouse No. 2003042127) to address the environmental effects of the proposed Gateway Tower Mixed-Use Development.

The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this SEIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the SEIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs.

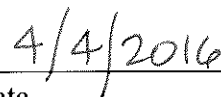
According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your written response to the following person:

City of San José
Department of Planning, Building, and Code Enforcement
Attn: Thai-Chau Le
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, E-mail: Thai-Chau.Le@sanjoseca.gov

Harry Freitas, Director
Planning, Building and Code Enforcement



Deputy



Date

**NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE
GATEWAY TOWER MIXED-USE DEVELOPMENT**

APRIL 2016

1.0 INTRODUCTION AND BACKGROUND

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

A Supplemental EIR (SEIR) is prepared when it is determined by the Lead Agency that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare a SEIR to the *Downtown Strategy 2000 Final EIR* to address the environmental effects of the proposed Gateway Tower Mixed-Use Development.

The SEIR for the proposed Gateway Tower Mixed-Use Development project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended and the requirements of the City of San José. In accordance with the requirements of CEQA, the SEIR will include the following:

- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

2.0 PROJECT LOCATION

The 0.5-acre project site is located from 455 to 493 South First Street in the Central/Downtown Planning Area of San José. The project site is comprised of three parcels (APNs 264-30-089, -090, and -114) located between South First Street and South Market Street. The project site is bounded by commercial development on the north, South First Street on the east, William Street on the south, and Market Street on the west. Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively. An aerial photograph showing surrounding land uses is shown on Figure 3.

3.0 DESCRIPTION OF THE GATEWAY TOWER PROJECT

The project proposes construction of a residential apartment building with up to 308-units and 8,000 square feet of ground floor commercial space. The proposed high rise building would be up to 262 feet in height, including architectural elements, mechanical equipment screens, and elevator shafts. The primary entrance to the building lobby would be on South First Street and the leasing office would also be accessed from South First Street. Proposed ground floor commercial spaces would have raised ceilings to the second-story of the building and would be located on all street frontages. A “bike kitchen” for bicycle parking and maintenance would be accessed from South Market Street. Within the commercial space on South First Street, an interactive historical window display would be provided as a part of the retained 465/467 South First Street commercial building façade. This display would occupy approximately 140 square feet of the ground floor. A wide sidewalk area provided on the William Street frontage of the site could be used as an outdoor seating area.

The project site is currently occupied by three commercial buildings and a surface parking lot. Two of the buildings are listed on the City of San José Historic Resources Inventory. The Red Front Surplus building (455 South First Street) is listed as a Structure of Merit and the Herrold College building (465 South First Street) is a City Landmark. The project would maintain the facades of these two buildings at 455 to 467 South First Street and 460 to 480 South Market Street. Visible historic building elements from building facades to be retained would be rehabilitated (i.e., repaired and treated) as part of the proposed project. The building at 493 South First Street with frontage on William Street would be demolished in its entirety to allow for construction of the proposed building.

Parking would be provided on-site with up to three levels of subgrade parking and up to six parking levels above grade. Vehicular access to the parking garage would be from a full access driveway on Market Street. Bicycle storage would also be provided on-site.

The project site has a land use designation of *Downtown* in the Envision San José 2040 General Plan and is zoned *Downtown Primary Commercial (DC)*

4.0 ENVIRONMENTAL EFFECTS TO BE ANALYZED

The SEIR will discuss the environmental impacts anticipated to result from development of the project as proposed and will include a discussion of the following specific environmental categories as related to the project: aesthetics, air quality, biological resources (trees), cultural and historic resources, geology and seismicity, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise and vibration, public services, recreation, transportation, and utilities and service systems. Due to the projects location and size, two particular areas of focus of the analysis will be aesthetics and historic resources, as outlined below.

Aesthetics

The project will construct a residential tower, up to 262 feet in height, in Downtown San José. The SEIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The SEIR will also discuss possible light and

glare issues from the development. Mitigation measures will be identified for significant impacts, as appropriate.

Cultural Resources

The project proposes to fully remove the 493 South First Street building and partially remove two buildings at 455 to 467 South First Street and 460 to 480 South Market Street. The buildings to be partially removed are over 50 years in age and listed on the City of San José Historic Resources Inventory. As previously noted, the Red Front Surplus building (455 South First Street) is listed as a Structure of Merit and the former Herrold College building (465 South First Street) is a City Landmark # HL92-74 and potentially eligible for the National Register of Historic Places and California Register of Historical Resources. The building facades for 455 to 467 South First Street and 460 to 480 South Market Street will be retained and would be rehabilitated (i.e., repaired and treated) as part of the proposed project. Impacts to historical resources will be addressed based upon assessments of the buildings on the site and a review of the project's effects. Mitigation measures will be identified, as appropriate.

Energy

In conformance with Appendix F of the CEQA Guidelines, the SEIR will identify the potential for the project to result in significant energy impacts. Mitigation measures for energy impacts will be identified, as appropriate.

Cumulative Impacts

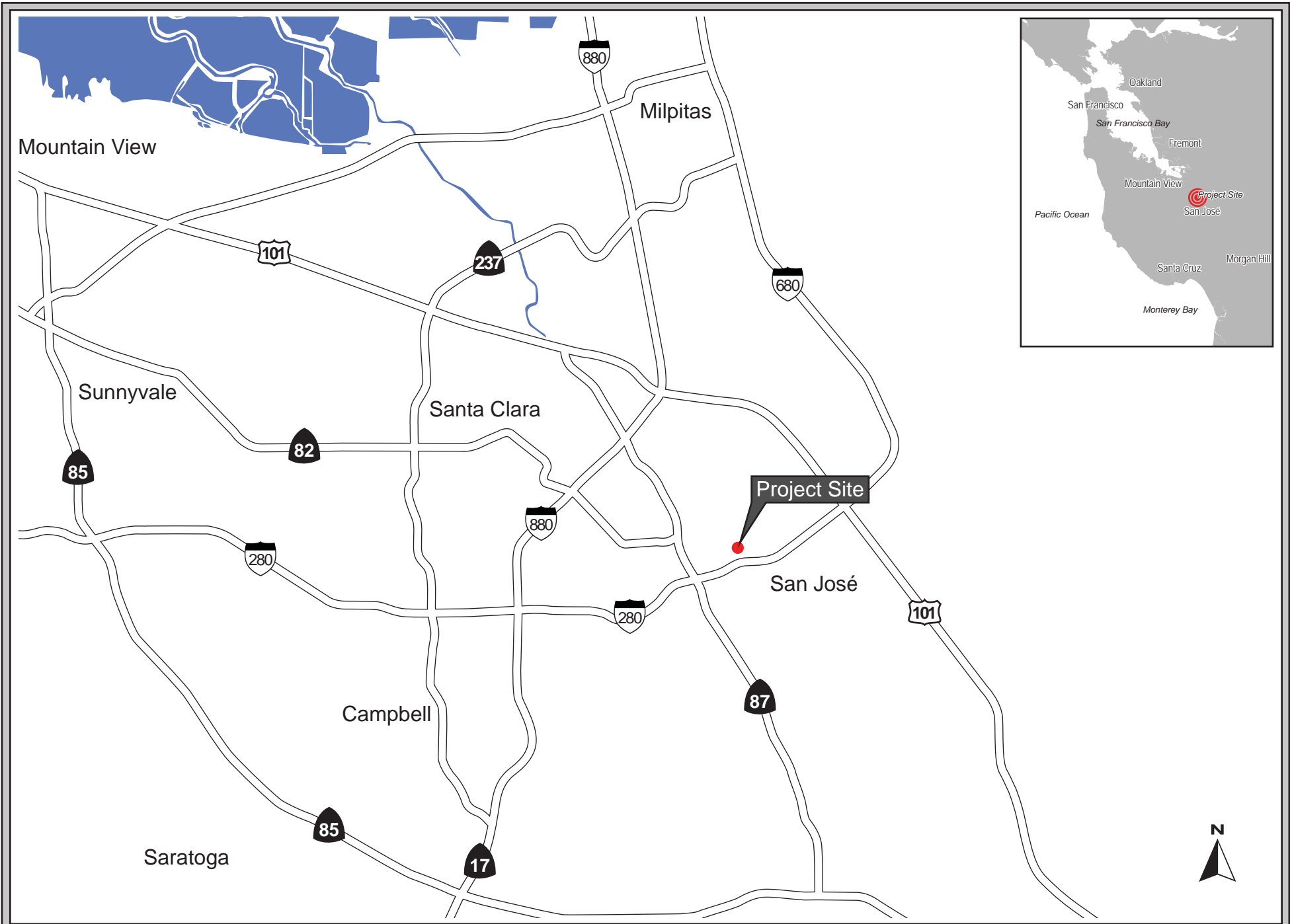
The SEIR will discuss the cumulative impacts of the project in combination with other past, present, and probable future projects. Mitigation measures will be identified to reduce and/or avoid significant impacts, as appropriate.

Alternatives

The SEIR will evaluate possible alternatives to the project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the Gateway Tower Mixed-Use Development project and could avoid or substantially lessen one or more of the significant environmental effects identified in the SEIR (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

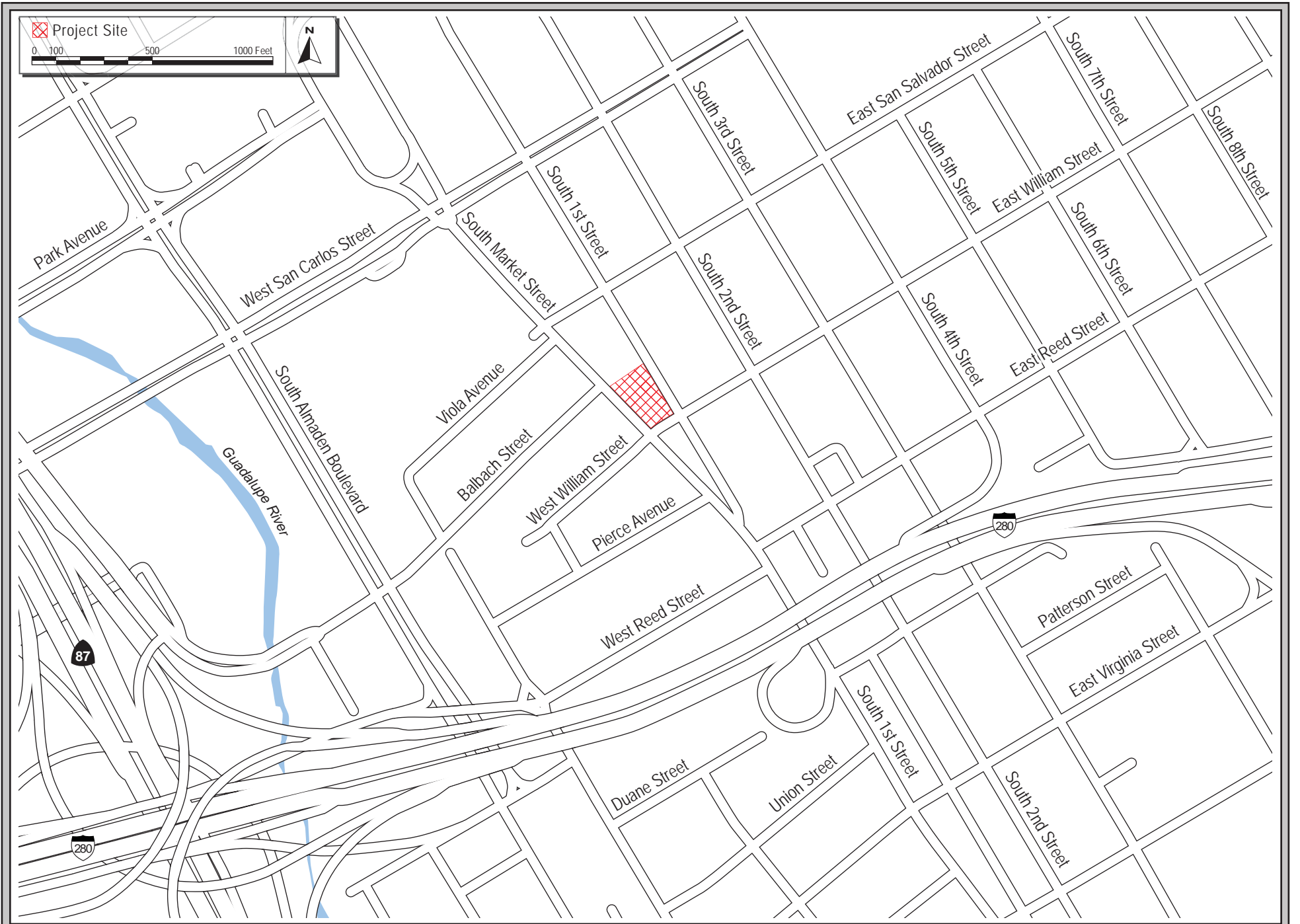
Other Sections

The SEIR will also include all other sections required under the CEQA Guidelines, including: 1) Growth Inducing Impacts; 2) Significant Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) Consistency with Plans and Policies; 5) References; and 6) EIR Authors. Relevant technical reports will be provided as appendices.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

Reply all | Delete | Junk | ...



RE: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

GS Gloria Sciara <GSciara@santaclaraca.gov>
To: Le, Thai-Chau; ✓



Reply all | ✓

Fri 4/8

NOP Comments

Thank you- I'll read the summary section of the project and let you know if I have any questions.

Cheers

Gloria

From: Le, Thai-Chau [mailto:Thai-Chau.Le@sanjoseca.gov]
Sent: Friday, April 08, 2016 10:06 AM
To: Gloria Sciara
Subject: Re: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

You are absolutely welcome. Please let me know if you have any other questions regarding this project.

Best regards,
Thai

From: Gloria Sciara <GSciara@santaclaraca.gov>
Sent: Friday, April 8, 2016 10:04 AM
To: Le, Thai-Chau
Subject: RE: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

Thank you very much Thai for the prompt response.

Gloria Sciara AICP | Development Review Officer
Planning and Inspection Department
[1500 Warburton Avenue | Santa Clara, CA 95050](https://www.santaclaraca.gov/1500-Warburton-Avenue)
O: 408.615.2450 | D: 408.615.2453



**City of
Santa Clara**
The Center of What's Possible

From: Le, Thai-Chau [<mailto:Thai-Chau.Le@sanjoseca.gov>]
Sent: Friday, April 08, 2016 10:02 AM
To: Gloria Sciara
Subject: Re: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

Good morning Gloria,

The proposed project site has multiple addresses. Specifically,

- 455 South First St.
- 465-467 South First St.
- 460, 470, and 480 South Market St.
- 493 South First St.

The project site is bounded by commercial development on the north, South First Street on the east, William Street on the south, and Market Street on the west. I have added it onto our website. Please let me know if you have any more questions.

Best regards,
Thai

Thai-Chau Le
Planner I | City of San Jose
Environmental Planning
Planning, Building & Code Enforcement
Thai-Chau.Le@sanjoseca.gov
1.408.535.5658

From: Gloria Sciara <GSciara@santaclaraca.gov>
Sent: Friday, April 8, 2016 9:43 AM
To: Le, Thai-Chau
Subject: RE: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

Hello Thai

Can you please provide the address of this project? It would be helpful in the future to include an address when referring to a project. Thank you.

Gloria Sciara AICP | Development Review Officer
Planning and Inspection Department
[1500 Warburton Avenue | Santa Clara, CA 95050](https://www.santaclaraca.gov/1500-Warburton-Avenue)
O: 408.615.2450 | D: 408.615.2453



From: Planning

Sent: Friday, April 08, 2016 9:38 AM
To: Lee Butler; John Davidson; Gloria Sciara
Cc: Sharon Goei
Subject: FW: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

FYI

Rosa Avalos

Acting Office Specialist IV
Planning and Inspection Department
O: 408.615.2450 | D: 408.615.2464

From: Le, Thai-Chau [<mailto:Thai-Chau.Le@sanjoseca.gov>]
Sent: Friday, April 08, 2016 8:24 AM
To: Le, Thai-Chau
Subject: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

Hello,

NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE DOWNTOWN STRATEGY 2000 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT

FILE NO: H15-047, T15-052, HP15-003
PROJECT APPLICANT: The Core Companies
APNs: 264-30-089, 264-30-090, 264-30-114

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City of San José
Department of Planning, Building, and Code Enforcement
Attn: Thai-Chau Le
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905

Phone: (408) 535-5658, E-mail: Thai-Chau.Le@sanjoseca.gov

Please feel free to contact me for any questions or concerns as well.

Best regards,
Thai

The information contained in this email may be privileged, confidential and exempt from disclosure under applicable law. The information is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify the sender immediately by reply email and delete this message from your computer. Thank you

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RE: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

 Costa Aaron <aaron.costa@deh.sccgov.org>

 Reply all |  Delete |  Junk |  ...



To: Le, Thai-Chau; 

Fri 4/8

NOP Comments

You replied on 4/8/2016 12:42 PM.



Action Items



Thai,

Please include me in the distribution of the SEIR for this project as there may be mitigation measures required due to hazardous materials related historical property use.

Thank you,

Aaron Costa
Senior Hazardous Materials Specialist
Site Mitigation Program

County of Santa Clara
Department of Environmental Health
1555 Berger Drive #300
San Jose, CA 95112
(408) 918-1954
<http://www.sccgov.org/sites/deh>

*My normal office hours are 6:30-3:00

NOTICE: This email message and/or its attachments may contain information that is confidential or restricted. It is intended only for the individuals named as recipients in the message. If you are NOT an authorized recipient, you are prohibited from using, delivering, distributing, printing, copying, or disclosing the message or content to others and must delete the message from your computer. If you have received this message in error, please notify the sender by return email.

From: Le, Thai-Chau [mailto:Thai-Chau.Le@sanjoseca.gov]
Sent: Friday, April 08, 2016 8:24 AM

To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>

Subject: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

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Phone: (408) 535-5658, E-mail: Thai-Chau.Le@sanjoseca.gov

Please feel free to contact me for any questions or concerns as well.

Best regards,
Thai

Reply all | Delete | Junk | ...



RE: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

CM Connolly, Mark <Mark.Connolly@PLN.SCCGOV.ORG>

Reply all |

To: Le, Thai-Chau;

Wed 2:36 PM

NOP Comments

You replied on 4/13/2016 3:07 PM.

Action Items



Hi Thai-

Can you convey to the PP that this is a mandatory referral to the ALUC?

Thank you,

Mark J. Connolly
Senior Planner / Staff to the ALUC
[70 W. Hedding Street 7th Floor East Wing](#)
[San Jose, CA 95110](#)
[408-299-5786](#)

From: Le, Thai-Chau [mailto:Thai-Chau.Le@sanjoseca.gov]
Sent: Friday, April 08, 2016 8:24 AM
To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: NOTICE OF PREPARATION: Gateway Tower Mixed-Use Project

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NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE DOWNTOWN STRATEGY 2000 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT

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Attn: Thai-Chau Le
[200 East Santa Clara Street, 3rd Floor Tower](#)
[San José CA 95113-1905](#)
Phone: (408) 535-5658, E-mail: Thai-Chau.Le@sanjoseca.gov

Please feel free to contact me for any questions or concerns as well.

Best regards,
Thai



Scott Brady
Land Agent

408.282.7543 (Office)
Scott.Brady@pgc.com

Land Management

111 Almaden Boulevard
Room 814
San Jose, CA 95113

April 22, 2016

Mr. Thai-Chau Le
City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

Subject: File: H15-047, T15-052, HP15-003 APNs: 264-30-089, 264-30-090, 264-30-114
Project Applicant: The Core Companies, Gateway Tower Mixed-Use Development
PG&E Review Comments Draft SEIR

Dear Mr. Le:

Thank you for the opportunity to review the Notice of Preparation of a Draft Supplemental Environmental Impact Report (DSEIR) for the proposed Gateway Tower Mixed-Use Development Project. PG&E has the following comments to offer.

1. PG&E owns and operates a variety of gas and electric facilities which are located adjacent to the project area. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their project plans. Any proposed development plans should provide for unrestricted utility access, and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.
2. Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their proposed development. Because facilities relocations require long lead times and are not always feasible, developers should be encouraged to consult with PG&E as early in their planning stages as possible. The developer should contact PG&E at www.pge.com/en/mybusiness/services/building/index.page or call 877-743-7782.
3. Expansion of distribution and transmission lines and related facilities is a necessary consequence of growth and development. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading existing substation and transmission line equipment, expanding existing substations to their ultimate buildout capacity, and building new substations and interconnecting transmission lines. Comparable upgrades or additions needed to

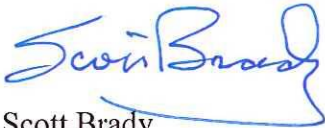
Mr. Thai-Chau Le
April 22, 2016
Page 2 of 2

accommodate additional load on the gas system could include facilities such as regulator stations, odorizer stations, valve lots, and distribution and transmission lines.

4. PG&E remains committed to working with the City of San Jose to provide timely, reliable and cost effective gas and electric service to the Gateway Tower Project and the downtown San Jose area. Please contact me at 408-282-7543 if you have any questions regarding PG&E's comments.

Thank you for the opportunity to provide comment on the DSEIR.

Sincerely,



Scott Brady
Pacific Gas and Electric Company
Land Agent

cc: File



May 5, 2016

City of San Jose
Department of Planning
200 East Santa Clara Street
San Jose, CA 95113

Attention: Thai-Chau Le

Subject: Gateway Tower Mixed Use

Dear Mr. Le:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP for 308 residential units and 8,000 square feet of commercial space at the northwest corner of Williams Street and First Street. The following comments are based on both the NOP and the more detailed site plan/project description that was shared with VTA in February 2016.

Land Use

VTA supports the proposed land use intensification at this infill location, strategically located on the regional transportation network and served by VTA Light Rail Transit (LRT) and Local Lines 23, 66, 68, 82, 304, and DASH Downtown Area Shuttle. Additionally, by increasing the number of residences in close proximity to the numerous shops, restaurants, services and work sites in Downtown San Jose, the project will increase opportunities for daily tasks to be accomplished by walking and biking, thereby incrementally reducing automobile trips and greenhouse gas emissions. Downtown San Jose is identified as the Regional Core in VTA's Community Design & Transportation (CDT) Program Cores, Corridors and Station Areas framework, which shows VTA and local jurisdiction priorities for supporting concentrated development in the County. The CDT Program was developed through an extensive community outreach strategy in partnership with VTA Member Agencies, and was endorsed by all 15 Santa Clara County cities and the county.

Pedestrian Accommodations and Site Design

VTA supports the project sponsor for providing relatively wide sidewalks and street trees placed between pedestrians and automobiles, generally maintaining the existing conditions. Resources on pedestrian quality of service, such as the Highway Capacity Manual 2010 Pedestrian Level of Service methodology, indicate that such accommodations improve pedestrian perceptions of comfort and safety on a roadway. VTA notes that the project will include two curb cuts, one along South First, and one along South Market. VTA encourages the City to limit the number of curb cuts in order to reduce potential conflicts with pedestrians. In addition, wherever project driveways cross the sidewalk, VTA recommends squaring off the corners or otherwise reducing

the speed of right turns, and providing other safety features such as high-visibility crosswalks, special pavement, etc.

VTA commends the project sponsor for enhancing pedestrian accommodations along the Williams Street project frontage with a public plaza. The combination of the plaza's amenities (seating, tables, and planting), the ground floor commercial space fronting on the plaza, and the adjacency of the Parque de los Pobladores immediately across the street on the south side of Williams, will provide a safe and visible pedestrian realm and encourage trips by walking.

Bicycle Accommodations

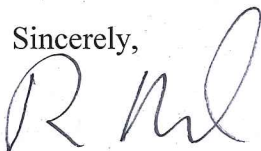
VTA is pleased that the project sponsor will exceed the City's requirements for bicycle parking, and provide 97 spaces. It appears from the project drawings that all of the bicycle parking is associated with the residential use. VTA encourages the City to include bicycle parking for the commercial use as well, and require that the project sponsor indicate the locations of all bicycle facilities on the project drawings. Bicycle parking facilities can include bicycle lockers or secure indoor parking for all-day storage and bicycle racks for short-term parking. VTA's Bicycle Technical Guidelines provide guidance for estimating supply, siting and design for bicycle parking facilities. This document may be downloaded from www.vta.org/bikeprogram.

Transportation Demand Management – Transit Incentives

VTA encourages the City to work with the applicant to explore Transportation Demand Management (TDM) measures that would reduce the number of single-occupant vehicle trips generated by the project and increase transit ridership. VTA recommends that the City work with the applicant to implement a parking management plan, reduced parking ratios, and transit fare incentives, such as free or discounted transit passes on a continuing basis.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,



Roy Molseed
Senior Environmental Planner

cc: Michael Liw, Public Works

VTA Development Review Program Contact List

Last Updated: 4/22/2016

Please route development referrals to:

Environmental (CEQA) Documents, Site Plans, other miscellaneous referrals

Roy Molseed – Roy.Molseed@vta.org – 408.321.5784

Transportation Impact Analysis (TIA) Reports and Notification Forms:

Robert Cunningham – Robert.Cunningham@vta.org – 408.321.5792

Eugene Maeda – Eugene.Maeda@vta.org – 408.952.4298

Electronic/email referrals are preferred, but please mail any hardcopy documents to:

[Name of recipient(s) as detailed above, depending on type of document]

Planning & Program Development Division

3331 North First Street, Building B-2

San Jose, CA 95134-1906

Contacts for specific questions related to VTA comments on a referral are below by topic area:

Transportation Impact Analysis (TIA) Guidelines (General Questions)

Robert Swierk – Robert.Swierk@vta.org – 408.321.5949

Robert Cunningham – Robert.Cunningham@vta.org – 408.321.5792

Auto LOS Methodology

VTA Highway Projects & Freeway Ramp Metering

Shanthi Chatradhi – Shanthi.Chatradhi@vta.org – 408.952.4224

VTA Transit Service, Ridership & Bus Stops

Rodrigo Carrasco – Rodrigo.Carrasco@vta.org – 408.952.4106

Nicholas Stewart – Nicholas.Stewart@vta.org – 408.321.5939

TDM Programs

Congestion Management Program (CMP)

VTA Eco Pass Program Questions Before Project Approval (e.g. when writing Conditions of Approval)

Robert Cunningham – Robert.Cunningham@vta.org – 408.321.5792

VTA Eco Pass Program Questions After Project Approval (e.g. Program Implementation)

Dino Guevarra – Dino.Guevarra@vta.org – 408.321.5572

BART Silicon Valley Extension

Kevin Kurimoto – Kevin.Kurimoto@vta.org – 408.942.6126

VTA Bicycle & Pedestrian Projects

Lauren Ledbetter – Lauren.Ledbetter@vta.org – 408.321.5716

VTA Real Estate

Kathy Bradley – Kathy.Bradley2@vta.org – 408.321.5815

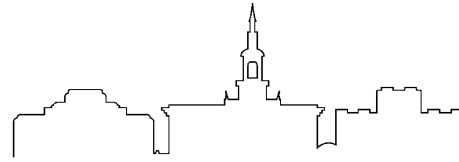
VTA Permits (Construction Access Permit, Restricted Access Permit)

Victoria King-Dethlefs – Victoria.King-Dethlefs@vta.org – 408-321-5824

Cheryl D. Gonzales – Cheryl.gonzales@vta.org – 408-546-7608

Other Topics and General Questions about VTA Comments

Roy Molseed – Roy.Molseed@vta.org – 408.321.5784



PRESERVATION ACTION COUNCIL OF SAN JOSE

Dedicated to Preserving San Jose's Architectural Heritage

May 5, 2016

City of San Jose
Department of Planning, Building, and Code Enforcement
ATTN: Thai-Chau Le
200 E Santa Clara Street, 3rd Floor Tower
San Jose CA 95113-1905

VIA EMAIL: thai-chau.le@sanjosca.gov

Dear Thai:

Thank you for the opportunity to comment on the Notice of Preparation for the Gateway Tower Mixed-Use Development, File No: H15-047, T15-052, HP15-003.

Although we have previously expressed general support for this project, we do have some concerns. We would like the following considered during the preparation of the Supplemental Environmental Impact Report:

- Describe the proposed Doc Herrold exhibit in detail, particularly, is it a 17' deep museum-like exhibit space across the front width of the building? Or is it a 140 square foot 'window exhibit'? What exactly is a 'window exhibit'?
- The historic consultant should be highly qualified with an outstanding reputation in the field;
- The historic implications of the whole block should be described and evaluated. What impact will this project have on the historic nature of the block? Including the pressure to develop similarly? Can this form of commercial development be considered a historically important characteristic of downtown San Jose in the 19th and 20th Centuries?
- The details of how the proposed remnants of the historic buildings would be incorporated into the project should be described in detail, including graphically;
- What would be the growth inducing and cumulative effects of this building on other historic structures in the area particularly if it prompted other similarly large residential or other projects?
- Alternative versions of the proposed project should include at least one that is a substantial reduction in size, to no more than a few stories - a different project actually. Presumably the Supplemental EIR will also include a 'no project' Alternative;

We appreciate the opportunity to provide comments at this time and look forward to reviewing the Draft EIR upon its release.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Grayson", written over a light gray rectangular background.

Brian K. Grayson
Executive Director

Patricia Colombe
157 South 13th Street
San Jose, CA 95112

May 8, 2016

Department of Planning, Building, and Code Enforcement
Attn: Thai-Chau Le
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905

RE: Supplement to the Downtown Strategy 2000 EIR to consider impacts of the Core/Gateway Project, located between Market and First Streets, north side of William Street.

Thai-Chau Le,

In response to the Notice of Preparation of an SEIR to address the environmental impacts of the proposed Gateway Project by Core, I am submitting the following list of issues which I believe are among those critical to preparing a fully adequate document:

- Any historic consultants contributing to this SEIR should have an exemplary reputation in this field.
- Full historic evaluations should be made for all relevant buildings on the project block as well as on surrounding blocks with buildings of potential historic value.
- Among the alternatives to be considered one should leave the two historic buildings intact and locate a significant new building on the south, non-historic site parcel.
- Impacts on the remainder of the First /William/Market/San Salvador Streets block, and surrounding blocks with historic buildings, should include parking impacts associated with 300+ residential units plus commercial space. City parking requirements frequently don't meet the actual needs of apartment dwellers and this project might well overwhelm nearby street parking capacity leaving businesses in small historic buildings without adequate parking and more vulnerable to redevelopment.
- At 262 feet tall and 600+ DU/AC density, does this project exceed assumed General Plan densities? I believe the General Plan's Downtown density is 350 DU/AC. Does it exceed densities considered in the Downtown Strategy EIR? It would seem that many of the impacts dealt with in prior environmental documents would have to be reconsidered in light of the proposed density. For the record, I am very encouraged to see someone proposing residential projects of this size Downtown, just not at the expense of historic resources.
- And, given the size of this project and its possible growth inducing impacts, I assume that traffic analyses in the Downtown Strategy EIR need to be redone.

Thank you for considering these requests. I look forward to the release of the SEIR.

Sincerely,
Patricia Colombe

PS. Sometime I would like to hear why the Strategy EIR is being supplemented and not the newer Envion EIR.