

Memo

Date: September 4, 2020
To: Kristy Weis, David J. Powers & Associates, Inc.
From: Michael Thill, Illingworth & Rodkin, Inc.
SUBJECT: Block 8, San José, California (IR Job # 18-218)

This memo has been prepared to describe changes made to the Block 8 project subsequent to our noise analysis dated March 23, 2020 and any new or modified impacts related to noise or vibration.

The March 23, 2020 noise and vibration analysis evaluated the demolition of an existing surface parking lot and construction a mixed-use office building of 20 stories (up to 295 feet tall with mechanical parapet) at 282 S. Market Street in San José, California. The total floor area of the building would be up to 1,049,845 square feet. The building would include up to 16,375 square feet of commercial uses on the ground floor, 627,210 square feet of office uses on the first floor and floors 8 through 19, and parking on floors 2 through 7. The project could include two levels of underground parking if the maximum amount of development identified is constructed.

The applicant has recently submitted a revised Site Development Permit application dated August 20, 2020 that shows a lesser amount of development and adjustments to the floor heights. It is possible the applicant could develop up to the maximum amount of development evaluated in the March 23, 2020 noise and vibration analysis. The March 23, 2020 noise and vibration analysis evaluated the larger proposed development; therefore, construction-related noise and vibration impacts and operational noise impacts from development of the revised August 20, 2020 project will be equal to or less than those previously described in the March 23, 2020 analysis.

Sky gardens are now proposed on floors 17 and 18 (or 19), and are at slightly different elevations above the ground, as compared to the prior plan. The minor change in the height of these outdoor activity areas relative to the noise sources below does not measurably change the predicted noise levels, nor the findings or conclusions made related to exterior noise levels and land use compatibility. Small, outdoor amenity areas are proposed on floors 1 and 8, however, these secondary amenity areas are not considered to be areas of frequent use that would benefit from a lower noise level. The use of these areas would be transitory in nature, with limited noise exposure to persons choosing to temporarily use these

spaces for outdoor enjoyment. Exterior noise levels at the primary outdoor activity areas (i.e., sky gardens) would remain compatible with the proposed use and would provide suitable outdoor space for occupants desiring lower noise levels.

In conclusion, no change in the impact conclusions or mitigation identified in the March 23, 2020 noise and vibration analysis are required due to the August 20, 2020 project changes.