



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: May 20, 2008

Approved

Date

5-20-08

SUPPLEMENTAL MEMORANDUM

This supplemental memorandum from the Director of Planning Building and Code Enforcement clarifies that the development anticipated on the Airport West site, *exclusive* of the stadium, is consistent with the allowed uses of the existing Planned Development Zoning and within the traffic generation analyzed within the current Environmental Impact Report for the Zoning approved by the City Council for the site in 2003.

RECOMMENDATION

Authorize the City Manager or her designee to negotiate and execute an option agreement and a purchase and sale agreement for the property located at 1125 Coleman Avenue that will facilitate the development of 1.514 million square feet of office development, 300 hotel rooms, and 75,000 square feet of retail space.

OUTCOME

Approval of the proposed recommended actions will facilitate the development of the Airport West site for economic development purposes. The development as envisioned will include 1.514 million square feet of office, R&D development, 300 hotel rooms, and up to 75,000 square feet of retail development.

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ANALYSIS

The Director of Planning would like to clarify and update that the CEQA analysis contained in the environmental documents approved by the City Council on August 19, 2003 for the Airport West site describes and encompasses sufficient traffic capacity to allow the 1.514 million square foot of office R&D, 300 hotel rooms, and 75,000 square feet of retail anticipated in the proposed development for the Airport West site. A further description of that traffic analysis is attached hereto for your convenient reference.

CEQA

CEQA: EIR Resolution No. 71716, File No: PP08-093

for Akoni Danielsen
JOSEPH HORWEDEL
Director, Planning Building Code
Enforcement

Attachment

For questions please contact Akoni Danielsen, Principal Planner (408) 535-7823.

USE OF A FINAL EIR

Pursuant to Section 15162 of the CEQA Guidelines, the City of San Jose has determined that the project described below is pursuant to or in furtherance of the Final Environmental Impact Report (EIR) identified below and does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San Jose can take action on the project as being within the scope of the Final EIR.

PROJECT DESCRIPTION AND LOCATION

PP08-093. Adoption of a resolution authorizing the City Manager to:

- (a) Execute a Memorandum of Understanding between the City of San José, Coleman Airport Partners, LLC, FWSH Partners, LLC and Earthquakes Soccer, LLC regarding proposed development of certain real properties including the 74.8-acre 1125 Coleman Avenue property in the A(PD) Planned Development Zoning District.
- (b) Negotiate and execute an option agreement and a purchase and sale agreement for the property located at 1125 Coleman Avenue that will facilitate the development of 1.514 million square feet of office development, 300 hotel rooms, 75,000 square feet of retail space and the required parking for all uses including a proposed stadium.
- (c) Ensure that a 13.5 acre site for a proposed soccer stadium is reserved at the 1125 Coleman Avenue property. Staff will return to Council with information regarding financing and development of the stadium when appropriate.

Council District: 3.

County Assessor's Parcel Numbers 230-46-055, -060, -062, -063.

The environmental impacts of this project were addressed by a Final EIR entitled, "FMC/Coleman Avenue Planned Development Rezoning (PDC98-104)," and findings were adopted by City Council Resolution No. 71716 on August 19, 2003. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biotics | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Airport Considerations | <input type="checkbox"/> Microclimate |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Relocation Issues | <input checked="" type="checkbox"/> Construction Period Impacts |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> | |

ANALYSIS:

The 100 acre former FMC property, comprised of the 75 acre project site (Airport West site) and adjacent 25 acre property (Coleman Landings), previously was approved by the San Jose City Council in 2003 for an undetermined mix of three million square feet (s.f.) of office/R&D development; to date no development has been built. The 75-acre Airport West site has a proportional approved trip allocation equal to 2.25 million s.f. of office/R&D development. The

land uses now proposed include 300 rooms of hotel uses, 75,000s.f. of retail, and 1,514,000 s.f. of office/R&D.

The following analysis documents the proposed mix of commercial uses is consistent with the trip bank approved for the 2003 FMC Final EIR, less the 750,000 s.f. of office/R&D commercial uses allocated to the 25 acre Coleman Landing property. The following chart compares the Airport West project generated trips with the allowable trip bank (assuming 2.25 million s.f. office/R&D) for development of 75 acres of the FMC site.

Project Trip Estimates for Airport West						
Land Use	Rate	Daily Rate	AM Peak Hour Peak-Hour Rate	Total	PM Peak Hour Peak-Hour Rate	Total
Proposed Project						
Hotel ¹	300 Rooms	9.00 (10%)	0.72	216	0.81	243
Mixed-Use Trip Reduction (Hotel + Retail) ²				-6		-27
Hotel Subtotal				210		216
Retail ³	75 Ksf	40.00 (25%) <i>(Pass-By Trip Reduction)</i>	0.80	60	3.60	270
Mixed-Use Trip Reduction (Hotel + Retail) ²				-15		-68
Retail Subtotal				39		176
Office ⁴	1,514 Ksf	11.01 (3%)	1.55	2,347	1.49	2,256
Mixed-Use Trip Reduction (Office + Retail) ²				-70		-68
Office Subtotal				2,276		2,188
Subtotal All Uses				2,525		2,580
Existing Entitlements						
Office	2,250 Ksf			2,650		2,580
¹ Trip rates (per room) based on the City of San Jose, <i>Common Vehicular Trip Generation Rates</i> , June 1994. Hotel ² Mixed-Use Trip Reduction based on Santa Clara Valley Transportation Authority, Transportation Impact Analysis Guidelines, 2004. ³ Trip rates (per 1,000 sq. ft.) based on the City of San Jose, <i>Common Vehicular Trip Generation Rates</i> , June 1994. Specialty Retail/Strip Commercial ⁴ Trip rates (per 1,000 sq. ft.) based on Institute of Transportation Engineers, <i>Trip Generation</i> , Seventh Edition, 2003. General Office Building (710)						

The traffic analysis prepared for the original 2003 FMC EIR was based upon research and development and general office uses traffic assumptions, since they are expected to be the most likely major uses of the site. However, the zoning allows a mix of commercial uses, including retail and hotel uses, and therefore the mix of uses that may eventually be developed on the site will be limited by the traffic performance criteria - the actual peak hour trip generation and its directionality (inbound and outbound) - associated with three million squared feet of office/R&D development.

		2003 FMC Project Conditions		2008 FMC Background Conditions	
Intersection	AM/PM	LOS	Avg. Del. (sec)	LOS	Avg. Del. (sec)
87/Taylor	PM	D	30	D	42
880/Coleman (N)	PM	B	9.0	C	20.3
880/Coleman (S)	PM	B	11.6	B	11.5
Alameda/Hedding	PM	D	29.3	D	35.4
Alameda/Naglee/Taylor	PM	D	28.9	D	46
Brokaw/Coleman	PM	D	30.6	D	47.9
Central/De La Cruz	PM	F	124.0	E	66.7
Central/Lafayette	PM	F	81.2	D	53.6
Coleman/Airport	PM	C	18.0	B	11.9
Coleman/Aviation/FMC	PM	F	99.0	D	35.8
Coleman/Hedding	PM	D	30.3	D	35.5
Coleman/Taylor	PM	E +	42.5	D	53.1
De La Cruz/Martin	PM	C	20.3	C	25.3
De La Cruz/Reed	PM	B -	13.6	B	12.6
El Camino/Lafayette	PM	D	34.4	D	43.4
El Camino/Lincoln	PM	B -	14.9	C	20.9
El Camino/Monroe	PM	D +	25.8	C	33.1
El Camino/Scott	PM	E -	59.9	D	43.3
Stockton/Taylor	PM	B -	13.2	B	17.3

The above level of service chart compares the level-of-service based on development of three million square feet (s.f.) of office/R&D over the entire 100 acre former FMC property for the 2003 FMC EIR with the current level of service of the same study intersections with the development of the Airport West Site (75 ac) and Coleman Landing (25 ac) developments.

The table shows the level of service is consistently the same or better than was reported in the 2003 FMC EIR with the exception of 880/Coleman (N) which is operating still at an acceptable LOS "C". The table does not include the AM level-of-service since the proposed Airport West and Coleman Landing projects generate less AM traffic than the approved 2003 FMC project. This reduction in AM peak hour trip generation is due to the proposed retail which generates significantly less AM traffic than PM traffic.

The actions to be approved by Council do not relate to a proposed stadium on the site. A soccer stadium proposal is still in the negotiation phase and any and all approvals related to that item would be brought forward for consideration at the appropriate time, with appropriate environmental review, if those negotiations are successful.

Allen Tai
Project Manager

Joseph Horwedel, Director
Planning, Building and Code Enforcement

5/20/08
Date

Allen Tai
Deputy