

May 2, 2008

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

Attention: Allen Tai

Subject: City File No. PDC08-017 / Coleman-Newhall Rezone

Dear Mr. Tai:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the planned development rezoning to allow 24-hour drive-thru uses and setback modifications on a 91.92-acre site on both sides of Newhall Drive, south of Coleman Avenue. We have the following comments.

#### TOD Principles Near BART Station

The existing project development standards include language supporting transit oriented development (TOD) principles. However, the proposed drive-thru window uses are inconsistent with TOD principles that favor pedestrian orientation and de-emphasize use of automobiles. Since the northern portion of the site is within walking distance of the planned Santa Clara BART station, it is particularly undesirable to locate drive-thru uses in this area.

In addition, the Conceptual Master Site Plan indicates that buildings will be primarily located along Coleman Avenue. As a result, most of the buildings will not be within convenient walking distance of the BART Station. We recommend that buildings be placed closer to the BART Station.

#### Setback Requirements

The proposal includes a reduction in setback requirements along a section of road adjacent to the Newhall Yard. It is not clear if this change will reduce the width of sidewalks in this area. We recommend that sidewalk widths be maintained since this street leads directly to the BART Station.

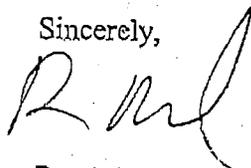
#### Shuttle Bus Requirement

Condition "I" of the development standards includes a requirement for a shuttle bus to the Caltrain Station. We recommend that this condition also include a financial contribution to the planned pedestrian tunnel extension from the Santa Clara Caltrain Station to Brokaw Road.

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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

RM:kh

cc: Ebrahim Sohrabi, San Jose Development Services  
Samantha Swan, VTA



## Memorandum

**TO:** Allen Tai  
Planning Department

**FROM:** Tim Town  
Municipal Water System

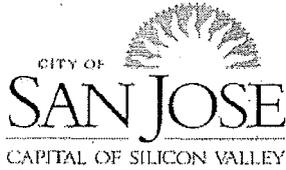
**SUBJECT:** MuniWater/SBWR Comments **DATE:** March 28, 2008  
**On Proposed Development**

San Jose Municipal Water System/South Bay Water Recycling has reviewed the proposed development PDC08-017 regarding a Conforming Planned Development Rezoning to allow modifications of development standards to a previously approved rezoning PDC98-104, which is to allow up to 3 million square feet of research and development office use on a 91.92 gross acre site located on the northwest and southwest corners of Coleman Avenue and Newhall Drive, and has the following comments:

This development shall be required to connect to the recycled water main on Coleman Avenue and use recycled water for its non-potable needs. The developer shall be responsible for the cost of designing and constructing recycled water services to the site.

Design and construction of on-site and off-site recycled water facilities shall conform to SBWR Rules and Regulations, and be submitted to Muni Water/SBWR for approval. If you have any questions please contact me at 277-3671. Thanks for the opportunity to comment.

*Timothy S. N. Town*  
Timothy S. N. Town  
Associate Civil Engineer  
Municipal Water System



APR - 7 2008

# Memorandum

## ENVIRONMENTAL SERVICES (ESD)

**TO:** Allen Tai  
Department of Planning,  
Building, & Code Enforcement

**FROM:** Junko Vroman  
Environmental Services

**SUBJECT:** Response to Development  
Application

**DATE:** Staff Review Agenda  
April 3, 2008

**APPROVED:** *Junko Vroman* **DATE:** 4-7-08

PLANNING NO.:	PDC08-017
LOCATION:	northwest and southwest corners of Coleman Avenue and Newhall Drive
DESCRIPTION:	Conforming Planned Development Rezoning to allow modifications of development standards to a previously approved rezoning PDC98-104, which is to allow up to 3 million square feet of research & development office use on a 91.92 gross acre site
APN:	23046060

ESD received the subject project and is submitting the following conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 975-2579.

### Green Building

Consider using green building design principles from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) for New Construction to guide design decisions that could result in significant operating cost savings through energy, water and other efficiencies while providing a healthier environment for building occupants. For more information, please see:

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220>