

San Jose Chamber
of Commerce

San Jose City Council
Mayor Sam Liccardo
200 E. Fourth Street
San Jose, CA 95110

September 9, 2021

RE: SP20-005 & T21-015

Mayor Liccardo and Members of Council:

On behalf of the San Jose Chamber of Commerce, we would like to respectfully request that you approve all three staff recommendations for Item 10.2 (SP20-005 & T21-015), the Almaden Office Project, at the September 14 Council meeting.

San Jose's downtown is experiencing dramatic positive change coming out of the pandemic. As part of that shift, outdated land uses like surface parking lots are giving way to creative, integrated, and multimodal land uses that attract much needed housing and office space for the future of the downtown. The Almaden Office Project represents a great example of that change and growth and would be a welcome addition to the city's landscape.

Aside from the positive aesthetics of the project, this proposed development is a prime example of mixed used development that meets our current needs. With nearly one and a half million square feet of commercial office space, the Almaden Office Project has the potential of attracting hundreds of high paying, high quality jobs downtown, an important step in San Jose working to close the jobs-housing imbalance that has plagued the city for too long. The project also includes ground level retail and amenity space to support these new downtown employees, as well as 15 commercial condominium units.

The project provides this mixed-use space all while utilizing an innovative tandem parking design that maximizes land use in a way that also integrates the project with the surrounding neighborhood, including the natural environment along the Guadalupe River. In short, the Almaden Office Project captures exactly what a 2021 downtown project should be.

We respectfully urge the City Council to accept all three staff recommendations under Item 10.2 and approve the special use permit for the Almaden Office Project to begin the process of bringing this welcome new addition to San Jose's downtown. Thank you for your consideration of our position, and for all you do for San Jose and its residents.

Sincerely,



Derrick Seaver
President & CEO



CARPENTERS LOCAL UNION 405

SERVING SANTA CLARA & SAN BENITO COUNTIES

September 9, 2021

City of San Jose

City Council

Office of the City Clerk

200 E. Santa Clara St.

San Jose, CA 95113

Dear Mayor Liccardo & Fellow Councilmembers,

The members of Carpenters Local 405 in San Jose and the surrounding Bay Area strongly support the approval and development of Boston Properties, Almaden Towers project. This office development will be one of many that will revitalize downtown and keep the City of San Jose positioned as the leader in innovation. By doing so, it will also generate hundreds of union construction jobs in San Jose and provide an opportunity for local apprentices including, women, minorities, veterans and at-risk youth, to begin or continue a career in the construction industry.

This project has highlighted the best in what development should look like in the City of San Jose and as outlined, falls in line with the goals of the city when it comes to commercial office development. Transforming a blighted parking lot in to a skillfully thought out and designed structure, with open-air breezeways that will allow for a sense of connectivity to the riverfront and extend downtown with tenant opportunities, bringing commerce and jobs to our city.

The collaboration between Boston Properties and Staff on this development has brought forth a project that will enhance the City of San Jose for many years to come and by creating opportunities for local residents and business, San Jose will continue to lead the way on what responsible development looks like.

With this Development Team's commitment to the City of San Jose, the Carpenters Union and our community at large, we urge you to support this project.

Sincerely,

Samuel Munoz

Senior Field Representative

Fw: Boston Properties Almaden Office Project

City Clerk <city.clerk@sanjoseca.gov>

Fri 9/10/2021 10:17 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Michael Smith [REDACTED]**Sent:** Friday, September 10, 2021 9:55 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>; Do, Sylvia <sylvia.do@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>; Michelle Sindhunirmala [REDACTED] Christina Bernardin [REDACTED]; Aaron Fenton [REDACTED]**Subject:** Boston Properties Almaden Office Project

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

Dear San Jose Mayor and City Councilmembers:

As you deliberate on land use entitlement approvals for the proposed Boston Properties Almaden Blvd development, I am pleased to offer a letter of support on behalf of AEW Capital Management. We own 303 Almaden, an office building located at Almaden Blvd. and West San Carlos Street, directly north of the Boston Properties property.

The property is an underutilized surface parking lot in its existing state, and not the highest and best use of this site at the southern gateway into the urban core. The proposed office and retail development project is wholly consistent with the City's long held vision for Downtown San Jose. It is a unique and modern commercial office space that will be a standout fixture on the downtown skyline. The signature design of the retail and privately owned publicly accessible space will be an attractive destination for downtown workers, residents and conventioners.

Please approve the proposed Boston Properties Almaden Blvd. development.

Sincerely,

Michael Smith



This e-mail message, including any attachments, is for the sole use of the person to whom it has been sent, and may contain information that is confidential or legally protected. If you are not the intended recipient or have received this message from AEW in error, you are not authorized to copy, distribute, or otherwise use this message or its attachments. Please notify the sender immediately by return e-mail and permanently delete this message and any attachments.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Children's
Discovery
Museum
of San Jose

September 10, 2021

City Clerk
City of San Jose
200 E Santa Clara St.
San Jose, CA 95113

Re: Boston Properties' Almaden Office Project

Dear City Clerk, Honorable Mayor, and Members of San Jose City Council:

On behalf of the Board of Directors of Children's Discovery Museum of San Jose, I am writing in support of Boston Properties' Almaden Office Project on the property just across the Guadalupe River from Children's Discovery Museum of San Jose. Boston Properties' project management team has involved the museum from the beginning, soliciting our feedback, addressing concerns, and learning how they can be the best neighbor possible.

After a recent update presentation by Project Manager Christina Bernardin to our Board of Directors, Board Members agreed to advocate for moving the Almaden Office Project forward in the best interest of Children's Discovery Museum. They cited the following benefits:

- Full-scale activation of the southern-most section of the Guadalupe River Park which will encourage positive, public use of the areas adjacent to the Museum;
- New amenities that are easily accessible to Museum visitors, such as restaurants and retail, which will lengthen their stay in San Jose and improve their overall experience;
- Additional parking available to Museum-goers on weekends and holidays – our busiest days – which is easily accessible for families with strollers via the Children's Bridge;
- Boston Properties' commitment to caretaking its property's surroundings, which will add sorely-needed resources to Guadalupe River Park maintenance and security; and
- A new neighbor, who is committed to supporting the museum's mission, who recognizes the importance of families feeling safe and secure around the museum, and who values creating a beautiful environment that welcomes everyone -- children, families, commuters, sports enthusiasts, office workers, and others, to a shared space featuring San Jose's urban river.

The Board feels confident that Boston Properties will deliver on its commitments because our partnership was actually formed decades ago when they contributed to the Museum's original capital campaign and have maintained their connection over the years.

We are enthusiastic about the benefits of the Almaden Office Project and encourage you to support advancing the project.

Sincerely,


Marilee Jennings
Executive Director



August 19, 2021

David Keyon
Planner, Planning, Building, and Code Enforcement
City of San José
200 East Santa Clara Street
San José, CA 95113

RE: SP-20-005, Boston Properties' Almaden Office Project

Dear David,

The San Jose Downtown Association supports Boston Properties' proposed commercial development Almaden Office Project at the northwest corner of Almaden Boulevard and Woz Way. Our Downtown Design Committee initially reviewed the project on May 19, 2019. That iteration of the project met all of our urban design review criteria and exceeded the criteria in four areas, most notably Architectural Significance.

Select members of the committee were shown the most recent renderings in a follow-up meeting July 16, 2021, and came away impressed with the changes presented. In particular, the developer's willingness to scale back the massing along the Guadalupe River in order to accommodate concerns from the environmental community. Also, the revisions to the ground plane to alter vehicle ingress and egress points are upgrades worth mentioning.

The Downtown Association applauds Boston Properties' investment in our community, their willingness to engage in dialogue with stakeholders, and their vision for dense infill projects that don't feel heavy or imposing. We hope that their Platform 16 project, paused at the onset of the pandemic, can re-start construction soon, and have every assurance that Almaden will be a significant upgrade to the downtown core. From an economic development standpoint, this project is a home run, bringing much needed jobs during and after construction.

Aesthetically and architecturally, we anticipate it will be a significant part of the downtown skyline, an emblem of a growing, changing, and improving city.

We offer our full support of this important project and hope for a speedy resolution of the permit process so that the important work of finding a tenant and the eventual construction can begin post-haste.

Sincerely,



Scott Knies
Executive Director

Cc: Raul Peralez
Chris Burton
Nanci Klein
Kelly Kline
Katia McClain
Christina Bernardin
Ru Weerakoon
Nate LeBlanc



September 10, 2021

Mayor, City Council, City Clerk
City of San Jose
200 E Santa Clara Street
San Jose, CA 95113

Letter of Support re: SP20-005 & T21-015 - Special Use Permit and Vesting Tentative Map for Property Located on the Northwest Corner of South Almaden Boulevard and Woz Way.

Dear Honorable Mayor, Members of the City Council, and City Clerk,

The Guadalupe River Park Conservancy (GRPC) is the City's non-profit partner providing community leadership for the active use and development of the Guadalupe River Park. Our letter is rooted in pursuit of the vision for the Guadalupe River Park and Gardens as identified in the San Jose Envision 2040 General Plan as San Jose's "grand park," and the Guadalupe River Park Master Plan and Guadalupe Gardens Master Plan.

We offer our support of the Boston Properties Almaden Office project, which we believe has accomplished a noteworthy design reinforcing the visual connection to the River, enhancing public connection and access, and weaving the riparian corridor into downtown's urban fabric. This project is our opportunity to create a southern downtown gateway along the Guadalupe River Park, creating a hub and destination that will connect future workers and surrounding residents to one of San Jose's unique natural resources.

We appreciate the serious consideration by Boston Properties of our concerns voiced through their engagement to ensure that the building is designed and oriented in a way that supports the appreciation and activation of the Guadalupe River. The final iteration provides ample public spaces that connect people to the river and each other - space that has become even more precious given the current public health crisis.

We are pleased to learn this project would not increase impervious surface area within the 35-foot stream setback, as determined by the Santa Clara Valley Habitat Agency, and we continue to voice the need to ensure that the project implements bird safe design, minimize potential negative impacts during the construction process (noise, trail closures, etc.), and respect the environment to the extent possible.

As mentioned in our DSEIR letter on September 14, 2020, we continue to press that all planned mitigation for the project should be in close proximity to the project area and serve the same waterway. Segments of habitat along Guadalupe River have been lost to fires, vandalism, or from high levels of trash and debris. Other areas host invasive plant species that negatively impact the health of our local

ecology. Localized riparian mitigation efforts would directly benefit the adjacent ecology and community the project is sited in. We thank Mayor Liccardo and Councilmembers Perez, Davis, Jimenez, and Foley for including a recommendation to explore such mitigation efforts along the Guadalupe River.

This Project is an opportunity to realize many city and community priorities, and model thoughtful development that highlights our civic and natural resources. We support the Almaden Office Project and encourage City Council's approval of the Planning Commission's recommendation and the Memorandum by Mayor Liccardo and Councilmembers Perez, Davis, Jimenez, and Foley.

Regards,



Jason Su
Executive Director

To whom it may concern,

I am writing to you in support of the SP-20-005 project on Almaden Blvd. I will be a neighbor of this project. My current residence is on Pierce Ave and Almaden Ave, only about a block and a half away. Although I would like to continue to see the tree lined scape that currently exists. I also understand that we live downtown and those surface parking lots will not exist forever. The project that Boston Properties is proposing is a good compromise of being able to see the trees beyond the first floor windows and allowing a building there. I believe that the building will also deter further camping that occurs in the river adjacent to that site. The trash and damage that occurs to the surrounding area hopefully will be mitigated by a responsible owner of the building who also does keep the area clean for everyone to enjoy.

The developer currently proposes using bird safe glass and amenities that are accessible for the public. As long as these considerations are respected I offer my support as a neighbor and citizen of the City of San Jose.

thank you very much,

Joel Segura
Resident and home owner on Pierce Ave

To:
city.clerk@sanjoseca.gov

CC:

Mayor Liccardo
Councilmember Jones
Councilmember Jimenez
Councilmember Peralez
Councilmember Cohen
Councilmember Carrasco
Councilmember Davis
Councilmember Esparza
Councilmember Arenas
Councilmember Foley
Councilmember Mahan
Christopher Burton
Robert Manford
Sylvia Do
David Keyon



Santa Clara Valley Chapter
CALIFORNIA NATIVE PLANT SOCIETY

September 13, 2021

Re: Item 10.2 on the Agenda: Almaden Office Project

Dear Mayor Liccardo and San Jose City Council

The California Native Plant Society Santa Clara Valley Chapter is deeply concerned with the current proposal for the Almaden Office Project. Adjacent to the project site, the Guadalupe River sustains a healthy and mature riparian forest, with a large assembly of native tree species, including: Coast live oak, Red willow, Fremont cottonwood, Valley oak, Box elder, California bay, Western sycamore and California buckeye.

The Environmental Impact Report shows that year-round shading of the riparian forest by the proposed buildings will have a negative impact on the trees, and overtime, the riparian forest is expected to be “degraded .” We believe the degradation of the riparian trees constitutes a significant and unavoidable impact to the riparian vegetation along the Guadalupe River.

The project proposes to excavate a 3-story deep garage only 1 foot and 6 inches (18 inches) from the edge of the riparian corridor, instead of a minimum 30 foot set-back. The analysis proposes that this miniscule setback suffices to avoid significant and unavoidable impacts to the trees growing at the top of the bank. We believe that the trees inevitably will be impacted and harmed.

The WRA Arborist Survey identified 11 riparian trees adjacent to the site with canopies that overhang the Almaden Office project site. WRA only investigated three of the 11 trees, those that have canopies that overhang the proposed underground parking garage. A Memorandum prepared by H.T. Harvey and Associates dated July 22, 2021 acknowledges, “if the project were to impact these trees due to root damage, this would be considered an impact on riparian habitat.” Based on the WRA survey, the Memorandum concludes that “excavation of the proposed underground parking garage will not result in impacts to roots whose removal would potentially result in damage to trees.” Based on a visit to the site (September 2, 2021) and on a review of scientific literature, we believe that the project will impact the roots of the Coast live oak at the riparian edge, other oaks slightly further away and potentially other riparian trees.

Looking at scientific literature:

- The University of California peer reviewed *Living Among the Oaks*, states “the most vulnerable part of a mature tree is the root system.” “For management purposes, think of a tree’s root system as extending *at least* 1/3 farther than the distance to the drip line.” “This means no grading, digging, trenching, using of fill soil...”
- Other publications about tree root systems support the fact that tree roots often extend well past their drip lines.
Understanding Roots by Robert Kourak, 2015, p. 202 (attached) states that with a mature coast live oak, *Quercus agrifolia* one can expect roots to extend out with a radius of 27.4 meters (89.9 ft.) and to a depth of 9.1 meters (29.9 ft.)
- Trees on the slope of the river’s bank, even below the top of the bank, are likely to be impacted by the excavation of the garage. As demonstrated in *Understanding Roots*, trees growing in clay soil can have roots that extend out as much as 5 times the radius of the trunk to the drip-line (Kourak, 2015 p 44, attached.)

Clearly, excavating a garage that is 3 levels of parking deep, only 1 foot 6 inches (18 inches) from the riparian edge is not enough to protect the trees at the top of the bank and a wider setback is needed. The minimum of a 30 foot setback from the riparian corridor should be respected.

Further, the WRA report and the HT Harvey Memorandum suggest that these trees have not caused asphalt buckling due to root growth and thus the roots do not extend into the project area. But we saw evidence of raised and cracked asphalt due to the roots from a Western sycamore, *Platanus racemosa*, shown in the background (Figure 1). This native riparian tree is not discussed in the WAR report and the HT Harvey memorandum since its canopy does not “overhang” the proposed garage, but its roots would likely be affected by construction of the project as proposed.



Figure 1: Western sycamore roots causing the asphalt to crack and buckle.

The HT Harvey memorandum that claims that the underground project area provides no value to the riparian trees makes the assumption that there is no moisture present in the soil under the asphalt. They assume that the only possible source of water would be from rainfall and as the ground is covered by asphalt, therefore there would be no moisture. Yet there is evidence that the hydrology of the area (being next to the Guadalupe River and a riparian corridor) provides water.



Figure 2: Evidence of other hydrological activity and subsidence at the site

The Guadalupe River is a Category 1 stream as defined in the Santa Clara Valley Habitat Conservation Plan (SCVHP). Per SCVHP, this stream type has sufficient flow to support covered species and riparian habitat. We fully expect tree roots to extend into the project site, and believe that the excavation of the garage, as proposed, will cause irreversible damage to the roots of Coast live oaks and potentially, other trees in the riparian corridor of the Guadalupe River. The shading of the habitat caused by the height of this proposed building will add to this impact of damaged roots, by degrading the canopy (branches and leaves) of these trees. These trees developed their root structure and canopy structure in the context of considerable sun. With less sun for photosynthesis, these trees will not be able to support their current structure and will decline in health, degrading the habitat of this section of one of our most important rivers: the Guadalupe.

The subsidence shown in Figure 2 is not surprising given that historically, the project site was an island in the Guadalupe River (Figure 3a and 3b.)

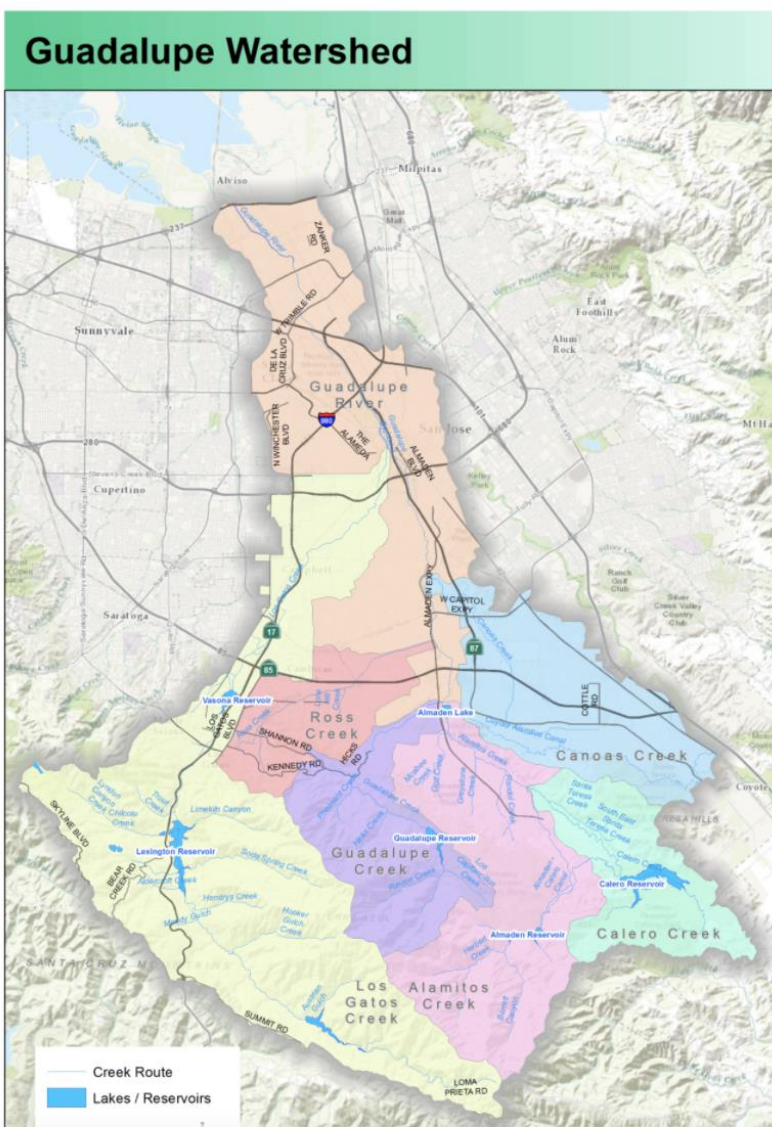


Figure 3: Guadalupe River historical watershed¹

[adsubwspreview.png](#)



It is ironic that the SEIR Appendix C's arborist's recommendation for tree protection during construction of this site states, "All existing trees shall be fenced off 10' beyond the outside the drip line (foliar spread) of the tree." This further demonstrates that to protect a tree, you need to provide protection beyond the drip line. The proposed underground parking for this project with only an 18 inch setback would not follow this recommendation even for our publicly owned trees, in our publicly owned existing riparian area below the top of bank.

We see the project as inconsistent with the City's **General Plan**, the **Riparian Corridor Policies** and the intent behind these documents – to protect both critical biological resources and ecological features as well as the City and its residents from inappropriate development. As proposed, the project would result in a rollback of the environmental protections for riparian corridors that the City has committed to in the past, and that our organizations have supported for decades.

Disasters all around the world teach us that development on the banks of major rivers risks people's lives and property as well as community resources. We strongly believe that development less than 30-feet from the riparian corridor will, eventually, require increased reinforcement of the river bank and will likely result in this section of the Guadalupe being turned into a concrete channel like the one just downstream from this project site. Such bank stabilization projects would be done at public expense – a clear instance of private development externalizing its costs to taxpayers. We fear this project will set a precedent for future developments that will similarly encroach on riparian corridors, at a great cost to the community from the degradation of the services these ecosystems provide.

Please deny this current version of the project. Please have this project proceed with a 30 foot set-back from the riparian corridor.

Thank you,

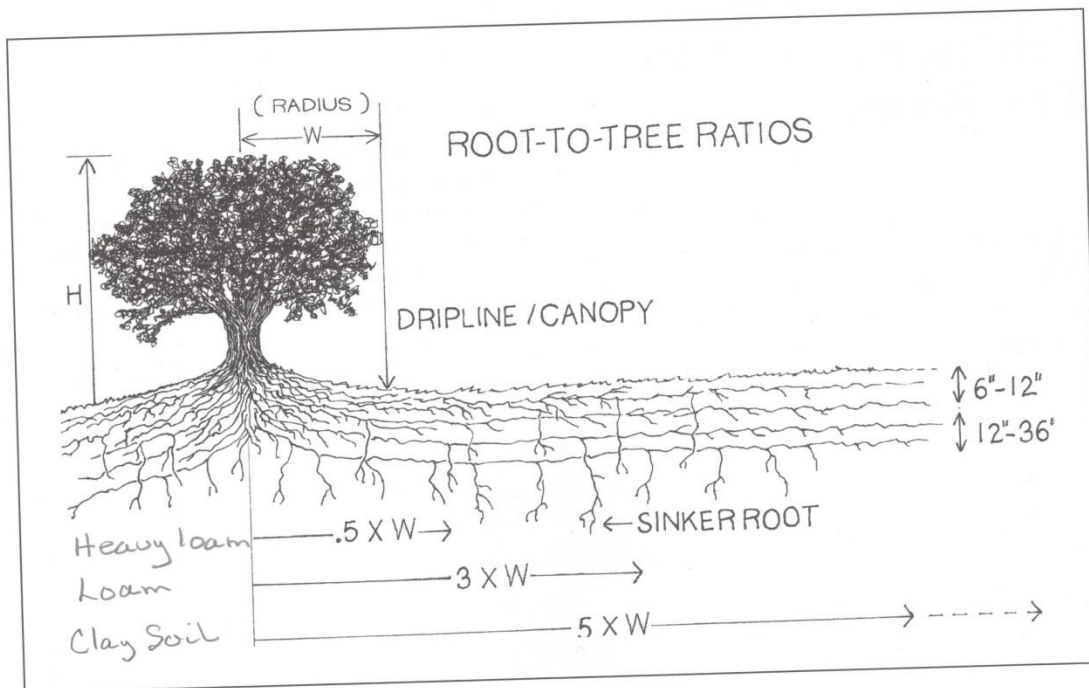


Linda Ruthruff
Conservation Chair
Santa Clara Valley Chapter

<i>Latin name</i> Common Name	Age, Years	Depth, Meters	<u>Radius,</u> Meters
<i>Quercus agrifolia</i> Coast live oak	mature	9.1	27.4
<i>Quercus alba</i> White oak	40	1.1	6.7
<i>Quercus macrocarpa</i> Bur oak	43	2.5	12.4
<i>Quercus macrocarpa</i> Bur oak	50-65	4.6	18.3
<i>Quercus macrocarpa</i> Bur oak	80	4.8	12.1
<i>Quercus macrocarpa</i> Bur oak	—	4.4	3.3
<i>Quercus rubra</i> Northern red oak	mature	1.0	15.0
<i>Robinia pseudoacacia</i> Black locust	12	2.4	2.7
<i>Robinia pseudoacacia</i> Black locust	28-70	2.8	14.0
<i>Robinia pseudoacacia</i> Black locust	mature	>7.9	6.4
<i>Tilia americana</i> American basswood	28	1.6	8.2
<i>Tsuga heterophylla</i> Western hemlock	38	>1.9	10.0
<i>Ulmus americana</i> Elm	30	6.1	>3.7

The chart is based on:

“On the Maximum Extent of Tree Roots”, E.L. Stone and P.J. Kalisz, *Forest Ecology and Management*, 46 59-102, 1991.



→ All wider than dripline

Figure 52: The root growth of a plant in relationship to the soil surface depends primarily on the type of soil in which it's growing. In compacted or heavy soil, roots will grow closer to the surface in order to find an appropriately aerobic zone. In clay soils, 90-95 percent of the roots growing in the top 12 inches of soil (and 50 percent of the plant's absorbing roots) will be found in the top four to six inches of soil. In loamy soils, 90-95 percent of the absorbing roots are found in the top 36 inches of soil, with 50 percent of those in the top 12 inches. As seen here, soil type also affects the spreading width (W) of roots. In very heavy clay soils where the clay is near the surface, roots can be forced upward and may spread five (or more) times further than the radius from the trunk to the foliage perimeter (dripline). Roots in loamy soils may spread two to three times wider (the radius) than the dripline. Heavy loam soils can produce roots that cover an area one-half again as wide as the radius. (Note: not all trees produce sinker (vertical) roots; they are most common with fruit trees.)

Some people suggest the formulae that the roots are as wide as the tree is tall (H). This is nearly the case with the redwood tree on the preceding page and the example in Figure 60. But I don't recommend this ratio as you will see in the book many exceptions to the rule.



SANTA CLARA & SAN BENITO COUNTIES
Building Trades
The outstanding workforce

Santa Clara & San Benito Counties Building & Construction Trades Council

2102 Almaden Road Suite 101 San Jose, CA 95125-2190 · Phone 408.265.7643 · info@scbtc.org

David Bini
 Executive Director
 Brett Davis
 President

September 13, 2020

San Jose City Council

RE: Item 10.2 Support for SP20-005 Boston Properties Almaden Office Project

Dear Mayor Liccardo and Councilmembers:

On behalf of the Santa Clara and San Benito Counties Building and Construction Trades Council, which represents over 35,000 highly trained and skilled construction industry workers employed in Silicon Valley, I write to express our support for Project SP20-005, the Boston Properties Almaden Office Project located on the corner of Almaden Blvd and Woz Way.

This project, which will provide a substantially improved development of an existing parking lot, will provide safe construction employment for our members and revitalize the downtown core of San Jose.

We recommend that the San Jose City Council adopt staff recommendations and approve the project.

Sincerely,

[Redacted Signature]

David Bini

Boilemakers 549
 Brick & Tile 3
 Carpenters 405
 Carpenters 2236
 Carpet & Linoleum 12
 Cement Masons 400
 Electricians 234
 Electricians 332
 Elevator Constructors 8
 Glaziers 1621
 Heat & Frost Insulators 16
 Iron Workers 377
 Laborers 67
 Laborers 270
 Lathers 9144
 Millwrights 102
 Operating Engineers 3
 Painters District Council 16
 Painters & Tapers 507
 Pile Drivers 34
 Plasterers 300
 Plumbers & Steamfitters 393
 Roofers 95
 Sheet Metal Workers 104
 Sign, Display 510
 Sprinkler Fitters 483
 Teamsters 853
 UA Local 355

Affiliated with:
 State Building and
 Construction Trades
 Council of California
 California Labor Federation,
 AFL-CIO
 California Labor C.O.P.E.
 South Bay AFL-CIO
 Labor Council





September 13, 2021

Re: Almaden Office Project

Dear Mayor Liccardo and Council,

Santa Clara Valley Audubon Society has expressed consistent opposition to the proposed Almaden Office project due to inconsistency with the San Jose Envision 2040 General Plan and Riparian Policies, inadequate EIR analysis and inadequate mitigation measures. We believe that the city should never override unmitigable impacts to the Guadalupe River.

In the memo dated September 10th, Mayor Liccardo and Council Members Peralez, Jimenez, Davis, and Foley recommended Council to:

“Approve Planning Commission’s recommendation with the following addition:

1. Direct the applicant to work with Parks, Recreation, Neighborhood & Services and San José Airport staff and/or partners such as the Guadalupe River Park Conservancy (GRPC) to explore mitigation measures and implement the selected option(s) to restore and enhance off-site riparian habitats as required by the Environmental Impact Report (EIR).

According to CEQA, an EIR is inadequate if it fails to identify feasible mitigation measures. The stated mitigation measures are so undefined that it is impossible to evaluate their effectiveness.

Furthermore, mitigation downstream of this project may conflict with the Airport’s Wildlife Hazard Management Plan (WHMP), which requires deterrence of wildlife and flocking birds, large birds and nesting raptors not only at the airport, but also near the airport. While the WHMP is not a public document, some general WHMP require deterrence of nesting birds up to 5 miles from an airport. We believe that mitigation that depends on work with the airport and other potential sites nearby cannot possibly mitigate the impacts to biological resources at this location, due to clear conflict of interest between building habitat and deterring wildlife and avian species.

In addition, our concerns include:

- San Jose General Plan Goal ER-2 – Riparian Corridors: Preserve, protect, and restore the City’s riparian resources in an environmentally responsible manner to protect them for habitat value and recreational purposes.”
 - The project EIR finds cumulative significant unavoidable impacts to the Guadalupe River and its riparian corridor. How does that meet this goal? To us, this is a frightening precedent. It will set the benchmark for development in San Jose. We should uphold the spirit of the riparian corridor goal and policies regardless of any differing views about legal requirements. They were developed for good reasons.
- Did the project EIR consider future impacts of erosion due to natural hydromorphological processes? We fully expect that a costly flood control will be needed to protect this project from the river, and because of the proximity to the river - the future is likely a concrete channel.
- The EIR defers many mitigations to compliance with future city permitting processes. These processes are opaque to the public, so it is impossible for the public to evaluate their effectiveness. We encourage the Council not to make a statement of overriding considerations, but recognizing that the Council is likely to approve the project, we ask for full transparency well into the future.

Thank you for your consideration,

Giulianna Pendleton
 giulianna@scvas.org
 Environmental Advocacy Assistant
 Santa Clara Valley Audubon Society

FW: City Council 9/14 Public Comment Agenda Item 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/13/2021 10:13 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Lee Pauser <[REDACTED]>**Sent:** Monday, September 13, 2021 9:56 AM**To:** City Clerk <city.clerk@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>**Subject:** City Council 9/14 Public Comment Agenda Item 10.2

[External Email]

Dear Mayor Liccardo and Council Members,

My name is Lee Pauser and I am a San Jose resident/community member. I write to ask that you not approve the Special Use Permit and Vesting Tentative Map for the Almaden Boulevard Office Project. The project as is does not uphold our city's riparian setback policy and will cause lasting harm to the riparian corridor. I ask that you stand up for our riparian setback policy and require the project developers to include a larger setback from the riparian edge.

The project as is will cause immediate harm to the Guadalupe River, and end up harming the river for our community members in a few years time as well. Please think about our neighbors, our environment, and our future and vote no on this project.

Thank you,

Lee Pauser
Resident of District 10

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

FW: City Council 9/14 Public Comment Agenda Item 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/13/2021 10:13 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Carolyn Straub <[REDACTED]>
Sent: Monday, September 13, 2021 9:59 AM
To: City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District7 <District7@sanjoseca.gov>
Subject: Re: City Council 9/14 Public Comment Agenda Item 10.2

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

Dear Mayor Liccardo and Council Members,

This will be a reversal of the riparian setback policy that environmental groups, including Santa Clara Valley Audubon Society, worked for decades to instate.

Since when do city council members, mayors, governors, and presidents campaign on, and once in office decide to do another thing and pass it into law? You can't win trust from all of us this way.

Not honest.

Say no to these developers that the city of San Jose is afraid to oppose.

My name is *Carolyn Straub* and I am a San Jose resident/community member. I write to ask that you not approve the Special Use Permit and Vesting Tentative Map for the Almaden Boulevard Office Project. The project, as is, does not uphold our city's riparian setback policy and will cause lasting harm to the riparian corridor. I ask that you stand up for our riparian setback policy and require the project developers to *include a larger setback from the riparian edge*.

The project as is will cause immediate harm to the Guadalupe River, and end up harming the river for our community members in a few years time as well. Please think about our neighbors, our environment, and our future and vote no on this project.

Thank you,

Carolyn Straub

9/13/21, 3:18 PM

Mail - Agendadesk - Outlook

San Jose District 7
San Jose

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

FW: Subject: City Council 9/14 Public Comment Agenda Item 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/13/2021 11:22 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Ann Cardwell <[REDACTED]>**Sent:** Monday, September 13, 2021 11:22 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Cc:** mayoremail@sanjose.gov; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>**Subject:** Subject: City Council 9/14 Public Comment Agenda Item 10.2

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

[External Email]

Hello Mayor Liccardo and Council Members,

My name is Ann Cardwell. I am a San Jose resident. I'm asking for you to not approve the Special Use Permit and Vesting Tentative Map for the Almaden Boulevard Office Project.

As is, the project does not uphold our city's riparian setback policy and will cause lasting harm to the riparian corridor. Please stand up for our riparian setback policy and require the project developers to include a larger setback from the riparian edge.

Note - it is so unnecessary to build so close to the Guadalupe River riparian corridor when there are many other vacant tracts of already developed land. We should put the environment and community's interest before that of big real estate interests.

The project as is will cause immediate harm to the Guadalupe River, and end up harming the river for our community members in a few years-time as well. Please consider the environment, the animals, surrounding community, and our future and vote no on this project.

Thank you for taking action.

Ann Cardwell

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

FW: CITY COUNCIL 9/14 Public Comment Agenda Item 10.2

City Clerk <city.clerk@sanjoseca.gov>

Mon 9/13/2021 12:36 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Brooke M <[REDACTED]>**Sent:** Monday, September 13, 2021 12:25 PM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Cc:** District 6 <district6@sanjoseca.gov>**Subject:** CITY COUNCIL 9/14 Public Comment Agenda Item 10.2

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[External Email]

Dear Mayor Liccardo and Council Members,

My name is *Brooke Miller* and I am a San Jose resident living in District 6. I write to ask that you not approve the Special Use Permit and Vesting Tentative Map for the Almaden Boulevard Office Project. The project as-is does not uphold our city's riparian setback policy and will cause lasting harm to the riparian corridor. I ask that you stand up for our riparian setback policy and require the project developers to include a larger setback from the riparian edge.

The project as-is will cause immediate harm to the Guadalupe River, and end up harming the river for our community members in a few years time as well. Please think about our neighbors, our environment, and our future and vote no on this project.

Thank you,

--

Brooke Miller

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

September 13, 2021

San Jose City Council
200 E. Santa Clara St.
San Jose, CA

RE: Almaden Office Project (Item 10.2, 9/14/21)

Dear Mayor Liccardo and Councilmembers,

Green Foothills has significant concerns with the Almaden Office Project's potential impacts to the riparian corridor of the Guadalupe River. We ask that the City Council require the project applicant to amend the project design so as to respect the required 30-foot setback from the edge of the riparian vegetation.

The 1999 Riparian Corridor Policy Study states that "development adjacent to riparian habitats generally should be set back 100 feet from the outside edge of the riparian habitat (or top of bank, whichever is greater)." Although the Riparian Corridor Policy states that there can be exceptions to this 100-foot setback requirement in situations such as Downtown infill parcels, the policy is very clear that such an exception may be considered if, among other conditions:

- There is no reasonable alternative which avoids or reduces the encroachment into the setback area;
- There is no evidence of stream bank erosion or previous attempts to stabilize the stream banks which could be negatively affected by the proposed development.

The Almaden Office Project cannot meet these requirements. The project can be reduced in size by just a few feet in order to avoid the encroachment into the setback area; and there is in fact evidence of stream bank erosion at the project site.

Furthermore, the Riparian Corridor Policy states that minimum setbacks should be no less than 50 feet, or in urban infill areas no less than 30 feet. Thus, 30 feet is given as the absolute minimum setback allowed, even with exceptions.

Although the Riparian Corridor Policy does not by itself have the force and effect of law, it has been adopted as part of the San Jose General Plan. The Envision 2040 General Plan Policy ER-2.1 states that new development adjacent to riparian corridors must be consistent with the Riparian Corridor Policy Study.



The Almaden Office Project as currently designed does not meet the requirements of the Riparian Corridor Policy. The City Council should decline to approve this project and instead require the project applicant to amend the project design to be consistent with this policy.

Thank you for your attention to these comments.

Sincerely,

Alice Kaufman
Legislative Advocacy Director, Green Foothills



September 13, 2021

Dear Mayor Liccardo, Councilmember Peralez and City Councilmembers:

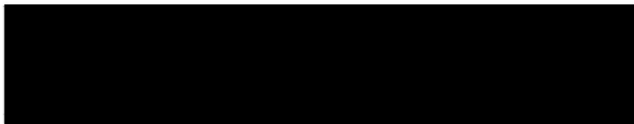
RE: BOSTON PROPERTIES ALMADEN BLVD DEVELOPMENT PROJECT SP20-005

By way of introduction, I am Christina Bernardin of Boston Properties, the Project Manager for the subject development. The September 1, 2021 Memorandum from the Planning Commission to City Council, and the Staff Report and pertinent documents associated with the August 25, 2021 Planning Commission public hearing are certainly very comprehensive. It is a pleasure to make this overture to you on behalf of Boston Properties to offer additional information to facilitate City Council's deliberations and approval of the development project tomorrow. The attachments include:

1. SP20-005 Applicant Presentation;
2. ALH Urban & Regional Economics Analysis of Economic Benefits; and
3. Letters of Support from Local Community Partners.

Boston Properties is committed to building an iconic building consistent with the City's vision and goals for Downtown San Jose. I look forward to presenting and receiving your endorsement of our development project.

Sincerely,




Christina Bernardin

Project Manager, Boston Properties

Attachments

- A. SP20-005 Applicant Presentation
- B. ALH Urban & Regional Economics Analysis of Economic Benefits
- C. Letters of Support from Local Community Partners

Chuck Reed



August 24, 2021

TO: Mayor Sam Liccardo, City Councilmembers, Planning Commissioners
CC: Rosalynn Hughey, Chris Burton, Robert Manford, Sylvia Do, David Keyon
Sent via email

SUBJECT: PLANNING APPLICATION SP20-005 & T21-015

Mayor Liccardo, City Councilmembers, and Planning Commissioners


I am writing in support of the Boston Properties Almaden Blvd development in Downtown.

We have collectively been asking for a project like this for a long time, as documented by the General Plan, Downtown Strategy, and Economic Development Strategy principles and objectives. The project supports employment growth where we most want it and encourages it in Downtown San Jose. It will replace acres of pavement with an all-electric, LEED Gold building, increased bicycle parking, water use, energy and net carbon reductions, charging stations, bird safe design, 1% public art investments and public parking.

The staff report indicates that the project is in conformance with the 2016 adopted Council Policy 6-34 that replaced the 1999 Riparian Corridor Policy Study, and that it received an exception from the Category 1 stream 35' setback requirement established in the Santa Clara Valley Habitat Conservation Plan, due to the property's status as a fully developed surface parking lot. The project design has done a great job of serving both the City's environmental and economic development goals.

Please say yes to an environmentally sustainable project that is estimated to generate thousands of union construction jobs, permanent jobs, and many millions in annual General Fund revenues and revenues to taxing agencies including the City, County, San Jose Unified School District, San Jose-Evergreen School District, and the Santa Clara Valley Water District.

Please approve staff recommendations.



Chuck Reed

San Jose Chamber of Commerce

San Jose City Council
Mayor Sam Liccardo
200 E. Fourth Street
San Jose, CA 95110

September 9, 2021

RE: SP20-005 & T21-015

Mayor Liccardo and Members of Council:

On behalf of the San Jose Chamber of Commerce, we would like to respectfully request that you approve all three staff recommendations for Item 10.2 (SP20-005 & T21-015), the Almaden Office Project, at the September 14 Council meeting.

San Jose's downtown is experiencing dramatic positive change coming out of the pandemic. As part of that shift, outdated land uses like surface parking lots are giving way to creative, integrated, and multimodal land uses that attract much needed housing and office space for the future of the downtown. The Almaden Office Project represents a great example of that change and growth and would be a welcome addition to the city's landscape.

Aside from the positive aesthetics of the project, this proposed development is a prime example of mixed used development that meets our current needs. With nearly one and a half million square feet of commercial office space, the Almaden Office Project has the potential of attracting hundreds of high paying, high quality jobs downtown, an important step in San Jose working to close the jobs-housing imbalance that has plagued the city for too long. The project also includes ground level retail and amenity space to support these new downtown employees, as well as 15 commercial condominium units.

The project provides this mixed-use space all while utilizing an innovative tandem parking design that maximizes land use in a way that also integrates the project with the surrounding neighborhood, including the natural environment along the Guadalupe River. In short, the Almaden Office Project captures exactly what a 2021 downtown project should be.

We respectfully urge the City Council to accept all three staff recommendations under Item 10.2 and approve the special use permit for the Almaden Office Project to begin the process of bringing this welcome new addition to San Jose's downtown. Thank you for your consideration of our position, and for all you do for San Jose and its residents.

Sincerely,



Derrick Seaver
President & CEO

To whom it may concern,

I am writing to you in support of the SP-20-005 project on Almaden Blvd. I will be a neighbor of this project. My current residence is on Pierce Ave and Almaden Ave, only about a block and a half away. Although I would like to continue to see the tree lined scape that currently exists. I also understand that we live downtown and those surface parking lots will not exist forever. The project that Boston Properties is proposing is a good compromise of being able to see the trees beyond the first floor windows and allowing a building there. I believe that the building will also deter further camping that occurs in the river adjacent to that site. The trash and damage that occurs to the surrounding area hopefully will be mitigated by a responsible owner of the building who also does keep the area clean for everyone to enjoy.

The developer currently proposes using bird safe glass and amenities that are accessible for the public. As long as these considerations are respected I offer my support as a neighbor and citizen of the City of San Jose.

thank you very much,

Joel Segura
Resident and home owner on Pierce Ave

To:
city.clerk@sanjoseca.gov

CC:

Mayor Liccardo
Councilmember Jones
Councilmember Jimenez
Councilmember Peralez
Councilmember Cohen
Councilmember Carrasco
Councilmember Davis
Councilmember Esparza
Councilmember Arenas
Councilmember Foley
Councilmember Mahan
Christopher Burton
Robert Manford
Sylvia Do
David Keyon

Christina Bernardin

From: Michael Smith [REDACTED]
Sent: Friday, September 10, 2021 9:55 AM
To: City Clerk
Cc: Mayor Liccardo; Councilmember Jones; Councilmember Jimenez; Councilmember Peralez; Councilmember Cohen; Councilmember Carrasco; Councilmember Davis; Councilmember Esparza; Councilmember Arenas; Councilmember Foley; Councilmember Mahan; Christopher Burton, Planning Director; Robert Manford, Deputy Director Planning; Sylvia Do, Division Manager; David Keyon, Principal Planner; Michelle Sindhunirmala; Christina Bernardin; Aaron Fenton
Subject: Boston Properties Almaden Office Project

Dear San Jose Mayor and City Councilmembers:

As you deliberate on land use entitlement approvals for the proposed Boston Properties Almaden Blvd development, I am pleased to offer a letter of support on behalf of AEW Capital Management. We own 303 Almaden, an office building located at Almaden Blvd. and West San Carlos Street, directly north of the Boston Properties property.

The property is an underutilized surface parking lot in its existing state, and not the highest and best use of this site at the southern gateway into the urban core. The proposed office and retail development project is wholly consistent with the City's long held vision for Downtown San Jose. It is a unique and modern commercial office space that will be a standout fixture on the downtown skyline. The signature design of the retail and privately owned publicly accessible space will be an attractive destination for downtown workers, residents and conventioners.

Please approve the proposed Boston Properties Almaden Blvd. development.

Sincerely,

Michael Smith

AEW Capital Management

This e-mail message, including any attachments, is for the sole use of the person to whom it has been sent, and may contain information that is confidential or legally protected. If you are not the intended recipient or have received this message from AEW in error, you are not authorized to copy, distribute, or otherwise use this message or its attachments. Please notify the sender immediately by return e-mail and permanently delete this message and any attachments.

MEMORANDUM

To: Christina Bernardin, Boston Properties

From: Amy L. Herman, Principal and Mary Smitheram, Land Use Specialist

Re: Almaden Office Project, Benefits to the City of San Jose

Date: August 19, 2021

INTRODUCTION

This Memorandum summarizes key economic data points benefitting the City of San Jose and the City's economy resulting from Boston Properties' development of the Almaden Office Project, an approximately 1.4 million-square-foot development project located on 3.57 acres in downtown San Jose ("Project"). Development of this project will entail demolition of an existing parking lot. The new development will include two, 16-story office towers with ground floor retail along with three levels of below-grade parking.

ALH Urban & Regional Economics (ALH Economics) obtained information about the Project from Boston Properties (BXP) and key parties involved in the Project's planned development to support the preparation of select estimates and projections of the Project's economic benefits to the City of San Jose during construction and upon occupancy stabilization. ALH Economics reviewed the information for reasonableness. The key parties included KPF, the Project's Architect and CBRE, a commercial estate advisory firm representing BPX.

SCOPE OF ANALYSIS

Detailed analysis prepared by ALH Economics and documented in a series of linked spreadsheets provides estimates and projections on the following Project topics:

- Construction period job impacts and associated local economic benefits;
- Project employment;
- Project valuation at stabilized occupancy;
- Annual taxable retail sales revenues generated by Project commercial tenants and workday spending in San Jose by Project employees;
- Select City of San Jose General Fund annual revenues in key revenue categories; and
- Annual economic impacts from business spending and household spending of Project employees living locally

The fully annotated spreadsheets documenting the analysis are maintained in ALH Economics' files.

KEY ASSUMPTIONS

Some of the key Project assumptions underlying ALH Economics' analysis are as follows:

- Project construction will take place over a four-year period;
- For the purpose of this study, the Project's office space is assumed to be occupied by four tenants, i.e., two per tower;
- Also for the purpose of this study, the 31,963 rentable square feet of ground floor commercial space will include a 15,000-square-foot fitness center and 16,963 square feet of commercial space, comprising 30% retail space and 70% restaurant space;
- The ground floor commercial space is assumed to achieve 70% of sales support from Project tenants.
- Among Project employees, 43% are assumed to live in San Jose, consistent with recent On the Map census findings.

FINDINGS

The Project's economic benefits to the City of San Jose are summarized below. These include construction period benefits and ongoing benefits from the Project's stabilized operations.

Construction Period Impacts

The Project will generate significant non-recurring construction impacts in San Jose, which are laid out in Table 1, at the end of this section. Highlights of these findings are summarized below:

- Based on the estimated amount of construction costs, and the Project's anticipated 4-year construction period, the Project is anticipated to support an average of 1,919 full-time equivalent direct construction jobs in San Jose per year.
- These direct jobs will account for a cumulative total of \$777 million in construction worker earnings over the life of the Project construction period, averaging approximately \$194 million per year.
- The construction activity is estimated to result in a total increase in economic activity, or the value of goods and services (output) of about \$1.8 billion, approximately 10,265 direct, indirect, and induced jobs, and \$980 million in payroll (or labor income) generated in the City of San Jose during the construction period.
- On average, the output multiplier for the construction impacts is 1.44. This means that for every \$1 million of construction expenditures, an additional \$440,000 in economic activity is generated in the local economy. Similarly, for every direct construction job created, an additional 0.34 jobs are supported at other local businesses.

Table 1. Almaden Office Project Construction Impact, City of San Jose, 2021 Dollars

Year	Direct Impact			Total Impact		
	Jobs	Labor Income	Output	Jobs	Labor Income	Output
Total	7,675	\$776,867,731	\$1,240,153,996	10,265	\$979,877,510	\$1,784,127,710
Year 1	832	\$93,167,470	\$152,045,511	1,166	\$119,616,979	\$222,142,618
Year 2	2,308	\$237,427,976	\$371,201,177	3,104	\$299,982,569	\$538,333,095
Year 3	1,988	\$195,063,763	\$309,648,923	2,625	\$244,775,457	\$443,526,462
Year 4	2,548	\$251,208,522	\$407,258,385	3,370	\$315,502,505	\$580,125,535

Sources: IMPLAN; and ALH Urban & Regional Economics.

Operational Characteristics

- The Project is estimated to be occupied at 90% occupancy by about 6,180 office workers, based on 200 square feet of space per worker, and 221 other workers, for a total of about 6,401 workers;
- The Project is estimated to be valued based on the income approach at \$1.4 billion when completed at stabilized occupancy;
- The ground floor retail and restaurant tenants are estimated to generate \$7.2 million annually in taxable retail sales;
- During the work week, Almaden Office Project's employees are estimated to generate \$39.2 million a year in daytime taxable retail sales in San Jose; and
- Net of the overlap of employee spending at the Project, direct taxable retail sales are estimated to increase by \$41.4 million per year.

City of San Jose General Fund Revenues

The Project is forecasted to generate a significant annual boost to the City of San Jose General Fund. Only a few key revenue categories were estimated or projected, based on figures in the City's Proposed Operating Budget for Fiscal Year 2020-21, or trends in past budget items. As shown in Table 2 at the end of this section, these annually recurring revenues total an estimated \$4.3 million dollars.

Each of these revenue sources is estimated based on varied approaches, including:

- The Project's net increase in property value for the secured property taxes and the City of San Jose's 12.56% share of the basic County tax rate;
- An estimated unsecured property tax figure per person employed in the City of San Jose derived from the City of San Jose's Proposed Operating Budget estimate and the number of persons employed in San Jose estimated by the Association of Bay Area Governments;
- The estimated increment in the City of San Jose's property tax in lieu of VLF revenue increases proportional to the percent increase in the City of San Jose's assessed property valuation attributable to the Almaden Office Project, which is estimated to be 0.79%. This is a revenue source provided by the State of California, substituting for prior motor vehicle license taxes that were redistributed by the State to municipalities;

- An estimate of the sales tax revenues accruing to the City of San Jose based on a 1.25% sales tax rate applied to the taxable sales generated by the daytime spending of the Project employees and the non-duplicating sales captured by the Project's ground floor commercial tenants;
- A per capita utility users tax based on an estimate derived from the City of San Jose's Proposed Operating Budget total tax estimate and the current population base served in San Jose pursuant to population and employment projections prepared by the Association of Bay Area Governments; and
- Business license fees per business assumed to occupy the Project, which includes four tenants in the office towers, 10 ground floor commercial tenants, and a fitness center.

**Table 2. Almaden Office Project
Select City of San Jose Annual General Fund Revenue
FY 2021-22 Dollars**

Revenue Category	Annual Figure
Property Tax (Secured and Unsecured)	
Incremental Secured Property Taxes	\$1,741,600
Unsecured Property Taxes	\$181,900
	<u>\$1,923,500</u>
Property Tax in Lieu of VLF	\$918,400
Retail Sales Tax	\$517,100
Utility Users Tax	\$239,400
Business License Fees	\$668,400
Total	<u>\$4,266,800</u>

Source: ALH Urban & Regional Economics.

All Property Tax Revenues

The City of San Jose is not the only taxing jurisdiction that will receive property tax revenues generated by the Project. There are numerous taxing jurisdictions that receive a share of the basic Santa Clara County 1% property tax rate. Given the estimated Project value, the net increase in these property taxes totals \$13.9 million per year. This does not include additional revenues generated for bond repayment purposes. The full array of net property taxes estimated to be generated by the Project are presented in Table 3. Highlights of these net property tax revenues follow.

- The fund anticipated to receive the greatest influx of property taxes after completion of the Project is the San Jose Unified School District, with an estimated net property tax increment of \$6.5 million per year.
- The ERAF Fund, which is a supplemental fund to finance school education costs, is estimated to receive a considerable influx of \$1.9 million per year.

- The City of San Jose General Fund revenues are also included above in Table 2, and total \$1.7 million per year.
- Another revenue fund projected to receive a significant annual increase in property tax revenues is the San Jose-Evergreen Community College District, with close to \$1.0 million per year.

Table 3. Almaden Office Project, Revenue Fund Annual Property Tax Revenue Estimates from Basic County 1.0% Tax Rate, FY 2021-22 Dollars

Revenue Fund	Tax Share (1)	Almaden Annual Property Tax Revenues		
		Based on Total (2) Property Value	Based on Baseline (3) Property Value	Based on Incremental (4) Property Value
Bay Area Air Quality Management District	0.20%	\$28,483	\$751	\$27,732
County School Service	3.30%	\$469,974	\$12,395	\$457,578
Educational Revenue Augmentation Fund (ERAF)	13.49%	\$1,921,195	\$50,670	\$1,870,525
City of San Jose	12.56%	\$1,788,748	\$47,177	\$1,741,571
San Jose Unified School District	46.66%	\$6,645,141	\$175,261	\$6,469,880
San Jose-Evergreen Community College District	6.90%	\$982,672	\$25,917	\$956,755
Santa Clara County	14.90%	\$2,122,002	\$55,966	\$2,066,036
Santa Clara County Importation Water-Misc	0.52%	\$74,056	\$1,953	\$72,103
Santa Clara Valley Water District	0.17%	\$24,211	\$639	\$23,572
Santa Clara Valley Water District Central Zone	1.17%	\$166,627	\$4,395	\$162,232
Santa Clara Valley Water District West Zone 4	0.13%	\$18,514	\$488	\$18,026
Totals	100.00%	\$14,241,623 (5)	\$375,613 (5)	\$13,866,010 (5)

Sources: Office of the Assessor, County of Santa Clara, Property Search - Real Property; and ALH Urban & Regional Economics.

(1) Comprises the tax share distribution of the basic 1.0% property tax rate collected annually by Santa Clara County and distributed to the different revenue funds. These are the Revenue Fund tax shares for Tax Rate Area 017-141 in Fiscal Year 2021-22, which matches the fiscal year of this analysis. The tax shares are provided by the Office of the Assessor, County of Santa Clara, Property Search - Real Property.

(2) This tax distribution is based on the full estimated property value of the Almaden Office Project upon stabilized occupancy.

(3) This property tax distribution is based on the 2021 assessed valuation (as of 6/30/2021) of the 18 parcels comprising the Almaden Office Project development site.

(4) This property tax distribution is based on the incremental difference between the value of the project upon stabilized occupancy and the existing baseline. The fiscal impact findings are presented using these incremental values.

(5) The current estimated property value is \$37.6 million, projected to increase to \$1.4 billion after development of the Almaden Office Project.

Project-Related Bond Repayment Revenues

In addition to the annual basic property tax revenues, the Almaden Office Project will generate property tax revenues dedicated to bond repayment for various entities. These entities and the associated bond repayment revenues are presented in Table 4, which estimates the payments based on the current value of the property, the improved value of the property, and the net difference between the two, or the increment attributable to the Project.

- The San Jose Unified School District will receive the greatest estimated increase in property tax revenues for bond repayment purposes. Distributed among three bonds, the estimated total is \$847,200 per year until the bonds are retired.
- The County retirement levy is estimated to receive an increment of \$538,000 per year.

- The SJ Evergreen College District has four existing bonds that are estimated to receive revenues totaling \$495,000 per year until such time as the bonds are retired.
- The City of San Jose General Obligation bonds are estimated to receive an additional \$242,700 per year.
- There are two lesser funds also anticipated to receive annual bond repayment revenues, totaling about \$96,000 for Valley Medical Center (VMC) and \$51,300 for the Santa Clara Valley Water District.

Table 4. Annual Incremental Property Tax Generation for Bond Repayment (1)
FY 2021-2022 Dollars

Revenue Fund	Rate (3)	Property Valuation Basis (3)		
		Tax Year 2021	Almaden Office Project	Project Increment
County Retirement Levy	0.0388	\$14,574	\$552,575	\$538,001
VMC 2008 0 Co. Bond 2008 Hospital Fac	0.0069	\$2,592	\$98,267	\$95,675
San Jose Unified School District				
San Jose Unified Sch Bond #5	0.0025	\$939	\$35,604	\$34,665
San Jose Unified 2002	0.0395	\$14,837	\$562,544	\$547,707
San Jose Unified 2012	0.0191	\$7,174	\$272,015	\$264,841
Sub-Total	0.0611	\$22,950	\$870,163	\$847,213
SJ Evergreen College				
SJ-Evergreen College 1998	0.0011	\$413	\$15,666	\$15,253
SJ-Evergreen College 2004	0.0110	\$4,132	\$156,658	\$152,526
SJ-Evergreen College 2010	0.0064	\$2,404	\$91,146	\$88,742
SJ-Evergreen CCD 2016	0.0172	\$6,461	\$244,956	\$238,495
Sub-Total	0.0357	\$13,409	\$508,426	\$495,017
San Jose City GO Bonds	0.0175	\$6,573	\$249,228	\$242,655
SCVWD - State Water Project	0.0037	\$1,390	\$52,694	\$51,304
Total All Bond Assessments	0.1637	\$61,488	\$2,331,354	\$2,269,866

Sources: "County of Santa Clara Compilation of Tax Rates & Information, Fiscal Year 2020-2021," Tax Rates and Information, Director of Finance, Alan Minato, page 102; and ALH Urban & Regional Economics.

(1) These rates are in addition to the 1.0% basic County property tax rate. Thus, the total tax rate is 1.1637.

(2) See Exhibit 4 for each estimated value.

(3) These rates pertain to Fiscal Year 2020-2021, which is the most recent year for which bond tax rates are available. Figures may change marginally by tax year; however, the analysis assumes the Fiscal Year 2020-2021 tax rates will be relatively unchanged for Fiscal Year 2021-2022.

Select Total Taxing Jurisdiction Property Tax Revenues

Several taxing jurisdictions will collectively gain substantial annual incremental revenues from the Project from all property tax revenues – the revenues generated from the basic County tax rate as well as bond repayments. These jurisdictions and their combined annual totals are presented in Table 5.

Table 5. Total Annual Incremental Property Tax Generation, FY 2021-22, Select Districts (1)

Taxing Jurisdiction	Basic 1% Property Tax (1)	Bond Assessments (2)	Incremental Total
City of San Jose	\$1,741,571	\$242,655	\$1,984,226
Santa Clara County	\$2,066,036	\$538,001	\$2,604,037
San Jose Unified School District	\$6,469,880	\$847,213	\$7,317,094
SJ Evergreen College	\$956,755	\$495,017	\$1,451,771
Santa Clara Valley Water District	\$203,830	\$51,304	\$255,135
Total	\$9,696,501	\$1,931,535	\$11,628,036

Source: ALH Urban & Regional Economics.

(1) Includes share of taxes from the basic 1.0% County tax rate and additional bond assessments.

- The San Jose Unified School District will collectively receive the greatest annual property tax revenues, totaling \$7.3 million.
- Santa Clara County will collectively receive a net increment of \$2.6 million in property tax revenues.
- The City of San Jose's collective incremental property tax receipts are an estimated \$2.0 million.
- SJ Evergreen College District will net an estimated \$1.5 million in total property tax revenues.
- The Santa Clara Valley Water District annual net total is estimated at \$255,100.

San Jose PBID Revenues

The Almaden Office Project is located in a Property-Based Improvement District (PBID) in Downtown San Jose. In 2007, Downtown property owners agreed to pay up to 7.5 cents per square foot to create the PBID. The Project's substantial size will contribute to a large increase in these annual revenues, shown in Table 6.

**Table 6. Property-Based Improvement District
Estimated Annual Payment, FY 2021-2022**

Basis	PBID Payment
Existing Baseline (1)	\$11,565
Almaden Office Project (2)	\$105,400
Net Increase	\$93,834

Sources: Boston Properties; and ALH Urban & Regional Economics.

(1) This is the amount paid by the existing use for FY 20-21. The amount for FY 21-22 is assumed to be comparable.

(2) Equivalent to the Project's 1,405,328 gross sq. ft. multiplied by the PBID rate of 7.5 cents per square foot.

- Downtown San Jose's PBID revenues will increase by an estimated \$93,800 per year after development of the Almaden Office Project.
- These revenues will continue as long as the PBID is in place.

Annual Operational Economic Impacts

The Project's on-going operational impacts are grouped into direct impacts plus local indirect and induced impacts. Direct impacts include the Almaden Office Project business employment, labor income (payroll) and output (value of goods and services produced). These results are shown in Table 7 at the end of this section. The impacts of local business spending are reflected in indirect impacts and the impacts of employee household spending are reflected in induced impacts.

- The 6,401 Project workers are estimated to have a combined annual payroll (or labor income) of \$1.3 billion. The value of goods and services produced by the Almaden Office Project's tenant's is estimated at \$5.5 billion per year.
- The Project's tenants and property management operations will also generate demand for goods and services suppliers in San Jose, creating indirect economic impacts. These indirect impacts of \$132.5 million of business to business purchases could support an additional 549 jobs and \$61.2 million in annual payroll.
- Project tenant employees who live in San Jose will make local purchases that are captured in the induced impacts, in addition to the local workday spending of all Project employees as well as the household spending of supplier employees. This induced consumer spending could support approximately 2,360 jobs and \$167.9 million in annual payroll.
- The Project's total impact on economic activity in San Jose is estimated at \$6.1 billion, including the direct output impacts of the tenant businesses and the indirect and induced impacts at other local businesses. All total, the Almaden Office Project could directly and indirectly support approximately 9,310 jobs and an estimated \$1.5 billion in payroll earnings in the City of San Jose, based on the development assumptions used in this analysis.

**Table 7. Annual Operations Impact of Almaden Office Project
City of San Jose, 2021 Dollars**

Impact Category	Jobs	Labor Income	Output
Direct	6,401	\$1,269,843,930	\$5,454,199,376
Indirect	549	\$61,209,806	\$132,451,068
Induced	2,360	\$167,855,962	\$488,464,906
Total	9,309	\$1,498,909,699	\$6,075,115,350

Sources: IMPLAN; and ALH Urban & Regional Economics.

An overview of the concepts involved in economic impact analysis and the underlying methodology is presented in the Appendix.

CLOSING

The preceding findings are sensitive to the selection of a range of assumptions. In preparing the preceding analysis, ALH Economics attempted to select reasonable values for each of these assumptions, all of which are documented in the ALH Economics project files. If different assumptions or values are selected, however, the fiscal revenue and economic impact values would be different than estimated herein.

This memorandum is subject to the following Assumptions and General Limiting Conditions.

ASSUMPTIONS AND GENERAL LIMITING CONDITIONS

ALH Urban & Regional Economics has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with government officials, review of City and County documents, and other third parties deemed to be reliable. Although ALH Urban & Regional Economics believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information by third parties. We have no responsibility to update this report for events and circumstances occurring after the date of this report. Further, no guarantee is made as to the possible effect on development of present or future federal, state or local legislation, including any regarding environmental or ecological matters.

The accompanying projections and analyses are based on estimates and assumptions developed in connection with the study. In turn, these assumptions, and their relation to the projections, were developed using currently available economic data and other relevant information. It is the nature of forecasting, however, that some assumptions may not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the projection period will likely vary from the projections, and some of the variations may be material to the conclusions of the analysis.

Contractual obligations do not include access to or ownership transfer of any electronic data processing files, programs or models completed directly for or as by-products of this research effort, unless explicitly so agreed as part of the contract.

APPENDIX: ECONOMIC IMPACT ANALYSIS OVERVIEW

The impact of an economic stimulus (i.e., major corporation, real estate development, educational institution, etc.) on the local economy is greater than the total of the spending on construction as well as the payroll and spending associated with the project's operational components, such as retail, restaurant, office, and hotel components. This is because money spent by the developer or the Project's tenants is spent again by the employees and local businesses. Employees use their salaries and wages to purchase goods and services from other businesses. Businesses make their own purchases and hire employees, who also spend their salaries and wages throughout the local economy. A chain reaction of indirect and induced spending continues, with subsequent rounds of additional spending gradually diminished through savings, taxes, and expenditures made outside the immediate region. This economic ripple effect is measured by what is known as an "Input-Output" economic model, which uses a series of "multipliers" to provide estimates of the number of times each dollar of "input," or direct spending, cycles through the economy in terms of "indirect and induced output," or additional spending, personal income, and employment. For the purpose of this analysis, the Almaden Office Project comprises the economic stimulus, or project, at the center of the economic impact analysis.

The secondary impacts of supplier expenditures - employee spending - are called multiplier effects. Multiplier effects are a way of representing the larger economic effects on the local economy. The multiplier effects translate an increase in output (loosely defined for service industries as sales, less profits) into a corresponding increase in jobs and personal income. In essence, the multiplier effect represents the recycling of local spending. This recycling process creates new business opportunities.

The types of economic impacts typically measured by multipliers are as follows: ¹

- Direct impacts refer to impacts from the economic activities associated with the Project.
- Indirect impacts measure output (gross sales), jobs, and labor income associated with the business and organizations that support the Project's activities.
- Induced impacts accrue when employees of Project businesses and indirect industry employees spend their wages on local goods and services. These expenditures in turn stimulate other sectors in the local economy.

There are several input-output models used by economists to estimate multiplier effects. ALH Economics used the IMPLAN input-output model to develop the estimates of Project output, jobs, and personal income impacts. The IMPLAN model examines inter-industry relationships in the different scale economies. For the Almaden Office Project analysis, ALH Economics relied on IMPLAN to provide estimates of indirect and induced output, employment, and income impacts based on multipliers for the City of San Jose.

IMPLAN multipliers indicate the ratio of direct impacts to indirect and induced impacts, or total impacts. For example, an output multiplier of 0.25 indicates that \$1.00 dollar of direct spending generates an additional \$0.25 in indirect and induced spending. Put differently, a spending multiplier of 0.25 can be interpreted as indicating that \$1.00 of direct spending generates total spending of \$1.25. In the case of employment impacts, the multipliers measure the number of full-time equivalent (FTE) jobs supported by \$1 million in direct spending, e.g., an employment multiplier of 10 indicates that \$1 million in spending generates 10 indirect and induced FTE jobs.

¹ Indirect impacts are the changes in inter-industry purchases as they respond to new demands of directly affected industries. Induced impacts typically reflect changes in spending from households as income increases or decreases due to changes in production.

ALMADEN BLVD



KPF

bxp Boston
Properties



**Boston Properties
Almaden Office Project**

1.4M ^{sf}
of office space

38K ^{sf}
of Amenity/ FB

100K ^{sf}
of Terraces

400K ^{sf}
of Basement
1,279 Spaces

2.05M ^{sf}
LEED Gold

Total Project
Targeted

ALMADEN BLVD. ECONOMIC BENEFITS

CONSTRUCTION JOBS CONSTRUCTION WAGES

Built with Union Labor

1,919 FT Jobs/Year
\$194 Million/Year

PERMANENT JOBS INDIRECT + INDUCED JOBS

6,401 Jobs
9,309 Jobs

CITY OF SAN JOSE GENERAL FUND TAX REVENUES

\$4.3 Million/Year

PROPERTY TAX REVENUES TO TAXING AGENCIES

(Taxing Agencies include: Bay Area Air Quality Management District, State Educational Revenue Augmentation Fund, Santa Clara County, City of San Jose, San Jose Unified School District, San Jose-Evergreen School District, Santa Clara Valley Water District and other entities)

\$13.9 Million/Year

SAN JOSE UNIFIED SCHOOL DISTRICT

(Share of property tax revenues received from total \$13.9 million above)

\$6.5 Million/Year

OTHER PROJECT CONTRIBUTIONS

COMMERCIAL LINKAGE FEES 1% PUBLIC ART INVESTMENT PUBLIC PARKING

(weekends/week nights)

\$17 Million
\$4 Million
1,279 Spaces

ALMADEN BLVD. CONFORMANCE AND CONSISTENCY



GENERAL PLAN POLICIES

*Land Use Designation
Complete Community
Downtown Policy
Transportation Policy
Santa Clara Valley Habitat Conservation Plan
Riparian Corridor Protection and Bird Safe Design*



ZONING ORDINANCE

*Land Use, Height, Parking, Bicycle Parking,
TDM Plan, Off Street Loading*



GREEN BUILDING ORDINANCE



CITY COUNCIL POLICY

*Policy 6-34: Riparian Corridor Protection and Bird Safe Design
Policy 6-29: Post Construction Urban Runoff Management
Policy 4-3: Outdoor Lighting
Policy 6-30: Public Outreach*



OTHER DEVELOPMENT GOALS

*Downtown Strategy 2040
Jobs to Employed Resident Ratio
Regional Job Center
Privately Owned Public Open Space
Pedestrian and Bicycle Circulation
Subterranean Parking Garage
FAR/Maximum Height
Transit Ridership
Ground Floor Commercial Uses and Activation
Public Art 1%
Public Parking (weekends and weekday nights)
Public Street Improvements*

AERIAL



URBAN WINDOW



SOUTH WEST CORNER



ALMADEN STREETSCAPE



GROUND FLOOR



SUSTAINABLE FUTURE

- ✓ LEED GOLD
- ✓ 60% PARKING REDUCTION
FROM ZONING REQUIREMENTS
- ✓ EV CHARGING STATIONS
FOR PUBLIC ON NIGHTS AND WEEKENDS
- ✓ 40% POTABLE WATER USE REDUCTION
COMPARED TO UNIFORM PLUMBING CODE
- ✓ 20% PERCENT ENERGY REDUCTION
FROM CURRENT MEDIAN BUILDING BASELINE
- ✓ 23% PERCENT NET CARBON REDUCTION
FROM CURRENT MEDIAN BUILDING BASELINE
- ✓ TARGETING ALL ELECTRIC
- ✓ PV READY



