



LAND SITE AVAILABLE FOR DEVELOPMENT

DIRIDON AREA SPECIFIC PLAN — OPPORTUNITY ZONE

PROPERTY DETAILS

Location: 324-338 W. Saint John Street, San Jose, CA

Site Area: 11,543 SF

APN: 259-36-036, 259-36-037, 259-36-038, 259-36-067

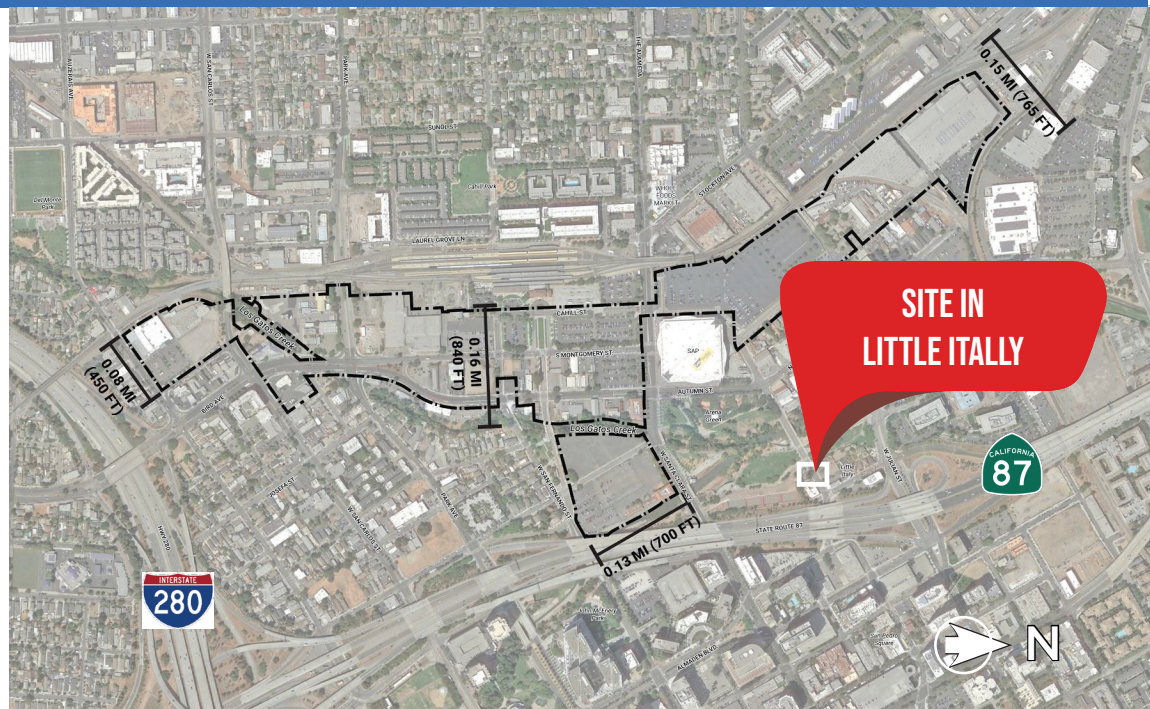
County: Santa Clara

Land Use Zoning: DC (Downtown Commercial)

Neighborhood: Little Italy

Improvements: 3 SFHs on 4 parcels

Tenants: Property to be delivered vacant at COE



324-338 W. SAINT JOHN STREET
SAN JOSE, CA

ENTITLEMENTS

GENERAL PLAN DT- Downtown

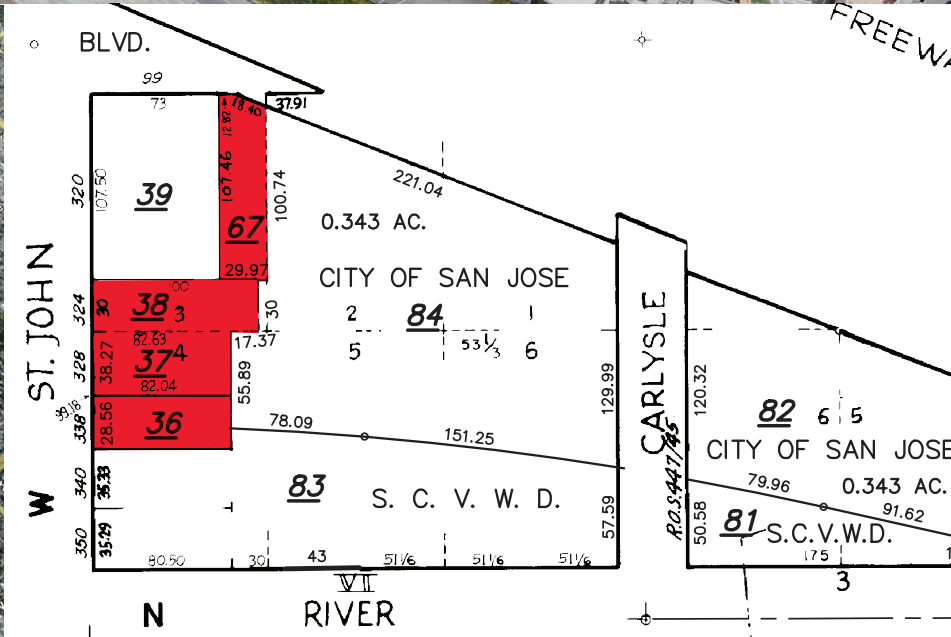
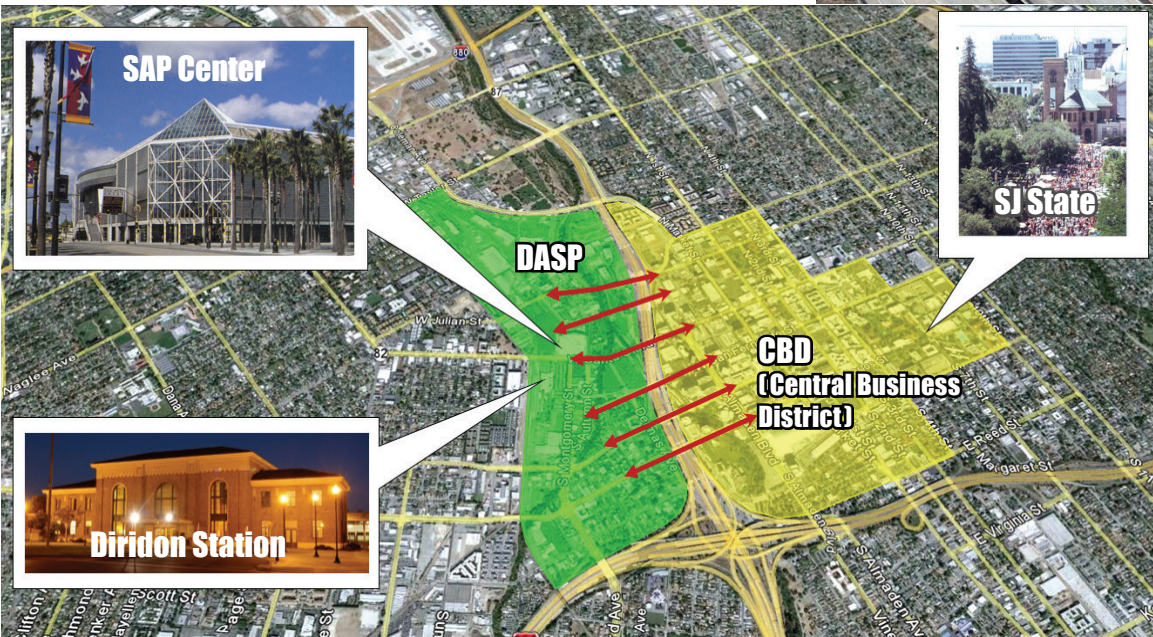
Within the General Plan area of Downtown, the permitted Uses are identified by zoning designations in City of San Jose Ordinance 20.70.200. Except as otherwise specified, properties located in the downtown zoning districts shall only be subject to FAA height limitations necessary for the safe operation of San José International Airport.

ZONING DC- - Downtown Primary Commercial

For Permitted Uses under the DC zoning designation, see the table in Ordinance 20.70.200.

Specific Conditions

- Development of this site will be subject to historical review criteria of the City of San Jose.
- Property is within a designated Opportunity Zone (OZ).



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SITE AREA

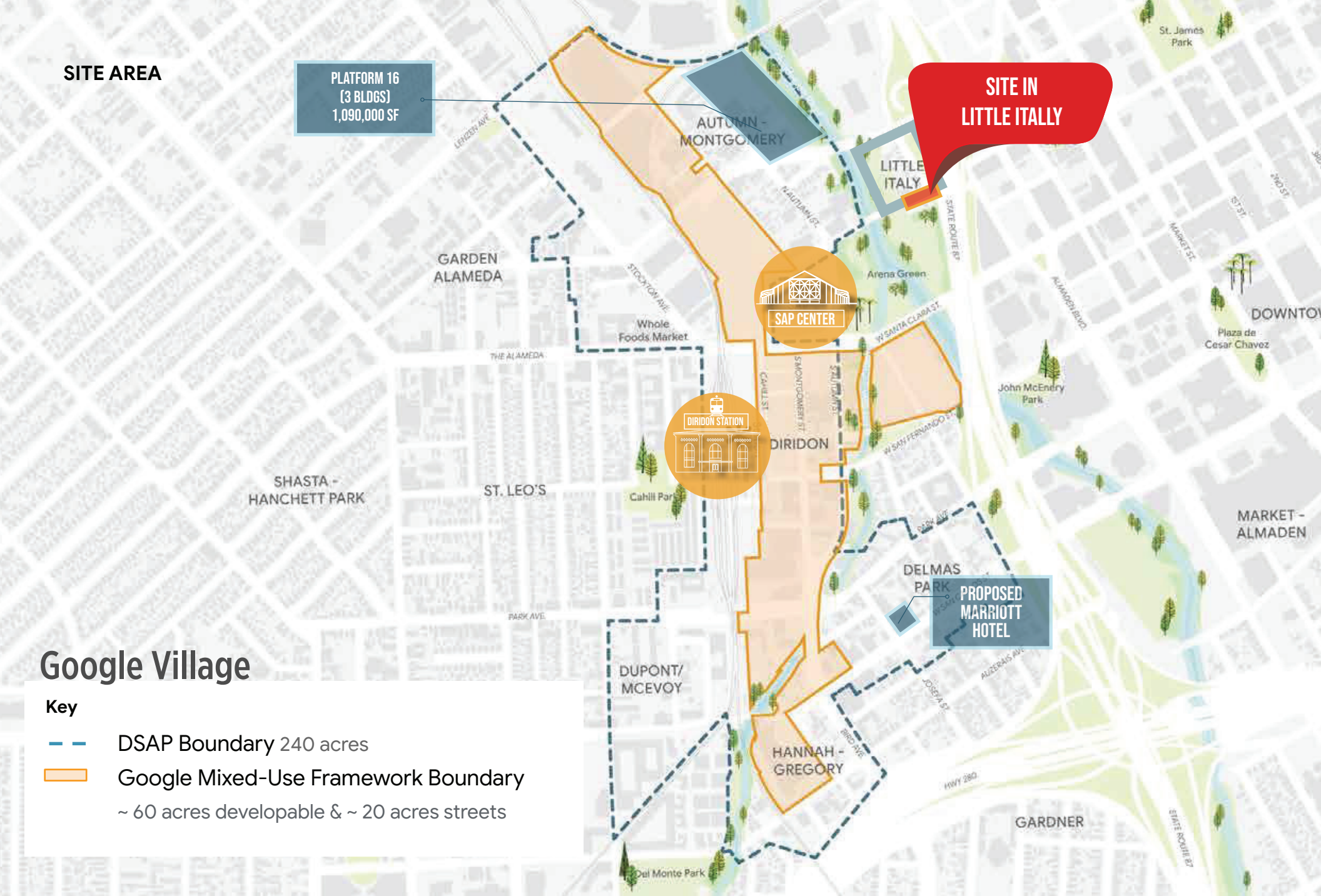
PLATFORM 16
(3 BLDGS)
1,090,000 SF

SITE IN
LITTLE ITALY

Google Village

Key

-  DSAP Boundary 240 acres
-  Google Mixed-Use Framework Boundary
~ 60 acres developable & ~ 20 acres streets



324-338 W. SAINT JOHN STREET
SAN JOSE, CA

TWO CONCEPTUAL ALTERNATIVES: 55 UNITS AND 99 UNITS

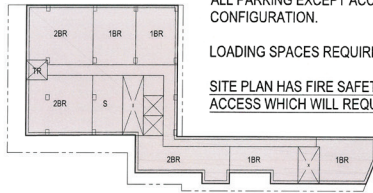
PROJECT DATA

ZONING	DC
SITE AREA	11,543 SF
ALLOWED USES	MULTIFAMILY RESIDENTIAL DWELLINGS ALLOWED
BUILDING HEIGHT ALLOWED	212' FAA
SETBACKS	NONE REQUIRED
CONSTRUCTION TYPE	TYPE IIIA
MAX HEIGHT FOR TYPE IIIA IS 85'.	
UNITS	
STUDIOS @ 540 SF (14%)	8
1 BR @ 717 SF (50%)	29
2 BR @ 1090 SF (36%)	21
TOTAL	58
DU/AC	219
TOTAL NRSF	+/- 48,010 SF

PARKING REQUIRED/PROVIDED (1 STALL PER UNIT) 58
 ALL PARKING EXCEPT ACCESSIBLE IS PROVIDED IN BASEMENT LEVEL IN STACKER CONFIGURATION.

LOADING SPACES REQUIRED/PROVIDED (10X30') 1

SITE PLAN HAS FIRE SAFETY CODE ISSUES: 150' HOSE PULL, AND HYDRANT ACCESS WHICH WILL REQUIRE MITIGATION.



TYPICAL UPPER LEVEL SITE PLAN

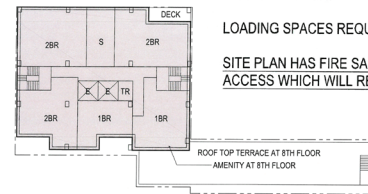
PROJECT DATA

ZONING	DC
SITE AREA	11,543 SF
ALLOWED USES	MULTIFAMILY RESIDENTIAL DWELLINGS ALLOWED
BUILDING HEIGHT ALLOWED	212' FAA
SETBACKS	NONE REQUIRED
CONSTRUCTION TYPE	TYPE IA
UNITS	
STUDIOS @ 540 SF (17%)	17
1 BR @ 717 SF (33%)	33
2 BR @ 1090 SF (50%)	49
TOTAL	99
DU/AC	374
TOTAL NRSF	+/- 83,105 SF

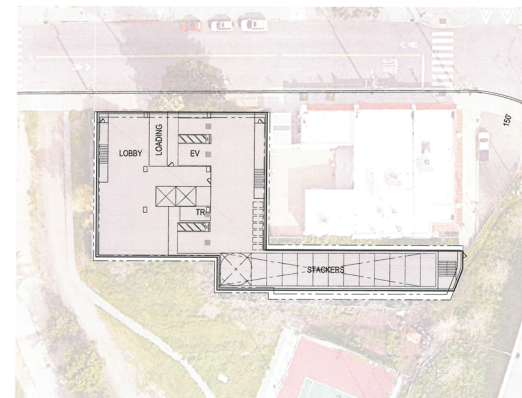
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TYPICAL UPPER LEVEL SITE PLAN



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