

III. PROJECT DESCRIPTION

A. OVERVIEW OF THE PROPOSED PROJECT

The Baseball Stadium in the Diridon/Arena Area (proposed project) consists of the development of an approximately 1.5 million square-foot major league baseball stadium and a parking structure with ground floor commercial uses on approximately 23.1 acres in the City of San Jose. The baseball stadium would have a maximum seating capacity of 45,000 and a maximum height of 165 feet, with scoreboards approximately 200 feet and lights approximately 235 feet above finished grade. The proposed project would require City entitlement actions including demolition, construction, and development permits.

B. PROJECT OBJECTIVES

The City of San Jose is proposing the construction of a downtown baseball stadium as the first step towards drawing Major League Baseball to the city. The objectives of the proposed project are summarized as follows:

- an open-air stadium of 45,000 seats and associated facilities meeting major league standards for size and quality of improvements expected in modern stadiums;
- a site that is at least 14 acres, located within the Greater Downtown area of San Jose, and of a configuration capable of accommodating the above-described stadium and associated facilities;
- a site that is readily accessible (within $\frac{3}{4}$ mile) by substantial public transportation opportunities, especially regional transit;
- a site that offers potential for using a high number of existing parking facilities (within $\frac{3}{4}$ mile) and offers the potential for dedicating up to 150 spaces on-site for exclusive use by the stadium ;
- a site that possesses views of the Downtown San Jose skyline and the sense of Silicon Valley between the Santa Cruz and Diablo Mountain Ranges;
- the ability to use the stadium's seating capacity for occasional major civic and entertainment events;
- the ability to convert the ballpark's infield area during the off-season to a small enclosed temporary amphitheater with a capacity of 5,000 to 15,000 seats for music, concerts and entertainment; and
- a site that can provide an appropriate context for designing a modern structure in the architectural tradition of old ballparks.

C. PROJECT LOCATION

As shown in Figure III-1, the project site is situated in the South San Francisco Bay Area, in the City of San Jose, Santa Clara County. The project site is located along the western edge of the Greater Downtown Area of San Jose, in the Burbank/Del Monte Strong Neighborhoods Initiative Area. The project site extends from W. San Fernando Street south to Los Gatos Creek and from Los Gatos Creek west to the rail road tracks, as shown in Figure III-2.

D. PROPOSED PROJECT

The proposed project would reconfigure the 17 existing parcels located on the project site (shown in Figure V.A-3) in order to develop an approximately 1.5 million square-foot major league baseball stadium with a maximum seating capacity of 45,000. As part of the proposed project, an approximately 420,000 square-foot, five-story parking structure with approximately 1,200 parking spaces and ground floor commercial uses is proposed south of the ballpark, across Park Avenue. A pedestrian bridge crossing Park Avenue would connect the two structures. Montgomery Street between W. San Fernando and Park Avenue would be abandoned and S. Autumn Street would be realigned to the east to accommodate the proposed project. All existing structures on the project site would be demolished or relocated. The various components of the proposed project are outlined below.

The project described below includes both the potential relocation of the PG&E substation to the southern tip of the project site, south of the proposed parking garage, and the realignment of S. Autumn Street to the east, with a minimum average setback of 50 feet from the Los Gatos Creek top of bank. The degree of the S. Autumn Street realignment to the east is subject to further project design and refinement, and may exceed the average 50 foot setback from the creek top of bank. Accordingly the project site and amount of acquisition assumed to be necessary in this EIR is also greater than what may ultimately be necessary.

Figure III-3 shows the conceptual site plan for the proposed ballpark. The firm hired to do conceptual development studies is Hellmuth, Obata & Kassabaum, Inc. (HOK Sport). This firm has designed urban ballparks such as AT&T Park in San Francisco and PETCO Park in San Diego. HOK Sport is currently charged with site planning; specific stadium design is not being conducted at this time.

1. Baseball Stadium

The proposed baseball stadium would include baseball-related facilities, as well as associated restaurant and retail/commercial uses. Table III-1 lists the proposed uses within the stadium and the associated square feet. Baseball stadium uses are also discussed in this section.

a. Baseball Facilities. Baseball-related facilities to be located within the proposed stadium would include the playing field, spectator facilities, food service and retail, home and visiting team facilities, press facilities, service and operation facilities, administrative facilities, parking, loading docks, lighting/scoreboard, sound system, and public access and plazas.

(1) Playing Field. The stadium structure would be oriented on the site so that the first baseline of the playing field would roughly parallel W. San Fernando Street to the north and Park

Figure III-1: Regional Location Map

8x11 – b/w

Figure III-2: Project Site Location

8x11 – b/w

Figure III-3: Conceptual Site Plan

8x11 – COLOR

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Avenue to the south. The third base line would roughly parallel the train tracks to the west of the project site. Home plate would face northeast, towards the intersection of W. San Fernando Street and S. Autumn Street. The playing field would be approximately 135,000 square feet. It is assumed that the open-air turf portions of the playing field would be natural grass.

(2) Spectator Facilities. The proposed stadium would have up to five levels of seating and an approximate building height of 165 feet. The ballpark would provide various seating options that would differ in price. General seating bowl characteristics are listed in Table III-2.

Approximately 342,730 square feet of other spectator facilities are also integral to the proposed project and would include the following:

- rest rooms (33,830 square feet);
- concourses for circulation (286,000 square feet);
- club lounges (33,570 square feet);
- fan entertainment, such as a Hall of Fame museum, family entertainment center, or picnic area (15,000 square feet); and
- guest services including first aid, customer service and ticket windows (5,500 square feet).

(3) Food Service. Concession stands and food court seating areas would occupy approximately 37,370 square feet. Food service support areas, such as kitchens, pantries, and staff areas would occupy an additional 72,600 square feet. The stadium would also include 2 to 3 specialty restaurants of up to 17,000 square feet total. It is anticipated that the specialty restaurants would be open to the public year-round. Access to year-round restaurants would be from the public sidewalks and plazas surrounding the stadium.

(4) Retail and Community Facilities.

Retail operations, including a main retail store, satellite retail stores, and novelty stands would occupy approximately 27,000 square feet. It is anticipated that the 15,000 square foot main retail store would be open to the public year-round. In addition to the retail facilities, 18,000 square feet of community facility space has been allocated. This area may be used for a conference center or other meeting area.

Table III-1: Baseball Stadium Uses

Baseball Facilities	Area (Square Feet)
Playing Field	134,850
Spectator Facilities	
Seating	337,490
Restrooms	33,830
Concourses	286,000
Club Lounges	33,570
Fan Entertainment	15,000
Guest Services	5,500
<i>Subtotal</i>	<i>711,390</i>
Food Services	
Concessions	37,370
Food Service Support Areas	72,600
Specialty Restaurants	17,000
<i>Subtotal</i>	<i>126,970</i>
Retail and Community Facilities	
Retail	27,000
Community Facilities	18,000
<i>Subtotal</i>	<i>45,000</i>
Team Facilities	
Home Team	36,100
Visiting Team	16,500
Auxiliary Locker Facilities	7,050
<i>Subtotal</i>	<i>59,650</i>
Press Facilities	22,950
Police Facilities	1,500
Services and Operating Facilities (including loading areas)	129,700
Administrative Facilities	60,000
Parking (on-site)	75,000
Public Plazas	64,920
Net Total	1,431,930

Note: Numbers are approximate for planning purposes and may be subject to change during stadium design process.
Source: HOK Sport December 2005.

Table III-2: Seating Bowl Characteristics

Seating Type	Seating Capacity	Seating Area (square feet)
General Reserved	34,000	221,000
Field Club Seats	500	4,000
Club Level Seating	4,000	32,000
Suite Seating (luxury suites, owner's suites, party suites)	1,450	47,990
General Admission	5,000	32,500
Total	44,950	337,490

Source: HOK Sport, December 2005.

(5) Team Facilities. The proposed stadium would include facilities for the home and visiting team. Team facilities include clubhouse facilities (locker rooms) as well as a dugout and tunnel, batting/pitching tunnel, and bullpen. Approximately 59,650 square feet is dedicated to team facilities. The home team clubhouse would be approximately 26,000 square feet and the dugout and tunnel, batting/pitching tunnel, and bullpen would be approximately 10,100 total square feet. The visiting team clubhouse would be approximately 10,600 square feet and the dugout and tunnel, batting/pitching tunnel, and bullpen would be approximately 5,900 square feet. Auxiliary locker facilities for umpires, mascots, staff, and others would be approximately 7,050 square feet.

Typical for ballpark design, the bullpens used by pitchers would be located in foul territory beyond the dugouts, along both foul lines. The home team dugout would be on the third-base side of the field.

(6) Press Facilities. The proposed stadium would include facilities to accommodate the press that would cover the baseball games. Press facilities would include but are not limited to writing press area, broadcast/auxiliary booths, interview rooms, camera/still photo locations, press dining/kitchen areas and restrooms. Approximately 22,950 square feet of use would be dedicated to press facilities.

(7) Police Facilities. An approximately 1,000 square foot event-related police substation would be located on the stadium site and would include two holding cells. In addition, a safety command center would be located within the stadium and would be shared by multiple agencies. The command center would have a direct view of the field in order to direct resources to areas of need for police, fire, or medical responses. Approximately 1,500 square feet would be dedicated to police service facilities.

(8) Services and Operating Facilities. Approximately 129,700 square feet is needed for services and operating facilities include the following:

- event staff facilities, such as locker rooms and break areas;
- maintenance facilities such as maintenance shops and cleaning crew facilities;
- groundskeeping office and lockers and equipment storage areas;
- baseball operations, such as security command posts and offices and storage areas; and
- mechanical, electrical and other systems.

(9) Administrative Facilities. Office facilities would be provided for team administration, tickets (in support of ticket windows), ballpark operations and food service operators. Approximately 60,000 square feet of administrative facilities would be included as part of the proposed baseball stadium.

(10) Parking. Approximately 150 parking spaces would be provided for players and staff as part of the proposed stadium. Typically, these parking spaces are located within or immediately adjacent to the stadium facility and access would most likely be provided from Park Avenue.

(11) Loading Docks. The loading area would contain 5 loading docks to be used for concession delivery, merchandise delivery, and waste removal, and 8 loading docks for media broadcast

trucks. Typically, these loading docks are located in the service area of the ballpark and access would be provided from Park Avenue.

(12) Lighting/Scoreboard. Up to two main scoreboards and several auxiliary boards would be provided in the stadium. The maximum height of the main scoreboards would be 200 feet above finished grade.

Up to eight lighting structures would be provided in the stadium, generally four in the outfield and four in the infield. The maximum height of the light towers would be 235 feet above finished grade. These lighting structures would be designed to illuminate various zones on the playing field. Based on current lighting practices it is assumed that the field lights would be white light, such as metal halide, with between 1,500 to 2,000 watts per bulb. Lighting would be directed towards the playing surface and lighting design would incorporate techniques to limit the amount of light escaping into areas surrounding the stadium including precision reflectors and glare control optics.

(13) Sound System. A public announcement (PA) system would be included in the design of stadium. The PA system for the downtown stadium is proposed to be a distributed speaker system, which would utilize speakers located around each section of the park to minimize the need for extra-loud and high-mounted units.

(14) Public Access and Plazas. The main pedestrian, public access would be provided on the southeast corner of the site, in the vicinity of Park Avenue and S. Autumn Street. Two secondary access locations would be provided. Public plazas would be provided at the entrances to the stadium. A minimum of 64,920 square feet of open space will be developed as part of the site.

b. Baseball Stadium Uses. The proposed ballpark complex would be used for major league baseball games and associated activities, as well as events other than baseball.

(1) Baseball Uses. The primary use of the ballpark would be for the approximately 80 major league home baseball games per season as scheduled by Major League Baseball. These 80 games are held between the months of March and September. Games are typically held on weekdays at 12:35 p.m. or 7:05 p.m., and on weekends at 1:05 p.m. or 7:05 p.m. The ballpark could also be used for post-season games (e.g., championship play-offs) and exhibition games (e.g., All-Star Game).

(2) Non-Baseball Events. The ballpark facility may also be used for events other than baseball. Such events might range from music and entertainment presentations to large civic gatherings for such events as a 4th of July celebration or the visit of a prominent figure. Approximately 15 to 20 times a year, events may be held at the ballpark utilizing all of the ballpark's existing seats; temporary seating may also be provided on the field level for these events. However, this activity would not necessarily increase the number of seats as seating in the grandstands would be eliminated because there were not views of the stage or other event. These events could occur at varying dates and times. In addition to these types of events, other events might also be held using less than the ballpark's proposed maximum seating capacity.

2. Commercial Development South of Park Avenue

The stadium parking garage would likely contain ground floor commercial uses. Approximately 20,000 square feet of commercial uses associated with the baseball stadium would be developed with the stadium parking garage, south of Park Avenue.

There is currently a building on this area of the site which houses a water pump to keep the Park Avenue railroad underpass free of standing water during heavy rain events. Such a pump and housing would be incorporated into parking garage or commercial development area design.

3. Parking Facilities and Access

a. Parking Structure and Pedestrian Bridge. As part of the proposed project, an approximately 420,000 square-foot, five-story (maximum of 80 feet in height) parking structure is proposed south of the ballpark, across Park Avenue. The parking structure would include approximately 1,200 parking spaces and would have an approximately 72,000 square foot building footprint. A pedestrian bridge crossing Park Avenue would connect the two structures. Vehicle access to the parking garage would be provided from Park Avenue and S. Autumn Street. Once parked, pedestrians would either cross from the parking structure to the stadium via the bridge across Park Avenue or by descending to street-level and crossing to the entry plaza.

b. Other Parking. A total supply of 21,072 parking spaces currently exist within $\frac{3}{4}$ - miles to the north and east of the proposed stadium (shown in Figure V.C-6). Assuming that these spaces are normally 25 percent occupied in the evening without an event at the HP Pavilion, there are an estimated 15,804 available spaces for the stadium.

c. Site Access. Several roadways would be abandoned or realigned as part of the proposed project. S. Montgomery Street, between W. San Fernando Street and Park Avenue would be abandoned. Otterson Street, west of S. Montgomery Street would also be abandoned. S. Autumn Street between Santa Clara Street and Park Avenue would be converted to a two-way street. S. Montgomery Street between Santa Clara Street and San Fernando Street would also be converted to a two-way street with curb side parking areas used for passenger drop-off and pick-up. S. Autumn Street would be realigned approximately 2 to 80 feet to the east of its current location, setback approximately 50 from the top of bank of Los Gatos Creek, to accommodate the proposed project.

d. Bird Avenue/Autumn Street Design. A series of transportation-related changes are planned for the Bird Avenue/Autumn Street corridor, either as background improvements (something already planned without the stadium) or as part of the stadium project. The changes include the extension of Autumn Street to Coleman Avenue, the realignment of Autumn Street (and abandonment of Montgomery Street) along the eastern side of the stadium site, and transportation operations improvements on Bird Avenue between I-280 and Park Avenue. These improvements are described in detail in the transportation technical background report (Appendix C of the EIR).

4. PG&E Substation

An existing PG&E substation located adjacent to the railroad tracks northwest on the project site will be modified or may be relocated as part of the proposed project. This approximately 1.5 acre facility

includes 115-kilovolt transmission lines, underground electrical distribution lines, distribution transformers and electrical switch gear that serve the electrical needs in the downtown area.

Two options are being considered at this time: (1) reconfiguration of the existing substation to accommodate the relocation of underground electrical distribution lines or (2) relocation of the substation south to the existing Fire Training Center site.

a. Reconfiguration. Reconfiguration would involve substantial above ground changes to the existing substation. In order to keep the substation operational during construction, reconfiguration would take place in phases and a new bank of electrical switchgear to accommodate future electrical demand would also be required. With this addition, there would be a total of five electrical banks (three standard transformers and two smaller transformers) resulting in a slightly larger substation footprint. The additional size has not yet been determined and it is possible additional land to the north and east of the existing substation would be needed to accommodate the reconfiguration. Additions to the existing substation would be appropriately screened.

b. Relocation. If necessitated by stadium site design, the PG&E substation would be relocated on the project site south of the proposed parking garage. Under this option, the substation would also be comprised of five electrical banks (three standard transformers and two smaller transformers) and would permit a more efficient configuration of equipment. The relocated substation would be enclosed in an area approximately 250 feet by 340 feet. Most of the equipment would be less than 20 feet in height except as required for the necessary clearances for a safe design. The relocated substation would be partially screened to limit its visibility on the site. The existing substation site would be cleared of all equipment and materials.

5. Site Acquisition, Demolition/Relocation and Preparation

The Redevelopment Agency is in the process of working with individual property owners to purchase properties within the project site. To date 5 of 16 properties are owned or are in negotiations with the San Jose Redevelopment Agency.

The proposed project would include the demolition or relocation of 17 buildings totaling 327,045 square feet, one of which is an historic resource. Removal of 12 buildings south of San Fernando Street to Park Avenue and east of the railroad tracks to Los Gatos Creek, on the location of the proposed stadium, would be required. These one- to three-story structures total approximately 285,085 square feet of existing commercial, light industrial uses, and office uses. Removal of four one-story buildings and a seven-story live fire training tower, totaling 41,960 square feet, south of Park Avenue and west of S. Autumn Street, on the location of the proposed parking garage and PG&E substation may also be required.

The site is relatively flat and minimal grading would be necessary as part of the project. Excavation would be required for approximately 75 percent of the stadium site to accommodate the structure design, including below-field facilities, such as foundations, trenched utilities and field drainage.

The project site is approximately 23.1 acres. Portions of the site are presently developed as light industrial, residential and commercial uses, as well as roadways. There are also many landscape trees

within and around these uses. Approximately 45 of these trees meet the City's definition of ordinance-size trees (56-inches or more in circumference or 18 inches in diameter at 2 feet above ground).

6. Project Construction and Schedule

Assuming the ballot initiative is approved in November 2006, a stadium design team would be selected by December 2006. Site preparation, infrastructure development and PG&E relocation would begin in March 2007. Construction would begin approximately 1 year later in March 2008. Opening day would be in April 2010.

7. Employment

The proposed stadium would employ a maximum of 1,560 full- and part-time employees, including the following:

- 495 day of game (groundskeepers, engineers, plumbers, medical support, switchboard operators, ticket sellers, ticket takers, ushers, security, maintenance);
- 715 concessionaire;
- 80 players, coaches trainers;
- 135 media; and
- 135 other (ancillary development).

The proposed parking garage and commercial uses south of Park Avenue would also add employment to the project site.

E. USES OF THE EIR

The City of San Jose may use the EIR for actions necessary to implement the project, including the following approvals for a publicly funded project:

- Ballot Initiative.
- Contracts for public infrastructure improvements.
- Right-of-way acquisition.
- Demolition, grading, building, encroachment and other construction permits.
- Stormwater Pollution Prevention Plan (SWPPP).
- Relinquishment of SR 82.

The EIR may also be used by the following agencies for other regulatory reviews and approvals that may be necessary to implement the project:

- City of San Jose/Redevelopment Agency/Board/Council.
- Valley Transportation Authority (VTA).
- Bay Area Regional Water Quality Control Board (RWQCB).

- Santa Clara Valley Water District (SCVWD).
- California Public Utilities Commission (PUC).
- Bay Area Air Quality Management District (BAAQMD).
- California Department of Transportation (Caltrans).

