

## San José Diridon Station Area

# COMMUNITY MEETING SUMMARY

**Date and time:** April 17th, 2021, 10:00am - 12:00 pm

**Format:** Zoom Meeting

**Purpose:** to share information and receive comments on the Draft Development Agreement for Google's proposed Downtown West project

### Agenda:

1. Welcome, Interpretation, and Live Poll
2. Introductions and Agenda Overview
3. Staff Presentation on the Draft Development Agreement:
  - a. Background + Context
  - b. Development Agreement overview
  - c. Affordable Housing
  - d. Community Stabilization and Economic Opportunity
  - e. Parks/Open Space
  - f. Transportation
  - g. Environmental Sustainability and District Systems
  - h. Historic Preservation
  - i. Community Benefits Value
4. Participant Small Group Discussions facilitated by the City's community partners: SOMOS Mayfair, African American Community Service Agency (AACSA), and Trinity Episcopal Cathedral
5. Report-back and Wrap-up

### Project Team Members in Attendance:

#### City Staff/Presenters

- Nanci Klein – *Director of the Office of Economic Development (OED)*
- Lori Severino – *Diridon Program Manager*
- Rosalynn Hughey – *Director of the Planning, Building, and Code Enforcement Department*

- Bill Ekern – *Diridon Project Manager, OED*
- Tim Rood – *Planning Division Manager*
- John Tu – *Planner IV, Planning Division*
- José Ruano – *Planner II, DSAP Project Manager*
- James Han – *Planner II, Planning Division*
- Rachel VanderVeen - *Deputy Director, Housing Department*
- Nicole Burnham – *Deputy Director of Parks, Recreation, and Neighborhood Services*
- Eric Eidlin – *Station Planning Manager, DOT*
- Lori Mitchell/Matt Cano - *District Systems*

### Consultant Team

- Dave Javid, Paul Kronser - *Plan to Place*
- Diana Benitez, Alessandra Lundin, Wenhao Wu – *Raimi + Associates*

### Community Partners

- Oliva Ortiz - *SOMOS Mayfair*
- Matt Gustafson - *SOMOS Mayfair*
- Andrea Portillo - *SOMOS Mayfair*
- Lupe Guerrero - *SOMOS Mayfair*
- Oladotun Hospidales - *African American Community Service Agency (AACSA)*
- Steve Sosnowskli - *Trinity Episcopal Cathedral - Downtown*

**Link to slideshows:** [Presentation](#) (English), [Presentación En Español](#) (Spanish), and [Trình bày tiếng Việt](#) (Vietnamese)

**Link to outreach flyers:** [English](#), [Folleto en español](#) (Spanish), [tiếng Việt](#) (Vietnamese)

## MEETING OVERVIEW

On April 17<sup>th</sup>, 2021, the City of San José hosted a virtual community meeting to share information and receive comments on the Draft Development Agreement for Google's proposed Downtown West project. The meeting offered live interpretation services in Spanish and Vietnamese. Approximately 50 community members attended the meeting.

Dave Javid (Principal with Plan to Place, City's consultant) welcomed the meeting participants, made an announcement about live interpretation, and conducted a live poll. Nanci Klein (City's Director of Economic Development) introduced the project team and agenda. Staff then gave a presentation about the Downtown West project.

After the presentation, meeting participants were evenly distributed into five virtual break out rooms or small groups, for a facilitated discussion. Each group was facilitated by a member of the Community Partners that received grants to help the City with outreach and engagement over the last year. One of the breakout rooms was one held in Spanish.

Following the Small Group Discussions, facilitators reported back to the main group the key themes and takeaways that were discussed. Dave Javid then noted the upcoming meetings, including the Planning Commission Meeting on April 28th and the City Council Meeting planned for May 25, along with resources available on the project website ([www.diridonsj.org](http://www.diridonsj.org)).

After the meeting, the City posted [Responses to Frequently-Asked Questions on the Downtown West project \(April 2021\)](#), which address many of the questions raised at the Community Meeting. Other resources include:

- [Draft Development Agreement](#) (April 2021)
- [Info Memo](#) on the Development Agreement (April 2021)
- [Planning Commission Staff Report for the Downtown West project](#) (April 2021)
- [City's Google Project page](#) with all project documents and information about the City's review process
- [Google's Downtown West Project website](#)

Community members are encouraged to email the project team with any remaining questions:

- Lori at [lori.severino@sanjoseca.gov](mailto:lori.severino@sanjoseca.gov) for questions related to the Downtown West Development Agreement or community engagement questions
- James at [james.han@sanjoseca.gov](mailto:james.han@sanjoseca.gov) for other questions related to the project and the City's review process

## POLL RESULTS

The live poll included demographic questions, a question about the topics participants were most interested in, and a question about participants' understanding of the project and previous engagement. The following is a summary of the poll results (see full results in the appendix below):

- 19% of respondents said they had not participated in previous Diridon Station Area engagement events over the past 3 years, while 31% said they had participated in “many” activities and another 44% said they had attended 1-4 events. The remaining 6% said they had not attended any events but had completed online surveys or feedback forms.
- 50% of meeting participants live in the Diridon Station Area and 33% said they live in another San José neighborhood.
- The most represented age group was between the ages of 25 to 44 (50% of respondents).
- Topics of interests that meeting participants were most interested in learning about included Anti-Displacement/Community Stabilization (50%) and Affordable Housing (22%).

## SMALL GROUP DISCUSSIONS

During the Small Group Discussions, community members were encouraged to ask questions and offer comments on the presentation and Draft Development Agreement. The facilitators used the following discussion prompts:

- What do you think overall?
- Which types of strategies, programs, or outcomes would you prioritize to support job readiness and community stabilization using the early payment of \$7.5 million?
- What are your thoughts on the Fund concept, including the third-party manager structure and the composition of the Community Advisory Committee?

The following is a summary of all comments and questions received across the five groups (x # indicates comments that were shared by multiple participants).

## 1. What do you think overall?

### Support for Project and Process

- a. Good presentation, goals, principles and context. This is a good start, commend the City for getting the project moving so quickly and listening to the concerns about displacement. **x3**
- b. Credit to City and Google in engaging and developing a plan that is good for the city and Downtown. **x2**
- c. Continue to build accountability with meetings to inform the community on progress, decisions made, and any potential changes from the original plan. **x2**
- d. Google has been very good at engaging, walking neighborhoods as volunteers. Their engagement should be the norm for community engagement, not the exception. Others coming into the Diridon area should take the same approach.
- e. Appreciate the City efforts on communicating the plan.

### Remaining Concerns

- f. Still hearing high-level information about this complex and extensive program and would like to see more about district-scale utilities and how it will work, and where that infrastructure will be in the Plan Area.
- g. Concerned that issues in the neighborhood are not being addressed including: food growth, housing, low park space and public access.
- h. In general, climate change does not have a voice. All of the undeveloped land should be food production.
- i. Chicanos are not represented in the Development Agreement.
- j. Concerned that the riparian corridor and public parks maintenance will fall on the City, not Google. Afraid this will lead to public parks deteriorating while private areas will be maintained. Parks should be maintained as well as or better than Google spaces.
- k. The Parks + Open Space plan does not have enough parkland or open space, which appears to be a form of discrimination. The concept of private pay to play is not OK.

- l. Concerned that a similar experience will happen as when Facebook moved into Palo Alto and people were being judged on how they looked.
- m. All real estate listings mention Google is coming which is causing a massive displacement, which is really happening.
- n. Make sure there is flexibility in what can be built.

### Other Questions and Suggestions

- o. Seen the economy bump up with affordable housing being built. When employees come from Google, will they be first in line for new housing? Or will it be for anyone?
- p. What does affordable housing look like 20 years down the road?
- q. What are the types of programs and opportunities for local students and pipeline from, for example, San José State into the workforce?
- r. How do the transportation programs relate to the equity goals? How will transportation benefits go to all? And when will this occur in the process? For example, usually transportation benefits go to full-time employees and not necessarily employees in retail, janitorial, or contract work.
- s. If employees don't work directly for Google but are contractors (e.g., janitorial staff), will they be able to get these benefits? Ideally everyone who works in the area will have the ability to get a transit pass. Would like to see more commitment on transit passes.
- t. Look at unintended consequences on existing communities (e.g. displacement) as we see an influx of high-paying jobs.
- u. Placemaking - there are a lot of little things, but how does the project make this a district? How to encourage culture and identity? How to brand this area as distinct?
- v. Can you explain the oversight performance slide - Google can transfer 40% of constructed sq ft?
- w. Is there any research done on big companies investing in other areas, such as Urban Villages? Micro HQs can be spread throughout the city, so people don't need to commute as far.

**2. Which types of strategies, programs, or outcomes would you prioritize to support job readiness and community stabilization using the early payment of \$7.5 million?**

- a. Make sure that undocumented folks have access to resources. **x3**
- b. Would like for the first round of funding to focus on legal services for tenants facing eviction, community land trust, tenant education and organization. **x2**
- c. Housing support is needed for the most vulnerable. **x2**
  - i. To pay back rent and overdue utility bills
  - ii. To build truly affordable housing (low-income and homeless communities)
  - iii. To support rent stabilization and long term leases all around the City - not just rental speculation
  - iv. For tenant services and maintenance
  - v. For rent forgiveness
- d. Job training **x2**
  - i. There should be job training and it should start at the core of where poverty begins. Without a job, you can't keep paying rent and without rent you can't keep a job. Small programs are needed to start, and a plan to approach large corporations is needed.
- e. It is important to educate and inform the Latino community to get vaccinated. Vaccines and resources should be accessible via transit or available in various locations. We must think about access for these programs.
- f. The funding decisions need to be outcome oriented and to see the connections, such as support for job readiness.
- g. Would like to see a museum built to memorialize the progression of what has happened in the City.
- h. Public school facilities and funding tends to fall through the cracks because kids don't have stability at home. Added funding for after school activities would help.

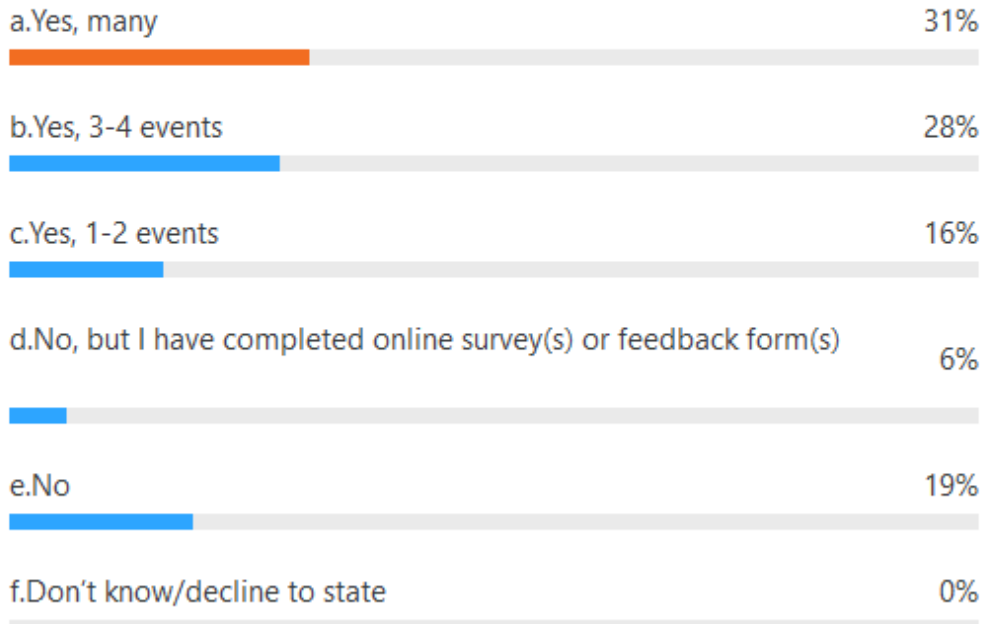
**3. What are your thoughts on the Fund concept, including the third-party manager structure and the composition of the Community Advisory Committee?**

- a. Make sure to select the right people for the committee and that they actually think about the most vulnerable. This includes people with lived experience and community organizations (e.g., LUNA and Somos Mayfair)  
**x2**
- b. This is the largest fund for the community in this region. Great to see this rare opportunity of community empowerment.
- c. There is hope that the first leg of the early funding will directly support the community and that a fund manager will be responsible for working with the committee to make decisions.
- d. Non-profits will garner political and financial power through this process.
- e. The Fund concept should not to be influenced by politics and be ethical:
  - i. There may need to be training of the community advisory committee on ethics.
  - ii. Make sure that these committee members are not influenced by external administrators or by non-voting members.
- f. We would like to see developers add to the fund to continue supporting the low-income communities.
- g. Question about the diversity of voices on this committee - Will there non-voting members, for example one from Google? Would there be possibility to have local community organizations to have non-voting members?
- h. This process must be open and transferable, so diversity is upfront.
- i. How long will it take to distribute the \$154 million into the Fund?
- j. What is the role of the external Fund administrator?
- k. What made the City decide to hand over decision-making to the community and are there concerns about implementation?
- l. Were there lessons learned from composition of the SAAG that could inform the committee selection?

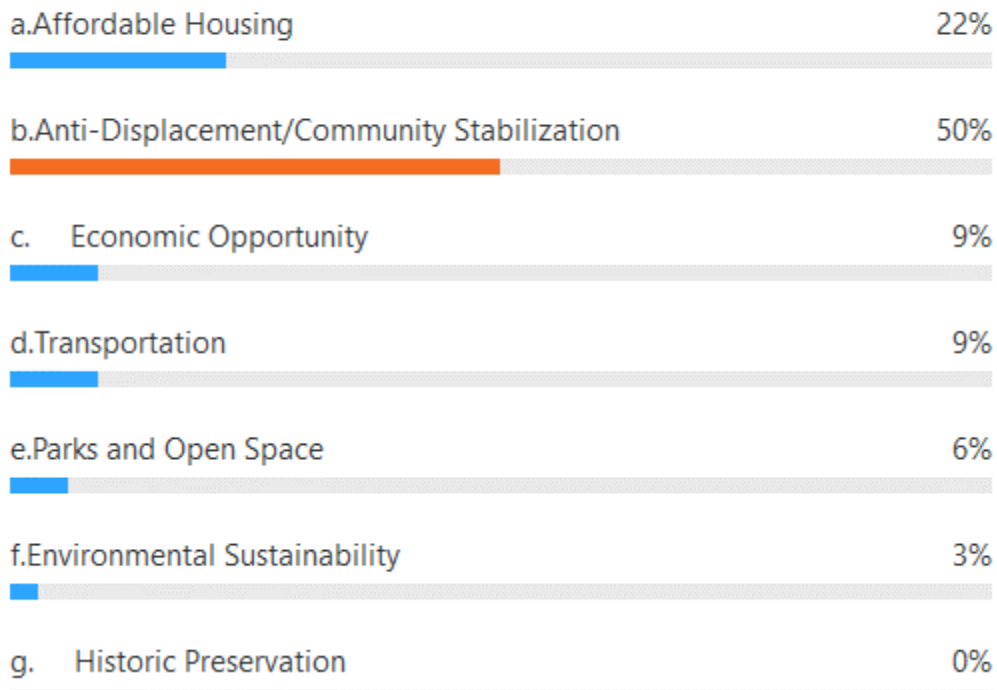


## APPENDIX - Live Poll Results

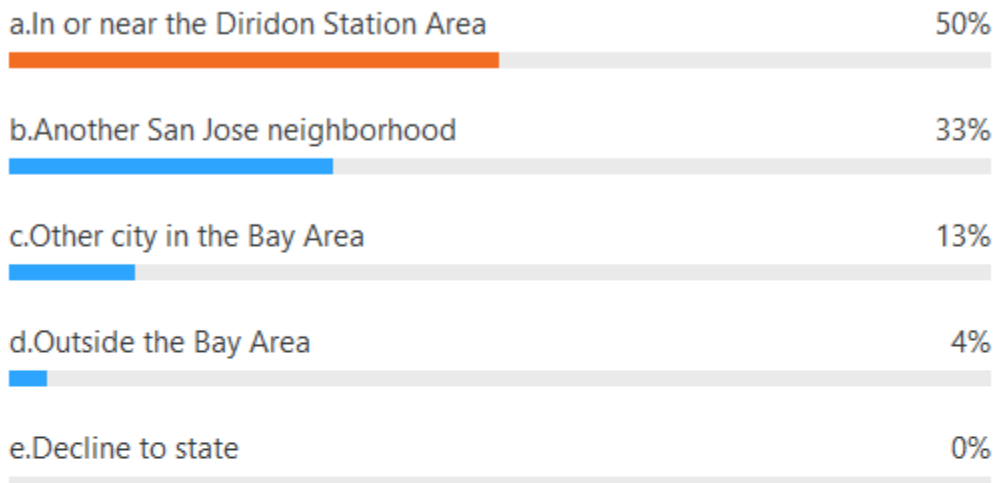
### 1. Before tonight, have you participated in previous Diridon Station Area engagement events in 2018-2020?



## 2. Which of the following topics are you most interested in?



## 1. 1.Where do you live?



## 2. 2.What is your age?

