

# SJ DIRIDON | Website Comments

## Downtown West Development Agreement

Comments Received as of 5.10.2021

I am concerned that the proportion of space allocated for non-office and non-residential space is too low, this includes other commercial retail/restaurant, arts, cultural, live entertainment, community spaces, institutional, childcare and education, maker spaces, non-profit, and small-format office space. In the current plan there is more than 10x office space compared to all of these other uses combined.

In order to be part of the surrounding community, we need more space for these diverse uses. Google employees eat breakfast lunch and dinner in private cafes on their other campuses, and have bikes maintained by private mechanics, and massages by private masseuses. We need integration with the community as opposed to walls between employees and non-employees. We need opportunities for small businesses to exist and compete as opposed to food provided for free by giant contracted catering companies.

Have we explored opening access to these private cafes, or otherwise ensuring that employees are incentivised to use community cafes and services?

Hi,

"In the Draft document; it highlights the zoning allocated for housing including where affordable housing is located.

I would like to highlight that the affordable housing is not appropriately spread over the area at all (DSAP).

It all gets located into a small area by San Carlos / Bird with about 1700 units (constructed and planned to be) !

H6 + H5 + H1 (600units)

Delmas Park (123 units)

Park / McEnvoy (330 units)

777 park avenue (182 units)

MyEnvoy (365 units)

777 West San Carlos St (149 units)

750 West San Carlos (79 units)

There is pretty much no unit planned north of the area which are within the DSAP boundary (except few part of the "400 units" which are "still" mostly within the same San Carlos / Bird area).

Having proper mix of housing make sense and shouldn't be concentrated within the same area"

Great plan!! Let's get the Google project in San Jose started ASAP before Bay Area lose another high-profile company to another state (ex: Texas)!!

Can the google development FIX Stockton avenue as the gateway to the google village I.e. traffic calming , roundabouts, tree lined median to stop the speeding etc .

Very pleased with this plan, let's get it out in place!!

My family is concerned about the large concentration of social housing units (1000 from google, and additional ones from City) being planned and already in place in the area surrounding Diridon station. We feel it will present too much additional load on already poorly graded public schools in our area (Merrit Trace Elementary 4/10, Herbert Hoover Middle School 3/10, etc) which will motivate a family like ours to move out to areas with better public schools.

We are also concerned that the large concentration of social housing in one relatively small area would lead to the formation of NYC style housing projects with the associated crime, poverty, and economic deterioration since middle class families will gradually abandon the area due to safety and quality of life concerns.

I would like to see San Jose focus on improving its economics fundamentals by attracting employers to San Jose which will lift the entire area by providing jobs across all tiers and a strong tax base for the city. Instead it seems that San Jose is trying to make it difficult for companies to come here, creating multiple hurdles from well intended concerns. Lets stop doing that. We cannot feed and house the needy if we don't have money from the tax base..

As a long time SJ resident, I would to thank everyone for their effort and let's get this project done in no time.

Thanks for taking my comments. I am concerned that the land that is being dedicated to the city for affordable housing is only being zoned for mid-rise development. I am not sure how the city would be able to build to 300 dwelling units per acre on this land if it is zoned for mid-rise development. Please consider changing the planned development to allow high-rise develop on these blocks so that the maximum amount of affordable housing can be built.

Thanks and cheers,

Considering the areas that are set aside for affordable housing, and the discussion regarding Community Land Trusts, would it be possible to transfer the cost of the land (arguable the highest cost) to the City as City-owned land, and, instead, create a Community Building Trust?

Considering the Singapore-model of public housing, imagine that the land would be City-land. A mixed-use building on the lot, however, would be long-leased to a Community Trust with members consisting of unit-owners residing in the building. This would be a blend between traditional public housing, the Singapore-model of 99-year leases in public housing, community land trusts and traditional apartment building co-ops.

As the area is stepping closer to approval, the City should jump further ahead to the physical elements possible to prevent displacement, increase housing supply, and enable San Jose residents to generate wealth within the City.

Sincerely,  
Nam Nguyen

Love Google Project! Let's move forward NOW! Time for action!