



Diridon Station Area Plan Community Meeting

Draft Meeting Notes | December 3, 2020

Date + Time *December 3, 2020 | 6:30 PM*

Location *Zoom Webinar – Virtual Meeting*

Meeting Objectives

- *Provide background information to prime participants for discussion*
- *Gather feedback on draft documents available for public review (Draft Amended Diridon Station Area Plan and Draft Diridon Affordable Housing Implementation Plan).*

AGENDA

- 1. Welcome and Introductions**
- 2. City Staff Presentation**
- 3. Small Group Discussions**

ATTENDANCE

Public: There were approximately 55 members of the public who attended the meeting

City Staff/Presenters:

- Lori Severino – *Diridon Program Manager*
- Kim Walesh – *Deputy City Manager*
- Nanci Klein – *Director of Economic Development*
- Rosalynn Hughey – *Director, Planning, Building, and Code Enforcement Department*
- Robert Manford – *Deputy Director, Planning Building and Code Enforcement*
- Tim Rood – *Planning Division Manager*
- John Tu – *Planner IV, Planning Division*
- Jose Ruano – *Planner II, DSAP Project Manager*
- James Han – *Planner II, Planning Division*
- Nicole Burnham – *Deputy Director, Department of Parks, Recreation, and Neighborhood Services*
- Jessica Zenk – *Deputy Director, Department of Transportation*
- Wilson Tam – *Station Planning Manager*
- Jacky Morales-Ferrand – *Director, Housing Department*



- Rachel VanderVeen - *Deputy Director, Housing Department*
- Kristen Clements – *Housing Division Manager*
- Larissa Sanderfer – *Parks Planner, Department of Parks, Recreation, and Neighborhood Services*
- David Keyon - *Principal Planner, Planning, Building, and Code Enforcement Department*

Consultant Team:

- Dave Javid - *Principal (Plan to Place)*
- Matt Raimi – *Principal (Raimi + Associates)*
- Suhaila Sikand – *Outreach Specialist (Plan to Place)*
- Diana Benitez – *Outreach Specialist (Raimi + Associates)*

SUMMARY

The primary agenda items were to provide overviews for the Draft Amended Diridon Station Area Plan (DSAP) and the Draft Diridon Affordable Housing Implementation Plan (AHIP). The following notes summarize the presentation and discussion of these agenda items.

Dave Javid welcomed everyone to the meeting and described the other opportunities for the community to offer feedback. The following sections summarize the main agenda items. The full set of meeting materials, including the slideshow and video recording, are available at:

<https://www.diridonsj.org/general-events/community-meeting-dsap-fall2020>.

DRAFT DIRIDON STATION AREA PLAN AMENDMENTS

Rosalynn Hughey, Tim Rood, Larissa Sanderfer, Wilson Tam, and David Keyon provided an overview of the Draft Amended Diridon Station Area Plan, including the following topics:

- Social equity, in particular how livelihood, housing, parks, and transportation strategies address equity
- Building heights and design with attention to modifications made from input in the engagement process
- Open space and public life, including the Los Gatos Creek Trail, community center, and public art
- Mobility from a district-wide lens and parking implications
- Environmental Sustainability and approach to California Environmental Quality Act (CEQA) compliance

DRAFT AFFORDABLE HOUSING IMPLEMENTATION PLAN

Rachel VanderVeen provided an overview of the Draft Diridon Affordable Housing Implementation Plan (AHIP) and addressed the following topics:

- Study areas

- Goals, performance measures, and Racial Equity indicators
- Strategies to increase production of affordable housing, including transit-oriented design and accessory dwelling units (ADUs)
- Strategies to preserve affordable housing, including a Preservation Pilot Program and working with non-profits/community-based organizations
- Strategies to protect affordable housing tenants, including legal support and a Diridon Station Area satellite office for resources

SMALL GROUP DISCUSSIONS

Following the presentation, participants were randomly placed into small group breakouts to discuss what resonated the most and what needed improvement in each of the draft plans. While there was an opportunity for a Spanish-speaking discussion area, no participants asked to partake in it. Key themes from the small group discussions are summarized below:

- Building Heights and Design
 - Showcase Historical Landmark preservation in maps and consider relocation of historical landmarks (3)
 - Consider lowering heights in lower income areas and consider DANG recommendations on heights (2)
 - Create Downtown West standards as a foundation standard for future projects, integrating sustainable design (LEED, require green walls and roofing) with cohesion and quality of life
 - Increase heights in DSAP to reduce housing pressure and equity impacts in surrounding neighborhoods
 - Explain the reasoning for the 65-degree site plane as opposed to 45-degrees
- Open Space and Public Life
 - Detail the DSAP community center vision and consider how this center would differ from Gardner’s shortcomings (lack of funding and underutilized) (2)
 - Reinvest in Gardner’s community center instead of building the DSAP community center
 - Invest in underutilized and unmaintained parks, with special attention to historical and cultural icons (e.g., Restore and add signage to Arena Green Park statues)
 - Demonstrate the ratios of park space to new residents within the Diridon Station Area and the estimated park fees to expenditures visually; consider increasing the ratio of park space to resident
- Mobility
 - Explore the mobility and flow for special events, specifically pedestrian-centered bridges over major streets, BART access from the arena, and buildout of regional transit (4)
 - Maintain vehicular access to SAP center events and non-shared parking (3)
 - Consider reusing current railroad bridge as the main trail pathway for Los Gatos Creek (2)



- Expand public transportation and connections to downtown area (2)
- Detail a transition plan from decoupled parking to holistic transit, with special regards to low-income residents (2)
- Detail a transition plan for roads with bus-priority like the Santa Clara Ave restructuring
- Strengthen bike lanes and safety, specifically throughout Downtown and Park Avenue
- Explore the effects of construction over the next 10 years on mobility with attention to traffic mitigation plans factoring longer-commuting employees
- Explore the impact of transit sounds in communities, specifically train horns
- Consider a rail connection to airport in addition to shuttle for increased access and convenience
- Affordable Housing, Anti-Displacement, and Social Equity
 - Clarify the parameters and break-down of “25% Affordable Housing” and demonstrate how it compares to other US cities (3)
 - Explain the breakdown of financing for affordable housing, including impact fees and number of affordable units (2)
 - Provide more detail in the anti-displacement plan to keep low-income and communities of color in San Jose (2)
 - Align anti-displacement tracking with the city-wide committee and analyze on micro and macro levels (including surrounding neighborhood effects)
 - Explore a financial plan to subsidize park fees for affordable housing tenants to reduce access gaps
 - Explain the reasoning behind the decision to move beyond a half-mile radius and what is included in that plan, as well as widening the radius to include Tamien station
 - Specify a plan for small site preservation with consideration to the current lack of resources
 - Study the current effects of landlords increasing rents as the DSAP process is underway
 - Study the effects of increased transit access on rent costs in outlying areas
 - Account for the total number of new San Jose Google residents
 - Consider working with community partners like Habitat for Humanity to increase opportunities of home ownership
- Additional Comments
 - Update on construction progress of Platform 16, the tech hub in Downtown.

The meeting was adjourned at 8:20 pm.

