



Google

Downtown West

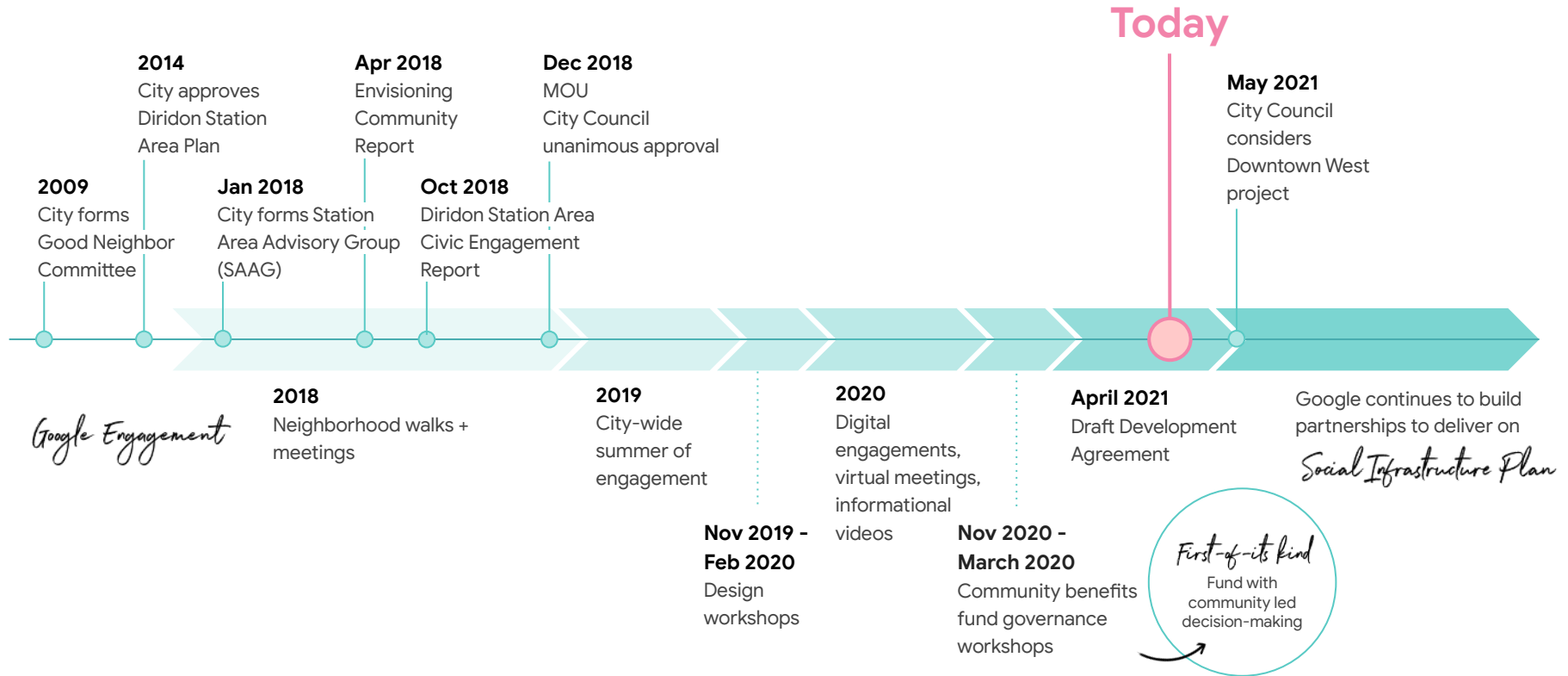
Planning Commission

April 28, 2021

San José

TIMELINE

A decade of engagement and co-creation



Building on what we heard

100+

Community meetings



3,000+

In-person touch points



10,000+

Community data points



14,000+

Video views



** as told by the
people of San José*

DOWNTOWN WEST

Framework Plan



Note: Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines



DOWNTOWN WEST

At a glance

6x

housing under DSAP
(in project boundary)

4,000

total housing units

25%

affordable
in the DSAP

500K

sf retail, cultural, arts,
education, active uses

15 ac

parks and open
space

4.25+

acres of expanded
riparian habitat

7.3M

sf office

½

of developable site
for non-office

Zero

net new
CO₂ emissions

21 ac

public land purchased
and/or option to purchase



30 ac

allocated back for residential
and public-serving uses

General Plan



CORE STRATEGY

**Supporting
San José's
growth
as a center
of innovation
and regional
employment**



A central social district

**Artist conceptual rendering, subject to change*

We're not thinking about next year, or even the next five

Google is here for the long haul



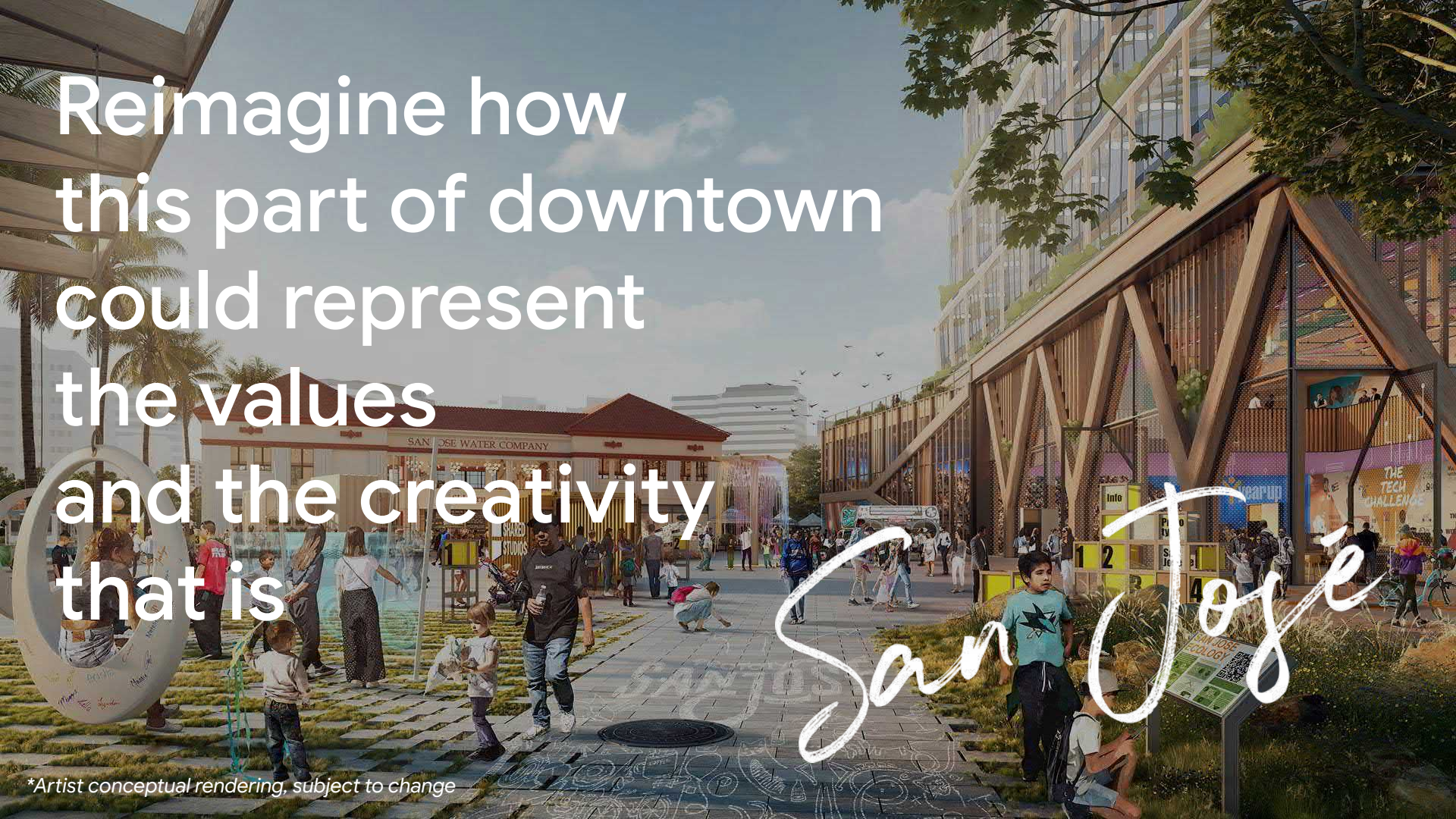


A social
and ecological
paradigm shift

Reimagine how
this part of downtown
could represent
the values
and the creativity
that is

San José

*Artist conceptual rendering, subject to change



All together,
the Downtown West
open space network
covers about

20%

of the project area

**Artist conceptual rendering, subject to change*



A smarter, greener way forward

Net Zero

Ecology

Mobility infrastructure



15-minute city



*A first of its kind
\$150M fund*

**HOUSING
EDUCATION
JOB ACCESS**

How we deliver on these objectives



Design

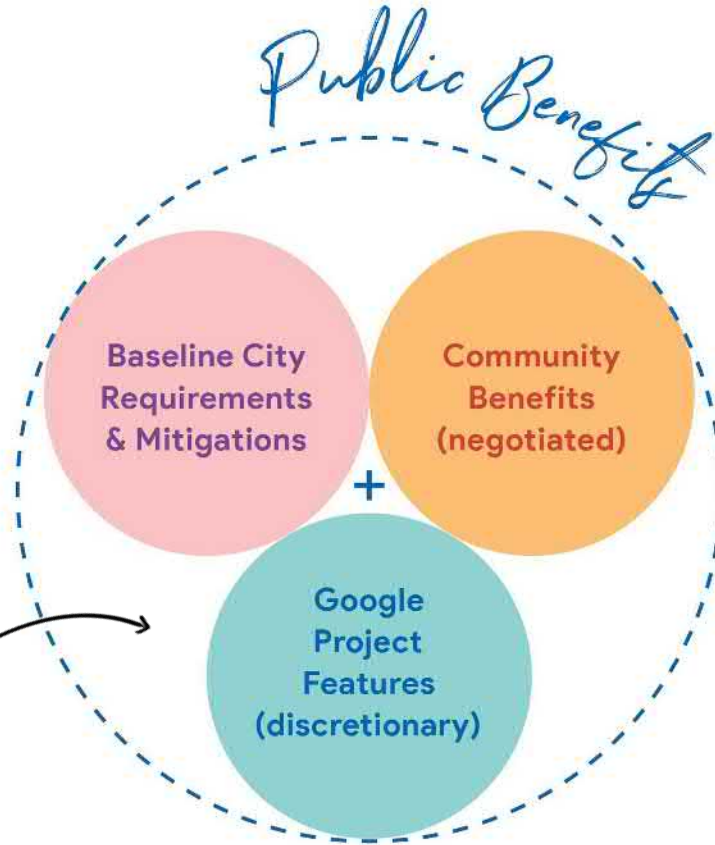


Programs



Partnerships

Framework



Public Benefits to our community will come from all three components of the project

**Sustained
Funding**



DOWNTOWN WEST IS

**Building
an ecosystem
for success
over the
long haul**

Partnership

Stewardship

Significant local infrastructure, unprecedented sustainability commitments, **and** a first-of-its-kind model for **addressing social equity**

More housing,
and affordable
housing



Over 6x housing currently allowed, and achieving **25% affordable** in the DSAP

Help strengthen
the community



Groundbreaking \$150M+ **Community Stabilization & Opportunity Pathways Fund**

Local job
opportunities



30% local hire goal for office construction, prevailing wages for construction, career workshops

An inclusive
place



Free year-round programming and **15 acres** of public parks and open space

Ambitious
climate targets



Carbon-neutral project and **65%** non-single-occupancy vehicle trips

Enhancing
ecological health



Over 4.25 acres of enhanced riparian habitat, **2,280 new trees** planted

PART 02

Downtown West



Not a...* → **Single building process

**~80 acres of
detailed design
over time**

30+
buildings

~3 mi
of street
improvements

10
different parks,
tailored to context

10+
years of phased
construction

TWO DIFFERENT APPROACHES

Design at once, repetitive solutions



Dynamic and contextual solutions



DOWNTOWN WEST

Integrated in place



DOWNTOWN WEST

Framework Plan



Adaptable to evolving conditions and needs

Detailed design requirements

Context sensitive

- ~ 7.3 M sf Office
- 4,000 Housing units (studying up to 5,900 units), including...
- Land dedicated to City for affordable housing (600 units)
- Unentitled DSAP potential affordable housing (200 units)
- ~ 500 K sf Active use (retail, cultural, arts, education etc.)
- ~ 15 acres parks + plazas + green spaces

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Informed by what we heard

Feedback from
engagement sessions

**Preserve San José's
architectural history
and heritage**

**Recognize
the unique people, culture, and
history of the place**

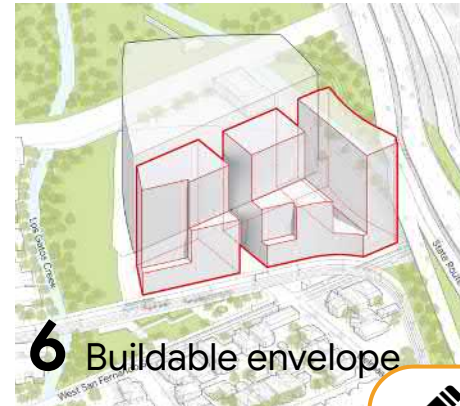
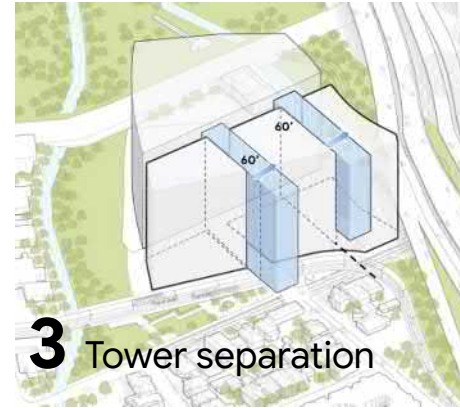
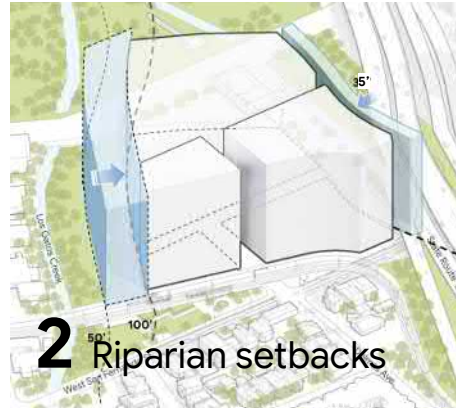
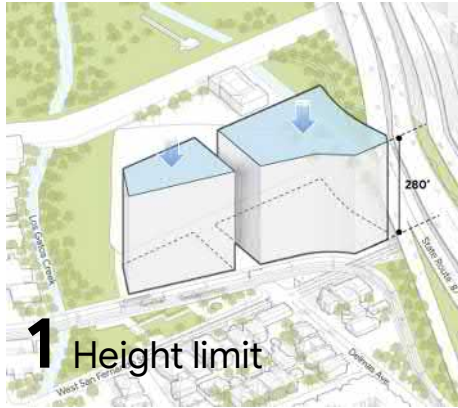
**Provide a quality
open space network
with diverse experiences**

**Protect riparian corridor
and its flora and fauna**

**Build a more walkable,
connected city,
and multi-modal future**

**New buildings to be
considerate and respectful of
the context**

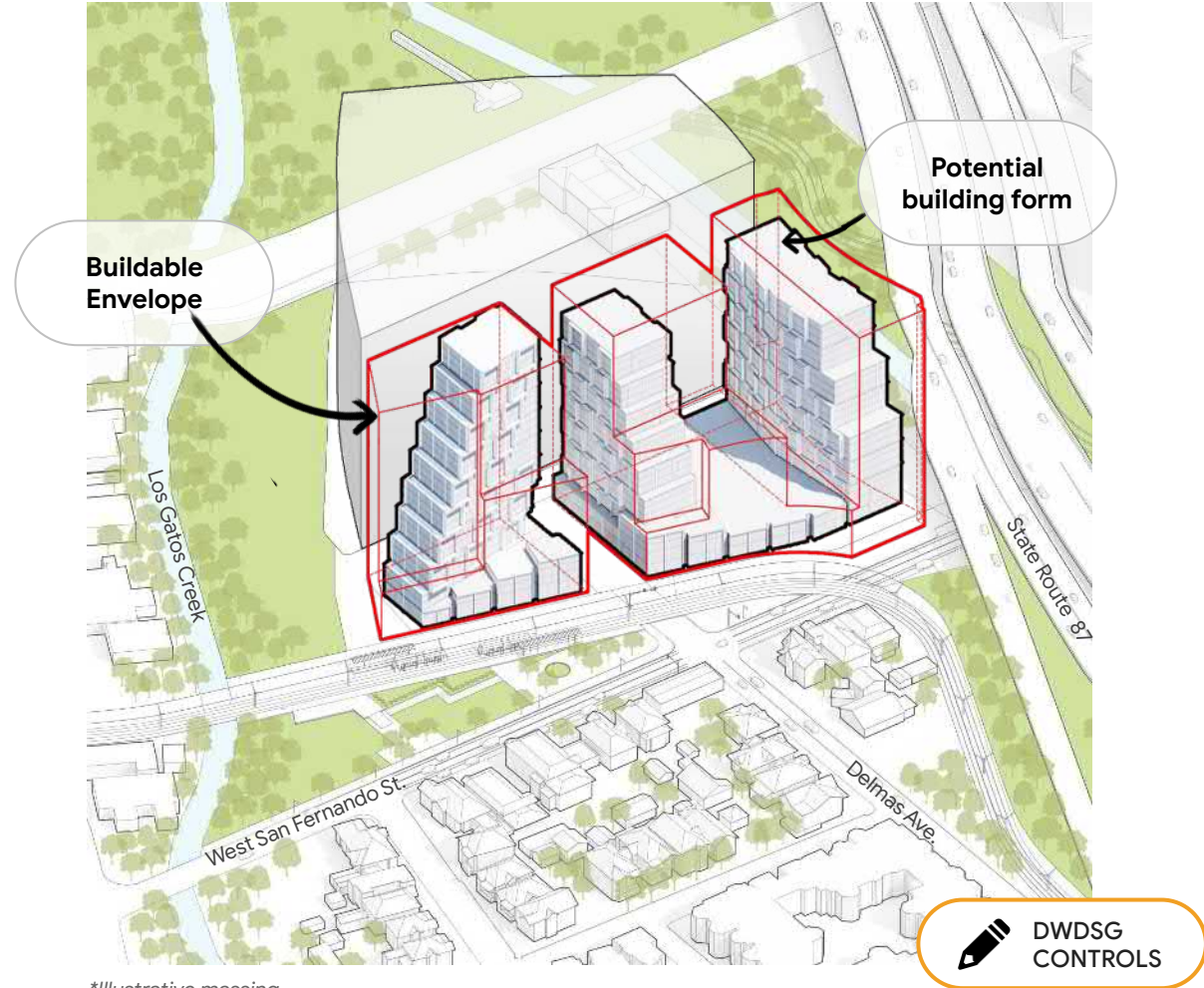
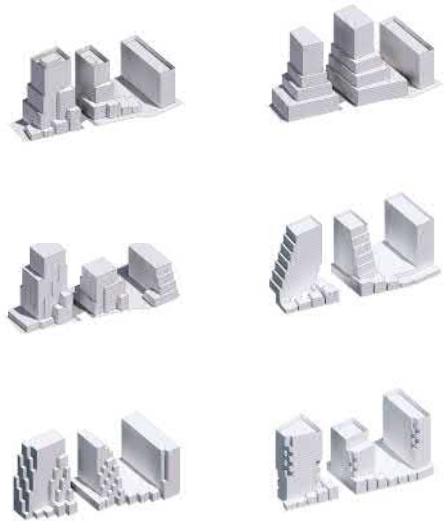
BUILDINGS EXAMPLE



*Illustrative massing

BUILDINGS EXAMPLE

Buildable envelope



*Illustrative massing



**Artist conceptual rendering, subject to change*



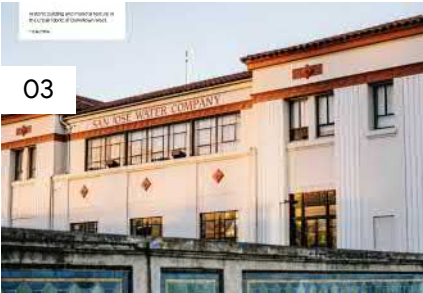
Chapters



LAND USE



OPEN SPACE



BUILDINGS



MOBILITY



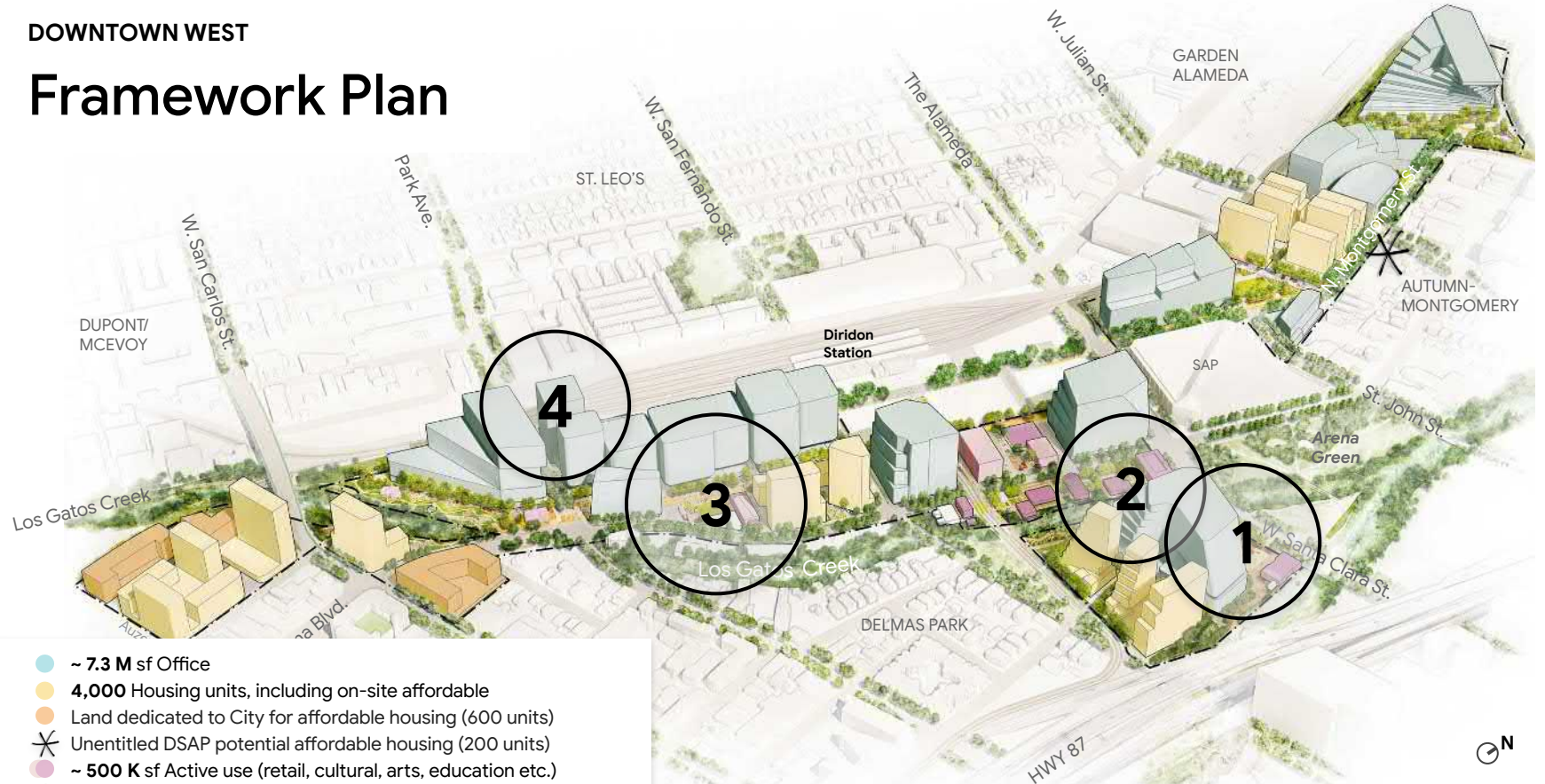
LIGHTING AND SIGNAGE



SUSTAINABILITY

DOWNTOWN WEST

Framework Plan



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An inclusive place for learning

1



Open space foregrounds the San José Water Company

Gateway to a new part of downtown

Active ground floor spaces

Regular job fairs

Interactive and educational installations

*Artist conceptual rendering, subject to change



Renewed access to nature

2



Over 4.25 acres of protected and enhanced riparian habitat

Experiences spanning from natural to urban

Over 2,280 new native trees

Immersive learning opportunities in nature

*Artist conceptual rendering, subject to change



Building on San José's diversity and vibrancy



500k square feet
of active uses

Preserving historic
150 S Montgomery

Series of experiences from
neighborhoods to station

Free year-round
programming

*Artist conceptual rendering, subject to change

Carbon-neutral project

4

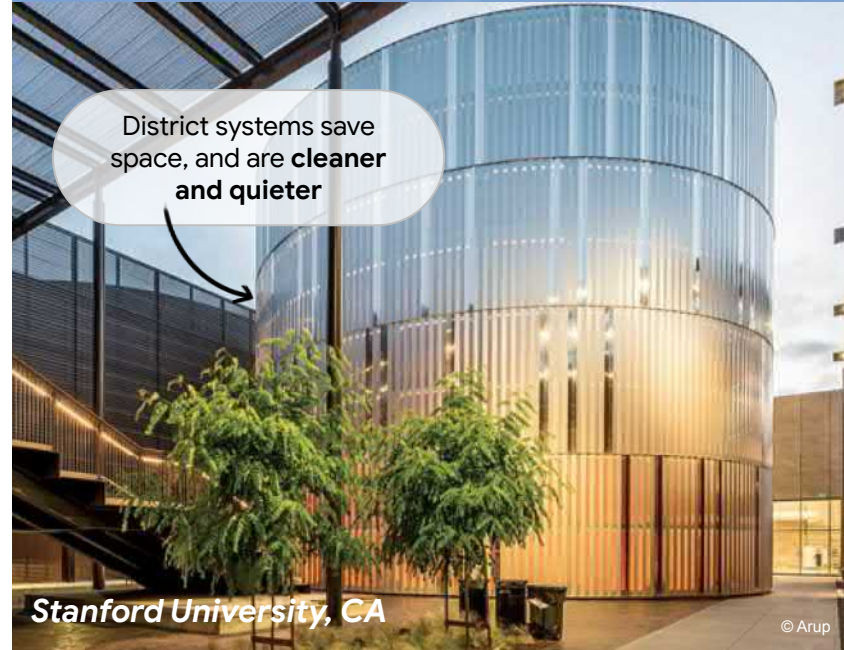


Working in tandem with City networks, creating long-term resilience

Space dedicated for interactive educational component

Elephant Park, London

© Lendlease



District systems save space, and are cleaner and quieter

Stanford University, CA

© Arup



7.8 MW in on-site solar, equivalent to 1,500 homes' use of electricity

ING Office, Amsterdam

© ING Group

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PUBLIC BENEFITS

Overall value

City Requirements

\$253.7 M

- IHO Land Dedication \$40.5M
- IHO Moderate Units \$39.8M
- Commercial Linkage Fee \$87.6M
- Parks & Open Space \$55.8M
- Transportation Improvements \$30.0M

Plus: Green building code, TDM program, impact fees, ongoing taxes

Community Benefits

\$200 M

- Community Stabilization & Opportunity Fund \$154.8M
- Early Payment for Job Readiness & Community Stabilization \$7.5M
- 30 Additional Moderate-Income Units \$7.0M
- Early Land Transfer to the City for Affordable Housing \$8.4M
- Unallocated Community Benefits Commitment \$22.3M

Voluntary Project Features

\$1B +

- 10% construction DBE goal, 30% local hire goal
- 10.2 ac. of POPOs & funded ongoing programming
- 4,000 housing units
- Multi-modal transportation improvements
- No net new greenhouse gas emissions
- Infrastructure for 80 acres delivered without public financing



Looking toward
the next phase of

co-creation

*Artist conceptual rendering, subject to change