



Photo : Sergio Ruiz, SPUR

Station Area Advisory Group (SAAG) Meeting



Monday, November 9, 2020 | 6:00 PM

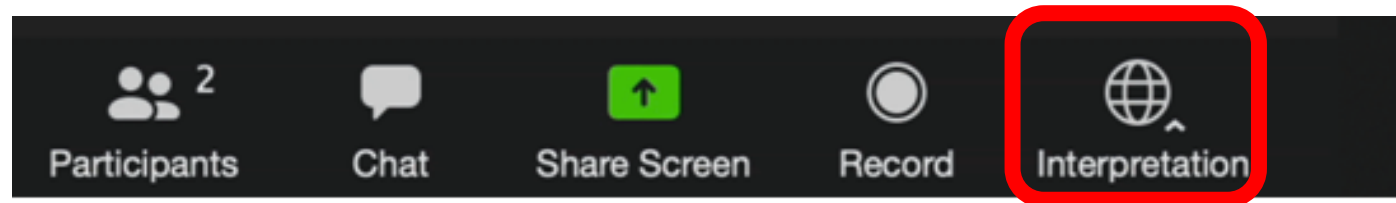


Interpretation

La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:

Español (*Gabby and Francisco*)– bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado



Welcome and Introductions

City Staff planning to attend

Lori Severino – *Diridon Program Manager*

Kim Welsh – *Deputy City Manager*

Nanci Klein – *Director of Economic Development*

Rosalynn Hughey – *Director of Planning, Building & Code Enforcement (PBCE)*

Robert Manford – *Deputy Director, Development/Environmental Review, PBCE*

Tim Rood – *Planning Division Manager, PBCE*

John Tu – *Planner IV, Planning Division, PBCE*

Jose Ruano – *Planner II, DSAP Project Manager, PBCE*

James Han – *Planner II, Planning Division, PBCE*

Jacky Morales-Ferrand – *Director of Housing*

Rachel VanderVeen - *Deputy Director, Housing Department*

Kristen Clements – *Housing Division Manager*

Jessica Zenk – *Transportation Deputy Director*

Eric Eidlin – *Station Planning Manager*

Nicolle Burnham – *Deputy Director, Capital Projects, Parks, Recreation and Neighborhood Services*

Consultants

Dave Javid and Suhaila Sikand
Plan to Place

Matt Raimi and Diana Benitez
Raimi and Associates

Note: Meeting is being recorded and livestreamed



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Meeting Agenda

I. Welcome

- Approve Meeting Minutes from September 16, 2020
- SAAG Agreements and Meeting Facilitation Overview

II. General Process and Community Engagement Update

III. Diridon Station Area Updates

- Amended Draft Diridon Station Area Plan
- Diridon Station Area Affordable Housing Implementation Plan
- Small Business Analysis

IV. Downtown West Update

V. Public Comments

Approval of Meeting Minutes

- September 16, 2020 SAAG Meeting minutes for approval and second.



SAAG Group Agreements

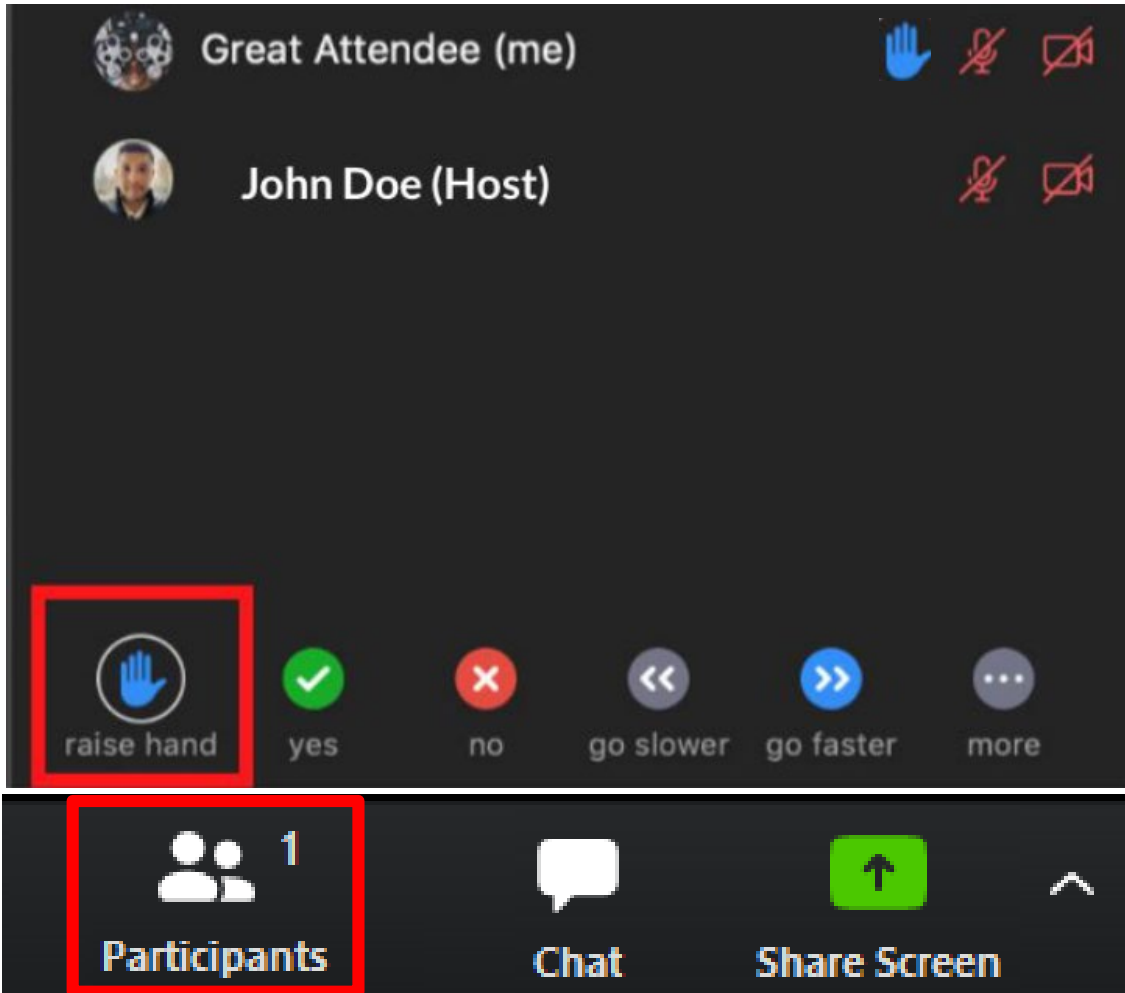
1. Recognize that one person speaks at a time and all others are active listeners
2. Allow everyone the time and opportunity to speak and share their ideas; do not dominate the discussion
3. Build and maintain a safe space; conflicting opinions are natural, but we will not tolerate attacks on individuals, institutions, or perspectives
4. Put yourself in each others shoes; respect each other, seek to understand diverse viewpoints, and ask questions for clarification

SAAG Group Agreements (continued)

5. Represent the diverse community; recognize that not all community members are represented at the table
6. No “got you” moments – keep interactions positive and encouraging
7. Work together to think big about the project; be innovative and forward-thinking
8. Have fun!

SAAG Meeting Facilitation

RAISE HAND FEATURE



SAAG Discussion: via **Raise Hand** feature

By Computer/Tablet – please open the Participants window and select the ***Raise Hand*** feature at the bottom of the window.

By Phone – if you're calling in please ***dial *9*** to activate the ***Raise Hand*** feature.

The meeting facilitator (Dave) will recognize you and unmute your mic.

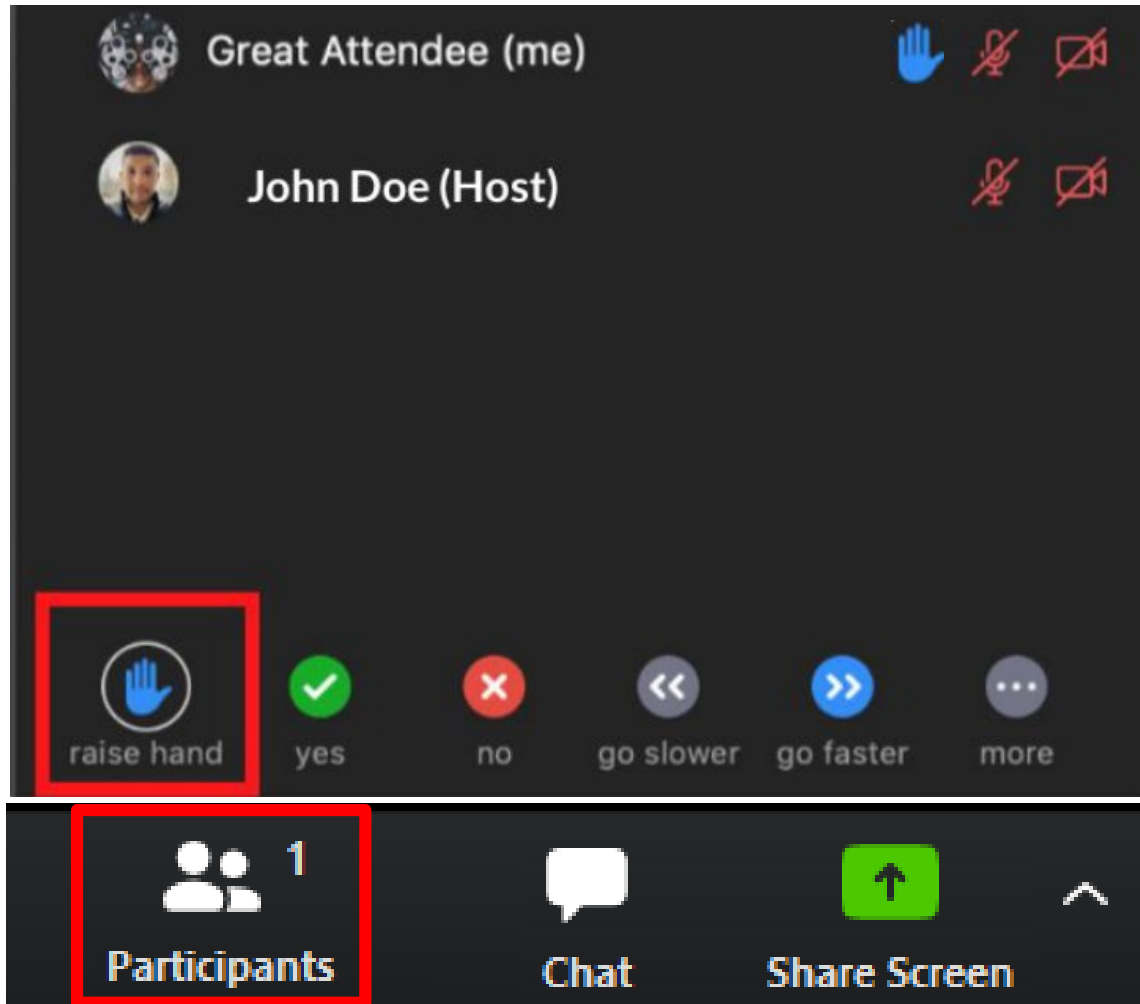
Comments received via email before the meeting will be part of the public record and included in the meeting summary

Public Engagement - Comments

- [Code of Conduct for Public Meetings](#)
- If you would like to speak during the public comments section at the end of the meeting, please use the **Raise Hand** feature through the Zoom platform (instructions on the next slide).
 - Same rules as City Council meetings
- You can also submit electronic comments at www.diridonsj.org/contact.
- Meeting recording and summaries posted at www.diridonsj.org/saag.

Public Comment Facilitation

RAISE HAND FEATURE



PUBLIC COMMENT

By Computer/Tablet – please open the Participants window and select the *Raise Hand* feature at the bottom of the window.

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Zoom Webinar Information

Zoom Meeting Link: <https://sanjoseca.zoom.us/j/99443238889>

Phone number: 408-638-0968 or (Toll Free) 888-475-4499

Webinar ID: 994 4323 8889

For those watching this presentation through the local public TV channel, please use the log in or dial in information above if you would like to make a comment during the Public Comment section of the agenda.



General Process and Community Engagement Updates

Community Engagement to date

Since February 2018...

- 17 SAAG meetings
- 14 SAAG small group discussions
- 16 Community Meetings
- 3 online surveys with 2,263 responses
- ~75,000 page views and 36,000+ unique visitors on diridonsj.org
- 9 pop-ups at community events
- 5 virtual office hours
- Many meetings with community groups



Draft Documents released this fall

- Google's Downtown West Project:
www.sanjoseca.gov/GoogleProject
 - Updated submittal, including project-specific Design Standards and Guidelines
 - Draft Environmental Impact Report
- Diridon Station Area Plan (DSAP):
 - Draft Amended DSAP
 - Technical Memo on CEQA approach
- Draft Diridon Affordable Housing Implementation Plan

Videos, context, and feedback forms at: www.diridonsj.org/fall2020

Timeline



Public review of draft documents

SAAG review of Downtown West Development Agreement

Public hearings, concluding with City Council to consider project/plan approvals

If Downtown West is approved:

- Design conformance reviews, building permits
- Construction
- Operation

City's review of other development proposals under the DSAP

Planning and construction of infrastructure



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Public Meetings Planned for this Fall

www.diridonsj.org/fall2020

- Historic Landmarks Commission (Downtown West DEIR): Nov 4
- Parks & Recreation Commission (Info on the Draft Amended DSAP Open Space Plan): Nov 4
- Housing & Community Development (Draft DSA Affordable Housing Implementation Plan): Nov 12
- **City Council Study Session: November 16**
- Parks & Recreation Commission (Downtown West's Proposed Open Space Plan): Nov 18
- Planning Commission Study Session: Dec 2
- Airport Land Use Commission: Dec 16



Community Meetings Planned for this Fall

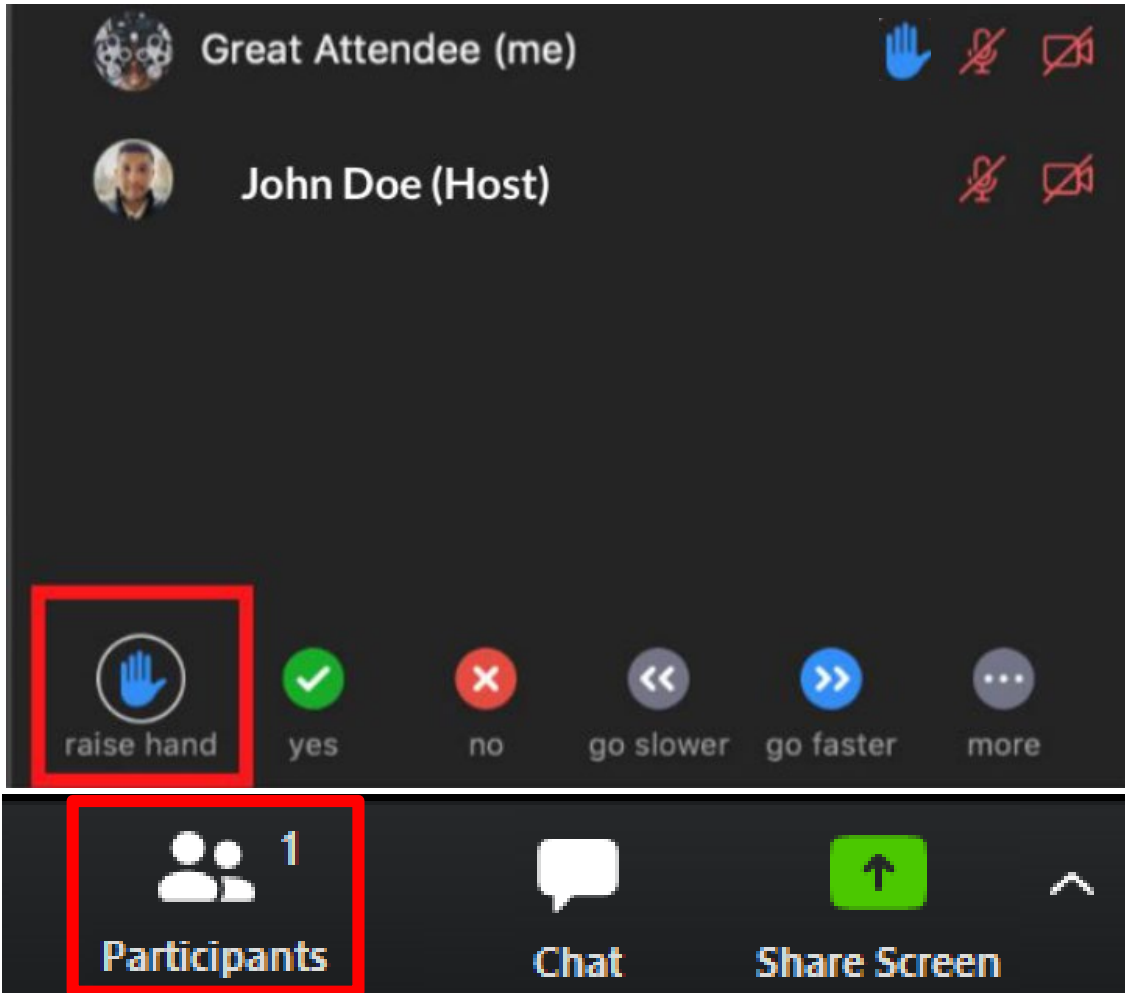
www.diridonsj.org/fall2020

- **DSAP Community Meeting: December 3**
 - Draft Affordable Housing Plan
- **Community partner events, such as:**
 - Walking, Biking, and Transit: Nov 13
 - Resident Cafecito (Spanish): Nov 20
 - Community Workshop for Artists/Creatives: Nov 21
- Meetings between staff and community groups
- Online feedback tools



Any Clarifying Questions?

RAISE HAND FEATURE



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Photo : Sergio Ruiz, SPUR

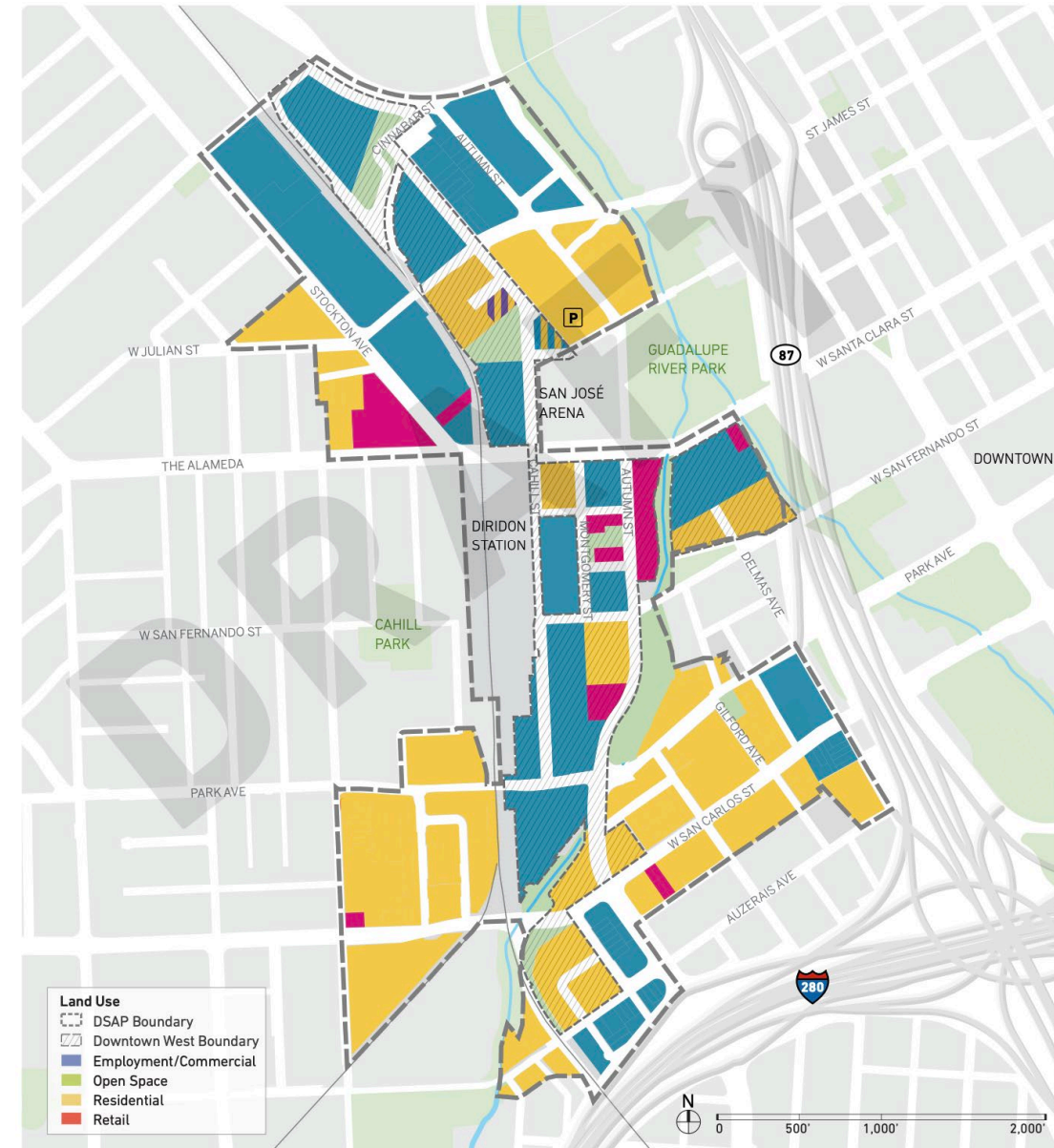
Diridon Station Area Updates

Draft Amended DSAP

- Draft Amended Plan is available at: <https://www.diridonsj.org/fall2020-dsap>
- City posted a technical memo on the approach to the environmental analysis
- We are collecting comments and questions through an online feedback form at the same link
- Many opportunities to provide feedback at Fall 2020 engagement events, including a Community Meeting on December 3 (<https://www.diridonsj.org/fall2020>)
- We encourage comments on the Draft Amended DSAP by January 8, 2021
- We will consider the feedback, make changes to the Draft Amended Plan, and write staff reports with recommendations
- Last stage is the public hearing process - target is Spring 2021 for City Council consideration

Why Amend?

- Land use changes
- Increase heights and capacity
- Align with related plans
 - Mobility
 - Parks, open space, and trails
 - Design



Approach

1. Affirm the general vision
2. Update the 2014 objectives, themes and goals to reflect input received through the 2018-20 outreach process
3. Add an equity lens and updated thinking on environmental sustainability
4. Recommend increased height limits that balance neighborhood compatibility and other goals
5. Provide DSAP-specific design guidelines and standards that build on the Downtown Design Guidelines and Standards (2019)
6. Propose new General Plan designations to support the recommended development types and levels



Viva CalleSJ Open Streets (Gehl)

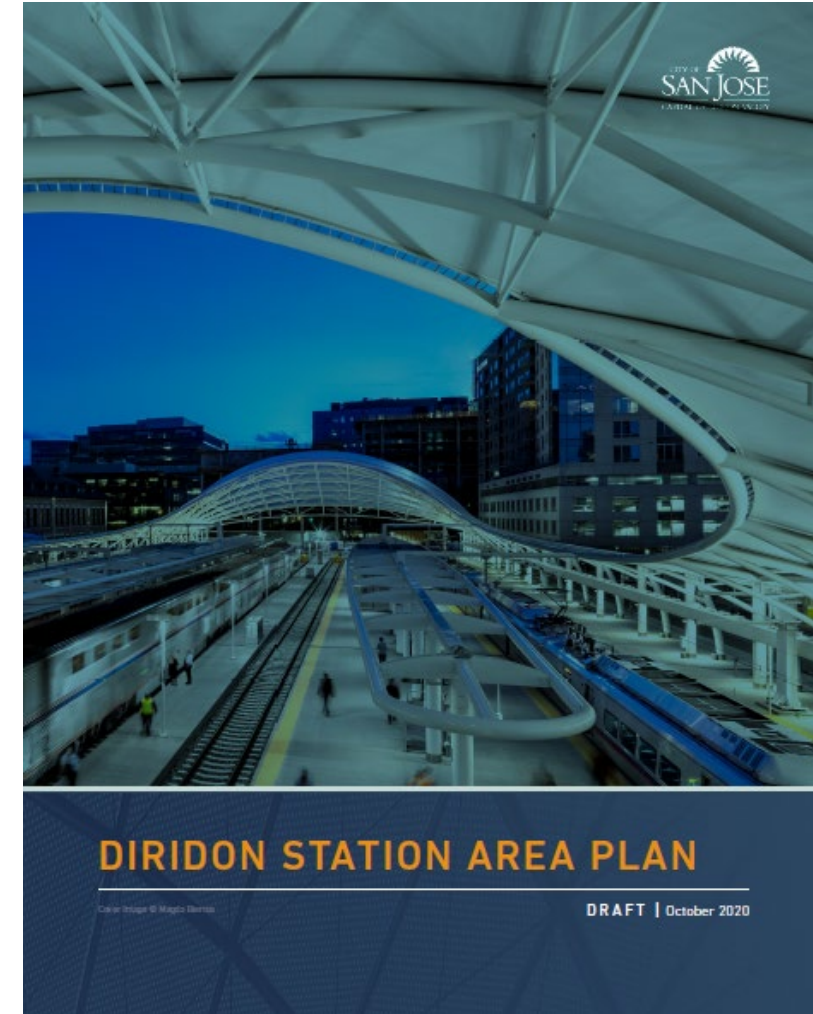


SOFA Street Fair (Team San Jose)

Orientation to the Draft Amended DSAP

New chapters include:

- **Introduction** (background, community engagement, objectives, equity)
- **Station Area Development** (land use, building height, urban design, infrastructure, affordable housing)
- **Open Space and Public Life** (parks, plazas, trail links, public art)
- **Mobility** (transportation, parking)
- **Plan Implementation**



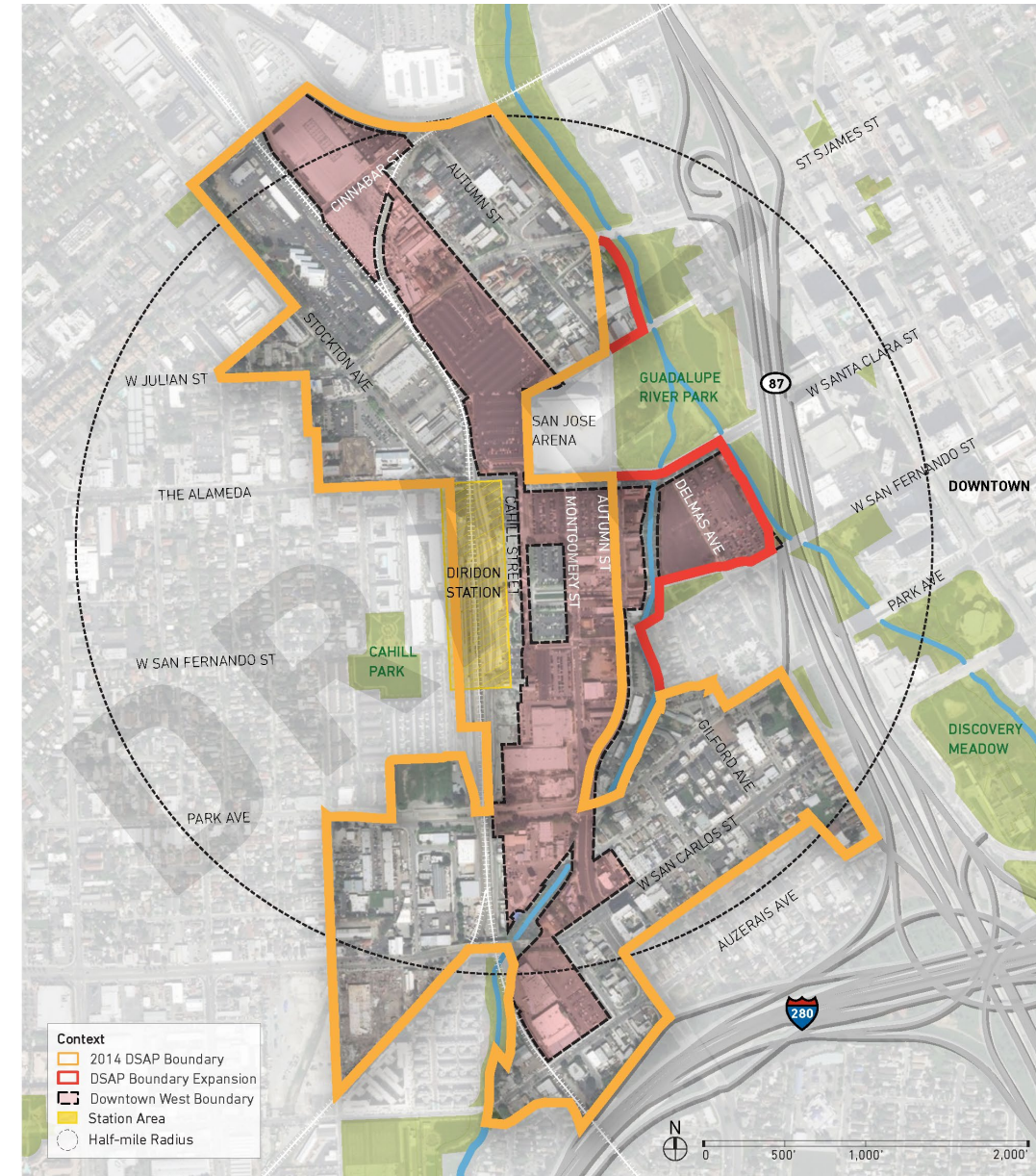
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Major Changes in the Draft Amended DSAP

Boundary expansion:

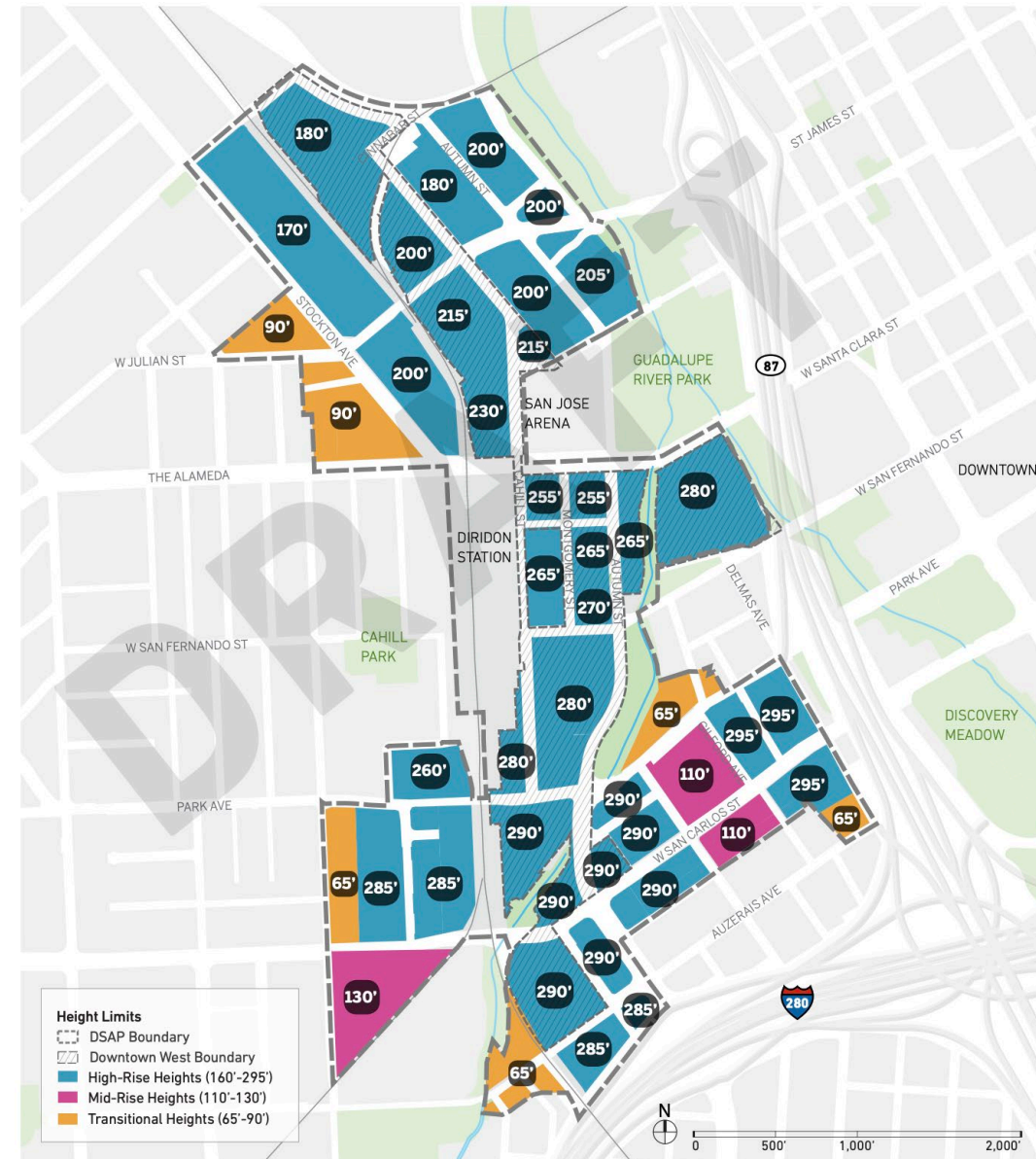
- Include northeastern corner along Autumn
- Include entire Google project site
- Include land between Autumn and Los Gatos Creek between Park Ave and San Fernando



Major Changes in the Draft Amended DSAP

Maximum Building Height Concept:

- High-Rise (up to FAA limits) on some sites near station, rail line, freeways, and Guadalupe River Park
- Mid-Rise (130 feet max) in McAvoy/W. San Carlos are
- Transitional (65-90 feet max) near single-family areas

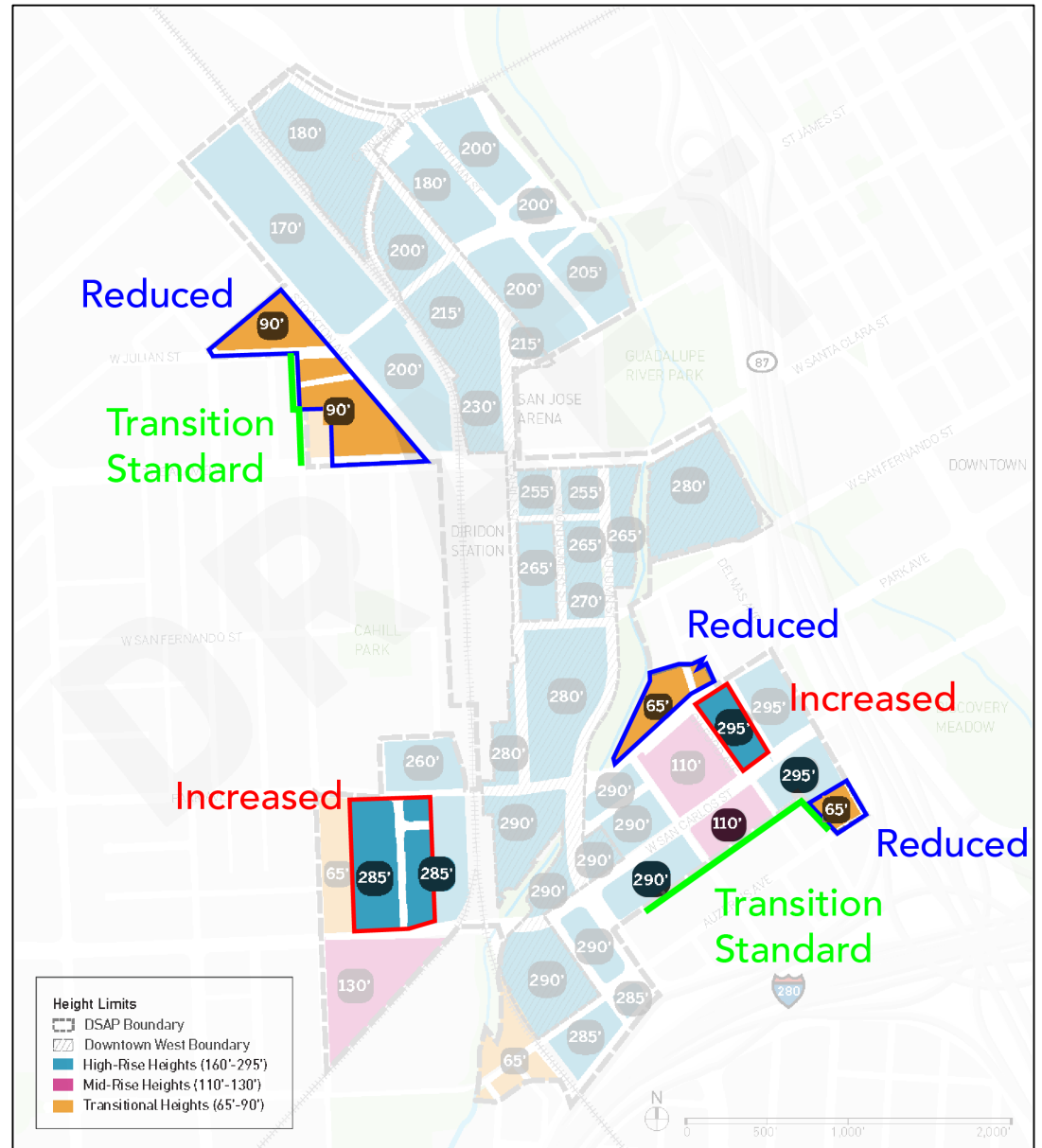


Building Height Concept

Community Input Reflected

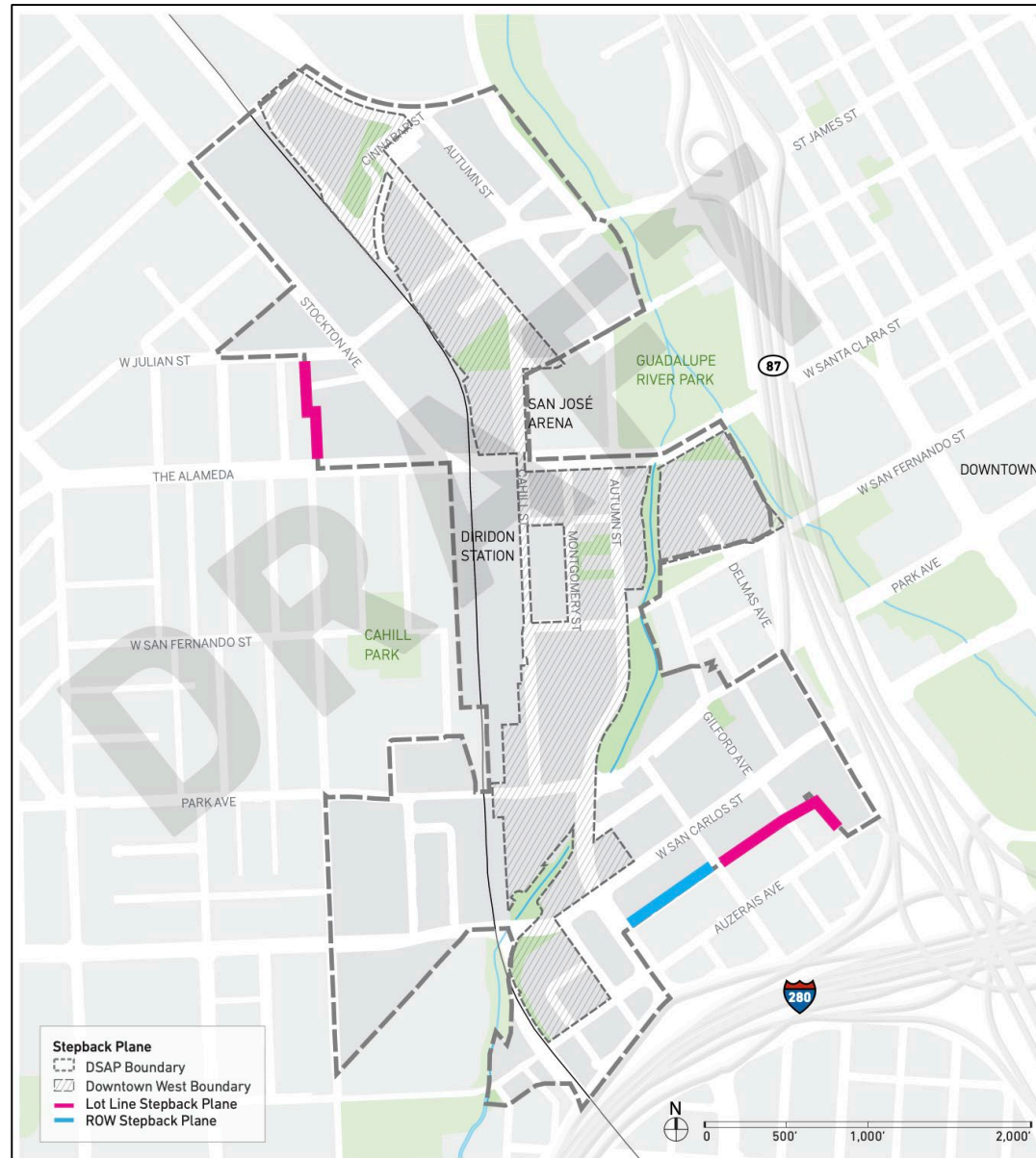
Changes Since Spring 2020

- Heights Reduced
- Heights Increased
- New Transition Standards



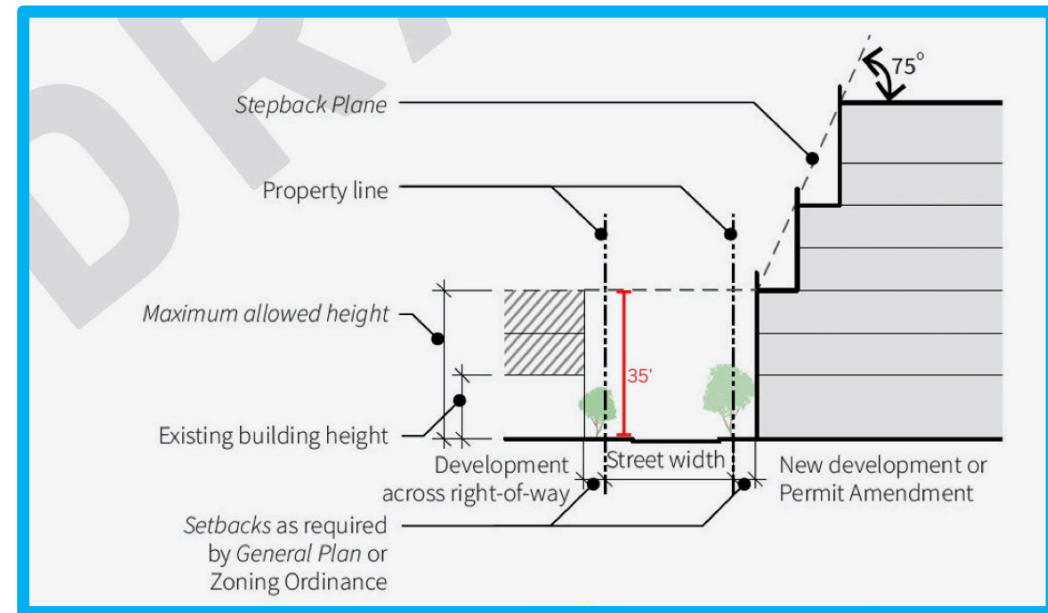
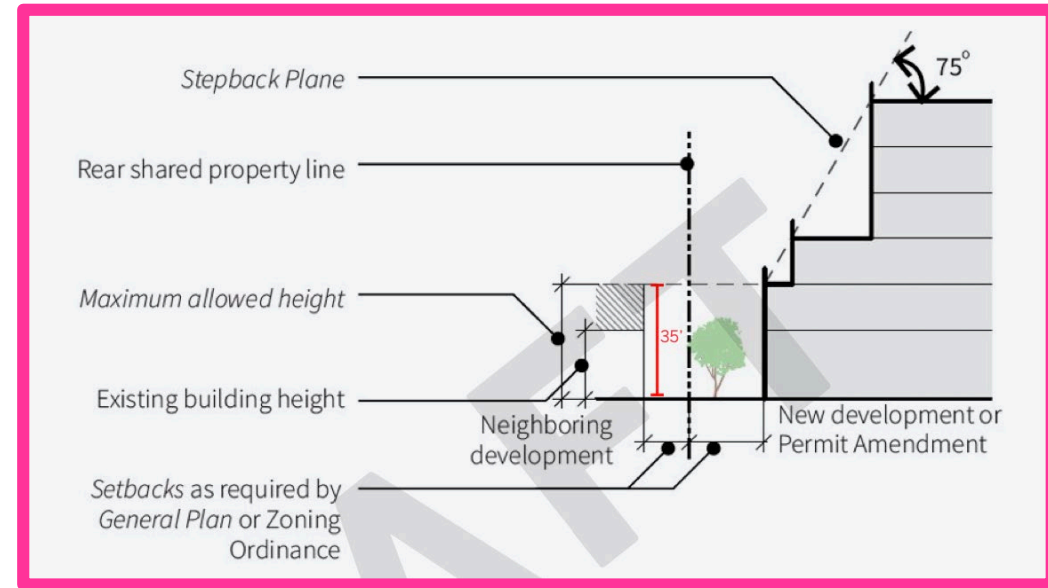
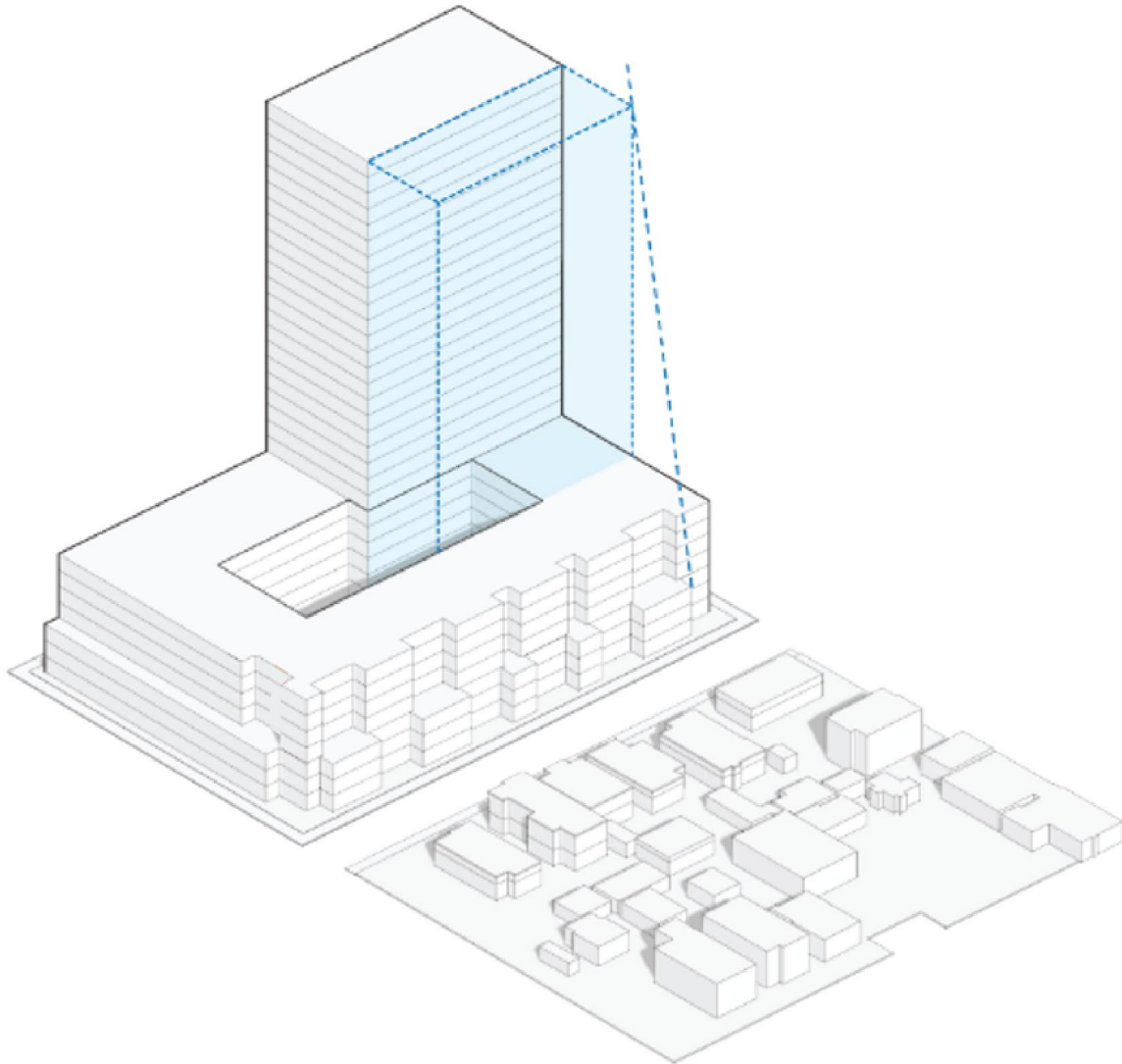
Draft Urban Design Concept

- Expands on Downtown Design Guidelines and Standards (2019) framework plans
- Introduces new massing transition standards for tall buildings next to lower height context

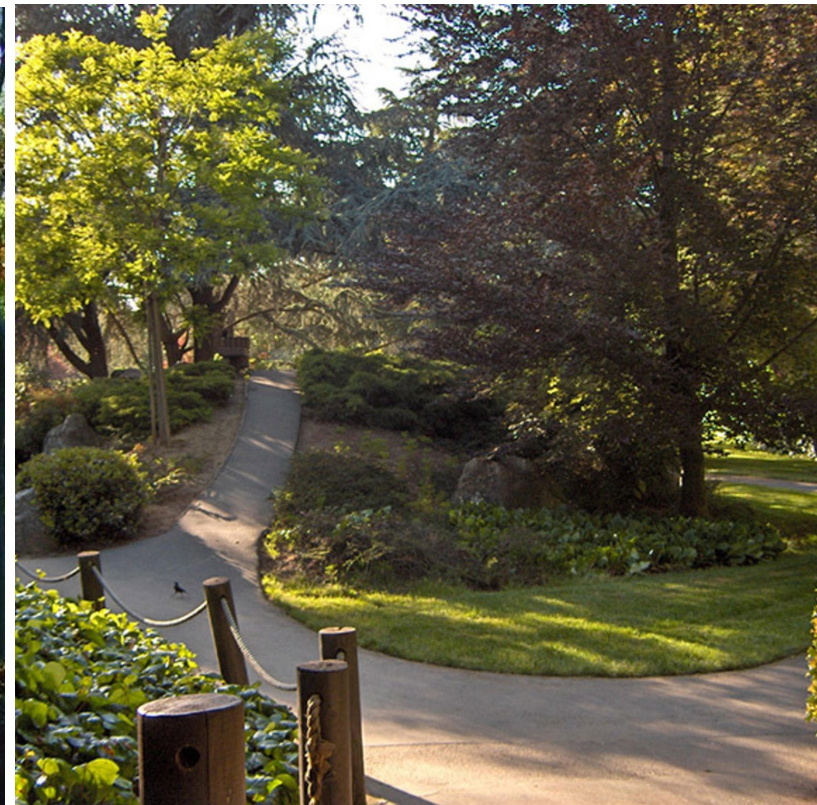
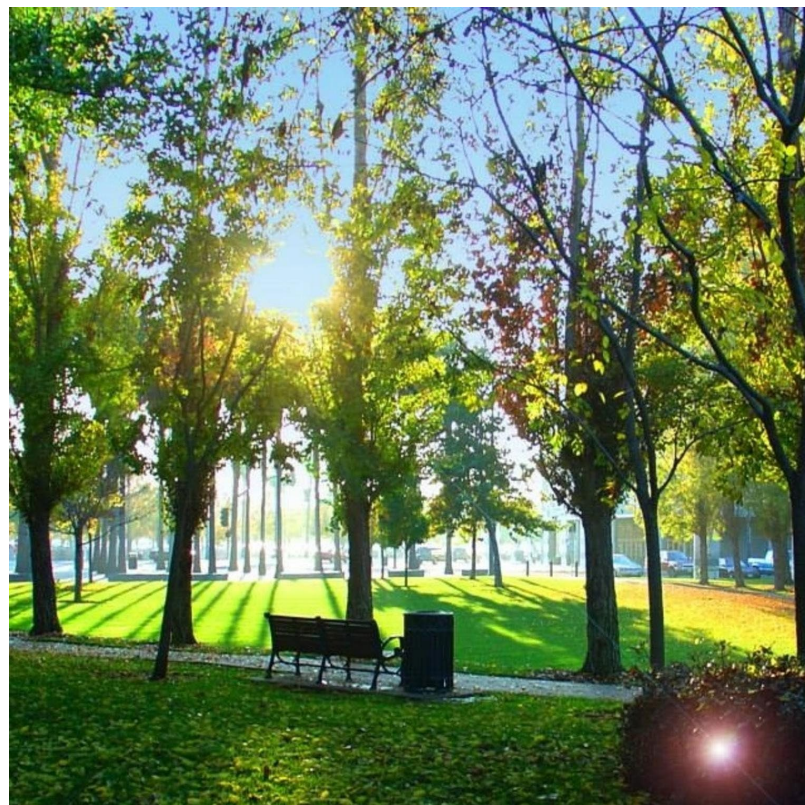


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Draft Urban Design Concept



Draft Open Space and Public Life Chapter



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Desired Outcomes from the 2018 Process

- Input emphasized five themes: safety, maintenance, access, trail connectivity, and equity
- Showed the value of multiple smaller spaces spread throughout vs. fewer large spaces
- Encouraged thinking about new models of maintenance, activation, and partnership



Key Principles

- 19 acres of easily-accessible public and private open spaces
- Complete final sections of the Los Gatos Creek Trail
- New regional community center



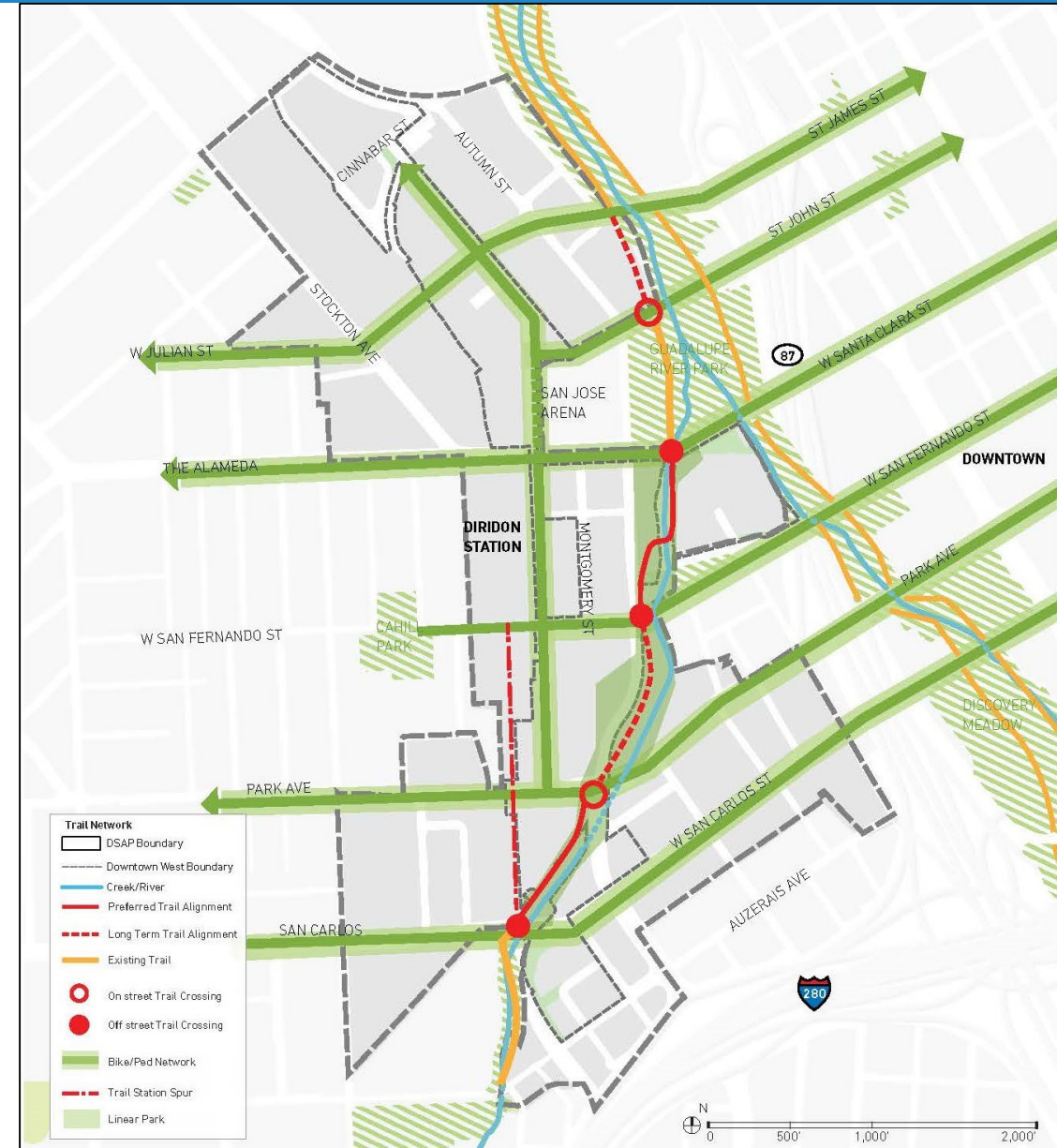
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Los Gatos Creek Trail

Complete final sections of the Trail

- Auzerais Avenue to Park Avenue
- Park Avenue to West San Fernando Street
- West San Fernando to West Santa Clara
- West St. John Street to West Julian Street



Overall Parks and Plazas Concept

- Varied open space experiences
- Transit plazas
- Active neighborhood parks
- Linear park with creek trail



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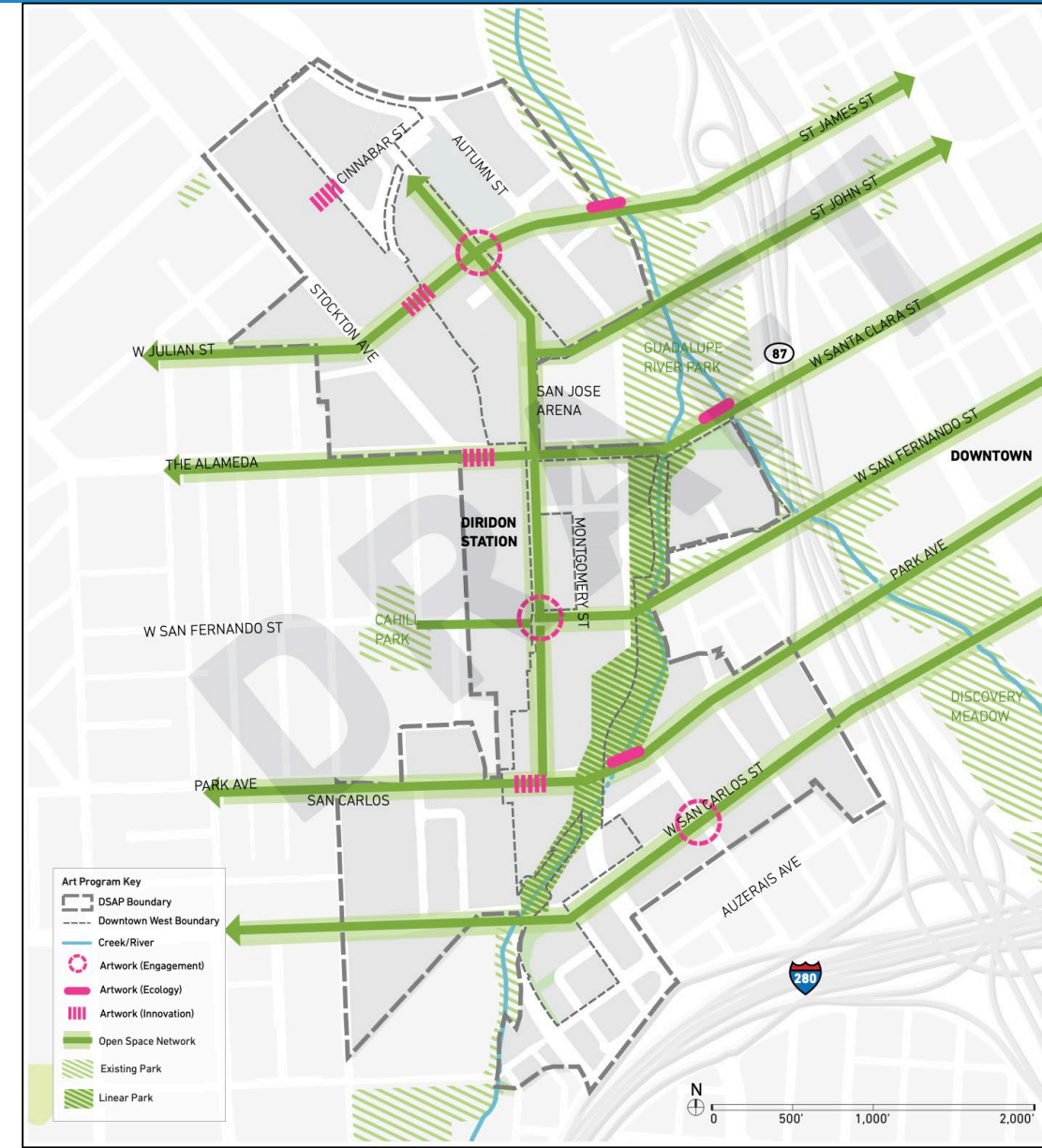
Regional Community Center

- Housing capacity up to 12,000 new housing units
- General Plan policy PR – 1.3: Provide 500 square feet per 1,000 residents of community center space.
- 30,000-50,000 (preferred) square foot facility



Updated Public Art Section

- **Crossroads of Engagement**
 - Areas with active uses
 - Art is dynamic and theatrical
- **Crossroads of Innovation**
 - Areas with Commercial/office uses
 - Art is integrated into infrastructure
- **Crossroads of Ecology**
 - Areas with parks and open spaces
 - Art is integrated into the environment



Updated Public Art Section



Figure 3-6-4 Guthrie Green, Tulsa, OK (SWA Group)

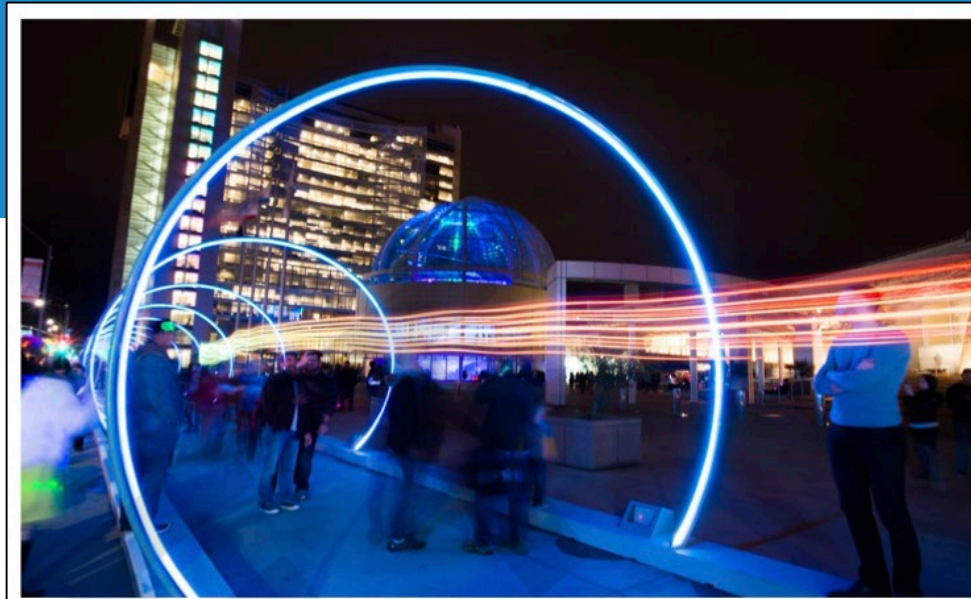


Figure 3-6-2 Sonic Runway, 2017, Artists Rob Jensen and Warren Trezevant, San Jose, CA (Adrien LeBiavant)



Figure 3-6-3 Sonic Runway, 2017, Artists Rob Jensen and Warren Trezevant, San Jose, CA (Adrien LeBiavant)

Plan Boundaries

Downtown West (2020)

- Mitigation
- Design guidelines

Diridon Station Area Plan (DSAP) Update

Key Deliverables

- List of Projects
- TMA/Parking

Diridon Integrated Station Concept Plan (DISC)

Phase I

- Track Alignment
- Station Footprint

Phase II

- Access Planning
- Refined Track Design

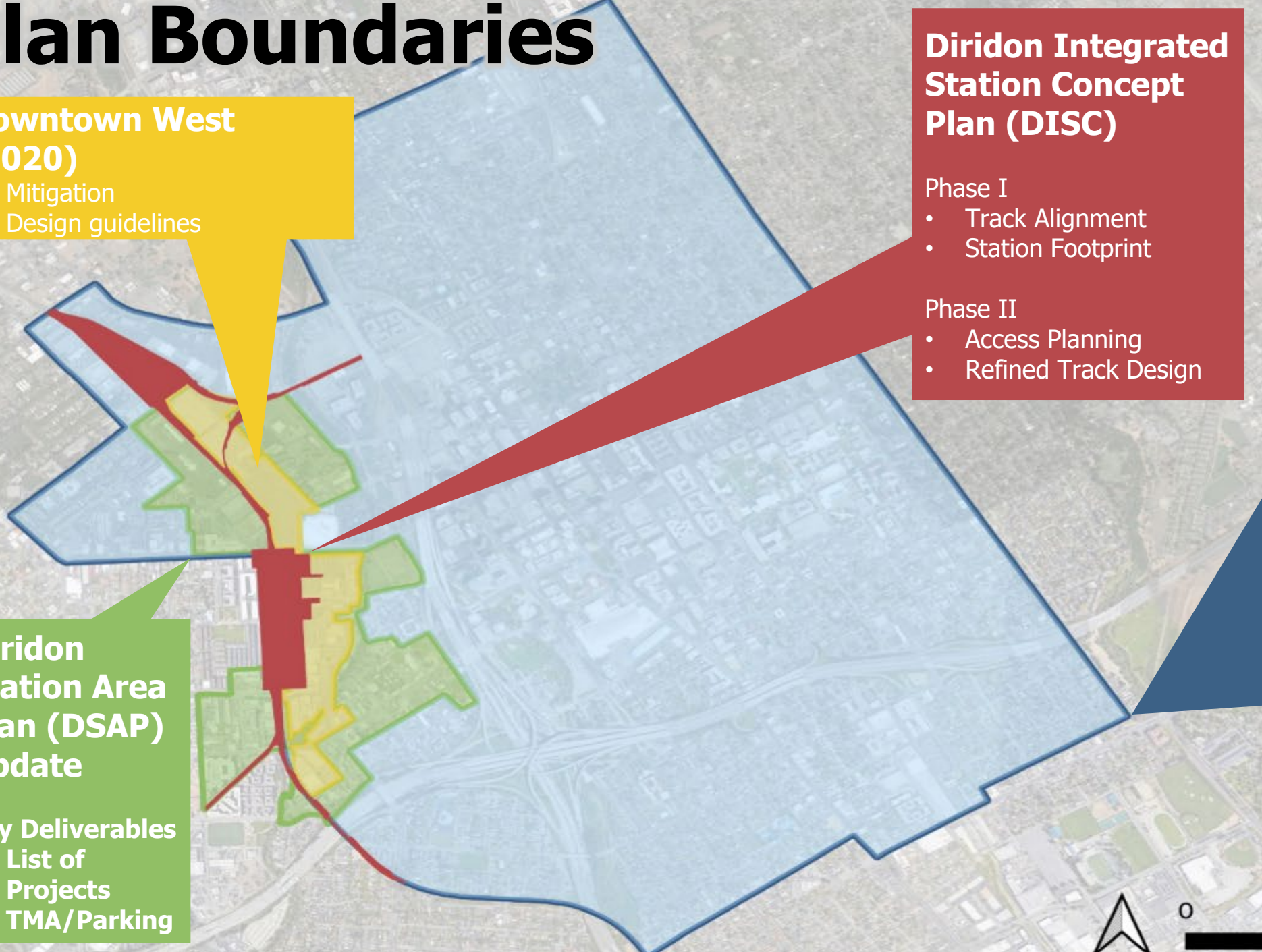
Downtown Transportation Plan (DTP) 2020-2021

Goals

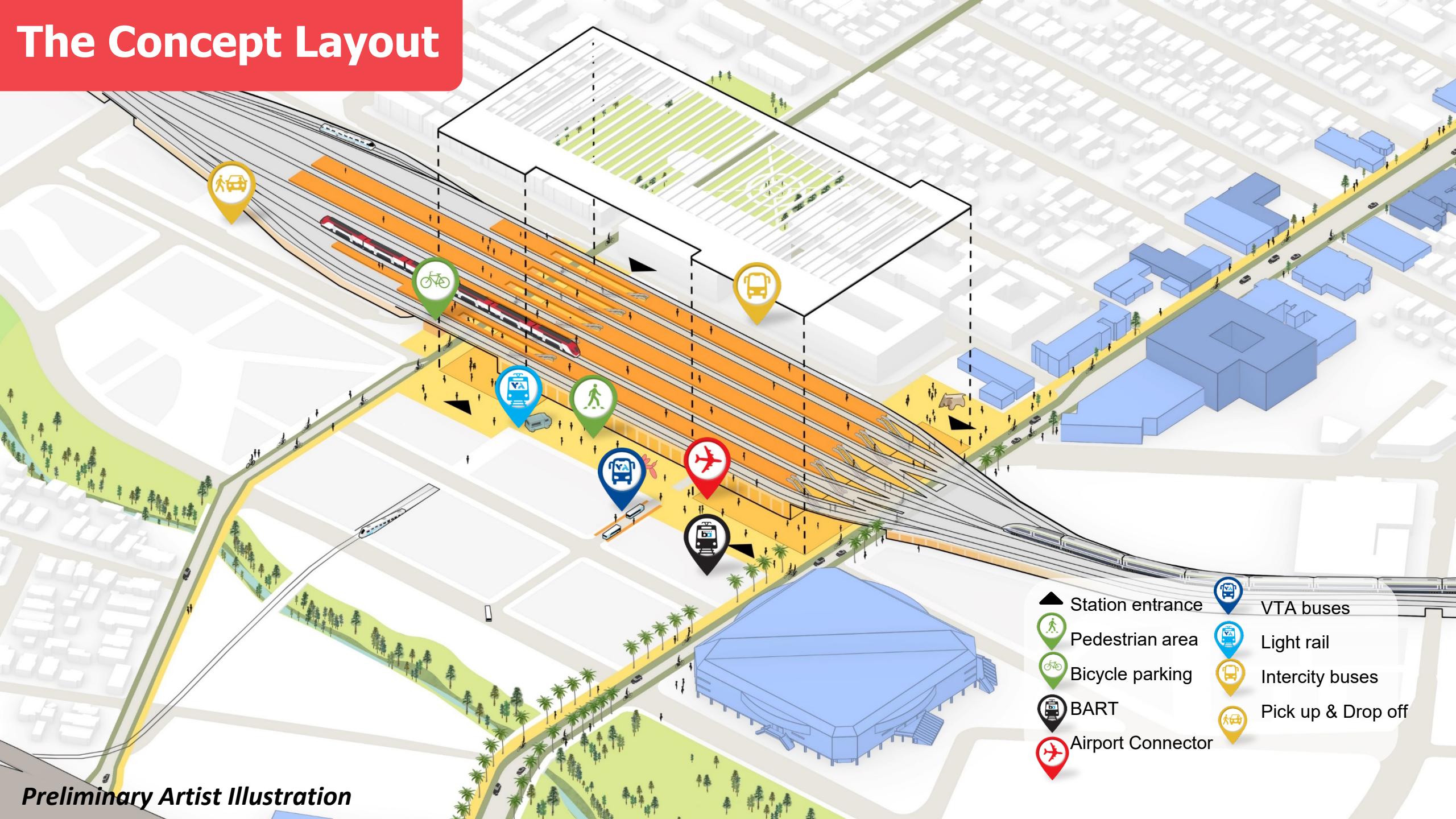
- Support and Complement Places
- Improve Equity & Access; Circulation & Navigability; Streetscapes and Public Life

Key Deliverables

- Engagement Plan
- Equity Framework
- Public Life Assessment
- Parking & Curbside Management Strategy
- Transportation Network Vision
- Prioritized List of Projects & Programs
- Conceptual Designs



The Concept Layout



- ▲ Station entrance
- 🚶 Pedestrian area
- 🚲 Bicycle parking
- 🚇 BART
- ✈ Airport Connector
- 🚌 VTA buses
- 🚊 Light rail
- 🚌 Intercity buses
- 🚗 Pick up & Drop off

Preliminary Artist Illustration

Framework/Key Principles

- **Bring people together** , prioritizing walking, transit, and bicycling
- **Be environmentally and economically sustainable** , emphasizing easy access to transportation options that are affordable and clean
- **Foster community development, social interaction among people, and public life**
- **Promote social and economic equity** , supporting inclusive access to transportation modes that provide the most economic and health benefits







Photo Credit: Nick Lehoux, Highline Network



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Street Network

				
Grand Boulevard	Primary	✓	✓	✓
Primary Bike Facility	✓	Primary	✓	✓
Main Street	✓	✓	Primary	✓
Connector	✓	✓	✓	✓
Trail (and Open Space)		✓	✓	
Active Greenway		✓	✓	

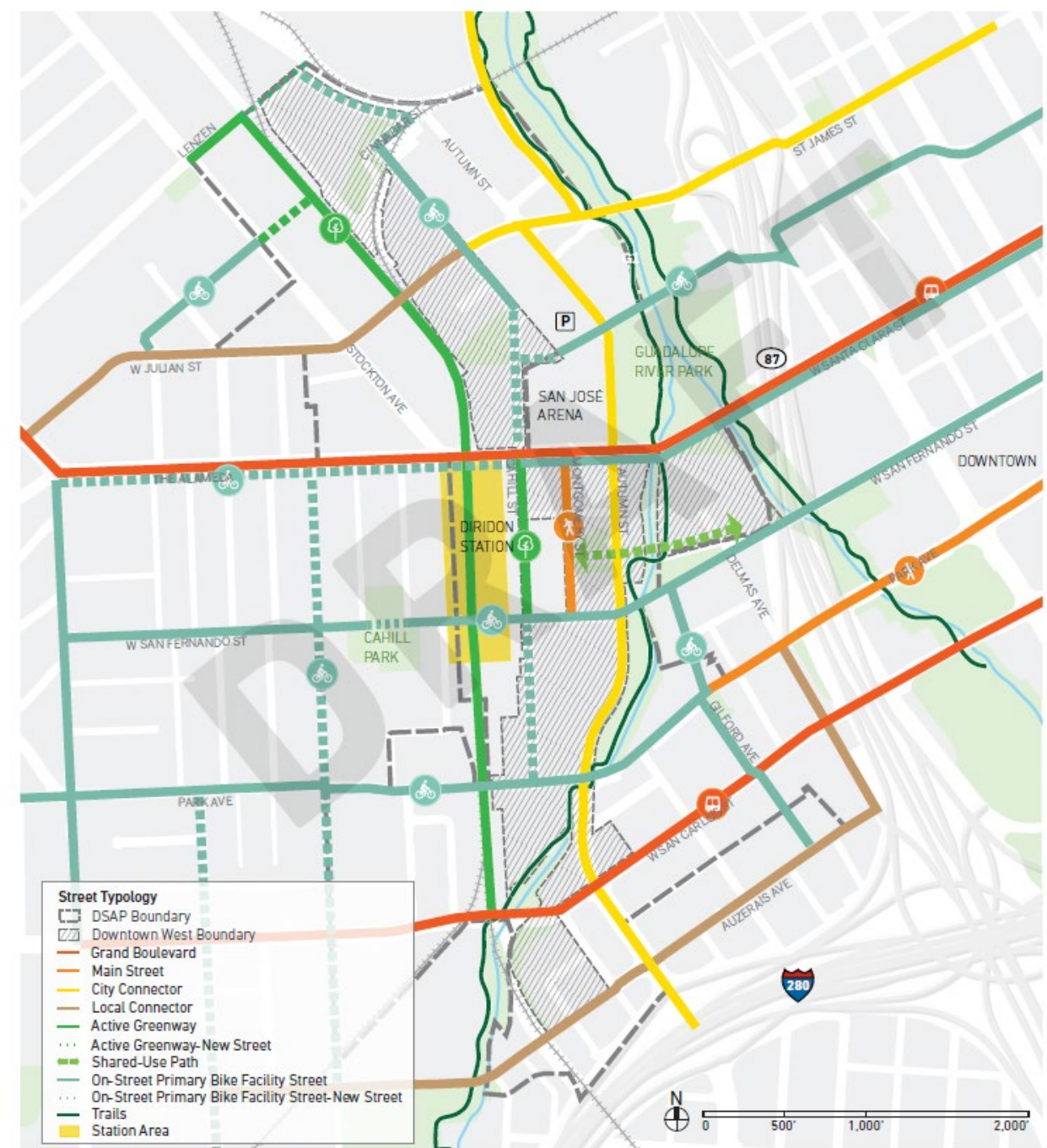
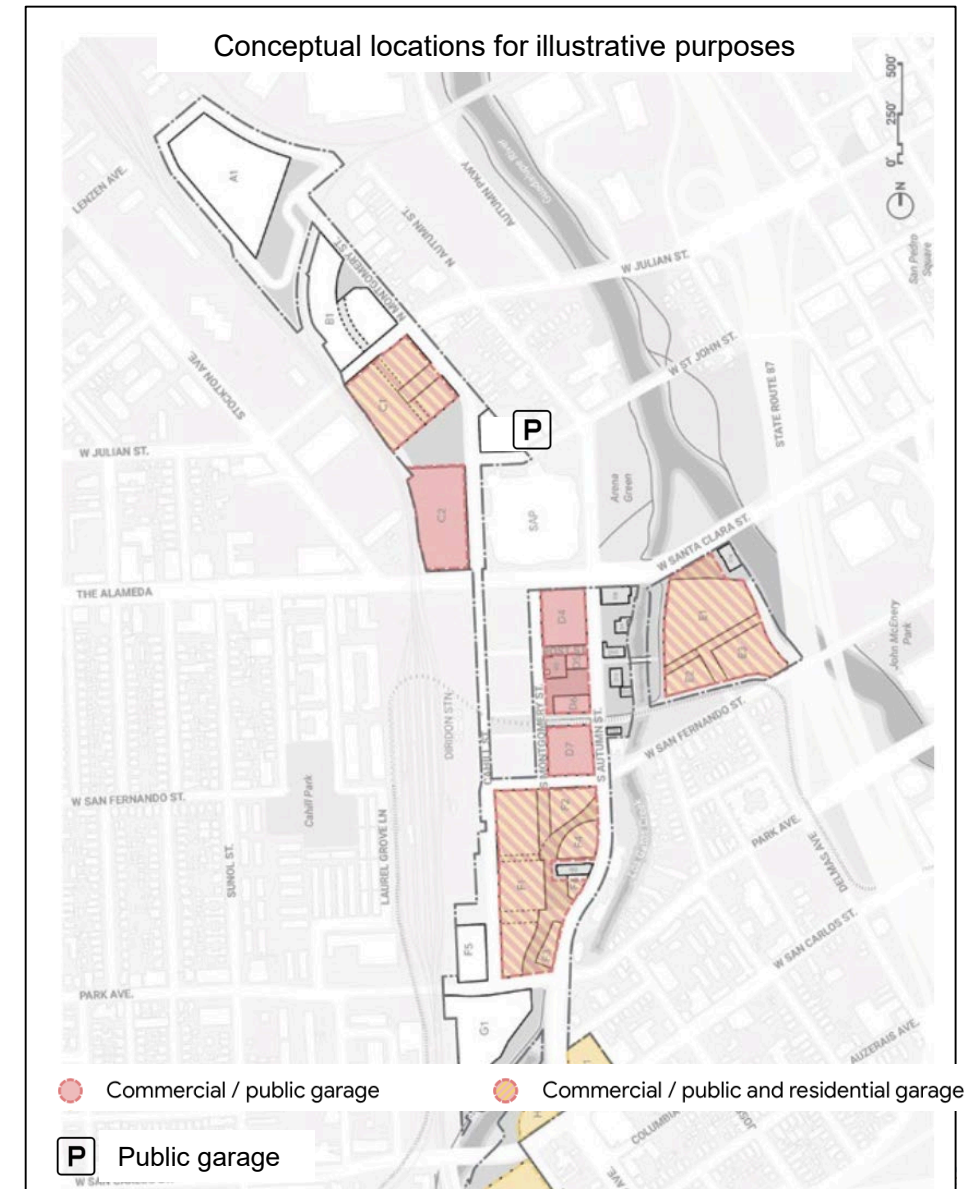


Figure 4-4-2: Transportation Network based on Street Typology

Parking and Transportation Management

District Approach

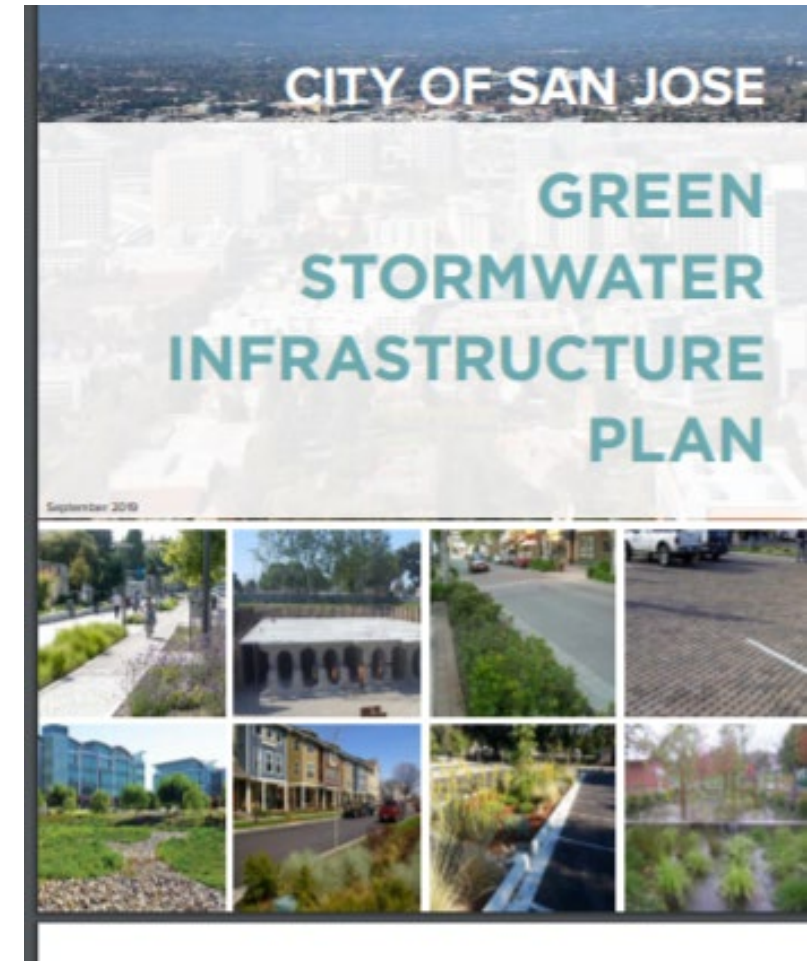
- Manage public parking as a shared resource
 - New commercial parking must be shared/publicly available
 - Existing landowners encouraged to enter into shared parking agreements
 - Use pricing to efficiently manage parking – especially for events
- “Unbundle” residential parking
- Establish a Transportation Management Association to implement and monitor TDM programs



Environmental Sustainability

The Diridon Station Area development will embody the City's robust environmental plans and policies including:

- **Climate Smart San José** – measures to reduce greenhouse gas emissions resulting from energy and mobility and to conserve water
- **San Jose Reach Code and Natural Gas Infrastructure Prohibition Ordinances** – including all-electric buildings and EV charging infrastructure
- **Green Stormwater Infrastructure Plan** – improving the water quality of stormwater runoff
- **Green Building Policy** – with varying LEED® certification requirements based on the project type



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Environmental Review for Draft Amended DSAP

- Approach to California Environmental Quality Act (CEQA) compliance for the Draft Amended DSAP: Addendum to Downtown Strategy EIR
- The Downtown Strategy 2040 EIR (2018) superseded the DSAP EIR (2014) in providing program-level review of planned development in the Diridon Station Area
- More info: [technical memo on CEQA approach for the DSAP Amendment](#)



Draft DSA Affordable Housing Implementation Plan

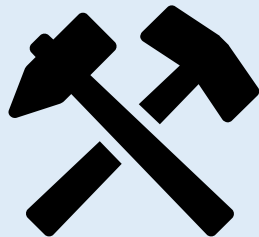
- Available at: www.diridonsj.org/fall2020-housing
 - Includes an online feedback form
- Many opportunities to provide feedback at Fall 2020 engagement events (<https://www.diridonsj.org/fall2020>)
- Comments by January 8, 2021
- Target for City Council Consideration in Spring 2021



3Ps Approach

PRODUCTION

Construct new affordable units with public subsidies and private sector contributions



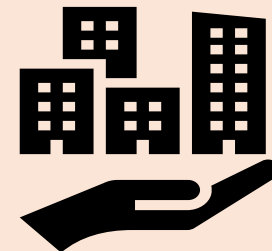
PRESERVATION

Preserve existing housing as permanently affordable to low- and moderate-income households



PROTECTION

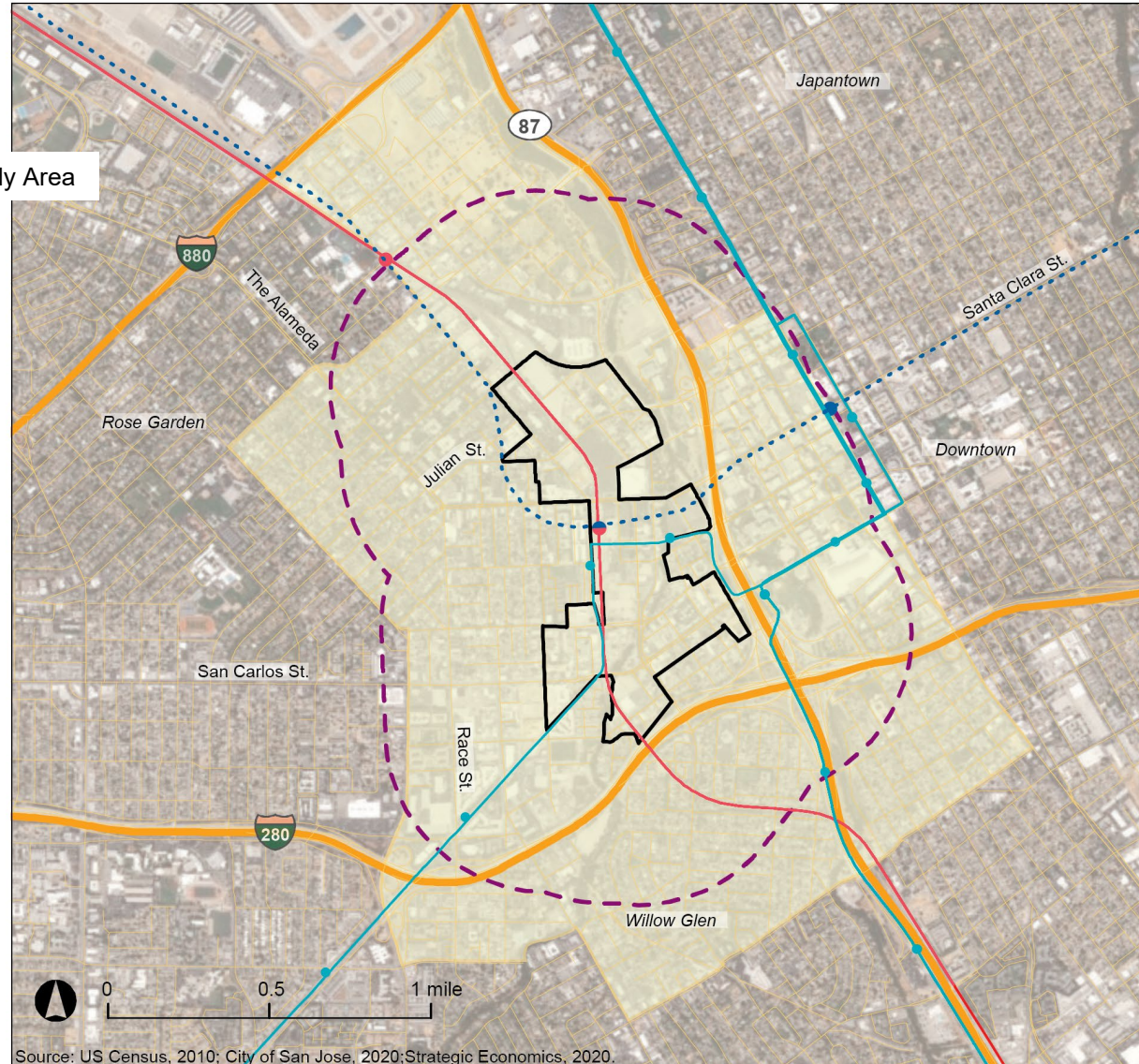
Enact policies & run programs to protect vulnerable households from displacement



Focus Areas for 3Ps Approach

Study Area Boundaries

- Census Study Area*
- Diridon Station Area
- Neighborhood Stabilization Study Area
- BART Extension Phase II
- Caltrain
- VTA Light Rail



*The Census Study Area comprises Census Tracts 5003, 5006, 5008, 5017, 5018, and 5019 within Santa Clara County.

**The Preservation Study Area is a half-mile buffer area from the Diridon Station Area Boundary

Summary of Sept. 16 SAAG Poll Results

1. What are your thoughts about the Neighborhood Stabilization Study Area concept (i.e., include the ½-mile radius around the Diridon Station Area in the Preservation/Protection study area)?

I like it 50%



I think the focus of Preservation and Protection should just be on the Diridon Station Area itself 8%



I like it for Preservation, but Protection strategies should cover a larger area 27%

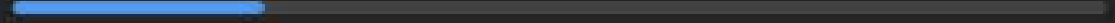


Other/Don't know 15%



2. Which of these recommended strategies strike you as the most interesting?

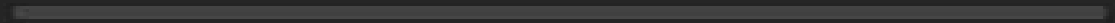
Make the Diridon Station Area a priority area for Commercial Linkage Fee revenues and other local 23%



Create a Preservation Pilot Program to formalize affordability of existing unrestricted affordable units 23%



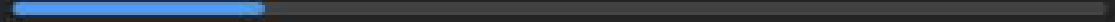
Develop a tenant education center located in or near the Diridon Station Area 0%



Make the Neighborhood Stabilization Study Area (DSA + ½ mile radius) a priority while implementing the Citywide Residential Anti-Displacement Strategy 31%



Other/don't know 23%



Draft AHIP Goals and Metrics

Diridon Station Area:

- 25% of all housing at buildout of the Draft Amended DSAP will be restricted affordable housing for extremely low-income to moderate-income households

Neighborhood Stabilization Study Area:

- No net loss in the number of low-income renter households
- Decrease in percentage of severely cost-burdened renter households
- No net loss in the number of deed-restricted units beyond 2040
- Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily units and convert to restricted affordable housing

Racial Equity:

- Number of Hispanic/Latinx and Black residents in the Study Area over time

Draft AHIP Strategies - Production

1. Prioritize sites within walking distance (1/2 mile) of Diridon Station for affordable housing development to maximize competitiveness
2. Partner with transit agencies/developers to apply for the State's AHSC funding
3. Adopt updates to Inclusionary Housing Ordinance
4. Update regulations to facilitate lower-cost construction technologies
5. *Prioritize the use of Commercial Linkage Fee revenues generated in the DSA for affordable housing projects within the DSA*
6. *Explore potential changes to park fees to decrease overall residential development costs*
7. *Support policies that increase the production of accessory dwelling units (ADUs) in the Diridon Station Area and surrounding neighborhoods*

New/different from September 16 SAAG presentation



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Draft AHIP Strategies - Preservation

1. Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily units
2. *Conduct outreach to non-profit and community-based organizations with capacity to conduct preservation activities*
3. *Identify funding sources for preservation*
4. *Implement complimentary policies that support preservation activity*

New/different from September 16 SAAG presentation



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Draft AHIP Strategies - Protection

1. Provide support for legal services for tenants facing eviction*
2. Consider options for enforcing State rent cap and just cause under AB 1482*
3. Expand Tenant Protection Ordinance to include all rental units, including single-family, duplex, and condo/townhomes
4. Expand Apartment Rent Ordinance to include renter-occupied duplex units
5. *Create a “satellite office” in the DSA to provide education resources to tenants and landlords*



*These strategies are also included in the Citywide Residential Anti-Displacement Strategy
New/different from September 16 SAAG presentation



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Incentive Zoning Analysis

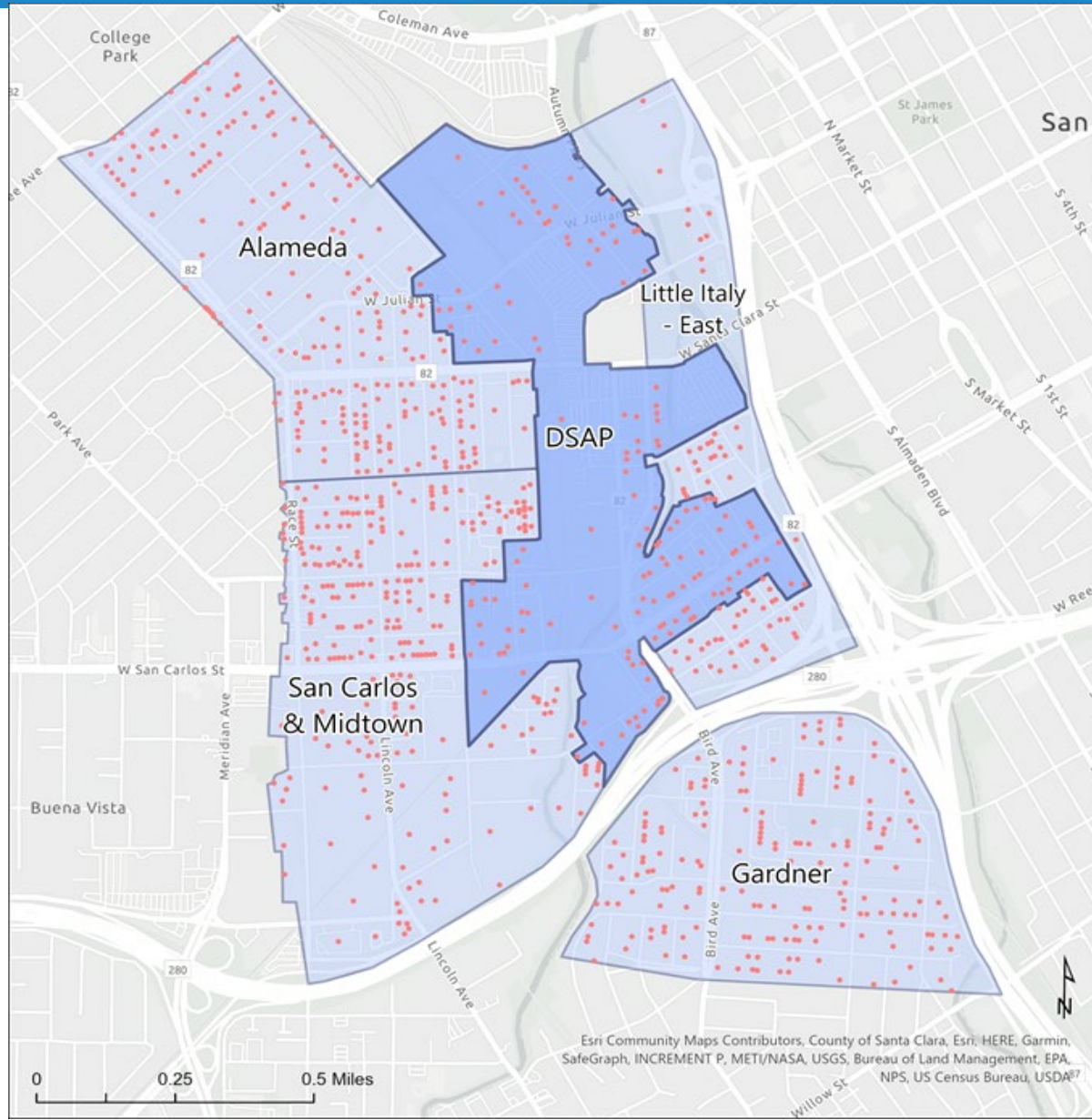
- Staff reviewed Incentive Zoning (IZ) programs in Seattle, Mountain View, Los Angeles, and Santa Monica
- IZ used as temporary tool until an Affordable Housing Impact Fee Program is implemented; developers opt in if additional height is 'worth it' to them
- San José's Inclusionary Housing Ordinance and Commercial Linkage Fee achieve same objectives as IZ in mandatory program
- Additional value capture on residential development is currently not feasible
- Future increases to CLF could achieve benefits similar to IZ with less complexity, more coverage, and without discouraging density and creating uneven playing field with Downtown core (heights are not constrained in core)
- Recent State laws have made IZ more difficult to implement legally in California



Approach to Small Business

1. Complete a high-level analysis of the small business context in the Diridon Station Area and surrounding corridors
2. Consider insights from anti-displacement, VTA, and economic recovery work
3. Conduct ongoing community and stakeholder engagement
4. Develop policy recommendations for the Diridon Area
 - Consider priorities, impact, and scalability

Businesses in Broader Study Area



- Active business



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DSA Engagement Opportunities

Online feedback forms and event info at: www.diridonsj.org/fall2020

Community Meetings:

- [Transit, Walking, and Biking in the Diridon Station Area](#): Nov 13
- [Resident Cafecito](#): Nov 20
- [Community Workshop: Artists/Creatives](#): Nov 21
- **DSAP Community Meeting: Dec 3, 6:30 PM**
- Diridon Experience Workshop: Dec 10
- Virtual Open Houses on the Diridon Station Area: TBD

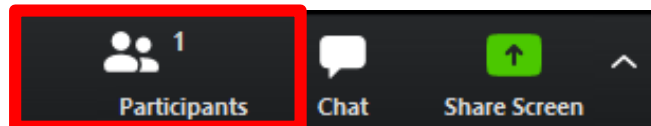
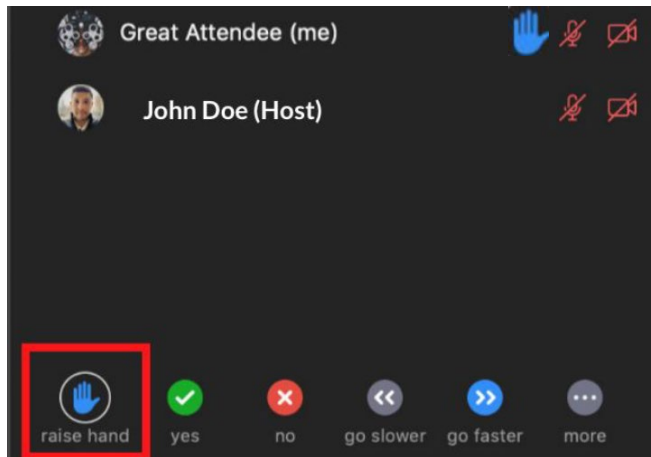
Public Meetings:

- [Parks and Recreation Commission: DSAP Open Space and Public Life](#): Nov 4
- [Housing and Community Development Commission: Draft DSA Affordable Housing Implementation Plan](#): Nov 12
- [City Council Study Session](#): Nov 16
- [Planning Commission](#): Dec 2
- [Airport Land Use Commission](#): Dec 16



SAAG Discussion – DSA Update

RAISE HAND FEATURE



SAAG: via Raise Hand feature

By Computer/Tablet – please open the Participants window and select the *Raise Hand* feature at the bottom of the window.

By Phone – if you're calling in please *dial *9* to activate the *Raise Hand* feature.

The meeting facilitator (Dave) will recognize you and unmute your mic.



Downtown West Update



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Project Site

- ~ 80 acres
- Within the DSAP boundaries (Draft Amendment)

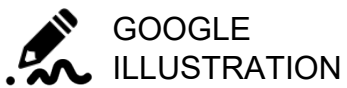


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

Google's Downtown West Project

GARDEN
ALAMEDA

- ~ 7.3 M sf Office
- 4,000 Housing Units
(studying up to 5,900 units)
- ~ 500 K sf Active Use
(Retail, Cultural, Arts, Education
etc.)
- ~ 15 acres Parks + Plazas +
Green Spaces



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



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



3 Pathways

Development Review (entitlements)

Environmental Review (CEQA)

Development Agreement



Project Timeline

2018

- Engage community to understand concerns and goals
- Adopt MOU

Fall 2019

- Initial application submitted
- Start review process
- Environmental scoping meeting

Fall 2020

- Updated submittal - proposed Design Standards and Guidelines
- Draft Environmental Impact Report

Spring 2021

- Review Development Agreement
- Public hearings to consider the project

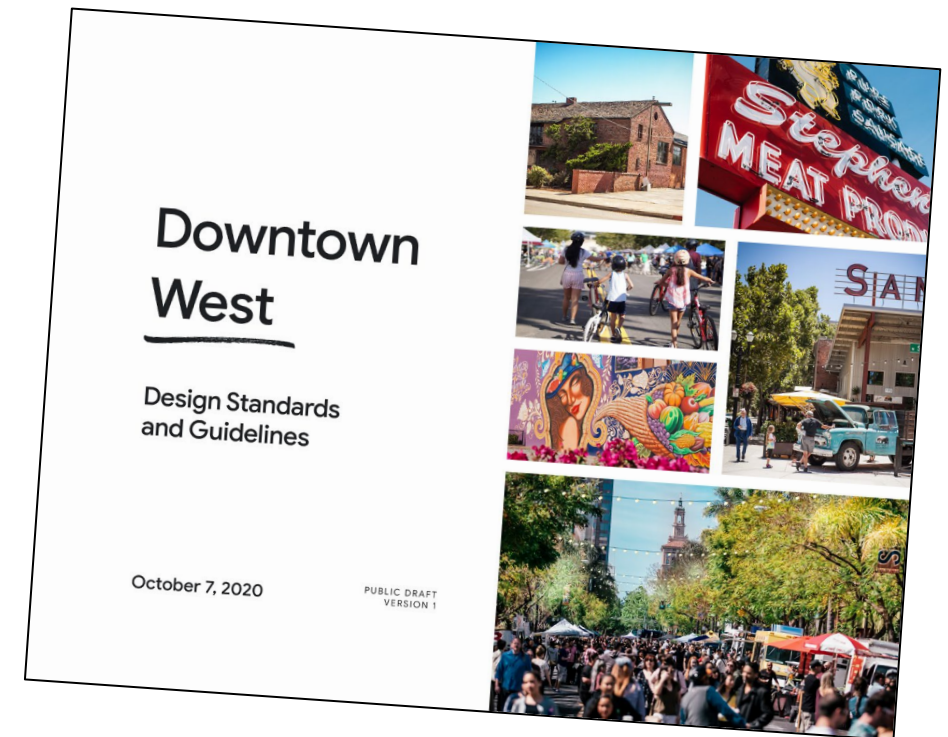
Next phases

- Design review of future buildings and site plans
- Building and construction permits
- Construction



What's in the Updated Submittal?

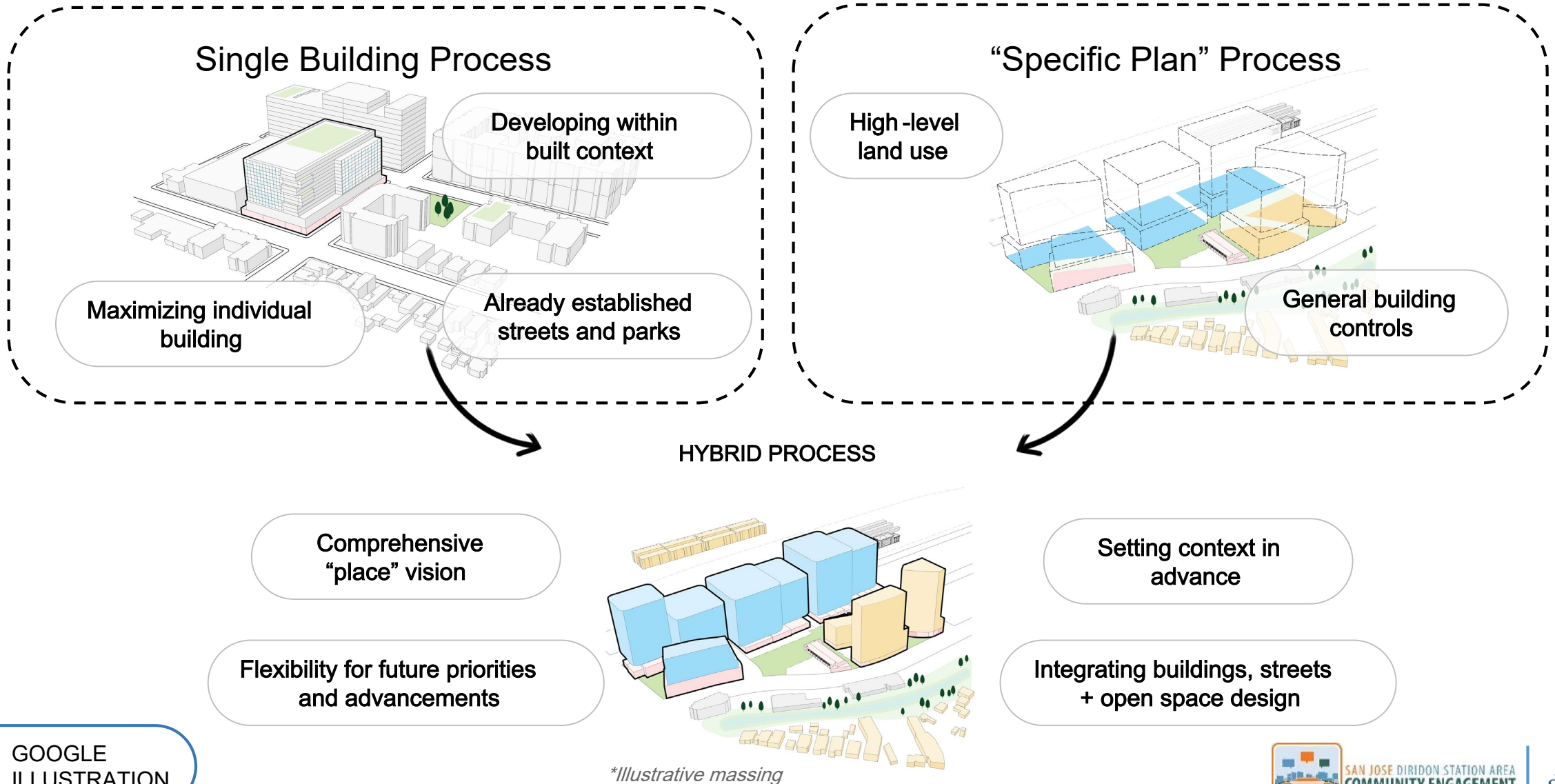
- Planned Development Zoning Application
- Planned Development Permit including Design Standards and Guidelines
- Amendments to:
 - General Plan
 - Diridon Station Area Plan
 - San Jose Water Company Landmark Boundary and Historic Preservation Permit
 - Southern Pacific Depot Landmark Boundary
- Improvement Standards
- Infrastructure Plan
- Vesting Tentative Map



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Conformance Review Process



GOOGLE ILLUSTRATION



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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Orientation to the DWDSG

DWDSG = Downtown West Design Standards and Guidelines

Resources:

- [October 19th Presentation](#) and [Recording](#)
- Other presentations and feedback form:
www.diridonsj.org/fall2020-google
- Draft DWDSG and other application documents:
www.sanjoseca.gov/googleproject
- Google's project page, including a digital engagement exercise:
<https://realestate.withgoogle.com/sanjose/>

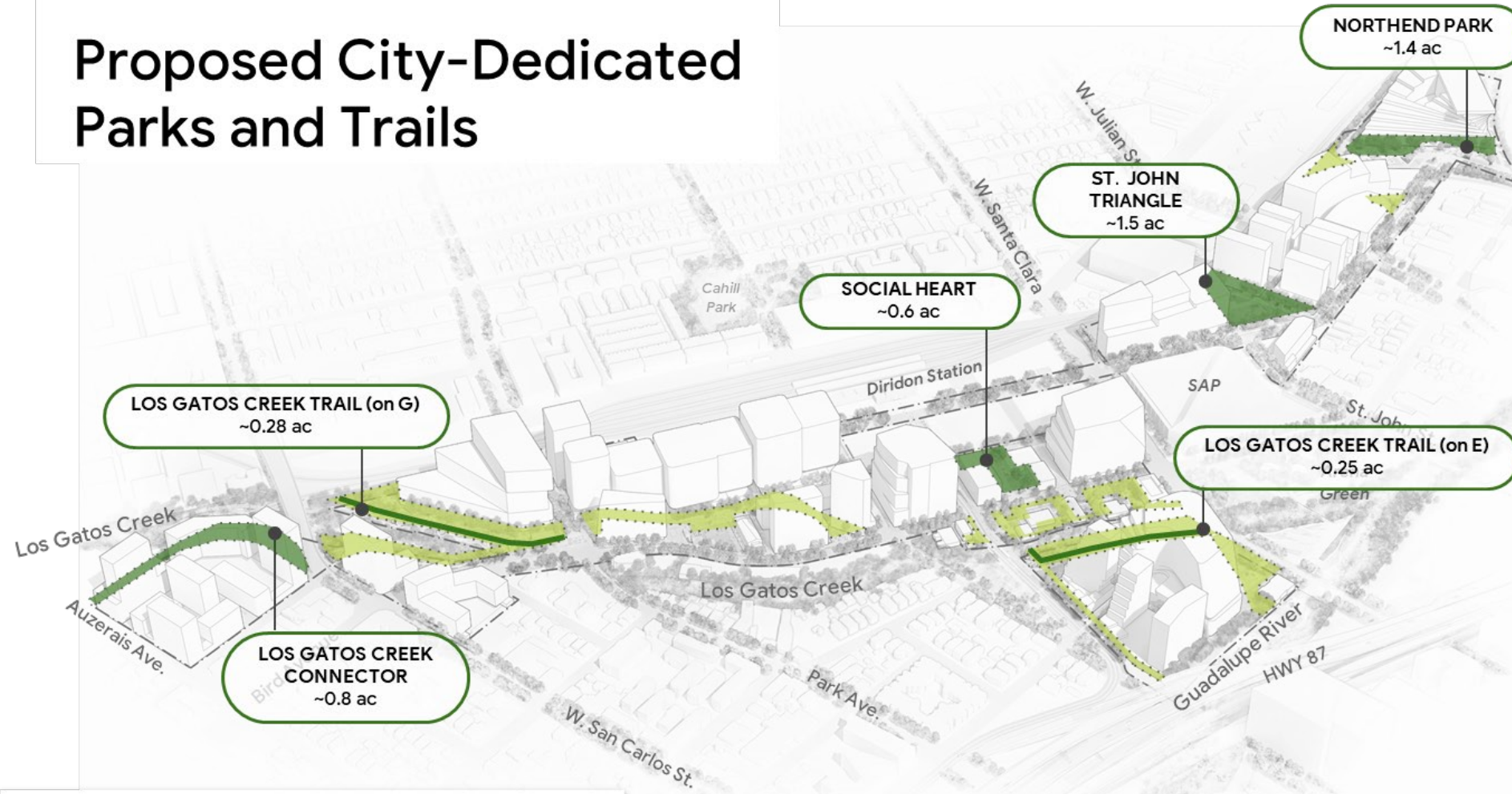
Draft DWDSG Chapters:

- Land Use
- Buildings
- Open Space
- Mobility
- Sustainability
- Lighting and Signage



Downtown West Open Space Proposal

Proposed City-Dedicated Parks and Trails



 GOOGLE ILLUSTRATION

- City-dedicated parks + trails
- Privately-owned, public open space

Downtown West Open Space Proposal

OPEN SPACES	CITY-DEDICATED OPEN SPACE		PROJECT SPONSOR-OWNED (PSO) OPEN SPACE					INDIVIDUAL OPEN SPACE ACREAGE SUB-TOTAL
	LOS GATOS CREEK MULTI-USE TRAIL	CITY-DEDICATED PARK	PRIVATELY-OWNED PUBLIC PARK	SEMI-PUBLIC OPEN SPACE	LOS GATOS CREEK RIPARIAN SETBACK	LOS GATOS CREEK RIPARIAN CORRIDOR	MID-BLOCK PASSAGE	
Los Gatos Creek Connector	-	0.76 ac	-	0.03 ac	0.22 ac	-	0.16 ac	1.17 ac
Los Gatos Creek Park	0.28 ac	-	1.03 ac	0.27 ac	0.77 ac	0.14 ac	-	2.49 ac
The Meander	-	-	1.04 ac	0.52 ac	-	-	0.68 ac	2.24 ac
Social Heart	-	0.57 ac	-	0.22 ac	-	-	-	0.79 ac
Creekside Walk at South Autumn Street	-	-	0.70 ac	0.20 ac	0.56 ac	0.04 ac	-	1.50 ac
Los Gatos Creek East	0.25 ac	-	0.36 ac	0.12 ac	0.65 ac	0.11 ac	0.17 ac	1.66 ac
Gateway Plaza	-	-	0.65 ac	0.08 ac	-	-	-	0.73 ac
St. John Triangle	-	1.51 ac	-	0.10 ac	-	-	0.30 ac	1.91 ac
North Montgomery Pocket Park	-	-	-	0.35 ac	-	-	0.26 ac	0.61 ac
Northend Park	-	1.43 ac	0.34 ac	0.13 ac	-	-	-	1.90 ac
CATEGORY ACREAGE TOTAL	0.53 AC	4.27 AC	4.12 AC	2.02 AC	2.20 AC	0.29 AC	1.57 AC	15.00 AC
TOTAL	4.80 AC		10.20 AC					



Potential Operation and Management Strategy

Exploring potential models for the operation and maintenance of both publicly owned and privately owned parks, involving a public advisory component



WEST 8



Florian Groehn

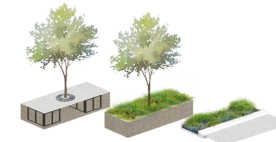


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



DWDSG Mobility Chapter Highlights

- Sidewalks designed for people
- Protected bikeways with planted buffers
- Mobility hubs with improved public transit
- Built-in flexibility
- Shared Streets for all modes



PLANTING ZONES



EXTENDED FURNITURE ZONE



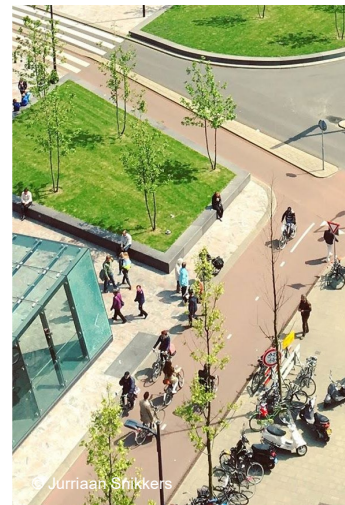
PARKLET + SEATING



© Joris Visser



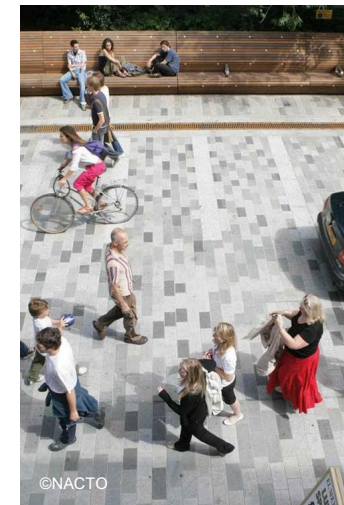
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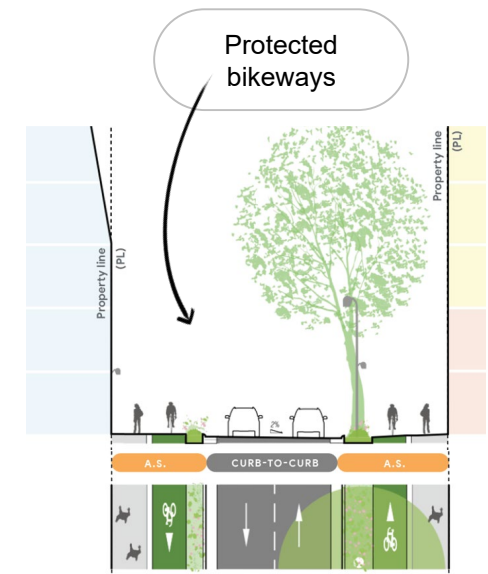
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W. San Fernando Street

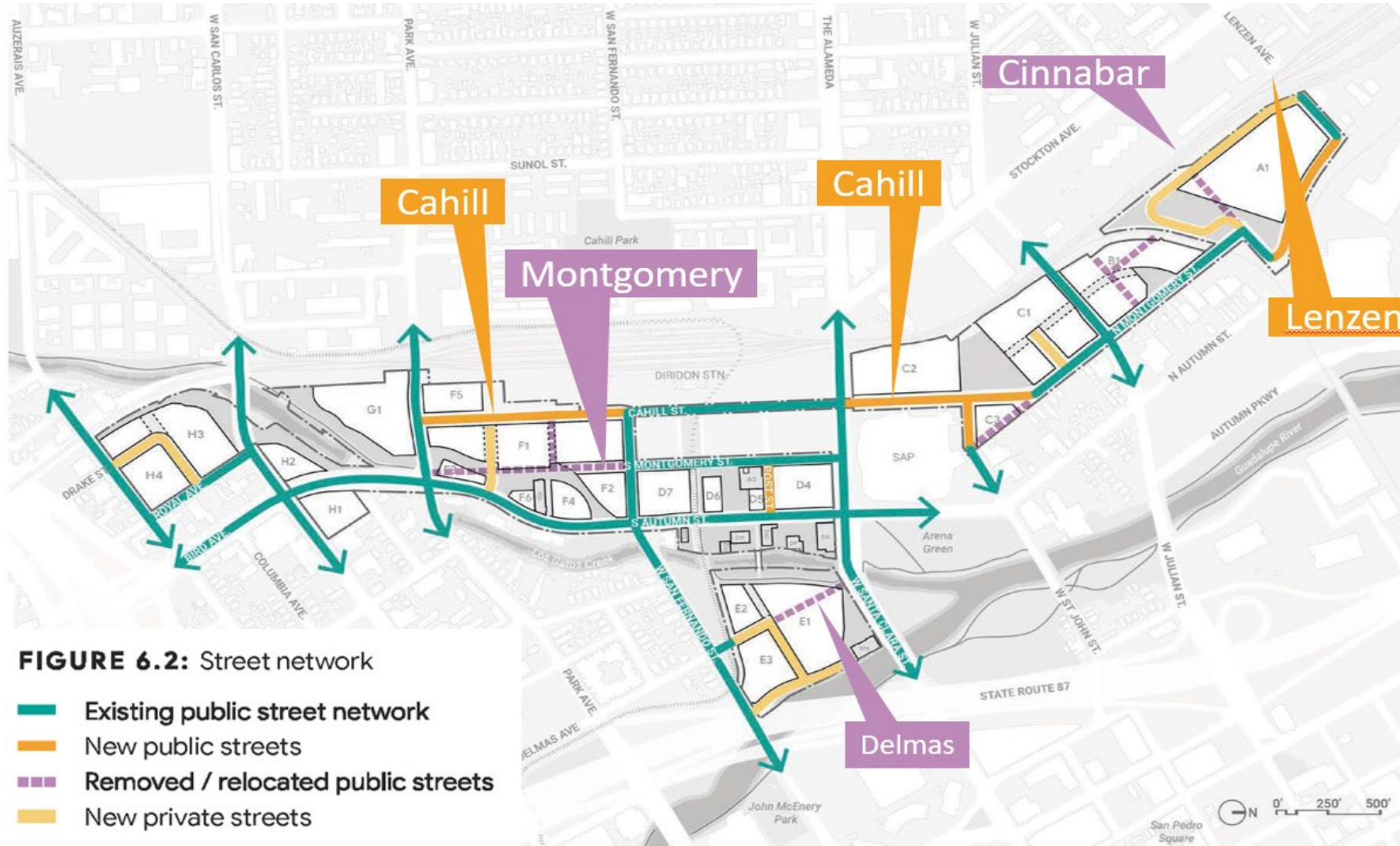


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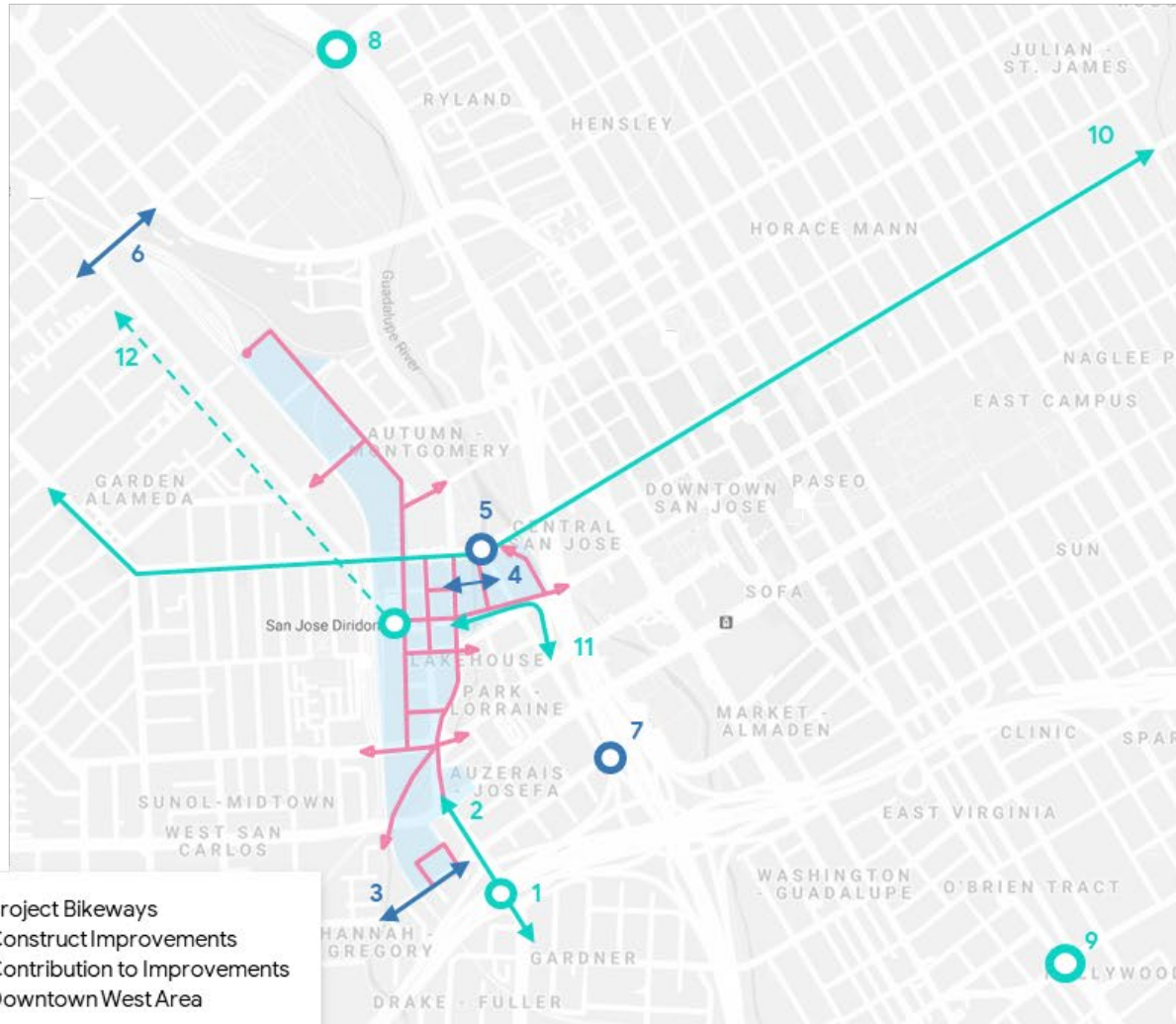


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Roadway Network



Other Transportation Improvements



1. Bird/I-280
Multimodal Improvements
2. Bird Ave
Protected Bikeway
3. Auzerais
Protected Bikeway
4. Footbridge over Los Gatos Creek (LGC)
Santa Clara
5. **Controlled At-Grade Crossing connecting the LGC trail**
6. Coleman/Taylor
Multimodal Gap Closure
7. Auzerais/Delmas
Sidewalk Extension
8. Taylor/SR 87
Interchange Improvements
9. First/Goodyear
Multimodal Improvements
10. Santa Clara (I-880 to 17th)
Public Service Lanes Study
11. Light Rail
Transit Improvement Study
12. Airport/Diridon/Stevens Creek Connector Study



Parking Proposal

Downtown West proposes a shared, district parking approach, including:

- Public structures open to visitors and workers using the offices, retail spaces, transit station, and SAP Center event parking
 - At least 2,850 spaces on-site (under Google commercial buildings)
 - Up to 4,800 total spaces
 - Market rate, demand-based pricing
- Up to 2,360 total residential parking spaces
 - Sold or leased separately from housing (aka. “Unbundled”)

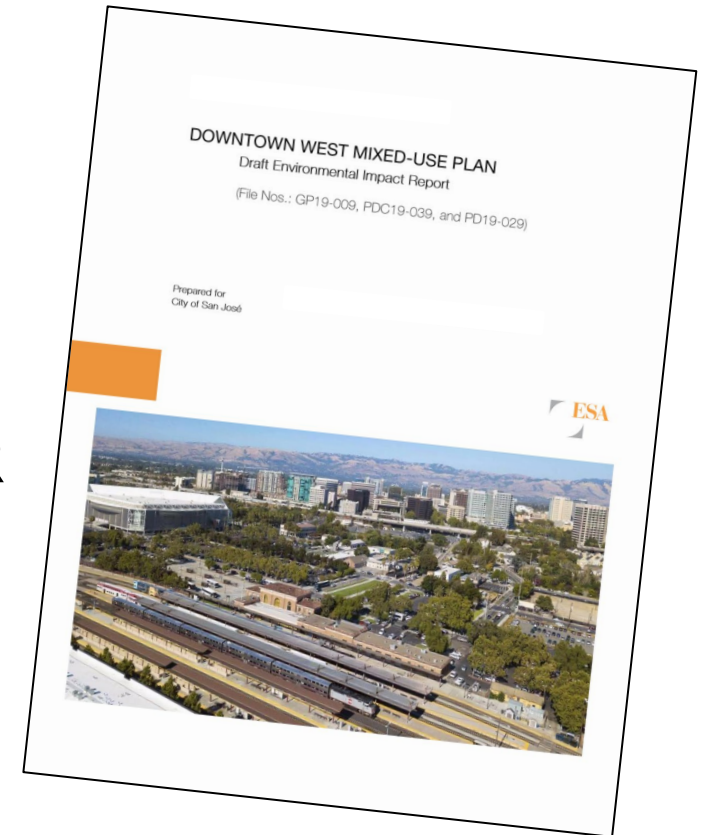


Draft Environmental Impact Report

- Evaluates and discloses environmental impacts of the project, including from construction
- Identifies mitigation measures for significant impacts
- Evaluates project alternatives

Public Comment Period: Oct. 7 – Dec. 8 (5:00 PM)

- Only written comments will be included in the Final EIR
- Find the DEIR and instructions for commenting at:
www.sanjoseca.gov/GoogleProject



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

DEIR Topics

<p style="text-align: center;">Air Quality Air pollutants and health risks</p>	<p style="text-align: center;">Greenhouse Gas Emissions</p>	<p style="text-align: center;">Population + Housing City's policy of job growth</p>
<p style="text-align: center;">Biological Resources</p>	<p style="text-align: center;">Hazards + Haz Materials</p>	<p style="text-align: center;">Public Services + Recreation</p>
<p style="text-align: center;">Cultural Resources Demolition/changes to historic buildings</p>	<p style="text-align: center;">Hydrology</p>	<p style="text-align: center;">Transportation</p>
<p style="text-align: center;">Energy</p>	<p style="text-align: center;">Land Use + Planning Airport noise-regulation consistency</p>	<p style="text-align: center;">Tribal Cultural Resources</p>
<p style="text-align: center;">Geology, Soils + Paleontology</p>	<p style="text-align: center;">Noise + Vibration Traffic and construction noise</p>	<p style="text-align: center;">Utilities + Service Systems</p>

Orange highlight indicates study area with one or more significant unavoidable impact



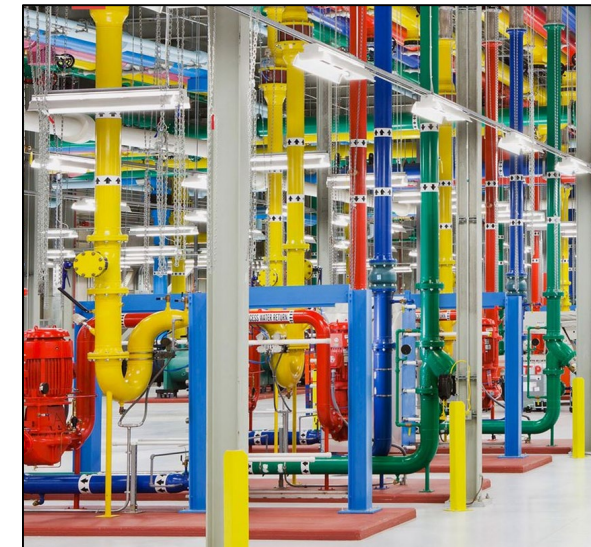
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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Sustainability Highlights

- **Sustainability chapter** in the Draft DWDSG
- **AB 900: net neutral greenhouse gas emissions** for 30 years
- **Low car travel estimate (VMT)**
- **Aligned with Climate Smart San José goals**
- **Committing to LEED-ND Gold** and LEED Gold for office
- **Significantly reduced waste** to landfill (AB 900 provision)
- **Planned nearly all electric** development with resiliency benefits
- **About 2,280 new trees** to be planted, with 10x increase in pervious surfaces over existing conditions



Transportation Demand Management (TDM)

The mitigation measure to have a robust Transportation Demand Management (TDM) program encourages travel by modes other than driving alone



PED & BIKE IMPROVEMENTS



LIMITED PARKING LIMIT, MARKET-RATE, UNBUNDLED PARKING



COMMUTER BENEFITS OR TRANSIT FARE SUBSIDIES



BIKE PARKING AND STORAGE



RIDESHARE



CARPOOL + VANPOOL PARKING



FIRST/LAST MILE SUBSIDIES



DESIGNATED RIDE-HAILING WAITING AREAS



TRAFFIC CALMING MEASURES



EXPRESS BUSES OR COMMUTER SHUTTLE SERVICES



District Utilities Proposal

The Downtown West proposes a “district” approach for its 80-acre project site, which means there would be shared and connected utility services across the development

- Central utility plant(s) to heat and cool buildings
- Electric microgrid with distributed energy resources
- Onsite processing of wastewater and reuse of recycled water
- Underground utility corridor (“utilidor”) to run utility infrastructure



Development Agreement Update

Quick reminders:

- Development Agreements are common tools for large development projects to provide certainty about the rules, regulations, and responsibilities that will govern the future development.
- The Memorandum of Understanding (MOU) with Google adopted in December 2018 provides a starting point for negotiating the Development Agreement associated with the Downtown West project.
- City Council will consider approval of the Development Agreement along with the other project elements.
- The MOU calls for Google to share a portion of the value created by the City Council's actions through a Community Benefits Plan, taking into account financial viability of the project.



Interim Insights

- Extensive work to identify project requirements and mitigations
- Feasibility is important concern: community benefits realized if/as project is built, value proposition must remain for SJ investment
- More housing is a public benefit, but is currently infeasible; value is on office side



Complexities and Risks

- Working on agreement with the Sharks for Lot ABC sale to Google and Downtown West development
- The Diridon Integrated Station Concept and Downtown West projects continue to collaborate; some DISC track alignment options would affect the development program and potential for community benefits
- Other potential risks to development program

Anticipated Elements of Community Benefit Plan

Pending resolution of key risks:

1. Affordable Housing above City requirement
2. Investment Funds for “Community Stabilization” and “Opportunity Pathways”



Next Steps on Development Agreement

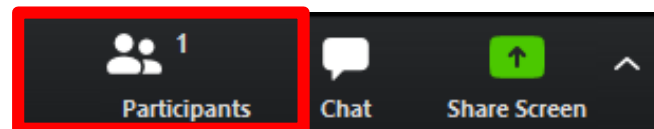
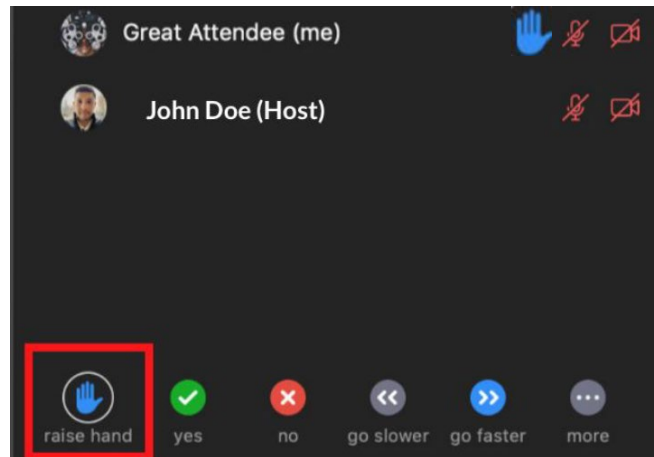
- Finish the DA negotiations
 - Business terms
 - Affordable housing commitment
 - Community benefits (elements, amount, timing)
- Finish related Agreements: Parks, District Utilities, Infrastructure, Transportation
- Present the recommended Development Agreement at next SAAG meeting, prior to Planning Commission and City Council hearings in Spring 2021

Downtown West Feedback

- What questions do you have?
- What is resonating with you the most?
- What still needs improvement?
- What should be the relative balance between “Community Stabilization” and “Opportunity Pathways”?

SAAG Discussion – Downtown West Update

RAISE HAND FEATURE



SAAG: via Raise Hand feature

By Computer/Tablet – please open the Participants window and select the *Raise Hand* feature at the bottom of the window.

By Phone – if you're calling in please *dial *9* to activate the *Raise Hand* feature.

The meeting facilitator (Dave) will recognize you and unmute your mic.

Next Steps

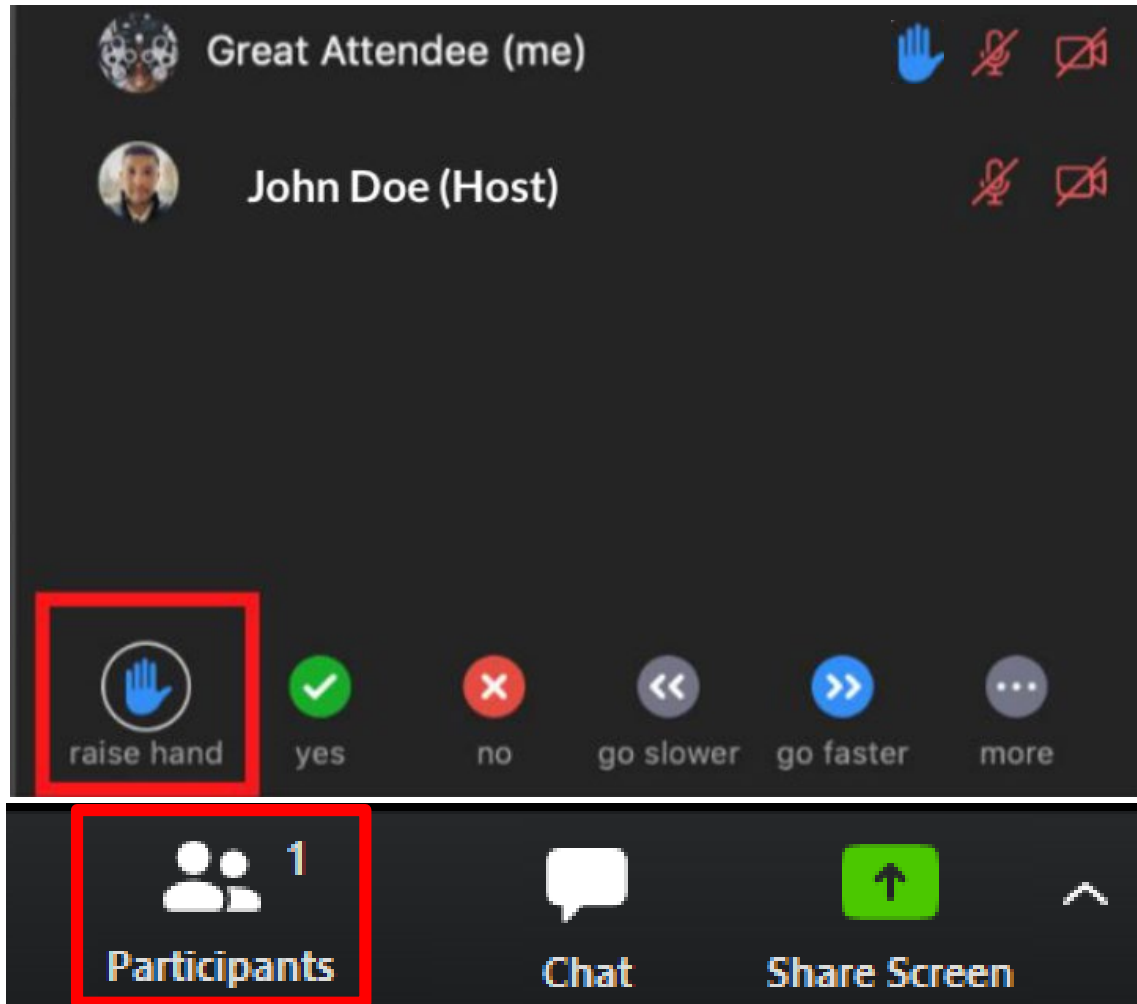
- Winter 2021: intended as the last SAAG meeting of this phase
 - Review the staff-recommended Development Agreement for Downtown West
 - Other topics to get remaining feedback prior to public hearings
- Let us know if you have follow up questions or would like a meeting with staff

Public Comment

- [Code of Conduct for Public Meetings](#)
- If you would like to speak during the public comments section at the end of the meeting, please use the **Raise Hand** feature through the Zoom platform (instructions on the next slide).
 - Same rules as City Council meetings - *no disparaging remarks against individuals or groups of people will be tolerated.*
- You can also submit electronic comments at www.diridonsj.org/contact.
- Meeting recording and summaries posted at www.diridonsj.org/saag.

Public Comment

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The meeting facilitator (Dave) will recognize you and unmute your mic.

Comments received via email before the meeting will be part of the public record and included in the meeting summary.

Public Comment



Zoom Information

Link: <https://sanjoseca.zoom.us/j/96110113326>

Call In Number: 888-475-4499 (toll free)

Meeting ID: 961 1011 3326

The meeting facilitator (Dave) will call out names of the public. You may identify yourself by using the “Raised Hand” feature on Zoom (on your computer), or by dialing *9 on your phone.

As your name is called, Dave will unmute you to speak. After we confirm your audio is working your allotted time will begin.

Thank You!

Stay Tuned:
www.diridonsj.org



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