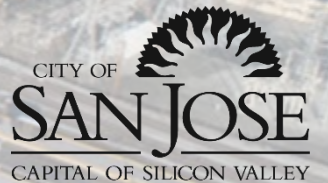


Downtown West Mixed-Use Plan (Google Project)

Community Meeting

October 19, 2020



*Planning, Building and
Code Enforcement*

Interpretation

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

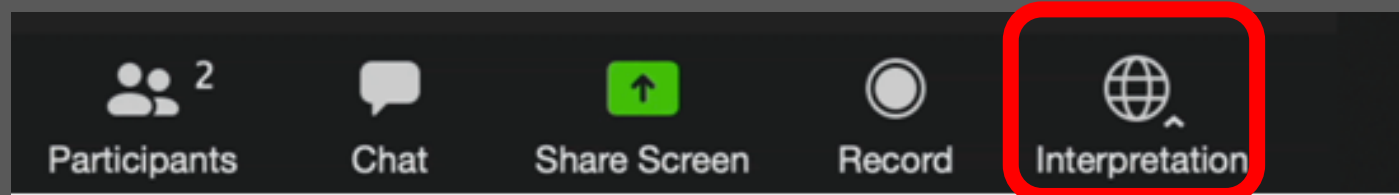
Español (*Francisco*) – bajo la opción Español

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

Phiên dịch đồng thời cho cuộc họp này sẽ được cung cấp bằng các ngôn ngữ sau:

Tiếng Việt (Loan) - theo tùy chọn Tiếng Việt

Vui lòng nhấp vào biểu tượng INTERPRETATION trên thanh công cụ của bạn để truy cập ngôn ngữ mong muốn



Agenda

- Staff and Applicant Presentation (6:30 to 7:10)
 - Staff overview of the project
 - Applicant presentation
 - Additional information available at www.sanjoseca.gov/googleproject and video presentations at www.diridonsj.org/fall2020-google
- Breakout Group Discussions (7:15 to 8:30)
 - Community members will be put into a breakout room with a facilitator, note taker, City staff, and applicant representative(s), where they can ask questions and provide comments on the updated submittal
- Meeting Adjournment (8:30)

Live Poll

- Meetings attended
- Demographic

Project Overview

Uses	Maximum Development
Residential	Up to 5,900 units
Office	Up to 7,300,000 gross square feet
Active Uses	Up to 500,000 gross square feet
Hotel	Up to 300 rooms
Limited-Term Corporate Accommodations	Up to 800 rooms
Event Center(s)	Up to 100,000 gross square feet
Central Utilities Plant(s)	Up to 130,000 gross square feet
Logistics/Warehouse	Up to 100,000 gross square feet

- Plans for transportation, open space, and infrastructure (including District Utilities)
- Design Standards and Guidelines as part of the Planned Development zoning and permit
- Applications for regulatory changes to enable the project (including land use designation changes to allow housing)

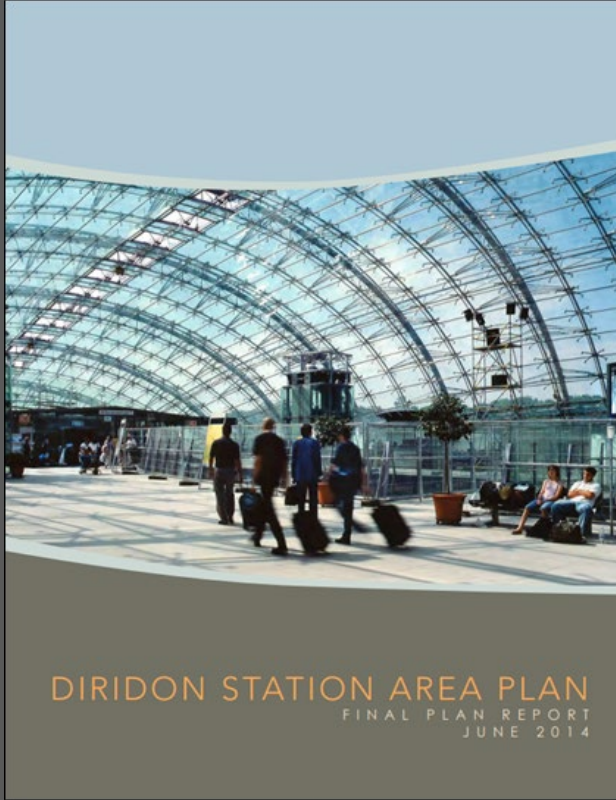
Planning Context

Envision San José 2040

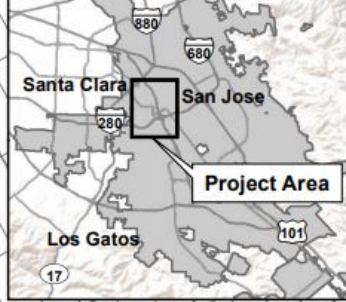
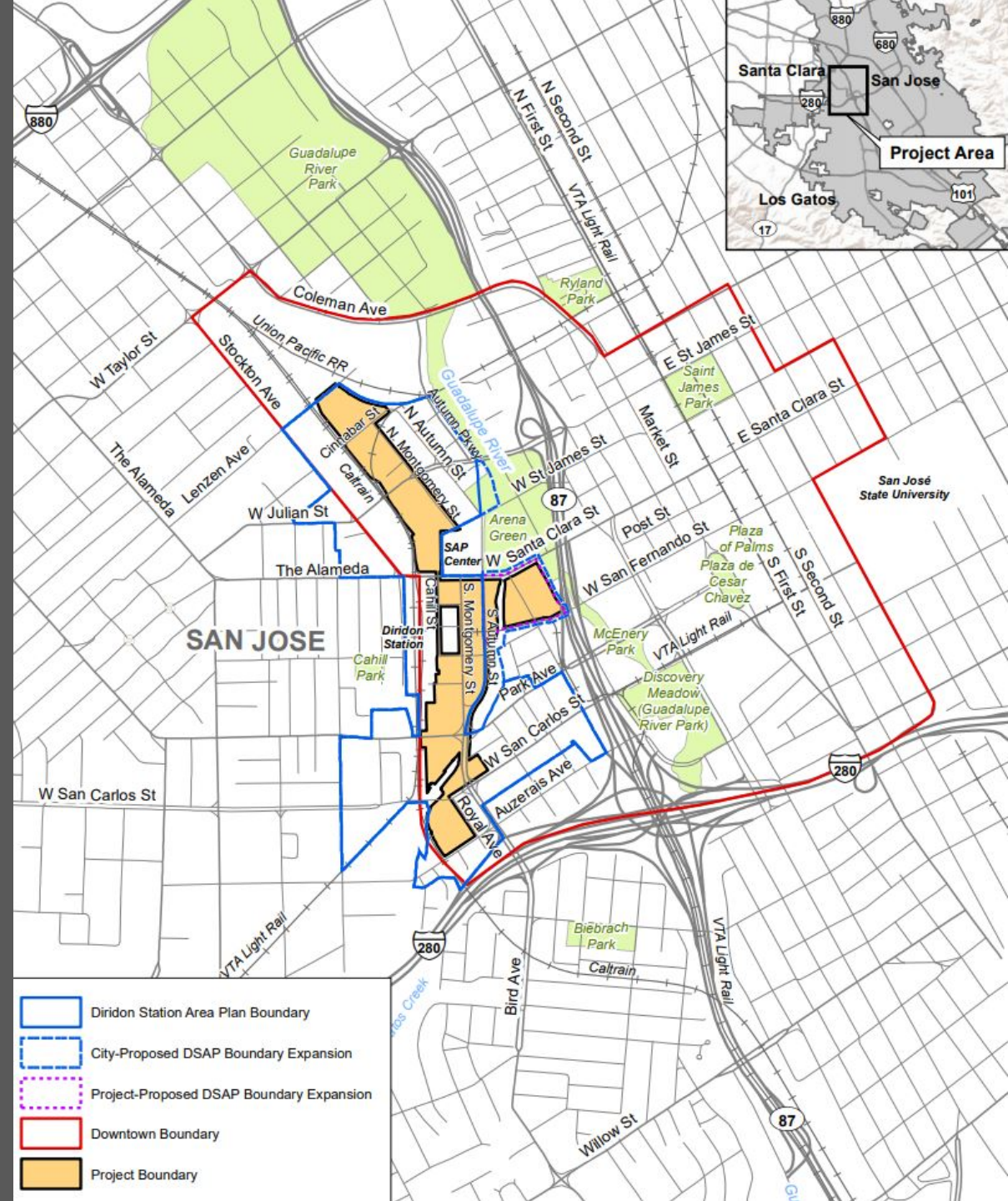


GENERAL PLAN

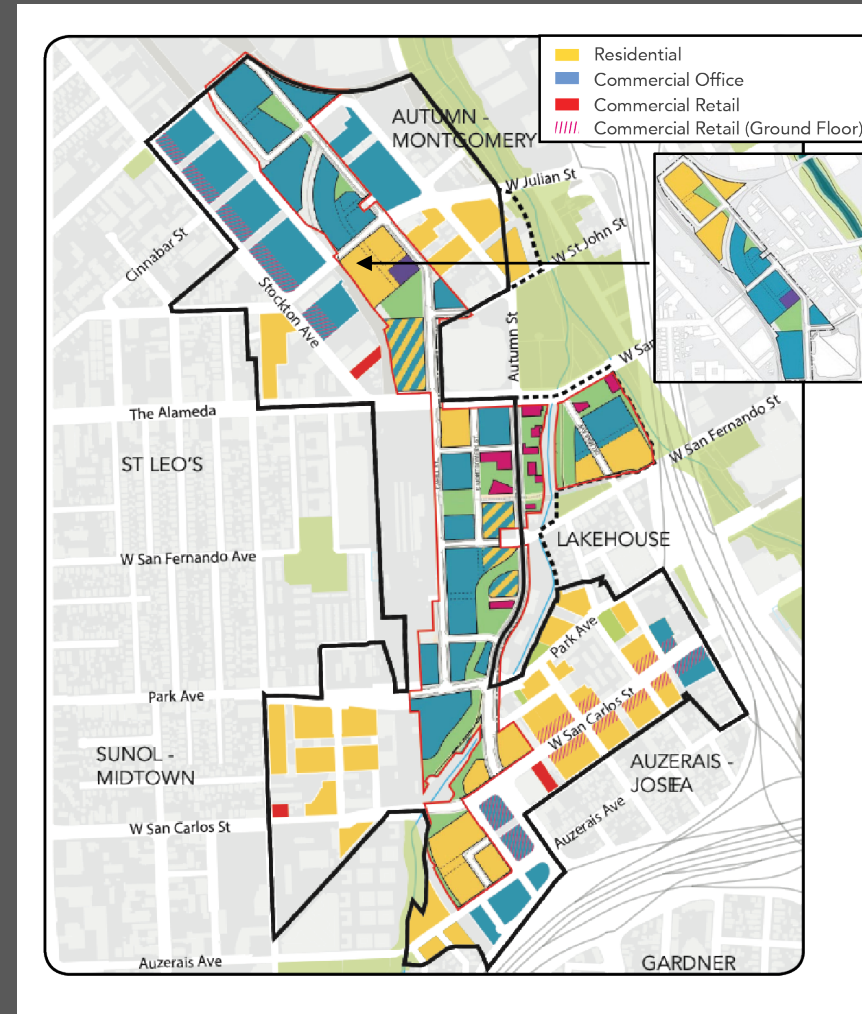
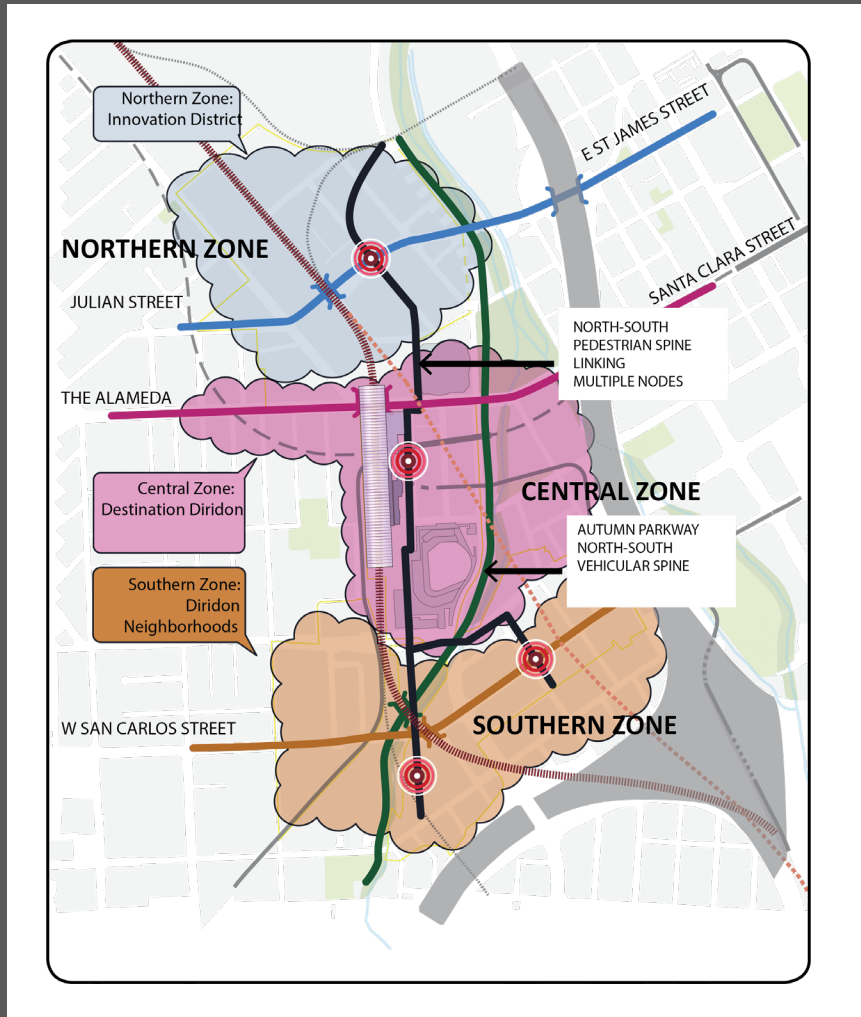
Adopted November 1, 2011
As Amended on March 16, 2020



DIRIDON STATION AREA PLAN FINAL PLAN REPORT JUNE 2014



More: Mixing of Uses, Height, Housing



Project Timeline

2018

- Engage community to understand concerns and goals
- Adopt Memorandum of Understanding with Google

Fall 2019

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

Fall 2020

- Submittal of updated application with proposed Design Standards and Guidelines
- Draft Environmental Impact Report

Spring 2021

- Draft Development Agreement
- Public hearings to consider the project (City Council = final decision maker)

Next phases

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

Draft Environmental Impact Report (DEIR)

Draft EIR is available at: www.sanjoseca.gov/GoogleProject

- Public Comment Period: **October 7 – November 23 (5:00 PM)**
- Only written comments will be included in the Final EIR.
- Submit comments by:

1) E-mail: shannon.hill@sanjoseca.gov

2) Postal mail, address to:

Shannon Hill, Planner III
Department of Planning, Building,
and Code Enforcement
200 E. Santa Clara Street, T-3
San Jose, CA 95113



Questions/comments received in advance (City)

- *Amount of housing v. jobs*
- *Concerns about homelessness*
- *Concerns about traffic*
- Green space; emphasis on walking, biking, and transit
- Questions about trail connections, building design, and height



Downtown West Update

Community Meeting
October 19, 2020

Google

San José

Downtown West Update

Project presenters



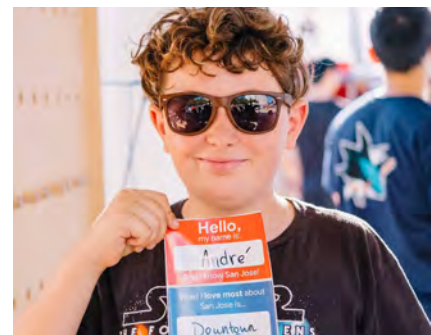
Bhavesh Parikh
Director of Real Estate Development
Downtown West
Google



Laura Crescimano
Co-founder / Principal
Sitelab Urban Studio

Building resilient neighborhoods that capture the essence of San José

San José has asked us to step away from a campus or traditional financial district and move towards a central social place. One that acknowledges both the physical and programmatic elements that make communities stronger in the face of the social challenges of our era.



VISION

Integrated Downtown West



- ~ 7.3 M sf Office
- 4,000 Housing Units
(studying up to 5,900 units)
- ~ 500 K sf Active Use (Retail, Cultural, Arts, Education, and Other Active Uses)
- ~ 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*



ILLUSTRATION

Supporting San José's health and resilience

6.5x

housing under
DSAP (in project
boundary)

4,000

total housing units

25%

affordable

500K

sf retail, cultural, arts,
education, active uses

15 ac

parks and open
space

including

4.25 ac

acres of expanded
riparian habitat

7.3M

sf office

1/2

of developable area
for non-office

Zero

net new
CO₂ emissions

How we deliver on this project



Design



Programs



Partnerships



*Artist conceptual rendering, subject to change

Supporting San José's Health and Resilience



Make a 20-minute city

Having a range of essential amenities is the key to resilience



Meet on the streets

Where our communities come together and make things happen



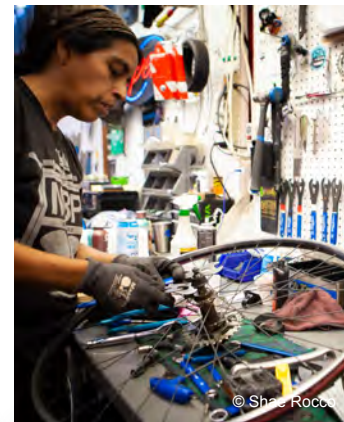
Follow nature's lead

Let ecology breathe, and everything else will follow



Start with people

Human experiences define everything from big to small



Be bold and different

Lean into San José's historic spirit of creativity and entrepreneurship

Downtown West Design Standards and Guidelines (DWDSG)



Not a...* → **Single Building Process

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

30+
buildings

10
different parks,
tailored to context

~3 mi
of street
improvements

10+
years of phased
construction

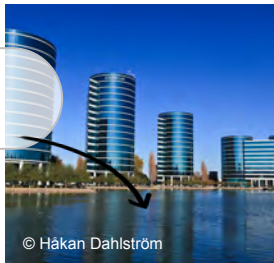
TWO DIFFERENT APPROACHES

Design at Once, Repetitive Solutions

Repetitive architecture

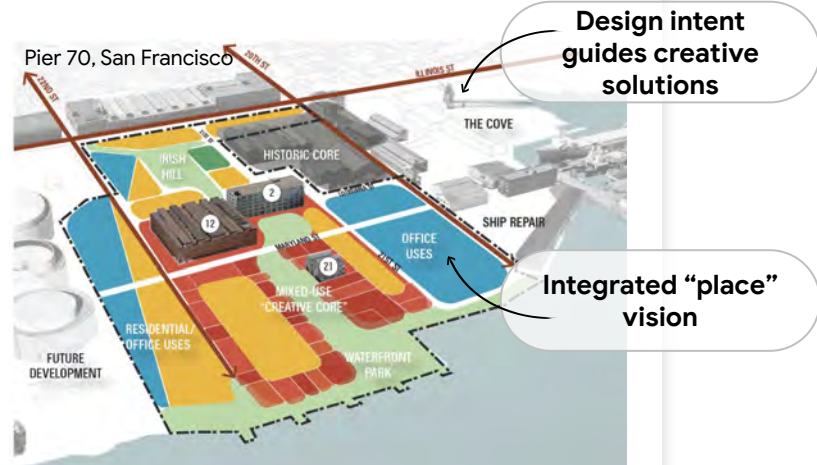


Limited variety



Dynamic and Contextual Solutions

Pier 70, San Francisco



Design intent guides creative solutions

Integrated "place" vision

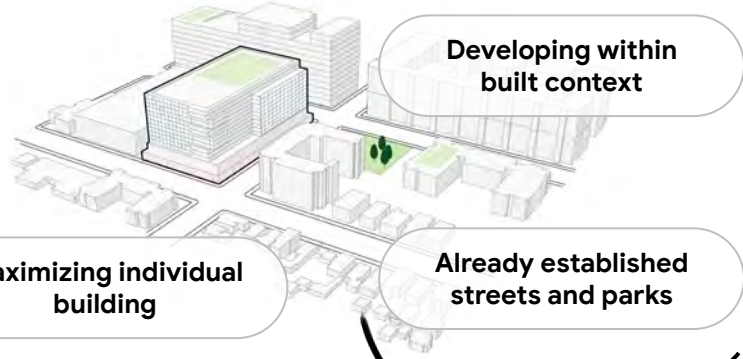
King's Cross/St. Pancras, London



Adapt to new building technology

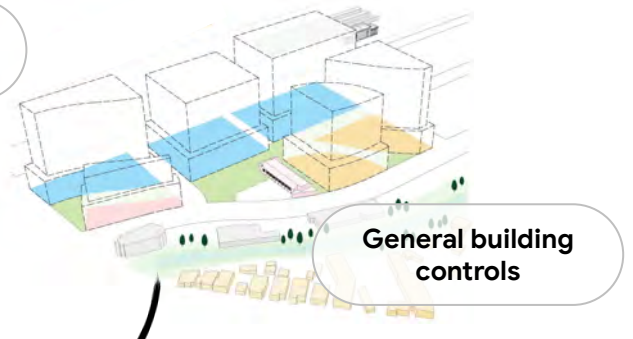
Contextual responsiveness

Single Building Process



“Specific Plan” Process

High-level land use

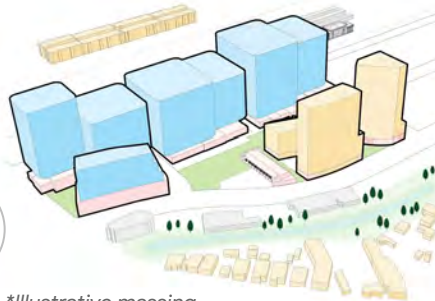


HYBRID PROCESS

Downtown West Process

Comprehensive “place” vision

Flexibility for future priorities and advancements

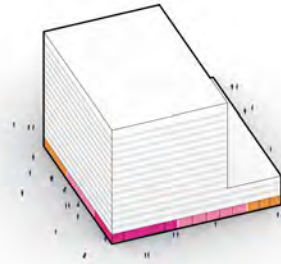
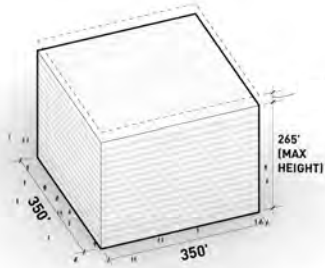


Setting context in advance

Integrating buildings, streets + open space design

PROJECT APPROVAL

Single Building Process



Project
Review
Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approval

Relevant
Documents

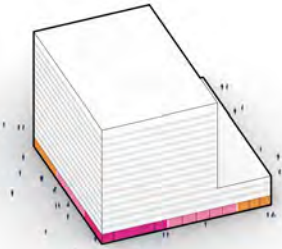
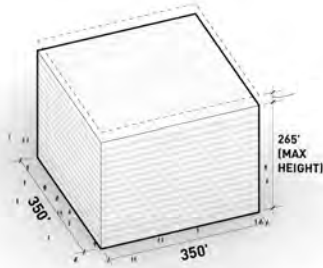
GENERAL PLAN
DOWNTOWN STRATEGY
DIRIDON STATION AREA PLAN

DOWNTOWN DESIGN GUIDELINES
COMPLETE STREETS DESIGN
STANDARDS & GUIDELINES
MUNICIPAL CODE

DETAILED DESIGNS

PROJECT APPROVAL

Proposed DW Process



Project
Review
Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approvals

4

Conformance Reviews

Relevant
Documents

GENERAL PLAN
DOWNTOWN STRATEGY
DIRIDON STATION AREA PLAN
(as amended)

DOWNTOWN DESIGN GUIDELINES
COMPLETE STREETS DESIGN
STANDARDS & GUIDELINES
MUNICIPAL CODE
(as amended)

EIR
DEVELOPMENT AGREEMENT
PD ZONING
PD PERMIT (DWDSG +)

DETAILED DESIGNS

Chapters

01



LAND USE

Public Spaces and Recreation Use and
-Benefits
-Footcandle

02



OPEN SPACE

Open space and programming for and
-Use community
-Use for use

03



BUILDINGS

Historic Building and Historic Districts in
the urban West of Downtown West
-Benefits

04



MOBILITY

Major Functions and their guidelines
-Use
-Use for use

05



LIGHTING AND SIGNAGE

Lighting and signage lighting in the
-Use of the area
-Footcandle

06



SUSTAINABILITY

A green program for sustainable
-Use of the area
-Use for use

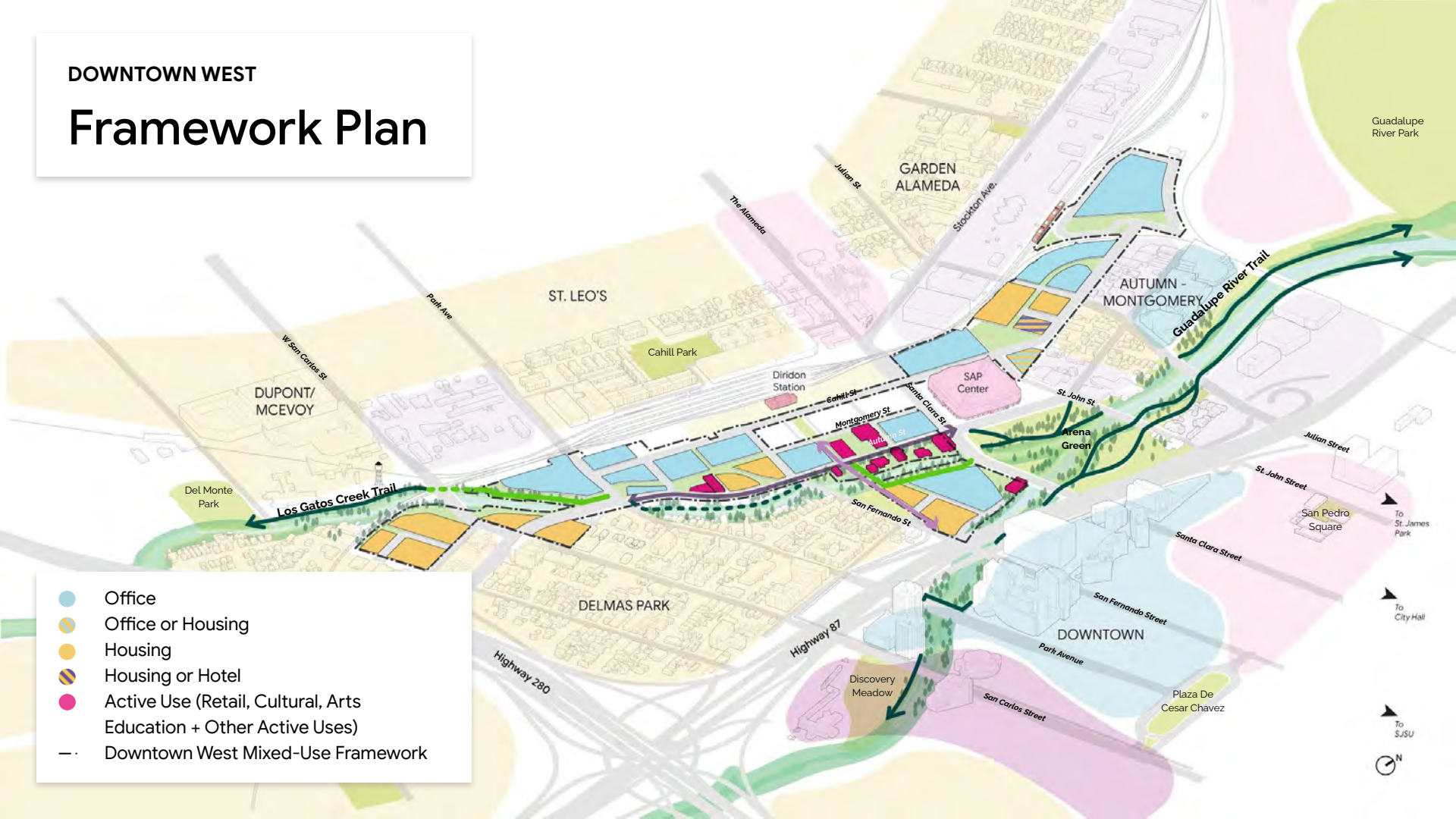
DWDSG Highlights: Land Use + Buildings



DOWNTOWN WEST

Framework Plan

- Office
- Office or Housing
- Housing
- Housing or Hotel
- Active Use (Retail, Cultural, Arts Education + Other Active Uses)
- Downtown West Mixed-Use Framework



LAND USE

Active Uses



COMMERCIAL



RETAIL



INSTITUTIONAL



ARTS + CULTURAL



CHILDCARE + EDUCATION



NON-PROFIT, COWORK AND SMALL BUSINESS

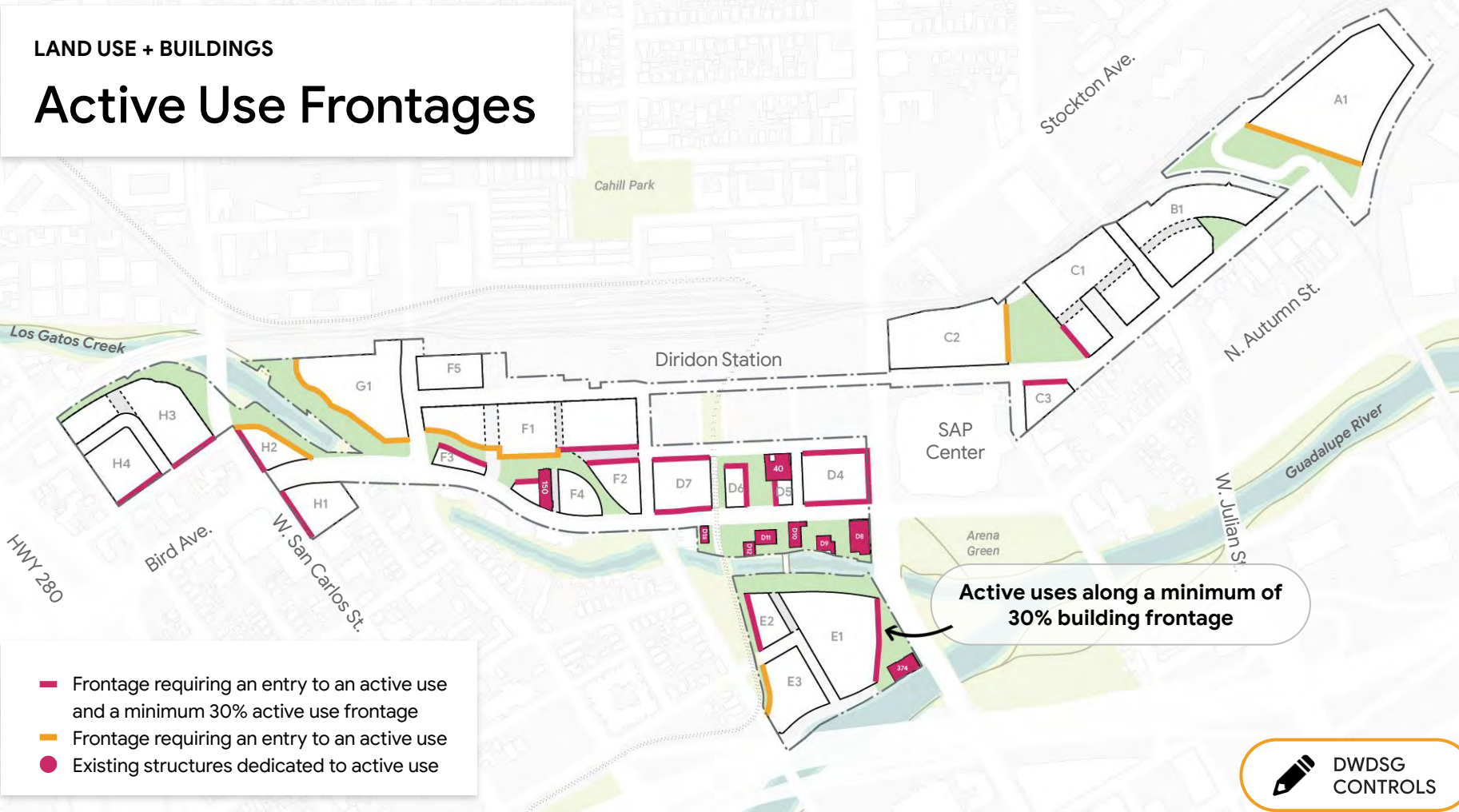
Active Uses:

- COMMERCIAL
- RETAIL / RESTAURANT
- ARTS
- CULTURAL
- LIVE ENTERTAINMENT
- COMMUNITY CENTER
- INSTITUTIONAL
- CHILDCARE
- EDUCATION
- MAKER SPACES
- NON-PROFIT
- SMALL-FORMAT OFFICE SPACE



LAND USE + BUILDINGS

Active Use Frontages

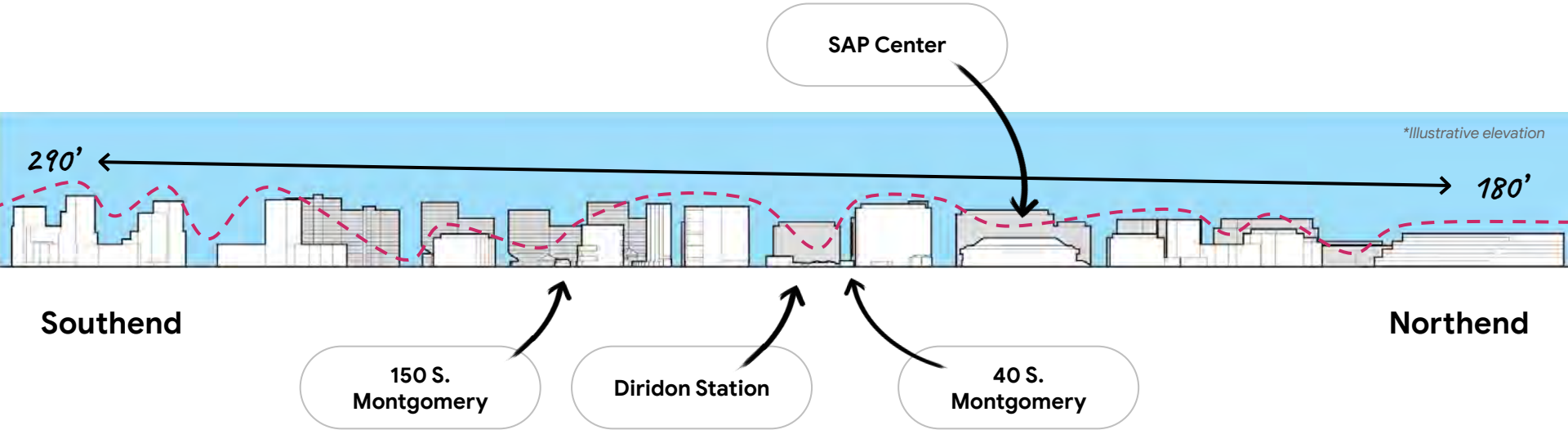
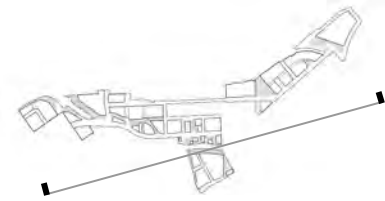


Active uses along a minimum of 30% building frontage

- Frontage requiring an entry to an active use and a minimum 30% active use frontage
- Frontage requiring an entry to an active use
- Existing structures dedicated to active use

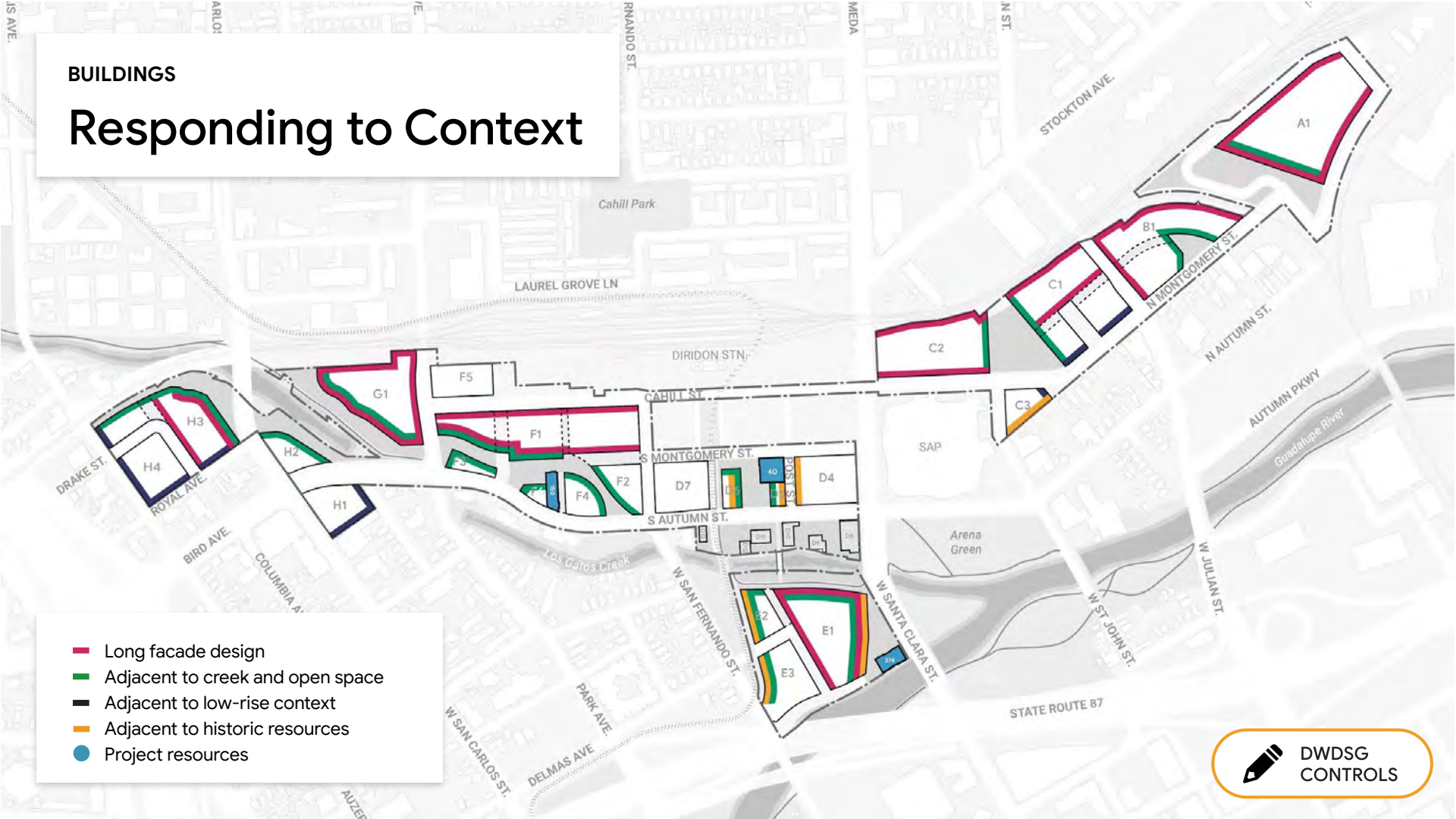
BUILDINGS

Range of Heights



BUILDINGS

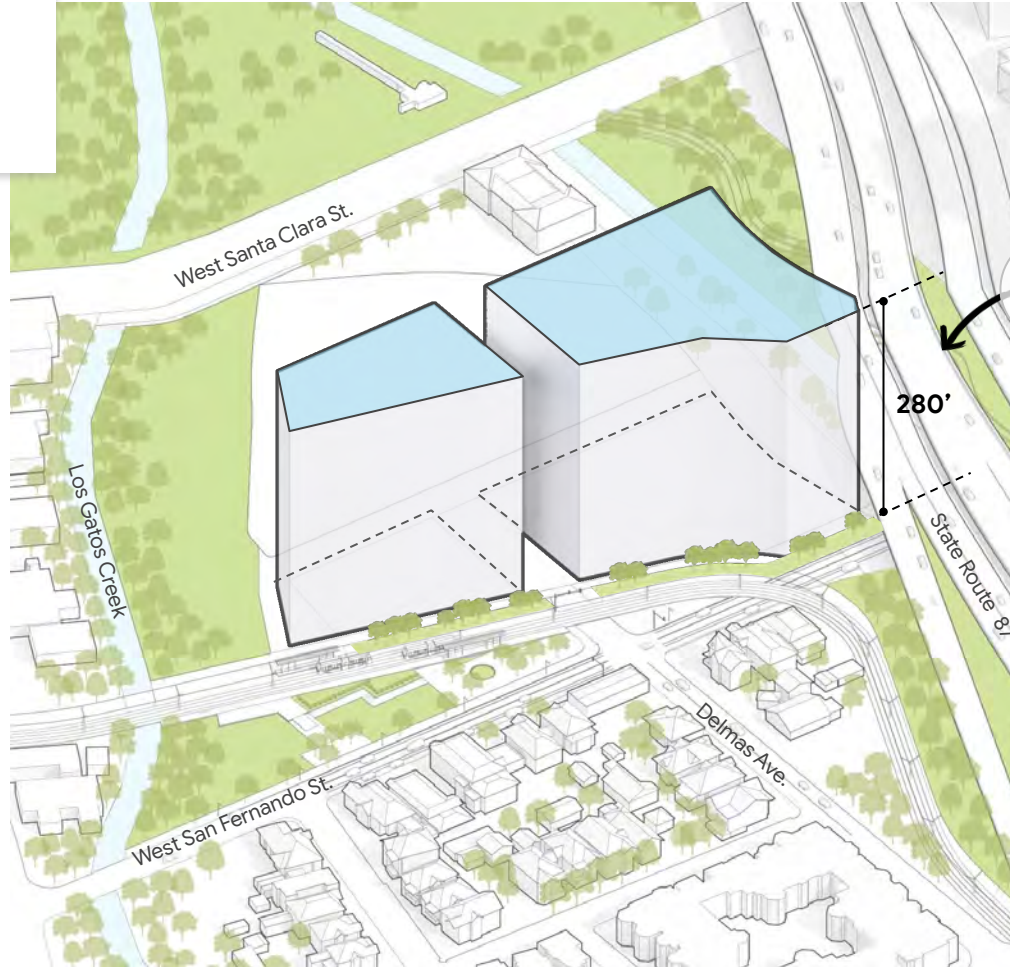
Responding to Context



- Long facade design
- Adjacent to creek and open space
- Adjacent to low-rise context
- Adjacent to historic resources
- Project resources

BUILDINGS EXAMPLE

Starting Envelope



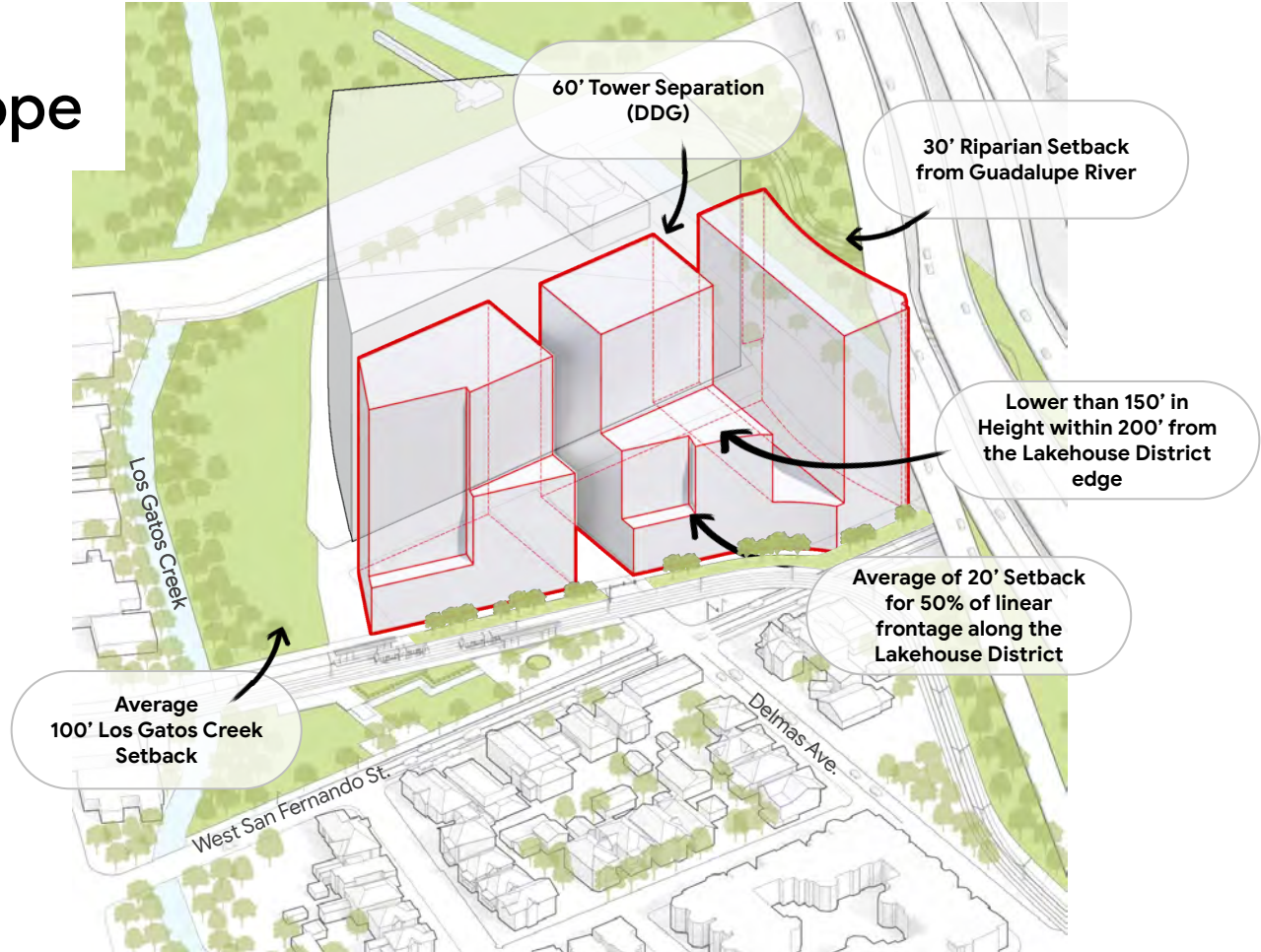
E2/E3 Site
maximum height
limit

280'

**Illustrative massing*

BUILDINGS EXAMPLE

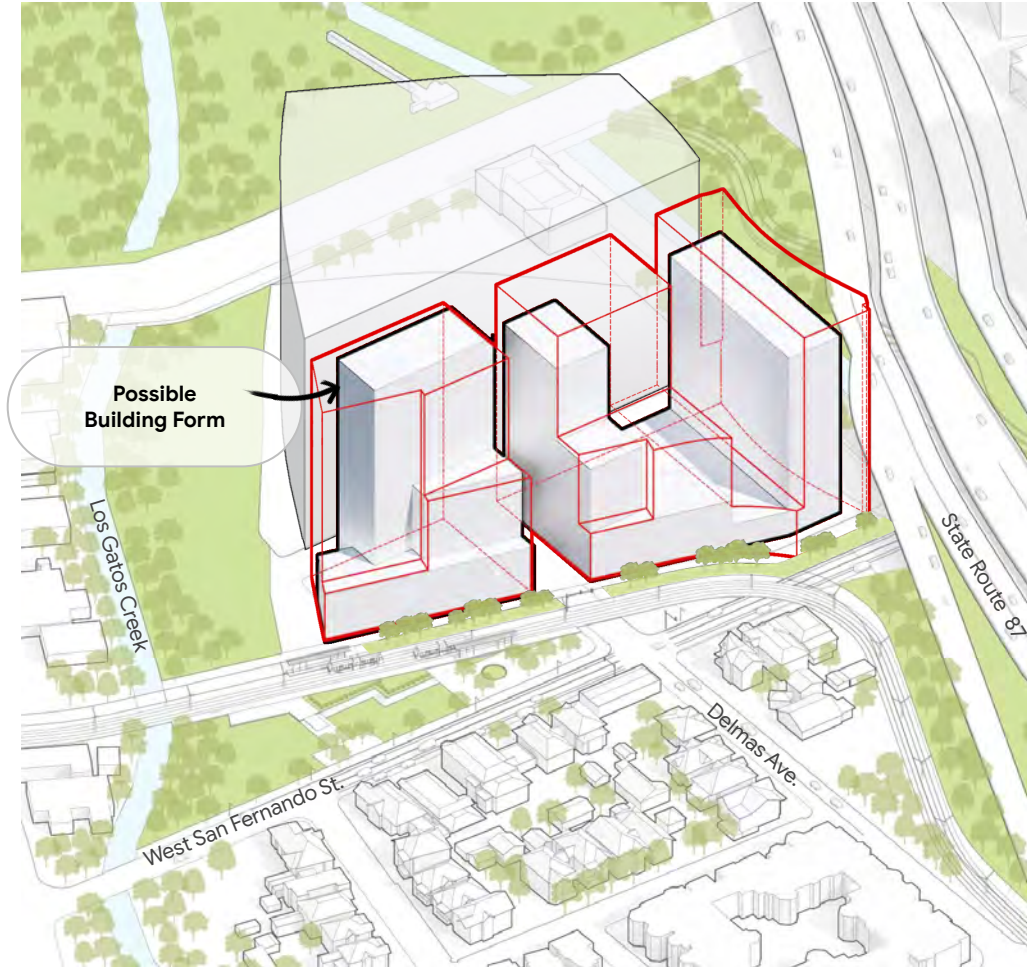
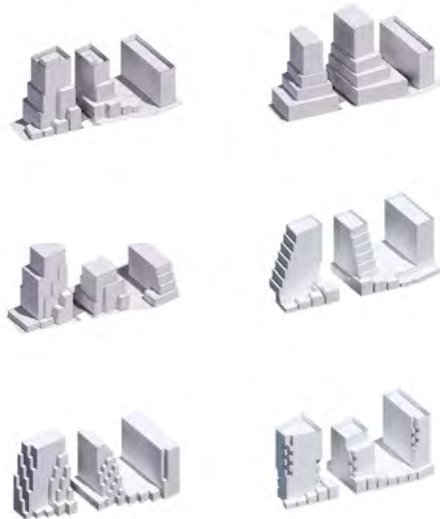
Buildable Envelope



**Illustrative massing*

BUILDINGS EXAMPLE

Possible Form



**Illustrative massing*

BUILDINGS EXAMPLE

Street View



**Artist conceptual rendering, subject to change*



Rehabilitation of
Historic SJWC

Historic adjacency 5-degree
massing reduction

15% of building shaping on
long-facade

Architectural height reference
+ Cornice articulation (DDG)

Preferred materials

Bird-safe glass
(DDG)

70% Transparency

30% Active Use

*Artist conceptual rendering, subject to change

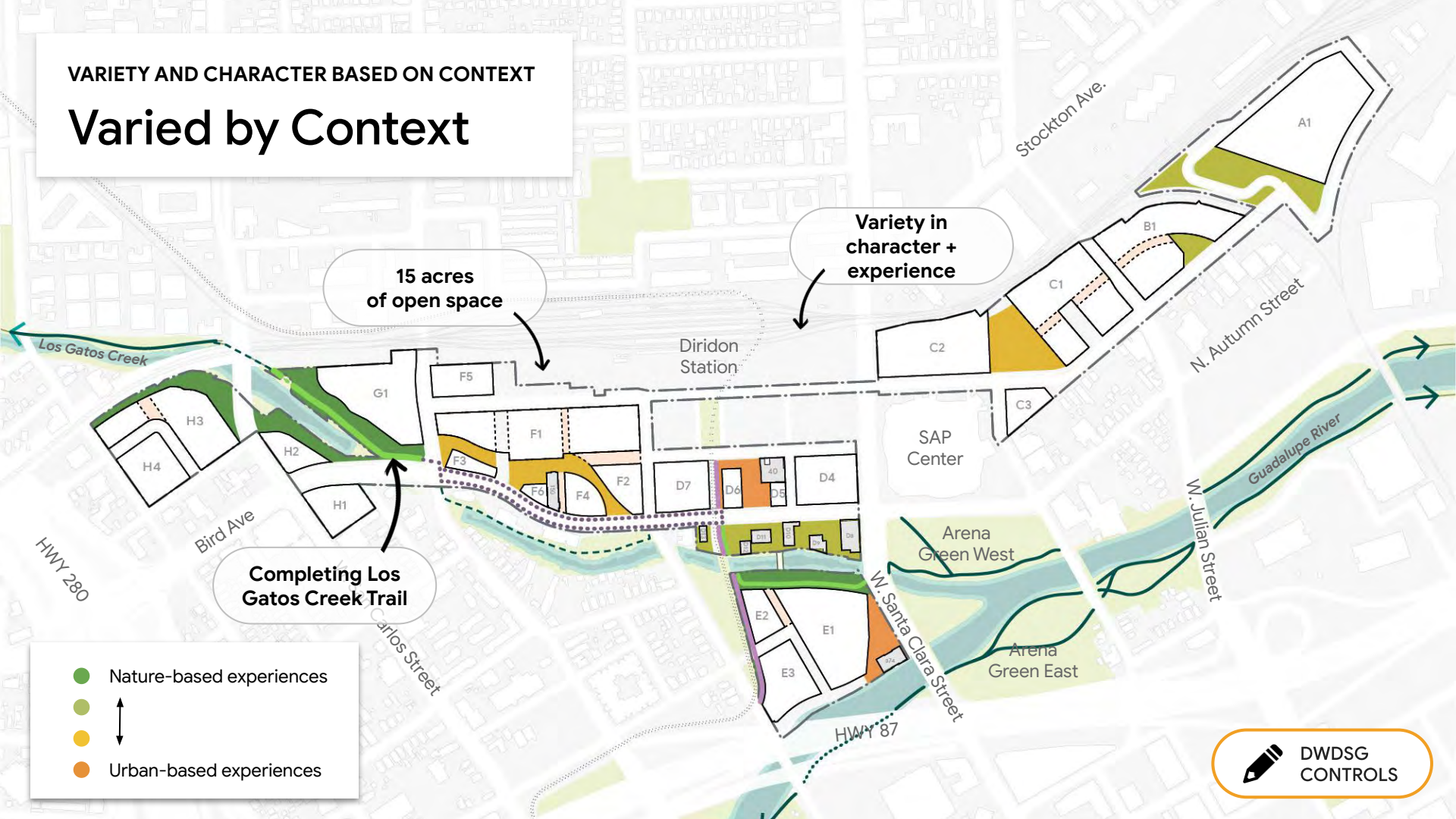


DWDSG Highlights: Open Space



VARIETY AND CHARACTER BASED ON CONTEXT

Varied by Context



OPEN SPACE

Programs + Elements

Range across all open spaces



RIPARIAN PLANTING



ECOLOGICAL DEMONSTRATION



LOS GATOS CREEK MULTI-USE TRAIL



COMMUNITY GARDEN



PAVILION STRUCTURE



OUTDOOR PERFORMANCE SPACE



FLEXIBLE LAWN



PROMENADE



UNDERSTORY PLANTING



CREEK OVERLOOK / VIEWING PLATFORM



DOWNTOWN TO DIRIDON STATION SHARED-USE PATH



ART



DOG RUN OR DOG PARK



EVENT, ROTATING VENDOR, OR FOOD TRUCK ACCESS



INFORMAL RECREATION



PLAZA



RE-OAKING



CREEK FOOTBRIDGE



WALKING PATH



CANOPY STRUCTURE



PICNIC OR BARBEQUE



WATER FEATURE



OUTDOOR PROGRAM AREA



PROGRAM DECK



TREE GROVE



BOARDWALK



NATURE PLAY

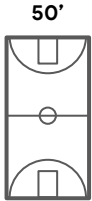


KIOSK

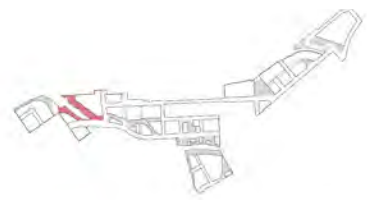


PLAYGROUND





LOS GATOS CREEK PARK



LOS GATOS CREEK PARK

REQUIRED PROGRAMS



RIPARIAN PLANTING



LOS GATOS CREEK
MULTI-USE TRAIL



CREEK OVERLOOK /
VIEWING PLATFORM



WALKING PATH



ECOLOGICAL
DEMONSTRATION



UNDERSTORY PLANTING



ANCHOR PLAZA



PROGRAM DECK



+ COMPLEMENTARY PROGRAMS (2 REQUIRED)



NATURE PLAY



INFORMAL RECREATION



ART



KIOSK



OUTDOOR PROGRAM AREA



PAVILION STRUCTURE

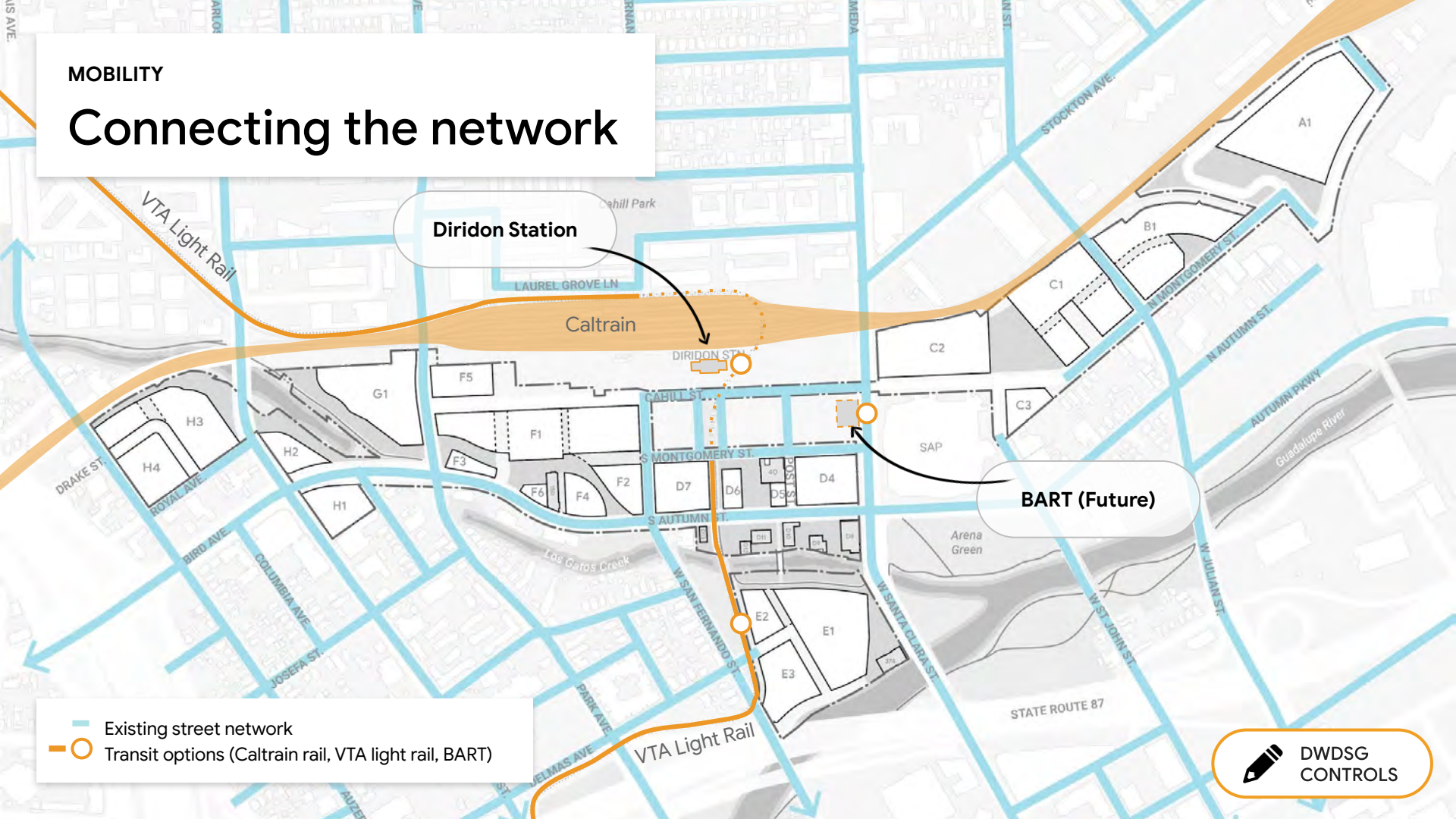


DWDSG Highlights: Mobility



MOBILITY

Connecting the network



Diridon Station

Caltrain

BART (Future)

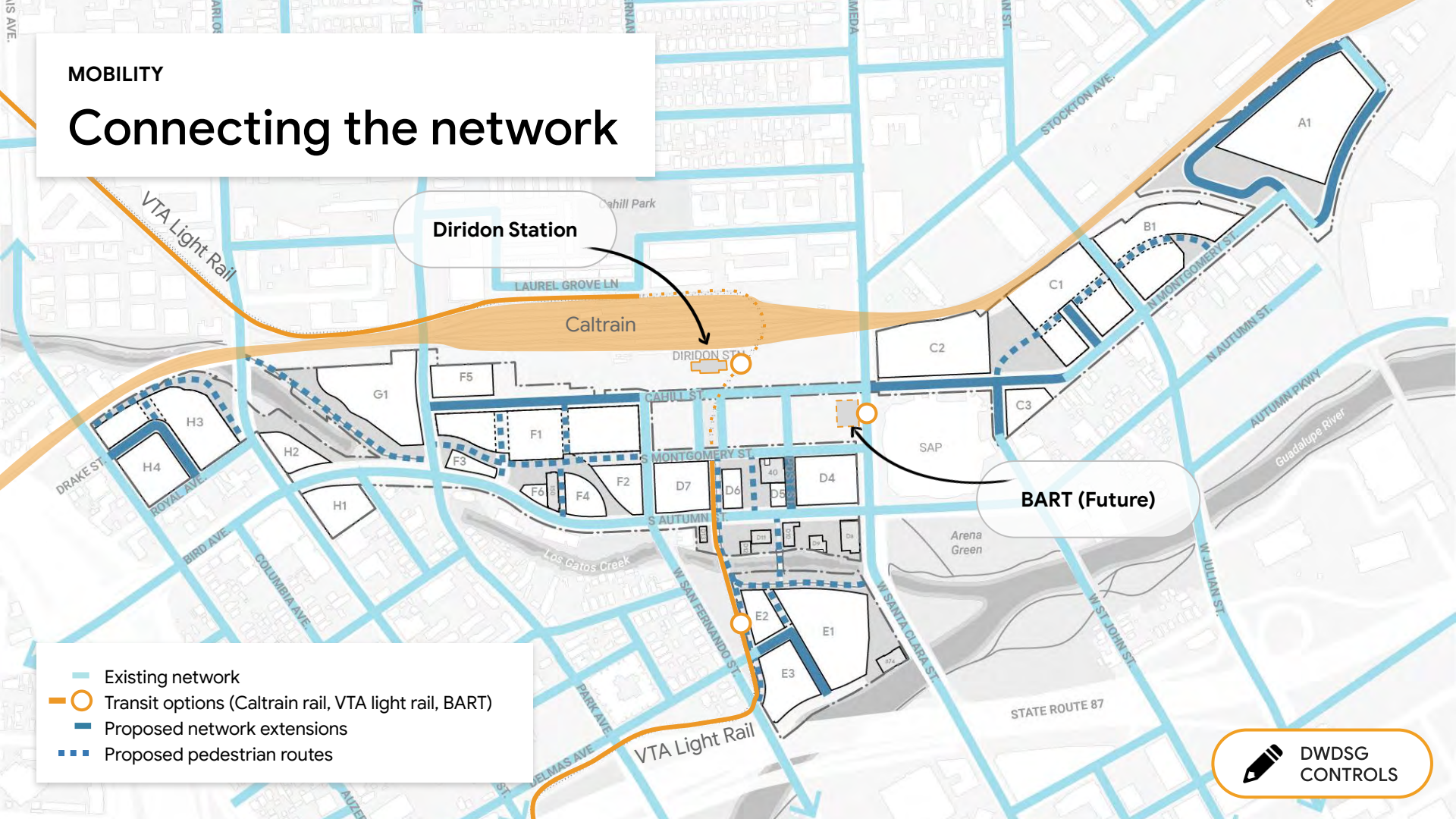
Existing street network

Transit options (Caltrain rail, VTA light rail, BART)

DWDSG
CONTROLS

MOBILITY

Connecting the network



Diridon Station

Caltrain

BART (Future)

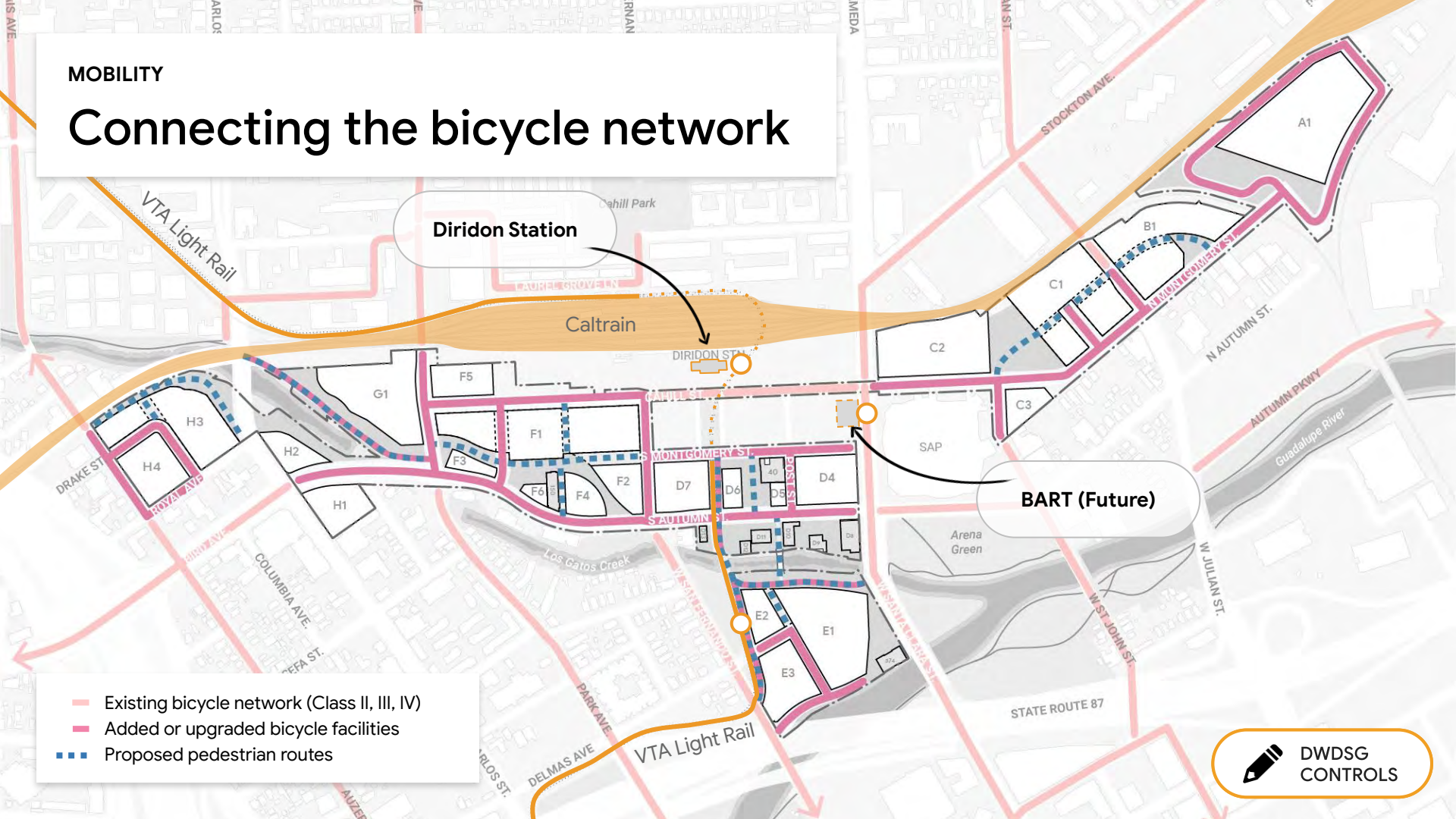
- Existing network
- Transit options (Caltrain rail, VTA light rail, BART)
- Proposed network extensions
- Proposed pedestrian routes



DWDSG
CONTROLS

MOBILITY

Connecting the bicycle network



Diridon Station

Caltrain

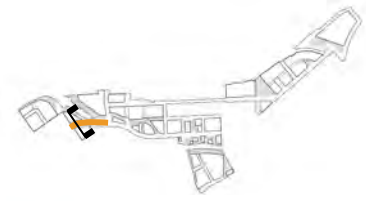
DIRIDON STATION

BART (Future)

- Existing bicycle network (Class II, III, IV)
- Added or upgraded bicycle facilities
- Proposed pedestrian routes

MOBILITY

Bird Avenue



Minimum treatment for pedestrian experience

Unprotected on-street bicycle lane

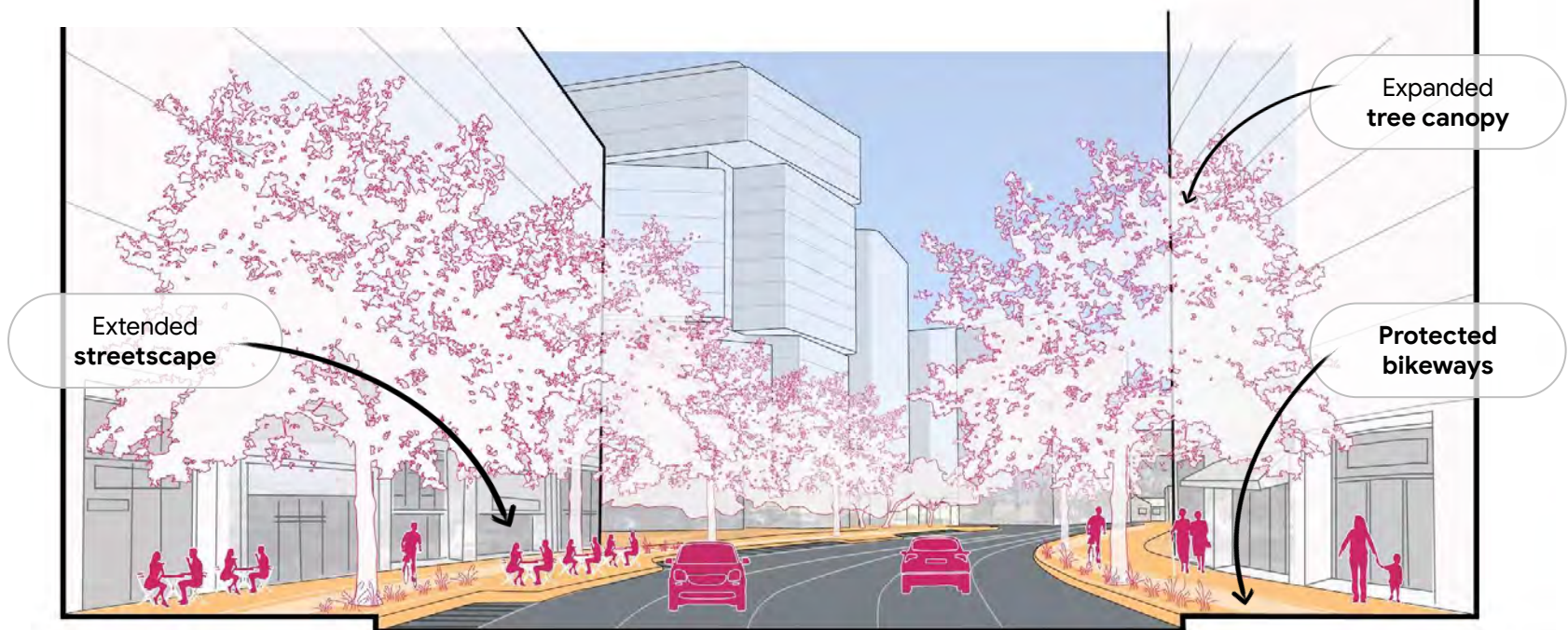
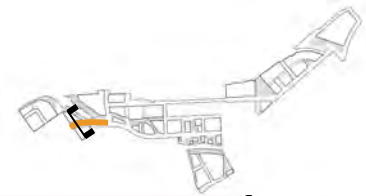
Parking lot and building setback

Sidewalk

Curb-to-curb

Sidewalk

Bird Avenue



Active Streetscape



Curb-to-curb



Active Streetscape

MOBILITY

Dynamic Lanes

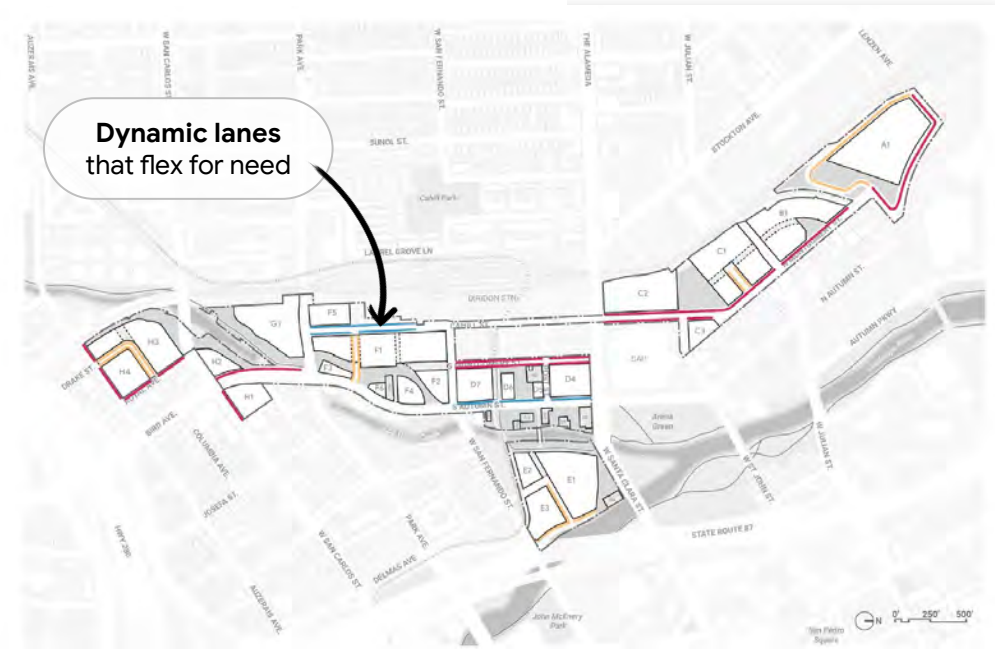


FIGURE 6.42: Conceptual dynamic lane locations

- Dynamic lane
- Dynamic lane on private streets
- Dynamic lane that may be used to support transit and event traffic throughput

Extend "Active Streetscape"



PARKLET + SEATING



RIDESHARE PICK UP / DROP OFF



EXTENDED FURNITURE ZONE



SHUTTLE DROP OFF



PLANTING ZONES



FOOD TRUCK

Flexible "curb management"



AS SHOWN
IN DWDSG

MOBILITY

Highlights



© Joris Visser

**Sidewalks
designed for
people**



© Nick Falbo

**Protected
bikeways with
planted buffers**



© Juriaan Shickers

**Mobility Hubs for
improved public
transit**



© SITELAB Urban Studio

**Built-in
flexibility**



© NACTO

**Shared Streets
for all modes**

Chapters

01



LAND USE

Public Spaces and Recreation Use and
-Benefits

02



OPEN SPACE

Open spaces and programming for and
-Benefits

03



BUILDINGS

Historic Buildings and Historic Districts in
the Urban West of Downtown West
-Benefits

04



MOBILITY

Major Functions and their guidelines
-Benefits

05



LIGHTING AND SIGNAGE

Lighting and signage lighting in the
-Benefits

06



SUSTAINABILITY

A sign and signage for sustainability
-Benefits

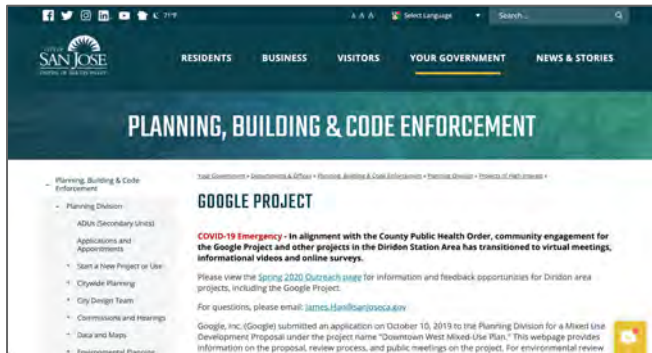
Stay Engaged



FEEDBACK

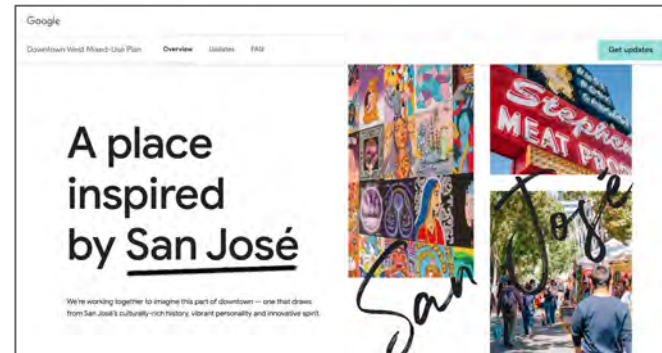
We want to hear from you

City of San José Google Project



sanjoseca.gov/googleproject

Downtown West Website



g.co/sanjose

Imagine Together: What do you see in Downtown West?

INVITATION

View new illustrations depicting the potential look and feel of a few sites within the project.

SHARE YOUR THOUGHTS

What kinds of programs are you most interested in? In looking at these images, what would you like to see for you and your family?

CONTEXT

After seeing responses from the community, we'll release updated illustrations, continuing to co-create with the community as the plans develop.

SHARE YOUR
FEEDBACK:
bit.ly/dwinsights

Illustrative View



The Gateway
Illustrative Rendering Format

Sketch Selects



The Meander
Sketch Format



Los Gatos Creek
Sketch Format



Thank You!

Google

San José

Upcoming Engagement

Diridon Station Area Advisory Group (SAAG)
meeting: Nov. 9

Info sessions/public meetings:

- Parks and Recreation Commission: Nov. 2
- Historic Landmarks Commission: Nov. 4
- City Council Study Session: Nov. 16
- Planning Commission: Dec. 2
- Airport Land Use Commission: Dec. 16

Google-hosted engagement: g.co/sanjose

Community Partner Events:

- Vietnamese Community Workshop (VAR, CatalyzeSV): Oct 21
- SOMOS Mayfair Cafecitos for Small Businesses (Oct 29) and Residents (Nov 13)
- Transit, Walking, and Biking in the Diridon Station Area (Friends of Caltrain): Nov. 13
- Artists/Creatives Workshop (Catalyze SV + Arts organizations): Nov 21
- Virtual Open House(s) on the Diridon Station Area (Trinity Episcopal Cathedral): TBD
- Diridon Experience Workshop (San Jose Jazz): TBD
- African American Community Service Agency events: TBD

How to provide additional feedback

1. Visit www.diridonsj.org/fall2020-google to submit questions and comments
2. See www.diridonsj.org/fall2020 for additional community engagement events and public meetings occurring this fall
3. Email shannon.hill@sanjoseca.gov for Draft Environmental Impact Report comments

Website and Contact Information

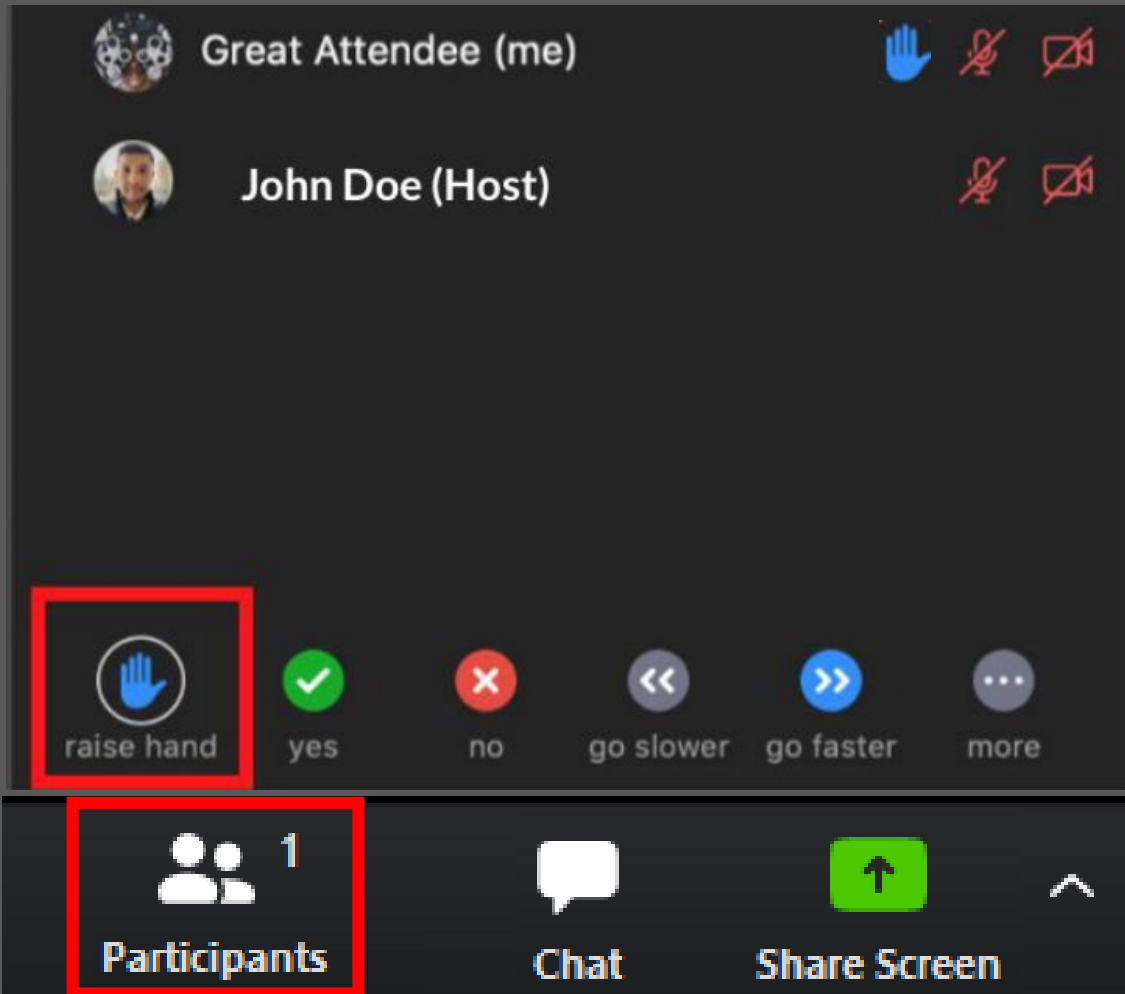
- **Project information:** www.san Joseca.gov/googleproject
- **General Project Questions:** James Han, james.han@san Joseca.gov
- **Environmental Review:** Shannon Hill, shannon.hill@san Joseca.gov
- **Utilities/Infrastructure:** Vivian Tom, vivian.tom@san Joseca.gov
- **Transportation Analysis:** Manjit Banwait, manjit.banwait@san Joseca.gov
- **Open Space/Parks:** Larissa Sanderfer, larissa.sanderfer@san Joseca.gov
- **DOT Roadway Analysis:** Florin Lapustea, Florin.Lapustea@san Joseca.gov
- **Transportation Planning:** Eric Eidlin, Eric.Eidlin@san Joseca.gov
- **Community Engagement:** Lori Severino, lori.severino@san Joseca.gov
- **Media inquiries:** Cheryl Wessling, cheryl.wessling@san Joseca.gov

Live Poll

- What topic are you most interested in?
- What is your project understanding after seeing the presentation?

Breakout Meeting Facilitation

RAISE HAND FEATURE



Meeting 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.