



Photo : Sergio Ruiz, SPUR

Diridon Station Area Advisory Group (SAAG) Meeting

April 14, 2021



Note: Meeting is being recorded and livestreamed



Interpretation

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

Español (Jordi and Vincent) – bajo la opción Español

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

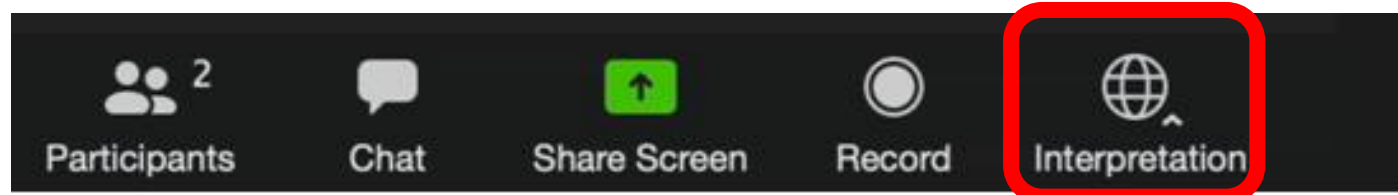
Nota: La presentación está disponible en español y vietnamita. Vaya a <https://www.diridonsj.org/saag> y descargue la presentación para verla en su idioma preferido.

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

Tiếng Việt (KyAnh và Quy) - 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

Lưu ý: Trình chiếu có sẵn bằng tiếng Tây Ban Nha và tiếng Việt. Truy cập <https://www.diridonsj.org/saag> và tải xuống bản trình bày để theo dõi bằng ngôn ngữ ưa thích của bạn.



Welcome and Introductions

City Staff in attendance

Nanci Klein – *Director of the Office of Economic Development (OED)*

Lori Severino – *Diridon Program Manager, OED*

Bill Ekern – *Diridon Project Manager, OED*

Rosalynn Hughey – *Deputy City Manager*

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

Tim Rood – *Planning Division Manager, PBCE*

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

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

Jacky Morales-Ferrand – *Director of Housing*

Rachel VanderVeen - *Deputy Director, Housing Department*

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

Jessica Zenk – *Deputy Director, Department of Transportation (DOT)*

Eric Eidlin – *Station Planning Manager, DOT*

Lori Mitchell/Matt Cano - *District Systems*

Consultants

Dave Javid and Suhaila Sikand
Plan to Place

Matt Raimi and Diana Benitez
Raimi and Associates

Judith Taylor and Thomas Jansen
HR&A Advisors

A-P Hurd
SkipStone



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Meeting Agenda

- I. Approve Meeting Minutes from November 9, 2020
- II. General Process and Community Engagement Update (5 minutes)
- III. Presentation on the Downtown West Project Development Agreement (90 minutes)
- IV. SAAG round robin, Staff response, and SAAG discussion
- V. Public Comments (remaining time)



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!

Public Engagement - Comments

- If you would like to speak during the public comments section at the end of the meeting, please raise your hand when asked.
- Please follow the same rules as City Council meetings ([Code of Conduct for Public Meetings](#)).
- You can also submit electronic comments at www.diridonsj.org/contact.
- Meeting videos and summaries posted at www.diridonsj.org/saag.

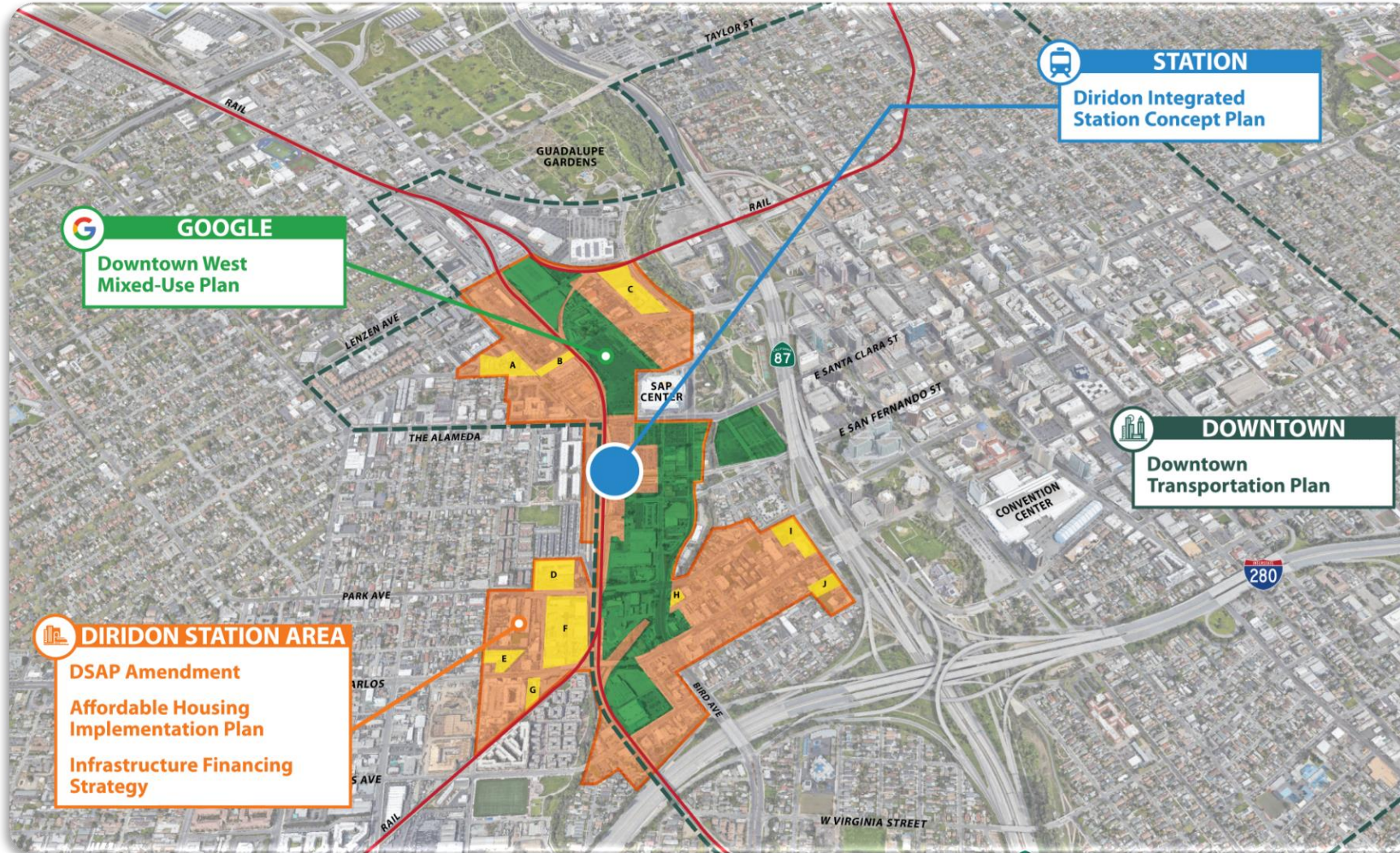


Photo : Sergio Ruiz, SPUR

Process Update

Lori Severino

Diridon Station Area Projects



DIRIDON STATION LOCATION WITHIN SAN JOSE

LEGEND

- Existing Heavy Rail Tracks
 - Downtown Transportation Plan Boundary
 - Diridon Station Location
 - Diridon Station Area Plan Boundary (2014)
 - Google Project Site
 - Other Private Development Projects
- | | |
|---|---|
| A | Julian/Stockton Housing + Retail |
| B | 292 Stockton Ave Hotel + Residential |
| C | Akatiff Offices |
| D | 777 Park Ave Affordable Housing |
| E | 777 W San Carlos Mixed Use |
| F | Dupont Village + McEvoy GPA Residential |
| G | 750 W San Carlos Residential |
| H | Lorraine Mixed Use + Montgomery 7 Residential |
| J | Park Delmas Residential + Retail |
| I | Delmas Apartments |

Parallel Process



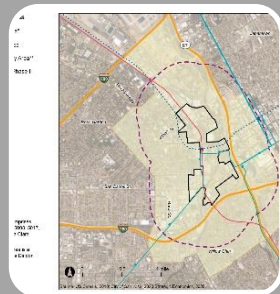
Google's Downtown West Project

- Development application (Oct '19, updated Oct '20, updated Spring 2021)
- Draft Environmental Impact Report (Oct. '20)
- Development Agreement, incl. community benefits (April '21)



Amended Diridon Station Area Plan

- Draft released October '20



Diridon Affordable Housing Implementation Plan

- Draft released November '20

Public Hearings:
Spring 2021

Final Approval:
City Council



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Coordinated Engagement: 2018 - 2020

2018

- Establish SAAG
- Public engagement
- Desired Outcomes
- Memorandum of Understanding (MOU) with Google

Early
2019

- Focus on Diridon Integrated Station Concept Plan
- Google pre-application input

Fall
2019

- Google's initial "Downtown West" application and AB 900 certification
- DSAP amendment scoping

Spring
2020

- Draft concepts for the DSAP amendment
- Online survey, including community benefit priorities

Fall
2020

- Updated "Downtown West" submittal and DEIR
- Draft Amended DSAP
- Draft Diridon Affordable Housing Imp. Plan



Fall 2020/Winter 2021 Engagement Summary

September 2020 – March 2021

- 2 SAAG meetings
- 3 Community Meetings
- 9 Partner Events
- 10 presentations to City Council and commissions
- > 220 online feedback forms submitted
- ~ 27,000 page views and 11,000 + unique visitors on diridonsj.org
- 4 Meetings with community groups



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Fall 2020 Engagement – Key Themes

- Parking/Access
- Transportation
- Housing
- Process
- Culture
- Community Uses
- Parks
- Building Heights
- Small Business
- Public Safety and Environment

Recent Community Engagement + Public Meetings

- AACSA Civic Engagement Panel: January 28
- BART Community Working Groups: February 9-11
- Community Benefits Fund Interviewee Report-back: February 12
- Small Business Focus Group: March 2
- Diridon Station Area + Google Info Session: March 4
- How will a "Car-light" Diridon Area work?: March 8
- Parks and Recreation Commission (Downtown West): March 8
- Historic Landmarks Commission (Downtown West): March 17
- City Council Study Session on Downtown West District System: March 25

Upcoming Meetings and Engagement Opportunities

- **Virtual Community Meeting:** April 17, 10:00 AM
 - For community members to learn about and provide comments on the Development Agreement for the Downtown West Project
- **Planning Commission:** April 28, 2021
- **Tentative City Council Hearing:** May 25, 2021



Photo : Sergio Ruiz, SPUR

Downtown West Project Development Agreement

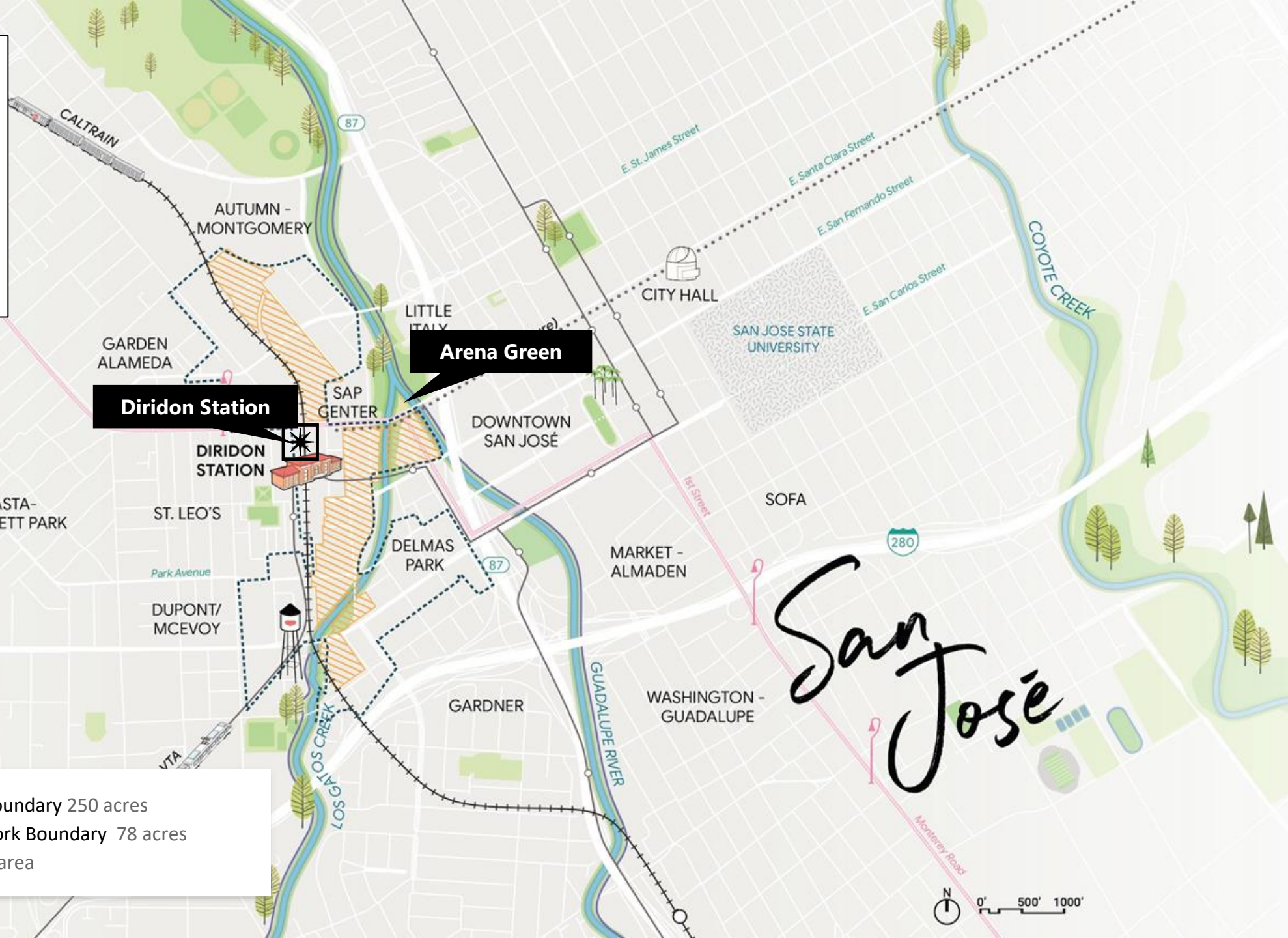
Rosalynn Hughey, Nanci Klein, Jacky Morales-Ferrand, Nicolle
Burnham, Jessica Zenk



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Google's Downtown West Project (80-acre area)








Diridon Station

Arena Green

- - - Diridon Station Area Plan Boundary 250 acres
- Google Mixed-Use Framework Boundary 78 acres
~ 55 acres developable site area

Google's Downtown West Project



-  ~ 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

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



DWDSG
ILLUSTRATION

Downtown West: 3 Pathways of City Review

Development Review

Environmental Review (CEQA)

Development Agreement



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Project Documents

Development Review

- General Plan and DSAP Amendments
- Planned Development Permit
 - Downtown West Design Standards and Guidelines
 - Conformance Review Process
- Infrastructure improvement plans (open space, transportation, and utilities)
 - Conditions of Approval
- Permits (PD, historic, tree removal, grading, building, etc.)

Environmental Review (CEQA)

- Environmental Impact Report (project description, analysis, mitigation)
- Responses to Comments
- Mitigation monitoring and reporting program

Development Agreement, including:

- Community Benefits and Project Features
- Affordable Housing
- Parkland Agreement
- Business terms



Evolution of Project

2018

- City establishes the SAAG
- Diridon Engagement Report
- Memorandum of Understanding (MOU) with Google

2019

- Google submits initial Downtown West application
- AB 900 certification

2020

- Online survey, including community benefit priorities
- Draft EIR and Draft Design Standards and Guidelines

2021

- Updated application submittals
- Staff-recommended Draft Development Agreement
- *Final EIR*
- *Public hearing process*



Extensive City Community Engagement

Since February 2018...

- **18** SAAG meetings
- **14** SAAG small group discussions
- **30** Community Meetings and Partner Events
- **3** online surveys with ~**2,260** responses
- over **200** online feedback forms submitted
- ~**93,000** 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



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Inclusive Engagement Strategies

- Mix of methods and opportunities
- Reduce barriers to participation
- Interpretation and translation
- Meet people where they are
- Community Partnership Grant Program (7 community-based organizations)
- Clear, consistent communication

MOU Shared Goals



Create a **balanced** development
Capitalized on transit **synergy**
Optimize density & **mix of uses**
Grow & preserve housing
Create broad job **opportunities**
Pursue **equitable** development
Design for **human** scale
Enhance & connect the **public** realm
Pursue **excellence** in design
Maximize use of **public transit** & **minimize parking**
Pursue excellence in transit **access** & operations
Optimize sustainability
Be open to **innovation**
Proceed with **timely** implementation
Participate in **fair share** development
Pursue **progressive hiring & wage** practices
Community engagement regarding community benefits
Support & collaborate with **local schools**

Google



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Equitable Development Framework

Affordable
Housing
Production

Community
Stabilization

(e.g., anti-displacement,
affordable housing preservation)



Opportunity
Pathways

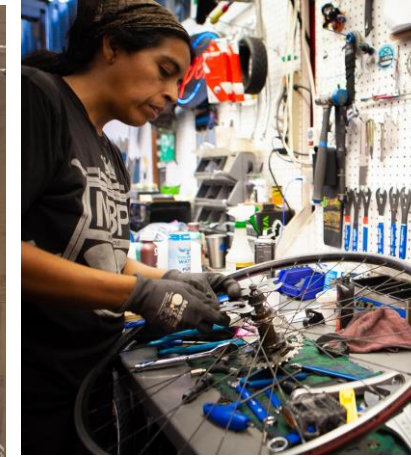
(e.g., education, job training)

Employment and
Small Business
Opportunity



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Other Community Priorities



Images taken from Google's [Design Standards and Guidelines video](#), October 7, 2020

Sources of Public Benefits

Project will deliver on MOU, Council and community priorities through three sources:



"Community benefits" defined in MOU (Section IV.E, page 7-8) and codified in the Development Agreement

Unprecedented Public Benefits

Supports 25% Affordable Housing Goal	\$154.8M for equity-driven programs	Leadership in Sustainability, Resilience, and Ecology	Substantial Investment
<ul style="list-style-type: none"> • Exceeds City's baseline inclusionary requirement • Includes land dedication, fees, and affordable units integrated on-site • Supports production of ~1,000 units in the DSAP affordable to a range of incomes¹ • Early delivery of land to accelerate affordable housing 	<ul style="list-style-type: none"> • \$154.8M for new Community Stabilization and Opportunity Pathways Fund • Unique community-led fund governance model • Early payment of \$7.5M for job readiness and community stabilization to support existing City strategies 	<ul style="list-style-type: none"> • 15 acres of parks and open space • Innovative District Systems approach to utilities • Zero net new greenhouse gas emissions, advancing climate action and sustainability • \$30M for transportation, plus shared parking and DISC coordination • Includes ecological enhancements and historic preservation 	<ul style="list-style-type: none"> • \$200M Community Benefits focused on equity and community needs • \$1 billion in voluntary project features

(1) Includes the Autumn Street site. The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



What MOU, SAAG, and public said about...

Affordable Housing and Anti-Displacement:

- 25% in the DSAP should be affordable to a mix of affordability levels, ranging from permanently supportive housing to moderate income
- Approach should include production, preservation, and protection strategies
- Develop a citywide strategy for residential anti-displacement and an implementation plan for the Diridon Station Area



Supporting the 25% Affordable Housing Goal in DSAP

Affordable Housing Requirements	Community Benefits
Land dedication of 3 sites for a range of incomes (600 units, extremely low, very low, and low)	Land dedication of an additional site that could potentially support 200 units (extremely low, very low and low) ¹
Moderate income (170 units, 100% of the area median income – AMI), integrated with market-rate housing	Additional 30 units at 100% AMI, integrated with market-rate housing
Payment of Commercial Linkage Fee	

Total value of affordable housing investments = \$183 million

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



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Locations for 1,000 Affordable Units

Requirement

Community Benefit



(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



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What MOU, SAAG, and public said about...

Economic Opportunity:

- Help San Jose residents of all skill and educational levels and diverse backgrounds to prepare for and secure good-paying jobs through job training
- Support the education of local youth through college scholarships, middle and high school career exploration, job shadowing and internships programs
- Support small, local businesses vulnerable to displacement
- Provide opportunities for small, local businesses to benefit from and/or integrate into the new development
- Support progressive hiring practices and local construction hiring
- Pay construction workers a prevailing hourly wage and benefit rate for Office and R&D development



Anti-Displacement + Economic Opportunity

Community
Benefit

- **\$154.8 million** to a new “Community Stabilization and Opportunity Pathways Fund”
 - Contributions made as office is built out (\$21.20 per gross square foot)
 - Grants allocated to programs over time through a community-led process (described later in presentation)
- Early payment of **\$7.5 million** to the City for COVID recovery, job readiness, and anti-displacement programs, in support of existing City strategies



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Overall Objectives

- Minimize displacement and other potential negative impacts on people and place, including from rising costs (“community stabilization”)
- Maximize opportunities for local youth and adults to participate and benefit from job opportunities through training, education, and support (“opportunity pathways”)
- Bridge these two areas using a systems-based approach to address inequity
- Provide grants to programs serving low-income people in San José that:
 - Concentrate on communities that have historically been affected by structural racism and where risk of displacement is the highest
 - Result in measurable outcomes
 - Address the root causes of displacement and economic mobility
 - Advance racial equity



Community Stabilization and Opportunity Fund



Focus Areas

Community Stabilization: programs and services related to the prevention of displacement and homelessness, preservation of affordable housing, homeless services, housing innovation research, and stabilization of small local businesses

Opportunity Pathways: programs and services related to adult and youth occupational skills training, college/post-secondary scholarships, career exploration for middle and high school youth, early childhood education, and small business and entrepreneurship support



Community-Driven Process Objectives

- Create a new model for decision-making that improves upon existing processes:
 - Empower residents of impacted communities to be involved, voice their needs and interests, and make decisions
 - Bridge lived experience perspectives with those of local leaders, direct service providers, and technical experts
- Provide a clear, data-driven framework for establishing and evaluating outcomes
- Ensure appropriate “checks and balances” and transparency with the City Council and the public
- Allow for enough flexibility in the structure to adapt to changing conditions



Committee Composition

- Balanced mix of perspectives, experiences, and subject area expertise with 13 voting members (5 with lived experience and 8 with technical expertise), all of whom must either:
 - live in or own a business in San José
 - have a history of conducting work in San José in relevant areas
 - or otherwise have a meaningful connection to San José
- All need to demonstrate commitment to furthering City's goals (i.e. anti-displacement, workforce development, racial equity, education)
- The Committee must collectively reflect the racial/ethnic, economic, generational, and other diversity of the City of San José
- Will include non-voting members: 3 City representatives, 1 Google and potentially representatives from other major funders



Fund Formation & Grantmaking Process

Community
Benefit

City adopts ordinance creating Community Advisory Committee, appoints members based on criteria outlined in Development Agreement

With Committee, City selects a Third-Party Fund Manager, Fund Manager prepares initial 5-year Strategic Plan with Committee for Council approval

Fund Manager works with the Committee to prepare RFPs for grants, administers grant application/evaluation process

Fund Manager recommends qualified grant recipients to the Committee, consistent with the Strategic Plan

Committee approves the grants

After \$7.5 million early payment, \$21.20 will be paid per gross square foot of office, as office buildings are completed, and these funds will flow to the Fund Manager for distribution to grantees.



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Project Commitments to Jobs & Opportunity

Project
Feature

- Prevailing wage for all on-site construction workers
- 30% local hire goal for on-site construction positions
- Ongoing collaboration with work2future, and good faith efforts to hire local residents
- Support for disadvantaged businesses through:
 - Goal of 10% inclusion for commercial office building construction contracts
 - Working with vendors to secure ongoing service contracts for office buildings
- Promotion of Google employee volunteer/mentorship programs
- Career development workshops for underserved communities
- Ongoing monitoring and reporting



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What MOU, SAAG, and public said about...

Parks and Open Space:

- Develop robust, publicly accessible amenities, including parks, open space, plazas, and trails
- Improve connectivity of the open space and trail networks within Diridon and the surrounding neighborhoods
- Activate public spaces through temporary and permanent programming
- Pursue partnerships to keep spaces well-maintained, safe, and accessible
- Ensure spaces are welcoming to all

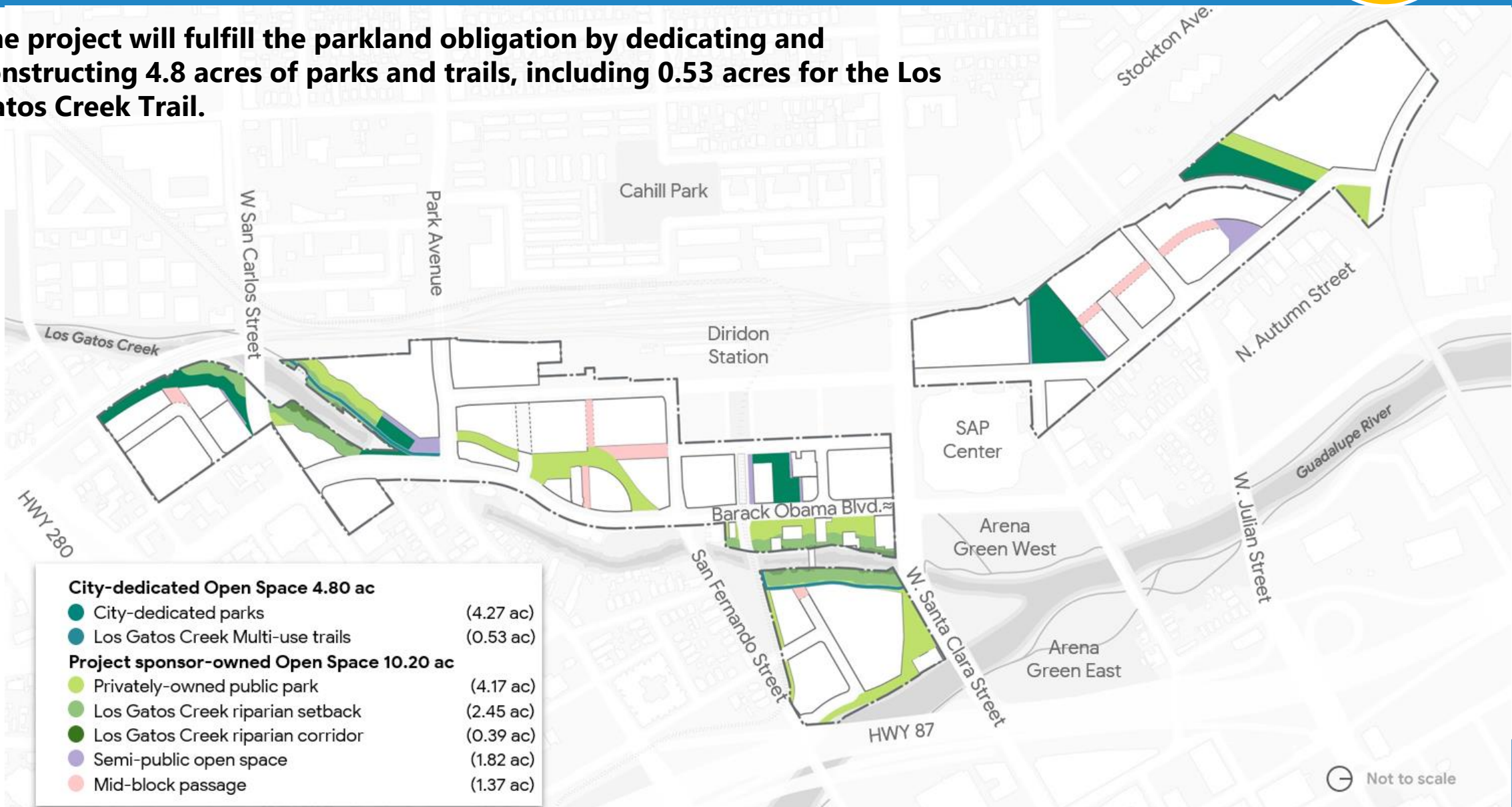


Proposed Open Space Concept

Requirement

Project Feature

The project will fulfill the parkland obligation by dedicating and constructing 4.8 acres of parks and trails, including 0.53 acres for the Los Gatos Creek Trail.



Project Sponsor-Owned Open Space

- 10.2 acres of project sponsor-owned open space designed, delivered, managed, and maintained as privately-owned, publicly accessible open space.
- ~10.2 acres of privately owned, publicly accessible open space will not receive credit towards the project's parkland obligation.
 - ~7 acres shall be subject to a restrictive covenant maintaining public access, as described in the DA.
 - Remaining ~3 acres encompass semi-public spaces and midblock passages which also are publicly accessible.
- Spaces will be open to the public and offer community rentals, with limits on the area, hours and frequency of temporary closures
- Hours of Operation and rules will be similar to City parks (both defined in the DA.)



What MOU, SAAG, and public said about...

Transportation

- Create attractive, vibrant, and safe experiences for people walking and bicycling
- Provide multi-modal connections to Diridon Station, Downtown, adjacent neighborhoods, and the open space network (Guadalupe River, Los Gatos Creek)
- Contribute to ambitious citywide targets for reduced car travel
- Proactively manage car parking to adapt to changes in travel patterns, minimize land dedicated solely to parking, and encourage shared parking across the district

What MOU, SAAG, and public said about...

Transportation (CONT.)

- Provide convenient access to the Arena
- Ensure public transit is affordable, functional, seamless, and accessible – and provides a seamless experience for all users
- Allow for adaptability (accommodate future mobility options)
- Connect people to surrounding neighborhoods, especially to schools and parks south of I-280
- Facilitate safe, efficient movement during construction work



Delivering Transportation Improvements

Requirement

- \$30 million for improvements identified in the Local Transportation Analysis, including:
 - Complete street improvements along Barack Obama Boulevard (formerly Autumn St.) – contributing to Bird/I-280 crossing connecting to Gardner neighborhood
 - Support for transit projects recommended in the Diridon Station Area Plan
 - Multimodal improvements to Auzerais Avenue (sidewalk and bikeway to trail gaps)
 - Address VTA/State Congestion Management Program Requirements
 - \$10 million for local needs identified in future Focused LTAs

Auzerais Avenue



FIGURE 6.40: Typical section of Auzerais Avenue



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Delivering Transportation Improvements

Requirement

- Shared, publicly available parking in conjunction with commercial development (At least 4,000 spaces and up to 4,800 at full build-out)
- Residential parking will be rented or sold separately to lower housing costs for those who choose to live without a car
- Transportation Demand Management (TDM) plan to manage traffic and emissions, ultimately limiting solo occupancy vehicle trips to a maximum of 35%, with penalties up to \$5M/year for non-compliance
- Neighborhood Parking and Traffic Monitoring Plan to identify and address parking spillover and/or neighborhood traffic issues



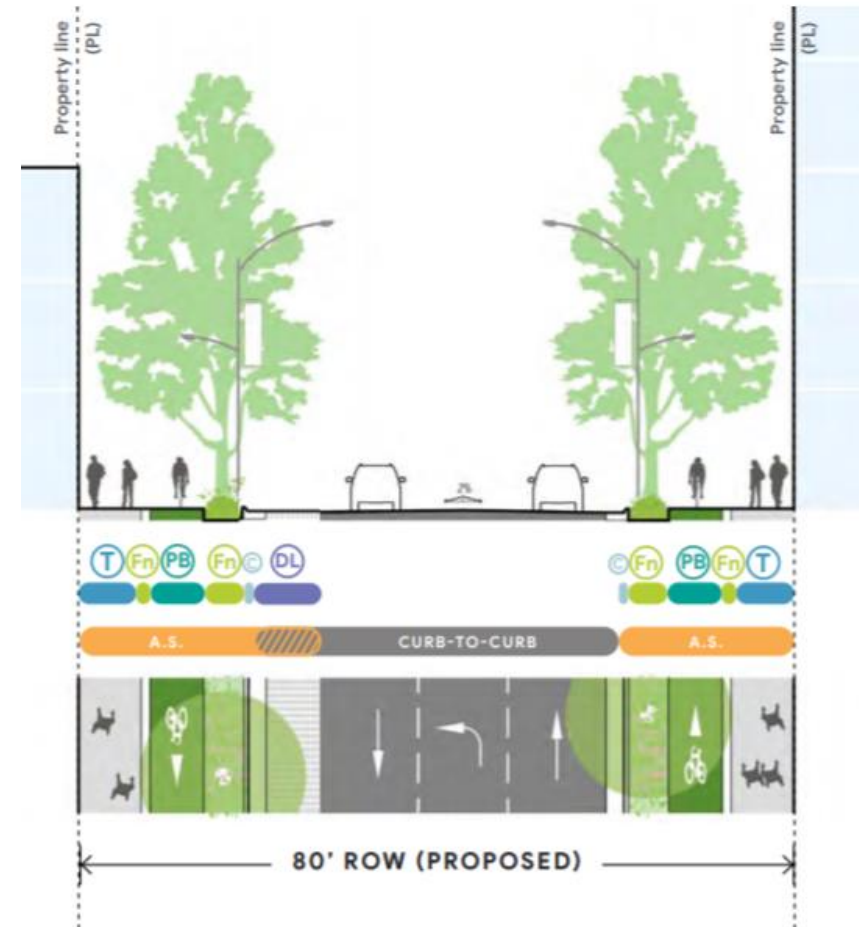
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Additional Transportation Improvements

- Over 5 miles of multi-modal transportation improvements throughout the project
- Enhanced pedestrian and bikeway facilities throughout the project area, including protected, off-street bikeways and urban greening
- Electric vehicle charging stations
- Dynamic lanes – flexible space that can be used for multiple purposes overtime

Typical Park Avenue Section



Coordination with Station and Rail Plans

The Development Agreement:

- Reinforces shared MOU goal and ongoing collaboration
- Establishes a Transit Project Buffer Zone
- Includes provisions on temporary construction easements, long-term park use, and community benefits



Rail & Parkland – Example from Miami, FL

Development Agreement outlines how rail and park will be implemented to maximize open space, activity under the tracks, and DISC-planned Station and Rail improvements over time.



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What MOU, SAAG, and public said about...

Environmental Sustainability, District Systems, and Ecology

- Advance the City's sustainability goals as outlined in the City's "Climate Smart San Jose" Plan, including reducing greenhouse gas emissions
- Adhere to LEED Gold or Platinum standards for green building
- Serve as a model for eco-district planning, design, and implementation
- Collaborate in the study and evaluation of a district wide program of shared utilities, such as electricity, data, water, storm water, waste and sewer that allows for necessary City easements
- Restore and enhance the wildlife habitat, water quality, and flood protection of the creek corridors.



Sustainability and Ecology

City Requirements	Project Features
Compliance with San Jose Green Building codes and other regulations	Over 4.25 acres of enhanced riparian habitat
Transportation Demand Management (TDM) plan	Net zero emissions for construction and operation over 30 years
Other CEQA mitigations	2,200+ new trees and 100% native plant palette
	Replacement of San Fernando Bridge to reduce flood risk
	All-electric development



District Systems & Addressing Climate Change

Project
Feature

- Google has proposed district systems within the 80-acre project area
- The Infrastructure Plan includes:
 - Micro-grid for electrical distribution
 - Wastewater treatment with recycled water network
 - Optional garbage and recycling collection to reduce solid waste
 - District heating and cooling
- Supports resiliency and sustainability for the project area and the City

(March 25 City Council study session reviewed this topic)

Aligned with SJ Climate Goals



- Reduce per capita energy 50% by 2022
- Increase recycled water to 40,000/50,000 AFY by 2025/2035.
- Paris-compliant pathway

Historic Preservation

Requirement

Project
Feature

- **What MOU, SAAG, and public said:** preserve and integrate historic and cultural assets into the project design to reinforce the identity of the area
- **Delivering on historic preservation objectives**
 - Retain and repurpose San Jose Water Company, Kearney Patternworks and Foundry, and Hellwig Ironworks
 - Relocate Victorian bungalows on Julian Street and the Stephen's Meat Products sign
 - Salvage and incorporate the façade of Sunlite Bakery Building
- Three other historic resources would be available for others to purchase and relocate; Google will support relocation costs to off-site locations
- Relocate buildings at 35 S. Autumn Street
- Supporting relocation of 91 S. Autumn Street



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What the MOU said about...

Community Benefits

In determining the value of the Community Benefits, the MOU intent is for Google to share back a portion of the additional property value created through the City's actions (such as rezoning and increased height limits), while taking into account the financial feasibility of the project.

- Not to be considered as Community Benefits:
 - Costs required to mitigate impacts under CEQA or associated with project design
 - Project elements, or other improvements proposed by Google as part of its development
 - Costs incurred to meet City standard requirements, conditions of approval, fees, or taxes

Community Benefits Value

Community Benefit

	Community Benefit Value (at 7.3M SF)	\$/per GSF of Office
Community Stabilization and Opportunity Fund	\$154.8 Million	\$ 21.20
Early Payment for Job Readiness and Community Stabilization	\$7.5 Million	\$ 1.03
30 Additional Moderate-Income Units	\$7.0 Million	\$ 0.96
Land Transfer to the City (0.8 acres for consideration of affordable housing) ¹	\$8.4 Million	\$ 1.15
Currently unallocated Community Benefit Commitment	\$22.3 Million	\$ 3.06
TOTAL	\$200 Million	\$ 27.40

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



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Community Benefits Timing

Community
Benefit

	Timing
Community Stabilization and Opportunity Fund	As office gets built (TCO)
Early Payment for Job Readiness and Community Stabilization	120 days after Final Approval ²
30 Additional Moderate-Income Units	With market rate development
Land Transfer to the City (0.8 acres for consideration of affordable housing) ¹	3 months after Final Approval ²
Currently unallocated Community Benefit commitment	As office gets built (TCO)

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.

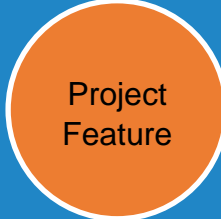
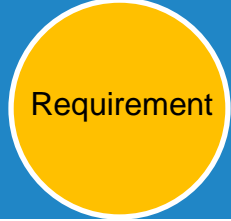
(2) "Final Approval" means following City Council approval of the project documents and resolution of any legal challenge to those approvals.



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

Overall Public Benefits



City Requirements		Community Benefits (Negotiated)		Voluntary Project Features
IHO Land Dedication	\$40.5M	Community Stabilization and Opportunity Fund	\$154.8M	10% construction DBE goal, 30% local hire goal
IHO Moderate Units	\$39.8M	Early Payment for Jobs/Community Stabilization	\$7.5M	10.2 ac. of POPOs & funded ongoing programming
Commercial Linkage Fee	\$87.6M	30 Additional Moderate-Income Units	\$7.0M	4,000 housing units
Parks and Open Space	\$55.8M	Land Transfer to the City ¹	\$8.4M	Multi-modal transportation improvements
Transportation Improvements	\$30.0M	Currently Unallocated CB Commitment	\$22.3M	Net zero energy
<i>Plus:</i> Green building code, TDM program, impact fees, ongoing taxes				Infrastructure for 80 acres delivered without public financing
Subtotal	\$253.7M	Subtotal	\$200.0M	Subtotal: \$1B+

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



Oversight and Performance

- The Development Agreement is legally binding and enforceable
- Requires an annual review of the performance and compliance by the Planning Director and a report to the Planning Commission
- The City cannot force Google to build, but the Development Agreement includes requirements for performance to maintain Development Agreement rights
 - Milestones at 10 or 20 years, which respectively require completion of 2 and 4 million GSF of office or payment of Community Benefits on the equivalent amount of office
- In addition, Google is limited to transferring office development rights/land to no more than 40% of constructed office square footage to ensure growth of jobs and tax base



Investing in San José

Affordable
Housing
Production
(~\$183 million)

Community
Stabilization
(50%+ of
\$154.8M Fund)



Opportunity
Pathways
(30-50% of
\$154.8M Fund)

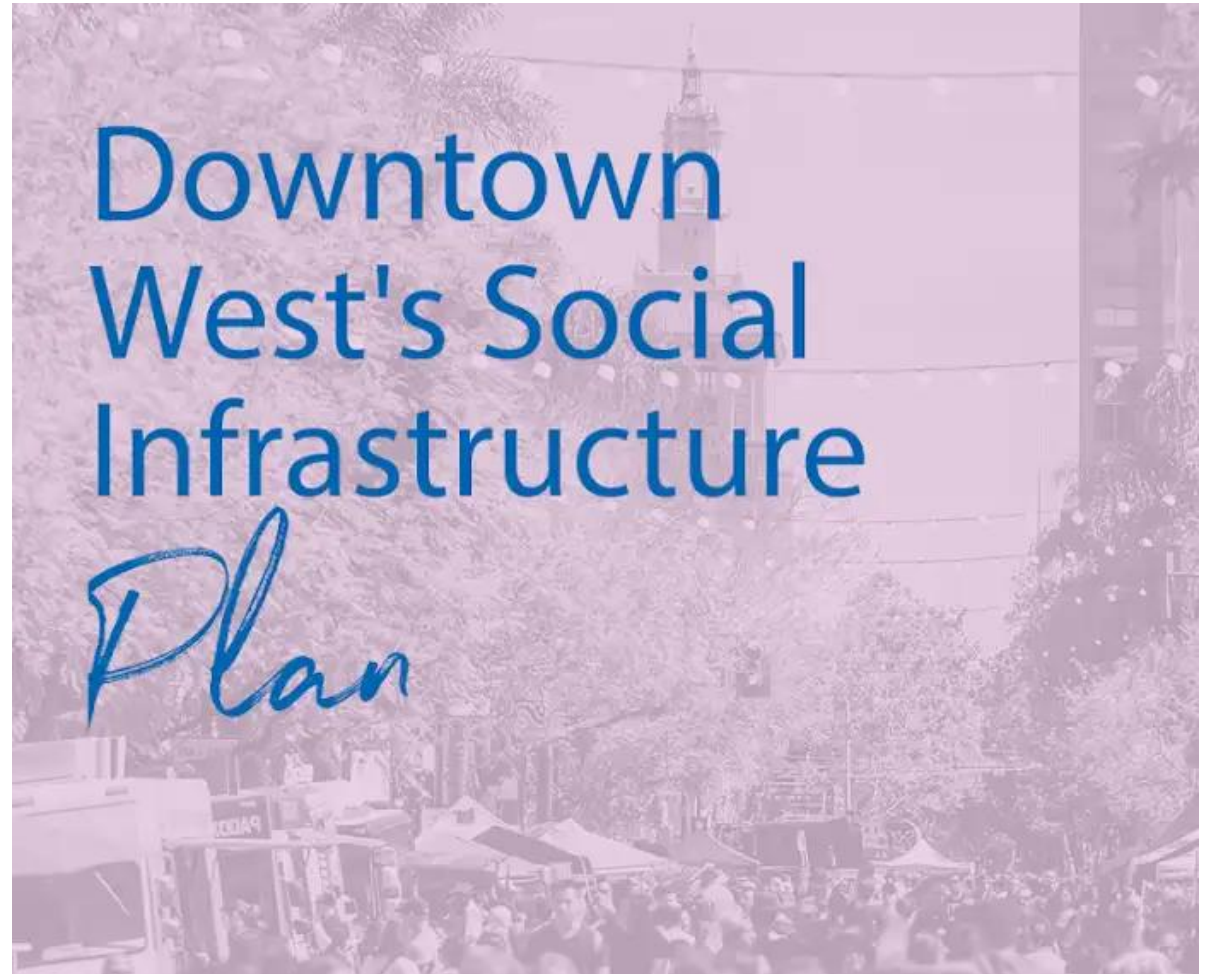
Employment and
Small Business
Opportunity
(10% local & DBE
contracts for
construction)



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

Learn more

View the Social Infrastructure Plan summary on Google's website: [g.co/sanjose](https://www.google.com/sanjose)



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Next Steps

Development Agreement engagement

- Community Meeting on the Development Agreement: **April 17**
- Online comment form at: www.diridonsj.org/downtownwestda
- Staff will summarize feedback and provide to Planning Commission and City Council for their consideration and will consider it when finalizing staff recommendations

Public Hearings

- Planning Commission hearing to make recommendations on the Downtown West project and City's Amended DSAP: **April 28**
- City Council hearing on the Downtown West project, City's Amended DSAP, and Diridon Affordable Housing Implementation Plan: tentatively scheduled for **May 25**

Feedback Prompts

1. What do you think overall?
2. Which types of **strategies, programs, or outcomes** would you prioritize to support job readiness and community stabilization using the early payment of \$7.5 million?
3. What are your thoughts on the Fund concept, including the third-party manager structure and the composition of the Community Advisory Committee?





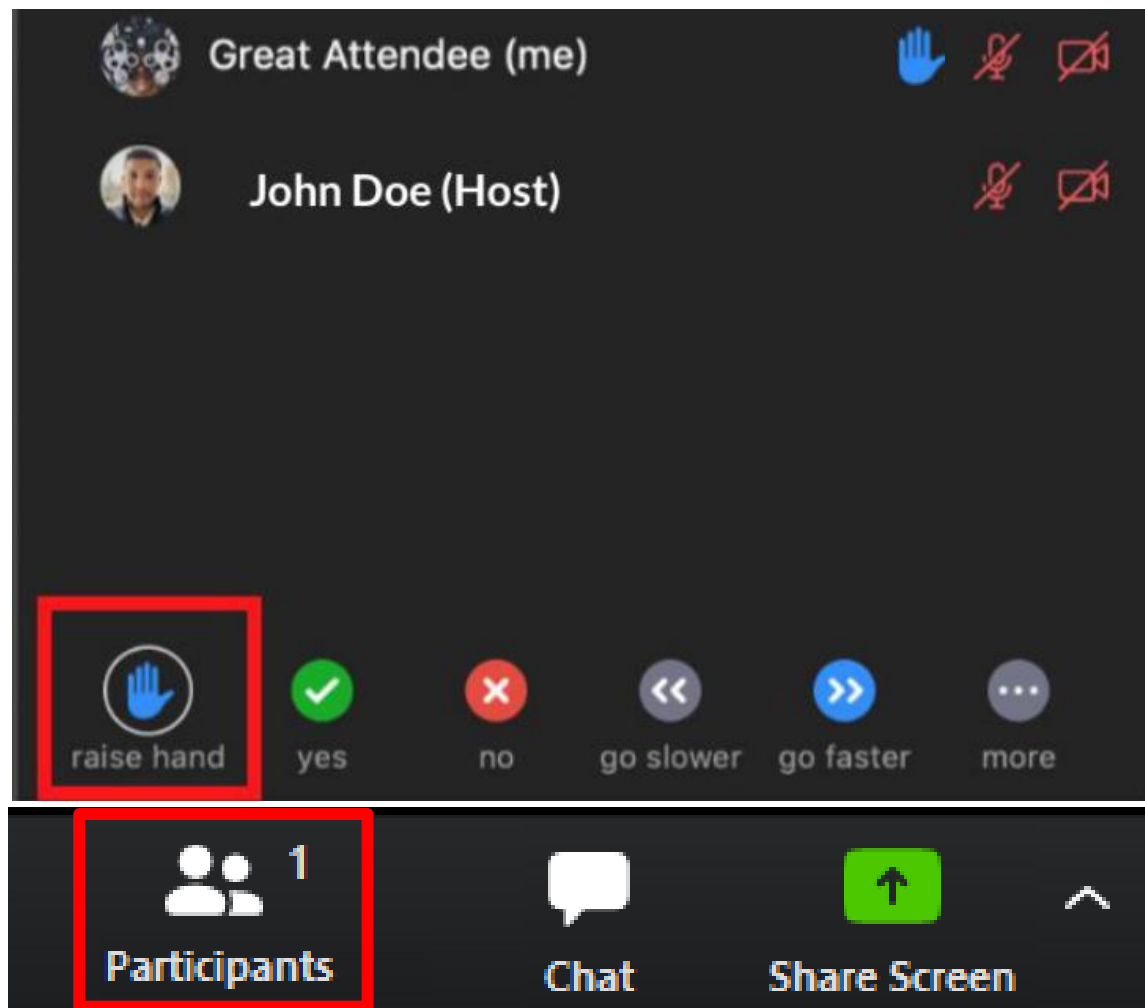
Photo : Sergio Ruiz, SPUR

Next Steps and Public Comments

Dave Javid

Public Comment

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.

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.

Upcoming Meetings and Engagement Opportunities

- **Virtual Community Meeting:** April 17, 10:00 AM
 - For community members to learn about and provide comments on the Development Agreement for the Downtown West Project
- **Planning Commission:** April 28, 2021
- **Tentative City Council Hearing:** May 25, 2021

How to learn more

Visit the City's website (www.diridonsj.org):

- Learn about upcoming public meetings
- Watch recorded presentations
- View the draft plans ([Draft Amended DSAP](#), [Downtown West Project](#), [Draft Diridon Affordable Housing Implementation Plan](#))
- Read background information
- Sign up for email updates

Visit Google's Downtown West site: g.co/sanjose

Email the project team with any questions or comments on the projects: Lori.severino@sanjoseca.gov



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

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

1:48

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

