



Photo : Sergio Ruiz, SPUR

Station Area Advisory Group (SAAG) MEETING

Wednesday, September 16, 2020 | 6:00 PM



Interpretation

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

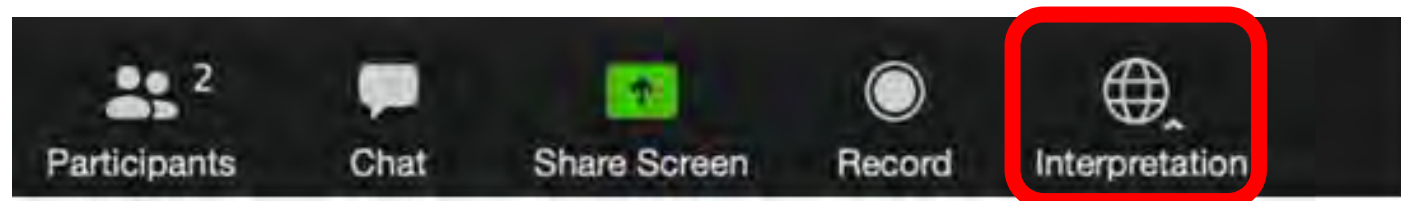
Español (*Gabby and Francisco*) – bajo la opción Español

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

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

Tiếng Việt (An và Vũ) - 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



Welcome and Introductions

Project Team *(in attendance today)*

City staff

Lori Severino – *Diridon Program Manager*

Kim Walesh – *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*

Consultants

Dave Javid and Suhaila Sikand
Plan to Place

Matt Raimi and Diana Benitez
Raimi and Associates

Sujata Srivastava
Strategic Economics

Samantha Moskol
Strategic Economics

Note: Meeting is being recorded and livestreamed



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Meeting Agenda

- I. Approve Meeting Minutes from June 17, 2020
- II. SAAG Agreements and Meeting Facilitation Overview
- III. Project Update
 - City staff presentation with updates on the Diridon Station Area Plan, Google's Downtown West Mixed-use Plan, and Community Engagement Plan
 - Discuss potential DSAP Height limits
- IV. Progress on the Diridon Station Area Affordable Housing Implementation Plan
 - City staff and consultant team presentation
- V. Public Comments

Approval of Meeting Minutes

- June 17, 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

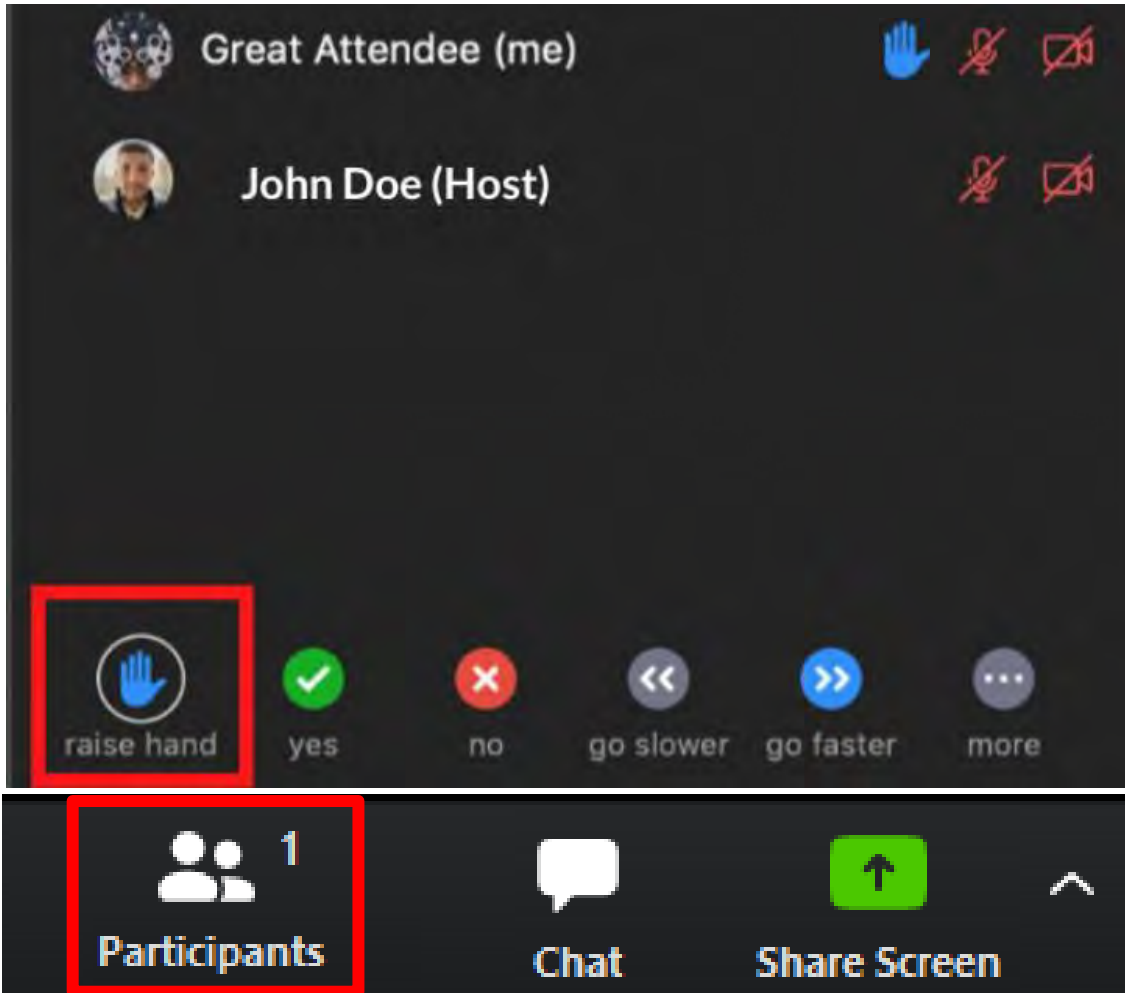
SAAG Group Agreements (continued)

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.

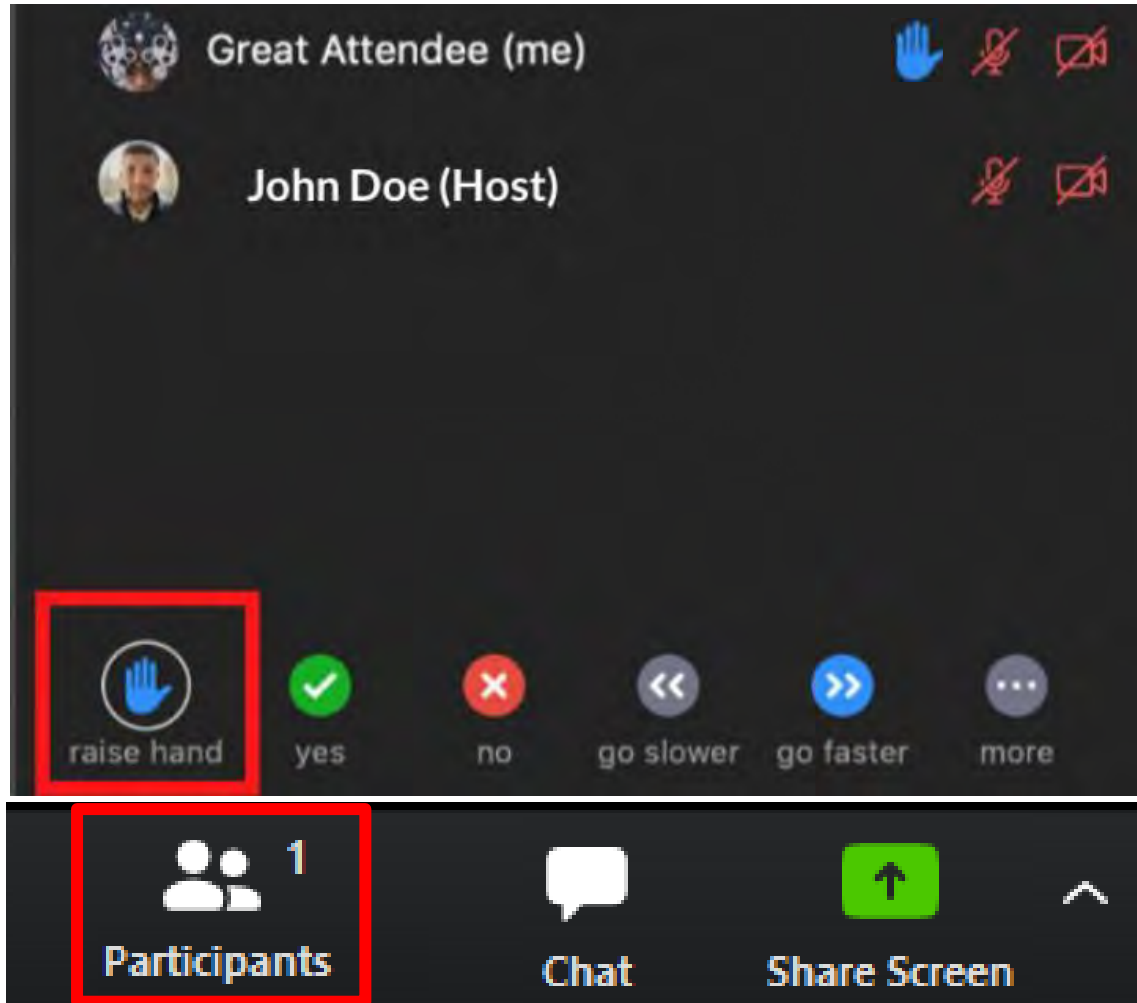
Public Engagement - Comments

- [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

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Zoom Webinar Information

Zoom Meeting Link:

<https://sanjoseca.zoom.us/j/98102483859>

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

Webinar ID: 981 0248 3859

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.



Photo : Sergio Ruiz, SPUR

Project Updates and Community Engagement

City Staff: Lori Severino, Tim Rood, and Jose Ruano

Community Engagement to date

Since February 2018...

- **16** SAAG meetings
- **14** SAAG small group discussions
- **13** Community Meetings
- **3** online surveys with **2,263** responses
- **~67,500** page views and **33,000+** unique visitors on diridonsj.org
- **9** pop-ups at community events
- **4** JPAB meetings
- **5** virtual office hours
- **Many** meetings with community groups



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Project Documents – to be released this fall in bold

- Google's Downtown West Project
 - **Application resubmittal, including amendments to the General Plan and Diridon Station Area Plan and historic landmark application**
 - **Draft Downtown West Design Standards and Guidelines**
 - **Draft Environmental Impact Report**
 - Draft Development Agreement (including a community benefits plan)
 - Final Environmental Impact Report
- Diridon Station Area Plan (DSAP)
 - **Draft DSAP Amendments**
 - Environmental Review (TBD)
- **Draft DSA Affordable Housing Implementation Plan**

Public Meetings to be scheduled this fall

Study/Info Sessions

- Historic Landmarks Commission
- Parks and Recreation Commission
- Housing and Community Development Commission
- Planning Commission
- City Council

SAAG

- Check in to discuss progress on Downtown West Development Agreement and other topics in advance of the Council Study Session

City-hosted Community Meetings

- Downtown West: Project & Resubmittal (focusing on Design Standards & Guidelines)
- DSAP: Draft Amendments + Draft Affordable Housing Implementation Plan

Other Engagement Activities Planned for this Fall

Virtual events co-hosted by our community partners:

- African American Community Service Agency event
- Vietnamese workshop
- Small Business events
- Artist workshop
- Cafecitos/discussion groups
- Transit rider-oriented event

Digital: comment forms on the website, short online survey

Other: Council-hosted meetings, meetings with staff, presentations to community groups (including SAAG!)



Fall 2020 Outreach and Engagement Objectives

1. Inform

- Decision-making and community engagement process: completed + next steps
- What is being proposed (new content)
- How community input has influenced the direction and details of the projects

2. Get feedback for consideration

- Specific reactions to draft documents; suggestions for improvement?
- Other ideas that would help the projects advance equity?

3. Increase awareness among and participation by under-represented populations

Downtown West – Focus Areas

- **Update on project description:** how it has evolved in response to staff's review and community input throughout the process
- **Draft Design Standards and Guidelines:** overview of content and approval process, visualizations of future development, how to provide comments
- **Infrastructure plan:** highlight District Utilities and Environmental Sustainability features
- **Open Space plan:** how it meets the Parkland ordinance, operation and maintenance models
- **Draft Environmental Impact Report:** key findings, how to provide comments, next steps
- **Development Agreement:** update on progress, feedback related to Community Benefits

DSAP Amendment

Chapters include:

- **Station Area Development** (land use, maximum buildout, urban design, infrastructure)
- **Open Space and Place-making** (e.g., parks, plazas, public art)
- **Mobility** (network, parking)

Companion Documents:

- Affordable Housing Implementation Plan
- Infrastructure Financing Strategy (to be completed in next phase of work)



DSAP – Focus Areas

- **Project Description:**
 - Summarize key changes proposed to 2014 plan
 - Describe how it responds to community input to date
- **Transportation:**
 - Clarify the relationship between DSAP and other efforts like the Downtown West, Downtown Transportation Plan, Diridon Integrated Station Concept Plan, etc.
 - Clarify the scope of each process

Relationship to Other Plans

Downtown West (2020)

- Private development
- Mitigation
- Design guidelines

Diridon Station Area Plan (DSAP) Update

Key Deliverables

- List of Projects
- TMA/Parking

Diridon Integrated Station Concept Plan (DISC)

Areas of Focus

- Track alignment
- Station footprint
- Station/neighborhood interfaces
- Access planning
- Refined track design

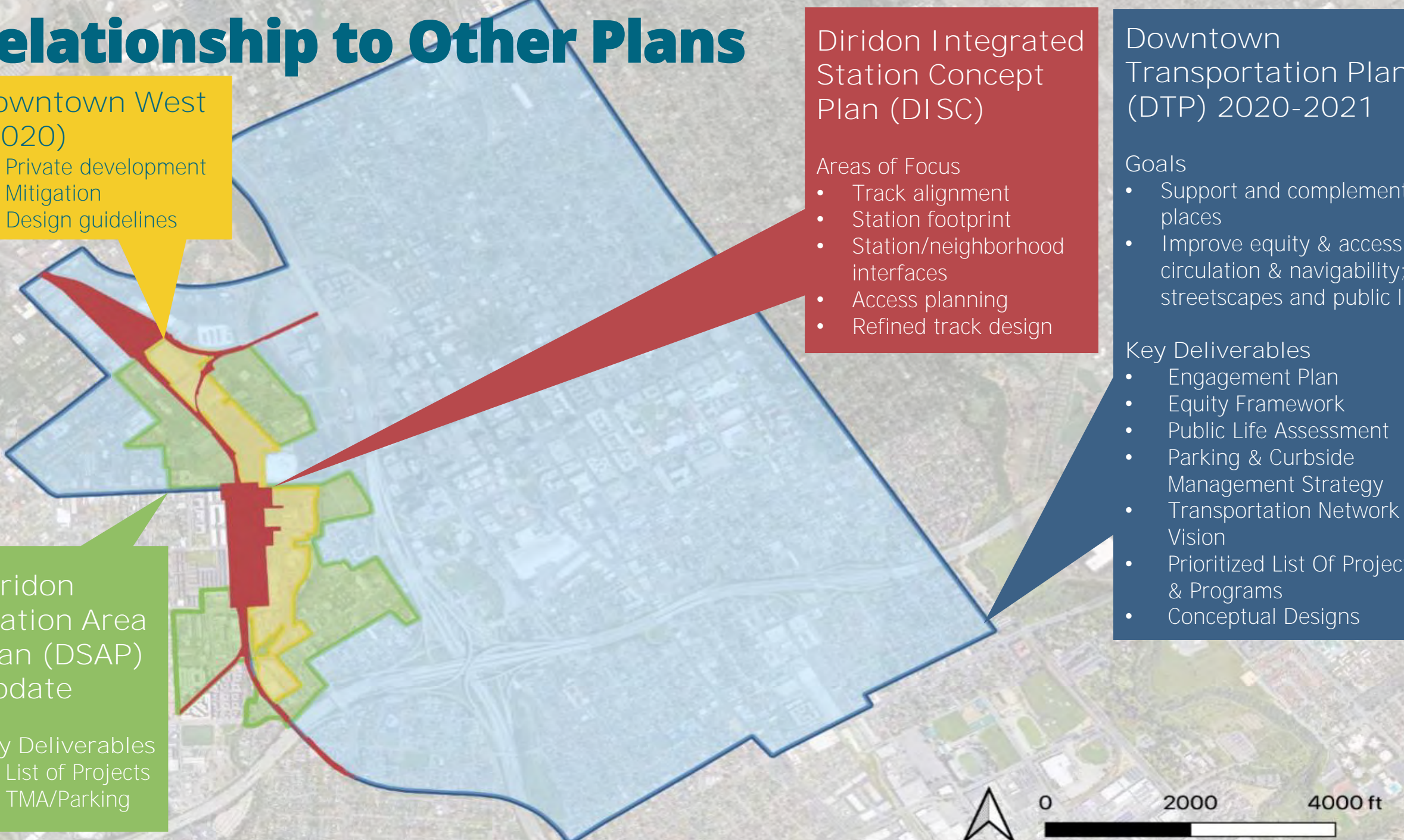
Downtown Transportation Plan (DTP) 2020-2021

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



Downtown Transportation Plan Process



Downtown Transportation Plan - Upcoming Outreach & Events

Speaker Series

- Public Life and Latinx Communities in Downtown – Past & Future (Spanish + English sessions)
- Asian Communities and Transportation in Downtown
- Women's Perspectives on Transportation in Downtown

Upcoming Engagement

- Workshop #1: 10/7 5:30-7:30pm
- Business Focus Group
- Project Logo Contest
- Website and online survey at <http://movesanjose.org>



Milestones and Engagement Events through 2020

Project	Update	Tentative Schedule
Downtown West	<i>City publishes DEIR & Draft DWDSG for public review</i>	<i>Early October</i>
Downtown West	City-hosted Community Meeting	Mid October
Downtown West + DSAP	Vietnamese Community Meeting	October 21
DSAP	<i>City publishes Draft DSAP Amendments for public review</i>	<i>October</i>
Downtown West + DSAP	SAAG check-in	October/November
DSAP	City-hosted Community Meeting	November
Downtown West + DSAP	City Council Study Session	November 16
Downtown West + DSAP	Artist-oriented Workshop	November 21
Downtown West	SAAG Meeting	Winter 2021
Downtown West + DSAP	<i>Target for City Council consideration</i>	<i>Spring 2021</i>

* Dates of other study sessions, community meetings, and public hearings are TBD

SAAG Responsibilities

Outreach

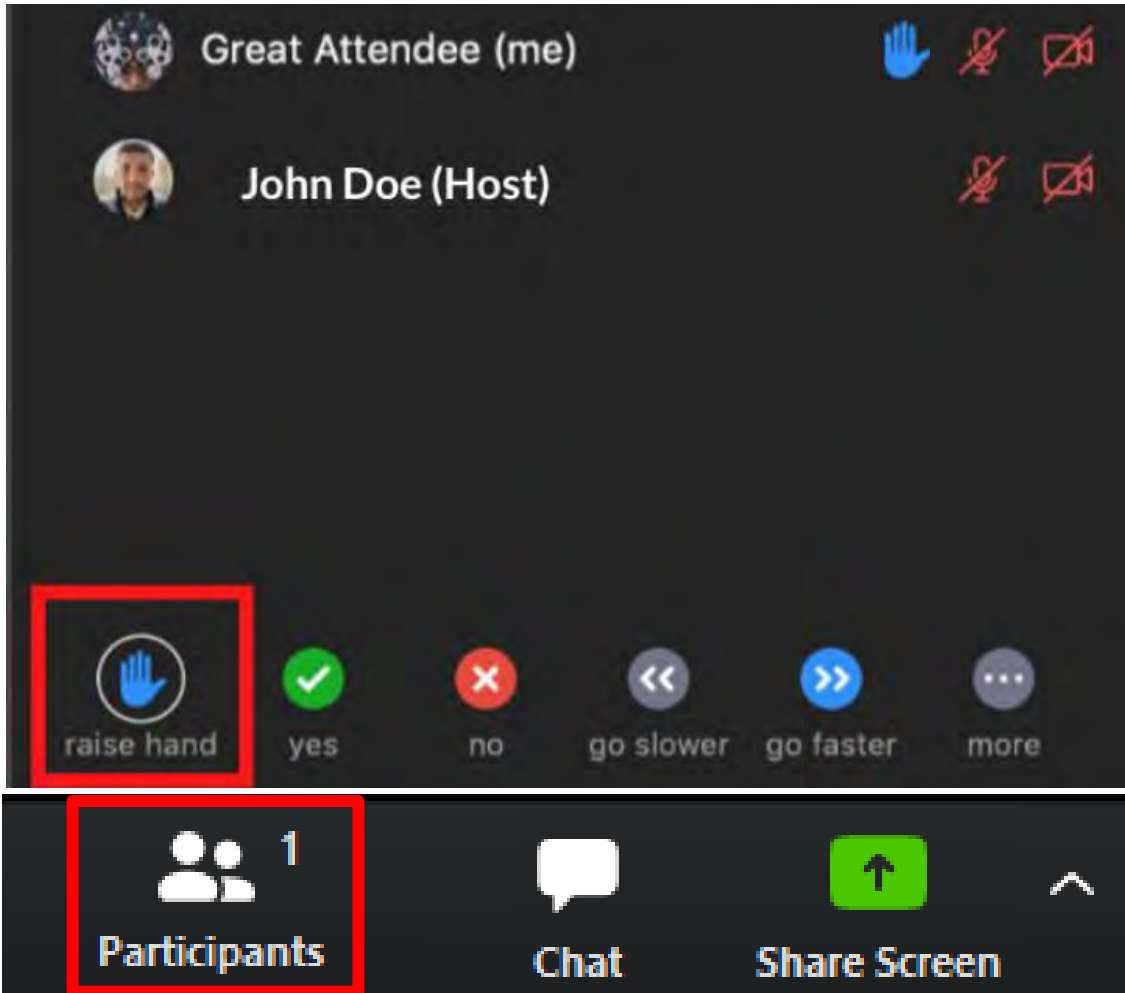
- Help advertise the events
- Talk to your organizations and communities

Provide feedback

- Participate in SAAG meetings (speak up!)
- Attend Community Meetings on Downtown West and DSAP and partner-hosted events (need to RSVP)
- Write a comment letter or submit comments via the website
- Request meetings with staff (we can speak with your group)

Any Clarifying Questions?

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DSAP Height Framework – Presentation and Discussion

Feedback received on initial concepts released in April 2020:

- Requests for more information
- Questions about how concepts were developed
- Comments about potential effects of tall buildings on adjacent uses (single-family residences, historic resources, public space, Los Gatos Creek, etc.)

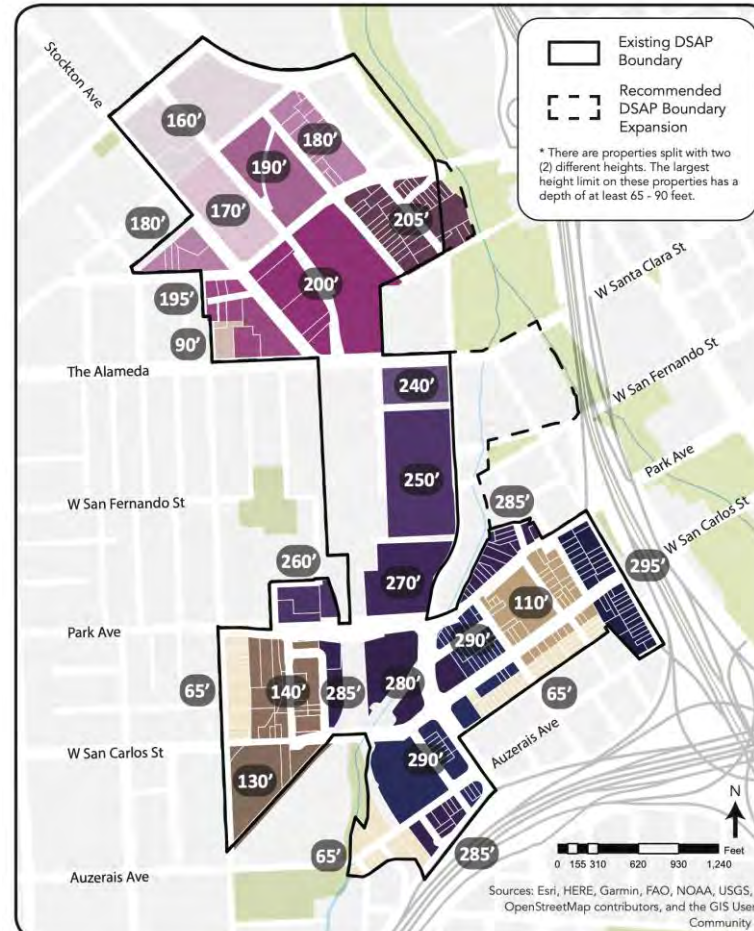


DSAP Building Height Limits

2014 DSAP Heights



Spring 2020 Concept Heights



*Reflects Downtown West application as of October 2019

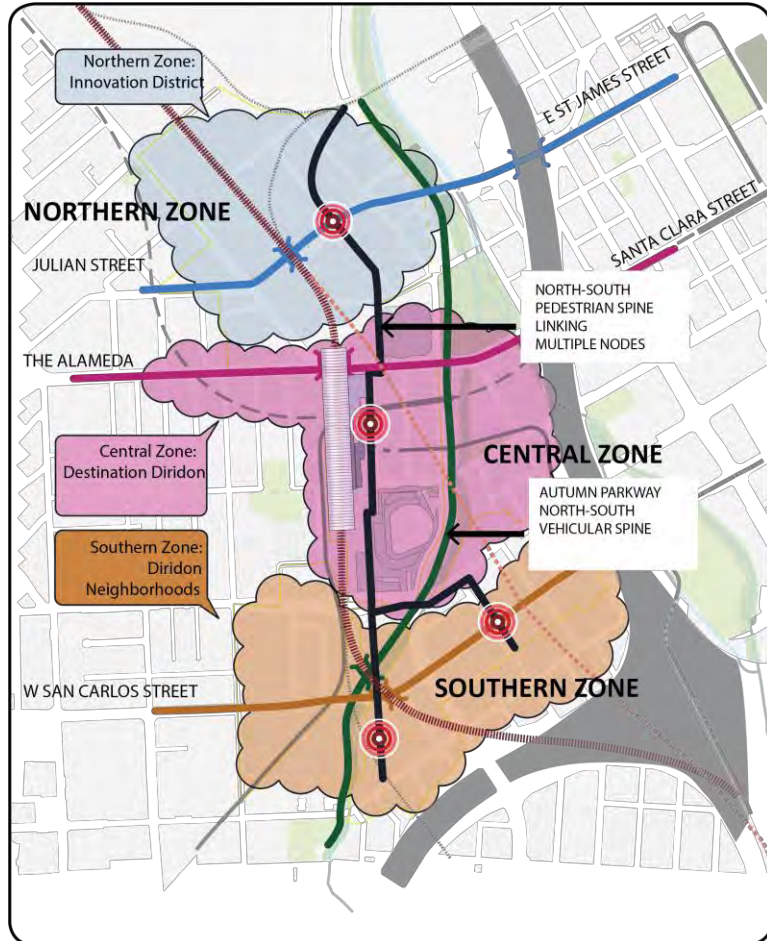


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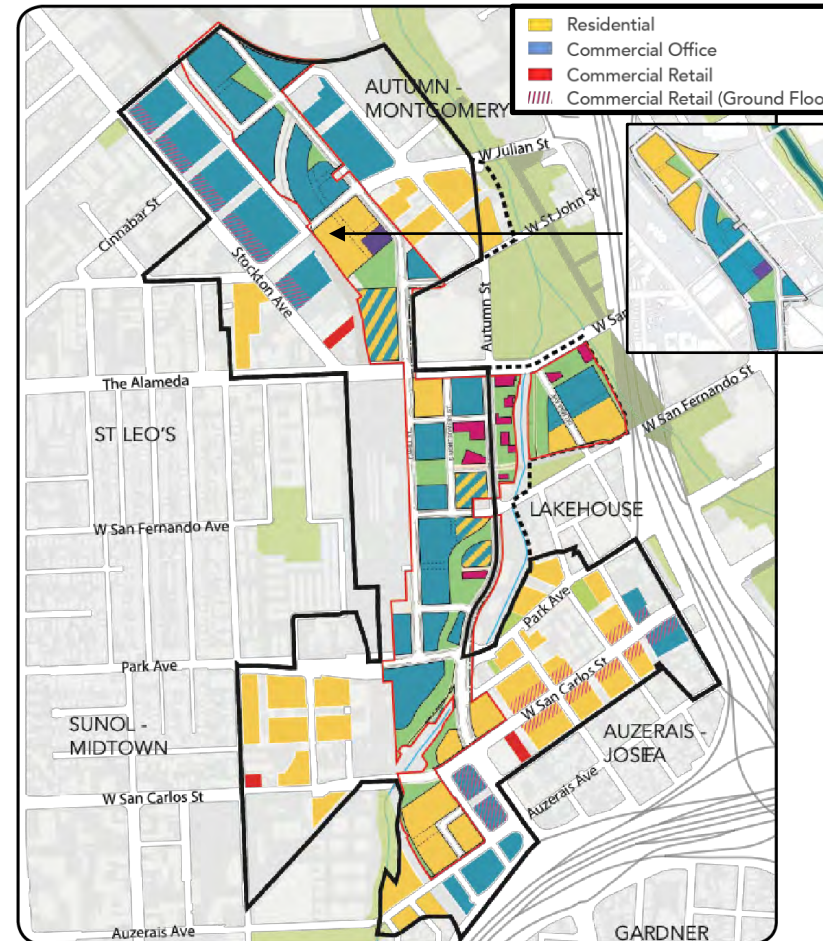


DSAP Land Use

2014 DSAP Land Use



Spring 2020 Concept Land Use



*Reflects Downtown West application as of October 2019



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DOWNTOWN DESIGN GUIDELINES AND STANDARDS

Adopted May 2019

Downtown Design Guidelines and Standards

RATIONALE

In some Downtown locations, tall new buildings will be adjacent to historic buildings of lower height and to properties at the edge of Downtown where the General Plan land use designation limits buildings to lower heights. In these conditions, a massing transition for the tall buildings to the lower height context creates compatibility between new and old.

GUIDELINES

- Use horizontal and vertical massing elements to complement existing context buildings.

STANDARDS

a. **Height Transition (see Illustration a):** If a new building 100 feet tall or more is across the street from or adjacent to either:

- A historic building 45 feet tall or less
- A site for residential use that is limited to a building 45 feet tall or less

The new building must step back its street-facing facade 5 feet minimum from the front parcel or setback line at an elevation between 25 and 50 feet.

b. **Width Transition (see Illustration b):** If a new building is across the street from or adjacent to a historic building that is both:

- 45 feet tall or less
- More than 30 feet narrower than the new building

The new building must create gaps in the Podium Level above the ground floor to divide its street-facing massing into segments no more than 30 feet wider than the widest of the applicable historic buildings. Gaps must be 5 feet minimum width and depth.

Note: There is no need to limit the massing width of a building adjacent to historic buildings that occupy their full lot width, such as historic storefronts. Thus, if a historic building's street-facing facade continues to within 5 feet of its parcel edges, it does not trigger the Width Transition requirement.

c. **Rear Transition (see Illustration c):** If a new building 100 feet tall or more is across a parcel line interior to a block from either:

- A historic building 45 feet tall or less
- A site for residential use that is limited to a building 45 feet tall or less

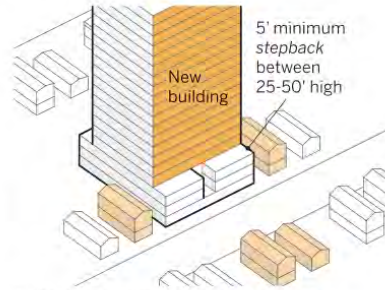
The rear portion of new building must maintain a transitional height of 70 feet or less within the first 20 feet from the property line.

RELATED GUIDELINES

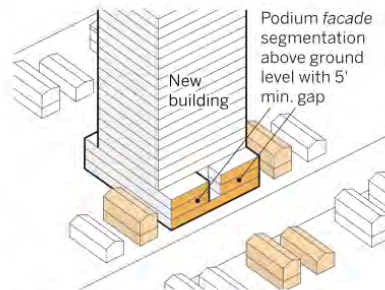
- 4.2.3 - Civic Icon Adjacency
- 4.2.4 - Historic Adjacency

GENERAL PLAN REFERENCE

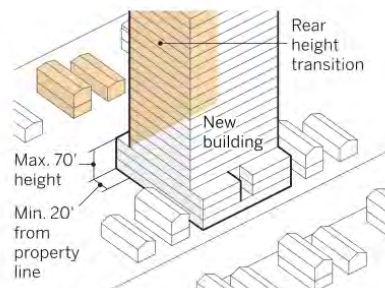
- CD-5.3, LU-9.6, LU-14.9, CD-1.14, CD-2.3, CD-4.5, CD-4.8, CD-1.12



a. **Height Transition** - Five foot setback at an elevation between 25 and 50 feet high



b. **Width Transition** - Facade segments no more than 30' wider than historic buildings



c. **Rear Transition** - Height maximum 70' within 20' of property line



DO - A lower massing element creates a transition to shorter buildings nearby.

4.2.2 MASSING RELATIONSHIP TO CONTEXT

Create massing transitions between high-rises and lower-scale development.



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Downtown Design Guidelines and Standards

RATIONALE

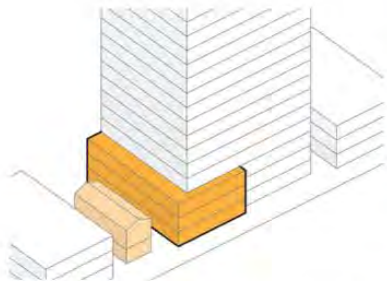
Historic buildings are a unique and irreplaceable feature of Downtown. New adjacent buildings should respect and enhance historic structures, not overwhelm them. A building with *Historic Adjacency* should respond to prominent characteristics and patterns of *Historic Context* buildings to improve the building's fit within the context.

Applicability

A site has *Historic Adjacency* when any of the these are true:

- At least 50% of buildings fully or partially within 200 feet are on the San José Historic Resources Inventory (HRI) or are eligible for HRI listing.
- The site is within 100 feet of a Designated or Candidate City Landmark or contributor to a district or conservation area.
- The site is adjacent to a historic building on the Historic Resources Inventory (HRI) or eligible for HRI listing.

The building(s) within the categories above that cause a new building to have *Historic Adjacency* are the new building's *Historic Context*.



DO - Transition massing creates a relationship between buildings of different scales.

GUIDELINES

General

- Design a building with *Historic Adjacency* to stand on the quality of its own architecture, not as a backdrop for historic buildings.
- Use a *Streetscape* and landscape design that helps to unify the new and old structures.

Massing

- Use a transition massing element to relate a new building to *Historic Context* buildings below 40 feet in height on the same side of the same block. This massing may be a lower building mass forming the street wall that has a similar height to *Historic Context* buildings, with a step back to the upper *Podium Level* and *Skyline Level*. See also Section 4.2.2.



DO - The new building at rear responds to *Historic Adjacency* through materials and fenestration.

Facade

- Design the *Skyline Level* with massing and *facade* elements that reduce contrast to *Historic Context* structures.
- Design new buildings to be compatible with rear facade features and circulation patterns such as loading access and alleys established by *Historic Context* buildings.
- Use facade elements with a scale that creates visual correlation with nearby *Historic Context* building facades.

Elements

- Use distinctive architectural features in the *Podium Level* that relate to those in nearby *Historic Context* buildings.
- Place windows and doors in a rhythm that responds to the established rhythm of windows and doors of *Historic Context* buildings.

4.2.4 HISTORIC ADJACENCY

Incorporate essential urban and architectural characteristics of historic context.



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Downtown Design Guidelines and Standards

RATIONALE

Compelling skyline massing will emphasize verticality to create interest from nearby and long distance views. Slender, vertical *Skyline Level* massing also preserves access to sunlight and wind for pedestrians and occupants of other buildings. Thus, towers should both be slender to the extent possible and convey slenderness through means such as shifts of the *facade* plane, articulating tower massing, and preserving sky view corridors.

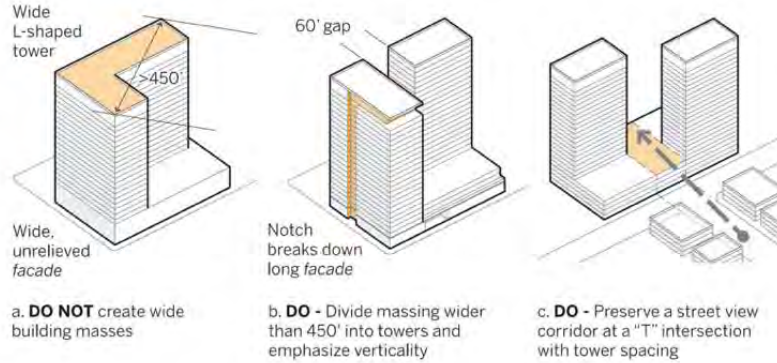
The presence of iconic buildings with unique shapes at Gateway Sites (see Section 2.1) will create distinction and orientation. This distinction can come from massing strategies such as articulated forms.

GUIDELINES

- Increase perceived tower separation by avoiding direct face to face views (e.g. residential unit living rooms) and using non-rectangular tower shapes.
- Place towers at the short ends of blocks and near corners to emphasize intersections, to preserve sun exposure in mid-block, and to frame views along streets.



DO - Use articulation and subtraction of mass at the building top.



a. **DO NOT** create wide building masses

b. **DO** - Divide massing wider than 450' into towers and emphasize vertically

c. **DO** - Preserve a street view corridor at a "T" intersection with tower spacing

STANDARDS

- Design separate *Skyline Level* masses (towers) instead of very wide buildings. Use a maximum of 450 feet for any horizontal dimension, including diagonally, in *Skyline Level* massing.

Measure connected towers separately if:

- The connection is a bridge (not connected at the base of the *Skyline Level*), and
 - The total vertical connection(s) between any two towers occupy less than 25 percent of the *Skyline Level* height of the shortest tower, and
 - The connection's facade is set at least 20 feet behind the towers' parallel facades at the same height.
- Keep a minimum spacing of 60 feet between any portions of *Skyline Level* building masses (towers).
 - For *Skyline Level* facades over 200 feet in width, use changes in massing such as *stepbacks* or notches greater than 30 feet wide and 20 feet deep to reduce apparent building bulk.

- If a development site is at the head of a "T" intersection, align the location of the required spacing between *Skyline Level* masses along the visual extension of the facing street centerline to preserve sky view from the street.
- For buildings on *Gateway Sites* (section 2.1), for approximately the top 25% of the *Skyline Level* massing, use sculpted massing such as shifts in building planes, a gradual subtraction of mass toward the top, or a stepped or varied pitch roofline to lend a distinctive identity to orient people as they approach and move around Downtown. See Appendix A.2.1 for examples.
- For buildings on sites other than defined *Gateway Sites* (section 2.1), use massing for the tower top that generally maintains the overall tower form.

RELATED GUIDELINES

- 4.3.4 - Sunlight
- 4.4.7.a - Rooftops and Mechanical Equipment

GENERAL PLAN REFERENCE

- CD-6.6

4.3.2 SKYLINE LEVEL MASSING (ABOVE 70 FEET IN HEIGHT)

Create interesting and compelling Skyline Level massing for a cityscape that is memorable and distinctive.



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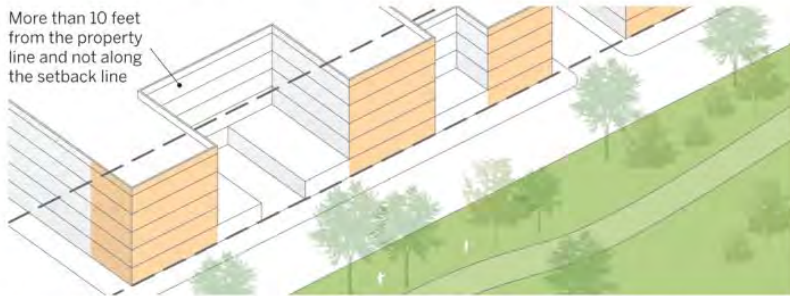


Downtown Design Guidelines and Standards



d. *Urban Park/Plaza Frontage* (minimum 70% *Streetwall*) - St. James Park, Plaza de Cesar Chavez, Arena Green, or City Hall Plaza (see Section 2.1 for *Urban Park/Plaza Frontage* locations)

More than 10 feet from the property line and not along the setback line



e. *Open Space Frontage* (maximum 60% *Streetwall*) - Guadalupe River or Los Gatos Creek corridor (see Section 2.1 for *Open Space Frontage* locations)

- i. Limit encroachment above *Public Space* to a maximum depth of 4 feet.
- j. Limit any individual encroachment to maximum 25 feet width, with spacing between encroachments no less than 50% of the width of the widest adjacent encroachment, with a minimum spacing of 5 feet (see diagram c).
- k. Create an encroachment no closer than 3 feet to an adjacent property.

RELATED GUIDELINES

- 3.2.2 - Building Placement
- 4.3.1 - Podium Level Massing
- 4.4.2.c - Balconies
- 5.3.1.a - Active Frontages
- 5.3.1.b - Mitigating Blank Walls
- 5.3.2 - Ground Floor Non-Residential Space
- 5.3.3 - Ground Floor Residential Space

GENERAL PLAN REFERENCE

- CD-2.3, CD-4.5, CD-4.8, IP-8.6

4.3.3 STREETWALL

Use the Streetwall to define the adjacent Public Realm and create an enclosed urban space.



DO - An attractive *Streetwall* with ground floor transparency creates a welcoming outdoor *Public Realm*. Photo © Sergio Ruiz for SPUR



DO - Limited gaps in the *Streetwall* can provide visual relief and locations for POPOS.

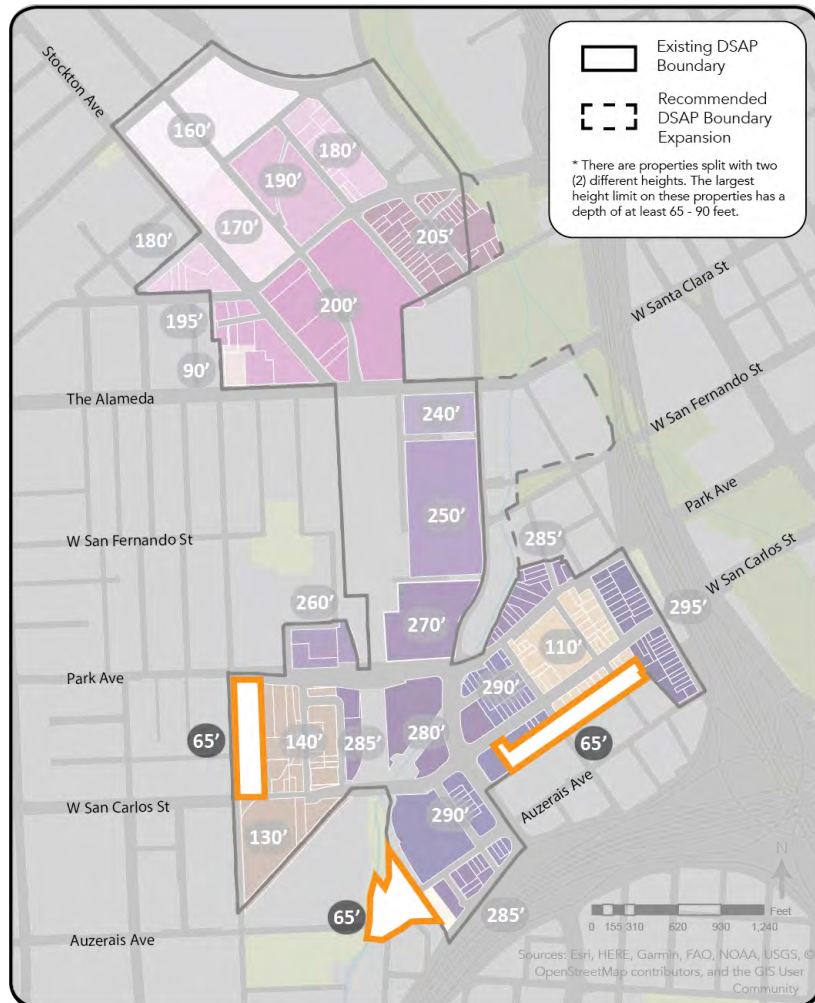


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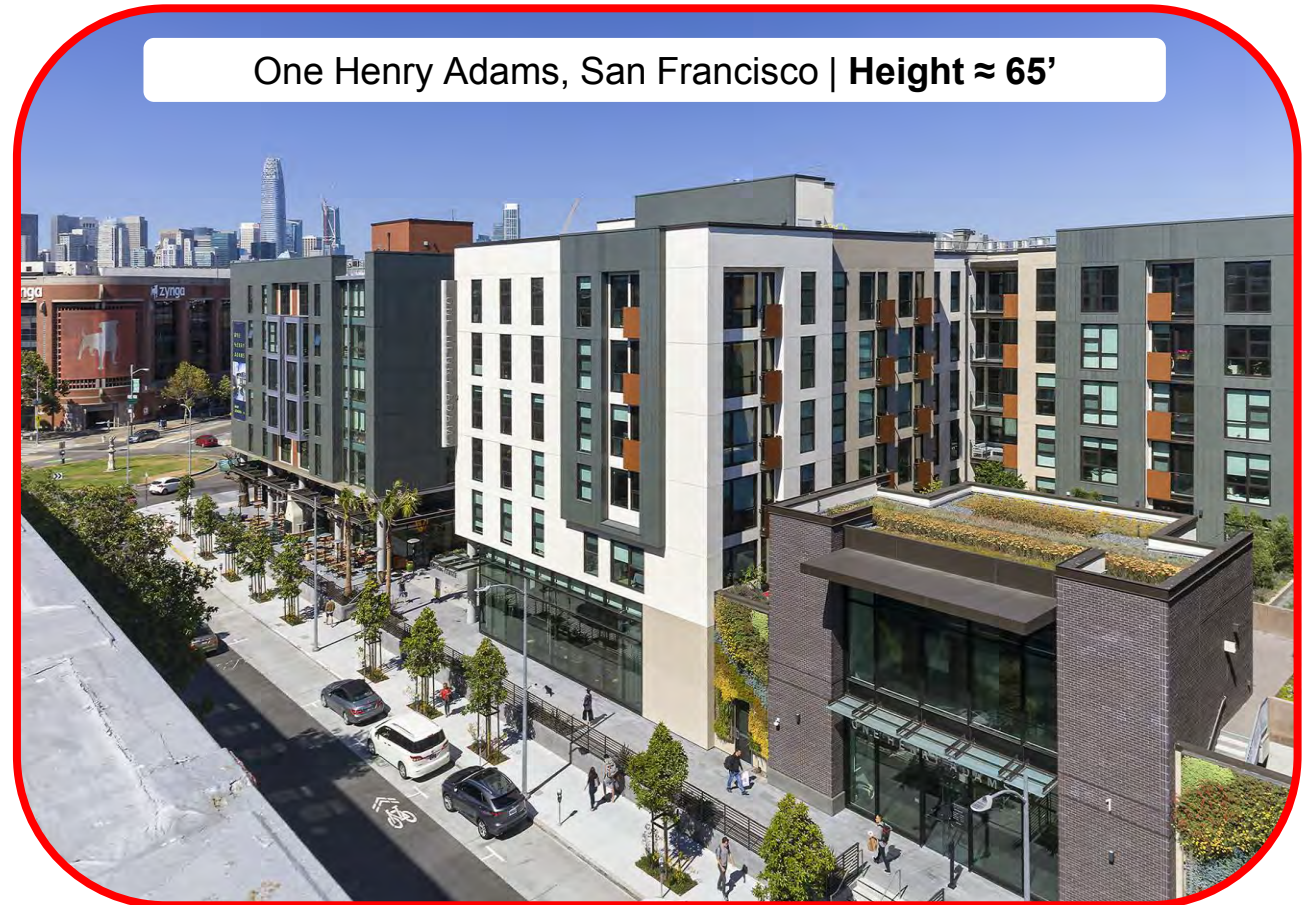
DSAP Building Heights

Spring 2020 Transitional Areas



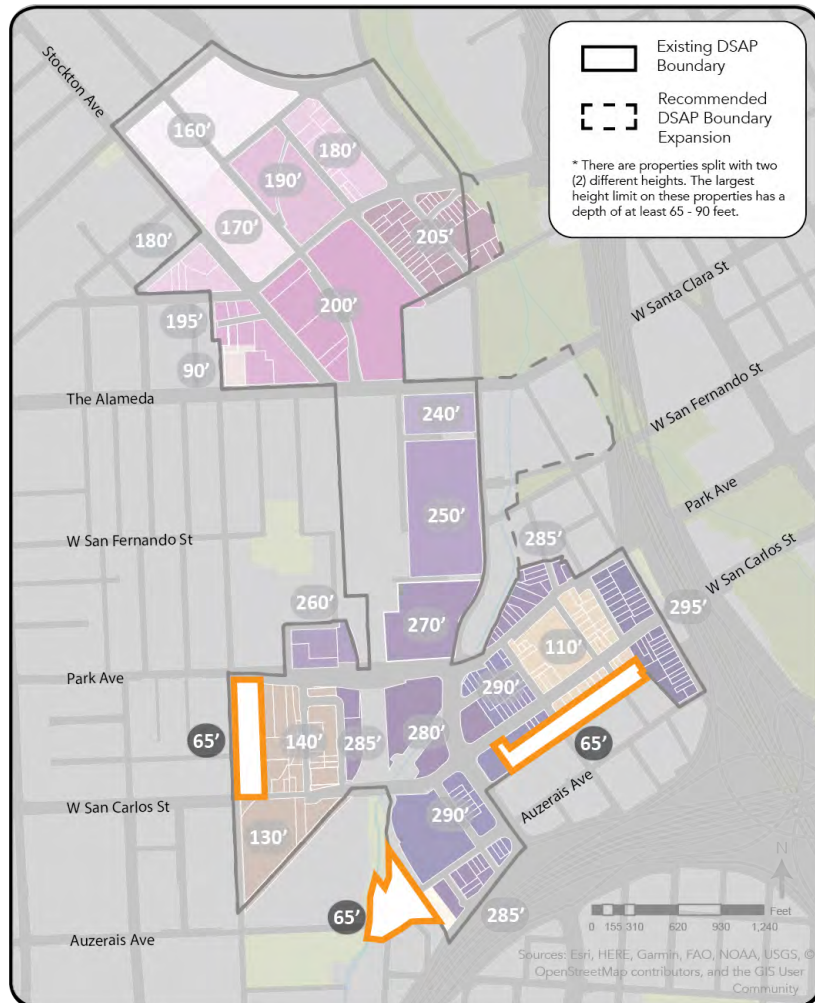
*Reflects Downtown West application as of October 2019

Potential Development Types



DSAP Building Heights

Spring 2020 Transitional Areas



*Reflects Downtown West application as of October 2019

Potential Development Types



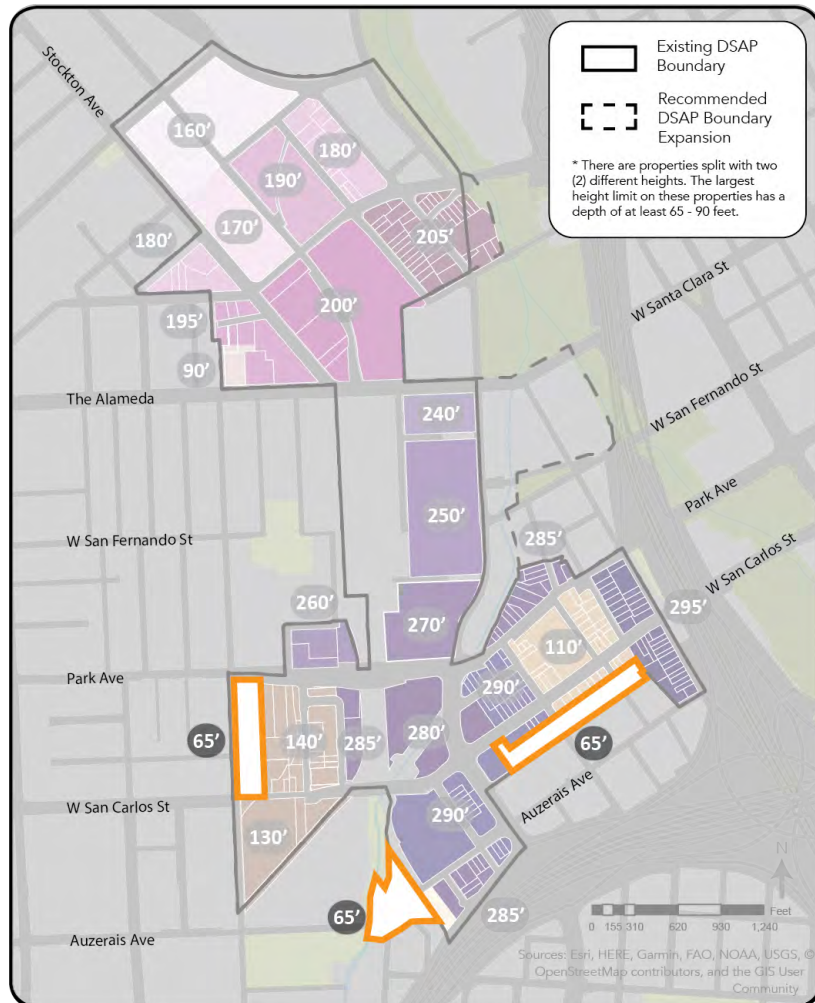
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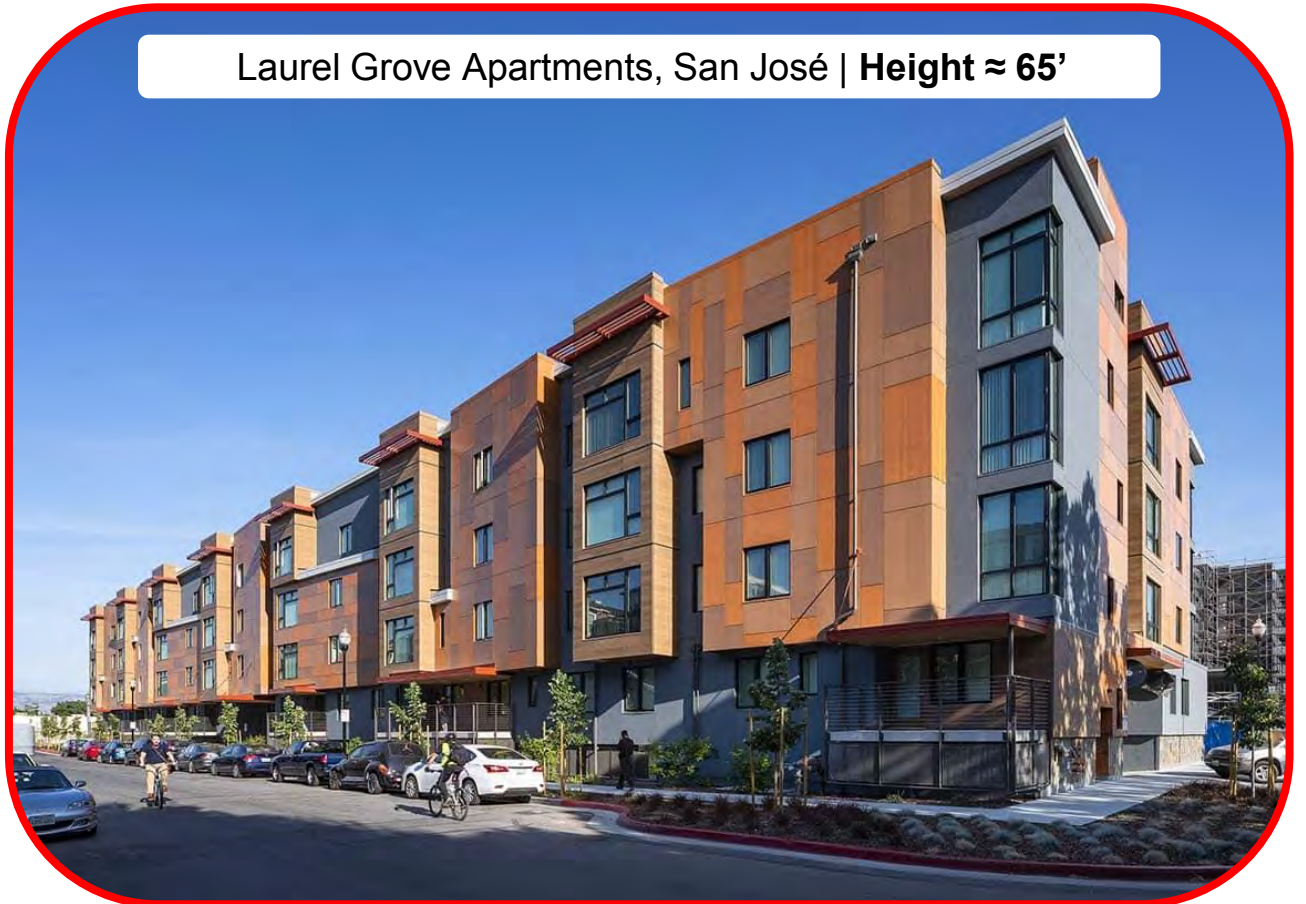
Spring 2020 Transitional Areas



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Potential Development Types

Laurel Grove Apartments, San José | Height ≈ 65'



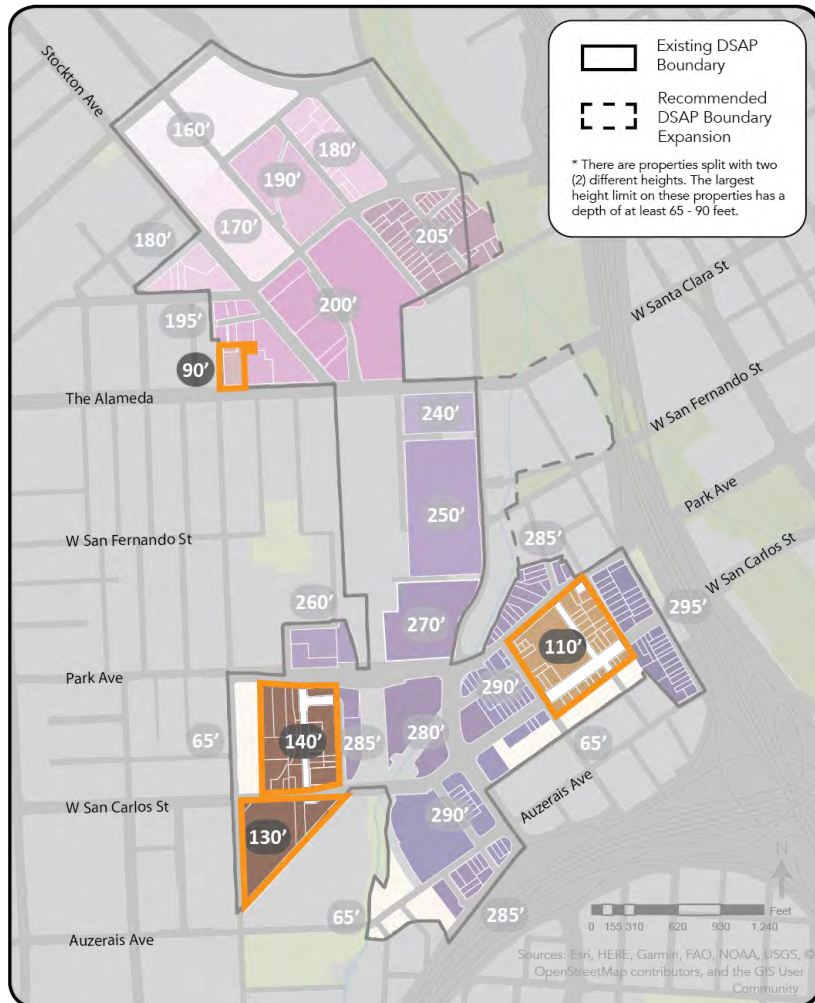
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DSAP Building Heights

Spring 2020 Mid-Rise Areas



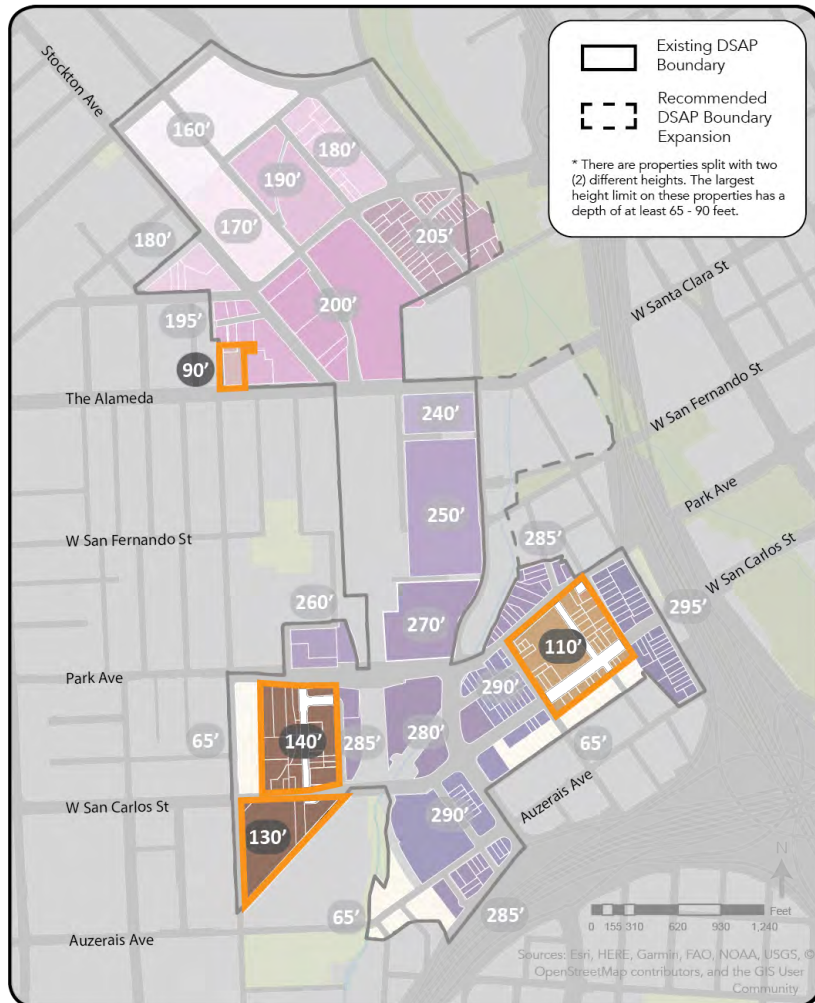
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Potential Development Types



DSAP Building Heights

Spring 2020 Mid-Rise Areas



*Reflects Downtown West application as of October 2019

Potential Development Types



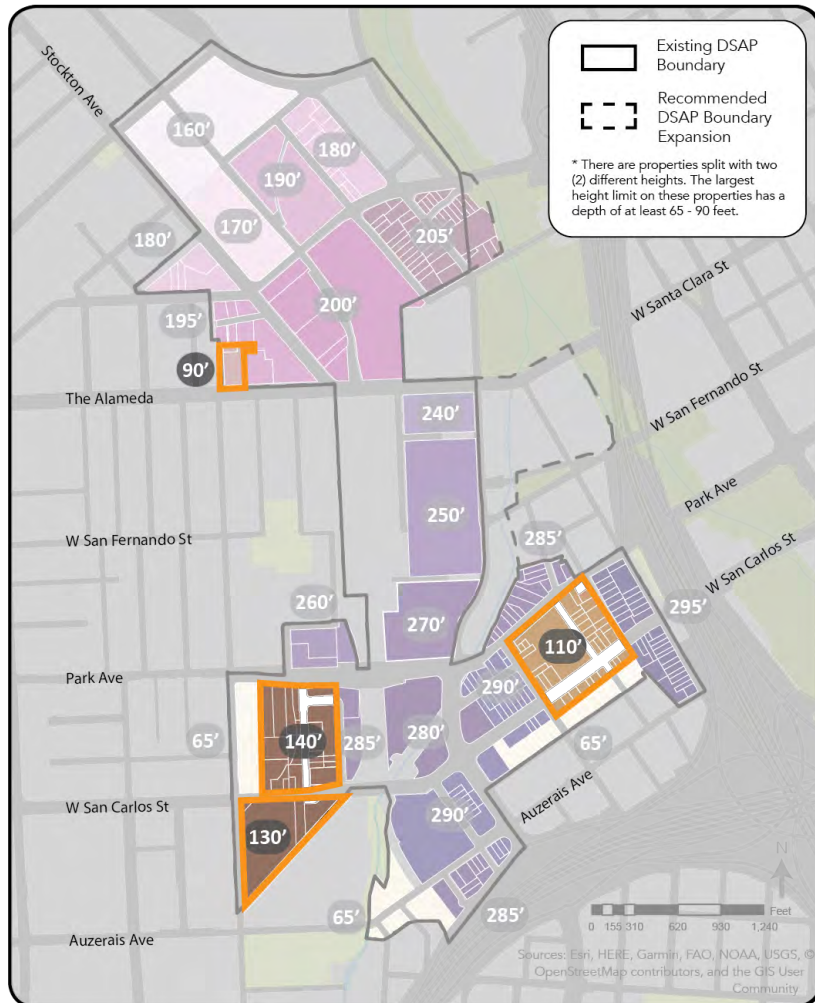
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

DSAP Building Heights

Spring 2020 Mid-Rise Areas



*Reflects Downtown West application as of October 2019

Potential Development Types



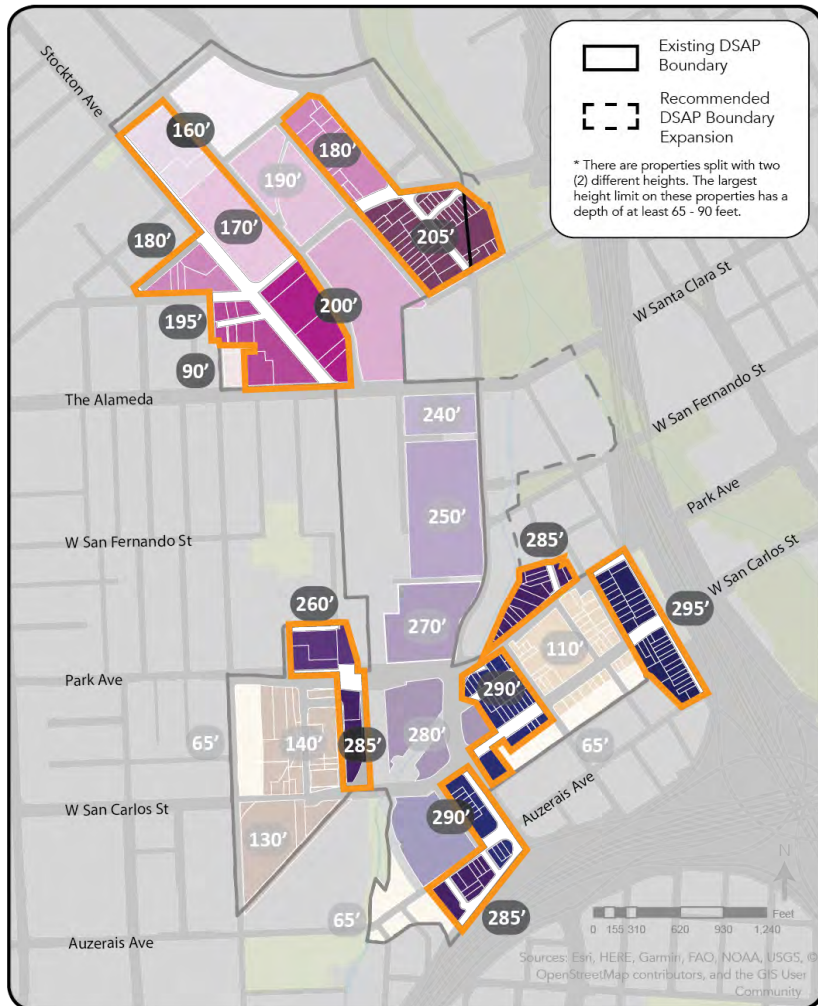
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

DSAP Building Heights

Spring 2020 Highrise Areas



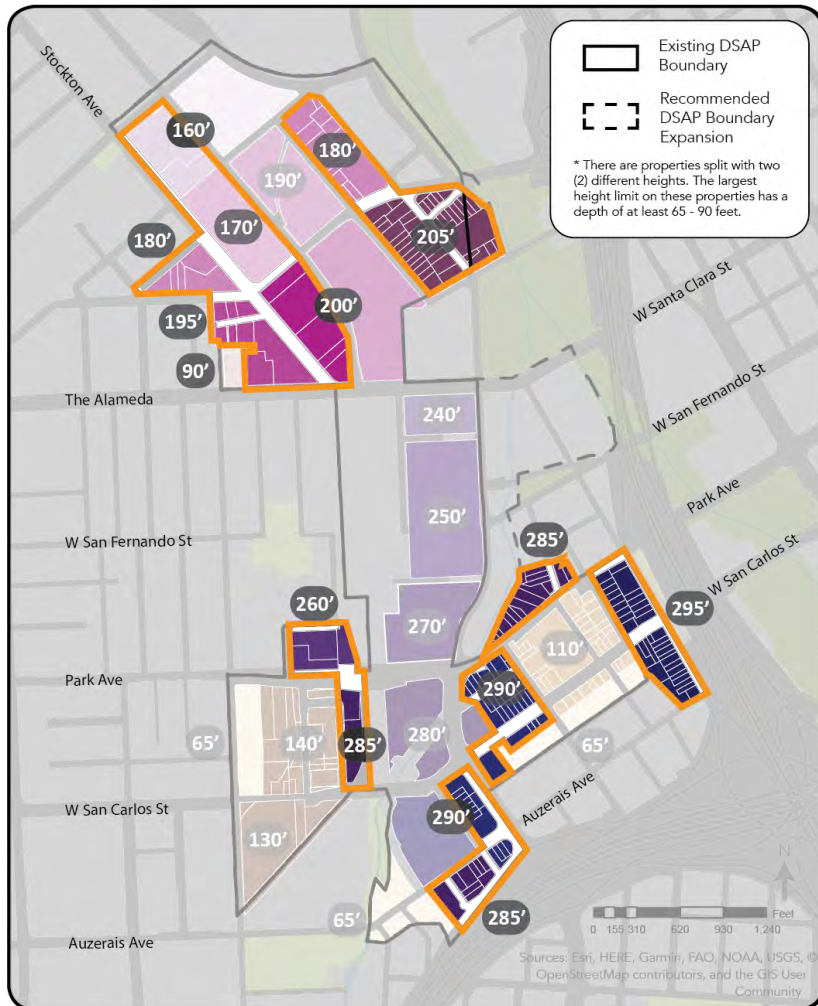
*Reflects Downtown West application as of October 2019

Potential Development Types



DSAP Building Heights

Spring 2020 Highrise Areas



*Reflects Downtown West application as of October 2019

Potential Development Types



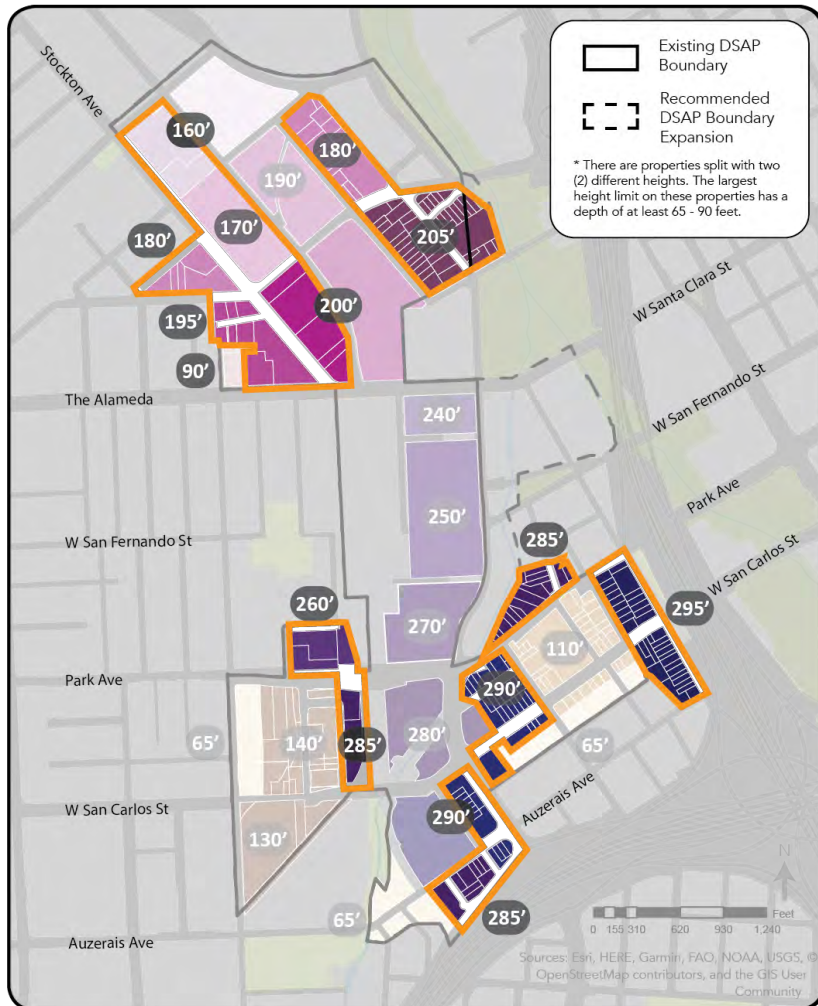
SAN JOSÉ DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



CITY OF
SAN JOSÉ
CAPITAL OF SILICON VALLEY

DSAP Building Heights

Spring 2020 Highrise Areas



*Reflects Downtown West application as of October 2019

Potential Development Types

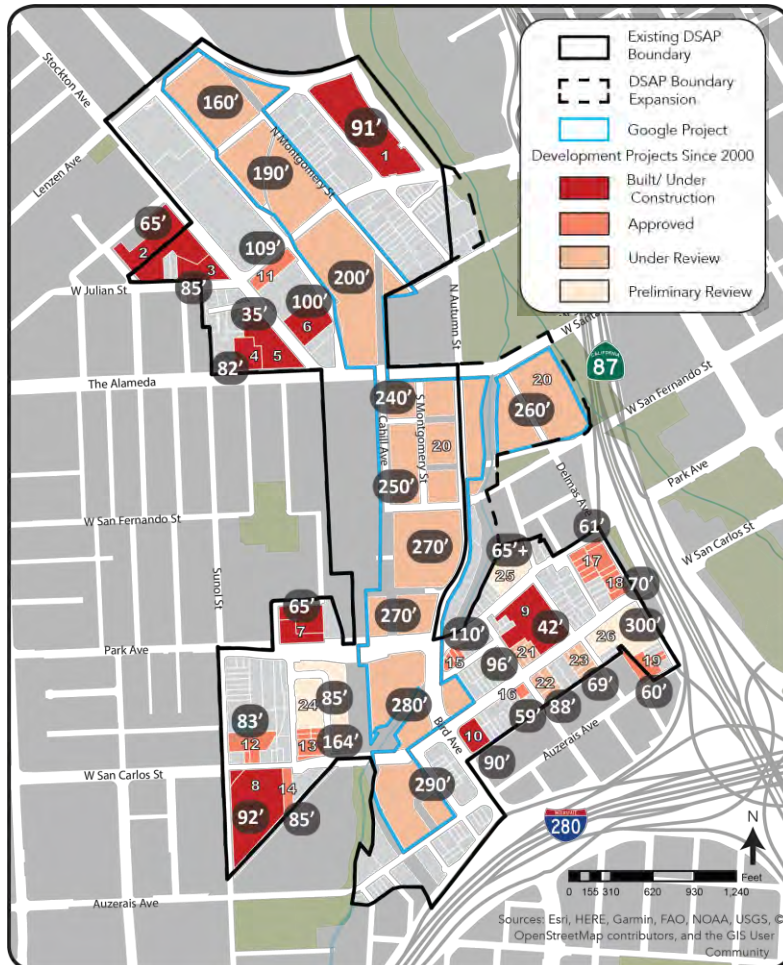


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



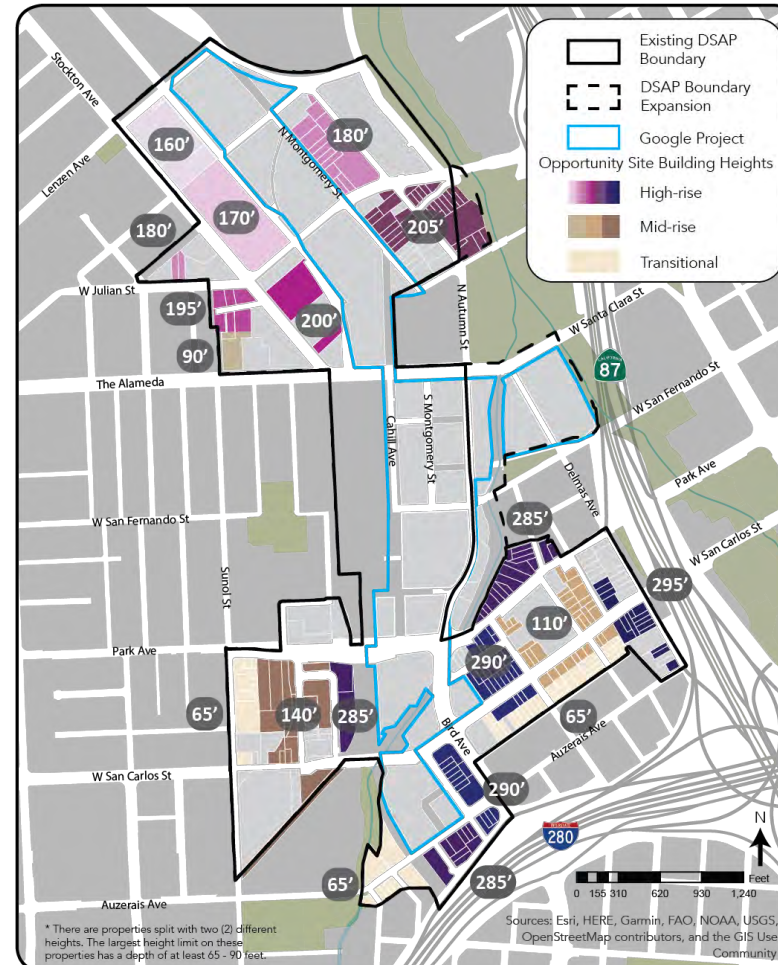
Recent and Potential Development and Heights

Recent Development in DSAP



*Reflects Downtown West application as of October 2019

Spring 2020 Concept (Potential Development Sites)



*Reflects Downtown West application as of October 2019



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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Residential Uses Surrounding DSAP

Boundary

▭ DSAP Boundary

▭▭▭ DSAP Boundary Expansion

Residential Uses

▭ Single Family

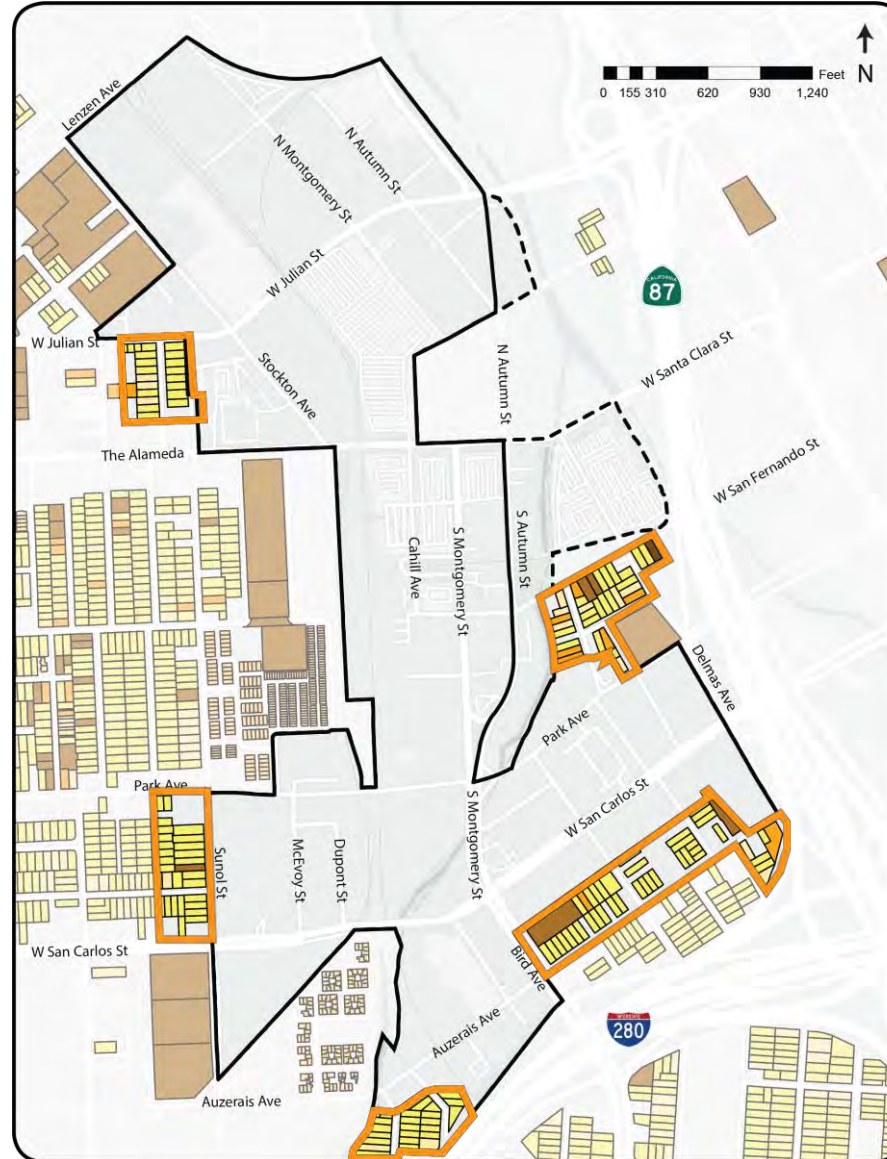
▭ Two Family

▭ Condominium or Townhouse

▭ Three and Four Family

▭ Five or More Family

▭ Fraternity, Sorority, Boarding House





SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

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Residential Uses Surrounding DSAP

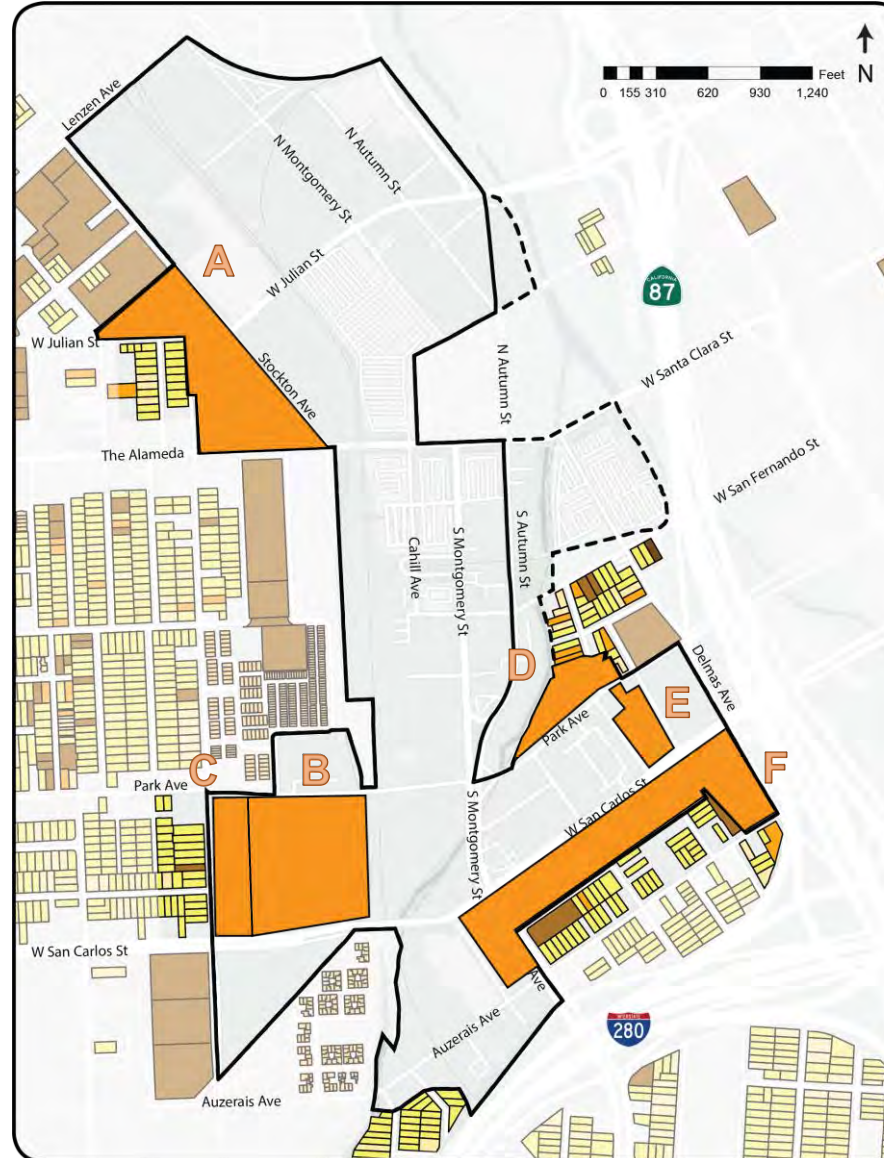
Areas of Focus

Boundary

-  DSAP Boundary
-  DSAP Boundary Expansion

Residential Uses

-  Single Family
-  Two Family
-  Condominium or Townhouse
-  Three and Four Family
-  Five or More Family
-  Fraternity, Sorority, Boarding House



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COMMUNITY ENGAGEMENT



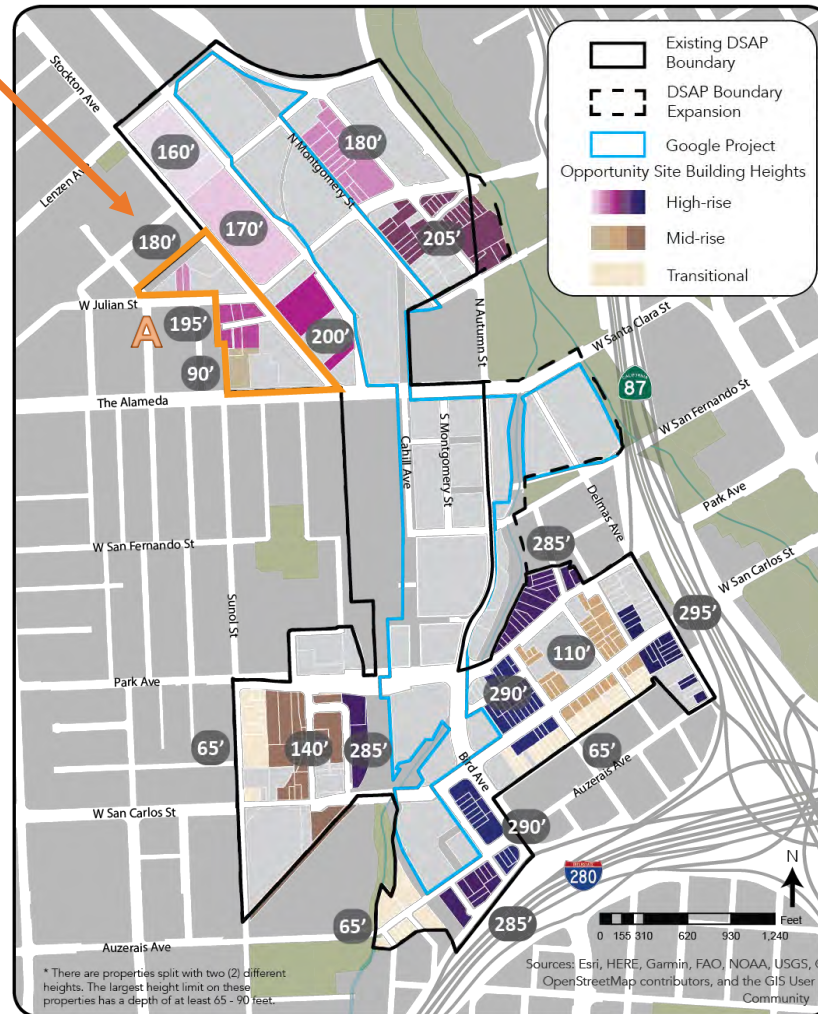
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DSAP Development and Building Heights

What We Heard

- A. Lower heights between Lenzen and The Alameda
- B. Increased heights between Park and W San Carlos
- C. Lower heights along Sunol, between Park and W San Carlos
- D. Lower heights between W San Fernando and Park
- E. Increased heights between Park and W San Carlos, east of Bird
- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area A

Heights	Commercial (Sq Ft)	Residential (Units)
90', 180', 195'	-	≈ 560
90'	-	≈ 320



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



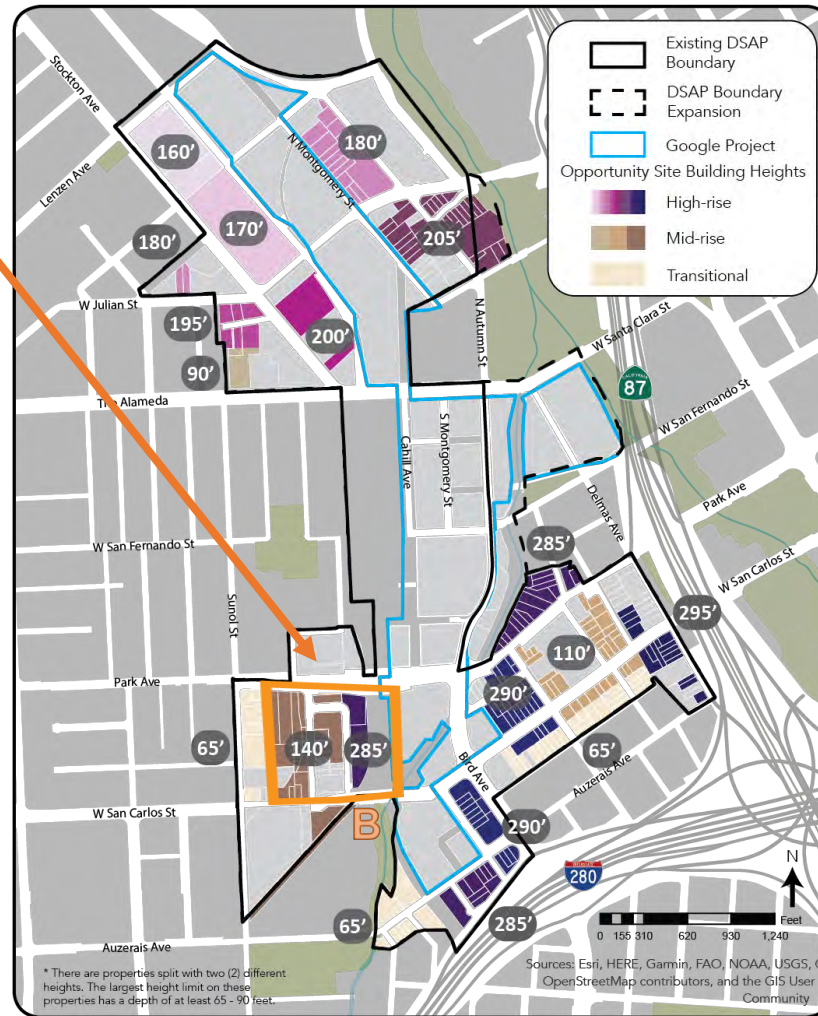
CITY OF SAN JOSE
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- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area B

Heights	Commercial (Sq Ft)	Residential (Units)
140', 285'	-	≈ 1,750
285'	-	≈ 2,200



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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* There are properties split with two (2) different heights. The largest height limit on these properties has a depth of at least 65 - 90 feet.

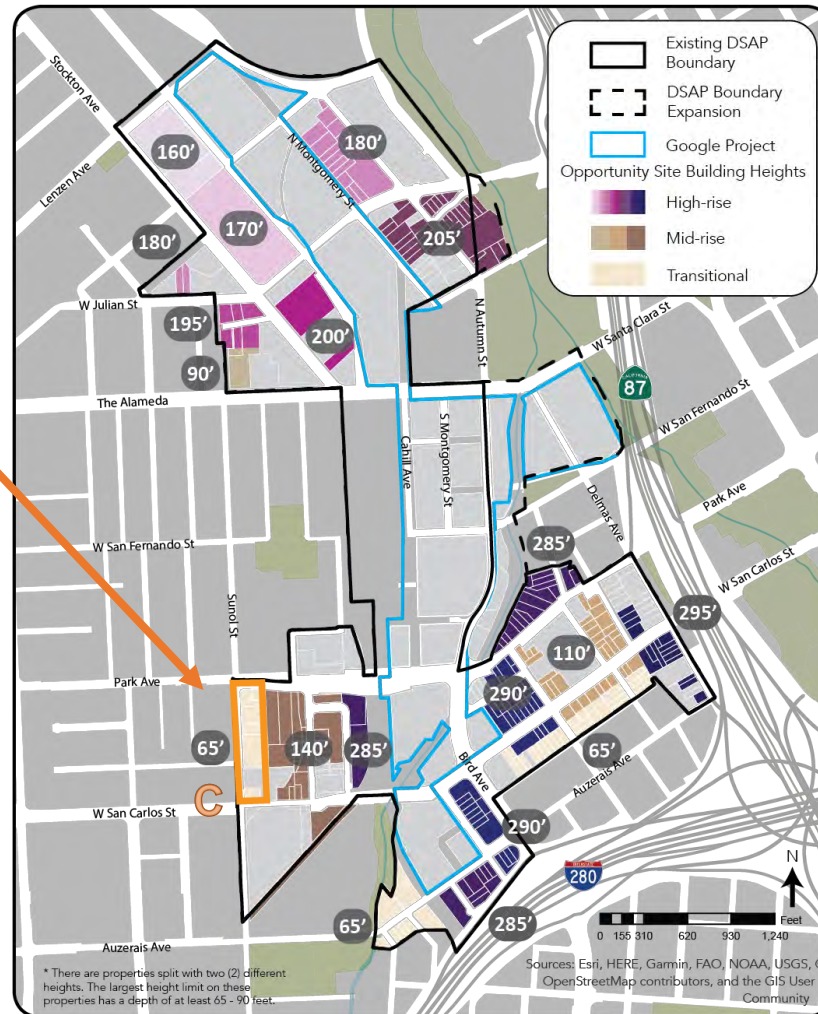
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

DSAP Development and Building Heights

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- D. Lower heights between W San Fernando and Park
- E. Increased heights between Park and W San Carlos, east of Bird
- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area C

Heights	Commercial (Sq Ft)	Residential (Units)
65'	≈ 24,200	≈ 120



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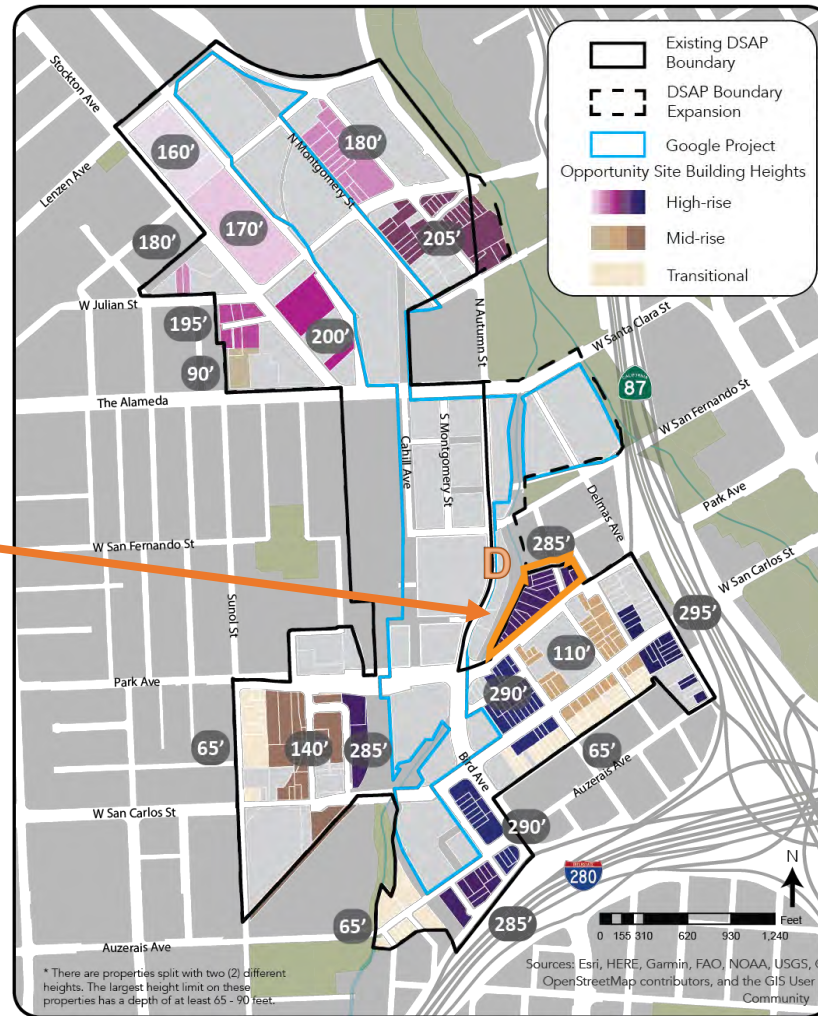
CITY OF SAN JOSE
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DSAP Development and Building Heights

What We Heard

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- B. Increased heights between Park and W San Carlos
- C. Lower heights along Sunol, between Park and W San Carlos
- D. Lower heights between W San Fernando and Park**
- E. Increased heights between Park and W San Carlos, east of Bird
- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area D

Heights	Commercial (Sq Ft)	Residential (Units)
285'	-	≈ 500
65'	-	≈ 140



SAN JOSE DIRIDON STATION AREA
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* There are properties split with two (2) different heights. The largest height limit on these properties has a depth of at least 65 - 90 feet.

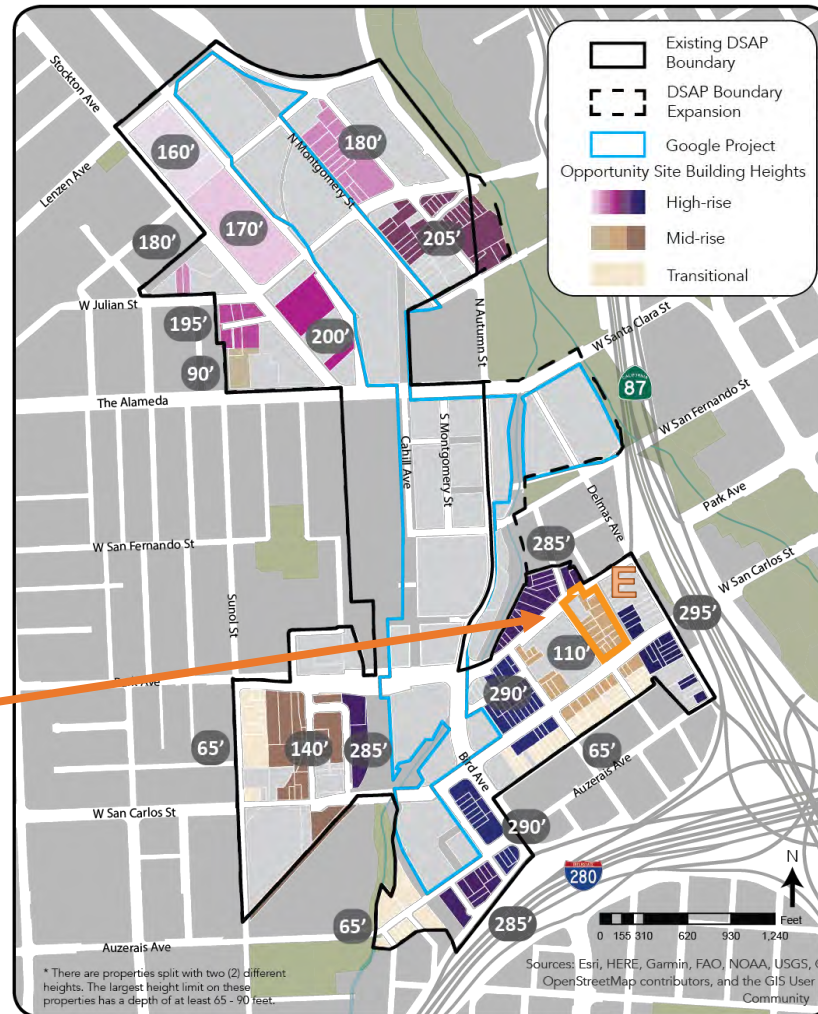
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

DSAP Development and Building Heights

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- D. Lower heights between W San Fernando and Park
- E. Increased heights between Park and W San Carlos, east of Bird
- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area E

Heights	Commercial (Sq Ft)	Residential (Units)
110'	≈ 14,400	≈ 320
295'	≈ 14,400	≈ 540



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



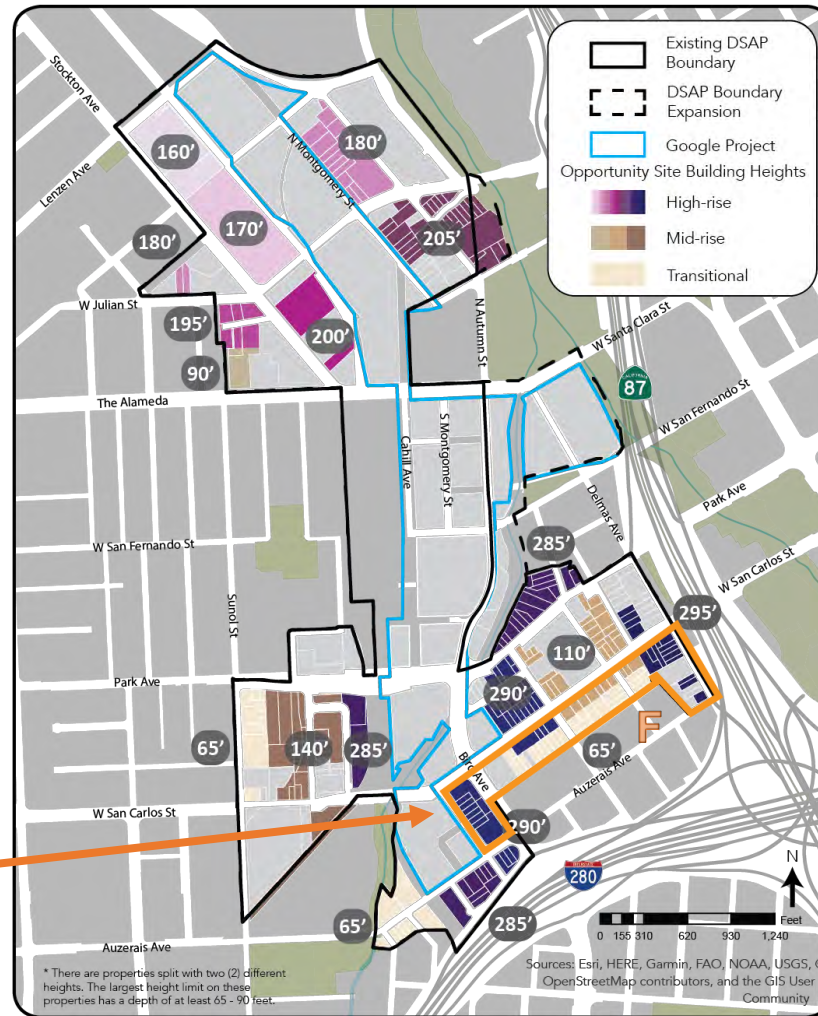
CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

DSAP Development and Building Heights

What We Heard

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- B. Increased heights between Park and W San Carlos
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- D. Lower heights between W San Fernando and Park
- E. Increased heights between Park and W San Carlos, east of Bird
- F. Lower heights between W San Carlos and Auzerais

Spring 2020 Concept (potential development sites)



Capacity Analysis

Area F

Heights	Commercial (Sq Ft)	Residential (Units)
65', 110', 290', 295'	≈ 960,000	≈ 1,020
65'	≈ 320,000	≈ 580



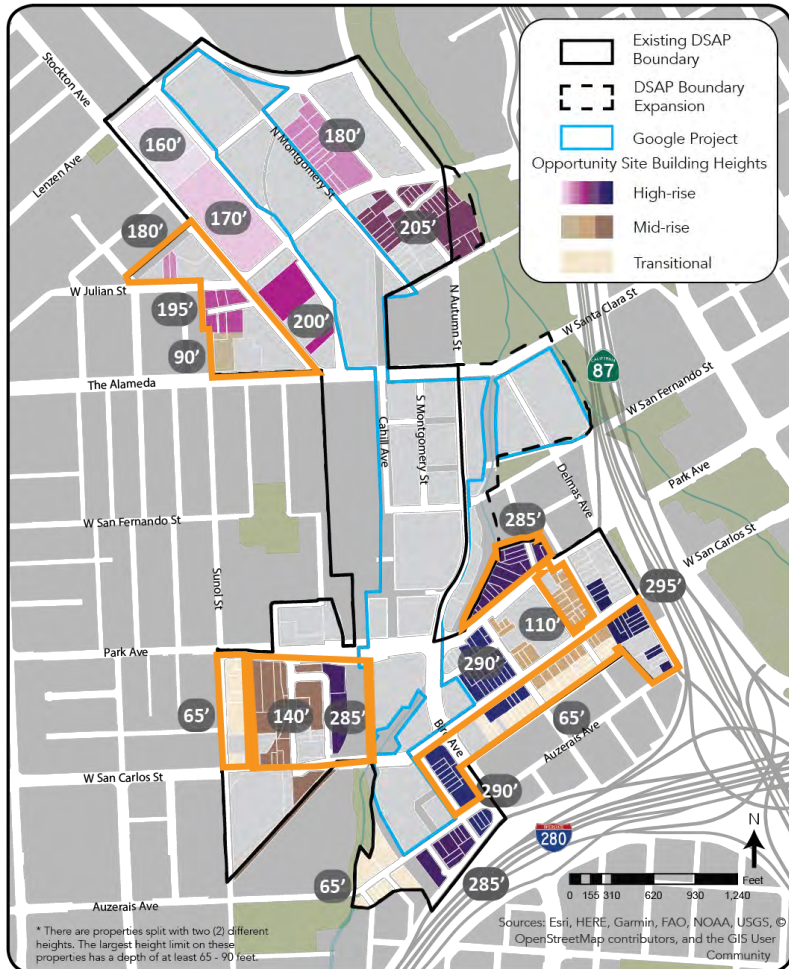
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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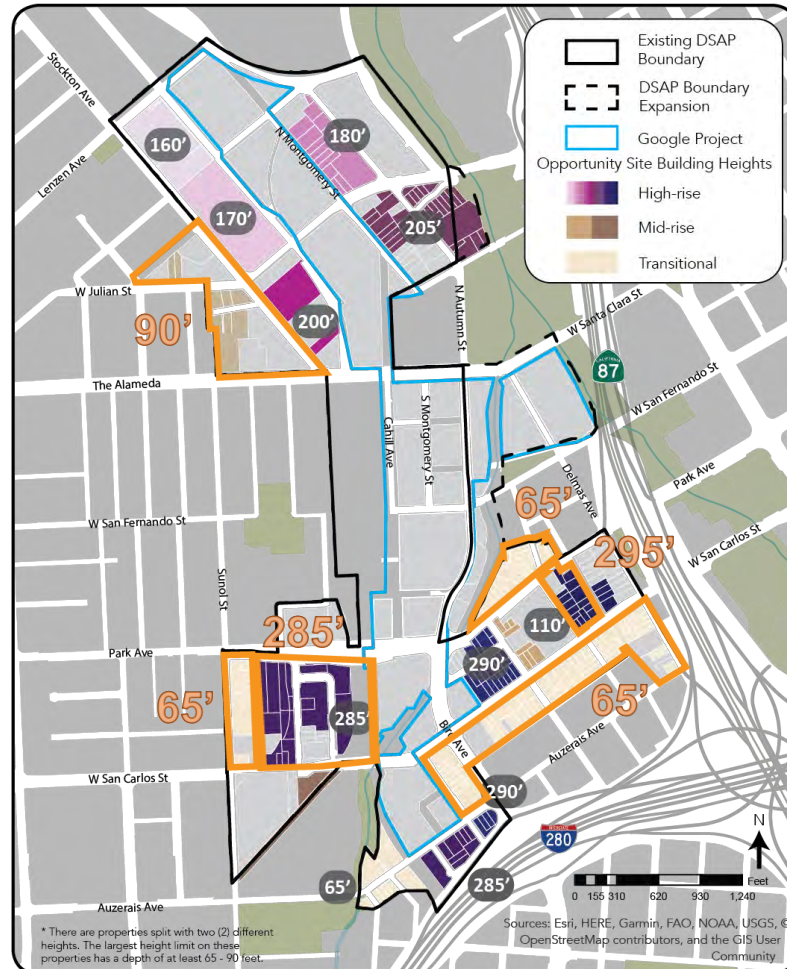
DSAP Development and Building Heights

Spring 2020 Concept (potential development sites)



*Reflects Downtown West application as of October 2019

What We Heard



*Reflects Downtown West application as of October 2019

Capacity – Spring 2020

	Commercial (Sq Ft)	Residential (Units)
Google	7,300,000	5,900
Other	5,600,000	7,000
Total	12,900,000	12,900

Capacity – What We Heard

	Commercial (Sq Ft)	Residential (Units)
Google	7,300,000	5,900
Other	4,960,000	6,630
Total	12,260,000	12,530



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



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DSAP Development and Building Heights – Area A

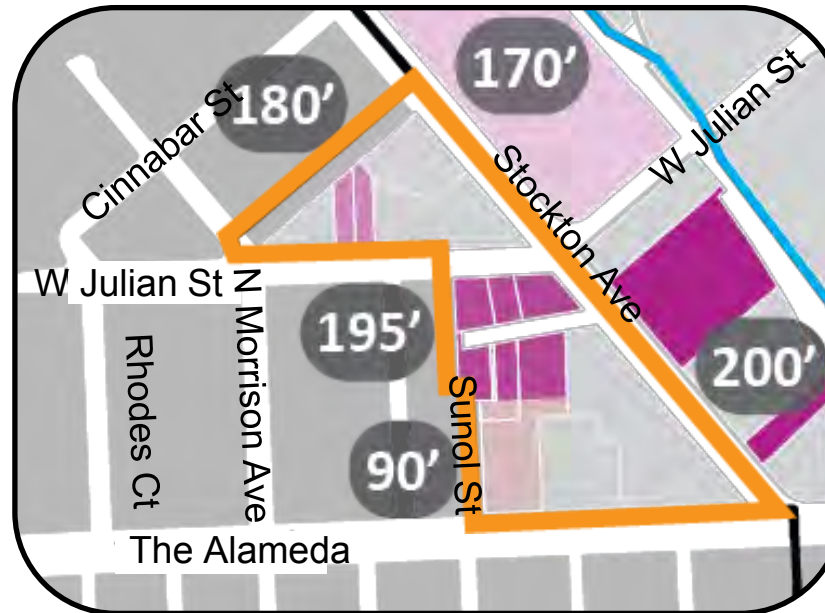
Poll Question 1: For Area A, would you like to see heights that are:

1. Spring 2020 heights – 90', 180', 195'
2. 90'
3. In between 90' and 195'
4. Not sure

Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
90', 180', 195'	-	≈ 560
90'	-	≈ 320

Spring 2020 Concept
(potential development sites)



Potential
Development Types



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



DSAP Development and Building Heights – Area B

Poll Question 2: For Area B, would you like to see heights that are:

1. Spring 2020 heights – 140', 285'
2. 285'
3. In between 140' and 285'
4. Not sure

Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
140', 285'	-	≈ 1,750
285'	-	≈ 2,200

Spring 2020 Concept
(potential development sites)



Potential
Development Types



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



DSAP Development and Building Heights – Area C

Poll Question 3: For Area C, would you like to see heights that are:

1. Spring 2020 heights – 65'
2. In between 65' and 140'
3. Not sure

Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
65'	≈ 24,200	≈ 120

Spring 2020 Concept
(potential development sites)



Potential
Development Types



DSAP Development and Building Heights – Area D

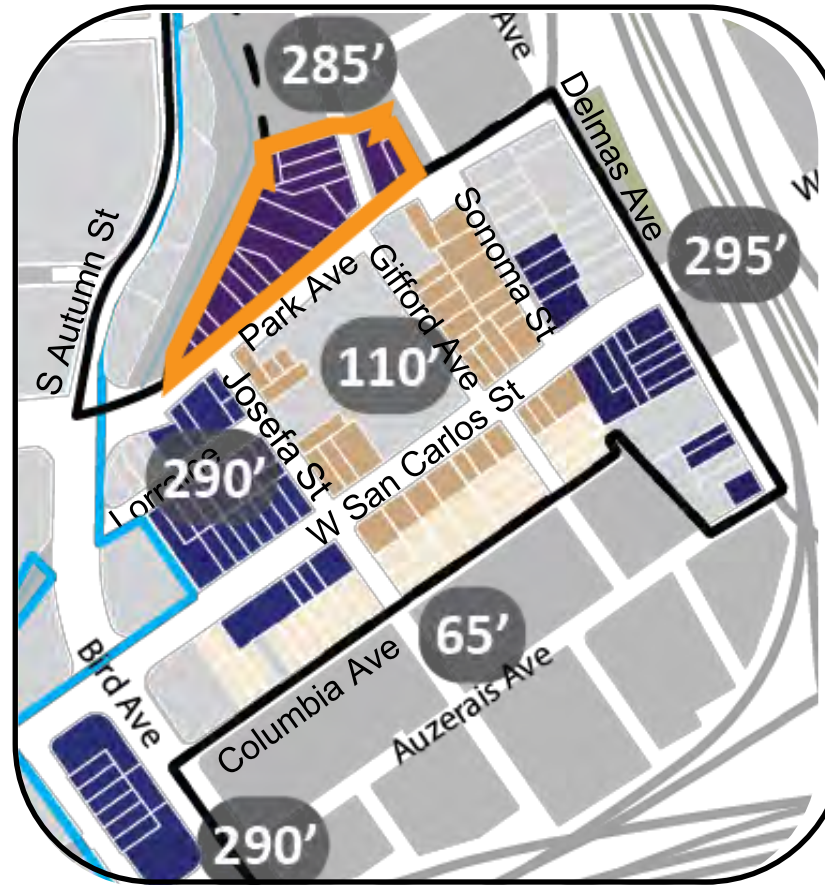
Poll Question 4: For Area D, would you like to see heights that are:

1. Spring 2020 heights – 285'
2. 65'
3. In between 65' and 285'
4. Not sure

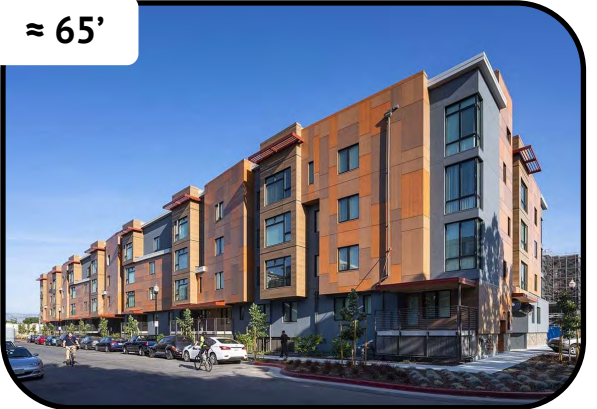
Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
285'	-	≈ 500
65'	-	≈ 140

Spring 2020 Concept
(potential development sites)



Potential
Development Types



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



DSAP Development and Building Heights – Area E

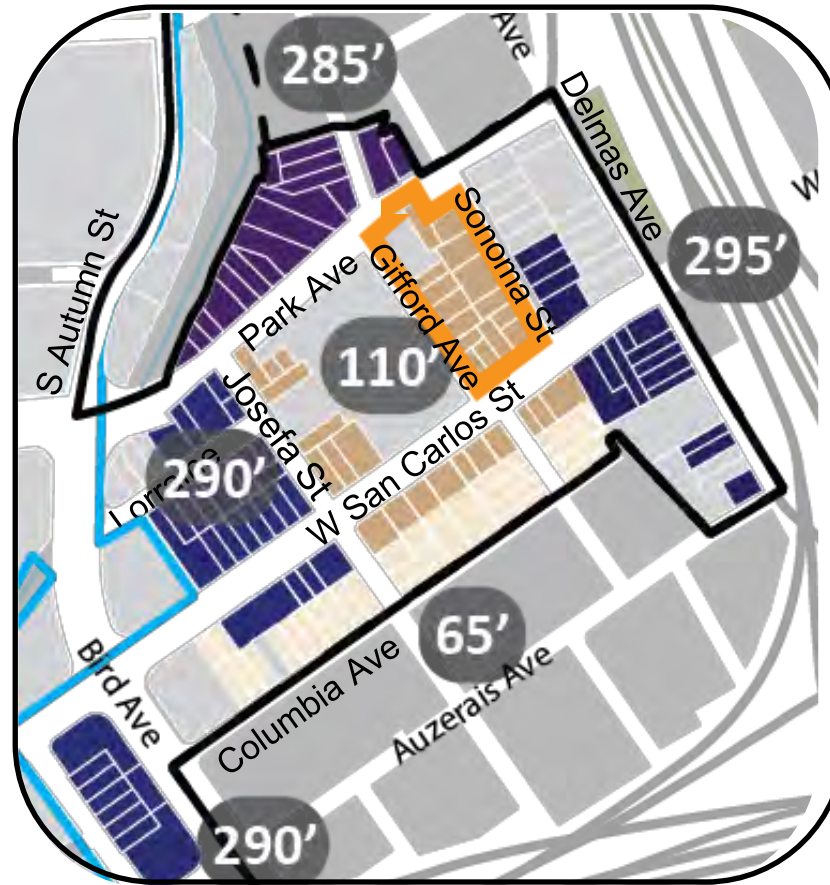
Poll Question 5: For Area E, would you like to see heights that are:

1. Spring 2020 heights – 110'
2. 295'
3. In between 110' and 295'
4. Not sure

Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
110'	≈ 14,400	≈ 320
295'	≈ 14,400	≈ 540

Spring 2020 Concept (potential development sites)



Potential Development Types



DSAP Development and Building Heights – Area F

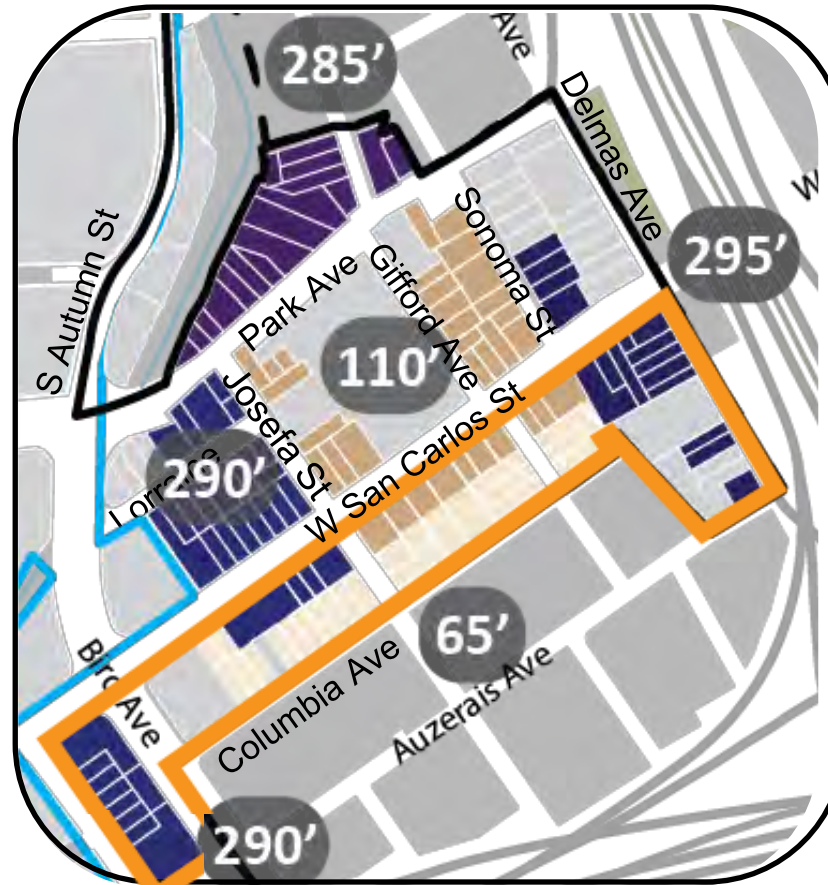
Poll Question 6: For Area F, would you like to see heights that are:

1. Spring 2020 heights – 65', 110', 290', 295'
2. 65'
3. In between 65' and 295'
4. Not sure

Capacity

Heights	Commercial (Sq Ft)	Residential (Units)
65', 110', 290', 295'	≈ 960,000	≈ 1,020
65'	≈ 320,000	≈ 580

Spring 2020 Concept (potential development sites)

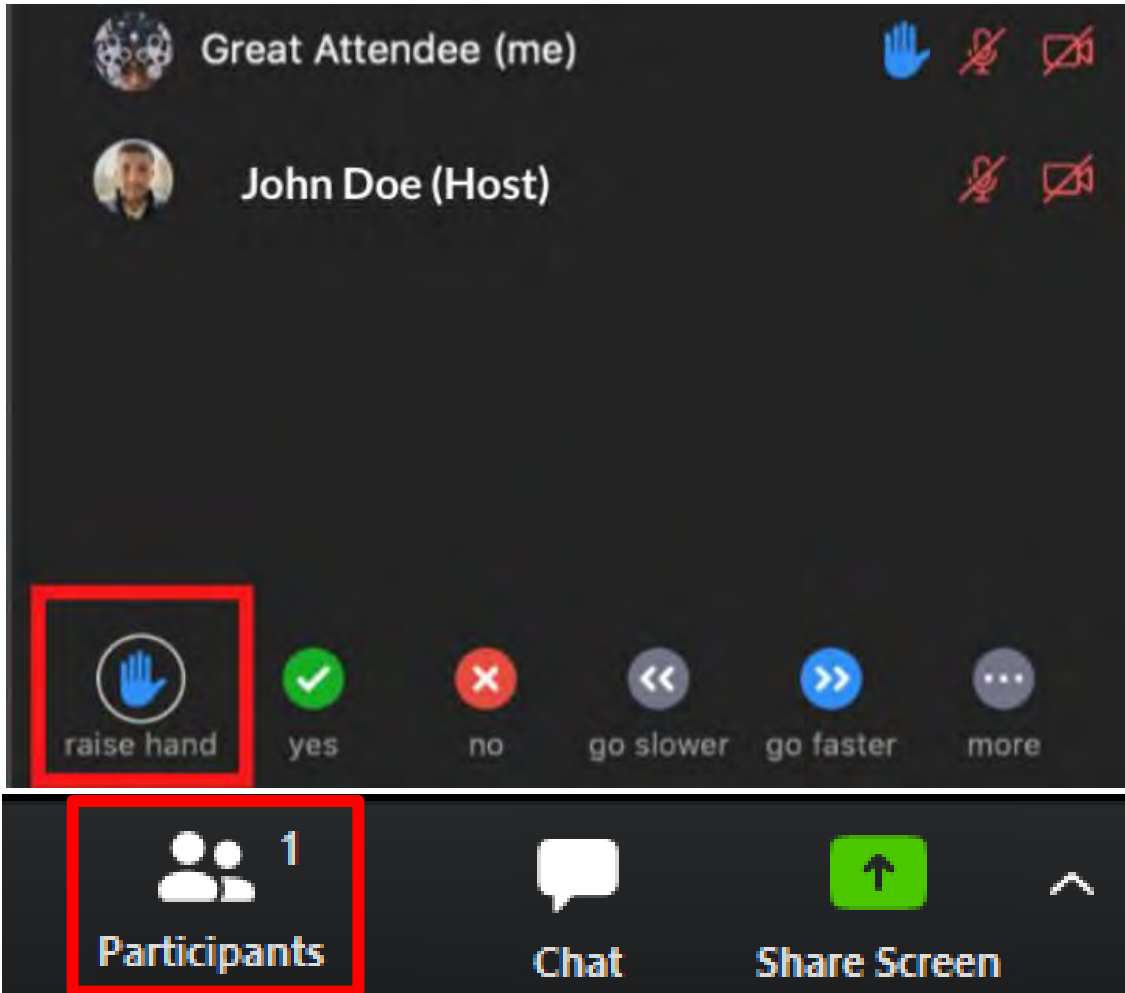


Potential Development Types



SAAG Discussion – DSAP Height Limits

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.



Photo : Sergio Ruiz, SPUR

Progress on the Diridon Station Area Affordable Housing Implementation Plan

City staff: Jacky Morales-Ferrand

Consultant: Sujata Srivastava, Strategic Economics



Citywide Efforts

- City Council approved direction to establish a Commercial Linkage Fee on September 1, 2020 (first reading)
- City Council consideration of Citywide Residential Anti-Displacement Strategy: September 22

Background

- **Impetus:** In December 2018, Council directed staff to establish an affordable housing requirement of 25% in the aggregate for all housing built in the Diridon Station Area, including a plan for implementation.
- **Staff's current recommendation:** establish the goal that 25% of all housing units in the Diridon Station Area are restricted affordable units by full buildout of the DSAP, including the Downtown West project

Purpose of the Affordable Housing Implementation Plan

- Establish strategies, policies, and actions for achieving the 25% affordable housing goal
- Incorporate affordable housing preservation and resident protection strategies
- Build upon VTA's study on [Affordable Housing and Displacement for the BART Corridor](#)



Implementation Strategies: The Three “P”s

PRODUCTION

Produce new affordable units



Develop new affordable housing with public subsidies and private sector contributions

Primary housing types in Diridon: Mid- and High-Rise Multifamily, ADUs (New Construction)

NEIGHBORHOOD STABILIZATION

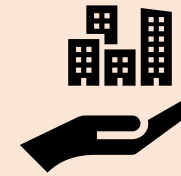
Protect vulnerable households



Enact policies to protect existing tenants and homeowners from displacement

Primary housing types in Diridon: Single-Family, Duplexes, Multifamily

Preserve existing affordable housing units

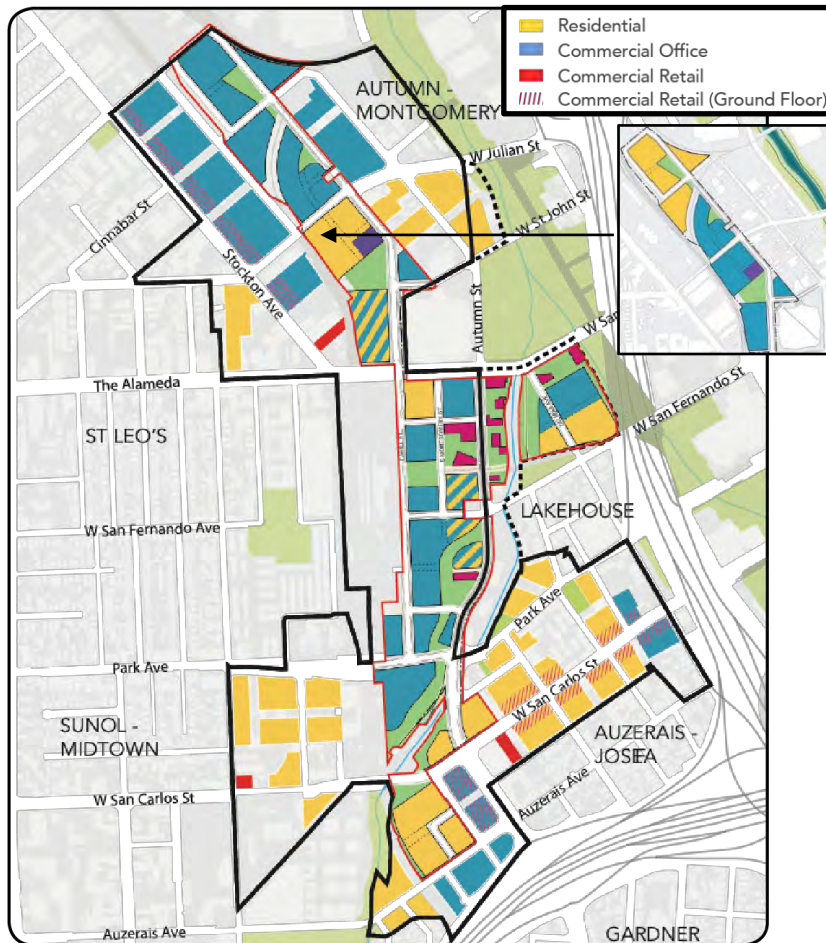


Acquire, rehabilitate, and preserve existing housing as permanently affordable to low- and moderate-income households

Primary housing types in Diridon: Older 3+ Unit Multifamily



Diridon Station Area Plan: New Housing Units Planned on Non-Google Sites



*Reflects Downtown West application as of October 2019

Based on staff's initial concepts for the DSAP Amendment, the non-Downtown West opportunity sites have capacity for about:

- **7,000** units, assuming 75% high-rise and 25% mid-rise
- **1,750** affordable units based on the 25% goal



Photo : Sergio Ruiz, SPUR

Diridon Affordable Housing Implementation Plan

Preliminary Findings and Recommended Strategies



Existing Conditions

Current Population and Housing Conditions

- Less than 700 housing units in DSA
- 20% are deed-restricted affordable as of Jan 2019
- Variety of housing types, including single-family, duplex, and multi-family apartments
- Multifamily units protected under the Apartment Rent Ordinance (ARO) are considered as affordable to lower income households

Housing by Type in DSA	Units	Buildings
Single-Family	69	69
Duplex	32	16
Multifamily (ARO)	456	12
Deed-Restricted Affordable Multifamily	141	2
Total	698	99
Deed-Restricted Affordable as % of Total	20.2%	2%

Source: Santa Clara County Assessor, 2019; City of San Jose, 2019.



SAN JOSE DIRIDON STATION AREA
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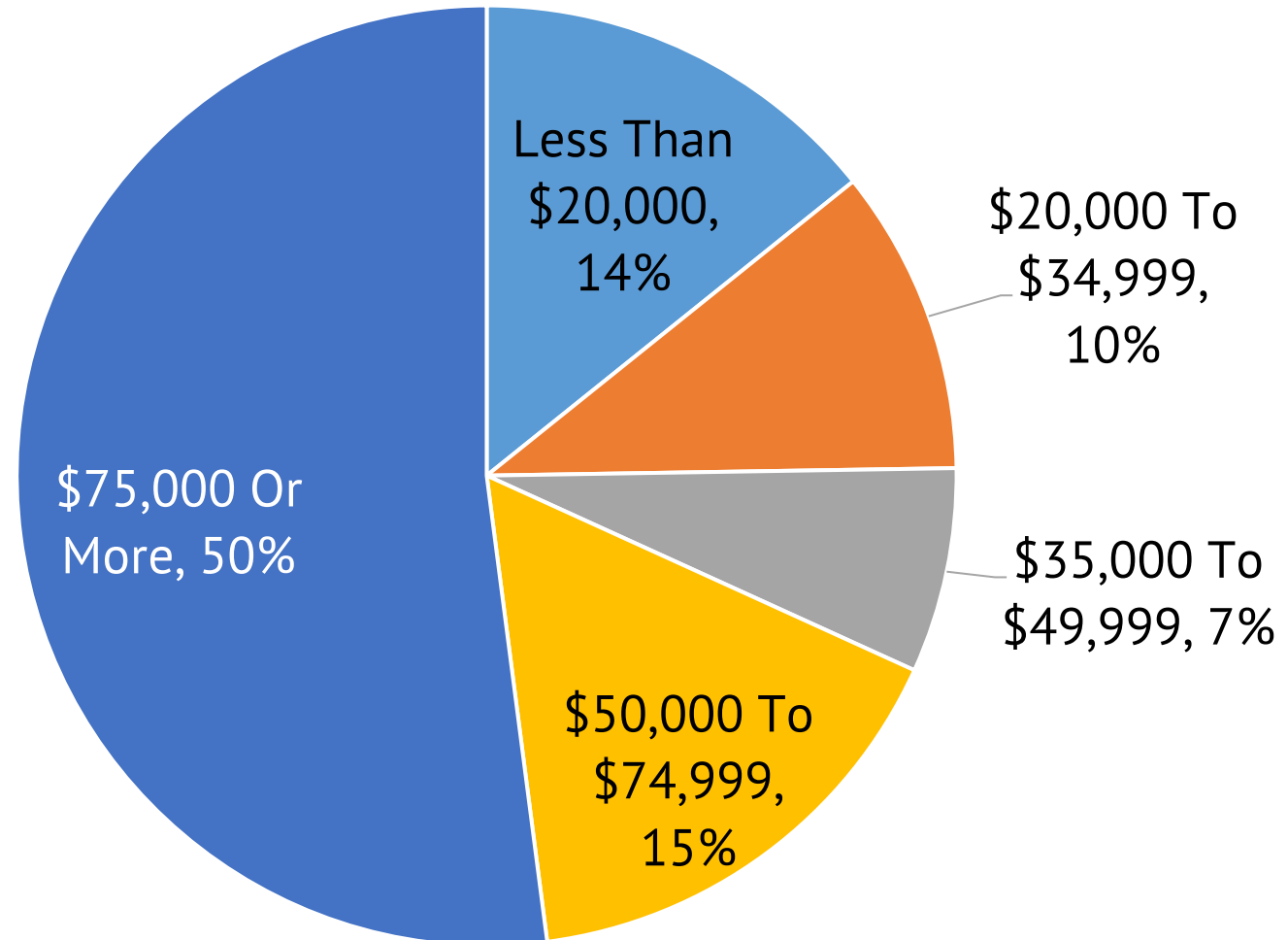
Potential for Indirect Displacement within ½ mile of Diridon Station Area

- High-growth region with limited housing supply
- Proximity to high-quality transit
- Proximity to high-tech job centers
- Neighborhood and demographic characteristics
- 63% of the ~11,700 households are renters
- Nearly half of renter households are very low income
- 90% of renters earning less than \$50,000 are cost-burdened

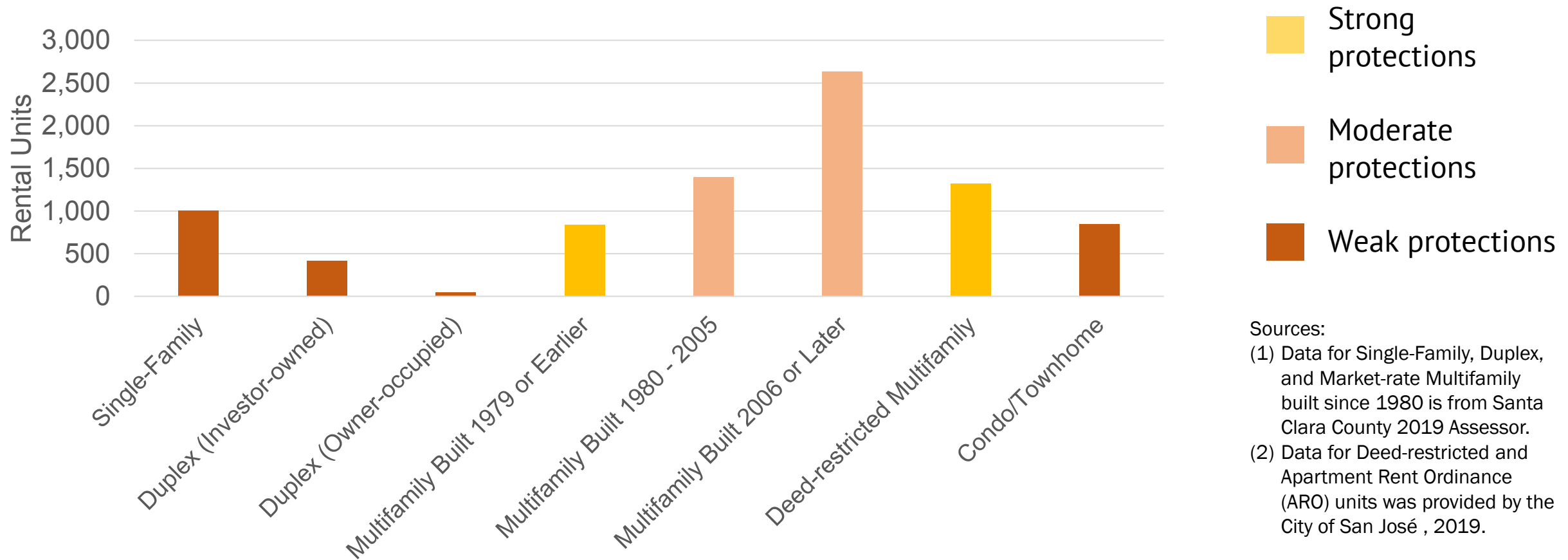


Renter Households by Income Level in the Diridon Study Area (within 1/2 mile of DSA)

Household Income	Total Renters
Less Than \$20,000	1,000
\$20,000 To \$34,999	738
\$35,000 To \$49,999	495
\$50,000 To \$74,999	1,134
\$75,000 Or More	3,656



Rental Units in the Study Area (½ mile of DSA) by Building Type and Protection Status



Focus Areas for 3Ps

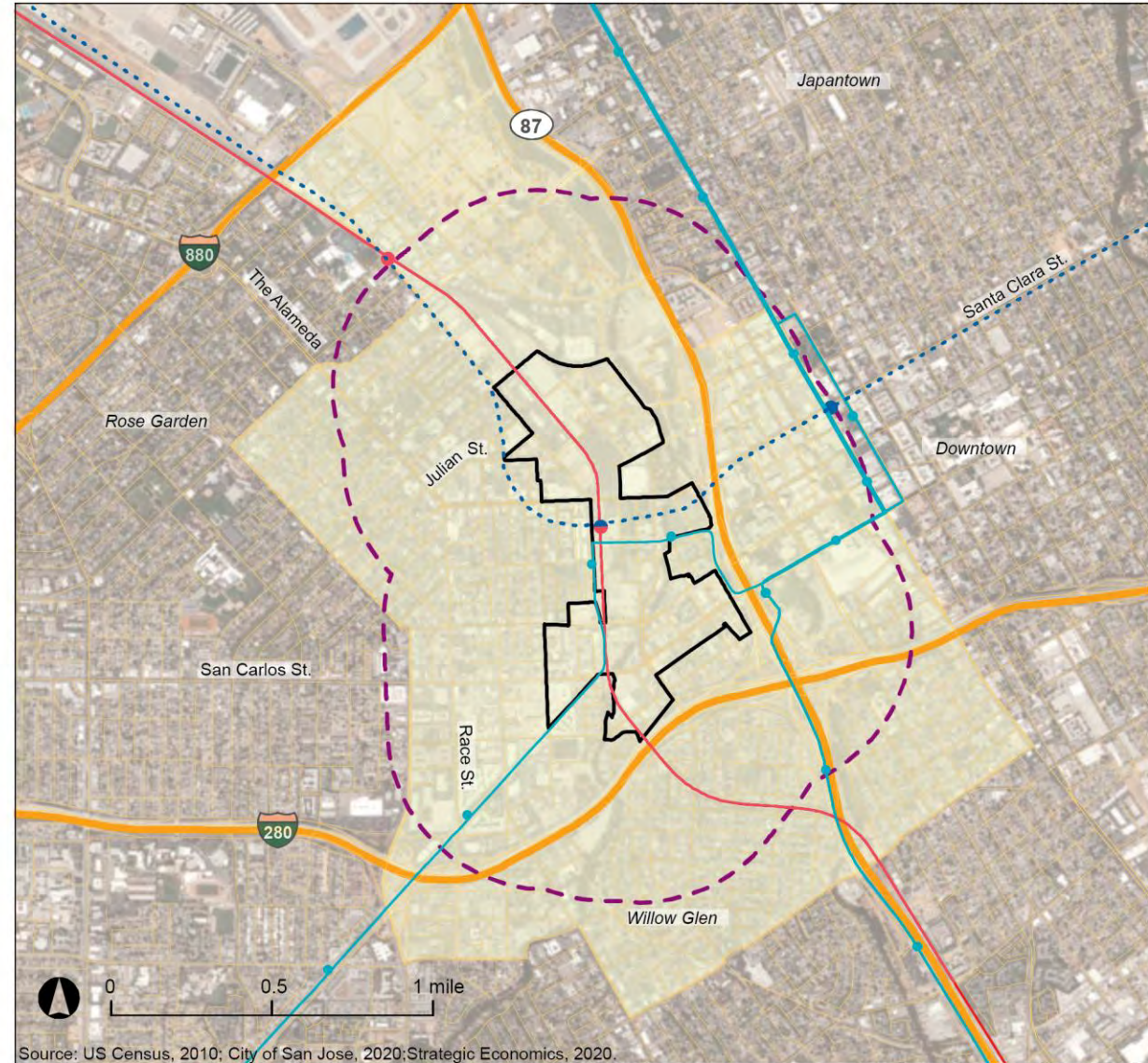
- **Production:** Diridon Station Area (DSA) Boundary
- **Preservation and Protection (Anti-Displacement):** Half-mile buffer around the Diridon Station Area (“Neighborhood Stabilization Study Area”)

Study Area Boundaries

- Census Study Area*
- Diridon Station Area
- - - Preservation 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





Affordable Housing Production

Production: Preliminary Goals

25% of all housing in the Diridon Station Area at buildout will be deed-restricted affordable units

New units would include:

- Inclusionary units integrated with market-rate development
- Stand-alone, 100% affordable projects with subsidies from city, state, federal, and private/philanthropic sources
- Permanent supportive housing and housing for homeless residents



Production: Implementation Considerations

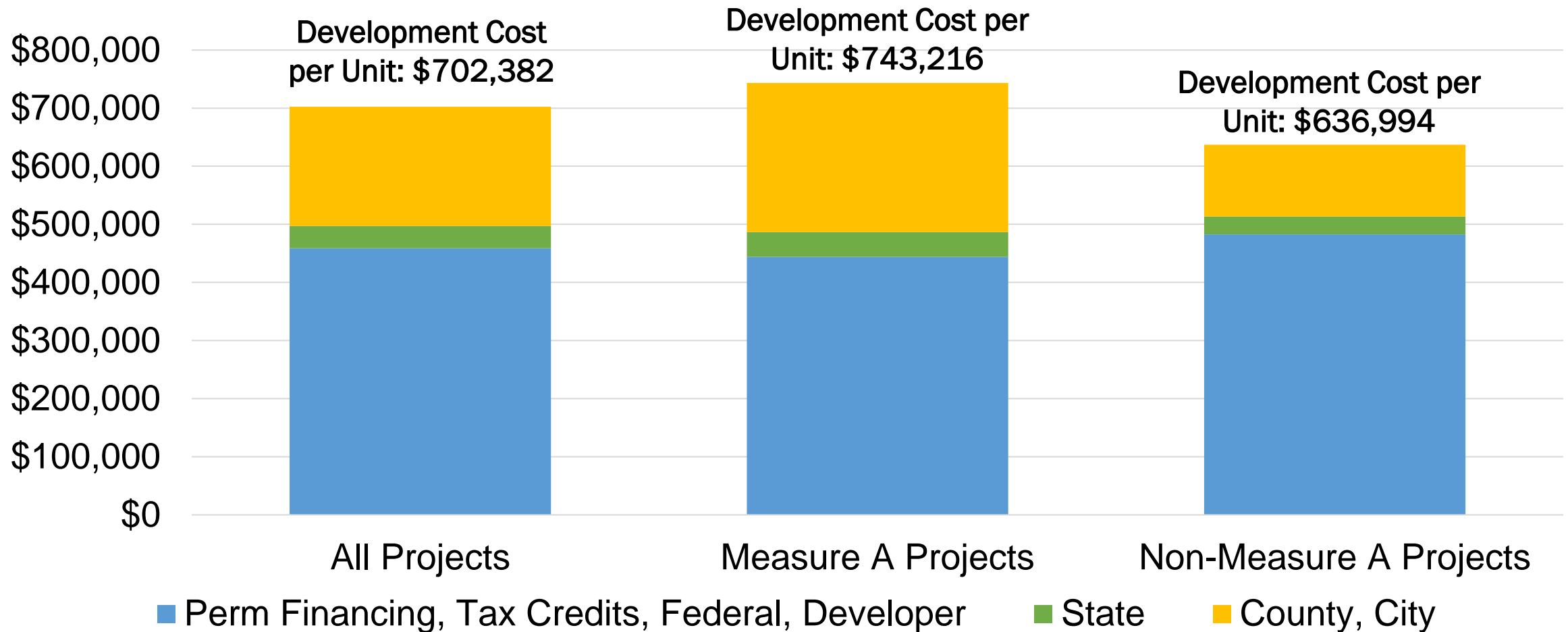
Financial feasibility of new market-rate and affordable residential development is challenging, especially for higher density building types

Additional funding will be required to fully meet the local funding need

- Local share of funding needed is estimated at \$225,000 per affordable housing unit
- Funding gap will likely be higher if a greater share of affordable units are targeting extremely low income (ELI)/permanent supportive housing



Development Cost Per Unit for Mid-Rise Affordable Projects in Santa Clara County, 2016-2020



Sources: California Tax Credit Allocation Committee, 2020; Santa Clara County, 2020



SAN JOSE DIRIDON STATION AREA
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Production: Recommended Strategies

- Prioritize sites within walking distance (1/2 mile) of Diridon Station for affordable housing development to maximize competitiveness
- Partner with transit agencies and developers to apply for the State's AHSC funding for transit-oriented affordable housing
- Make the DSA a priority area to allocate commercial linkage fee revenues and other local funding for affordable housing
- Adopt updates to Inclusionary Housing Ordinance
- Update regulations to facilitate lower cost construction technologies (mass timber, modular)





Neighborhood Stabilization Strategies: Protection and Preservation

Preservation: Preliminary Goals

- Maintain number of low-income renter households in the Neighborhood Stabilization Study Area
- Maintain affordability of existing 1,300 deed-restricted units in the Neighborhood Stabilization Study Area beyond 2040
- Launch Preservation Pilot Program

Metric	Current Number
Low-income Renter Households	3,900
Deed-restricted Units	1,300
Apartment Rent Ordinance (ARO) Units	840

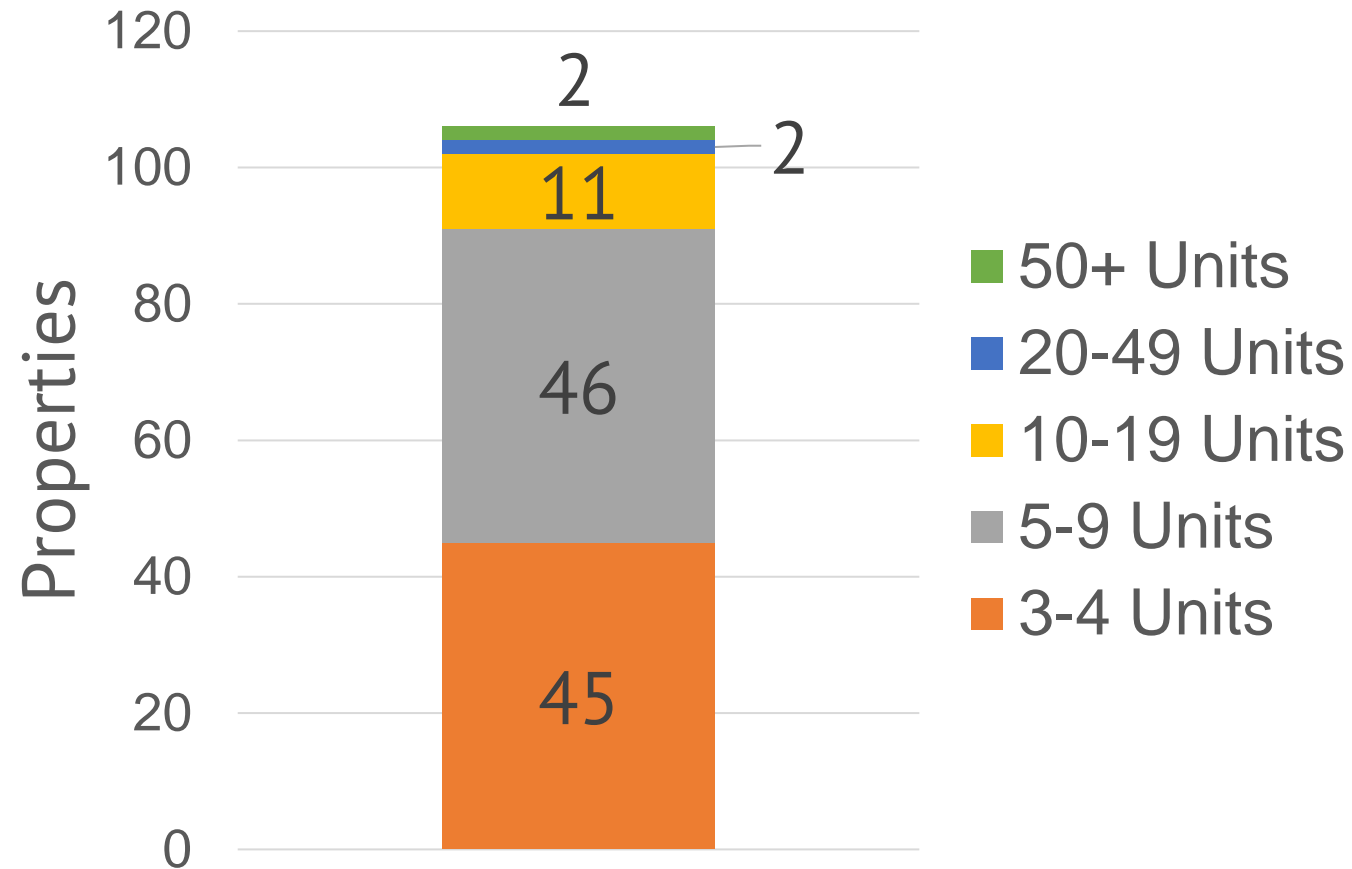


Preservation: Implementation Considerations

- Opportunities to acquire unrestricted multifamily properties within a half-mile of the Diridon Station Area are limited.
- Smaller properties are the most affordable to renters and may be easier to acquire. However, they are more challenging to manage efficiently.
- Fewer funding sources are available for acquisition-rehabilitation.
- Based on case study examples, local funding needed for preservation ranges from \$120,000 - \$330,000 per unit.



ARO Properties in Neighborhood Stabilization Study area by Number of Units in Property



Source: San José Multiple Housing List, 2020; Strategic Economics, 2020.



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Preservation: Recommended Strategies

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

- Acquire and rehabilitate multi-family properties and convert into deed-restricted affordable housing

Protection: Recommended Strategies

- Provide support for legal services for tenants facing eviction*
- Create a resource/education center for tenants and landlords* **(in or near the Diridon Station Area?)**
- Consider options for enforcing state rent cap and just cause under AB 1482*
- Expand Tenant Protection Ordinance to include all rental units, including single-family, duplex, and condo/townhomes
- Expand Apartment Rent Ordinance to include renter-occupied duplex units

*These strategies are also included in City's Draft Anti-Displacement Strategy



DSA Affordable Housing Implementation Plan

Poll Question 7:

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)?

- a) I like it
- b) I think the focus of Preservation and Protection should just be on the Diridon Station Area itself
- c) I like it for Preservation, but Protection strategies should cover a larger area
- d) Other/Don't know



DSA Affordable Housing Implementation Plan

Poll Question 8:

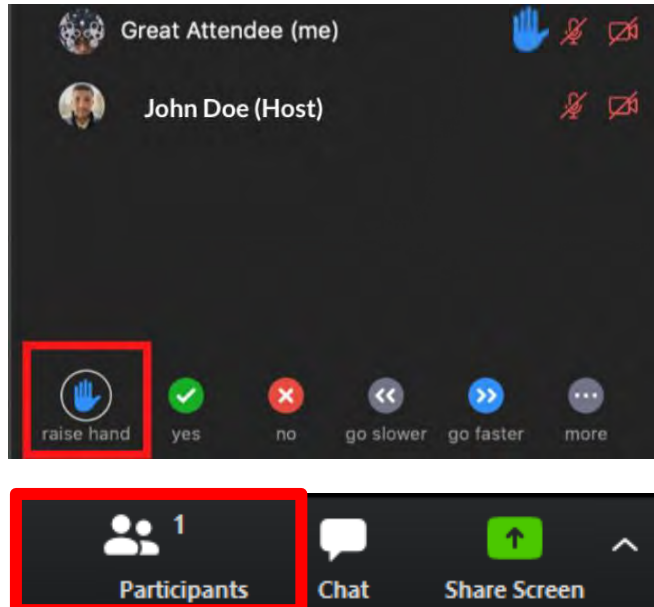
Which of these recommended strategies strike you as the most interesting?

- a) Make the Diridon Station Area a priority area for Commercial Linkage Fee revenues and other local sources
- b) Create a Preservation Pilot Program to formalize affordability of existing unrestricted affordable units
- c) Develop a tenant education center located in or near the Diridon Station Area
- d) Make the Neighborhood Stabilization Study Area (DSA + ½ mile radius) a priority while implementing the Citywide Residential Anti-Displacement Strategy
- e) Other/don't know

SAAG Discussion – DSA Affordable Housing Plan

1. What is your reaction to the initial findings?
2. What questions do you have?

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

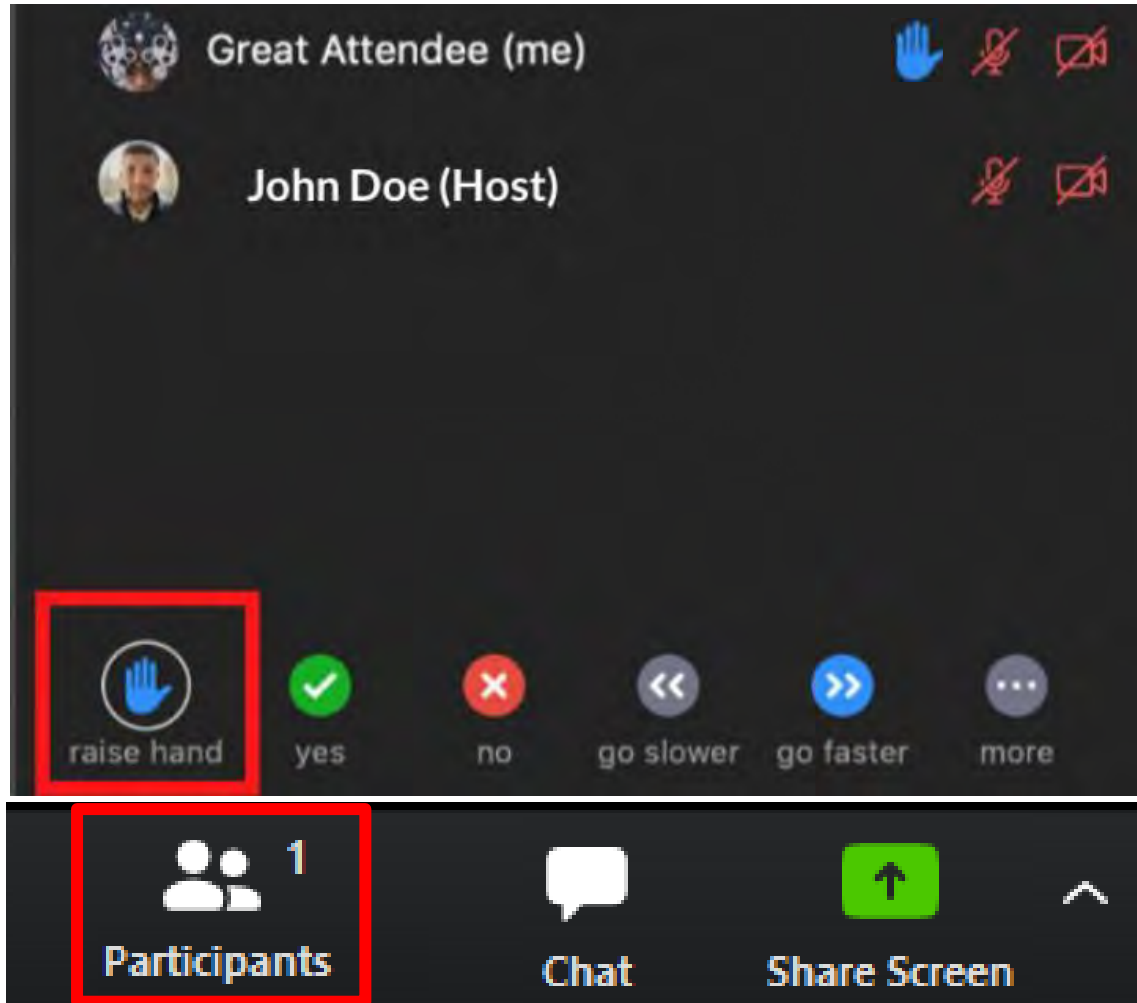
- Fall Round: please help us advertise public events
- Late October/early November:
 - Check in to discuss progress on Downtown West Development Agreement and other topics in advance of the Council Study Session
 - **Poll Question 9:** *Do you prefer another Regular Meeting or Small Group discussions?*
- Winter 2021: potentially the last SAAG meeting of this phase
 - Review the Draft Development Agreement
 - 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

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.

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



HOME ABOUT RESOURCES CONTACT

