Meeting Agenda and Objectives

I. Approve Meeting Minutes from October 18, 2018

II. Reorientation

III. Diridon Integrated Station Concept Plan – Presentation and Discussion

IV. Public Comment

Objectives:

• Reinitiate SAAG process; define expectations and roles for the year

• Get you up to speed on the Concept Plan; get feedback on the presentation and concepts
2018 Civic Engagement Process

• SAAG had 11 full meetings between February and October (including an orientation meeting)
• SAAG members also had 11 “Solution Group” (subcommittee) meetings
• Public outreach efforts conducted in parallel: 7 community forums/meetings, 6 pop-ups, 5 presentations to stakeholder groups, 2 walking tours, and an Online Feedback Form (over 600 responses)
• Project website (www.diridonsj.org) had nearly 22,000 page views
• Process and feedback from SAAG and public documented in the “Diridon Station Area Civic Engagement Report” (October 2018)
What has happened since then?

- We began outreach on the Diridon Integrated Station Concept Plan in October 2018 and will continue this focus through summer 2019.

- We updated [www.diridonsj.org](http://www.diridonsj.org) to have pages for the 2018 process (Archive), Station Concept Plan, and the DSAP/Google process. Refer here for background information and updates!
What has happened since then?

• In December 2018, City Council approved a Memorandum of Understanding (MOU) with Google and the sale of the SARA and Fire Training sites, as well as an option/Negotiating Rights Agreement for Google to buy the ABC lot, conditioned on an acceptable parking arrangement with the Sharks.

• The Desired Outcomes in the Report directly informed the Vision, Shared Goals, and Community Benefits in the MOU.

• Input also informed Google’s early thinking and provides a foundation for ongoing and future work.
In developing the Community Benefits Plan, consideration will be given to major categories of community priorities identified to date, including the following:

- Affordable housing, displacement prevention and mitigation
- Education, workforce training, and career opportunities
- Small business opportunity
- Historic and cultural preservation, public art
- Public space, trails, and mobility
- Community nonprofit support, including homeless services
- Habitat and environmental sustainability
City Council Direction

• Discuss with Google regarding the amount and purpose of a Community Benefits fund, prioritizing, among other needs:
  
  o **Affordable housing**, with priority for those residents displaced by rising rents;
  
  o **Educational opportunity**, with an emphasis on (i) college tuition and fee assistance, (ii) middle and high school career pathways from local schools, focusing on San Jose youth from low-income families in high-risk neighborhoods, and (iii) programs for job-shadowing and internships to develop foundational skills to remove barriers to postsecondary education and employment with the objective of expanding the diversity of the tech workforce.
  
  o **Job training**, with an emphasis on careers in (i) construction trades, and (ii) IT-enabled jobs not requiring a college degree, such as network systems administration, programming, coding, computer-aided design, and software design.

• Return to Council next fall with a plan for residential displacement, and explore strategies and financing tools to mitigate small business displacement.
What does the MOU say about Housing?

- Contribute funding… to develop and preserve housing in the City to help address rising housing costs and displacement.

- Directed staff to: include language in the Envision 2040 General Plan mandating… an area-wide affordable housing requirement of 25% in the aggregate for all housing built in the Diridon Station Area, including a plan for implementation.

- Housing in the Diridon Station Area should include on-site units affordable to incomes ranging from extremely low income to “missing middle” households in combination with market rate homes. Affordable units can be built both integrated into market-rate developments and as stand-alone affordable housing projects.
What does the MOU say about Jobs/Education?

- **Create Broad Job Opportunities.** Promote opportunities for San Jose residents of all skill and educational levels and diverse backgrounds to prepare for and secure jobs that provide wages that enable families to thrive in this high cost region… strive for 35% of hiring to be local hiring…

- **Pursue Progressive Hiring and Wage Practices.** The Developer, Contractors, and Subcontractors should pay construction workers a prevailing hourly wage and benefit rate for Office and R&D development. Further progressive hiring practices that reflect the values of San Jose such as “ban the box” and hiring of apprentices from local vulnerable areas should be advocated.

- **Support and Collaborate with Local Schools.** Develop partnerships with local schools, such as San Jose State University, that increase access to quality education, enrichment opportunities, internships, and pathways to careers in STEM fields.
What's Next?

Phase II: Project Planning and Design (2019-2021)

Diridon Station Area
- Identify DSAP Revisions (e.g., Remove ballpark, add development capacity, change land uses)
- DSAP Update

Google Project
- Project Application
- Review of Application

Development Agreement
- Negotiate Development Agreement, including Community Benefits Plan

Council Actions
City's Leverage and Control Over Development:
1. Certification of Environmental Impact Report
2. General Plan Amendments
3. DSAP Amendments
4. Rezoning
5. Development Agreement, incl. Community Benefits Plan
The MOU and City Council provide direction on civic engagement:

• Staff will provide “at minimum periodic reports… to the SAAG, or its successor, until such time as a Development Agreement is executed”.

• In developing the Community Benefits Plan, the City and Google will consider the “shared goals in the MOU”, “the input provided to date through the City’s community engagement process (Diridon Station Area Civic Engagement Report), and subsequent input provided by the community, key stakeholders, and City Council” (including input on “the amount and use of community benefits funds”).

• Staff shall convene the SAAG “to discuss and provide feedback in a public forum on a final Community Benefits and Development Agreement(s) prior to any Council decision”.

SAAG Expectations and Role

• We intend to convene the full SAAG about 4 times per year, in addition to subcommittee meetings as needed and other community engagement activities.

• Your responsibility is to:
  o attend and actively participate in meetings;
  o review materials in advance;
  o provide feedback on the Google project, DSAP Update, Concept Plan, and other planning efforts;
  o help spread awareness of opportunities to get involved; and
  o represent your group in SAAG meetings and documentation (such as in the review of meeting summaries and option for comment letters);

• We will continue to post meeting summaries online and share the input with City staff, Partner Agency staff, Google, and City Council for consideration.
SAAG Expectations and Role

From the first orientation meeting:

- Community input will be as critical as SAAG input (workshops, stakeholder meetings, focus groups, etc.)
- Input from the SAAG will not be “winner takes all”
Survey Results – What Worked Well?

- City staff and the consultants valued my organization’s input.
- Other SAAG members valued my input.
- The facilitators encouraged all to participate.
- All SAAG members had an equal ability to contribute.
- City staff/consultants were available outside of meetings.
- The length of each meeting was adequate for discussion.
- The meetings were too long.
Document review by SAAG ensured accurate Summary Report.

Verbal input accurately reflected in the Summary Report.

The “solutions groups” were effective.

Large group format was effective in allowing all to provide opinions.

Breadth and depth of topics of interest

Helpful information for engaging my constituents

Advanced information was helpful for meaningful participation

Clear information at the meetings enabling meaningful participation

Clear purpose and objectives of individual SAAG meetings

Clear purpose and charge of the SAAG

Helpful information for engaging my constituents

Breadth and depth of topics of interest

Advanced information was helpful for meaningful participation

Clear information at the meetings enabling meaningful participation

Clear purpose and charge of the SAAG
Improvements

• Create overall “process map” with more clarity on meeting topics
  o Consider shorter, more focused meetings
• Clarify role of SAAG moving forward
  o Be more clear about staff’s expectations and intended outcomes of each meeting
• Utilize small group formats to dive deep into issues
  o Continue and expand Solution Groups
  o Allow more time for small group discussions in meetings
• Support participation from all SAAG members, consistent with Group Agreements
  o Engage the public more during meetings
• Expand engagement to include a broader cross section of San Jose
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

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!
II. Diridon Integrated Station Concept Plan – Presentation and Discussion
Diridon Integrated Station Concept Plan

A Joint Effort of the California High-Speed Rail Authority, Caltrain, City of San José, and the Santa Clara Valley Transportation Authority (VTA), in collaboration with Arcadis & Benthem Crouwel Architects
Planning for New/Increased Services

Existing and Future Heavy Rail Passenger Services at Diridon

- **High-Speed Rail**
- **BART**
- **Electrified Caltrain**
- **ACE**
- **Capitol Corridor**
Diridon vs. Other
CA
Transportation Facilities
Passengers/Day

L.A. UNION TODAY
110k

SF TRANSBAY FUTURE
110k
Source: TJPA

DIRIDON 2040
140k
Source: VTA/AECOM

SFO TODAY
145k
Existing Footprint of Diridon Station
1. A spatial configuration that shows how the various track and station elements will fit together and generally relate to the surrounding neighborhood.

1. An effective organizational structure to deliver the vision for the station.

It does **not** involve detailed engineering and architecture or environmental review (later phase), nor land use planning or private development review (separate City process).
**Concept Plane Scope**

**PHASE I: Develop a Preferred Option**
- Initial Visioning
- Scenarios
- Single Preferred Option

**PHASE II: Advance the Preferred Option**
- 10% engineering and design plans
- Roadmap to delivery (potential phasing program)
- Preliminary cost estimate
Phase I Process

- Kick-off: Ambitions/Objectives
- Prepare Key Elements/Combinations
- Develop and Evaluate Scenarios
- Develop Single Preferred Option
- Direction from Partner Agency Boards

Collaborative, iterative process involving monthly workshops with all 4 Partner Agencies and community/stakeholder engagement
The vision is to deliver a world-class transportation hub that provides seamless customer experience for movement between transit modes within the station and into the surrounding neighborhoods and Downtown.
Key Objectives

A Compelling Vision for the Future of the Diridon Station

A Multi-modal, Integrated, and Human-centered Station

The Station as Catalyst for the Urban Environment

The Station as a Destination

A Futureproof, Flexible, Adaptive, and Innovative Station

Internal & External Stakeholders

Partnership Organization

Funding Objectives and Risk Management
Outreach Completed to Date

• Presented to the SAAG: October 18, 2018
• Community Kick-off Meeting: December 10, 2018
• Supported SJSU Master’s of Urban Planning capstone class project on Diridon Station, which included focus groups and a community event
• Updated www.diridonsj.org with information on the Concept Plan
• Maintaining email list to provide updates
• Presented to the Diridon Joint Policy Advisory Board (JPAB) and Partner Agency boards (including City Council)
Themes from Community Input

• **Seamless passenger experience.** The station needs to work well for the passenger.

• **Identity.** The station should function as a regional destination and community hub with 24/7 activity.

• **Access.** The station should be easy to get to from anywhere in the city.

• **Connectivity.** Improve pedestrian and bicycle links across the tracks.

• **Development Potential.** Optimize land for transit-oriented development.
Themes from Community Input

• **Revitalization.** Contribute to an active street life with opportunities for amenities such as commercial and public spaces.

• **Effects on surrounding communities.** Minimize negative effects on residents and businesses.

• **Equity.** Maximize accessibility and affordability.

• **Sustainability.** Minimize environmental impacts and use green building methods.

• **Fiscal responsibility.** Consider costs, decision-making process, financing mechanisms, and long-term operations and maintenance.
Key Elements

- Station hall and entrances
- Bus stops and circulation
- BART and Light Rail integration
- Urban connections
- Heavy rail tracks
- Platforms and concourse
- Airport connector and future modes
- Vehicle circulation and parking
- Public space, retail, and amenities
- Pedestrians, bike, and scooter access
Vertical position of the tracks/platforms

- **AT GRADE**
- **HIGH AERIAL**
- **RECESSED**
- **ELEVATED**
- **STACKED: TUNNEL + ELEVATED**
- **STACKED: TUNNEL + AT GRADE**
Station location
Phase I Process

Kick-off: Ambitions/ Objectives
Prepare Key Elements/ Combinations
Develop and Evaluate Scenarios
Develop Single Preferred Option
Direction from Partner Agency Boards
Possible Evaluation Criteria

1. Operational Requirements
2. Multi-modal Integration
3. Access
4. Urban Integration
5. Development Potential
6. Neighborhood and Environmental Effects
7. Implementation Considerations
Operational Requirements
Multi-modal Integration

Credit: Jannes Linder
Access
Urban Integration
Development Potential
Neighborhood and Environmental Effects

Implementation Considerations
Details to be addressed in later project phases

- Detailed design and architecture
- Specific amenities, public space (beyond space proofing)
- Historic preservation, public art
- Parking management
- Trail connections
- Safety and security (operational)
- Fare integration, schedule coordination, affordability
- Specific environmental and neighborhood impacts
Coordination with City-Led Processes

**Diridon Station Area**
- **Identify DSAP Revisions**
  - (e.g., Remove ballpark, add development capacity, change land uses)
- **DSAP Update**

**Google Project**
- **Project Application**
- **Review of Application**

**Diridon Integrated Station Concept Plan**
- **Phase I: Single Preferred Option**
- **Phase II: Roadmap to Delivery**

**Downtown Transportation Plan**
- **Prepare Plan**
Possible Evaluation Criteria

1. Operational Requirements
2. Multi-modal Integration
3. Access
4. Urban Integration
5. Development Potential
6. Neighborhood and Environmental Effects
7. Implementation Considerations
Next Steps

• Community Meeting
  o March 25
  o Gardner Community Center
• Policy body updates in early spring
• Next outreach round TBD
• Next SAAG Meeting: tentatively in May or June
Thank You!

Stay Tuned:
For upcoming public events, look for update emails from Lori Severino and check out: www.diridonsj.org