



Station Area Advisory Group (SAAG) MEETING

Thursday, January 16, 2020 | 6:00 PM

Meeting Agenda

- I. Approve Meeting Minutes from August 22, 2019
- II. Meeting Objectives
- III. Community Engagement Update
 - Staff presentation, followed by SAAG Q&A
- IV. Google's proposed Downtown West Mixed-use Plan
 - Staff presentation on the Development Agreement and design review processes, followed by SAAG Q&A/discussion
- V. Diridon Integrated Station Concept Plan update
 - Staff presentation, followed by SAAG Q&A
- VI. Public Comments

Meeting Objectives

- Hear about the community engagement activities completed in Fall 2019, including what we heard and what we are doing with the input.
- Clarify answers to some commonly-asked questions and the process for engaging the SAAG and public through 2020.
- Learn about what has been completed on the Diridon Integrated Station Concept Plan since August and the next steps in the process.
- Clarify the process for developing the Community Benefits Plan (part of the Development Agreement) and the design review process for Google's proposed Downtown West Mixed-use Plan.
- Ask questions, share your reactions
- Hear from the public



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

- [Code of Conduct for Public Meetings](#)
- If you would like to speak during the public comments section at the end of the meeting, please complete a comment card and hand it to staff.
 - Same rules as City Council meetings (time limit, do not bring up or leave anything at the podium)
- You can also complete a comment card on the back of the agenda, or submit electronic comments at www.diridonsj.org/contact.
- Meeting videos and summaries posted at www.diridonsj.org/saag.



Community Engagement Update

City Staff: Lori Severino and Tim Rood

Completed Engagement Activities

Diridon Integrated Station Concept Plan

- **Big Moves Workshops:** September 19 and September 23, 2019
- **Virtual Town Hall:** November 22, 2019

Google Project:

- **Environmental Scoping Meeting:** November 7, 2019 – City Hall
- **Development Application Meeting:** December 5, 2019 – MLK Library
- * Google-hosted Design Workshops: December 7, 2019

Completed Engagement Activities

Diridon Station Area

- **Community Meetings:**
 - November 18, 2019 (Leininger Center)
 - December 7, 2019 (Gardner Community Center)
- **SAAG Small Group Meetings:**
 - November 19, 2019
 - November 21, 2019
 - December 2, 2019



Discussion Topics at the Fall 2019 Meetings

1. Google Downtown West Mixed-Use Plan
2. Diridon Station Area Plan
3. Diridon Integrated Station Concept Plan
4. Transportation and Parking
5. Parks, Trails, and Open Space
6. Housing and Displacement Prevention



Current Planning Efforts in the Diridon Station Area

Transit Projects

VTA's BART Phase 2 Extension

Caltrain Business Plan

High-Speed Rail

Diridon Integrated Station Concept Plan

City Review of the Google Project

Development Review

Environmental Review

Development Agreement (including Community Benefits)

Diridon Area

Diridon Station Area Plan Amendments

Affordable Housing Implementation Plan

Diridon Area Parking Study

Infrastructure Financing Strategy

Citywide Efforts

Anti-Displacement Strategy (Residential)

Anti-Displacement Strategy (Small Business)

Commercial Linkage Fee

Downtown Plans

Downtown Transportation Plan

Diridon Station Area Projects + Downtown Context



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
- I** Filice + Park Delmas Residential + Retail
- J** Delmas Apartments

Rounds of Engagement



The City is planning to conduct **four rounds of public outreach and engagement** corresponding to key milestones in the planning process.

The City will share information and gather feedback from the Station Area Advisory Group (SAAG) and general public for consideration.

Please visit www.diridonsj.org to:

- see the complete Community Engagement Strategy
- sign up for email updates
- get info on upcoming events
- submit questions and comments
- explore background information



Note: Timelines are subject to change.

What we heard – Google Project

- **Desire for more information**
 - Housing types, affordability, rental v. for-sale?
 - “Limited term corporate accommodations”?
 - What specifically is envisioned for the active/retail/cultural spaces?
 - Effects on and integration with the surrounding neighborhoods?
 - Detailed building designs?
 - Specific plans for parking, construction phasing, and parks/open space?
 - Relationship with the Diridon Integrated Station Concept Plan process?



What we heard – Google Project (cont.)

- Make sure there is **sufficient open space** that is usable for active and passive recreation (beyond riparian corridor)
- Highlight **green infrastructure/sustainability** efforts
- The **interface with station** needs more of a “wow” factor



What we heard – Google Project (cont.)

- **Environmental scoping comments:**
 - Economic and social effects
 - Emergency vehicle access
 - Bicycle and pedestrian facilities
 - Historic and biological resource impacts (especially riparian corridor)



What we heard – DSAP Update

- Suggestions to **expand study area boundaries** to the south, east, or west
- Concerns with the **potential effects of increased height limits** on shadows, neighborhood ambiance, historic resources, creeks, and public spaces
- Desire for **other development to be held to same high standards** as the Google Project
- What is the **anticipated development capacity** for rest of the Diridon Station Area? (outside of Google)
- What are the **projected community needs** from the increased population?

What we heard – Parks/Public Space

- Address **issues with homeless** people along the creeks
- **Elevate Guadalupe River Park** so it can be a focal point and green spine connector
 - Add the Guadalupe River Park Master Plan to the study area
 - Include trails on both sides, activation, and connectivity



What we heard - Diridon Integrated Station Concept Plan

- General **support** for staff's recommendations to **move forward with elevated platforms and two concourses**
- **Concerns about adding tracks and trains** to the existing corridor and effects on property, parks, church, and neighborhood in general; desire for viaduct along I-280/SR-87
 - Concerns about potential impacts to Tamien area from the viaduct option



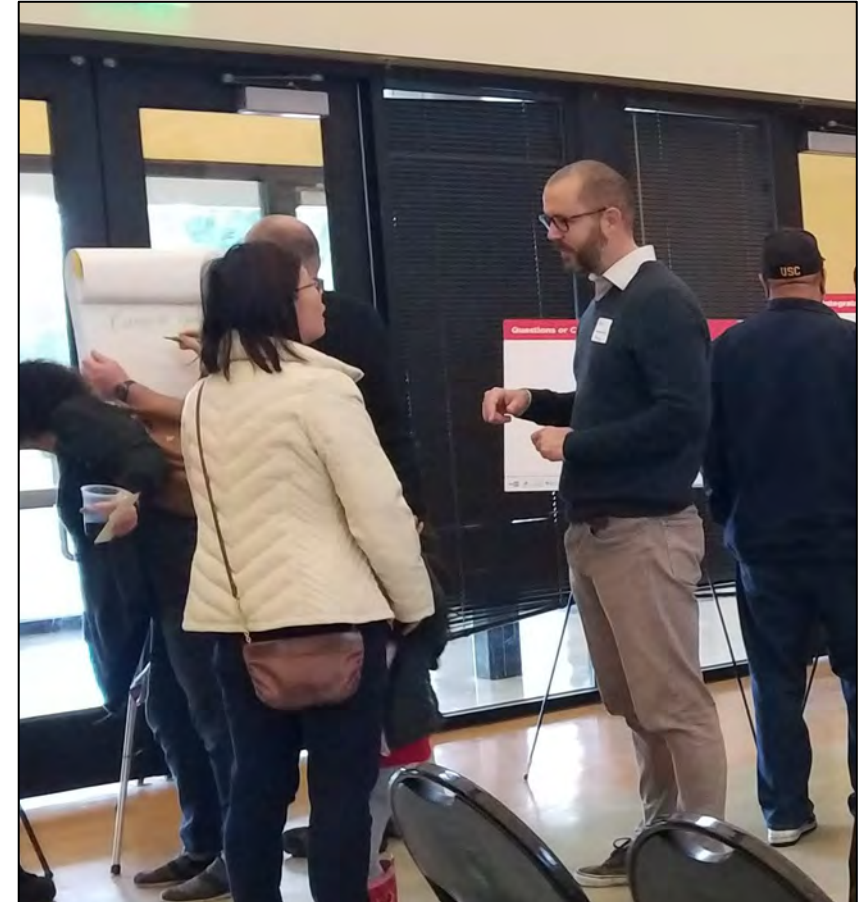
What we heard - Diridon Integrated Station Concept Plan

- Top priorities to address in next phases of the Concept Plan:
 - Treatment of the historic depot building
 - Southern corridor enhancements
 - Effect on neighborhoods to the west of the tracks from bike/ped connection along San Fernando and station project in general
 - BART connection
 - Access to the station by foot, bike, light rail, and bus; airport connector
 - Parking
 - Plazas, public spaces, retail within the station
 - Potential for public utility shutdowns
 - Cost estimates, financing, implementation, and timeline



What we heard - Transportation

- Ped/bike safety
- Parking:
 - Balancing current demands with future goals
 - Neighborhood and Arena effects
- Suggestion to move planning boundaries to the west to include the Cahill area and south to I-280
- Traffic concerns



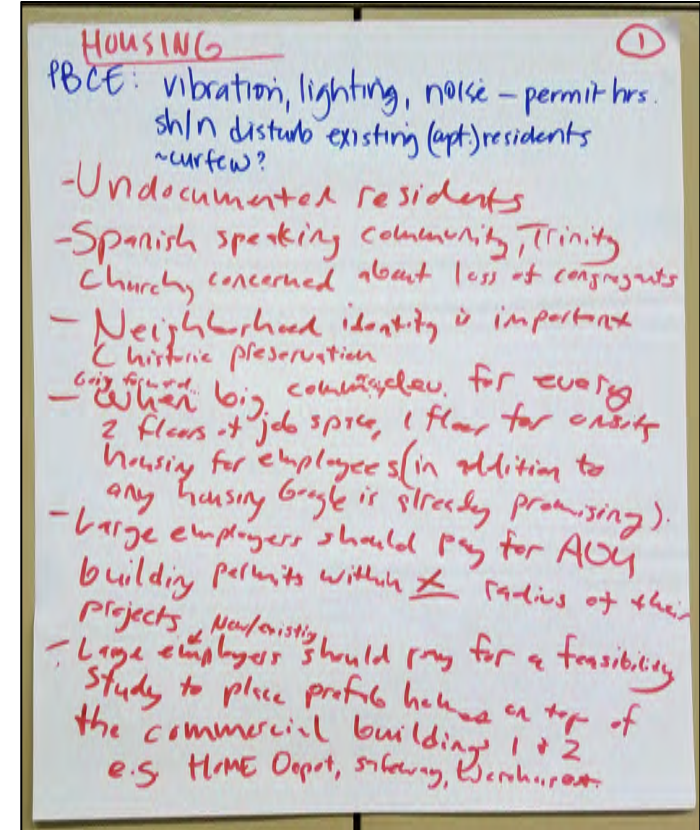
What we heard – Affordable Housing + Displacement

- Bold approach; **model for inclusive development**
- Develop strategies to **get biggest bang for buck** and leverage resources
- Recognition of **trade-offs**; desire for balance
- Build both **affordable housing that is integrated** with market-rate and in standalone buildings
- Consider the **range of affordability** + overall number of units
- **Avoid overconcentration of affordable** units Downtown
- Consider strategy for **housing at all connected transit stations**



What we heard – Affordable Housing + Displacement (cont.)

- **Displacement concerns** (including effects on school enrollment)
- **More outreach** to people concerned about displacement (e.g., Spanish-speaking community)
- **Housing for all** (i.e., seniors, teachers, families, youth, undocumented residents, etc.)
- Ideas for large **employers and developers to fund** more housing construction and programs
- **Homelessness** concerns



Other commonly-asked questions

- How can the public and SAAG participate in the community benefit process?
- What is going to happen to the historic train station?
- How is the City addressing the potential for small business displacement?
- What is the relationship between the Diridon Station Area Plan (DSAP) and the Google project with respect to the California Environmental Quality Act (CEQA)?

What we are doing with the input

- Requested additional information from Google
- Working with them to address comments through development and environmental review process
- Analyzing environmental effects (biological resources, historic resources, greenhouse gas emissions, population + housing, infrastructure + public services, etc.)
- Developing Design Standards and Guidelines

City Review of the Google Project

Development Review

Environmental Review

Development Agreement (including Community Benefits)



What we are doing with the input (cont.)

- Considering comments on parks, open space, and trails to update the DSAP sections on these public spaces
- Analyzing potential development capacity increases
- Considering comments on heights and development standards to recommend amendments to the DSAP
- Analyzing infrastructure and public service needs from population growth

Diridon Area

Diridon Station Area
Plan Amendments



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



What we are doing with the input (cont.)

- Developing and analyzing potential scenarios for affordable housing construction, preservation, and resident protection for the Diridon area
- Coordinating with citywide anti-displacement strategies and other policy efforts to support affordable housing, address homelessness, and help protect small businesses
- Working towards a Commercial Linkage Fee

Affordable Housing
Implementation Plan

Citywide Efforts

Anti-Displacement
Strategy (Residential)

Anti-Displacement
Strategy
(Small Business)

Commercial Linkage
Fee



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



What we are doing with the input (cont.)

- Prioritizing pedestrian and bicycle safety in plans and project review
- Studying parking and developing policies to balance current and future demands
- Analyzing traffic circulation effects
- Focusing first on the Diridon area under the Downtown Transportation Plan (MTC grant for PDA planning)
- Making sure to address effects outside official study area boundaries

Diridon Station Area
Plan Amendments

Diridon Area Parking
Study

Environmental Review

Downtown
Transportation Plan

Diridon Integrated
Station Concept Plan

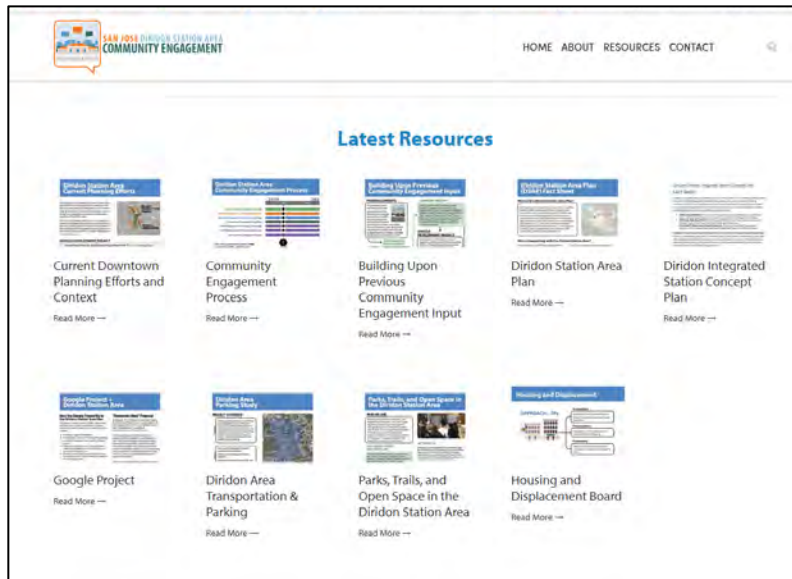


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

What we are doing with the input (cont.)

- Updating the information on website and FAQs and preparing materials for next outreach round to respond to common questions and comments
- Pursuing new ways to engage residents and small businesses



Preview of Year Ahead: New Partnerships

Providing grants funds to community-based organizations to support our outreach and engagement efforts

- African–American Community Service Agency
- Catalyze SV + Vietnamese American Roundtable
- Friends of Caltrain
- Latino Business Foundation
- San Jose Jazz
- Somos Mayfair
- Trinity Episcopal Cathedral

Preview of Year ahead: Rounds of Engagement

2019: Fall

2020: Spring

Summer

Fall

1

2

3

4



LEGEND

- Anticipated Milestones
- ⬡ Rounds of Public Outreach

Note: Timelines are subject to change.

Preview of Year Ahead: SAAG Meetings

Date (2020)	Tentative Agenda Items
Wednesday, March 18	<ol style="list-style-type: none">1) Topic-based presentations and discussions related to the Google project, DSAP Amendments, areawide studies, and Downtown Transportation Plan<ol style="list-style-type: none">a) Land Use and Urban Designb) Parks, Trails, and Open Spacec) Transportation and Parkingd) Affordable Housing and Displacement Preventione) Green Building and Sustainability 2) Google Development Agreement update and discussion<ol style="list-style-type: none">a) Community Benefit trade-offs and priorities

* Each upcoming meeting will also include updates on the related projects/planning efforts as applicable and on the Community Engagement process (report-back on outreach completed + upcoming opportunities)

Preview of Year Ahead: SAAG Meetings

Date (2020)	Tentative Agenda Items
Wednesday, June 17	<ol style="list-style-type: none">1) Google Project: updates on the Draft Design Standards and Guidelines, Development Agreement process, and CEQA process2) Draft Amended DSAP3) Draft Diridon Station Area Affordable Housing Implementation Plan4) Draft Diridon Area Parking Study
Monday, August 10	<ol style="list-style-type: none">1) Google Project:<ol style="list-style-type: none">a) Draft Design Standards and Guidelinesb) Draft Development Agreement2) DSAP: updates on the Draft Amended Plan, Draft CEQA document, and areawide studies



Google's Downtown West Mixed-use Plan

City Staff: Rosalynn Hughey,
Nanci Klein, and Kim Walesh

Development Agreement

- The Memorandum of Understanding (MOU) with Google provides a starting point for negotiating a future Development Agreement.
- The Development Agreement provides certainty about the rules, regulations, and responsibilities that will govern the future development.
- A common tool for large, long-term projects

Development Agreement Purpose

- According to the MOU, the Development Agreement is expected to include provisions like:
 - Vested project approvals (e.g., traffic capacity, design guidelines, affordable housing plan)
 - Community Benefits Plan, including allocation of funds for community benefits by category and timing/phasing of community benefit delivery

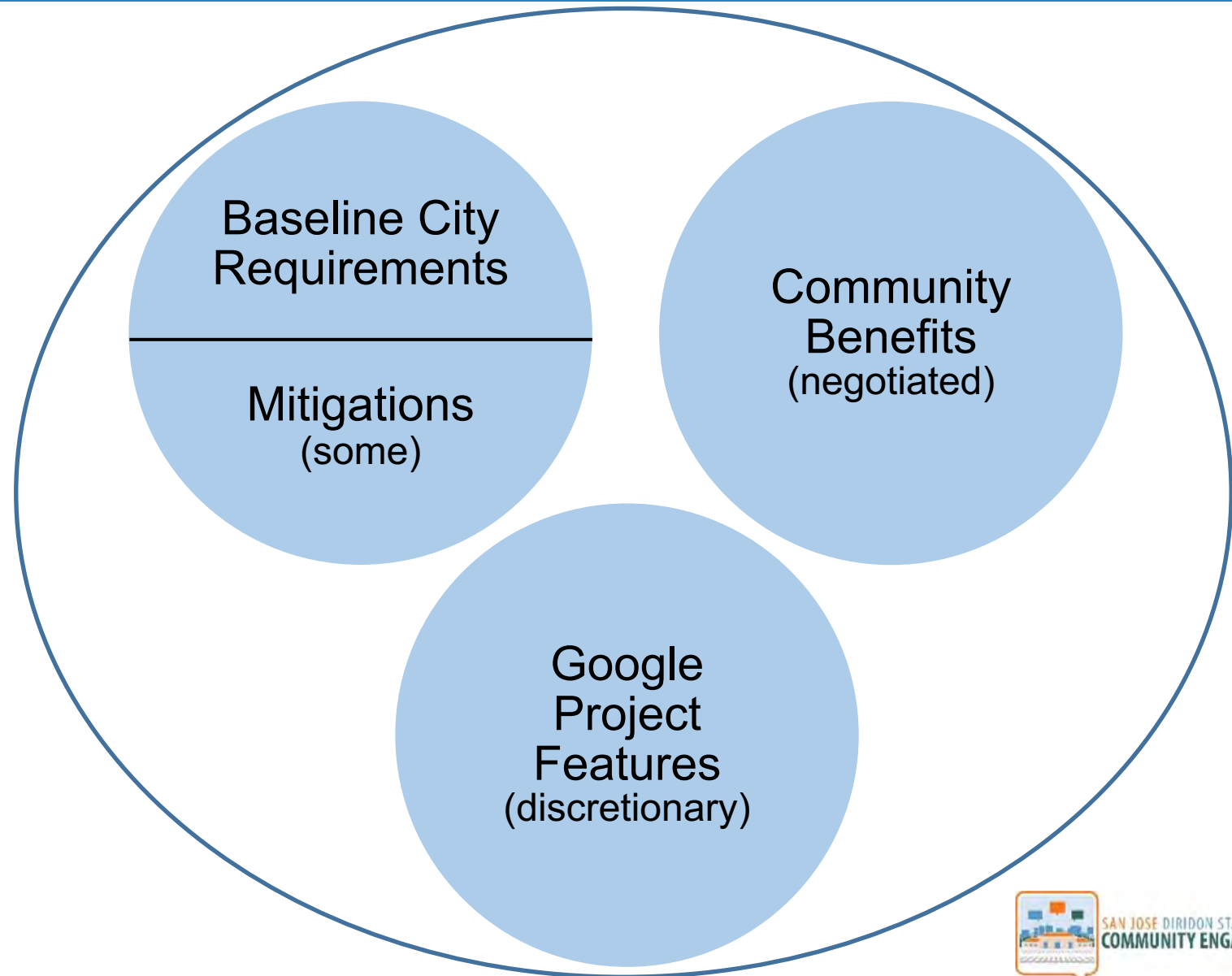
Community Benefits Plan

MOU Section IV.E, page 7–8:

- The City would expect Google to **share a portion of the value created** by the City Council's actions with the City through a Community Benefits Plan.
- The following costs will **not** be considered Community Benefits: costs required to mitigate impacts under CEQA; costs associated with project design, project elements, or other improvements proposed by Google as part of its development; and costs incurred to meet City standard requirements, conditions of approval, fees, or taxes.”

“Public Benefits” Framework

Benefits to the public will come from three different sources



MOU - Community Benefit Categories

- 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

Community Benefits value

MOU Section IV.E, page 7:

- The City's expectation of a community benefit contribution would be premised on, among other factors, **the additional value Google receives as a result of the legislative changes that may be approved by the City Council** that enhance the value of both the City Properties and the Google Properties, and the certainty that could be provided to Google through a Development Agreement.
- The **base for estimating the value** created would be the price Google paid for both the City Properties and the Google Properties.

Community Benefits value

MOU Section IV.D, page 6:

- The Parties recognize that the Development Agreement negotiations shall **take into account the financial viability** of any project developed by Google, and the development-related priorities of the City and community.

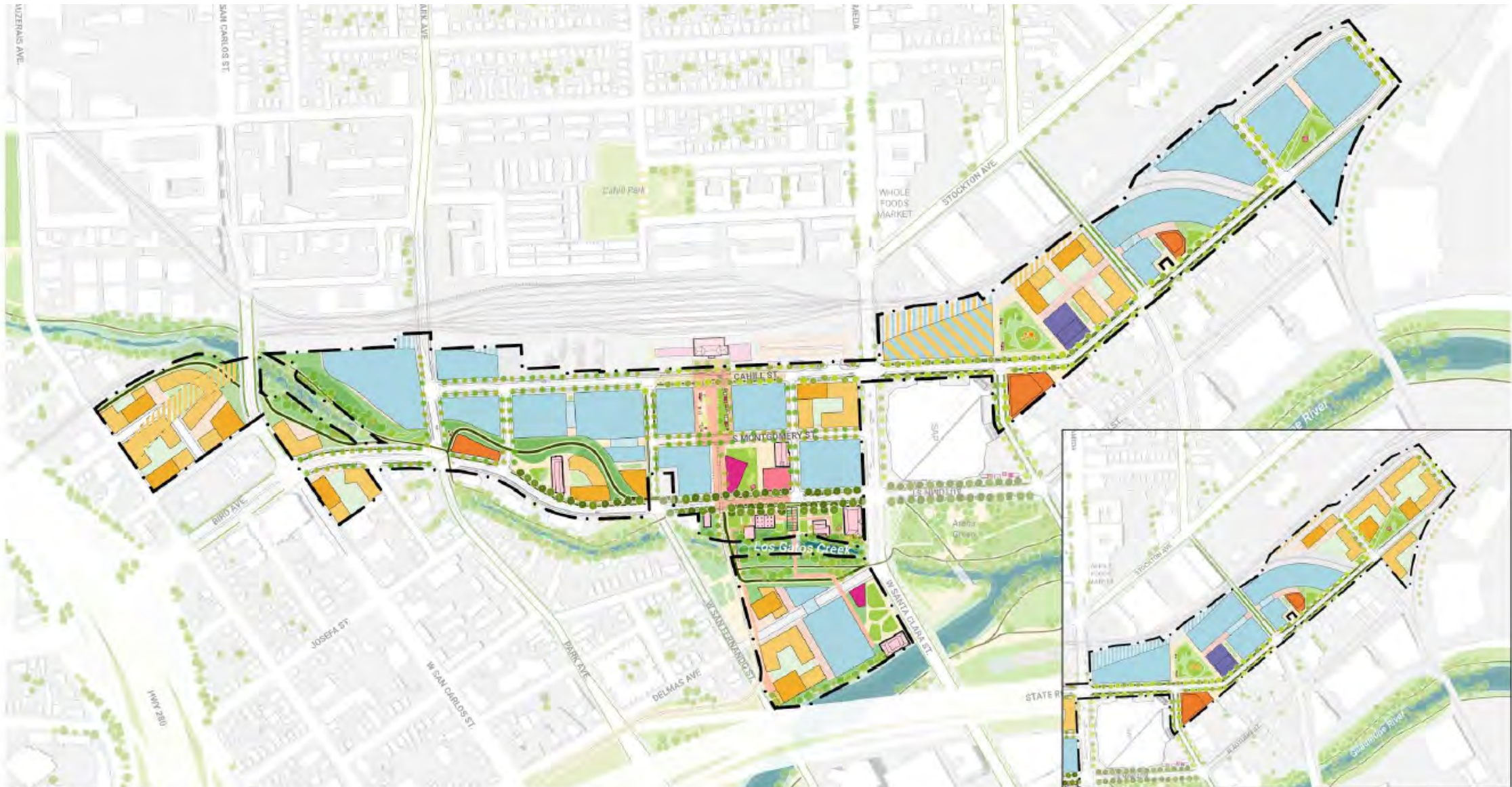
MOU and Council direction on Engagement

- Consider previous and subsequent input provided by the SAAG, general public, key stakeholders, and City Council when developing the Community Benefits Plan
- Get input on the amount and use of community benefits funds
- Provide periodic reports to the SAAG, including the opportunity to review and provide in a public forum on a final Community Benefits and Development Agreement(s) prior to any Council decision

Process for getting additional input

- Next rounds of engagement (including SAAG meetings) will include updates on the Development Agreement (including the Community Benefits Plan)
 - **Spring:** Community Benefit trade-offs and priorities
 - **Summer:** status update and feedback
 - **Fall:** Draft Development Agreement

Google Project: Downtown West Mixed-Use Plan



2.09.1 Illustrative Framework Plan

2.09.2 Alternative Illustrative Framework Plan

Building Design Review and Approval Process

- Planned Development Zoning
 - Customized zoning district that establishes permitted land uses, zoning development standards, and development capacity
- Planned Development Permit
 - Implements the PD zoning and includes detailed Design Standards and Guidelines

Building Design Review and Approval Process

- Submit application for building(s) to City
 - Review for completeness and compliance with the PD Zoning and Permit, as well as General Plan
 - Prepare a staff report
 - Hold a public hearing

Google-hosted Engagement

- Design Workshops:
 - December 7: physical character and experience in parks, open spaces and streetscapes
 - **January 25, 1:00–4:30pm (two sessions), 20 South Autumn:** physical character and experience of additional public areas, parks, and open spaces
 - February: building context and streetscapes; summary of open space workshops
- RSVP at <http://bit.ly/gsjworkshop2> or sanjoseplan@google.com



City-led Engagement

- Next rounds of engagement (including SAAG meetings) will include updates on the Design Standards and Guidelines
- Tentative topics by outreach round:
 - **Spring:** design priorities
 - **Summer:** progress update
 - **Fall:** Draft Design Standards and Guidelines



Photo : Sergio Ruiz, SPUR

Diridon Integrated Station Concept Plan Update

Liz Scanlon, Kimley Horn,
Concept Plan Project Manager



January 16, 2020

INTEGRATED CONCEPT PLAN UPDATE
STATION AREA
ADVISORY GROUP



PARTNER PROJECTS INTERSECTING AT DIRIDON

- **Caltrain:**
 - Electrification
 - Business Plan
- **VTA: BART Silicon Valley Phase II Extension Project**
- **California High-Speed Rail:**
 - San José – Merced Project Segment
 - 2018 Business Plan
- **City of San José: Station Area Development**

Four Agencies Enter a Cooperative Agreement



**INTEGRATED
PROJECT**

VISION FOR THE FUTURE STATION

Deliver a world-class transportation hub that provides a seamless customer experience for movement between transit modes within the station and into the surrounding neighborhoods and Downtown.

Key Objectives for the Concept Plan



**A Multi-Modal,
Integrated, and
Human-Centered Station**



**The Station as
Catalyst for the Urban
Environment**



**The Station
as a Destination**



**A Compelling Vision
for the Future of the
Diridon Station**



**A Futureproof,
Flexible, Adaptive, and
Innovative Station**



**Partnership
Organization**



**Internal & External
Stakeholder**



**Funding Objectives and
Risk Management**

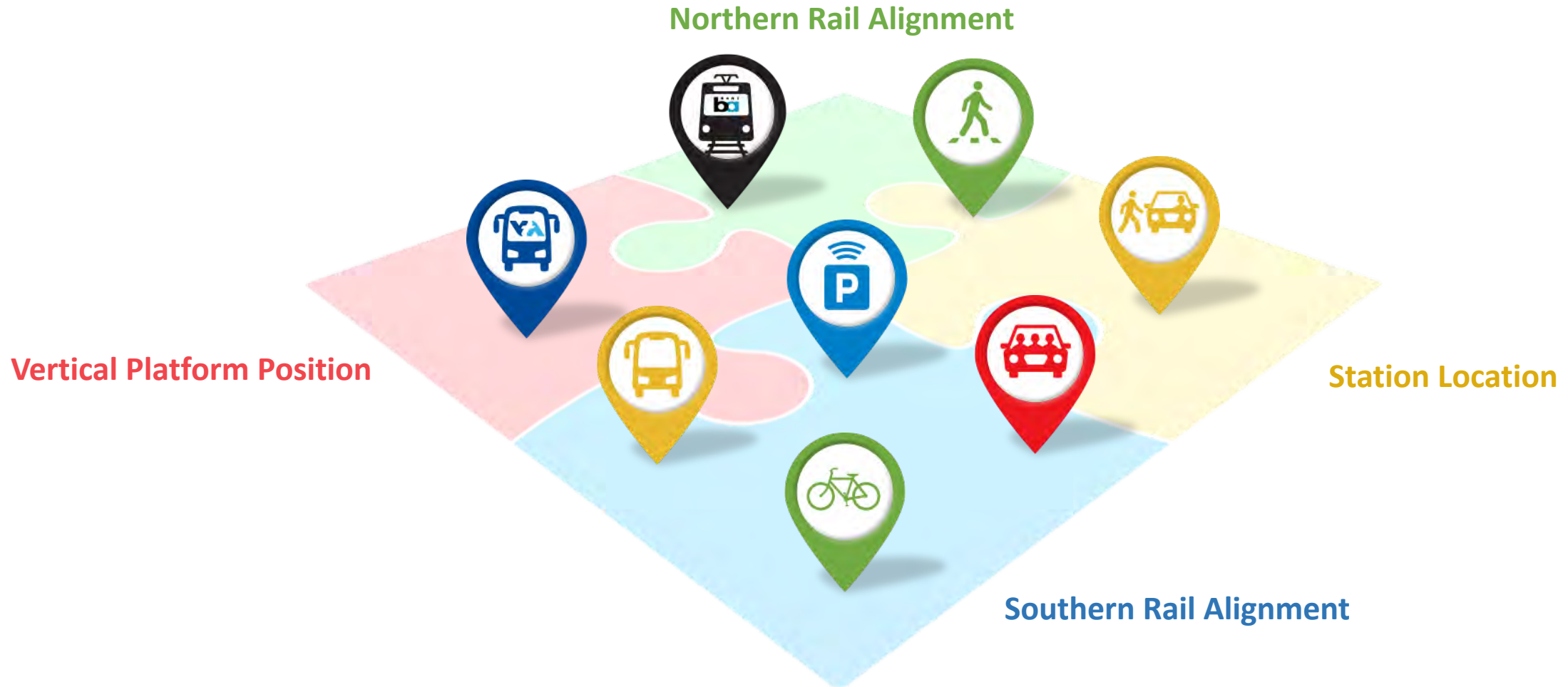
CONCEPT PLAN PROCESS TO DATE



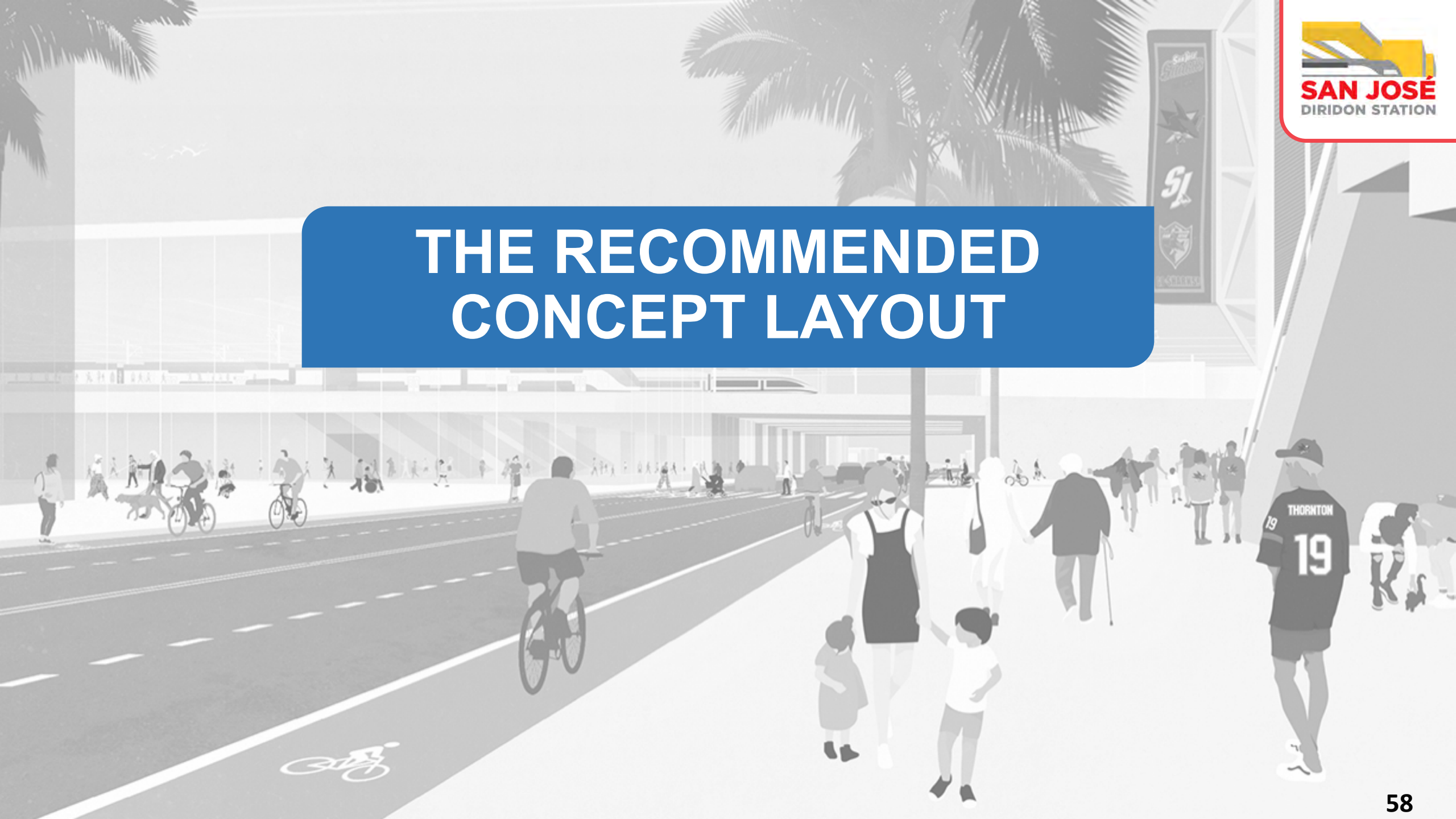
Phase I Process & Outreach Rounds



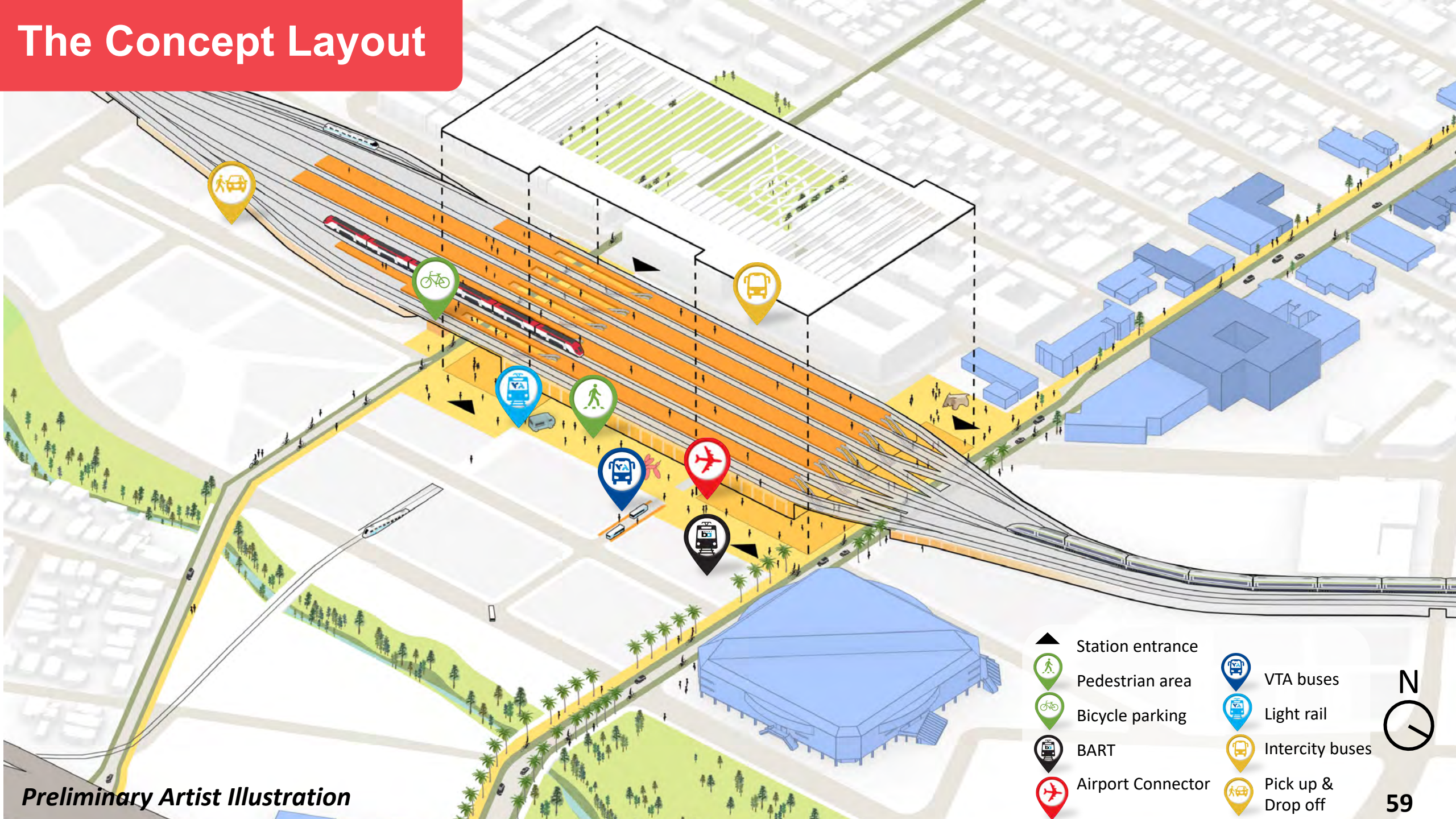
Big Moves & Kit of Parts



THE RECOMMENDED CONCEPT LAYOUT



The Concept Layout



Preliminary Artist Illustration

- ▲ Station entrance
- Pedestrian area
- Bicycle parking
- Light rail
- VTA buses
- Intercity buses
- BART
- Airport Connector
- Pick up & Drop off



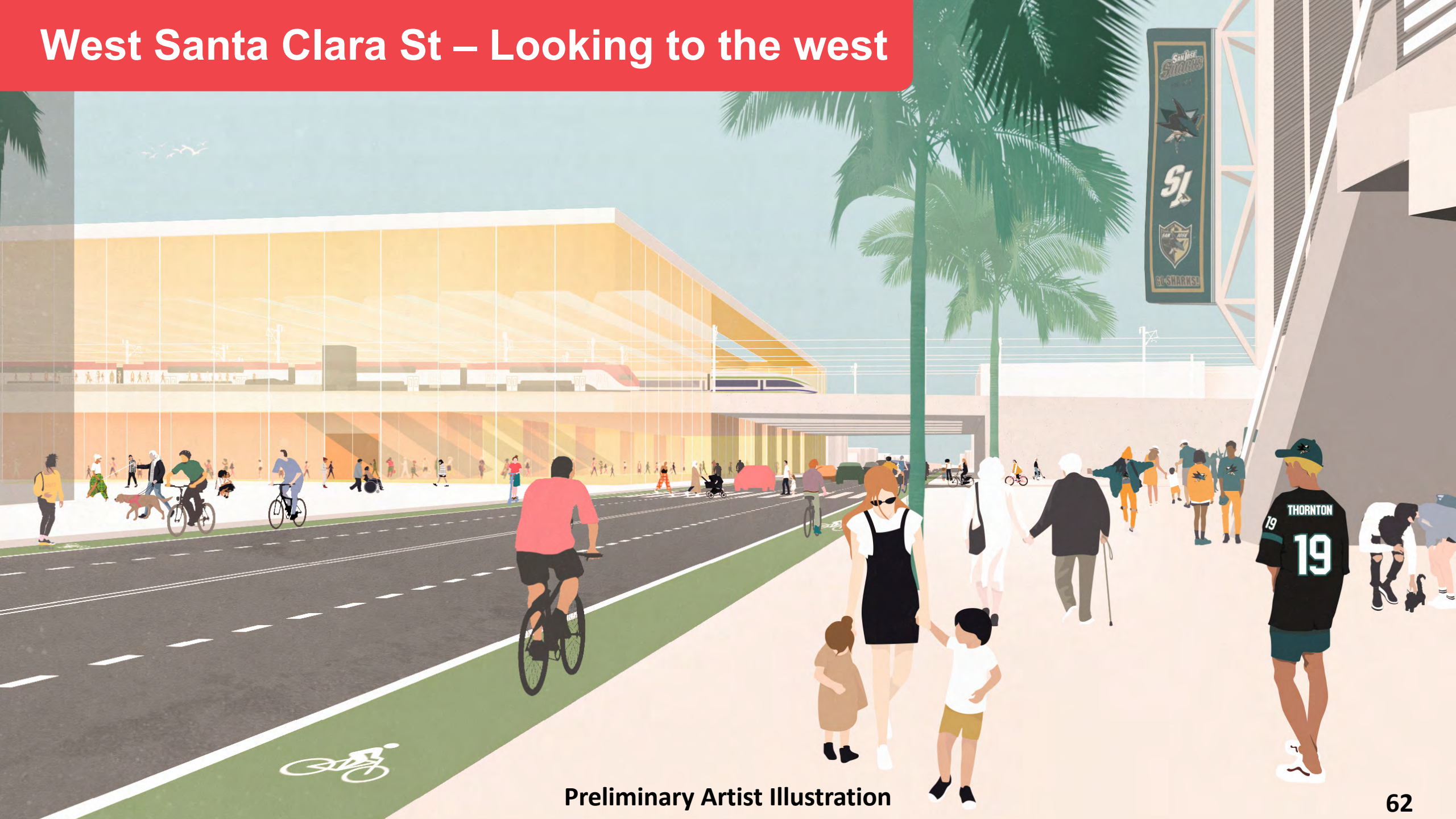
DECISION #1: An Elevated Station Concept



TODAY: West Santa Clara St – Looking to the west



West Santa Clara St – Looking to the west



Preliminary Artist Illustration

TODAY: West San Fernando St – Looking to downtown



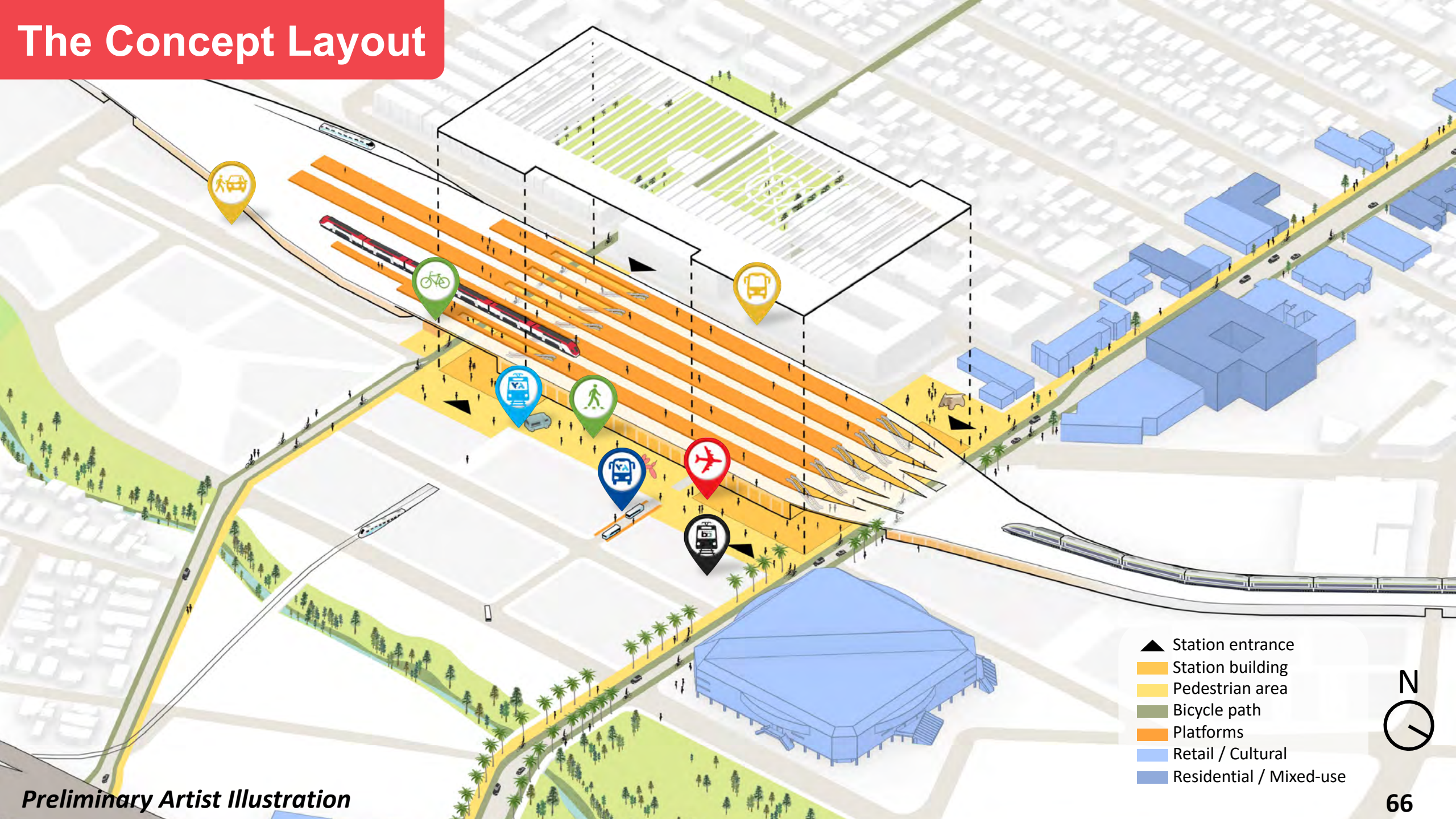
West San Fernando St – Looking to downtown



**DECISION #2:
Station Concourse Locations Oriented toward
Santa Clara Street & San Fernando Street**



The Concept Layout

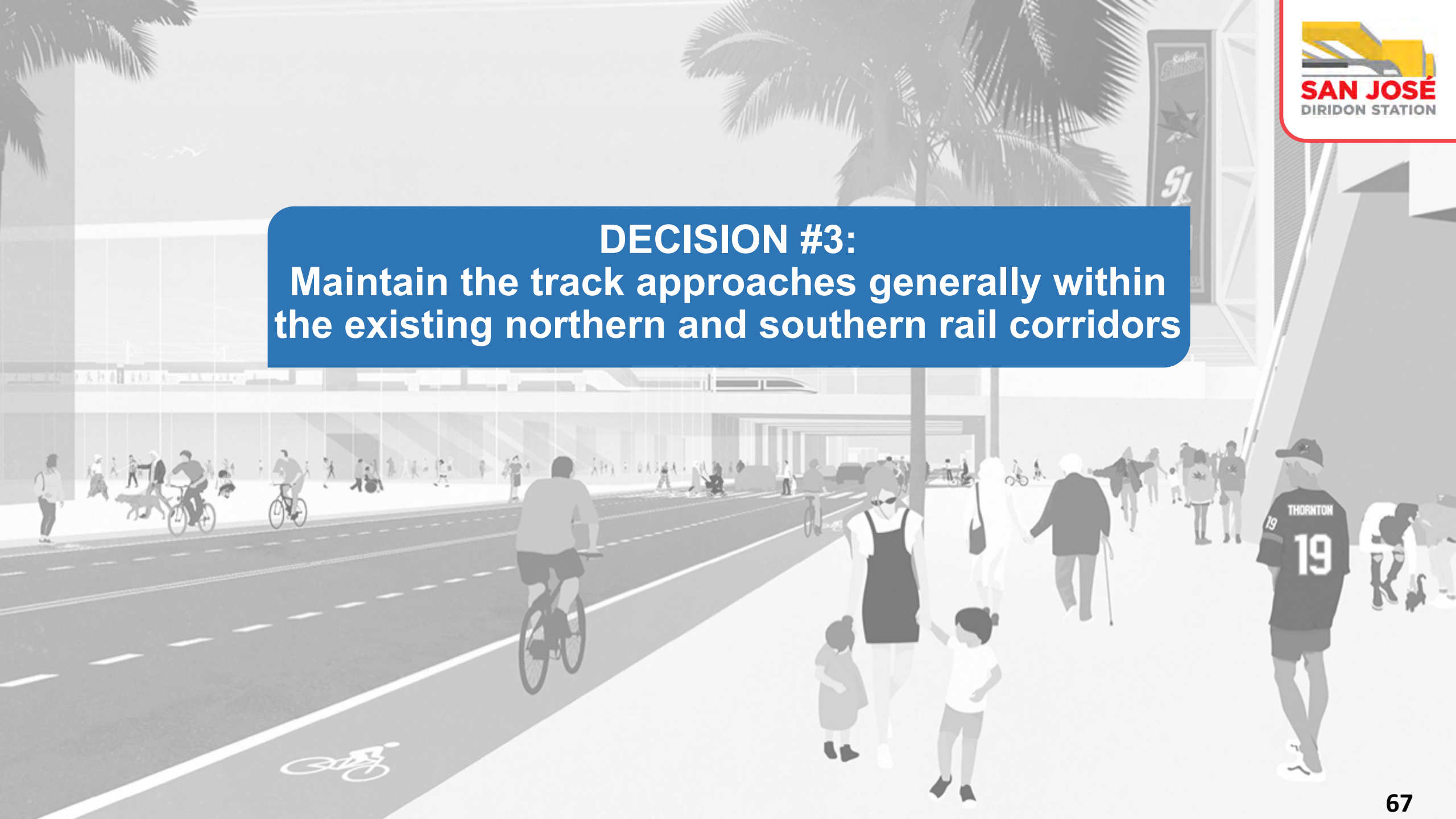


- ▲ Station entrance
- Station building
- Pedestrian area
- Bicycle path
- Platforms
- Retail / Cultural
- Residential / Mixed-use

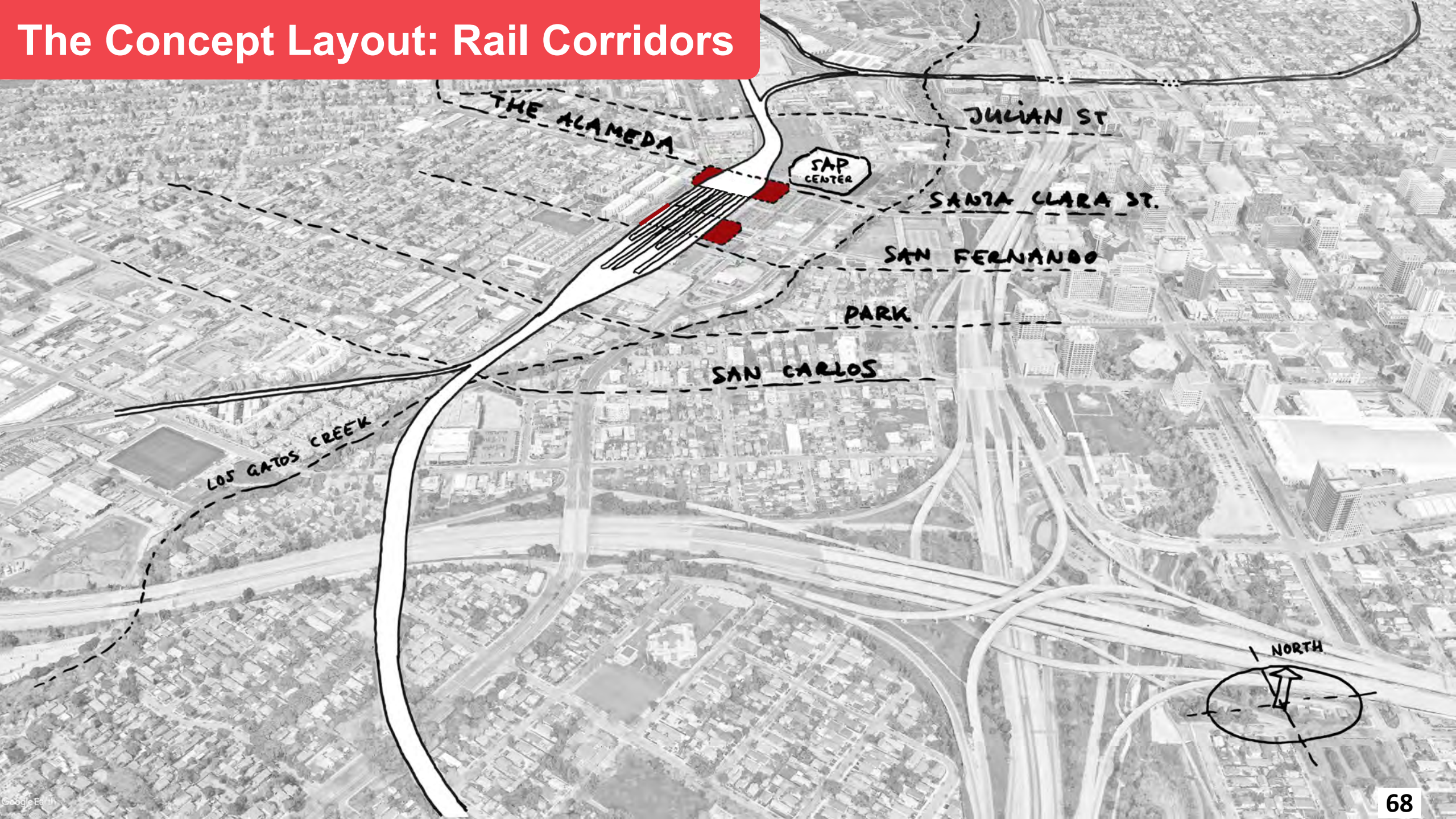


Preliminary Artist Illustration

DECISION #3:
Maintain the track approaches generally within the existing northern and southern rail corridors



The Concept Layout: Rail Corridors



Outreach on the Concept Layout

- Big Moves Workshop: September 23
- Diridon Joint Policy Advisory Board: November 15
- Virtual Town Hall: November 22
- Diridon Station Area events: November 18 & December 7
- Meetings with community groups
- Updates to VTA, Caltrain, and High-Speed Rail Authority Board of Directors: December
- City Council update: December 3

City Council accepted Decision #1 and Decision #2, and requested more information on Decision #3 via a Study Session.

January 28th Study Session Topics Include:

- Number of tracks needed for the station approaches
- Possibility of a new viaduct along I-280/SR-87 for all trains
- Implications of viaduct option on other project elements and surrounding communities

Next Steps in the Concept Plan



Advancement of additional planning and conceptual design work over the next year including:

- **Continue** planning of the multimodal hub;
- **Advance** conceptual design of track alignment and rail operations;
- **Study** the best options to organize and govern the future station;
- **Build** a viable financial plan;
- **Develop** a roadmap for implementation including environmental clearance strategy;
- Plus, ongoing community and stakeholder **engagement**.

QUESTIONS & COMMENTS

For more information, visit: www.diridonsj.org/disc



Public Comment

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Next SAAG Meeting's (March 18) Tentative Agenda

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 - Land Use and Urban Design
 - Parks, Trails, and Open Space
 - Transportation and Parking
 - Affordable Housing and Displacement Prevention
 - Green Building and Sustainability
- Google Development Agreement update and discussion
 - Community Benefit trade-offs and priorities
- Community Engagement: upcoming opportunities



Thank You!

www.diridonsj.org



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

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