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
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

**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
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

LEGEND
● Anticipated Milestones
● Rounds of Public Outreach

Note: Timelines are subject to change.
What we heard – Google Project

• Desire for more information
  o Housing types, affordability, rental v. for-sale?
  o “Limited term corporate accommodations”?
  o What specifically is envisioned for the active/retail/cultural spaces?
  o Effects on and integration with the surrounding neighborhoods?
  o Detailed building designs?
  o Specific plans for parking, construction phasing, and parks/open space?
  o 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:
  o Balancing current demands with future goals
  o 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
• 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
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.
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
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
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
- DSAP Amendment Scope of Work
- Application Submission
- Kick-Off
- Anti-Displacement Study Session
- Concept Plan Draft Vision
- Begin Areawide Studies

2020: Spring
- EIR Scoping
- Draft EIR
- City Council Study Session
- Commercial Linkage Fee to City Council
- Update on Residential Anti-Disp. Strategy

2020: Summer
- Draft Concepts
- Draft Design Priorities
- Draft EIR
- Draft Development Agreement
- Draft Areawide Studies
- Final EIR
- Final DSAP Amendments + CEQA Document

2020: Fall
- Preferred Network Identification
- Update on Small Business Anti-Disp. Strategy
- Project Hearings
- Project Hearings

LEGEND
- Anticipated Milestones
- Rounds of Public Outreach

Note: Timelines are subject to change.
## Preview of Year Ahead: SAAG Meetings

<table>
<thead>
<tr>
<th>Date (2020)</th>
<th>Tentative Agenda Items</th>
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<tbody>
<tr>
<td>Wednesday, March 18</td>
<td>1) Topic-based presentations and discussions related to the Google project, DSAP Amendments, areawide studies, and Downtown Transportation Plan</td>
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<td>a) Land Use and Urban Design</td>
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<td>2) Google Development Agreement update and discussion</td>
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<td>a) Community Benefit trade-offs and priorities</td>
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* 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)
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| **Wednesday, June 17** | 1) Google Project: updates on the Draft Design Standards and Guidelines, Development Agreement process, and CEQA process  
2) Draft Amended DSAP  
3) Draft Diridon Station Area Affordable Housing Implementation Plan  
4) Draft Diridon Area Parking Study |
| **Monday, August 10** | 1) Google Project:  
   a) Draft Design Standards and Guidelines  
   b) Draft Development Agreement  
2) 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:
  o Vested project approvals (e.g., traffic capacity, design guidelines, affordable housing plan)
  o 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.”
Benefits to the public will come from three different sources:

- **Baseline City Requirements**
- **Mitigations** (some)
- **Community Benefits** (negotiated)
- **Google Project Features** (discretionary)
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
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.
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)
  o **Spring**: Community Benefit trade-offs and priorities
  o **Summer**: status update and feedback
  o **Fall**: Draft Development Agreement
Google Project: Downtown West Mixed-Use 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:
  o December 7: physical character and experience in parks, open spaces and streetscapes
  o January 25, 1:00–4:30pm (two sessions), 20 South Autumn: physical character and experience of additional public areas, parks, and open spaces
  o February: building context and streetscapes; summary of open space workshops

• RSVP at [http://bit.ly/gsjworkshop2](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
Diridon Integrated Station Concept Plan Update

Liz Scanlon, Kimley Horn,
Concept Plan Project Manager
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
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

- **FALL 2018**: Ambitions/Objectives
- **WINTER 2018**: Personas, Pros & Cons, Options for Key Elements
- **SPRING 2019**: Possible Layouts
- **SUMMER 2019**: Feedback, Optimizing Layouts

Concept Layout
Big Moves & Kit of Parts

Vertical Platform Position

Northern Rail Alignment

Southern Rail Alignment

Station Location
THE RECOMMENDED CONCEPT LAYOUT
The Concept Layout

Preliminary Artist Illustration

Station entrance
Pedestrian area
Bicycle parking
BART
Airport Connector
VTA buses
Light rail
Intercity buses
Pick up & Drop off
DECISION #1:
An Elevated Station Concept
TODAY: West Santa Clara St – Looking to the west
TODAY: West San Fernando St – Looking to downtown
West San Fernando St – Looking to downtown

Preliminary Artist Illustration
DECISION #2: Station Concourse Locations Oriented toward Santa Clara Street & San Fernando Street
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 Direction on December 3rd

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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  o Affordable Housing and Displacement Prevention
  o Green Building and Sustainability

• Google Development Agreement update and discussion
  o Community Benefit trade-offs and priorities

• Community Engagement: upcoming opportunities
Thank You!

www.diridonsj.org