



Photo : Sergio Ruiz, SPUR

Station Area Advisory Group (SAAG) MEETING

Wednesday, June 17, 2020 | 6:00 PM



Welcome and Introductions

Project Team *(present today)*

City staff

Kim Walesh – *Deputy City Manger and Director of Economic Development*

Nanci Klein – *Director of Real Estate and Assistant Director of Economic Development*

Rosalynn Hughey – *Director of Planning, Building & Code Enforcement*

Robert Manford – *Deputy Director, Planning Building and Code Enforcement*

Tim Rood – *Planning Division Manager*

John Tu – *Planner IV, Planning Division*

Jose Ruano – *Planner II, DSAP Project Manager*

James Han – *Planner II, Planning Division*

Nicole Burnham – *Deputy Director of Parks, Recreation, and Neighborhood Services*

Jessica Zenk – *Transportation Deputy Director*

Ramses Madou – *Transportation Division Manager*

Jacky Morales-Ferrand – *Director of Housing*

Kristen Clements – *Housing Division Manager*

Consultants

Dave Javid and Suhaila Sikand
Plan to Place

Matt Raimi and Diana Benitez
Raimi and Associates



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Meeting Agenda

- I. Approve Meeting Minutes from January 16, 2020
- II. SAAG Agreements and Meeting Facilitation Overview
- III. Planning Update and Next Steps
 - City staff presentation with updates on the Diridon Station Area Plan, Google's Downtown West Mixed-use Plan, and Civic Engagement Plan, followed by SAAG Q&A/discussion
- IV. Spring 2020 Outreach and Online Survey Results
 - City staff and consultant team presentation, followed by SAAG Q&A/discussion
- V. Public Comments

Note: simultaneous interpretation is available, meeting is being recorded



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Approval of Meeting Minutes

- January 16, 2020 SAAG Meeting minutes for approval and second.

SAAG Group Agreements

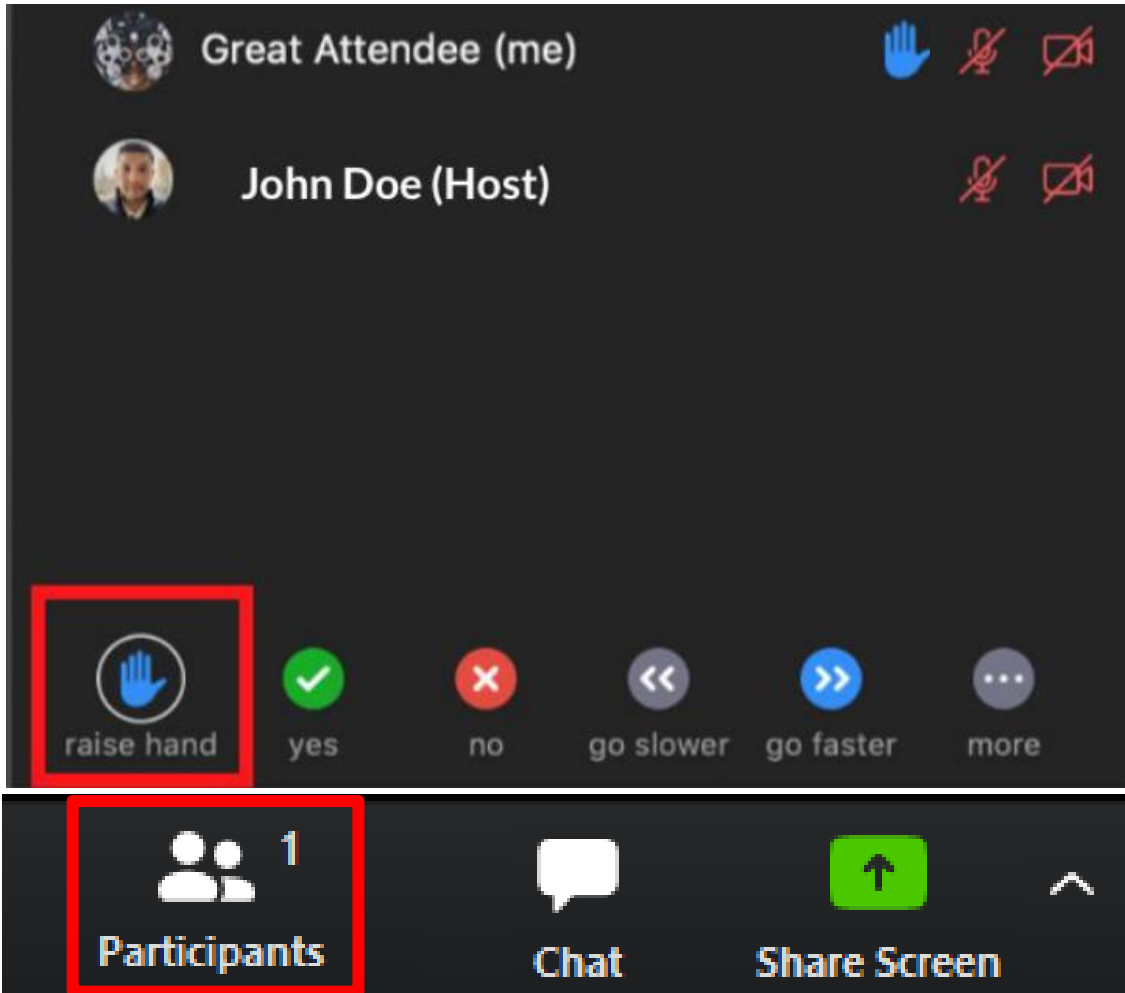
1. Recognize that one person speaks at a time and all others are active listeners
2. Allow everyone the time and opportunity to speak and share their ideas; do not dominate the discussion
3. Build and maintain a safe space; conflicting opinions are natural, but we will not tolerate attacks on individuals, 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

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By Phone – if you're calling in please **dial *9** to activate the **Raise Hand** feature.

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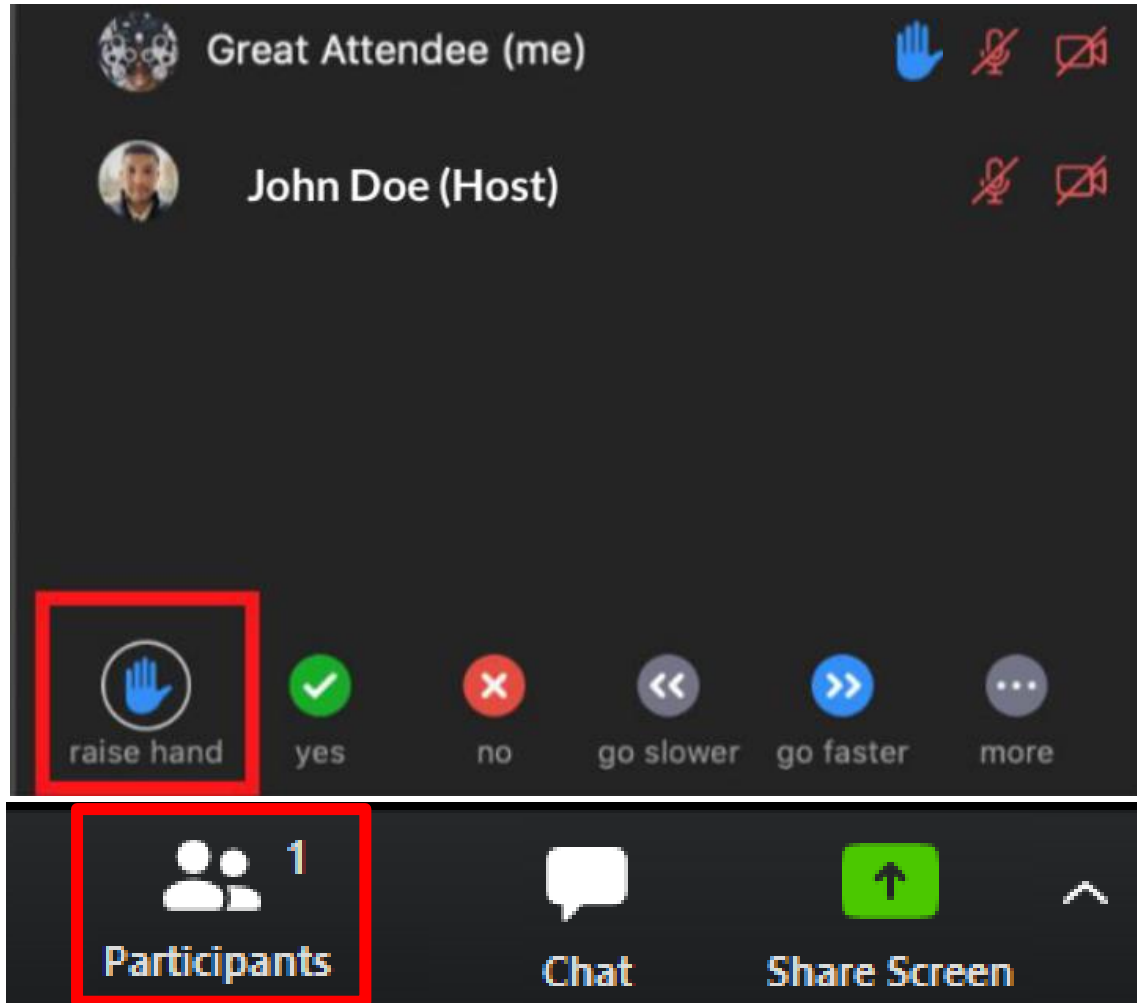
Comments received via email before the meeting will be part of the public record and included in the meeting summary.

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/96110113326>

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

Webinar ID: 961 1011 3326

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.



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Planning Update and Next Steps

City Staff: Tim Rood, Nanci Klein

Planning Update and Next Steps – through 2020

Project	Update	Revised Schedule	<i>Original Pre-COVID Schedule</i>
Downtown West	City Publishes DEIR & Draft DWDSG	August 25 , 2020	<i>May 15, 2020</i>
Downtown West + DSAP	Planning Commission Study Session	September 9, 2020	<i>July 22, 2020</i>
Downtown West + DSAP	SAAG	September 2020	<i>August 2020</i>
Downtown West + DSAP	Council Study Session	September 24, 2020	<i>April 24, 2020</i>
DSAP	City–hosted Community Meetings	Sept-October 2020	<i>Spring 2020</i>
Downtown West	City-hosted Community Meeting	Sept-October 2020	<i>Spring 2020</i>
Downtown West	End of 45-day DEIR Public Comment Period	Oct. 9, 2020	<i>June 29, 2020</i>
DSAP	Draft DSAP	October 2020	<i>Summer 2020</i>

Downtown West = Downtown West Mixed-Use Plan (Google Project) DSAP = Diridon Station Area Plan

Planning Update and Next Steps - 2021

Project	Update	Revised Schedule	Original Pre-COVID Schedule
Downtown West	City Finalizes EIR Resolution, Staff Report	February 2021	<i>October 14, 2020</i>
Downtown West + DSAP	Planning Commission	March 2021	<i>October 28, 2020</i>
Downtown West + DSAP	City Council 1 st Reading	March 2021	<i>November 10, 2020</i>
Downtown West	City Council 2 nd Reading	April 2021	<i>November 17, 2020</i>

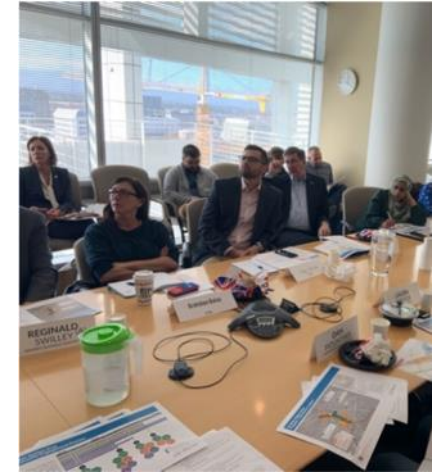
Downtown West = Downtown West Mixed-Use Plan (Google Project) DSAP = Diridon Station Area Plan



Planning Update and Next Steps

Downtown West / DSAP Engagement

- Leininger Center – Nov. 18, 2019
- Gardner Community Center – Dec. 7, 2019
- Three (3) SAAG Small Group Community Meetings
 - November 19, 2019
 - November 21, 2019
 - December 2, 2019
- SAAG Regular Meeting – January 16, 2020
- Previous Engagement
 - Engagement done for the Strong Neighborhood Initiative (SNI) Plans, 2014 DSAP, the Downtown Design Guidelines and the two years of SAAG process (including Diridon Community Engagement report) is also being considered in the development of the plan.



Planning Update and Next Steps

DSAP - What we did with the input

- Analyzed potential development capacity increases and considered City policies for Job/housing balance
- Land use concept approach puts homes and offices closer together in more areas than the 2014 DSAP, which allows for a potential increase in walking, biking or other low impact ways of travel
- Height concept approach includes transitional concepts and compatibility with surrounding neighborhoods
- Potential boundary expansion to the east to include Google's entire project within the DSAP, and allow for potential park and trail development

“Activate 24/7, with eyes on the street. Recognize the balance needed— not just office uses”

“Opportunity to increase heights and plan to maximize housing as best use”

“Beyond the Google project, what is the City's plan for the rest of the area (capacities, residential units, office space, traffic, etc.)?”

“Focus on pedestrian and non-vehicular modes of transportation”

“Missing opportunity to improve Los Gatos and Guadalupe River Park trail [connections]”

“Boundary expansion east to 87”

“Shorter heights near creeks and neighborhoods”



Planning Update and Next Steps

Community Engagement

Community Partners

- African American Community Service Agency
 - Catalyze SV
 - Friends of Caltrain
 - Latino Business Foundation
 - San Jose Jazz
 - SOMOS Mayfair
 - Trinity Episcopal Cathedral
- Helped distribute information/survey to the public, focusing on underrepresented populations.
 - Contracts have been extended to January 2021 to allow for community partner-hosted events on DSAP, pending change in County Public Health order.



TRINITY
EPISCOPAL
CATHEDRAL
IN THE HEART OF SAN JOSÉ



FRIENDS
OF
CALTRAIN



SAN JOSE JAZZ

CATALYZE SV



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Planning Update and Next Steps

Community Engagement Going Forward

- **Virtual Office Hours**
 - Planning staff will be available one (1) hour a week to answer questions on Diridon Station Area Plan (DSAP)
- **Community Meetings**
 - Online only, pending change in County Public Health order
 - Staff will host community meetings on DSAP and Downtown West : *September – October*
 - Google will post six (6) recorded videos (visit [g.co/sanjose](https://www.google.com/sanjose)) : *mid June – late August*
 - Google will host community meetings : *September – October*

Development Agreement (DA) Update: Overview

Over the past 6 months staff has been:

- Doing significant work on the draft Environmental Impact Report (EIR) and related documents
- Working through the development program
- Developing strategies to deliver benefits

As the project takes shape, staff and consultants are work to analyze the value of the City's legislative actions.

Memorandum of Agreement (MOU)

The MOU approved the City Council on 12/4/2018 states that, **“The value of Community Benefits” will be established from “sharing a portion of the value created”, by the City’s Legislative action.** The MOU also calls for accounting for project feasibility.

City Legislative Acts

- Increase Development Capacity
- General Plan / Zoning Changes
- Street Vacations
- Parking Reductions
- Design Standards and Guidelines
- Diridon Station Area Plan (DSAP) Amendment
- Development Agreement



Community Benefits Framework

- Community Benefit Priorities (from City Council):
 - Affordable Housing
 - Displacement Prevention & Community Stabilization (including preservation and protection of homes)
 - Jobs and Education

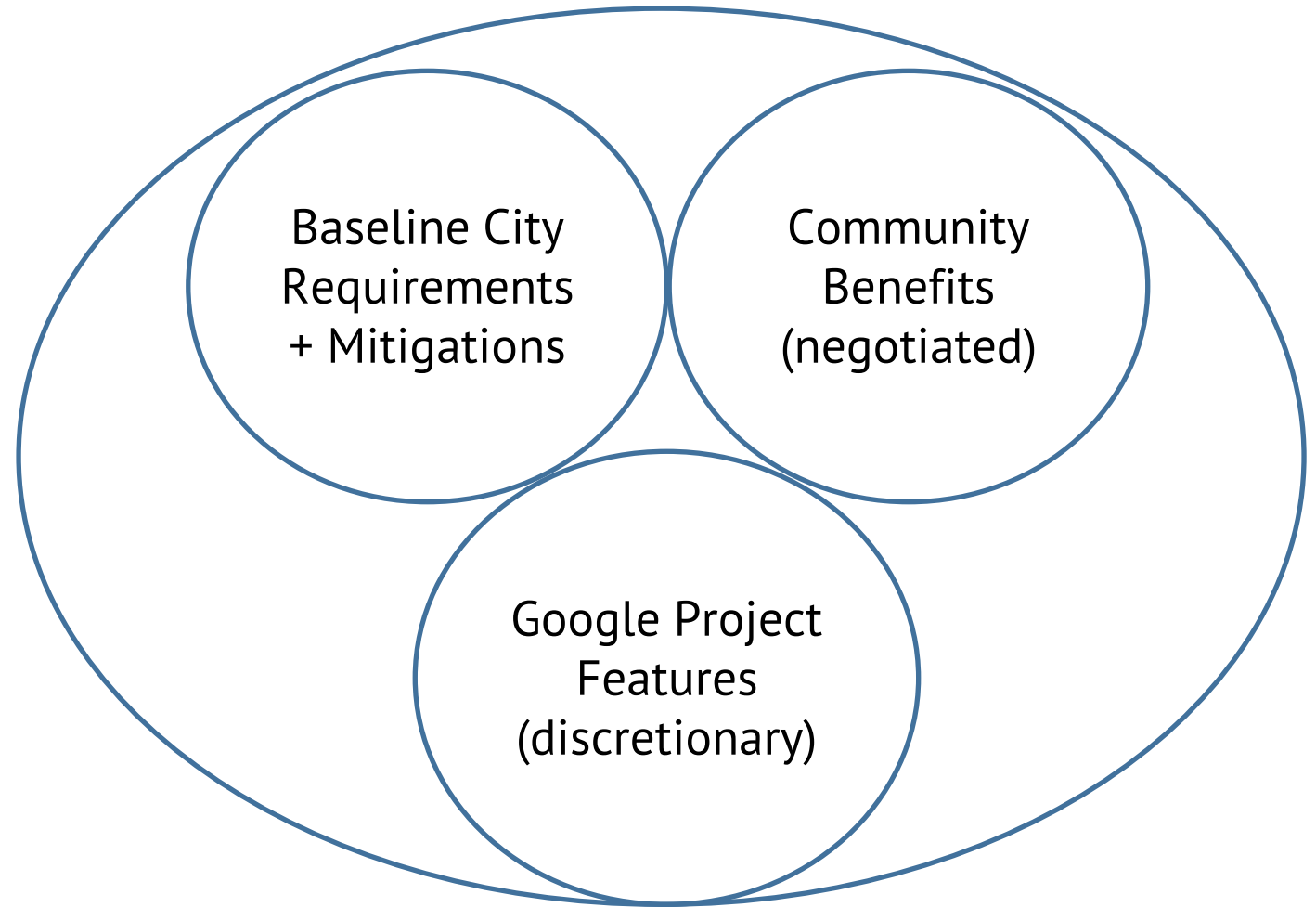
Fulfilling Project Requirements

- **Affordable Housing:** Mix and composition of affordable housing.
- **Parking:** Number of spaces in what configuration and location (impacts project cost)?
- **Infrastructure:** What is desired vs. what is required to support development capacity?



The Types of Public Benefits

Public Benefits to our community will come **from all three components** of the project.

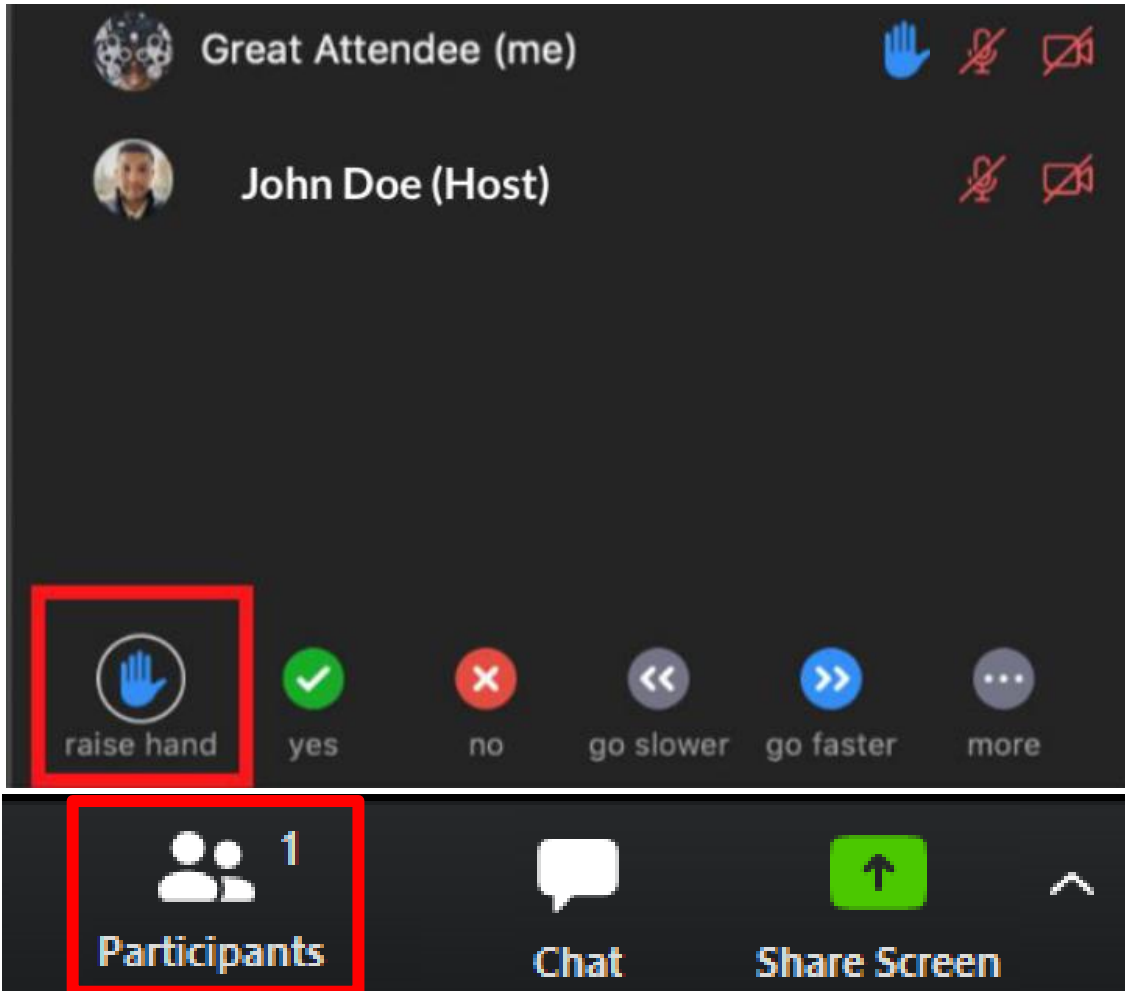


Schedule

- **September City Council Study Session:** Discuss insights into the Development Agreement (DA)
- Staff will present the DA to the SAAG in **early-2021**, with prior updates along the way
- Council review of the project and associated approvals in **March/April 2021**, including the DA

SAAG Discussion – Planning Update + Next Steps

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Spring Outreach 2020 Outreach and Online Survey Results

Consultant: Matt Raimi

Spring Engagement



Diridon Station Area Plan



Transportation



Parks, Recreation, and Open Space

Nicolle Burnham, Deputy Director Parks, Recreation & Neighborhood Services

March 30, 2020

- **Significantly modified because of COVID**
 - Provide updates on all the work underway in the Downtown and Diridon Areas
 - Address specific, critical questions across multiple topic areas
- **Topical Presentations** with comment form on the Diridon Station Area Plan; Parks, Recreation and Open Spaces; and Transportation
- **Online Survey** with **606 Survey responses** (583 in English, 10 in Spanish, 13 SAAG).
- All Materials in **English** and **Spanish**
- Multiple rounds of outreach
 - Emails to community members through e-database
 - Community Partners reached out to their members
 - Calls and emails to SAAG

Survey Feedback and Planning Efforts

Amending the DSAP

- Building Heights
- Amount of Housing
- Amount of Commercial

Downtown Transportation Plan

- Exciting Improvement Ideas
- Concerning Improvement Ideas

Department of Parks, Recreation and Neighborhood Services

Google Project

- Programs and Services
- Community Center

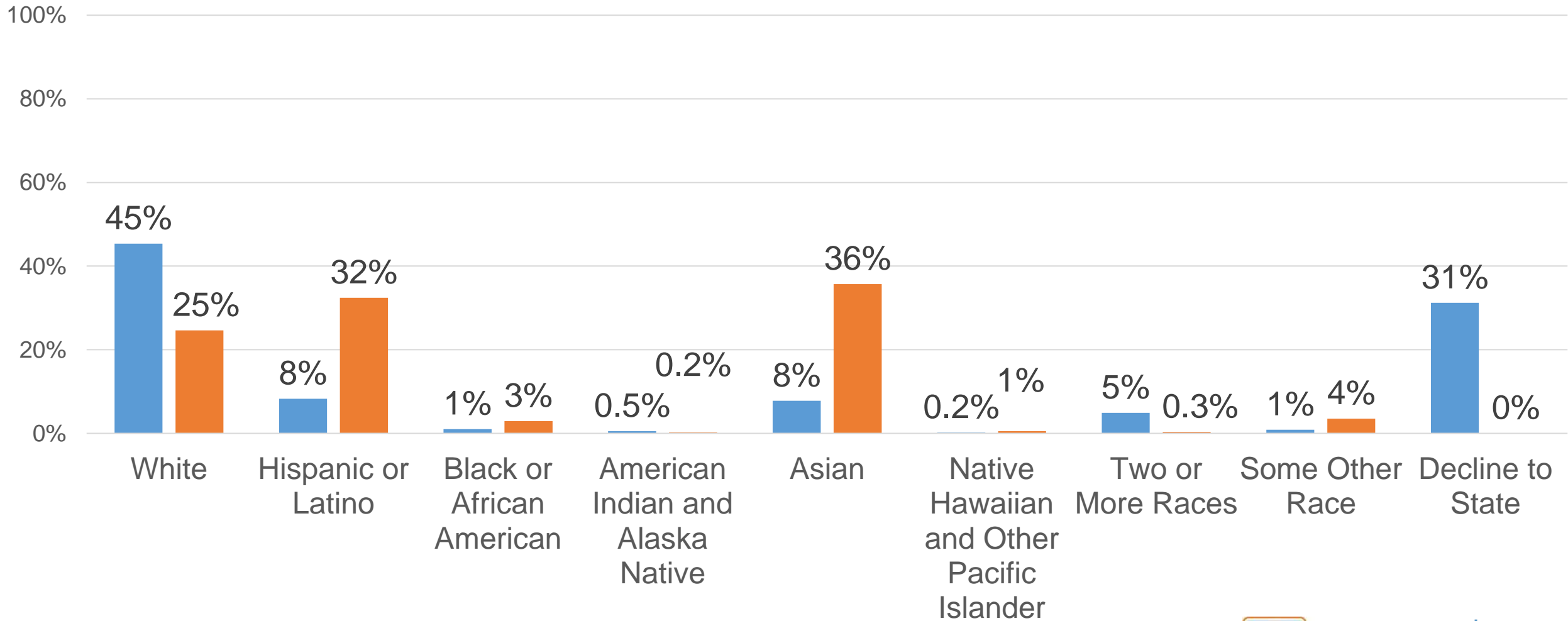
Affordable Housing Implementation Plan

Google Project

- Affordable Housing
- Community Stabilization Fund
- Job Training and Education
- Other Community Benefits

Survey Results – Race/Ethnicity of Respondents

Race/Ethnicity



*Hispanic or Latino of any Race
All other races are alone*

■ Survey Respondents ■ City of SJ (Census 2018)

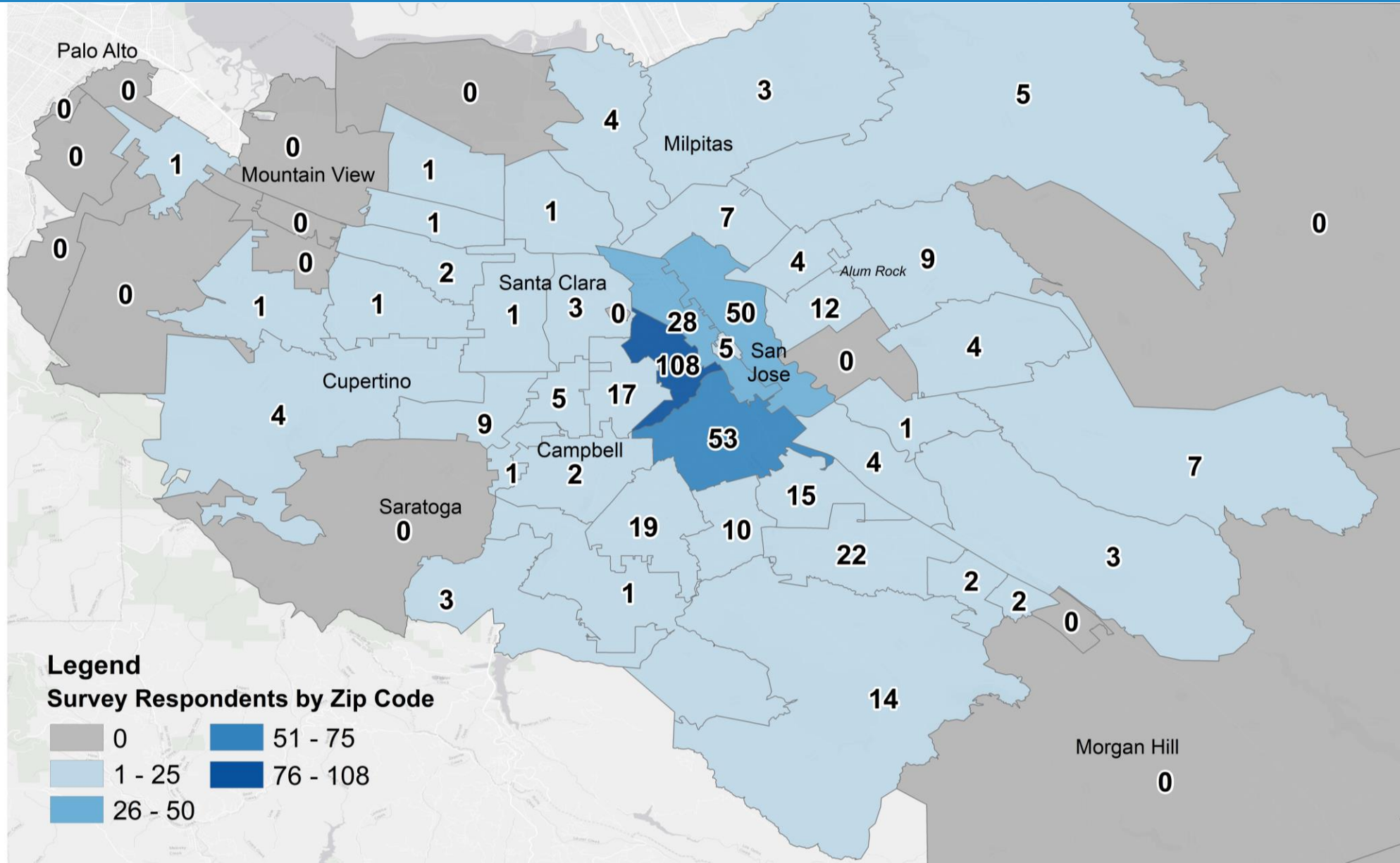


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Survey Results – Location of Respondents

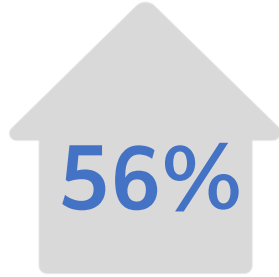


Survey Results - Demographics

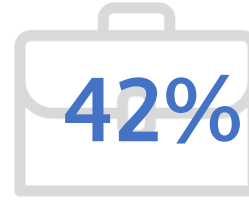
95126 Zip code with the most respondents



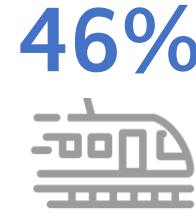
56% Own the home they live in



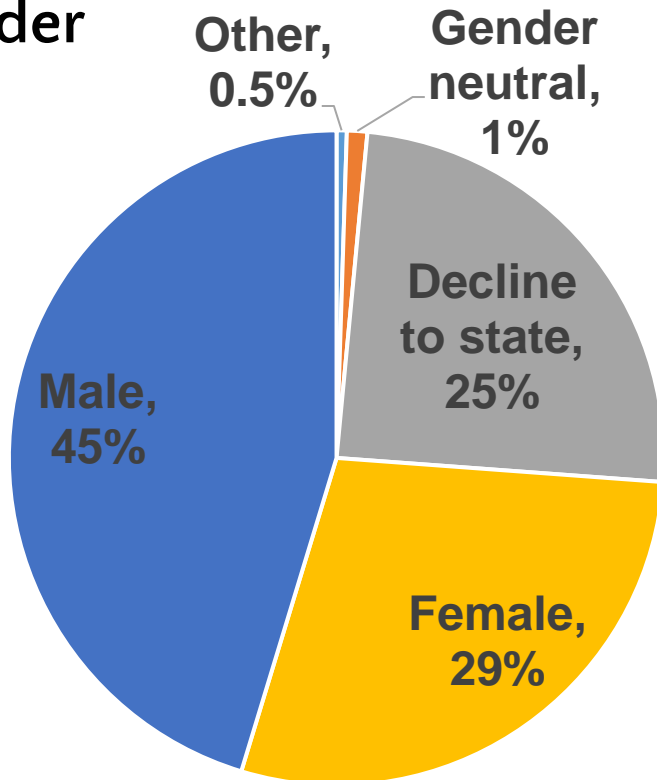
42% Work or go to school in San Jose



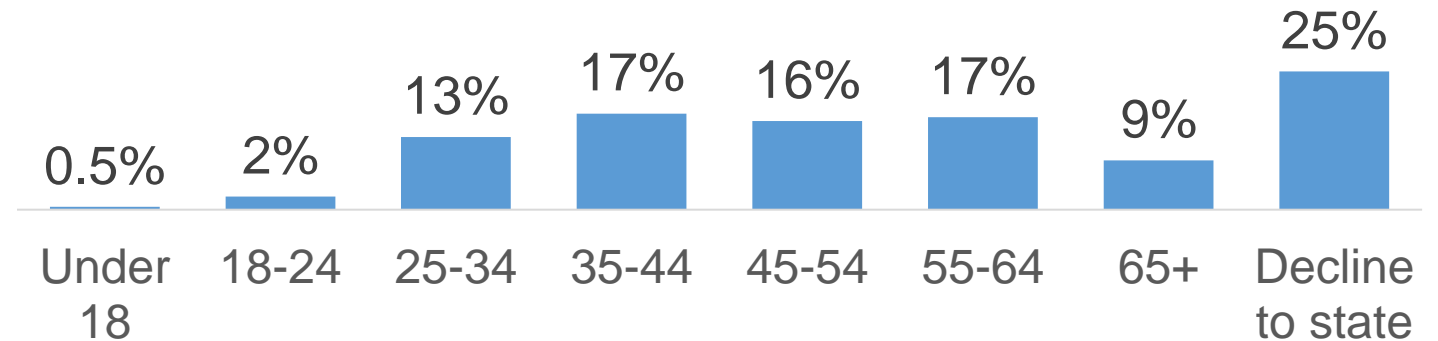
46% Occasionally use Diridon Station Area



Gender



Age



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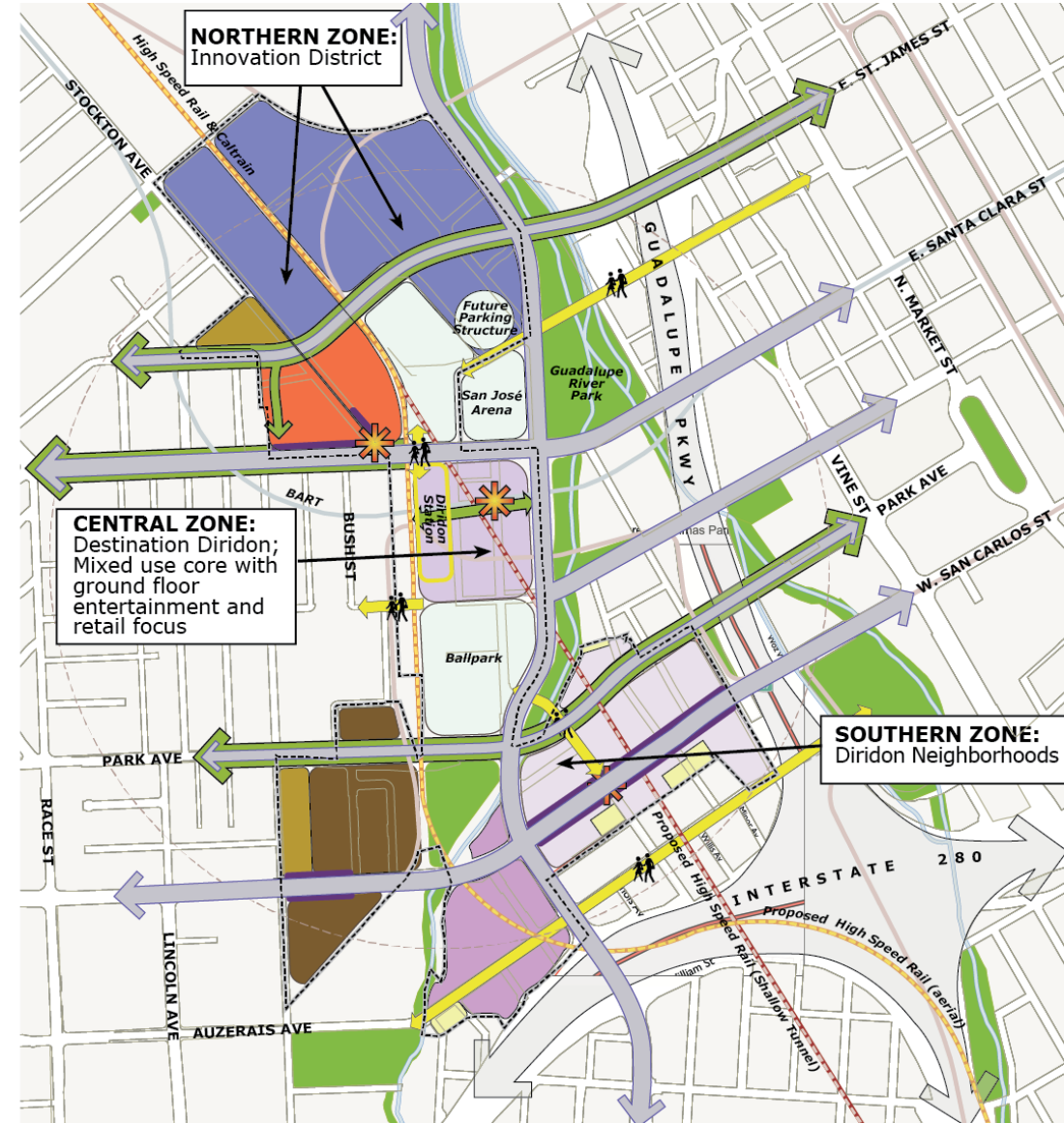
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Amending the Diridon Station Area Plan (DSAP)

Preliminary Concepts

Background on the DSAP

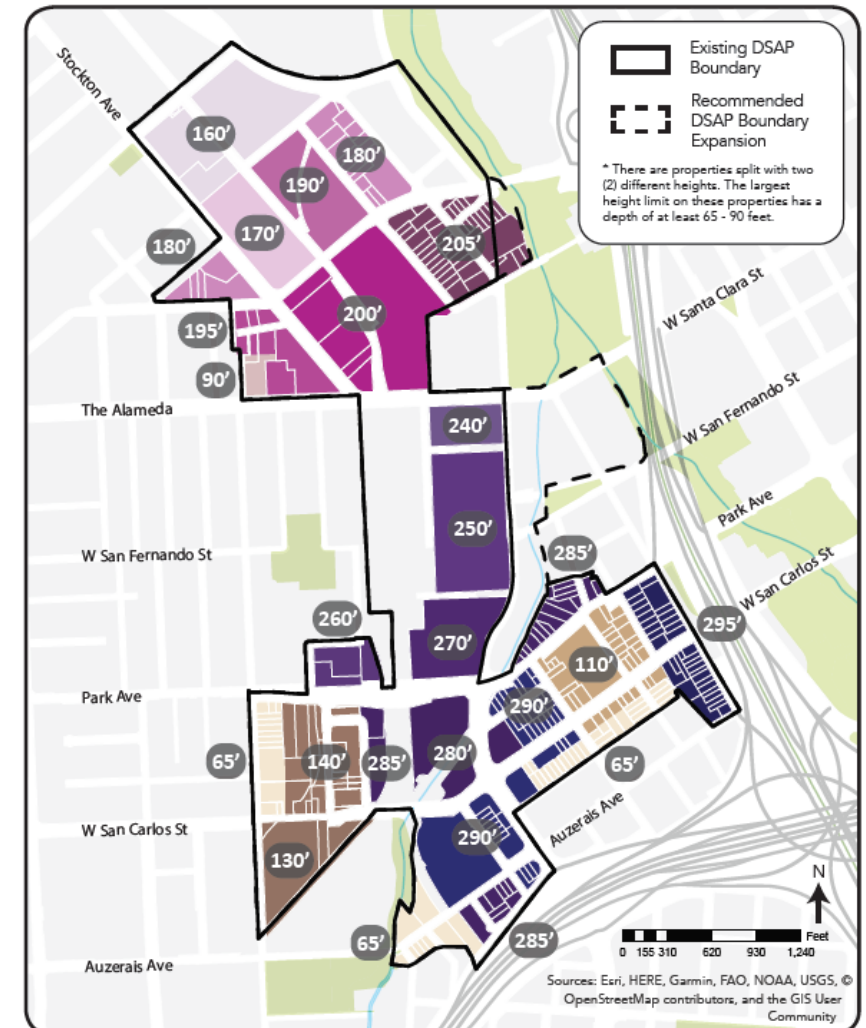
- Adopted in 2014
- Environment has changed
 - No ballpark
 - Council decision to allowing for greater height limits
 - Bay Area housing crisis
 - Rapid expansion in jobs
 - More clarity on transit expansion at the Diridon Station
 - Google's Downtown West proposal
 - Multiple Downtown and Citywide studies and plans with new/updated information



Proposed Changes to DSAP

- Overall vision generally remains the same
- Expand the plan boundary: proposed Google project, other approved projects and vacant lands
- **Modification of allowed land uses** resulting in a greater mixing of uses, more flexibility to respond to changing market demands and a jobs-housing balance.
- **Increase allowed building heights** in portions of the DSAP area
- **Expand development capacity** to accommodate and increase amount of development
 - Google Project: **5,900 dwelling units** and **7.3M Commercial square feet**
 - Total DSAP: **12,900 dwelling units** and **12.9 M square feet**

DSAP Preliminary Concept Heights

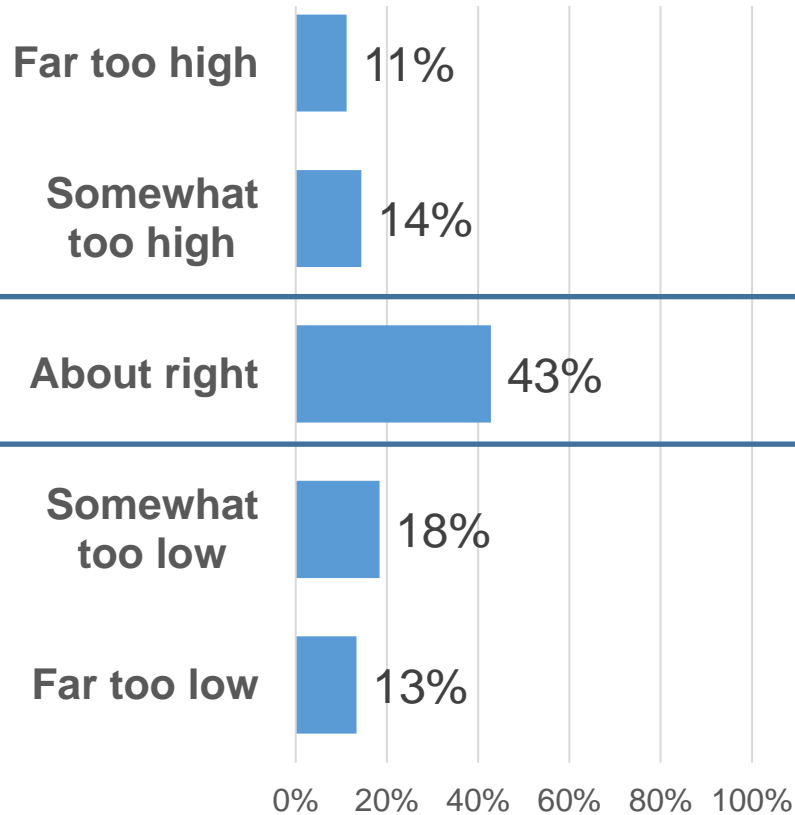


*Reflects Downtown West application as of October 2019

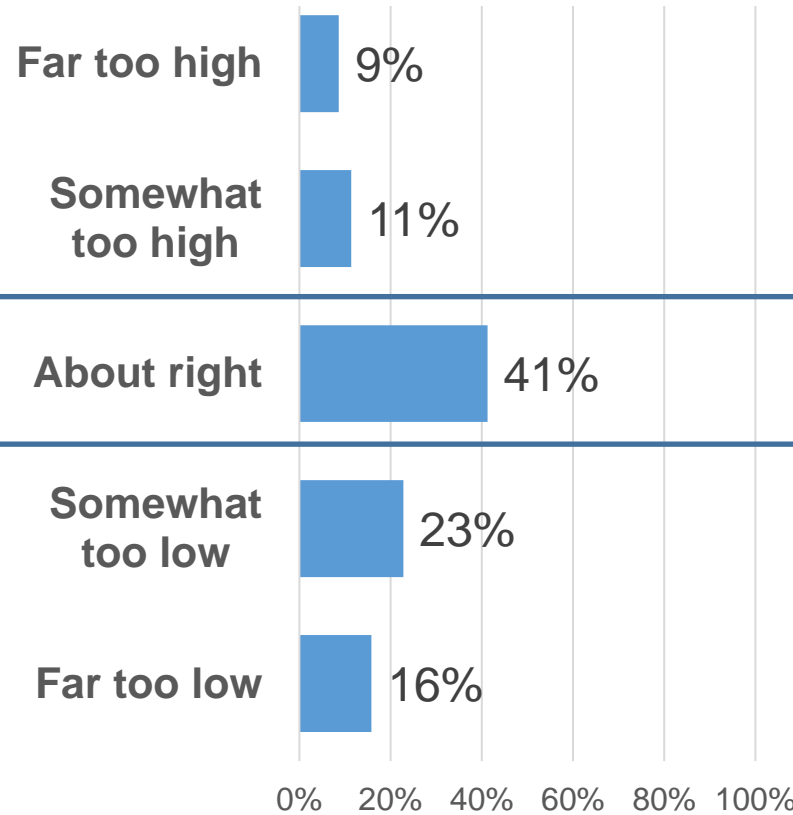
Survey Results - Amending DSAP

Thinking about the building heights, amount of housing and commercial staff is looking at for the DSAP, do you think they are:

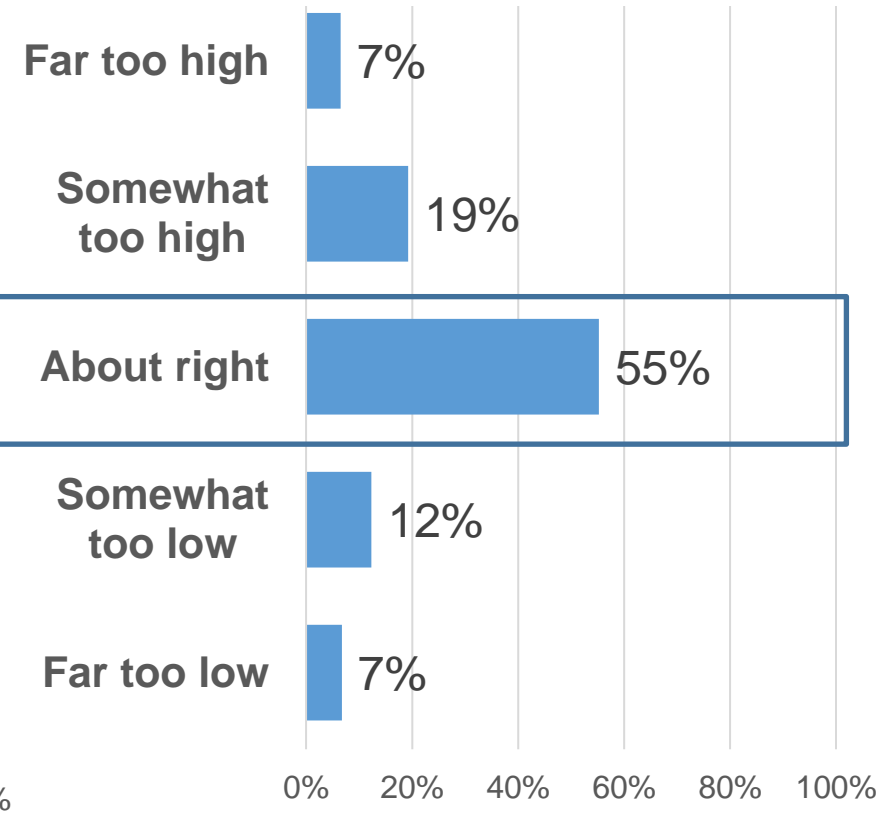
Building Heights



Housing



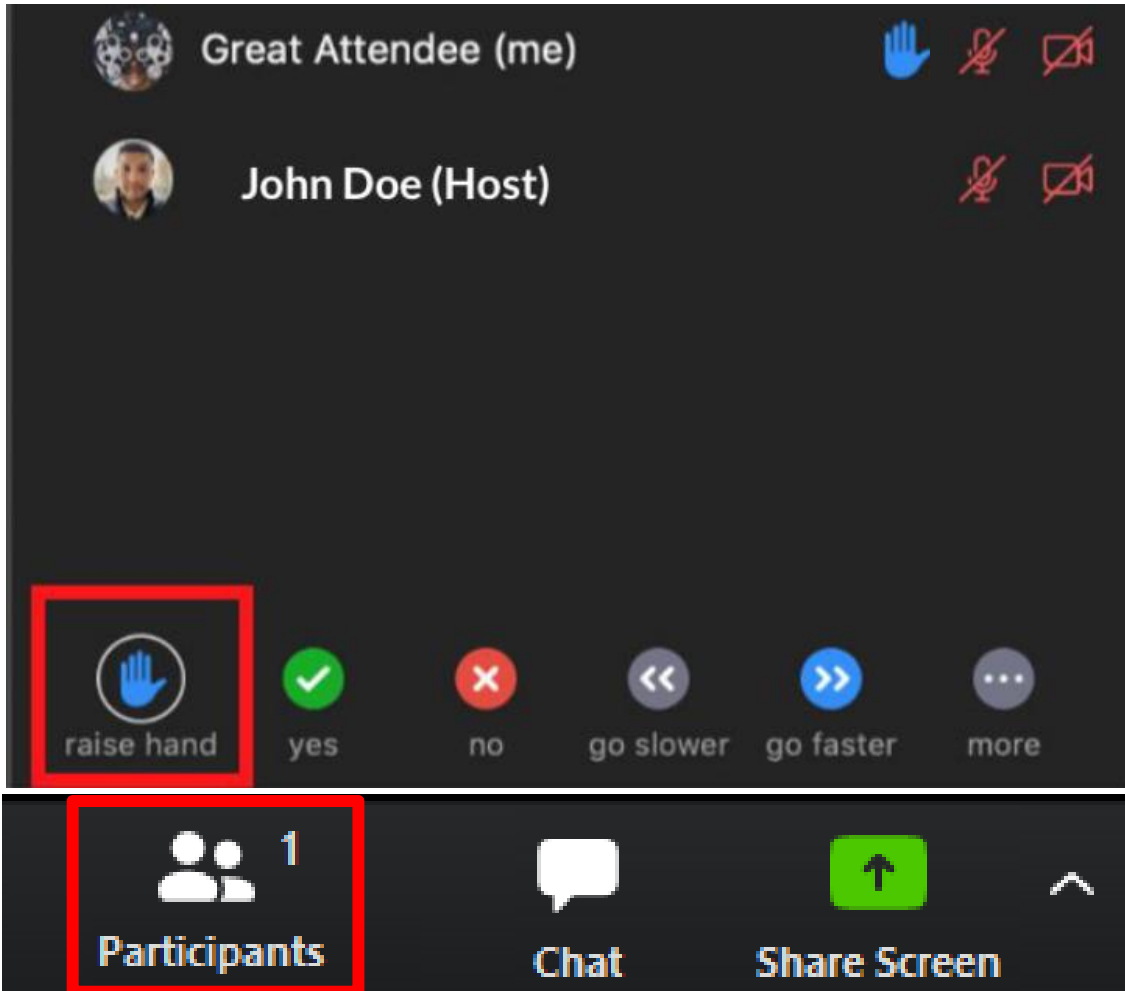
Commercial



SAAG also said About Right for all 3 questions

SAAG Discussion – Diridon Station Area Plan

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Potential Transportation Improvements

Background on Transportation Plans, Projects, and Proposals in Diridon Station Area

- Multiple transportation plans, projects and proposals that impact the Diridon Station Area.
- **Integrating** plans and proposal for a cohesive transportation network
- Public Draft of **DSAP Transportation chapter** will be released in the Fall

Diridon Integrated
Station Concept Plan

Google's Downtown
West Proposal

Downtown
Transportation Plan

San Jose Bike Plan



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Priorities for Transportation Network Integration

- Expanding **transit service, efficiency and access**
- Ensuring **pedestrian and bicycle safety and access** in plans and project review to create inviting sidewalks, paseos, and bike infrastructure
- Analyzing **transportation and circulation effects** in and around the area
- Studying **parking and developing policies** to balance current and future demands
- Understanding how land use and transportation decisions will **impact existing neighborhoods** around the DSAP area



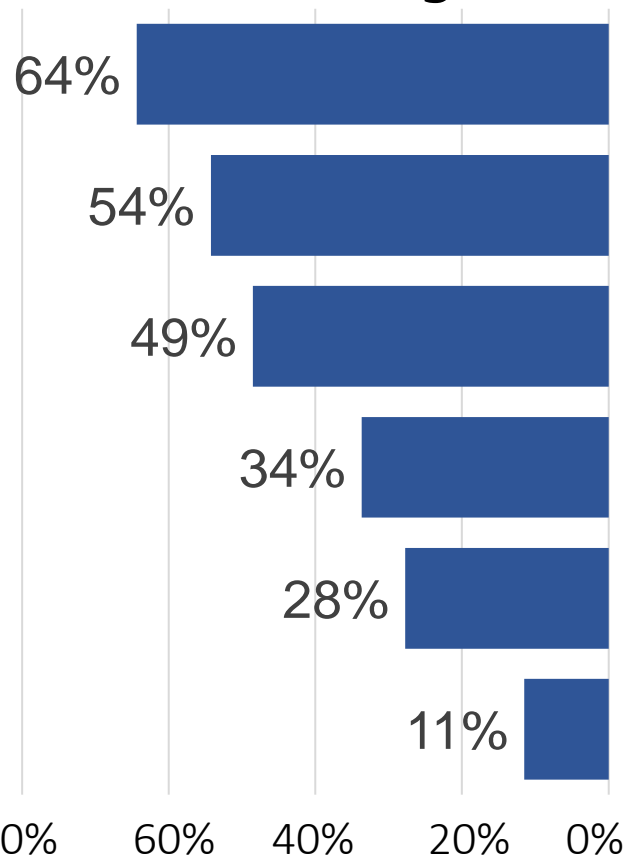
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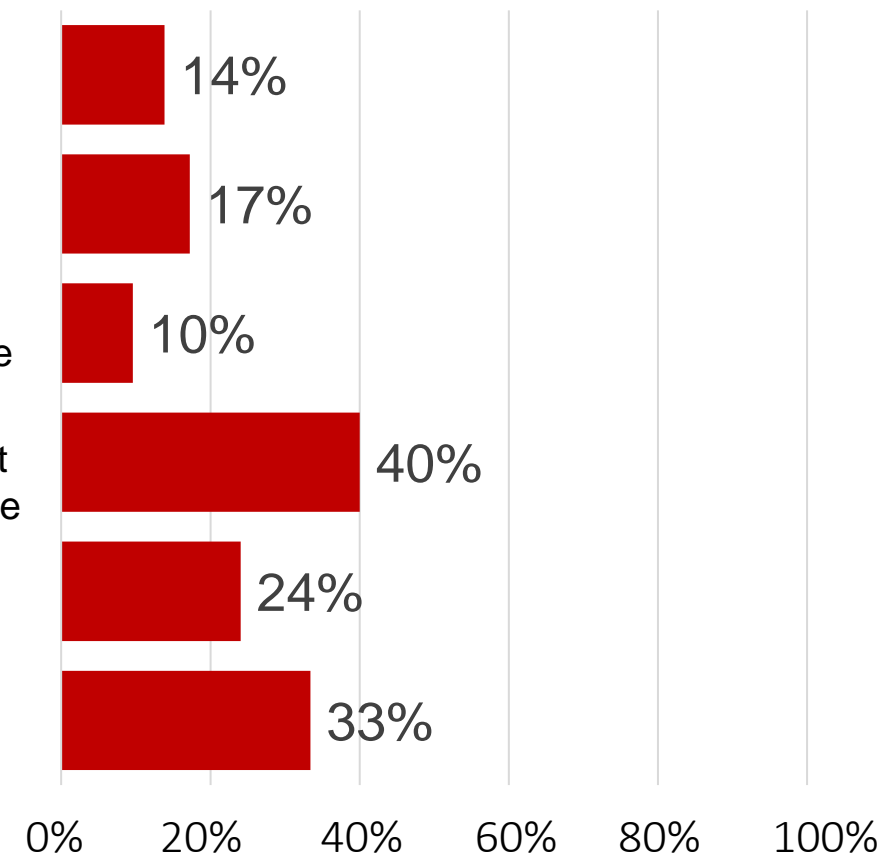
Survey Results – Transportation Improvements

Which of staff's initial ideas for the Diridon Station Area and/or Downtown Transportation plans are most exciting and concerning to you, if any?

Exciting



Concerning

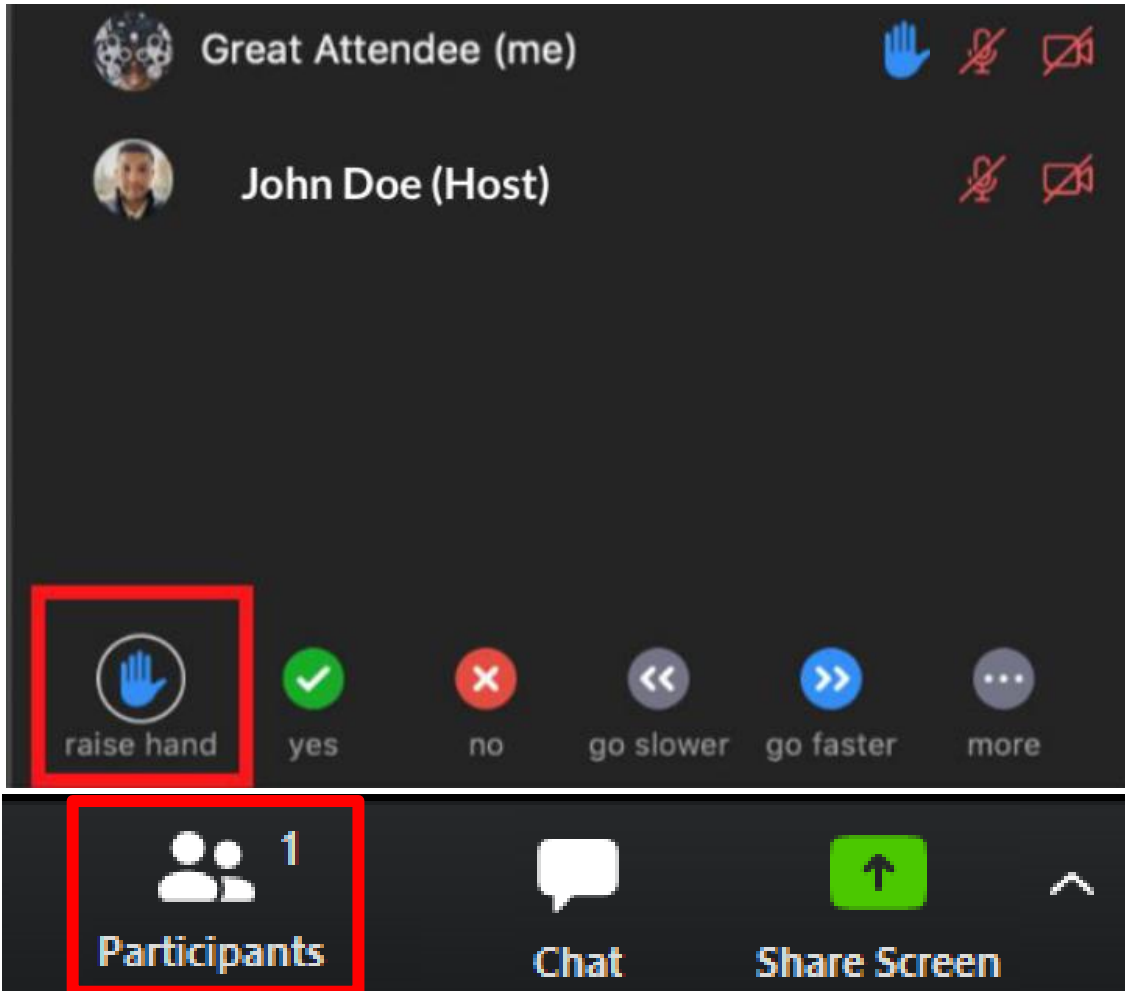


SAAG Top 3: Same

SAAG Top 3: Close the SR-87 off-ramp/improve SR-87/Julian Street interchange, Addition of public service lanes, and None of the above

SAAG Discussion – Transportation Improvements

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Community Services and Facilities and Parks, Recreation and Open Space

Background

- **2014 DSAP**
 - Diversity of community services and facilities
 - Open Spaces Concept: Distributed spaces interconnected with walkways and paseos.
- **Environment has changed**
 - Large multi-acre “**suburban parks**” not envisioned; focus shifted to urban park concepts
 - “**Daylighting**” Los Gatos Creek not feasible at this time
- DSAP Amendments projected parkland goal of **62 acres** or equivalent recreation amenities (3 acres per 1k new residents)
 - Meeting the goal through Land Dedication, In-Lieu Fee, or Recreation Improvements



Key Priorities

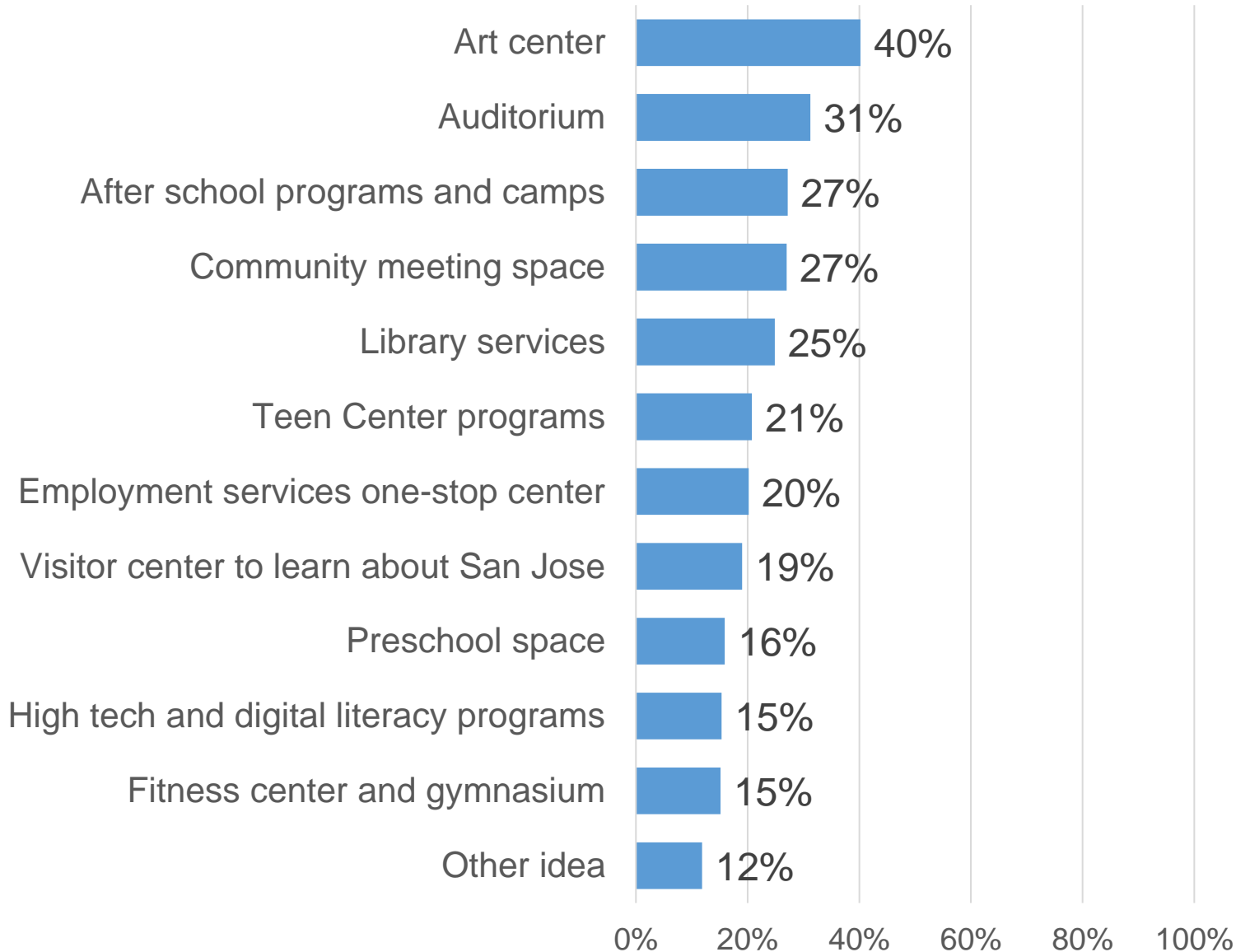
- Identifying preferred **trail alignment and open space areas**
- **Complete Los Gatos Creek Trail as Paved Off-Road Corridor**
- Creating **small interconnected parks and open spaces**
- **Centralized community center** with multiple services and types of spaces
- Providing **programs and services** that emphasize job training, continuing education and access to opportunity

Focus of Survey: Community Services and Facilities



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Survey Results - Programs and Services



Considering the planned growth of the Downtown, please indicate the three programs and services you are most interested in seeing in the Diridon Station Area:

Other Ideas

- **Safe Open Spaces** in DSAP like large spaces with programming
- **Improving and connecting Guadalupe River Trail to Los Gatos Creek**
- **Flexible Community Meeting Space** for community and non-profits

SAAG top 3: Community meeting space, Employment services one-stop center, and preschool space



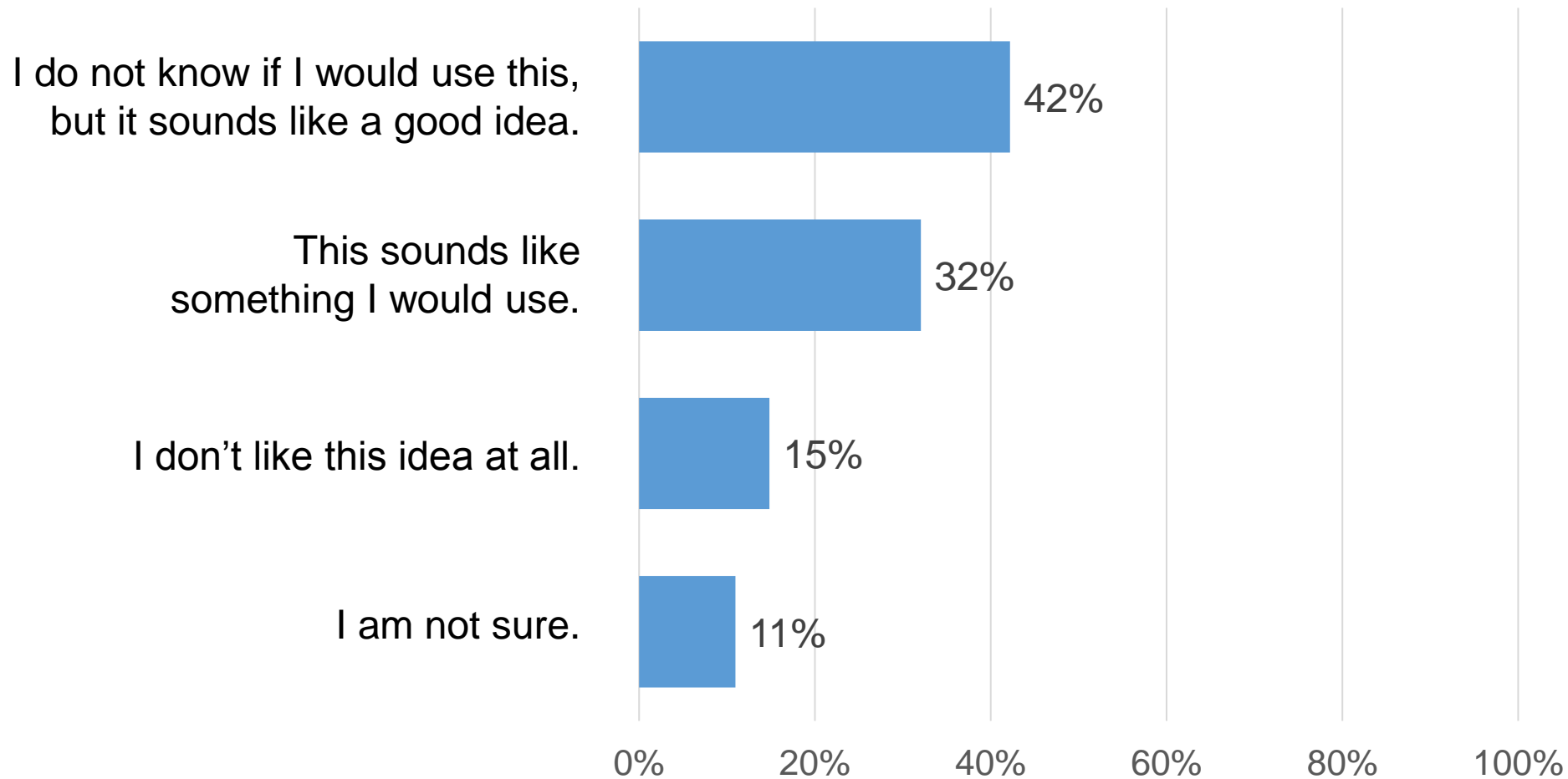
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Survey Results - Community Center

Please indicate your reaction to a community center in the Diridon Station Area



SAAG top response: *This sounds like something I would use*

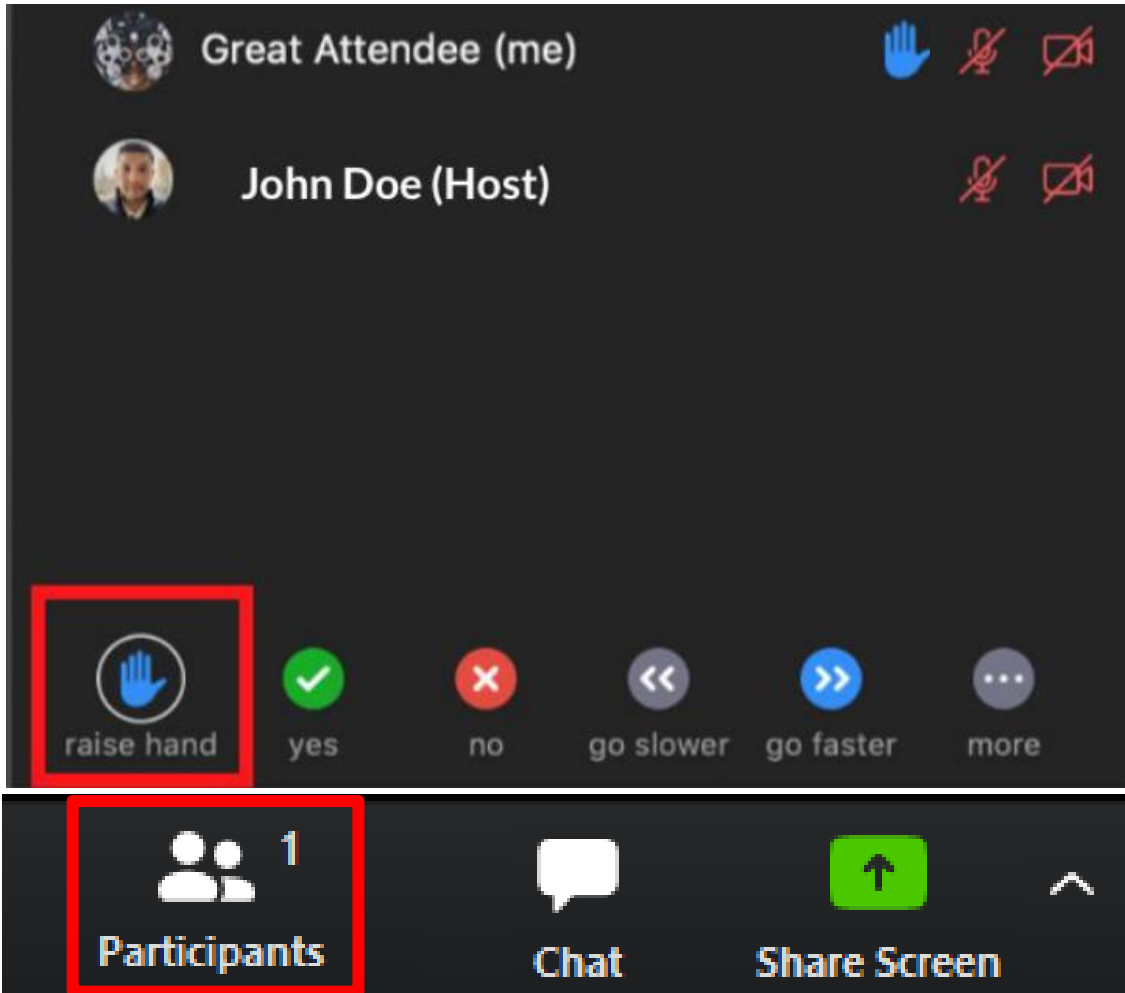


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SAAG Discussion – Community Services + Open Space

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Affordable Housing and Community Benefit Preferences

Affordable Housing, Anti-Displacement, Job Training/Education

Background on Community Priorities and Community Benefits

- Community Priorities based on Diridon Engagement process:
 - **Providing affordable housing** throughout the City at all income levels, 25% of affordable housing in station area, and maximizing affordable housing built near transit throughout the City.
 - **Protecting residents from displacement**, overcrowding and becoming homeless.
 - **Increasing job training and educational opportunity** for residents
- There is interest in establishing a “**Community Stabilization Fund**” to help reduce displacement throughout San Jose.
- The City anticipates that most of the Google Project Development Agreement community benefits will be dedicated to the top priorities listed above.

Affordable Housing
Implementation Plan

Google Project



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Survey Results - Affordable Housing

Assuming there is a limited amount of subsidy available for affordable housing, which is more important to you?

Maximizing the number of apartments built for extremely low-income households, potentially resulting in fewer apartments being built due to the large subsidy required for each apartment.

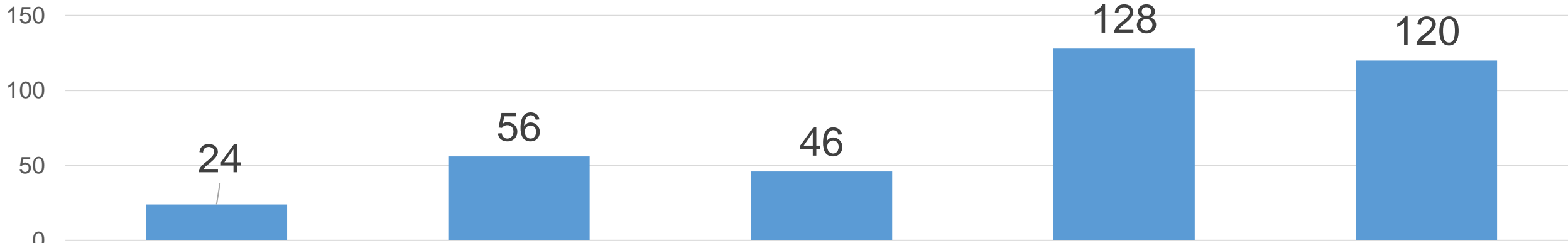
SAAG
3.08
Neutral/Balanced

Public
3.71

Building affordable apartments for households at various income levels, potentially resulting in more apartments being built due to the smaller subsidy required for each apartment.



Responses



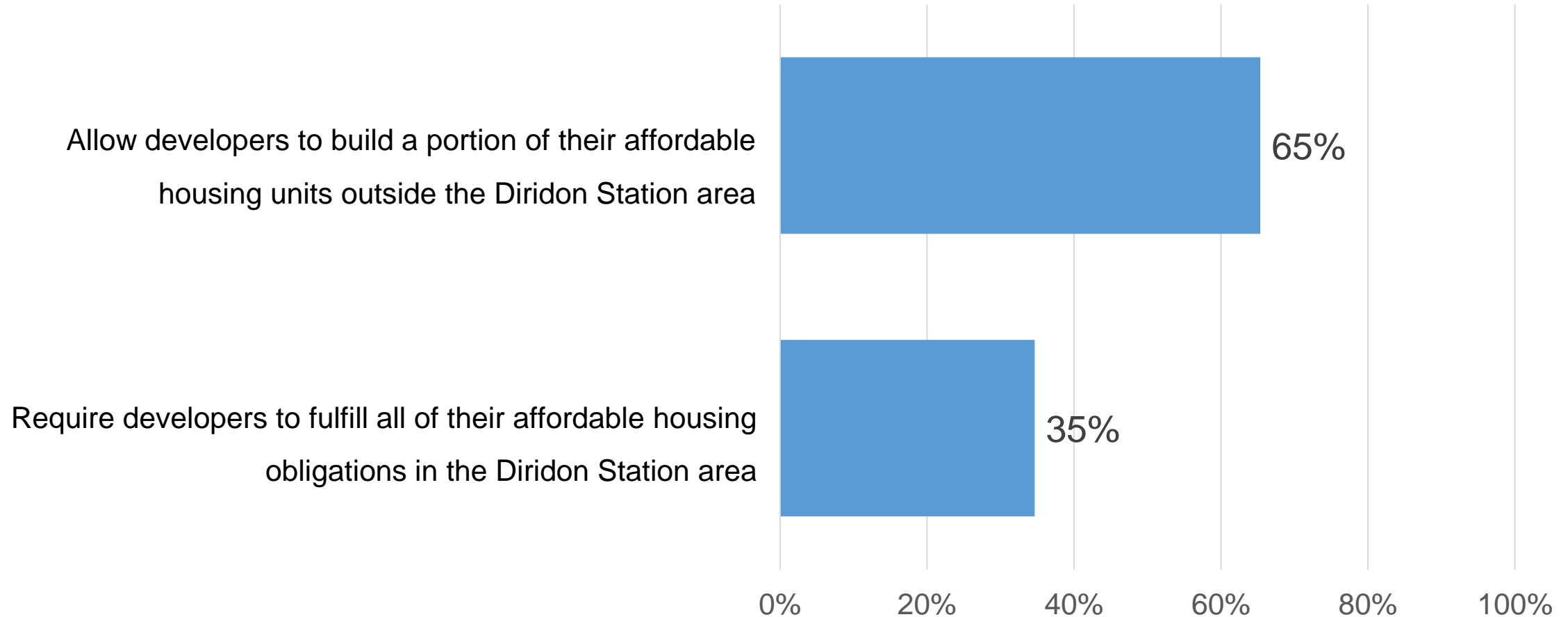
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Survey Results - Affordable Housing Location

Which of the following options do you prefer for Affordable Housing Location?



SAAG: 50/50 response

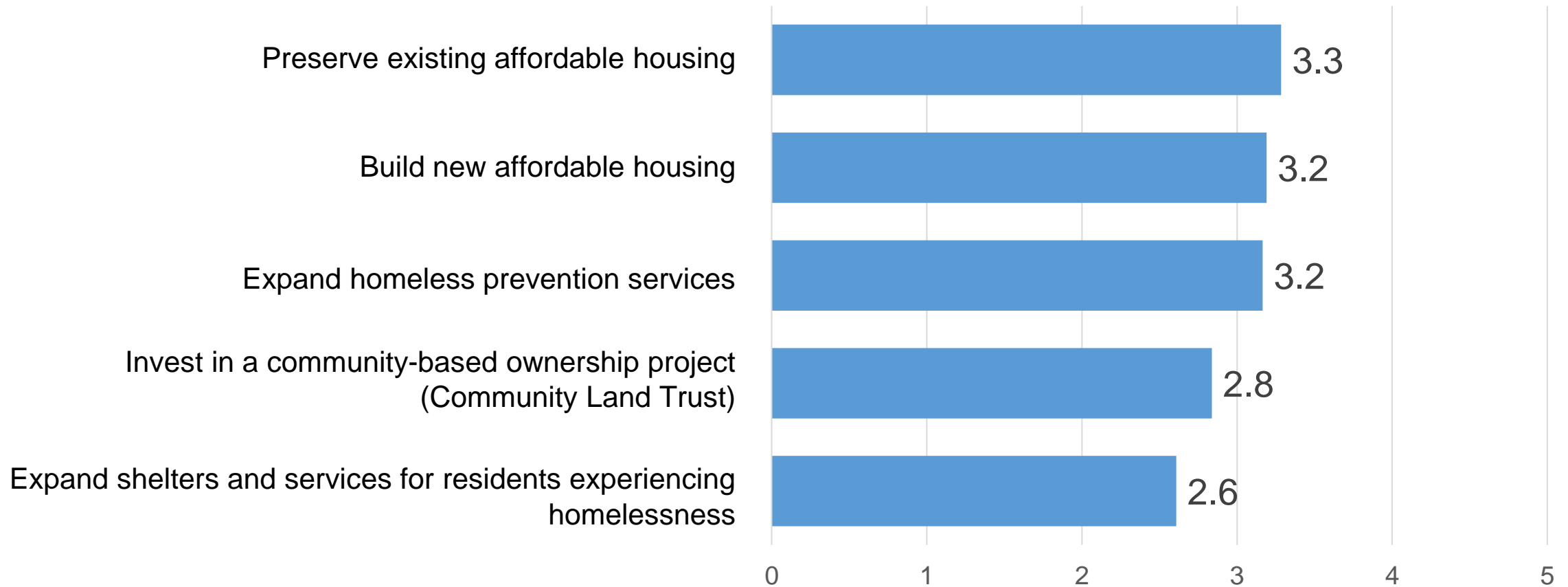


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Survey Results - Displacement Prevention

Rank your preferences for the following potential uses of a Community Stabilization Fund.



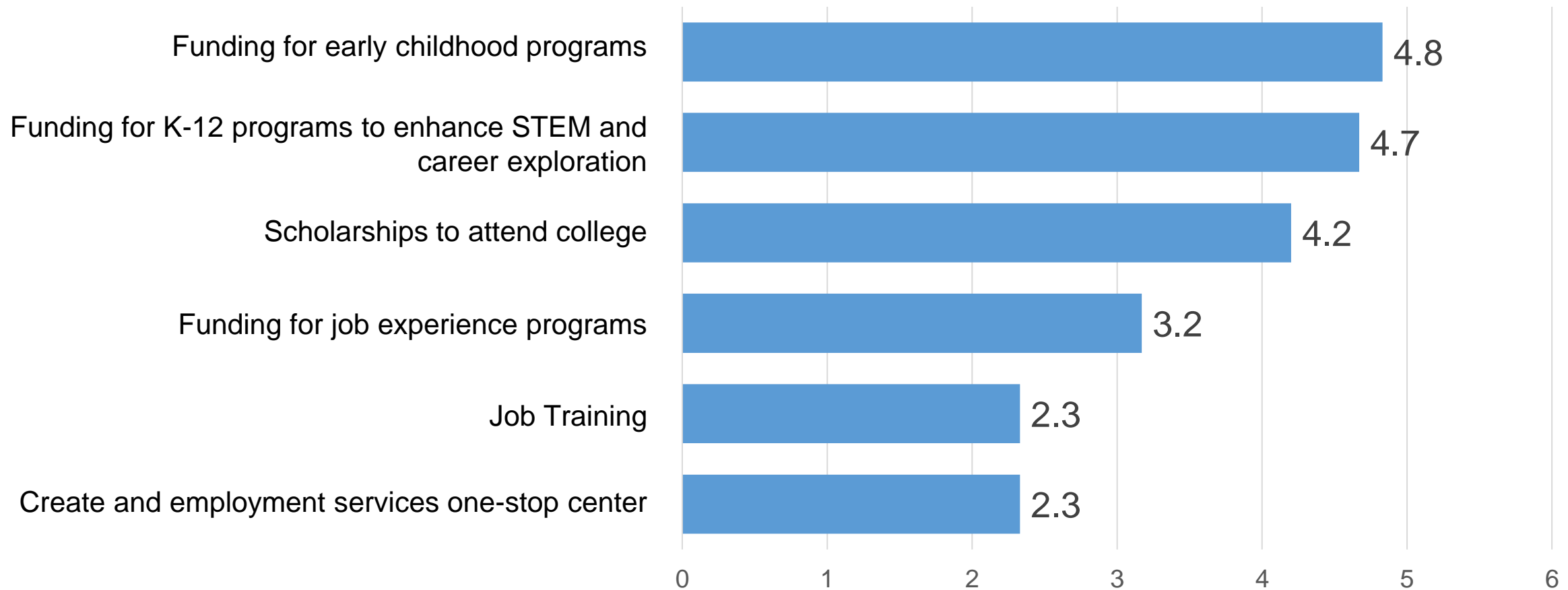
SAAG top 3: Preserve existing affordable housing, build new affordable housing, and invest in a community-based ownership project



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Survey Results - Job Training and Education

Rank the following ideas in the order that is most important to you to increase job training and educational opportunities.



SAAG top 3: job training, funding for job experience, and funding for early childhood programs



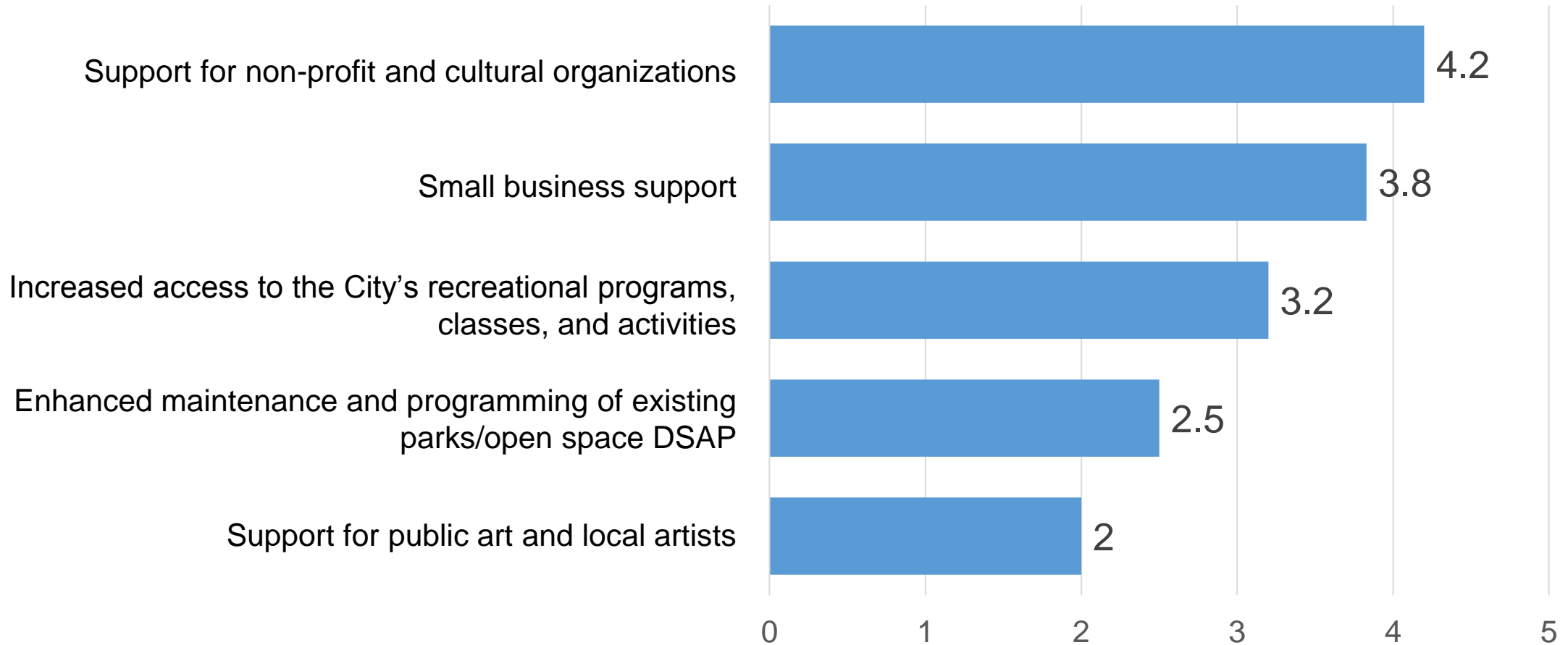
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Survey Results - Other Possible Components of the Community Benefits Plan

Please rank the relative importance of each of these other potential community benefits:



SAAG top 3: Small business support, enhanced maintenance and programming for existing parks/open spaces, and support for non-profit and cultural organizations



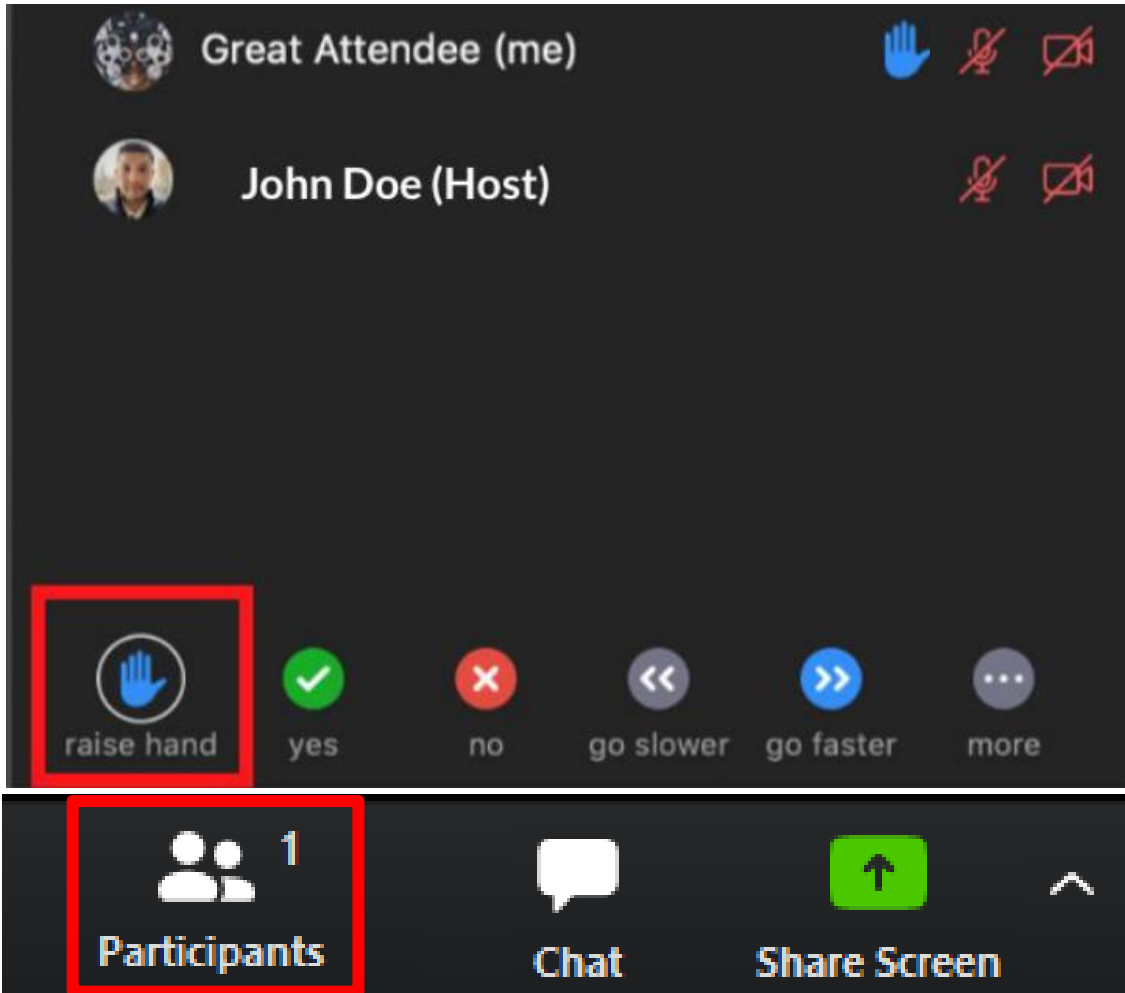
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

SAAG Discussion - Housing and Community Benefits

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.

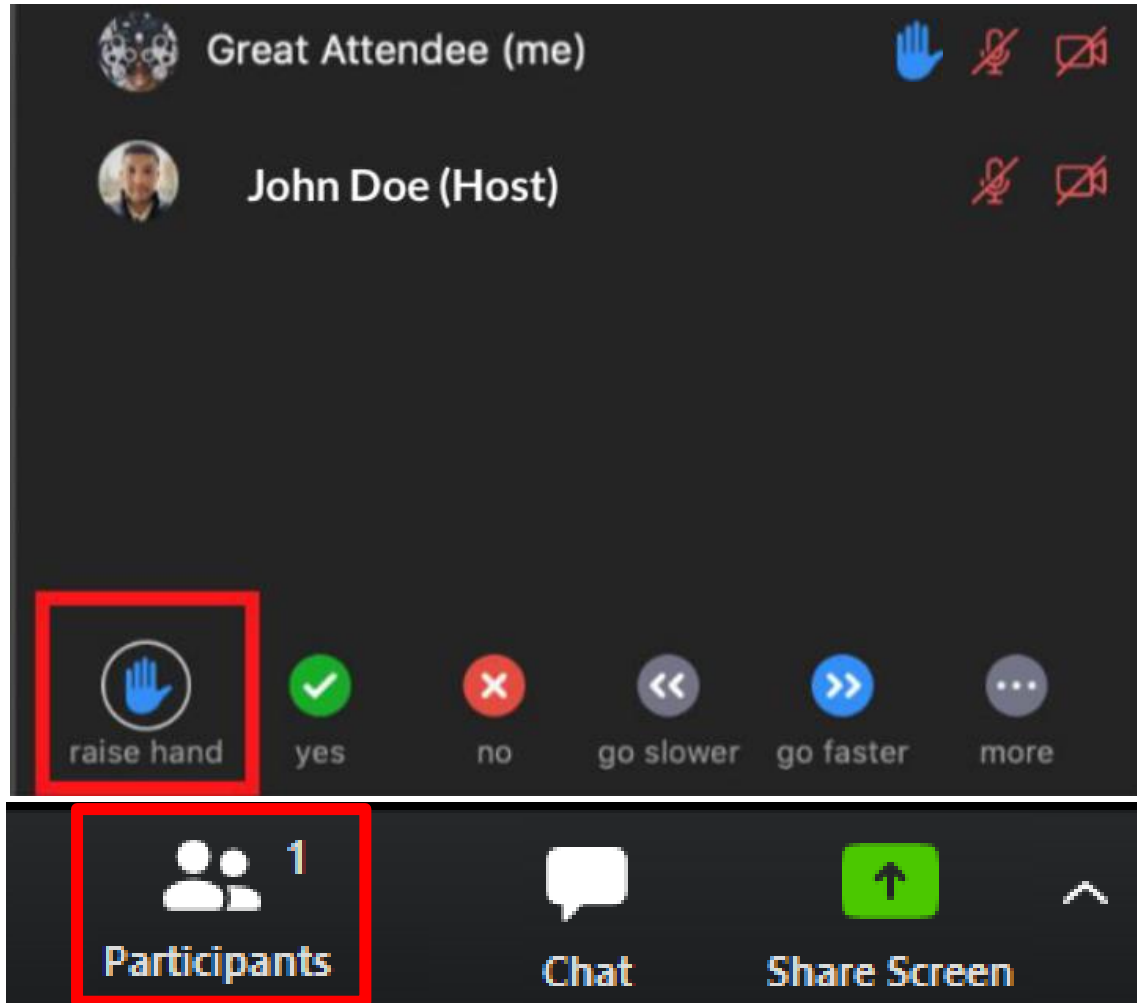
The meeting facilitator (Dave) will recognize you and unmute your mic.

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

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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.

Next Steps - Upcoming Engagement

Next SAAG Meeting – September (tbd)

Community Engagement: upcoming opportunities

- Virtual Office Hours
 - Planning staff will be available one (1) hour a week to answer questions on Diridon Station Area Plan (DSAP)
- Online meeting platforms, pending change in County Public Health order
 - Staff will host community meetings on DSAP and Downtown West : *September – October*
 - Google will post six (6) recorded videos (visit [g.co/sanjose](https://www.google.com/sanjose)): *mid June – late August*
 - Google will host community meetings : *September – October*

Thank You!

Stay Tuned:

www.diridonsj.org



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