Station Area Advisory Group (SAAG) Meeting

Monday, November 9, 2020 | 6:00 PM
La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:

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

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

**City Staff planning to attend**

Lori Severino – *Diridon Program Manager*

Kim Walesh – *Deputy City Manager*

Nanci Klein – *Director of Economic Development*

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

Robert Manford – *Deputy Director, Development/Environmental Review, PBCE*

Tim Rood – *Planning Division Manager, PBCE*

John Tu – *Planner IV, Planning Division, PBCE*

Jose Ruano – *Planner II, DSAP Project Manager, PBCE*

James Han – *Planner II, Planning Division, PBCE*

Jacky Morales-Ferrand – *Director of Housing*

Rachel VanderVeen - *Deputy Director, Housing Department*

Kristen Clements – *Housing Division Manager*

Jessica Zenk – *Transportation Deputy Director*

Eric Eidlin – *Station Planning Manager*

Nicolle Burnham – *Deputy Director, Capital Projects, Parks, Recreation and Neighborhood Services*

**Consultants**

Dave Javid and Suhaïla Sikand
*Plan to Place*

Matt Raimi and Diana Benitez
*Raimi and Associates*

Note: Meeting is being recorded and livestreamed
Meeting Agenda

I. Welcome
   • Approve Meeting Minutes from September 16, 2020
   • SAAG Agreements and Meeting Facilitation Overview

II. General Process and Community Engagement Update

III. Diridon Station Area Updates
   • Amended Draft Diridon Station Area Plan
   • Diridon Station Area Affordable Housing Implementation Plan
   • Small Business Analysis

IV. Downtown West Update

V. Public Comments
Approval of Meeting Minutes

- September 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.
5. Represent the diverse community; recognize that not all community members are represented at the table

6. No “got you” moments – keep interactions positive and encouraging

7. Work together to think big about the project; be innovative and forward-thinking

8. Have fun!
SAAG Meeting Facilitation

RAISE HAND FEATURE

SAAG Discussion: via Raise Hand feature

By Computer/Tablet – please open the Participants window and select the **Raise Hand** feature at the bottom of the window.

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

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

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

- **Code of Conduct for Public Meetings**

- If you would like to speak during the public comments section at the end of the meeting, please use the Raise Hand feature through the Zoom platform (instructions on the next slide).
  - Same rules as City Council meetings

- You can also submit electronic comments at [www.diridonsj.org/contact](http://www.diridonsj.org/contact).

- Meeting recording and summaries posted at [www.diridonsj.org/saag](http://www.diridonsj.org/saag).
Public Comment Facilitation

RAISE HAND FEATURE

PUBLIC COMMENT

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*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.*
General Process and Community Engagement Updates
Community Engagement to date

Since February 2018…

- 17 SAAG meetings
- 14 SAAG small group discussions
- 16 Community Meetings
- 3 online surveys with 2,263 responses
- ~75,000 page views and 36,000+ unique visitors on diridonsj.org
- 9 pop-ups at community events
- 5 virtual office hours
- Many meetings with community groups
Draft Documents released this fall

- Google’s Downtown West Project: [www.sanjoseca.gov/GoogleProject](http://www.sanjoseca.gov/GoogleProject)
  - Updated submittal, including project-specific Design Standards and Guidelines
  - Draft Environmental Impact Report
- Diridon Station Area Plan (DSAP):
  - Draft Amended DSAP
  - Technical Memo on CEQA approach
- Draft Diridon Affordable Housing Implementation Plan

Videos, context, and feedback forms at: [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020)
Timeline

**Fall 2020**
- Public review of draft documents

**Winter 2021**
- SAAG review of Downtown West Development Agreement

**Spring 2021**
- Public hearings, concluding with City Council to consider project/plan approvals

**Beyond**
- If Downtown West is approved:
  - Design conformance reviews, building permits
  - Construction
  - Operation
- City’s review of other development proposals under the DSAP
- Planning and construction of infrastructure
Public Meetings Planned for this Fall

www.diridonsj.org/fall2020

- Historic Landmarks Commission (Downtown West DEIR): Nov 4
- Parks & Recreation Commission (Info on the Draft Amended DSAP Open Space Plan): Nov 4
- Housing & Community Development (Draft DSA Affordable Housing Implementation Plan): Nov 12
- City Council Study Session: November 16
- Parks & Recreation Commission (Downtown West’s Proposed Open Space Plan): Nov 18
- Planning Commission Study Session: Dec 2
- Airport Land Use Commission: Dec 16
Community Meetings Planned for this Fall

www.diridonsj.org/fall2020

• DSAP Community Meeting: December 3
  o Draft Affordable Housing Plan

• Community partner events, such as:
  o Walking, Biking, and Transit: Nov 13
  o Resident Cafecito (Spanish): Nov 20
  o Community Workshop for Artists/Creatives: Nov 21

• Meetings between staff and community groups

• Online feedback tools
Any Clarifying Questions?

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Diridon Station Area Updates
Draft Amended DSAP

- Draft Amended Plan is available at: https://www.diridonsj.org/fall2020-dsap
- City posted a technical memo on the approach to the environmental analysis
- We are collecting comments and questions through an online feedback form at the same link
- Many opportunities to provide feedback at Fall 2020 engagement events, including a Community Meeting on December 3 (https://www.diridonsj.org/fall2020)
- We encourage comments on the Draft Amended DSAP by January 8, 2021
- We will consider the feedback, make changes to the Draft Amended Plan, and write staff reports with recommendations
- Last stage is the public hearing process - target is Spring 2021 for City Council consideration
Why Amend?

- Land use changes
- Increase heights and capacity
- Align with related plans
  - Mobility
  - Parks, open space, and trails
  - Design
Approach

1. Affirm the general vision
2. Update the 2014 objectives, themes and goals to reflect input received through the 2018-20 outreach process
3. Add an equity lens and updated thinking on environmental sustainability
4. Recommend increased height limits that balance neighborhood compatibility and other goals
6. Propose new General Plan designations to support the recommended development types and levels
Orientation to the Draft Amended DSAP

New chapters include:

- **Introduction** (background, community engagement, objectives, equity)

- **Station Area Development** (land use, building height, urban design, infrastructure, affordable housing)

- **Open Space and Public Life** (parks, plazas, trail links, public art)

- **Mobility** (transportation, parking)

- **Plan Implementation**
Major Changes in the Draft Amended DSAP

Boundary expansion:

• Include northeastern corner along Autumn
• Include entire Google project site
• Include land between Autumn and Los Gatos Creek between Park Ave and San Fernando
Major Changes in the Draft Amended DSAP

Maximum Building Height Concept:

- High-Rise (up to FAA limits) on some sites near station, rail line, freeways, and Guadalupe River Park
- Mid-Rise (130 feet max) in McAvoy/W. San Carlos area
- Transitional (65-90 feet max) near single-family areas
Building Height Concept

Community Input Reflected

Changes Since Spring 2020

- Heights Reduced
- Heights Increased
- New Transition Standards
Draft Urban Design Concept

- Expands on Downtown Design Guidelines and Standards (2019) framework plans
- Introduces new massing transition standards for tall buildings next to lower height context
Draft Urban Design Concept

Stepback Plane
Rear shared property line
Maximum allowed height
Existing building height
Setbacks as required by General Plan or Zoning Ordinance

Neighboring development
New development or Permit Amendment

Stepback Plane
Property line
Maximum allowed height
Existing building height
Setbacks as required by General Plan or Zoning Ordinance
Development across right-of-way
Street width
New development or Permit Amendment
Draft Open Space and Public Life Chapter
Desired Outcomes from the 2018 Process

- Input emphasized five themes: safety, maintenance, access, trail connectivity, and equity
- Showed the value of multiple smaller spaces spread throughout vs. fewer large spaces
- Encouraged thinking about new models of maintenance, activation, and partnership
Key Principles

- 19 acres of easily-accessible public and private open spaces
- Complete final sections of the Los Gatos Creek Trail
- New regional community center
Los Gatos Creek Trail

Complete final sections of the Trail

- Auzerais Avenue to Park Avenue
- Park Avenue to West San Fernando Street
- West San Fernando to West Santa Clara
- West St. John Street to West Julian Street
Overall Parks and Plazas Concept

- Varied open space experiences
- Transit plazas
- Active neighborhood parks
- Linear park with creek trail
Regional Community Center

• Housing capacity up to 12,000 new housing units
• General Plan policy PR – 1.3: Provide 500 square feet per 1,000 residents of community center space.
• 30,000-50,000 (preferred) square foot facility
Updated Public Art Section

• Crossroads of Engagement
  o Areas with active uses
  o Art is dynamic and theatrical

• Crossroads of Innovation
  o Areas with Commercial/office uses
  o Art is integrated into infrastructure

• Crossroads of Ecology
  o Areas with parks and open spaces
  o Art is integrated into the environment
Updated Public Art Section

Figure 3-6-4 Guthrie Green, Tulsa, OK (SWA Group)

Figure 3-6-2 Sonic Runway, 2017, Artists Rob Jensen and Warren Trezevant, San Jose, CA (Adrien LeBlavant)

Figure 3-6-3 Sonic Runway, 2017, Artists Rob Jensen and Warren Trezevant, San Jose, CA (Adrien LeBlavant)
**Plan Boundaries**

**Downtown West (2020)**
- Mitigation
- Design guidelines

**Diridon Station Area Plan (DSAP) Update**

**Diridon Integrated Station Concept Plan (DISC)**
- Phase I
  - Track Alignment
  - Station Footprint
- Phase II
  - Access Planning
  - Refined Track Design

**Downtown Transportation Plan (DTP) 2020-2021**

**Goals**
- Support and Complement Places
- Improve Equity & Access; Circulation & Navigability; Streetscapes and Public Life

**Key Deliverables**
- Engagement Plan
- Equity Framework
- Public Life Assessment
- Parking & Curbside Management Strategy
- Transportation Network Vision
- Prioritized List of Projects & Programs
- Conceptual Designs

**Diridon Station Area Plan (DSAP) Update**

**Key Deliverables**
- List of Projects
- TMA/Parking
The Concept Layout

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

- Bring people together, prioritizing walking, transit, and bicycling
- Be environmentally and economically sustainable, emphasizing easy access to transportation options that are affordable and clean
- Foster community development, social interaction among people, and public life
- Promote social and economic equity, supporting inclusive access to transportation modes that provide the most economic and health benefits

Photo Credit: Nick Lehoux, Highline Network
Street Network

- Grand Boulevard: Primary
- Primary Bike Facility: Primary
- Main Street: Primary
- Connector: 
- Trail (and Open Space): 
- Active Greenway: 

Figure 4-4-2: Transportation Network based on Street Typology
Parking and Transportation Management

District Approach

• Manage public parking as a shared resource
  o New commercial parking must be shared/publicly available
  o Existing landowners encouraged to enter into shared parking agreements
  o Use pricing to efficiently manage parking – especially for events

• “Unbundle” residential parking

• Establish a Transportation Management Association to implement and monitor TDM programs
Environmental Sustainability

The Diridon Station Area development will embody the City’s robust environmental plans and policies including:

- **Climate Smart San José** — measures to reduce greenhouse gas emissions resulting from energy and mobility and to conserve water

- **San Jose Reach Code and Natural Gas Infrastructure Prohibition Ordinances** — including all-electric buildings and EV charging infrastructure

- **Green Stormwater Infrastructure Plan** — improving the water quality of stormwater runoff

- **Green Building Policy** — with varying LEED® certification requirements based on the project type
Environmental Review for Draft Amended DSAP

• Approach to California Environmental Quality Act (CEQA) compliance for the Draft Amended DSAP: Addendum to Downtown Strategy EIR

• The Downtown Strategy 2040 EIR (2018) superseded the DSAP EIR (2014) in providing program-level review of planned development in the Diridon Station Area

• More info: technical memo on CEQA approach for the DSAP Amendment
Draft DSA Affordable Housing Implementation Plan

- Available at: www.diridonsj.org/fall2020-housing
  - Includes an online feedback form
- Many opportunities to provide feedback at Fall 2020 engagement events (https://www.diridonsj.org/fall2020)
- Comments by January 8, 2021
- Target for City Council Consideration in Spring 2021
3Ps Approach

**PRODUCTION**
Construct new affordable units with public subsidies and private sector contributions

**PRESERVATION**
Preserve existing housing as permanently affordable to low- and moderate-income households

**PROTECTION**
Enact policies & run programs to protect vulnerable households from displacement
Focus Areas for 3Ps Approach

Study Area Boundaries
- Census Study Area*
- Diridon Station Area
- Neighborhood Stabilization Study Area
- BART Extension Phase II
- Caltrain
- VTA Light Rail

*The Census Study Area comprises Census Tracts 5003, 5006, 5008, 5017, 5018, and 5019 within Santa Clara County.

**The Preservation Study Area is a half-mile buffer area from the Diridon Station Area Boundary

Summary of Sept. 16 SAAG Poll Results

1. What are your thoughts about the Neighborhood Stabilization Study Area concept (i.e., include the ½-mile radius around the Diridon Station Area in the Preservation/Protection study area)?

- I like it: 50%
- I think the focus of Preservation and Protection should just be on the Diridon Station Area itself: 8%
- I like it for Preservation, but Protection strategies should cover a larger area: 27%
- Other/Don’t know: 15%

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

- Make the Diridon Station Area a priority area for Commercial Linkage Fee revenues and other local: 23%
- Create a Preservation Pilot Program to formalize affordability of existing unrestricted affordable units: 23%
- Develop a tenant education center located in or near the Diridon Station Area: 0%
- Make the Neighborhood Stabilization Study Area (DSA + ½ mile radius) a priority while implementing the Citywide Residential Anti-Displacement Strategy: 31%
- Other/don’t know: 23%
Draft AHIP Goals and Metrics

Diridon Station Area:
- 25% of all housing at buildout of the Draft Amended DSAP will be restricted affordable housing for extremely low-income to moderate-income households

Neighborhood Stabilization Study Area:
- No net loss in the number of low-income renter households
- Decrease in percentage of severely cost-burdened renter households
- No net loss in the number of deed-restricted units beyond 2040
- Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily units and convert to restricted affordable housing

Racial Equity:
- Number of Hispanic/Latinx and Black residents in the Study Area over time
Draft AHIP Strategies - Production

1. Prioritize sites within walking distance (1/2 mile) of Diridon Station for affordable housing development to maximize competitiveness

2. Partner with transit agencies/developers to apply for the State’s AHSC funding

3. Adopt updates to Inclusionary Housing Ordinance

4. Update regulations to facilitate lower-cost construction technologies

5. Prioritize the use of Commercial Linkage Fee revenues generated in the DSA for affordable housing projects within the DSA

6. Explore potential changes to park fees to decrease overall residential development costs

7. Support policies that increase the production of accessory dwelling units (ADUs) in the Diridon Station Area and surrounding neighborhoods

*New/different from September 16 SAAG presentation*
Draft AHIP Strategies - Preservation

1. Establish a Preservation Pilot Program to acquire and rehabilitate existing multifamily units

2. Conduct outreach to non-profit and community-based organizations with capacity to conduct preservation activities

3. Identify funding sources for preservation

4. Implement complimentary policies that support preservation activity

New/different from September 16 SAAG presentation
1. Provide support for legal services for tenants facing eviction*
2. Consider options for enforcing State rent cap and just cause under AB 1482*
3. Expand Tenant Protection Ordinance to include all rental units, including single-family, duplex, and condo/townhomes
4. Expand Apartment Rent Ordinance to include renter-occupied duplex units
5. Create a “satellite office” in the DSA to provide education resources to tenants and landlords

*These strategies are also included in the Citywide Residential Anti-Displacement Strategy

New/different from September 16 SAAG presentation
Incentive Zoning Analysis

- Staff reviewed Incentive Zoning (IZ) programs in Seattle, Mountain View, Los Angeles, and Santa Monica
- IZ used as temporary tool until an Affordable Housing Impact Fee Program is implemented; developers opt in if additional height is 'worth it' to them
- San José's Inclusionary Housing Ordinance and Commercial Linkage Fee achieve same objectives as IZ in mandatory program
- Additional value capture on residential development is currently not feasible
- Future increases to CLF could achieve benefits similar to IZ with less complexity, more coverage, and without discouraging density and creating uneven playing field with Downtown core (heights are not constrained in core)
- Recent State laws have made IZ more difficult to implement legally in California
Approach to Small Business

1. Complete a high-level analysis of the small business context in the Diridon Station Area and surrounding corridors
2. Consider insights from anti-displacement, VTA, and economic recovery work
3. Conduct ongoing community and stakeholder engagement
4. Develop policy recommendations for the Diridon Area
   - Consider priorities, impact, and scalability
Businesses in Broader Study Area

- Active business
DSA Engagement Opportunities

Online feedback forms and event info at: www.diridonsj.org/fall2020

Community Meetings:

• Transit, Walking, and Biking in the Diridon Station Area: Nov 13
• Resident Cafecito: Nov 20
• Community Workshop: Artists/Creatives: Nov 21
• DSAP Community Meeting: Dec 3, 6:30 PM
• Diridon Experience Workshop: Dec 10
• Virtual Open Houses on the Diridon Station Area: TBD

Public Meetings:

• Parks and Recreation Commission: DSAP Open Space and Public Life: Nov 4
• Housing and Community Development Commission: Draft DSA Affordable Housing Implementation Plan: Nov 12
• City Council Study Session: Nov 16
• Planning Commission: Dec 2
• Airport Land Use Commission: Dec 16
SAAG Discussion – DSA Update

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Downtown West Update
Project Site

- ~ 80 acres
- Within the DSAP boundaries (Draft Amendment)
Google’s Downtown West Project

- ~7.3 M sf Office
- 4,000 Housing Units (studying up to 5,900 units)
- ~500 K sf Active Use (Retail, Cultural, Arts, Education etc.)
- ~15 acres Parks + Plazas + Green Spaces

*Illustrative massing reflects the combination of density allowed in project’s zoning and applicable Downtown West design standards and guidelines*
3 Pathways

- Development Review (entitlements)
- Environmental Review (CEQA)
- Development Agreement
Project Timeline

- **2018**
  - Engage community to understand concerns and goals
  - Adopt MOU

- **Fall 2019**
  - Initial application submitted
  - Start review process
  - Environmental scoping meeting

- **Fall 2020**
  - Updated submittal - proposed Design Standards and Guidelines
  - Draft Environmental Impact Report

- **Spring 2021**
  - Review Development Agreement
  - Public hearings to consider the project

- **Next phases**
  - Design review of future buildings and site plans
  - Building and construction permits
  - Construction
What's in the Updated Submittal?

- Planned Development Zoning Application
- Planned Development Permit including Design Standards and Guidelines
- Amendments to:
  - General Plan
  - Diridon Station Area Plan
  - San Jose Water Company Landmark Boundary and Historic Preservation Permit
  - Southern Pacific Depot Landmark Boundary
- Improvement Standards
- Infrastructure Plan
- Vesting Tentative Map
Conformance Review Process

Single Building Process:
- Developing within built context
- Maximizing individual building
- Already established streets and parks

“Specific Plan” Process:
- High-level land use
- General building controls

HYBRID PROCESS:
- Comprehensive “place” vision
- Setting context in advance
- Flexibility for future priorities and advancements
- Integrating buildings, streets + open space design

*Illustrative massing
Orientation to the DWDSG

DWDSG = Downtown West Design Standards and Guidelines

Resources:

- **October 19th Presentation** and **Recording**
- Other presentations and feedback form: [www.diridonsj.org/fall2020-google](http://www.diridonsj.org/fall2020-google)
- Draft DWDSG and other application documents: [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject)
- Google’s project page, including a digital engagement exercise: [https://realestate.withgoogle.com/sanjose/](https://realestate.withgoogle.com/sanjose/)

Draft DWDSG Chapters:

- Land Use
- Buildings
- Open Space
- Mobility
- Sustainability
- Lighting and Signage
Downtown West Open Space Proposal

Proposed City-Dedicated Parks and Trails

- **Los Gatos Creek Trail (on G)**: 0.28 ac
- **Los Gatos Creek Connector**: 0.8 ac
- **St. John Triangle**: 1.5 ac
- **Social Heart**: 0.6 ac
- **Los Gatos Creek Trail (on E)**: 0.25 ac
- **Northend Park**: 1.4 ac

- City-dedicated parks + trails
- Privately-owned, public open space
# Downtown West Open Space Proposal

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Potential Operation and Management Strategy

Exploring potential models for the operation and maintenance of both publicly owned and privately owned parks, involving a public advisory component.
DWDSG Mobility Chapter Highlights

- Sidewalks designed for people
- Protected bikeways with planted buffers
- Mobility hubs with improved public transit
- Built-in flexibility
- Shared Streets for all modes
Other Transportation Improvements

1. Bird/I-280
   Multimodal Improvements
2. Bird Ave
   Protected Bikeway
3. Auzerais
   Protected Bikeway
4. Footbridge over Los Gatos Creek (LGC)
   Santa Clara
5. Controlled At-Grade Crossing connecting the LGC trail
   Coleman/Taylor
6. Multimodal Gap Closure
7. Auzerais/Delmas
   Sidewalk Extension
8. Taylor/SR 87
   Interchange Improvements
9. First/Goodyear
   Multimodal Improvements*
   Santa Clara (I-880 to 17th)
10. Public Service Lanes Study
11. Light Rail
    Transit Improvement Study
12. Airport/Diridon/Stevens Creek Connector Study
Parking Proposal

Downtown West proposes a shared, district parking approach, including:

- Public structures open to visitors and workers using the offices, retail spaces, transit station, and SAP Center event parking
  - At least 2,850 spaces on-site (under Google commercial buildings)
  - Up to 4,800 total spaces
  - Market rate, demand-based pricing

- Up to 2,360 total residential parking spaces
  - Sold or leased separately from housing (aka. “Unbundled”)
Draft Environmental Impact Report

- Evaluates and discloses environmental impacts of the project, including from construction
- Identifies mitigation measures for significant impacts
- Evaluates project alternatives

Public Comment Period: Oct. 7 – Dec. 8 (5:00 PM)
- Only written comments will be included in the Final EIR
- Find the DEIR and instructions for commenting at: www.sanjoseca.gov/GoogleProject
### DEIR Topics

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*Orange highlight indicates study area with one or more significant unavoidable impact*
Sustainability Highlights

- **Sustainability chapter** in the Draft DWDSG
- AB 900: net *neutral greenhouse gas emissions* for 30 years
- Low car travel estimate (VMT)
- Aligned with **Climate Smart San José** goals
- Committing to **LEED-ND Gold** and LEED Gold for office
- Significantly *reduced waste* to landfill (AB 900 provision)
- Planned nearly all **electric** development with resiliency benefits
- About 2,280 new **trees** to be planted, with 10x increase in pervious surfaces over existing conditions
The mitigation measure to have a robust Transportation Demand Management (TDM) program encourages travel by modes other than driving alone.

- Ped & Bike Improvements
- Limited Parking Limit, Market-Rate, Unbundled Parking
- Commuter Benefits or Transit Fare Subsidies
- Bike Parking and Storage
- Rideshare
- Carpool + Vanpool Parking
- First/Last Mile Subsidies
- Designated Ride-Hailing Waiting Areas
- Traffic Calming Measures
- Express Buses or Commuter Shuttle Services
District Utilities Proposal

The Downtown West proposes a “district” approach for its 80-acre project site, which means there would be shared and connected utility services across the development.

- Central utility plant(s) to heat and cool buildings
- Electric microgrid with distributed energy resources
- Onsite processing of wastewater and reuse of recycled water
- Underground utility corridor (“utilidor”) to run utility infrastructure
Quick reminders:

• Development Agreements are common tools for large development projects to provide certainty about the rules, regulations, and responsibilities that will govern the future development.

• The Memorandum of Understanding (MOU) with Google adopted in December 2018 provides a starting point for negotiating the Development Agreement associated with the Downtown West project.

• City Council will consider approval of the Development Agreement along with the other project elements.

• The MOU calls for Google to share a portion of the value created by the City Council's actions through a Community Benefits Plan, taking into account financial viability of the project.
Interim Insights

- Extensive work to identify project requirements and mitigations

- Feasibility is important concern: community benefits realized if/as project is built, value proposition must remain for SJ investment

- More housing is a public benefit, but is currently infeasible; value is on office side
Complexities and Risks

• Working on agreement with the Sharks for Lot ABC sale to Google and Downtown West development

• The Diridon Integrated Station Concept and Downtown West projects continue to collaborate; some DISC track alignment options would affect the development program and potential for community benefits

• Other potential risks to development program
Pending resolution of key risks:

1. Affordable Housing above City requirement
2. Investment Funds for “Community Stabilization” and “Opportunity Pathways”
Next Steps on Development Agreement

- Finish the DA negotiations
  - Business terms
  - Affordable housing commitment
  - Community benefits (elements, amount, timing)
- Finish related Agreements: Parks, District Utilities, Infrastructure, Transportation
- Present the recommended Development Agreement at next SAAG meeting, prior to Planning Commission and City Council hearings in Spring 2021
Downtown West Feedback

- What questions do you have?
- What is resonating with you the most?
- What still needs improvement?
- What should be the relative balance between “Community Stabilization” and “Opportunity Pathways”?
SAAG Discussion  – Downtown West Update

SAAG: via Raise Hand feature

By Computer/Tablet  – please open the Participants window and select the **Raise Hand** feature at the bottom of the window.

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

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

- Winter 2021: intended as the last SAAG meeting of this phase
  - Review the staff-recommended Development Agreement for Downtown West
  - Other topics to get remaining feedback prior to public hearings

- Let us know if you have follow up questions or would like a meeting with staff
Public Comment

- **Code of Conduct for Public Meetings**

- If you would like to speak during the public comments section at the end of the meeting, please use the Raise Hand feature through the Zoom platform (instructions on the next slide).
  - Same rules as City Council meetings - *no disparaging remarks against individuals or groups of people will be tolerated.*

- You can also submit electronic comments at [www.diridonsj.org/contact](http://www.diridonsj.org/contact).

- Meeting recording and summaries posted at [www.diridonsj.org/saag](http://www.diridonsj.org/saag).
RAISE HAND FEATURE

PUBLIC COMMENT

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Comments received via email before the meeting will be part of the public record and included in the meeting summary.
The meeting facilitator (Dave) will call out names of the public. You may identify yourself by using the “Raised Hand” feature on Zoom (on your computer), or by dialing *9 on your phone.

As your name is called, Dave will unmute you to speak. After we confirm your audio is working your allotted time will begin.
Thank You!

Stay Tuned:
www.diridonsj.org