

From: [Keyon, David](#)
To: [Downtown West Project](#)
Subject: Fw: DSA Coordination Meeting this Thursday: agenda + info to review
Date: Wednesday, August 19, 2020 4:57:39 PM
Attachments: [Community Comments.docx](#)

David Keyon

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From: Han, James <James.Han@sanjoseca.gov>

Sent: Wednesday, December 18, 2019 9:07 AM

To: Severino, Lori <Lori.Severino@sanjoseca.gov>; Clements, Kristen <Kristen.Clements@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Bachman, Mark <Mark.Bachman@sanjoseca.gov>; Mitchell, Lori <Lori.Mitchell@sanjoseca.gov>; Ogilvie, Michael <michael.ogilvie@sanjoseca.gov>; Turnipseed, Tammy <Tammy.Turnipseed@sanjoseca.gov>; Adams-Hapner, Kerry <Kerry.Adams-Hapner@sanjoseca.gov>; Ekern, Bill <Bill.Ekern@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>; Benabente, Julie <Julie.Benabente@sanjoseca.gov>; Estrada, Hector <Hector.Estrada@sanjoseca.gov>; Marcus, Adam <adam.marcus@sanjoseca.gov>; Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>; Rood, Timothy <timothy.rood@sanjoseca.gov>; Ruano, Jose <Jose.Ruano@sanjoseca.gov>; Joiner, Lisa <lisa.joiner@sanjoseca.gov>; Lin, Jackie <Jackie.Lin@sanjoseca.gov>; O'Connor, Kevin <Kevin.Oconnor@sanjoseca.gov>; Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>; Zsutty, Yves <Yves.Zsutty@sanjoseca.gov>; Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>; Do, Ryan <ryan.do@sanjoseca.gov>; Fatolahzadeh, Tala <Tala.Fatolahzadeh@sanjoseca.gov>; Heyne, Colin <Colin.Heyne@sanjoseca.gov>; Madou, Ramses <ramses.madou@sanjoseca.gov>; Collen, Arian <Arian.Collen@sanjoseca.gov>; Moody, Doug <doug.moody@sanjoseca.gov>; Eidlin, Eric <eric.eidlin@sanjoseca.gov>; Tam, Wilson <wilson.tam@sanjoseca.gov>; Lapustea, Florin <Florin.Lapustea@sanjoseca.gov>; Khattab, Zahi <Zahi.Khattab@sanjoseca.gov>; Tom, Vivian <Vivian.Tom@sanjoseca.gov>; Ortbal, Jim <Jim.Ortbal@sanjoseca.gov>; Struyk, Zachary <Zachary.Struyk@sanjoseca.gov>; Ristow, John <John.Ristow@sanjoseca.gov>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Cisneros, Keila <Keila.Cisneros@sanjoseca.gov>; Provenzano, Jeffrey <Jeffrey.Provenzano@sanjoseca.gov>; Sinclair, Jeff <Jeff.Sinclair@sanjoseca.gov>; Horning, Peggy <Peggy.Horning@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>

Subject: RE: DSA Coordination Meeting this Thursday: agenda + info to review

Hello,

See attached for the Google community meeting summary held on December 5th for your review.

James Han

Planner | Planning Division | PBCE
City of San José | 200 East Santa Clara Street
Email: james.han@sanjoseca.gov | Phone: (408)-535-7843
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

From: Severino, Lori

Sent: Tuesday, December 17, 2019 7:43 PM

To: Clements, Kristen <Kristen.Clements@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>; Bachman, Mark <Mark.Bachman@sanjoseca.gov>; Mitchell, Lori <Lori.Mitchell@sanjoseca.gov>; Ogilvie, Michael <michael.ogilvie@sanjoseca.gov>; Turnipseed, Tammy <Tammy.Turnipseed@sanjoseca.gov>; Adams-Hapner, Kerry <Kerry.Adams-Hapner@sanjoseca.gov>; Ekern, Bill <Bill.Ekern@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>; Benabente, Julie <Julie.Benabente@sanjoseca.gov>; Estrada, Hector <Hector.Estrada@sanjoseca.gov>; Marcus, Adam <adam.marcus@sanjoseca.gov>; Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>; Rood, Timothy <timothy.rood@sanjoseca.gov>; Ruano, Jose <Jose.Ruano@sanjoseca.gov>; Han, James <James.Han@sanjoseca.gov>; Joiner, Lisa <lisa.joiner@sanjoseca.gov>; Lin, Jackie <Jackie.Lin@sanjoseca.gov>; O'Connor, Kevin <Kevin.Oconnor@sanjoseca.gov>; Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>; Zsutty, Yves <Yves.Zsutty@sanjoseca.gov>; Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>; Do, Ryan <ryan.do@sanjoseca.gov>; Fatolahzadeh, Tala <Tala.Fatolahzadeh@sanjoseca.gov>; Heyne, Colin <Colin.Heyne@sanjoseca.gov>; Madou, Ramses <ramses.madou@sanjoseca.gov>; Collen, Arian <Arian.Collen@sanjoseca.gov>; Moody, Doug <doug.moody@sanjoseca.gov>; Eidlin, Eric <eric.eidlin@sanjoseca.gov>; Tam, Wilson <wilson.tam@sanjoseca.gov>; Lapustea, Florin <Florin.Lapustea@sanjoseca.gov>; Khattab, Zahi <Zahi.Khattab@sanjoseca.gov>; Tom, Vivian <Vivian.Tom@sanjoseca.gov>; Ortbal, Jim <Jim.Ortbal@sanjoseca.gov>; Struyk, Zachary <Zachary.Struyk@sanjoseca.gov>; Ristow, John <John.Ristow@sanjoseca.gov>; Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Cisneros, Keila <Keila.Cisneros@sanjoseca.gov>; Provenzano, Jeffrey <Jeffrey.Provenzano@sanjoseca.gov>; Sinclair, Jeff <Jeff.Sinclair@sanjoseca.gov>; Horning, Peggy <Peggy.Horning@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>

Subject: DSA Coordination Meeting this Thursday: agenda + info to review

Hello,

The focus of this Thursday's Diridon meeting is on debriefing from the Community Engagement activities completed over the last couple months. Attached are the draft meeting summaries from the two Community Meetings and three SAAG Small Group meetings, for your review. (**James** – please send around the Dec 5th Google meeting summary when you get a chance.)

The first half of the meeting will be City staff only. We will begin to track comments based on the following categories: 1) incorporated into project; 2) needs further analysis; 3) question that needs a response; 4) comment considered but not incorporated because _____. This will be critical for not only making sure we are considering all comments, but also in preparing for the next round of outreach. During the internal meeting, will also prepare for the second half of the meeting when

Google staff will join. At a minimum, the project managers and reps from each department should plan to attend this meeting, especially the first half.

Internal Coordination (1:00-3:00)

1. Community engagement reflection and preliminary responses to questions/issues raised
2. Comments to discuss with Google
3. Next Steps

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Google Coordination (3:00-5:00)

1. Transportation analysis metrics (Manjit coordinating a subgroup meeting 3-4:00)
2. Community engagement reflection and responses
3. Next Steps

Let me know if you have any questions.

Thanks!

Lori

-----Original Appointment-----

From: Severino, Lori

Sent: Monday, November 4, 2019 6:48 PM

To: Clements, Kristen; Brilliot, Michael; Severino, Lori; Bachman, Mark; Mitchell, Lori; Ogilvie, Michael; Turnipseed, Tammy; Adams-Hapner, Kerry; Ekern, Bill; Klein, Nanci; Benabente, Julie; Estrada, Hector; Marcus, Adam; Wessling, Cheryl; Keyon, David; Le, Thai-Chau; Tu, John; Chang, Chu; Rood, Timothy; Ruano, Jose; Han, James; Joiner, Lisa; Lin, Jackie; O'Connor, Kevin; Burnham, Nicolle; Zsutty, Yves; Mendez, Zacharias; Do, Ryan; Fatolahzadeh, Tala; Heyne, Colin; Madou, Ramses; Collen, Arian; Moody, Doug; Eidlin, Eric; Tam, Wilson; Lapustea, Florin; Khattab, Zahi; Tom, Vivian; Ortbal, Jim; Struyk, Zachary; Ristow, John; Zenk, Jessica; Hill, Shannon; Cisneros, Keila; Provenzano, Jeffrey; Sinclair, Jeff; Horning, Peggy; Hart, Jared

Subject: DSA Internal Coordination

When: Thursday, December 19, 2019 1:00 PM-5:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: 1150

Blocking off every other Thursday afternoon for City staff to coordinate on Diridon Station Area projects.

This is intended to include project updates, interdisciplinary discussions, working sessions, etc.

We will send an agenda a couple days in advance so individuals can see which part(s) of the agenda are applicable to them.

Downtown West Mixed-Use Plan (Google) December 5, 2019

Community Meeting

Comments/Concerns/Questions

General Comments:

- How is the City responding to the people that do not want Google in their neighborhood?
- How is City going to hurdle asbestos from the old buildings being proposed to be demolished?
- Ideas of Google development considering future developments or concepts?
- How do we get to a level of specificity where we know what will be built and be comfortable with it?
- Is the entire project being monopolized by Google?
- Does applicant have to specify the program before granting permit?
- What do we entitle Google with?
- Will there be different developers submitting different plans?
- Does this come back to council, final approval or check-in?
- Does Google own this land?
- Concern having one developer leading, City losing control.
- More specifics and accountability needed.
- Does application need to get Council approval for modifications?
- Why don't they improve the environmental instead of building?
- Who owns the land and what land does Google own?
- Is this a change of laws?
- How much will Google spend/pay the City?
- Would they pay land taxes?
- Who makes this decision?
- Concern it would cause pollution, river trails, construction impacts, noise, open space systems.
- What does the City stand to gain?
- Will Google be using Union labor?
- How does the project integrate with the light tower project?
- Which Council Districts are responsible for the area?
- A plan around using local labor/American companies?
- Free health and medical resources desired.
- EIR includes impacts on population.
- Where is the money going, need clarification?
- Applicant already bought property?
- Will Google purchase more land? If so, will it increase project scope?
- Range of needs of community (detox centers) not consider just Google employees.
- Project still very vague, can't wrap my arms around it.
- Design for families, low income families have services they need.

- How addressing Google being a good employer? Anti-union, anti-organizing, sexual assault. What leverage does City have?
- What are Google's priorities?
- Concerns of redlining/Laura's law.
- Google will bring jobs more than just engineers.
- Blighted existing neighborhoods will be developed.
- Will the employees be new or existing?

DSAP:

- DSAP amendment involves SAAG and do they have a say?
- DSAP area should be expanded and some areas should be eliminated.
- DSAP should have its own SAAG groups.
- Residents of Delmas should be on the SAAG group or be the representatives.
- Integrate new development with existing buildings.
- Why is City allowing the removal of OEI in the Delmas area, to let buildings go higher?
- DSAP guidelines should be enforced.
- Make sure the SNI guidelines are the guiding developments for the Google Project.
- Why did Valley Water and Google eliminate the development of safe clean water at Los Gatos Creek?
- What is the plan for Los Gatos Creek?
- How many people estimated displacement? Will accounting for be disclosed?
- Who is updating the DSAP, what is the outreach plan?
- Could DSAP boundaries be expanded to include I-280/Julian street?

Parks, Trails & Creeks:

- Parks should invite people to come and do things within.
- Park fees, how do you develop parks without money?
- Parks should be amazing parks, urban standards.
- Does Google own the parkland?
- Would they restrict access to the parks?
- Park filled in – why not build underpass for pedestrian and bikes.
- As many pedestrian access points to the trails as possible.
- All the parks and trail planning are great, but if you can't live here, you can't use it.
- Lost Gatos Creek trail should limit road crossing and keep vehicle traffic away from pedestrians.
- Our creek space is underutilized; we should be using that space, Movies in the creek/open space, a concert maybe.
- What is the plan for creek crossings? Will impacts to wildlife be examined? What are the impacts?
- Autumn Park filled in? Underpass needed or desired to let trail go under.
- Has Google taken day lighting Los Gatos Creek off the table?

Housing & Displacement:

- Important for affordable housing residents should have access to public transportation, this seems to be ignored in plans.
- Share of housing is too low with proportion of office.
- Difficult to discuss land use without discussing affordable housing.

- Meaning of Affordable housing?
- Will corporate housing be counted toward affordable housing requirements?
- San Jose not great for meeting affordable housing targets.
- Affordability of low income housing units?
- Affordability, when will mix of affordable housing be determined? Want to see more affordable housing. Displacement of residents and small business.
- Housing is just for Google Employees?
- City surplus land, is it first available for affordable housing?
- Housing, anti-displacement policy?
- Area is losing local small businesses.
- Independent/family owned business needed/wanted.
- Small businesses cannot stay open, what can be done? Setting rent regulations or other strategies to keep them here. Should be considered part of development agreement.
- Housing is not just DSAP, it's citywide impact.
- City needs to come up with a feasibility plan for housing in City overall.
- Project should focus on the new housing to be affordable.
- San Jose, no affordable housing already.
- Affordability should be for the lower income group.
- 30% of a person's income, should consider this concept for the new housing, should negotiate in the development agreement. Half of that money should be used for 60% of AMI.
- Encourage applicant to have more housing.
- Housing Department has been improving, but it could be more.
- Affordable housing balance, low income, not for the rich.
- Billion dollars not enough to address housing issue.
- Max housing (5,900) far exceeded by number of jobs
- Housing still needs work.
- What will be done to address senior population/fixed income residents and disabled residents that is/will be displaced?
- What is happening to the residents around the project site, some have already been displaced, what will happen?
- The amenities are not important if no one can afford to live here.
- The influx of employees would displace current residents from housing it would cause gentrification and displacement.
- What's going to happen to the seven houses?
- Does Google know there's a housing crisis?
- Looking for a mix of housing.
- Is Google housing just for Google employees or for everyone?
- Displacement?
- Will there be any SROs, ex. 10 living spaces?
- Housing types: do we have a defined percentage of what the housing will look like, studio, 1 bedroom, 2 bedrooms, etc.?
- Will housing be connected to AMI or actual income (percentage of income earned)?
- Preference of higher range housing/larger units for family?

- Is area median income (AMI) City based or County?
- Will housing all be done by one developer?
- How much housing do we lose?
- What is considered affordable?
- How much of the housing that is built will be for affordable housing?
- Specifics about the housing timeline.
- Why aren't the people receiving information/details regarding affordable housing, don't expect people to come to the City, City should reach out to us.
- Housing prices and rents will go up, how will this be addressed for anti-displacements?
- More information on affordable implementation plan.
- We don't want Google due to Displacement.
- Within four blocks we have roughly four affordable housings; we need more mixed income for housing/workforce and market rate.
- Is affordable housing only for Google employees? How about non-documented people?
- How is affordable housing being studied and why aren't individual community members being interpreted?
- Displacement will ripple west towards West San Carlos, Stevens Creek Boulevard, not just downtown and development south.
- Percent of housing captured in plans need to be clearly shown and depicted.
- Range of affordability?
- Concern of population and project/development sociological perspective displacement.
- Murphy's law for gentrification will happen...it's already happening.
- Removal of people from homes and increase of profit to Google.

Homelessness:

- Representation for homeless connected to the creek: where will homeless be displaced to?
- What is City/Google doing about the homeless?
- Homeless people along creeks, where will they go?
- Population that needs to be reached out too is the homeless population, there must be some way to reach them.
- Homelessness increased.
- How will homeless be treated?
- Homelessness has gone up and displacement of homelessness, where will they go? How can the public stop this project?
- Why doesn't Google work towards addressing homelessness rather than funding others.
- How do we as a City combat current homelessness?

Traffic, Transportation, & Parking:

- How far are clustered housing to transportation hubs?
- Public transit capacity? Rush hours already impacted on light rail, should not wait, plan ahead.
- Transportation, accessibility to transit station; don't be like accessibility to airport.
- Opportunity to think differently beyond cars. Different lifestyle if not using car.
- Make car free?

- Is any Google development contingent on rail funding (transit)? How will rail funding affect the phasing?
- Proposal comply with the safety of complete street program, vision zero, and DISC?
- BART proposal being coordinated with Google Development?
- Park avenue is a concern.
- Parking concern.
- Complete Street Program: How does new development tie in with new sidewalk to existing side walk?
- Permit parking is nice but if it is not enforced it is useless.
- Traffic concern, we don't want UBER and LYFT driving in our neighbor and loitering.
- Private buses like Google Buses for employees should not go down small neighborhood streets.
- Interchange of Bird and 280 is a disaster, children must cross to get to schools, and San Carlos and Virginia does not function well. Issue on Auzerais as well. Currently there are gridlocks the new development will make it worse if there are no plans to resolve it.
- Traffic and transportation concerns.
- Alignment with DISC?
- Parking in each building, is it underground?
- How many parking needed/supply?
- Connect Sharks parking lot to Cahill.
- Better relationship with station. Consider retail in the station.

Engagement & Development Agreement:

- Lack of connection of existing community with Google's presentation.
- Time limit of 1 minute per person for comment.
- Questions of property sale and opportunity for public comment with process.
- Input in process – equitable in community (undervalued voice)
- Engagement process, what about people with jobs and kids?
- Spanish speakers don't understand what is going on.
- How can the community participate in the community benefit process (emails, representatives, etc.)?
- Community benefit plan process, will it be developed with the full project?
- How can we slow this process down due to people outside of Downtown area will still be impacted and they are not here. It is important that as many people know about this project as possible.
- More community meetings, wider area.
- Been transparent and open.
- Staff used Next Door, what else could be done?
- Set up work teams to Catholic Churches that could help.
- Need a variety of people here and not just those who like the project. Need equal time for both sides.
- Little Saigon should be reached out too, Lion, Filipino community also.
- Land is public land, City has ability to make/give more community benefits.
- Project would have a development agreement, community benefit section?
- Issue is with the City by selling public lands to the project applicant without transparency!
- Can the community benefits make up for the project?

- Don't like this process, lack of transparency. Public didn't get input on whether Google can come to San Jose.
- Will there be a lot of input on development standards?
- What is significance of development agreement?
- Community benefits plan, when will City share the details of the community benefits plan?
- What is the timing of the benefits plan and does the City intend to bring in the public?
- Will the community comments be provided on the web?
- We would like to see and comment on Google's D4D proposal before finalization.

Land-Use & Design Comments:

- Ground floor proposal should be activated and harmonious up to 3-4 stories for human scale.
- Infrastructure concern.
- How do we contact infrastructure team to associate the proposal?
- How will the development extend to other cities/areas (services/access to schools)?
- What does the phasing aspect look like?
- Redo zoning code?
- Development phases, Is it the entire process?
- Size of pot; what's part of it, etc., does project exceed City?
- Building heights?
- Will Google in its plans go denser if N/S or do we approach cut off housing?
- Considering the southern/northern approaches?
- 300 Hotel room seems too little, clarify.
- How much impact/what will the process be for the City to have a say in the cultural and open space resources?
- Not adding any new or even reduce at grade crossing.
- Plaza in front of Diridon Station needs to be as large as possible.
- Yay for retail, we need more retail.
- Health care type of uses need in this area.
- Historic train station need to be saved in some form, may need to be moved but need to keep.
- Building heights should be staggered. Lowered next to creeks and slowly go up away from the creeks. Setbacks and step backs should be implemented. Be conscious of the single-family home neighborhood. Step back in the royal blue on the plan set.
- 10 acres, Google could buy SAP parking?
- 3D height diagrams when available?
- Delmas park, design guidelines for Google, will they apply to new developments nearby?
- Is San Jose coordinating an analysis of water supply?
- Has the City sold on idea of offices on Google parcels adjacent to green space in front of Diridon?
- More walkability, street and city blocks should be smaller for pedestrian scale.
- Core area should be more public, create more of a "wow" factor when coming out of station; more grandiose vision (Calgary Library Light Rail).
- Preliminary plans?
- All examples show cafes, imply rental only cafes/bars.
- Limited term corporate housing, could this be housing?

- Environmental infrastructure, self-contained power & water?
- Power generation facility on site?
- Need more information for what Limited Term Corporate Accommodation stands for.
- Unit access street is corporate housing, not good for building community?
- Could they switch corporate housing and hotel? More revenue for City if hotel.
- Instead of office locate housing close to station.
- Distance between parcels/total development?