

From: [Heyne, Colin](#)
To: [Downtown West Project](#)
Subject: Fw: Biz Jnl article on Diridon
Date: Monday, September 28, 2020 10:20:05 AM
Attachments: [image002.png](#)

Colin Heyne
Public Information Manager, [Department of Transportation](#)

[COVID-19 Response](#)
Emergency Public Information Officer
City of San José

mobile: 626-622-8923

From: Severino, Lori <Lori.Severino@sanjoseca.gov>
Sent: Monday, September 21, 2020 4:06 PM
To: Handler, Elisabeth <elisabeth.handler@sanjoseca.gov>
Cc: Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Heyne, Colin <Colin.Heyne@sanjoseca.gov>
Subject: RE: Biz Jnl article on Diridon

Thanks for sharing! Did you also send to Kim and Nanci?

From: Handler, Elisabeth
Sent: Monday, September 21, 2020 3:49 PM
To: Severino, Lori <Lori.Severino@sanjoseca.gov>
Cc: Kline, Kelly <Kelly.Kline@sanjoseca.gov>; Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Heyne, Colin <Colin.Heyne@sanjoseca.gov>
Subject: Biz Jnl article on Diridon

Where City Council candidates stand on Google's planned downtown development



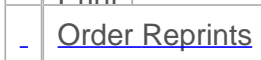
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San Jose City Hall.

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By [Jody Meacham](#) – Reporter, Silicon Valley Business Journal

2 hours ago

Editor's note: The San Jose City Council has a narrow 6-5 business-oriented majority, but that might change after the November elections where two contested district elections — where incumbents seen as being aligned with business interests are facing challenges — could tilt it the other way.

Lan Diep is running for re-election in District 4 and Dev Davis is the incumbent in District 6. Both have been part of a reliable 6-5 business-oriented majority on the council. David Cohen, a tech engineer and school board trustee, is the D-4 challenger and Jake Tonkel, an environmentalist and biomedical engineer, is the D-6 challenger. Both are endorsed by the South Bay Labor Council.

Based on comments made during a recent candidate forum at the San Jose Downtown Association, where the candidates answered questions from Katia McClain, the downtown association's board president, the Business Journal is exploring where the candidates stand. To read earlier parts of this series, which is based on remarks the candidates made during a recent forum at the San Jose Downtown Association,

- Click [here](#) for their answers to a question about the council's business-labor divide,
 - Click [here](#) for their responses regarding affordable housing, and
 - Click [here](#) for their responses about helping small businesses.
-

Google's planned development around Diridon Station holds the greatest potential for reinvigorating downtown San Jose of anything announced since what is now the SAP Center was opened in 1993. The company plans at least 5.5 million square feet of offices, up to 5,000 residential units, 500,000 square feet of retail and restaurants, and 15 acres of parks and public spaces would go.

Here's how the candidates for two contested San Jose City Council districts responded when asked about their position on Google's downtown plans, scheduled for a council vote next spring, and what it means for San Jose's future.

David Cohen: I believe the "downtown west" development is a great opportunity for San Jose. I think if it's done right, it can be a transformative project for the city. The project will bring more affordable housing into the downtown core and strengthen local business. I also believe it's important that we hold Google accountable for the promises they've made and make sure that benefits are felt by families across the city and not just Google's high-tech workforce. So I look forward to being a part of a long and lucrative partnership between Google and the city.

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San Jose City Council races could reset the panel's business-labor balance



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How San Jose City Council candidates would help small businesses



GOVERNMENT & REGULATIONS

First in a series: Candidates for 2 San Jose City Council seats take on the business-labor divide



Lan Diep: I haven't seen all what Google is going to do, so I'll withhold rubber stamping whatever Google brings. But it's no secret that I'm excited to have Google come to San Jose. They are one of the driving factors behind the implementation of the commercial linkage fee. And they're going above and beyond because it's not just accepting and agreeing to a fee, but

they're also agreeing to work with the city to do a development agreement where they're going to commit to community benefits and certain things that typically you don't need to do when you build something and you own the land and such.

As we've seen in London, as we've seen in other cities where there is a Google campus, they tend to attract other business and other developments and enliven the streets.

Jake Tonkel: I think that we're in a really awesome position. But I'm also very concerned. Google has the potential to do a lot of good for the community, but they have to buy into what the community is asking. Diridon Station, the Google station area plan is going to affect so much of District 6. There are already rising rents, and families are being pushed out, small businesses are being pushed out. What we have to do is hold Google accountable. And the way that we do that is having a strong council that understands if they're not willing to come in and mitigate that displacement, mitigate that gentrification and put the city of San Jose first. We're going to have a lot of challenges, but I'm excited to work on them.

Dev Davis: I love that it is coming into Diridon, which is going to be a huge regional transportation hub. It will very much enliven that area. There are a number of benefits that the project itself will bring, which is spurring an interest in other development. We have a lot of parking lots in the Diridon area. Developing those will provide additional tax revenue that we can use to help improve our city services. We all know about the jobs-to-employed resident ratio. Fewer than one job per employed resident here means that before Covid, we were exporting 400,000 workers every day. By keeping them closer to home, will have environmental benefits. In addition, Google has committed to providing 25% of the housing units they're doing to providing affordable housing.

Elisabeth H. Handler, APR

Public Information Manager, OED

City of San Jose

200 E. Santa Clara Street, 17th Floor

San Jose, CA 95113

Cell: 408 599-9567

Desk: 408 535-8168

www.sjeconomy.com