

**From:** [Han, James](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Numbers in the Downtown West proposal  
**Date:** Monday, October 5, 2020 9:03:03 AM

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James Han  
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San José City Hall is closed in response to COVID-19.  
I am working remotely in accord with governor's and City's direction.  
I will monitor email during this time.

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**From:** Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>  
**Sent:** Friday, October 2, 2020 2:20 PM  
**To:** Tu, John <john.tu@sanjoseca.gov>; Rood, Timothy <timothy.rood@sanjoseca.gov>; Han, James <James.Han@sanjoseca.gov>; Severino, Lori <Lori.Severino@sanjoseca.gov>  
**Cc:** Keyon, David <david.keyon@sanjoseca.gov>  
**Subject:** RE: Numbers in the Downtown West proposal

Okay, nothing different then from the number range that has been communicated from the start.  
Thank you, John.

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**From:** Tu, John  
**Sent:** Friday, October 2, 2020 1:32 PM  
**To:** Wessling, Cheryl <[Cheryl.Wessling@sanjoseca.gov](mailto:Cheryl.Wessling@sanjoseca.gov)>; Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>; Han, James <[James.Han@sanjoseca.gov](mailto:James.Han@sanjoseca.gov)>; Severino, Lori <[Lori.Severino@sanjoseca.gov](mailto:Lori.Severino@sanjoseca.gov)>  
**Cc:** Keyon, David <[david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)>  
**Subject:** Re: Numbers in the Downtown West proposal

Cheryl,

My latest understanding is

The Downtown West Mixed-use Project proposes the construction of approximately:

- Up to 7,300,000 gross square feet (GSF) of office space
- Up to 5,900 units of new housing;
- Up to 500,000 GSF of active uses, which may include retail, cultural, arts, etc.
- Up to 100,000 GSF of event space,

- Up to 300 rooms for hotel use and up to 800 rooms for limited-term corporate accommodations
- Up to 130,000 GSF for central utilities plant(s)
- Up to 100,000 GSF logistics/warehouse
- Additionally the proposal includes infrastructure, utilities, and public space.

Best,

Tong (John) Tu

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**From:** Wessling, Cheryl <[Cheryl.Wessling@sanjoseca.gov](mailto:Cheryl.Wessling@sanjoseca.gov)>  
**Sent:** Friday, October 2, 2020 12:08 PM  
**To:** Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Han, James <[James.Han@sanjoseca.gov](mailto:James.Han@sanjoseca.gov)>; Severino, Lori <[Lori.Severino@sanjoseca.gov](mailto:Lori.Severino@sanjoseca.gov)>  
**Subject:** Numbers in the Downtown West proposal

As I'm preparing a news release, want to double-check if these numbers stay the same or do they change with the Resubmittal? Or, perhaps with the Resubmittal there are firmer numbers within these ranges, and we leave that messaging to the Google Project presentation and the Applicant's interactions with media? But if there are firmer numbers, Tim, would you want to also be prepared to speak to that?

#### **Downtown West Proposal** *(as we've been describing to date)*

The Downtown West Mixed-use Project proposes the construction of approximately:

- 6,500,000 to 7,300,000 gross square feet (GSF) of office space, including approximately 1,000,000 GSF on the previously entitled San Jose Water Company Building site east of Los Gatos Creek;
- 3,000 to 5,900 units of new housing;
- 300,000 to 500,000 GSF of active uses, which may include retail, cultural, arts, etc.; and 100,000 GSF of event space, hotel use (up to 300 rooms), and limited-term corporate accommodations (up to 800 rooms).
- Additionally the proposal includes infrastructure, utilities, and public space.

We have these numbers published on our [webpage](#) and the [Google Project+Diridon Station Area handout](#).

Tim, the DTW review process description is extremely helpful, thank you!

--Cheryl

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**From:** Rood, Timothy  
**Sent:** Thursday, October 1, 2020 3:29 PM  
**To:** Wessling, Cheryl <[Cheryl.Wessling@sanjoseca.gov](mailto:Cheryl.Wessling@sanjoseca.gov)>  
**Subject:** DTW design review process description

Hi Cheryl, this is an updated description of the process as presented to the SAAG in September.

- The initial Downtown West application did not include building designs, and we heard last fall that people are excited and anxious to see this information – so we wanted to provide our **current thinking about how the City intends to review the proposed building designs and site plans.**
- The City is **considering an approach** that is similar to our typical process for a large development project, but is **different in some ways due to its size, duration, and context** (80 acres + 10 year minimum buildout)
- First – we are developing a **Planned Development Zoning** district.
  - This is a **customized district that establishes land uses, zoning development standards** (e.g., maximum heights, parking requirements), and **development capacity.**
  - **San Jose has hundreds of other PD zones** all over the city
- Second is a **Planned Development Permit**
  - This regulatory document **implements the PD zoning** and includes additional details.
  - For the Google project, we are planning for it to include a very detailed set of **Design Standards and Guidelines (DWDSG)**
  - The DWDSG document would cover topics like: **Project Vision, Land Use, Open Space, Buildings, Mobility, Sustainability and Lighting and Signage.**
  - The **DWDSG will build on Downtown Design Guidelines and Standards** adopted in 2019, **adding site-specific design controls** tailored to the project and **cross-referencing DDGS standards that are proposed to be modified** within the project.
- **Staff will analyze requested changes** by Google and **consider previous and ongoing community input.**
- Following the entitlement phase, the **City would use the DWDSG in the PD Permit to conduct design review of individual buildings and site plans.**
- **Google would develop specific site plans for buildings in phases** over time as they are ready to construct.
- Specifically, Google would submit an **application for Conformance Review** to the Planning Division that includes **site plans and building design for individual buildings or phases.**
- Staff would then:
  - Review for completeness and compliance with the PD Zoning and PD Permit, as well as the General Plan
  - Prepare a staff report
  - Hold a public meeting to hear comments, similar in format to a Planning Director hearing (details still under discussion)