

From: [Severino, Lori](#)
To: [wharton@google.com](#); [Han, James](#); [abromberg@google.com](#); [wangan@google.com](#); [jessgraham@google.com](#); [erisuzuki@renewsprojects.com](#); [Tu, John](#); [Ruano, Jose](#); [Rood, Timothy](#); [benavidez@google.com](#); [amandawolf@google.com](#)
Cc: [Downtown West Project](#)
Subject: DTW questions document
Date: Friday, December 4, 2020 2:06:07 PM
Attachments: [Questions received at Downtown West Community Meeting 10-19-20.docx](#)

Hi all,

Here is the list of questions received from the public at the 10/19 Community Meeting, based on the summary doc that James created. Let's fill in the responses at our meeting on Tuesday. The intended outcome will be a document that we can post on the website within the next week or so, to provide clear, concise answers to these questions. We should update it with other questions from the other fall engagement events, but I want to get something up ASAP.

You will see that I'm suggesting to distinguish who the response is from. It seems like Google is the most suitable for answering most of the questions. [John](#) – please take the lead on highlighting those that you think need a City response in addition to or instead of Google. We have draft responses that we can plug in but may need to work with the other PMs next week on this.

Let me know if it seems like it's missing any question or comment, since I shuffled things around a bit.

Thanks!
Lori

DRAFT
Downtown West Community Meeting #2 Summary

This document summarizes the questions and comments received by the public at the virtual Downtown West Community Meeting, hosted by the City of San Jose on October 19, 2020.

QUESTIONS

This section lists out and responds to the questions received by the public at the Community Meeting. The questions have been transcribed from verbal discussions, edited for clarity and accuracy, and grouped by topic. Since posting of this summary, new information may become available and may be provided as an update to this document or in separate documents.

Land Use, Housing, and Building Design

1. **Questions:** What is the amount and location of affordable housing? What percentage of the units will be dedicated to affordable and/or senior housing? Can Google staff speak to the thinking of how the plan will accommodate the 25% affordable housing target in the DSAP?

Response from the Google team:

2. **Question:** There are 4,000 homes in the proposal, but the draft EIR has up to 5,900. What makes this number go up or down for the final number?

Response from the Google team:

3. **Question:** Is Google not building to full capacity of site? Where is additional development going? Where will additional units go?

Response from the Google team:

Response from City staff:

4. **Question:** Has COVID impacted the residential program/plan for Downtown West?

Response from the Google team:

5. **Question:** What housing is planned for A/B/C Parking Lots? What are the contingency plans if housing doesn't materialize here?

Response from the Google team:

6. **Question:** What percent of housing within the project area has been displaced?

Response from the Google team:

7. **Question:** Where would corporate accommodations be located?

Response from the Google team:

8. **Question:** Will there be tiny homes, sustainable materials, and other innovative district strategies used for housing?

Response from the Google team:

9. **Question:** What is the relationship with SJPd and the Google Project? What kinds of surveillance will be conducted? Would private and public spaces have the same kinds of design?

Response from the Google team:

10. **Question: Block E-1.** Could there be a ground-floor pedestrian passthrough, from residential areas such as the Lakehouse District? What is the design of Building E-1?

Response from the Google team:

11. **Question:** Will the old San Jose water building be used as an innovation center? How will we know if there are organizations interested in using that space? Who would be responsible for the programming?

Response from the Google team:

12. **Questions:** Comparing the preliminary application to this updated submittal, the northern most buildings have been changed from housing to office space. The office space in the south (Orchard Supply area). What is your thinking behind moving all residential to the south? What reason did you not move additional park land to be with the newly moved residential in the south? Largest parks adjacent to the offices do not serve the residents very well. Employees are in the offices most of the day so this will become underutilized.

Response from the Google team:

13. **Question:** Google is a company of the 21st century working to advance technology and San Jose. Will you have to demolish some historic resources to meet proposed development?

Response from the Google team:

14. Question: Village Oaks gave priority to a sea of cars. What is the anticipated draw for surrounding neighborhoods to come into the area & how does it affect parking?

Response from the Google team:

15. Question: Are there alternative uses under consideration for the Water Co. Building?

Public Space

16. Questions: How much of the open space would be dedicated to City vs. private? What is fully public park space vs. semi-private park space? What access does the community have to the semi-private park space? Is this something that can be taken away? Who/how will it be maintained?

Response from the Google team:

17. Question: Is the project requiring a park/open space per capita?

Response from City staff:

18. Question: What is happening with the park planned for the Fire Training Facility?

Response from the Google team:

19. Question: What mechanisms in place to make sure these are permanent open spaces?

Response from the Google team:

20. Questions: There is a mandatory setback for the Riparian corridor - is Google deducting this in the open space calculations? Of the 15 acres proposed, how much will be within the mandatory setback from the creek corridor? How much of parkland that is dedicated or privately owned is located in the riparian setbacks? Why are the setbacks different at different areas (100 ft vs 30 ft.)?

Response from the Google team:

21. Question: Could you provide more clarification on how the new public space is connecting with the existing trails and surrounding public space?

Response from City Staff:

22. Question: Was the habitat plan taken into consideration – wildlife protection? How would nature and ecology factor into the trail plans? Will nighttime lighting be low voltage and downward facing?

Response from the Google team:

23. Question: What is the specific timeline for when the community would see the public open space plans? How will this be phased out and who will be involved?

Response from City Staff:

24. Question: Can you elaborate more on the management of the public spaces. Why conservancy as a model?

Response from City Staff:

25. Question: During development, vacant land might be easily transformed into a homeless encampment, how will that be prevented? How will open spaces be developed or patrolled in a way to keep them safe, clean, and so that they do not become homeless encampments?

Response from the Google team:

Transportation and Parking

26. Question: Has a traffic impact study been done?

Response from the Google team:

27. Question: The plan includes a lot of office space – how are the workers going to get here without congesting surrounding roads?

Response from the Google team:

28. Questions: What intersection improvements are being considered?

Response:

29. Question: What is the plan for connecting to the Downtown core?

Response from the Google team:

30. Question: Freeway 87 creates a barrier between the west side and the rest of Downtown. Will this be addressed/revised? If so, what will be done around this feature?

Response from the Google team:

31. Question: How does Google interpret block sizes in terms of walkability?

Response from the Google team:

32. Question: Are specific streets pedestrian only?

Response from the Google team:

33. Question: Is there a plan to have dedicated bike paths throughout the project? What percentage of the site are pedestrian and bike facilities?

Response from the Google team:

34. Question: How will existing properties adapt their sidewalks to the wider standards? How will the new sidewalks transition to the narrower older sidewalks?

Response from the City:

35. Question: Is there a plan to connect the Google site with Arena Green West Santa Clara along the Los Gatos Creek trail? What about at San Carlos?

Response from City Staff:

36. Question: How is the connection going to work when the vehicular traffic is surrounding east/west and north/south intersections? San Fernando is east/west. Cahill, Montgomery and Autumn are north/south. They are going right across San Fernando. How is this connection going to work? On San Fernando, is it possible to encourage pedestrians to use the North sidewalk? Are there creative solutions to encourage pedestrian traffic on the north side of the streets?

Response from the Google team:

37. Question: Why does the project propose extending Cahill Street?

Response from the Google team:

38. Question: Was analysis done with the SJSU campus? How will impact students? How will traffic flow between campuses? Was there collaboration between the two entities?

Response from the Google team:

Planning Process, Implementation, and Construction

39. Question: Will you publish a project process schedule/timeframe on the website?

Response from the Google team:

40. Question: How do the Diridon Integrated Station Concept Plan process & Downtown West project interact?

Response from the Google team:

41. Question: There is a portion that was originally in the Google footprint in front of the station. The Caltrain and VTA sites that have now been removed. Could you speak to this and how those sites may be planned as part of the DSAP?

Response from the Google team:

42. Question: How will Google interact with surrounding residents, now and in the future?

Response from the Google team:

43. Question: What is the status of the community benefits agreements?

Response from the Google team:

44. Question: How will you coordinate and phase 10+ years of construction?

Response from the Google team:

45. Question: Who will make sure that the design guidelines and standards will be carried forward? What governing body will do it? How do we make sure the goals set forth today are carried out over the 30-year development?

Response:

46. Question: Will there be public art installations and/or other design competitions to vet new art?

Response from the Google team:

47. Question: Does the project include support or resources for schools/students/staff?

Response from the Google team:

48. Question: What communication or collaboration has happened with indigenous peoples/tribes?

Response from the Google team:

COMMENTS

Planning Process	
What resonates most with you?	What needs improvement?
Building articulation, quality design	Construction impact mitigation
Housing plan is looking good	10+ years of construction needs to be coordinated/phased
Google event at SAP Center – two-way community engagement, multiple times. Face-to-face interactions with smaller groups and really listening and including input in project iterations	Preserving naturally occurring affordable housing needs improvement
Great community process	Still needs more specificity/detail
Effort to integrate with surrounding areas, and nature	Efforts around anti-displacement – ensuring residents can stay needs improvement
Pursuit of Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Gold Certification with vertical office buildings designed to meet LEED Gold certification.	Resources to prevent evictions through community benefits agreement needs improvement
Building and Land Use	
What resonates most with you?	What needs improvement?
Open campus plan is a great idea. Mixed use and open space and	More definition around users for Water Co. Building – think about feasibility.

transportation are very welcome to the neighborhood.	
Details about transportation, walking paths, increasing bike paths to connect the area	Would like to see shade studies
Good attention to human scale and user design.	Clarity around what “affordability” means, and making sure the affordable units are built
25% Affordability	Active use hubs seem to be congregating in one portion. Should have some community use for each parcel.
Overall integration, small businesses	
Happy to see historic elements in core area.	
Transportation	
What resonates most with you?	What needs improvement?
Details about transportation, walking paths, increasing bike paths to connect the area	Concern about expanding sidewalk widths and compatibility with older, narrower sidewalks
Emphasis on non-vehicular means (last mile)	Concern about having ped traffic walking in front of private homes. Intrusive.
Integration of many transportation systems	Safety - internally + externally (surrounding neighborhoods)
	Emphasis on non-vehicular means (last mile), still needs improvement
	Markings indicating that the lanes are for bikes so that pedestrians do not stand in the way. Renderings were nice but didn’t look like I could ride my bike through there without running into people.
Public Space	
What resonates most with you?	What needs improvement?
Impressed with Google’s incorporation of nature + ecology	Reminder that the community has been promised 5 acres of parkland on the sale of the movement of the fire training center. However, this isn’t even being replaced by the 4.8 acres. The concern is that credit will be given to build out parks at 4 times the rate of the land which is far too excessive and also having a nexus for all the build-out housing in the

	<p>area. Somehow these numbers need to change and the City needs to be committed to opening up more land. Concerned that if Google ever broken up then the City would lose this land in the future.</p>
<p>Integration of natural ecology / open space</p>	<p>Agree with comments that we need more publicly owned open space. 4,000 units with an average of 2 people per unit. Under current guidelines that should be 24 acres and currently only showing 15 acres. In the Diridon Plan there was shown a 8-acre park (Current Fire Station Site).</p>
	<p>Concern over lighting at night</p>