

From: [Canales-Mora, Elizabeth](#)
Cc: [Provedor, Jennifer](#); [Hughey, Rosalynn](#); [Manford, Robert](#); [Brilliot, Michael](#); [Rood, Timothy](#); [Do, Sylvia](#); [Yung, Samuel](#); [Todorov, Vera](#); [Phan, Johnny](#); [Tu, John](#); [Downtown West Project](#)
Subject: 12/9 Planning Commission Study Session Amended
Date: Friday, December 4, 2020 2:19:16 PM
Attachments: [Downtown West Study Session Presentation 12-9-2020 reduced.pdf](#)

Good Afternoon Commissioners:

Please note the 12/9 PC Study Session agenda was amended in order to update the Study Session title on item 3 and add a PowerPoint Presentation.

Below is the link to the amended agenda. We apologize for the inconvenience.

<https://www.sanjoseca.gov/Home/ShowDocument?id=67511>

Thank you,

Elizabeth Canales

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Photo : Sergio Ruiz, SPUR

Planning Commission Study Session: Downtown West Mixed Use Plan

Wednesday, December 09, 2020 | 4:30 PM

City Team

City Staff

Kim Walesh – Deputy City Manager

Nanci Klein – Director of Economic Development (OED)

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

Robert Manford – Deputy Director, PBCE

Tim Rood – Planning Division Manager, PBCE

David Keyon – Principal Planner, PBCE

Lori Severino – Diridon Program Manager, OED

Bill Ekern – Diridon Project Manager, OED

Jacky Morales-Ferrand – Director of Housing

Jessica Zenk – Deputy Director, Department of Transportation

Nicolle Burnham – Deputy Director, Department of Parks, Recreation and Neighborhood Services

Consultants

Thomas Jansen
HR&A

A-P Hurd
Skip Stone

Meeting Agenda

- I. Public Forum (non-agenda items)
- II. Proposed Google Downtown West Mixed-Use Project
 - I. Staff presentation - Overview
 - II. Applicant presentation – Proposed Downtown West Design Standards and Guidelines
- III. Commission questions and feedback
- IV. Public Comment

Coordinated Planning Efforts



**DIRIDON STATION LOCATION
WITHIN SAN JOSE**

Legend

- Existing Heavy Rail Tracks
- Downtown Transportation Plan Boundary
- Diridon Station Location
- Diridon Station Area Plan Boundary (2014)
- Google Project Site
- Other Private Development Projects
 - Julian/Stockton Housing + Retail
 - 292 Stockton Ave Hotel + Residential
 - Alcatraz Offices
 - 777 Park Ave Affordable Housing
 - 777 W San Carlos Mixed Use
 - Dupont Village + McEvoy GPA Residential
 - 750 W San Carlos Residential
 - Lorraine Mixed Use + Montgomery 7 Residential
 - Filice + Park Delmas Residential + Retail
 - Delmas Apartments

Google Seeks to Locate in San Jose (2017)



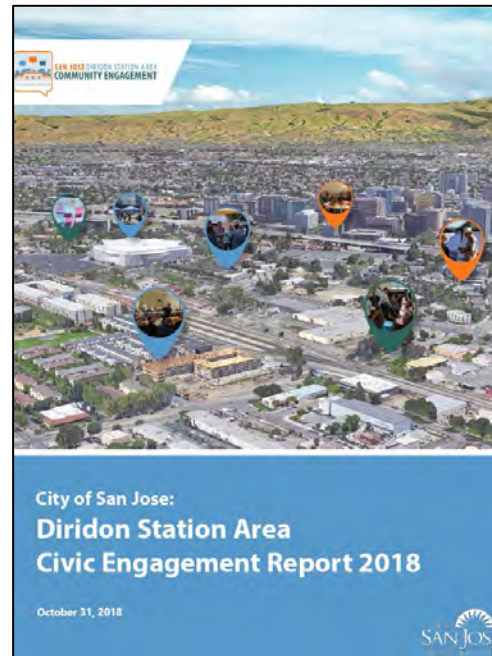
A place
inspired
by San José

We're working together to imagine this part of downtown — one that draws from San José's culturally-rich history, vibrant personality and innovative spirit.



Launched First Year Engagement Process

- Estimated 1,200 participants
- Diridon Station Area Advisory Group (SAAG) with 38 members
 - 10 regular meetings
 - 11 solution group meetings
- 7 Community Forums
- 2 Walking Tours
- 6 Pop-up Events
- 5 Stakeholder Presentations
- Online feedback form with over 600 responses
- 6 • Website (www.diridonsj.org) had over 22,000 views



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



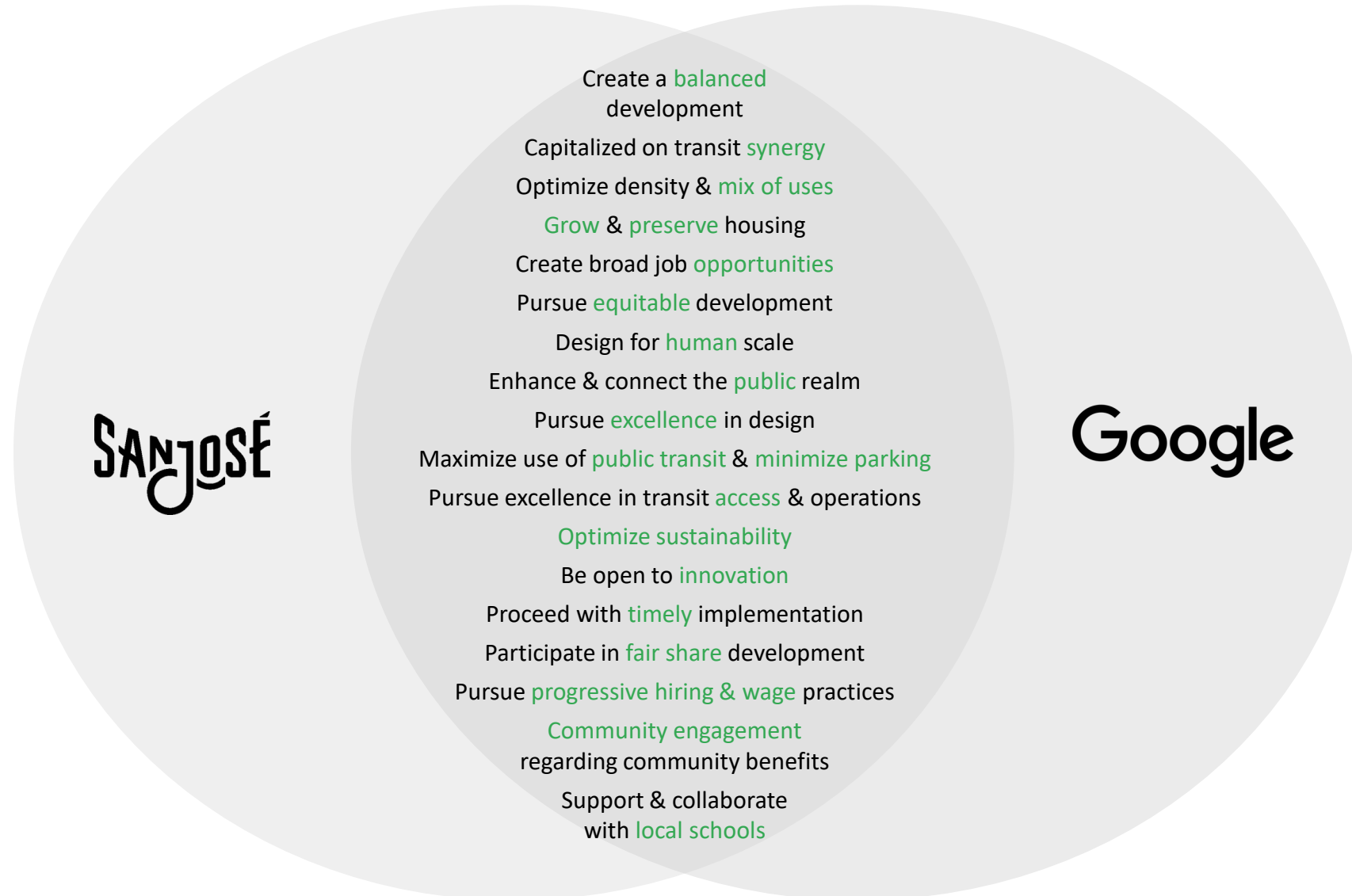
Memorandum of Understanding Approved (Dec 2018)

Shared Vision for Development Project: to create a vibrant, welcoming, and accessible urban destination consisting of a mix of land uses that are well integrated with the intermodal transit station, adjacent neighborhoods, and Downtown

Commitments: place making, social equity, economic development, environmental sustainability, and financially viable private development

Intention: to collaborate and innovate to increase opportunities for the local community and create new models for urban and workplace design and development

MOU Shared Goals



Engagement Process: 2018, 2019, 2020

2018

- Establish SAAG
- Public engagement
- Desired Outcomes

Early
2019

- Focus on Diridon Integrated Station Concept Plan
- Google pre-application input

Fall
2019

- Google's initial application and AB 900 certification

Spring
2020

- Online survey, including community benefit priorities



Key Themes from DSA Community Engagement

1. Excited about opportunities for **neighborhood improvement and public life**
2. Concerned about **social equity** (anti-displacement, job opportunity, workforce diversity, accessibility, homelessness, etc.)
3. Want transit and **transportation system** in general to work better; easier and safer to get around the area on foot and bike
4. A lot of specific ideas about designing for **neighborhood compatibility, future station, safety, environmental sustainability**, etc.

Google Engagement



Learn more about the DWDSG in the video, which provides examples of how the document will regulate the project on items including but not limited to land use and buildings, parks and open space, and mobility.

100+
Community
Meetings

10,000+
Community
Data Points

3,000+
In-person
Touch Points

14,000+
Video Views

Draft Project Documents Released Fall 2020

- Google's Downtown West Project: www.sanjoseca.gov/GoogleProject
 - Updated submittal, including project-specific Design Standards and Guidelines
 - Draft Environmental Impact Report
- Draft Diridon Affordable Housing Implementation Plan

Videos, context, and feedback forms at: www.diridonsj.org/fall2020

Project Site

- ~ 80 acres
- Within the DSAP boundaries (Draft Amendment)



Google's Downtown West Project

GARDEN
ALAMEDA

- ~ 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



GOOGLE
ILLUSTRATION

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



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

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

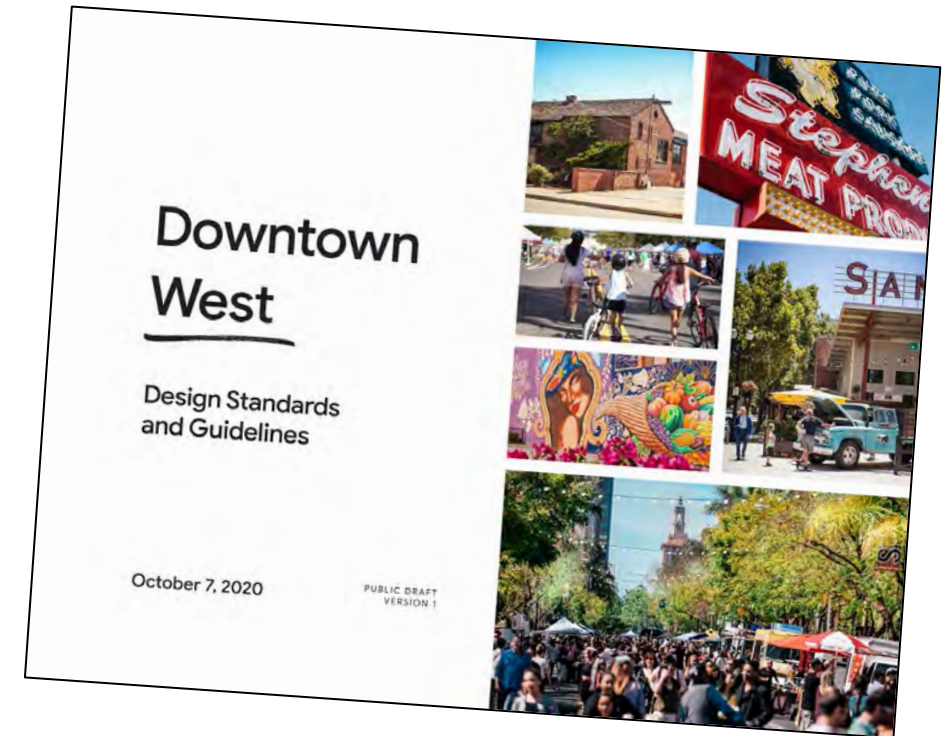
Next phases

- Design review of buildings
- Building and construction permits
- Construction
- Ongoing engagement



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
- 17 Vesting Tentative Map



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Orientation to the DWDSG

DWDSG = Downtown West Design Standards and Guidelines

Resources:

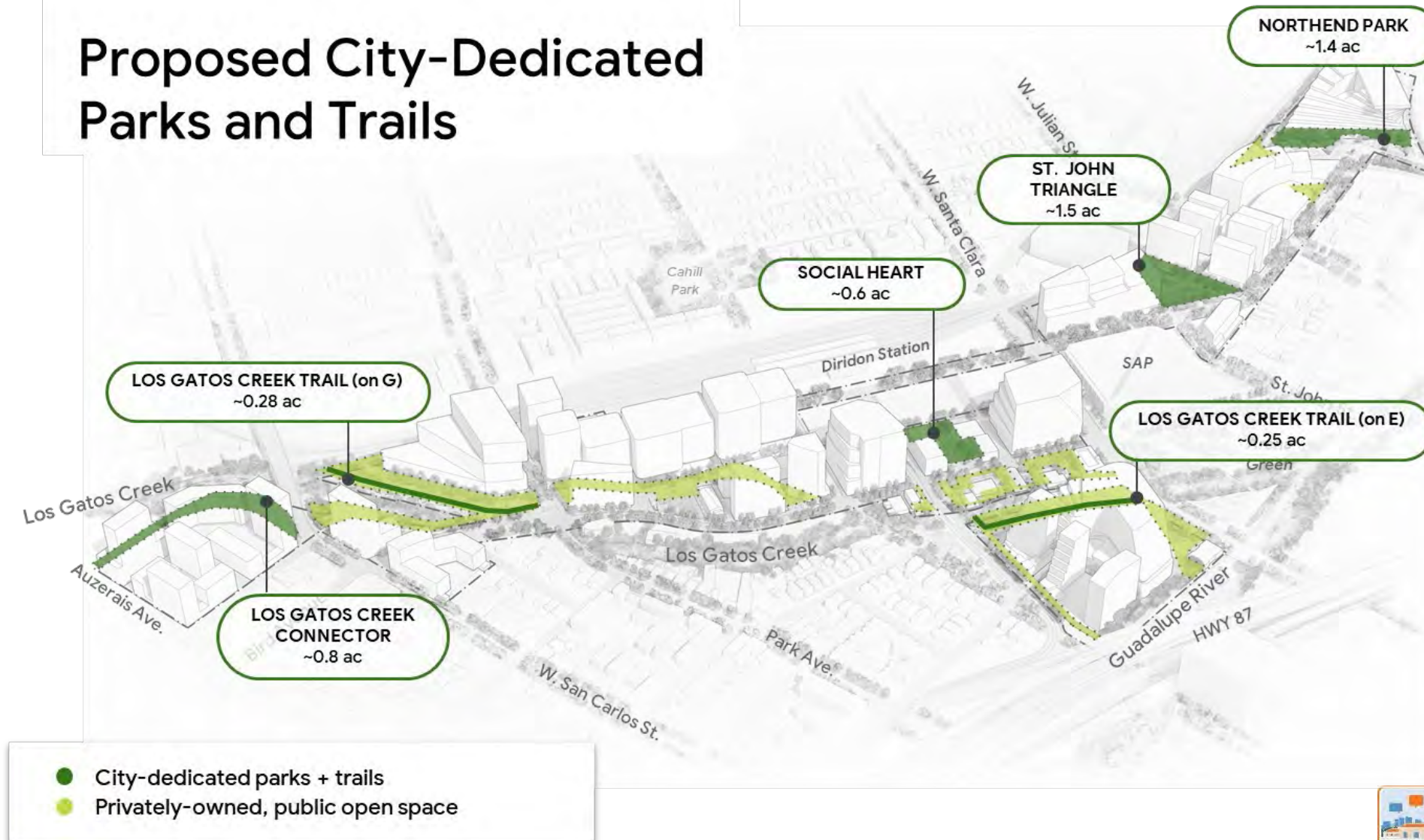
- [October 19th Presentation](#) and [Recording](#)
- Other presentations and feedback form: www.diridonsj.org/fall2020-google
- Draft DWDSG and other application documents: www.sanjoseca.gov/googleproject
- Google's project page, including a digital engagement exercise: <https://realestate.withgoogle.com/sanjose/>

Draft DWDSG Chapters:

- Land Use
- Buildings
- Open Space
- Mobility
- Sustainability
- Lighting and Signage

Downtown West Open Space Proposal

Proposed City-Dedicated Parks and Trails



GOOGLE
ILLUSTRATION



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



Downtown West Open Space Proposal

OPEN SPACES	CITY-DEDICATED OPEN SPACE		PROJECT SPONSOR-OWNED (PSO) OPEN SPACE					INDIVIDUAL OPEN SPACE ACREAGE SUB-TOTAL
	LOS GATOS CREEK MULTI-USE TRAIL	CITY-DEDICATED PARK	PRIVATELY-OWNED PUBLIC PARK	SEMI-PUBLIC OPEN SPACE	LOS GATOS CREEK RIPARIAN SETBACK	LOS GATOS CREEK RIPARIAN CORRIDOR	MID-BLOCK PASSAGE	
Los Gatos Creek Connector	-	0.76 ac	-	0.03 ac	0.22 ac	-	0.16 ac	1.17 ac
Los Gatos Creek Park	0.28 ac	-	1.03 ac	0.27 ac	0.77 ac	0.14 ac	-	2.49 ac
The Meander	-	-	1.04 ac	0.52 ac	-	-	0.68 ac	2.24 ac
Social Heart	-	0.57 ac	-	0.22 ac	-	-	-	0.79 ac
Creeside Walk at South Autumn Street	-	-	0.70 ac	0.20 ac	0.56 ac	0.04 ac	-	1.50 ac
Los Gatos Creek East	0.25 ac	-	0.36 ac	0.12 ac	0.65 ac	0.11 ac	0.17 ac	1.66 ac
Gateway Plaza	-	-	0.65 ac	0.08 ac	-	-	-	0.73 ac
St. John Triangle	-	1.51 ac	-	0.10 ac	-	-	0.30 ac	1.91 ac
North Montgomery Pocket Park	-	-	-	0.35 ac	-	-	0.26 ac	0.61 ac
Northend Park	-	1.43 ac	0.34 ac	0.13 ac	-	-	-	1.90 ac
CATEGORY ACREAGE TOTAL	0.53 AC	4.27 AC	4.12 AC	2.02 AC	2.20 AC	0.29 AC	1.57 AC	15.00 AC
TOTAL	4.80 AC		10.20 AC					



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



WEST 8

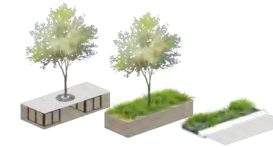


Florian Groehn



Downtown West Mobility Strategy

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



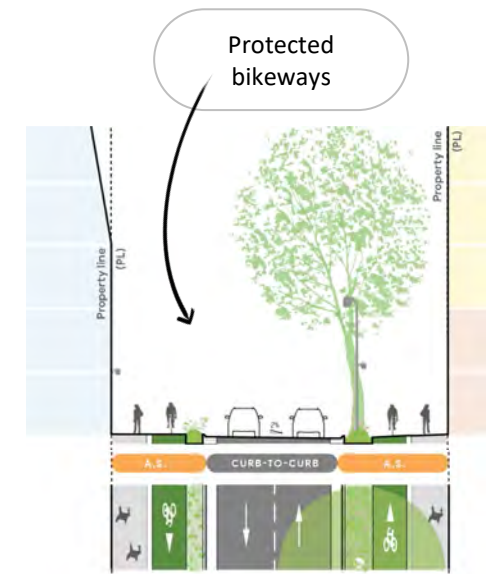
PLANTING ZONES



EXTENDED FURNITURE ZONE



PARKLET + SEATING



W. San Fernando Street



© Joris Visser



© Nick Falbo



© Jurriaan Snijders

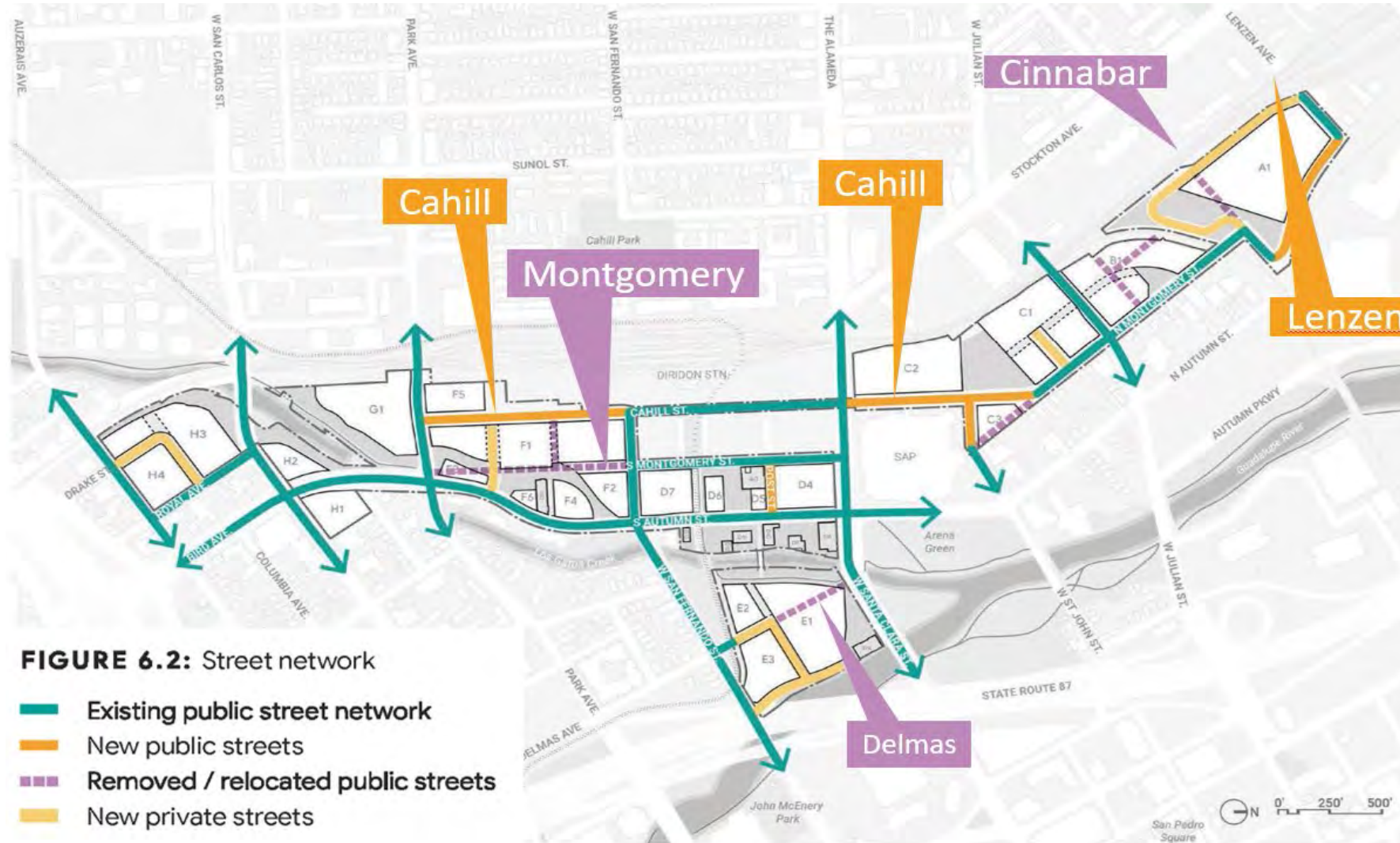


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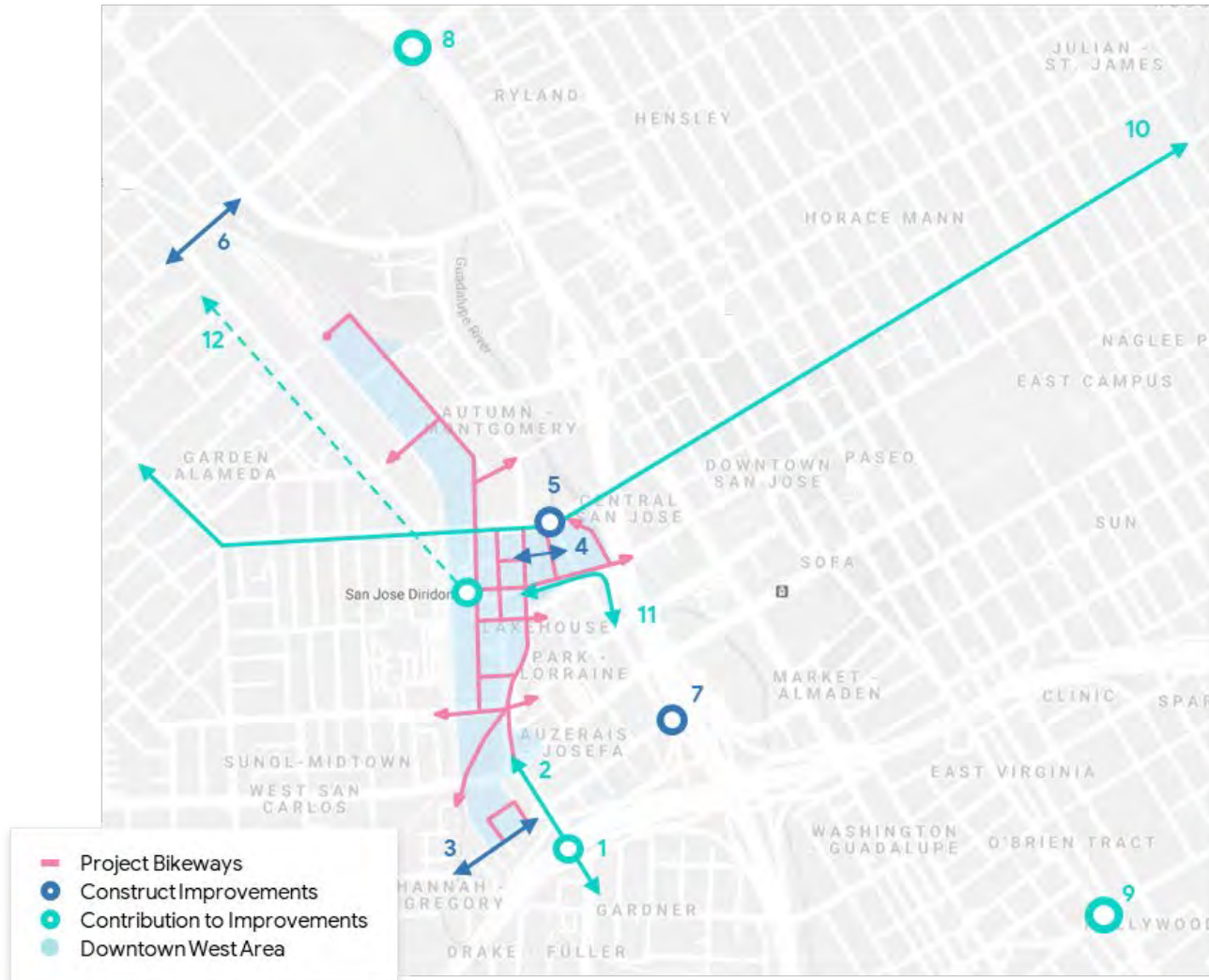


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Roadway Network



Other Transportation Improvements



1. Bird/I-280
Multimodal Improvements
2. Bird Ave
Protected Bikeway
3. Auzerai's
Protected Bikeway
4. Footbridge over Los Gatos Creek (LGC)
5. Santa Clara
Controlled At-Grade Crossing connecting the LGC trail
6. Coleman/Taylor
Multimodal Gap Closure
7. Auzerai's/Delmas
Sidewalk Extension
8. Taylor/SR 87
Interchange Improvements
9. First/Goodyear
Multimodal Improvements
10. Santa Clara (I-880 to 17th)
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

Purpose:

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

61-day 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



Assembly Bill 900

- Downtown West is certified as an Environmental Leadership Development Project (AB 900)
- Includes high standard of public and environmental requirements
- Enables expedited judicial review if the EIR is challenged (ensures timely benefits)
- Increases transparency with administrative record published at www.sanjoseca.gov/GoogleProject



DEIR Topics

Air Quality Air pollutants and health risks	Greenhouse Gas Emissions	Population + Housing City's policy of job growth
Biological Resources	Hazards + Haz Materials	Public Services + Recreation
Cultural Resources Demolition/changes to historic buildings	Hydrology	Transportation
Energy	Land Use + Planning Airport noise-regulation consistency	Tribal Cultural Resources
Geology, Soils + Paleontology	Noise + Vibration Traffic and construction noise	Utilities + Service Systems

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**)
- Generally 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



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



Other Infrastructure Elements

- Upsizing and improving the storm and sanitary systems
- Reconstructing the West San Fernando Street bridge over Los Gatos Creek
- Hydraulic improvements to reduce overbank flooding during a 100-year flood event
- Rehabilitating Los Gatos Creek channel to improve habitat



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 (Q1), prior to Planning Commission and City Council hearings in Spring 2021



USE SUBWAY
TO STATION

Downtown West Mixed-Use Plan

Planning Commission

Downtown West Design Standards and Guidelines Intro

December 9, 2020

Google

San José

AGENDA

What We Will Cover

01

Downtown West
Framework Plan

02

How Downtown West
Design Standards and
Guidelines work

03

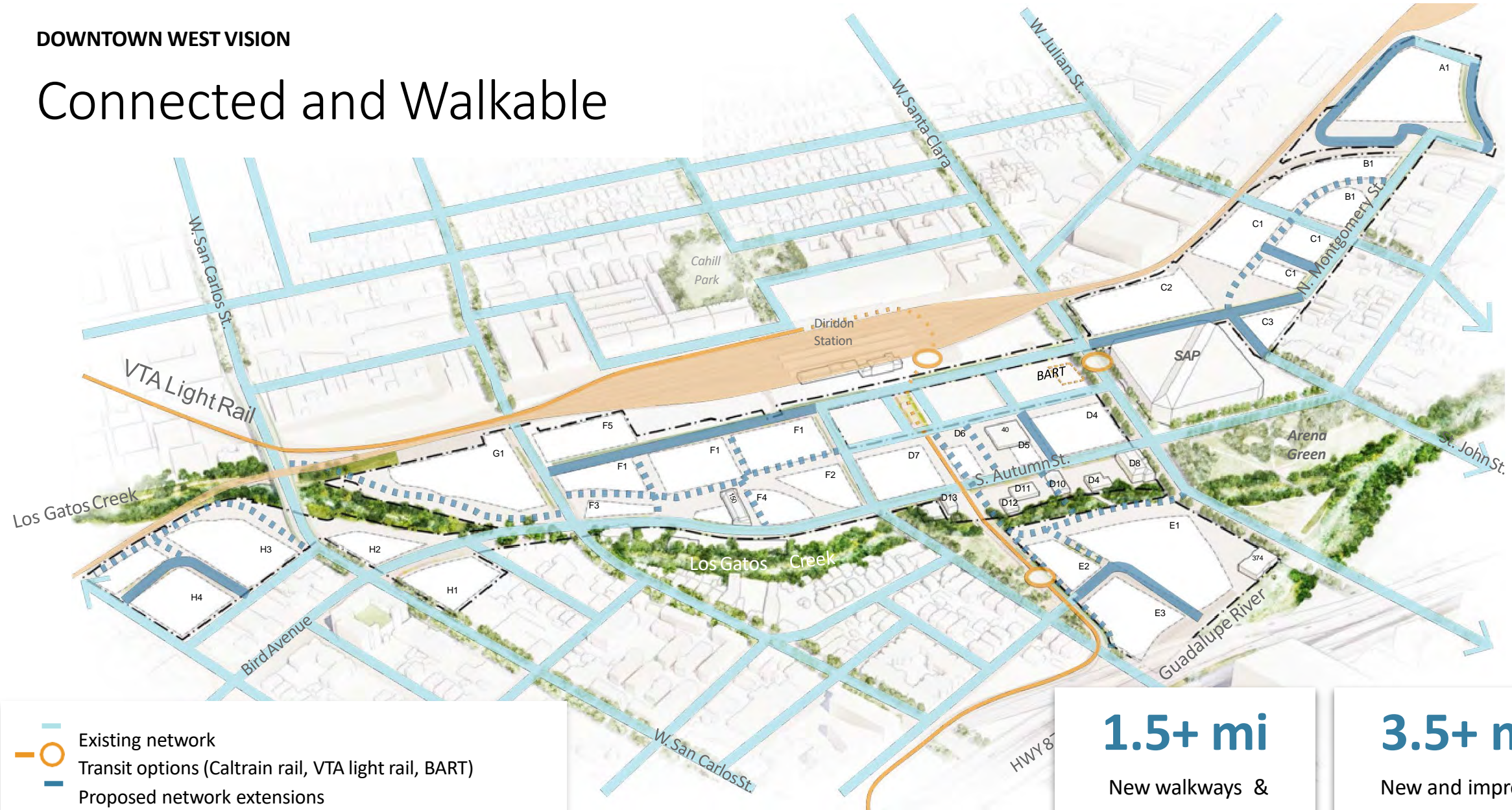
DWDSG
highlights



Supporting San José's health and resilience

DOWNTOWN WEST VISION

Connected and Walkable

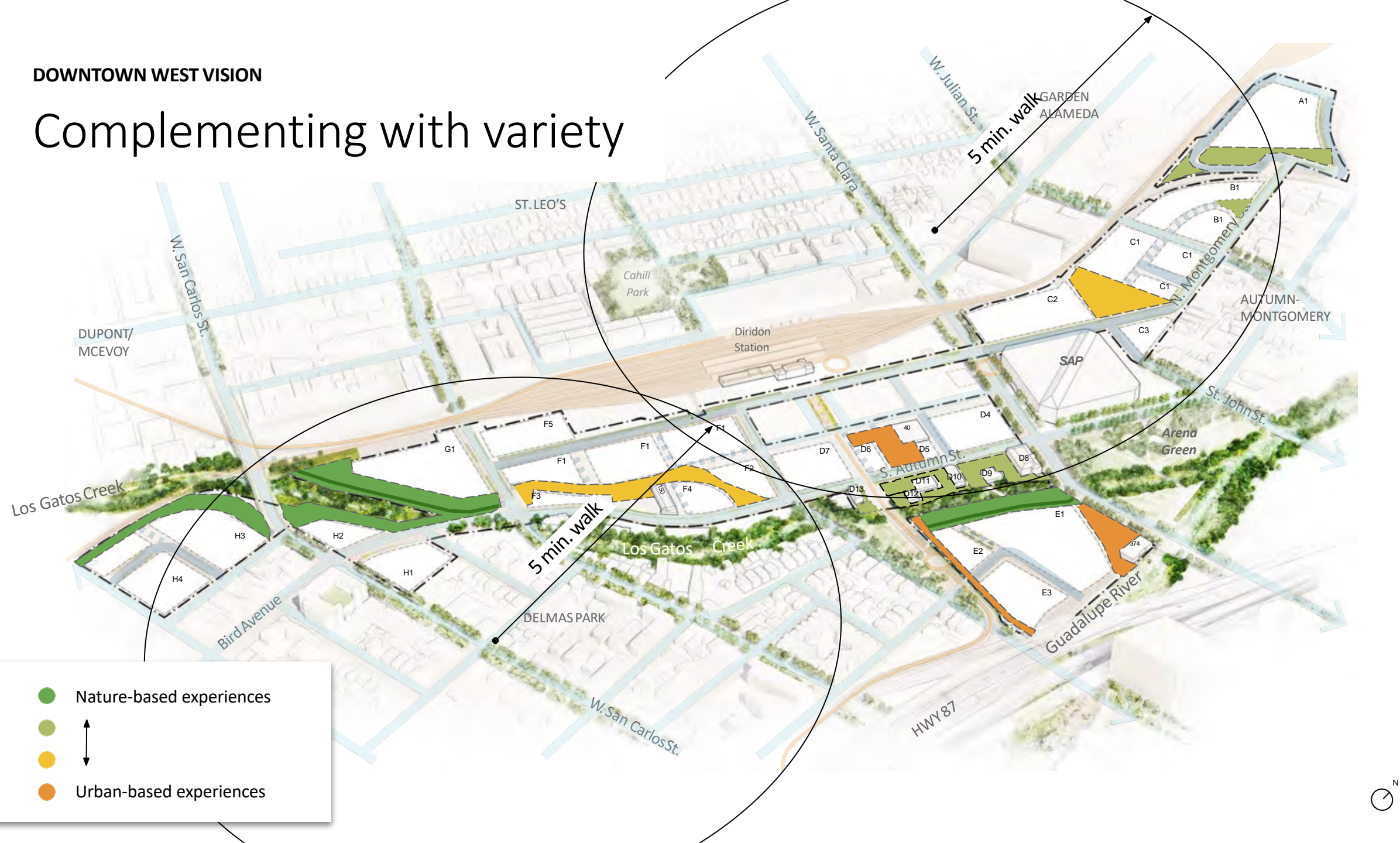


- Existing network
- Transit options (Caltrain rail, VTA light rail, BART)
- Proposed network extensions
- Proposed pedestrian routes

1.5+ mi
New walkways &
trail extensions

3.5+ mi
New and improved
bikeways

Complementing with variety



DOWNTOWN WEST VISION

Activating with historic and new



Active Use / Historic Resources (Retail, Cultural, Arts, Education etc.)

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

2280

New trees to be planted

VISION

Integrated Downtown West



Supporting San José's health and resilience

Project Target - subject to change due to external factors

6.5x

housing under 2014 DSAP
(in project boundary)

4,000

total housing units

25%

affordable in DSAP

500K

sf retail, cultural, arts,
education, active uses

15 ac

parks and open
space

including

4.25 ac

acres of expanded
riparian habitat

7.3M

sf office

½

of developable site
for non-office

Zero

net new
CO₂ emissions

21 ac

public land Purchased /
optioned



30 ac

allocated back for residential
And public-serving uses

How we deliver on this project



Design



Programs



Partnerships



Downtown
San José

W. Santa Clara St.

← Arena Green

↙ SAP Center

Los Gatos Creek ↘



Downtown
San José

W. Santa Clara St.

← Arena Green

↙ SAP Center

Los Gatos Creek



Downtown
San José

W. Santa Clara St.

← Arena Green

↙ SAP Center

Los Gatos Creek ↘



Downtown
San José

W. Santa Clara St.

← Arena Green

↙ SAP Center

Los Gatos Creek ↘



Los Gatos Creek

Diridon
Station



W. Santa Clara →



**Artist conceptual rendering, subject to change*



Los Gatos Creek

Diridon Station



W. Santa Clara St. →



47 Artist conceptual rendering, subject to change



Los Gatos Creek

Diridon Station



Los Gatos Creek

Diridon Station

W. Santa Clara St. →



How Downtown West Design Standards and Guidelines work

Design Standards and Guidelines



PIER 70
San Francisco



5M
San Francisco



PARKMERCED
San Francisco



TREASURE ISLAND
San Francisco



SHIPYARD
San Francisco



QUARRY FALLS
San Diego

- Well-established mechanism for large-scale and long-term projects in CA
- Locks down the intention, relationships, and vision
- Builds on existing regulatory frameworks
- Coordinated with all approval departments
- Provides a roadmap to ensure the vision and set context

TWO DIFFERENT APPROACHES

Design at once, repetitive solutions

Repetitive architecture



Disjointed, building by building



Dynamic and contextual solutions

Design intent guides creative solutions



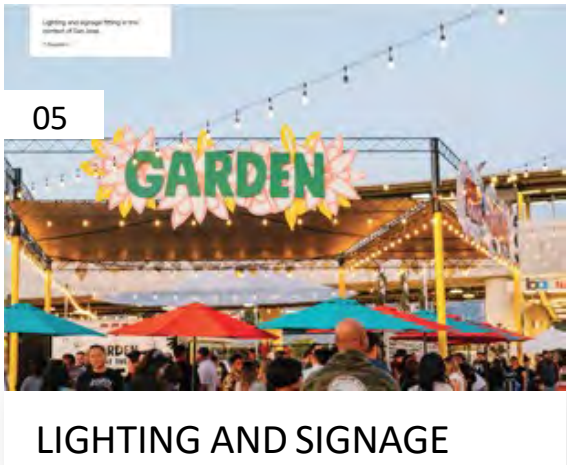
Integrated "place" vision

Contextual responsiveness



Adapt to new building technology

Chapters



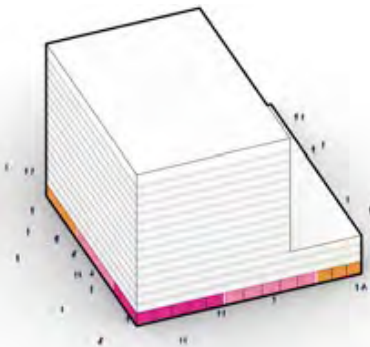
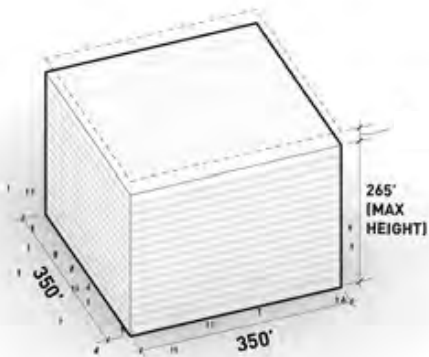
Downtown Design Guidelines (City)



Over 400 Downtown West Standards & Guidelines

S/G #	S/G	S/G SUMMARY	COMPLIANT (Y/N/NA)	COMPLIANCE SUMMARY
S5.10.5	Standard	<p>Skyline level separation between different uses. Adjacent new development with different use shall maintain a minimum skyline level facade separation of 80 feet. To accommodate building separation requirements, hotel buildings shall stepback from residential buildings and residential buildings shall stepback from office buildings; see Figure 5.27 for an illustration. The following conditions shall maintain a minimum 60-foot facade separation between different uses:</p> <ul style="list-style-type: none"> A facade is less than 100 feet wide with less than 50 percent fenestration A facade is oriented a minimum of ten degrees away from the adjacent facade Residential facades that do not exceed 90 feet from grade 		

Proposed DW process



Project
Review
Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approvals

4444

Conformance Reviews

Relevant
Documents

GENERAL PLAN
DOWNTOWN STRATEGY
DIRIDON STATION AREA PLAN
(as amended)

DOWNTOWN DESIGN GUIDELINES
COMPLETE STREETS DESIGN
STANDARDS & GUIDELINES
MUNICIPAL CODE
(as amended)

EIR
DEVELOPMENT AGREEMENT
PD ZONING
PD PERMIT (DWDSG +)

CONCEPT DESIGN FOR
CONFORMANCE
DETAILED DESIGN FOR PERMIT

Supporting San José's growth and development



Listen first



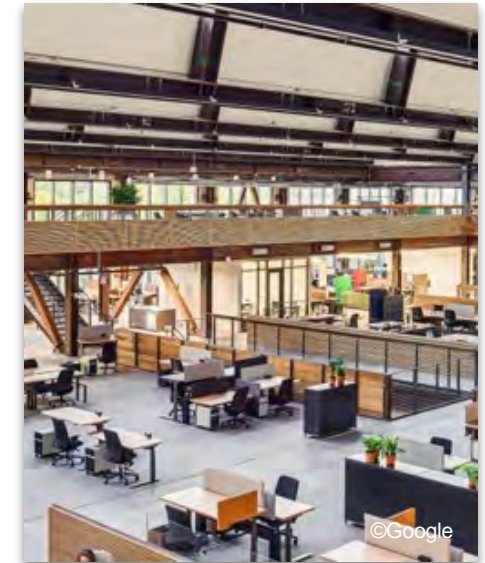
Be contextual and responsive



Respect the neighbors



Activate

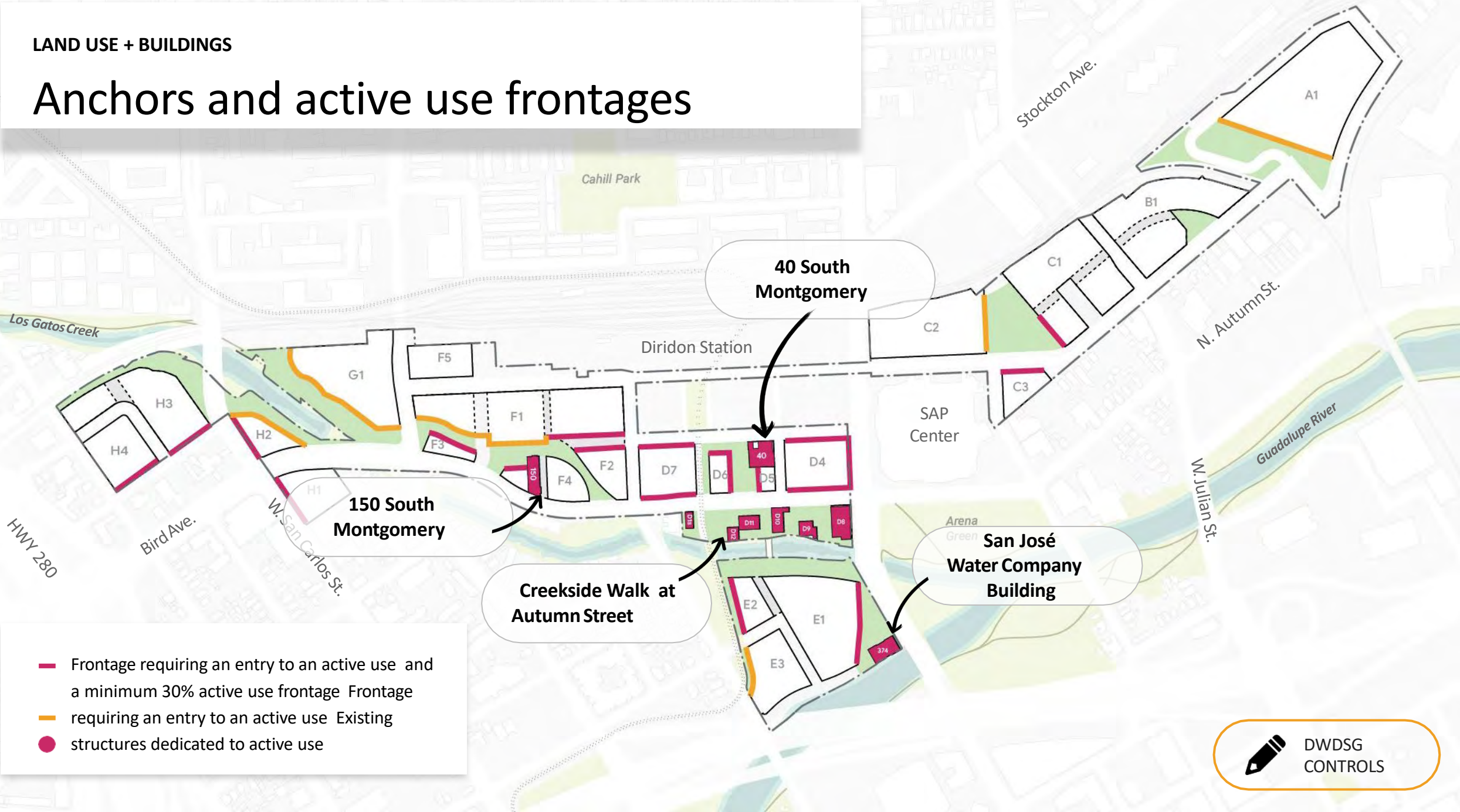


Enable innovation

DWDSG highlights: land use and buildings



Anchors and active use frontages



LAND USE

Active ground floor



©Shae Rocco

RESTAURANT



©Baunfire

RETAIL



©StreetCode Academy

EDUCATIONAL + INSTITUTIONAL



©SITELAB urban studio

ARTS + CULTURAL



©Rawpixel

CHILDCARE



©Baunfire

NON-PROFIT, COWORK, + SMALL BUSINESS

Active Uses:

RETAIL / RESTAURANT

ARTS

CULTURAL

LIVE ENTERTAINMENT

COMMUNITY CENTER

INSTITUTIONAL

CHILDCARE EDUCATION

MAKER SPACES

NON-PROFIT

SMALL-FORMAT OFFICE SPACE



BUILDINGS

Context specific

Relationship to
existing
neighborhoods

Connections to
the Creek

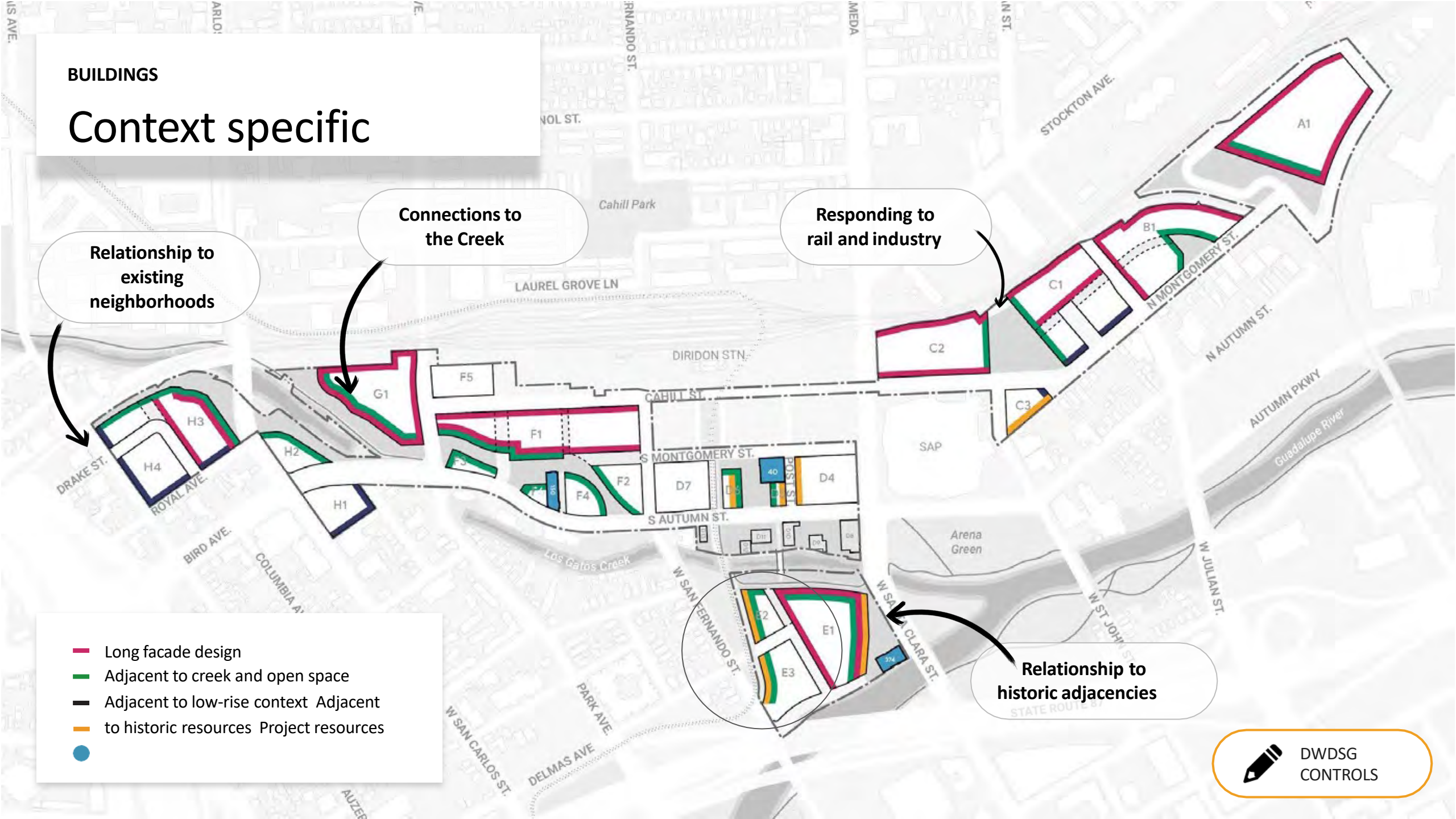
Responding to
rail and industry

Relationship to
historic adjacencies

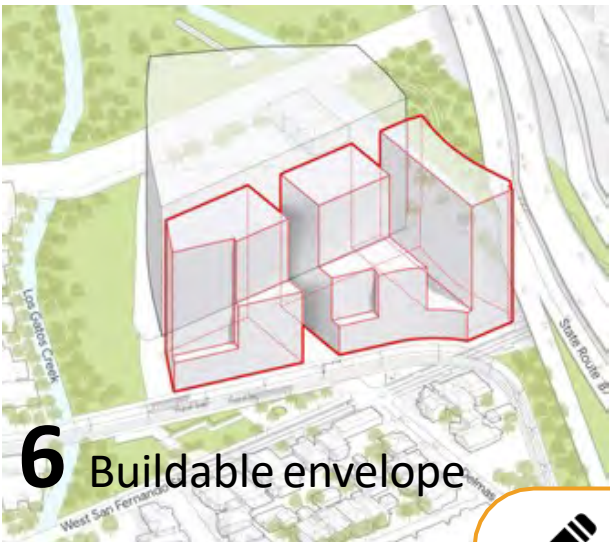
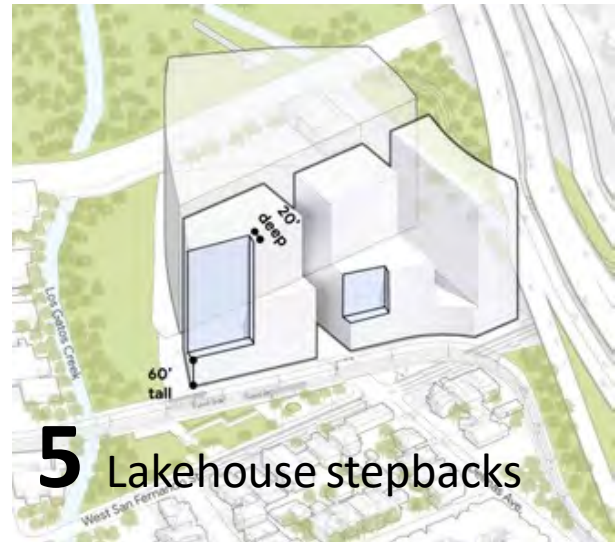
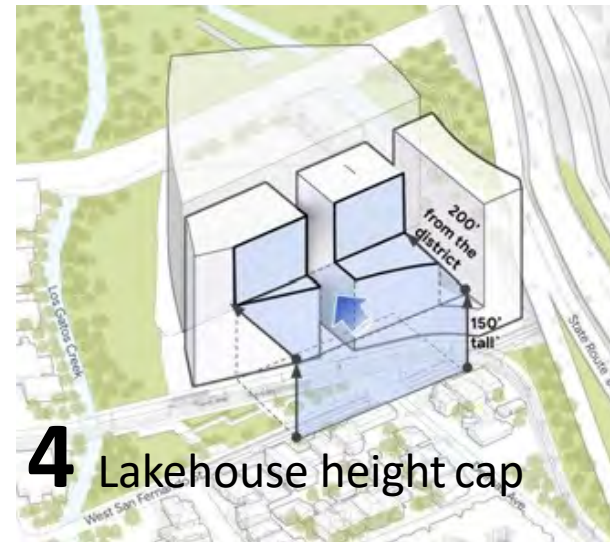
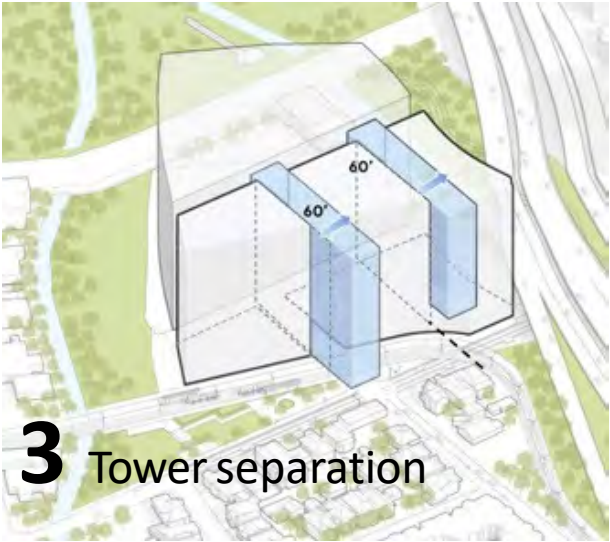
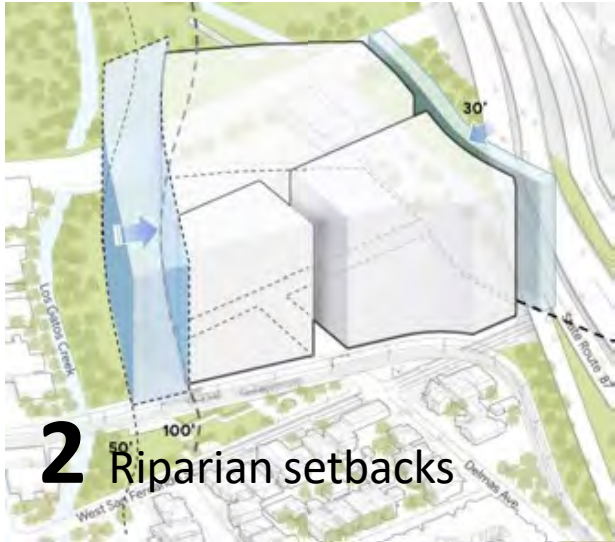
- Long facade design
- Adjacent to creek and open space
- Adjacent to low-rise context
- Adjacent to historic resources
- Project resources



DWDSG
CONTROLS

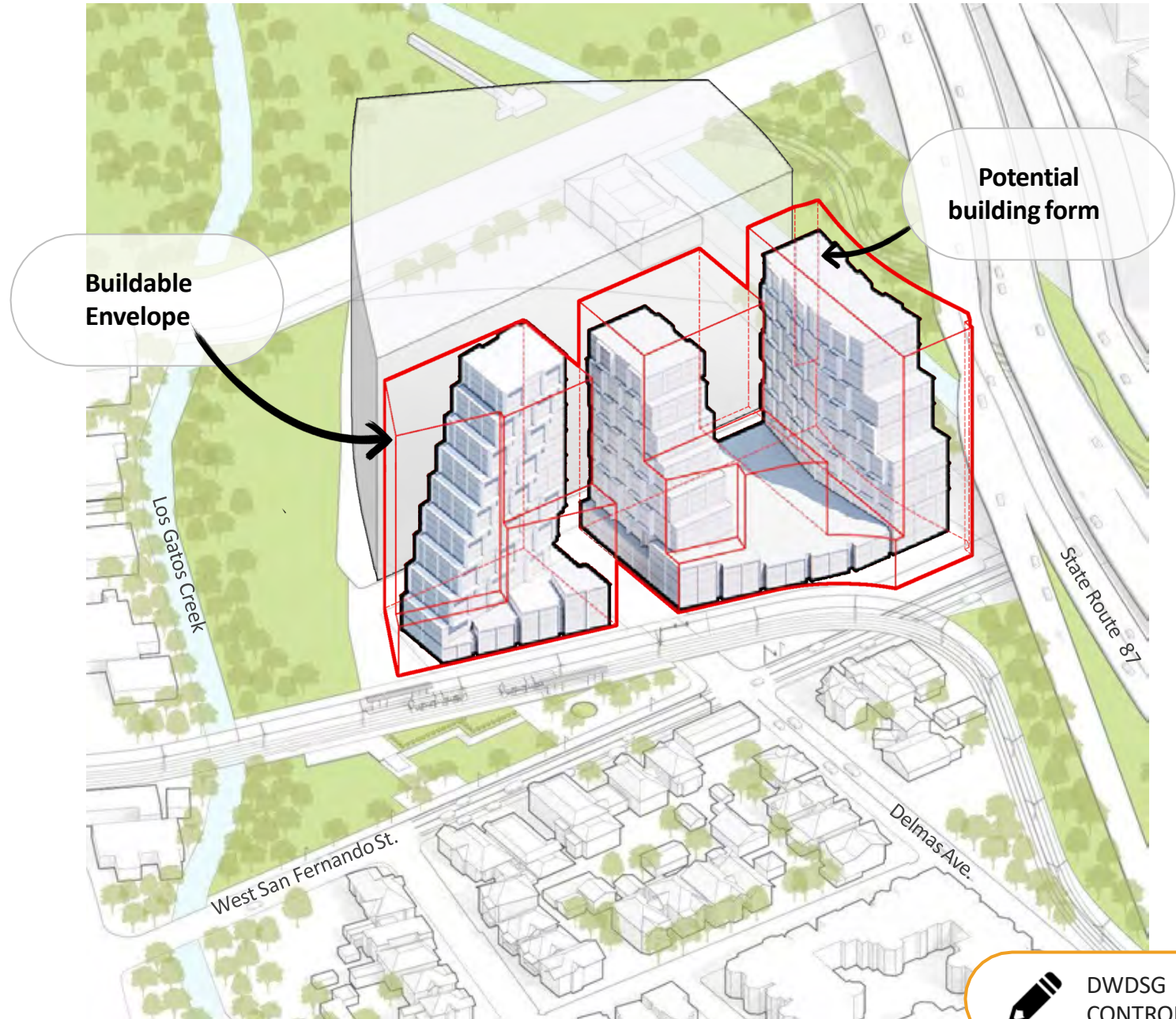


BUILDINGS EXAMPLE



Buildable envelope

- S4.8.1 30' Riparian Setback from Guadalupe River
- S5.17.2 Average 100' Los Gatos Creek Setback
- S5.10.4 60' Tower Separation (DDG)
- S5.15.10 Average of 20' Setback for 50% of linear frontage along the Lakehouse District
- S5.15.11 Lower than 150' in height within 200' from the Lakehouse District edge



**Illustrative massing*



DWDSG
CONTROLS



60' tower separation
(DDG)

Massing and facade
articulation

150' height cap facing
the Lakehouse Historic
District

Average 20' setback for 50%
of linear frontage along
Lakehouse Historic District

Height reference along
Lakehouse Historic District



*Artist conceptual rendering, subject to change

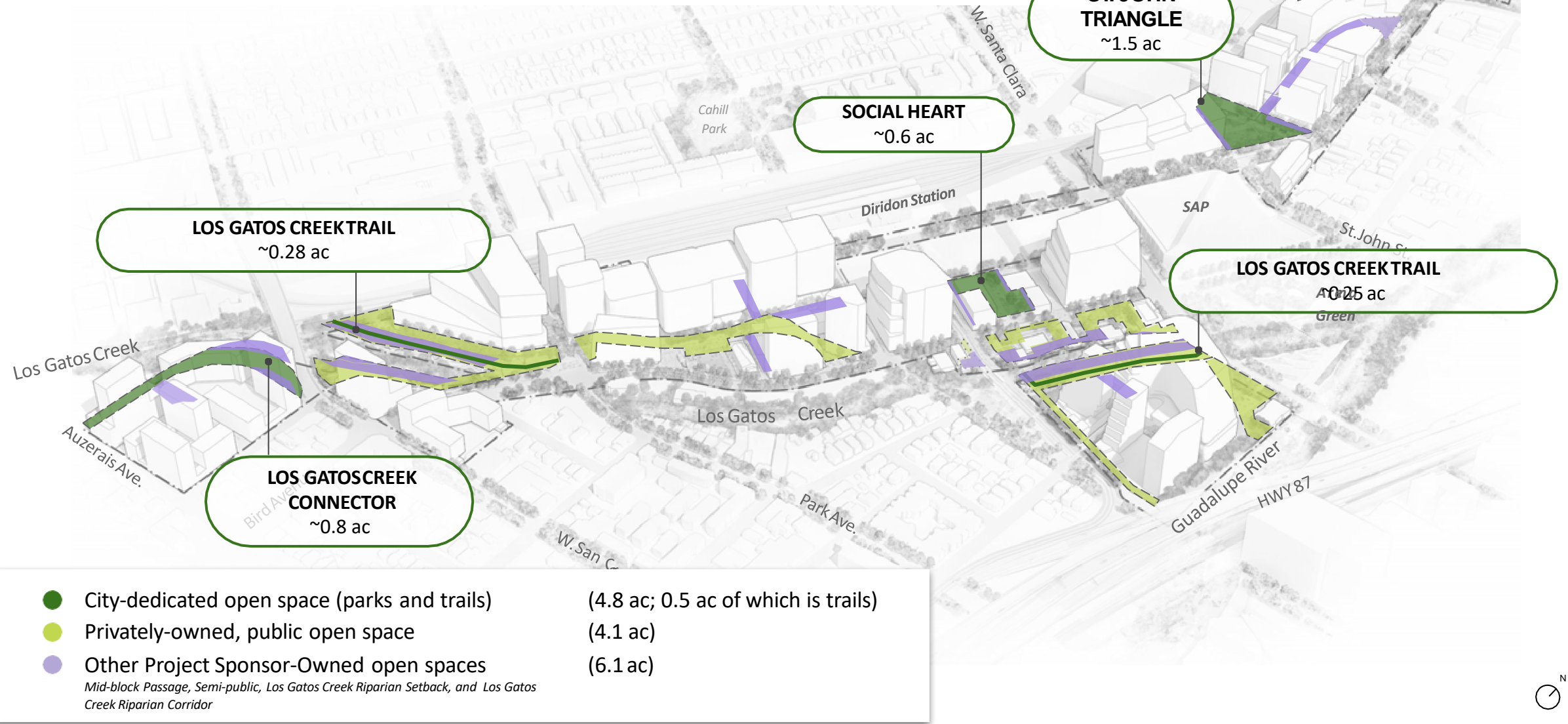


DWDSG highlights: open space



DOWNTOWN WEST OPEN SPACE

15 acres of parks + plazas + green space



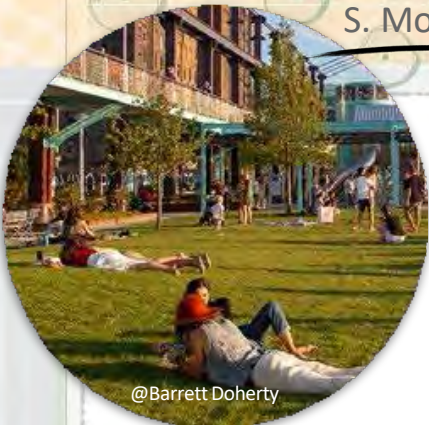
OPEN SPACE EXAMPLES

Social Heart and Creekside Walk



SOCIAL HEART (CITY DEDICATED)

F5



@Barrett Doherty

Flex Lawn

S. Montgomery St.

D6

40 S. Montgomery



@SITELAB Urban
D4

Existing
Building



@Shae Rocco

Outdoor
Dining

S. Autumn St.

VTA Rail Corridor

Plaza



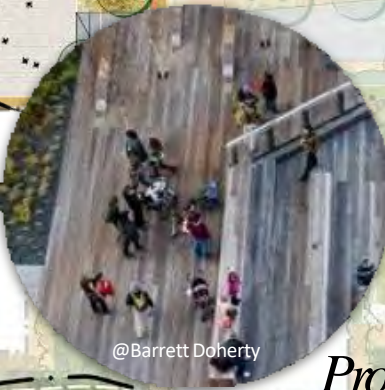
@Michael Brooks

D10

D11

D12

D8



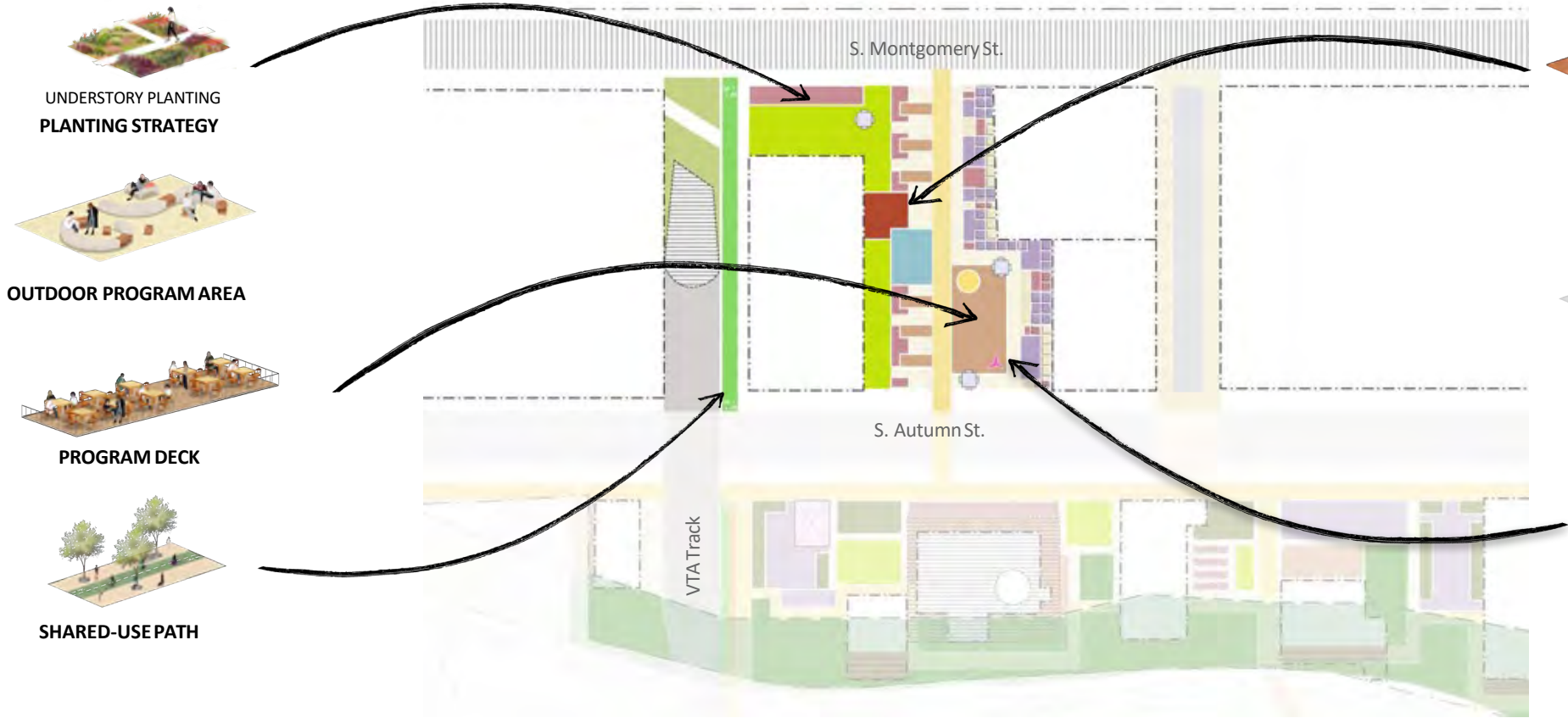
@Barrett Doherty

Program
Deck

W. Santa Clara St.

SOCIAL HEART

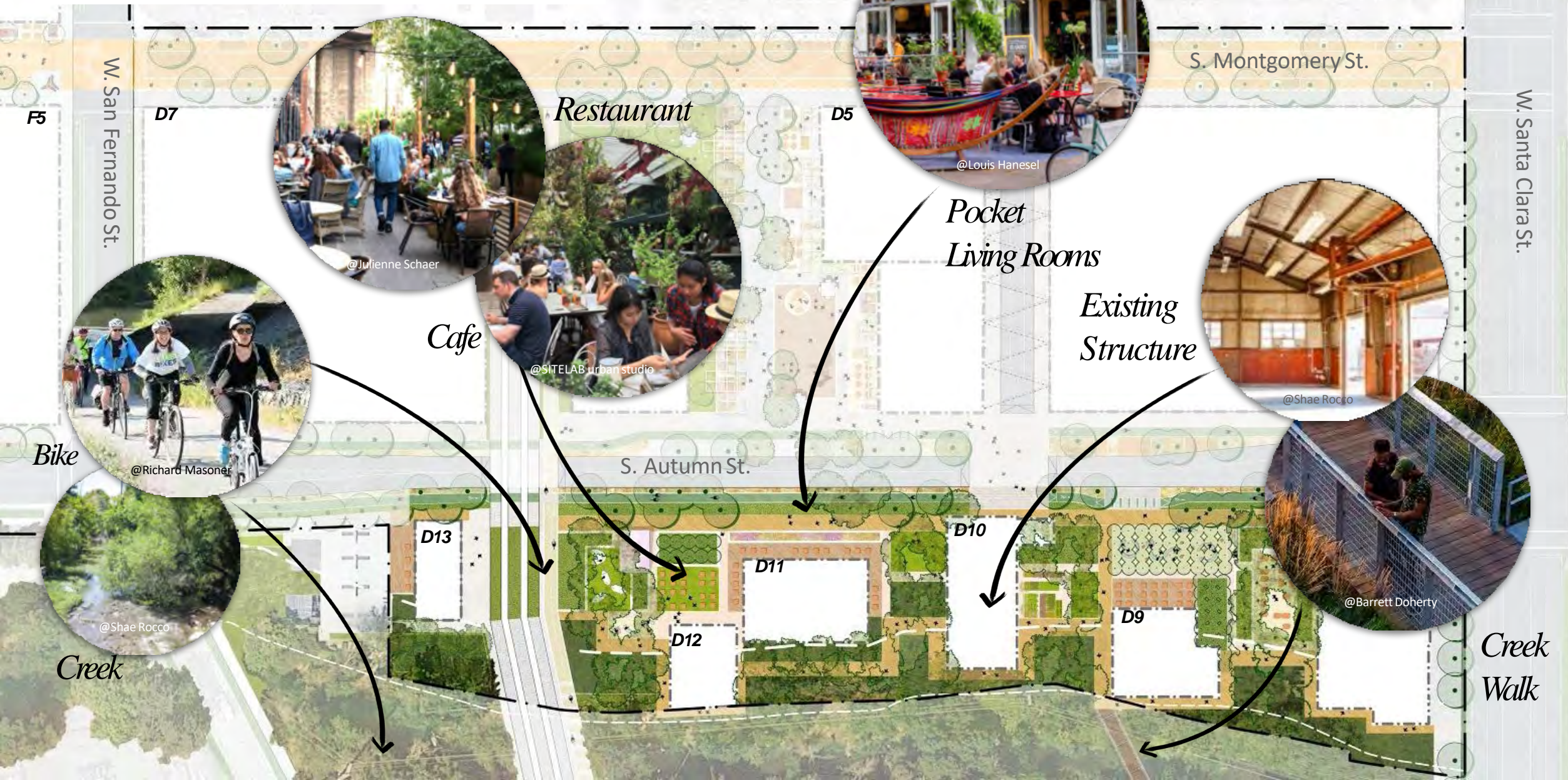
AS SHOWN
IN DWDSG



REQUIRED
PROGRAMMATIC ELEMENTS

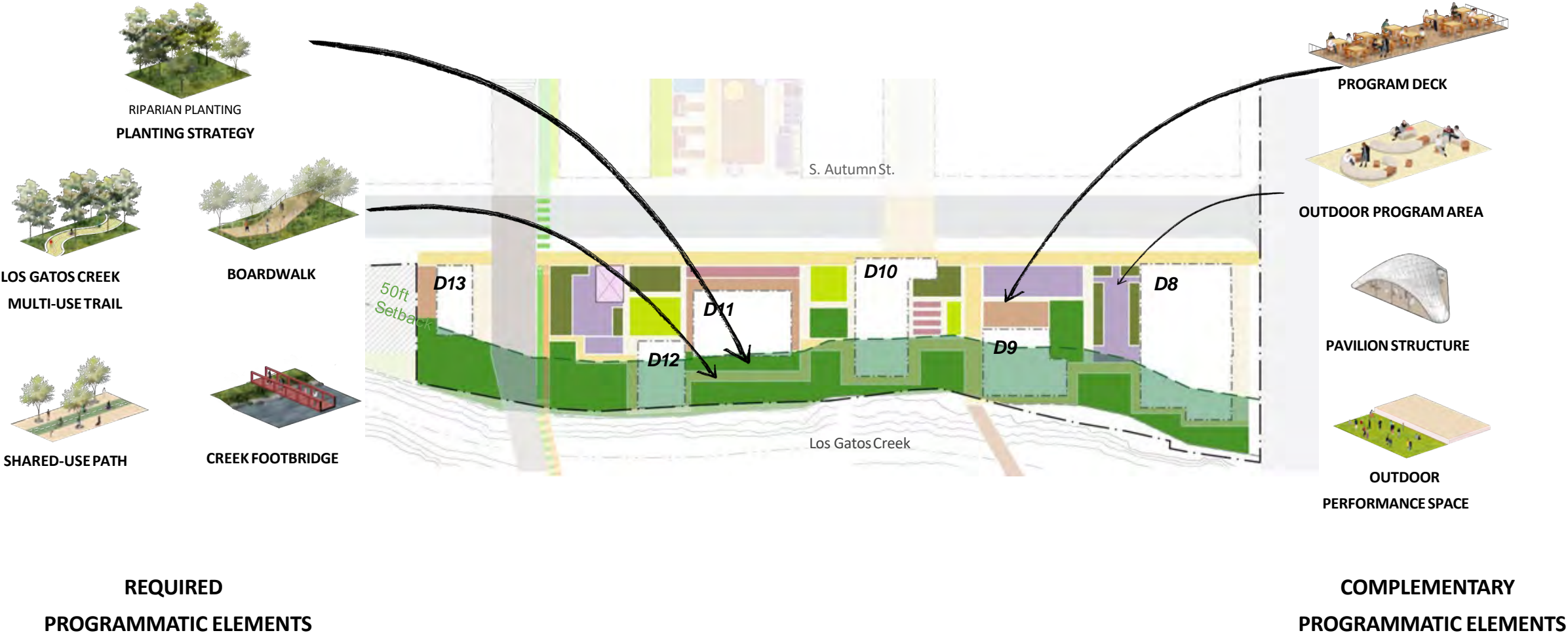
COMPLEMENTARY
PROGRAMMATIC ELEMENTS

CREEKSIDE WALK AT SOUTH AUTUMN STREET

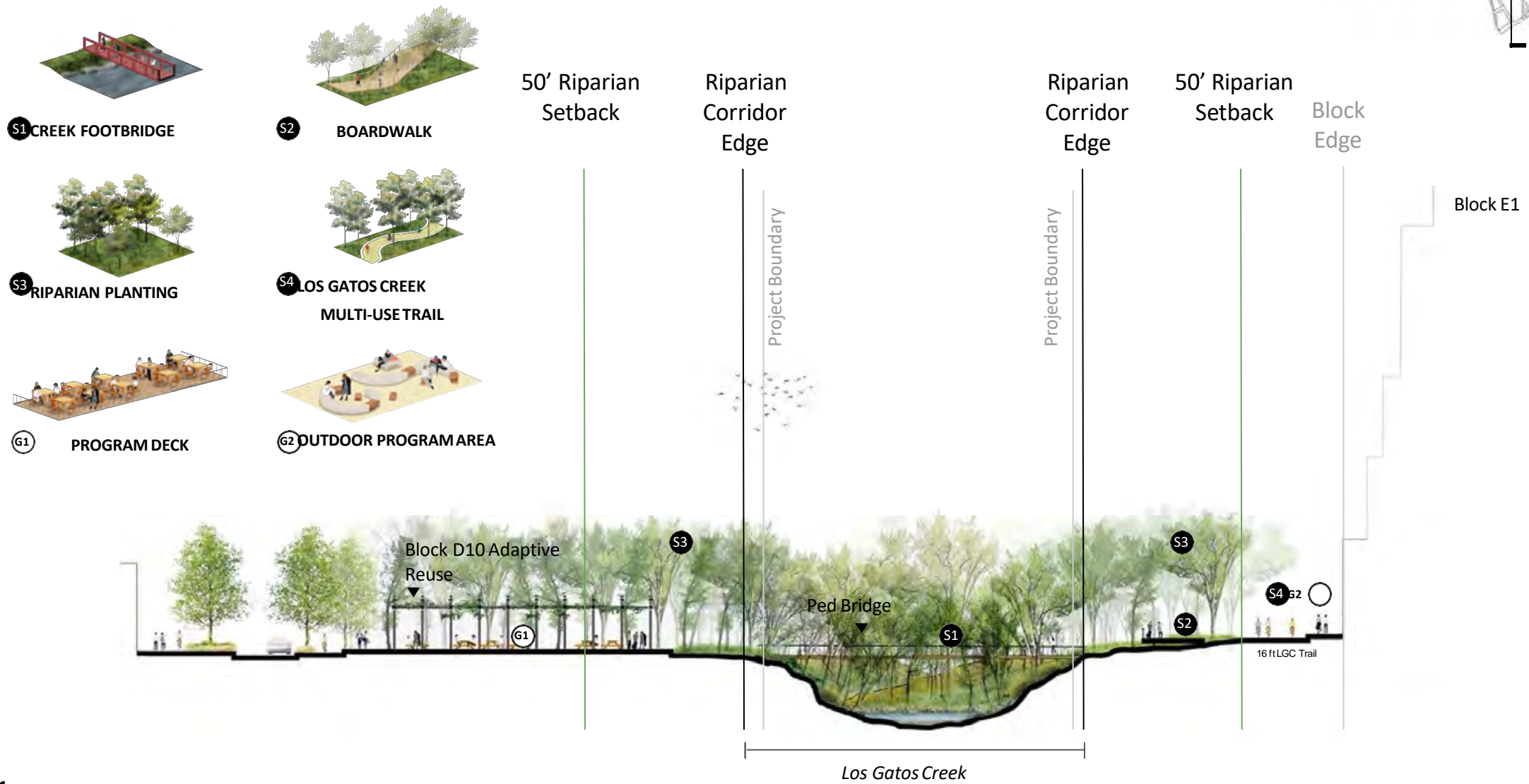


CREEKSIDE WALK AT SOUTH AUTUMN STREET

 AS SHOWN
IN DWDSG



CREEKSIDE WALK AND LOS GATOS CREEK EAST



OPEN SPACE EXAMPLE

Gateway to San José



GATEWAY TO SANJOSE

AS SHOWN
IN DWDSG



RIPARIAN PLANTING



UNDERSTORY PLANTING

PLANTING STRATEGY



EVENT, ROTATING
VENDOR, OR FOOD
TRUCK ACCESS



ANCHOR PLAZA

REQUIRED
PROGRAMMATIC ELEMENTS



OUTDOOR PROGRAM AREA



PAVILION STRUCTURE



KIOSK

COMPLEMENTARY
PROGRAMMATIC ELEMENTS

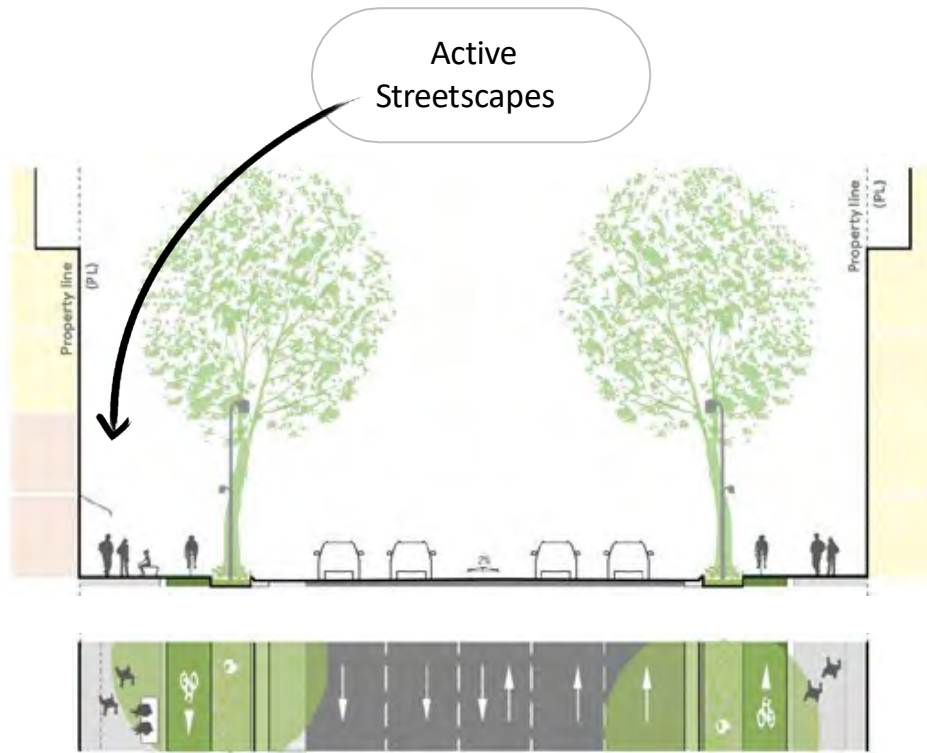
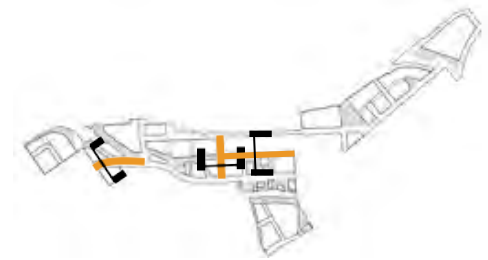
NETWORK OF DIVERSE AND DISTRIBUTED OPEN SPACE



DWDSG highlights: mobility



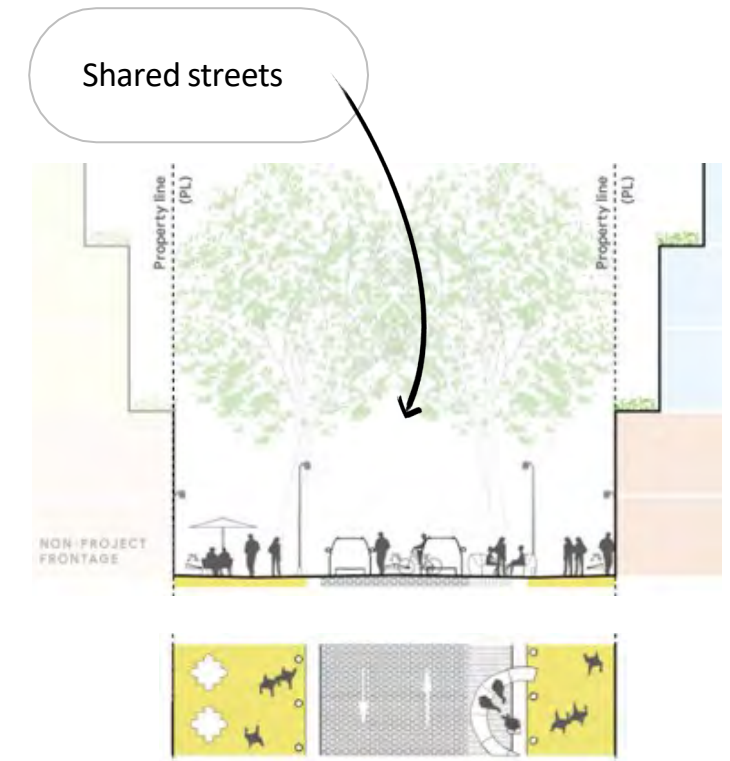
A variety of experiences



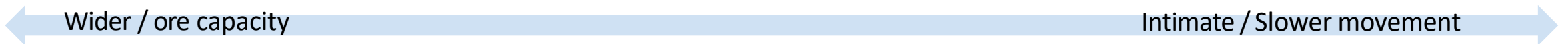
Bird Avenue



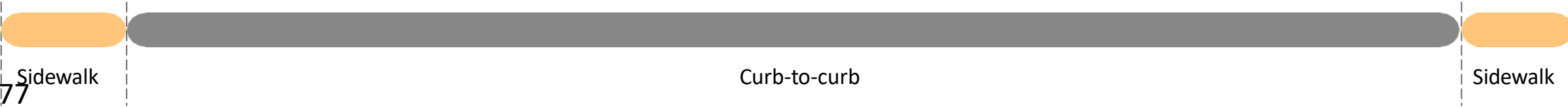
W. San Fernando Street



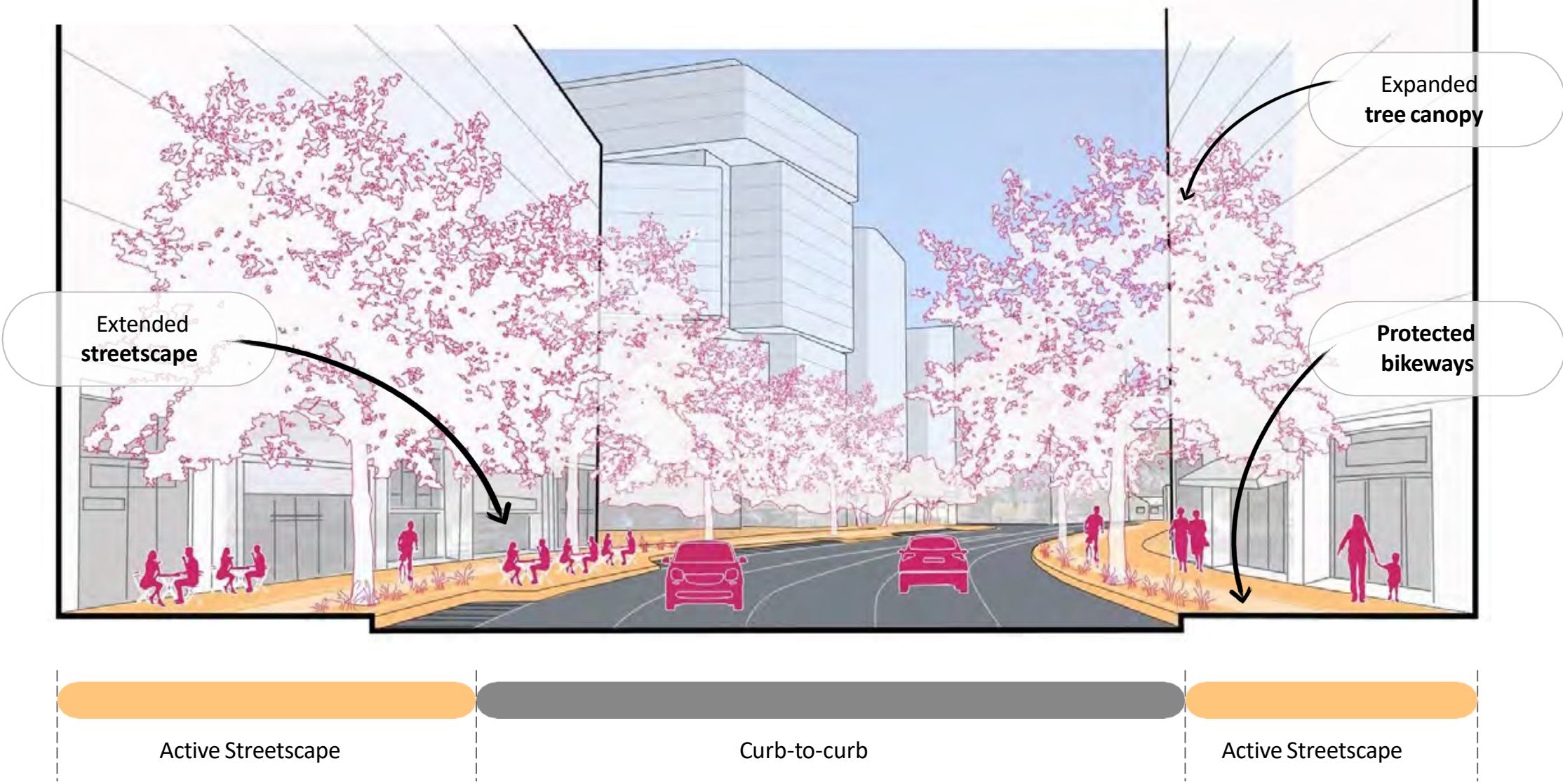
S. Montgomery Street



Bird Avenue



Bird Avenue



Dynamic lanes

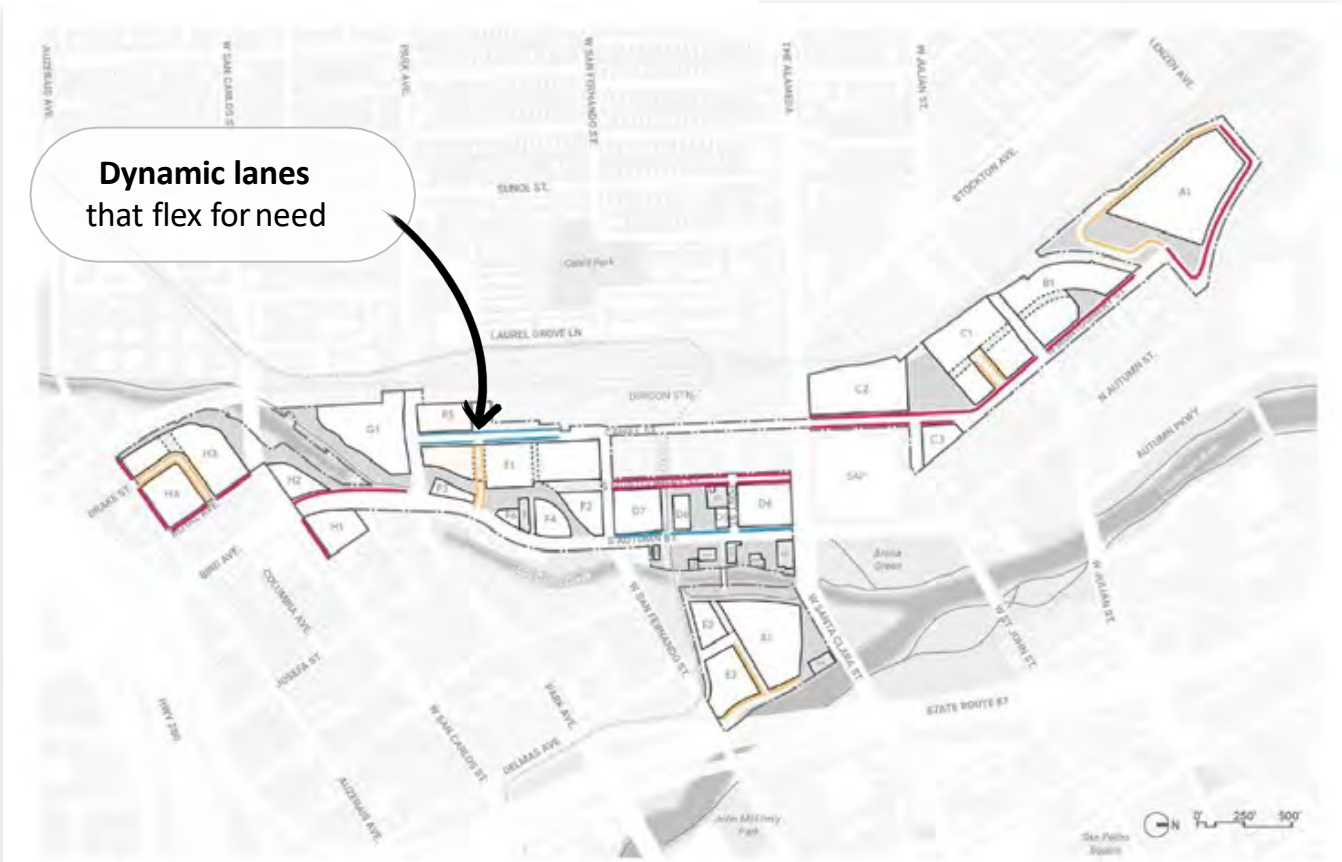


FIGURE 6.42: Conceptual dynamic lane locations

- Dynamic lane
- Dynamic lane on private streets
- Dynamic lane that may be used to support transit and event traffic throughput



Robust transportation demand management

Reduction to

35%

Single-occupancy vehicles



**Ped & bike
Improvements**



Limited parking
Limit market-rate and
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

Bringing it
all together



SUSTAINABILITY

Commitments

10min

Walkability from transit

Zero

Net new CO₂
emissions

LEED GOLD+

Neighborhood Development for
project

10x

Increase in site
perviousness

53%

Decrease of
Single-occupancy vehicles

100%

Recycled water for all non-
potable uses - toilets,
irrigation, cooling

7.8MW

Solar energy
generation minimum

2280

New trees to be
planted

84%

Reduction in solid waste
through recycling and
composting

Chapters



01

LAND USE



02

OPEN SPACE



03

BUILDINGS



04

MOBILITY



05

LIGHTING AND SIGNAGE



06

SUSTAINABILITY



A part of San José

Thank You!

Google

San José

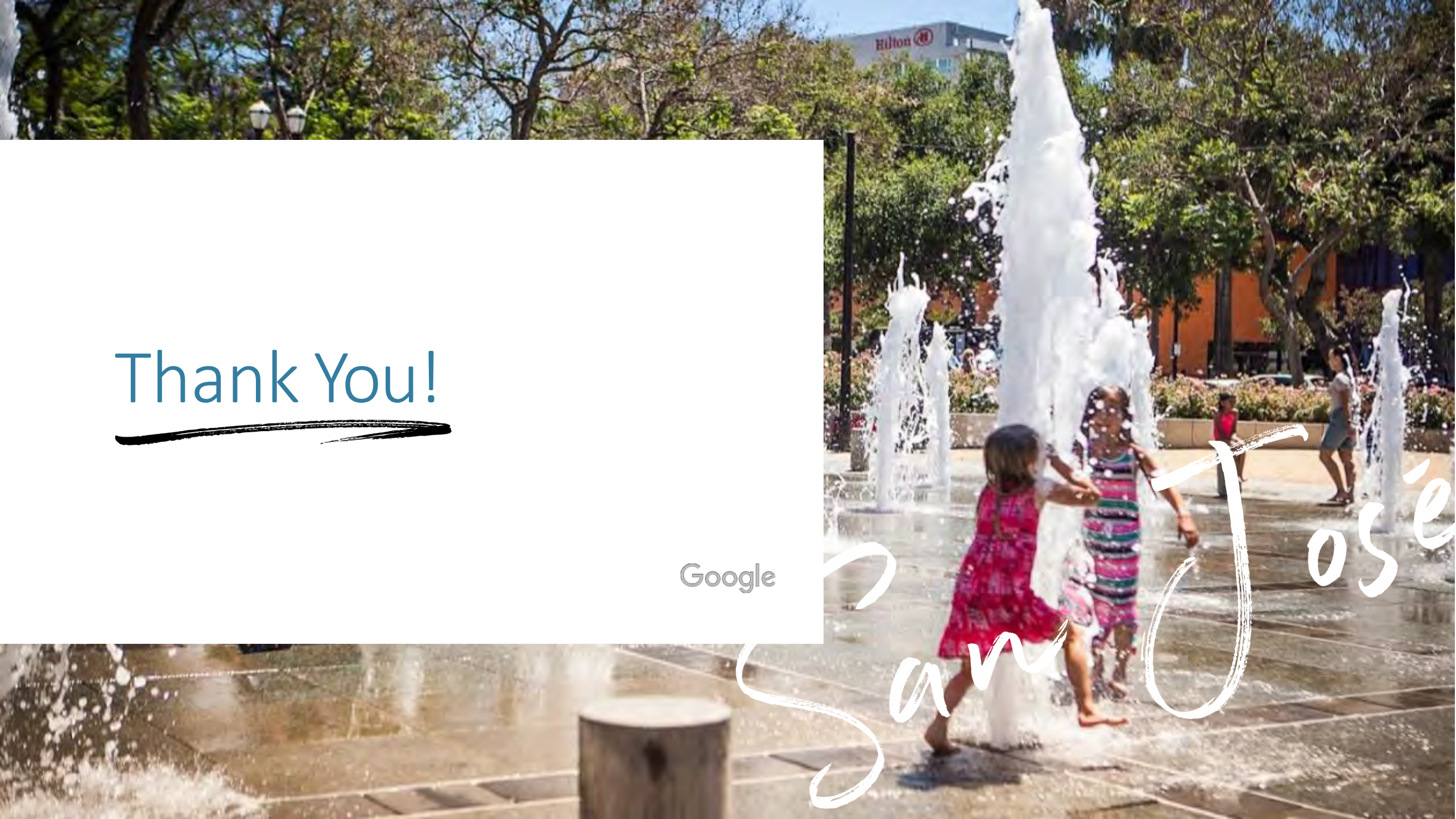




Photo : Sergio Ruiz, SPUR

Planning Commission Study Session: Downtown West Mixed Use Plan

Wednesday, December 09, 2020 | 4:30 PM