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City of San José  
Station Area Advisory Group  
November 9, 2020

>> I'm going to ask you to go ahead and start the recording if it hasn't started already.

>> and you all should be able to see my screen. Welcome, everyone. Dave, job it again from plan to place. thank you again for joining us for yet another side meeting to get you all caught up about everything. Diridon station area

>> before we do that as we typically do ask honor one of the interpreters

>> to give us a quick rundown. We do have spanish available for this meeting and I want her to read the screen and I'm going to go ahead and open this spanish interpretation room. So honor, your honor

>>. Okay. A it's not just anton says but most of the net interpretations . Yeah, it's done. Check those a local staff and and guess it is going to get that look bleak and they don't interpret the seal. Yes. If that leave your mother spend your two cents on I meant to getting us would totally put it that way then we'll stay this one at a mute original audio no malvinas chat. I like that brit that no one is I did allow allow you I'll beat the policy in

>>. Do you want

>> me just explain it in english too? Only in spanish right spanish. Perfect. Yeah that's great. I'll explain that we do have the interpretation room available you'll see that symbol at the bottom of your screen once the room is available if you do want it here this entire presentation in spanish you'll have the opportunity. So with that I just

>> might know what happened

>>. ok so what do you do in your facilitator phrases. Just keep going gave bring your back. Oh did I freeze you just froze for like 10 seconds. That is crazy. You guys are all moving ok. I'm back so I'm not sure what happened there. Sorry about that. I was just explaining that with

>> the interpreter session we might have to pause throughout the presentation just to make the transition between the interpreters so you might see me stop the screen. We'll switch interpreters and then continue on. So I just wanted to ask for your patience and patience if internet weird things happen like I'm just so sorry about that but I'm back now. And here we go. So with that I'm going to hand it over to kim walesh to get us started.

>> my main job tonight is to extend a warm welcome to all of you. This is our third zune song and I know we have had a strange year and import lardinois historic year. And we're going to do some more memory making when you look back on 20 20. Hopefully this will be a small and somewhat enjoyable part of your your memories. But to say just really appreciate the service that you continue to provide to the community including these zoo meetings at night we took your feedback last time. Most important thing we heard was get the powerpoint to us a few days ahead of time so the staff team worked really hard to do that. If you have any further feedback please give it to us. I want to recognize I think we have a few new sag members here tonight. I want to introduce susan lanza who is the new hla President With the georgetown neighborhood association. Susan, welcome. I also see michael lane representing spur. I think this might be the first time for that. Hi, I'm michael. Thank you. Is there anybody else like we May have a new rep from the bicycle coalition

>>? Who is that? Could you say hi?

>> ok. I could be wrong about that. Is there anybody else who is new money? I'll get a sound. We will get started

>> on him. I

>> have it. Rob randy, I. I don't see him on my walk run on a bike. Coalition previously. Ok, so

>> join us. He is a rappers like shiloh embellish. Last thing I want to do is just recognize all the staff that are here.

>> well no syllable has raised this thing who are really frankly to this community engagement process. And with that I will turn it back over today. Just thank you sincerely for your service especially during during this time

>>. thank you so much. And I just want to make sure it looks like armando is back in the right room. Ok, thank you. Ok. So just a real

>> quick overview of the agenda and just a legit logistical items that you all are are experts at at this point. I will start by just doing a quick recap of minutes getting a thumbs up on minutes from the last meeting. Talk to the side agreements with which we always do and then we're moving into the heart of the meeting and give you a quick overview of engagement activities today and then go through a list of station area updates including the amended plan the affordable housing, the implantation plan, small business analysis and then also update on the downtown west

>> plan. So a lot's to get through. We're hoping to keep this to about two hours and we do have plenty of time left for public comment at the end as well. So we'll jump into it now. And I'm just gonna ask sog members who received the minutes from the last meeting if I can get a first and second proving that before I move forward.

>> approval baker thank you. We have a second someone's got a second to no second

>> jason conservancy. Thank you, jason.

>> okay, great. And as usual typically I'd love for us to be together and be able to see each other but we still want to create that same space, allow everyone the opportunity to speak, be really respectful of each other again. You all have been great at this. Just as a reminder and ultimately to what kind of working together toward a common goal. And I always like to say have fun. Always great to see you all. I'm just as a reminder

>> as well how to facilitate will work. We will have pauses throughout the presentation and we'd love to hear from you all. We asked it even though you are panelists cannot meet yourself that you raise your hand feature like you have in past and I'll go ahead and call on you and

then you can only yourself. We kind of have an efficient process of hearing from you all if you did call and you can also use the star 9 feature to let me know that you want to speak and again raise hands feature it will pop up at that point

>>. And as well for the public we will have an opportunity for public comment as we always do toward the end. You use the same feature as I showed previously

>> that also popped back on the screen will have a clock to remind you of your time to speak. And as always we ask you to be respectful as well. Same rules applies as they do in city council meetings and again as a reminder this entire meeting is being recorded and will be posted to the project web site after

>> we're done. Again, this is just as a reminder of how we're going to do public comment. Flash back up on the screen right

>> before we get started so you'll have an opportunity and plenty of time to give us some feedback then. So with that I'm going to go whoops. Oh, one last reminder

>> is this is also being broadcast on the public tv channels for those of you that are watching this and actually want to get on to you new channel. This is the link to get there and the meeting diep to access it as well. I read the meeting idea if you're calling

>> in it's 9

>> 9 4 4 3 2 3 8 8 8 9. So I just want to put that up there as well. Ok.

>> that was a lot to get through just to get us started here but here we go. So just wanted to give you all a very quick overview of again where we've been today. We've been doing

>> a lot of great

>> engagements since February of 2018 and you'll see here on the dashboard over the past approximately thirty three months all the different types of engagement we've been doing from side meetings to small group

>> discussions, community meetings

>>, online surveys which you've heard from thousands every which has been fantastic. And we have a project web site that is heavily trafficked. So it's it's excellent to be able to have all these different venues obviously. now we're very much bound to virtual formats which hopefully down the road we'll have an opportunity to see you on person again. But even those it provided a great platform to see you all and to engage with you on different ways and then again hopefully what we'll see you all again in person at some point down the road. Draft documents

>> released for you see you see those listed here since September 16th, several documents that have been posted to public view marking some big milestones in the process. You see those listed here from google's downtown website project out of the deers down station area planned and affordable housing implementation plan all of which are posted on the project web site link. You see there dude on sj dashboard forward slash fall 2020 so I highly

>> recommend you going there and checking those out and you'll hear a lot about those again here tonight in terms of an overall timeline this fall as an important time for community members to provide feedback the city has bigger began to conduct a variety of events including online tools to collect questions and comments on the draft plans. The next round of outreach will include side meetings to review the development agreement for the downtown west project and we are currently looking at February for this meeting and then after that the public hearings to consider approval of the downtown project amendments to diep on stationery plan and appeared affordable housing implementation plan will also all be happening beyond that time frame. So just wanted to give a quick update there on the overall timeline public meetings planned for this fall. These projects will be discussed at public meetings either on formal meetings with elected thanksgiving formal meetings with elected and appointed officials or typically offer some sort of public comment as well. I just know it is a city council study session next monday at 1 which will cover all three of the major projects that we are discussing tonight. You'll see that all that here and again we'll have this reminder up again at the end. But just wanted to give you a sense of what's coming and then community meetings planned for this fall. There's also also a bunch of those. The city is hosting a meeting about the draft amendment sap and decide on affordable on December 3rd. That's at 630 P.M.

We also in addition the city hosted community meetings with seven community partners. They're also being hosted virtually you'll see a few of those meetings that were done most recently and are planned for November as well coming up and we definitely highly recommend you're attending those great opportunity to reach a diverse cross-section of the community. Very excited about those and the offer still stands side members as well to please reach out to laurie if you'd like to support or any support

>> for your organization also hosts meetings. He's also always

>> available and ready to kind of help you there and be a resource

>> for you moving forward. So

>> that was a very quick overview. Just wanted to kind of give you a sense of where we've been, where we're headed all the great engagement opportunities that are out there. But with that I want to take a quick pause to see if some members had any questions comments about what I just presented here. Before we launch into the media presentation

>> so over to our memories we want you to raise your hand feature happy to give you a chance to speak. If not we can launch into the presentation itself

>>. All right. That was easy. So that's my question. Do I see sandra has her hand up? Oh, sandra

>>. Hey, how you doing, sandra? Plant 51. I just want to make sure I looked through and saw some of those dates but just want to make sure that we've received the links for those later

>>. I didn't see any links at your summer dates

>> linked to upcoming meetings. Right. Right. yes. Yeah. I believe

>> for you concerning links to most of those. If not we'll make sure that you have it and all that information also will be on the project web site. So we'll make sure that you all that info

>>. Great. Thank you. Sure. I'm sorry I missed your hand. I realize I didn't scroll all the way to the top. My panelists green. Thanks for that

>>, ken. Ok. So

>> with that this is one of those times where I'm going to ask you out of your patient . We got a lot more than jeffrey said. Kim, you

>> are hired as lot of you are totally. Thank you. Jeffrey sorry about that. You're out.

>> yeah, I'll just a question in terms of the documents and the timeline with. I'm not going on here an update on the the analysis by h rna

>> of the economic analysis underlining the community benefits plan. The total

>> dollar value community benefits plan went

>> winner we in it didn't see in any other presentations and documents that were transmitted. I didn't see that either. When when will we be seeing that? I think last we

>> spoke that was supposed to be

>> a part of an info memo that I would have thought would have been released by now. What I said last time was and we are going to talk about that incentive zoning analysis and what we committed to council and we're going to share with you tonight is some initial insights into the question that you're getting at jeffrey. But we're just not to the point yet to have kind of that kind of more complete information or analysis. Well

>>, I think those are two different things. I think the instead of zoning is separate from the downtown west part of town. Yeah, okay. So it's not done yet. When will

>> we expect that to be released that

>> instead of zoning there will not be of zoning the apologies. There was direction from council I believe it was last year in December for before the study session to

>> include an internal memo the initial findings from H.R. And a as to the financial value of the

>> policy decisions benefiting google to be a part of the negotiation around community benefits

>>. So I think with our expectation that because we're getting close

>> to the signing session that that information would be made public

>>. Is it still the cities intend to do so? Yeah, the city's

>> intent is what I had said when I was asked that question and I committed to ultimate peralez and that council was that we share when we had some initial insights and then we were directed by counsel when we have recommended development agreement to be to share that prior to going to planning commission and prior to going to council. So that February meeting will be really important meeting that that's the opportunity where we we'll share the recommendation. Thanks so much for the question jeffrey. Thank you. Unless I'm missing anyone else

>>. Kim, I'm on the move down yet. No word ends. I think we're

>> good. Okay. So with that this is one of those moments and again I very much appreciate you all being patient because of zoo technicalities in the way they are enough to stop sharing my screen here real quick and we're gonna do a quick transition between our interpreters then we're going to get started with the next section of the presentation. So if you can go ahead and make that transition happen for us. Jennifer, that would

>> be awesome. You know what? Jennifer yes.

>> all right. So our mind. There we go. Perfect.

>> give me the thumbs when you're ready.

>> jennifer is in the spanish interpretation. Excellent. Thanks so much. And again, thank you all again for your patience. so with that I'm going to hand over to tim to take us through the next segment of the presentation.

>> thank you very much, david. Good evening, everyone. Go to the next slide which is I want to start with an update on the draft timidity saps since your last meeting the draft amended plan that's been posted online along with a technical memo on the approach to the environmental analysis

>>. We're also collecting comments and questions through our online feedback forum. At the same link there will be many more opportunities to provide feedback at engagement events this fall including a community meeting on December 3rd. We are requesting and encouraging comments on the draft amended diep set by January

>> 8 so that we can take them into account. Consider the feedback made changes to the draft amended plan and write staff reports recommendation the last stage in the process will be the public hearings and we're targeting those in the spring. Next slide

>> a quick reminder the reasons to amend. There are some changes in the in the land use concept with more mixing opportunities to increase heights and development capacity and the city's most transit rich area and alignment with related plans for mobility arcs, open space and trails and also coordination with the downtown design guidelines and standards that the council adopted last year

>>. The draft amended plan affirms the general vision to transform the station area into a dynamic mixed use urban neighborhood anchored by a world class transportation hub and the safety center. But we did however adapt the objectives, themes and goals to embody the overall spirit and characteristic the community gave indicated.

>> so this is an opportunity to develop a sustainable and equitable plan around detroit on station to allow for more urban vitality economic activity and to act as a catalyst for similar development in surrounding neighborhoods. Achieving these goals requires adding capacity for more housing and office through increasing building pipe limits since the americans. We

took great care to consider the specific context say when making a recommendation regarding its redevelopment potential and appropriate height.

>> the draft amended plan includes some design standards and guidelines to supplement the downtown ones and reflect the unique characteristics of the downtown stationery and the planning process also includes aligning the general plan designations with the recommended development program . The plan will continue

>> to be used as the basis for reviewing applications for development projects and guiding public infrastructure investments

>>. The

>> amended dcf organized and topical chapters including introduction that includes the equity lens we're taking as when we look at the planned policies as well as the updated objectives and a summary of the community engagement. The stationary development chapter covers land use, building heights, urban design, infrastructure and affordable housing. Then open space and public life includes parks, plazas, trails and public art. Mobility covers transportation and parking. And then there's a brief planned implementation chapter of major changes in the in the draft committed diep include the twelve acre boundary expansion to include all of downtown west and some areas planned for our future park land acquisition. Major changes also include maximum building height concepts with opportunities for high rise development up to faa limits on some sites near the station. The rail line freeways and the guadalupe river park as well as some mid rise area in hot pink on this graphic the mcevoy western and carlos areas and then some transitional lower 65 to 90. Building heights near single family areas

>> and specific changes in the recommended building heights since the spring 2020 round

>> include several areas with reduced building heights shown blue including the area west of stockton adjacent to the alameda urban village. The pointy triangular sites on the north side park avenue based and then are also the area along delmas near oso rate and based on feedback from the dang and other groups. We're looking we're recommending increased heights in a couple of areas in between parkinson carlos and we have a new step back

transition standard in the areas where those green lines are indicated where we are proposing to allow taller buildings next to lower height contexts so the draft of

>> urban design concept expands on the 19 downtown designs guidelines and standards including changes to the framework plans that govern the place and blocks specific aspects of those standards and guidelines in the pink and blue lines on this map. Introduce the proposed matching transition standard for tall buildings next to lower height contents.

>> so this diagram is illustrating that the pink box is kind of showing that the proposed transition standard where new development would be across the street from lower allowable height. Here it is and the 3d illustration is showing kind of how that works with and allow a pool of built area based on this step back line and then representative typical building footprint. Within that and with that I'm going to turn it over to nicole burnham from parks recreation and neighborhood services to talk about the open space in public life

>>. Thank you, tim

>>. This is nicole burnham, deputy director with the department of parks recreation and neighborhood services. Next slide please. So this slide is just recapping what we heard from the sog and from the community through the twenty two thousand eighteen engagement process

>> where and what we saw here was really an emphasis on a number of things that are already priorities for the department. So this is actually great that the work we do here is going to dovetail nicely into the goals we had set forth in our strategic plan things like stewardship, focusing on safety and maintenance of our areas, completing our trail system, providing equity and access and how we approach development of new parks and how we approach management of our spaces and also emphasizing partnership models and finding new ways and innovative ways that we can manage our spaces. Another thing we heard and and also heard again at parks and rec. November 4th was the focus on multiple smaller spaces.

>> so in the document next slide in the document you'll see there are three key principles that we focused on 19 acres of easily accessible open space both public and privately owned spread throughout the area. Completing the sections gatos creek trail to get continuity through

the area and a new regional community center. Next slide. With regard to trail connectivity, the the slot the proposed plan diep does call for off street by connectivity wherever we can make it. Those sections are shown in red solid red lines on the map to the right. There is a dotted segment that will in the interim be on the roadway but in the long term we would like to do property acquisition to make that off and off street alignment. We also would like in the long term we have a vision of getting from san fernando into guadalupe a river park at the arena green area through an off street connection possibly through a flyover. You'll see that discussed in the document. We think that's really exciting opportunity to get to move people through this area. We also have a long term goal and you can see it in the red dashed line that goes straight up from san carlos street when a high speed rail or when that rail elevation happens. We'd like to still claim that rail alignment as a direct connection on bike for bikes and pedestrians into detroit on station. Next slide this slide shows you the overall parks and plaza concept really starting at diep it the center of this slide there's two orange dots near that that are denoting plaza streets. So the idea of the parks and open space concept for all of the deer it on area is as you come out of the train station you're in more urban spaces that might have cafes and restaurants that would be more hard scape. And as you move away from detroit, you move into more natural areas as you reach the riparian corridor of los gatos creek and as you move north and south the areas become more naturalised. Next slide

>>. We felt it important to address the issue of a community center . We do. While we have community centers at gardner and at roosevelt and at bascom there are no community centers downtown. There are no and there none in the rose garden alameda area. And we believe that in the long run with 12000 housing units coming in and seeing the population projections that we have for downtown that the ability to have community centers that provide programs for disadvantaged community members and community gathering space is going to become an important element for us as a city. So that is included in the direct on plan next slide.

>> the the diep plan also has updated sets, goals and strategies for our public art through this area with three three general strategies areas of engagements or we might have more active uses areas of innovation where arts integrated into the infrastructure. You see things like this you've seen it really at iris chang park. You'll see it at public park that's coming in online downtown in the next year. You see it most evident at highway 87 under crossing in west santa clara street. that's the kind of innovation and kind of interactive art that you'll see and then

ecological spaces that have more human scale arts that's integrated into the environment.

Next slide

>> so examples of these are shown here as they exist or at some of them as they exist. As we've seen in San José and others that are examples from other communities. And with that I turn it to Eric for transportation and mobility. I believe

>>. Thanks so much, Nicole. I'm starting here with a graphic that many of you were seeing before

>> that shows the relationships of difference

>>. Our planning effort in downtown. So we do it on station planning as with the desk in front and right here slightly larger in the downtown west. Project then the green areas, the area we're talking about right now for this area and then the

>> downtown transportation plan an effort that I could manage with less than 10 percent guilty. Next slide please.

>> this is also graphic men of you know what that shows the overall concept for the do it on station

>>. The

>> main elements are raising the taxes. Nicole mentioned which brings many advantages in terms connectivity expressed in particular we have the two station employees at San Fernando and Santa Clara and then as you can see some some great public plazas on both sides of the station here. Next slide please in the deep mobility chapter. These are the key principles that underpin the work. So first we really want to prioritize the transportation investments that that really allow the city to function as well as possible as a city that a place that fosters exchange among people. So that often means prioritizing

>> more space efficient modes as we say walking transit cycling movement. Also are the most environmental sustainable modes generally. They also foster the greatest amount can

interaction among people obviously as well as community development and public life and then also key to our work is to promote social and economic equity, make sure that downtown in the dirt on area are really very inclusive process for for all

>> workers maximizes in terms of the street grid. We have a graphic here that roughly shows what what

>> is in the general final with some changes mostly prompted by the diep on station the work as well as downtown lifestyle changes to cahill's. You can see here some of these east west connections across the tracks that are enabled by the station design are also shown here locally. And finally in terms parking, we realize that parking is pressure. The model out of space in a dense urban setting. so we need to manage our parking well so that people who do choose to drive that day they can find parking. But we also that want it to take up huge amounts of that can be used for activities that contribute more to public life and economic activity. So the planning system key policies related to shared parking come across users temporarily. So different times of day new residential development does not need to include parking necessarily that is unbundled.

>> it's not necessarily part of the housing or the housing itself. And then of course we need to make sure that

>> if we're reducing the amount of parking that there are other options for people. So part of what we have a transportation

>> demand management program as part of this as

>> well. And with that I will turn it back to ken. I

>> think yes. Thank you. So the journal on stationary development will really help to advance the city's environmental plans and all issues including climate smart the rich coal and natural gas ordinance, the green storm water infrastructure plan which has been closely considered in the design of the open spaces that sts and then the green building policy

>> as well. So this is really an opportunity to play these out at scale

>> and

>> the environmental review for the draft amended diep job. we posted a memo from the regarding the environmental approach that is to do an addendum to the 2018 downtown strategy. Baier that was certified at the very end of 2018

>>. The downtown strategy

>> eia are superseded the 2014 dca you are in providing program level environmental review of planned development in the desert outstation area. So there is a link in your pocket to that technical memo and the environmental team is here to answer questions as well

>>. And with that we come to the affordable housing implementation

>> thank you, tim. Hi and kristen clements somewhere the housing department released where the draft stated station ap amendment was an executive summary and the full plan for the the affordable housing implementation plan has been posted separately with a link from the same page

>>.

>> so there are lots of opportuniti to provide feedback on the plan and we're looking for that feedback with the same schedule. As for the full draft amended diep sap through January 8th and will also be holding a couple of separate housing outreach sessions as well so. And again the timeline for this to move forward is in tandem together. We think with the draft d up amendment in the spring 2021 that we will be giving you a quick highlight of what the plan contains. next slide. Just like our citywide anti displacement strategy that the city council recently passed. We've used a three p's approach to this implementation plan for how do we get affordable housing in the dirt on area first we're taking a production focus because it's important to increase the overall stock and obviously this is a development project. But in addition to what council asked us to focus on and to the integration of affordable housing into the direct on station area staff

>> also integrated the other two ps which are preservation of existing affordable housing and protection of vulnerable residents and renters in the area. Staff integrated these other two ps to respond to feedback from the community and to be consistent with best practices on residential A.D. Placement work. We've seen the importance of keeping people in place especially over the last few months with covid and to ensure that housing is safe and that people feel safe and staying in their units. Next slide as we thought about the areas in which to focus on each of these three p's

>> what the plan recommends is that again they're focused in two kind of different areas. First, production will be focused in on station area boundary which is the

>> is the solid

>> line in the middle. Think it's black and then the preservation and protection focused area for anti displacement efforts if you will. We took a half mile buffer around the dirt on station area and we're calling that the neighborhood stabilization study area.

>> and as our consultants that we engaged for this study recommended the half mile distance was recommended because there's evidence from research regarding the development of bart and other public transit that there is a price effect that a half mile radius that brands do go up when you're very close to transit and the the idea that displacement strategies are broader than just any immediate area syncs up with the fact that with our city wide residential anti displacement strategy that the council just passed in September, that's even a broader frame and frankly most

>> of those strategies will be implemented citywide that we were trying to think whether anything from that could be placed based for diep on next. Just as a reminder from the poll results from the sag in September you all voted that you were supportive of taking a broader area than a neighborhood stabilization area for preservation and protection which thinks that with what the plan recommends

>> and there was interest in prioritizing this broader area the nsa for implementation of some of this citywide anti-terror placement strategies. Next slide so this slide summarizes what I

think is really the heart of what the draft housing plan recommends. So for the dirt station area, the overall

>> goal is that at build out of the draft amended diep we're going to have a restricted affordable housing count that ranges in affordability from extremely low income. All we have to moderate income of 25 percent and we're thinking about this ad is an overall balance. No. And that range when you look at what our current incomes are the maximum income for an extremely low income household for a family a three that's just over forty two thousand dollars a year and that same family of three could make up to almost one hundred fifty three thousand dollars a year and be considered moderate income. So that's what we consider affordable housing. It is a range of worker incomes and some of that housing we expect will also serve homeless households with supportive services provided as well

>> in the neighborhood stabilized study area. These were the metrics that were recommended

>> in the goals which is that we don't lose any low income renters that are in this broader area that we

>> hopefully reduce the percentage of people who pay not just, you know, roughly a third of their incomes for rent but 50 percent of their end of their gross incomes for rent is what the definition of severe cost burden is. So we're trying to help

>> make reasonable

>> people's housing costs in the area. Her goal is to keep their deed units that we've got for the long term past the end of this plan and then establish a preservation pilot program as a recommendation for this area to acquire and deed restrict some existing multi-family buildings probably lower and smaller sites and and then convert them to

>> restricted affordable housing.

>> and in addition, although this is not a goal but something that we want to track

>> together with the community that we wanted to track the number of hispanic or latin acts and black residents

>> in the study area over time

>> because for three reasons. One, these populations in san has a sizable number but really two. These two groups have significant housing barriers as we saw when we looked at the definition of housing problems for people of all incomes. Risk from recent data as we are doing work and our how to use our federal funds and we know that these two groups suffer disproportiona from the recent coveted pandemic

>> and in terms of their health and unemployment. And

>> so they wanted to make sure that we could ensure some diversity as we move forward for these and our central city. And so we wanted to track what those metrics looked like over time even though we you know, not all of these things are under our control. We still wanted to have a transparent tracking process where we and the community would look at metrics each year over time. Next slide

>> and we go ahead and make the switch now. Report reporter so I'll quickly go through these strategies which are also outlined in the executive summary and you've seen the ones in black faunce before. So I'll just name the ones in blue that you have not seen before. And these were ones that had come about from a different places including our citywide anti displacement strategy and other thoughts about how do we get housing in certain places. So number five, for instance, one of the ideas is we could prioritize the use of funding that we have

>> which is includes our new commercial linkage fee and the revenues generated in this area could be prioritized in this area for housing projects. We can explore a potential changes to park fees to help make overall residential development costs reasonable and we could support policies that increase that production of 80 use accessory dwelling units in the deer down station area in places that makes sense that are smaller in scale in the surrounding neighborhoods. To just add a little bit more production firepower to

>> use to lower rise areas. Next slide for

>> preservation we mentioned the preservation pilot program. We also said that we need to help develop the ecosystem, if you will, of the nonprofits that typically undertake preservation activities of affordable housing of small buildings and turn them into affordable housing in other markets

>> that do there. So one would be to reach out to nonprofits and other ceos that might have capacity to do this kind of work. Number three is to figure out the kinds of money that could fund this work. And four is to make sure that there are other policies that could support preservation activity that just you know, that don't interfere with that kind of

>> with that kind of implementat and so for instance, you know, tenant preferences could be implemented so that it could be a complementary strategy to preservation in an area where people who are local could also end up getting affordable units in that area. As an example finally with the preservation with a protection sorry last slide these are the strategies which you've seen most of them before supporting eviction people facing evictions helping covid new rules from the state

>> looking at expanding our tenant protections. But number five was the idea that one of the things that we could do from our city wide strategy that had come up which is we could create a satellite office in the dirt on station area that you know, hopefully when we're all in person postcode could provide education resources to tenants and landlords if they are housing unstable as to what they could do, where they could turn. so that could be a place based strategy, certain area and one that I think I'll turn to. Thanks to three more slides to wrap up this discussion and then we'll take your questions and have a discussion. So incentives zoning analysis so you May recall in March of 2019 the standards a city council voted to lift the artificially low height restrictions that had been put in place over the dirt on station area in order to protect air service. When they did that they asked us to look at the potential. So to put in something called incentive zoning program in order to capture the value from raising the height. This would not be for the google downtown west lands because their value will be captured through the development agreement but for the nine google lands and how this works is instead of raising the heights to the maximum you keep them low and you say developers if you want more height you have to pay a fee or pay some kind of benefits or amenities and

then we'll raise the heights. So it's an optional program typically. And what we found is it's typically used as a temporary tool until a community has an affordable housing impact fee program in place. That's what Seattle did. So what we found was that the combination of San José's inclusionary housing ordinance and the new commercial linkage fee achieve the same objectives of an incentive zoning program. They do it in a mandatory way. We also found that there is no value to capture on resident development because highrise development is currently infeasible and we found that future increases to the commercial linkage fee could achieve similar benefits to these temporary optional incentive zoning programs with a lot less complexity, more coverage and without discouraging density and without creating an uneven playing field between downtown and the downtown core. We also found that recent state laws have made incentive zoning much more difficult to implement legally in California. So next slide please.

>> we also just wanted you to know that our small business team in the office of economic development is concerned about the potential for direct or indirect small business displacement. So while development of this area will create opportunity for small business, it will also have displacement concerns. So we are completing a high level analysis of small business in the downtown station area and we're drawing on our insights from our anti displacement work in the Allan Rock corridor from studies that the city has done and from our ongoing economic recovery work about small business resilience and we're conducting outreach with stakeholders and small businesses who care about this issue and we will be developing policy recommending actions related to small business anti displacement just like we have them for residential areas. Displacement for the downtown area. So any of you that are interested in this particular topic please let me know because we will share the staff analysis and we will invite you to some focus groups that are coming up

>>. And just next slide, just as a little teaser. These are the small businesses in the downtown station area and in adjacent districts that we're taking a look at. These are the businesses that have at least one employee. And then just to conclude the section, I just want to point out that we have a variety of engagement opportunities there really two kinds. You can see here on the left a variety of community meetings that are just intended for the community. And then on the right. These are public meetings where you have commissions or commissions that are meeting or counsel in the case of the study session where the public is welcome to observe it

and then to speak and there are also a variety of feedback forms and there is a calendar of events geared on sj dot org fall 20 20 to you date.

>> all right. Thank you so much. All for those great presentations and thank you all for your patience

>> as we got through that. So this is now another one of our quick transition for the interpreters and thank you so much

>> interpreters for all your hard work. I'm going to go ahead and stop this screen shift sharing and allow that to help and I'm sorry we're going to go ahead and transition between you

>> and armando now. Thank you. Well, thank you for

>> coming. Armando's in the sense interpretation room. Perfect

>>. Thank you so much. So with that we're now at a point to allow some comments and discussion between the sog members and I noticed there's a few members of the public that have their hands up. Thank you so much for your patience. We will get to the public comment as we always do. Near the end of the meeting I will provide plenty of time for you all to provide your comments as well. But with that I see a couple hands raise and again it is a reminder bottom of your participants

>> screen you'll see the hand function and or star 9 if you dialed in and that'll raise the

>> little blue handle. Let me know that you want to provide some comment. So with that kevin why don't you go ahead and start us off and as a reminder for some members please your name and organization before you speak each time would be really helpful. Thank you

>>. Ok. Kevin christman from gartner neighborhood association

>> there

>> is probably a lot of comments I wanted to make on a lot of this stuff but with so much information coming out May for about an hour now it's hard to remember everything that I wanted to comment on. But the thing that stands out the most to me it makes my blood boil to the point where it distracts me from the rest of the presentation is this idea of a community center going in in the dirt on area I am beyond ticked off is the most polite way of saying it. We have had a community center here that was built for us with measure p funds and opened in about 2004. We had

>> it open for maybe four years or so. It's been open. It's been closed longer than it's been open. Let's put it that way. And the idea of the

>> city of San José's thinking of building anymore community centers when we have we can't use ever because it's been closed. We can't find a reuse partner for it. That program was a complete failure here. Gardner and you know it. We were part of the s and I process which was supposed to bring some of the underserved communities. Yes. Gardner underserved but I'm beginning to feel like we're just plain abused not just underserved but abused because you know with what's happened here with high speed rail coming through our neighborhood we should get some kind of community benefit in some way, shape or form to get our center open back up. And I don't think you should ever think of putting a center over there and in detroit until you have our center funded to the point where we can have a center over here. I think a lot of people forget. I think we got our center put in here way back

>> in the 60s because it was a way of buying off the neighborhood. When they put to through our neighborhood that was the promise we got that we would get a community center because we got cut up by 280. Well now you're cutting us up with ice speed rail and we need something out of this. Dang it. I'm really ticked off. And the city better get your act together and start treating us with a little bit more respect. Now I appreciate input. Kevin, I'm sorry to hear that you're upset. Let's give a chance for some a member of city staff if you want to provide any contact input to

>> that maybe. Yeah I can do that. This is nicole vernon from the department of parks. Yes, I hear you. And actually one of the things that I need to do, kevin is set up a time for us to talk. We want to do a community meeting specifically for the gardner area with our recreation service folks so that we can talk about that in more detail. But with regard to a community

center in the desert on area that actually was the goal of that actually shows up in the nineteen ninety two midtown specific plan. That plan calls for community center and other city services in this planning area. And it was also in the 2000 14 diep I believe. So it's a carryover but we we carried it over because we do believe that it that it will be important and necessary. We also know that this is a long range plan. It is not something we can fund immediately and we do know we definitely as a department and I think as a city know that we have some systemic challenges with how we fund our parks and recreation department and those are things that hopefully you'll hear more about in the next couple of years as we start really getting more focused on finding solutions to those things so that we can provide the services we need to provide without the clothes. I'm going to go straight down the list here we go with edward followed by sondra. So edward, you're up. You should be able to meet yourself

>> from day to day. Edward I'm shifting into a park neighborhood association obviously. Thank you staff for the multiple presentations up. My first note to piggyback on what kevin said was giving free presentations and one opportunity for comment. If I was cynical I would say it's a way to make sure that

>> not everybody can comment on everything they want to. Rather than giving each individual presentation enough time. That being said, the community center here and s is consistently because of the plans that it's been in has pushed it. Community input has more often than not fairly consistently listed other priorities. There was a mention that our preference was for smaller parks reiterated again. The most recent parks commission the parks commission didn't ask for smaller parks. I believe it was commissioner snyder had some very excellent comments about what they want was exceptional quality art not smaller incremental parks along there. The

>> 19 acres to be extent obviously anybody who is this park. Then after a period with elementary school math should be concerned about that. We're talking about 12000 units. Assume two residents per unit and the city is guideline 3 acres per thousand units. That's seventy two acres of parks just for the new residents of the diep that it does not take into account the underserved areas around. And yet we're talking about 1980. That being said, if you look at the specifics of downtown west and probably the diep that too how much of that 19 acres is being listed is actually riparian corridor. How much of that is paved retail use plazas that businesses will be using for tables et cetera? really not recreation space. How much of

that is circulation would be a question. Google isn't agreeing to a conservation easement on their portions. So how do we deal with the potential for the sale of this land

>> at a later date and that might diep which is the city's own guidelines being further cut from there? And the one other thing that fairly consistent the constant refrain need to cut fees to encourage housing or other things. And the default response is let's cut the park

>> fees. Pto fees always seem to be what ends up getting cut and when you've got an area that's drastically underserved and proposing substantially under serving it even

>> further with the new developments then to reduce the fees even more. You're not

>> only seeing that with fewer parks and necessary there'll be less money to make quality parks so inferior park inferior smaller parks for more people seems a

>> recipe for disaster. And with that I'll give time to the rest of the segment

>>. Thanks

>> edward. I don't know if we had any response to that but we're definitely taking all this into a down. And I'm sure staff will will follow up on your input. So I appreciate that.

>> sandra, your next. Hi

>> sandra weber plant 51. I refer specifically to two slides the updated public art section and the street network . we've had quite a bit of feedback from cahill residents that surround the park. That would be born tom cahill and plant 51 and people who live in st. Leo's. There's some you know, there's excitement about the primary pathway being mainly bike out of that second entry exit in the dirt on I know we're right on the border of diep sap but it does extend on these two slides indicate the issue with plant 51 is that we do have a major exit of our building on that south side. We're not opposed to shutting that down for pedestrians and bikes. We just want to flag it and make sure that we can plan ahead if we need to close that gate because we are looking at increased security features or new gates. So the sooner that we can know that the better. But they are excited

>>. Thank you, sandra. And if it's helpful, just chime in that there's a lot of design options there. No current proposal to close that location to vehicular traffic right there. But it's certainly something we can take up with plant 51 specifically if you guys are in that phase and kind of open to our curious about what that might look like. Thanks so much, sandra. Yeah

>>. Just so just on that. Another notice for that weed there is bottle necking right there all the time. I'm sure you're aware of that. i guess the concern is if you increased the traffic there would happens though. Yeah. Just keep a surprise. Absolutely.

>> just if you could remind folks who you are as well. Thank

>> you everybody. Sorry about that. I'm jessica. Thank and I'm the deputy director for the department of transportat.

>> thank you. Okay, great. Thank you for that. So next we're going to go to david followed by jeffrey. David should be yourself.

>> thanks to david meyer from silicon valley home. I just want say thanks to the staff for all his presentations. Real quickly on the affordable housing implementation plan. Haven't gotten a chance to go through it all on my self. But I really appreciate the presentation and it seems like we're going in a really great direction. And looking forward to continue to work with the city on going forward. I did want to just more quickly say something about the more general area plan and really kind of housing capacity more generally and heights. You know, I think that the one thing that we're concerned about is as this plan evolves is modified that there are some areas that have really been targeted for really helping us meet our housing goals by having the highest potential heights capacity and we're concerned that as we go along there's there's the potential to whittle away that in some of these places. And even though they're, you know, small areas within the diep station area, they whittling away at potential residential capacity in areas pushing the southern part could have an outsized impact. And really push off, you know, residential burden basically to other parts sandhills. Because we know that there are so many jobs coming into the area and we want to have a station area that has a lot of jobs and a lot of housing. We're concerned that kind of in between kind of some of the last previous plans we've seen and now we originally were looking at about 13000 new homes potential and roughly

>> 45000 new jobs. But kind of as we've gotten to now we've seen that that real realistic housing numbers are already starting to come down. Conservative priority lost like 15 percent of that original number. And we've actually been to see a potential increase in the amount of jobs and you know, we're

>> not here to to speak against jobs. We know this can be a job center but we do really think it's important that we're careful about losing potential for residential capacity its area as we're considering bringing even more jobs. You know,

>> I think that really just kind of the point that we want to make is that we only ensure that the heights that we're talking about in the area and as we're talking with different modifications in different areas that this isn't going to be adjusted in a way that's going to jeopardize potential residential development because I think we've done some analysis and you know, in order to meet these residential

>> targets that we've set for ourselves, we're going to

>> need to be able to build high rises. We need to be able to do high rise development if we're going to meet these targets and it's already in a position where it's very expensive. And any potential further reductions or challenges to the potential for that kind of residential development in the areas that are targeted at physical development, sap is only going to make it harder and only make it that much harder for us to are our overall housing targets

>> so that the just real quick question questions that I had just two quick questions. There were some proposed modifications that were outlined in the presentation. And I'm curious if there are any projects that are under review or already proposed in those areas that there are proposed modifications?

>> because we're curious if that's basically if the proposed changes are actually impacting currently proposed projects or products under review. And then just also if there's any comment that can be provided on some of the proposed changes. How is that potentially altering the overall residential capacity in the area? I mean is that being taken into consideration as part

>> of these these proposed changes that we saw today

>>? Thanks that, dave. Tim, you want to start?

>> yeah, so let's see. There are quite a few active or proposed development projects in the diep s

>> in the areas where the previously proposed height limits have been

>> reduced. I am not necessarily aware of any active projects right at

>> the moment in terms. And then the second part of the question was about the factor o the capacity. Yeah. So at our September meeting we presented some numbers on the change in capacity resulting from the changes in their proposed when it's from spring. And

>> I think what it netted out to was approximately a reduction of about 1 million square feet up built area overall over the entire plan. So because some of those sites had been or are designated or envisioned as being either employment or housing sites, it's a little difficult to say exactly how many units because it depends on what the land use would be. But in general, according to the preferred land use scenario that we

>> modeled, I believe we had a reduction of between 6 and 700 units. And I don't recall offhand what the office square footage was. But I want to say it was more than half a million square feet of office. So that's the magnitude of the change in program resulting from the site changes.

>> and we can follow up with you, david, if you want more detail.

>> that's great. Thanks, tom. Really appreciate it. Thank you for that. I think

>> next we're going to go to kathy followed by reverend gray and then jeffrey, I saw pop back on. Looks like you have another question but we'll start with kathy.

>> hey. Thank you. This is kathy from the dallas park neighborhood. And you know, david, I listened very carefully to your comments and there a couple of things that I just wanted to want to clarify. The first one was the dang of which I number of sent in a letter on September 25th. Based upon the presentation at the loss soft meeting about how many units would be lost if these heights were reduced

>>. And so one of the things I wanted

>> to that the letter on the 25th asked for is that the planning department defer any conversion or defer any any development that is nonresidential except for in downtown west defer approval of any non residential

>> development within the d s until all of this can get figured out because there are a couple of hotels that are going on and dallas park right now that are in residential areas that are or businesses and so one of those businesses is an assisted living location which

>> if you think about diep that is like a black hole it created it's going to take over some residential part property that have I think up to 14 units on and will create four housing units. It will create 85 jobs on a good sized site and basically zero transit. And so we're asking the planning department to defer any approval of what does

>> it say of nonresidential property in diep until the diep is completed? And then in addition, if you are going to consider bringing forward nonresidential projects ,please clearly identify

>> the number of units that will be lost if the nonresidential project gets approved. So yes, we completely understand what you're saying. David, in addition to that, you know that these housing goals at reading the whole report I noticed that there was talk about more housing

>> unit being transferred from the urban villages into the d. And so I'd like to know why because that feels like artificially increasing numbers in diep s because there are there is the ability to build housing units within the urban villages which are throughout the city of San José.

>> and in addition one of the big ones is berryessa. I've been told berryessa is I think that they develop it about four stories. This is the berryessa bart station and I would like to suggest that the planning department looked at increasing height in berryessa which will help relieve some of this pressure in the diep at area.

>> and I don't think it needs to be much because if you if you look at the letters that the dang have sent in we are talking about less than 4 percent of the whole diep area. It's not a lot. So if there are other areas first of all please don't add more to the count by moving unit from the urban villages but also look at maybe increasing heights in berryessa residential heights which already has a bart station so that we can get housing built next to transit right away.

>> and then

>> you will receive a letter that we sent it and today and I think

>> if you could please look at the maps

>>. I'd like to go over because I know you haven't had a lot of time

>>. Yeah, but

>> I don't mean to interrupt you. You want to just give some time to react to what you've already posed and then maybe come back to that that that would be that would be great. Tim tim or anyone planning to project your

>>. So I'll start with the commercial moratorium issue. So it's an interesting idea to put

>> a pause on commercial development and still the updated plan is adopted

>>. However or the city's zoning ordinance does not give staff the latitude to prohibit allowed units from being approved.

>> so if the council were to you know, to pass a moratorium commercial development, that would be one thing. But that's not something that's within staff's authority to do what some of

the sites for that commercial development are zoned to and they're going to need to be converted. Yeah

>>. So if a particular development is requesting a site specific general plan amendment then that's a discretionary act that the planning commission or city council will have to consider.

>> but that could suggest or suggest version. Right. Are they. And it's not

>> that not that long of a time. Right

>>. The diep that will approved within nine months.

>> yeah

>>. The goal is to get the d said to council in the spring. Yeah. So it's not that long of a time it's not a moratorium it's a nine month old and then with regard to the. So the developer with credited development capacity issue. So

>> both the downtown w project are and

>> the addendum to the downtown strategy api are for d are effectively allocating additional development capacity to the downtown

>> as so that work is kind of taking into account the potential for development throughout the whole downtown including the diep outstation area and the citywide team that does the general planned growth allocations in consultation with the general land task force.

>> you know because

>> we're working within an overall jobs and housing cab for the entire city they continually refine those numbers based on development interest and trends . So some of the outlying horizon 3 urban village and areas like coyote valley where there have been changed some land use policy are some of the origin areas for the additional capacity that was allocated to downtown

>> seattle. If I understand you correctly then so the reductions in in height that the the dang it's proposing

>> if it applies to the whole downtown

>> area then it's and it's not just the diep then it's actually less than 4 percent of the area. Is that true because

>> the whole rest of the downtown area

>> where you can't you can absorb those additional housing units

>>.

>> well I don't want to get into the 4 percent because I don't totally understand. Well we were we were actually looking at the area of the diep app and then the amount of space. So if

>> you're talking about the areas of concern for the existing neighborhoods which is where you you are a budding existing neighborhood and if those heights were lowered and not to say that we're ever going to go back to single story but something less than two hundred ninety feet there

>> is the whole downtown that can absorb those units that those potential housing units have been lost. right.

>> sorry, I don't mean that but there's going to be plenty of opportunity to get into the weeds. I think maybe after this meeting I'd like to let other folks an opportunity I like

>> to go back to the letter that got sent today

>>. We have five other people that want to provide comment. You mind if we come back to

>> it? What? That would be really helpful. Just I just want to make sure everyone has an opportunity

>>. No, that's fine. Thank you.

>> thank you. Next we had reverend ray and then we'll go to geoffrey. Reverend, really?

>> all right. Hello, everybody. Can you hear me? Yes, all right. I'm having some internet issues so but I'm a baptist preacher but I promise to read a written statement

>>. This is focusing on eligible uses stabilized working families. So by creating one fund instead of two community benefit instead to funds for community

>> benefits it could help to focus on investments that work together to hold our community together also prevent displacement, support jobs and promote equity and community. In addition to that community ownership among our lowest income residents. So this is the objective

>> for commuting creating one

>> fund those two two fronts. in addition it helps promote preserving naturally affordable housing producing affordable housing including land acquisition and supporting community ownership within housing I.E. Commuting land trust or cooperatives

>>. In addition legal assistance and homeless prevention workforce development and education for youth and development. So the benefit of having a centralized fund a single fund opposed to increases the ability to focus on the needs of those having two different funds which kind separates once focus if that is the main objective and goal. Thank you

>> I appreciate that revenue and we are going to be getting into the downtown west plan in the next section and we'll talk a little bit more about that as well. I think that might be what that was reference to but definitely noted and I appreciate your input there and we can bring that back up when we get to that section. So thank you very much for that.

>> sorry I think I'm early but no problem that.

>> what do you appreciate? I'll short I was

>>. That was fantastic. That was a model effort there. Reverend, I appreciate everyone . If we can keep our comments focused like that, that would be a great help and I want to respect everyone's time here tonight. Keep you all too late. I want to remind you this is certainly not the only opportunity you'll have provide input. As we said before, city staff is

>> more than willing and able to reach out, hold smaller meetings with you all as needed

>> and share that information and get more input as we go. So don't feel like you need to get it all out here tonight. This is really an effort to give you an update on where we are in the process. So with that I'm going to go to jeffrey followed by harvey and then dan. So jeffrey, you're

>> up. Yeah. Just one quick comment on the incentive zoning. You know, appreciate that feasibility analysis for your high drives residential and sb 330 which came after that initial council direction would probably make it not possible to explore for residential but I think for non residential users still still plausible

>>. I think looking for instance at the cities cami analysis feasibility for the commercial linkage fee you saw there was a five dollars in additional feasibility for a high rise office versus a mid rise office in the downtown. And so I think I really encourage you to make sure that we're using all the resources that the city is invested in in this analysis. It didn't look like there was any kind of quantitative analysis in the remarks or in the write up around that issue . And so

>> you know, additionally, you know, I think that sensitivity analysis we saw from that came

>> a report showed that, you know, for low parking requirement that you can have for what it a point one percent reduction in a parking ratio you could have between seven or nine dollars in additional feasibility and in that instance for a commercial link but possibly for an incentive zoning thing we're really looking at what are all the policies that the city is making for the non google particularly

>> you know, not non residential developments worth we're still exploring that. Certainly we have a lot of needs. But just a question in terms of the metrics in the affordable housing plan,

>> you know, appreciated some of the the demographic displacement related metrics. I would worry that because of the geography we're looking at. You'd have to look at something like a five year american community survey average number . And so you have kind of really a trailing metric by as many as five years just because you know the granular data you'd need. I'm wondering why perhaps given the focus on preservation we weren't setting a metric of goal for how many units we're trying to preserve and whether or not the the city be open to that. I think about something like the housing accelerator find in san francisco that was stood up. you know, they sought to preserve fifteen hundred units you and I think now they've been able to you leverage different funding sources and you know, starting that goal to even said, you know, that there are even higher. So as we start this process, I think we should look at some kind of a metric goal

>> when it comes to preservation. I don't have that number in hand but wondering if staff has any reaction to that.

>> yeah

>>, I can comment on that. Jeffrey, it's kristen. Yeah

>>, actually we did set a goal on the preservation of units and so we if you went to look at the plan the draft plan, it's actually on the last page before the appendix starts is where the metrics are. And I do get your point about the five year smoothes isis numbers and we are striving to do something that was kind more easily obtainable than ipod's data for a small area and so we kind of went back and forth

>> on that. But I would love to noodle on that with you some more

>> the. But the preservation number that we have the base line is one thousand six hundred forty one units. So our desire is not to lose any of the diep units in that area. And then and then build from there. So you know so and then run the pilot so that we can get some more

restricted affordable out of the existing non restricted but naturally affordable if you would in that area so

>>. but I would welcome your thoughts about how many given

>> what the data says about units that are in that area is a little

>> hard to project because it is chicken and egg about the resources that could be available

>>. Thanks. Thank you. We welcome that conversation. Thank you. Sorry

>> to cut you, chris. And just a reminder if we could spell out the acronyms ac I'm assuming the american community survey. Yeah, just just

>> for the general public I saw on the same page that would be really helpful.

>> yeah. Okay.

>> thank you for that jeffrey. So with that we're going to go to harvey and then to dan and then to justin and I again encourage you all to keep your comments

>> focused and pose your question so we can provide plenty of time for everyone to contribute. So harvey, you should be hard on yourself now

>>. I have. Thank you and thank

>> you to staff. Thank you, dave, for leading this effort

>>. I want to second the comments that kevin provided around the community center.

>> the city

>> has community centers throughout the city and has very great difficulty in providing the operation and management

>> funds to keep them going. So we have a fairly new mini center that we are totally underutilized in this community that is within walking distance. This diep sat

>> I want to also speak

>> to the comments that ed made. I foley agree. I wish that we had had opportunities between each of the presentations to comment because frankly I was struggling with getting my laptop up and running and was unable to actually write down the comments that I want to make. But also the comments he made in terms of the presentations I foley support then what kathy said. I also support and I'm very disappooint it actually in terms of I've been

>> to so many meetings on both the downtown west and the diep staff and we have had private meetings with planning and to see the the changes that were made to the building heights. It's very disappointing frankly the two hundred nineteen ninety five foot height limits that are a budding single family neighborhoods the last remaining single family neighborhood in the area is quite disappointing and having a 75 degree site plain view playing or whatever it's called versus a what used to be in the general plan 45 degree

>> just is very disconcerting because I've been involved in the general plans since 2007 and we tried to make sure all new development met fairly good interfaces with the existing neighborhoods and this certainly doesn't in fact the neighborhood that left that is in the delmas park area actually was part of my neighborhood before two eighty was

>> put through and they took out about a third of the neighborhood in putting in to 80 and eighty seven last thing that I had on a common on is reinforcing the fact that we're going to add perhaps 12000 units of housing that would be approximately 2 people per unit . You multiply that by three acres of parkland per thousand units

>> of hasn't people added that would be seventy five acres and you're proposing according to what nicole said of nineteen

>> acres which I understand from previous meetings is 15 acres in the downtown west and four acres in the rest of the de sac which is where you're going to put 8000 units of housing

which is 6000 people and that's just going to create slums for my viewpoint. You're not going to have the opportunity to have people recreated outside of a building and that just doesn't create a good vibrant city. Appreciate the input, harvey. Thank you. Duly noted and thank you for all your time and going all the meetings and providing your input. I'm not sure if

>> the team had a response to that but I see nancy klein's hand raised. Nancy, I don't

>> know if you had a response to some of the discussion here.

>> nicole will probably be the best person to respond on the parks. I had wanted I was going to but you're going to call on me at the end. Dave. Oh, sorry

>> I could do that. We can come back to you now that I started. I just wanted to come back to something edward said which is about easements and I just wanted to reassure you that every conversation I have had with google they very much understand there needs to be a mechanism to assure that what comes forward as park or open space if it's privately owned will remain if available and open. I don't know the mechanism at the moment but there hasn't been any indication that there wouldn't be

>> access going forward. So I just wanted I'm not sure where information came from but I just wanted to make that point,

>> nancy. Make sure in any agreements that you do with google that it is not only with google but any successor company if sometime in the future google is broken up by the justice department.

>> hardly

>> that the current politics aside, I totally get what you're saying. And google understands this is this isn't just about google being there. It's about what's being

>> created and that needs to stay in the green space not be eaten up later

>>. Appreciate that. On now we do have a whole presentation

>> on everything downtown west that I'd love to get to hear shortly

>> before we do that though, I want to give the interpreters a chance to switch off and take a quick break. So armando, we're going to switch from you now to honor. And jennifer, let me know when that's happened and then we'll get on with a couple more questions here before we move forward

>>. Thinking as in the spanish interpretation room

>>. Excellent. Thank you so much, jennifer. So with that we're going to move to dan and then to justin. Dan, you're out. This is kind of a technical question. I know there's some proposed changes. Dan

>>, sorry if you don't mind your name and organization

>> that dan mounts here. Alameda business association

>>. Thank you. There's some proposed changes to the downtown crane association

>> staff answered. Well, that practically

>> change the heights that are being proposed here.

>> now. Yeah. When? When council voted to increase the heights they said and we want construction crane policy so the airport. And we are working on that policy. The challenge is you want to allow the buildings to build up to their maximum but when there are cranes during construction that for good reasons need to go over that maximum height. How do we address those situations without putting the air service at risk for the construction at risk? because we want to build as much as we can. So we're working on that. That counts that policy will come back to council. Also this spring. Ok, so we don't know yet if that will make the building heights have to be lower to accommodate. We don't know that.

>> well, we know we don't want that outcome.

>> yeah. All right. Me

>> thank you, dan. Next we'll go to justin and wrap up this section with jason just in europe

>>. Can you hear me? Yes.

>> awesome. Thank you so much for your time and I just want to give it. Yeah. Huge thanks to staff this great presentation and I just want to kind of just

>> sorry remind folks your full name and organization. That would be great. Yes

>>, absolutely. Sorry about that. I'm justin wang with greenbelt alliance and so one thing I just wanted to bring up is to remind people that we are in a housing crisis and as part of that crisis height is a necessary tool to combat that. You know this year and see your plan. We are right next to what is going to be one of the prime jobs centers, one of the prime transit centers of saturday. And it would be an absolute shame to not take advantage of that. We not only have a moral

>> imperative to prevent displacement but an environmental one.

>> you know, if we push people out to the fringes, if we push people out to silliness or tracy and the psps commute in and they don't have good access to transit and they need to drive single occupancy vehicles you know we're contributing to the climate crisis and this displacement is something that we can we can prevent if we build density. One thing that I want to address is this 4 percent talking point. You know it's 4 percent of parking lots versus 4 percent of prime building land, 4 percent of land that is next to transit, next to jobs. You know there's a big difference there and 4 percent just just to give some clarity 4 percent of saturday is seven point two square miles. That would be 30 east state universities.

>> so 4 percent is not a negligible thing. And when it comes to address the crisis we need to use every possible thing that we have. And you know, height is is necessary. We need to build density and that's what allows us to do things like say heidi value, you know, these winds for open space are only possible when we build in the places that make sense and right next to

transit, right next to jobs is where it makes sense. So thank you so much for your time and that's going to be it for me. Thank you

>>. appreciate that. Justin, thank you for your time as well. So with that we're going to go to Jason's suitcase and your next. Thank you. Jason sue quality baby every park conservancy first. Thank you to city staff for all your presentations and great work. I want to make a comment about proposing the reduction of park fees to promote development and I'm going to start off with just in general how we've been trying to describe the value of parks generally when we try and describe why we need parks and they make the communities feel better, how they make us feel healthier. It feels very

>> good. Some it feels very soft. But since the pandemic has happened it's much easier to just point to the feeling of confinement that we feel when we're just stuck indoors. And I don't know about you all but the fact that the days are shorter and it is colder this shows the imperative. Why do we need to buy we need access to parks and want to acknowledge that the construction is expensive in this region. And if we are aspiring for dense high rise developments, we are building the types of buildings that will need parks to feel complete has developed in the area. We will parks for people to stay active and for us to build the community that we

>> aspire to. It's just about one element. it's not just about transportation or housing or parks. It is it really that combination that allows people to kind intermix.

>> and so that's looking at those park fees.

>> my comment is that we don't let the pendulum swing too greatly. We went to the other. If our aim is to encourage a world class sustainable and healthy city, the parks will be pivotal. And that's why we need housing and really parks. And it would be a disservice to put that to again those two important committee priorities against each

>> other. That's all. Thank you. Thank

>> you, Jason. But if it's a case I just want to clarify one point before I move in. So this Nicole Burnham with parks. So yes, to everything that Jason just said, of course. Right. Amazing.

Thank you, jason. Right now as part of the diridon station area plan, we're not proposing any change in park fees. So developments that come in to this area are expected to pay fees in accordance with our existing park fee schedule. So I just want to make sure that didn't get lost along

>> the way. Thank you for that. Thank you, jason, for that comment

>>. Kathy, I know we said we'll come back to you if I can ask you to please keep your focus

>> point at this point I would be glad. I know you sent some material in the city staff and having a chance to review you. Did you want to come back to that now or.

>> no, I'll come back later, david. Thank I appreciate it. Thank you. Ok, so with that we're going to go ahead and move to the next segment of our program here tonight. I'm hoping

>> you all can see the downtown west update screen now and I'm going to turn it over to tim to get us started. Thanks

>>, dave. Again, I didn't introduce myself the first timber division manager in planning department

>>. So

>> as you'll recall downtown project is approximately 80 acres and shown in yellow shading area and this map and the blue line is the amended diep sap boundary that wraps around it. Next slide. The scope of google's downtown west projects includes about 4000 housing units up to seven point three million square feet of office. About half a million square feet of active use is 15 acres of open space and some other uses and plans for transportation and infrastructure.

>> the city's review of the application involves three pathways components. First development review includes things like design standards, zoning and policy analysis. Second, the environmental review project includes preparation of an environmental impact

>> report and third, the development agreement will encapsulate the negotiations on community benefits

>> and other terms of development

>> to give certainty to both the city and to google

>>. Some quick highlights on the timeline. The process began with community engagement and adoption of a memorandum of understanding in 2018. Google then submitted the initial application in October of twenty nine team which started the official development review and environmental review processes. The applicant team in coordination with city status and consultants have been working to get to the next milestone of releasing the draft environmental impact report along with the draft design

>> standards and guidelines and infrastructure components of the project which were released on October 7th of this year

>>. Staff's recommendations

>> for the development agreement will be shared in early 2020 one followed by public hearings and final council action in spring

>>. If approved then google and their partners will submit building design review documents for what's called conformance for review and the last steps would be a building permit applications and subsequent construction. in October of this year

>> the applicant provided updated documents as well as additional applications. The updated documents include more details and refinement of the plan development zoning plan development permit that includes the downtown west design standards and guidelines the general plan amendment and included

>> in the October submit all our applications for amending the landmark boundaries of the center's water company and southern pacific diep landmarks as well as a historic preservation

permanent amendment for the sand, a water building and investing tentative map for the entire project site.

>> so

>> implementation of this project will occur in phases using a performance review process because the process because the product is so large and includes over 30 buildings over three miles of street improvements and tender clerks with designs tailored to context. It can be expected to take place in multiple phases and could take 10 years or more to foley build out. Because of the exact design and use of each building will be further refined during the phases of development

>>. So we heard that the initial downtown west application did not include building designs, focused illustrations and plans that people were looking. So this updated tool goes into greater details about the process and illustrates the development of the overall site

>>. Similar

>> to other large projects downtown west includes planned development zoning which is a customized zoning that establishes a general development plan that lays out land use permit type and development standards and capacity and given the size of this project. There are additional development standards related to circulation, open space and infrastructure actually did work on the next slide.

>> so the pd perimeter plan development permit is the regulatory document that implements zoning and that includes more details on the build out of

>> the project and cheer for this project. The permit includes a set of design standards and guidelines also shorten to dwp esg the diep wdc builds on the downtown design standards and guidelines adopted in 2019 adding site specific design controls tailored to the project and cross referencing the city's guidelines and standards. Following the entitlement

>> phase the city would use the dwp sgp or design standards and guidelines for the project in the permit to conduct design review of individual buildings and site plans for conformance with

the standards adopted google would develop specific site plans for buildings faces over time as they're ready to construct

>> specifically they would submit an application for conformance review to the planning division that includes site plans and building designs for individual buildings or phases

>>. The conformance review will analyze the plans for completeness and compliance with pd zoning and pd and specifically that downtown design standards and guidelines and the general plan

>> staff will then prepare

>> a staff report and hold a public meeting here. So it's important to get your feedback and answer questions on the downtown west design standards and guidelines. This is the primary document that will shape the rules design process ultimate build out of the approximately 80 acres

>>. We understand that there is a lot to the project so we want to direct specific resources that have been developed to help you understand the proposed there are several video recordings that outline the review process project overview and go into more detail than what we have time for today. So there is a link to the feedback form. If you have additional questions or want to provide written comments and we have also posted all the application documents on the project

>> web page and the applicant has also created a website to help you understand their visions for the project

>> and so now I will turn it over to nicole to discuss the open space proposal for downtown.

>> thank you tim. We'll start with a look at the park space that is proposed to be publicly owned. so there's four point eight acres for discreet park spaces starting from this. This map orientation is a little bit. It's very different from what we've seen in the past. N to the right. So starting at the south end at orza array, los gatos connector the social heart right near diep station would be really a core space in the open space network of the proposed development

and st. John triangle and north and park are also two larger park spaces up in the northern end north of santa clara street as well as two sections of los got us creek trail. So those are those these are the spaces there's four point eight acres total that would be owned and operated by the city. So the parks and trails through here would function the way our traditional city parks work. Next slide. This is a I think an important table. So to spend a little bit of time on it. It breaks down city dedicated open space versus project sponsored open space. The total it shows up in the lower right hand corner, the 15 acres that's the number that that you keep hearing about and have been hearing about from a few years for a few years now from the project proponent on the pink sections on the left. Those are the city dedicated spaces. So those are the only spaces that in our current proposal and discussion. Those are the spaces for which parkland dedication credit would be given. So those park fees

>> would be given for those spaces, not for the spaces in orange. That's a really important distinction. The next section, the third column over a privately owned public parks. So this is this is I think one one of this open space categories of which there is quite a bit of discussion and discourse and questions from the community. City staff have requested and expect that these will operate and function like city parks. Generally speaking they will act like parks. They will be open from sunrise to an hour after sunset. They will be closed for a limited amount of time during the year maximum of say eight hours a month. These are still up for discussion but the trails would be open 24 hours as is consistent with all of our trails throughout the city. We expect these spaces will be public in perpetuity and run with the with the project and run with the land nancy mentioned earlier. Nancy clinton mentioned earlier that we we've talked about a conservation easement. The mechanism of which that in perpetuity protection for these spaces is still up for debate. As nancy mentioned. But we do know that is what we're seeking and that is what our hope for those spaces are semi public open spaces or spaces along in front of a building where you might find cafe seating someone. I heard someone describe these last week as spaces that might have a paywall per say meaning you if you were going to sit in those spaces you May need to buy a cup of coffee or a meal at a restaurant. But these are important spaces for the fabric of public life. Right. As you think about walking through an urban space and having activation nearby in eyes on the public space, it is nice to have those amenities available where there are people sitting, looking, talking, interacting. And so that is how those spaces function. The next two categories are riparian areas and riparian setback which absolutely in our minds fulfill our goal as a city of providing access to nature. It is one of our guiding principles for parks department. We heard loud and clear from our community that

people really want this within the urban fabric of the city. So I think those spaces will play an important role in fulfilling that, especially when you look into the design guidelines like tim was mentioning earlier and you see the details of what's being considered there not that there's development proposed but the way the adjacent uses work will allow for educational opportunities and people to interact in a way that we really aren't able to do right now in the community or in the city and many areas in the mid block passages I think similar if you think of saturday san antonio. That would be the most similar kind of adjacent use where its primary function might be moving people but there are uses adjacent that can be used for for community gathering public space and public gathering.

>> next slide in another item that we are still working through is operation and management strategies for these spaces. So like I said at this point the city owned spaces we expect that the city parks department will own and operate. I think we have a commitment and an end. I think an agreement with google that we would love the opportunity to explore things like a conservancy model or expansion of an existing conservancy that May be already available in the area but somehow finding a creative way that works for them and for us to get cohesiveness and consistency in the operation here across all of these parks. But that is something that we are evaluating and it May take some time for us as a city to find the right management strategy that can work for us and for google. So it's one of those things that we've got up here sort of in the bike rack right there where we've got parked. We're thinking about it. We know we want it as a goal but it May not move forward as readily as we had hoped to. And with that I think we transition over to just it. evening

>> again, everybody. This is jessica frank and I am the deputy director for the department of transportation. So I want to start with the downtown west design guidebook standards and guidelines and specifically some highlights from the mobility chapter. The mobility chapter really builds upon the principles that eric was speaking about earlier the dirt on station as the heart of transit and rail in the dirt on area of course

>>. And that also focus on designing for the pedestrian designing for transit as the primary kind of perspective and mode of access for the area also has a significant emphasis on people biking and scooting getting around on a protected bike weighs very high quality as well as mobility hubs that help people get to and from the improved public transit and rail in the area

>>. Couple other

>> key principles within the mobility chapter are about anticipating the need for flexibility that we don't know everything that is going to happen over time. In transportation technology you know specific within the station area et cetera, we don't know exactly how people are going to want to use our streets or curb space and we can build in a way that will to say that by creating some flexibility whether that's the dynamic lanes at the curve that you May see in some parts of the mobility chapter those can be used for travel but they can also be used for extending the furniture zone as you see in the top. so parklands and seating are also kind of ways of building in for that flexibility. Next slide this is a high level overview of the roadway network within downtown west project the 80 acre. So again this is a subset of the desert on station area planned roadway network that eric showed earlier. The teal

>> lines are public streets that exist today in the area. The gold or orange are the additional streets being proposed to be added by the project by the downtown west project

>> and then the purple are the currently public streets that are proposed to be removed as part of the project where those are removed. Typically you can see you'd like at montgomery or delmas etc. You would have some clear walking path through the public spaces that are created. Next slide

>> if you've

>> read through the documentation the draft out with the secret document you May have also read through the draft local transportation analysis. So that's a companion to the secret document from a transportation perspective that seeks to understand not only what's important from a seek what perspective but also kind of the operational effects and the kind of meaningful changes that we would see with the project and the needs associated with the transportation system. So as part of that local transportation analysis there are a number of of

>> needs that have been identified where the downtown west project is being conditioned to either construct those changes or contribute

>> to the improvements. Some of these are very big improvements like perhaps I'll just call out number one where you see

>> the well-established needs for multi-modal improvements helping people across 280 at byrd. This is extremely important for people especially who are walking today trying to get between the gardner neighborhood, gardiner elementary and the detroit on station area. We all recognize the need to improve that. That's one of those things that has been in the draft documents conditioned for a contribution to those meaningful improvements. You can see the rest listed here and on the map to the left. Next slide. And the last of my summary slides is really a little bit more detail on the parking proposal from the downtown west project

>>. Again, this nests within the framework that eric shared earlier about shared parking. We're going all over the place. There we are. There we are. Parking proposal the downtown project proposes a shared district parking approach particularly

>> focused within the commercial parking which is all proposed to be public structures open to visitors workers whether they're using the offices using the transit zeroed on station using the essay peace center right. All of this would be publicly available. The retail as well. So what is proposed is at least two thousand eight hundred and fifty spaces on site. That is under within the google commercial buildings. There's also a ceiling. Right. So that's the floor at least two thousand eight hundred fifty within the environmental document. The project's studies up to 4000 eight hundred total spaces. That's kind of a range

>> of what would be those publicly available commercial space in those are all proposed to be priced with the market to most efficiently manage

>> that shared parking resource for the public. Users who want to park on the residential side. Again this is within the diep framework where the downtown project is proposing resident shuttle parking would be sold separately from renting or purchasing your housing. That's what that definition of unbundle that eric showed earlier. So that is the parking framework and I am going to pass it back over to tim.

>> it's just so this be released the drafting a little impact report for the project's recently the dci our

>> analyses potential physical impacts of the project identifies measures for reducing impacts found to be significant

>> and analyzes alternatives to the proposed project. Workplace share that the public comment period has been extended to December 8th at 5 P.M.

>>. Comments must be submitted in writing to be included in the final irr which will include responses to comments received during this period. And on the next slide we

>> see the topics addressed in the dvr, the

>> dvr analyses the maximum development program and the impacts could be less depending on what is built and the phasing of development

>>. So it analyzes these 15 topics. And for each potential impacts if the desire comes to one of four conclusions either no impact a less than significant impact or less than significant impact with mitigation or a significant and unavoidable impact

>>. The areas highlighted in orange are ones that have one or more significant unavoidable impacts. Most of these impacts are are typical for large development projects in downtown such as construction related air quality impacts and the sequel team is available to respond to questions on this topic.

>> as an eighty nine hundred environmental leadership project downtown west is committed to net neutral greenhouse gas emissions both during construction and operations for 30 years

>> and as a mixed use transit oriented development at San José's central rail station. the estimate of how much people will travel by car to and from the project is relatively low. What we call vehicle miles traveled vmt and the development also has a number of other

>> green features including seeking leave or a commitment to achieve certification

>> next. And one key element of the project is the robust transportation demand management program that's required as a mitigation measure. It includes a variety of programs and fiscal improvements to encourage people to use alternatives to driving alone together.

>> in addition, justin walesh is proposing a district approach to providing utility meaning they tend to intend to have a network of shared and connected utility services across the 80 acre developed. These utilities included wastewater, recycled water, energy and waste collection. These would run through an underground utility corridor or utility or to

>> one or two centralized processing locations

>>. There are several regulatory agencies that are involved with implementing this approach. Such a state review of the onsite wastewater design so now I'll turn it over to nancy to provide an update on the development

>>. Thank you very, very much. And I just wanted to say a quick thank you for everyone here for their fortitude and patience and recognize this is a lot of in-depth information and there's a lot of really good conversation going on. So I just wanted to to acknowledge that and thank you very much. A couple

>> of quick reminders about a development agreement. The development agreement and tim touched on this briefly development agreements for large long duration projects are fairly common. There are not necessarily a lot of projects that reach that hurdle but when you have a project that is large and spans a great deal of time, a development agreement is a good tool on both sides for a developer and for a city

>> on the developer side what they receive is certainty they'll know what rules and regulations they'll be expected to follow over a period of time that allows them to plan and allows them even in uncertain economic times to move through an analysis that hopefully

>> will allow us to yield actual building. You'll note a couple of times here at san a. From time to time has done development agreements but has not yielded actual development. So it's important to us in this very, very special place at diridon that development happen as we think and intend that it does as a community and the benefit for the city is also the certainty for we

hope it's the certainty of the development but in exchange for the certainty the city negotiates community benefits and so will we'll talk about that a little bit more here. As noted the M.O.

>> you referenced and you all know that history provides a starting point for the negotiation of the development agreement and just to mention in terms of timing, the city council will consider the approval of the development agreement along with the other project elements like the eia or like zoning. And that's very comment. That's how we treated weather as western digital hitachi or apple or any of the others. So there's nothing unusual about that

>> as as was known and it hasn't changed the methodology for figuring out how miffed much and community benefits. Also relates back to the value created by the city council's actions that resulted in the plan that will come before. And if you would switch to the next slide

>> wanted to to mention a couple of other things. When when we just I

>> realized when I mentioned a couple of other things about a development agreement the development agreement there'll be many business terms that speak to my puppy dog. He's about 14 sorry I'm the old back. If you're hearing that

>> mentioning a few examples like the length of agreement uses for the property dedications of land mitigations applicable laws what the developer has to do, what the city has to do, what we've both have to do are these are some of the things that you'll see further described in in the development agreement

>> wanted

>> as kim said and folks have been talking about a little while ago are some interim insights about the requirements and mitigations. It was an extensive amount of work as you might imagine because all of you have watched a lot of projects. But in order to analyze what the community benefits are, we first have to know what the project is and what the baseline required for the project da and

>> that you've heard described and and it is morphed or changed as more clarity has come with what the project actually is. And from that understanding of the project and the baseline

requirements then you build an understanding of the overall project through which you can analyze what the community benefits should be. So clarifying what the requirements in our are and how google would meet them was a very important exercise. And then it's really important

>> to note that there will be a substantial amount of public benefits even before we get to the community benefits. Tim also outlined the four thousand residential units with a goal hopefully of the affordability of 25 percent which is far over what was originally in the diep set for this area. There'll commercial linkage fees, significant ridership for cal train parks, plazas, green space all of that will come as a result of the project itself before we get to what is considered community benefits. And I want

>> to know at this moment we're pursuing a lot more housing because it's so important to San José. And it's also important to recognize that right now high rise housing is not financially feasible. It's very challenged. And so the value in the marketplace at this moment and for some time is likely to be office. So so that feeds into the analysis of how much can be achieved in terms of community benefits and you go

>> ahead to the next slide. Thanks. Just pulling up some notes.

>> so making sure that a couple of other actual things to to recognize are that in in analyzing feasibility

>> we have to make sure for the overall project that it's financially feasible. That goes back all the way back to the M.O. You where you take into account all the things that are positive and all the things that are costs like the infrastructure et cetera. To see what the net value and what we can charge for community benefits

>>. The importance of that is it has to be financially feasible even though it would be great

>> to just name a number and say it doesn't have to be part of a feasibility study. Google is a publicly traded company and has a responsibility to their shareholders. So it's it's something that being a good partner we need to make sure we take into account . And while we've been talking about a ton of good work

>> that is happening and that is a tremendous amount of progress is being made, there are some things that are not done yet. Under the category of at the bottom. Other potential risks kim mentioned a little bit about excuse me the air airport crane policy.

>> if we can't

>> make the airport crane policy work which we believe we'll be able to get to that can diminish the amount of overall developable space because you can't if you can build it you can't go up that high and the cranes are essential to do that going back up to the top. We have more work that we need to do with the sharks and you will see sharks and google are speaking together. It's an acknowledgement that if we don't if there isn't an agreement between sharks and google for the parking A.S.A.P. Known as lot abc then there won't be any near-term development. On abc which will be a significant amount of office, significant amount of residential units and as the north east park that nicole was showing us just a little bit ago, we think that the option agreement that google has with the sharks there's good reason to be optimistic about getting through to an agreement. But we're just

>> being real that we haven't reached that agreement yet and if we don't reach that development there also is a diminishment of community benefits.

>> the next one. and center ups. Can you go back? Sorry. Next point there and I have the next slide sorry is about the desk the deer down integrated station concept.

>> there are many people working on analysis to determine where the tracks will actually take place, where they'll lay

>> and there's different ways to analyze how construction happens over time and what required. There are for keeping the station running or do you move some of the operations around all of that is complicated and it feeds into how much land you need to accommodate the construction and the ultimate build out. And so there is some risk that the disk construction would end up taking a fair bit

>> more land maybe somewhere in the acreage of 7 to 9 acres beyond what was already anticipated. And if that's the case, then that's a challenge. In terms of what can be built and it's

systemic throughout the line it's not just in the the abc. And so again that poses some risk to what can be built and what yield would be available for community benefits. And if you step on now to the next slide. And so

>> if we get once we get past we'll be optimistic, get past those risks, then we are trying very hard to reach an affordable housing goal above city requirements. And reverend ray, I want to touch on here where you mentioned earlier investment funds for community stabilization and opportunity pathways and would very much like to understand yours and the community's views on the benefits of a single fund or a single fund that has to focus areas perhaps

>> certainly not stating a preference for either one but researching how to not only get as much from the google project but then how do you design it so that over many years it can also attract other philanthropic funds? So we're trying to use this as smartly as possible designed to do maximum good over a very long period of time. If you go into the next slide and so we have several next steps we are working to finish the development agreement negotiated prns we're in the midst of having not concluded the business terms again things like how long it's for what performance measures are built in etc.. What exactly the affordable housing commitment is and then community bello benefits that include the amount and the phasing what comes when in terms of delivery of community benefits that's that's important to think about. And then we'll also finish the related agreements about parks and district utilities and infrastructure and transportation. We will present the recommended development agreements for your review and comment at the next meeting prior to planning commission and city council hearings in spring of 2021

>> and the next

>> slide please. And so with that we would love to hear your thoughts about this section. What additional questions do you have? What what do you care about? What are you resonating with the most? What in your view still needs to be done and then more about relative balance between community stabilization which just to give a little bit more that would include preservation of of stock purchase of more stock community ownership as was mentioned funds for protection of law suits and eviction protections and then opportunity pathways and what we mean within opportunity pathways is really what are those opportunities for education

scholarships, training and jobs to create meaningful mobility for people with good jobs that have career ladders to.

>> next slide please. And so david will lead us through

>> as a reminder how to use the technology. And with that, thank you very much for listening

>>. Thank you, nancy. And thank you to tim

>> and jess and nicole. Thank you all for the time and

>> that great presentation. So at this time I'm going to stop sharing the screen again so we could see each other as a reminder this is how we're going to communicate

>>. And

>> this is our chance to actually also transition interpret reuters. So we're going to transition from a.. Back to our mondo. I'll give you a second to do that. Jennifer diep mundo is now in the excellent. Thanks so much. I'm sorry. So now we're back to sort of comments and just as a matter that two members of the public we are going to transition to public comment here after this section having to provide just a quick overview of next steps and then we'll provide space for public comment so you can go ahead and use the handrails sexual and get to that point. So with that let's go

>> ahead and get started and I see bill sanders, your hand is up.

>> why don't you yourself and you're

>> already on foot solders representing you now. I was seen as a downtown residents association. I have a quick comment as I'm taking more notes with all of this information tonight. If the pages were numbered it would help me tremendously would help others. And I've got a question for nicole. Notwithstanding all of the caveats that nancy just gave us, nicole, it looks like privately owned public parks will represent about one third of the 15 or so acres if they actually end up becoming available. Do you have any examples of what a successful

privately owned public park is in San José or anywhere else because I don't have my head around that yet.

>> no. Thanks, bill, for that question. it's a it's a great question. We don't have many of these in San José. We tend to do this, you know, have hub private open space more through

>> a different

>> type of program. But we really don't have parks space that's that's privately owned that I can think of and nancy and please correct me if I if I'm not if I'm there's something I'm forgetting. So this is a new concept for us. It's something that other cities do.

>> not entirely uncommon but it can be a bit controversial, right. Making sure that people know where those spaces are and that they really are accessible can. Is it is always something that's on our mind which is why we're we're asking for some conditions to be placed on these spaces that would give us some comfort level for them. Sometimes

>> these are one of the challenging things is sometimes these get proposed roof level which can be really hard for the public to know they're there. All of these spaces are in the ground plain which I think helps immensely. But so it's something new for the city that we're we're working

>> through the high line in new york an example of privately owned public space. I'm just I'm just trying to imagine any example

>>. No, I don't believe it is because it has new york city parks relationship and then you know, I'm I'm

>> I don't I need to get back to you with with some old examples. Ok

>>. Thank you. Thank you, bill. I'm gonna go to a couple

>> of voices. We haven't heard from you yet. I'm going to go to maria and then to jean. So maria, you should be out on read yourself

>>. Thank you. Good evening, everyone. Maria Noel Fernandez with Silicon Valley Rising and I just wanted to lift up as we were talking about community benefits and the fund. One of the pieces that I don't think I heard May have been there but I wanted to really highlight is just how intentional I think we to be around governance when we're talking about the development of this fund and really ensuring that there is community that is leading the governance of these funds to make sure that it's really going to the stated goals from the community and making sure that we have folks that are representative around some key areas that I really want to highlight. No folks that are either low income ourselves or representative of low income residents. Community organizations, labor direct services CBO is historically underfunded neighborhoods and affordable housing advocates and youth. And so as we move forward I'd really like to just highlight this piece and see how we're going to make sure that there is strong governance because we'll look at plans other places across the country. Absent having

>> this from the front end

>> we see it fall apart essentially. Thank you for that. Maria, if there's any follow up thoughts from staff we can come back to that. If there was next

>> we'll go to chain

>> and then to Edward Jean Europe.

>> thank you, Dave. Good evening, everyone. Just briefly during the SAG and public hearings during sorry to cut you up if you could do that folks know name Robbins. Oh yes. Thank

>> you. Sorry. Jeanne Cohen, I represent tonight the Building Trades Council during SAG and public hearing that were held over the last year or so around the Downtown West project we consistently heard the community and many, many members of this body have really been clear that the community benefits programs should prioritize addressing displacement and housing affordability and connected to that and always coupled with that is the interest in making sure that we have good jobs for local residents. So these two issues are two sides of the same coin for many families that are struggling right now in San José rather than I think

two separate funds the development agreement should create one fund to jointly address the developing and overlapping needs of low income workers and communities of color most at risk of displacement by this project. Thank you so much

>>. Thank

>> you, Jeanne. Thank you for your view. I appreciate your time as well. We'll go to Edward

>>. And then we're going to go down to kill me. So Edward Europe

>>. Thank you, Dave. Edward soundcheck I had to park neighborhood association. Some of the cultural resources are the thing that the draft IRS says has significant unavoidable impact. They're

>> turning to the historic resources including an adjacency right behind

>> me here. There are nine historical resources within the downtown

>> west footprint. They're proposing to demolish six of them and figure out something to do in one form or another with another three

>> if nine separate projects came to us for this footprint and six of the nine said we're going to demolish the historic resource and just move

>> on because unavoidable the city wouldn't accept it. So

>> staying a third of the historic resource is

>> all that we're going to require any creative use or adaptive reuse so it wouldn't pass a sniff test if it was on a smaller scale. Similarly we there's been so much talk about thinking creatively with the design guidelines etc. But we're not looking at what can we

>> do to relocate to reuse, to use these cultural historic resources

>> and perhaps a little unfair. But we're talking about a company whose parent company has a hundred and thirty two billion in liquid assets. So in terms of going the extra mile for historic preservation, looking at historic adjacencies

>>, things like that to require

>> them to do the bare minimum I think is disingenuous in the extreme and there are no fewer than I believe 34 researchers immediately adjacent to downtown west, one of which has been mentioned repeatedly tonight and we know what the answer will be. But I'll mention it in closing diep station itself. The desk process the diep staff in west to a certain extent

>> and high speed rail all have different fates for the year station. It's on the national register. The desk has been demolished and removed. Google has it has a plaza being a sensitive focused on the center of it and tell a coherent plan for either the reuse or the relocation of diep down the

>> there isn't the full extent being put into addressing the significant impacts the cultural resources within downtown boston in the diep. Thank you for that edward. Thanks for that reminder. So

>> we're going to go to key only then to rob. Q on euro

>> tv on a night out in the fall the attorney at the law foundation and I just wanted to piggy back a permanent in earlier. I think the funding is extremely important in that top of mind for a lot of us. And I agree that we do want to have the community community oriented governance structure that's reflective of the community. But I think what's also important about is ensuring that they're empowered to do. And if it is truly reflective of the community then I think it's this group that best positioned to prioritize the resources think funding and budget decisions and evaluate on whether this agreement is actually including all the family neighborhoods and the economic and social benefit that we do expect it to provide. So I would love to learn more about what some of the thinking is around the governance structure and really encourage, you know, the start of implementin that structure for it and people oriented. Thank you.

>> thank you. I. Yeah, I'm sure there'll be more opportunities to dove into that those topics as well. So I appreciate that input. We're gonna go to rob

>> and then to kevin rob europe

>>. Robert, any silicon valley bike coalition this evening? Just quickly. You've done a great job of thinking through the bike pathways and so forth through and around the project. What I'm not saying and maybe it's too early yet and I'm assuming you've got to be thinking about it but are the bike parking right or you're gonna have bike parking in your parks and your open

>> spaces so people can actually stop and not just pass by? And then I assume you don't really need it for the residential but for the commercial there's gonna be people working you know, a requirement for bike walkers for longer term storage or even showers. And again, maybe that's

>> not the right time to talk about that. I'm not I'm not sure about that. But I wanted to bring you say it there. Thank you so much for that input. I see you justin team actively writing in writing down those stocks as well. So thanks for that. Kevin, I will go to kevin next and then to jeffrey. Kevin.

>> yeah, kevin christman again gardner neighborhood association. Ok. Since it was just mentioned I'll bring it up. That was going to be my third point but I'll make it my first point. I am really excited about the idea of a protected bike way that would be used along third avenue over to 80. But let's not stop there. Jessica, let's make it a walkway as well for pedestrian ak access to because pedestrian access over to 80 by third avenue is very precarious for anybody who wants to walk. Second comment. Real quick. Nicole, it looks like there is riparian areas that are included in the park acreage in this project. And I'm just wondering about that because a lot of the repairing in areas are not usable for recreation and they shouldn't be because they're too steep for things like run runoff so you can't use it for recreational areas and I think that you're kind of cheating ourselves by calling that park plans when really nobody can use it anyway. And the third thing I'm going to bring up is a thing that's stuck in my brain for a while now. We had an incident over here in gardner that happened recently.

>> and I'm wondering about

>> how serious everybody really is about housing. We had a case where we had a zoning change

>> on an oversized double lot that could have been subdivided and we could have put in as many as 15 residential units on that property and we lost that opportunity. That changed his zoning to commercial pedestrian and the use of that land is still kind of dubious benefit for the neighborhood. So I hear all this talk about housing, housing, housing but in actuality planning building code enforcement you guys blew it on that one. You let it slip away. And I was wondering where all the housing folks were on that when that went from residential to are to two per commercial pedestrian

>>.

>> thank you, kevin, were you

>> acting asking for a response right now is you're just making a point there. I assume they

>> if anybody wants to comment now that's fine. If they want to get back to me later, I'm easily. I'm very easy to find

>>. That's excellent. Thank you, kevin. I'm sure we'll we'll definitely get back to business. This is going to lead director of planning building in code enforcement good evening. And kevin, if I am thinking correctly, are you referring to the yogis that you project that was before council a couple of weeks ago. Is that the project

>> site? Yeah. Regarding that project it has ok. It had a general plan land use designation and that actually allowed that particular use. So in the city of sanford say our legacy has been because we've been we are a chartered city. And until recently the state has changed laws now that now all cities in the state of california are required to have their zoning align and conform with their general plan up until this time. We have many, many persons across the city for the underlining zoning is not in conformance with the general plan but it is the general plan land use designation that sets forth to be allowed you says on that site. So that was the particular case for that particular project. It's underlining zoning didn't conform with the general

plan land use designation which did include that particular use. So that was the particular zircon for that project. Thank

>> you so much, rosemary and thank you for the questions. Kevin, next we're going to jeffrey.

>> yeah. Yeah. Thanks. Thanks nancy for the presentation. I particularly appreciate your point on how can we with the cme road fund you know, obviously you know get what we can out of out of the fund but then how can we leverage that? I think one of the the recommendation in talking with some of our colleagues across country who've been involved with these kinds of cme benefits agreements is part of development agreements, you know, thinking about

>> for either some or all of those funds about got options to partner with private lance being even to host certain portions of funds perhaps in that kind of an arrangement certainly and facebook's menlo park committee benefits agreement. Baby one hundred point the benefits agreement even I think the recently in baltimore or port covington had a similar model. So we're

>> at work. Certainly it's something we're interested in and hopefully we can continue conversation on that one. One additional comment I think we've we've echoed this and had various discussions in the site about this but you know, I think when you go into the community talk about this project, there's a feeling that certainly there's to be immediate impacts in and indeed in the diep station area and in the kind of immediate run around the project. But because of the transit oriented nature project, you know each of those bart stations, you know, other other kind of transit accessible neighborhoods that are already facing displacement impacts are likely to feel some impact from this project. And so I think certainly if

>> we're focusing the linkage fee dollars the visionary program resources into production, the theater an area thinking about the community benefits fund with a little bit of a wider geographic scope and really trying to address that kind of broader displacement opportunity set of challenges

>> I think would be pretty smart. And so I realized that would probably need to think about what what definition really that looks like. But I think generally trying to think about, you know, transit

>> that's going into the area as kind of an areas that the housing department already mapped out is having high risk of displacemen trying to think along those lines and sort of you know, perhaps just limiting programmatic approaches

>> to the immediate diridon area within the committee benefits

>> plan at least.

>> thank you, jeffrey. Thank you. I see a lot of noddng heads. Thanks. Thanks for that input. I see.

>> kathy, you have your hands raised and then I'm hoping we can go ahead and transition to next

>> steps to allow some time for public comment and respect your old times. But kathy europe.

>> thank you. I'm hoping to be short on what I wanted to call out is that in the letter that the day sent in today two

>> of the sites where the planning department has identified them as reducing building sites. One of them is the existing whole food site and the other

>> one is the hanover development which is currently being developed right now. And those sites were reduced from I think one hundred and ninety five to 90 feet. So whether that's a that I don't think that that should be a reduction that should be more a reflection of current conditions. There is a very small parcel between those two larger triangular sites where the hype did get reduced. But really the larger sites didn't get reduced. And then the other one that were in the planning department called out a reduction is along the most scattered creek and that's one of the one of the and it's along park avenue. That's one of the locations of the day and called out but we called it out for a couple of reasons. one is because it's in adjacent to the historic district. The other one is that it's right along the edge of the los gatos creek. And I think

>> all of the environmentalists will all agree that it's not proper to know. But two hundred ninety building along the love scams craig alongside scotts creek is essentially shaded all the time . So yes, we did write about it but I'm not sure if the

>> impetus for lowering the height was the creek and the environmental concerns or if it was the fact that it was adjacent to the lake house district is I just becomes super confused listening to to all of this

>>. And it's about housing. There seems to be a strong push to keep high rise housing development in the picture in every location that is existing right now.

>> and that's of concern to the dam. But at the same time I hear nancy say that high rise residential development is a feasible

>>. So it would seem to me that if we were serious about

>> developing housing we would drop the heights. There

>> make it I'll allow it to be developed at the point where the housing developers can actually build something and without reductions in fees or subsidies if we really do want honestly begin addressing our housing crisis because identifying all these sites as 20 storey high rise housing if they can't get built it that it doesn't mean anything. So I would like to see the city and when they look at the deep areas

>> for housing. Think about what really can be built especially

>> in areas of concern that are adjacent to existing neighborhoods

>> and and think of it that way and also think about yes, this

>> is a very large city. I don't understand why everything is being forced into this one area. Could we in priest heights in other portions of the city that have great transit that already have a bart station. So thank you

>>. The answer is you have a follow up

>>. I just want to follow up and I bet kristen does too. Kathy, I've totally get you what you're saying. I just want to point out because because we know each other for a very long

>> time part of the excitement about building by

>> diridon is that the dear on asset the transit trips are an unparalleled right. So that's the draw. And it also matters about the economics because diridon will command more rents in the long term. And what May not be feasible now we believe will be feasible. And so we we want to get as much density and over time investment will come. So that's it in a nutshell and there are plenty of people who think about paris not chicago or paris, not new york in terms of different modalities. so. So there are very good questions

>> people can ask without necessarily agreeing. Kristen, what what would you

>> say? Yeah, thanks, nancy. I would say that feasibility does change over

>> time and I understand

>> kathy's concern about contiguous uses. And I also think about what rosalyynn said earlier which

>> is really that the state is trending

>> more and more into basically if an area is designed for housing that the law supports that it's really legally harder and harder to go to for a city to kind of without objective standards to back away from what is kind of default allowed

>>. And those areas. And so you know, the feasibly they will change over time and that feasibility also for affordable housing, much smaller profile buildings

>>. You know and so actually the challenge in order to get affordable housing done knowing that we might have to do very tall buildings would be how are we going to only do it on certain floors in a

>> much bigger building. It's actually the opposite challenge of fitting enough housing in this area because we are searching for trying to do enough housing to help meet the housing crisis that we're facing and to help offset some of the jobs we're creating. And I understand all this and please remember that we are talking about a very, very limited area. We you're talking about people half a block blocks. We're not talking about the entirety. There's there's never been a concern with the entire we are talking about very, very one other thing which is in this work to try to figure out

>> what building makes sense to preserve and turn into

>> affordable housing. We're really thinking carefully

>> about how would you know one of those buildings when you saw it, right. Because we don't want to preserve two units next to what Sunday is going

>> to be 300. That's not going to be a good kind of match. Exactly. Which is why the areas are the concern because there adjacent to

>> the last row last original housing stock. So that's exactly that going to be baffling as to how that meets

>> and right. Right. Exactly. That's

>> one of the goals of the pilot which is could we come up with some kind of approach

>> like that where it's sensitive to that keeping some of the buildings. And yet we don't have a ton of money either. So we'll end up aiming towards smaller buildings potentially. But I appreciate your comments about that. Thank

>> you all for that. Thank you for those points. Kathy, I want one more comment before we transition. Melissa, I see your hand raise

>>. Thanks, dave. Hi. melissa roselle from meteor planning. I just wanted to share some general perspectives from from the transit place. And so I just wanted to note that pta is an invested partner working with the city, working with the disk partners to maximize the inner relationships between land use and transportation, ensure the greatest amount of benefits for all people. We echo diep transportation framework that are covid earlier to prioritize space efficient forms of travel which are walking transit and biking especially in downtown atlanta today which is the most transit rich area in clark county which is noted earlier. We support maximizing density next to transit especially in this key location and we probably pta builds transit oriented communities on pta lands to enhance existing places with housing opportunities across varied incomes. I wanted to also thank christine for naming the potential for this place displacement pressure in relation to transit improvements. We want to continue working closely with the city on holistic strategies to prevent displacement and address affordability so that we're all working together to supplement the solutions that we can. So thank you for that opportunity.

>> thank you so much. It's a great message to this segment. thank you so much for that. So before I transition, I'm going to just give us a couple quick overview of next steps. But this is our chance to do a quick switch over of interpreter as well. Before I do that and we get to public comment so I'm going to give jennifer a second to set that up before I bring the screen back up

>> maybe on this in the spanish room. Excellent. Thank you so much

>>. So you all should now be able to see

>> my screen. I hope so. In terms of next steps here we are planning to meet

>> with the song again scheduled sometime early next year. Most likely in February. The purpose will be to discuss the downtown west development agreement and potentially other topics that will be leading to the public hearing process. This will likely be the last song meaning of that phase and we please we really encourage you to follow up with any other

requests that you might have either before or after that song. We continue the process. So I just wanted to give that real quick update of next steps and then with that we are now going to transition to public comment. And as I mentioned earlier, we're doing the same raise your hand feature as we did in the past. But there is an opportunity as well if we don't have a chance to provide comment here today. Email in your comments and you could submit those electronic comments on the project web site at [diep don sj dot org](mailto:diep.don.sj@dot.org). Contact on that contact page is opportunities provide comments and again the meeting recordings and summaries from this meeting will be on the project website as well. If you don sj or forward slash has a gene for song so again please keep your remarks short and sweet. We have about a minute I think for each. And we really request that you keep

>> our remarks clean and no vulgarity and just very respectful so that we can respect each other here in the space. So with that we are going to start with bill rankin. Bill, you should be able to unleash yourself

>> and bring up the clock here if you can see it. Hopefully it's going to work. Bill, go ahead.

>> hi, bill rankin. I'm President Of save our trails and also President Of the north local and neighborhood association. When the idea of delighting the creek was conceived it seemed like a great way to get the trail to the northwest corner of park and monochrome gum tree and therefore a way for cyclists coming from the south to get to the station without having to cross park at grade. It's apparent

>> the day lighting the creek will not happen. But now I understand you are planning to flip the trail at san carlos and have a direct link to the station along

>> the current rail corridor. i think that's a fantastic idea. And wheel keeps station bound traffic cyclists out of the los gatos. The new los rose creek park

>> . My thought was that instead of bringing park to grade when the tracks get raised keep it where it is now and let bike and ped traffic use the current railroad bridge for the connection to the station. The infrastructure could stay the way it is. I know you want a narrow park but I think that would still be possible. I think it would be a cheaper solution than to bring park to two great and build a new bike pad crossing. Real quickly if I wrap it up they'll thank you know

>>, just real quickly. I was expecting 2 minutes and to get one minute sprung. At this point was I don't think is a good way to go. You know, I had the whole meeting to

>> shorten my top so I just wanted to add that. Thank you. Thank

>> you. Yeah. Just a note on that we have set that precedent that almost actually every side meeting we've held at this point virtually. So I appreciate you all keeping your comments jordan brief but I really appreciate your time. Thank you for that, bill. So with that we're going to move to mike rain. It's mike. You should be hard on yourself

>> quickly.

>> it was mike. Mike will come back to you. Next we have catherine hedges catherine

>>. Hi. Yes, I have. Oh, thank much for the opportunity. Speak. I keep saying hillary is all this stuff about how google needs to make a profit on the office buildings. Maybe instead of purchasing the land from the city they should lease the land from the city and

>> that would work out better. I'm very disturbed about the city selling land to google. This is this was not agreed upon

>> by the residents of santa fe and it's our land not sand. Thank you very much

>>. Thank you.

>> next we're going to go to a phone number starting a formula for 8

>> 3 7 5 or 3 5. Excuse me. You should be able to I need your

>> cell usually appeal this to the last three numbers.

>> go ahead. Surface

>>. Yeah. Geology I always tried to dox me anyway. I mean I'm not anti development . I hope that when they

>> make these public private parks that that's a joke by the way. Don't even do

>> it. If it if they try to take public money to a private park they'll be sued and they'll lose every time that even happens in places like nevada where they try to do cheesy things like that. Yes, they are going to have parks google tends to use artificial grass. I hope that they are going to astroturf. I know when they build these little

>> villages like they did it now but in the valley where fast pro shops is says they don't want in cupertino an island of palo alto. There is never parking and everything seems to just be narrow and small and they're always used to the artificial turf. That's gross. You know dogs do their business on it no good. So I'm just hoping that when they build these things it's going to be nice and real, not artificial. What's next? Artificial trees. So I don't know. I don't really have a lot of faith in this whole thing

>>. I just hope that they do it that they do a good job. And if you think you're going to phase out

>>, you know, gas motors I guess that's one of the things they did at a meeting I was out a while ago. It's not going to work

>>. I'd get rid of light rail. I go with buses. I think our bus system is pretty good here. The buses are nice of you to do is run frequently but you can't have a mass transit system that ends at 10 30 at night either you says you're going to use mass transit can

>> I get me to wrap up? Sorry

>> if you anyway.

>> you know what you May want to reconsider high density housing and public transit the logic of it. I'm just saying like there's going to be I would probably add I would change some things if I were you guys because it's going to change, right? It's going to change and people's living is going to be definitely going to be working from home. Anyway

>>, thanks. Appreciate it. Thank you

>>. Make

>>. Reihan, I see that you pop back on so I'm going to come back down to you and allow you to meet yourself

>> maybe there with us

>>. Can you hear me now? Yes.

>> thank you for the firm. And by the time I know this is going to be a late night for very funny is my program the same as a native and resident of Saturday since my birth? Over 60 plus years ago I'm here representing a board of local centers nonprofit that's been providing human services for those that simply for over 60 years called the act for mental health all coming together is the acronym that we've been serving the unique social

>>, mental and emotional health needs for children teens, families, adults of all ages, underserved communities and Saturday. And we represent a wide range of ethnic language and socio economic backgrounds and our founder has received the award for the Jefferson public service from the American Institute for Public Services. We're currently benefiting from and providing provider services through ability owned by the city of San José located 4 4 1 park avenue. And through this generous subsidy we're able to provide basic services to our clients of fellow citizens whose operation will benefit either low cost or no cost. So our question is really given that our services so essential in maintaining quality of life for our state as a says is especially imperative in these challenging times with the likes of COVID 19 in a recent and sadly lingering elections school and work from home stresses coming holidays, et cetera. And the likelihood that our building is going to be sold we're wondering what considerations are being made by Google has promised to help us nonprofits such as mental health act. We will continue serving critical needs and how can we participate in those efforts

>>? Thank you, Mike. Thank you. I appreciate your time

>>, mike . Next

>> we're going to go to tess tess. You should be able to arm yourself.

>> all right. Well, yeah, we get one minute at the end and the thing is is that this whole process is just going so fast. And the thing is is that they've got the project the google west. it's like a one foot environmental impact report and it's it's one foot thick. And that is due in December for us to communicate that this thing is coming. You know the new diridon station plan is coming in January. I think it like google extended the google w another month. I think probably maybe two weeks. I think we need more time. I mean the frustrations that I'm seeing in the community and that I'm feeling as a neighbor that really hasn't even been represented in the garden alameda neighborhood has not been represented. And the the issues that are coming to our neighborhood in terms of climate crisis where we will have so many refugees and then on top of it to have the impacts of this so much development happening. And it really needs to be car free. I mean I'm not know that at least you should be building no car infrastructure and improving our net natural habitat because of the issues that are happening with the dangerous decline of unprecedented species extinction that's happening. We have to look at food production for urban sustainability and that needs to be really looked at very carefully. The science is showing we need a lot more food. Urban sustainability. And so an improving staff an avenue to be a a major boulevard into the google village and do it on station. We need to really improve it with roundabouts. We need to have the land it's 6 1 5 uses receivership for historic homes and community gardens as well as the world goes towards the toxic air contaminan diesel buses

>> . I'm gonna ask you to wrap up please. All right

>>. I'm just saying we need to remove that bus depot and create an eco user land that is undeveloped for agriculture and bringing food production as nature. We need to bring food production into our cities.

>> thank you so much, tessa. Thanks so much for that. Next we're going to move on to gavin lowry. Gavin, you should be yourself

>>. So I think that's a logical right. Thank you very much. My name is gavin lori and I worked with catalyzed sfe. I represent the project advocacy committee which is a group of members

that come together and work to review for their own projects. We're able to review the downtown west development project earlier in October. We thank ricardo feeling the whole team for presenting it. Our members first had reviewed this project in December and provided google with a really detailed feedback letter on things that we'd like to see improve in February. And this is like it was a really kind of a great way for other members to present their ideas. They came back to us. Like I said in October with an updated proposal and this was you know, we saw a bunch of really great changes. It seemed to be a really transformation project. I mean we think it would be really kind of game changer project music and a number of the areas kind of line with some of the suggestions we did. So we really just want to say how much we appreciate google kind of reaching out and the work they've done to to listen to the community. I mean one of the things that really was the vibrancy we had a lot of concerns when we first project in December but it seems like they put a lot of effort into that to really creating a vibrant place. And so we will be posting our comments on our web site on our map in the next few days and we just want to say thank you and we're glad for this great process. It's happening.

>> thank you, gavin. Thanks for your time. Next we're going to go to I believe it's blair beekman blair. You should be able to meet yourself

>>. Hi. Thanks for the meeting. Thanks. Seems like you're coming down from building heights ideas and you talk to the airport commission always talking airport commission for advice and ideas

>>. You know, hopefully you know, you guys are focused right now on certain things. I hope you can be open to ideas and hopefully to describe a few ideas here at this time. Google as they are

>> doing, you know, national security tech work at the southern border. And

>> meanwhile, you know, there has to be more thought about the east side of San José . Why isn't there more dialog about the east side of San José

>>? Issues the

>> essay peace center can possibly be turned into a barge station that's been floated around. Hopefully you'll be considering that idea more. And finally they are building a second train station in fremont.

>> are they preparing for some sort of a high speed rail service for the alameda county side? That's something to consider and to conclude know thanks that you've been allowing a few extras seconds for people to speak at this time. If this means it's only once every three months, hopefully you can make the next public comment two minutes and it has to have vietnamese translation because you're really excluding the vietnamese community from this process. Thank you

>>. I appreciate those comments. Blair yeah, we could definitely revisit the timing again and just as a reminder there's many other platforms and avenues and community meetings that covers similar topics and opportunities to provide input. This is one of many. So I hope you're not waiting three months to provide your input but I definitely appreciate your time.

>> on that note

>>. So let's see. Finally oh and just a real quick thought on the vietnamese as well. Thank you for bringing that. We did have that set up in that very last minute. Our interpreter actually canceled on us. It was a terrible shame. We're definitely aware that we try our best to have both languages at every meeting this is just one of those cases where we were kind of left in the lurch last minute and couldn't provide it. But thank you for that reminder. Blair so finally a last comment of the night is for last four numbers are 6 2 6 2 and the phone number should be able to meet yourself

>>. Believe me all. So I'd like to start by calling the comment that bill made about how we should crossing the track south park and I put it to you. That's exactly how we should be also crossing the tracks at santa clara. Based doesn't make any sense. I think santa clara that seems we only get one minute three months to talk about this argument straight to the point. What we heard tonight about this business of gambling another says the makers of this nonsense. Is basically is the final nail in the coffin. That's why I'm concerned. My recommendation is to spend a D.C. Packing all the way back to holland and goodbye this for the solution. Google assemble a world class team with more combined rail and station design

expertise than weekly cab train and high speed rail combined. One of the architects is gray himself which is the only possibility called the reason that elected them is because went to london great london great is the santa clara. But a lot of people don't know is that green show. Also the designer dana in rotterdam bma is the prince for the san fernando entrance and that's my recommendation moving forward that we expand about ways to include the entire year in station including the historical landmark. Thank you and good night. Thank

>> you, robin. Thank you for your time as always. So with that we have reached the end of our meeting again. I want to thank you all for all your time. We realize this is a long meeting but a lot of great information to share and we really appreciate your time and input as well. And just as a reminder, all of the great information from tonight's meeting including in recording this summary all the attachments and presentation

>> that was included all up on the project web site appeared on sj dot org. So we definitely recommend you staying tuned and checking out information there and just keeping us in tune with any of the follow up questions that you have and we hope to see you all again sometime soon.

>> thank you very much. An off camera team if you had any other

>> final thoughts but

>> I think we all said it best. Thank you and good night.