

**From:** [Cicirelli, Jon](#)  
**To:** [Downtown West Project](#)  
**Subject:** Fw: SAAG Meeting - Wednesday @ 6:30  
**Date:** Thursday, May 7, 2020 5:20:16 PM  
**Attachments:** [DSAP Memo - May 2019.pdf](#)

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**From:** Severino, Lori <Lori.Severino@sanjoseca.gov>  
**Sent:** Saturday, May 18, 2019 8:31 AM  
**Cc:** Matthew Raimi <matt@raimiassociates.com>; Dave Javid <dave@plantoplace.com>  
**Subject:** SAAG Meeting - Wednesday @ 6:30

Hi SAAG members,

We are looking forward to the next SAAG meeting on Wednesday, May 22 at 6:30 in the City Hall Wing Rooms (118-120) – same location as usual. The agenda has been posted to the website ([www.diridonsj.org/saag](http://www.diridonsj.org/saag)). It includes two main items:

- Overview of the anticipated process to amend the Diridon Station Area Plan (DSAP), including a presentation by Google.
- Update on the Diridon Integrated Station Concept Plan: we will present possible layouts for the future station and lead a follow-up discussion.

Attached is a two-page memo on the DSAP amendment process for your advanced review. We provided this memo to the [Diridon Joint Policy Advisory Board](#) for their meeting yesterday (check out the link for the full packet). Note that the City intends to launch the DSAP amendment and Google review process this summer and complete it by the end of 2020. The process will build upon the Memorandum of Understanding ([MOU](#)) with Google and the [input](#) we gathered last year.

Please let us know if you have any questions about the agenda.

Thanks!  
Lori



**Lori Severino** | Civic Engagement Program Manager for the  
Diridon Station Area  
(408) 535-3537 | [www.diridonsj.org](http://www.diridonsj.org)

# UPDATE ON THE DIRIDON STATION AREA PLAN

## What is the Diridon Station Area Plan?

The Diridon Station Area Plan (DSAP), adopted by the City in 2014, set forth a blueprint for the development of the Diridon Station Area, a 250-acre district surrounding San Jose Diridon Station on the western edge of downtown. The DSAP envisions the transformation of the station area—an area which is currently dominated by parking lots and old industrial buildings—into a dynamic mixed-use urban neighborhood anchored by a world-class transportation hub and the SAP Center.

## Why is the City updating the 2014 DSAP?

Since adoption of the DSAP in 2014, several key planning assumptions have changed, including the following: A major league baseball ballpark—a key anchor of the DSAP—is no longer planned.

The Diridon Integrated Station Concept Plan process is underway.

Google is pursuing a large-scale, mixed-use development in the station area.

The City recently adopted a policy that will enable taller building height limits in the Diridon area, compared to the current limits under the DSAP and zoning code.

There is a new focus on environmental sustainability through Climate Smart San José.

The City adopted Downtown Design Guidelines and initiated a Downtown Transportation Plan.

The City is preparing to amend the plan to: adapt to current circumstances; align and have the DSAP complement the other adopted and ongoing plans, including the Diridon Integrated Station Concept Plan; and support and facilitate DSAP implementation (private development and public investments).

The City is not expecting to make major changes to the primary objectives of the DSAP (see Figure 1 on the following page). Anticipated changes include adding development capacity and updating the sections on land use, design, transportation, and public spaces. In addition, the City will prepare implementation plans for shared parking, infrastructure, and affordable housing.

## What is the planning process to amend the DSAP?

The City conducted an extensive community engagement process in 2018 to get input on the future of the Diridon Station Area, given the changing conditions described above. The City will consider this input to identify changes to the plan. The City will conduct additional outreach with the City's Station Area Advisory Group (SAAG) and use other methods to gather feedback as part of the amendment process. The process will also require completion of an environmental analysis as required by the California Environmental Quality Act (CEQA).

## How does the Google mixed-use project relate to the DSAP amendment process?

In 2017, Google expressed interest in being the master developer to implement key aspects of the Diridon Station Area Plan. On December 4, 2018, the City Council adopted a Memorandum of Understanding (MOU) with Google, based partly on community input gathered in 2018. The MOU sets forth the guiding principles for collaboration between the City and Google and shared goals for future mixed-use, transit-oriented development, consistent with the DSAP vision. Prior to constructing any buildings, Google will need to submit an application for "planning entitlements" (or land use approvals) to the City and receive approvals from the City Council. The review process

for the Google project will involve environmental review and negotiation of a Development Agreement, including a Community Benefits Plan.

The City anticipates reviewing Google's application for a mixed-use development concurrently with the DSAP amendment process. The City Council will consider approval of the DSAP amendments, Google planning entitlements, and all associated environmental documents and legislative changes as part of the comprehensive planning process.

### When will the process begin and what is the timeline?

The DSAP amendment and Google project review process is beginning this summer and is expected to be completed by the end of 2020.

## Figure 1: Primary Objectives of the Diridon Station Area Plan (Page 1-5 of the adopted DSAP)

The primary project objectives are to:

- establish a land use plan and policy framework that will guide future development and redevelopment toward land uses that support transit ridership and economic development and create a world-class cultural destination;
- improve pedestrian, bicycle, motorized and transit connectivity between the station site and existing adjacent commercial and residential areas;
- develop and implement urban design standards that promote walkable, livable, and business supportive environments within the Diridon Station Area;
- provide a variety of commercial and mixed-use development opportunities, ranging from large-scale corporate or institutional sites to smaller infill development sites;
- create a highly active and lively pedestrian and bicycle friendly environment with excellent connectivity to downtown destinations and regional transit;
- expand Diridon Station to create a well-integrated center of architectural and functional significance;
- ensure the continued vitality of the San José Arena, recognizing that the San José Arena is a major anchor for both Downtown San José and the Diridon Station area, and that sufficient parking and efficient access for San José Arena customers, consistent with the provisions of the Arena Management Agreement, are critical for the San José Arena's on-going success.
- enhance the existing neighborhoods and add high-density residential-commercial mixed-use development within the study area and to act as a catalyst for similar developments in surrounding areas;
- prepare a program-level environmental clearance document which anticipates the maximum build out to facilitate subsequent project-level environmental review, possible changes to existing policy/regulatory documents, capital improvement projects, and private development proposals;
- educate and inform the public about the area planning process and Transit-Oriented Development (TOD) concepts;
- create a great place in the City of San José that is a local and regional destination.