

From: [Handler, Elisabeth](#)
To: [Downtown West Project](#)
Subject: FW: suggested messages SB 995
Date: Friday, September 4, 2020 8:04:02 AM
Attachments: [image00001.png](#)
[image00001.png](#)
[Draft messaging AB900 9-3-2020.docx](#)

Handler, Elisabeth has shared a OneDrive for Business file with you. To view it, click the link below.



[Draft messaging AB900 9-3-2020.docx](#)

From: Handler, Elisabeth
Sent: Thursday, September 03, 2020 3:38 PM
To: Davis, Rachel <Rachel.Davis@sanjoseca.gov>; Kline, Kelly <Kelly.Kline@sanjoseca.gov>
Cc: Walesh, Kim <Kim.Walesh@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>; Lori Severino (Lori.Severino@sanjoseca.gov) <Lori.Severino@sanjoseca.gov>
Subject: suggested messages SB 995

See attached.

I have touched base with Michael and he says another message he may be sharing is that this is only one of a bunch of projects across the state that have been put into this limbo. He knows of at least 6. I like the idea of offering a larger context for any story a reporter might be pursuing.

Thanks for jumping on this, Kelly & Rachel.

Elisabeth

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Messages/statement re failure of SB995

- The City of San Jose is certainly disappointed in the failure of SB 995 which included an extension of the 12/31/2020 deadline for the Downtown West project under AB 900.
- We know that San Jose is not the only city that is dealing with the implications – there are multiple significant projects in California that had to deal with COVID-19-related delays, that are also being impacted by this problem with extending the AB 900 deadline.
- We are exploring some options about how to respond to this setback, working with the City departments, Google, and our partners.
- Significance of AB900 to the City: AB 900 facilitates timely delivery of project benefits to the community by streamlining CEQA and project approval litigations. Under AB 900, any legal challenges get filed in the Court of Appeal, and the Court issues its decision within nine months to the extent feasible. Specifically:
 1. It would facilitate timely implementation of the Downtown West/Google project and its associated benefits (affordable housing, construction jobs, etc.)
 2. It prevents project delay and uncertainty from complicating the intricate coordination required between planning for BART, rail, and station construction, and the integration needed between the new transportation infrastructure and Google's mixed-use development.
- In San José, the benefits of timely development in the Diridon Station Area include:
 1. affordable housing
 2. open space and infrastructure improvements
 3. construction and permanent jobs
 4. green building in support of Climate Smart
 5. property tax revenue
 6. public amenities
 7. Community Benefit funds for anti-displacement, job training, and other community-identified priorities.
- Prolonged uncertainty (2, 5, 10 years) regarding the start of Google-related construction would significantly complicate coordinated planning for BART, rail, and station construction, and the integration needed between the new transportation infrastructure and Google's mixed-use development for a good customer experience.
- "Timely implementation" was identified as a shared goal in the City's MOU with Google in order to maximize integration with planned transit projects and achieve the benefits of implementing the Diridon Station Area Plan.

9/3/2020

- Here is the August 19, 2010 Info Memo regarding AB 900:
<https://static1.squarespace.com/static/5c38bcfdcc8fedd5ba4ecc1d/t/5d5c5e61e1d5150001a6fdf2/1566334563522/DSA+Update+-+Info+Memo+-+081919.pdf>