

From: [Chang, Bena](#)
To: [Downtown West Project](#)
Subject: Fw: San Jose Downtown West One-Pager
Date: Tuesday, September 8, 2020 2:26:45 PM
Attachments: [San Jose Downtown West AB 900 One-Pager.docx](#)

From: Chang, Bena
Sent: Tuesday, September 8, 2020 8:11 AM
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Subject: San Jose Downtown West One-Pager

Hi Scott, Steve, and Vanessa,

Attached is a one-pager on San Jose Downtown West's benefits and why we are requesting an extension on AB 900 authority. Thanks all for working on this.

Let us know if you have any questions or think we need to add more information to the document.

Scott, it wasn't clear to me this weekend if the Mayor had talked to Robbie Hunter about the strategy of pursuing a special session. How would you like to move forward? I think it is okay for the Mayor to reach out to the Governor and ask about the prospects of a special session and the need to include SB 995. Steve/Vanessa, thoughts?

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Please check out www.siliconvalleystrong.org to help out with COVID-19.

San Jose Downtown West Mixed-Use Plan and AB 900 extension

The Governor certified the San Jose Downtown West Mixed-Use Plan as an AB 900 project on Dec 30, 2019. Google's Downtown West Mixed-Use Plan would provide jobs and housing without state subsidy at a time when we desperately need economic stimulus and both market rate and affordable homes. The project site is adjacent to one of the Bay Area's most connected transit hubs at Diridon Station, and will transform land that is mostly parking lots and underutilized industrial buildings into a mixed-use, high density, transit-oriented district. Given its location and scale, no other project could advance the region's Sustainable Communities Strategy as much as this one will.

We are requesting a one year extension of the AB 900 program time to complete the review process and ensure timely delivery of benefits in this critical time of economic, social, and environmental crisis. Specific benefits of Downtown West to City of San Jose and State of California include:

- 4,000-5,000 residential units, with an affordability goal of 25%,
- 7.3 million square feet of office,
- 500,000 square feet of retail, cultural arts, education, hotel, and other active uses,
- Significantly increased ridership for BART, Caltrain, VTA light rail, high-speed rail, and buses,
- 15 acres of parks, plazas, and green spaces,
- Tens of thousands of permanent jobs across a range of skill and income levels,
- Community benefit funds for anti-displacement, job training, and other community-identified priorities,
- Deep environmental sustainability: LEED Gold for all 7.3 million square feet of office, highly efficient shared utility systems, net zero greenhouse gas emissions, and
- Up to 5,700 construction jobs with prevailing wage. This results in at least \$1 billion in construction labor costs alone.

AB 900 helps the Downtown West Mixed Use Plan by:

- facilitating a timely implementation of the Google project and its associated benefits including affordable housing and construction jobs by streamlining CEQA and project approval litigation; and
- preventing 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.

The City is not able to meet the December 31, 2020 deadline for AB 900 because the pandemic delayed production of the EIR and other project documents, slowed the project review process, and made meaningful public involvement more challenging. In response to the disruptions, the City pushed the target release dates of these documents from this summer to the fall and shifted

the overall project timeline into 2021. We are requesting additional time to complete the project documents, complete the community engagement process, and conduct the required public hearings, which each involve preparation of staff reports and advanced noticing. Refer to the following page for the complete list of remaining milestones. In addition to completing the required steps, the additional time will enable our community to participate meaningfully in the environmental and development review process - a key principle of the AB 900 program.

Therefore, we are requesting an extension for AB 900 projects for one year.

Remaining Milestones Delayed by COVID-19:

Completion of required project documents for public review:

- Draft Environmental Impact Report
- Final Environmental Impact Report (responses to comments)
- Text Amendments to the General Plan and Diridon Station Area Plan
- Draft Design Standards and Guidelines
- Development Agreement (including a community benefits plan)

Required project hearings:

- Parks Commission
- Historic Landmarks Commission
- Airport Land Use Commission
- Planning Commission
- City Council

Supplemental events to involve the public and decision-makers:

- City Council Study Session
- Planning Commission Study Session
- Parks Commission Study Session
- Diridon Station Area Advisory Group (SAAG) meetings (3)
- Community Meeting on the Design Standards and Guidelines
- Events co-hosted by our community partners to increase participation of under-represented populations:
 - Discussion groups in Spanish and Vietnamese
 - African American Community Service Agency events
 - Artist workshop
 - Transit rider forum
 - Small Business focus groups
- Online survey
- Stakeholder meetings