

From: [Burnham, Nicolle](#)
To: [Downtown West Project](#)
Subject: FW: PRC Memo - Downtown West
Date: Wednesday, September 9, 2020 1:35:48 PM
Attachments: [image002.png](#)
[Downtown West PRC Memo v6.docx](#)
[image003.png](#)

From: Hunter, Cassie
Sent: Tuesday, September 8, 2020 5:09 PM
To: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Cc: Sanderfer, Larissa <Larissa.Sanderfer@sanjoseca.gov>
Subject: RE: PRC Memo - Downtown West

Hello,

I have made my edits to this memo. Attached you will find the most current version. Please let me know when the missing pieces have been included, so that I can forward to Jon for his review.

If you have any further questions, feel free to contact me.

Thank you,

Cassie Hunter

Staff Specialist

City of San José | Parks, Recreation & Neighborhood Services

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From: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Sent: Tuesday, September 08, 2020 1:01 PM
To: Hunter, Cassie <cassie.hunter@sanjoseca.gov>
Cc: Sanderfer, Larissa <Larissa.Sanderfer@sanjoseca.gov>
Subject: PRC Memo - Downtown West

Hi Cassie-

Attached is the memo for 10/1. It is 99% complete with just the CEQA information and finalizing the Attachments. Can you proofread what is here while we fill in the rest of the information?

Nicolle Burnham | Deputy Director

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Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: Nicolle Burnham

SUBJECT: PROPOSED DOWNTOWN WEST

DATE: September 14, 2020

Approved

Date

COUNCIL DISTRICT: 3

RECOMMENDATION

Review and provide feedback on the proposed open space and parks related to the Downtown West Development Project.

OUTCOME

This memorandum will provide the Parks and Recreation Commission an overview of the open space strategy associated with the Downtown West Project, the Downtown West Design Standards and Guidelines, and how they will function towards long-term implementation of the Project's strategies.

BACKGROUND

The Downtown West Project is proposed on approximately 80-acres land near the Diridon Train Station. The project sets forth a long-term vision that includes commercial and residential development. The development will be implemented in phases. The Downtown West Design Standards and Guidelines provide the framework that will guide design of the Downtown West Project as it is built out over the coming years. The Project is expected for City Council consideration in late 2020.

This memorandum references documents and plans that are in development. These include:

Diridon Station Area Plan (DSAP): The DSAP was original adopted in 2014 to guide the planning of a 240-acre area surrounding the Diridon Station. The 2014 DSAP envisions the transformation of the station area into a dynamic mixed-use urban neighborhood. Since its adoption several key planning assumptions have changed, including:

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- A major league baseball ballpark, a key anchor of the 2014 DSAP, is no longer planned;
- The City recently adopted a policy that will enable taller building heights in the Diridon area;
- Google has proposed a mixed-use development project (Downtown West, as described further below); and
- The City has adopted key policy documents including Climate Smart San José, ActivateSJ, and the Downtown Design Standard and Guidelines. The City has also recently initiated a Downtown Transportation Plan.

To address these changes, the City has initiated amendments to the DSAP. Staff is planning to release the draft amendments in Fall 2020 for public review. Additional background about the DSAP and all past outreach informing the current effort to amend the plan, including presentations, meetings, and an online survey earlier in 2020, can be viewed at www.diridonsj.org

Downtown West Project (DTW): This is the name of the development proposed by Google that encompasses 80 acres, primarily within the DSAP Boundary. On October 2019, Google formally submitted the DTW project application, which proposes the construction of approximately:

- 6,500,000 to 7,300,000 gross square feet (GSF) of office space;
- 3,000 to 5,900 units of new housing;
- 300,000 to 500,000 gross square feet of active uses, which may include retail, cultural, arts, etc.;
- 100,000 gross square feet of event space, hotel use (up to 300 rooms), and limited-term corporate accommodations (up to 800 rooms); and
- 15 acres of open space.

The application also includes plans for transportation and utilities. The project will require rezoning, amendments to the 2014 DSAP and General Plan, a Planned Development Permit, an Environment Impact Report (EIR) under the California Environmental Quality Act (CEQA), and a Development Agreement, among other permits. If approved, the project would take multiple phases over several years to fully build out.

Downtown West Design Standards and Guidelines (DWDSG): If approved, the DWDSG will define the vision, intent, use, character, requirements, and review process for building and public realm design within the DTW project. The document will include chapters that provide design basis for land use, mobility (roads and transit), building design, open space, sustainability, and lighting and signage within the DTW Project area. The DWDSG will define objective and performance-based *standards* and *guidelines*. Development *standards* are requirements. Their compliance is mandatory with measurable design criteria. Development *guidelines* are typically more subjective and set forth design intent, design expectations, and encouraged or discouraged features. The City would review specific building designs and site plans for conformance with

the DWDSG, as they are proposed in the future. The DWDSG will be included as part of the Planned Development Permit for the project.

Attachment A is a location map that outlines the DTW and DSAP boundaries. Complete information about the DTW application and the City's development and environmental review process is available at www.sanjoseca.gov/GoogleProject. Community engagement information is available at www.diridonsj.org

Related Studies and Projects

The Diridon Area and the DTW project are the subject of several studies that, while not directly related to parks and community center facilities, will influence the future development and use of the area. These include:

- **The Diridon Integrated Station Concept Plan** – The California High-Speed Rail Authority (CHSRA), Caltran, Santa Clara Valley Transportation Authority (VTA), and the City of San José (Partner Agencies) are working together to expand and redesign Diridon Station to accommodate BART, high-speed rail, and additional Caltran service. This plan will primarily address the station's functionality to optimize transit and passenger needs, while supporting future development potential and balancing city and neighborhood impacts. The plan also addresses pedestrian circulation required for station access, such as public plazas adjacent to entrances.
- **The Downtown Transportation Plan** – This plan will provide a clear direction to improve access, mobility, circulation, navigability, streetscapes, and public life in Downtown, which includes the Diridon Station Area. It will address access to parks, trails, and recreational facilities.
- **Citywide Anti-Displacement Strategies (Residential and Small Business)** – These two plans outline methods for producing and protecting affordable housing and small businesses citywide (see www.sanjoseca.gov/displacement for more information). The Citywide Residential Anti-Displacement Strategy (Residential) that will be presented for City Council consideration on September 22, 2020.
- **Commercial Linkage Fee Study** – This nexus and feasibility study analyzes new commercial developments and their employees' demand for affordable housing and a fee for helping to offset the affordable housing need. The Commercial Linkage Fee Study was approved by the City Council on September 1, 2020.
- **Urban Confluence Silicon Valley** – This privately funded project will, if City Council authorizes future work, provide an iconic artwork or structure in the Arena Green area of Guadalupe River Park. The project is in development, just entering into Phase 2 of their design process, with more details anticipated in Spring 2021.
- **Downtown Design Standards and Guidelines** – These guidelines were approved by the City Council in April 2019 and amended in May 2019. They provide guidance for the site planning, access, form, and design of buildings in Downtown, their appearance in the larger cityscape, and their interface with the Pedestrian Level.
- **Diridon Affordable Housing Implementation Plan** – This plan provides a plan for ensuring 25% of new housing built in Diridon Station Area is rent-restricted for low- and

moderate-income households and minimize impact of Diridon Station projects on vulnerable residents.

ANALYSIS

The Downtown West plan proposes approximately 15 acres of open space throughout the approximately 80-acre project site. The project proposes three distinct character zones, which will be represented in its open space. The character zones will range from:

- Industrial and active entrainment and will have public spaces with hubs of social activity in the northern section;
- Civic and transit oriented and will have high volume plaza spaces that welcome visitors and tourists; and
- Neighborhoods anchored in ecology that will have natural trails and spaces for quiet contemplation near the Los Gatos Creek Corridor in the southern sections.

Attachment B depicts the location of the proposed open space resources. It is critical to note that these spaces are preliminary and are subject to change until such time as the development plan is approved by the City Council.

The 15-acres of open spaces will be comprised of:

- Primary Open Space, which is the main publicly accessible areas and include a combination of publicly and private owned open spaces;
- Los Gatos Creek Riparian Setback, which is the Los Gatos Creek Riparian Corridor within the project;
- Los Gatos Creek Multi-Use Trail, which is an extension of the existing Los Gatos Creek Trail that ends near DuPont Street. Wherever possible, the project proposes Class I off-street recreation trail and provides an important link from Willow Glen to areas in north San José;
- Mid-block Passages, which allow for pedestrian circulation between buildings in the public realm; and
- Semi-Public Open Space, which are privately-owned or controlled outdoor spaces with limited access to the public.

The 2014 DSAP plan called for a large eight-acre community park in the southern portion of the Diridon area. Four acres of the planned park was intended to be constructed on the formerly city-owned Fire Training Center, at the southwest corner of Park Avenue and South Montgomery Street intersection, and four additional acres needed to be secure from surrounding parcels in private ownership. In December 2018, the City sold the Fire Training Center to Google and

adopted a Memorandum of Understanding (MOU) with Google that established shared goals for the future development and other provisions for guiding future planning.¹

As construction of the 80-acre development progresses in phases, City of San José staff will evaluate design plans (for public and private spaces) for consistency with the DWDSG standards and guidelines. The DWDSG are separate from Downtown Design Standards and Guidelines developed for Downtown San José and the DSAP area. In case of conflict between the two standards and guidelines, the DWDSG will be followed.

Approximately four acres of open space is proposed to be deeded to the city following construction of park amenities. Design of these spaces will be consistent with the DWDSG and will include public engagement at the time the final design is in development.

In addition to reviewing Google's proposal, the City is proposing additional amendments to the 2014 DSAP's open space plan to complete the overall open space network outside of the Downtown West Project areas. The Parks, Recreation and Neighborhood Services Department's (the Department) main priorities for the Diridon Station Area are grounded in the community input received during the 2018-2020 engagement process and include: completing the Los Gatos Creek Trail as a paved off-road corridor, providing community programming spaces, creating new parks and open space, enhancing connectivity through small interconnected spaces, and maintaining and activating trails and parks.

The DSAP amendments will identify specific sites for future neighborhood parks outside of the Downtown West Project Site. Approximate locations for these park sites are shown on Attachment C. The final location of these parks will depend on where property can be secured by the city.

Staff is working on the Draft DSAP Amendments and completing review of the Downtown West proposal for consistency with Parkland Ordinances. But as currently proposed, the open space plan for the DSA would result in a net increase of publicly accessible open space compared to the 2014 plan.

CONCLUSION

The memorandum provides information on the DTW project and its open space strategy, the DWDSG and how they function towards long-term implementation of the project's strategies, and the DSAP Amendments to provide context to the DTW and its surrounding areas.

¹ <https://sanjose.legistar.com/LegislationDetail.aspx?ID=3758491&GUID=B9C8FB59-14A4-4FBF-9E47-ECDE9DE20777>

EVALUATION AND FOLLOW-UP

The DTW Project is continually undergoing evaluation within the Department and the other departments in the City. The Department is working with the applicant to identify the next steps for engaging the public and the project is expected to be heard in front of City Council in late 2020.

CLIMATE SMART SAN JOSÉ

The information in this memo has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH

The memorandum will be presented at the City of San José's Parks and Recreation Commission, which is a public meeting. As a result, the information in this memorandum will be discussed and allow public comment. Long term outreach for the DTW is managed by the City Manager's Office and the project applicant. The City's community engagement website for DTW and DSAP is www.diridonsj.org.

COORDINATION

The memorandum was developed by the City of San José's Parks, Recreation and Neighborhood Services Department and coordinated with the City Attorney's Office and the Office of Economic Development.

COMMISSION RECOMMENDATION/INPUT

At this October 1, 2020 meeting the Parks and Recreation Commission is encouraged to provide feedback on the proposed open space plan for Downtown West.

CEQA

To be provided.

/s/
Nicolle Burnham
Deputy Director of Parks,
Recreation and Neighborhood Services

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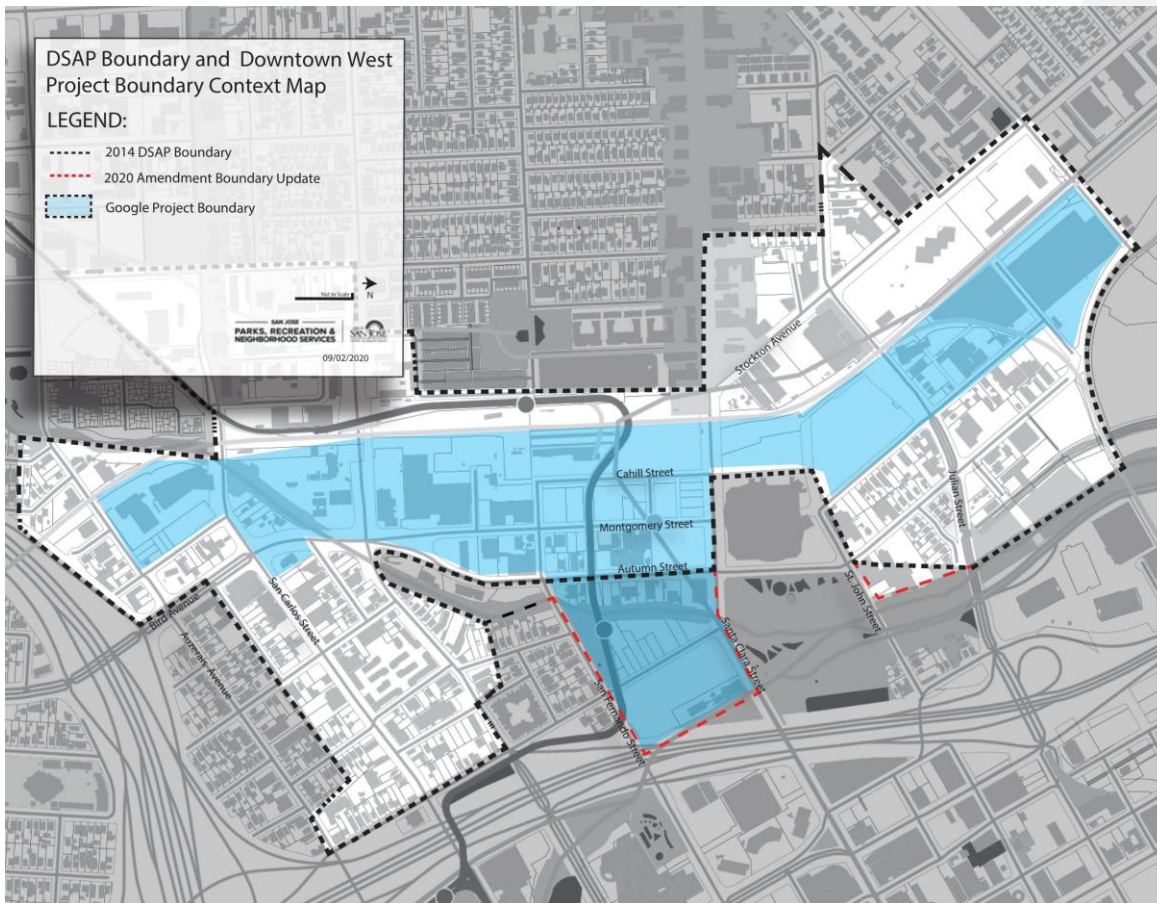
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For questions, please contact Nicolle Burnham, Deputy Director, at (408) 793-5514.

Attachments:

- A. DTW and DSAP Boundaries
- B. DTW Proposed Open Space Framework
- C. DSAP Open Space Vision

Attachment A – DTW and DSAP Boundaries



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Attachment B – DTW Proposed Open Space Framework

Commented [SL1]: Awaiting Google's image

Attachment C – DSAP Open Space Vision

