

**From:** [Tu, John](#)  
**To:** [Downtown West Project](#)  
**Subject:** Fw: Presentation  
**Date:** Tuesday, May 4, 2021 7:34:57 AM  
**Attachments:** [210428\\_GSJ\\_Planning\\_Commission\\_sm.pdf](#)

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Best,  
Tong (John) Tu

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**From:** Andy Wang <[wangan@google.com](mailto:wangan@google.com)>  
**Sent:** Thursday, April 29, 2021 4:57 PM  
**To:** Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Severino, Lori <[Lori.Severino@sanjoseca.gov](mailto:Lori.Severino@sanjoseca.gov)>; Han, James <[James.Han@sanjoseca.gov](mailto:James.Han@sanjoseca.gov)>  
**Subject:** Presentation

[External Email]

John, James, Lori: here's our presentation from last night.

Thanks,  
Andy



**Andy Wang**  
| Senior  
Development Manager  
Working  
for Lendlease at Google  
Sunnyvale,  
CA | 626.922.0436

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Google

# Downtown West

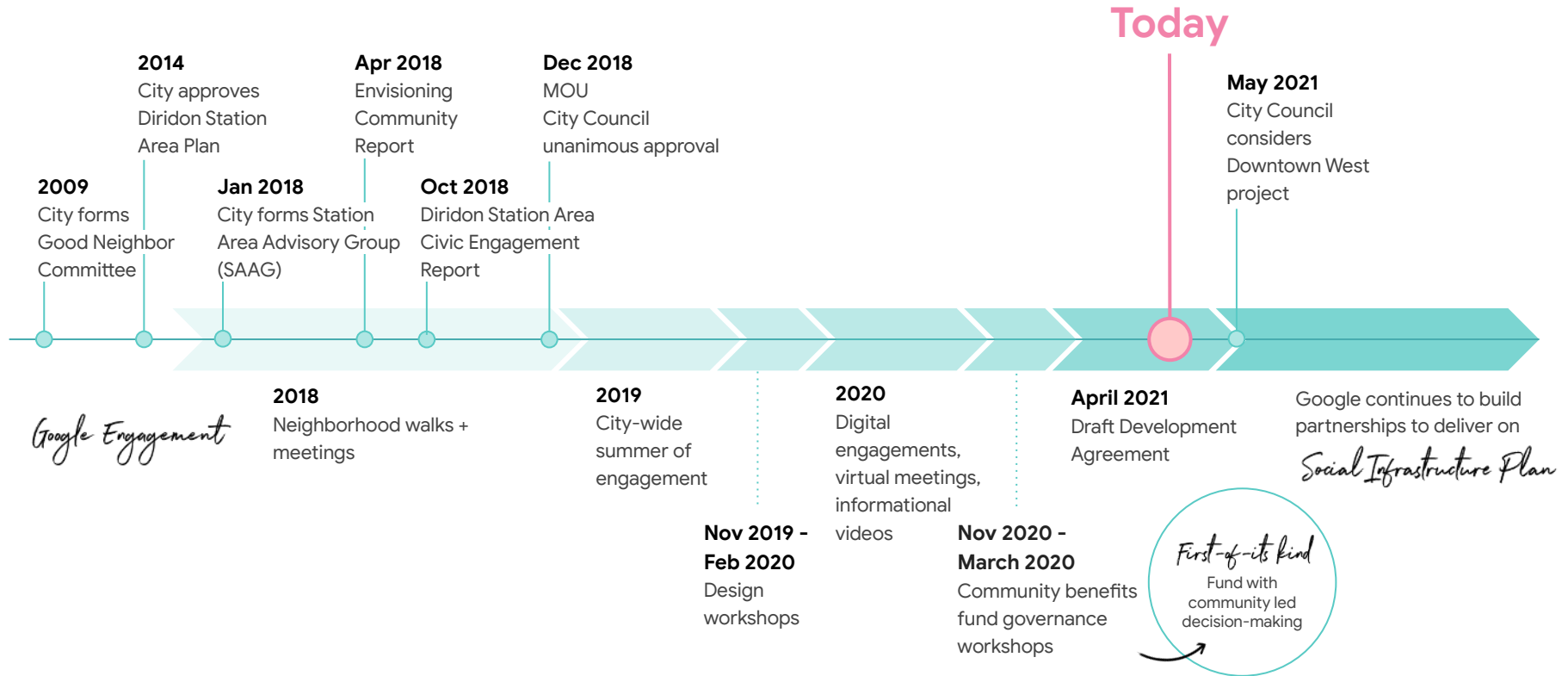
Planning Commission

April 28, 2021

San José

## TIMELINE

# A decade of engagement and co-creation



# Building on what we heard

**100+**

Community meetings



**3,000+**

In-person touch points



**10,000+**

Community data points



**14,000+**

Video views



*\* as told by the  
people of San José*

## DOWNTOWN WEST

# Framework Plan



Note: Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines



DOWNTOWN WEST

# At a glance

**6x**

housing under DSAP  
(in project boundary)

**4,000**

total housing units

**25%**

affordable  
in the DSAP

**500K**

sf retail, cultural, arts,  
education, active uses

**15 ac**

parks and open  
space

**4.25+**

acres of expanded  
riparian habitat

**7.3M**

sf office

**½**

of developable site  
for non-office

**Zero**

net new  
CO<sub>2</sub> emissions

**21 ac**

public land purchased  
and/or option to purchase



**30 ac**

allocated back for residential  
and public-serving uses

# General Plan



CORE STRATEGY

**Supporting  
San José's  
growth  
as a center  
of innovation  
and regional  
employment**



# A central social district

*\*Artist conceptual rendering, subject to change*



We're not thinking about next year, or even the next five

# Google is here for the long haul



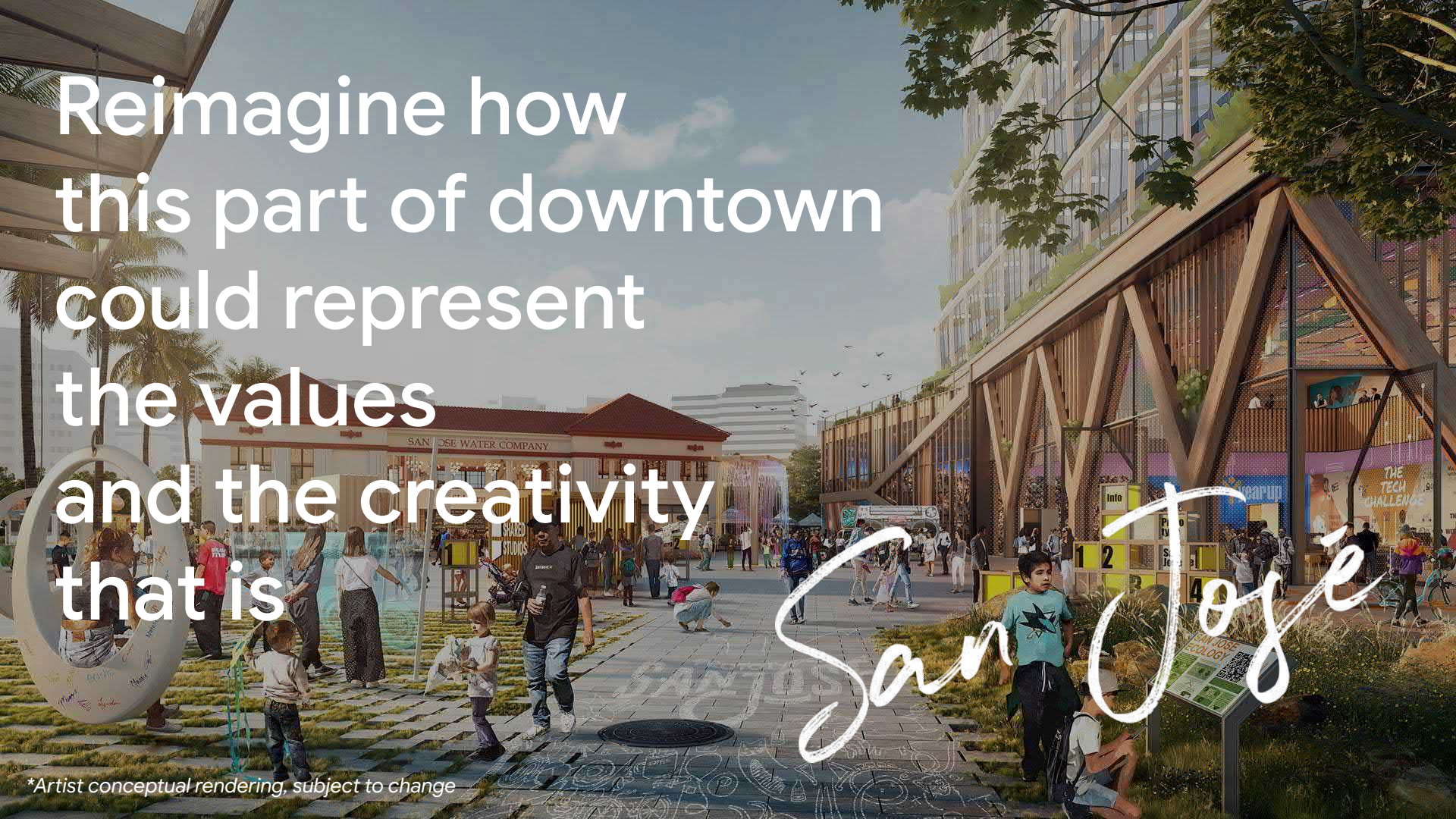


A social  
and ecological  
paradigm shift

Reimagine how  
this part of downtown  
could represent  
the values  
and the creativity  
that is

San José

\*Artist conceptual rendering, subject to change



All together,  
the Downtown West  
open space network  
covers about

20%

of the project area

*\*Artist conceptual rendering, subject to change*



# A smarter, greener way forward

Net Zero

Ecology

Mobility infrastructure



# 15-minute city



*A first of its kind  
\$150M fund*

**HOUSING  
EDUCATION  
JOB ACCESS**

# How we deliver on these objectives



Design



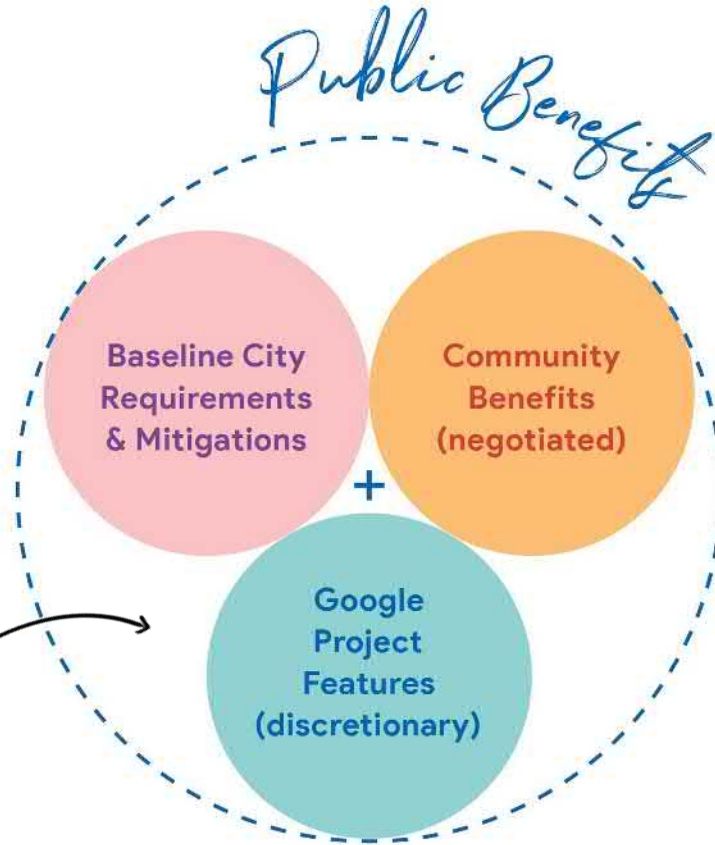
Programs



Partnerships



# Framework



Public Benefits to our community will come from all three components of the project

**Sustained  
Funding**



DOWNTOWN WEST IS

**Building  
an ecosystem  
for success  
over the  
long haul**

**Partnership**

**Stewardship**

# Significant local infrastructure, unprecedented sustainability commitments, **and** a first-of-its-kind model for **addressing social equity**

More housing,  
and affordable  
housing



**Over 6x housing** currently allowed, and achieving **25% affordable** in the DSAP

Help strengthen  
the community



Groundbreaking \$150M+ **Community Stabilization & Opportunity Pathways Fund**

Local job  
opportunities



**30% local hire goal** for office construction, prevailing wages for construction, career workshops

An inclusive  
place



**Free year-round programming** and **15 acres** of public parks and open space

Ambitious  
climate targets



**Carbon-neutral project** and 65% non-single-occupancy vehicle trips

Enhancing  
ecological health



**Over 4.25 acres** of enhanced riparian habitat, **2,280 new trees** planted

PART 02

# Downtown West



*\*Not a...* → **Single building process**

**~80 acres of  
detailed design  
over time**

**30+**  
buildings

**~3 mi**  
of street  
improvements

**10**  
different parks,  
tailored to context

**10+**  
years of phased  
construction

## TWO DIFFERENT APPROACHES

### Design at once, repetitive solutions



### Dynamic and contextual solutions



## DOWNTOWN WEST

# Integrated in place



## DOWNTOWN WEST

# Framework Plan



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# Informed by what we heard

*Feedback* from  
engagement sessions

**Preserve San José's  
architectural history  
and heritage**

**Recognize  
the unique people, culture, and  
history of the place**

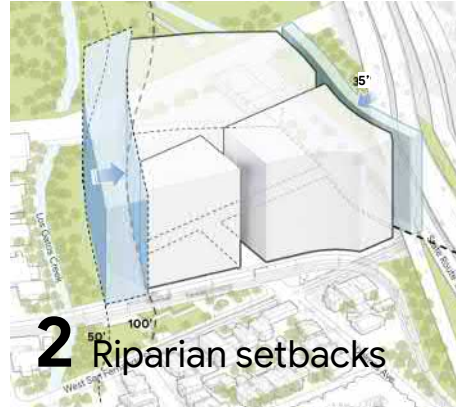
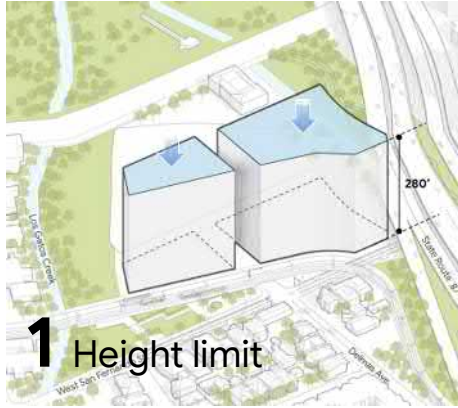
**Provide a quality  
open space network  
with diverse experiences**

**Protect riparian corridor  
and its flora and fauna**

**Build a more walkable,  
connected city,  
and multi-modal future**

**New buildings to be  
considerate and respectful of  
the context**

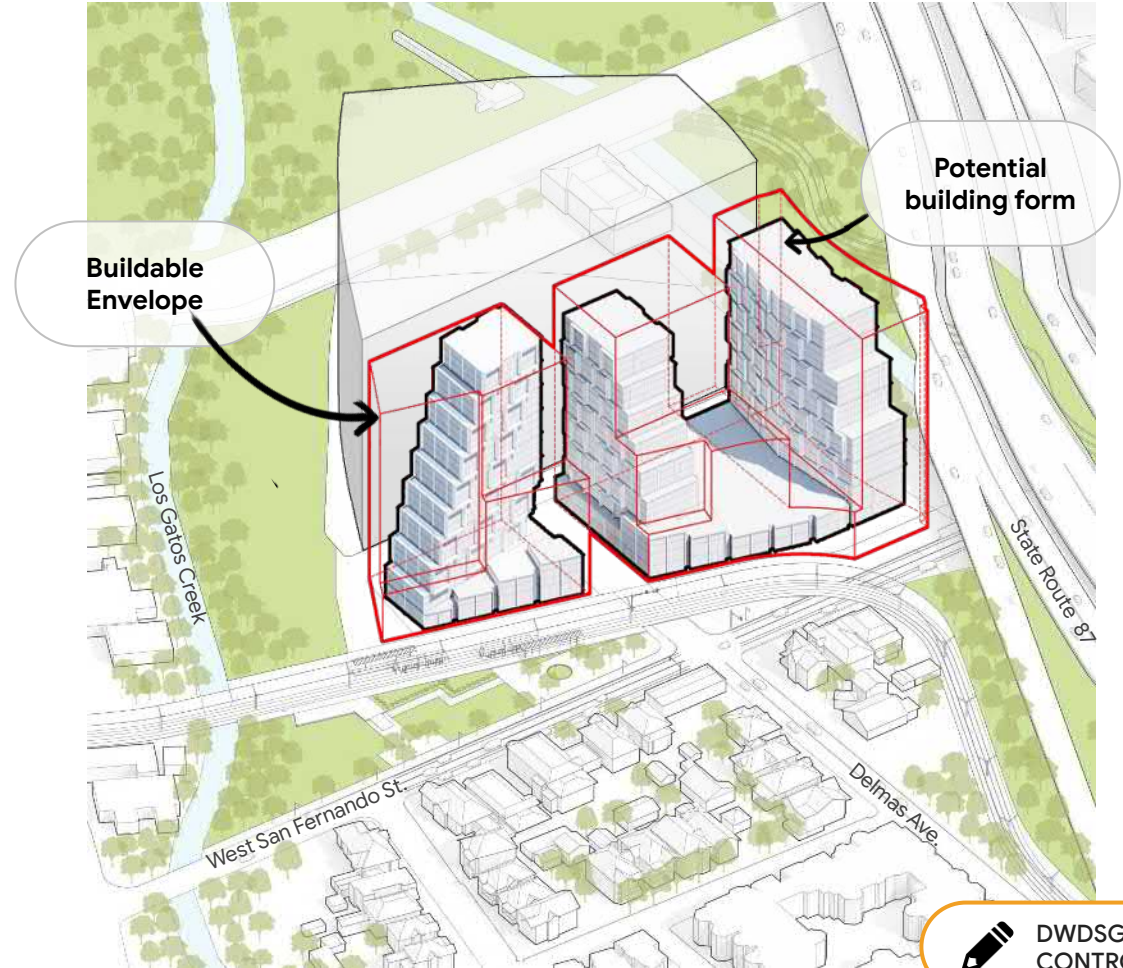
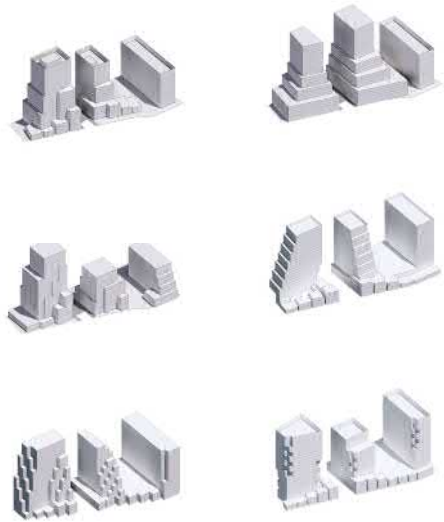
# BUILDINGS EXAMPLE



*\*Illustrative massing*

BUILDINGS EXAMPLE

# Buildable envelope



\*Illustrative massing



*\*Artist conceptual rendering, subject to change*



# Chapters



LAND USE



OPEN SPACE



BUILDINGS



MOBILITY



LIGHTING AND SIGNAGE



SUSTAINABILITY

## DOWNTOWN WEST

# Framework Plan



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# An inclusive place for learning

1



Open space foregrounds the San José Water Company

Gateway to a new part of downtown

Active ground floor spaces

Regular job fairs

Interactive and educational installations

\*Artist conceptual rendering, subject to change



# Renewed access to nature



Over 4.25 acres of protected and enhanced riparian habitat

Experiences spanning from natural to urban

Over 2,280 new native trees

Immersive learning opportunities in nature

\*Artist conceptual rendering, subject to change





# Building on San José's diversity and vibrancy



500k square feet  
of active uses

Preserving historic  
150 S Montgomery

Series of experiences from  
neighborhoods to station

Free year-round  
programming

\*Artist conceptual rendering, subject to change

# Carbon-neutral project

4



Working in tandem with City networks, creating long-term resilience

Space dedicated for interactive educational component

Elephant Park, London

© Lendlease



District systems save space, and are cleaner and quieter

Stanford University, CA

© Arup



7.8 MW in on-site solar, equivalent to 1,500 homes' use of electricity

ING Office, Amsterdam

© ING Group

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ecological health



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## PUBLIC BENEFITS

# Overall value

### City Requirements

\$253.7 M

- IHO Land Dedication \$40.5M
- IHO Moderate Units \$39.8M
- Commercial Linkage Fee \$87.6M
- Parks & Open Space \$55.8M
- Transportation Improvements \$30.0M

*Plus: Green building code, TDM program, impact fees, ongoing taxes*

### Community Benefits

\$200 M

- Community Stabilization & Opportunity Fund \$154.8M
- Early Payment for Job Readiness & Community Stabilization \$7.5M
- 30 Additional Moderate-Income Units \$7.0M
- Early Land Transfer to the City for Affordable Housing \$8.4M
- Unallocated Community Benefits Commitment \$22.3M

### Voluntary Project Features

\$1B +

- 10% construction DBE goal, 30% local hire goal
- 10.2 ac. of POPOs & funded ongoing programming
- 4,000 housing units
- Multi-modal transportation improvements
- No net new greenhouse gas emissions
- Infrastructure for 80 acres delivered without public financing



Looking toward  
the next phase of

*co-creation*

\*Artist conceptual rendering, subject to change