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To: [Downtown West Project](#)
Subject: Fwd: SVBJ on DSAP (weekend print edition)
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<https://www.bizjournals.com/sanjose/news/2021/04/30/san-jose-diridon-station-area-office-residential.html>

NEWS

DOWNTOWN WEST & DIRIDON STATION

FINAL VOTES COMING ON FUTURE OF SJ DOWNTOWN

After years of discussion, City Council set to take up plans for 262 acres

BY MATTHEW NIKSA
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Nearly four years after Google LLC and the city of San Jose first laid out the search giant's plans for a sprawling, mixed-use campus on the west side of downtown, those plans could soon hit a major milestone.

As soon as May 25, the San Jose City Council will take up both the Google plan – known as Downtown West – and a proposal to update the broader Diridon Station Area Plan.

The two plans are separate measures for the City Council, but it's impossible to separate them.

Diridon Station Area Plan

The City Council initially adopted a blueprint for how to develop 250 acres of land west of State Route 87, with Diridon Station at its center. In 2014, the revision currently before the Council would grow that area to 262 acres.

The city proposes that the land be home to as much as 14.1 million square feet of office space, up to 12,619 residential units, and 1,100 hotel rooms, all of which would be constructed over the next 20 or more years.

If all those different types of uses are built out, it would turn that section of San Jose into a vibrant, transit-oriented district within its downtown, DSAP project manager Jose Ruano said during San Jose Planning Commission meeting on April 28. It would also make the area significantly denser than it is now, which planning commissioner Pierluigi Oliverio spoke in favor of during the meeting.

"We need to have a significant density in our downtown core and our transportation core," Oliverio said. "It's important that the density gets put here. Otherwise, we have to put it in disrupting other areas that aren't in the proximity of the downtown or commercial areas."

A key aspect of the DSAP is that it calls for three types of height lim-



▲ San Jose planners developed this model for what the Diridon Station Area plan might look like after it's fully built out.

► The map shows where residential, commercial and recreational areas would be. The map includes Google's Downtown West boundaries.



its, with the tallest buildings ranging from 170 feet to about 295 feet, contingent upon required Federal Aviation Administration airspace safety determinations. The two other height categories are for mid-rise limits, which range from 110 to 130 feet, and transitional height limits, which range from 65 to 90 feet.

Kathy Sutherland, co-founder of the Diridon Area Neighborhood Group, expressed concerns about the lack of separation between existing single-family homes and where new mid-rise buildings could rise in the neighborhood.

Yet Alex Shoor of Catalyze SV, a nonprofit that advocates for com-

munity engagement in development, said during the meeting that the need to house every resident is greater than the needs of individual homeowners.

"This is a place befitting of density for the next hundred years because it is near our downtown and because it is so close to transit," he said. "I beseech you to continue to put the needs of our city first by allowing taller buildings in places where they are most appropriate."

Downtown West

Also at the April 28 meeting, the Planning Commission gave its blessing to Google's proposal to develop about 80 acres in the middle of the DSAP. Google wants to build up to 5,900 housing units, up to 7.3 million square feet of commercial space, and 500,000 square feet of retail space, among other uses.

After multiple community meetings and listening sessions, Google succeeded in winning over just about every neighborhood group and outside organization. "I feel very fortunate that there is a big master developer, because if that entire site was being developed by different people, it wouldn't have that thoughtful look at it as a whole," Sutherland said.

One notable exception is Sharks Sports & Entertainment, the company that manages the Sharks hockey team and events at SAP Center. For now, the company said it opposes the Google project as currently designed.

SSE wants the city to double Downtown West's minimum parking requirement to 4,800 spaces to address concerns about the impact of parking and transportation at and around SAP Center. That's in addition to a 1,200-space parking garage the city has offered to build next to the arena, with taxpayers paying the \$50 million to \$60 million price tag.

City officials remain optimistic about resolving the dispute. "We firmly believe that the Sharks Sports & Entertainment organization will be able to succeed, and in fact thrive, with the proposed project as its neighbor, particularly given all of the new people and access brought to life by the project," said Jessica Zenk, San Jose's deputy director of transportation planning and project delivery. ☑



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