

**From:** [Wessling, Cheryl](#)  
**To:** [Zenk, Jessica](#); [Kuhlmann, Dylan](#); [Tu, John](#); [Han, James](#)  
**Cc:** [Banwait, Manjit](#); [Lapustea, Florin](#); [Phan, Johnny](#); [Downtown West Project](#)  
**Subject:** RE: Access Analysis IT'S POSTED  
**Date:** Friday, May 14, 2021 2:42:57 PM  
**Attachments:** [Image002.png](#)

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Jessica, It's posted: [www.sanJoseca.gov/GoogleProject](http://www.sanJoseca.gov/GoogleProject)

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**From:** Wessling, Cheryl  
**Sent:** Friday, May 14, 2021 2:35 PM  
**To:** Zenk, Jessica <[Jessica.Zenk@sanJoseca.gov](mailto:Jessica.Zenk@sanJoseca.gov)>; Kuhlmann, Dylan <[dylan.kuhlmann@sanJoseca.gov](mailto:dylan.kuhlmann@sanJoseca.gov)>; Tu, John <[john.tu@sanJoseca.gov](mailto:john.tu@sanJoseca.gov)>; Han, James <[James.Han@sanJoseca.gov](mailto:James.Han@sanJoseca.gov)>  
**Cc:** Banwait, Manjit <[Manjit.Banwait@sanJoseca.gov](mailto:Manjit.Banwait@sanJoseca.gov)>; Lapustea, Florin <[Florin.Lapustea@sanJoseca.gov](mailto:Florin.Lapustea@sanJoseca.gov)>; Phan, Johnny <[Johnny.Phan@sanJoseca.gov](mailto:Johnny.Phan@sanJoseca.gov)>; Downtown West Project <[downtownwest@esassoc.com](mailto:downtownwest@esassoc.com)>  
**Subject:** RE: Access Analysis  
**Importance:** High

We're on it... Dylan will have it posted shortly. Looping in John and James so they are aware we're adding to the document list.

I think we should add the posting date parenthetically, as has been John's instruction to us on other items.

Cheryl

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**From:** Zenk, Jessica  
**Sent:** Friday, May 14, 2021 1:17 PM  
**To:** Wessling, Cheryl <[Cheryl.Wessling@sanJoseca.gov](mailto:Cheryl.Wessling@sanJoseca.gov)>; Kuhlmann, Dylan <[dylan.kuhlmann@sanJoseca.gov](mailto:dylan.kuhlmann@sanJoseca.gov)>  
**Cc:** Banwait, Manjit <[Manjit.Banwait@sanJoseca.gov](mailto:Manjit.Banwait@sanJoseca.gov)>; Lapustea, Florin <[Florin.Lapustea@sanJoseca.gov](mailto:Florin.Lapustea@sanJoseca.gov)>; Phan, Johnny <[Johnny.Phan@sanJoseca.gov](mailto:Johnny.Phan@sanJoseca.gov)>  
**Subject:** FW: Access Analysis

Hi Cheryl and Dylan,

Would you please post the attached report on the Downtown West project site at your earliest convenience?

From a thematic perspective, it would make the most sense to post it as another bullet pointed item under "Site-Wide Focused Local Transportation Analysis" in the list below.

It should be called "Supplemental Analysis – SAP Center Access."

Any questions? Would you please let us know when it's posted so we can share the link?

Thank you so much!

Best,

Jess 

## LEARN ABOUT THE DOWNTOWN WEST PROJECT

On **April 5, 2021**, Google provided select updated plans and documents, listed below, to reflect a bc change and other minor text or figure updates in response to comments from the public and City st project documents not listed here, see the March 1, 2021 submittal.

- [Planned Development Zoning District General Development Plan](#) (updated April 19, 2021)
- [Errata to Downtown West Design Standards and Guidelines](#) (updated April 19, 2021)
- [Amendments to Envision 2040 General Plan](#) (updated April 19, 2021)
- [Project Specific 2014 DSAP Amendments](#) (updated April 19, 2021)
  - [Project Specific 2014 DSAP Amendments Redline](#) (updated April 19, 2021)
- [Vesting Tentative Map and Cross Sections](#) (updated April 19, 2021)
  - [Supplemental Analysis for the Downtown West Mixed-use Project \(Delmas Closure\)](#)
  - [Site-Wide Focused Local Transportation Analysis](#)
- [Downtown West Improvement Standards](#)
- Infrastructure Plan (see Exhibit I of the [Development Agreement](#))
- [Infrastructure Plan Sheets](#)
- [Conceptual Encroachment Plans Sheets](#) (formerly titled Encroachment Diagram...)
- [Implementation Guide](#) (updated April 12, 2021)
- [Construction Impact Mitigation Plan](#)



*All comments and questions submitted by email or online forms will be posted*

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**From:** Franziska Church <[f.church@fehrandpeers.com](mailto:f.church@fehrandpeers.com)>

**Sent:** Friday, May 14, 2021 12:59 PM

**To:** Lapustea, Florin <[Florin.Lapustea@sanjoseca.gov](mailto:Florin.Lapustea@sanjoseca.gov)>; Banwait, Manjit <[Manjit.Banwait@sanjoseca.gov](mailto:Manjit.Banwait@sanjoseca.gov)>; Zenk, Jessica <[Jessica.Zenk@sanjoseca.gov](mailto:Jessica.Zenk@sanjoseca.gov)>

**Subject:** RE: Access Analysis

[External Email]

Thanks everyone.

The final memo is attached.

Please confirm receipt.

Have a nice weekend.

Franziska Church, AICP  
Principal  
Fehr & Peers Transportation Consultants  
408.645.7014

## GOOGLE PROJECT - DOWNTOWN WEST

This webpage provides information on Google's planning application submittal for the "Downtown West Mixed-Use Plan" project, proposed as part of the [Diridon Station Area Plan](#). Please also visit [diridonsj.org](http://diridonsj.org) for public engagement activities on all Diridon Station Area projects, including the Google Project.

## CITY COUNCIL HEARING IS MAY 25, 2021

At this public hearing, the City Council will consider approval of the following:

- Downtown West project as outlined in the Plan Set description on this webpage;
- [Development Agreement](#) - See explanation at [diridonsj.org/DiridonWestDA](http://diridonsj.org/DiridonWestDA) and/or view [City Info Memo](#) and Google's [Social Infrastructure Plan](#).
- Note: A hearing on the [Amended DSAP](#) will follow the hearing on the Google Project.

The Council will take into consideration recommendations from staff, the Planning Commission (April 28 meeting), and public comments. Find more details on the May 25 [City Council Hearing](#).

Join the meeting on Zoom: <https://sanjoseca.zoom.us/j/91325378626>

**How to provide comments now.** You may submit comments to [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov) prior to the May 25 City Council hearing. There will also be opportunity to provide public comments during the hearing.

## DOWNTOWN WEST PLAN SET & PROJECT DESCRIPTION

On **April 5, 2021**, Google provided select updated plans and documents, listed below, to reflect a boundary change and other minor text or figure updates in response to comments from the public and City staff. For project documents not listed here, see the March 1, 2021 submittal.

- [Planned Development Zoning District General Development Plan](#) (updated April 19, 2021)
- [Errata to Downtown West Design Standards and Guidelines](#) (updated April 19, 2021)
- [Amendments to Envision 2040 General Plan](#) (updated April 19, 2021)
- [Project Specific 2014 DSAP Amendments](#) (updated April 19, 2021)
  - [Project Specific 2014 DSAP Amendments Redline](#) (updated April 19, 2021)
- [Vesting Tentative Map and Cross Sections](#) (updated April 19, 2021)
  - [Supplemental Analysis for the Downtown West Mixed-use Project \(Delmas Closure\)](#)
  - [Site-Wide Focused Local Transportation Analysis](#)
  - [Supplemental Analysis – SAP Center Access](#) (updated May 14, 2021)
- [Downtown West Improvement Standards](#)
- Infrastructure Plan (see Exhibit I of the [Development Agreement](#))
- [Infrastructure Plan Sheets](#)
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- [Implementation Guide](#) (updated April 12, 2021)
- [Construction Impact Mitigation Plan](#)



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*All comments and questions submitted by email or online forms will be posted at [www.diridonsj.org](http://www.diridonsj.org) and [downtownwestadminrecord.com](http://downtownwestadminrecord.com). The City cannot guarantee that any personal identifying information will be removed from public records.*

On **March 1, 2021**, Google submitted updated plans and documents, listed below, that are reflective of public comments and discussions with City staff. View Google's [presentation](#) on what's new in these updated plans.

- [Cover Letter](#)
- [Planned Development Zoning District General Development Plan](#)
- [Downtown West Design Standards and Guidelines Draft \(Reduced Size\) PD Permit](#)
- [Amendments to Envision 2040 General Plan](#)
- [Project Specific Downtown West 2014 DSAP Amendments](#)
  - [Project Specific Downtown West 2014 DSAP Amendments Redline](#)
- [Historic Preservation Permit](#)
- [Vesting Tentative Map](#)
- [Vesting Tentative Map Cross Sections](#)
- [Downtown West Improvement Standards](#)
- [Infrastructure Plan](#)
- [Infrastructure Plan Sheets](#)
- [Encroachment Diagram Conceptual Utilidor Plan](#), (updated March 8, 2021)
- [Implementation Guide](#)
- [Applicant Response to City Comments](#)

On **October 7, 2020**, Google submitted updated plans and new documents, listed below, that enable the City to complete its review of the project, and the City published the [draft environmental impact report \(DEIR\)](#) for the project.

- [Cover Letter](#)
- [Planned Development Zoning District General Development Plan](#)
- [Downtown West Design Standards and Guidelines Draft \(Reduced Size\) PD Permit](#)
- [Amendments to Envision 2040 General Plan](#)
- [Amendments to 2014 DSAP](#)
- [Southern Pacific Depot Landmark Boundary Amendment](#)
- [San Jose Water Company Landmark Boundary Amendment](#)
- [Historic Preservation Permit](#)
- [Title Reports](#)
- [Vesting Tentative Map Sheets](#)
- [Vesting Tentative Map Right-of-way Vacations and Dedications](#)
- [Public Encroachment Permit Plan Set](#)
- [Downtown West Improvement Standards](#)
- [Infrastructure Plan](#)
- [Infrastructure Plan Sheets](#)
- [Airport Land Use Commission Referral](#)
- [Project Features](#)
- [Applicant Response to Initial Submittal Comments](#)

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Here is the initial **Oct. 10, 2019 plan set** (15MB pdf file). This initial application provided a conceptual framework and broad description of the location and distribution of proposed land uses, along with the utility and mobility infrastructure to enable and serve those uses.

## Project Description - Updated Submittal

The [Diridon Station Area Plan](#) (DSAP) adopted by the City Council in 2014 established a long-term goal of creating a vibrant, mixed-use urban destination adjacent to a new intermodal transit station to support the City's growth policies. While acknowledging the fundamental importance of transit infrastructure, the DSAP emphasizes the importance of experiential qualities that would enhance both the local area as well as broader San José by creating:

- A local and regional destination.
- A lively public realm that fosters walking, biking, and transit integrated with a variety of public spaces.
- Distinctive architecture and civic spaces that reflect Silicon Valley's spirit of innovation and San José's rich history; and
- A strong sense of place as an identifier for San José as the center of Silicon Valley, the capital of the technology world.

Google's application for the redevelopment of approximately 80 acres of the DSAP area's 250 acres seeks to build upon and implement the DSAP vision, while recognizing evolving realities and aspirations since the plan's original adoption in 2014.


The Downtown West Mixed-use Project proposes the construction of:

- Up to 7.3 million gross square feet (GSF) of office space, including approximately 1 million GSF on the previously entitled San Jose Water Company Building site east of Los Gatos Creek;
- 4,000 units of new housing (Draft EIR clears up to 5,900 units);
- Up to 500,000 GSF of active uses (retail, cultural, arts, etc.);
- 100,000 GSF of event space, hotel use (up to 300 rooms), and limited-term corporate accommodations (up to 800 rooms);
- 15 acres of parks and open space; and
- Infrastructure and utilities.

See also this [graphic](#) that summarizes the project's proposed land uses.

## REVIEW PROCESS & TIMELINE

Given COVID-19 emergency circumstances, the targeted Planning Commission and City Council hearings on the Google's Project were shifted to Spring 2021. The following timeline graphic shows the current estimated schedule for the project review process:

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**City Staff Review Period** - Google's initial submittal on October 10, 2019 commenced a City staff review period that extends through the posting of the Staff Report to the Planning Commission and City Council. Staff across multiple City departments as well as various City committees and commissions are reviewing the proposed project for adherence to the policies and objectives of [Envision San Jose 2040 General Plan](#) and other City policies, as well as local, state and federal laws.

**Environmental Review Phase** - The Planning Division environmental team is reviewing Google's proposal to ensure compliance with the California Environmental Quality Act (CEQA). Environmental review begins with a [Notice of Preparation](#) (NOP) and a public Environmental Impact Report (EIR) Scoping Meeting. This meeting is an opportunity to capture any public concerns that are in the purview of the California Environmental Quality Act (CEQA) process. These concerns will be reflected in the Draft EIR. Written comments on the Draft EIR will then be reflected in the Final EIR. Find details on the project's [EIR webpage](#).

**Environmental Leadership Development Project Application** - For this project, Google applied to the State's AB 900 program. AB 900, known as the Jobs and Economic Improvement through Environmental Leadership Act (California Public Resources Code Sections 21178-21189.3), passed in 2011. For large development projects that both create jobs and meet a high standard of public benefits, AB 900 facilitates timely delivery of such community benefits by streamlining the judicial review process of the California Environmental Quality Act (CEQA).

For approved AB 900 projects, any legal challenges to the certification of the Environmental Impact Report (EIR) or the approval of the project described in the EIR is subject to the procedures set forth in Sections 21185 to 21186, inclusive, of the Public Resources Code. Such judicial actions would get filed in the Court of Appeal, and the Court issues its decision within nine months to the extent feasible. AB 900 does not affect the environmental impact analysis or public engagement under CEQA; in fact, the program enhances transparency requirements for timely posting of all EIR documents and materials on a public website once the draft EIR is circulated for public review.

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On December 30, 2019, Governor Newsom certified the Downtown West Mixed-Use Plan (Google project) as an Environmental Leadership Development Project (ELDP). Within ten days of this certification, the lead agency—which is the City of San José—is required to issue a [public notice](#), at the applicant's expense. This public notice appeared in *The Mercury News* by January 8, 2019.



As a certified AB 900 project, the Administrative Record can be found at <https://downtownwestadminrecord.com>.

**Public Hearings & Decision-Making** – City staff will report their findings, including comments from a range of agencies, commissions, and committees, to the Planning Commission and the City Council prior to hearings by those decision-making bodies. The staff reports post seven days prior to the hearings. Notifications of public meetings and hearings are sent at least 10 days prior to the meetings/hearings.

## MEMOS & COMMENT LETTERS

Formal City memorandums and letters are posted in this section:

- [April 6, 2021 City Info Memo](#) - Summary and background of the staff-recommended draft Development Agreement.
- [City Updated December 2020 Comments/Memos](#) - These are comments/memorandums provided to the project applicant based on the project submittals provided on October of 2020.
- [30-Day Initial Comments/Memos Letter](#) - This letter from City staff to the project applicant provides the Planning Division's initial comments and includes attached memorandums from six City Departments containing their respective initial comments.
- [Info Memo](#), posted September 11, 2020 - Provides an update on the State AB 900 program as it relates to Google's Downtown West project.

## MEETINGS & PUBLIC ENGAGEMENT

Please also visit [diridonsj.org/fall2020](http://diridonsj.org/fall2020) for public engagement activities on all Diridon Station Area projects, including the Google Project.

Due to the coronavirus emergency, public engagement has shifted to virtual meetings and online engagement. Public meetings are listed below as they are scheduled.

### City Council Hearing

**Tuesday, May 25, 2021** (meeting starts 1:30pm; start time of hearings tbd)

**Join the Meeting:** <https://sanjoseca.zoom.us/j/91325378626>

#### Agenda

*Meeting focus:* The City Council will consider public comments and the Planning Commission's and staff's recommendations on the Downtown West project (including the Development Agreement) and the City's Amended Diridon Station Area Plan (DSAP).

Please visit the [City Council Hearing details](#) at [diridonsj.org](http://diridonsj.org) for a full description of the meeting.

### Planning Commission Hearing

**Wednesday, April 28, 2021** - 6:30-8:30 p.m.

Agenda & Zoom link at [Planning Commission webpage](#)

*Meeting focus:* The Planning Commission will consider public comments and staff's recommendations on Google's Downtown West project (including the Development Agreement) and the City's Amended Diridon Station Area Plan (DSAP) and provide a recommendation to City Council.



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## **Community Meeting - Development Agreement and Community Benefits**

**Saturday, April 17 2021** - 10:00 a.m. - 12:00 p.m.

Details at <http://bit.ly/DiridonDA>

Meeting flyer: [English](#), [Spanish](#), [Vietnamese](#)

*Meeting focus:* This virtual community meeting will provide an opportunity to learn about and comment on the staff-recommended Draft [Downtown West Development Agreement](#). This meeting is hosted by the City of San José with facilitation by Diridon Engagement Community Partners (African American Community Service Agency and SOMOS Mayfair). Includes Vietnamese- and Spanish-language interpreters.

## **City Council Study Session - Downtown West District Utilities Program**

**Thursday, March 25, 2021** - 1:30 p.m.

Details at <https://discsj.squarespace.com/general-events/cc-district-utilities>

*Meeting focus:* This study session provides opportunity for the City Council to become familiar with the Downtown West's proposed District Systems approach, including environmental sustainability, Climate Smart, renewable energy, electric microgrid, zero carbon emissions, recycled water, utility corridors (utilidors), automated garbage and recycling collection system, building heating and cooling systems.

## **Historic Landmarks Commission - Public Hearing**

**Wednesday, March 17, 2021** - 6:30 p.m.

Agenda & Zoom link at [Historic Landmark Commission](#)

*Meeting focus:* This Historic Landmarks Commission will consider making a formal recommendation on a) amending the boundaries of the San José Water Works City Landmark and amending an existing Historic Preservation Permit to revise the terms of the Permit to be consistent with the proposed Downtown West Mixed-Use Plan project; and b) amending the boundaries of the Southern Pacific Depot (Diridon Station) boundary.

## **Planning Commission Study Session**

**Wednesday, December 9, 2020** - 4:30-6:00 p.m.

Agenda & Zoom link at [Planning Commission webpage](#)

*Meeting focus:* This study session provides opportunity for the Planning Commission to become familiar with the Downtown West updated submittal and the proposed amendment to the Diridon Station Area Plan.

## **City Council Study Session**

**Monday, November 16, 2020** - 1:00 p.m.

Agenda and Zoom link will post at the [City Council agendas webpage](#)

*Meeting focus:* This study session provides opportunity for the City Council to become familiar with the Downtown West updated submittal and the proposed amendment to the Diridon Station Area Plan.

## **Historic Landmarks Commission - DEIR**

**Wednesday, November 4, 2020** - 6:30 p.m.

Agenda and Zoom link: Will post seven days prior to the meeting at: <http://www.sanjoseca.gov/HLC>

*Meeting focus:* The commission will provide feedback on the analysis of historic resources in the draft environmental impact report (DEIR)



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<http://www.sanjoseca.gov/HLC>





## **Downtown West Community Meeting - Updated Development Application**

**Monday, October 19, 2020** - 6:30-8:30 p.m.

Zoom teleconference - <https://sanjoseca.zoom.us/j/92905636356>

Phone: (408) 638-0968 + Meeting ID: 929 0563 6356

*Meeting focus:* The project applicant will present the project and answer questions. City staff will present the City's review and decision-making process. Following the presentations, meeting attendees gathered in small groups to provide feedback.

## **Historic Landmarks Commission/Early Referral Meeting**

**Wednesday, January 15, 2020** - 6:30 p.m.

San Jose City Hall, Wing Rooms 119 - 120

200 E. Santa Clara St. San Jose

*Meeting focus:* Provide the Historic Landmarks Commission with an early opportunity to comment on landmarks and historic resources within and around the project site. [Meeting agenda and minutes](#).

## **Downtown West Community Meeting - Initial Development Application**

**Thursday, December 5, 2019** - 5:30-7:30 p.m.

Dr. Martin Luther King Jr. Library, Room 225

150 E. San Fernando St., San Jose

*Meeting focus:* This meeting allowed Google, the project applicant, to present the project and answer questions. City staff will also present the City's review and decision-making process. Following the presentations, meeting attendees gathered in small groups to provide feedback. This input is being summarized and will be posted below when done.

City Review Process PowerPoint – [English version](#), [Spanish version](#)

Google's [presentation](#)

## **Environmental Impact Report (EIR) Scoping Meeting**

**Thursday, November 7, 2019** 7:00-9:00 p.m.

San Jose City Hall, Wing Rooms 118 - 120

200 E. Santa Clara St. San Jose

*Meeting focus:* This meeting seeks to capture public input on the Google Project environmental analysis. View our [handout](#) on understanding the EIR and what it evaluates. All documents related to the EIR are listed on the [Downtown West Mixed Use Development](#) webpage under the Planning Division's Active EIRs webpage.

## **MORE INFORMATION**

- [www.diridonsj.org](http://www.diridonsj.org) - For information on the Diridon Station Area Plan and Google Project.
- <https://realestate.withgoogle.com/sanjose/> - Google's website.

## **CONTACTS**

### **City Project Managers**

James Han, Planner: [james.han@sanjoseca.gov](mailto:james.han@sanjoseca.gov) or 408-535-7843

John Tu, Supervising Planner: [john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov) or 408-535-6818



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## Environmental Review Staff

Shannon Hill, Planner: [shannon.hill@sanjoseca.gov](mailto:shannon.hill@sanjoseca.gov) or 408-535-7872

David Keyon, Principal Planner: [david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov) or 408-535-7898

## Media Inquiries

Cheryl Wessling, Public Information Manager, Dept. of Planning, Building and Code Enforcement

[cheryl.wessling@sanjoseca.gov](mailto:cheryl.wessling@sanjoseca.gov) or 408-535-6817



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