

From: [Moua, Louansee](#)
To: [DowntownWestD6](#)
Subject: Fw: Google Slides with a little DSAP
Date: Monday, May 24, 2021 12:09:58 PM
Attachments: [Google 2020Dec10 Dresden Presentation to Dev DavisCompressed.pptx](#)

From: Jean Dresden [REDACTED]
Sent: Thursday, December 10, 2020 11:50 AM
To: Davis, Dev <dev.davis@sanjoseca.gov>; Alanis, Diana <Diana.Alanis@sanjoseca.gov>
Subject: Google Slides with a little DSAP

[External Email]

Dev,

Thank-you so much for your time.

Here are the slides.

The long Google EIR letter is available if you wish. We'll probably be cleaning it up to a shorter version (less CEQA, more policy) in the next couple of weeks. A DSAP letter will follow as well.

Let me know if you would like the longer EIR letter sooner.

Have a happy holiday and stay safe!

—Jean

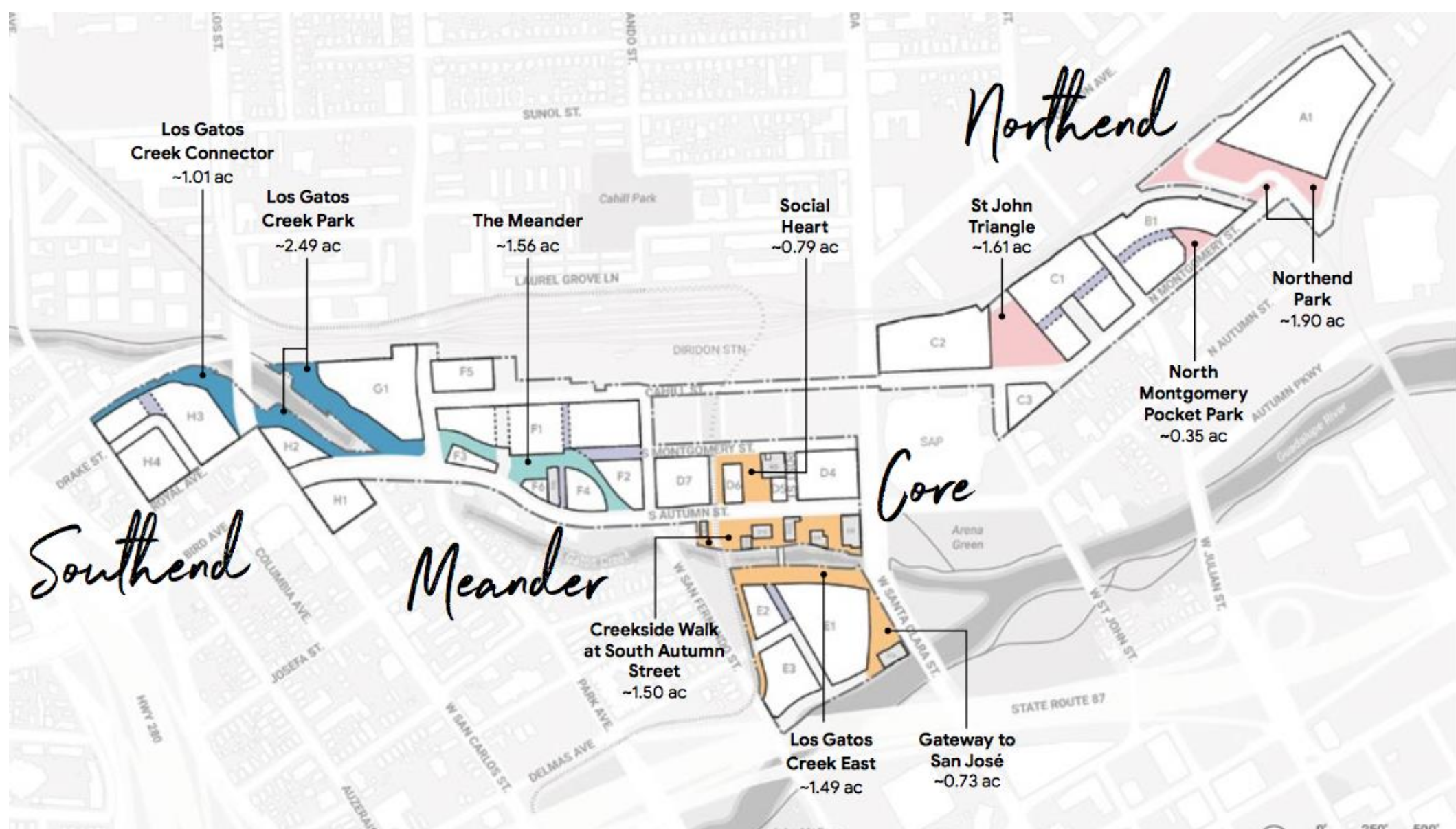
This message is from outside the City email system. Do not open links or attachments from untrusted sources.

A Few Big Ideas: DSAP

Focus on Google

DSAP

- No community center until city wide need analysis and new nexus study. Resolution of youth forecast. Opportunity analysis/resolution of Gardner. Ultimately look at potential for SHPNA-based facility on transit.
- Critical to resolve Autumn Avenue Los Gatos Creek parcel for trail
- Acquire for flexibility, small scale active, with sunshine
- Stockton Avenue zone, but not for DISC patrons waiting for UBER
- McEvoy Zone
- Finish Del Monte
- Need more in Delmas Park. Proposed inadequate fully shaded. Compensate for inadequate park proposal in Google plan.



Google's *Downtown West Parks and Open Space*

What park space is needed? Insight from lunchtime in No.SJ



Naturally activated

Insight from weekend No.SJ



Naturally activated

Park Trust Fund fee rate 3 acres per 1000 folks

- Many, many workers—but no fees for commercial
- 5900 units, what product mix? One-bedrooms? Two bedrooms?
 - 25% affordable
 - EIR says few children based on 2010 Downtown highrise, midrise
BUT no affordable in that mix
 - Guestimate 8000 residents x 3 acres = 24 acres fee rate.
- Less yield after discounts, private rec credits, turnkey contracts
- Critical what is built is superior and meets variety of unmet needs
- Plan for diversity and what is not currently available nearby

What's being offered—it's not 15 usable acres

- **Applicant's Proposed distribution of unbuilt space.**
- **City Dedicated Park and Trail** **4.8 Acres**
 - Los Gatos Creek Trail 0.53 acres
 - City Park 4.27 acres
- **Privately Owned Publically Accessible Park** **4.12 Acres**
 - Google chooses operating hours
- **Semi-Public Open Space** **2.02 Acres**
 - Commercial (restaurants, stores) and building landscaping buffer next to parks
- **Los Gatos Creek Riparian Setback** **2.20 Acres**
 - 30 feet to 50 feet; BUT several buildings with zero feet setback exemptions; replacements, expansions planned
- **Los Gatos Creek Riparian Corridor** **0.29 Acres**
 - Creekbed
- **Mid-block Passage** **1.57 Acres**
 - Sidewalks

Proposed General Plan Amendment

Convert Parks?

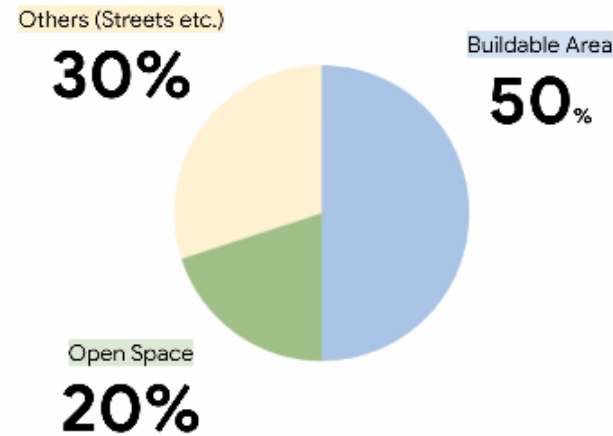
- LU-1.9 Preserve existing Public / Quasi-Public lands **or include parks and open space improvements in redevelopment projects** in order to maintain an inventory of sites suitable for Private Community Gathering Facilities, particularly within the Residential Neighborhoods, Urban Villages and commercial areas, and to reduce the potential conversion of employment lands to non-employment use. **Public / Quasi Public lands located within the Diridon Station Area Plan may be re-designated to other uses provided that such uses will advance San Jose's employment growth or housing goals and include parks and open spaces within the development.**

All DISC risk to SJ City dedicated parks

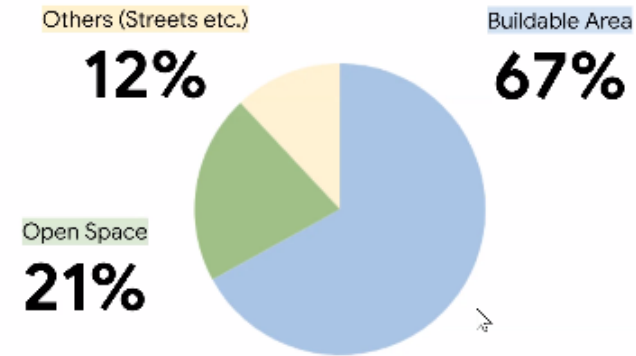
KEY ISSUES

DISC Land Impact

Total Development Plan (~80 acres)



Total DISC Impact (~2.2 acres)



Assumptions: Based on 2019 DISC.
Total area of Downtown West Area / 9.26ac

Trail Connection. City Dedicated. At risk of DISC.
Eminent domain's lower park valuation makes replacement unlikely.
Portion feels “private”



FIGURE 4.29: Required and recommended Los Gatos Creek Connector programmatic elements diagram

- S1 WALKING PATH**
- S2 NATURE PLAY**
- S3 PLANTING STRATEGY / RIPARIAN PLANTING**
- G1 ENTRY PLAZA**
- G2 NEIGHBORHOOD AMENITY**

- Northend Park—1.43 acres City, 0.34 Google, 0.13 commercial.
Only active park, next to offices, DISC impacts, bisected by street



All spaces are a mix of ownership-
Who decides? Who operates? Who maintains?

OPEN SPACES	CITY-DEDICATED OPEN SPACE		PROJECT SPONSOR-OWNED (PSO) OPEN SPACE					INDIVIDUAL OPEN SPACE ACREAGE SUB-TOTAL
	LOS GATOS CREEK MULTI-USE TRAIL	CITY-DEDICATED PARK	PRIVATELY-OWNED PUBLIC PARK	SEMI-PUBLIC OPEN SPACE	LOS GATOS CREEK RIPARIAN SETBACK	LOS GATOS CREEK RIPARIAN CORRIDOR	MID-BLOCK PASSAGE	
Los Gatos Creek Connector	-	0.76 ac	-	0.03 ac	0.22 ac	-	0.16 ac	1.17 ac
Los Gatos Creek Park	0.28 ac	-	1.03 ac	0.27 ac	0.77 ac	0.14 ac	-	2.49 ac
The Meander	-	-	1.04 ac	0.52 ac	-	-	0.68 ac	2.24 ac
Social Heart	-	0.57 ac	-	0.22 ac	-	-	-	0.79 ac
Creekside Walk at South Autumn Street	-	-	0.70 ac	0.20 ac	0.56 ac	0.04 ac	-	1.50 ac
Los Gatos Creek East	0.25 ac	-	0.36 ac	0.12 ac	0.65 ac	0.11 ac	0.17 ac	1.66 ac
Gateway Plaza	-	-	0.65 ac	0.08 ac	-	-	-	0.73 ac
St. John Triangle	-	1.51 ac	-	0.10 ac	-	-	0.30 ac	1.91 ac
North Montgomery Pocket Park	-	-	-	0.35 ac	-	-	0.26 ac	0.61 ac
Northend Park	-	1.43 ac	0.34 ac	0.13 ac	-	-	-	1.90 ac
CATEGORY ACREAGE TOTAL	0.53 AC	4.27 AC	4.12 AC	2.02 AC	2.20 AC	0.29 AC	1.57 AC	15.00 AC
TOTAL	4.80 AC		10.20 AC					

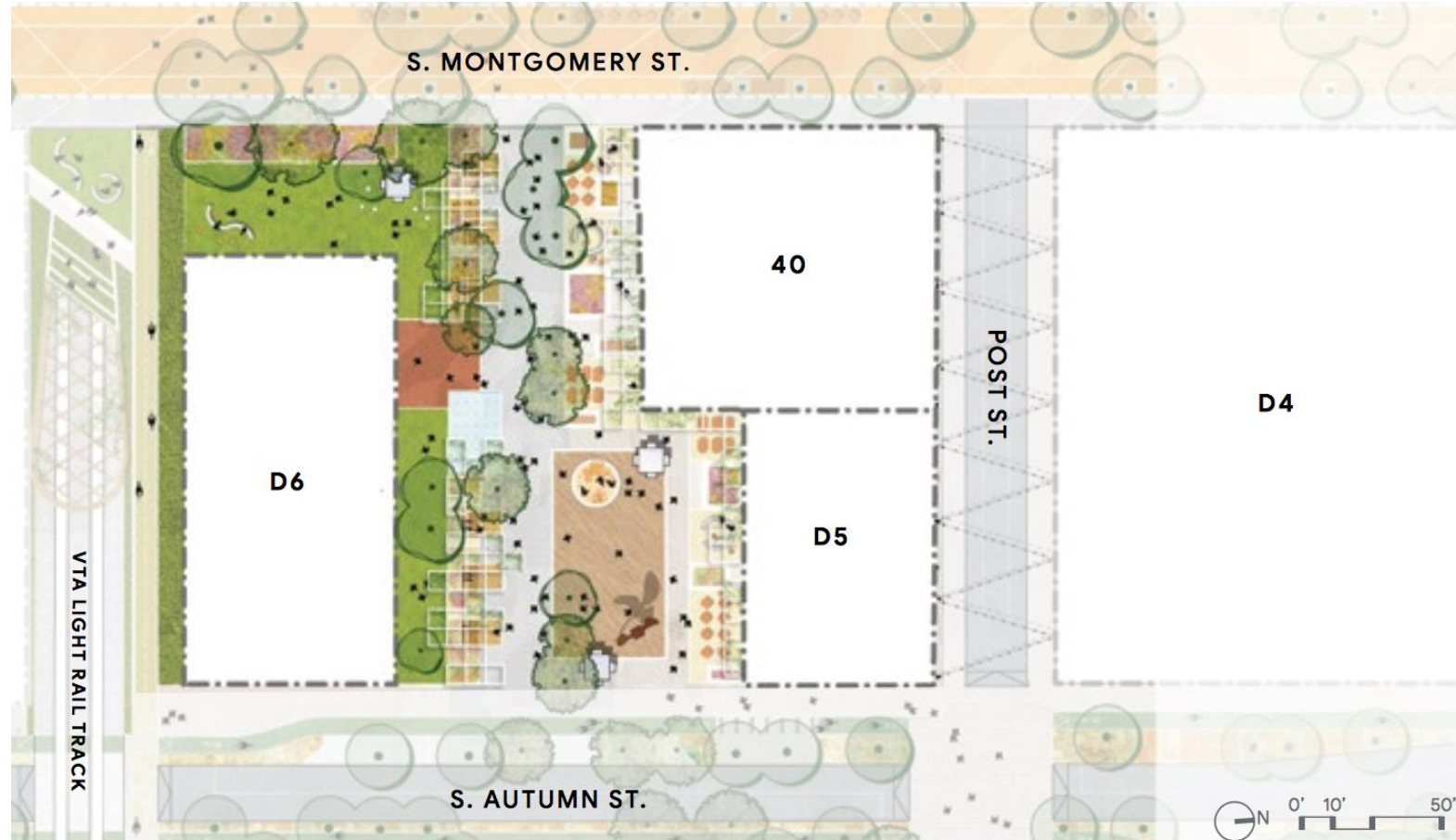
Comprehensive proscriptive design but
operational structure unknown..
Leadership needed

Who manages? Who decides? Who maintains?
Conservancy? Google? City?
Joint operating agreement?
Community board?

Who enforces equity of access? Prevents “commercial creep”?
Who programs? What cultures are embraced and how?

Who responds to neighbors’ concerns? Needs? Changes in needs?
What if entitlements are sold?
And when the area is redeveloped? What survives?

Social Heart: 0.57 acres City dedicated park, 0.22 “semi-public” commercial



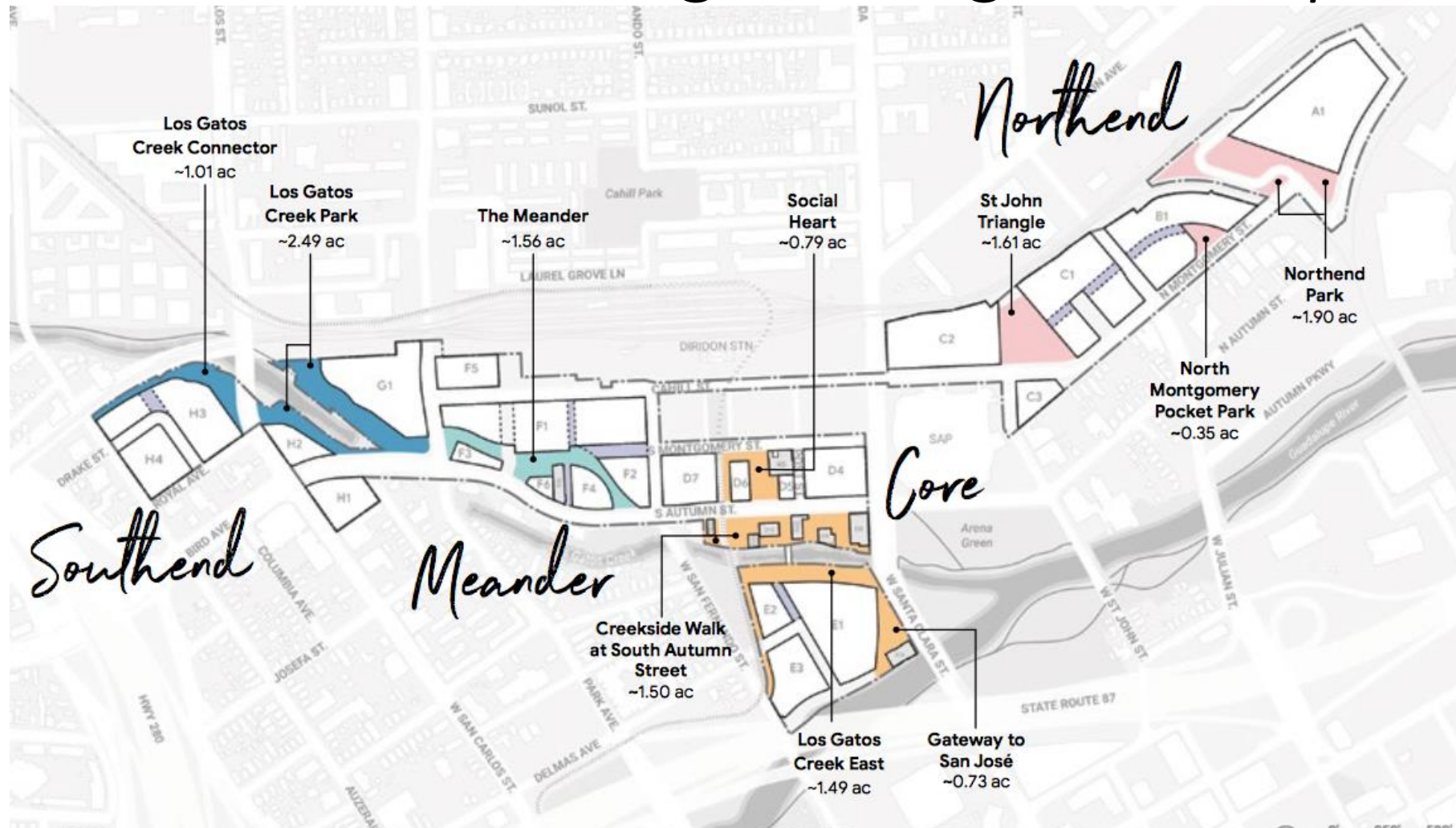
Non-historic buildings—inside setback Replacements and additions planned Bridge violates riparian policies



FIGURE 4.43: Required and recommended Creekside Walk at South Autumn Street programmatic elements diagram



Very proscriptive design guidelines— *even a single Google color palette*



What about shade impacts on the new parks?
How will that lower use?

Popular Manhattan parks have large sunny swaths where folks concentrate.

Sample design standards page—for 1 space

Standards

- S4.21.1 Promenade.** A pedestrian promenade shall route east-to-west along the south side of block A1. The promenade shall maintain a minimum width of 15 feet throughout its length.
- S4.21.2 Entry plaza.** An entry plaza at minimum of 2,000 square feet shall be required.
- S4.21.3 Flexible lawn.** A minimum of 6,000 square feet of flexible lawn shall be required.
- S4.21.4 Outdoor program area.** At least three outdoor program areas shall be required and framed by tree canopies and plantings.
- S4.21.5 Informal recreation.** Informal recreation at minimum of 3,000 square feet in size shall be required.
- S4.21.6 Event, rotating vendor, or food truck access.** Set-up and tear down of events, rotating vendor access, food truck parking, and other flexible and modifiable programming shall be required.
- S4.21.7 Tree grove.** A tree grove shall create a green buffer to the rail corridor and street while also maintaining visibility for a potential future elevated rail. At least one tree grove shall be located within 100 feet of the private road.

- S4.21.8 Planting strategy.** This open space must include native oak species as part of a re-oaking planting strategy. Additionally, understory plantings shall be planted and include but are not limited to perennials, hedges, pollinator gardens, auxiliary flexible lawns, and edge planters. Refer to Section 4.22 for permitted species.
- S4.21.9 Programmatic element requirements.** In addition to the programmatic elements described as standards, four of the six programmatic elements — program deck, makerspace, art, serviced pavilion structures, kiosk, and ecological demonstration described in G.4.21.1, G.4.21.2, G.4.21.3, G.4.21.4, G.4.21.5, and G.4.21.6 respectively — shall be required.

Guidelines

- G4.21.1 Program deck.** At least one program deck is encouraged.
- G4.21.2 Makerspace.** At least one outdoor makerspace is encouraged and should include open-air, non-vegetated space for crafting.
- G4.21.3 Art.** At least one art piece to play on and gather around is encouraged.

- G4.21.4 Serviced pavilion structure.** A serviced pavilion structure is encouraged within 50 feet of the intersection of North Montgomery Street. Refer to Section 4.25 for definition and standards of serviced pavilion structures.
- G4.21.5 Kiosk.** At least one kiosk is encouraged. Refer to Section 4.25 for standards of kiosks.
- G4.21.6 Ecological demonstration.** An ecological demonstration is encouraged.
- G4.21.7 Ground treatment.** The program elements for Northend Park should reflect the approximate ground treatment denoted in Table 4.13.

TABLE 4.13: Recommended open space ground treatment for Northend Park

OPEN SPACE TREATMENT	APPROXIMATE PERCENTAGE
Hardscape	30 %
Semi-permeable	40 %
Softscape	30 %

Living with Google

“Living next to you is in some ways like sleeping with an elephant. No matter how friendly and even-tempered is the beast, if I can call it that, one is affected by every twitch and grunt.”

Pierre Trudeau, Prime Minister Canada, 1969

**Be like Canada. Maintain San José's identity.
Be willing to say “No” to the beast.**