



Photo : Sergio Ruiz, SPUR

# Community Meeting

## Diridon Station Area

April 17, 2021



*Note: Meeting is being recorded*



# Interpretation

**La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:**

Español (Ana and Vincent) – bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado

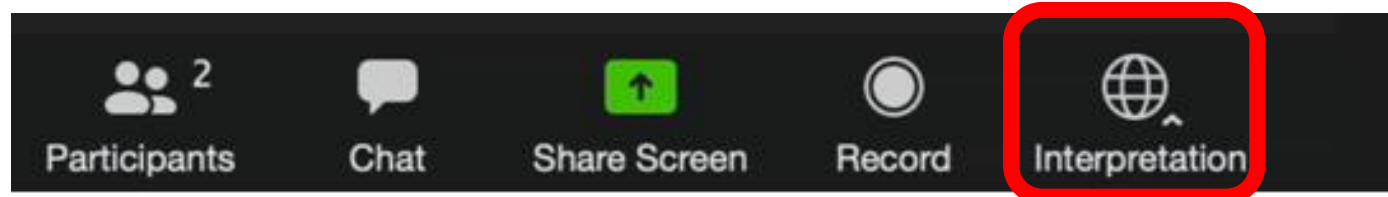
Nota: La presentación está disponible en español y vietnamita. Vaya a <https://www.diridonsj.org> y descargue la presentación para verla en su idioma preferido.

**Phiên dịch đồng thời cho cuộc họp này sẽ được cung cấp bằng các ngôn ngữ sau:**

Tiếng Việt (KyAnh và Quy) - theo tùy chọn Tiếng Việt

Vui lòng nhấp vào biểu tượng INTERPRETATION trên thanh công cụ của bạn để truy cập ngôn ngữ mong muốn

Lưu ý: Trình chiếu có sẵn bằng tiếng Tây Ban Nha và tiếng Việt. Truy cập <https://www.diridonsj.org> và tải xuống bản trình bày để theo dõi bằng ngôn ngữ ưa thích của bạn.



# Welcome and Introductions

## **City Staff in attendance**

Nanci Klein – *Director of the Office of Economic Development (OED)*

Lori Severino – *Diridon Program Manager, OED*

Bill Ekern – *Diridon Project Manager, OED*

Rosalynn Hughey – *Deputy City Manager*

Robert Manford – *Deputy Director, Development/Environmental Review, PBCE*

Tim Rood – *Planning Division Manager, PBCE*

John Tu – *Planner IV, Planning Division, PBCE*

James Han – *Planner II, Planning Division, PBCE*

Rachel VanderVeen - *Deputy Director, Housing Department*

Nicolle Burnham – *Deputy Director - Capital Projects, Parks, Recreation and Neighborhood Services Department*

Eric Eidlin – *Station Planning Manager, DOT*

Lori Mitchell/Matt Cano - *District Systems*

## **Consultants**

Dave Javid and Paul Kronser  
*Plan to Place*

Diana Benitez, Alessandra Lundin,  
Wenhao Wu  
*Raimi and Associates*



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# Welcome and Introductions

## COMMUNITY PARTNERS

### SOMOS Mayfair

Oliva Ortiz

Matt Gustafson

Andrea Portillo

Lupe Guerrero

### African American Community Service Agency (AACSA)

Dotu Hospidales

### TRINITY Cathedral

Steve Sosnowski



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# Meeting Agenda

- I. Presentation on the Downtown West Project Development Agreement (30 minutes)
- II. Small Group Discussions in Breakout Rooms (60 min)
- III. Wrap up (15 minutes)





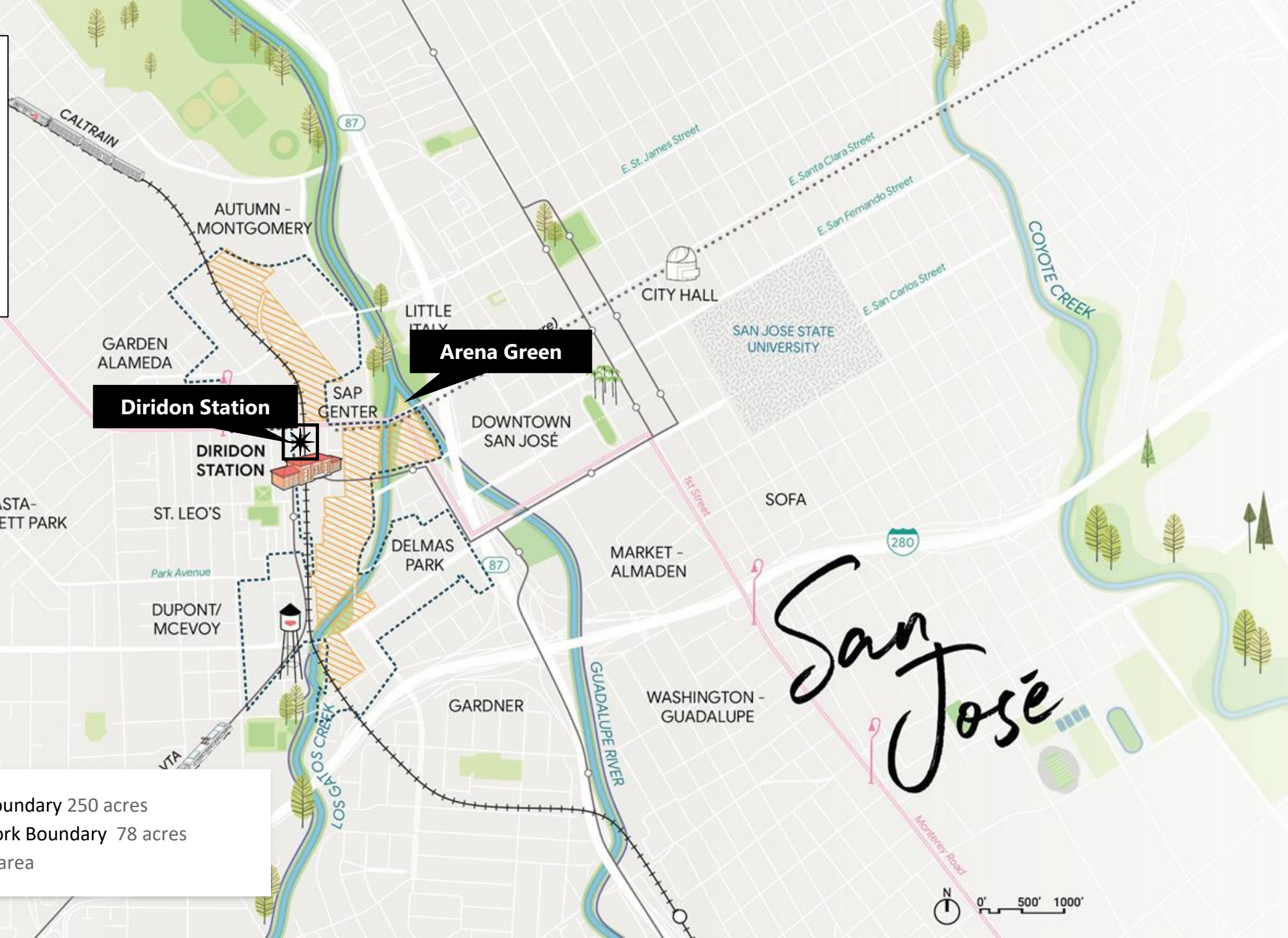
Photo : Sergio Ruiz, SPUR

# Downtown West Project Development Agreement

Rosalynn Hughey, Lori Severino, Nanci Klein, Rachel  
VanderVeen, Nicolle Burnham, Eric Eidlin



# Google's Downtown West Project (80-acre area)



Arena Green

Diridon Station

DIRIDON STATION

SAP GENTER

DOWNTOWN  
SAN JOSÉ

CITY HALL

SAN JOSE STATE  
UNIVERSITY

SOFA

MARKET -  
ALMADEN

WASHINGTON -  
GUADALUPE

GARDNER

DELMAS  
PARK

ST. LEO'S

DUPONT/  
MCEVOY

SHASTA-  
HANCHETT PARK

GARDEN  
ALAMEDA

AUTUMN -  
MONTGOMERY

CALTRAIN

87

87

280

COYOTE CREEK

GUADALUPE RIVER

LOS GATOS CREEK

VTA

Park Avenue

San Carlos Street

San Jose



0' 500' 1000'

- Diridon Station Area Plan Boundary 250 acres
- Google Mixed-Use Framework Boundary 78 acres  
~ 55 acres developable site area



# Google's Downtown West Project



- ~ 7.3 M sf Office
- 4,000 Housing Units (studying up to 5,900 units), including...
  - Land dedicated to City for affordable housing (600 units)
- ✕ Untitled DSAP potential affordable housing (200 units)
- ~ 500 K sf Active Use (Retail, Cultural, Arts, Education etc.)
- ~ 15 acres Parks + Plazas + Green Spaces

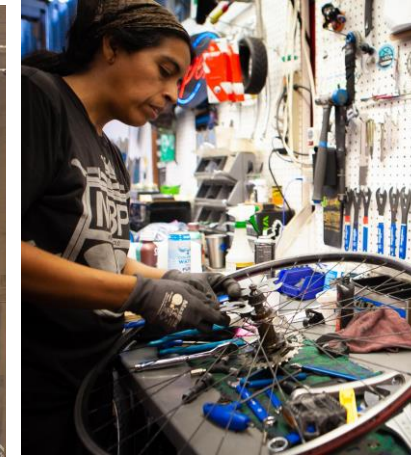
*Note: Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines*



DWDSG  
ILLUSTRATION



# Vision



Images taken from Google's [Design Standards and Guidelines video](#), October 7, 2020



# Project Components

## Development Review

- General Plan and DSAP Amendments
- Planned Development Permit
  - Downtown West Design Standards and Guidelines
  - Conformance Review Process
- Infrastructure improvement plans (open space, transportation, and utilities)
  - Conditions of Approval
- Permits (PD, historic, tree removal, grading, building, etc.)

## Environmental Review (CEQA)

- Environmental Impact Report (project description, analysis, mitigation)
- Responses to Comments
- Mitigation monitoring and reporting program

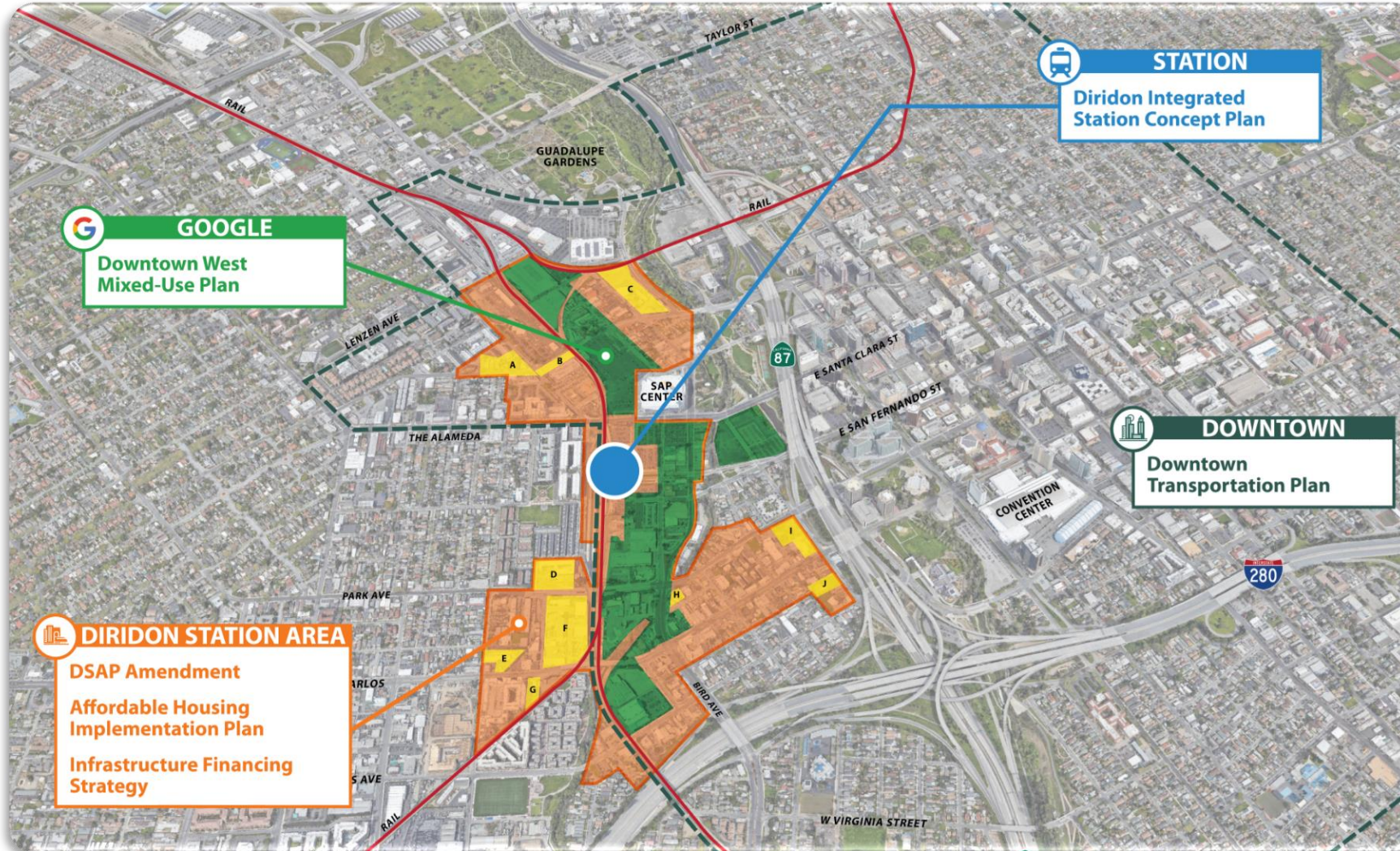
## Development Agreement, including:

- Community Benefits and Project Features
- Affordable Housing
- Parkland Agreement
- Business terms





# Diridon Station Area Projects



DIRIDON STATION LOCATION  
WITHIN SAN JOSE

## LEGEND

- Existing Heavy Rail Tracks
  - - - Downtown Transportation Plan Boundary
  - Diridon Station Location
  - Diridon Station Area Plan Boundary (2014)
  - Google Project Site
  - Other Private Development Projects
- |   |   |
|---|---|
| A | Julian/Stockton Housing + Retail              |
| B | 292 Stockton Ave Hotel + Residential          |
| C | Akatiff Offices                               |
| D | 777 Park Ave Affordable Housing               |
| E | 777 W San Carlos Mixed Use                    |
| F | Dupont Village + McEvoy GPA Residential       |
| G | 750 W San Carlos Residential                  |
| H | Lorraine Mixed Use + Montgomery 7 Residential |
| J | Park Delmas Residential + Retail              |
| I | Delmas Apartments                             |



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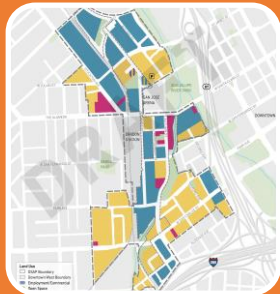


# Parallel Process



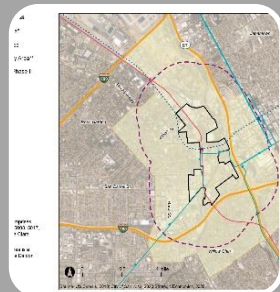
## Google's Downtown West Project

- Development application (Oct '19, updated Oct '20, updated Spring 2021)
- Draft Environmental Impact Report (Oct. '20)
- Development Agreement, incl. community benefits (April '21)



## Amended Diridon Station Area Plan

- Draft released October '20



## Diridon Affordable Housing Implementation Plan

- Draft released November '20



Public  
Hearings:  
Spring 2021

Final  
Approval:  
City Council



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# Coordinated Engagement: 2018 - 2020

2018

- Establish SAAG
- Public engagement
- Desired Outcomes
- Memorandum of Understanding (MOU) with Google

Early  
2019

- Focus on Diridon Integrated Station Concept Plan
- Google pre-application input

Fall  
2019

- Google's initial "Downtown West" application and AB 900 certification
- DSAP amendment scoping

Spring  
2020

- Draft concepts for the DSAP amendment
- Online survey, including community benefit priorities

Fall  
2020

- Updated "Downtown West" submittal and DEIR
- Draft Amended DSAP
- Draft Diridon Affordable Housing Imp. Plan



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# Extensive City Community Engagement

Since February 2018...

- **18** SAAG meetings
- **14** SAAG small group discussions
- **30** Community Meetings and Partner Events
- **3** online surveys with ~**2,260** responses
- over **200** online feedback forms submitted
- ~**93,000** page views and **36,000+** unique visitors on [diridonsj.org](http://diridonsj.org)
- **9** pop-ups at community events
- **5** virtual office hours
- **Many** meetings with community groups



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# MOU Shared Goals



Google

Create a **balanced** development  
Capitalized on transit **synergy**  
Optimize density & **mix of uses**  
**Grow & preserve** housing  
Create broad job **opportunities**  
Pursue **equitable** development  
Design for **human** scale  
Enhance & connect the **public** realm  
Pursue **excellence** in design  
Maximize use of **public transit** & **minimize parking**  
Pursue excellence in transit **access** & operations  
**Optimize sustainability**  
Be open to **innovation**  
Proceed with **timely** implementation  
Participate in **fair share** development  
Pursue **progressive hiring & wage** practices  
**Community engagement** regarding community benefits  
Support & collaborate with **local schools**



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# What MOU, SAAG, and public said about...

## **Affordable Housing and Anti-Displacement:**

- 25% in the DSAP should be affordable to a mix of affordability levels, ranging from permanently supportive housing to moderate income
- Approach should include production, preservation, and protection strategies
- Develop a citywide strategy for residential anti-displacement and an implementation plan for the Diridon Station Area



# What MOU, SAAG, and public said about...

## **Economic Opportunity:**

- Help San Jose residents of all skill and educational levels and diverse backgrounds to prepare for and secure good-paying jobs through job training
- Support the education of local youth through college scholarships, middle and high school career exploration, job shadowing and internships programs
- Support small, local businesses vulnerable to displacement
- Provide opportunities for small, local businesses to benefit from and/or integrate into the new development
- Support progressive hiring practices and local construction hiring
- Pay construction workers a prevailing hourly wage and benefit rate for Office and R&D development



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# What MOU, SAAG, and public said about...

## Parks and Open Space:

- Develop robust, publicly accessible amenities, including parks, open space, plazas, and trails
- Improve connectivity of the open space and trail networks within Diridon and the surrounding neighborhoods
- Activate public spaces through temporary and permanent programming
- Pursue partnerships to keep spaces well-maintained, safe, and accessible
- Ensure spaces are welcoming to all





# What MOU, SAAG, and public said about...

## Transportation

- Create attractive, vibrant, and safe experiences for people walking and bicycling
- Provide multi-modal connections to Diridon Station, Downtown, adjacent neighborhoods, and the open space network (Guadalupe River, Los Gatos Creek)
- Contribute to ambitious citywide targets for reduced car travel
- Proactively manage car parking to adapt to changes in travel patterns, minimize land dedicated solely to parking, and encourage shared parking across the district



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# What MOU, SAAG, and public said about...

## Transportation (CONT.)

- Provide convenient access to the Arena
- Ensure public transit is affordable, functional, seamless, and accessible – and provides a seamless experience for all users
- Allow for adaptability (accommodate future mobility options)
- Connect people to surrounding neighborhoods, especially to schools and parks south of I-280
- Facilitate safe, efficient movement during construction work



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# What MOU, SAAG, and public said about...

## **Environmental Sustainability, District Systems, and Ecology**

- Advance the City's sustainability goals as outlined in the City's "Climate Smart San Jose" Plan, including reducing greenhouse gas emissions
- Adhere to LEED Gold or Platinum standards for green building
- Serve as a model for eco-district planning, design, and implementation
- Collaborate in the study and evaluation of a district wide program of shared utilities, such as electricity, data, water, storm water, waste and sewer that allows for necessary City easements
- Restore and enhance the wildlife habitat, water quality, and flood protection of the creek corridors.



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# Equitable Development Framework



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# Sources of Public Benefits

Project will deliver on MOU, Council and community priorities through three sources:



"Community benefits" defined in MOU (Section IV.E, page 7-8) and codified in the Development Agreement

# Supporting the 25% Affordable Housing Goal in DSAP

Affordable Housing Requirements	Community Benefits
Land dedication of 3 sites for a range of incomes (600 units, extremely low, very low, and low)	Land dedication of an additional site that could potentially support 200 units (extremely low, very low and low) <sup>1</sup>
Moderate income (170 units, 100% of the area median income – AMI), integrated with market-rate housing	Additional 30 units at 100% AMI, integrated with market-rate housing
Payment of Commercial Linkage Fee	

**Total value of affordable housing investments = \$183 million**

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



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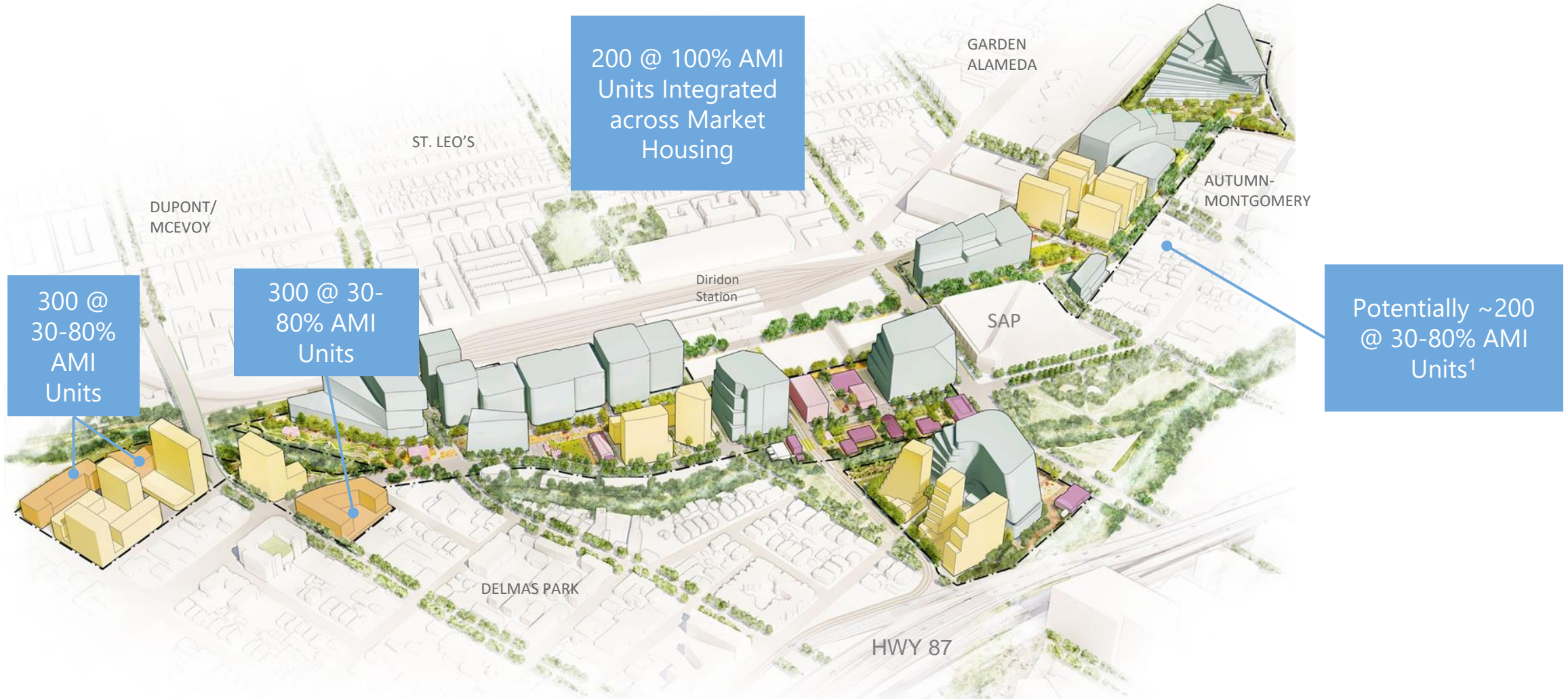




# Locations for 1,000 Affordable Units

Requirement

Community  
Benefit



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# Anti-Displacement + Economic Opportunity

Community  
Benefit

- **\$154.8 million** to a new “Community Stabilization and Opportunity Pathways Fund”
  - Contributions made as office is built out (\$21.20 per gross square foot)
  - Grants allocated to programs over time through a community-led process
- Early payment of **\$7.5 million** to the City for COVID recovery, job readiness, and anti-displacement programs, in support of existing City strategies



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# Community Stabilization and Opportunity Fund

Community  
Benefit

## Overall Objectives

- Minimize displacement and other potential negative impacts on people and place, including from rising costs (“community stabilization”)
- Maximize opportunities for local youth and adults to participate and benefit from job opportunities through training, education, and support (“opportunity pathways”)
- Bridge these two areas using a systems-based approach to address inequity
- Provide grants to programs serving low-income people in San José that:
  - Concentrate on communities that have historically been affected by structural racism and where risk of displacement is the highest
  - Result in measurable outcomes
  - Address the root causes of displacement and economic mobility
  - Advance racial equity



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# Community Stabilization and Opportunity Fund

Community  
Benefit

## ***Focus Areas***

**Community Stabilization:** programs and services related to the prevention of displacement and homelessness, preservation of affordable housing, homeless services, housing innovation research, and stabilization of small local businesses

**Opportunity Pathways:** programs and services related to adult and youth occupational skills training, college/post-secondary scholarships, career exploration for middle and high school youth, early childhood education, and small business and entrepreneurship support



## Community-Driven Process Objectives

- Create a new model for decision-making that improves upon existing processes:
  - Empower residents of impacted communities to be involved, voice their needs and interests, and make decisions
  - Bridge lived experience perspectives with those of local leaders, direct service providers, and technical experts
- Provide a clear, data-driven framework for establishing and evaluating outcomes
- Ensure appropriate “checks and balances” and transparency with the City Council and the public
- Allow for enough flexibility in the structure to adapt to changing conditions



# Committee Composition

- Balanced mix of perspectives, experiences, and subject area expertise with 13 voting members (5 with lived experience and 8 with technical expertise), all of whom must either:
  - live in or own a business in San José
  - have a history of conducting work in San José in relevant areas
  - or otherwise have a meaningful connection to San José
- All need to demonstrate commitment to furthering City's goals (i.e. anti-displacement, workforce development, racial equity, education)
- The Committee must collectively reflect the racial/ethnic, economic, generational, and other diversity of the City of San José
- Will include non-voting members: 3 City representatives, 1 Google and potentially representatives from other major funders





# Fund Formation & Grantmaking Process

Community  
Benefit

City adopts ordinance creating Community Advisory Committee, appoints members based on criteria outlined in Development Agreement



With Committee, City selects a Third-Party Fund Manager, Fund Manager prepares initial 5-year Strategic Plan with Committee for Council approval



Fund Manager works with the Committee to prepare RFPs for grants, administers grant application/evaluation process



Fund Manager recommends qualified grant recipients to the Committee, consistent with the Strategic Plan



Committee approves the grants

*After \$7.5 million early payment, \$21.20 will be paid per gross square foot of office, as office buildings are completed, and these funds will flow to the Fund Manager for distribution to grantees.*



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# Project Commitments to Jobs & Opportunity

Project  
Feature

- Prevailing wage for all on-site construction workers
- 30% local hire goal for on-site construction positions
- Ongoing collaboration with work2future, and good faith efforts to hire local residents
- Support for disadvantaged businesses through:
  - Goal of 10% inclusion for commercial office building construction contracts
  - Working with vendors to secure ongoing service contracts for office buildings
- Promotion of Google employee volunteer/mentorship programs
- Career development workshops for underserved communities
- Ongoing monitoring and reporting



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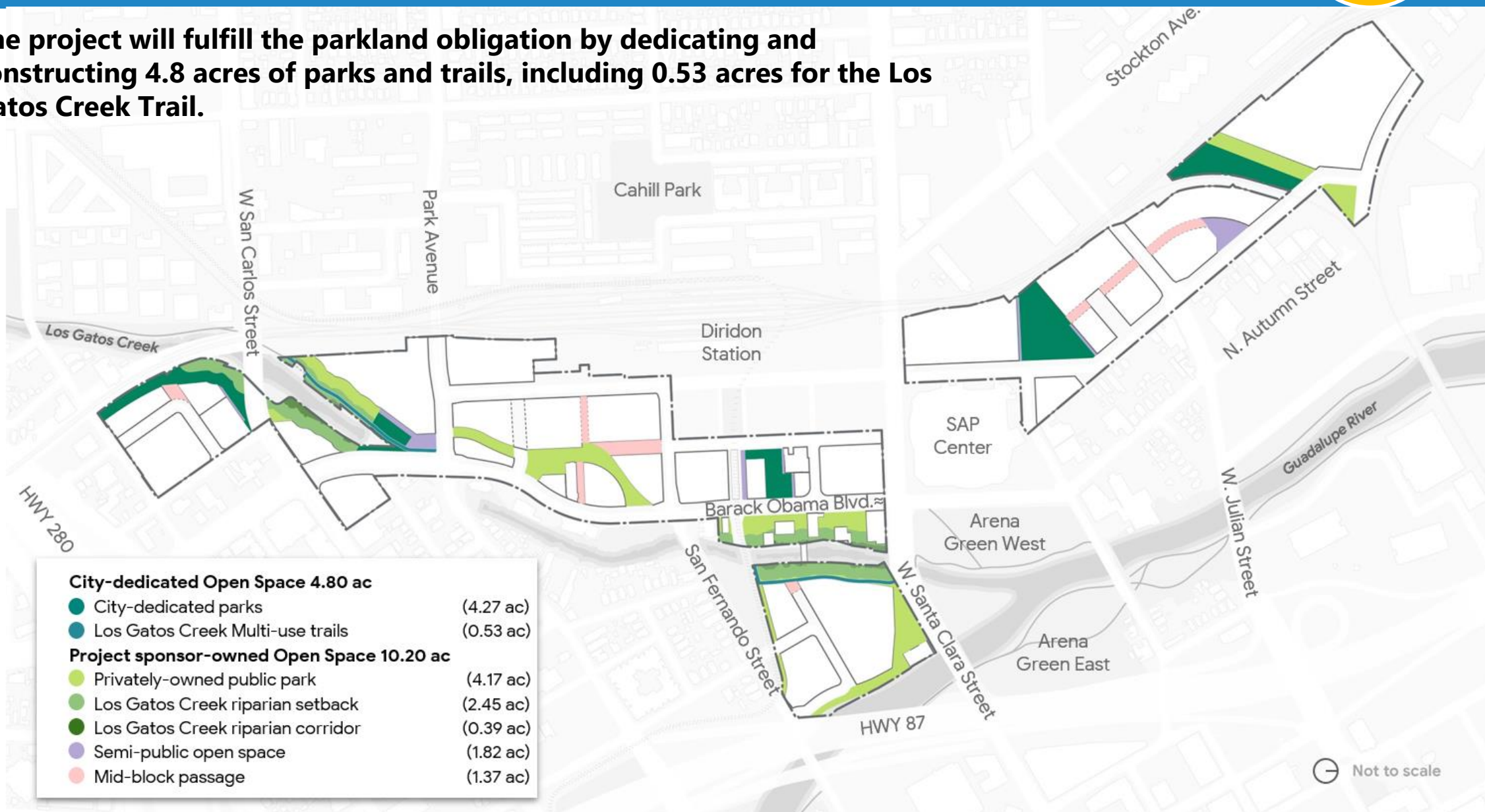
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# Proposed Open Space Concept

Requirement

Project  
Feature

The project will fulfill the parkland obligation by dedicating and constructing 4.8 acres of parks and trails, including 0.53 acres for the Los Gatos Creek Trail.





# Project Sponsor-Owned Open Space

- 10.2 acres of project sponsor-owned open space designed, delivered, managed, and maintained as privately-owned, publicly accessible open space.
- ~10.2 acres of privately owned, publicly accessible open space will not receive credit towards the project's parkland obligation.
  - ~7 acres shall be subject to a restrictive covenant maintaining public access, as described in the DA.
  - Remaining ~3 acres encompass semi-public spaces and midblock passages which also are publicly accessible.
- Spaces will be open to the public and offer community rentals, with limits on the area, hours and frequency of temporary closures
- Hours of Operation and rules will be similar to City parks (both defined in the DA.)



# Delivering Transportation Improvements

Requirement

- \$30 million for improvements identified in the Local Transportation Analysis, including:
  - Complete street improvements along Barack Obama Boulevard (formerly Autumn St.) – contributing to Bird/I-280 crossing connecting to Gardner neighborhood
  - Support for transit projects recommended in the Diridon Station Area Plan
  - Multimodal improvements to Auzerais Avenue (sidewalk and bikeway to trail gaps)
  - Address VTA/State Congestion Management Program Requirements
  - \$10 million for local needs identified in future Focused LTAs

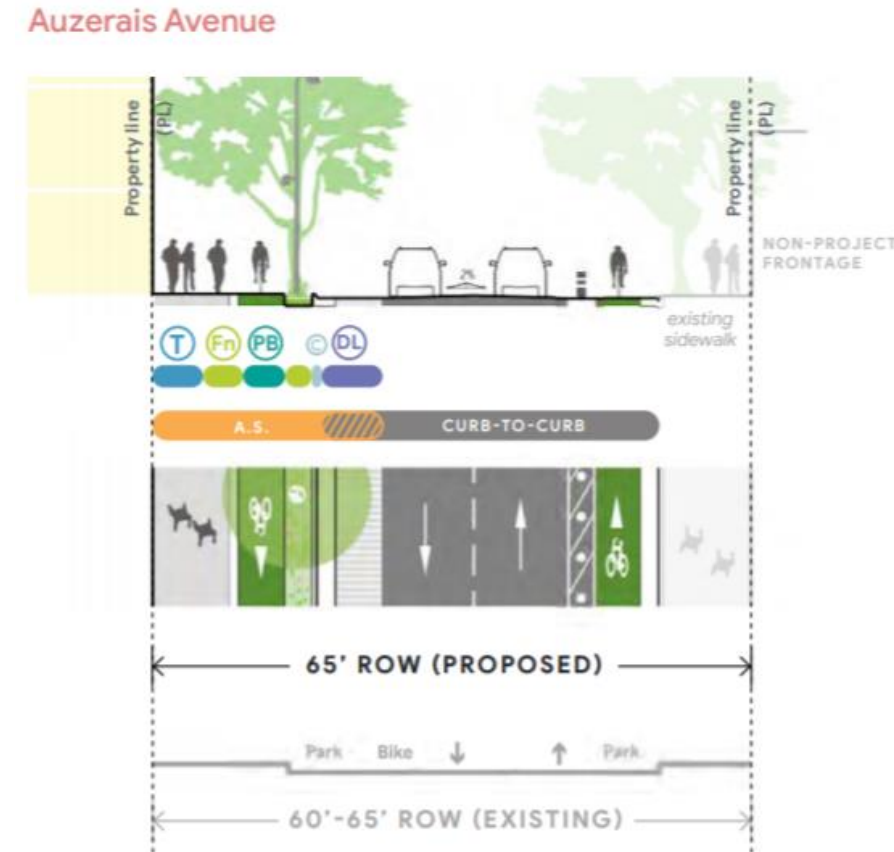


FIGURE 6.40: Typical section of Auzerais Avenue



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# Delivering Transportation Improvements

Requirement

- Shared, publicly available parking in conjunction with commercial development (At least 4,000 spaces and up to 4,800 at full build-out)
- Residential parking will be rented or sold separately to lower housing costs for those who choose to live without a car
- Transportation Demand Management (TDM) plan to manage traffic and emissions, ultimately limiting solo occupancy vehicle trips to a maximum of 35%, with penalties up to \$5M/year for non-compliance
- Neighborhood Parking and Traffic Monitoring Plan to identify and address parking spillover and/or neighborhood traffic issues



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## Project Features

- ## Typical Park Avenue Section



# Coordination with Station and Rail Plans

## The Development Agreement:

- Reinforces shared MOU goal and ongoing collaboration
- Establishes a Transit Project Buffer Zone
- Includes provisions on temporary construction easements, long-term park use, and community benefits



*Rail & Parkland – Example from Miami, FL*

Development Agreement outlines how rail and park will be implemented to maximize open space, activity under the tracks, and DISC-planned Station and Rail improvements over time.



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# Sustainability and Ecology

City Requirements	Project Features
Compliance with San Jose Green Building codes and other regulations	Over 4.25 acres of enhanced riparian habitat
Transportation Demand Management (TDM) plan	Net zero emissions for construction and operation over 30 years
Other CEQA mitigations	2,200+ new trees and 100% native plant palette
	Replacement of San Fernando Bridge to reduce flood risk
	All-electric development





# District Systems & Addressing Climate Change

Project  
Feature

- Google has proposed district systems within the 80-acre project area
- The Infrastructure Plan includes:
  - Micro-grid for electrical distribution
  - Wastewater treatment with recycled water network
  - Optional garbage and recycling collection to reduce solid waste
  - District heating and cooling
- Supports resiliency and sustainability for the project area and the City

*(March 25 City Council study session reviewed this topic)*

## Aligned with SJ Climate Goals



- Reduce per capita energy 50% by 2022
- Increase recycled water to 40,000/50,000 AFY by 2025/2035.
- Paris-compliant pathway



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# Historic Preservation

Requirement

Project  
Feature

- **What MOU, SAAG, and public said:** preserve and integrate historic and cultural assets into the project design to reinforce the identity of the area
- **Delivering on historic preservation objectives**
  - Retain and repurpose San Jose Water Company, Kearney Patternworks and Foundry, and Hellwig Ironworks
  - Relocate Victorian bungalows on Julian Street and the Stephen's Meat Products sign
  - Salvage and incorporate the façade of Sunlite Bakery Building
- Three other historic resources would be available for others to purchase and relocate; Google will support relocation costs to off-site locations
- Relocate buildings at 35 S. Autumn Street
- Supporting relocation of 91 S. Autumn Street



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# What the MOU said about...

## Community Benefits

In determining the value of the Community Benefits, the MOU intent is for Google to share back a portion of the additional property value created through the City's actions (such as rezoning and increased height limits), while taking into account the financial feasibility of the project.

- Not to be considered as Community Benefits:
  - Costs required to mitigate impacts under CEQA or associated with project design
  - Project elements, or other improvements proposed by Google as part of its development
  - Costs incurred to meet City standard requirements, conditions of approval, fees, or taxes



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# Community Benefits Value

Community  
Benefit

	Community Benefit Value (at 7.3M SF)	\$/per GSF of Office
Community Stabilization and Opportunity Fund	\$154.8 Million	\$ 21.20
Early Payment for Job Readiness and Community Stabilization	\$7.5 Million	\$ 1.03
30 Additional Moderate-Income Units	\$7.0 Million	\$ 0.96
Land Transfer to the City (0.8 acres for consideration of affordable housing) <sup>1</sup>	\$8.4 Million	\$ 1.15
Currently unallocated Community Benefit Commitment	\$22.3 Million	\$ 3.06
<b>TOTAL</b>	<b>\$200 Million</b>	<b>\$ 27.40</b>

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



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# Community Benefits Timing

Community  
Benefit

	Timing
Community Stabilization and Opportunity Fund	As office gets built (TCO)
Early Payment for Job Readiness and Community Stabilization	120 days after Final Approval <sup>2</sup>
30 Additional Moderate-Income Units	With market rate development
Land Transfer to the City (0.8 acres for consideration of affordable housing) <sup>1</sup>	3 months after Final Approval <sup>2</sup>
Currently unallocated Community Benefit commitment	As office gets built (TCO)

(1) The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.

(2) “Final Approval” means following City Council approval of the project documents and resolution of any legal challenge to those approvals.



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# Oversight and Performance

- The Development Agreement is legally binding and enforceable
- Requires an annual review of the performance and compliance by the Planning Director and a report to the Planning Commission
- The City cannot force Google to build, but the Development Agreement includes requirements for performance to maintain Development Agreement rights
  - Milestones at 10 or 20 years, which respectively require completion of 2 and 4 million GSF of office or payment of Community Benefits on the equivalent amount of office
- In addition, Google is limited to transferring office development rights/land to no more than 40% of constructed office square footage to ensure growth of jobs and tax base





# Unprecedented Public Benefits

Supports 25% Affordable Housing Goal	\$154.8M for equity-driven programs	Leadership in Sustainability, Resilience, and Ecology	Substantial Investment
<ul style="list-style-type: none"> <li>• <b>Exceeds</b> City's baseline inclusionary requirement</li> <li>• Includes land dedication, fees, and affordable units integrated on-site</li> <li>• Supports production of <b>~1,000 units</b> in the DSAP affordable to a range of incomes<sup>1</sup></li> <li>• Early delivery of land to <b>accelerate affordable housing</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>\$154.8M</b> for new Community Stabilization and Opportunity Pathways Fund</li> <li>• Unique <b>community-led fund governance</b> model</li> <li>• <b>Early payment of \$7.5M</b> for job readiness and community stabilization to support existing City strategies</li> </ul>	<ul style="list-style-type: none"> <li>• <b>15 acres of parks and open space</b></li> <li>• Innovative <b>District Systems approach to utilities</b></li> <li>• <b>Zero net new greenhouse gas emissions</b>, advancing climate action and sustainability</li> <li>• <b>\$30M for transportation</b>, plus shared parking and DISC coordination</li> <li>• Includes <b>ecological enhancements</b> and <b>historic preservation</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>\$200M Community Benefits</b> focused on <b>equity and community needs</b></li> <li>• <b>\$1 billion in voluntary project features</b></li> </ul>

(1) Includes the Autumn Street site. The City is considering changing the land use designations and zoning of the Autumn Street site (located outside of the Downtown West project site but within the Diridon Station Area) to allow for residential uses and approximately 200 affordable housing units, subject to subsequent clearances and discretionary approvals.



SAN JOSE DIRIDON STATION AREA  
COMMUNITY ENGAGEMENT



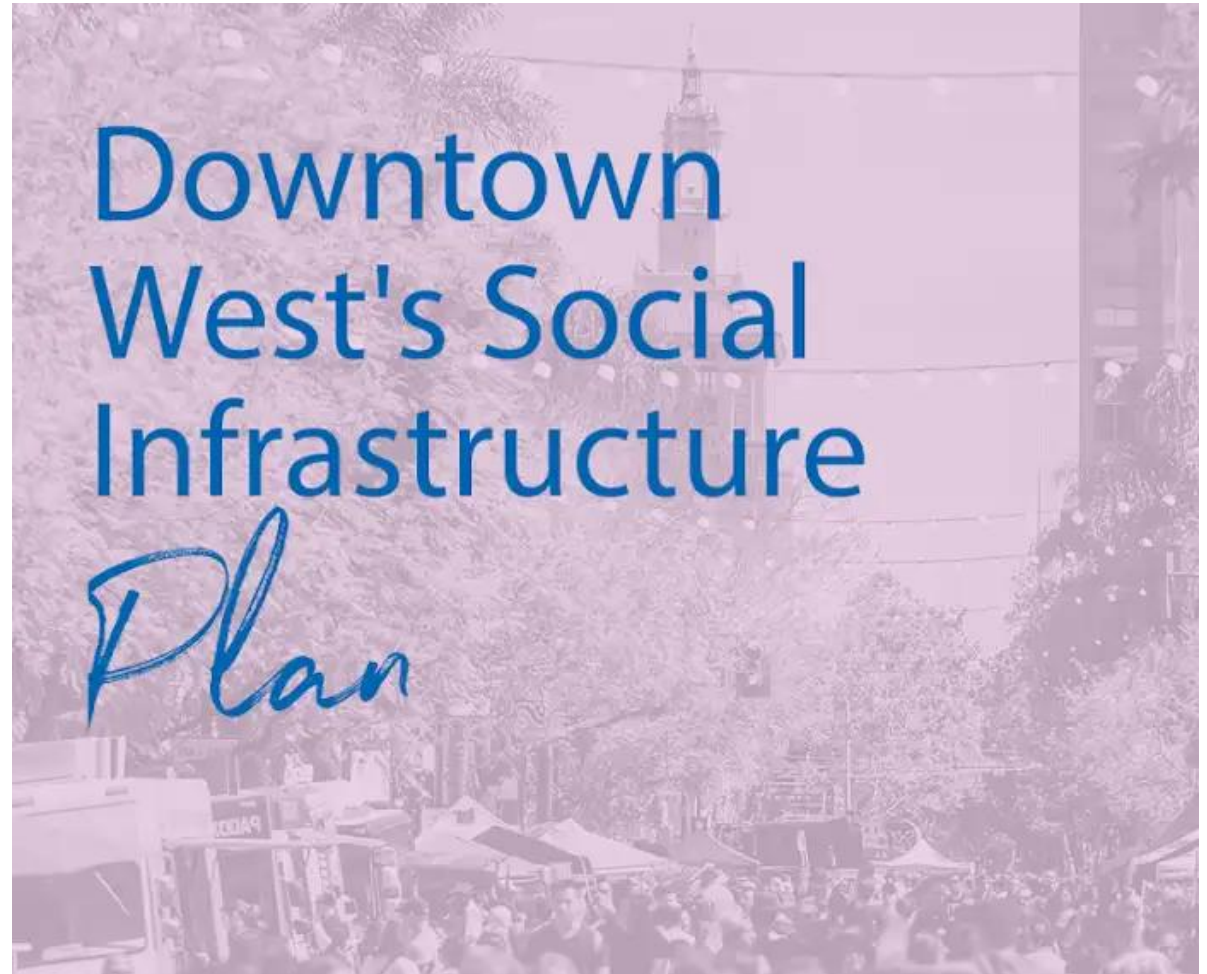
# Learn more

View the Social Infrastructure Plan summary on Google's website:

[g.co/sanjose](https://g.co/sanjose)

Available in:

- [English](#)
- [Español](#)
- [Tiếng Việt](#)
- [中文](#)



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COMMUNITY ENGAGEMENT



# Next Steps

## Development Agreement engagement

- Online comment form at: [www.diridonsj.org/downtownwestda](http://www.diridonsj.org/downtownwestda)
- Staff will summarize feedback and provide to Planning Commission and City Council for their consideration and will consider it when finalizing staff recommendations

## Public Hearings

- Planning Commission hearing to make recommendations on the Downtown West project and City's Amended DSAP: **April 28**
- City Council hearing on the Downtown West project, City's Amended DSAP, and Diridon Affordable Housing Implementation Plan: tentatively scheduled for **May 25**





Photo : Sergio Ruiz, SPUR

# Small Group Discussions



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# SMALL GROUP DISCUSSION

1. **Small Group Discussion** - Participants will be randomly distributed into 5 Small Groups and walked through the following discussion prompts. *Input will be collected verbally through the Raise Hand feature.*
  - A. What do you think overall?
  - B. Which types of **strategies, programs, or outcomes** would you prioritize to support job readiness and community stabilization using the early payment of \$7.5 million?
  - C. What are your thoughts on the Fund concept, including the third-party manager structure and the composition of the Community Advisory Committee?
2. **Small Group Report Out on Key Themes**







Photo : Sergio Ruiz, SPUR

# Wrap-up



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# Upcoming Meetings and Engagement Opportunities

- **Online comment form at:**  
<https://www.diridonsj.org/downtownwestda>
- **Planning Commission:** April 28, 2021
- **Tentative City Council Hearing:** May 25, 2021



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# How to learn more

**Visit the City's website** ([www.diridonsj.org](http://www.diridonsj.org)):

- Learn about upcoming public meetings
- Watch recorded presentations
- View the draft plans ([Draft Amended DSAP](#), [Downtown West Project](#), [Draft Diridon Affordable Housing Implementation Plan](#))
- Read background information
- Sign up for email updates

**Visit Google's Downtown West site:** [g.co/sanjose](https://g.co/sanjose)

**Email the project team with any questions or comments on the projects:** [Lori.severino@sanjoseca.gov](mailto:Lori.severino@sanjoseca.gov)

# Thank You!

**Stay Tuned:**  
[www.diridonsj.org](http://www.diridonsj.org)

