

Downtown West Overview of Diridon Station Area Plan (DSAP) Amendments

Google’s Downtown West Mixed-Use Plan project proposes to develop approximately [80] (to be finalized) acres of property located in Downtown San Jose. The development of Downtown West will require amendment to the Diridon Station Area Plan (DSAP) among other project approvals. The following table identifies a non-exhaustive list of key categories of DSAP amendments required for Downtown West. As further described below, the categories of DSAP amendments include, but are not limited to: expansion of the DSAP boundary to bring all of Downtown West into the DSAP area; removal of references to the ballpark; revisions to the three Primary Zones; conforming amendments to the land use classifications to establish consistency with the General Plan; and clarification regarding the applicability of certain DSAP provisions to Downtown West, including but not limited to open space, circulation, public art, and parking.

The proposed amendments described in this memo are not intended to be exhaustive. The table below is intended to identify key categories of amendments that will be required for Downtown West.

Key Amendments	
Final Plan Introduction (Chapter 1)	<ul style="list-style-type: none"> ● Amend Chapter 1 to be consistent with Downtown West DSAP amendments. ● Section 1.1 (Executive Summary): This section should be updated to address Google’s Downtown West Mixed-Use Project, the decision not to proceed with the ballpark, address “related” and “companion” documents, and make other conforming amendments to ensure consistency with Downtown West. ● Section 1.2 (Project Goals and Objectives). The primary project objectives identified in this section likely do not need to be amended. Certain other text amendments are necessary to align with Downtown West (e.g. acreage of DSAP area). Figure 1-2-1 should be revised and Figure 1-2-2 could be deleted. ● Section 1.3 (Planning Process and Schedule). This section will require limited text amendments to discuss the planning process for the Downtown West DSAP amendments. ● Section 1.4 (Emerging Themes and Goals): The themes and goals likely do not need to be amended. ● Section 1.5 (Constraints and Assumptions): This section will need to be revise the constraints to align with Downtown West. This will require removal of references to the ballpark, revisions to the paragraph protecting against

	<p>the conversion of lands designated for employment uses to residential uses; and removal of the paragraph regarding the new community park at the existing Fire Department training yard.</p>
<p>DSAP Boundary (Throughout)</p>	<ul style="list-style-type: none"> ● Revise text to expand the DSAP boundary to include Block E, which will bring all of Downtown West into the DSAP boundary. ● Revise all diagrams that currently delineate the DSAP boundary to show the expanded DSAP boundary. As appropriate, identify the Downtown West boundary in certain figures.
<p>Downtown West / Land Use Classifications (Section 2.1)</p>	<ul style="list-style-type: none"> ● Re-designate the project site Downtown and Commercial Downtown consistent with General Plan amendments. The re-designation of the project site will require amendments to Figure 2-2-1 and to the text of most Land Use Classifications described in Section 2.1. <p>Certain text amendments to the land use classifications only require amendment to location while others will also require substantive amendments to establish consistency with the General Plan. For instance, Downtown and Commercial Downtown need amendment for both locations and substance; Urban Village needs no amendment; Transit Employment Center needs amendment for location and possibly for terminology (e.g., potential deletion of “Innovation Area of Diridon”); Combined Industrial/Commercial needs amendment for location only; Transit Residential, Urban Residential & Residential Neighborhood need no amendment.</p>
<p>Removal of Ballpark References (Throughout)</p>	<ul style="list-style-type: none"> ● The formerly proposed ballpark is within the project site. The DSAP amendment will require amendments to text and all figures currently showing the ballpark to remove the proposed ballpark. Remove references to the ballpark or revise text to clarify that the ballpark is not proceeding, and modify figures to remove ballpark and instead describe/show Downtown West.
<p>Text and Figures showing 3 Primary Zones (Section 2.2)</p>	<ul style="list-style-type: none"> ● The 3 Primary Zone character descriptions and Figures (2-2-1 & 2-2-2) do not reflect planned development of Downtown West and allocation of land uses (e.g. DSAP states that Central Zone will include retail, commercial and entertainment uses while Downtown West contemplates residential uses). The text of the Primary Zones will need to be amended to align with Downtown West.

<p>“Test Fit” (Section 2.2)</p>	<ul style="list-style-type: none"> ● The “Test Fit” is now obsolete and a new test fit would be beyond the scope of the Downtown West DSAP amendments. We recommend: a) describing it as a planning tool for the 2014 version of the DSAP, while clarifying that some constraints identified in the Test Fit are no longer applicable; b) revising Test Fit figures (through screening out DW) to distinguish Downtown West from the Test Fit-based renderings for DSAP areas outside Downtown West (i.e., parts of A and B, all of C and D, part of E, and almost all of F); and c) revising the text for sub-areas A, B, E, F, G, and H. ● Discussion with the City will be required to determine appropriate treatment of the “Test Fit” for areas outside of Downtown West.
<p>Open Space and Landscape (Section 2.3)</p>	<ul style="list-style-type: none"> ● The text and figures of the open space plan are inconsistent with Downtown West (e.g. there is no single Community Park, location of green fingers). Revise text and diagrams to make consistent with Downtown West. ● Consider limiting any duplication of text and figures between DSAP and DWDSG for Downtown West open space plan to minimize inconsistency between GDP and DSAP (e.g. include text and figure that shows outline of Downtown West PD Zone and refer to DWDSG). ● Section 2.4 (Public Plaza) likely will not require amendment.
<p>Access and Circulation (Sections 2.5 and 2.6)</p>	<ul style="list-style-type: none"> ● Include language clarifying that DISC process is occurring and the transportation strategies “recommended for the Diridon Station Area Final Plan” are conceptual and illustrative. ● Section 2.5 describes the preferred station alternative with certain plan level figures and diagrams of the station that is adjacent to Downtown West. Language should be included in Section 2.5 that clarifies that the DISC process is ongoing and the section contains alternatives that were intended to be planning tools for the 2014 DSAP. ● Figure 2-6-4 includes “final plan land uses for the Diridon Station Area Plan” that is inconsistent with Downtown West. This figure needs to be removed or revised to be consistent with Downtown West. ● Include language indicating that Downtown West’s transportation and circulation plan are in DWDSG.

<p>Street Connections, Transportation and Circulation</p>	<ul style="list-style-type: none"> ● Revise text and diagrams to make consistent with Downtown West. ● Consider limiting text and figures for Downtown West transportation plan to minimize inconsistency between GDP and DSAP (e.g. include text and figure that shows outline of Downtown West PD Zone and refer to DWDSG).
<p>Design Guidelines (Chapter 3)</p>	<ul style="list-style-type: none"> ● Amendments required to clarify which design guidelines need to be amended for Downtown West (e.g. building heights), and relationship between DSAP, DDG, and DWDSG. <ul style="list-style-type: none"> ○ Building Heights: Maximum building heights for Downtown West area will need to be amended to be consistent with GDP / DWDSG. ○ Mix of Uses (p. 3-17): Revise to be consistent with Downtown West. Current language relies on Sub-Area zones which do not reflect current land use allocation of Project. ○ Street Parking (p. 3-22): Revise to include text indicating that parking requirements are set forth in DWDSG. ○ Signage / Public Art (p. 3-32): Revise to include text indicating that signage and public art requirements are set forth in DWDSG. ○ District Character (p. 3-34): Consider deleting this section; if not deleted, revise to reflect revisions to the Primary Zones in section 2.1.
<p>Public Open Space (Section 3.3)</p>	<ul style="list-style-type: none"> ● See above. The text and figures of the open space plan are inconsistent with Downtown West (e.g. there is no single Community Park). Revise text and diagrams to make consistent with Downtown West. ● Consider limiting text and figures for Downtown West open space plan to minimize inconsistency between GDP and DSAP (e.g. include text and figure that shows outline of Downtown West PD Zone and refer to DWDSG).
<p>Streetscapes (Section 3.4)</p>	<ul style="list-style-type: none"> ● Revise street typologies to be consistent with General Plan and Downtown West. Requires text and figure amendments. ● Figure 3-4-1 should be amended to reflect Downtown West. The text describing the street typologies should be further refined to clarify that street design is governed by

	the Complete Streets Standards and Guidelines, DWDSG and VTM, and the figures of the cross-sections (Figures 3-4-2 - 3-4-6) are illustrative.
Final Plan Maximum Build Out (Chapter 4)	<ul style="list-style-type: none"> • Include statement indicating that: (1) this section has no regulatory effect; (2) Downtown West is not subject to this chapter. • Discussion with the City is required to determine appropriate treatment of figures and assumptions in Chapter 4 (maximum buildout capacity).
Population Predictions (Section 4.3)	<ul style="list-style-type: none"> • Revise to include additional growth allocation for Downtown West.
Other Recommended Clarifying Amendments	
Parking / Transportation Demand Management (Section 2.7)	<ul style="list-style-type: none"> • Include text amendments clarifying that Downtown West parking and TDM program are subject to requirements in EIR and other Project approvals.
Parking Supply and Demand (Section 2.8)	<ul style="list-style-type: none"> • Include text amendments clarifying that Downtown West parking requirements are subject to requirements in DA and other Project approvals. • Certain Figures may need to be amended to align with Downtown West and assumptions made in the Downtown West ADEIR and LTA.
Infrastructure Capacity and Demand (Section 2.9)	<ul style="list-style-type: none"> • Include text amendments clarifying that Downtown West infrastructure requirements are contained in the PD Zone / PDP / Downtown West Infrastructure Standards and Infrastructure Plan. • Certain Figures may need to be amended to align with Downtown West and assumptions made in the Downtown West ADEIR and LTA.
Affordable Housing (Section 2.10)	<ul style="list-style-type: none"> • Clarify that Downtown West affordable housing requirements are set forth in DA and other Project approvals.
Public Art (Section 2.11)	<ul style="list-style-type: none"> • Include text amendments clarifying that Downtown West public art requirements are set forth in the DWDSG. • Certain figures may need to be amended or further clarified that the figures are illustrative and conceptual.
Parking Supply (Section 4.2)	<ul style="list-style-type: none"> • Include text amendments clarifying that Downtown West parking requirements are set forth in the DA and other Project approvals.

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