

From: [Terry Watt](#)
To: [Brown, Stacey](#)
Cc: terryiwatt@gmail.com
Subject: DSAP
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Stacey,

Apologies for the delay in getting you this email. Thank you again for taking my call yesterday. I am checking facts this morning and have calls later to vet the option described in summary below:

Defer the decision on DSAP to provide enough time to understand all the different pieces (jobs and housing shifts including jobs related to the Coyote Valley GPA not before Council until Sept), and the impacts and consequences on the community of different (lower) design and development standards than DT West (Google). I am also vetting the opportunity to implement a voluntary “incentive zoning” program as part of the DSAP that allows developers to “choose to” exceed the base Floor Area Ratio permitted in DSAP in exchange for a small community benefit fee that reflects the community benefit (value to developers) associated with additional FAR above existing base. That program could go a long way to fund a range of city wide benefits including sanctioned encampments/anti-displacement/racial equity and justice fund and to complete the conservation of Coyote Valley (the source of a shift of 30,000 jobs capacity to DSAP). This could help share the benefit the DSAP area landowners and developers are receiving in increased FAR above base by generating additional funding for the purchase properties from landowners in Coyote Valley whose GP land use is proposed to change from urban to agriculture. Completing the conservation of Coyote Valley also has the opportunity to deliver natural flood and water infrastructure to benefit the City.

My understanding is that the consideration of Downtown West (Google) is independent from, not tethered to consideration of DSAP – but I am double

checking my facts.

Thank you again for the conversation yesterday and should have more detail later today.

Terry

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