



# Diridon Station Area Advisory Group (SAAG)

## Draft Meeting Notes | May 22, 2019

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**Date + Time** May 22, 2019 | 6:30 PM

**Location** San Jose City Hall, Committee Rooms 118-120

**Meeting Objectives**

- Provide an overview of the Diridon Station Area Plan (DSAP) Amendment/Google Project process and engagement opportunities
- Present and obtain feedback on the Diridon Integrated Station Concept Plan Layouts

## AGENDA

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1. Welcome and Introductions
2. Meeting Minutes from SAAG Meeting on March 11, 2019
3. Diridon Station Area Plan Amendment (DSAP) and Google Mixed-Use Plan Updates
4. Diridon Integrated Station Concept Plan Update
5. Public Comment
6. Next Steps and Meeting Schedule
7. Adjourn

## ATTENDANCE

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**SAAG Members:** 30 of the 38 SAAG members were present at the meeting (*please see the Meeting Minutes posted to the project website for the names of SAAG members that were present*)

**City Staff:** Lori Severino – Civic Engagement Program Manager for the Diridon Station Area; Lee Wilcox – Chief of Staff to the City Manager; Kim Walesh – Deputy City Manager, Rosalynn Hughey – Director of the Planning, Building, and Code Enforcement Department

**Partner Agency staff:** Liz Scanlon – Program Manager for the Diridon Integrated Station Concept Plan (Kimley Horn), Martin Binkhuis – Diridon Integrated Station Concept Consultant (Arcadis)



**Consultant Team:** Dave Javid - *Principal (Plan to Place)*; Matt Raimi – *Principal (Raimi + Associates)*; Leah Chambers – *Outreach Specialist (Plan to Place)*

**Public:** There were approximately 40 members of the public present at the meeting.

## SUMMARY

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The primary agenda items were to receive and discuss updates on the Diridon Station Area Plan (DSAP) Amendment and Google Mixed-Use Plan and the Diridon Integrated Station Concept Plan (Concept Plan). The following notes summarize the presentation and discussion of these two agenda items.

### DIRIDON STATION AREA PLAN (DSAP) AMENDMENT AND GOOGLE MIXED-USE PLAN UPDATE

Lori Severino provided an overview of the project timeline to-date, beginning with the Good Neighbor Committee in 2009 through the Diridon Station Area Plan (DSAP), the Station Area Advisory Group, the MOU and land sale to Google, and now onto the DSAP Amendment Process and Google Mixed Use Plan.

Rosalynn Hughey and Lori Severino then provided an overview of the anticipated process for amending the DSAP and reviewing a development proposal by Google, including community engagement. Joe Van Bellingham, Alexa Arena, and Rebekah Prozan from the Google Project team then provided an update on the Google Mixed-Use Plan and corresponding timeline. Below is a summary of the discussion and comments from the SAAG following the presentations. The *italicized* bullets below represent the responses to the questions asked.

- What is Google's process between now and September? We haven't seen a massing plan yet, and the timeline for an EIR this fall seems fast.
  - *In the July and August timeframe the Google team will be designing street and block networks, the mix of uses, creek frontages, and historic buildings. The team intends to show preliminary plans in the summer and iterate on them into the fall.*
- Do we have numbers on anticipated employees and people who will want to live in the area?
  - *Google doesn't have the numbers yet but are working on the mobility plan.*
- Consider Google's Mountain View campus's Egret Office Hours policy, and how they worked to enhance egret migration.
- The plan needs strong strategies to mitigate displacement.
  - *Google is considering various models and will tie into citywide strategies. They want to address homelessness and affordability with this site.*
  - *Google has worked regionally on housing issues, specifically in Mountain View and Sunnyvale, as well as given \$9 million for homeless services in San Jose. They will continue to invest in non-profits. They are also committed to commercial assessment fees as another strategy.*
- How do all the various plans and feedback get reflected in the Google plan?
  - *Google's mixed-use plan will take into account the robust feedback and technical information of the Concept Plan and take previous efforts to the next level.*
- The SAAG should weigh in on the Community Benefits plan early on. What is the plan for that?



- *The City Council's direction is to continue to update and get feedback from the SAAG. This will include discussion on the Community Benefits Plan.*
- What is the timeline for developing Community Benefits?
  - *The City anticipates a focused set of DSAP amendments. The overall vision and key goals are not changing.*
- How are the City and Google plan going to address people feeling unheard? Specifically, in regards to the last City Council meeting.
  - *There is a standing Invitation to reach out to Javier Gonzalez, from Google. Google is committed to dialogue and suggestions for areas to improve.*
  - *The City has been reflecting on last year's process and thinking about how to continually improve the engagement process. The SAAG is encouraged to share ideas on how to reach more people.*
- What does the DSAP cover? Is the slide showing the topics a list, or does it reflect a hierarchy? Design Guidelines are far down the list.
  - *That slide essentially shows the DSAP's table of contents and is not intended to reflect a hierarchy.*
- How do we get excellent design on projects that may have been in advance of the DSAP work?
  - *Quality design is key for the district. The work must ensure that the Design Guidelines are fully updated and address quality and public spaces.*
- There is concern over the compressed timeline. Are we designing for the housing before we fully understand it? What is the benefit of the faster timeline?
  - *Phase 2 was originally anticipated to be 2 years. After more understanding how DISC would integrate with the DSAP amendment and Google plan, the current timeline is integrating well.*
  - *The housing plans for the Diridon area will build upon the Citywide anti-displacement strategy (for housing and small businesses), which is scheduled to be brought to Council this fall.*
- Are we constrained by the 2014 DSAP? Can we address its shortcomings? There is the potential to do more to address integrated housing, and the DSAP may specify more segregated uses than we currently desire.
  - *Google ideas to integrate more housing than specified in DSAP, exceeding 2500 units within their plan.*
- Encourage thought partners to take into account on-going displacement of support workers and what Google can do to interface with public schools, provide mentorship, and shift company culture. These discussions should be community-driven not timeline-driven.
  - *Google has absorbed the feedback so far, and plan to share their corresponding ideas in the initial plan.*
  - *Google echoes concerns about pipelines, exposure of SJ youth to STEM, partnerships, workplace culture, and a recruitment connection to SJSU.*
- Need more detail around housing to address citywide and regional homelessness. Possible to do more than 25% affordable?
  - *The MOU specifically uses language around growing and preserving housing, with 25% affordable housing that targets Very Low and "missing middle" incomes*
- Can Google commit to providing more than 25% affordable?
  - *Google will know more after doing the plan. There is potential to utilize commercial linkage fee to go higher than 15%.*



- Is activation pre-construction still on the table? Will it be part of the EIR process, or could it be separated to get early wins?
  - *Early wins are separate from the EIR process, as part of building social infrastructure. Activation is component of the July/Aug plan and is a part of preparing for the future of the development. It is planned to have synergy with the Sharks.*
- Concern that the City has not emphasized utilizing local and small businesses enough. This would increase turn money over into the community.
  - *Google believes it is important and can get started on that early on in the process.*

## DIRIDON INTEGRATED STATION CONCEPT

Liz Scanlon and Martin Brinkhuis provided an update on the Diridon Integrated Station Concept Plan (Concept Plan), a collaborative effort by the California High-Speed Rail Authority (CHSRA), Caltrain, Santa Clara Valley Transportation Authority (VTA) to plan for the expansion and redesign of Diridon Station. The presentation was followed by an opportunity for the SAAG to ask questions. The *italicized* bullets below summarize the responses to the questions asked.

- Are you considering land acquisition needs? The Arena is considered about the layouts that show the station close to Santa Clara Street.
  - *The Partner Agencies are considering land acquisition needs as they work through the layouts in terms of benefits and tradeoffs.*
- Does the Evaluation Framework involve prioritization? The likelihood of completion should be added as an evaluation, as well as cost. Do any of the options have greater cost? Including elevation or widening of platforms.
  - *The partners wanted to aim for a bold vision first. Getting the right design is currently prioritized over cost.*
  - *The partners are thinking about implementation, including sequencing and construction.*
- Do the elevated options eliminate the dip on Santa Clara?
  - *Yes, the elevated options fix the dip, as well as improve the street network.*
- Paths and trails should connect into the existing system. Will there be dedicated walk/bike paths for people commuting?
  - *Yes, the goal is to easily and intuitively connect the station to paths and trails, which will connect to the Downtown and residential neighborhoods.*
- Is light rail a constraint? And anchor? Is there an option that eliminates light rail?
  - *Light rail is not necessarily a constraint. It is an important element of the multi-modal hub that may move to another location. There aren't any options that eliminate it.*
- SJDA is excited about the project. When is the deadline for this round of community input?
  - *This phase of community input ends in early July, but the team is looking for feedback throughout the entire project.*
- How will the project interface with unhoused people during construction? It should be humane and positive.
- Appreciate that equity was included as part of the community concerns. Are you studying the potential for displacement? How is equity integrated into decision-making process? Encourage



partners to review VTA's displacement study for Downtown, to include a living wage policy, and to consider a project labor agreement, as part of the creation of the new governing authority.

- Neighborhoods should be treated as building block of the plan, rather than constraints.
- What are hardest things to design around? CEMOF? And what would it constrain if it didn't move?
  - *CEMOF moves in two layouts, not in the San Fernando at-grade.*
- Which option offers the most long-term capacity for expansion of rail services?
  - *Future expansion is under consideration in all layouts.*
- I liked the Santa Clara layout because it elevated the track and had two south lines. Moving CEMOF to the south would increase trains through Gardner. Can Stover be done with two south lines as well?
  - *Yes, mixing and matching of the Stover station location with two southern track alignments is possible.*
- What are the potential heights of elevated tracks and impacts of the building heights in the area? How will the elevated tracks be screened? Tall buildings planned for the area would create a bigger shadow than the tracks.
  - *The elevated tracks would be roughly 25' above where they are today.*
  - *The project architects will explore screening options.*
- Will the project require furthering covering of creek? What will be the construction impact on creek? Recommends meeting with environmental community, such as the Guadalupe River Park and Santa Clara Valley Water District.
  - *Team is considering creek impacts; details of mitigation and asset protection will be worked out.*
- What options are being explored for the historic station? Will it be moved or incorporated into the new station? Recommends retention or adaptive reuse.
  - *The team is exploring options for the existing station.*
- Could you attend a meeting with St. Leo's, Plant 51, Georgetown, and Cahill?
  - *Definitely. We can coordinate with SAAG members on the format, date, and location.*
- How are you factoring in the possible airport connector?
  - *The airport connector could be incorporated into any layout.*
- Is there a strategy to move parking out of the core, perhaps supporting the SAP center?
  - *Considering studying parking locations, but will follow overall city and DSAP parking policies and explore options.*
- Concerned about Layouts 2 & 3 and their impacts on SAP center.
- There is concern about the impact of ride sharing on traffic. How will it impact adjacent neighborhoods?
  - *Ride sharing is part of the access plan, and the Partner Agencies will explore how that will work at the station and where drop-off/pick-up areas are located.*
- Would San Fernando be punched through?
  - *Elevated tracks may be in a viaduct, not necessarily on an embankment. This would allow for a pedestrian/bicycle pathway to extend from San Fernando Street, pass under the tracks, and connect to the neighborhood to the west.*
- Consider integrating development with the new station.
- Please consider doing a presentation to Gardner, North Willow Glen, and Delmas Park.
  - *Definitely can coordinate and set up those meetings.*





## PUBLIC COMMENTS

Following the discussion by the SAAG, there were six members of the public who provided comments on the agenda items. The major points from the public comments are below:

- Climate Change is a major issue. Scientists say we have 6 years, that we need a 5% fossil fuel reduction now and 60% reduction within 12 years. We are experiencing loss of habitat. We need to move to no cars and no airplanes.
- Layout options have different implications for active transportation to and through the area and transferring between modes. Options with best transit transfers.
- Consider and evaluate walk/bike through station and transit transfers
  - Efficient transfers critical to encourage transit use may be the most successful in getting cars off the road and increasing efficiency.
- Take a look at LA Union Station
  - Consider barriers within 1-2-mile bike shed
- Consider VTA subsidiaries and future viability, review recent VTA meeting. Encourage different modes of transportation around the station to reduce dependence on fossil fuels.
- Be open to talk more about high speed rail and mixed-income housing and work standards.
- Consider a year-round egret season. Look at examples such as elevated above tracks (Hong Kong). Start at station, then tracks, then everything else.
- How far will EIR impact study extend?
  - Future proofing
  - Gardner
- If you want to elevate tracks, look into barriers
- Light rail should not be elevated, should be on same box as concourse as BART, like Market St. BART in SF.
- Retain existing station
  - King's Cross
- Look at impact of location of station, need to future proof.
- Look at what is going to happen with VTA in the future, how are they going to continue.
- Opportunity expand engagement to get more involved in a simple format.
  - Look into hosting meeting at San Jose Improv.
  - Partner with presenters to simplify language
  - Host in English and Spanish
  - Live Surveys (e.g., what is preferred transportation mode into the future?)
  - Audience interaction
  - Live Stream to develop meetings
  - Team effort needed to put together this or different style of creative meetings

## NEXT STEPS AND MEETING SCHEDULE

Lori Severino presented the project timeline and upcoming activities and project updates, along with information where public comments could be submitted, and reminder to visit the project website for updates and meeting summaries. The tentative schedule includes an update on Google's Mixed-Use Plan in July or August and again in September, an update to the City's Anti-Displacement Strategy in July or August,



an update on the Diridon Integrate Station Concept Plan in September, and a kick-off to the DSAP amendment and Google project review process in November.

The meeting was adjourned at 9:03 pm.

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