

## DIRIDON STATION JOINT POLICY ADVISORY BOARD

Friday, November 20, 2020

3:00 PM

### **\*TELECONFERENCE AND VIDEO CONFERENCE ONLY\***

In compliance with California's statewide stay at home order and Santa Clara County's shelter in place order and pursuant to California Governor Gavin Newsom's Executive Order N-29-20, VTA's Diridon Station Joint Policy Advisory Board will convene a teleconference and video conference meeting only.

Zoom Meeting Link: <https://us02web.zoom.us/j/85173051225>

Call in (One-tap): US: +12133388477,,85173051225# or +16692192599,,85173051225#

Call in (Telephone): +1 669 219 2599 or +1 669 900 9128 Webinar ID: 851 7305 1225

Technology limitations may limit the ability to receive verbal public comments during the meeting. We request the public to submit their comments by 9:00 a.m. on November 20, 2020, to [board.secretary@vta.org](mailto:board.secretary@vta.org). Instructions for participating in the teleconference will be posted on VTA's website: <https://bit.ly/vta-diridon-agendas>

## AGENDA

### CALL TO ORDER

#### 1. ROLL CALL

#### 2. PUBLIC COMMENT:

This portion of the agenda is reserved for persons desiring to address the Committee on any matter not on the agenda. **Speakers are limited to 2 minutes.** The law does not permit Committee action or extended discussion on any item not on the agenda except under special circumstances. If Committee action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

#### 3. ORDERS OF THE DAY

### CONSENT AGENDA


#### 4. ACTION ITEM – Approve the Regular Meeting Minutes of August 28, 2020.

5. ACTION ITEM -Approve the 2021 Diridon Station Joint Policy Advisory Board Meeting Schedule.

## REGULAR AGENDA

6. INFORMATION ITEM – Receive an update on the Amended Diridon Station Area Plan and the Downtown West project. (Verbal Report) (Tim Rood, Planning, Building & Code Enforcement San Jose and Nanci Klein, Office of Economic Development San Jose)
7. INFORMATION ITEM - Receive an update on the Diridon Station Concept Plan. (Verbal Report) (Liz Scanlon, Kimley-Horn; Jessica Zenk, City of San Jose, Sebastian Petty, Caltrain, and Kelly Doyle, California High Speed Rail Authority)
8. INFORMATION ITEM - Receive Legislative Update. (Verbal Report) (Aaron Quigley)
9. ANNOUNCEMENTS
  - The next Diridon Station Joint Policy Advisory Board meeting is scheduled for January 29, 2021 at 3:00 p.m.

## 10. ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Title VI of the Civil Rights Act of 1964, VTA will make reasonable arrangements to ensure meaningful access to its meetings for persons who have disabilities and for persons with limited English proficiency who need translation and interpretation services. Individuals requiring ADA accommodations should notify the Board Secretary's Office at least 48-hours prior to the meeting. Individuals requiring language assistance should notify the Board Secretary's Office at least 72-hours prior to the meeting. The Board Secretary may be contacted at ☎ (408) 321-5680 or ✉ board.secretary@vta.org or ☎ (408) 321-2330 (TTY only). VTA's home page is [www.vta.org](http://www.vta.org) or visit us on  [www.facebook.com/scvta](https://www.facebook.com/scvta). ☎ (408) 321-2300: 中文 / Español / 日本語 / 한국어 / tiếng Việt / Tagalog.

There will be no physical location for the November 20, 2020 VTA Diridon Station Joint Policy Advisory Board Meeting. All reports for items on the open meeting agenda are available on VTA's website.

Zoom meeting link: <https://us02web.zoom.us/j/85173051225>

**From:** b. beekman

**Sent:** Friday, November 20, 2020 2:30 PM

**To:** VTA Board Secretary <[Board.Secretary@vta.org](mailto:Board.Secretary@vta.org)>

**Subject:** Blair Beekman. \_\_\_\_ Diridon Station Joint Policy Advisory Board. Nov.20. 2020. Public Comment.

Dear VTA Board Secretary,

To address, VTA budget issues, for the next 10 years.

In this time of re-imagine, and to consider, some of the beginning, earliest, initial ideas of equity, racial equity, and equality,

I feel, we have to seriously review, 10 Shotspotters, at the new, North San Jose/Berryessa Bart station, can do just as much, as the current 60+.

How do we learn to invite, all parts of the community, to the ideas of restorative justice, for this issue.

To ask, a simple question - will electric buses, and it's charging, need to take, some sort of budget precedence, in the next several years, before experimental AV ideas ?

And to conclude, with future ideas, of public transit thoroughways, and transit hub needs, along Rt. 85.

Please consider, the continued good work, of local CASA housing advocacy.

And how new ideas, of VLI, ELI, and mixed income housing, can include, a wide range of incomes - that can help ease, and safely address, important, new questions of zoning.

sincerely,  
blair beekman



## Diridon Station Joint Policy Advisory Board

Friday, August 28, 2020

### MINUTES

#### CALL TO ORDER

The Regular Meeting of the Diridon Station Joint Policy Advisory Board (“Committee”) was called to order at 3:00 p.m. by Chairperson Perez via video and teleconference.

#### 1. ROLL CALL

Attendee Name	Title	Status
Cindy Chavez	Member	Present
Dev Davis	Vice Chairperson	Present
Jim Ghielmetti	Member	Present
Sam Liccardo	Member	Present
Raul Perez	Chairperson	Present
Robert Raburn	Member	Present
Charles Stone	Member	Present
Jim Beall	Ex-Officio Member	Absent
Rod Diridon	Ex-Officio Member	Present

**A quorum was present.**

#### 2. PUBLIC COMMENT

Roland Lebrun, Interested Citizen, commented on the following: 1) expressed support for the two-minute public speaker time; and 2) Caltrain bylaws change.

Blair Beekman, Interested Citizen, commented on California High Speed Rail (CA-HSR) options.

Member Liccardo joined the meeting via video and teleconference at 3:05 p.m.

#### 3. ORDERS OF THE DAY

There were no Orders of the Day.



## CONSENT AGENDA

### 4. Regular Meeting Minutes of March 6, 2020

M/S/C (Raburn/Davis) on a vote of 6 ayes, 0 noes and 1 abstention to approve the Regular Meeting Minutes of March 6, 2020. Member Ghielmetti abstained.

<b>RESULT:</b>	<b>APPROVED – Consent Agenda Item #4</b>
<b>MOVER:</b>	Robert Raburn, Member
<b>SECONDER:</b>	Dev Davis, Vice Chairperson
<b>AYES:</b>	Chavez, Davis, Liccardo, Peralez, Raburn, Stone
<b>NAYES:</b>	None
<b>ABSTAIN:</b>	Ghielmetti
<b>ABSENT:</b>	None

## REGULAR AGENDA

### 5. Diridon Station Area Plan and Downtown West Project Update

Tim Rood, Division Manager, Planning, Building & Code Enforcement, City of San Jose, and Nancy Klein, Director of Real Estate, Assistant Director of Office of Economic Development, City of San Jose, provided a presentation entitled “City of San Jose Project Updates: Diridon Station Area Plan (DSAP) and Downtown West.

#### Public Comment

Mr. Lebrun commented on the following: 1) expressed support for the plan; 2) expressed concern with planning boundaries; and 3) background photos.

Mr. Beekman commented on the following: 1) thanked staff for the public outreach meetings; 2) importance of innovative pedestrian/bicycle highway projects; and 3) affordable housing goals.

Members of the Committee and staff discussed the following: 1) Environmental Impact Report (EIR) process; 2) importance of continued community outreach in the surrounding area; 3) inquired how COVID-19 is impacting the communication efforts; 4) expressed support for Google share backs; and 5) noted the importance of caution regarding the historic preservation evaluation.

**On order of Chairperson Peralez** and there being no objection, the Committee received an update on the Diridon Station Area Plan and Downtown West Project.

### 6. Diridon Station Concept Plan Update

Liz Scanlon, Kimley-Horn, provided a presentation, entitled “San Jose Diridon Station Integrated Concept Plan.”

**NOTE:** M/S/C MEANS MOTION SECONDED AND CARRIED AND, UNLESS OTHERWISE INDICATED, THE MOTION PASSED UNANIMOUSLY.

### **Public Comment**

Mr. Lebrun commented on the following: 1) project management; 2) engineering; and 3) integration of systems at Diridon Station.

Mr. Beekman commented on the following: 1) project integration and connectivity; 2) continue to consider the East Side; and 3) importance of affordable mixed housing.

Members of the Committee and staff discussed the following: 1) program phases from planning to implementation; 2) timeline; and 3) suggest advocacy for delegation of authority for master planning and interchange to a joint powers board that provides a single EIR.

**On order of Chairperson Peralez** and there being no objection, the Committee received an update on the Diridon Station Concept Plan.

## **7. BART Phase II Update**

Takis Salpeas, Chief BART Silicon Valley Extension Project, provided a presentation entitled “VTA’s BART Silicon Valley Phase II Extension Update.”

### **Public Comment**

Mr. Lebrun commented on the following: 1) finance charges; and 2) design and integration of Diridon and BART Stations.

Mr. Beekman commented on the following: 1) San Jose Spotlight article highlighted three project proposals; and 2) the San Jose sports arena lease is up and could be used for BART.

Members of the Committee and staff discussed the following: 1) transit-oriented development (TOD); and 2) advocate for openings for ingress/egress on both sides of Santa Clara street.

Chairperson Peralez requested staff provide a status update on the Santa Clara Street pedestrian entrances at the next committee meeting.

**On order of Chairperson Peralez** and there being no objection, the Committee received an update on VTA’s BART Silicon Valley Phase II Extension.

## **8. Legislative Update**

Aaron Quigley, Senior Policy Analyst, provided the Government Affairs report.

### **Public Comment**

Mr. Lebrun referenced the following bills that may help expedite the Diridon project; 1) Senate Bill 288 (SB 288) California Environmental Quality Act (CEQA) clearance for transit, bicycle and pedestrian projects; and 2) the extension of Assembly Bill 900 (AB 900).

Mr. Beekman commented on a potential recession and state housing bills offering rent and mortgage forgiveness.

Ex-Officio Member Diridon commented on the following: 1) expressed support for Mr. Salpeas' ability to run complicated transportation projects; 2) noted that advocacy is critical to insure the integration of high speed rail (HSR) into the Diridon Station planning process; and 3) reiterated the importance of creating a joint powers board.

Chairperson Perez stated the Committee would be happy to add a future item to the agenda to discuss how to better provide legislative advocacy.

**On order of Chairperson Perez** and there being no objection, the Committee received the Legislative Update.

**9. ANNOUNCEMENTS**

Chairperson Perez noted the next Diridon Station Joint Policy Advisory Board is scheduled for November 20, 2020, at 3:00 p.m.

**10. ADJOURNMENT**

**On order of Chairperson Perez** and there being no objection, the Committee was adjourned at 4:34 p.m.

Respectfully submitted,

Anita McGraw, Board Assistant  
VTA Office of the Board Secretary



Date: November 13, 2020  
 Current Meeting: November 20, 2020  
 Board Meeting: N/A

## **BOARD MEMORANDUM**

**TO:** Santa Clara Valley Transportation Authority  
 Diridon Station Joint Policy Advisory Board

**THROUGH:** General Manager/CEO, Nuria I. Fernandez

**FROM:** Chief External Affairs Officer, Jim Lawson

**SUBJECT:** 2021 Diridon Station Joint Policy Advisory Board Meeting Schedule

Policy-Related Action: No

Government Code Section 84308 Applies: No

## **ACTION ITEM**

### **RECOMMENDATION:**

Approve the 2021 Diridon Station Joint Policy Advisory Board Meeting Schedule.

### **EXECUTIVE SUMMARY:**

- The Diridon Station Joint Policy Advisory Board (PAB) Members are requested to approve their meeting schedule for calendar year 2021. Staff proposes four (4) meetings for the upcoming year.

### **STRATEGIC PLAN/GOALS:**

This is an administrative item only.

### **FISCAL IMPACT:**

There is no Fiscal Impact associated with this item.

### **BACKGROUND:**

The Diridon Station Joint PAB generally meets quarterly at 3:00 p.m. in Conference Room B-106, VTA River Oaks Facility, 3331 N. First Street, San Jose, or as otherwise posted.

The Office of the Board Secretary consulted with staff to make sure these dates align with the project milestones/progress.

**DISCUSSION:**

The following meeting dates are proposed for 2021:

Friday, January 29, 2021	3:00 PM
Friday, April 23, 2021	3:00 PM
Friday, August 27, 2021	3:00 PM
Friday, November 19, 2021	3:00 PM

**ALTERNATIVES:**

The PAB may choose to select different dates; however, different meeting dates may not align with the project schedule.

**CLIMATE IMPACT:**

The recommended action will have no or neutral impacts to climate change.

Prepared by: Board Office  
Memo No. 7580



Photo : Sergio Ruiz, SPUR

# Diridon Joint Policy Advisory Board: Station Area Update

Friday, November 20, 2020 | 3:00 PM



# Agenda

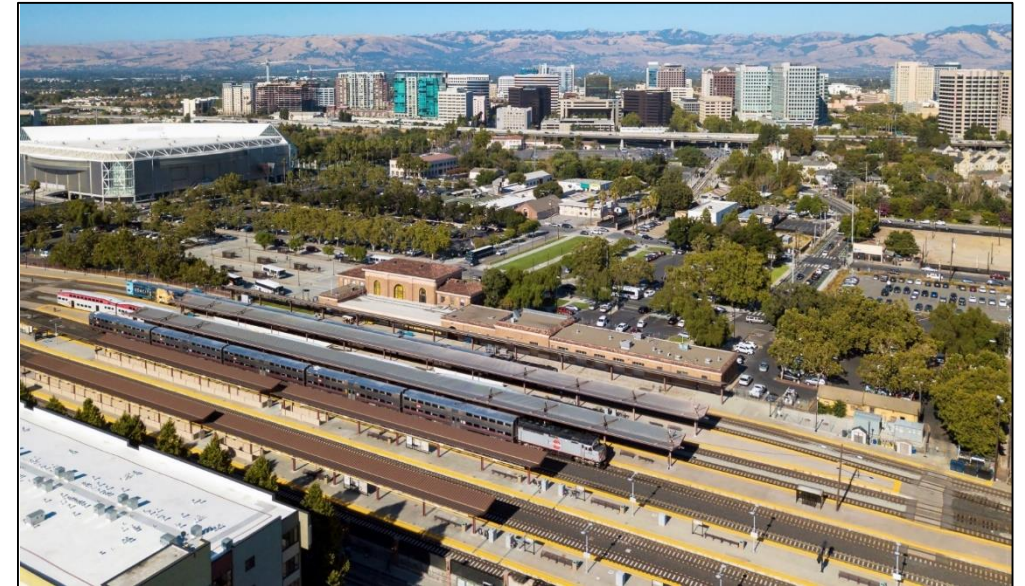
- Overview of Process & Engagement: Looking Back, Looking Forward
- Amending the Diridon Station Area Plan and Associated Planning for the Diridon Station Area
  - Amending the 2014 Diridon Station Area Plan
  - Developing Other Area-wide Plans
- Proposed Google Downtown West Mixed-Use Project
  - Development & Environmental Review
  - Negotiating the Development Agreement, Including Community Benefits

# Downtown Strategy: Expand West, Integrate



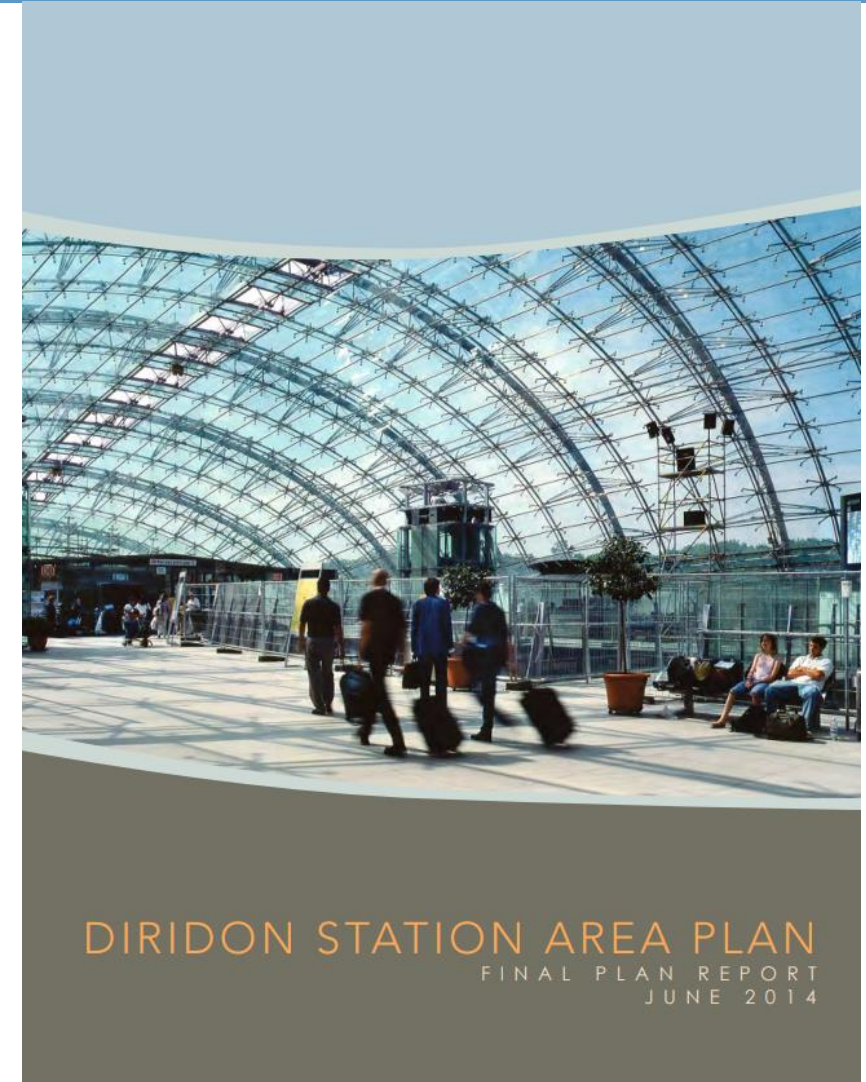


# Transit Hub Planning for 8X Passenger Growth



# Diridon Station Area Plan (2014)

- Establish Diridon Area as **major destination**
- Foster a **lively public realm** that supports walking and bicycling
- Create a **new intermodal station** of architectural significance
- Encourage high-density land uses that support **high transit ridership**
- Use **art** to create a strong **sense of place**
- Reflect Silicon Valley's **spirit of innovation** and San José's **rich history** through distinctive architecture and **civic spaces**





# The Concept Layout

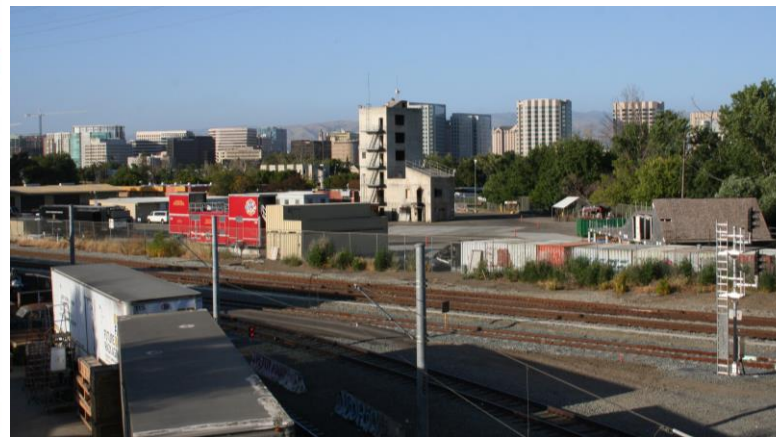


- Station entrance
- Pedestrian area
- Bicycle parking
- BART
- Airport Connector
- VTA buses
- Light rail
- Intercity buses
- Pick up & Drop off

Preliminary Artist Illustration



# Fragmented Property Ownership





# Google Seeks to Locate in San Jose (2017)



A place  
inspired  
by San José

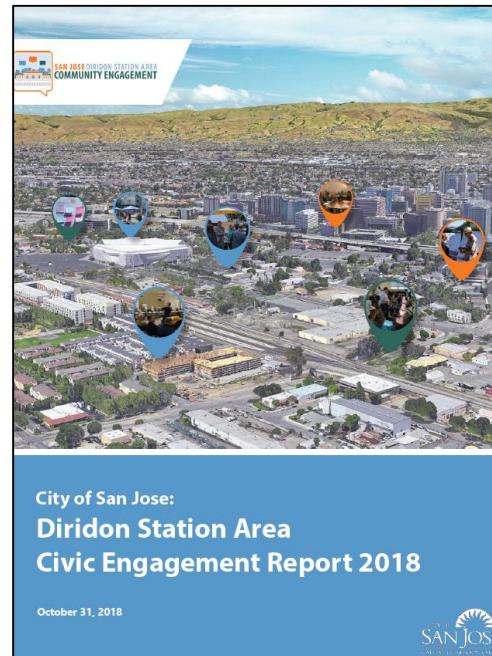
We're working together to imagine this part of downtown — one that draws from San José's culturally-rich history, vibrant personality and innovative spirit.





# Launched First Year Engagement Process

- Estimated 1,200 participants
- Diridon Station Area Advisory Group (SAAG) with 38 members
  - 10 regular meetings
  - 11 solution group meetings
- 7 Community Forums
- 2 Walking Tours
- 6 Pop-up Events
- 5 Stakeholder Presentations
- Online feedback form with over 600 responses
- 9 • Website ([www.diridonsj.org](http://www.diridonsj.org)) had over 22,000 views



SAN JOSE DIRIDON STATION AREA  
COMMUNITY ENGAGEMENT



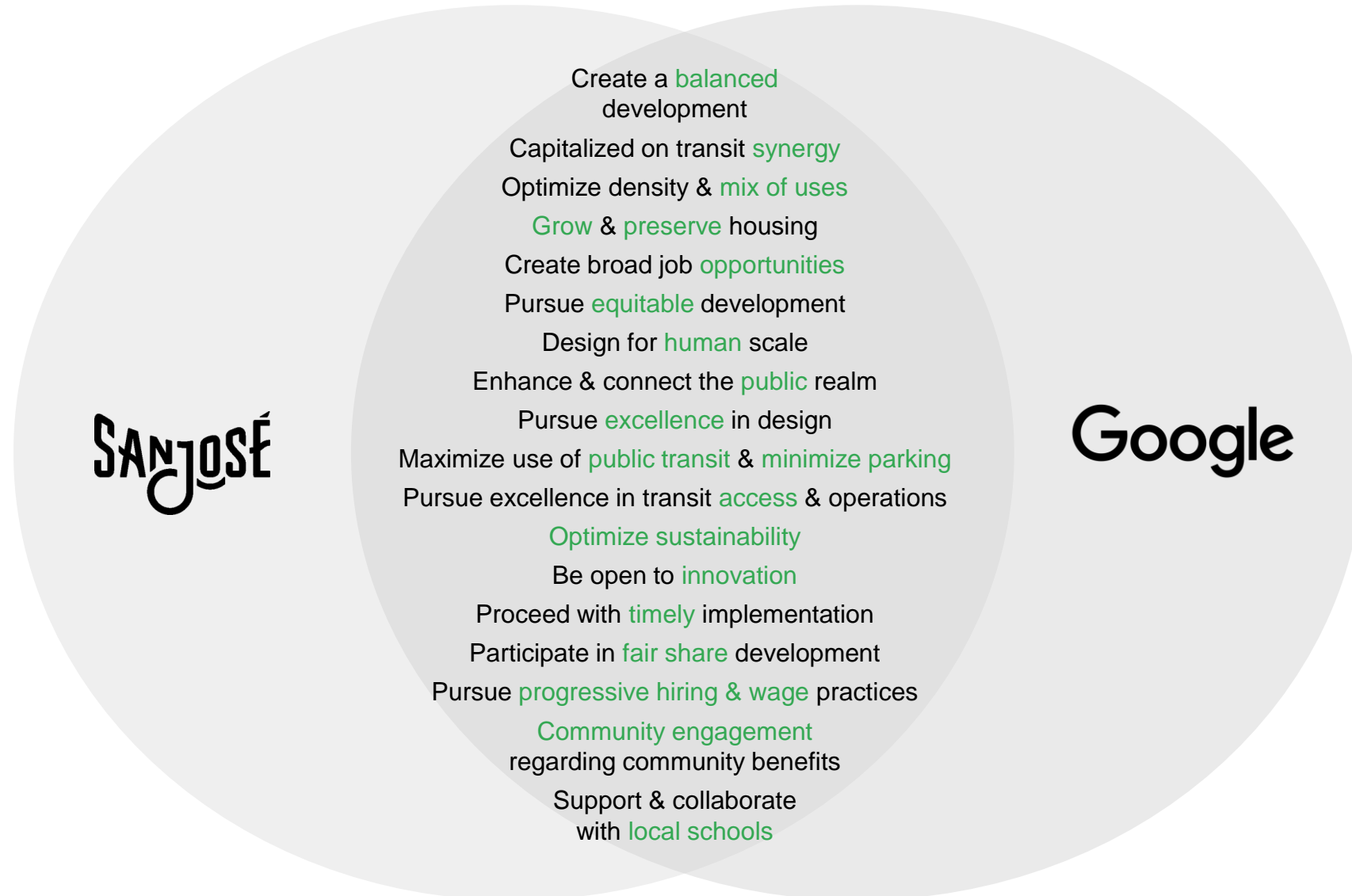
# Memorandum of Understanding Approved (Dec 2018)

**Shared Vision for Development Project:** to create a vibrant, welcoming, and accessible urban destination consisting of a mix of land uses that are well integrated with the intermodal transit station, adjacent neighborhoods, and Downtown

**Commitments:** place making, social equity, economic development, environmental sustainability, and financially viable private development

**Intention:** to collaborate and innovate to increase opportunities for the local community and create new models for urban and workplace design and development

# MOU Shared Goals

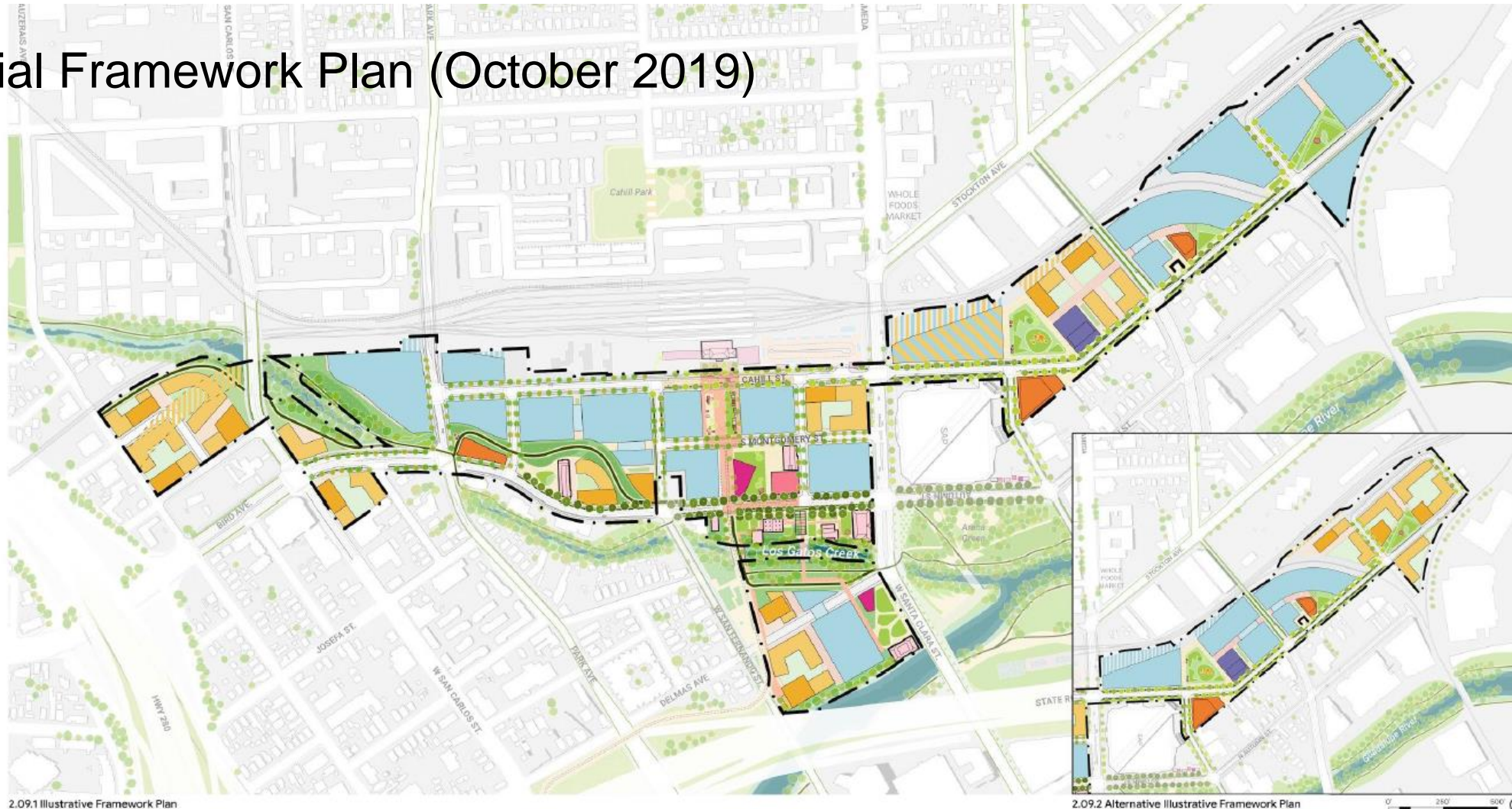




# Google's Downtown West Project

GARDEN  
ALAMEDA

## Initial Framework Plan (October 2019)



# Engagement Process: 2018, 2019, 2020

2018

- Establish SAAG
- Public engagement
- Desired Outcomes

Early  
2019

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

Fall  
2019

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

Spring  
2020

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



# DSA Community Engagement to date

## Since February 2018...

- **18** SAAG meetings
- **14** SAAG small group discussions
- **19** Community Meetings and Partner Events
- **3** online surveys with **~2,260** responses
- **~75,000** 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





# Key Themes from DSA Community Engagement

1. Excited about opportunities for **neighborhood improvement and public life**
2. Concerned about **social equity** (anti-displacement, job opportunity, workforce diversity, accessibility, homelessness, etc.)
3. Want transit and **transportation system** in general to work better; easier and safer to get around the area on foot and bike
4. A lot of specific ideas about designing for **neighborhood compatibility, future station, safety, environmental sustainability**, etc.

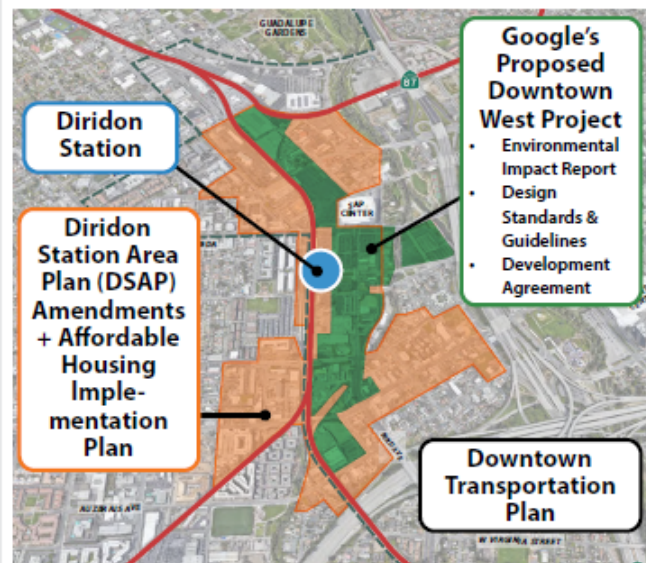
# Draft Documents Released Fall 2020

- Google's Downtown West Project: [www.sanjoseca.gov/GoogleProject](http://www.sanjoseca.gov/GoogleProject)
  - Updated submittal, including project-specific Design Standards and Guidelines
  - Draft Environmental Impact Report
- Diridon Station Area Plan (DSAP):
  - Draft Amended DSAP
  - Technical Memo on CEQA approach
- Draft Diridon Affordable Housing Implementation Plan

*Videos, context, and feedback forms at: [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020)*

# Planning the future of the Diridon Station Area

Fall 2020



This fall, the City is seeking your feedback on several projects proposed within the Diridon Station Area. Please join us at one of the virtual events to ask questions and share your thoughts. You can also submit comments on the draft documents using online feedback forms.

Learn more, provide input, and sign up for email updates at:  
[www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020)

## We want your input on these topics!

- Design guidelines and development standards
- Open space plans (parks, trails, and public spaces)
- Transportation improvements
- Affordable housing and community stabilization
- Job training, education, and small business support
- Environmental sustainability
- Social equity



Additional engagement opportunities related to the Downtown Transportation Plan @ [movesanjose.org](http://movesanjose.org)



Details on the Downtown West Project @ [sanjoseca.gov/GoogleProject](http://sanjoseca.gov/GoogleProject)



Google's project page with a digital engagement exercise @ [g.co/sanjose](http://g.co/sanjose)



Visit website  
[www.diridonsj.org](http://www.diridonsj.org)

# Diridon Engagement Calendar of Events



**Virtual Meeting**  
 formal presentation to elected or appointed officials, with public comment period at the end



**Community Meeting**  
 includes information, interactive discussions, and/or feedback exercises for community members

Presented primarily or through interpretation in these languages:

**E** English

**S** Spanish/Español

**V** Vietnamese/Tiếng Việt

**Primary**

**Interpretation**

**Interpretation upon request**

<b>Nov 13   12:00 PM</b> <b>Transit, Walking, and Biking in the Diridon Station Area</b> Friends of Caltrain E	<b>Nov 16   1-5 PM</b> <b>City Council Study Session</b> City of San Jose E S V	<b>Nov 18   6:00 PM</b> <b>Parks and Recreation Commission (Downtown West)</b> City of San Jose E
<b>Nov 20   5:00 PM</b> <b>Resident Cafecito</b> SOMOS Mayfair S	<b>Nov 21   2-4:15 PM</b> <b>Community Workshop for Artists/Creatives</b> Catalyze SV, San Jose Jazz, genARTS Silicon Valley, San Jose Arts Advocates E	<b>Dec 2   6:30 PM</b> <b>Planning Commission Study Session: Planning for the Diridon Station Area</b> City of San Jose E I
<b>Dec 3   6:30-8:30 PM</b> <b>Community Meeting: Draft Amended Diridon Station Area Plan (DSAP) and the Draft Affordable Housing Implementation Plan</b> City of San Jose E S		<b>Dec 9   4:30 PM</b> <b>Planning Commission Study Session: Downtown West</b> City of San Jose E I
<b>Dec 10   TBD</b> <b>Diridon Experience Workshop</b> San Jose Jazz E	<b>Dec   TBD</b> <b>Virtual Open House on the Diridon Station Area</b> Trinity Episcopal Cathedral S	<b>Dec   TBD</b> <b>Virtual Open House on the Diridon Station Area</b> Trinity Episcopal Cathedral E

Event details are subject to change. Visit [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020) for the latest information and to access the virtual meetings.



# Timeline

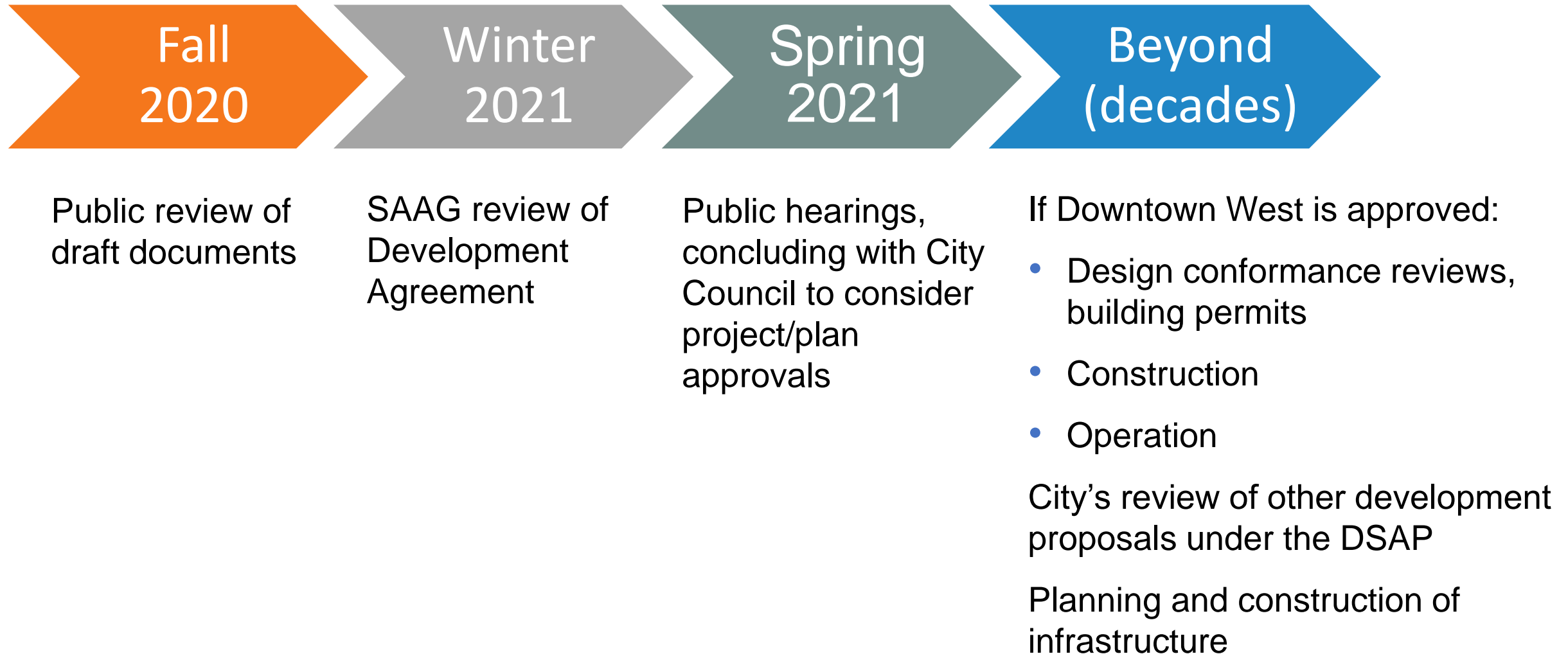






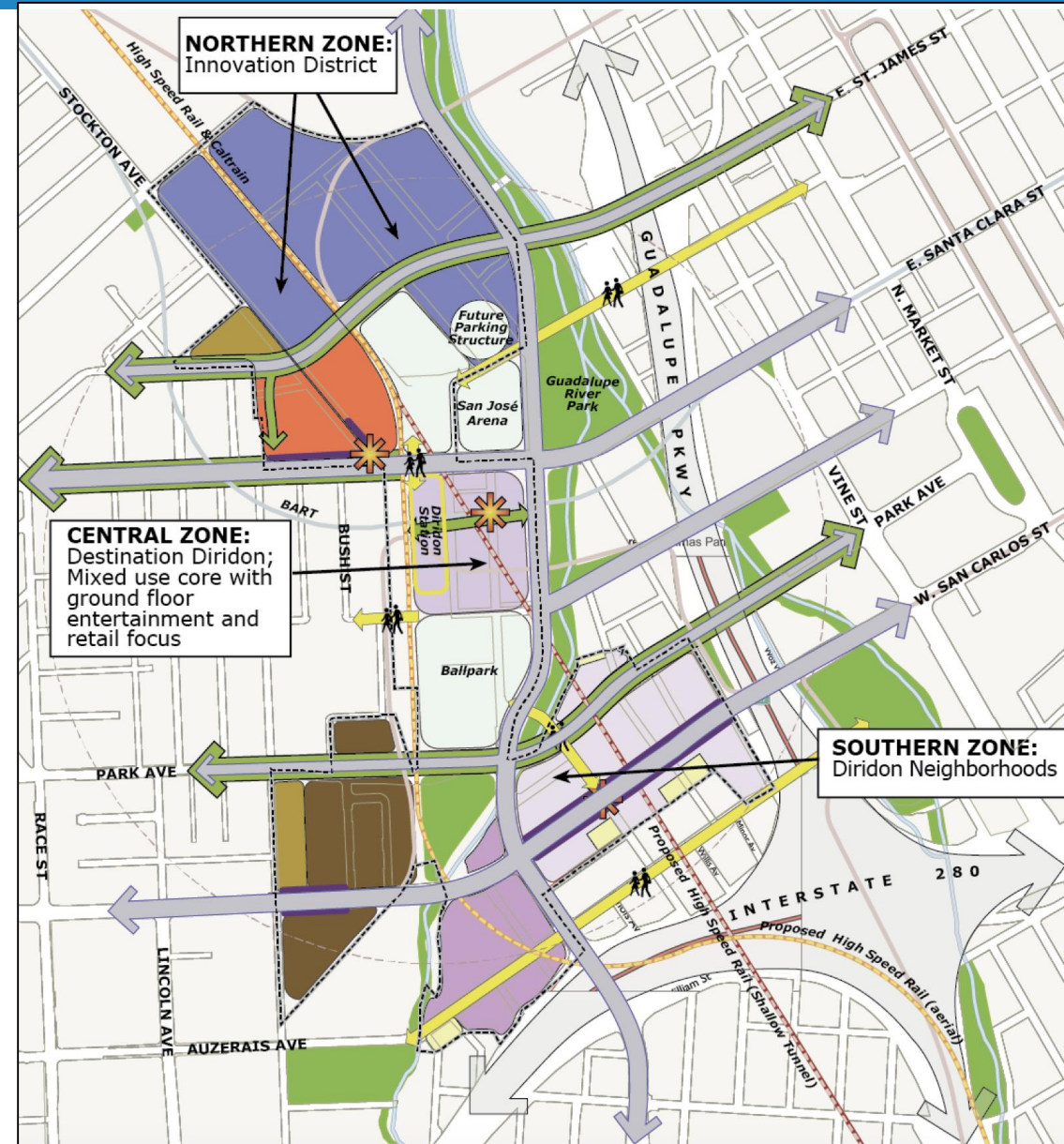
Photo : Sergio Ruiz, SPUR

# Planning for the Diridon Station Area



# Why Amend?

- No ballpark
- Google's mixed-use development
- Potential for increased building height limits and development capacity
- Initiated Diridon Integrated Station Concept Plan, Downtown Transportation Plan, and Diridon Affordable Housing Implementation Plan
- Adopted Downtown Design Guidelines and Standards (2019), Climate Smart San José, ActivateSJ, etc.



# Approach

1. Affirm the general vision
2. Update the 2014 objectives, themes and goals to reflect input received through the 2018-20 outreach process
3. Add an equity lens and updated thinking on environmental sustainability
4. Recommend increased height limits that balance neighborhood compatibility and other goals
5. Provide DSAP-specific design guidelines and standards that build on the Downtown Design Guidelines and Standards (2019)
6. Propose new General Plan designations to support the recommended development types and levels



Viva CalleSJ Open Streets (Gehl)



SOFA Street Fair (Team San Jose)

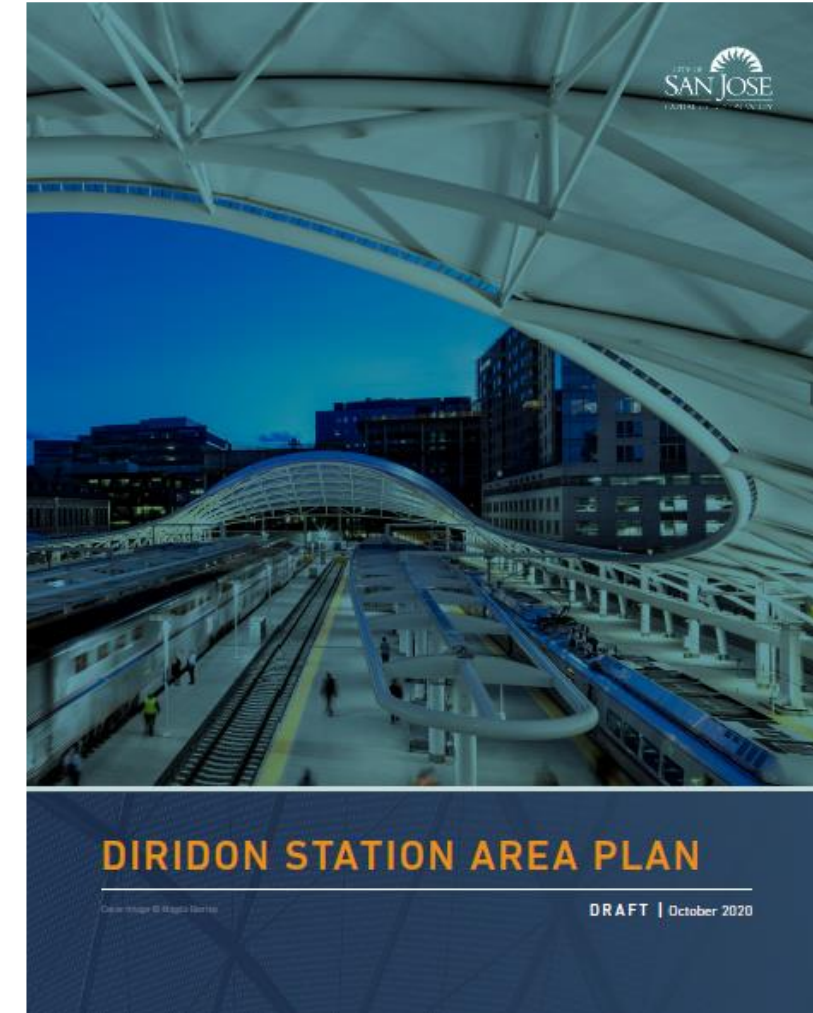


# Orientation to the Draft Amended DSAP

Draft Amended Plan: <https://www.diridonsj.org/fall2020-dsap>

New chapters include:

- **Introduction** (background, community engagement, objectives, equity)
- **Station Area Development** (land use, building height, urban design, infrastructure, affordable housing)
- **Open Space and Public Life** (parks, plazas, trail links, public art)
- **Mobility** (transportation, parking)
- **Plan Implementation**

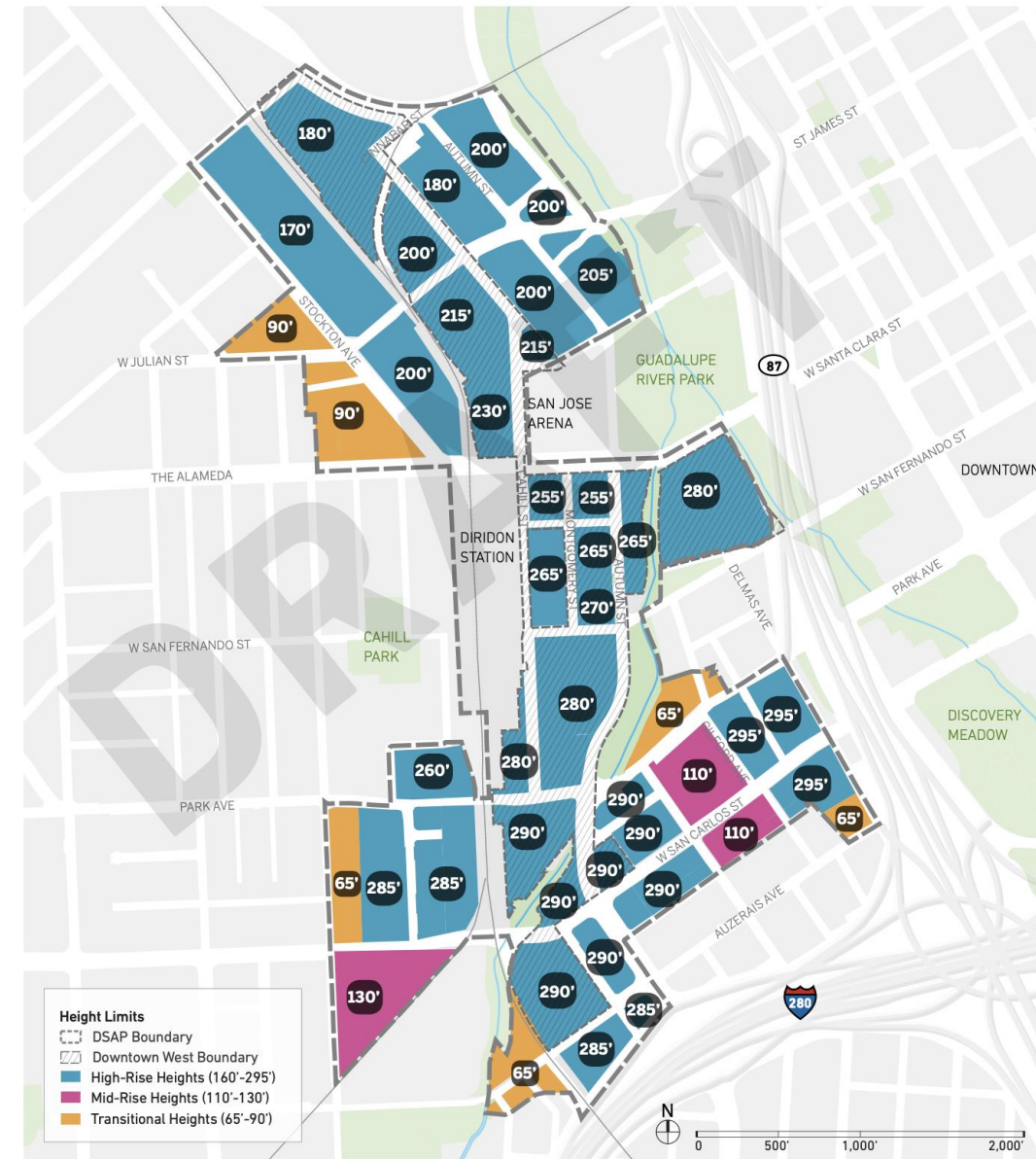




# Major Changes in the Draft Amended DSAP

## Maximum Building Height Concept:

- High-Rise (up to FAA limits) on some sites near station, rail line, freeways, and Guadalupe River Park
- Mid-Rise (130 feet max) in McEvoy/W. San Carlos area
- Transitional (65-90 feet max) near single-family areas



# Development Capacity

**Table 2-1-1: Diridon Station Area Theoretical Maximum Build-out used in Environmental Analysis**

	Google's Downtown West Mixed Use Plan (DTW)		Diridon Station Area Out-side DTW		Complete Diridon Station Area	
Land Use	Total	Unit	Total	Units	Total	Units
Residential	Up to 5,900	Units	Up to 7,619	Units	Up to 13,519	Units
Office	Up to 7,300,000	SF	7,144,154	SF	Up to 14,444,154	SF
Active Use/Retail	Up to 500,000	SF	Up to 536,000	SF	Up to 1,036,000	SF
Hotel	Up to 300	Rooms	–	–	Up to 300	Rooms

\* Google's Downtown West Mixed Use Plan also contemplated other uses, such as Limited-term Corporate Accommodations, event center(s), Central Utilities, Plant(s), and logistics/warehouse use



# Draft Open Space and Public Life Chapter

- Input: safety, maintenance, access, trail connectivity, and equity
- Principles
  - 19 acres of easily-accessible public and private open spaces
  - Complete final sections of the Los Gatos Creek Trail
  - New regional community center



# Overall Parks and Plazas Concept

- Varied open space experiences
- Transit plazas
- Active neighborhood parks
- Linear park with creek trail





# Plan Boundaries

## Downtown West (2020)

- Mitigation
- Design guidelines

## Diridon Station Area Plan (DSAP) Update

### Key Deliverables

- List of Projects
- TMA/Parking

## Diridon Integrated Station Concept Plan (DISC)

### Phase I

- Track Alignment
- Station Footprint

### Phase II

- Access Planning
- Refined Track Design

## Downtown Transportation Plan (DTP) 2020-2021

### Goals

- Support and Complement Places
- Improve Equity & Access; Circulation & Navigability; Streetscapes and Public Life

### Key Deliverables

- Engagement Plan
- Equity Framework
- Public Life Assessment
- Parking & Curbside Management Strategy
- Transportation Network Vision
- Prioritized List of Projects & Programs
- Conceptual Designs



0

2000

4000 ft

28



# The Concept Layout



- Station entrance
- Pedestrian area
- Bicycle parking
- BART
- Airport Connector
- VTA buses
- Light rail
- Intercity buses
- Pick up & Drop off

Preliminary Artist Illustration



# Key Principles





- **Bring people together**, prioritizing walking, transit, and bicycling
- **Be environmentally and economically sustainable**, emphasizing easy access to transportation options that are affordable and clean
- **Foster community development, social interaction among people, and public life**
- **Promote social and economic equity**, supporting inclusive access to transportation modes that provide the most economic and health benefits



Photo Credit: Nick Lehoux, Highline Network



# Street Network

				
<b>Grand Boulevard</b> Primary		✓	✓	✓
<b>Primary Bike Facility</b>	✓	Primary	✓	✓
<b>Main Street</b>	✓	✓	Primary	✓
<b>Connector</b>	✓	✓	✓	✓
<b>Trail (and Open Space)</b>		✓	✓	
<b>Active Greenway</b>		✓	✓	

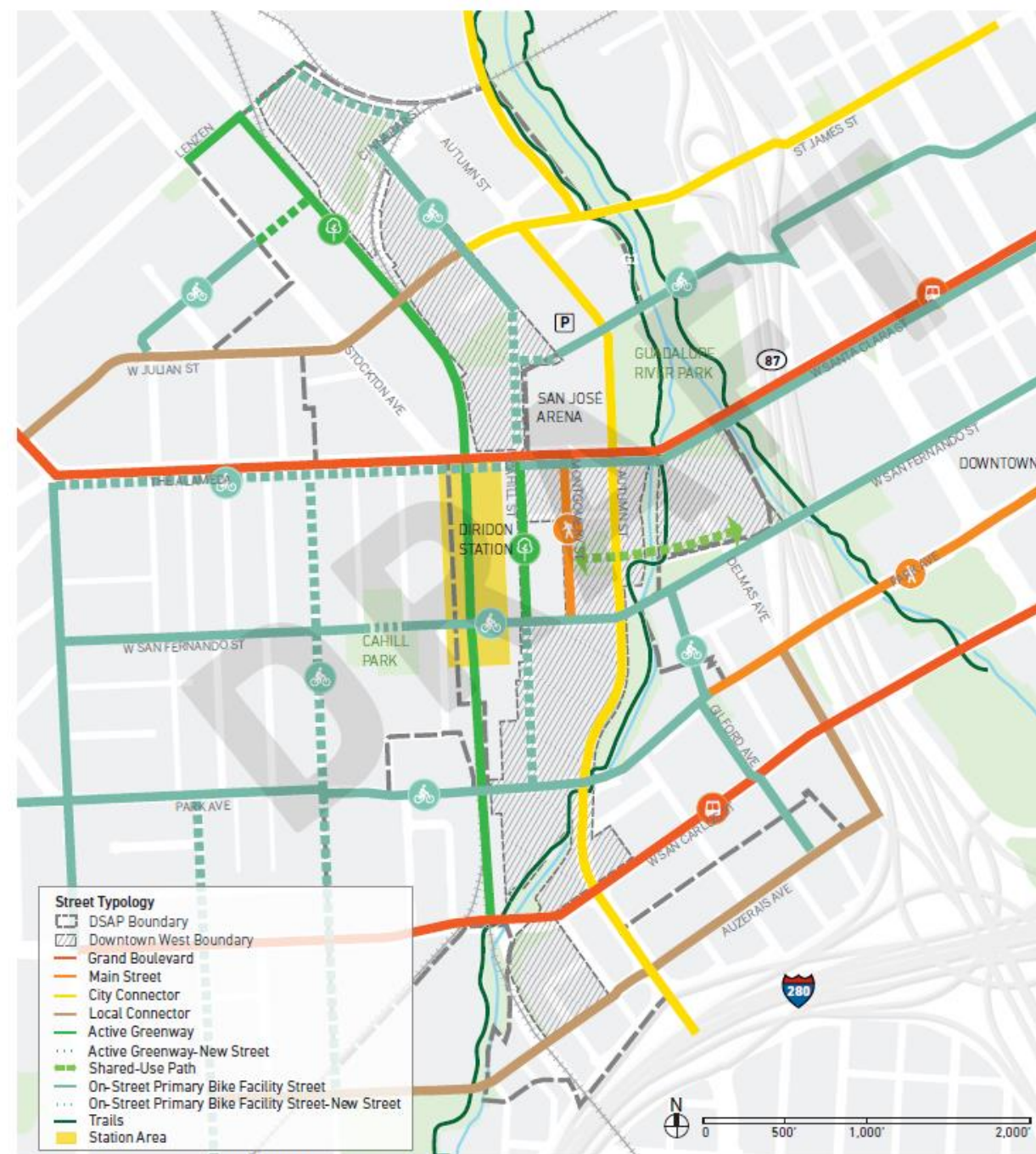


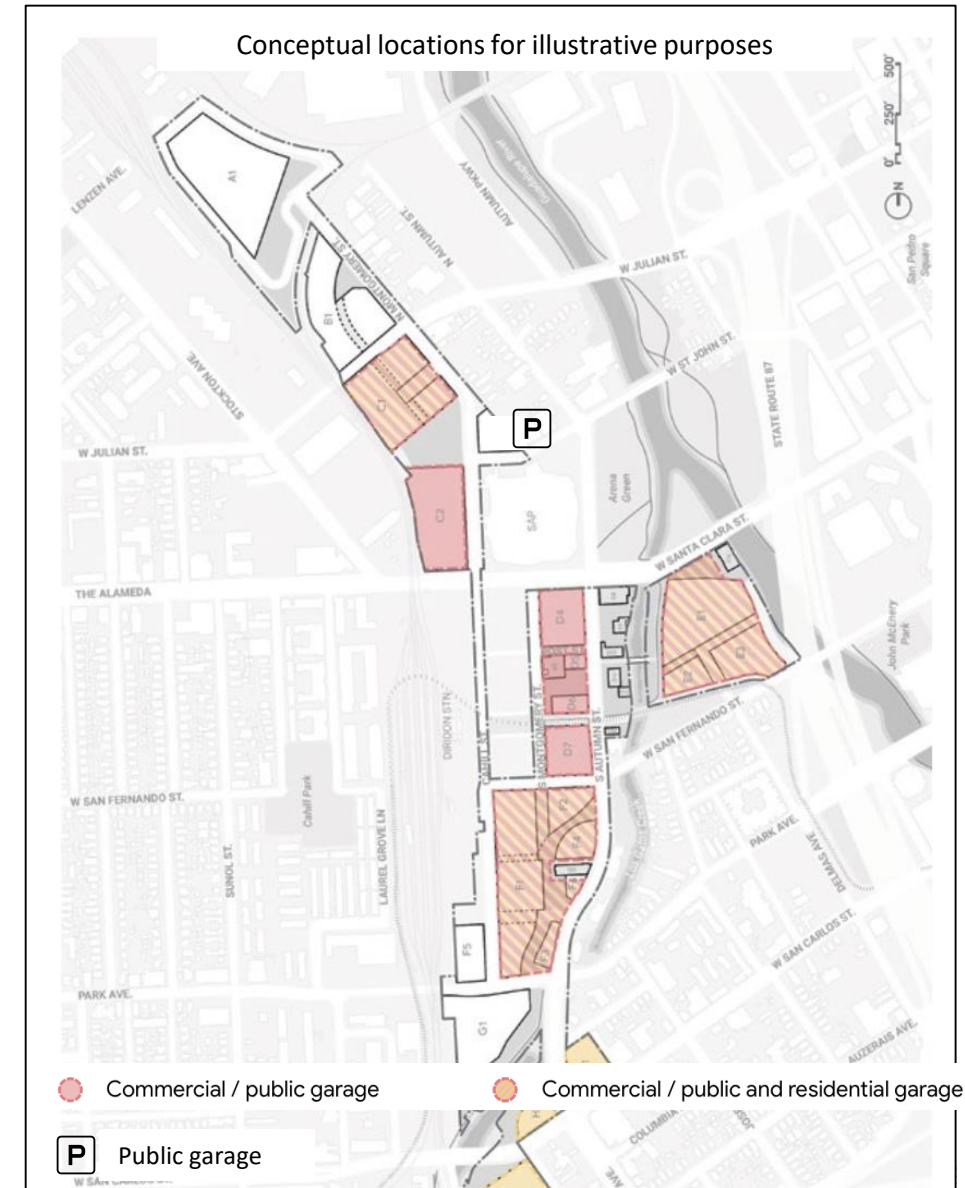
Figure 4-4-2: Transportation Network based on Street Typology



# Parking and Transportation Management

## District Approach

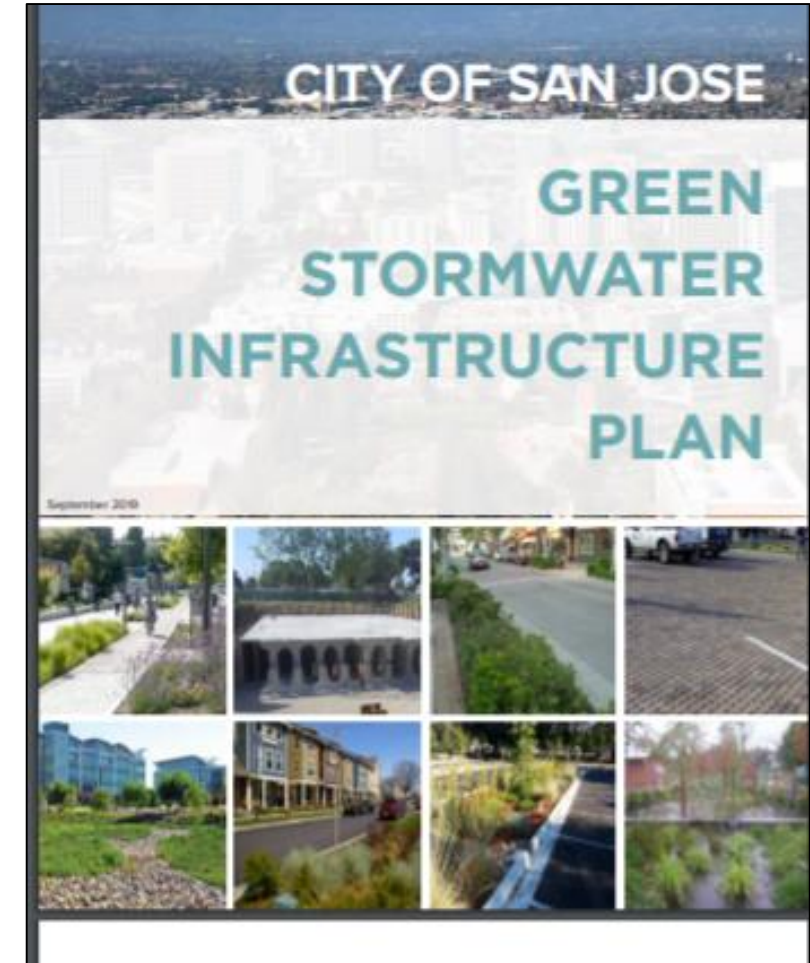
- Manage public parking as a shared resource
  - New commercial parking must be shared/publicly available
  - Existing landowners encouraged to enter into shared parking agreements
  - Use pricing to efficiently manage parking – especially for events
- “Unbundle” residential parking – rent/sold separately from the residential units
- Establish a Transportation Management Association to implement and monitor TDM programs



# Environmental Sustainability

The Diridon Station Area development will embody the City's robust environmental plans and policies including:

- **Climate Smart San José** – measures to reduce greenhouse gas emissions resulting from energy and mobility and to conserve water
- **San Jose Reach Code and Natural Gas Infrastructure Prohibition Ordinances** – including all-electric buildings and EV charging infrastructure
- **Green Stormwater Infrastructure Plan** – improving the water quality of stormwater runoff
- **Green Building Policy** – with varying LEED® certification requirements based on the project type



# Affordable Housing “3Ps” Approach

## PRODUCTION

Construct new affordable units with public subsidies and private sector contributions



## PRESERVATION

Preserve existing housing as permanently affordable to low- and moderate-income households



## PROTECTION

Enact policies & run programs to protect vulnerable households from displacement



Available at: [www.diridonsj.org/fall2020-housing](http://www.diridonsj.org/fall2020-housing); Comments by January 8, 2021



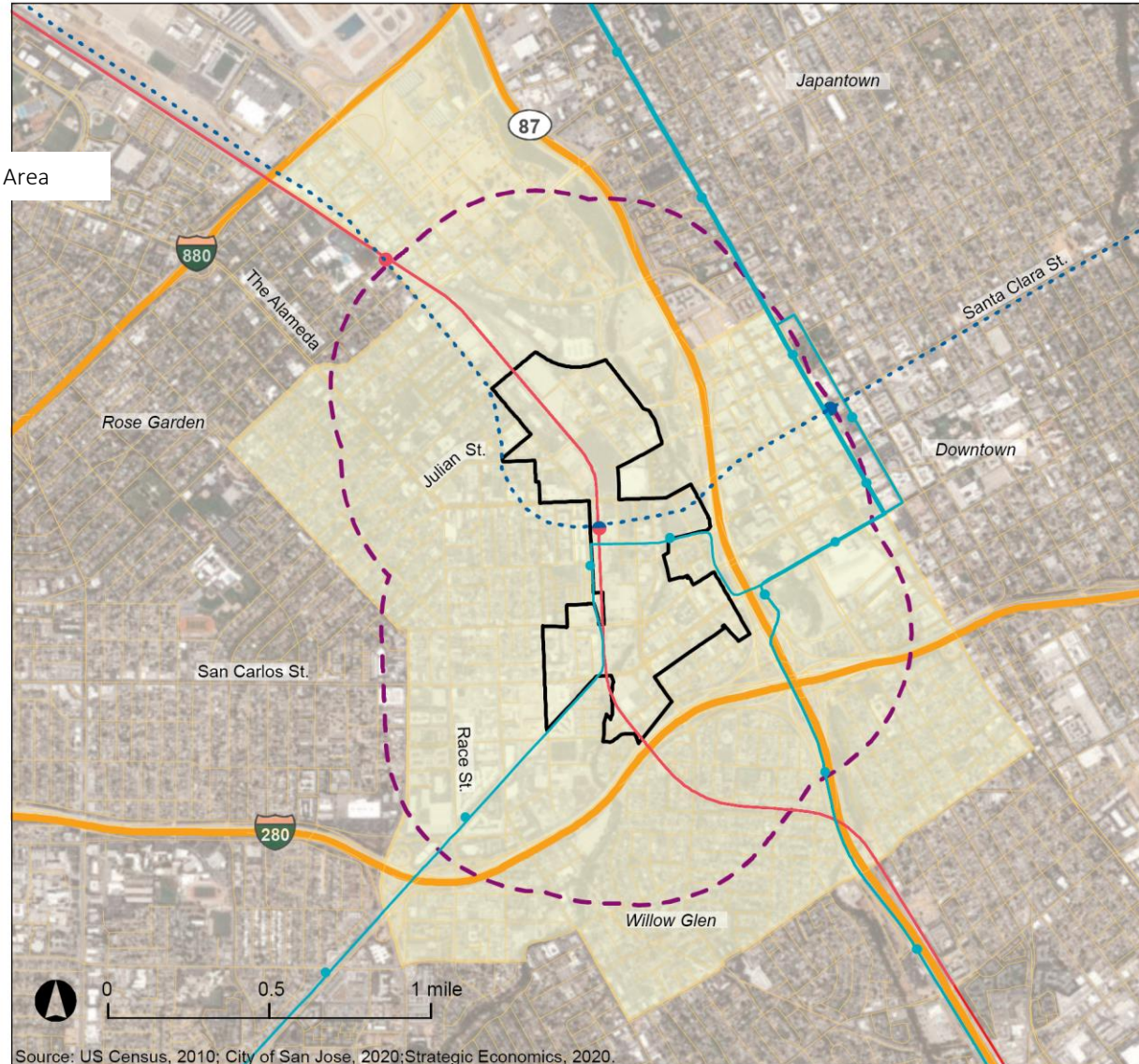
# Focus Areas for 3Ps Approach

## Study Area Boundaries

- Census Study Area\*
- Diridon Station Area
- Neighborhood Stabilization Study Area
- BART Extension Phase II
- Caltrain
- VTA Light Rail

\*The Census Study Area comprises Census Tracts 5003, 5006, 5008, 5017, 5018, and 5019 within Santa Clara County.

\*\*The Preservation Study Area is a half-mile buffer area from the Diridon Station Area Boundary





# Approach to Small Business

1. Complete a high-level analysis of the small business context in the Diridon Station Area and surrounding corridors
2. Consider insights from anti-displacement, VTA, and economic recovery work
3. Conduct ongoing community and stakeholder engagement
4. Develop policy recommendations for the Diridon Area
  - Consider priorities, impact, and scalability

# DSA Engagement Opportunities

Online feedback forms and event info at: <https://www.diridonsj.org/fall2020>

Station Area Advisory Group (SAAG) Meetings: *September 16 and November 9*

**City's DSA Community Meeting: December 3, 6:30 PM, Zoom**

## Community Partner Events:

- *Vietnamese Community Workshop: Oct 21*
- *Small Business Cafecito (Spanish): Oct 29*
- [Transit, Walking, and Biking in the Diridon Station Area](#): Nov 13
- [Resident Cafecito](#): Nov 20
- [Community Workshop: Artists/Creatives](#): Nov 21
- Diridon Experience Workshop: Dec 10
- Virtual Open Houses on the Diridon Station Area (English and Spanish): TBD

## Public Meetings:

- [Parks and Recreation Commission: DSAP Open Space and Public Life](#): Nov 4
- [Housing and Community Development Commission: Draft DSA Affordable Housing Implementation Plan](#): Nov 12
- [Planning Commission Study Session](#): Dec 2
- [Airport Land Use Commission](#): Dec 16

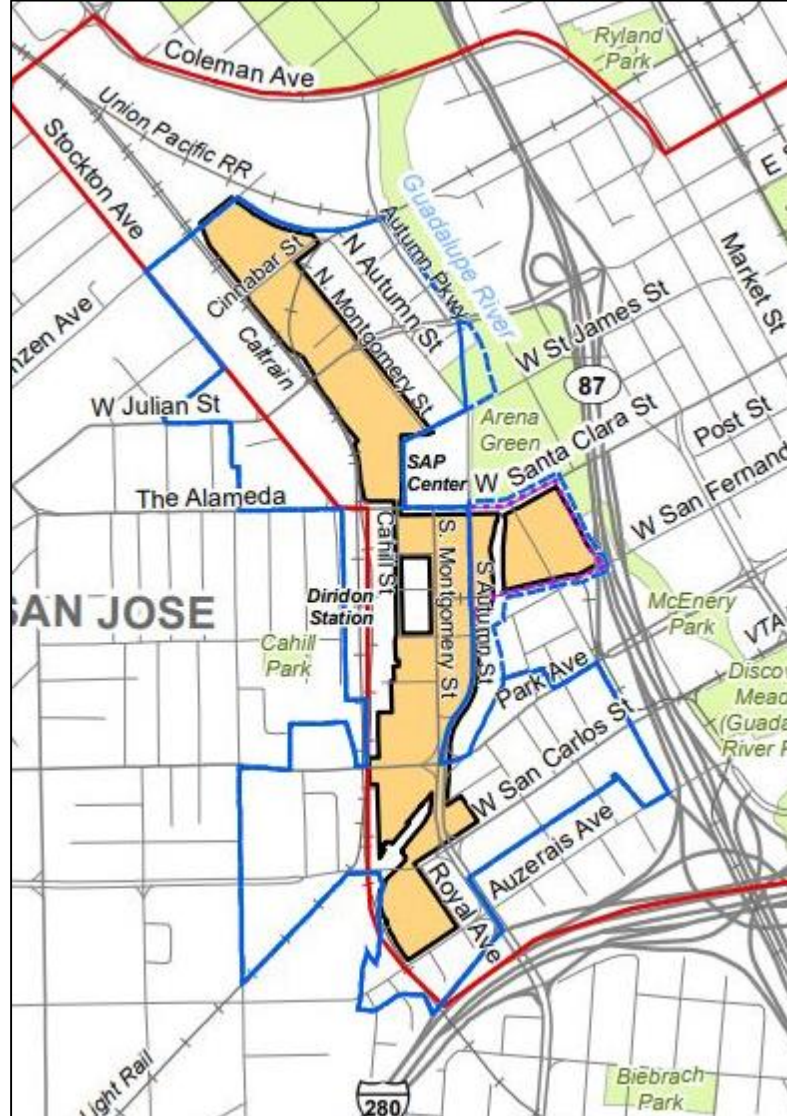


# Proposed Google Downtown West Mixed-Use Project Development & Environmental Review



# Project Site

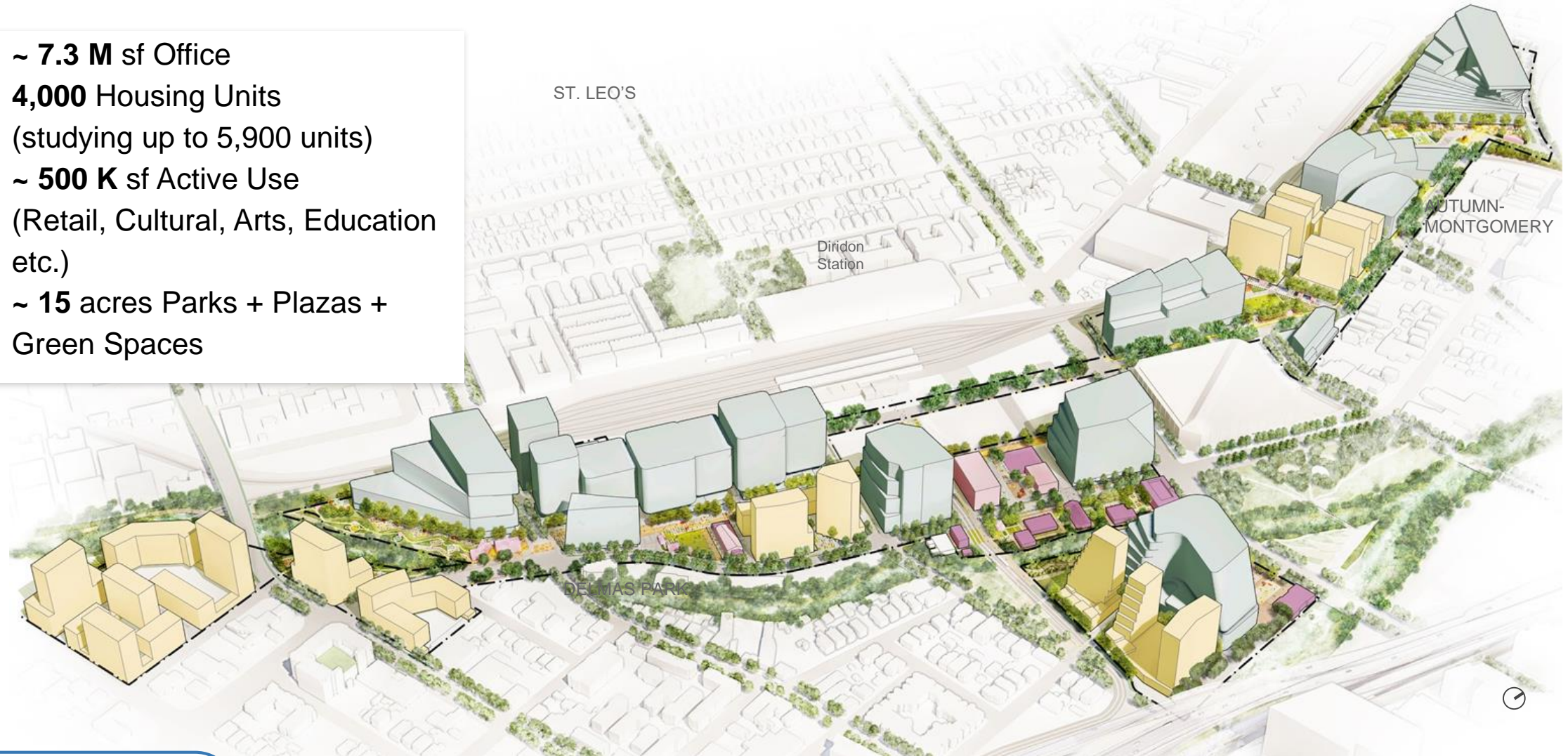
- ~ 80 acres
- Within the DSAP boundaries (Draft Amendment)



# Google's Downtown West Project

GARDEN  
ALAMEDA

- ~ **7.3 M** sf Office
- 4,000** Housing Units  
(studying up to 5,900 units)
- ~ **500 K** sf Active Use  
(Retail, Cultural, Arts, Education  
etc.)
- ~ **15 acres** Parks + Plazas +  
Green Spaces



GOOGLE  
ILLUSTRATION

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



SAN JOSE DIRIDON STATION AREA  
COMMUNITY ENGAGEMENT

CITY OF  
**SAN JOSE**  
CAPITAL OF SILICON VALLEY

# Project Timeline

## 2018

- Engage community to understand concerns and goals
- Adopt MOU

## Fall 2019

- Initial application submitted
- Start review process
- Environmental scoping meeting

## Fall 2020

- Updated submittal - proposed Design Standards and Guidelines
- Draft Environmental Impact Report

## Spring 2021

- Review Development Agreement
- Public hearings to consider the project

## Next phases

- Design review of buildings
- Building and construction permits
- Construction
- Ongoing engagement



# Google Engagement



Learn more about the DWDSG in the video, which provides examples of how the document will regulate the project on items including but not limited to land use and buildings, parks and open space, and mobility.

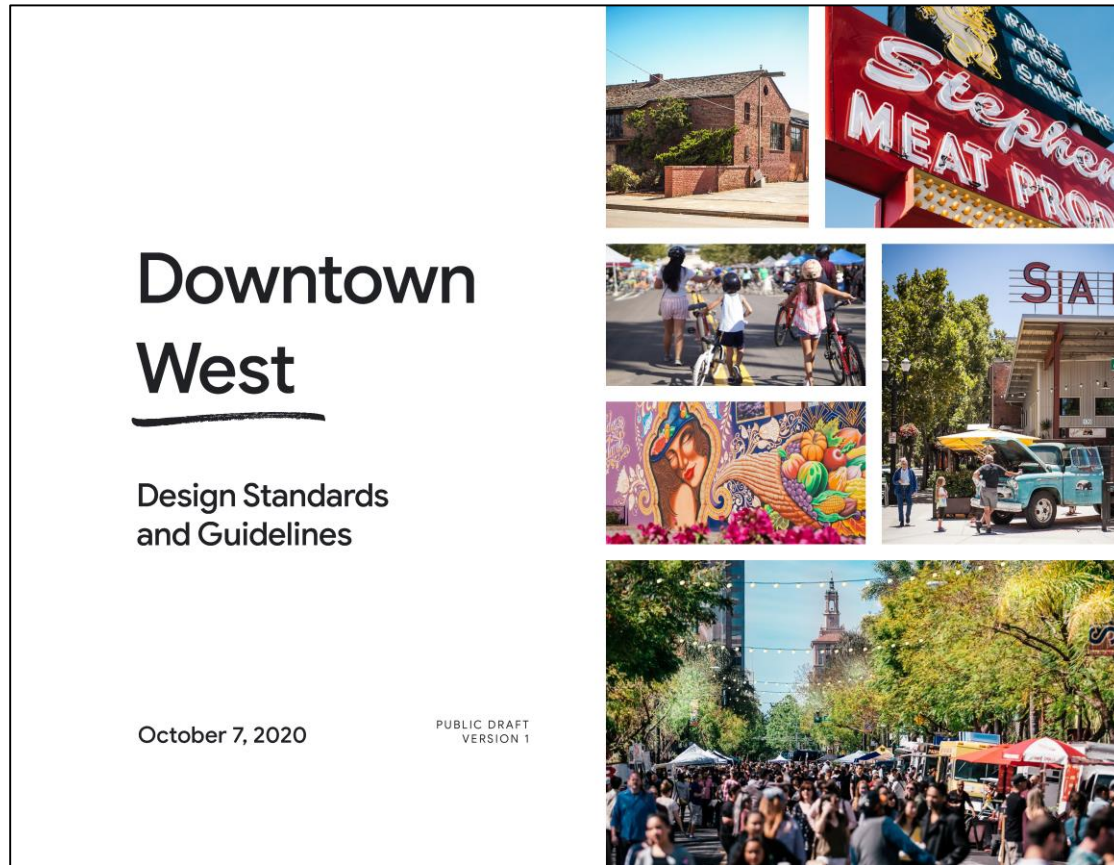
**100+**  
Community  
Meetings

**10,000+**  
Community  
Data Points

**3,000+**  
In-person  
Touch Points

**14,000+**  
Video Views

# Downtown West Design Standards & Guidelines



## Draft DWDSG Chapters:

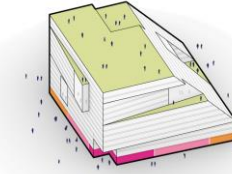
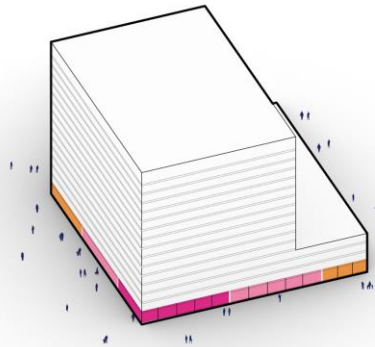
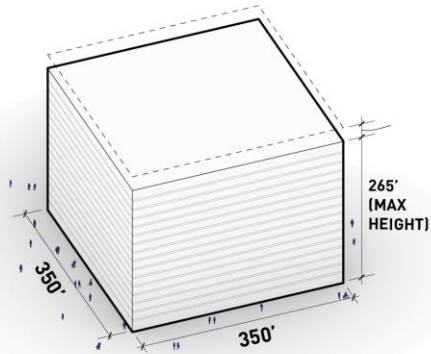
- Land Use
- Buildings
- Open Space
- Mobility
- Sustainability
- Lighting and Signage

- Draft DWDSG and other application documents: [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject)
- Google's project page, including a digital engagement exercise: <https://realestate.withgoogle.com/sanjose/>

# Proposed Process



GOOGLE  
ILLUSTRATION



Project  
Review  
Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approvals

4

Conformance Reviews

Relevant  
Documents

GENERAL PLAN  
DOWNTOWN STRATEGY  
DIRIDON STATION AREA PLAN  
*(as amended)*

DOWNTOWN DESIGN GUIDELINES  
COMPLETE STREETS DESIGN  
STANDARDS & GUIDELINES  
MUNICIPAL CODE  
*(as amended)*

EIR  
DEVELOPMENT AGREEMENT  
PD ZONING  
PD PERMIT (DWDSG +)

DETAILED DESIGNS



SAN JOSE DIRIDON STATION AREA  
COMMUNITY ENGAGEMENT

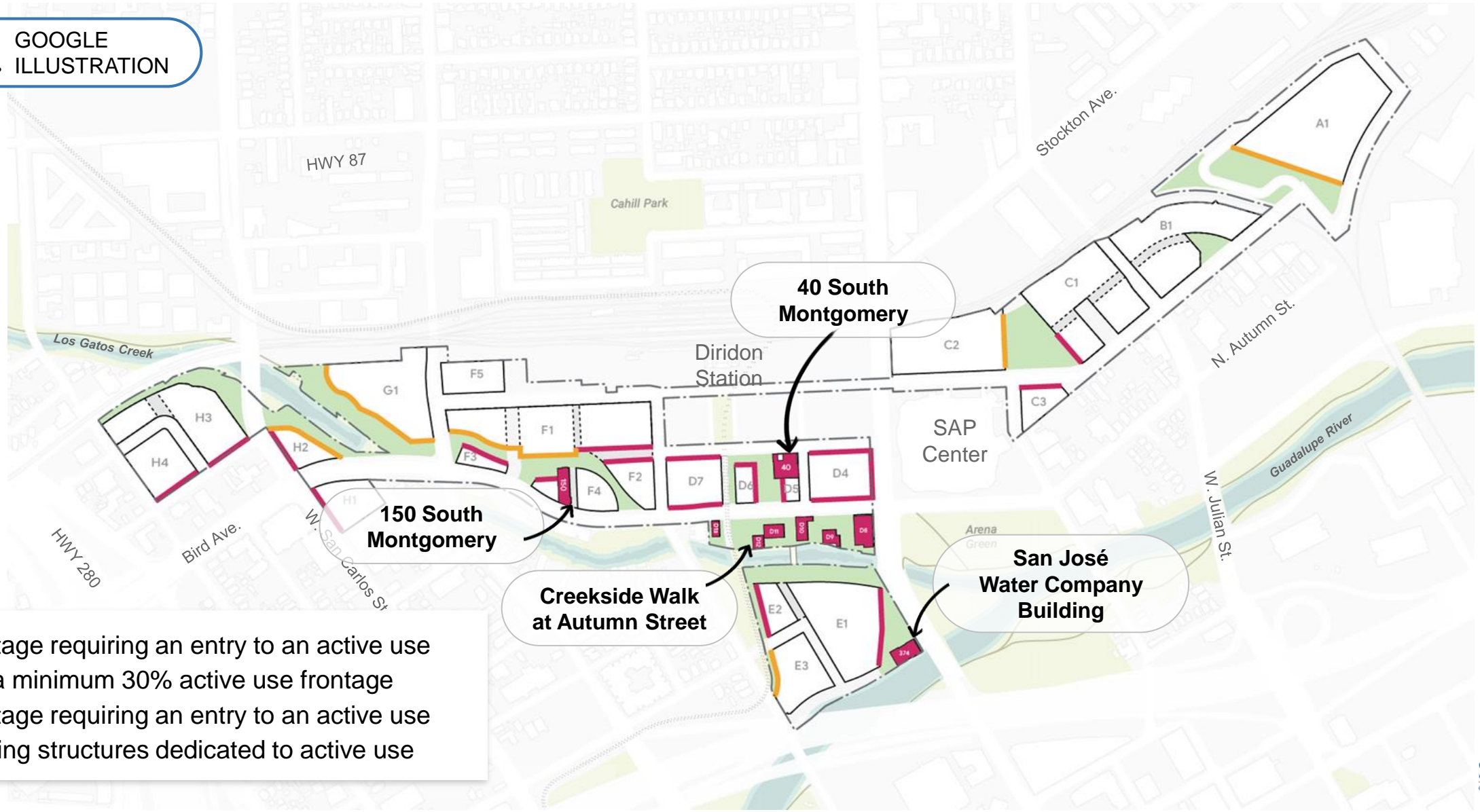




# Anchors and Active Use Frontages



GOOGLE  
ILLUSTRATION



- Frontage requiring an entry to an active use and a minimum 30% active use frontage
- Frontage requiring an entry to an active use
- Existing structures dedicated to active use

# Massing



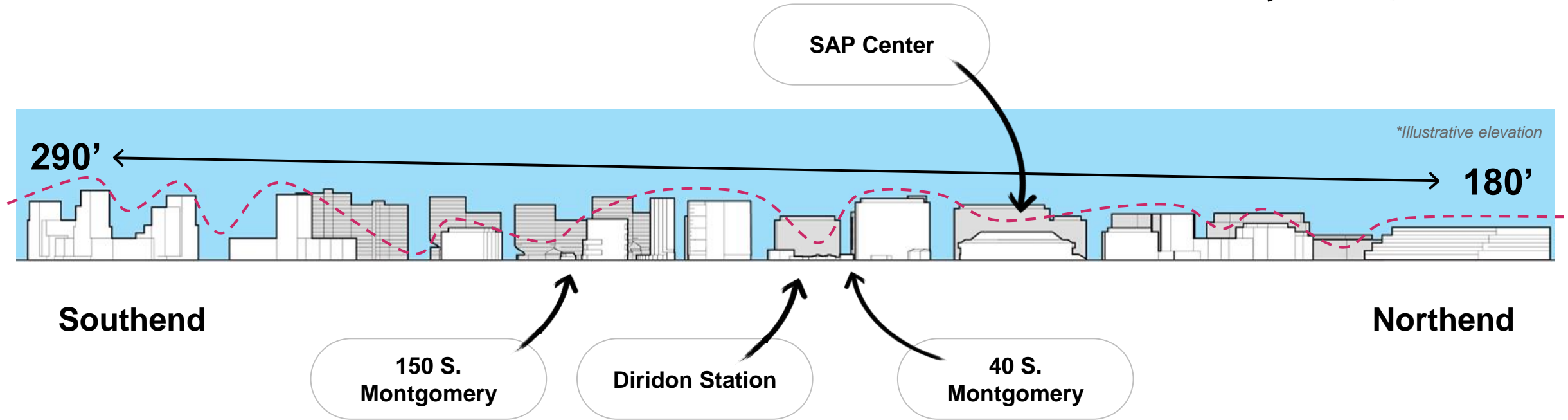
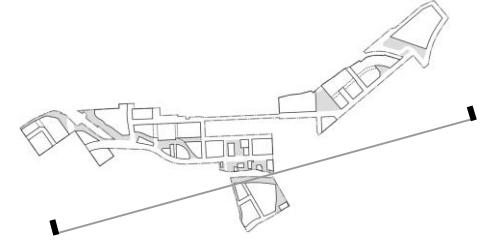
GOOGLE  
ILLUSTRATION



# Range of Heights



GOOGLE  
ILLUSTRATION

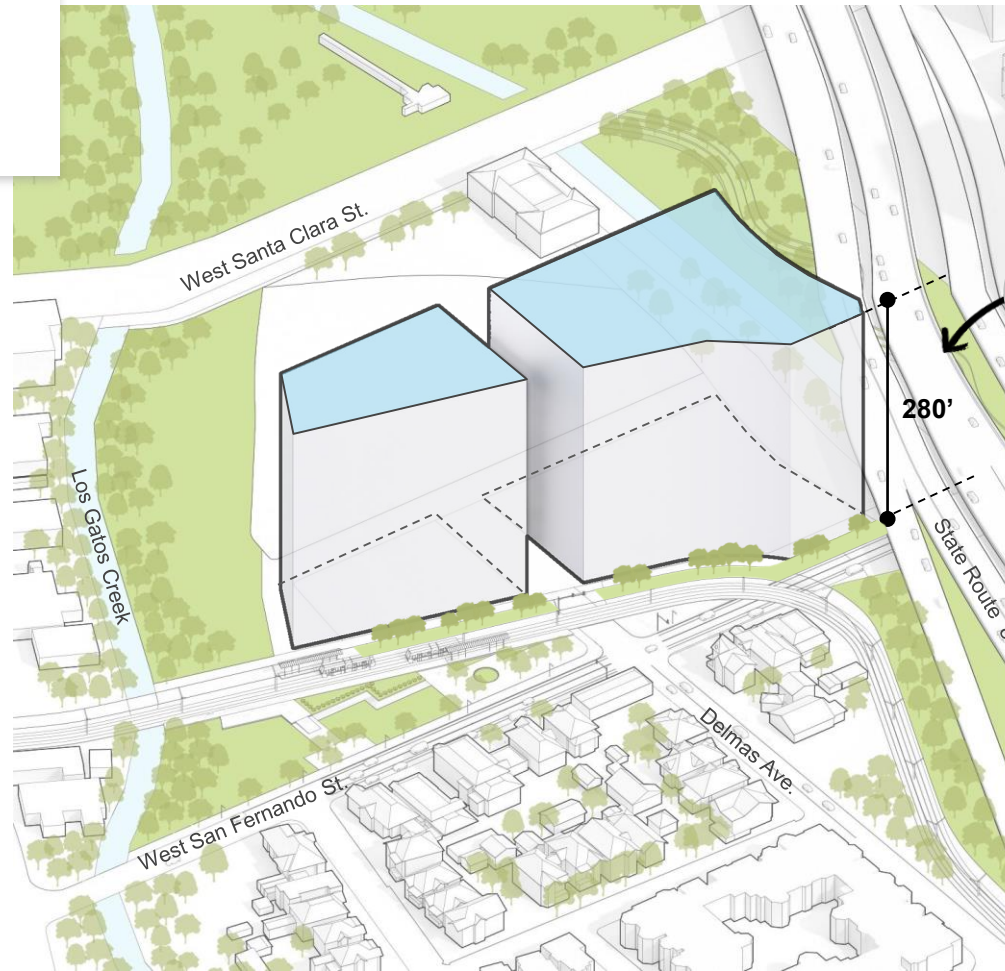




# Example

BUILDINGS EXAMPLE

## Starting Envelope



\*Illustrative massing



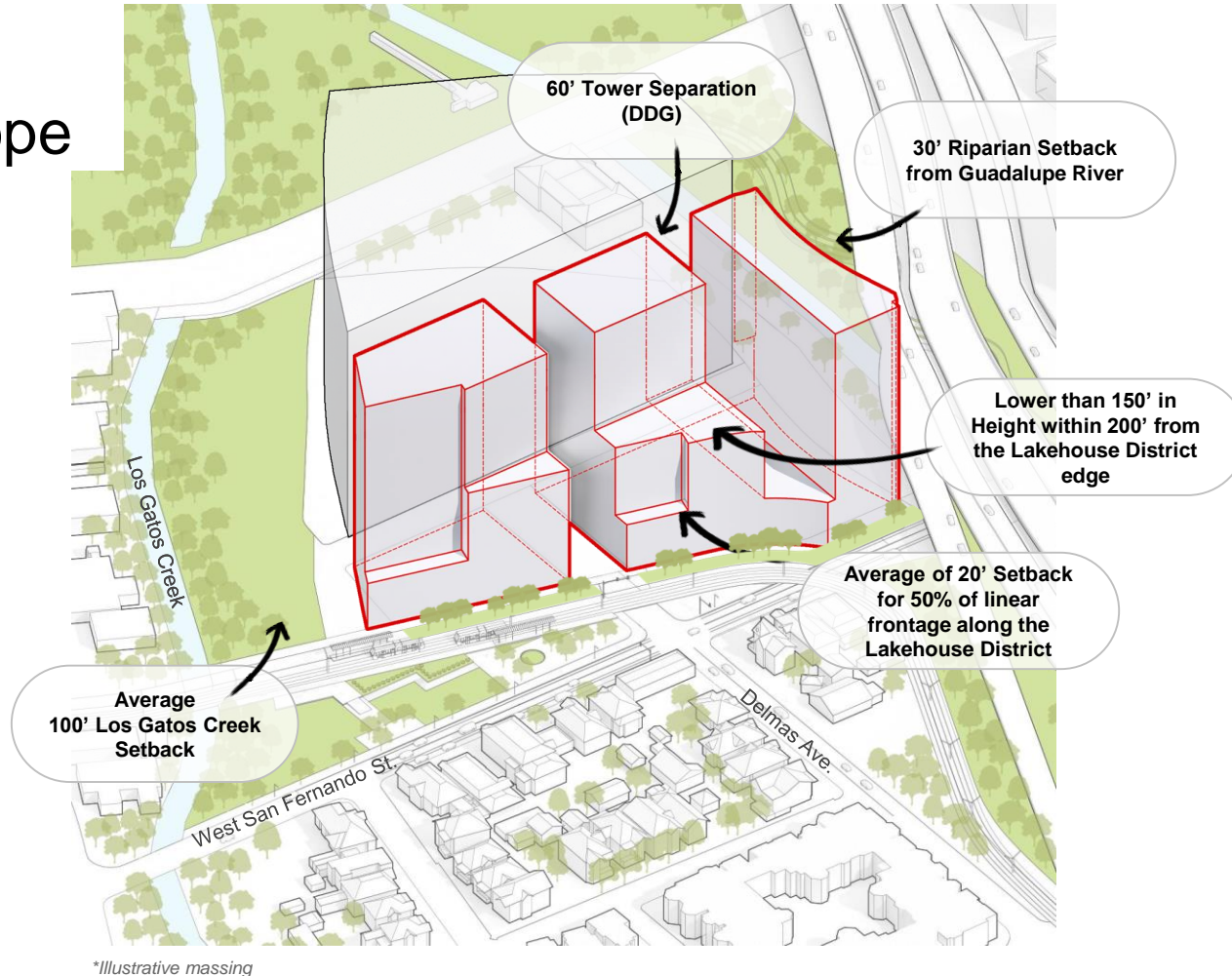
GOOGLE  
ILLUSTRATION



# Example

## BUILDINGS EXAMPLE

### Buildable Envelope



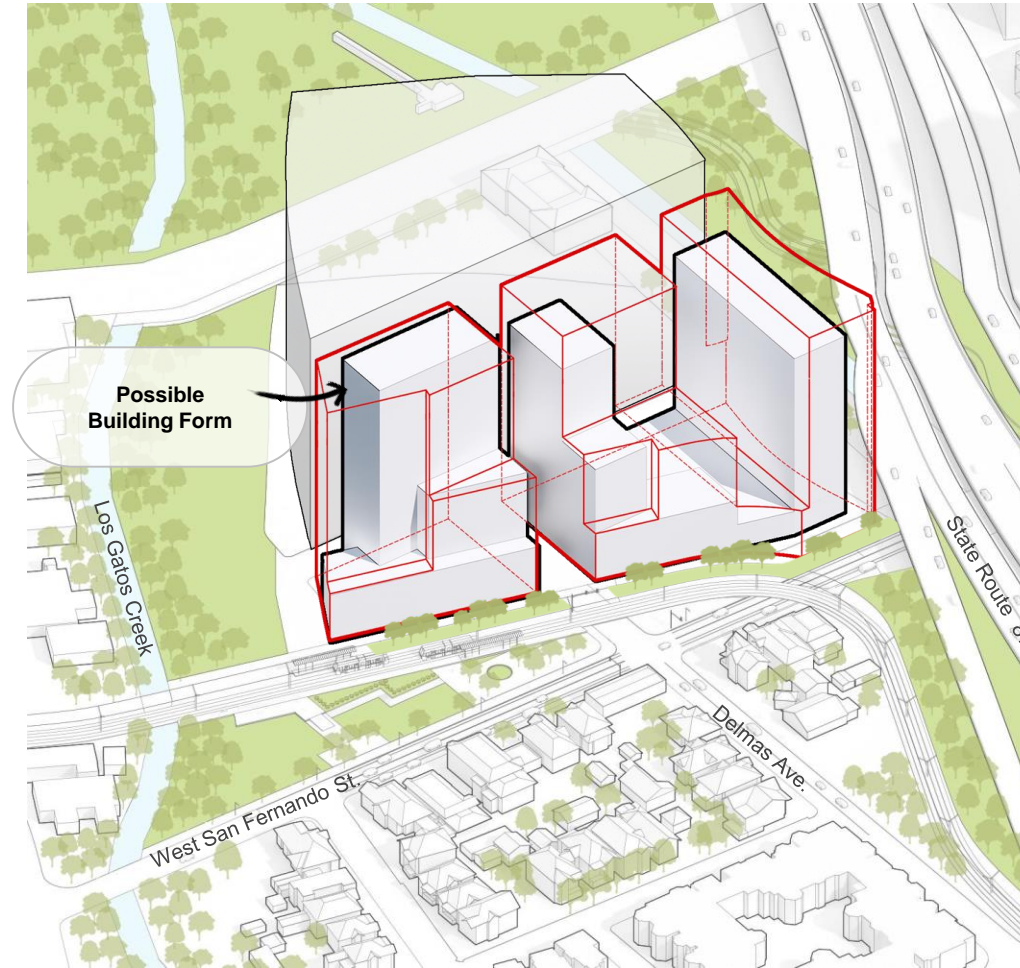
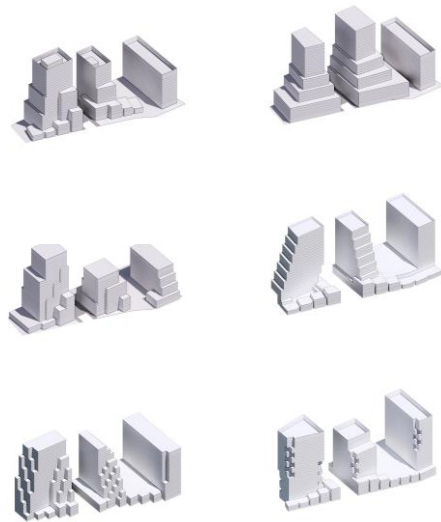
GOOGLE  
ILLUSTRATION



# Example

## BUILDINGS EXAMPLE

### Possible Form



*\*Illustrative massing*



GOOGLE  
ILLUSTRATION



SAN JOSE DIRIDON STATION AREA  
COMMUNITY ENGAGEMENT

CITY OF  
SAN JOSE  
CAPITAL OF SILICON VALLEY



# Social and Active Public Realm



GOOGLE  
ILLUSTRATION



*\*Artist conceptual rendering, subject to change*



# Social and Active Public Realm



GOOGLE  
ILLUSTRATION

Rehabilitation of  
Historic SJWC

Historic adjacency 5-degree  
massing reduction

15% of building shaping on long-  
facade

Architectural height reference  
+ Cornice articulation (DDG)

Preferred materials

Bird-safe glass  
(DDG)

70% Transparency

30% Active Use



\*Artist conceptual rendering, subject to change



# Immersive Natural Environments



GOOGLE  
ILLUSTRATION



*\*Artist conceptual rendering, subject to change*



# Immersive Natural Environments



Active programming limited within 50' riparian setback

Existing impervious surfaces replaced with < 40% new hardscape

Expansion on riparian habitat in ecological enhancement zone

Riparian plantings

Prohibited amplified noise. Ecologically sensitive lighting.

Integrated Interpretive signage

Low Impact Footbridge Design

*\*Artist conceptual rendering, subject to change*



GOOGLE  
ILLUSTRATION



# A Part of San José



GOOGLE  
ILLUSTRATION



*\*Artist conceptual rendering, subject to change*



# A Part of San José



GOOGLE  
ILLUSTRATION



Integrated  
interpretive  
wayfinding

Active programs within  
the ecological  
enhancement zone

Street trees complementary to  
a Riparian Planting Strategy

Protected on-street  
bikeways

Height and footprint limit  
on existing building  
expansion

Active continuous public  
realm and programming

*\*Artist conceptual rendering, subject to change*



# DWDSG Open Space Chapter Highlights

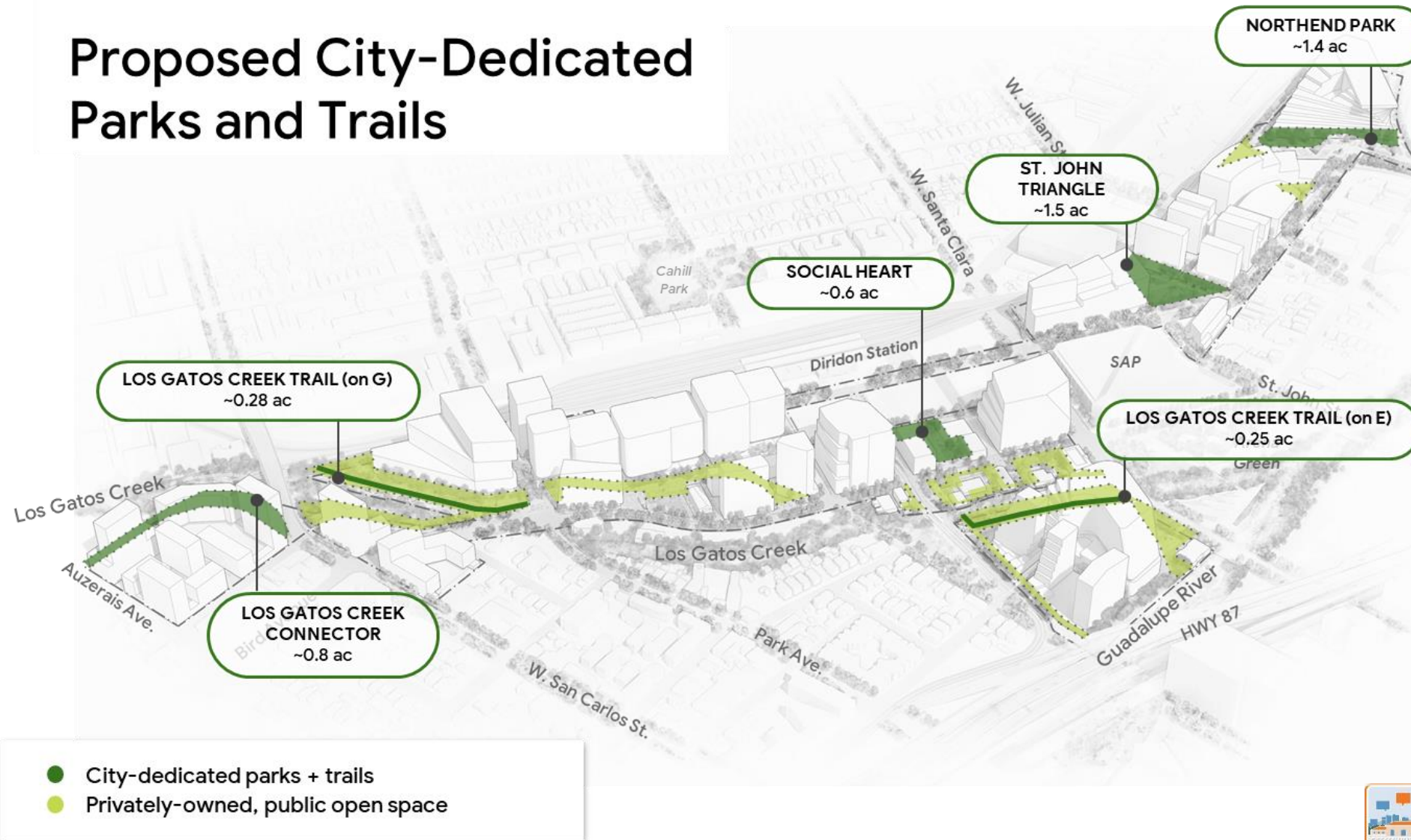
- Completing the regional trail network
- Strengthening the open space network
- Variation by context
- Focused on programming and experiences
- Planting strategy





# Downtown West Open Space Proposal

## Proposed City-Dedicated Parks and Trails

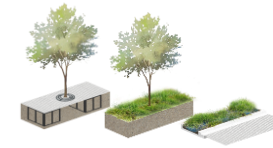


GOOGLE  
ILLUSTRATION



# DWDSG Mobility Chapter Highlights

- Sidewalks designed for people
- Protected bikeways with planted buffers
- Mobility hubs with improved public transit
- Built-in flexibility
- Shared Streets for all modes



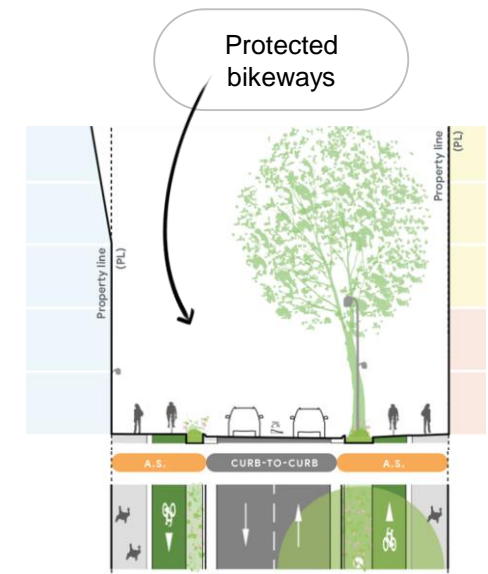
PLANTING ZONES



EXTENDED FURNITURE ZONE



PARKLET + SEATING



W. San Fernando Street



© Joris Visser



© Nick Falbo



© Jurriaan Smits



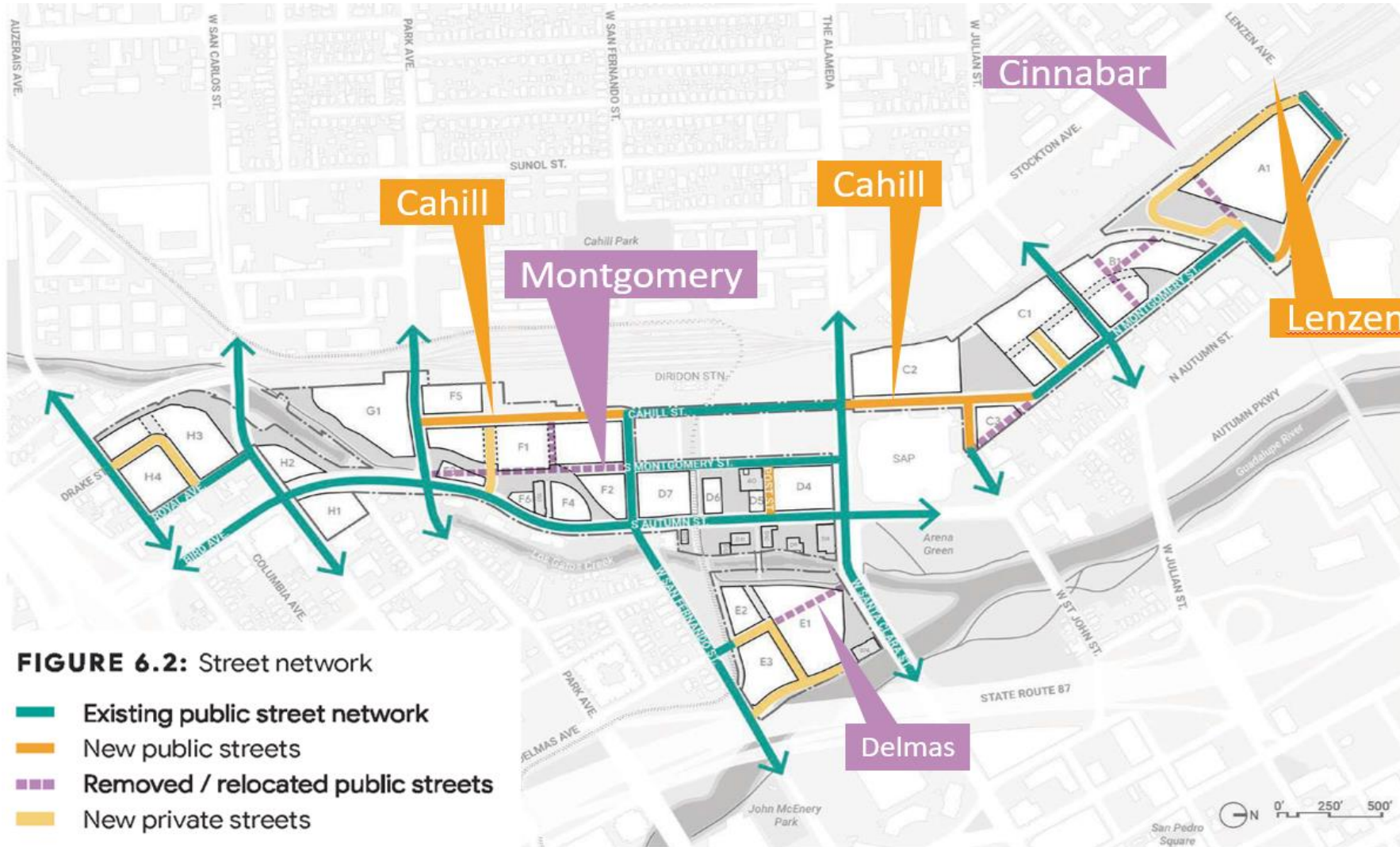
© SITELAB Urban Studio



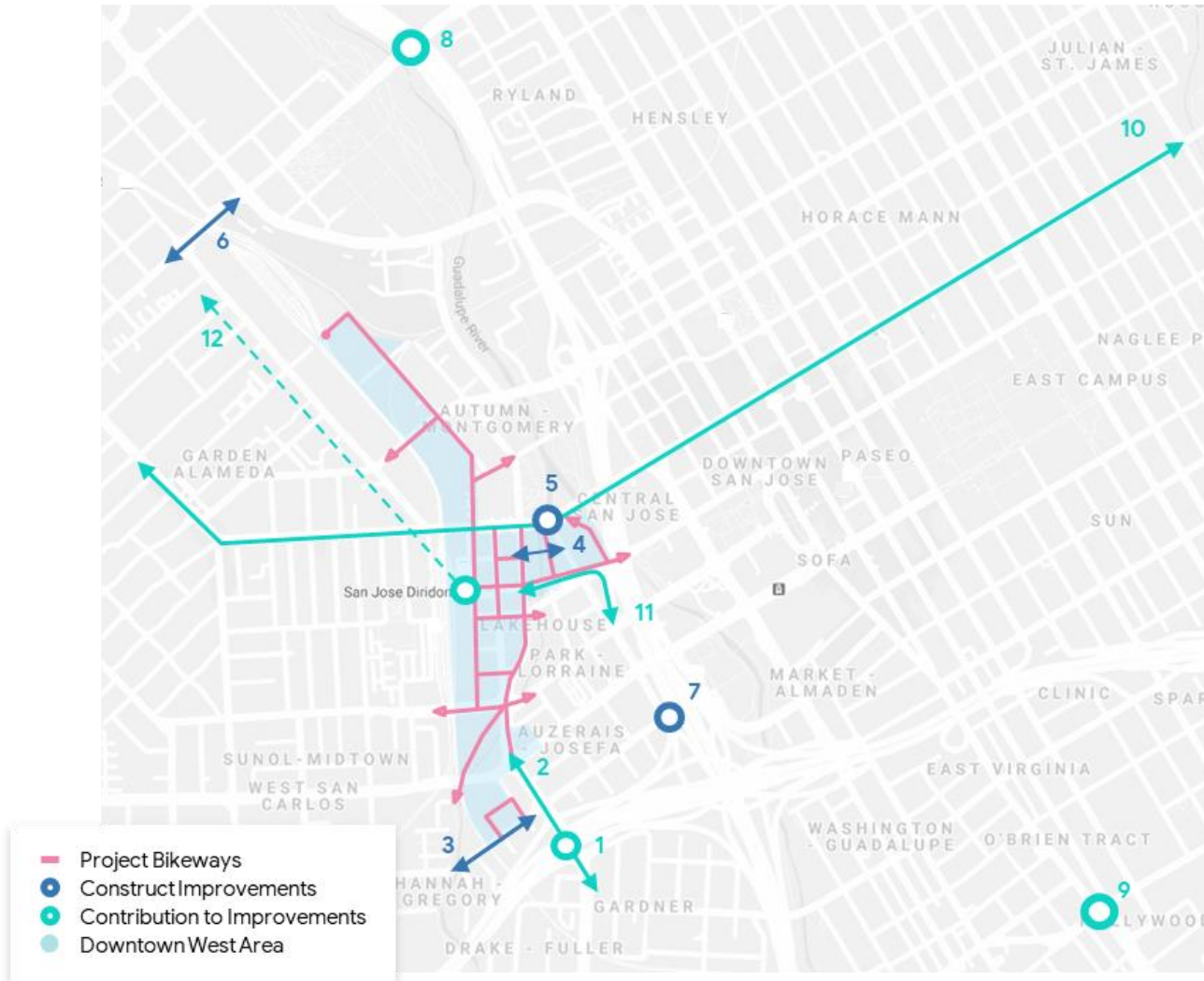
© NACTO



# Roadway Network



# Other Transportation Improvements



1. Bird/I-280  
**Multimodal Improvements**
2. Bird Ave  
**Protected Bikeway**
3. Auzerais  
**Protected Bikeway**
4. Footbridge over Los Gatos Creek (LGC)
5. Santa Clara  
**Controlled At-Grade Crossing connecting the LGC trail**
6. Coleman/Taylor  
**Multimodal Gap Closure**
7. Auzerais/Delmas  
**Sidewalk Extension**
8. Taylor/SR 87  
**Interchange Improvements**
9. First/Goodyear  
**Multimodal Improvements**
10. Santa Clara (I-880 to 17th)  
**Public Service Lanes Study**
11. Light Rail  
**Transit Improvement Study**
12. Airport/Diridon/Stevens Creek Connector Study



# Parking Proposal

Downtown West proposes a shared, district parking approach, including:

- Public structures open to visitors and workers using the offices, retail spaces, transit station, and SAP Center event parking
  - At least 2,850 spaces on-site (under Google commercial buildings)
  - Up to 4,800 total spaces
  - Market rate, demand-based pricing
- Up to 2,360 total residential parking spaces
  - Sold or leased separately from housing (aka. “Unbundled”)

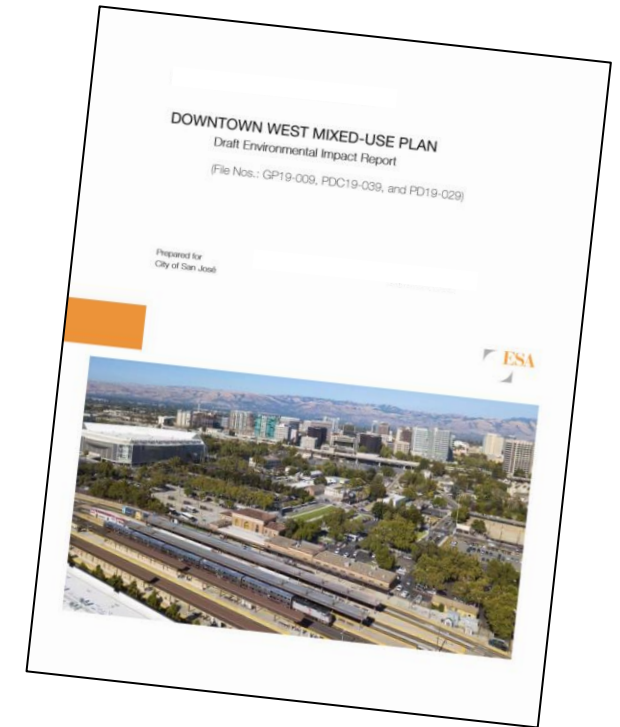
# Draft Environmental Impact Report

## Purpose:

- Evaluates and discloses environmental impacts of the project, including from construction
- Identifies mitigation measures for significant impacts
- Evaluates project alternatives

## 61-day Public Comment Period: Oct. 7 – Dec. 8 (5:00 PM)

- Only written comments will be included in the Final EIR
- Find the DEIR and instructions for commenting at:  
[www.sanjoseca.gov/GoogleProject](http://www.sanjoseca.gov/GoogleProject)





# Sustainability Highlights

- **Sustainability chapter** in the Draft DWDSG
- AB 900: net **neutral greenhouse gas emissions** for 30 years
- Low car travel estimate (**VMT**)
- Aligned with **Climate Smart San José** goals
- Committing to **LEED-ND Gold** and LEED Gold for office
- Significantly **reduced waste** to landfill (AB 900 provision)
- Planned nearly all **electric** development with resiliency benefits
- About 2,280 new **trees** to be planted, with 10x increase in pervious surfaces over existing conditions



# Transportation Demand Management (TDM)

The mitigation measure to have a robust Transportation Demand Management (TDM) program encourages travel by modes other than driving alone



**PED & BIKE  
IMPROVEMENTS**



**LIMITED PARKING  
LIMIT, MARKET-RATE,  
UNBUNDLED PARKING**



**COMMUTER BENEFITS  
OR TRANSIT FARE  
SUBSIDIES**



**BIKE PARKING AND  
STORAGE**



**RIDESHARE**



**CARPOOL + VANPOOL  
PARKING**



**FIRST/LAST MILE  
SUBSIDIES**



**DESIGNATED RIDE-  
HAILING WAITING  
AREAS**



**TRAFFIC CALMING  
MEASURES**



**EXPRESS BUSES  
OR COMMUTER SHUTTLE  
SERVICES**



# Downtown West Engagement Opportunities

Online feedback forms and event info at: [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020)

Station Area Advisory Group (SAAG) Meetings: *September 16 and November 9*

City's Community Meeting #2: *October 19*

## Community Partner Events:

- *Vietnamese Community Workshop: Oct 21*
- *Small Business Cafecito (Spanish): Oct 29*
- [Transit, Walking, and Biking in the Diridon Station Area:](#) Nov 13
- [Resident Cafecito:](#) Nov 20
- [Community Workshop: Artists/Creatives:](#) Nov 21
- Diridon Experience Workshop: Dec 10
- Virtual Open Houses (English and Spanish) on the Diridon Station Area: TBD

## Public Meetings:

- [Historic Landmarks Commission \(Downtown West Draft EIR\):](#) Nov 4
- [Parks and Recreation Commission: Downtown West's Draft Open Space Plan:](#) Nov 18
- [Planning Commission Study Session:](#) Dec 9
- [Airport Land Use Commission:](#) Dec 16

**Google's continued engagement:** [g.co/sanjose](https://g.co/sanjose)

- Online tools, conversations with community members



# Proposed Google Downtown West Mixed-Use Project Development Agreement

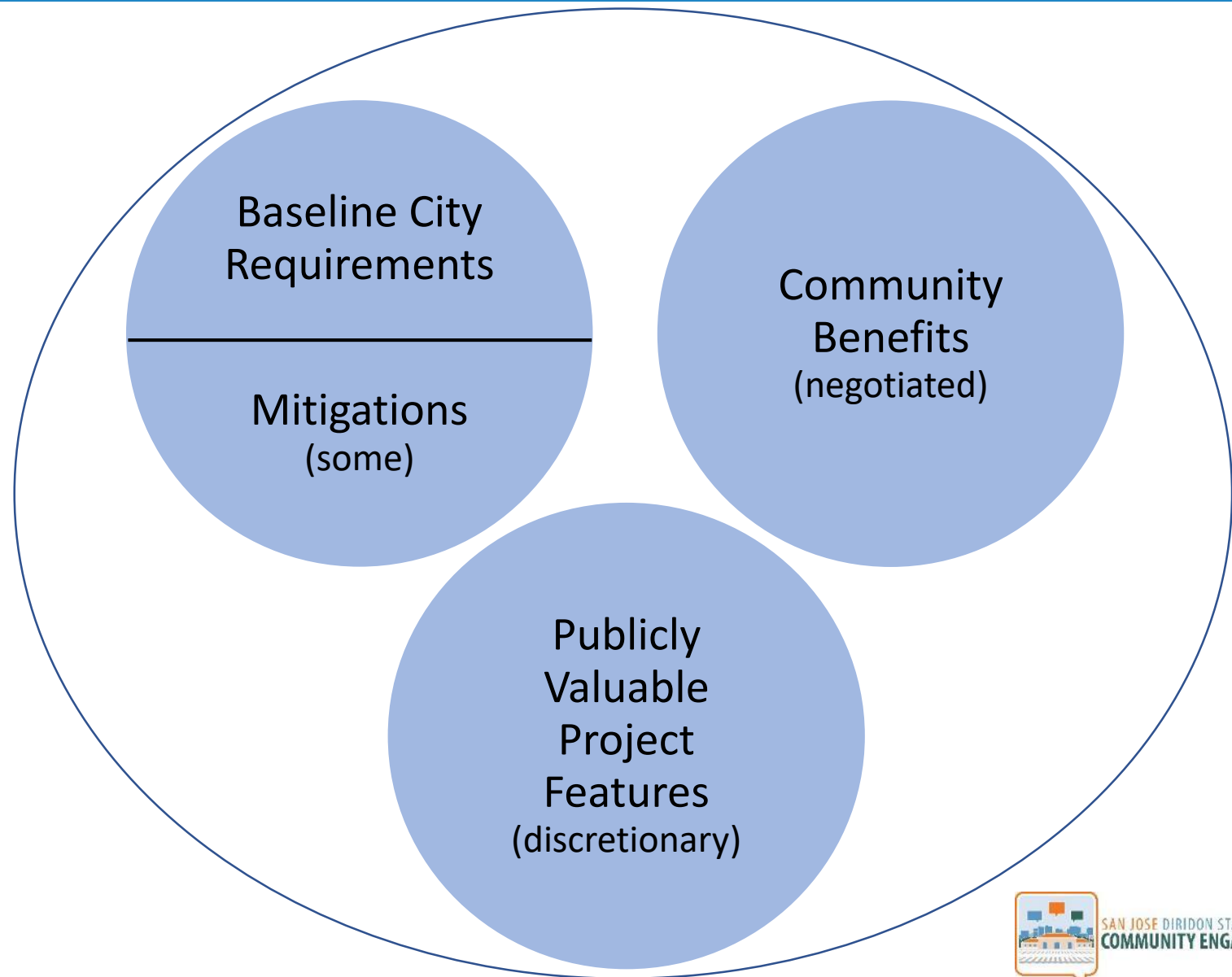


# Development Agreement 101

- Development Agreements are common tools for significant development projects that require many years to achieve build-out of the project.
- Intended to provide certainty about the rules, regulations, and responsibilities that govern both parties over the length of the Development Agreement.
- The primary benefit to the developer is certainty. The City benefits both from certainty and from community benefits derived from the project.
- City Council will consider approval of the Development Agreement along with the other project elements.

# Public Benefits Framework

Benefits to the public will come from three different sources





# Project will Bring Substantial Public Benefits

Even before community benefits linked to the DA are considered, implementation of the Downtown West project will bring benefits to the community, including:

- 4,000 homes, including affordable homes
- Commercial linkage fees for affordable housing
- Parks and open space
- Publicly available parking that meets the City's obligation to SAP center
- Public art
- Deep sustainability toward Climate Smart goals (GHG, VMT)
- Up to 5,700 construction jobs

# City Requirements

- Affordable housing requirement
- Parks requirement
- Parking requirement
- Transportation access/circulation requirement
- Infrastructure requirement



# MOU - Community Benefit Categories

- Affordable housing, displacement prevention and mitigation
- Education, workforce training, and career opportunities
- Small business opportunity
- Historic and cultural preservation, public art
- Public space, trails, and mobility
- Community nonprofit support, including homeless services
- Habitat and environmental sustainability

# Council Direction to Prioritize (Dec 2018)

- Affordable Housing
- Displacement Prevention & Community Stabilization  
(including preservation and protection)
- Education, Training, and Jobs



# Interim Insights

- Feasibility is an important concern: community benefits are realized if the project is built; the value proposition must remain for San Jose investment
- More housing is a public benefit and a city priority, but is currently challenging; value lies on office side

# Complexities and Risks

## Downtown Crane Policy



## Lots ABC, Sharks Parking



## Diridon Integrated Station Concept Plan





# Next Steps on Development Agreement

- Finish the DA negotiations
  - Business terms
  - Affordable housing commitment
  - Community benefits (elements, amount, timing)
- Finish related agreements: Parks, District Utilities, Infrastructure, Transportation/Parking
- Present the recommended Development Agreement at next SAAG meeting (Q1), prior to Planning Commission and City Council hearings in Spring 2021



Photo : Sergio Ruiz, SPUR

# Diridon Joint Policy Advisory Board: Station Area Update

Friday, November 20, 2020 | 3:00 PM



**From:** b. beekman

**Sent:** Friday, November 20, 2020 2:30 PM

**To:** VTA Board Secretary <[Board.Secretary@vta.org](mailto:Board.Secretary@vta.org)>

**Subject:** Blair Beekman. Diridon Station Joint Policy Advisory Board. November 20, 2020. Item 6.

Dear community of San Jose, and city govt.,

Please continue, to listen to, the ideas, guidance, and advice, of the San Jose airport commission, about lower, more practical, building heights, and other development questions.

They may also have, some good thinking, with the current issues, of crane heights & use.

How can union groups, like sj Liuna, and homeless advocacy, have a more open role, in the community & SAAG public meeting process.

And to also offer, it has been my understanding, that converting the SAP Center, for the future, of Diridon Station needs - has always been able to offer, something like, a new Shark's arena, built around Spartan stadium, or the Avaya stadium area.

And to finally note, the SAAG public meeting process, has probably created, interesting new legal ideas & uses for the Brown Act.

These legal ideas, for more open dialogue in large public meetings, can find good legal interpretations, for all sides, in future sj redistricting questions, and it's public meeting process.

As this particular project, is called Downtown West, I hope to remind, that the ideas & efforts, of East San Jose, always needs to be considered & thought of, during this project.

As it seems, part of the purpose of this project, is that Google, wants to ask East San Jose, among other things,

How to bring, well reasoned, inventive, decent minded ideas, of human rights, civil rights, and worker rights, to the more, cold, exact, cyberspace border walls & rules, of technology, surveillance, data collection, and it's economic development.

It should be noted, at this time. Google, and its current supplying, of much national security technology, at the southern border, seems a more accurate definition, in the future of this country's border walls.

This should be, an important closing thought to balance, for the entire, San Jose/Google downtown project.

Sincerely,  
Blair Beekman



November 20, 2020

INTEGRATED CONCEPT PLAN

# Joint Policy Advisory Board Item # 7

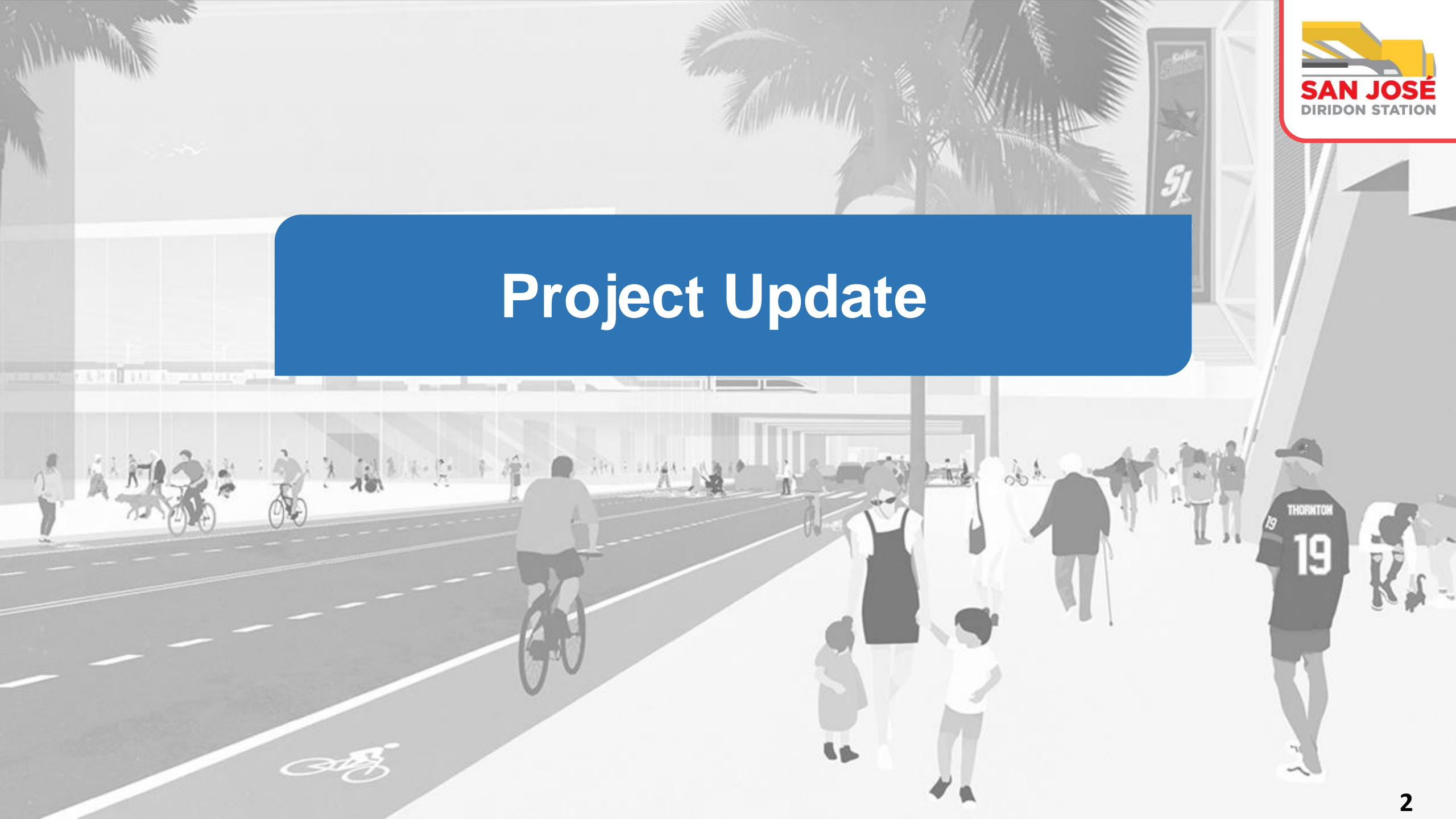


METROPOLITAN  
TRANSPORTATION  
COMMISSION

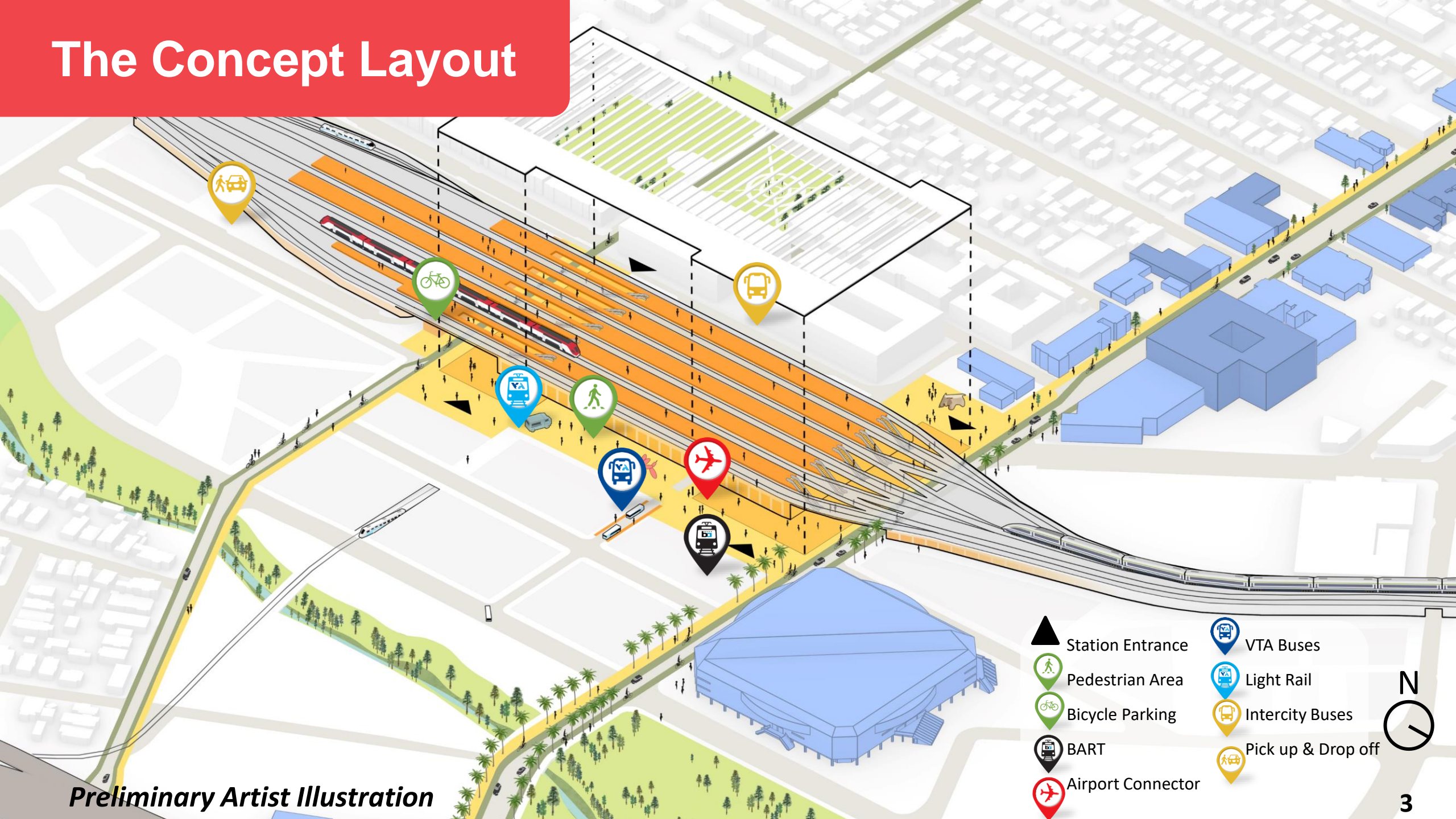




# Project Update



# The Concept Layout



Preliminary Artist Illustration

- Station Entrance
- Pedestrian Area
- Bicycle Parking
- BART
- Airport Connector
- VTA Buses
- Light Rail
- Intercity Buses
- Pick up & Drop off



# Planning and Conceptual Engineering



- ABC's work concluding – recent effort focused on verification of Heavy and Light Rail alignments from the Concept Layout
  - Considered construction sequencing concepts
- Partner Agencies view DSAP and Downtown West as integral to realizing shared goals for the station and station area
  - Partner Agencies continue coordination with City on Downtown West and DSAP
  - Multi-year effort with differing timelines
  - Outlining the process steps

# Questions & Comments



**From:** b. beekman

**Sent:** Friday, November 20, 2020 2:58 PM

**To:** VTA Board Secretary <[Board.Secretary@vta.org](mailto:Board.Secretary@vta.org)>

**Subject:** Blair Beekman. \_\_\_\_ Diridon Station Joint Policy Advisory Board. Nov. 20th, 2020. Item 7.

Dear VTA board secretary,

With some of the local govt. daydreaming, of possibly replacing, the SAP center, with a Bart Staton, for the future Diridon area,

I have felt, Spartan stadium or Avaya stadium, have always been considered, as places to build, a new Sharks arena, in this daydreaming.

However - it is the future, of the downtown San Jose Diridon area, without as many cars or parking lots - that has always been, much more seriously considered, by local govt. and the SAAG public meeting process, pre Covid-19.

This thinking, coupled with, reducing the current BART Phase II budget, only for the next few years - while also respecting, yet possibly limiting, road maintenance repair, for a couple of more years - as the worst of this current pandemic, may only be, for a few more years -

This is perhaps, what can be important help, with how Measure B funding, can shift somewhat, for much needed, transit route service issues, for the next few years.

I'd also like to remind, of the decent, near heroic attempts, of the VTA, and Supervisor Córtese, to pledge support, to Green new ideals, in Jan. 2020.

I hope, most can be in agreement, how the local use, of Measure B green funding, has always felt as, the actual heart - in whatever, the initial, regional ideas, of the Measure B initiative.

A good luck, to our patience and good reasoning, at this time.

As always, please be aware, how there can be, California High-Speed rail ideas, that end up, in the Tracy area. And can use Alameda County mass transit, and public transit services.

And please note, there is much stirring & questioning, of a current, second train station, in the Ardenwood area of Fremont, as part of the Capital Corridor Joint Powers project, that the VTA, is a part of.

Is this, a harbinger or signal, of future CHSR, using the ACE rail, or working through Alameda County.

Sincerely,  
Blair Beekman

**From:** b. beekman

**Sent:** Friday, November 20, 2020 2:30 PM

**To:** VTA Board Secretary <[Board.Secretary@vta.org](mailto:Board.Secretary@vta.org)>

**Subject:** Blair Beekman. \_\_\_\_ Diridon Joint Policy Advisory Board. November 20, 2020. Item 8.

Dear VTA and community,

We are trying to be sure, 80-90 Covid-19 deaths, a week, across the S.F. Bay Area, does not rise to more than 120-130 deaths a week, this fall and winter.

It may be, a somewhat difficult winter, with the planned school openings, of January 2021, possibly being pushed back, into next fall.

But I am hopeful, the vaccine process, may take more full effect, by next summer.

And we can return, to more familiar patterns, in the next few years.

Your new, extra bus rollout plan, has an urgent good logic. And can very much raise the spirits of the community, at this time. Thank you.

Does the VTA, need to learn, how to be, not be so afraid.

And learn how, to simply be, more honest & straightforward, with yourselves, and with the public, about its own budget practices.

And perhaps, more openly connecting, and talking about, what important, state & federal funding mechanisms, can accomplish, over the next few years.

This can help with clarity, and a community positivism, needed at this time.

Sincerely,  
Blair Beekman

p.s.

To also note.

East Bay Community Energy, EBCE, and Caltrain, both took, about 18 million loss this year.

With state and federal help, Cal-Train can now study, ideas of equity, as how to better define, the future of service.