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City of San José  
Station Area Advisory Group  
September 16, 2020

>> Go ahead and start sharing my screen and we're gonna we're gonna go get started. Can you see the slide on your screen? Yes. Yes. Yes. Excellent.

>> 30 more seconds. Wait till six o'clock. Make sure everyone has a chance to get on, ok?

>> they want to go ahead and get started. So thank you all again so much for joining us for another song meaning as typical protocol before we get started we wanted to acknowledge that we do have live interpretation available in both spanish and vietnamese and I wanted to ask two of our interpreters to go ahead and read this message for some. Gabby, if you want to start with the spanish. Yes.

>> but not just like that. That's the audience he was daniel I on so that I lost again to see almost any spanish listening to this guy. Francisco buckle up si on is January 4th harbaugh asked leak in a legal and legal or not interpretation into what are they I mean does barack say there are legal matters? Seattle ex excellent.

>> thank you gabby. And so if you could do the vietnamese yes physically impossible have nice soft bluntly chocolate must be chocolate and thank you love.

>> I mean look interpretation the napkins jim thank put back this trick up on one on one interpretation ohlone idea is that excellent. Thank you so much. If you could give me one second here for some reason my interpretation options just disappeared which is always fun. Give you one second to apologize for the pause.

>> had jennifer kennedy can you help find that?

>> can you promote me as a co-host?

>> sure.

>> sorry. I'll give us one second there.

>> also dave, you might need to do stops your screen. That's probably why you don't see the interpretation button, ok?

>> you're probably right. Yeah, I think that's probably what happened. Let's see if that comes back.

>> good call, jennifer. Thank you all for your patients again. We're almost there, ok?

>> interpretation has officially started gabby online you should be able to enter your rooms and I'm going to go ahead and share screen again and turn it over to kim.

>> that's not testing. We're going to see gabby. You need to switch over into that room. I did know you need to get use the invite and switch over into that room.

>> ok, got it.

>> looks like marwan is in there so I don't take the leap.

>> a couple sag members still attended as well. Ok, 15 if you could help bring over that would be great.

>> so I have to log in again. No here let me let me make sure that it's it should be working right now for you. But let me go ahead and invite you again here you'll see an invitation pop up on your screen. Gabby, sorry. I'll thank you for your patience.

>> and you said it again.

>> I just did. Yeah, it's not popping anything .

>> ok, francisco, I'm going to try to do it with you then and join me again because it popo disappear immediately.

>> yeah I just I usually click on it when it comes up but see I'm sorry I'll apologize for the way you're doing that it shows and then it disappears.

>> yeah I click on it but it didn't happen.

>> you want to click on it again like this please send it again and I'll click on it ok.

>> I just I did. We might have to go ahead. Hold it hold up for now then if it's not working are you seeing it now? No.

>> ok, I'm sorry. We do a thousand dry runs and everything works perfectly and then it comes to the meeting and here we are.

>> we're gonna try this one last time and unfortunately if it doesn't work we're not just giving you to to two to a I click on it.

>> francisco you see it?

>> ok, we're gonna go ahead and move forward now.

>> so forget it. Diep if I could suggest something discussed crusted term housing. Yeah. When we had this site of recent commission meeting it worked. If the interpretation was turned on and the interpreters logged out and came back in then we did.

>> it seemed to work ok. Maybe that's worth.

>> do you want me to log out and come back?

>> sure. Although yeah you'd know how to do that francisco. I see these guys in the room using them.

>> I could hear him in spanish.

>> yeah. So we're francisco. You'll go ahead and start line. I know you're in there. You'll go ahead and start and we're gonna stop. So I'm going to leave the meeting and come back.

>> that sounds okay.

>> so sorry for all that call cohen. It's also in the other. Can someone help move over please?  
Sure, matt.

>> can you take care of that please? Who is that over there? Hi, jean. In from the south legal counsel coming through.

>> thank you for the good eye. Ok, so as promised, we're not gonna go into that meeting. Kim europe. Hi everybody.

>> I'm kim walesh deputy city manager and I just feel I want to start by just extending deep appreciation to everybody who's here with us tonight. The sag members, the members of the community, the staff, the consultants, the translators. I just I just want to acknowledge I think we know this is just a time when when so many in our community are under stress and are are suffering and whether it's the pandemic, the economic crisis, racial inequities and injustice, wildfires, bad air puccini shut offs, election anxiety it's just it's a lot it's a lot. And I know we're all feeling it and it's just hard sometimes just to get through the day. So I just want us all to appreciate how remarkable it is that we continue to have this incredible turnout for these evening meetings and I know we're all here because we love z\ and we love the people of saturday and we want to do the right thing and something positive. So just a huge amount of appreciation. We've been at this for a very long time so it's like about two and a half years right now and they on site. I just want to thank you for sticking with it and that includes the staff. Staff have been continuing to very much prioritize getting the civic engagement as right as it can be. You know, while we're sheltering in place and we've been very committed to that. so a special shout out to all the staff. You see the names on the slide here, the staff that are in attendance today. There's probably about 80 of us involved one way or another with this project and supporting the community outreach. So the last thing I just want to do I really just want to encourage everybody to to speak up. If you have a question or you have a concern,

we want you to speak up. But also if you feel like things are going in the right direction and you're comfortable, please, please speak up as well. We're going to try to do some polls and have some techniques to involve more people in the conversation in terms of the sag members. But please, you're all here because you represent a really important point of view. So don't be shy about speaking and talking especially to people who who haven't spoken up so much in the last few meetings. We really do want to hear from as many of you as possible. So thank you so much and again just deeply, deeply appreciate your commitment to this project and and being present this evening including members of the public. Thanks.

>> thanks so much, jim. And just a quick note for you, francisco. Just a heads up. You are the interpreter in the spanish room. so please go ahead and start interpreting. Thank you.

>> ok. So just wanted to give you a quick overview of the meeting agenda for tonight. We'll start as we typically do just getting an approval of the meeting minutes from our last meeting in June will quickly go over the side agreements which you all are experts at now.

>> so one spent too much time there but most importantly we're gonna get to a few presentations and update from the city on the dude on stationery a plan and the google downtown west use plan and the community engagement plan. Just to give you a sense of what we've been up to over the past couple of months.

>> we're going to have a discussion about height limits for the diep as well. The dude on station area plan and then we're going to talk about progress on the dude on stationary affordable housing implementation plan and we have consultants here with us tonight as well to give us an update there. And then as always, we're going to have plenty of time for public comment. So we appreciate your patients there and we'll get to public comment as well.

>> we're actually really excited tonight. We're going to try out some live polling with you all to get you a little bit more engaged. And I'm going to ask now and remind you all as we get into it deeper that the live pulling really hoping just for the sag members to take it will be open for the general public as well.

>> but we're really interested in getting some input from sag on some of these key points today and then we'll have follow up opportunities with the community as well.

>> so with that I wanted to see if I can get a quick approval of the June 17, 20, 20 meeting minutes. I just needed approval and a second from members of the sag anyone vote?

>> jason picker jason baker can I get a second? I'll second isn't waiting lines.

>> what was that?

>> sorry I didn't hear the name justin wang criminal lines.

>> I'll second justin wang. Thank you. Ok. So group agreements you guys have seen this all so many times you've probably memorized it but really we're here to join each other, have a good time. Really hear each other and the opinions are out there. Make sure that we respect each other all things that you've been really great at and ultimately working together to kind of think proactively and innovatively as you move forward and we'll talk a little bit more about what that means and how we really hope to partner with you all to be a big part of this continuing moving forward.

>> we joked that I think we met with each other probably over 50 times because we've seen each so often but I think we're at meeting 20 or so. So we really, really appreciate all your time.

>> I just I really want to quickly give you a heads up on how we're going to do the facilitation same things we did last time. I'm going to ask for you side members to you to raise your hand feature and to raise your hand feature at the bottom participant window that will let let me know that you have a comment to make and matt and I will be facilitating that discussion and we'll go ahead on you or ask you to meet yourself and then you'll have a chance to speak. If you are calling in I believe all sag members do video but there's also the option of press star 9 and then we also have been collecting comments via email as well part of the public record in terms of the public comments.

>> as I said we'll have plenty of time near the end of the meeting for that. As usual I will follow the code of conduct conduct and I really greatly appreciate it. If you all could be respectful . No profanities, no attacks on folks. We will have to remove you from the meeting and we'll have plenty opportunity again for you to provide input. There's also opportunities to provide input

through the web site. There's a couple contacts here either don sj dot org slash contact or slash sog would be great places to go to keep up to speed and then same thing goes for the public when we get to public comment.

>> same rules apply if you could please use the hand. Raise your hand feature. I'll go ahead and let you know that it's your turn on you and give you a chance to speak.

>> we're gonna have about a minute here speaker because we're anticipating a lot of folks that are going to speak.

>> so I want to make sure that we provide time but we're really hoping to keep this meeting to about two hours tonight. We really respect your time and want to move through this process fairly efficiently and again recognizing there'll be plenty of opportunity to provide additional comment via email and other ways through the project website.

>> lastly, I wanted to put this up on the screen because this is also being live streamed for those that are watching this through the livestream on the public channel this is the link to this zoo meeting and the phone call and the phone number.

>> if you did want to call in as well when we do get to the q and a to be able to contribute that way. So yes, and can we get loan as an interpreter for vietnamese?

>> did she drop off? She's on she's just not actually assigned to the room bank.

>> sure. She actually was assigned to the room but she May have dropped off. ok. Sorry. I'll give me one second here. Always some fun with zoo. I'm go ahead. Stop sharing the screen again real quick so that I can bring both interpreter's back on again.

>> he's back on dave. I can hear the vietnamese. You can't. Ok, yeah. Excellent. Thank you. Ok. So that's enough of me talking or actually I have one more slide that I'm tag teaming with law.

>> hurry up. But I don't want to give you again so quick snapshot of communication to date all the great communication we've done and then members of the planning staff are going to give



us updates on the concurrent projects. Was one of several quaker community engagement to date as you could see on the screen we've done an immense amount of engagement since February 2018 when we all got together from 16 sog meetings to small group discussions to multiple community meetings, thousands of folks contributed through surveys over 33000 visits to the project web site.

>> so clearly this has been integrated in communities minds and they've provided a lot of great input throughout the process to bring that forward.

>> so just want to give you a quick snapshot of where we've been and we could talk a little bit more about that as we move forward.

>> but with that I'm going to turn it over to tim rood to give us a quick background on project updates.

>> thank you, dave. So we wanted to start with just an overview of the documents that are anticipated to be released over the course of the next six to nine months. So for google downtown west projects and application package recent middle is expected to be come public in October.

>> so that will include amendments to the general plan and the dirt on stationary plan that are specific to the downtown west project as well as historic landmark applications involving boundary revisions to the water company building and dirt on station a historic landmark boundaries kindness test meet this can go back to the previous lifeless thank you.

>> I was hearing spanish on the english channel. Yeah, I'm sorry. Francisco and gaby again francisco you are in the interpreter room. Gaby. You're gonna come up next. We switched your role. So francisco, please continue as the spanish interpreter and I see the on on their interpreting vietnamese. Thank you. Sorry about that. And back to you, sir. Concurrent with the application resubmit all the draft downtown west design standards and guidelines document will also be released as well as the draft environmental impact report. So those first three bullets in bold are all anticipated to be released together later.

>> there will also be a public draft of that development agreement and community benefits plan. And then after the comment period is closed, responses to comments have been prepared. The final environmental impact report will be released before the dinner and stationary plan.

>> draft amendments to the d set are also anticipated to be released this fall and the environmental review document will also be released. Filing also this fall the draft affordable housing implementation plan for the dirt on station area will also be released and will be hearing more about that in the second half of this meeting.

>> next slide please in terms of public meetings scheduled for the fall. So in addition to the required hearings, we're also planning to take the downtown west and or diep set to various city commissions in advance to provide information. We are planning checking with the soc for this fall late October, early November to talk about the development agreement and other topics we're planning to virtual community meetings one on downtown west project and one on the diep amendments and all of these public meetings are good opportunities to learn about projects and there will be public comment periods at each of them.

>> but these community meetings are oriented to the general public and will provide the most time dedicated to hearing from community members. Our goal is to post background presentations in advance for the sog and community meetings so that people can absorb the information and the meetings themselves can focus on hearing from people. Next please. And in addition to the city hosting community meetings there will be multiple additional public events digital tools and meeting opportunities. Our seven community partners list here are not always together logos or other at we'll be hosting virtual events. We will also launch another shorter online survey much shorter than the last one and staff will meet with community groups and that can include presentations at those groups regularly scheduled meetings. So this offer still stands for our members. We wanted to reiterate that please reach out to laurie if you would like support in organizing and meeting to engage your organizing.

>> so in terms of our objectives for the fall outreach and engagement you know, firstly we're looking to inform folks about the process of making these decisions and the community engagement what's been completed and what are the next steps we want inform people about the new content about what's being proposed. And inform folks about how community input

has influenced the direction and details of the project so far. Second, of course we we also want to get feedback for consideration and we're at the point where we'll be releasing draft documents and we're looking for specific reactions or suggestions for improvement and more broadly still looking for your help and other ideas that would help these projects advance the cause of equity and especially to increase awareness among and participation by underrepresented populations. As mentioned, we'll be releasing several draft documents related to the google projects in the coming weeks and there will be a series of events and tools to gather feedback.

>> so background presentations and other supporting materials for downtown west will focus on these topics.

>> so these are areas will we will inform you and get your feedback.

>> how the project description evolved in response to staff review and community input and overview of the draft design standards and guidelines and overview of their content and the proposed approval process visualizations of future development and how to provide comments in the draft infrastructure plan will which highlights the district utility concept and environmental sustainability features of the project the open space plan and how it meets the park parkland ordinance operation and maintenance models and the draft environmental impact report.

>> the key findings kind of provide comments on next steps and the development agreement. An update on the progress and feedback related to the community benefits. So lots to review, absorb and comment for the diep amendment as we mentioned last time. We're reorg using the document with chapters that focus on a specific areas the stationary development chapter includes land use, maximum buildout, urban design infrastructure, the open space in place making includes parks, plazas and public art and the mobility chapter includes the multimodal street and mobility network as well as parking companion documents. Sap will be the affordable housing implementation plan which will be summarized in the diep setting itself as well the infrastructure financing strategy that will be completed next report the focus of this outreach on the diep app will be on explaining the proposed changes and how they respond to community input to date.

>> we also recognize there are a lot of overlapping processes going on right now especially in transportation.

>> so we will continue to work to clarify the relationship and scope of each process. So on that note on the next slide we have a map that illustrates the study here is for several of overlapping project. So the downtown west project in yellow and the broader dirt stationary plant update in green the approximate footprint of the rail infrastructure indicated in red. So that's being looked at as part of the disc process and then the big blue area is the study area for the downtown transportation plan that's being led by staff on duty and in the interest of keeping things brief I'm just going to run through a few slides. But eric idling is available here and we'd be happy to follow up with any of you individually. So that work the transportation work related to the diep amendments was front loaded at the very outset of the process but for the broader downtown transportation plan process we're in stage 1 which is beginning to coordinate with parallel efforts documenting system conditions and do some background research work is also beginning with key stakeholders to develop and fine tune the engagement strategy and downtown transportation plan has a another group of local partners working to broaden the reach of the outreach effort.

>> so work on downtown transportation planner dcp as we call it around city hall will continue through the winter and spring with the final draft plan anticipated next summer. And we want to put out a quick plug for the speaker series. That's an important part of the engagement effort for the downtown transportation plan. There are several speaker events lined up and those are all listed on the project website at move San José or including a workshop on October 7th and yeah.

>> and then the speaker series all of that information is on move stand as a dog or and they've also got critical social media presence so you can tweet and things like that. So getting back to the overall schedule, here's the tentative project schedule for downtown west in set including a few key milestones and some community some community partner meetings for which dates have already set. I'd say the highlight of this is the goal to release the google and diep documents over next year by the end of October and then the city council study session which has been scheduled for November 16th. Google will also be doing their own community engagement in October and November and we still have other public hearings and community meetings to schedule that don't appear on this yet.

>> so we're still figuring out all the dates and we'll keep you posted on that.

>> so that is my update. Thank you so much, sam. And we're gonna allow some time for questions here shortly. But I just want to reiterate as I said earlier, we greatly appreciate all your time and effort as members of the sog. Moving forward it would be excellent to get your help in advertising the events that tim just mentioned and we'll continue to let you know about and post on the project web site.

>> talk to your organizations and community as you all are a conduit to the greater community as members of the sox. I really hope that you share this information out and bring information back to us. As kim mentioned earlier. We'd love to hear from you at these meetings as well to represent your organization so we really encourage you to continue to speak up.

>> and as you've done in the past, attending community meetings as well as members of the song is great bringing your knowledge as you've kind of seen this process evolve to those meetings is a huge help to us and it keeps you in the loop of what's being shared out with the community and then in terms of other ways to provide input through a comment letters on the website or actually specifically requesting a meeting with members of city staff and I know some members of sag have taken advantage of that and have held meetings and we'll talk a little bit about that as well.

>> but we really want to encourage you to stay connected as we move throughout this process. And again, thank you so much for all that you've done to date. So with that we just want to allow a couple of clarifying questions.

>> I'm going to let matt go ahead and take over to facilitate that and let the interpreters know that this is our transition time. Gabby, you're gonna be back on and you're gonna be on. So I'm going to go ahead and stop sharing my screen and allow matt to facilitate that discussion, ok?

>> great. Good evening, everyone. If you have a question, please go ahead and raise your hand with a raise and feature and I will call on you when I see the hands come up.

>> I am not seeing any hands raised at this point.

>> no, the only one on I think not.

>> hold on one sec.

>> gabby, we're not quite we're not quite there yet.

>> gabby she likes shooting if you take the food at that, ok?

>> okay. No. Okay. Let's see we have one hand. Hey, don't you we.

>> I'm still in the. You're on the english side. Gabby oh my goodness.

>> jeffrey, I see your hand up. Give us one second. Okay.

>> matt, go ahead. Well, we'll get her up. Okay. Let's see more jeffrey I think. Go ahead and try a meeting. Yeah. No. Excuse me. Yeah. Just a question on the. The infrastructure finance plan . What. What is the. The expected timeline for for presuming the infrastructure finance timeline. What is the timeline for pursuing infrastructure financing plan?

>> and what do we proceed? The components of that plan particularly interested in any any value capture or plans that might be a part of that I think in the past.

>> this committee we've talked about affordable housing kind of one piece of the overall infrastructure package and you know, obviously there's there's some some methods that you could look at her district in raising finance for infrastructure that could be also viable for raising funds for addressing affordable housing needs. I know we'll talk about affordable housing in a minute. But because there is some connection potentially between those two areas just interested in what the timing is for considering that and how the public May be able to see you like what the initial thinking is around that in the earlier phases team are you the appropriate one to answer this question and maybe to jump in?

>> okay, go ahead. Yeah unless you would like to think two answers come to mind.

>> jeffrey what I did is that we got very specific direction from council to explore potential incentive zoning opportunities and to come back to them prior to bringing the diep up or the downtown west. So we're in the process of doing that assessment and anticipate by this study session in November we'll have an assessment of there any capacity tied to the height increases to have additional fees we had to get the commercial impact fee in place first and know what the amount of that was in order to do that analysis. So the second answer is the longer answer and that is to do an infrastructure financing plan you need to know what is the shared infrastructure that needs to be financed. Right. And so especially we need to finalize the main elements of the diep cap and then we need to study to see what shared infrastructure needs there are going to be. Then you need to do engineering studies to specify those understand the costs and then you can in a parallel way be looking at financial tools to fund those. That's why we anticipate that infrastructure financing strategy will start it in this phase but it will definitely carry through to the next phase .

>> thank you kim. Right.

>> I'm seeing questions. So dave, I will turn it back over to you. Sounds great interpreters. I'm going to try one last time to get you in your room. So gabby and you should see something popping up on your screen. Please let me know if I hear you saying that the host and the diep interpretation okay.

>> that it's open right now. I'll start it again. Ok. Languishing interpretation that has been ended by the host.

>> okay francisco, we're gonna switch back over to you on this one.

>> gaby, I'll try again. I see and it is getting into the vietnamese room.

>> let's try this one last time . Sorry. It was one more second here.

>> is there anything else that I'm supposed to be doing?

>> I will. I'll I'll check with you. Okay. It's dark in here. Sorry. So we'll go ahead and get back to the presentation.

>> okay. I'm gonna now turn it over to juan carlos.

>> I'm sorry. Actually this I still have a couple of slides there. Oh that's right. You've had the intro tim over to you.

>> ok. So some of the feedback we got in the initial height of land use concepts released last spring included, you know, requests for more information, questions about how these concepts were developed and comments raising concerns about potential effects of tall buildings on adjacent issues including single family neighborhoods, historic resources, public space, gas creek next please.

>> so following up on the council's direction to look at heights up to the faa limits as we have in downtown in spring 2020 proposed to go up to those darker purple faa heights in certain areas but to also keep heights lower. stirring cranes excuse sorry the time until you tell me she cannot hear anything deaf.

>> can you help facilitate that? No I I could hear but I haven't seen the interpretation.

>> jim bob, I Miss You and I haven't seen the invitation. The assignment from dave that's the same problem that gabby diep interpreter first she's facing.

>> I haven't had seen the invitation from dave or andy dave I you on mute? Yeah. I'm back. Sorry. I'll give me one second. Sorry again, francisco. Stay where you are land. I'm going to put you back in as the interpreter for vietnamese. Hold on one sec. Please.

>> okay. We should be back on track here sharing screen. Apologize again, y'all. Back to you. Tim thank you, dave.

>> so the initial staff proposal really from the staff and our consultants were always a mural on the right sort of represented already a compromise between going to full faa audits everywhere as we haven't downtown or in other parts of downtown houston 87 and the lower heights that were adopted as part of the dsl so center is we actually proposing to keep the lights the same in other areas we were looking at growing taller. We had a video and survey posted on the



project web site and got over 600 survey responses with a clear majority saying that the initial staff proposal felt about right. However strong concerns were expressed from some you know our representatives about taller buildings in particular areas and particularly by members of the day in terms of the next slide which in terms of the proposals for diep amendments and land use of the 2014 diep had a kind of a more single use approach where the northern zone innovation district was really intended as an employment area.

>> the southern was intended as primarily residential and then the central zone had more employment and mixed use of the spring concept is more mixed.

>> so the illustrative land use concept on the right illustrated for potential development sites was designed to complement the land use uses in the downtown west projects as well as to further the city's goals for economic development and equity and the environment.

>> next please. So at our at a recent meeting we had a refresher on the downtown design guidelines and standards adopted in twenty nineteen by the city council. These set the rules and expectations for urban design development projects throughout downtown and including the dirt on stationary. So within the downtown west projects because of its size and scale and long build out that the downtown the city's downtown guidelines will primarily still apply but they will also be built on an order.

>> yeah modified or supplemented by additional project specific design controls in the downtown west design standards and guidelines. The the down the city's downtown guidelines will continue to apply to the remainder of downtown detroit on station area. They do include a series framework plans that outline site and block face specific design controls and we're looking at some potential amendments to those diagrams to take into account the latest planning for the detroit on station area. And the downtown design guidelines which you might refer to refer to as diep g include aimed at softening transitions between areas of different allowable building heights. So just to walk through a couple of these it's about one 100 page document but there is a standard other standards for matching relationship to context taller buildings adjacent to low rise residential areas must step back at the front and rear and have breaks the lower facade. Next one taller buildings in areas with historic adjacency need to meet additional standards for massive transitions.

>> next tower block and separation are controlled by the skyline in section and frontage along streets and open space including los creek is regulated by the street walls section so these sections all tie back to those framework diagrams and so with that in mind they now wanted to close and I wanted to meet the saw through the exercise that we did at a recent virtual office meeting and kind of zoom in on some of the areas where changes in height from what was initially proposed are being considered and to do kind of a straw polling exercise. This is not a binding vote as dave mentioned, but we just want to take your temperature and get an input and feedback from the store as a whole about what you think about some different potential building heights in these different areas. So was a or to extend hi everyone prns everyone here on the dirt on stationary plan project manager. So taking a look at the spring 2020 concept for height the height limits can be organized in two three categories if you will write transitional areas thatty f mid rise areas which range from about 90 feet to one hundred and forty feet and then we have high rise areas which reach up to about two hundred and ninety five feet in the south and about one hundred and sixty feet in the north. The heights decreasing as you get closer to the airport which is north of the dirt on station area. So so transitional areas shown on the map here on the left and highlighted in this orange boundary can accommodate development up to sixty five feet. So some examples potential development types include the one adams and san francisco at around sixty five feet an example from San José. Now this project is proposed d s along w san carlos street next.

>> and another example in the diep just on station. Also around sixty five feet in height next. Moving on to mid rise areas so some examples for mid rise construction include a residential development proposed along w san carlos street at around eighty four feet next madera san pedro square. This is located in downtown San José at around eighty nine feet and another example in the diep.

>> that's construction and is across the street from whole foods at around 100 feet in height.

>> some examples for high rise include miro which is a residential development across the street from city hall which sits at about two hundred ninety five feet.

>> the graduate a residential development at about 200 4 feet and adobe north a commercial development at about two hundred forty three recently potential development heights.

>> so the map on the left here illustrates and shows recent development in the dirt station area. The map includes projects built since 2000 or those that are under construction projects approved by planning projects under review and projects under preliminary review. Also included in the map are highlights for each project. so as you can see there's quite a bit of development interest in set now the heights shown on this map are either approved or proposed depending on where the projects are in the planning process.

>> so if we look at the map on the right now which could be described almost as an inverse of the map on the left. Now this map shows the spring 2020 concept heights. However only highlights potential development sites so the consultant team that the city is working with skidmore, owings and merrill so m4 short identified these development sites to develop a maximum build capacity for the area. So these sites essentially include all land within the dsa except for projects built after the year 2000 projects that already have planning approval or that are under planning review and historic sites and landmarks. So the projects that are under preliminary review are still considered potential development sites next year.

>> some comments that we've been receiving from the community throughout our outreach efforts as tim and dave mentioned earlier include concerns in regards to heights next to single family or lower density residential areas. The map on this slide shows residential uses surrounding the diep. These are highlighted with an orange boundary next. So having heard these concerns ,the city is taking a closer look at areas within the d up that are next to these single family or lower density residential areas referred to as areas of focus on this slide. So we have six areas total area a b c d e and f. Now in the next few slides I'll be going over what we've heard so far in terms of heights regarding specific areas as well as some development capacity numbers. So looking area a lower heights between lindzen and the alameda there are three different heights in this area. In the spring 2020 concept so 90 feet one hundred and eighty feet and one hundred and ninety five feet. So looking at the capacity for these sites we see about five hundred sixty residential units. Now if we were to reduce this area to 90 feet we anticipate a decrease of about two hundred and forty residential units moving on to area b.

>> so increase heights between park and west san carlos. There are two heights in this area. One hundred and forty feet and two hundred and eighty five feet. So looking at the capacity of these sites we see about a thousand seven hundred and fifty residential units. So if the hundred and forty foot area were to be increased to two hundred and eighty five feet then we'd

see an increase of about five hundred and fifty residential units next area c psp heights along son or between park and west san carlos.

>> this area has a height of sixty five feet.

>> in the spring 2020 concept therefore no changes reflected on this slide. However looking at the capacity we see about twenty four thousand two hundred square feet of commercial and about one hundred and twenty residential units explains lower heights between west san fernando and park avenue. So the spring 2020 concept height for this area is two hundred and eighty five feet. Looking at the capacity we see about five hundred residential units. Now if this area were to be reduced to say sixty five feet we anticipate a decrease of about 363 residential units area e increase heights between park and west san carlos street east of bird avenue.

>> so this area has a height of one hundred and ten feet looking at that capacity we see fourteen thousand four hundred square feet of commercial and about three hundred and twenty residential units. Now if this area were to be increased to say two hundred and ninety five feet then we'd see an increase of about two hundred and twenty residential units. However, we do not anticipate an increase or change in commercial square footage just because the analysis anticipates this commercial square footage is ground for retail area at so lower heights between west carlos and ozzie street.

>> this area has a mix of different heights currently which includes sixty five feet one hundred and ten feet 290 feet and two hundred ninety five feet. Looking at the capacity for this mix of heights we get about nine hundred and sixty thousand square feet of commercial and about a thousand and twenty residential units. Now if this entire area were to be reduced to sixty five feet we would see about a loss of 600 forty thousand square feet of commercial and about four hundred forty residential units.

>> now looking at the capacity of the diep out in a broader context you have about twelve commercial and about twelve thousand nine hundred residential units for the spring 2020 concept. And now this includes seven point three million square feet of commercial and about five thousand nine hundred residential units for google's downtown west proposal now analyzing development capacity based on what we heard. Right. So increasing heights in some areas while decreasing heights in other areas we see a total decrease of about six

hundred forty thousand square feet of commercial and a decrease of about three hundred and seventy residential units. Now most of this change being attributed to area f so the southern most area of focus which included the mix of heights being reduced to sixty five feet explains. So now we'll be moving on to some poll questions and dave. Please correct me if I'm wrong but the plan is to go through each of the slides and answer six questions as we move through the six slides.

>> and at the end the six slide and last question then we'll have a discussion about the results. That's right.

>> that's right. Thanks so much. Was I was a great presentation. So I was you mentioned you're about to see a poll pop up on your screen or super excited to try something different with you all. Again, this is in a binding vote. Well, really your vote isn't gonna make a huge impact is the direction we really want to get a sense as to what your thoughts are. And doing a poll will allow us to kind of spur the discussion that way. And again, I want to reiterate for the members of the public outside of this dog. If you can please refrain from taking the poll and greatly appreciate it. There is no way and zoom unfortunately to restrict folks outside of the panelists from taking the polls. So I really, really want to have this dog take this poll and we will have opportunities to reach out to the community, other ways to gain this insight as well. But this is really meant for members of this dog. So with that I'm about to launch the poll. You'll see something pop up on your screen. And then as hosseini just mentioned, we wanted to have these refreshers for you on the screen and those I don't know if you want to provide any additional context or what's on the screen but all six questions are packaged in this first set. So you'll get the refresher for question 1. You'll go ahead, answer that. They will move to the next slide and so on. So posey, did you want to add the additional context here?

>> yeah, just provide a bit more context. So this area includes whole foods which is on the corner of the alameda and stockton avenue which is about thirty five feet in height. A residential development across stockton avenue at about 100 feet in height. And just a few parcels to the north in approved hotel at around 80 feet in height. Now to the west of the boundary. So outside of the orange boundary you see there are mostly single family and or lower density development.

>> great. Thank you, rosie. I see that folks on the saga are already taking the call which is great. So if you want to go ahead and focus on question 1 and I'll give you a few seconds to answer that I will move the question to the x factor. Some star students here who are jumping through the entire pole all at once which works so we're gonna go ahead and give you a quick refresher on area b. back to you. It was a great thanks to so in the gray area that you see here just below the one hundred forty foot label there is an approved residential development at around one hundred and sixty four feet and above the hundred forty foot label there is a project under preliminary review at around eighty five feet now outside to the north is a residential development at around sixty five feet and to the south outside the boundary another residential development at around 90 feet in height.

>> great thank you as a and I've only seen about five or six members of the song so far taken a poll. I just want to make sure that you all have it up on your screen and have access to it if you don't see it for any reason definitely feel free to speak but it would be great to start getting some of your input on the first two areas that we covid and now we're gonna move to area c so area c the gray area that you see just below the sixty five foot and one hundred and forty foot labels has an approved project residential development at around eighty three feet and the surrounding context is similar to the previous area b the thank you.

>> okay so that's area c and again I only see about five or six u that have taken the opportunity to provide us input. Please feel free continue to do so and we're gonna move to area d so area d within this boundary to the north there's a project under preliminary review at sixty five feet howard the applicant does have interest higher height limit just north of the area you have the.

>> yeah just northeast the lake house historic district which includes lower density development and the gray area you see to the south where that 110 foot label is there is a residential development there at around forty five feet high .

>> thank you rosie. So I'll wait a couple seconds here that you absorb that info and be able to answer the fourth question on area diep and now we're going to move to area e area.

>> so this is a similar surrounding context as area diep with the forty five foot residential development to the left. However there is a approved project to the east so to the right just above the little blue parcels you see there at around 70 feet.

>> thank you as looks like we're picking up some steam here I see a few more jumping in and giving us your thoughts. Thank you so much. And lastly we're gonna go to area f so area f this was the area that attributed to the most difference between the spring 2020 concept capacity and the what we heard analysis of the capacity.

>> so to provide some context this area has a project under preliminary review which is south of west san carlos street between gifford and delmas avenue with the proposed type of 300 feet. So roughly the blue area that you see in the rightmost corner of the boundary. The area also includes two projects under review along w san carlos street between josefa and gifford avenue one at around 88 feet and the other around sixty five feet south of the boundary. So outside of the orange line there are mostly single family and or lower density development. Great thank you so much. Okay. Okay great. I see almost half of you have jumped in now.

>> we'll give this just a few more seconds and then once I hit and polling I'm going to go ahead and share out the results back out to the group so you can get a sense of how other members of the sog felt about this information and then we'll have just a quick just general discussion about what was presented and answer any questions before we move forward.

>> so please start thinking about questions and if you have any.

>> raise your hands. We are trying to make sure that everyone gets a voice in this process.

>> so if you have questions if you have concerns or thoughts, please feel free to share them. Now yeah.

>> thank you for them. I do. And just to reiterate we know that there's been some groups that have had an opportunity to provide input, have been to the virtual office hours and provided input. We're really we really appreciate that. We're really hoping to hear from the broader group here tonight as well. So please do give us your input and with that I'm going to go ahead and the poll share results so you all should now see the results popped up on your screen. That gives us a sense by area of how you all felt about the heights in that area. In general I would say across the board most folks are in the spring 2020 height camp except for in areas e and b or a and c excuse me.

>> so based on the results we see on the screen and we'll capture these results and include them in the summary as well just as a sense of the discussion here today. But any follow up thoughts from the group? I see a couple hands raised. Let's see why don't we go ahead and start with jason. Jason, you should be meet yourself to I think I did and thanks for the presentation and thanks for the polling.

>> it's pretty interesting to see this. I kind of wish that we could include 600 more votes because as you mentioned there is we did a survey of six people and they all kind of agreed with the previous staff recommendation. I'll admit I'm a little disappointed we're talking now about a fair amount of reducing heights when as you mentioned staff's recommendation initially already sort of made good compromises I thought in terms of not going to the maximum of heights. And in addition had those downtown design guidelines and standards which offer additional protections against some of them most concerns about building heights being too high. So so you know, staffs already made those those concessions and included protections. I just think in this area which we shouldn't be talking about losing the kind of the kind of height and density that is being discussed here in what's in this area plan that's supposed to be sort of grand central station of the west and where, you know, billions of dollars are going to be invested in public infrastructure and what we're gonna have to compete with other areas to get some of that show how thriving and and workable this area will be. Thanks for this and also thank you staff for working so hard on the translation bit. I know it makes your job a little harder. It's really important and I've won him plenty of patients for those glitches if it means more people can hear this meeting and participate. I appreciate that, jason.

>> one thing I forgot to note before each speaker speaks if you could please your minus your name and organization just for the greater group just to hear it as well.

>> that's all right. Revise and extend my remarks on jason baker with the silicon valley leaders.

>> thank you so much. And then one other one other just because we're kind of ending about an hour so we're halfway through so I'm definitely follow jason's lead ,make your comments concise so we can move on to the remainder of the evening. Why don't we go next to david? David, if mayor here let me on a you and go ahead. You can amuse yourself.



>> I think I've admitted yes, we can hear you. Okay. Both. Thanks very much. As I say, I appreciate all the work that Seth has put into this. I know that it's a lot and it's a lot for us all here to try to absorb. I appreciate this polling and trying to look at some of these different equivalencies but I'm a little bit worried that it's difficult for me to completely understand despite having myself looked at this area or what whether or not there actually are equivalencies when we shift around some of these numbers and shift around some of the heights. And if that's actually going to be at the end of the day result in the same amount of housing units and it's concerning to me when we're talking especially about the reduction of housing units in the southern part of the area because you know the city is invested so much money in doing the raising limits during the studies and adopting these downtown guidelines that staffers refer to are helping transitions to neighborhoods and I know that in the south is where some of the highest heights are and am seeing that reduction in housing capacity in the south is really where into me because that's also going to mean a reduction in affordable housing capacity.

>> and it's not clear to me based some of the other numbers and increases that I know that Holzer referred to some projects already being submitted and processed and some of those areas. So it would be great maybe some better overlay or understanding because because we increase heights in one area it doesn't mean that that there is going to be the result the resultant increase in units there and it would be great to kind of have a better understanding of that going forward if we're going to provide more comments about kind of moving around capacity in these areas. You know, I think we all know at the end of the day that this area is so important for the entire city it's going to bring a lot of jobs to the city and we really want to make sure that we're able to provide a lot of housing throughout that area plan really appreciate. Staff has done two to work on those capacity numbers because we need housing and the affordable housing for people not just related to living. You know, the fourth year at our jobs and people throughout the whole city. And so, you know, I really hope that as we go forward in this as we continue look at these heights that we're really understanding where we could be losing capacity because I would really, really hate to lose any of this really important housing capacity in the area.

>> thank you, David. So I'm Melissa. You're up next. And then just as we're transitioning over just to let you know that powerpoint presentation from this evening is now on the project web site [diep on sca dot org backslash sog](http://diep.on.sca.org/backslash/sog).

>> so if you want to follow along there it's easier to see. Please go ahead and do that. Ok.  
Let's see. Go ahead.

>> everyone, it's a freebie here.

>> I echo the kudos to staff for really trying to illustrate these technical massing and capacity issues that are quite actually difficult to understand and in trying to make them relatable to to all of us. I'll admit I'm having a hard time understanding how to best providing here on the masking and heights because of the absence of existing context. I'm I'm kind of interested in maybe a new way of visualizing this not just for its unique perspective all one perspective but like in tutti isometric just to just to understand how the volumes of buildings would would relate to the context of the existing development or the pipeline development in all these different characteristics that have been covid by zay all. So I just wanted to sort of ask the question about the availability of those resources actually visualize this in a way that could potentially be ortbal moment repeatable. Awesome. Tim diep quickly respond to that.

>> do I need to meet you? I was sure you said tamara. I'm sorry. Yeah. You know we we did develop some of those for in-house use. The issue is that there are so many variables with projects that have been approved and not built or projects that are proposed but not approved.

>> and so we can't show everything at once. We know we have good 3d models of the development opportunity concepts that that we could potentially share at a future meeting. We don't have a model of the existing city to plug them into. So you know, we don't have models of all the approved and proposed projects and we likely aren't going to. So that's part of the reason we try to simplify it and go with the two representations because the 3d represents that we had you know, everybody wanted to see more and more and more and have kind of a google earth version of the whole dirt on stationary and we just didn't have the resources to produce that next time.

>> all right. So we have former hands up. I'd like to try and get through this in about six minutes. so you guys please. John king, kevin, kathy and harvey, please share the time here. I'm going to start with with jonathan martinez. Go ahead. Go ahead, john.

>> jonathan martinez, georgetown and cahill homeowner's association so I've been in ground zero right next to the tracks so I am in favor of the height limits. I understand as an econ major in college at it's supply and demand. And so you put in more supply trying to meet the demand you're going to you're going to eventually do some equilibrium on prices. I guess my biggest concern that I have if we're voicing our concerns are we don't have a caution but I do have a concern about more market rate housing because it just seems like all the projects that's been approved recently in low income housing project and we just had one built right next to us. And a senior housing project. And then there's another one that was approved on mcavoy that's massively huge but I'm not seeing very much market rate housing and what you're doing is just making the prices of these homes more expensive. That's my concern.

>> thank you. Thank you. Jonathan. All right. Moving up the list. I have an christman you are up next and I am trying to a new new one yourself.

>> you go.

>> I mean I think I'm on muted there now.

>> yeah. We can hear you. Okay.

>> good. It's kind of hard to take this survey because I was trying to toggle back and forth between the survey and some of the. Some things like that to try and get the proper context.

>> so this is a very good this online platform but I don't think works very well. To try and get an honest idea of what it is that should be done. That's why I answered not sure on a number of them because it was just too hard to under the time limits do it a decent decision on something that's a quality of life issue which nobody has mentioned here at all.

>> you know if all we want to do is fit as many rats into the maze as we want to keep going down the road you're going because you're going to end up with a situation that you'll have May have a whole bunch housing but you May not be the kind of housing that anybody really wants. They'll use it as a transitional thing where they'll work a few years, move on and take their money elsewhere. Thank you, kevin. Kathy, you are up next if you can hear me.

>> yes, we can. Thank you. You have these very specific areas which are where we are.

>> I'm with delmas parker. We are asking the appropriate height is next to the existing location from the big picture of the diep area.

>> percentage of the dcf area. Are these areas of concern because the dcf is kind of big and these areas are really small.

>> these are the areas that interface with the existing neighborhoods and so rather than just do a blanket here's the the height and then start saying here's what you could develop to and then you end up making it sound like we are against high density development and gets new neighbors and we're not we would welcome them across the street where we actually asked you said you could increase development heights but there are areas where you are adjacent to existing neighborhoods and we're saying in these few small areas and giving given the number of acres of the diep sap we would like you to consider other.

>> so that's my comment. Thank you.

>> so you get back with the number of acres that are in there that were proposed that you all highlighted that would be really helpful.

>> all right. Thank you. While I'm why I think we're doing real quick, I just wanted to note that all of the comments are being recorded on a virtual board. So I just want to make sure you all realize that we're hearing a comment or recording I'm actively and can follow up on those questions that come up.

>> I'm looking outside that looks like we're going to last. Last comment from harvey.

>> thank you.

>> I want to comment that I agree with what kevin was suggesting. I could not. I mean I've looked these maps before and I. When they was saying me area a or b I couldn't understand the context even though I looked at the map before. Unfortunately you did not send the maps out to us so that I could open it on another computer and look the map. Well, I was trying to

answer the poll. The device I'm using to answer the polls that didn't allow me to toggle between the maps and to know what I was actually voting on. So most of what I provided you tonight is garbage. So unfortunately I did a lot of not shaw's and and I have opinions about all the different areas because I think like kathy said, there are areas where I think we can put more density higher limits and there are areas that are budding single family.

>> nate residences that we need to lower height limits now. The other to the other issue that I'm concerned about is quality of life because we have received arts presentations where they've only come up with in the non google areas only two acres of park land.

>> additional for that whole area with a forgotten how many thousands of tens of thousands of new residents. So that that's just not going to do.

>> thanks harvey in darwin. Just to reiterate this wasn't your only opportunity provide input. This is just the kind of get up the discussion going about these topics there will be follow up opportune.

>> I think what you need to think about the technology and publish your map separately so that someone can look at them separately and answer the question on the screen.

>> sounds good. Thanks for the effort. Harvey matt looks like we have one final sandra I saw your hand pop up. Go ahead and make that final comment or move over to the next agenda item.

>> sandra europe. Hi.

>> thank you so much. Sandra webber plant 51 right next to dear don station and I had I had just more questions when when I was given the when I was answering it was I don't mind.

>> in global cities you do see let's say you have some you have a historic district that's right next to tall buildings. It's it's the design of the tall buildings that not only attracts tourists to come see those tall buildings because of their design and nature but it's open space.

>> let's say between 4 4 between 4 7 and 13 that allows sunlight. So you're not pretty you're not completely shadowing a historic district. So I just wanted to see more creativity and potential design ideas and also traffic load so that that's my two cents on that.

>> thank you. Thank you. Sandra. Ok, so with that we're going to go ahead and move forward here . As matt mentioned, we're trying our best to make this meeting a little more efficient respecting your time. So with that I want to bring jackie who got up to take us through the diep on station area housing implantation plan. And we'll start with you, jackie.

>> good evening.

>> I'm jaclyn ross, friend director of the housing department. And joining me tonight is sue how to treat a startup from strategic economics. She's a member of our consultant team who's been working on developing the affordable housing implementing plan that we are sharing with you tonight.

>> explain. The city continues to make progress in adopting financing tools such as the commercial linkage fee and developing plans such as the citywide residential displacement strategy that will have a direct impact in the dirt on areas like we started working on an affordable housing implementation plan to better understand how we might achieve with a 25 percent affordable housing requirement in your own area as directed by the city council.

>> what we've learned over the past two years is that a 25 percent inclusion requirement? And when I say inclusionary I mean no requirement placed solely on residential development would not achieve council direction given the results of recent studies that have shown that high rise residential developments are not feasible. So increasing the requirement on such projects would add additional costs and could potentially stall housing development in the area given these realities. Staff is recommending that we establish a 25 percent affordable housing goal and that the affordable housing and implementation plan will be used as a road map that guides how the goal can be achieved.

>> the plan provides a range of tools and leverages affordable housing financing sources to achieve the 25 percent 25 percent goal while at the same time creating much deeper

affordability. One interesting fact revealed in the strategic study is that about 20 percent of the housing stock in the dsa is already affordable.

>> establishing the 25 percent goal will help us to maintain the overall community balance and provide more opportunities for a range of incomes to live and stay in the eurozone area.

>> expire the purpose of the plan is to provide again a roadmap on how we achieve the twenty five percent.

>> affordable housing production. It also includes preservation and protection strategy. and finally it builds on the excellent work of the cta and we have to thank the media because they helped to finance the plan as well. It's also important to note that the plan takes into account the and public input today including survey responses on housing tradeoffs that was obtained earlier this year.

>> while council directed to look at production we know that we need to also address the other two p's to reduce displacement. So the plan includes strategies to address all three. The three p's include producing new housing, protecting protecting our most vulnerable residents, preserving existing affordable housing units that are already located in the area. So this plan is comprehensive.

>> the plan is focused on the non google sites because as you know google will have its own plan and we will provide an update on the google affordable housing plan at a future date.

>> today we are focused on all the other residential sites. The plan estimates that there is a seven thousand capacity seventy five percent would be developed and high rise twenty five percent in mid rise which means the area should produce 1750 affordable housing units based on that twenty five percent nickel and now going to turn it over to stockton. Jackie so I'm just gonna walk you through some of the preliminary findings and some of our strategies.

>> dave going. i think you can skip ahead to two slides forward and I just wanted to talk a little bit about the current population and housing conditions in the study area. Right now there's a fairly small number of housing units direct jared on station area about 700 units and that includes one hundred and forty one. Diep restricted units. Jackie mentioned before it's about

20 percent of the total. The majority of the housing is actually multi-family apartment buildings that have some protections from rent increases because many of them fall under the city's apartment rent ordinance that caps how much you can increase rents and based on some analysis that we've done we found that these types of units are much more likely to be occupied by low and moderate income households . So it's important to consider those as part of the affordable housing stock as well. Next slide.

>> we also did some research to look at what the potential for indirect displacement is within the dirt on stationary and keeping with this idea of looking at the three ps protection and preservation as being just as important as production. And based on that literature review we found that it's rent increases and displacement effects are usually happening within a half mile of a major new investments like a transit station or another major private investment and the major factors that really lead to that displacement effect can include things like being in a region like the bay area that has a very tight housing market being very close to high quality transit, having high tech job centers nearby and most importantly the vulnerability of the residents to displacement has a lot to do with the demographics and the composition of the neighborhood . So we know from our literature review and previous studies that low income renters cost burdened households that are paying more than 30 percent of their income on rent and residents that have lower educational attainment have a lot more vulnerability to displacement and a lot of those characteristics are present in the dsa and in the surrounding neighborhoods within a half mile next slide. So this is kind just illustrates that you know right now in the dsa there are many renters who would fall under lower income categories slight .

>> the other point that's important to make is that the vulnerability of renters also depends on the kinds of policies that are in place and what kind of housing units they occupy has a lot to do with the kinds of protections that are offered. So about 15 percent of the units in surrounding this dirt on station area or the neighborhood stabilization study area which is what we're calling it are deed family units and about 10 percent might be protected by the apartment rent ordinance. So quarter have some strong protections but another quarter have very weak protections that we kids protections are for duplexes, single family homes and condos, townhomes. Next slide.

>> so in in our framework for thinking about the strategies we've defined two geographies the dirt on an area based on the city council direction is really where we want focus our production



goal of 25 percent but in defining the preservation and protection activities we've defined a half mile buffer around that dearden don station area boundary.

>> so on this image you can see that purple dotted line is really being the geography for where we think that there's some vulnerability displacement and where those efforts should be concentrated. So going to production. I want to articulate some goals and recommendations that we're providing in our in our draft strategy right now. As jacqui mentioned, 25 percent of all housing is the goal for 25 percent of all housing is a balance to the deed restricted affordable units and that would include inclusion units that are integrated into market redevelopment but also standalone projects which is really how the city has typically delivered affordable housing is through subsidized projects that have a variety of different sources of subsidy and some of those are permanent supportive housing and housing for in-house residents. and for implementation of production, you know one of the reasons we're thinking about the kind of need for multiple different kinds of ways of getting to the goal is because of the finances financially feasibility challenges with new market rate housing especially for higher density building types such as those that are envisioned in the study area and the high cost of construction making challenging. So the extent to which you can get a lot of onsite inclusionary units is really going to depend on whether you can make those projects pencil out. So for some of the standalone projects some additional funding is going to be required. Our estimate is that the local share of funding which includes city and county sources is about two hundred and twenty five thousand per affordable housing unit. If you are really targeting extremely low income and permanent supportive housing types of units that funding gap is likely to be higher. So this slide just sort of illustrates development costs for projects that have been built in santa clara county in the last few years. And as you can see the costs are between seven hundred thousand around seven hundred thousand dollars on average for this is 13 projects that we evaluated. The cost is higher for a measure, a project. Those are the projects that are really targeting populations that are experiencing homelessness and persons with disabilities and extremely low income. So this is again to sort of articulating the fact that there is a need for those local subsidies and the city substantial. So our recommendation and goal are first prioritizing sites within a half mile of the station for affordable housing development that is really relying on sources of subsidy. This is partly because many of the state funding sources in particular are trying to encourage housing near transit so to maximize the competitiveness and the ability to gain those resources it's really important to focus in on that half walking radius. We're also recommending that the city continue to partner with transit agencies and

with developers to try to access what's called the affordable housing for sustainable communities funding source from the state which is really privileging projects that can show that they are reducing greenhouse gas emissions and really creating more sustainability. So figuring out a way of coupling transit investments with the affordable housing is another potential strategy. Sorry is to make the dsa a priority area for allocating future revenues from the city adopting the changes to the inclusionary housing ordinance and updating some of the city's policy so that you can encourage lower cost construction technologies and make development more feasible.

>> for stabilization and what we mean by that is protection and preservation. The other shoe piece let's transition to that the goals that we have put forward are to really ensure that the city can maintain the number of low income renters in the study area. Again, that's that half mile radius and maintain the affordability of existing restricted units. So most of this income restricted units that are in the stabilization study area have affordability to 2040. But we want to make sure that it goes even longer term than that. And then finally launching a preservation pilot program which I'll explain in just a minute.

>> there are some opportunities in terms of preservation to acquire some of those multifamily properties that don't have any restrictions on them but that do house a lot of lower income folks. But some of those those opportunities are limited to the property owners that are actually willing to sell at a reasonable price. The smaller properties that have less than 20 units are generally the ones that are most affordable the lowest rents and might be the easiest to acquire because they might be mom and pop landlords but they're really challenging to manage efficiently. So it's gonna be important to think about, you know, a holistic strategy here and there are going to be fewer funding sources that are available. The cost from the city could range anywhere from between one hundred and twenty to three hundred thirty thousand dollars per unit. So this kind of just illustrates the opportunities with our properties if those were the targets for an acquisition program. The much vast majority of them are very small properties with less than 20 units in them.

>> so our recommendation is to the city doesn't really currently have a preservation program to acquire those types of units and convert them to permanently or indeed restricted affordable housing. So the recommendation is really to focus on a pilot program that would really target the dsa and surrounding neighborhoods to start that process. On protection many of our

strategies are actually included in the draft anti displacement strategy that's going to council next week but they include things like providing more support for legal services and maybe creating resource and education center in or around the dsa that helps to communicate what the rights of tenants are considering options for enforcing the state regulations that do exist to protect tenants and expanding the city's regulations to have more protection especially for people who live in single family homes duplex and condo townhomes and that's it for me.

>> thanks dave.

>> thank you george and jackie . So we've now come to another pause in the presentation to quickly do a quick poll with you all again to try to get your sense on a couple of questions.

>> first being what are your thoughts about neighborhood stabilization study area concepts for example, including a half mile radius around the newtown station area in duration and protection study area. So one is I like it. Two is I like the focus of preservation and protection just be on should just be on the dude on stationary itself. 3 is I like it for preservation but protection strategies should cover a large area. And the last one is I don't know. So I'm going to launch the poll now and you'll see two questions on there. We just kind of package these together if you want to go ahead and answer that first question for me.

>> I mean again if we could restrict these responses to members of this saga greatly appreciate it. I'll give you a few more seconds here and then I'm going to pop the next question and while you're doing this, remember that this is a way of encouraging discussion among the group to get because we can dove into why people picked what they picked and it is not a final answer for this.

>> so remember that it's because there is a lot of information is fascinating but a lot of information to take in. One point. Matt yeah. And we will have an opportunity to have a quick discussion about this as well and maybe answer any follow up questions while we have. But jackie and sue johnson with us so the next question is which of these recommended strategies strike you as the most interesting one is make it diep stationary a priority area for commercial linkage fee revenues and other resources is to is to create a preservation pilot program to formally affordability of existing unrestricted affordable units. Three is develop a tenant education center located in or near the dude on station area.

>> and lastly is to make the neighborhood stabilization study area. That's the dsa plus the half mile radius. A priority for implementing the citywide residential anti displacement strategy. It's a mouthful.

>> a lot of information there. I see that almost half of you have taken the call. I'm just going to give you maybe 10 more seconds here to allow you all to think it through. And again, if you didn't get a chance to enter the poll, no problem at all. We'll still have an opportunity to discuss it here and plenty of opportunity after this meeting to provide additional comment. so with that in the interest of time, I'm going to go ahead and the paul and share the results with our folks.

>> start raising your hand for comments or questions about the presentation.

>> so starting with the first question about the neighborhood stabilization study area concept look like about half of you liked that concept and then there was a mix of other answers a third approximately 30 you like the preservation but protection strategy should cover a larger area. Was you thought there maybe we can start with your thoughts on that question. You're welcome to also let us know what you thought about the second question. I see a couple of hands raised. Do you want to go ahead and start let's start let's start with jonathan.

>> and let me. He should be out on mute. Yeah. He said all right.

>> jonathan martin is again from georgetown. Cahill. I have a question about how we're defining affordable housing. Again, georgetown and cannula townhouses. We're not talking, you know, university avenue or silver creek gated community. It's it's just townhouses right next to the train station and then the other question I have is what makes you think that people who are in low income housing or what how are you defining affordable used during on transition?

>> because empirically now that I have lived next to laurel grove apartments, the residents there really don't use during on train station at all just empirically speaking. All right. Anyone from the city want to answer that question or should we?

>> sure. This is jackie. So we typically think about affordable housing income ranges from as low as 30 percent of the area median income and we typically go all the way up to one hundred and twenty percent. So that would be somebody that would be more moderate income. So we do try to create a range and it's affordable. Someone's paying 30 percent of their income towards their housing costs. And in terms of people using transit, there are studies that show that very low income people actually are tend to be very good users of transit because often that might be their only source of transportation.

>> and I don't know if kristen has anymore specific data that that's actually data and reports.

>> let's see chris then we got to get you a muted second here.

>> you think kristen she came in with their phone number.

>> it's a little confusing on the attendees side too. Kristen, I'm going to go ahead and meet you on the attendees side. They should be able to contribute now. Are you with us ok? we can't hear her. Let's move on to the next question and maybe we can try and figure out that circle back.

>> yeah, we'll circle back.

>> all righty. So next. Jeffrey couple a couple of comments.

>> thanks for the presentation. Appreciate that. We're we're starting this looking at not just housing production but looking at preservation and protection . One one comment appreciate that you have to pick some kind of study design here and landed on the d s plus a half a I think you know, just in looking at the real estate market, I live a couple miles from the station and see how homes in my neighborhood that our market is. You know, within distance of google. I think it's arguable that that google is not only going to have a wider impact next week but development I should say in the diep app is going to have a wider impact than the half mile radius outside of the plan and because the connectivity of the rest of the transit network, you know, arguably in transit hubs within a couple of stops of the station area. So you know, I would I think it's a great start. What's been laid out in this approach but really we need to think

about what the kind of displacement impacts are in more than just the immediate area surrounding the diep.

>> so we housing plan to think about particularly for the preservation and protection elements. How do we expand some of those benefits to areas in the transit network?

>> and on that on that front appreciate the proposal around a preservation pilot. I think it's a great idea. Also it's worth considering for the plan. Can we link the concept of the neighborhood stabilization fund that we've been talking about in the context of the downtown project? Can we link that to the larger the larger anti displacement plan here for the d s in possibly looking at you know, whether it's commercial linkage or possibly the incentive zoning resources we talked about earlier in the meeting? Could those funds help to fund, you know, preservation and protection elements for these areas that are are likely to be impacted by some of the inboard intense development in the area? One question for the the analysis for both housing finance was laid out that the kind of goal in terms of subsidy from local resources is is somewhere around two hundred twenty five thousand dollars per unit currently are in lieu fees for inclusionary program sit at about one hundred and twenty five thousand dollars per unit but are about to be reduced significantly including for the dearden station area and just the other week at council there was direction study for high rise projects to eliminate potentially their contributions to inclusionary housing including in the dearden station area. How would those particular impacts the kind of reduction of in lieu fees impact the ability to hit twenty five percent of new housing being affordable so the plan contemplated the reductions that fees that we were already proposing under the new inclusionary housing ordinance and so we've taken that into account.

>> the new inclusionary provides an incentive for developers to start building onsite something so that we could begin to see some level of integration and then reduces the fee in order to recognize that benefit of creating some units onsite. So I think we can make it work because right now at least in the short term there are other subsidies whether it's state or local subsidies measure a which would also help us to achieve a much deeper income level. But I think that question in the long term will become more important given that this is a 30 year plan.

>> we have to think about how and what subsidies will look like not only today but in the future.

>> thanks, jacki. Matt, I was able to on mute kristin if we want to let her provide some give a short answer if we could.

>> because it's 740 we want to get through.

>> kristen, are you with us? I am. Thanks for trying again to say that. Yeah. To jackie's point in the earlier question and just become a no. The percentage that the percentage of lower income people who do use transit is definitely higher than for instance even moderate income or higher than moderate income people. This is a vehicle miles traveled. Models do credit affordable housing differently than other types of housing when it's conducted when it's constructed near transit. So studies show that they do use on average transit more frequently. Also do it on station is access not just to the train but it's obviously a multi-modal connection point to buses to the east train. You know a four or five major transit modes that are connecting there plus macro mobility hubs. So it's a very important area for lots of different reasons to connect to.

>> thank you, christine. I'm going to move to kiyomi since you haven't had a chance to speak at this point and then others who have not spoken if there's anything that you want to contribute, please raise your hands now and we can continue moving on.

>> me and they policy attorney at the law foundation's housing program and this might be a little bit over a danette question but how are you thinking about the number of housing plan and we talked some today about building heights and really encouraged and and and glad that we're looking at not just production but preservation and protection . But you know, we're expecting a lot of jobs to come into this area. We know not all jobs like not our homes are the same. So crews no thinking around how you're balancing jobs and housing at those different levels in the cps area.

>> directly do you want to set for you so in terms of the you know, the goal really is to continue to provide that range of housing and so you know, as I mentioned earlier, the inclusionary the new modified inclusionary housing ordinance that we hope to bring back this fall really focuses on building on site the moderate income because we know right now that's the most feasible

and what it does is then shifts the the requirement to build the affordable using and being able to leverage our financing tools that are affordable housing developers so well.

>> so what the study does is quantifies it and kind of looks at the different income ranges. And one of our protection goals and preservation goals is ensuring that we maintain the ranges that we're seeing right now in the community. I think we were surprised to see how much affordable already existed. So we're trying to maintain some of that balance through the goals. It's thanks, jacki.

>> all right. we have three more three more hands up so we'll move through those following God is going to be public comment. So if you are one of the attendees and you have comments that you want to make, please raise your hand. That's how we're going to go through that. Raise your hand now and remember we're going to keep them in about one minute for public comment. Ok. David, you are up next.

>> it's very much. I'll be quick. David meyer from silicon valley help. I just wanted to say thank if this presentation. Really appreciate it.

>> the kind of multipronged approach of the three ps and some of these innovative ideas is putting forward looking forward to thinking more about them.

>> we really are looking forward to actually get our hands on the report so we can do some more thinking about this analysis of it ourselves. And you know, I would just I was just wondering about the city has an anti displacement citywide displacement item on the agenda for next week. And I just curious what what the interaction is between the work that you've been doing and displacement. What is it dear down and what's coming forward next week and how those things are going to interact moving forward?

>> so you had to mention that some of the tools that she actually pulled into that appeared on affordable housing plan are actually strategies that we're highlighting in the anti displacement plan. So a really good example frankly is this how do we acquire some of the existing smaller buildings in the anti displacement plan? We're recommending that the city adopt copa which is this preservation strategy and would be an ordinance that would allow nonprofits or tenants to actually do this type acquisition. So there is a relationship between the anti displacement



strategy we're bringing forward and some of the ideas that are in this affordable housing plan. They are interconnected. It's a it's too bad we weren't able to bring the strategy as originally scheduled got deferred because you would have been able to hear all of those and you would see that connection more easily go.

>> all right. Sondra, you are next.

>> sandra weber, plant 51. Is it possible since we already have a great example of affordable housing right at dearden station up and running. Can we get some real data some current data on usage for the grid on station usage of transit from that particular community?

>> that would be great. Maybe that would be of benefit to show us that yes. In complexes such as that I mean I do understand it on it as a general theory of who uses transportation but with as much communication and questions surrounding this particular complex that's already there at diep station, if we could get some micro data on that it might be helpful. It might be challenging now given the environment and where we're not actually encouraged to use transit unless you have something you need to be going to this you probably wouldn't be a good time for us to do a study like that but we certainly know that many of our portable housing developers provide free bus passes and free transit passes to encourage their residents to use transit maybe at some point in the future or their intention to do so.

>> sandra? All right, kathy, you are next. Sob members. If there's anything else, please raise now.

>> thank you very much. I wanted to just get a couple of questions answered. One is for high rise residential development. I continually hear about reduced fees.

>> and so I'm wondering how that will once again impact community benefits and future development in the area. I also hear how difficult they are to finance to actually get out of the ground.

>> I am wondering about the more mid rise because seems like there's an easier financing can which creates housing immediately.

>> I feel that if I'm right I'm concerned that if we only focus on high rise we will have all kinds of plans but nothing finished and no place for people to go without giving a lot of subsidies to the developer. And Laura and I have the opportunity to use it on our spur panel with a gentleman by the name Ken Greenberg who has done a lot of work in Toronto and one of the things that he talked about was the missing middle which is in between high rise and single family and how that is how that that's a very human scale and a very community building scale in which to live and develop.

>> and so as we look at this area here that that's one of the things rather than saying, you know, two hundred nine years the maximum you can do what is really appropriate as far as building heights and in different areas. And then finally just going back to the conversation about the areas of concern we did a little bit of math and it's 4 percent of the DCF area where community and the DANG is concerned about the heights adjacent to existing neighborhoods.

>> so we're definitely not.

>> development and we're not a. Dense development. It's 4 percent of the entire project area where we do have a concern. Thank you very much.

>> thank you. Jackie. Were you writing down those questions to answer them?

>> I think I can take the first one. I think the second one was really a planning question because it was around the building heights and the mix of the housing type. So in terms of the financing and the fee reductions that you're seeing right now, those are temporary due to the economic situation that we're in. But ideally you know the situation will bounce back and we're going to be able to produce this type of housing that you often see near these types of transit sites and that really helps to maximize both usage which make them more successful and really make the ability to have a much broader range of services services meaning community services as well because you really need that density of housing to create that vibrancy and to create the types of things that people really love in big cities being able to walk to the coffee to have that retail that you don't see that and extra you know those really, really successful types of strips and opportunities and very, very low prns housing. And I'm going to pitch the prns the density question to the planners you want to I want to address the missing middle question.

>> well, I mean we we've had a lot of meetings about building pipes and talked through this and other issues.

>> so I think it's important to recognize that the more constraints you place on development the less flexibility there is.

>> so you just because there's a a high limit doesn't mean everyone is going to built it, that they're going to build an economical project. We know that there are kind of great points in the building codes where you know, a lot of developments particularly at smaller sites know pencils better at 80 to 100 feet.

>> so with that in mind we were looking with the initial step proposal to accommodate a range and mix of different types of units with the understanding that not every site develops to its full potential. A couple other things to keep in mind that you know to get a viable building site a lot of these parcels would be assembled. But some of that activity has already been happening. But you know, individual parcels are not typically large enough to make it a tall building work. So there's sort of an insurance amount of underdevelopment because not every single property is going to get assembled into a viable development.

>> and captain, that is it for comments and questions. Going once. Going twice. Yeah. I just just wanted to call out a few names that are on just to make sure we're giving you this space gene. Jodi kelly dan charlie, reverend ray ernst. Glen laura, this is your opportunity if you had any input at this point again there'll be plenty of opportunity after this meeting as well. And just wanted to give you that space before we transition into public comment.

>> and then while we're just waiting one second. Jackie, could you maybe highlight where this information we did? Just as I said, the powerpoint is loaded up onto the onto the web site but where's this information going to be available and how can people dig deeper into we're planning ? Christine, correct. Correct me if I'm wrong. It's either in October or November be where you're going to be releasing the report and we'll have opportunities to and we'll definitely have some meetings just talking about our affordable housing implementation plan actually.

>> kristen saying mid-October is more planning on releasing and so the housing department always posts on our website where we what and when we're doing and we will ensure that it gets connected obviously to the year site as well.

>> thank you, jackie. I think we still have no hands so I'm a back. Thank you, matt.

>> actually I'm going to bring up a blast from the past and hand it over to lori to take this through next steps.

>> thank you so much, dave. And it's really good to see everyone. I was gone for a few months on maternity leave and so I'm really glad to be back working with you all. So for those who don't know me yet, I diep on program manager for the city. And so I've community engagement process for a couple of years now. And so we are coming down a final stretch for this phase. Just to reiterate what tim had mentioned earlier in the meeting. We do have some events coming up this fall including a community meeting focused on the dearborn station area plan. And so that will be another option unity for the community to discuss the affordable housing implementation plan that we talked about tonight. So we will be sending out a flyer that summarizes all of those events once we have those details finalized. So look for that probably in the early October timeframe and please help us spread the word. And then the next time we check in with you all we're thinking it'll be late October or early November. And so the purpose will be to discuss the downtown west development agreement and the progress on that as well as other topics leading up to the city council study session in November and then the next sog meeting after that we'll be a regular meeting in winter 2021.

>> so like January February timeframe and the main purpose of that will be to review the draft development agreement and we'll also be wrapping up on all the other topics for feedback before taking the downtown west project in the amendments through the public hearing process. So that will potentially be the last song meeting of this phase. And so there's light at the end of the tunnel and all of the input that you've all provided is really coming to a combination at this point. So going back to this falls check in. We wanted to offer the option to have a couple small group discussions instead of a regular one like this. We've done the small group discussion format in the past and it does allow for you know pretty good discussion and more airtime for each person. So we we thought we'd raise that as an idea. But of course when I hear from you what you like better.

>> so the poem coming up again this is for the members.

>> yeah. Thanks for the reminder matt looks like the dog has got the polling deal all figured. We're quickly getting some responses zero wait maybe five more seconds and then we can share out the results.

>> it's scott neck and neck here.

>> I know, right? It's almost tied. Okay, get em in and go ahead and three seconds. Two seconds. I'm gonna go ahead and end it. Let's take a quick look sharing out the results. As matt mentioned, we are almost dead even on either a regular meeting or small group discussions with small group discussions slightly taking the lead. Lori, I guess we'll go ahead and follow up with sag members over the next few weeks or months with some ideas on what that format can be.

>> yeah, we'll take this into consideration. Thank you for doing the paul good to see everyone. It looks like we have a few questions to dave.

>> yes, we do have one question from harvey before we transition to public comment.

>> it's a request actually because this meeting has been useless for me because I could not see the materials beforehand to study. It was a lot of material in there and I really appreciated the housing studies that were being presented.

>> but there was so much material there that I couldn't digest it on a small screen small speaker. So I would appreciate if we could get the materials, you know, five to seven days ahead of time so we can look at and study it.

>> yeah, I hear you.

>> harvey I think that's. I totally understand and I and I think we can definitely do better on that and in that light as we learn from how the virtual community engagement is going. You know, it's definitely been a learning curve. So one thing that we think will be helpful we're going to try

to do with community meetings and song meetings is to actually record some of the background presentation in advance and let people absorb the information before we ask for feedback.

>> so that is one of our our strategies and goals moving forward. So thank you, harvey.

>> and actually if you're asking for a pull meeting you should have the discussion first and then have the poll afterwards so that we all understand what what all the different ramifications of the issues are. Good point. Thank you. Thank you. I really appreciate it. And thank you for doing this work.

>> definitely. Definitely. It takes a village it takes a village pressure. So with that we're gonna go ahead transition to the public comment period thus far see about foreign hands raised just as a reminder using the raise hand feature is the best way to let me know that you would like to speak but this isn't your only opportunity provide comments. There is plenty about

>> comments. There is plenty about other avenues including through the project web site and submitting your your comments electronically that way. So I already mentioned this if you are calling in please dial star 9 and that will also activate the raise your hand feature.

>> so you all saw this last time we have this handy fun little tool here to keep track of time for us.

>> and with that I see a phone number to start ending in 5 1 4 0. I am going to honor you now and you should be a yeah.

>> I think the development around training that is going to be a issue in the future high density is the reason why they had some problems in europe and in the united states in new york. I don't think that I think the city of San José. Every time they go to do a development it never works. Remember the billion they had years ago? They spent umpteen millions of dollars to tear it down in less than 10 years and this whole theories on saying it's just not going to be as you tick translated to to where and how it it sounds they want to get into mass transit. It has frequent buses. These trains are a disaster. Light rail is terrible by rail. Terrible here. It's terrible switzerland in bosnia where visa gm cars come from decades left.

>> so it's terrible. You guys are wasting time. Appreciate the comment.

>> ok. We're going to now go the speaker system to identify themselves so we can know who's talking.

>> yes.

>> I mean that's a great idea. It's difficult when they're coming in without having their names but I'll definitely ask for that.

>> okay. Thank you. Sure. So our next speaker also a phone number ending in 6 to 6 2 as harvey noted if you can please let know your name and I'm gonna start the timer at a minute and I'll let you know if you can't see the screen as it's counting down but you're up now.

>> hi, this is ron.

>> thank you for the opportunity to give you a 1 minute update on the latest disconnected station developments this morning at eleven thirty. The video game presentation showing a new library of station in place of the existing historic station building. So now not only do we have a disconnected bart station in santa clara without any entrances on the arena side we now have a third station on san fernando for the light rail that does not connect about let alone caltrans capital corridor a high speed rail or anything else. Anybody interested in learning more about this latest radio fiasco is welcome to listen in to two miles to tomorrow morning see mpp meeting at 10:00. In closing this latest development is what is causing a complete waste of approximately a half dozen acres of developer developer bland in the deep south central zone between cahill and the railway tracks. In closing, I speak to harvey's comments about the timing of presentations and I definitely do prefer regular meetings. Thank you J.C. Rollins.

>> thank you again for your time. Next we're going to go to blair beekman. Larry, you are up.

>> hi. Nice to hear everybody again after break. I hope you're interested. I hope the ideas of the airport commission around high rise development. I hope that's played a factor in all of the work that you're doing right now and it can be considered if it has. If it's not already I think they

did really good work on highrise issues. Around the airport and I had a few more words about maybe maybe equity ideas and you know that we have to be open to how you know that the term equity and affordable housing say, you know, we to really consider what those words mean and mixed income housing is important concept very low and extremely low income housing should be can sitter is as kind of a framework to think about.

>> I think you're you're dealing with a higher range level of affordable housing issues and I think we have to be aware of the different names and really identify those terms. Thank you.

>> thank you very much. Blair I see laura's gorgeous daughter join us for the meeting.

>> thank you for joining us. Mila next we're going to go to tessa manzi. Tessa, you should be able to tweet yourself now.

>> oh, good. Thank you so much. Appreciate it. Well, I was appreciating that you wanted to meet with our neighbor associations to coordinate and I would like that because I am a founder of a new neighborhood association that's very much impacted with this development. It's called the garden alameda village association and we are part of the south just ancient neighbors association. But because it's a very large association, we need more representation. So I would appreciate laurie savino to really follow through with her to get a meeting to address our neighborhood issues. The other thing I wanted to say was about climate change and how that is something we really have to focus on.

>> and in terms of transit we really need to work on our bicycle infrastructure and our walkable ability of our neighborhood that needs to be the focus especially in terms of clover 19. People don't want to be in transit. We need to really work up that game very fast. We also need the other issue that's very diep bearing down on us is the destruction of our of our native habitats. And we are losing our insects and our birds. There was just information about 70 percent of our of our animals have been lost since 19 70. The birds are having a hard time because of the fires. And so we need to build a native garden in virginia of organic agriculture and I've really told them that I really want that to happen at 6 1 5 stockton avenue. that is a perfect place to build urban sustainability and have that happen here in our neighborhood and to have google support that. So it's land that's available. It hasn't been developed yet. I'd really like that to happen and the issue is so strong that we need to have urban sustainability that we can't be



looking away from it. And so having more park lands is so important. And there's land here. So I really want to work on that. So that's right. Thank you so much, tessa.

>> appreciate your comments. Looks like the last time we have raised is jean dresden.

>> so jean, you should be able to yourself now.

>> thank you. Sure. So I took a second. Welcome. Right. I would tell you that it is very difficult to follow the discussion without the materials in advance by way of example. I was unable to remember the letters for the sums but I do know the area very well. But you didn't put up an overview map as you were debriefing the results or summarizing or even to guide your participants who were actually being survey where if they fell behind in the conversation all they had were letters they didn't know where it was. So they voted not sure because they're lost. And I'm concerned that they didn't foley participate perhaps at the level they May have wanted to because of that housing affordability and any displacement strategies are critically important. And again, if materials the presentation had been available in advance then they're less likely to shoot from the hip. You need thoughtful response and not knee response. And then finally as you consider said versus small group I am wondering whether or not that will be excluding the public from those small groups . Will we be unable to observe because you're going to be small private groups rather than a public meeting.

>> thank you. Thank you, jean.

>> and I'll take the last question. Definitely we'll be open to the public as they have been in the past. They will be public meetings. The small groups is just an opportunity for the sog to break up into smaller groups to have more kind of informal discussion. But at all those meetings there are definitely open to the public and the public are welcome to participate. And provide input at those meetings as well.

>> so with that we have made it to the end of our meeting very close to on time. Again, thank you so very much for your time and effort. Both members of the song and the community for joining us. We look forward to seeing you all again soon and we'll keep you updated with meetings and other information that's coming up. But we've definitely encourage you to go to the project web site dear don sj or to keep up to speed and find out more. And lastly I was very

much want to appreciate our interpreters. I know it is a bit of a challenge and it was a big feat for everyone to kind of stay with us. So thank you for your time there as well. And with that my staff has any further comments. I think we're going to be adjourned. So thank you so much, everyone. Have a great evening.