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City of San José  
Station Area Advisory Group  
April 14, 2021

>> I am part the consultant team working with city staff on this very exciting effort and we are now at a very momentous milestone for this SAAG meeting which really excited to be here with you all tonight before we get started as we traditionally do. If I could ask lori to go to the next slide, we do have simultaneous live vietnamese and spanish interpretation available now. We'll go to this next slide here and I'm going to ask our interpreters to go ahead and read the slides this slide for us. We'll go ahead and get started. So vincent, if you could please start with the spanish.

>> of course

>> [spanish]

>> excellent. Thanks so much vincent and quyen if you could please read the Vietnamese

> yes.

>> [Vietnamese]

>> thank you so much quyen that I'll ask kenneth to go ahead and open up those two rooms and once those are open we'll go ahead get started and for you all to know as well we do have resources available on the project website. That's also what it said that for folks to be able to follow along looks like we are up and running and now I'm going to go ahead and hand it over to nancy that evening and we're very happy to be here to see you tonight in preparing for the meeting that we're all that together. I had a deep feeling of gratitude gratitude for the SAAG and all the work we have done here together for the thinking and the discussion and the generation of ideas and pathways together. The song has very much played a leadership role in forging what's important about the downtown project and the d sap amendment as well and the SAAG and the community members have given a tremendous amount of time and passion

and heart as well. The sun has set the tone and the direction for the broader community discussion and collaboration. The song process has moved the city forward in what we should be doing and listening and outreach and in collaboration with our community and the impacts of this work the broader community bringing google the community and the city together has resulted in a community benefits plan that is completely one hundred percent dedicated to equity investments . The funds from the community benefits are proposed to be spent on anti displacement homeless service and opportunity pathways such as scholarship, internships, training and jobs. It truly is remarkable these community benefits are intended to the infrastructure, the parks, the open space, the trail, the sustainability goals, the infrastructure that many days include as the major focus of their community benefits.

>> what's proposed here is remarkable in that it is completely focused on equity and those people who are struggling from disadvantaged communities this truly would not have taken place without the collaboration of everyone in this room the city those outside in many of the other organizations and people who have participated and also with google who also has worked to create something extraordinary here. So it's with interest and excitement to we anticipate hearing your thoughts and comments about the proposal so thank you so much for being here. Excellent. Sorry. Go ahead, nancy. No, go right ahead you go. I'm sorry I but I was going to say the agenda for us for this evening is first as is customary for the side to approve the meeting minutes from November 9th and then there will be a general process and community engagement update. Then we have a present for you on the downtown west project development and the agreements and then there will be a round robin of of our participants and there will be provided staff response and also some discussion and then there finally will be public comments .

>> and if you go on to the next one and I believe lohri is going to or dave sorry you don't step in there. No problem I take from here. Thanks so much. Sorry for jumping in. I'm so excited to get started with this meeting. I jumped the gun so as you all know so members before we get started with the meeting we always do an approval meeting minutes from the previous meeting which was back on November 9th. So if I can get a first and second we can get that piece out of the way personal improvements as submitted. Thank you, edward. We have a second so I can baker thank you, jason. Excellent.

>> so with just as a reminder logistics as nancy just mentioned a second ago, we will go through all of these different agenda items. We will also get the public comments at the end and I appreciate you all being patient with us. I do see a hand raised but we will get to public comment towards the end of the meeting after we have the discussion with sag members as we traditionally do and we'll talk a little bit more about how that's going to work. But generally with the round robin we're going to ask you to use a great hand function and we'll be able to facilitate the discussion that way as well as the q&a as we move forward. So as we go on to the next slide, you will have seen this many times before but we have our group agreements and just as a reminder we always like to create a safe space. We want to provide opportunities for everyone to speak and have their perspectives heard. We want to put each other in each other's shoes and ask questions for clarification when needed. If we go on to the next slide I would like to get to the most fun part which is have fun which I really do feel like we've done this process but ultimately it's to work together which I think is a phenomenal job and that's what's gotten us to this stage here today. So just a quick reminder on that front as you well aware of now so and with that we'll go ahead and transition to the next slide. So with public comment, there's plenty of opportunity to provide public comment as you go through the process here tonight, including on the project website. So when we get the public comment as I mentioned earlier, that will be the hand raised hand function. The code of conduct for public meetings is you all are fully where will be enacted here tonight as well. So we really appreciate you being respectful. But then again on the project website, if you go to diridon stg forward slash contact there's a bunch of opportunities there contact forms and contact information to provide additional comments and then all of the videos from this meeting and summary from this meeting will also be posted. The project website we traditionally do so I just want to make sure we make that note if we go on to the next slide I'm going to go ahead and hand it over to lori to get us started.

>> awesome. Thank you, dave. So my name is lori severino. I'm the diridon program manager for the city of San José and my main responsibility is to manage the community engagement program and so I've been with the SAAG for three years now. I know most of you want to just reiterate the thanks that nancy said and basically this for this process update I'm going to keep it very short and for the benefit of any community members that are tuning in as their first thought meeting, I'm going to provide just a few slides of brief background information and an update on the engagement process.

>> so I'm a little out of my element tonight. I'm using a different computer set up than I normally do and I'm screen sharing the same time so we'll just make sure I don't screw up too badly waiting for it to change slide three ok too far knew that would happen.

>> ok, so first here's a map of the major projects affecting the diridon station area which generally includes the part of downtown west of eighty seven and north of eighty. The blue dot symbolizes the diridon integrated station concept plan which is the partnership between the city and transit agencies to expand and redesign the station and track approaches the diridon station a plan adopted in 2014 by the city covers the area outlined in orange. The city is currently in the process amending this plan as well as preparing an affordable housing implementation plan for the diridon area and a downtown transportation plan covering the area shown by the dashed line. Google's proposed downtown west project is shown in green and other development sites are shown in yellow. So the downtown west project has had several major milestones including application submittal in October twenty nineteen and most recently completion of the staff recommended draft development agreement which was of course the subject of tonight's meeting. So the city released draft plans for diridon station area plan amendment and the affordable housing implementation plan last fall and is now preparing to take all three projects through the public hearing process this spring.

>> so since early twenty eighteen we've been managing an extensive process of seeking receiving and considering community input to guide these efforts. There have been five major rounds of outreach and engagement between twenty eighteen and last fall and during this time we've made an extra effort to reach all segments of the population with the SAAG being very central to this process and so we can't thank you enough for all of the time, energy and ideas that you've contributed. Your input has made a big difference. So here is the public involvement tracker since last last September and this includes twenty eight events at which the city discussed one or more of the three big diridon projects underway. The focus of that round was on getting feedback on the draft amended diridon station area plan and the draft affordable housing implementation plan and the draft downtown west design standards and guidelines and other project documents.

>> so the summary of the fall twenty twenty round of diridon stationery engagement is available at diridon a stray dog backslash ball twenty twenty and these are the top ten themes from all of the input we received. So at the top of the list for questions and comments related to

transportation. So we worked with one of our seven community based partners to host an event in March addressing these topics. We've also been meeting with neighborhood leaders to discuss design policies for new buildings under the diridon stationary plan and how to make them compatible with adjacent residents while still achieving the overall vision for the area . So the there will be a virtual community meeting this saturday which is the best way for community members to provide comments on the draft development agreement.

>> and here are the dates for the public hearings when the planning commission will make recommendation on the amended diridon station area plan and downtown west project and when the city council will consider approval of these two projects as well as the diridon affordable housing implementation plan and for those that cannot attend tonight's meeting or saturdays there's also the option to submit comments online a diridon s.J dawg backlash downtown west dieser. We will provide all comments received to the staff team working on these projects as well as planning commission and city council.

>> so please let me know if you have any questions by email or during the discussion period after the staff presentation. But I'm now going to turn it over to roselyn huie. Thank you so much laurie. Good evening. Members of the sec and members of the public rosalyynn huie, deputy city manager, it's a pleasure to be with you this evening. We've been long awaiting this meeting date to provide you with a quick update on the downtown project and more specifically to share with you the development agreement. So first I'm just going to kick it off with just a brief introduction overview of the downtown westport.

>> so next slide. So here we are on this slide shows the devastation area plan boundary as well as the downtown west project boundary 80 acres out of the two hundred and fifty acres with the diridon station area plan next slide. So this slide is an illustrative macing which reflects the development program in the downtown west application which includes about seven point three million square feet of office space four thousand homes, five hundred thousand square feet of active uses which includes retail space, cultural space arts and educational space and about fifteen acres of parks, plazas and open space.

>> next slide so the city's preview of downtown west application involves three pathways. First, this development review which includes things like design standards, zoning and city policy analysis, environmental review which included preparation of an environmental impact report

and the development agreement which includes the negotiations of community benefits and other terms of development to give both the city, the community and google certainty.

>> next slide.

>> so there are many different documents involved in the downtown development proposal I mentioned previously on the left of the slide here you'll see all of the components of the development review which includes the general plan and dcf amendments, the planned development permit, infrastructure improvement plans and the planned development. Kermit, I mentioned regarding the environmental review process that did include impact report staff have responded to public comment and the environmental review also includes a mitigation monitoring and reporting program and then the development agreement includes community benefits and project features including portable housing parkland agreement and business terms.

>> next slide. So we want to share how the project review has evolved over time and as lloyd mentioned previously, this goes back to twenty eighteen when the city established the station area advisory group also the city established the memorandum of understand with google twenty nineteen we saw google submitted a downtown west application proposal in twenty twenty last year was a big year of community engagement even though we were in the midst of the covid pandemic we were still able to do a significant amount of engagement online surveys, virtual meetings and then of course this year we have received updated application submittals from google and tonight we're here to talk about the staff recommended draft development agreement.

>> next slide. I also personally share the amount of engagement that we've conducted with the community and with the sec. So dozens of staff meetings, small group meetings, community meetings, online survey is pop up events. So we're really glad that we've had this opportunity to engage the community next slide which I think shows you know how we wanted to use a variety of engagement tools and strategies and so it was a mix of methods and opportunities for the public to participate thought it was very important to reduce barriers for public participation. And again that was because we want to use different strategies. So you know, the pop up event virtual engagement online surveys we were really pleased that we were also able to partner with seven community based organizations to also conduct specific outreach in

our community next slide. So now I think I am turning it back over to nancy clim. Thank you so much, roselyn. That was really great and I just wanted to add that we very much know as a team we can keep getting better about how to include more and more people and that's really an important part of our work here. We're taking you for a moment just a on a stroll of memory lane and what you'll see here are a listing of the M.O. You shared goals that have been part of what the community spoke about and was in the we're in the us the M.O. You from twenty eighteen and the things that you see here have been consist urgently important to be included in what are the recommended draft documents to you tonight? Balanced development the opportunity to create broad job opportunity to enhance and connect the public realm all the things you see here are consistently important to how the project comes to life. Next slide please.

>> here you see that we're really forming what is the equitable development framework for the project?

>> the we we internally jokingly say the first ten items that were most important are affordable housing, affordable housing, affordable housing, affordable housing because it is really important and with that community stabilization with a focus on anti displacement and affordable housing preservation, looking for new tools hopefully to be possible like land trust and many other pieces of intensive work that the housing department has brought forward for how to help us think through how to achieve our goals. We also find it really important to talk about opportunity pathways and by that I mean education, jobs, training, scholarships what what we know and have listened mostly to many of you here tonight is that we have to have affordable housing and jobs. we have to give the ability or assist in the ability for people to to grow in their work to take on work that is hopefully meaningful to them and that can take care of their families and with it the the fourth pillar of employment and small business opportunity and again at the heart of it is San José residents and focusing one hundred percent on disadvantaged communities.

>> next slide please.

>> oops. There you go. Thank you. We we wanted to show you in pictures the many other things that are accomplished in the plan and in what is to be built . One is the preservation of structures within to help to keep the the heart and history of what is in the diridon in downtown



west area. The natural environment to enhance it which has been very important to ensure that there's pedestrian accessibility inactivation that there's art, great design and much more next slide. This is a slide that you have seen a couple of incantations or reinvigoration of and here we are in three big segments. There are several or three sources of public benefits. The first one is the baseline what every project has to deliver on from sts to baseline affordable housing to infrastructure these things can and are in this project of a public benefit that will bring a better, more sustainable location and environment as well as beauty and shade et cetera in the in the second circle we have community benefits and those are these items that we're going to focus on and a little bit that are to have been and are negotiated based on the value created by council actions and taking project feasibility into account and then there are the many, many project features which include things like art district systems, additional infrastructure, accessibility amenities, et cetera.

>> next slide.

>> this is really a very busy slide but we refer to this as sort of the spark notes or the cliff notes to the development agreement for community benefits beginning on the left hand side we want you to know that there these are unprecedented public benefits. And just as I began to talk about this, I want to emphasize that in many other similar or comparable development agreements a ton of the community benefit dollars are expended on parks or sustainx ability or additional job goals for things like local hire and we want to tell that all of those elements are in this document and the public benefits are in addition to above and beyond all those things that are already baked in to to a development agreement and to the entitlements on the left hand side. We have always heard the council with community input guiding that of twenty five percent affordable housing goal and that is achieved in this plan. That's the intent we exceed the city's baseline for conclusionary the key we find refreshing here is that google will dedicate over the life of the project for sites and many of you know that is incredibly hard to get sites that is often what holds us up. So to have four sites in downtown west is incredibly positive. They'll be a thousand units of affordable housing across a variety of incomes, many focused at thirty percent am or lower. We hope to achieve roughly forty percent of 30 percent amite or lower. And then one particular item of note which is really great is the early delivery of land to accelerate affordable housing. So in a short period after final approval of the project, google will transfer a site to the city which is actually in the northern area to the north of sappi and that will give the city the opportunity to move forward quickly with affordable housing and that's the

best way to deal with or one of the best ways to deal with anti displacement or ensuring that we're not generating displacement. In the second column you see that there is one hundred and roughly one hundred and fifty five million that will go into a community stabilization and oppor opportunity pathways fund and we're going to tell you more about this and some of you May know a little bit about this in looking at the documents but this is a very unique we truly have looked throughout the state and in other other states and we have not been able to find another fund that actually puts the decision making in the hands of the community. So we're really excited about this and we'll tell you in a couple of slides more about how the fund is supposed to be governed and what the makeup of the community is on that committee. Another piece is part of the community benefits is an early payment of seven point five dollars million again shortly after the final approval of the project and that we will have some notion's in council. We'll hear your input and then they will decide how that seven point five million is allocated will be to community stabilization and job readiness . Other strategies for preparing the fund or predevelopment work for land trust? There's a lot of different options but having the early dollars allows us to get a jumpstart on the work in the area of leadership and sustainable and resilience. The project is part of its base requirements exceeds what is required for open space for 15 acres of parks and open space and trails. There is an innovative district systems approach which is very progressive on achieving net zero goals as you see in the next point there's also thirty million dollars for transportation and additional ecological enhancements and historic preservation and then in the last column what we're really focusing on here that overall this is a two hundred million dollar community benefits amount and well over two thirds one hundred and fifty five million is completely finally decided on by members of the community.

>> next slide and that would be for rachel vanderbeek.

>> thank you. Yes, thank you, nancy. So my name is rachel vanderveer and I am deputy director of the housing department with the city of San José and I'm going to take some time to talk about the housing aspects of the development agreement.

>> so as the sag is very familiar with and as nancy mentioned and the community brought to has brought out and lots of conversation a clear priority is the need for affordable housing as part of this downtown west project and so the M.O. You stated that the development agreement for the downtown west project would strive for twenty five percent of the proposed housing to be affordable.

>> stakeholders have supported the three p's approach to providing a comprehensive affordable housing plan for the area including housing production, preservation and protection strategies for the first time in our city's history and affordable housing implementation plan was developed alongside the d plan providing research, measurable goals and strategy that the community will use to meet the affordable housing goals for this next slide please.

>> the proposed development includes four thousand new housing units and seven point three million square feet of office space in order to meet the city's requirements under the inclusionary housing ordinance and the commercial linkage, google will be dedicating three sites to the city for affordable housing development. We'll be building one hundred and seventy moderate income housing units dispersed within the housing was built and will be paying eighty seven million in commercial linkage fees.

>> additionally, google will dedicate a fourth site for affordable housing development at the beginning of the development process and will be providing an additional thirty moderate income unit units bringing the total of moderate units to two hundred across the development. The value of the four sites for the affordable housing development two hundred moderate income units and commercial linkage fee payments total one hundred and eighty three million dollars in affordable housing contributions and pave the way for one thousand affordable units to be built across the development. Next slide please.

>> this image shows the proposed development and with highlighting the affordable housing in a tan or actually all the housing is is a tan color.

>> the two hundred moderate units will be incorporated into the housing development as it's built. The four sites dedicated for affordable housing are indicated with a darker shade of tan and the autumn street site is called out on the right side of the image you can see here that the affordable housing will be spread throughout the entire project and that concludes my section of the presentation and I would like to turn it back to nancy. Sorry about that. Couldn't get the mood. So this is a summary again of what the employee you the song and additional members of the public had said about economic opportunity, a real desire to help residents of all skill and education levels support education of local youth and adults make sure we're thinking about and assisting small businesses and look at progressive hiring practices and local focus on

local hire and then pay construction workers a prevailing hourly wage into that point, early estimates are that they'll be fifty seven hundred construction jobs and the payroll throughout the project for those fifty seven hundred workers will be over a billion dollars alone.

>> next slide the fund that we have been talking about one hundred and fifty four point eight or roughly one hundred one hundred and fifty five million is to be referred to as the community stabilization and opportunity pathways fund or the future guiding committee will remain as appropriate and the way this is funded is contributions are made as the office is built and twenty one dollars and twenty cents per square foot will be contributed once buildings have begun, grants are allocated to the programs over time through a community led process committee which reference before and will be further described a bit and again mentioned earlier is the seven point five million early payment that could go for job readiness ante displacement job programs that are or other city programs which are already in progress. They could get a jump start and help people immediately. Next slide a little bit more about the thinking around the fund. The goal is to minimize displacement and it's also intended to maximize opportunity for local youth and adults that wants to be created a new thinking and a bridge between these two areas because they're so inextricably linked using a systems based approach that focuses on measurable outcomes solely focuses on serving low income or disadvantaged people in key areas of the city and that the intention is to address root causes of displacement and seek to provide economic mobility and to advance racial equity.

>> next slide again it's a lot. So we were wanting to make sure we were taking a little bit different cuts to to flesh out what thinking went into the development of the notion. So again from the point of view of community stabilization, what programs and services can help mitigate any displacement or prevent displace address homelessness and homeless services and the stabilization of small local businesses and on the job and education and training side look for programs and services that help youth and adults could be scholarships early childhood education and again small business and entrepreneurship support. Next slide please. Now the community driven process would create a new model and it would empower residents of impacted communities to be involved and truly their voices to be heard making final decisions on where those grant dollar goes they were we will strive to ensure that there's a clear data driven framework for establishing and evaluating how the fund is doing. So we learn over time and that there are appropriate checks and balances and transparency so people understand and can see what the fund is spending on and how that's being achieved

and allow for flexibility so that as strategies and tactics become clearer and change that the fund can be adaptable. It's not locked into a certain structure. Next, please. So this we hope this we find really interesting to ensure that there's a mix of perspectives and experiences and people with expertise and training in certain areas like maybe San José state or other nonprofits which are key to our community in providing services we will pick the council will choose based on the criteria you see before you five individuals with lived experience of displacement, homelessness experience with these situations and there will eight people with technical expertise in serving those areas it could well be that there are eight or a portion of the eight technical expertise individuals which have also had lived experience so there's the opportunity to focus on living or owning a business in San José or having a history of conducting very meaningful work in San José and relevant areas and that the the goal here is to demonstrate a commitment to furthering the city's goals a community's goals for racial equity, for education, workforce development and more . And the committee is going to be structured to reflect the racial and ethnic diversity of San José and it's key to mention that the city will not have a voting voice on this committee. There will be three city representative who are ex officio or advising members but not voting members and google and potentially other representative from major funders will also have an advisory voice and we do intend to create this fund in a way that hopefully attracts others because it's achieving because it's done differently, done in an appropriate way including the voices of the local community and that will be seen as doing good work, effective work and so will attract attract additional dollars over time. next slide please. So a little bit more because this this is a lot we know it so we thought we would try to take a cut at this by a graphic to show you how the fund formation and grant making process would take place. So we begin at the top with the city adopting an ordinance that creates the community advisory committee based on the criteria we just went over and then with the committee the city with again the committee is part of the advisory panel selects a third party fund manager so there will be an independent group hired by the council but working directly with the committee and the committee and the third party fund manager work to create a five year strategic plan with the city council. So the council is directly involved in setting the aspirational goals the strategies, broad strategies for how the fund will do its work and then the fund manager is to work with the committee to prepare requests for proposals for grants to administer the grant application and assist through the evaluation process and for those of you who are familiar with the transit occupancy grants, the arts grants, this is this is not uncommon. This part is not an uncommon structure and then the fund manager goes through all of that process and then brings forward the recommended grant recipients to the

committee consistent with the strategic plan and it is the committee that sorts through the qualified grants applications and determines who will get the grants and what is the emphasis that is achieved from the five year strategic plan and just noted again at the bottom the seven point five million dollars of early payment and then the twenty one dollars and twenty cents paid per square foot of office which is again roughly the seven point three million square feet of office that's intended in the plan. Next slide please. And in addition to all of the things that we just went over with fund there will be prevailing wage for on on site construction workers. Google has agreed to a 30 percent local higher goal for on site construction. That is the same goal that the city sets for itself. No other private entity has has agreed to that as yet there will be ongoing collaboration with the work to future board and good faith efforts to hire local residents. Beyond that, google is stepping up to support disadvantaged businesses through the goal of 10 percent inclusion for commercial office building construction contracts as well as working with vendors ongoing work to secure service contracts, etc. For office buildings.

>> then google has by their own practice an immense employee volunteer and mentorship program. We will look forward to weaving that into all of the other community and benefit stabilization into displacement work mentioned the previously they also on their own google provides career development workshops for underserved communities and there will be ongoing monitoring and reporting for all of that so that the community can see what the initial goals were and what was fulfilled on over time. Next slide and with that I am turning over to nicole burnam. Yes, ma'am. Thank you, nancy. I'm nicole burnam, a deputy director in the department parks recreation and neighborhood services will walk you through the parks and open space portion of the the proposed development plan and development agreement through the outreach process that that was conducted. We certainly heard a lot of interest from about parks and open space in particular there was key interest in making sure that the space is proposed here to enhance connectivity both within the diridon area but also out to adjacent neighborhoods. You also heard a lot of interest in completing the lascaris trail to the maximum extent possible and excuse me also wanted to to strive to ensure that the proposed parkland included at least as much public park space as what had been planned in the at the fire training station and the two thousand fourteen diridon station area plan and the community also encouraged us to be creative and finding ways to manage, maintain and activate public realm that could be inviting for all and welcoming and enhanced beyond what we normally see in our public spaces.

>> next slide. So here is the proposed open space plan and just for orientation right is to the north on this and you can see the space center almost in the middle of the slide and you see Diridon station and Cahill park with just a different orientation. I saw another slide so I wanted to take a minute to walk through that the proposed open space plan calls for four point eight acres of city dedicated public park. This includes approximately one half acre of land that will be used for off street Los Gatos Creek trail alignment work. The spaces are distributed throughout the project area. They're shown in dark green on the figure that's shown here that four point eight acres is what will be used to fulfill the project's parkland dedication requirements for the base. Four thousand units that are proposed in addition to the four point eight acres there's ten point two acres of land that will remain privately owned but will contribute in various ways to enhancing public life in the deer in an area. The next slide and tell you more about that.

>> Lori, thanks. So the ten point two acres is called out in the development agreement documents and in the project application is project sponsored open space a little bit more than seven of those ten point two acres will be subject to a restrictive covenant that will ensure public access for these spaces. And of that seven acres that will have covenant the restrictive covenant four of those will be publicly accessible parks. Those are spaces that will look and feel and act like public park spaces. There are hours of operation that are in rules and observable areas that are all outlined in the development agreement. The remaining three acres of that seven are associated with Los Gatos Creek and its riparian corridor which we think are really important parts of the public realm to protect that that space and preserve it for nature and educational opportunities. That's critical in the urban park system and the remaining three acres of the ten point two hour that that would not be subject to the restricted covenant. Our midlake passages and semiprivate open spaces that really serve, enhance and accentuate the public and these would look and feel similar to what we have at the same in San Antonio that connects Plaza de Cesar Schachte, the Plaza de Cesar Chavez park to San José state. Right. So you've got that paseo that's paved with restaurants either side. So that's the remaining three acres and that's summarizes the park and open space section and I'm going to turn it over to Jessica Zink who we'll talk through the transportation elements of the project.

>> right. Thank you, nicole. Jessica, thank deputy director for the department of transportation and just nicole did I will start with what we've heard through this process over the last number of years and for transportation for access and mobility is about creating great places to walk and bicycle much like nicole said, it's also about the connections, the connections of course to diridon station but also the connections to the broader downtown to adjacent neighborhoods and to the open space network. The trails etc. It's also been clear through the community process that the community also wants to see this area contribute to our ambitious reduction of dependence on car trouble schools. Part of that is about really smartly managing car parking so that it's sufficiently used, it's shared and that that parking if you go to the next slide lori is also part of our key strategy to provide convenient access to the arena in an ongoing fashion as well as the circulation network next. We also think it's incredibly important and I agree with the community that public transit be affordable, be truly seamless and functional for all users throughout the diridon area and the project and that we're building and flexibility to allow for future mobility options.

>> connecting again is another theme and in particular we wanted to call out the ways in which it's really important to cross barriers like 280 also eighty seven the 280 to to connect the gardner neighborhood north blokland to the diridon station and also to make sure that movement is safe and effective and efficient during the construction time period as well. Next slide laury. So to that and there are a number of requirements that have been incorporated for the project that amount to about thirty million dollars of improvements identified through the local transportation analysis this local transportation analysis is part of how we meet state congestion management program requirements administered locally by the epa and it also helps us understand the broad level the ways in which the project can address any negative outcomes for four local communities from a transportation perspective. So a key set of findings and connections through this local transportation analysis have been about whole fleet street improvements not only along the project frontage but also extending beyond that for this thirty million dollars along barack obama boulevard across burton to 280 connecting the larger neighborhood also support for some of the key transit projects recommended in the dirt on station area plan improvements to light rail improvements to bus service along santa clara street and the diridon station area as well multimodal improvements these are things like along ulcerate avenue sidewalk and bicycle trail go connector's again. As I mentioned there are other pockets that are specific to addressing the state congestion management program as of five feet high and very importantly we've also reserved ten of that thirty million for the future focus



operational transportation analyzes that can only be done when we understand more about the design of individual development the placement of driveways signalization needs et cetera.

>> next slide we also as I mentioned before wanted to to pick up on this shared publicly accessible parking and how we could maximize the use of that parking for people who are employed in the area using diridon station and of course going to sapi center events as well and so one of the requirements for the downtown bus project is that at least four thousand spaces at full build out be publicly accessible priced so that they can be used by all those different people over time project also allows for up to four thousand eight hundred parking spaces but it requires that four thousand residential parking is also included in the requirements and key there is that we don't want the cost of a parking space to be hidden within the price of a of a development rather it's important to lower housing costs for those who choose to live without a car that they'd be able to choose whether to rent or buy their parking spaces lost two components here. First is the transportation demand management plan. This is also a requirement for the project that single occupancy vehicle trips can only represent up to thirty five percent of the travel to and from the downtown west project. We think that that's an aggressive but achievable goal there will be penalties for noncompliance of up to five million dollars here. So we're taking this very seriously for our cities goals, neighborhood parking interest and traffic intrusion or monitoring plans are also in place to make sure that we can identify and address any parking spillover or neighborhood traffic intrusion issues next.

>> the project itself also has a significant improvements to the streets in the project along the frontage of the different development sites in total that's over five miles of multimodal transportation improvements along the streets in the downtown project. These include streets with lovely tree canopies to make it easy to walk protected bike lanes so that people feel very safe from other traffic as well as other features like dynamic lanes. Some of those are used flexibly for space. Some of them are used intended for additional event related traffic etc. There's also significant electric vehicle charging station requirements and again those dynamic lanes that I already mentioned next finally is that the development agreement is also an opportunity where we've been able to reinforce the memorandum of understanding cool about our ongoing collaboration not only the city and google but also with the other diridon integrated station concept plan partners that's vti high speed rail caltrain and the metropolitan transportation commission. So you'll see that there are various provisions in that including a transit project buffer zone where we understand and the potential future rail needs the station

needs and have outlined that and make sure that at that transit project buffer zone can be respected so that we're maximizing development open space and leaving the room that we need for the diridon integrated station and associated rail improvements. We also have specific provisions on how temporary construction is meant the long term use of open space that's next to the tracks today and could extend as you see in this picture from miami could extend under the tracks that the vision that's in the station area plan as well as modified in the development agreement next slide I'm turning it over to roselyn gray.

>> thank you so much, jessica. So environmental sustainability district systems and ecology we're another key component outlined in the memo you and included in the project. and so we want to advance the city's sustainable goals in the climate smart San José plan including reducing greenhouse gas emissions. We want to adhere to lead gold or platinum standard for green building and we want to be a model for eco district planning design and implementation also want to collaborate in considering a district wide program of shared utilities and we want to restore and enhance the wildlife habitat water quality and provide flood protection of course next slide . So how are these goals incorporated into the project? And so they are city requirements as well as project features. So on the city requirements the project will be in compliance with san is a green building codes and other green regulations. As jessica just mentioned, the project includes a transportation demand management plan as well as other psychokinetic nations in terms of project features they include over four point twenty five acres of enhanced riparian habitat net zero emissions for construction and operation over thirty years over twenty two hundred new trees and 100 percent native plant pallot replacement of the san fernando bridge to reduce flood risk and the project also includes all electric development. Next slide. So google has also proposed district systems within their eighty acre project site. The infrastructure plan would include a microgrid for electrical distribution wastewater treatment with recycled water network and optional garbage and recycling collect and district heating and cooling and the district systems approach provides many benefits such as protection from rising utility costs, backup power for essential services during grid outages, making room for more green areas that enables access for physical activity and social gathering and a renewable future relying on carbon free energy and all of the aspects of the proposed district systems approach was presented in a city council study session on March twenty fifth.

>> next slide preservation of historic resources within the project area was something also of significant and important and we want to preserve and integrate the historic and cultural assets into the project designed to reinforce the identity of the area. The project delivers on several historic preservation objectives including retaining and repurposing several historic structures such as the San José water company, the Kerney program works and foundry relocating victorian bungalows along Julian street and relocating the Belove Stevens meet product design and salvaging and incorporating the facade of the Sunlight bakery building. Additionally, other historic resources will be made available for others to purchase and relocate and Google has committed to support those relocation costs to offsite locations and there will be relocation of other buildings including structures on Autumn street.

>> and next I'm going to turn over the presentation. I think it's back to Nancy Klein to speak more about community benefits. Thank you very much, Rosen. And we are coming round the bend to the very end here. You'll be happy to know we have said consistently that in terms of in determining the value of community benefits we really look to how we measure the value of the council actions that increase property value for Google and we promised in the you to take into account the financial feasibility of the project because we only receive community benefits when the project actually gets built. There are a number of things that aren't to be considered as community benefits. So everything again and community benefits are above the costs of Sequoyah or project elements or features that are proposed by Google. As you've seen a part of their own election to be in the project and then we don't count the cost to meet the standard city requirements.

>> next slide please. This is a summary of both the dollar value and the cost per square foot of how we calculated the two hundred million dollars and you see the roughly one hundred and fifty five million in community stabilization and opportunity fund the early payment for job readiness community stabilization. There is acknowledgment there of additional community benefit for moderate income homes that will go into the project in a mixed use form, mixed income form and then the land transfer for that fourth site that I was mentioned it's point eight acres to the north of S.A. Sapi and Bakht within the two hundred million dollars there is twenty two point three million dollars that we're going to ask council. Of course as they're listening to the community to recommend how that twenty two point three million dollars should be allocated. And because we know as staff we've listened and we've worked hard but there

are going to be other things the council wants to emphasize and so the twenty two point three dollars million is available to provide for those other payments.

>> next slide might have gotten stuck are seen the timings slide.

>> nancy. Now I am to so the community stabilization and opportunity fund those dollars as mentioned earlier comes to us office gets built out more particularly at temporary certificate of occupancy for each building and then the early payment for job readiness comes one hundred and twenty days after final approval the additional moderate income units those are mixed in with market rate developments. Are there mixed income projects that land transfer that was mentioned comes again one hundred and twenty days sorry three months after the final approval. So it's coming as soon as possible and then currently unallocated twenty two point three dollars million that I mentioned also comes in as office gets built.

>> next slide. This is also a busy slide but we wanted to give you more particulars that go into these numbers that we want to share the land dedication is is forty point five million dollars. The moderate unit production costs are thirty nine point eight dollars million. There'll be eighty seven point six dollars million in commercial linkage fee. That's a trouble coming from the project. There'll be parks and open space at fifty six roughly million dollars and then the transportation improvements the just talked about at thirty million dollars so the city requirements are tallying up to about two hundred and fifty four million dollars for those city requirements. Then we have discussed the community benefits up to the the two hundred million dollar amount and then you see the voluntary project features which is the ten percent construction for the disadvantaged business the thirty percent local higher ten point two acres of privately owned publicly open space for thousand housing units multimodal transportation improvements net zero energy and infrastructure is over a billion dollars so it's it's one point two five in terms of project and requirements before you get to the community benefits next slide the development agreement we're touching base here on some key aspects of the business terms in the development agreement. The development agreement is a legally binding and enforceable document. There will be an annual review and that's heard by the planning commission. The city cannot force google to build but the development agreement does include performance standards. So google we're asking by the ten year mark if not before to achieve two million square feet of office and by twenty years four million square feet of office we of course hope that happens more quickly but there is a trigger here and that's

important to make sure that we're working hard to get something actually built. And if the the square footage isn't built then we can ask for and google must pay the associated community benefits of those two or four million square feet of office in order to retain the vested rights of a development agreement. And lastly, an important here is in addition google is limited to transferring their office and development rights to others so that no more than 40 percent that you can't transfer more than forty percent of what's already been constructed because it's very important to us that we did this deal with google community ,did this deal with google and so we want to try to make sure we're working with google as much as possible. Next slide you saw this slide before of the four pillars of our equitable development and here we put some of the numbers that you've already heard in the presentation the affordable housing dollars, the community stabilization fund, one hundred fifty five million can you see that on both corners for the stabilization and anti sorry opportunity pathways and then small business opportunity for example with the ten ten percent minority and disadvantaged business as well as local higher requirements. Next slide please and there is a very engaging presentation that google had done with gaile architects that's on the google website that discusses the social infrastructure plan for the project and with that I'll turn it back to david. Oh I skipped a slide sorry this will be a development agreement community meeting this saturday where the substance of what we're discussing here is is going to be presented to a different set of community and then there'll be an online comment forum where they're actually is already a comment form on diridon state and then staff will summarize the input and the information you're providing this evening and from the community meeting and we'll provide that to the planning commission and then we'll also include planning commission comments as we go to council so council will understand what the community has been saying and again the public hearings for the planning commission is targeted to April twenty eight and we're tentatively scheduled for project review at city council on May 25th.

>> next slide. And so we're going to ask then we're going to break up into groups and we're hoping you'll share with us your sense of the strategies, the programs, the outcomes. How would you want to see that seven point five million dollars spent for early expenditure and what are your thoughts about the community benefits fund concept including how the third party manager is structured currently and the composition of the community advisory board next slide that is actually I think what I'm going to jump in here, nancy. Thank you so much.

>> great presentation and thank you all city staff members for a phenomenal presentation. Nice pace. I hope everyone was able to kind of follow along with all the great information shared. So as we mentioned earlier during the agenda, this is our most important part of this evening is to hear from you all as sog members. I do see there are a couple of hands raised by members the public. We really appreciate your time but also appreciate your patience. We will get to public comment and we'll provide you all with plenty of opportunity to provide your input as well.

>> but I hope you had a chance to kind of review the questions as nancy mentioned them. I think we to go ahead and stop screen share now so you all can see each other and then we're really just going to open it up for considering a round robin where I would love for you all to initially just give us any feedback, questions or comments that you have and I'm going to challenge you and ask you if you can do that within about a minute or two because there's so many sag members but I guarantee you will come back and have a larger discussion as well after the initial kind of thoughts are shared. And then as laurie mentioned, this is your only opportunity to give input. There's obviously emails that you can continue to send in with any questions or comments. There's a comment forms and other opportunities but we really want to create a space to allow everyone to initially provide some feedback and then have that discussion to follow. So I'm going to stop talking now and ask you if you remember how to use that hand raised feature it should be at the bottom of your window actually pretty simply just says raise hand or in your participant window. If you click that it'll raise your hand. Let us know that you would like to provide comment and then I'll call on you and you should yourself. So who would like to get us started? Excellent. Ok john you're up first and just as a reminder for all staff members for the members of the public, if you could please state your name and the organization you represent before you make your comment that great and I'm going to be a stickler and try to keep you about two minutes. But I really hate to cut you off. So if you can kind of keep this initial reaction brief, that would be great. Sorry, john, you're. Thanks, dave. John gustavsen, senior vice President Sharks sports entertainment for your sharks for our team has supported the city's vision for the diridon station area and in twenty eighteen seen the city signed a letter of intent to work together on the city's development goals for the area with the understanding that the city would protect access and parking for a safety center as required by the arena management agreement. We also agreed to let the city grant google an option to purchase sappi center's parking lots a, b and c subject to our future consent. We believe and we still believe that the downtown west project can coexist with a successful

thriving arena. Over the past two years we have given the city and google numerous specific comments about how they can proceed with the project while preserving adequate access and parking for sappi center and protecting our customers from construction impacts.

Unfortunately, almost none of our requested changes were incorporated into the project entitlement documents we are still analyzing those documents but we believe the city and google are currently headed down a path that would be devastating for the future of the city's arena. Saac congratulates google and the city for how far they've come to create a bright new vision for the diridon area and how impressive community benefits plan they have presented in the draft development agreement. However, this development cannot be allowed to proceed at the cost of the arena's future or the sharks franchise in San José. We're committed to continue discussions with google and the city to incorporate changes into the project and protect the arena but cannot support the project as currently proposed. Thank you for the ability to comment. Thank you for your time, john. And we'll have a chance again to follow up and answer any questions or follow up after this initial pass. So next we're going to go to jeffrey followed by maria. So jeffrey yeah.

>> jeffrey buchanan without working partnerships usa.

>> I just on behalf of certainly myself and my organization and all the partners that we've been working with for years on this on this project want to just offer our strong support for this project and the community benefits package that was outlined here today. I think for all of us as members of SAAG we've seen how far that this set of conversations has evolved and I think the strong community benefits package we saw is because city and the google team listened. They worked, iterated, reviewed best practices engaged with so many in the community and came up with what I think is a really a model for the development in the tech sector around how to address the issues of displacement and how to not just not just to put money at a problem and throw money at a problem but to really, really think intensely about what kind of power structures can help those in the communities most impacted by displacement to have a voice in developing those strategies and so embedding racial justice ,having both economic opportunity and anti displacement activities within this fund. It's an enormous opportunity I think for us to do something here that that hasn't been done before and directly addresses the chief concerns we've heard from the community over these past four years in terms of the early money, I think it would be very smart for us to invest in displacement strategies particularly around supporting pre development of community land trust thinking about now

with the kind of eviction cliff facing many in our community providing access for legal services for tenants facing evictions and possibly also support for tenant education to ensure that as many people as possible in our community can access some of the state and federal resources that are available to prevent evictions. But thank you so much.

>> thank you so much, jeffrey and thank you all again for keeping your comments brief. Thank you so much for that. We're going on to maria and then to kill me. So maria, you should be it yourself.

>> all right. Hi everyone. Maria noelle fernandez with silicon valley rising and first of all, I just want to really show our appreciation to the team that's worked so hard to get us to where we're at today for four years ago when silicon valley rising heard about the project I everyone knows that we responded immediately to the concerns, worries, priorities and vision for what the project could really look for for citizens and we jumped feet first doorknocked phone banks surveyed held town halls, developer search held actions and then held more actions to make sure that we were really responding to what we were hearing and that decision makers were really listening to the concerns about displacement and our vision for how this project can bring economic opportunity for all and really liked actually jeffrey said be a model for projects not just in our region but in the country. And I think what we heard today and the information that's been shared around this agreement has made really clear that the people responsible for a project have listened and I even want to be more direct than that and that we're here with a strong community benefits package because of the thousands of people who showed up who turned out who shared their stories and perspective and because google's team really did listen. And so I want to appreciate that in this moment and then also really want to echo in terms of the early money coming coming forward. I think what organizing the last four years have taught us is that education and organizing has to be a priority and something that we really hope that this money goes toward and a especially in this moment where millions of dollars are going to be coming down for rent forgiveness. We need tenants to really understand what resources they are able to get to to get so appreciation and really kind of an applause for all of the work of so many people on this call and so many people behind screens that got us to this to this agreement. Thank you so much. Thank you. Next we're going to go to kill me and then charlie, I think you had trouble getting the raise.



>> we'll go to charlie after you kill me so kill me. You're up next. Thanks and count me in. I'm the lead house and the attorney at the law foundation of silicon valley. We're very excited to see this development agreement. We engage ourselves in a community learning model and so we agree that the community really should be at the helm of the decision making around the fund, particularly the community that this fund intends to serve.

>> they're in the best position to determine priorities and assess the effectiveness of investment into their neighborhoods. So I'm really happy to see that we're also really pleased to see that the fund is focusing on anti displacement as a legal organization serving low income neighbors. We've seen covid just exacerbate and highlight our housing deficit and how a district fortunately impacts our residents.

>> so just to quickly illustrate, we helped about four thousand eight hundred seventy four people back in twenty twenty that is an increase of twenty one percent and it is rising. A third are families with children and two thirds are women and the hardest hit zip codes and our overlap with the areas hardest hit by covid. So that is that is no coincidence. So we really think the city and google for their hard work and we look forward to seeing this D.A. Move forward.

>> thank you. Thank you, lee. Thank you so much. Next we're going to charlie and followed by david terl, euro charlie kinnear's charlie I think you might have frozen. We'll come right back to you. David, why don't we go to you next and then we'll come back to charlie. Ok, great. uh, thanks, dave. Uh, david meyer silicon valley at home. I just really wanted to express our organization strong support for the housing components that were presented as part of the downtown west's proposal. I really want to thank the city and google for all their hard work on this day on those housing components. I think those these four thousand new homes are hopefully going to really help jumpstart other housing development that we want to see across the station area and our key to creating that vibrant neighborhood that I think everybody wants to see and I think really most importantly is that google has worked with the city to figure out how to meet the established twenty five percent affordability goal. So we're going to see a thousand new restricted affordable homes. We're overall supportive of google's approach of combining some onsite, uh, units with dedicated parcels so the city can reach problems of affordability and bring some of those affordable homes online as possible. So because of that we're really excited to hear about this first parcel being made available very soon after the project approval. I really think that be a great opportunity to potentially leverage some measure

of funds to get to the deepest levels affordability and really kick off our affordable housing here with with homes for some of our most vulnerable neighbors. In terms of the community benefits package, I think this is going to be tremendous resource to respond to needs of tenants support community protections, preservation and to help counter displacement pressures. So we're really glad to see that. We're confident that through this process we can create and maintain critical for affordable housing resources beyond google's footprint. And really that kind of brings me to the last thing I just wanted to say which is that even though we're not talking about today, we're strongly supportive of staff's proposed amendments which we believe are going to help us get to our fifteen thousand new home goal over the entire station area plans are great but we know this is going to take ongoing work and city support to continue to promote residential development and affordable development across the station area and in this proposal itself so staffs work on the affordable housing inflation plan so foundation but it's going to take continued city commitment community engagement to meet those overall twenty five percent affordability goals and stabilize surrounding neighborhoods. So you know, this is kind of the beginning. We're really committed to continuing to be engaged in this process and you know, we think we're going to be a partner for the long haul and this is a great beginning.

>> so thank you so much, david. Really appreciate your time. Thank you for that, charlie. I want to see if you're able to handle that yourself. Are you at this charlie? Oh, charlie, we'll come back to you maybe having some tech issues there. Let's go ahead and go to kelly and then followed by jason kelly. Hi. I just want to say I'm kelly doyle from california. High speed rail authority and we just want to recognize the collaborative nature of this whole process and we appreciate seeing the commitment that's been made to todd in the plan. This really aligns with high speed rails statewide policy of providing housing around their station areas. We know this isn't the finish line and we all have a lot of work left to do but we do look forward to continued to work together so that we can implement both our project and other projects successfully in the diridon area. Thank you so much, kelly. Thank you so much for that brief comment. I appreciate we're going to go to jason then followed by sandra. So jason, your next is I wanted to start off by thanking staff for the presentation. This has been a long road and is a lot to explain clearly I thought the staff did a very good job of doing that and it's not easy to do. I'm very excited for this agreement. It's I'm glad we've reached this milestone. I think the community benefits are well thought out both in substance and also in timing that early land and payment for job readiness and community stabilization is is well thought out to address the

problems and prevent problems like displacement that could otherwise be caused by a project like this. I think one of the other things that gets lost with all the benefits and all the kind of good things in this is that focus on connections is proposal does a great job of working on connections you know becuereel pad open space connecting neighborhoods. It's clear that the city and google have thought a lot about that and I appreciate that. And then I wanted lift up what maria noel fernandez said about the project people responsible for the project, the city and also listening to what people said. I think that staff's presentation where they started with here's what we heard and then here's what's coming I think made that point very well regarding the composition of the community advisory board, I think it's very important that it has community input and lived experience input. That's a good move but also that it has expertize and having both those categories will help encourage future partners and that's what that fund is about is it's designed not just to be a point in time but it can grow and be contributed to later and really be a continuing resource for the community. The finally I do hope there's some way to work with the sharks to try to come to an agreement that everybody can live with on that front as well . Thank you so much, jason. Next we'll go to sandra followed by red red sandra, you're sandra fifty one we are the complex right next to diridon station and the whole time our residents being very excited about this project and we have had great support from both city staff, department of transportation. We just met with them recently and thank you, jessica.

>> and and google representative of what the neighborhoods with us again we're going to go back to connections department since then just to make sure that our impact zone over here is even though it's outside of that distant boundary that there are I think it was the wording was perfect traffic intrusion issues and as we define those, yes, we want more biking and walking and all of that but we do have bottlenecks already on laurel grove and bush and with east west corridor going through one of the major station routes right there at the south end. We just want to make sure that the those are continued to be monitored and considered moving forward and and we appreciate and are confident in that. Have we as we have already seen in the past experience having been listened to and then changes occur after that. So we just very much appreciate that and and we're very excited about it.

>> so thank you. Thank song. Thank you so much. We're going to go to revera and then charlie see your back so we'll go to you after that.

>> so whatever you're up. Thank you. Reverend wright, executive director for people acting in community together, I want to thank all of those that we have been in collaboration with and conversation and dialog but more so listening as you see this process listening has been the pathway forward to finding solutions as we move forward into this second round and the approval of the city relational to the initial fund allocation, I want to stress the importance of the consideration for community land trust, community land trust and continues the process of which allowed us this pathway of dialog and solution to resolution the community land trust allows to continue listening and empowerment of people within the community. People have the ability to act will have the ability to divide binds the situations and control the outcome. People are empowered by development so the the initial first round allocation placing the power in the hands of the people continues to build a trust engaged dialog and positioning and more importantly the community land trust allows us the opportunity to continue to center the voice of the people, allows us to continue to see a voice of those mostly impacted and a principle that we follow and practice those closest to the pain are closest to the solutions and then we continue to stay within the lived experiences of the people. So we applaud these efforts. We hope that the consideration for the first round of allocations are within the community land trusts which are voice and continue the process of listening. Thank you for me to share.

>> thank you so much reverend. Thank you for your time. Next we'll go to charlie followed by nathan charlie oh charlie we see you but we still can't hear you for some reason . Sorry charlie. Well we'll come back again charlie and if we can get you on your or if you want to email in your thoughts I'm happy to read them for you if that's easier maybe we'll go that route next. We'll go nathan followed by melissa nathan, you're a good afternoon nathan also director of policy operations for the San José association. Firstly profoundly commend google city staff your leadership diligence, patience and partnership on this development project. We know this is an iterative process as incorporating not only downtown west but near area station plan and with competing interests at times so much appreciate it getting us this point. We've been proponents of the downtown project since day one. It's some city staff now and this has been a heavy private investment that we think centers has garnered and will go well beyond the benchmarks set by the city's requirements. And so housing open space to greatly appreciate updates that have been presented tonight and ultimately will be a paradigm we believe for other cities in partnership with google. So this is a great start. We're glad to see the connectivity from downtown west of downtown. It's been consistently considered. So thank you

jessica and everybody was on that very important the ten dollars million set aside as well. The Ita transportation analysis is also going to be important as the project progresses well into the downtown association is predominantly a business organization. We do understand and agree it is imperative to include several systems that support business such as the housing jobs, training, transit, everything mentioned here tonight. So announcing that early affordability and work are important factors and specifically unprecedented public benefit investments. That said under the community benefits priorities a specific item that are interest in education, job training and employment opportunities which include support for small businesses we'd like to mention san see downtown association does have over thirty years of and has built a foundation around supporting small businesses with hundreds of business members the downtown core academics citizens small business support and development could lead us to be a key partner in this business stabilization endeavor and so out of the seven point five million coming out of calvinistic restringing training the workforce to be ready will be paramount and bolstering current business operations throughout downtown and downtown west, it's going to be very important. So once again thank you google city staff and person of the community for providing the feedback nanny told me myself thank you nathan. Thanks for that. Next we're going to go to melissa followed by sara. Wow. My name is melissa ceraso. I'm speaking on behalf of the santa clara valley transportation authority. We want to commend the city google and the scores of community members for their collective commitment to drive a thoughtful and responsive process to address multiple priorities that have come up during this multi year community engagement process resulting in a very substantive draft community benefits package. So we just want to show our continued support and willingness to be a partner in seeing the success of downtown west desapio, the diridon station as equitable and thriving transit oriented community.

>> thank you for the time to provide. Thank you melissa. Thanks so much. Next we'll go to sara followed by kathy.

>> hi sarah mcdermitt. I'm the political director of unite here local nineteen and I really want to start off by acknowledging our members and union members and working people in community members who have showed up throughout this process come to these meetings had actions made their voices heard because at the end of the day google really listened and the city listened and I believe that is why we have an amazing agreement here that has so many benefits for the community and for working people. So not only has google committed to

community benefits but they've also made commitments to to make sure that we have high quality blue collar jobs from the people living this campus and the future service workers who will be working on this campus and that's going to make a major difference in people's lives. My question throughout this process that you're all probably tired of hearing me repeat over and over again is will the people who build and work on this campus be able to live in San José? That's really been my guiding question throughout this process and I'm so glad to see that we have an agreement that addresses that on several fronts on the job quality front ,on the housing front and with the community communities stabilization front. So I just want to once again thank everyone for making your voices heard and google and the city for listening because I think we've really created something special that can be a model going forward. Thank you so much, sarah. Next we're going to go to kathy followed by edwards and then it looks like a final speaker is laura and charlie. I do get your email and we'll read that in as well.

>> so kathy, thank you very much. I'm kathy sutherland and I live in the thomas park neighborhood which is entirely within or basically within the district.

>> I want to first thank google and city staff for coming together to bring a developer agreement of this caliber and to be real honest with you, I always thought we would get here. I thought that we had willing partners on both sides and I am delighted and anxious to welcome google and the new development it brings to my neighborhood soon. What I would like to say though is that google is setting the standard their development standards for design infrastructure, the structure and community outreach are top notch. I would like the city to require the same thoughtfulness and standards for all developers within the D.C. Area .

>> this is an area that is benefiting from google. The value of development is gone up because google and I think that developers should be held to the same standards and you you I don't want a scenario where you walk down the street one side of the street you can see that it's google the other side of the street not so much because the amenities aren't there. So I'm hoping that every developer who comes into this area develops to google standards. And one of the things that I heard that just caught my ear was there was mention of project feasibility and and to me that's feasibility is based upon how how strong the finances are for the developer .

>> do we want. I think we should just say here's here's what you need to do. You figure out if you can get there because if you can't get there, maybe you're not the appropriate developer for this area. This is a high impact area. A lot of visibility, a lot of money is coming into this. But there's also going to be a lot of impact to the neighborhoods and I think that the city should set standards and then hold all developers to those standards because given the fact that they're going to be within a stone's throw from 80 acres of google if that one developer can't make it others will be able to. So please please make sure the design standards apply for the whole thing. So thank you and thank you google and the city for getting us here.

>> we're so excited. Thank you so much kathy. thanks for that. Next we're going to go to edward followed by laura.

>> thank you. Dave edwards, chef henshaw park neighborhood association.

>> I mean as an architect by training and the soon determined chair of the city's historic landmarks commission, I'd like to second kap's and sandra's comments the downtown design standards, infrastructure fees and community outreach should be the the norm not the exception if we hold other developers to a lower bar we're going to have kind of a very two tiered development instead of something that should be community and city serving and of top notch quality. Unrelated note though the mere mention of the facebook live broadcast of the historic diridon station depot is going to be relocated. Can we get a clarification on that since until now this has never been explicitly said and the question has more often than not been dismissed as well. We'll have to wait and see as a a board member volunteer and a dying member, I appreciate google's willingness to work with the neighbors up to this point and I believe that we've laid the groundwork to create a long term positive working relationship with all area stakeholders. Thing also appreciates google's contribution to new and existing parks and the programs that will clearly benefit the diversity of the broader community. to be clear, broader community needs to substantively include the adjacent neighborhoods within the diridon area not just council members wish lists. I'm thankful for the ability to represent those without a paid full time voice at the table and then look forward to the next phase of community engagement. Thanks so much edward. Thank you for that. We're going to have a chance to have a kind of a response and follow up by staff so we'll get to any questions that might have come up next. We're going to go to laura.

>> laura, you're up next day. First of all, thank you very much to google for this amazing community benefits agreement and all the obviously very, very hard work by city staff to get us to this point. This is truly a momentous occasion and I think all of us on the station area advisory group are very happy with what we see here today and I just like to say that those of us in the surrounding neighborhoods really appreciate google's willingness to work with the neighbors of and they've really laid the groundwork for creating a very positive long term working relationship with all of the various stakeholders.

>> thank you. Thank you all. Thank you for that. We've got a couple extra hands raised here, harvey followed by kevin harvey. I was anxiously awaiting your andreis I was surprised to. all right. Thank you. I want to first thank google as I said to you individually as you toured our neighborhood I wanted to work with you because I see you as a master developer partner on that come into this area having been part of the diridon good neighbor committee for over a decade, we've and working on this when it was supposed to be a ball park area and you've come up with a really good integrated plan. As you know my forte has been on park and parkland and trails and I think we've got a good start. I think there will be some additional money set aside that we can hopefully use in the surrounding neighborhoods if we can't find available land in within full sac area. But like kathy said, I think that we want to make sure that the standards that google is setting for this portion of the project is applied to the other one hundred and sixty plus acres of land within the dc and that we create the same kinds of standards for park land and of affordability and integration of all income levels within that area. So again, thank you. Thank you. The staff and we look forward to working for further iterations of this because we're just starting this is the ten thousand foot level we've got to get down to the nitty gritty and I'm happy to be on the dang to help work with you to work for the neighbors.

>> great. Thank you so much, ari. next we'll go to kevin and then I'm going to go ahead and read charlie's email and then we'll move forward here. Kevin, your hey yeah. Thank you. Kevin xman gardener neighborhood.

>> I'd like to thank google for all the time that they took to like harvey said, walk our neighborhood, talk with us, get to know us as people and come up with something that includes us in their design scheme. And I do hope as cathy says that other developers will be held to the same standards as google that being said, some of these reports or the report that



we heard today there seems to be different funds and I would like to make sure or have some assurances that these funds don't get lost in the paperwork and in the institutional memory.

>> it happens because when one council leaves and another another council member comes in or different council members, different mayors, a lot of the things that were promised a lot the moneys that have been supposedly earmarked for specific things get forgotten and switched around and I'd like to know more from staff how they might be overseeing all these different funds and make sure that what's meant for housing stays with housing, what's meant for parks stays with parks and transportation and all all the different funds that are going on other than that, thank you for your time and they'll be interesting to see how this all turns out. Thank you so much, kevin. appreciate that. So I'm going to now speak for charlie foss so pretend I'm charlie. So hi I'm charlie foster, the cfo at San José state and I've been on the side since the beginning. San José state has been downtown San José's largest employer, largest landowner and the public university transforming student lives in San José and silicon valley for over one hundred and fifty years. San José state would welcome rubio's presence in downtown San José to further transform the city into a destination where all of us can work, live, play and grow special thanks to alexa ricardo, kim and nancy and many others for getting us to this point. So thank you for that, charlie and with that, thank you all again for being with us throughout this entire process and all the time and commitment you've given. It's been amazing and so great that we're able to get to this point here together with that I wanted to give city staff an opportunity to comment or respond to maybe a couple of the questions that came up during that conversation.

>> so who would like to start or I could pose a question or two nancy.

>> see you unmuted. Would you like to start? Sure I would. First of all very, very much appreciate the thoughtful comments and also just a sense of accomplishment together like I started out really feeling gratitude for what we're doing here because there's good work. I wanted to touch on a few things and I know my colleagues will will enhance or add to those comments.

>> kevin, I wanted to make sure you knew that the development agreement is legally binding and there will be an annual performance review that goes to the planning commission and that the specifics that you've heard are embedded into the D.A. So I invite you to read the D.A.

Although that's like one hundred and forty pages and then there's exhibits which are another hundred and forty pages plus than the ordinances. But there's there's an index so you can get to where you want to go. But we share your concern and we need to be made to be able to make sure that as staff changes, as councils change, the development agreement is implemented as was approved in the community attended beyond that, I really appreciate the thoughtful comments on the seven point five the twenty two point three and as lori and dave mentioned, this is really valuable for the council again to to consider in their deliberations. So these comments will be brought forward and summarized and there will continue to be and rachel is honest I think she May speak more to the affordable housing a tremendous amount of work being done on anti displacement, additional city policies working as many mentioned about moratoriums, how how the surplus gets met, surplus sorry but the feds dollars from the stimulus that come in so there will be an intensive ongoing effort on this topic. I also want to touch base that the staff acknowledges as well that this project raises boats, that it has raised the bar whatever other analogy you want to make into what we expect and what is possible right so tremendously appreciative and agree with those comments and to to john gusterson who very much admire and respect have worked a long time with john and a long time with the sharks and nothing has changed in the fact that the sharks are incredibly important to San José and there has been and will continue to be an extensive amount of effort done by jessica zenk and her team and all the rest of us on working to find very solid ways for patrons to get in and out of the arena to make sure that the arena functions well. It is not by any means an afterthought to to staff and there will be a continued amount of work to make sure we can do this well without alaska any of the other city staff who have other items that you like to to get to. Thank you, nancy. Am I going to dress next to speak about the people relocation? Absolutely. And nancy said correctly just how much we value the sharks as partners and we will absolutely continue to work through those things. I think as jason baker said, so that we can come to a place where we're all really happy with the future of the area.

>> so thank you, nancy. And then add to your question so the the historic depot is a gem that I think the city recognizes very much. I know I've I've used it for many years and I love it and I think many of us do. And for the disc partnerships, the conceptual engineering and planning work that we've done to date has showed us enough to understand that we have to really think about whether the station can be a through running high capacity train station with the amount of tracks and the amount of platforms that that requires as well as retaining the station where it is. So it's actually one of the very next pieces of work that the partnership is tackling in our

program. A project is to really get into a lot more detail about what our options are for retaining the station, retaining it and relocating it, reusing it in some other fashion, et cetera. We have not done that study yet though. So I have to admit that that's a future piece of work getting going this calendar year to really outline that process and what the feasible options could be. So I'm sorry to not be able to say we've figured out but I think it is extremely important to us and we've definitely heard that through this process. Thank you. Great. Thank you, jeff.

>> so I think we address some of the questions that came up. We also had a lot of some time here for any follow up questions that you all might have as members before we go on to next steps in public comment we did hear from probably a majority of you, at least half of you any others folks that would like to ask a question or comment at this time before we move forward. You could use a hand raised. You could open up. There's harvey. You could wave at me too if you want to bring your video back.

>> harvey, I see your hand. You're ok. I wanted you it was mentioned and I forgot in my comments to thank the sharks because I've been working with the sharks organization for well over a decade and they really have worked well with the st. Leo's neighborhood to work on the traffic management plans and I think we really want to support them in making sure that the traffic management plan allows them to do what they need to do and get their patrons in and out. And then also I'm looking at it from my viewpoint as a north willow glen neighbor when I want to go to whole foods it's very difficult to do so. So I want to make sure that all the traffic management is done in a way that is equitable for not only the sharks but also for the surrounding neighborhoods. Excellent. Thank you harvey. Thank you for that. Ok, I don't see any other hands or waving so I think we are going to go ahead and move forward here and amazingly somehow back on track and maybe even ahead of schedule. So I'm going to go ahead and share my screen. Hopefully you can see that.

>> ok, so what I wanted to kind of quickly walk us through is a couple next steps items that are coming up and then also as I mentioned earlier, open it up for public comment. So members of the public if you would like to provide comment, we're going to give two minutes each and we'll get back to that here in a second. But I want to give you a chance now if you want to go ahead and start your hand raising and again that's going to add a little hand at the bottom of your screen or through your participant window if you are calling in by phone simply dialing star nine we'll get you access to that as well and then I'll go ahead and call on you and on the and you'll

have an opportunity to speak here shortly. So as has been mentioned a few times here tonight, we just wanted to let you all know that there is a community meeting coming up as well where particularly members of the public you do have to is tonight but you have a great opportunity there if you'd like to come and meet with the team and we're going to have a similar presentation but we're also going to break even in small groups and allow plenty of opportunity for folks to get feedback. So we really encourage you to join us this Saturday 10:00 a.m. And there is an online comment form as as Lori mentioned earlier on the project website at [diridon.org/forward-slash-downtown-west-dieser](http://diridon.org/forward-slash-downtown-west-dieser). So I would recommend you all checking that out as well for more information and also an opportunity to provide comment and then as I mentioned earlier, planning commission meeting is coming up on April twenty followed by a city council meeting tentatively scheduled for May 5th on the project website. We've been pitching this from the start. There's a chock full of great information including information, upcoming meetings, recording of all the presentations that have been done today of access to all the draft plans from the d to the downtown west project to the affordable housing implementation plan all there and a ton of great background information and again a chance to sign up for additional email updates and as I mentioned earlier as well, the google's downtown web site is geocode for weeks I can say also great information there. And lastly, if you did have any follow questions or comments, you could always email [lori.lorig.severino@sanjoseca.gov](mailto:lori.lorig.severino@sanjoseca.gov). So I just want to make sure you all knew all about that and additional information that you can share with us so with that we're now going to move the public comment and as we mentioned earlier this is run very much like the city council meetings are. So we really want to make note that we're not going to accept any disparaging comments or remarks against individuals or groups. I really would hate to have to you but we'll have to if we go down that road. So we really hope you don't. We've been all very respectful today so I don't anticipate that happening. But again, just to mention again, you could also provide comments through the contact forms on the website and see all the great information that's posted there. One thing I didn't mention earlier is for members that are with us that are either Spanish speaking or Vietnamese speaking, we do have the interpreters interpreting it right now and you're probably in that room if you did have a comment that you would like interpreted for you, we could definitely provide that for you being one of the interpreters out of the room to do that. So I was going to initially ask you ought to maybe raise your hands first but we're going to kind of go on the fly here and there is someone that needs that service. We're happy to provide. So as I mentioned earlier, if you could please keep your comments two minutes I will have a timer here on the screen. I would greatly appreciate it and we'll move through this fairly efficiently. So I'm going to start

with paul soto followed by gavin paul, you should be able to meet yourself. My name is pulsatile. My my name is also tom from the horseshoe which is considered north. Well glen I have fifteen ancestors very close cemetery. My father lived in a tent in sussex. The chicano community has not been articulate explicitly within the context of these conversations but chicano community my parents suffered in the dehumanization conditions in society with us. My mother was beaten in a unified school district for speaking spanish for being mexican in the school district's. I do not speak spanish as a result of that.

>> that has not been articulated clearly so most does not speak for the chicano community working partnerships does not speak for the community nor does the silicon valley rising speak on behalf of the community. I speak on behalf of the 50 ancestors that experienced the deprivation of ancestral wealth that google is sitting on right now the google property that is sitting on right now that it bought from the city is not legitimate and here's why the redlining policies from nineteen thirty seven articulated that area. It explicitly found mexicans and blacks in their deeds from that area which means that the racist policies that developed that area make that sale illegitimate because mexicans were deprived of two things no.

>> one, due process law no to equal protection under the law it is under those two violations of the constitution but I make my claim also the entire south free that they lived in such supporters which fomented the largest civil rights movement in mexican history which is the 1965 March on delano. None of those organizations speak on behalf the chicano community I speak on behalf of my ancestors still no this is not going through. Thank you, paul. Appreciate your time. Thank you for that. And definitely I just as a reminder please you come out to the community workshop there will be plenty more opportunity to provide input their next we're going to go to gavin followed by roland gavin.

>> you should be out on it yourself. I thank you very much. Gavin lorenc from catalyzes. We just wanted to say we really appreciate the presentation today. I'm cleared up a lot of the questions we had specifically around on the project development agreement and how that kind of interacts with city feeds. We're glad to see that it seems like the city fees are still being paid in which will provide additional benefits. Our members have reviewed this project twice the first iteration in two thousand and nineteen and then again last year and we really believe that this development agreement and the improvements really shows that that google and the city have been listening to the community and we appreciate kind of all of the things that are in it. We

also believe that as a really complex project we want to allow our members to weigh in again so we will be hosting another meeting to seek their feedback and kind of get their ideas and support and see if they support this project. And so I just want to say thank you for this and our members will be meeting on May 3rd and kind of have more detailed feedback at that time. But this has been a great process and we really appreciate all the work that everyone has put into it.

>> so thank you. Thank you, gavin. Appreciate your time. Thanks so much. Next we're going to go to roland followed by corey.

>> roland, you're up but let's try that again. Roland that work roland works better when you're with me. Thank you. You're welcome. So first of all, man to kathy, I think she should run for council. I mean let's just get real here and kathy, you're going to be extremely pleased that if you look at the very latest developments, the google web site here is essentially gone from downtown where so this business of one side of the street doing one thing and the other side is doing something else is probably not going to be happening on the other side of what is left of cahill the shot sparking I don't understand the issue I've read a development agreement very carefully if the shots are saying I have 4000 parking spaces and not that I would really like to get a better understanding of what the problem is so we'd be reaching out to them and showed them the relevant section with the other development agreements. Now ed, I've got some great news for you. The depot he saved man, he saved it. I'm going to send you the chapter and verse it in the amended defat not in downtown west. It's got nothing to do with google. Thank you, nancy. Thank you, tim. Thank you. Everybody else. And last but not least jessica ,you would be delighted to learn that all the issues have been resolved all the in engineering wise we need to go the other nations they are they are they are all that has been resolved. Ok, we can share with you any time that you're ready for it. Bpo is not going anywhere but there is something missing in the development agreement. It would really, really help us if we could start planning for too high speed underground platforms and the downtown west and the cost is now seven billion dollars is probably a lot less than 300 million dollars and it's going to take a lot less than three months to construct it once people get off their butts and basically start designing the basics of what we need to put down there.

>> thank you. Thank you, roland. Appreciate your time. Next we're going to go to kooris followed by mitch.

>> you should be proud of yourself.

>> thank you and thank you everybody here this evening. My name is corey smith. I am with the housing action coalition. We are a regional nonprofit that advocates for more homes at all income levels around the entire bay area and we we see a number of large megaproject, whatever you want to call it like this and what you have in front view is really the cream of the crop and it's a testament to the work that all of you as members of the advisory group have put in members of city staff in the community getting to the table and figuring out what makes sense for everybody. So on behalf of our organization we want to thank you for all of the work that you have put in and honestly congratulate you on an exemplary project for the size of this community benefit package for the infrastructure to be coming in, for the affordable housing to be coming in at no cost to the city is I mean absolutely a once in a lifetime transformative proposal. And I hear so many folks talk about how this needs to be a standard for projects going forward from a from a community perspective, from a conversation perspective. I think that that makes sense from a financial perspective. It is difficult for any private development to match what you have in front of you. So again, just congratulations and thank you for all the work that you have put in and you are excited to support.

>> thank you. Thank you. Next we're going to go to mitch achour and followed by black mitch yourself. Hi. Thank you. My name is michelle mccullough. I am a member of unite here local nineteen. I am a baker pastry cook at google in sunnyvale but I live here in San José and just want to say having a union job has with awesome health care has made a huge difference for me and my family and my coworkers and their families. I appreciate that google has committed themselves to a quality service jobs and for a let's see create like affordable housing here in San José at their future campus. And I just want to say I appreciate everything as a service worker this means that I can have a stable life here in San José and I just want to thank you for your time. Thank you, Miss. Thanks so much.

>> apologize for the mistrust demonstration of your name. No problem.

>> name is short for michelle so ok great. Thanks michelle. Thank you blair. You're up next larry should be meet yourself I wear in here thank you for the meeting tonight. I was at another meeting.

>> I will review this meeting. Hopefully I can go over practice my few informational items to help this process and you can do with it what you can you know the east side issues are really important. I hope they were addressed tonight in some form. There's a historical neighborhood going up in the stockton avenue area. There's been a lot of debate about that how that can work to address east side issues into google issues I think can be really constructive and hopeful. I hope that's that was happening. The idea that the future of high speed rail May honestly be going through alameda county in the future to make that an open conversation, a dialog for people to understand can be helpful and just to acknowledge that concept at this time and also that I mentioned of the heights of buildings like say through the southern flyway corridor area of the runway airport area I don't think those those buildings can be over one hundred and twenty one hundred and fifty feet.

>> you know, they have to be kind of low but yet there's this fantasy going on you can build them really high. I think we can build all around that and still create revenue and income and not go for these over exorbitant heights. But I think it was described by cathy she has in the past that she knows this issue and I think saner heads need to prevail on this subject. And finally that to come back to east side issues. You know, I think we consider a lot of this is like google downtown. It's kind of like a vancouver kind of thing. I think we should be considering ideas like guadalajara, mexico. That's how to build the future of google downtown and that we're counting on google there national security institute. We need to question that and that's about it.

>> thanks. Thank you, blair. Thank you for your time and always being with at these meetings. Thanks so much. Have a good night sir. With that I don't see any other raised members of the public so I believe we are actually at the end of our meeting and actually well ahead of schedule which is amazing. I want to turn it back over to city staff with any final thoughts or comments and to SAAG for that matter if you had any thoughts or comments before you wrap, nancy, I'll start with you.

>> thank you very, very much. Want iterate reiterate great thanks. Agree that it's the members of the community who show up and make their voices heard that truly makes a difference and also much appreciation for google's leadership and listening as well as to our colleagues city



hall who've put in a ton of work into this. Thank you and and look forward to seeing you either on saturday or at planning commission or council.

>> good night. Thank you so much. Good night all.