Downtown West
Mixed-Use Plan

Development Application Community Meeting
December 5, 2019
Alexa Arena
Google

Woody Hanson
SITELAB Urban Studio
We’re not thinking about next year, or even the next five.

Google is here for the long haul.
We want to work together
to imagine this part of downtown — one that draws from San José’s culturally-rich history, vibrant personality, and innovative spirit
We listened first

To develop this framework we focused on understanding community needs and priorities
Robust and ongoing community engagement

100s of hours of community listening and engagement

3,000+ touch points with community members

20+ SAAG + Solution Group meetings

25+ SAAG member individual meetings

10+ SAAG neighborhood walks and talks

100+ stakeholder meetings with NGOs and community advocates

14+ pop-ups across San José

4 ecology, open space, and parks walks and talks

2 community chats (arts + culture, ecology forum)

4 open houses + 2 Saturday strolls
Building on a decade of engagement and planning

- **2009**: City forms Good Neighbor Committee
- **2010**: Downtown Strategy
- **2014**: Diridon Station Area Plan (DSAP)
- **2018**:
  - Jan: Google begins direct Community Engagement
  - Summer: Diridon Integrated Station Concept kick-off (DISC)
- **2018 Fall**: Application Submittal Notice of Preparation (NOP)
- **2018 Winter**: City forms SAAG + begins public engagement
- **2018 Summer**: Diridon Station Area Civic Engagement Report
- **2018 Dec**: Memorandum of Understanding (MOU)
- **2019 Fall**: Development Application Community Meeting
- **2019 Summer + ongoing**: Stakeholder Engagement
  - General Outreach
  - Community chats
  - Pop-ups
- **Today**: Ongoing Engagement
SITE AREA

DSAP Boundary 240 acres

Google Mixed-Use Framework Boundary
~ 60 acres developable & ~ 20 acres streets

Key
- DSAP Boundary 240 acres
- Google Mixed-Use Framework Boundary
  ~ 60 acres developable & ~ 20 acres streets

Arena Green

Diridon Station
PROJECT OBJECTIVES

01 Create jobs near transit
- Make the Diridon Station Area a job center
- Add economic vitality to San José’s downtown
- Enhance the property tax and economic base

02 We need housing alongside jobs
- 3,000-6,000 housing units vs. 2,558 housing units across DSAP
- Optimize affordable housing through the project and public benefits
  + Affordable housing fund: Google’s $260M investment for Bay Area + $50M homelessness and anti-displacement grants

03 Create opportunity pathways
- A job training and business opportunity center pre-construction
- An ecosystem model for retail and small, women + minority owned businesses

04 Build a place that is of San José
- Key civic, cultural and public spaces at the core
- 50/50 site area of office to other uses
- An extension of the City, not an office park. A place for all San Joséans

05 Create a place that connects people to nature + transit
- Create a cohesive place that is people centric, not car centric
- Connect people to nature along the creek and river
- Connect surrounding neighborhoods
- Climate positive

06 Better together
- Partnership models for learning, local retail and the arts
- Develop economically replicable solutions
- Co-create a vibrant public realm
~6.5M sf
Office
(Studying up to ~7.3m sf)

~3,000 - 5,000 Units
Housing
(Studying up to ~5,900 units)

~15 acres
Parks, plazas and green spaces

~500K sf
Retail, cultural, arts, education, hotel and other active uses
How we deliver on this project

Design + Programs + Partnerships
Local and international experts

Lendlease
Development Lead

SITELAB urban studio
Urban Design Lead

Heatherwick Studio
Architecture

West 8
Landscape Architecture

Prior & Partners
Urban Design / Rail

San Francisco Estuary Institute (SFEI)
Ecology

H.T. Harvey
Ecology

Sherwood Design
Engineers
Engineering

ARUP
Transportation + Engineering

Nelson Nygaard
Transportation + Mobility
Framework
Concept
DSAP Boundary 240 acres

Google Mixed-Use Framework Boundary
~ 60 acres developable & ~ 20 acres streets
Experience Drivers

Varied experiences at the creek

World-class multi-modal transit hub

Local neighborhoods with diverse character and community

A new part of Downtown West mixed use + connected
NETWORK CONNECTIONS

Rail + Creek

Legend

- DSAP Boundary
- Existing Trails
- Creek
- Riparian Corridor
- Contextual Green

Regional + Local Rail Connections

Missing Link of Trail
RECONNECTING THE AREA

Creek + Nature Trails

Legend

- DSAP Boundary
- Existing Trails
- Proposed Trail
- Augmented Trail
- Creek
- Riparian Corridor
- Contextual Green

- Extending Creek Trail
- Adding Greenways
- Bridging Gaps
Connectivity + Open Space
Proposed Land Use

Legend:
- Office
- Office or Housing
- Housing
- Hotel
- Retail, Cultural, Arts
- Education + Other
- Active Uses
- Mixed-Use Framework
Three Zones
The Alameda
Retail, Cultural, Arts + Education + Other Active Uses

VARIED CHARACTER

Core

Gateway

Chances to Pause

Community Space

Learning

Diridon Station

Cahill St.

Montgomery St.

Los Gatos Creek

San Fernando St.

Guadalupe River

Santa Clara St.

St. John St.

Areana Green

Retail, Cultural, Arts
Education + Other Active Uses
VARIED CHARACTER

Core

Autumn Street to the Creek

Urban Nature
VARIED CHARACTER

North

Creating

Recreational

Northern Open Space

Everyday Surprises

St. John Triangle

Local Events

Retail, Cultural, Arts
Education + Other Active Uses

©Shane Albuquerque
©Baunfire
©Samuel Zeller
©Chris Watkins
©Shae Rocco
©Baunfire
©Shae Rocco
Northern Open Space

Guadalupe River Park
Guadalupe River Trail
San Pedro Square
Plaza de Cesar Chavez
St. John St
San Fernando St
Park Ave
Santa Clara St
San Carlos St
Julian St
Varied Character Zones

- Local
- Immersive
- Green
- Civic
- Active
- Creative
- North
- South
- Core
- Recreational

Active

Civic

Immersive

Green

Creative

Recreational

South

Core

North
PLANNING APPLICATION

Land Use
Open Space
Bike Network
PLANNING APPLICATION

Street Network Changes

Legend
- Project Boundary
- New Streets
- Removed / Relocated Streets
- Conceptual Future Connections
Sustainable Infrastructure

- Power
- Water
- Stormwater
- District Utility System

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©Google Data Centers
~6.5M sf office  
(Studying up to ~7.3m sf)

~3,000 - 5,000 housing units  
(Studying up to ~5,900 units)

~500K sf retail, cultural, arts, education, hotel + other active uses

~15 acres parks + plazas + green spaces
What comes next
Where are we in the process with the City?

- **Aug 2019**: Draft Framework Shared
- **Fall 2019**: Application Submittal (10/10)
- **TODAY**: EIR Scoping Meeting (11/7)
- **Spring 2020**: Draft Project EIR
- **Ongoing 2020**: Development Agreement Negotiation + Draft Design Standards and Guidelines
- **Fall 2020**: City Council Consideration

*EIR = Environmental Impact Report*
We want to hear your input on public realm experiences

December 7 — Design Engagement Workshop
1:00, 2:15, & 3:30 (45 minutes each)
20 S Autumn Street, San Jose

The first in a series of workshops gathering community input to inform Design Standards + Guidelines that will shape the look and feel of the Downtown West project area.

This workshop will focus on the physical character and experiences in public areas, parks and open spaces, and programs and activities.

News, information and updates at g.co/sanjose and www.diridonsj.org
Thank You!

San José

Google