

# Downtown West Mixed-Use Plan

Development Application Community Meeting  
December 5, 2019

Google

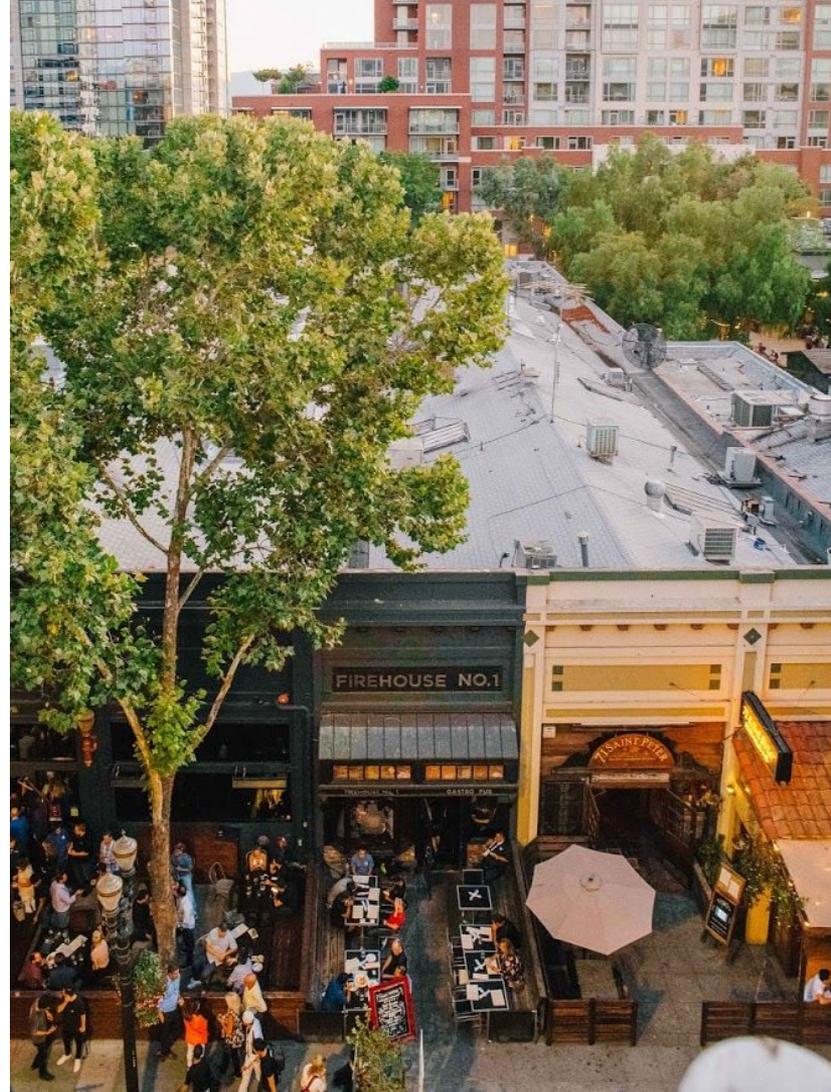
San José



PRESENTED BY

**Alexa Arena**  
Google

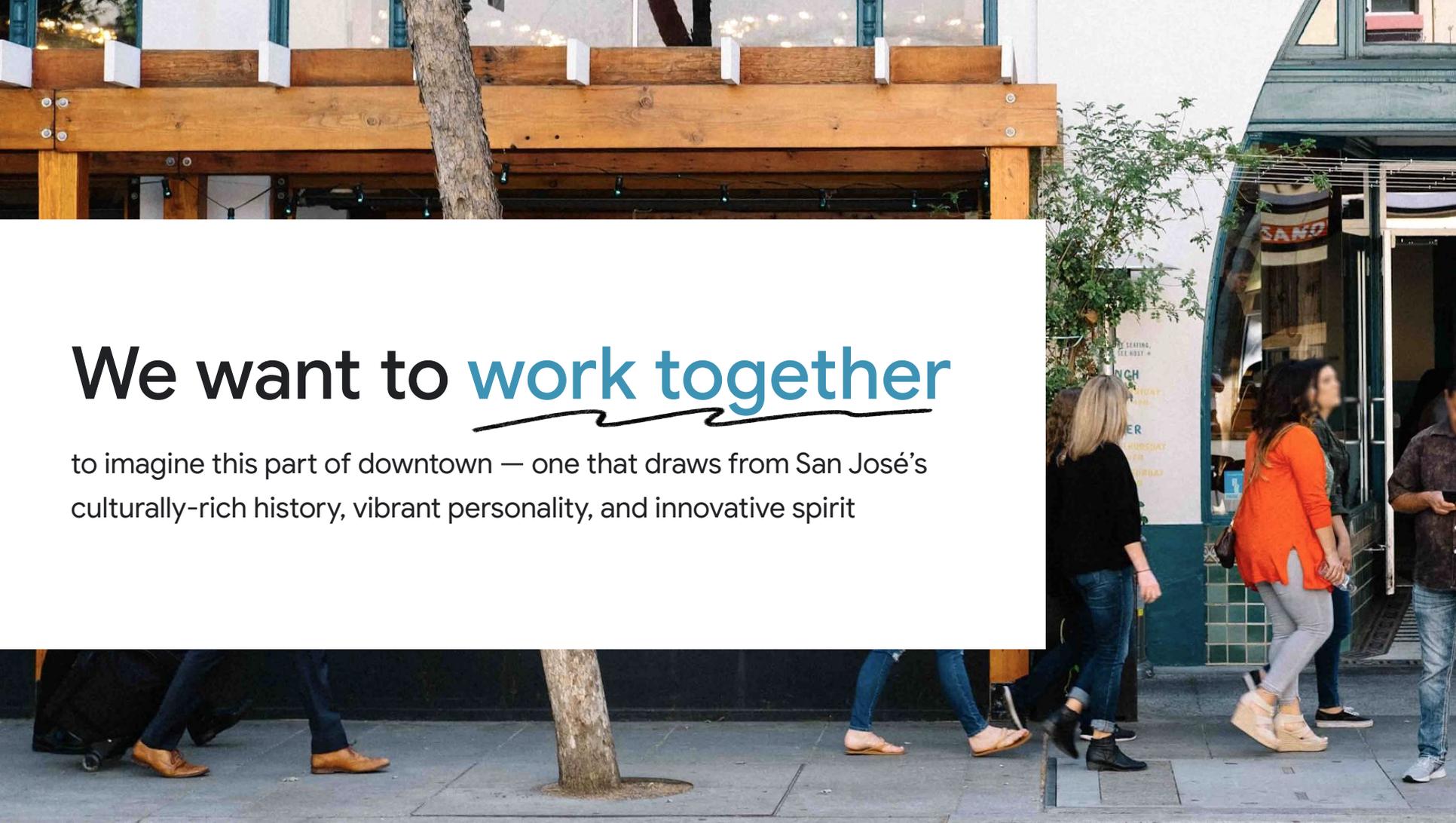
**Woody Hanson**  
SITE LAB Urban Studio



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**

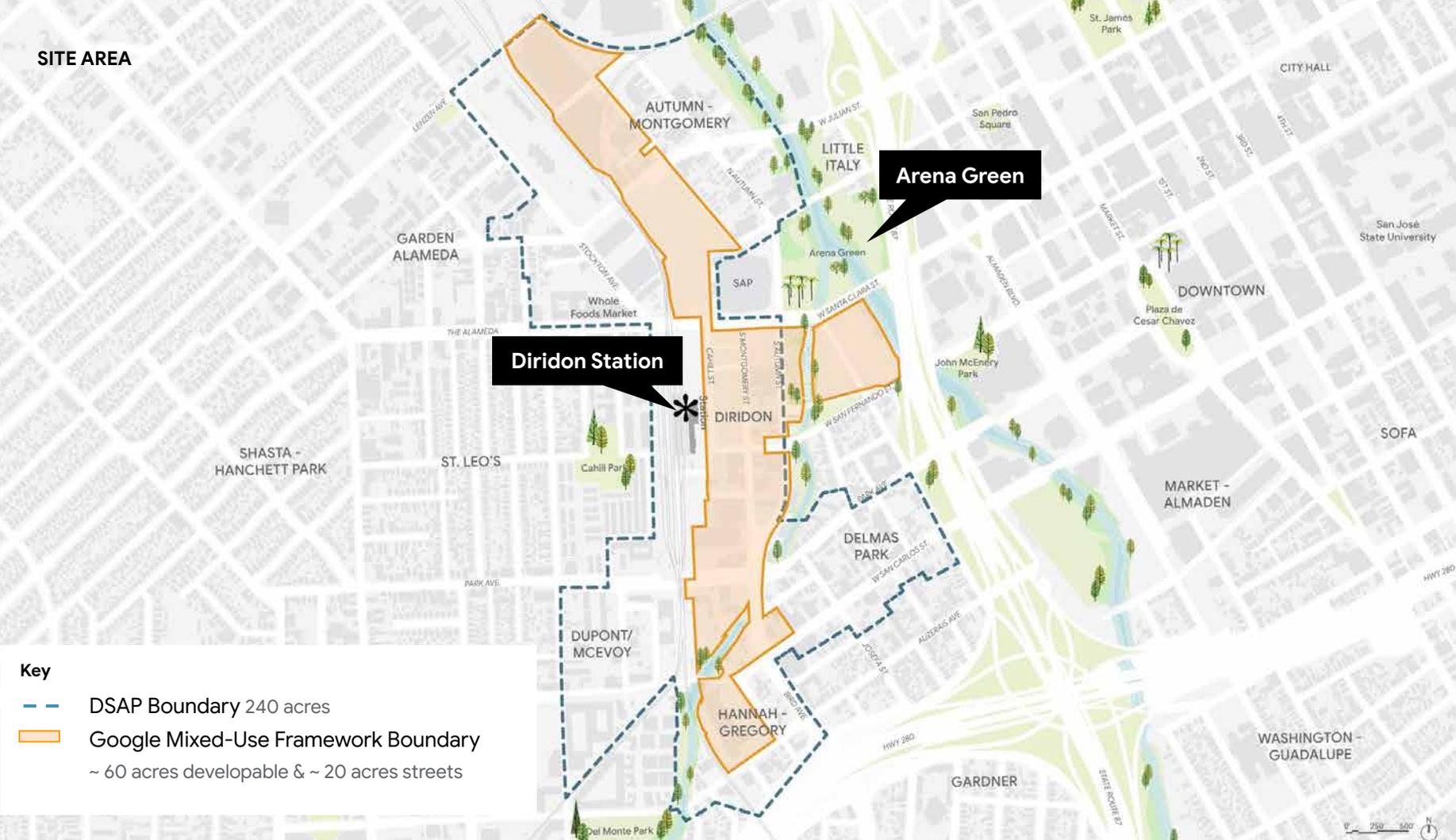
open houses  
+  
2 Saturday strolls

FOUNDATION

# Building on a decade of engagement and planning



# SITE AREA



**Diridon Station**

**Arena Green**

## Key

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

## 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

\*Daniel Garcia



**02**  
**We need housing alongside jobs**

3,000-5,000 housing units vs. 2,588 housing units across DSAP

Optimize affordable housing through the project and public benefits

+ **Affordable housing fund:** Google's \$250M investment for Bay Area + \$50M homelessness and anti-displacement grants

\*BIGobc



**03**  
**Create opportunity pathways**

A job training and business opportunity center pre-construction

A learning and career opportunity ladder from retail, to food, to tech jobs

An ecosystem model for retail and small, women + minority owned businesses

\*Daniel Garcia



**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

\*Daniel Garcia



**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

\*Daniel Garcia



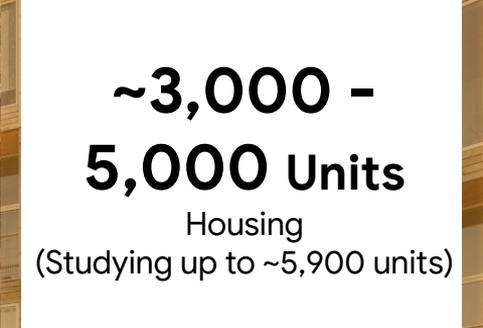
**06**  
**Better together**

Partnership models for learning, local retail and the arts

Develop economically replicable solutions

Co-create a vibrant public realm

\*The Big City



**~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



USE SUBWAY  
TO STATION

#427 11:38AM ON TIME  
#429 1:08PM ON TIME

TRACK  
4

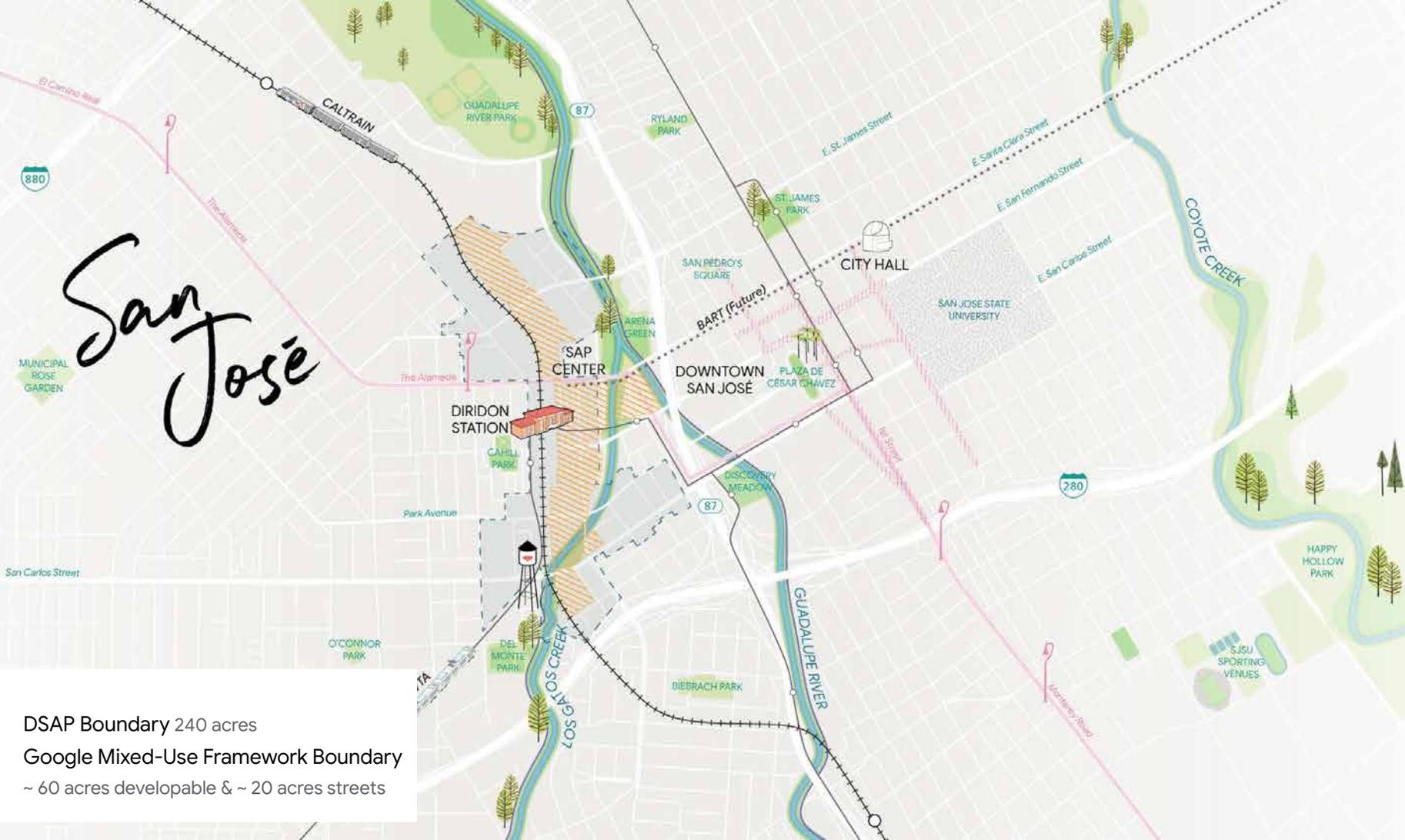
TRACK  
5

DO NOT  
WALK  
YOUR  
BAG

# San José

## Key

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~ 60 acres developable & ~ 20 acres streets



# Experience Drivers

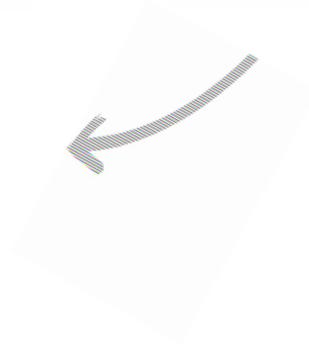
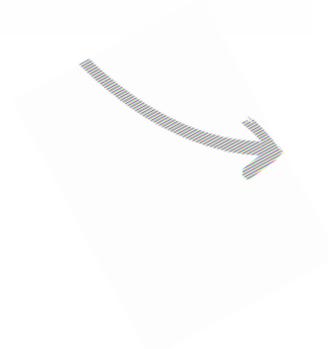
Varied experiences  
at the creek



World-class multi-modal  
transit hub



Local neighborhoods with diverse  
character and community



A new part of Downtown West  
mixed use + connected



Office

©Google



Housing

©BIG



Retail

©Stag Recco



Civic + Learning

©TPWPIXE



Open Space, Habitat  
+ Recreation

©SITELAB



Cultural + Arts

©Hend Lease



Hotel

©Jacob Lund



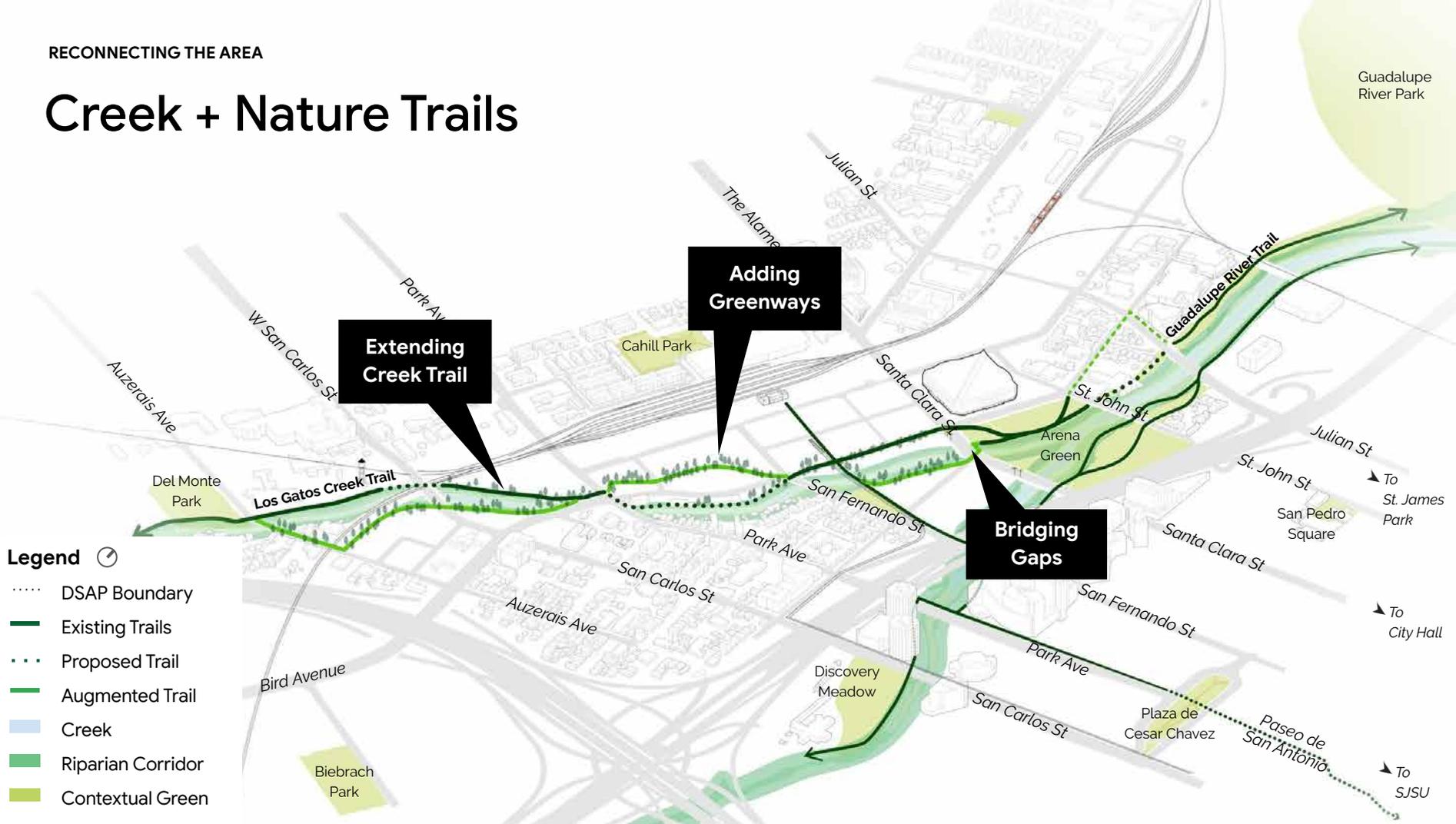
Non-Profit, Cowork +  
Small Business

©pixdeluxe



RECONNECTING THE AREA

# Creek + Nature Trails

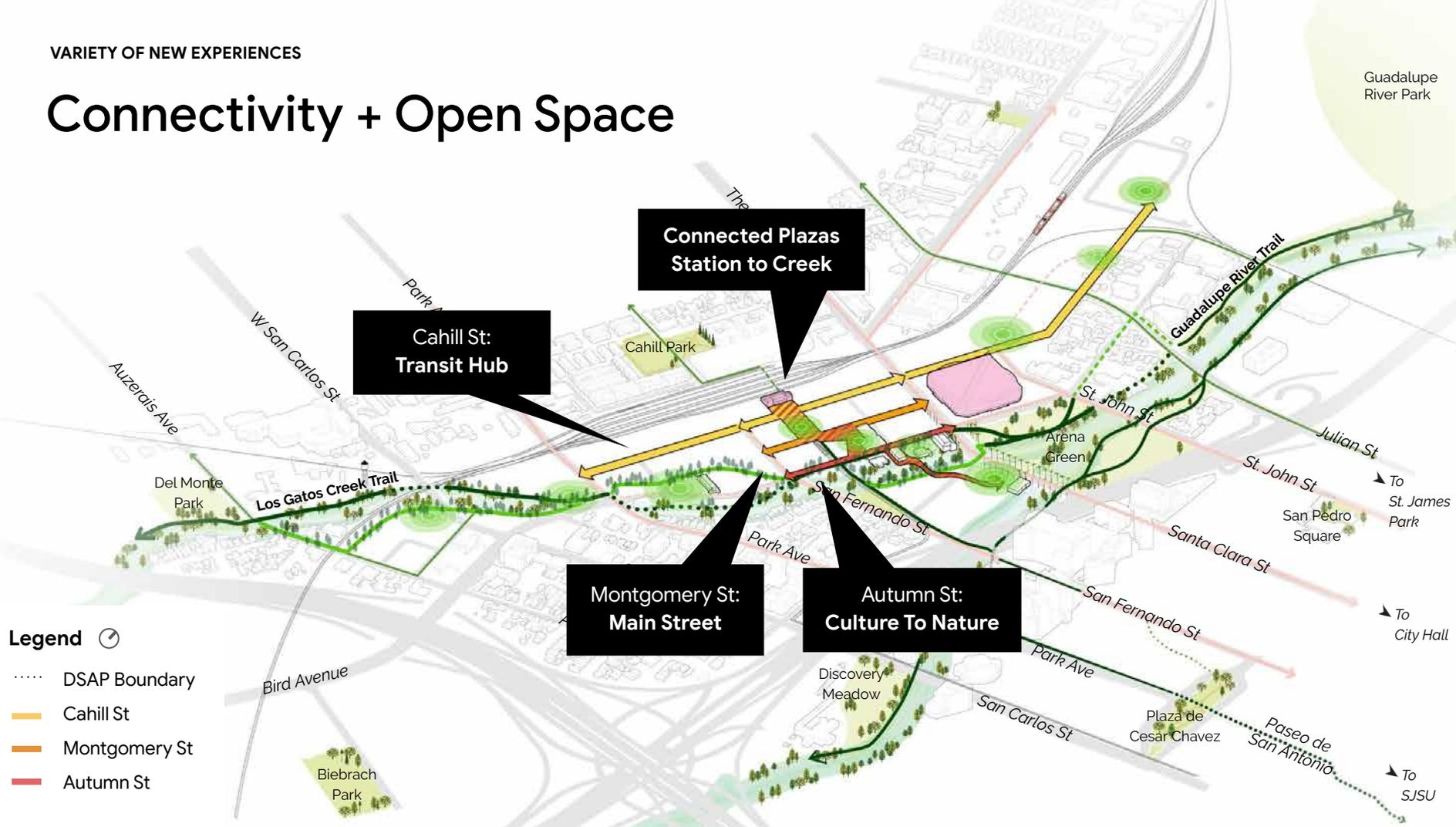


## Legend

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

VARIETY OF NEW EXPERIENCES

# Connectivity + Open Space



DOWNTOWN WEST MIXED-USE FRAMEWORK

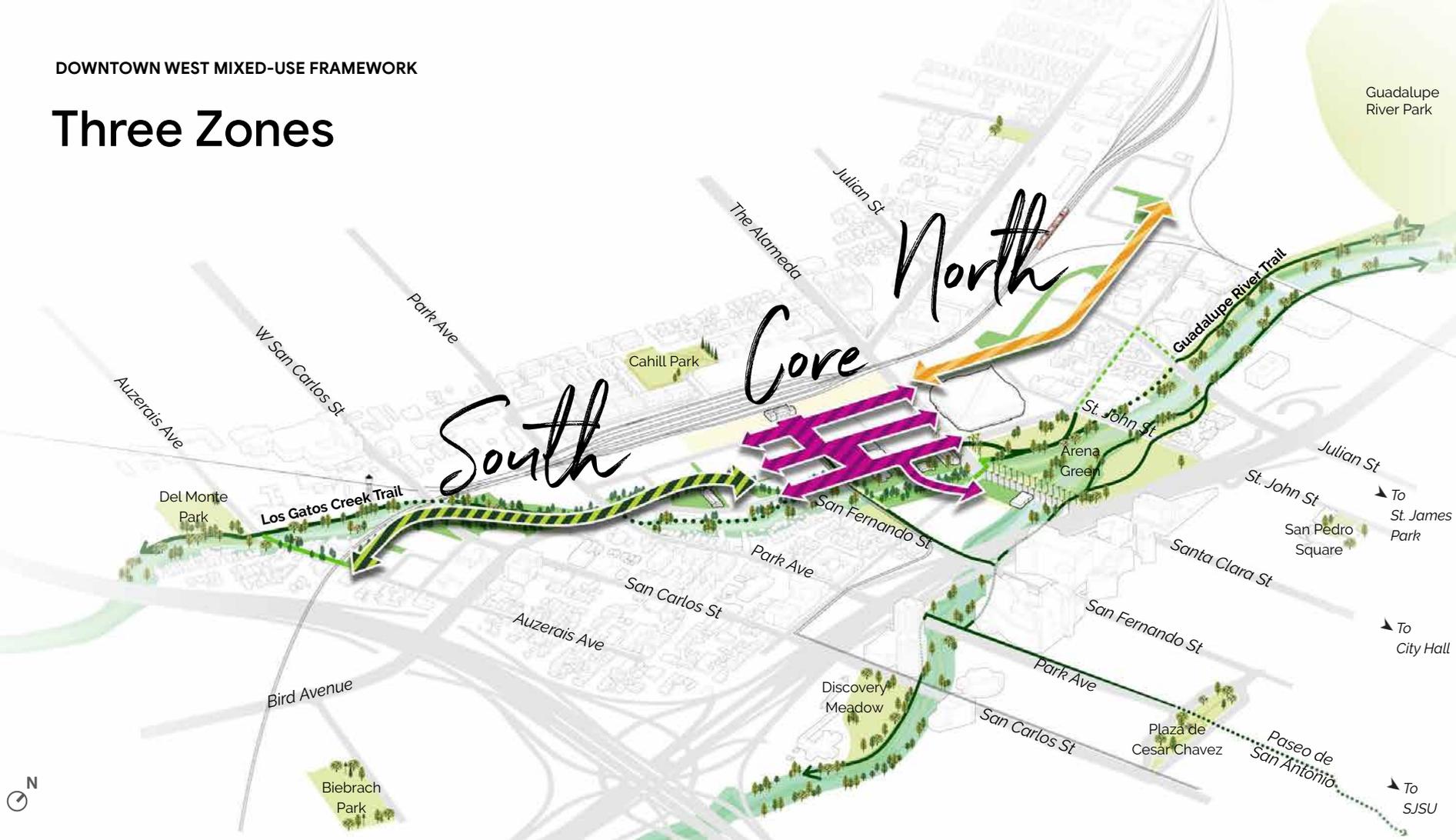
# Proposed Land Use



**Legend** 

-  Office
-  Office or Housing
-  Housing
-  Hotel
-  Retail, Cultural, Arts, Education + Other Active Uses
-  Mixed-Use Framework

# Three Zones

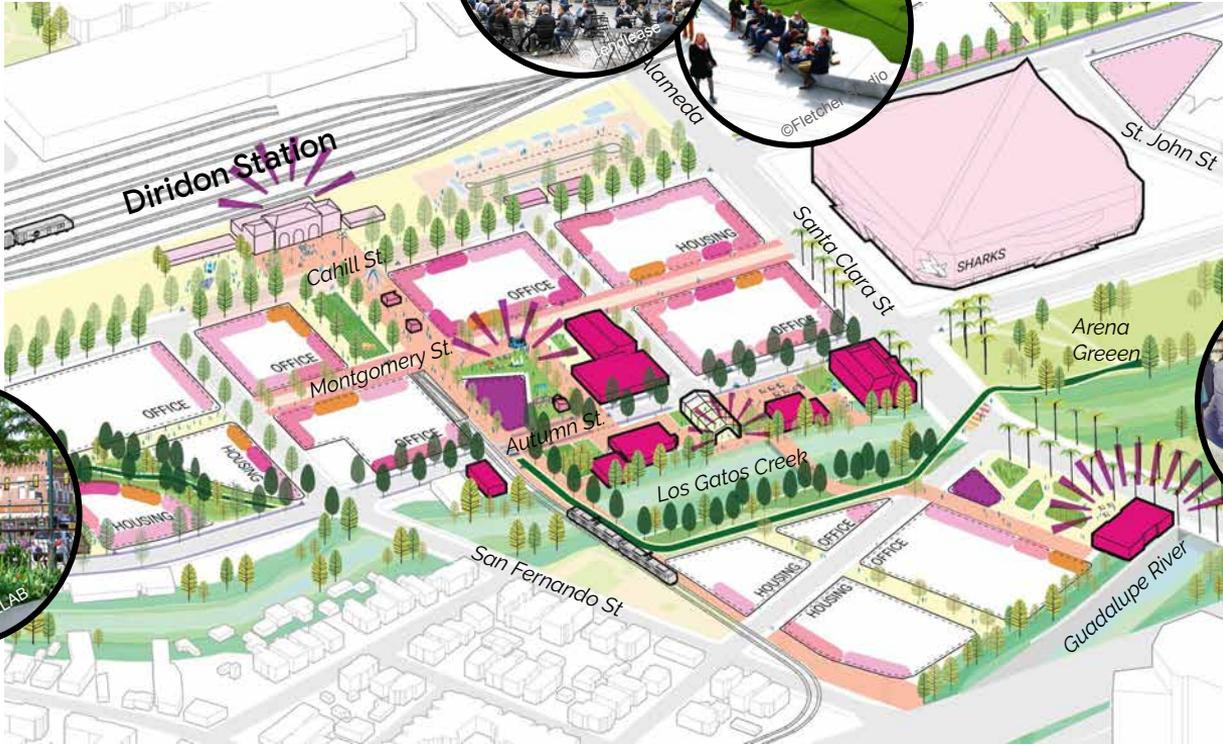


VARIED CHARACTER

Core



Community Space



Learning

Gateway



Chances to Pause



Retail, Cultural, Arts  
Education + Other Active Uses

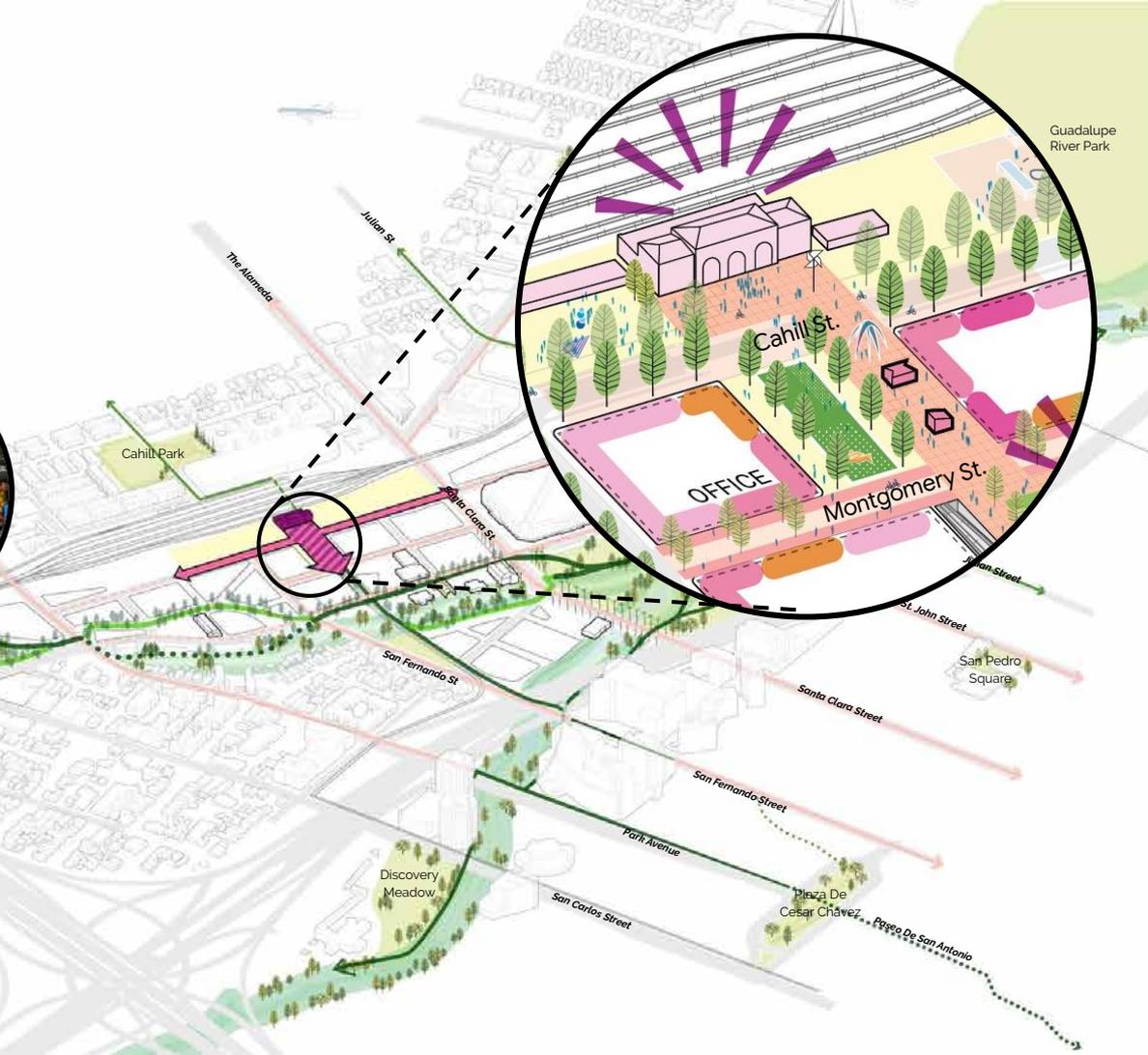
VARIED CHARACTER

Core

Gateway

Chances to Pause

Transit Hub



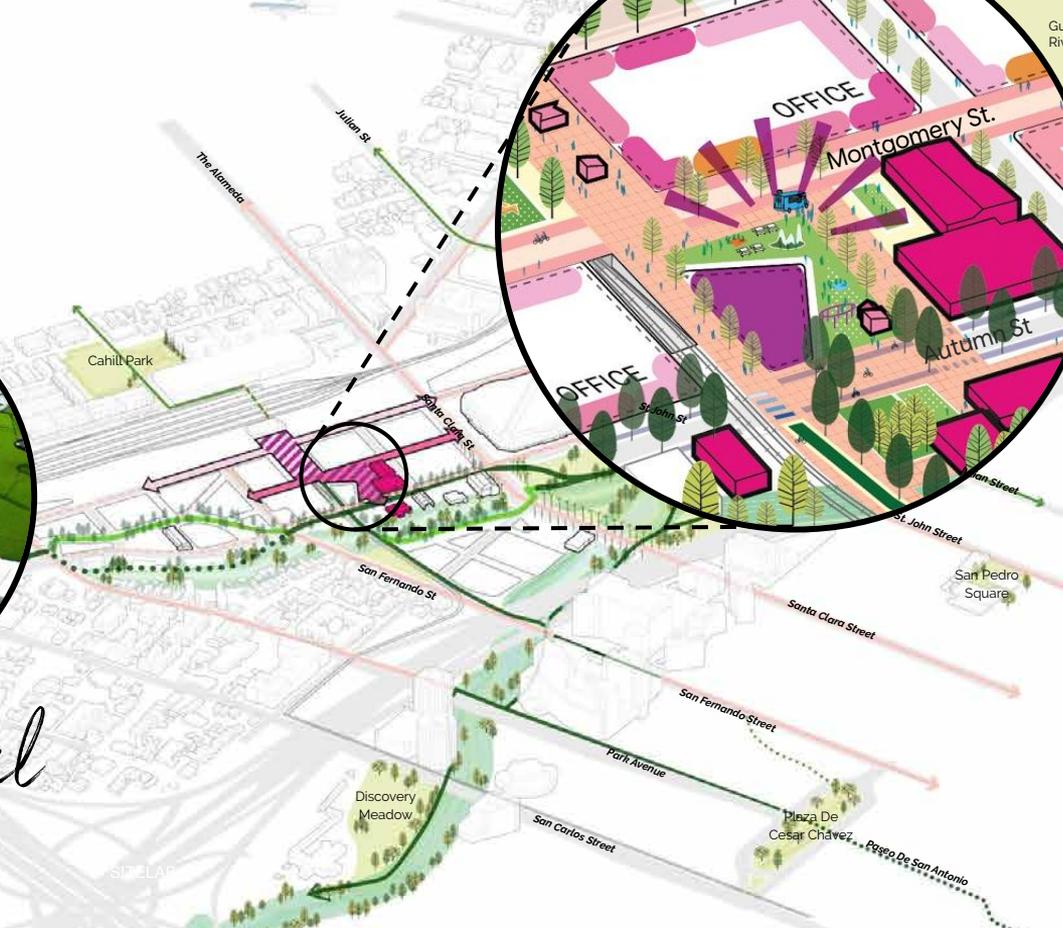
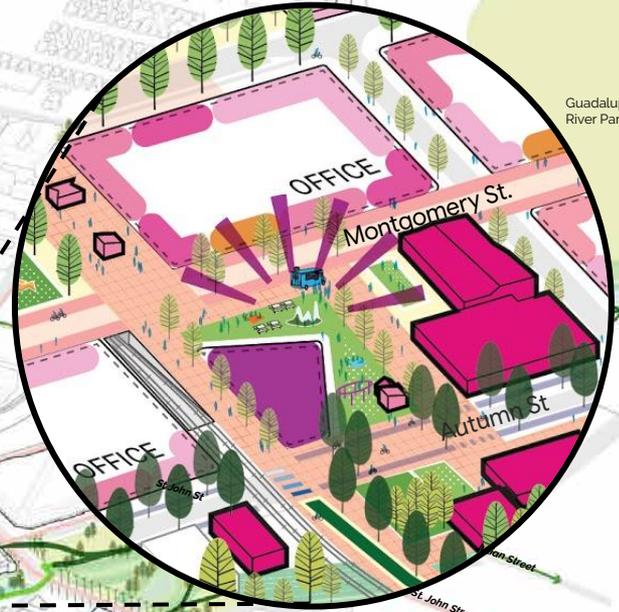
VARIED CHARACTER

Core

Community  
Green

Local Retail

Civic Heart



VARIED CHARACTER

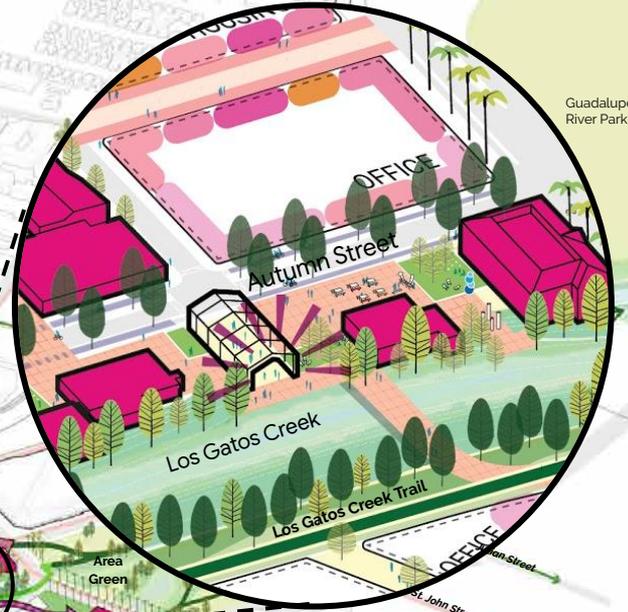
# Core

Autumn Street to the Creek

Urban Nature



Biebrach Park



Guadalupe River Park

San Pedro Square

Santa Clara Street

San Fernando Street

Park Avenue

San Carlos Street

Plaza De Cesar Chavez

Paseo De San Antonio

Cahill Park

Area Green

San Fernando St

San Carlos St

Julian St

The Alameda

Park Ave



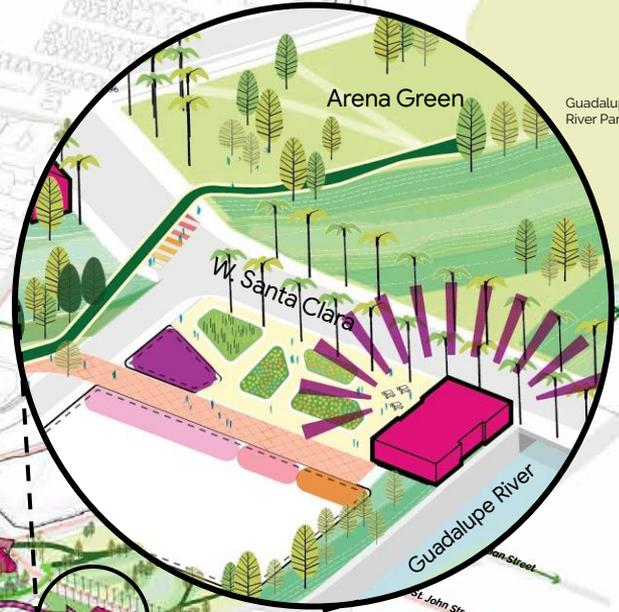
VARIED CHARACTER

Core

Gateway to Santa Clara

Community Space

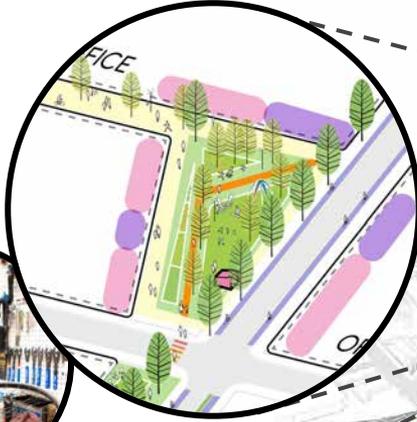
Learning



VARIED CHARACTER

# North

*Creating*



*Recreational*



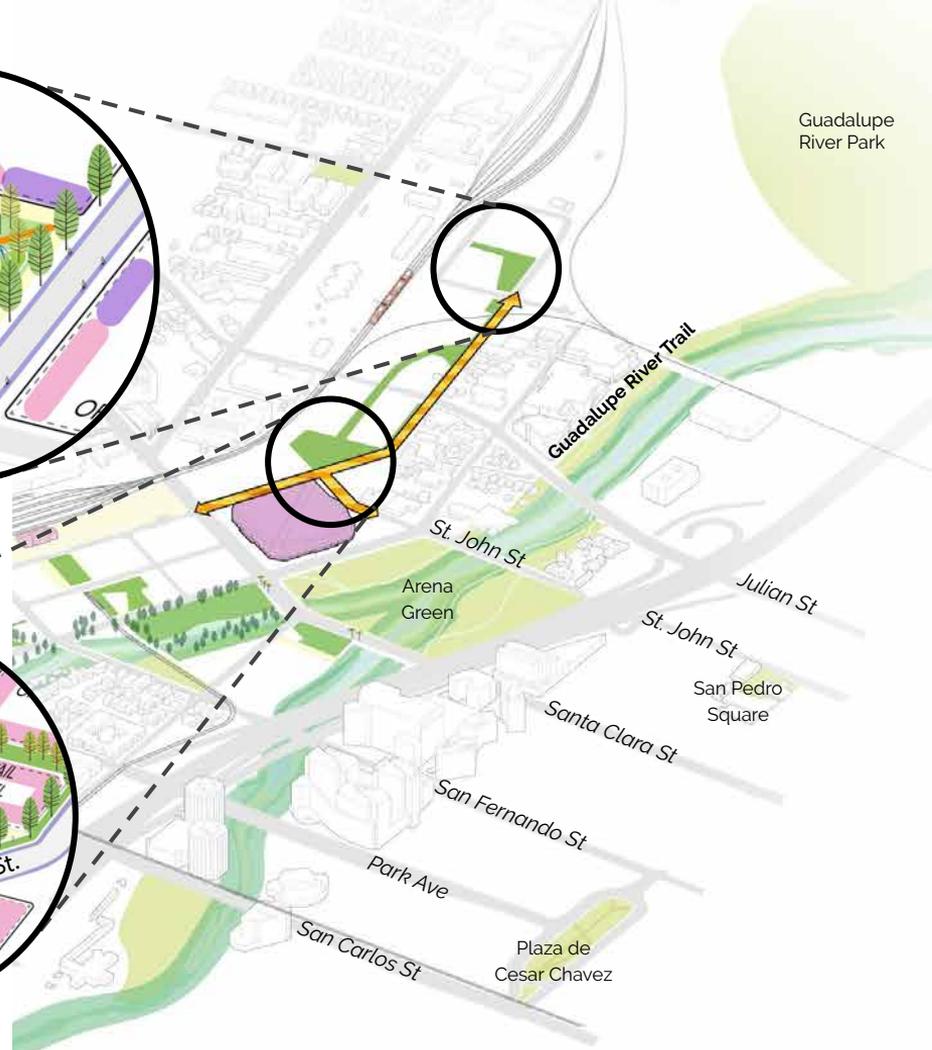
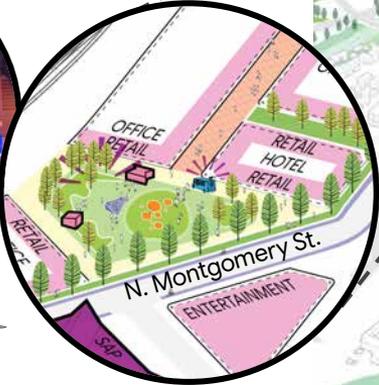
Northern Open Space

*Everyday Surprises*



St. John Triangle

*Local Events*

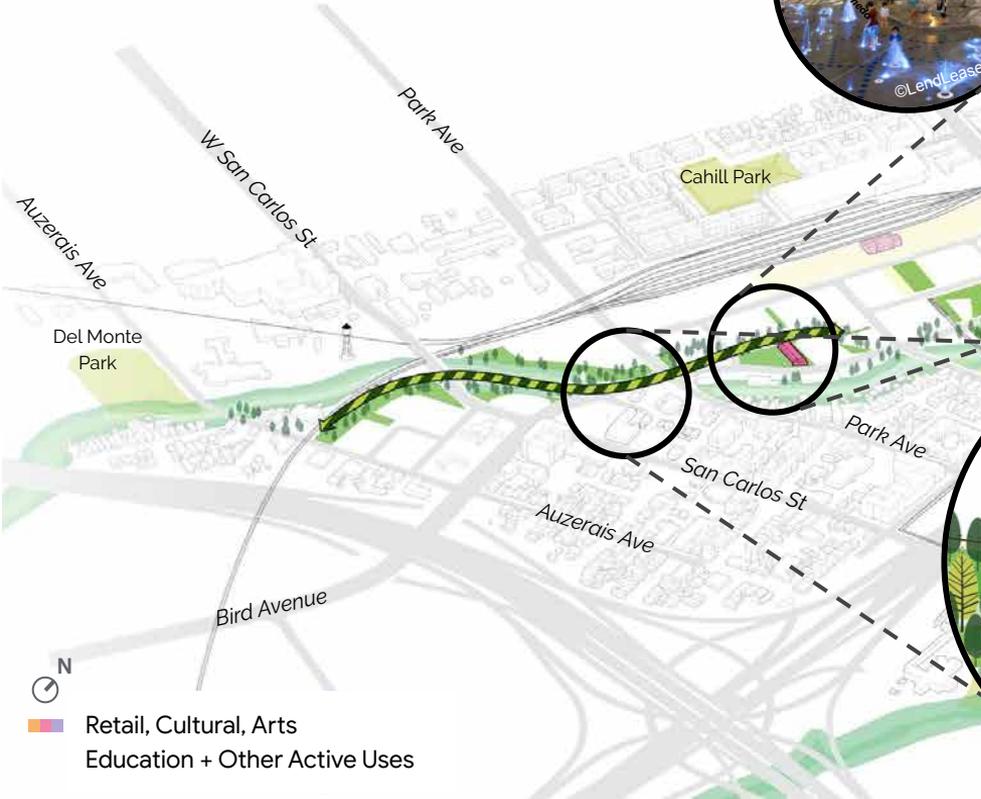


Guadalupe River Park

■ Retail, Cultural, Arts  
■ Education + Other Active Uses

VARIED CHARACTER

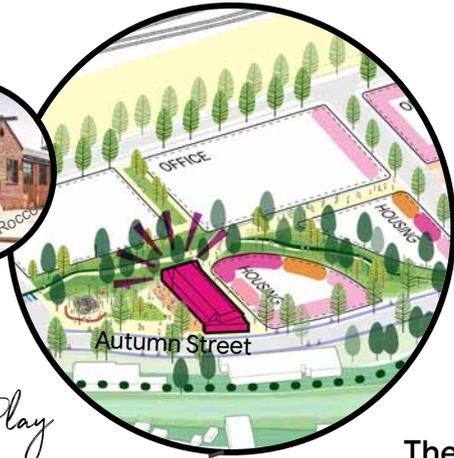
# South



*Local Hangout*

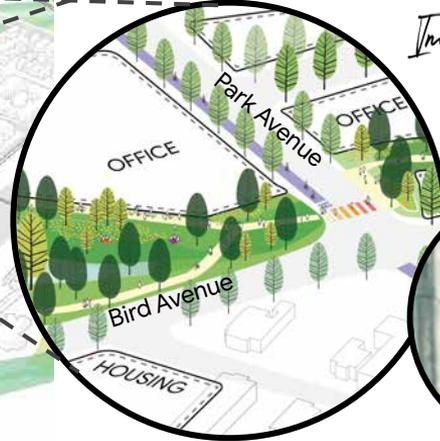


*Play*



The Meander +  
Neighborhood  
Plaza

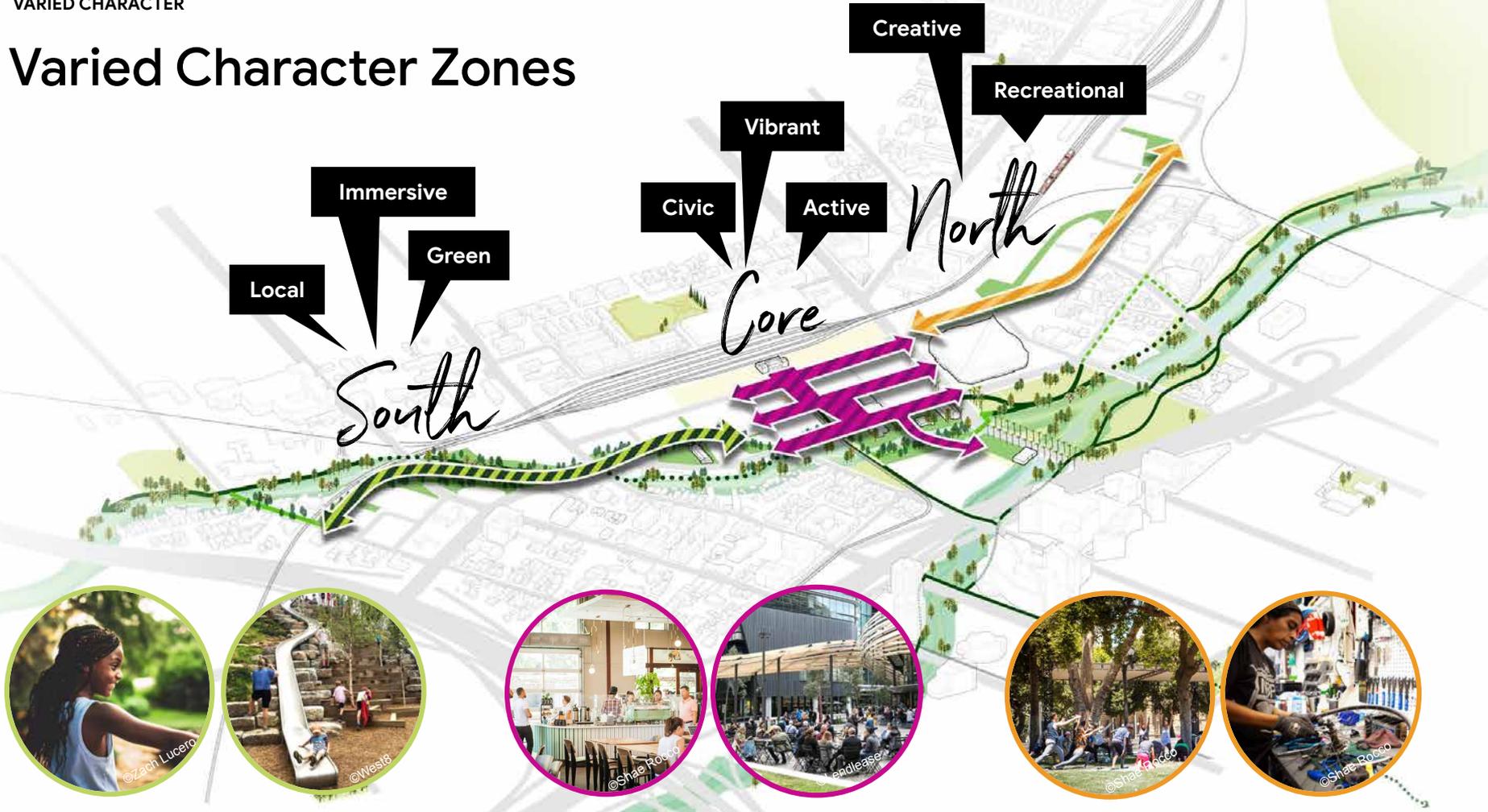
*Immersive  
Landscape*



Los Gatos  
Creek  
South

VARIED CHARACTER

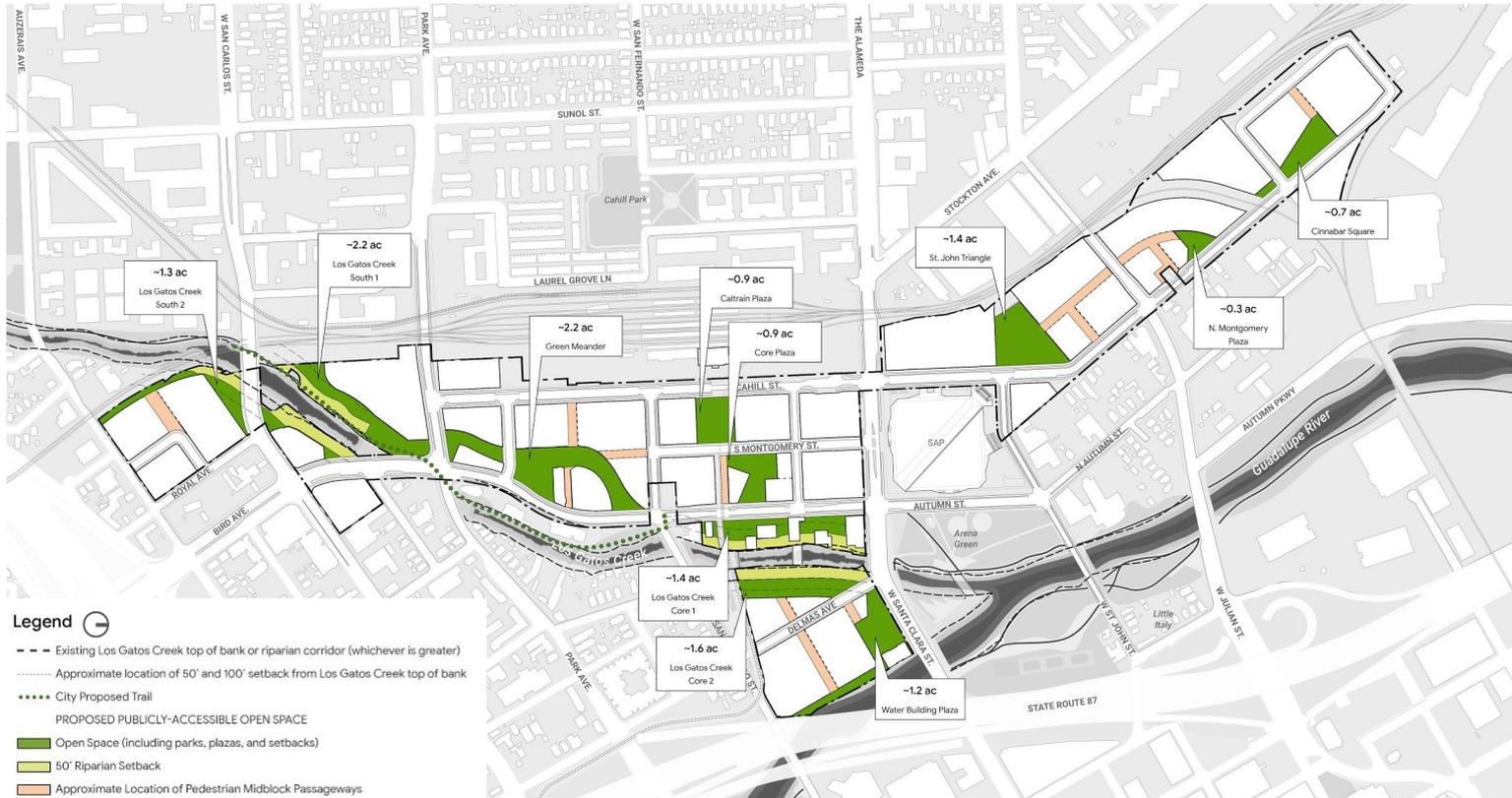
# Varied Character Zones



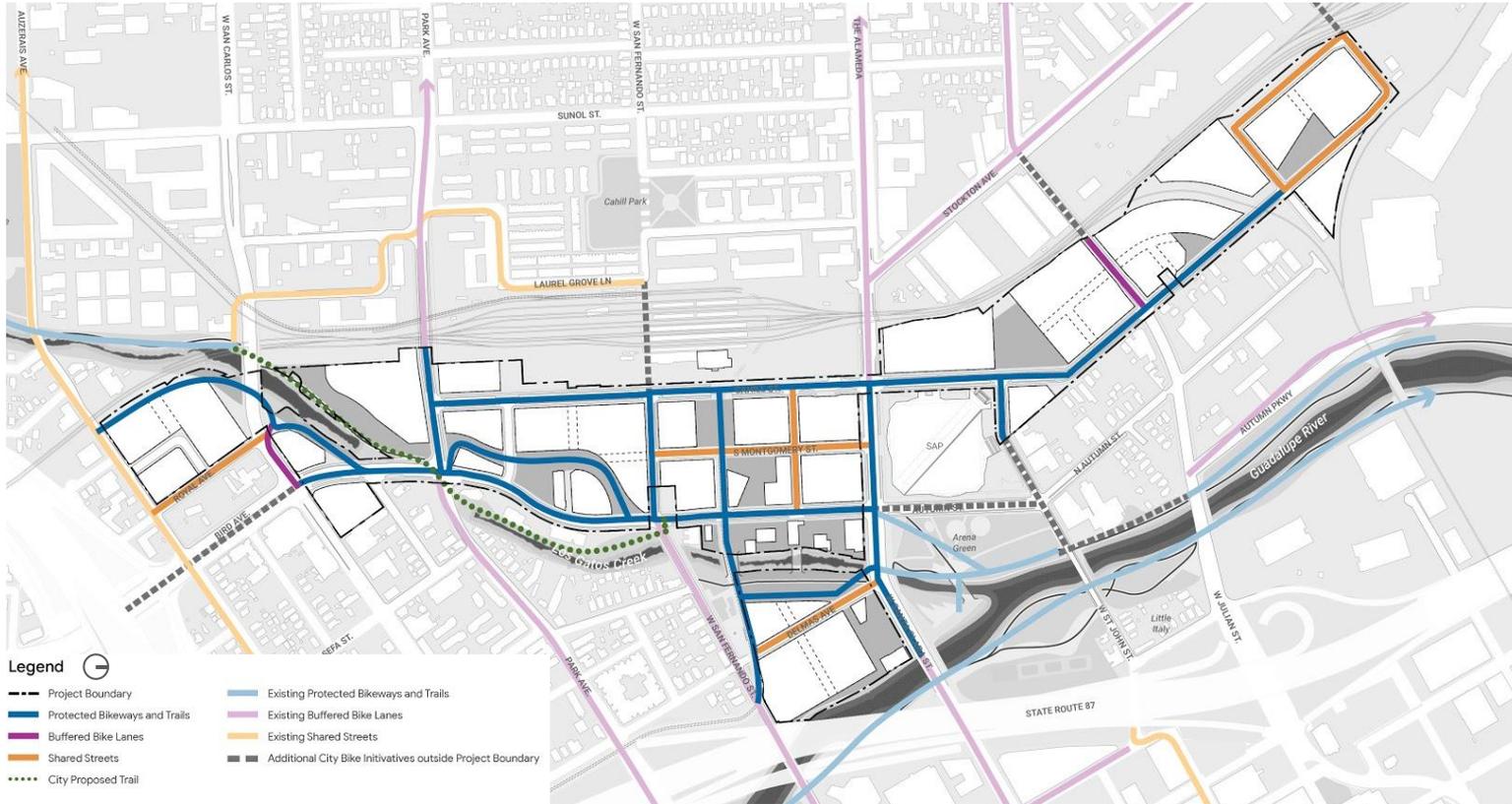
# Land Use



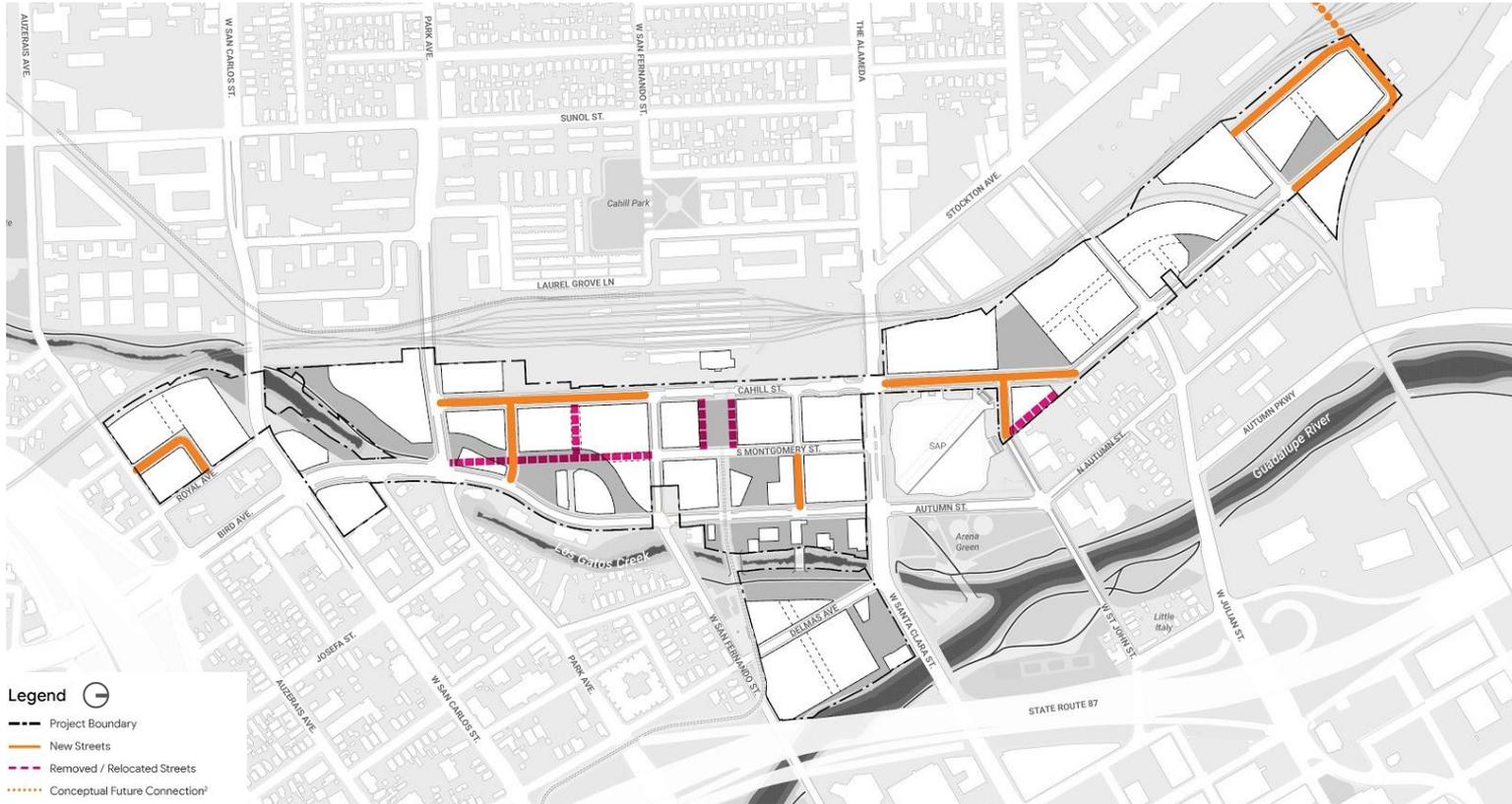
# Open Space



# Bike Network



# Street Network Changes



PLANNING APPLICATION

# Sustainable Infrastructure

Power



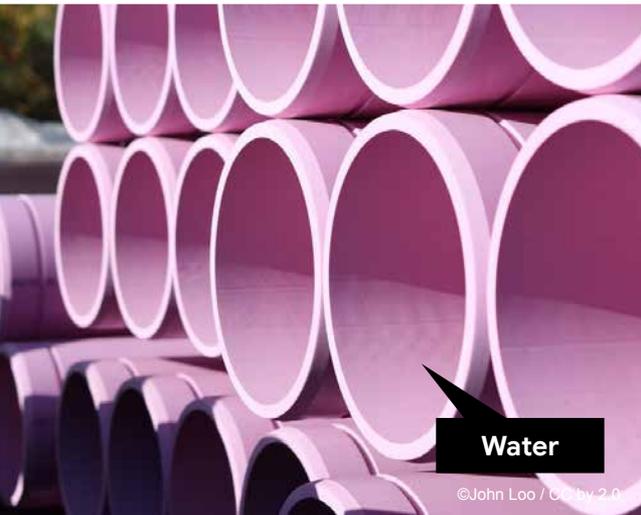
©ARUP

Stormwater



©SFEI

Water



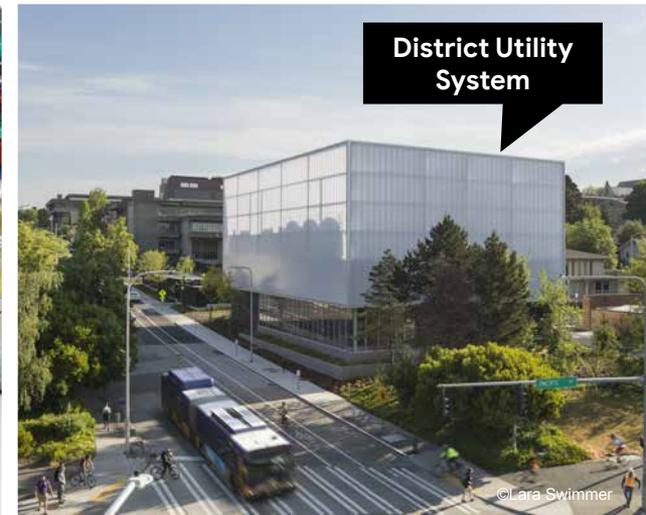
©John Loo / CC BY 2.0

Thermal



©Google Data Centers

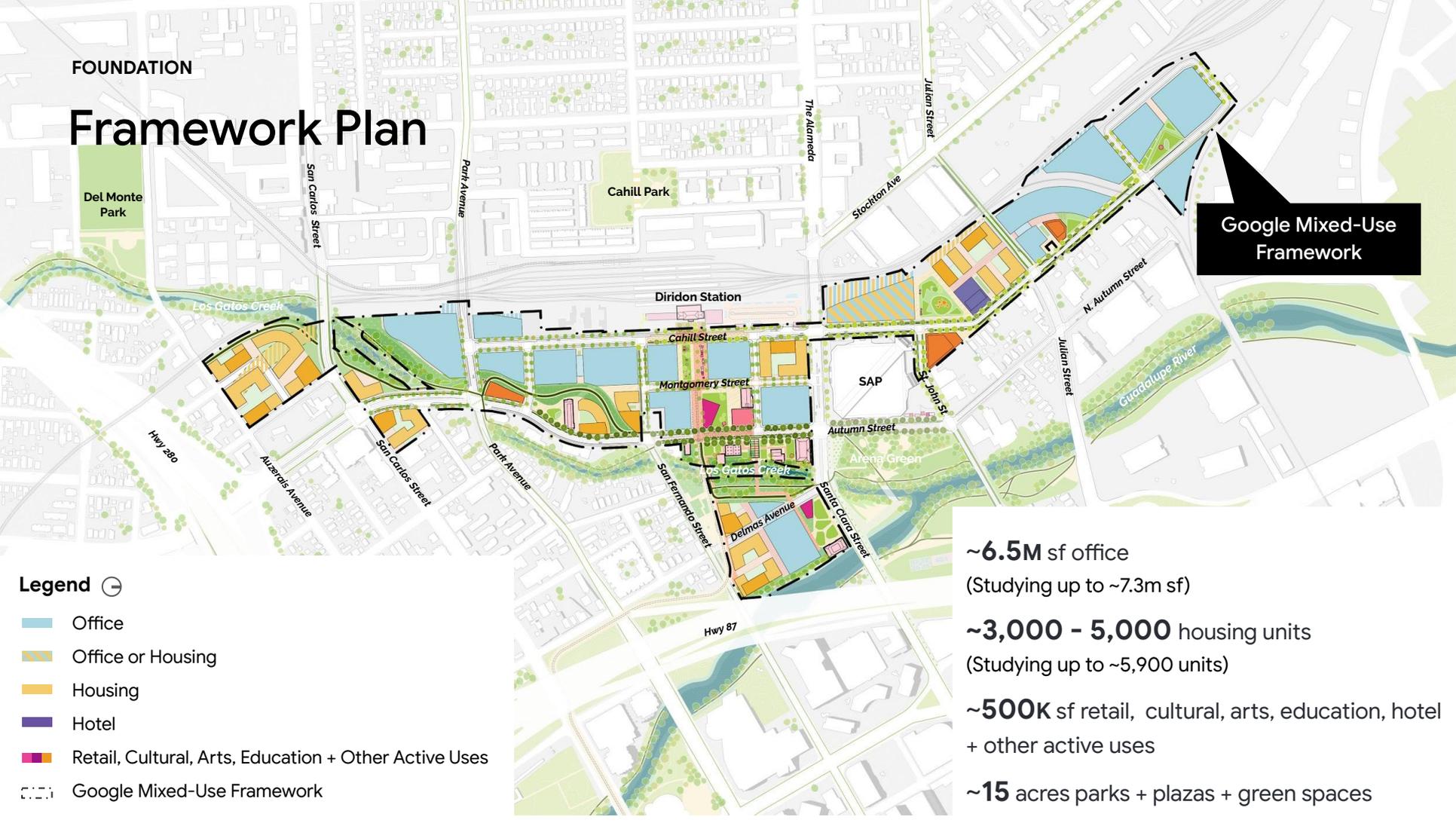
District Utility System



©Lara Swimmer

FOUNDATION

# Framework Plan



Google Mixed-Use Framework

## Legend

- Office
- Office or Housing
- Housing
- Hotel
- Retail, Cultural, Arts, Education + Other Active Uses
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**~6.5M** sf office  
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**~3,000 - 5,000** housing units  
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**~500K** sf retail, cultural, arts, education, hotel + other active uses

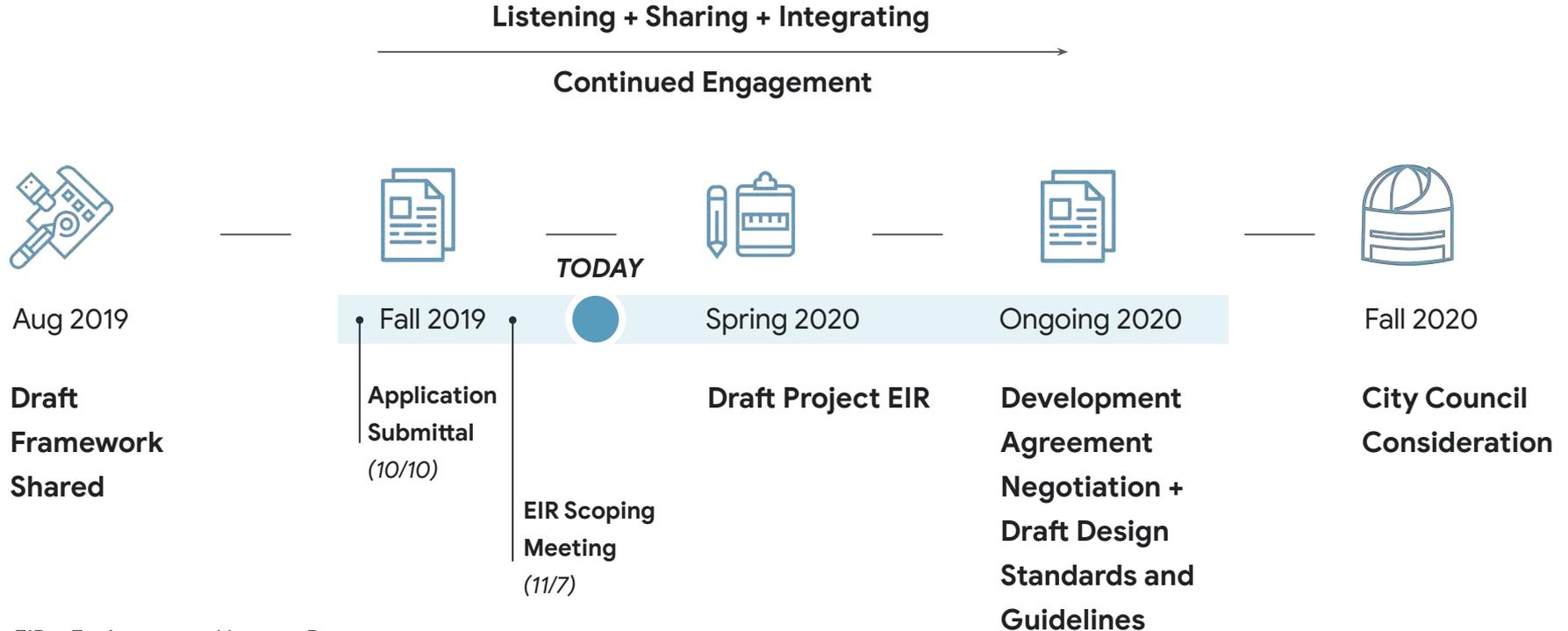
**~15** acres parks + plazas + green spaces

What comes next



TIMELINE

# Where are we in the process with the City?



EIR = Environmental Impact Report

CONTINUED ENGAGEMENT

# We want to hear your input on public realm experiences

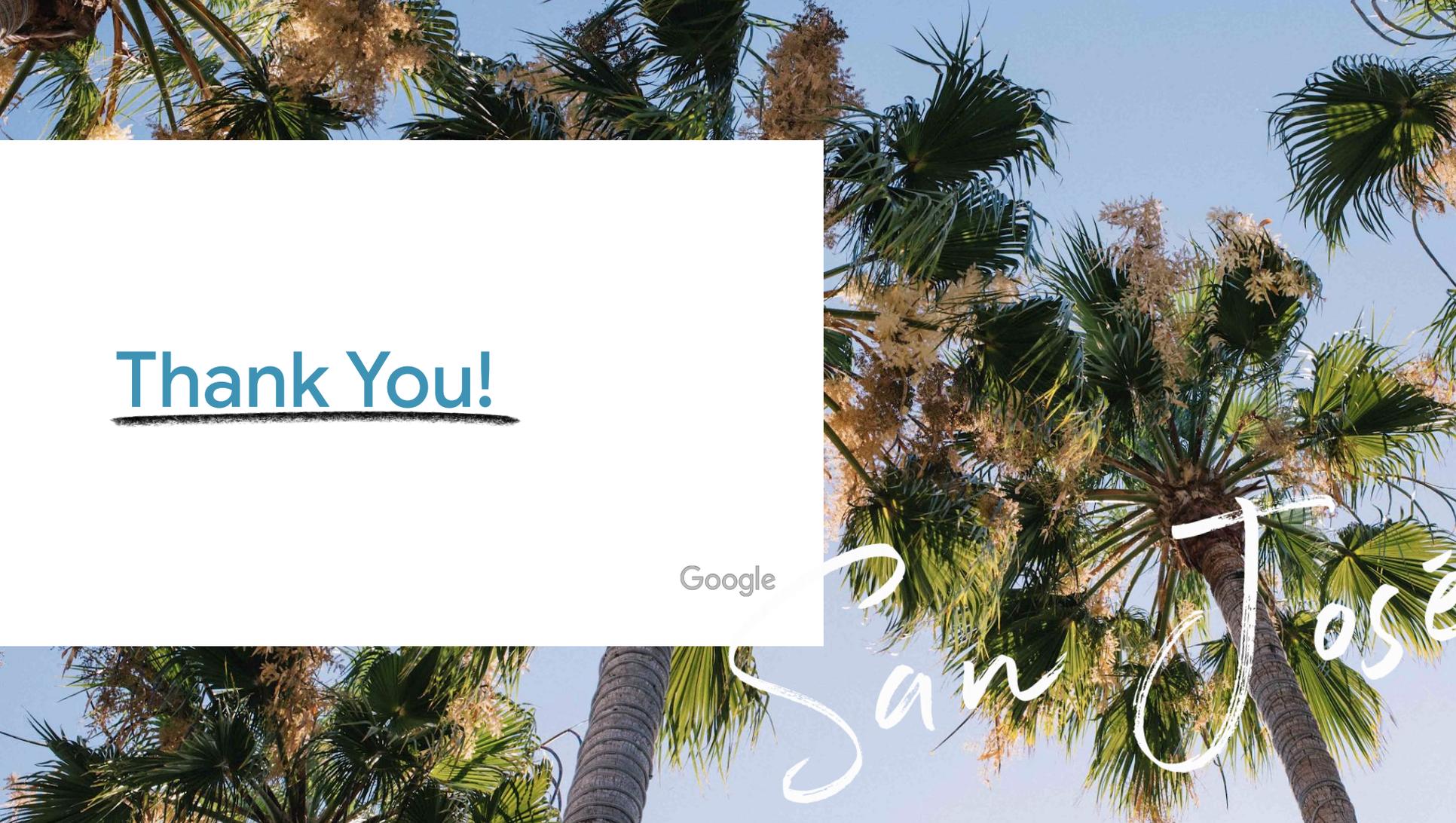
**December 7** — **Design Engagement Workshop**  
1:00, 2:15, & 3:30 (45 minutes each)  
20 S Autumn Street, San Jose

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](https://g.co/sanjose) and [www.diridonsj.org](http://www.diridonsj.org)





Thank You!

Google

San José