



Memorandum

TO: CITY COUNCIL

FROM: Mayor Liccardo
Councilmember Davis
Councilmember Peralez

SUBJECT: DOWNTOWN WEST MIXED-
USE PLAN

DATE: 05/21/21

APPROVED:

DATE: 05/21/21

RECOMMENDATION

Accept staff recommendations with the following modifications:

- 1) Allocate \$1M from the Early Payment for Job Readiness and Community Stabilization fund for programming at the Gardner Community Center that will be sensitive to the needs of the community, including workforce development and children's programs.
- 2) Allocate 55% (about \$2M) of the long-term corporate accommodations (LTCA) parks contribution (in section 4.42 of the development agreement) for parks within ¾ mile from the boundaries of the Downtown West development site regardless of district boundaries and/or freeway infrastructure.
- 3) Allocate 10% (about \$2M) of the \$22.3M unallocated Community Benefit Commitment to be spent within the ¾ mile from the boundaries of the Downtown West development site regardless of district boundaries and/or freeway infrastructure with input from that community and the District 3 and District 6 Councilmembers' offices.
- 4) Return in the fall with neighborhood interface measures in specific areas where single-family homes abut new development over 90 feet in height, if development incorporates a single-family residential parcel along an interior lot-line (this includes portions of Gifford, Rhodes Court, and Park Avenue.) Such measures may include larger buffers, or design modifications.

DISCUSSION

We thank the community, city staff, and private partners for the tremendous effort and collaboration that has occurred prior to the vote on this historic project for the City of San Jose. The revitalization of the Diridon Station Area of Downtown San Jose is a model for future urbanization around the world. The entire city came together to make sure this project is the best it can be for our current and future residents, workers, and visitors. It will be truly transformational.

Among the most thoughtful, active, and collaborative partners were the residents living directly within and immediately adjacent to the Downtown West development site who came together to form a working group known as the Diridon Area Neighborhood Group (DANG). Council District 3, District 6, and Mayor's Office staff met with DANG at least four times, and the city staff met with the group on four different occasions prior to the release of the draft plan in October 2020 followed by an additional four times in 2021. Neighborhood concerns were documented and a concerted effort to address those concerns has been made.

We acknowledge that residents in the DANG will be directly affected by changes and development in the Diridon plan area with daily impacts during many years of construction. These recommendations recognize the importance of allocating funds to help support the needs of this community, and to pay special attention to the neighborhood interface issues.

We ask enthusiastically to urge our colleagues to approve these recommendations in concert with those in the staff memo.

BROWN ACT: The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff