



May 20, 2021

City of San Jose City, Council
200 East Santa Clara Street
San José, CA 95113-1905

RE: Support for Downtown West zoning, environmental and General Plan amendments

Dear Mayor Liccardo and City Council members,

Onwards -- and with the heights and densities in Downtown West -- definitely upwards.

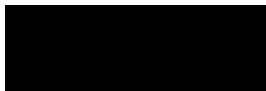
While the project's 7.3 million square feet of office space, 4,000 housing units (25 percent affordable) and 15 acres of parks and open spaces have grabbed most of the attention, the San Jose Downtown Association would like to highlight how the Downtown West plan will strengthen neighborhoods by directly investing in initiatives co-created by community members during a two year public outreach process. For example, the Community Stabilization and Opportunity Pathways Fund (\$154.8 million) and the Community Benefits (\$45 million) will be crucial to the initial and on-going investment to our community as these funds will be released in timely tranches.

One such initiative will focus on small business resiliency, entrepreneurship and ways to help small businesses make Downtown West a home. Google will work directly with businesses on the ground floor design of Downtown West to ensure their proximity is central to the project's new open spaces. Half of the developable parts of the site will go to non-office uses – housing mostly – but 500,000 square feet is planned for “active” spaces. Those spaces include food, drink, retail, cultural, arts and education uses.

Downtown West will strive to create a “15-minute city” where work, home, shopping, entertainment and recreational uses are all situated within a 15-minute walk. The project also will invest in a greener future in terms of net-zero emissions, ecology and mobility infrastructure – in essence, the equivalent of removing 4,100 cars from traffic and powering 1,500 homes using solar energy.

The necessary land use updates, certifications and approvals before you are a critical milestone as we embrace a new vision for San Jose that integrates neighborhoods, nature, equity and economic growth.

Sincerely,



Scott Knies
Executive Director

Board of Directors

Kevin Zwick, Chair
United Way Bay Area

Gina Dalma, Vice Chair
*Silicon Valley Community
Foundation*

Candice Gonzalez, Secretary
Sand Hill Property Company

Andrea Osgood, Treasurer
Eden Housing

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Amie Fishman
*Non-Profit Housing
Association of Northern CA*

Ron Gonzales
*Hispanic Foundation
of Silicon Valley*

Javier Gonzalez
Google

Poncho Guevara
*Sacred Heart Community
Service*

Janice Jensen
*Habitat for Humanity
East Bay/Silicon Valley*

Janikke Klem

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

May 20th, 2021

City Council
City of San José
200 E. Santa Clara St.
San José, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Cohen, Davis, Carrasco, Esparza, Foley, Jimenez, Mahan, and Peralez:

RE: Downtown West Proposal and Development Agreement

On behalf of Silicon Valley at Home and our members, we are writing to express our support for Google's Downtown West proposal for Diridon Station. As a member of the Station Area Advisory Group (SAAG), SV@Home has been actively involved in all community engagement and policy development efforts around Diridon from the very beginning. We believe that the Google Team has remained committed to this engagement throughout this process, and deserves credit for the broad support they will receive. We would like to especially thank San José city staff for all of their hard work to make the Downtown West Development Agreement possible as well as all of the members of the community who have shaped this project.

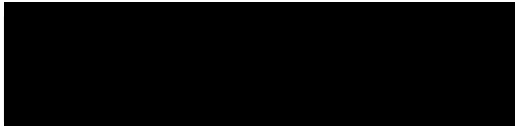
SV@Home is especially excited about the residential components of Google's proposal, which will bring 4,000 new homes alongside new office space, neighborhood-serving retail, open space, and bike-ped infrastructure, creating the vibrant district we all want to see at Diridon. Of the 4,000 new homes, 25% of them will be deed-restricted affordable to lower and moderate income families. We are supportive of Google's approach to achieving these 1,000 affordable homes through a combination of land dedication and some on-site inclusionary. As the City Council knows well, land is always one of the most challenging pieces of the development puzzle for affordable housing developers, and by dedicating land developers can access more funding and create more affordable homes.

We want to highlight Google's commitment to front-loading key pieces of the affordable housing development, including the dedication of their first affordable housing parcel soon after overall project approval. This first parcel dedication would be an important opportunity for San José to partner with Santa Clara County to leverage Measure A funds to reach the deepest levels of affordability and help our neediest neighbors. Making this a reality, however, will require that the San José City Council and Staff make it a priority. While we appreciate, and support Google's recommendation to ensuring there will be funding in place to support these standalone affordable developments through the allocation of Commercial Linkage Fees, this and other policy decisions will require City action and commitment to meeting ambitious timelines and goals for affordable development in the Station Area. Early resources for the development of the Autumn Street site should be a high priority.

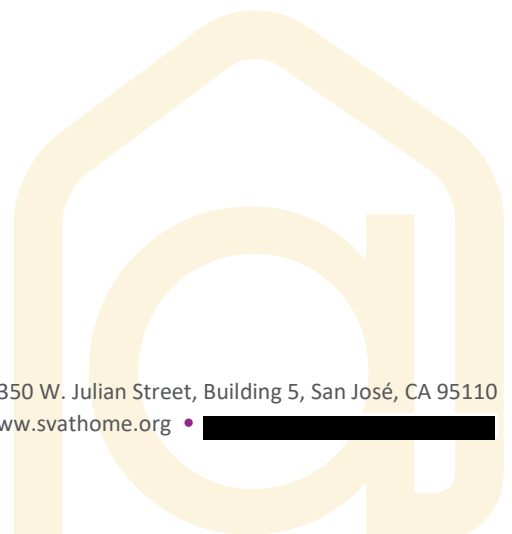
Additionally, we are excited to support Google's commitment to provide a total of \$200 million in funding to the community, including \$154.8 million for the new Community Stabilization and Opportunity Pathway Fund. This Fund will provide real resources for affordable housing production, preservation, and housing stability/tenant protection in addition to addressing other community needs. This is a critical step towards an inclusive partnership with the people of San José, and a realization of the consensus that this project offers an opportunity to respond to the breadth of needs facing the city as it continues to grow. The fact that the community will have a say in how the funds will be used over time is an important and innovative component of this Fund. However, realizing the broadly shared goal of mitigating displacement has become an immediate and pressing need as the city works through the impact of the pandemic. Targeted early resources should prioritize these needs. That is why we are supportive of the recent progress staff has made on allocating some of these early resources for COVID response legal assistance and initial support for a community land trust.

Google's Downtown West proposal will catalyze additional much-needed residential development throughout the Station Area and we urge the City Council to move it forward. However, it is important to note that the proposal is just a part of the entire Station Area and the concomitant approval of the amendments to the Diridon Station Area Plan (DSAP) will lay out the ground rules for development across the entire 240-acre area, including overall development capacity, heights, and the Affordable Housing Implementation Plan. We have included more comments about the greater DSAP plan in an accompanying letter.

Sincerely,



Leslye Corsiglia
Executive Director



FW: Input on Item 10.2 (Downtown West) of the 5/25 Council Agenda

Han, James <[redacted]>

Fri 5/21/2021 7:57 AM

To: Agendadesk <[redacted]> <[redacted]> <[redacted]> Downtown West Project <[redacted]>

James Han
Planner | Planning Division | PBCE
City of San José | 200 East Santa Clara Street
Email: [redacted] | Phone: (408)-535-7843
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

San José City Hall is closed in response to COVID-19.
I am working remotely in accord with governor's and City's direction.
I will monitor email during this time.

From: Gavin Lohry <[redacted]>
Sent: Friday, May 21, 2021 2:07 AM
To: Liccardo, Sam <[redacted]> District1 <[redacted]> Jones, Chappie
 <[redacted]> District2 <[redacted]> Jimenez, Sergio
 <[redacted]> District3 <[redacted]> Peralez, Raul
 <[redacted]> Ramos, Christina M <christina.m.ramos@sanjoseca.gov> Tran, David
 <[redacted]> District4 <[redacted]> Cohen, David <[redacted]>
 District5 <[redacted]> Carrasco, Magdalena <[redacted]> District 6
 <[redacted]> Davis, Dev <[redacted]> Groen, Mary Anne
 <[redacted]> District7 <[redacted]> Esparza, Maya
 <[redacted]> District8 <[redacted]> Arenas, Sylvia
 <[redacted]> District9 <[redacted]> Foley, Pam <[redacted]>
 Lomio, Michael <[redacted]> District 10 <[redacted]> Mahan, Matt
 <Matt.Lomio@sanjoseca.gov> Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov> Kline, Kelly
 <[redacted]> devalcourtconsult <[redacted]> Klein, Nanci <[redacted]>
 Ferguson, Jerad <[redacted]> Ho, Nathan <[redacted]> Rood, Timothy
 <[redacted]> Severino, Lori <[redacted]> Ruano, Jose
 <[redacted]> VanderVeen, Rachel <[redacted]> Clements, Kristen
 <[redacted]> Zenk, Jessica <[redacted]> Eidlin, Eric
 <[redacted]> Burnham, Nicolle <[redacted]> Morales-Ferrand, Jacky
 <[redacted]> jessie <[redacted]>
 <[redacted]> Han, James <[redacted]> Hughey, Rosalynn
 <[redacted]> Hill, Shannon <[redacted]> Mendez, Zacharias
 <[redacted]> Keyon, David <[redacted]> Tu, John
 <[redacted]> Chang, Chu <[redacted]> Manford, Robert
 <[redacted]> plan.review
 <[redacted]>

Subject: Input on Item 10.2 (Downtown West) of the 5/25 Council Agenda

[External Email]

Dear City Council,

I urge you to approve Downtown West and its Development Agreement to create a transformational, vibrant, transit-oriented neighborhood at Diridon Station. Below are some reasons why this project should be approved along with a few small improvements I'd ask you to consider.

Why Approve:

1. **Vibrant, Mixed-use Neighborhood.** The neighborhood has an excellent mix of homes, offices, commercial, & public space. With activated ground floors & an extensive network of public open spaces, I'm excited to spend time in this fun, engaging place. Google is looking beyond its own site to integrate with the surrounding area while increasing walkability through access to the Los Gatos Creek & Guadalupe River trails. Downtown West includes pedestrian-first blocks, bike lanes & trails which will slow down cars & create a safe space for pedestrians & cyclists. With Google's emphasis on celebrating art, local culture, & river activities weaving through Downtown West, it could serve as an international example of placemaking.
2. **A Large Number of Jobs & Homes.** Downtown West looks to provide 4,000 homes (1,000 of them affordable), over 25,000 jobs, & 500,000 sq ft of ground floor uses. This is the density suitable for this area and needed in our city.
3. **Community Outreach and Fund.** The Downtown West team has engaged in an extensive, often outside-the-box effort to reach out to the community & solicit ideas, while the pioneering \$154.8 million Community Stabilization & Opportunity Fund will support prosperity & equity in our community as the Diridon Station Area transitions.

Small Improvements:

1. **Don't Increase Parking.** 7,000 parking spaces is more than enough for the Sharks and this neighborhood. In fact, I think there should be less parking next to a walkable area surrounding the highest number of public transit options in the Bay Area.
2. **Increase the Heights for Affordable Housing Sites.** I'm concerned about the City's ability to build 800 affordable homes on 2.96 acres at the current mid-rise building heights. Based on dozens of projects Catalyze SV has reviewed in Silicon Valley, I encourage the City to increase building heights of parcels H1, H5, & H6 to 290 feet.
3. **Community Benefit Funds for Transit Passes.** I would like to see transit passes for contractors, service workers, & low-income residents. I hope to see the City explore purchasing VTA and/or Caltrain transit passes for low-income workers & residents from the \$22.3 million in the unallocated Community Benefits commitment.

While I'm excited to see this project approved, I hope these small suggestions are considered. I look forward to seeing Downtown West becoming a transformed new neighborhood that centers San Jose.

Thank you for considering my perspective.

Sincerely,

Gavin Lohry

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

FW: Input on Item 10.2 (Downtown West) of the 5/25 Council Agenda

Han, James <[redacted]>

Fri 5/21/2021 7:56 AM

To: Agendadesk <[redacted]> Downtown West Project <[redacted]>
<[redacted]>

James Han
Planner | Planning Division | PBCE
City of San José | 200 East Santa Clara Street
Email: [redacted] | Phone: (408)-535-7843
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

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I am working remotely in accord with governor's and City's direction.
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From: J'Carlin <[redacted]>
Sent: Thursday, May 20, 2021 6:15 PM
To: Han, James <[redacted]> Zenk, Jessica <[redacted]> Severino, Lori <[redacted]>
 <[redacted]> Lomio, Michael <[redacted]> Hughey, Rosalynn <[redacted]>
 <[redacted]> Jones, Chappie <[redacted]> Ramos, Christina M <christina.m.ramos@sanjoseca.gov>
 <[redacted]> Chang, Chu <[redacted]> Cohen, David <[redacted]>
 <[redacted]> Keyon, David <[redacted]> Tran, David <[redacted]>
 <[redacted]> Davis, Dev <[redacted]> devalcourtconsult <[redacted]> District1 <[redacted]>
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 <[redacted]> Ferguson, Jerad <[redacted]>
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 <[redacted]> Liccardo, Sam <[redacted]> Jimenez, Sergio <[redacted]>
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 <[redacted]> Mendez, Zacharias <[redacted]>

Subject: Input on Item 10.2 (Downtown West) of the 5/25 Council Agenda

[External Email]

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--

Carlin Black

Aka J'Carlin

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TEMPLO LA HERMOSA CHURCH
56 S. MONTGOMERY ST., SAN JOSE CA 95110
408-293-4406

www.tlahermosa.com

Rev. Erasmo Zuniga
Rev. Patricia Zuniga
Pastors

Rafael Urtiz
Co-pastor

Patricia Casarez
Secretary

Isidro Zuniga
Treasurer

Nadia Zuniga
Educacion Cristiana

Martin Castaneda
Men's Ministries

Maricela Santos
Women's Ministries

Adan/Stephanie Mendoza
Youth Ministries

Nelson Santos
Adan Mendoza
Ministerio de Evangelismo

Martin Castaneda
Yasmin Ovando
Ministerio de Ujieres

Miguel Sanchez
Royal Rangers Ministries

Maritza Hernandez
Girls Ministries

Teresa Cid
Ministerio de Panderos

Nelson y Maricela Santos
Marketing

Subject: Templo La Hermosa - Support for Item 10.2 on the May 25 Agenda:
Google Downtown West

To the Honorable Mayor Liccardo and Members of the City Council

Re: Downtown West Mixed-use Plan

Templo La Hermosa strongly supports the Downtown West Mixed-use Plan that will fill important needs in our community and generate significant and sustained economic benefits for residents of San José.

Templo La Hermosa is a Hispanic church in San Jose Ca funded in 1950 and it's integrated by 100+ families from different Countries and with second and third generation of energetic youth and children.

Downtown West will create more than 5,700 prevailing wage construction jobs with supplier diversity and local hire targets over a multi-year build-out. And, the planned 4,000 new homes in the Diridon Station Area and support of 25% affordable homes for families with a range of incomes can provide opportunities for people to live near their place of work. Creation of a \$150+ million Community Stabilization and Opportunity Pathways Fund focused on social equity and led by community can help provide a foundation for our residents' long term success. The 15 acres of public parks and open space with free year-round programming and the project's sustainability goal of zero net new carbon emissions will also contribute to a vibrant, healthy environment for community members.

The proposed project is necessary to further the City and community's near term and future goals and aspirations for our families. **We respectfully request the City Council to support the Downtown West project in its entirety.**

Thank you for the opportunity to express our support.

Todo lo puedo en Cristo que me fortalece

I can do anything in Jesus who strengthens me Fil. 4:13

Fw: Google Downtown West

City Clerk <[REDACTED]>

Fri 5/21/2021 11:52 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: margaret.ma@att.net <margaret.ma@att.net>**Sent:** Friday, May 21, 2021 11:04 AM**To:** City Clerk <[REDACTED]>**Subject:** Google Downtown West

[External Email]

I am writing this letter to support Google's Downtown West development, which I understand is up for review before the City Council on May 25. I have lived just a half mile south of the development area for the past two decades and have watched the area around Diridon Station be underutilized for years. I am looking forward to the building of Downtown West and plan to walk there to partake in the many public amenities that are currently in the plan.

I also have a personal interest in the development. My ancestor, Harold Hellwig, built his brick Iron Works building at 150 S. Montgomery Street in 1935, and it is now squarely located in the Downtown West development area. I have followed the plans for Downtown West since October 2019 to ensure the Iron Works building continued to be shown as preserved. It was. I contacted Google's outreach team in April 2021 to ask if I could share with them what I know of the history of The Harold Hellwig Iron Works building. Google immediately agreed, and I and my cousin, Christian Hellwig of Mill Valley, CA, met virtually with two of the Downtown West team members in May. They listened enthusiastically to what we had to say, and I am very pleased with Google's commitment to honoring my ancestor's small part in San Jose history by preserving the Iron Works building and incorporating it into the design as much as is reasonably possible.

For these reasons, I support approval of the Downtown West project by the San Jose City Council.

Regards,

Margaret Ma

San Jose, CA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fw: Oppose San Jose's plan to expand rent control

City Clerk <[redacted]>

Fri 5/21/2021 12:59 PM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Simon Huang <[redacted]>

Sent: Friday, May 21, 2021 12:57 PM

To: The Office of Mayor Sam Liccardo <[redacted]> District1
<[redacted]> District2 <[redacted]> District3 <[redacted]> District4
<[redacted]> District5 <[redacted]> District 6 <[redacted]> District7
<[redacted]> District8 <[redacted]> District9 <[redacted]> District 10
<[redacted]> City Clerk <[redacted]>

Subject: Oppose San Jose's plan to expand rent control

[External Email]

Dear Mayor Liccardo and City Council,

The Diridon Affordable Housing Implementation plan contains several recommendations to assist in meeting the demand for housing. However, there are other recommendations that the Housing Department is pushing forward without any outreach or feedback from people, like me, who are impacted by it.

Many of the recommendations come from the anti-displacement strategies that you approved last year but have not yet been fully vetted. The Community Opportunity to Purchase Act is a prime example of a recommendation being rushed in this document. COPA is currently going through a six-month review process that is tapping into the expertise of property owners and developers. So, wouldn't it make sense for the Housing Department to wait for the feedback from the advisory committees, rather than rushing this policy in the Diridon area?

There are other more troublesome recommendations, such as the housing collaborative court and the expansion of rent control and just cause to duplexes, that have failed to garner any prior vetting by the community.

The Housing Department assumes that these policies will work, but they haven't spoken to everyone that is impacted by them. The City needs to conduct proper outreach to hear from property owners before

enacting such a drastic policy.

I urge you to defer these elements of the plan so the Housing Department has the time to reach out to stakeholders and understand the impact of these proposals. Deferral would not interfere with advancing Google's proposal to develop its campus. And it would demonstrate that no community is being ignored as San Jose embarks on one of the largest economic investments in years.

San Jose Property Owner

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Fw: Oppose San Jose's plan to expand rent control

City Clerk <[redacted]>

Fri 5/21/2021 12:59 PM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

How is our service? [Please take our short survey.](#)

From: Ken Yeung <[redacted]>

Sent: Friday, May 21, 2021 12:57 PM

To: The Office of Mayor Sam Liccardo <[redacted] District1
<[redacted] District2 <[redacted] District3 <[redacted] District4
<[redacted] District5 <[redacted] District 6 <[redacted] District7
<[redacted] District8 <[redacted] District9 <[redacted] District 10
<[redacted] City Clerk <[redacted] Ken Yeung <[redacted]>

Subject: Oppose San Jose's plan to expand rent control

[External Email]

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San Jose Property Owner

Ken Y

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City Clerk <[redacted]>

Fri 5/21/2021 12:59 PM

To: Agendadesk <[redacted]>

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200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Eddy Shahin <[redacted]>

Sent: Friday, May 21, 2021 12:57 PM

To: The Office of Mayor Sam Liccardo <[redacted] District1
<[redacted] District2 <[redacted] District3 <[redacted] District4
<[redacted] District5 <[redacted] District 6 <[redacted] District7
<[redacted] District8 <[redacted] District9 <[redacted] District 10
<[redacted] City Clerk <[redacted]>

Subject: Oppose San Jose's plan to expand rent control

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Eddy Shahin
San Jose Property Owner

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SPUR

San Francisco | San Jose | Oakland

May 21, 2021

San José City Council
City of San José
200 E. Santa Clara Street
San José CA 95113

Subject: Item 10.2 - Downtown West Mixed Use Development

Dear Mayor Liccardo, Vice Mayor Jones and Councilmembers:

SPUR believes strongly in San José and embraces a dynamic, forward-looking vision for the city that reinforces downtown as its economic and social hub. Downtown development is not only an opportunity to grow San José's jobs base and housing supply, but also to build a great city that provides economic opportunity, cultural amenities and open spaces and recreational areas that directly benefit all residents and improve our quality of life.

To that end, we have supported the partnership between the City of San José and Google from its inception. The project that has emerged is a critical step in bringing to fruition the City's vision of a large, world-class, fully integrated and transit-oriented mixed-use development in our city center.

The Downtown West Mixed-Use Plan, accompanying Design Standards and Guidelines, and Community Benefits Agreement include many of the policy recommendations SPUR has made and embody the dreams and aspirations expressed by the community over the past nearly three years and we support them.

The commitment to bring 4,000 homes and up to 30,000 jobs, along with a firm commitment to provide affordable housing, protect against displacement, and provide new public spaces, recognize the special importance of this place in our city and in the region and represents a leading commitment to equitable and sustainable growth.

Parking

While parking is often a point of contention, San Jose is already one of the most overparked cities in California. In our view, the Diridon Station Area must maximize access for people, not cars. Additionally, we have to do everything we can to ensure the success of these transit investments in downtown, not undercut them. Building on

precedents like LA Live, Sacramento's Golden 1 Center and Brooklyn's Barclays Center, the home of the Sharks could embrace its urban context as a value proposition, emphasizing public transit and its location next to Diridon Station.

It's absolutely possible for a mixed-use downtown environment and the SAP Center to coexist - and not just coexist, but thrive. Other Bay Area stadiums have embraced their local context and have leveraged the public transit and mobility options urban areas offer, providing free transit passes with ticket purchases, bike valet, smart parking, and innovative stadium apps. The question is whether the SAP Center wants to urbanize and lean into new revenue and operating models like other forward-looking sports venues and cities, i.e. Chase Center in San Francisco. With that said, the SAP center must be allowed to urbanize and modernize, and we trust the city will work with stakeholders to ensure this arena continues to be a catalyst for San Jose well into the future.

Environmental Sustainability

In our view, the proposed development reflects in its physical form, layout and design, a real commitment to environmental sustainability. These sustainable design standards and features should be extended throughout the station area and beyond.

We are also highly supportive of the use of recycled water for the project. As we mentioned in our March 24 letter to the Council, we encourage the city to carefully consider whether to ask Google to pay at least in part for an extension of the municipal recycled water main to their property, even if they make use of decentralized district recycled water on their property. There could be future occupants of the property who will not have the technical capacity to operate their own district recycled water system; having a connection to municipal recycled water will ensure that the property will have a long-term supply of recycled water. In addition, expanding the city's distribution system for recycled water is expensive, and the city should look to public-private partnerships as a key strategy to fund the expansion of the system. A more extensive distribution system for recycled water will allow other nearby property owners to connect to recycled water in addition to Google.

Community Benefits Plan

Having a development partner that has committed to making direct investments in sustainable and resilient infrastructure, transit- and downtown-supporting jobs, thousands of housing units - 25% of which will be affordable - complete streets, and inviting public spaces is too important to not put our full weight behind.

The work done by City staff and Google over the past three years has kept in view at all times the long-term social and fiscal health of San José and its people. As we grapple with housing affordability problems and displacement of low-income households and the need for greater racial equity and inclusion in our city, the proposed development serves

as a model for human-centered design and policies that elevate and reinforce San José's history, economy, culture and diversity and lead us toward a more equitable model of shared prosperity.

We fully support the Council's and Google's commitment to a Community Benefits Plan and creation of a Community Stabilization and Opportunities Pathways Fund that includes funding for affordable housing, displacement prevention and community stabilization programs, educational opportunities and job training.

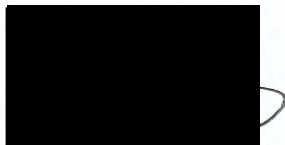
Equitable and Sustainable Urbanism

While Silicon Valley is world-renowned for great innovation breakthroughs, such innovation has, unfortunately, yet to translate into the urban landscape and physical design of our buildings, surrounding public realm and associated public benefits. The Downtown West Mixed-Use Plan represents not only an opportunity to grow San José's jobs base and increase the supply of housing, but also to build a world-class city by delivering more equitable and sustainable development that includes ample green and open spaces, parks and plazas.

Great urbanism does not just fall into place but is created through policies that set a high bar and development partners who are willing to meet the challenge. We called on the Council to be diligent in holding Google as well as all future development within the Diridon Station Area to the most ambitious principles of equity, smart growth and great urban design.

The Downtown West Mixed-Use Plan and Design Standards and Guidelines meet and surpass our expectations and the community can be proud of the project that is being proposed. It is responsive to community input, needs, priorities and visions and represents exactly the kind of development proposal we had hoped to see.

Sincerely,

A black rectangular redaction box covers the signature area, with a small white mark on the right side.

Fred Bužo
San José Director
SPUR



The Kelsey

**1460 Mission Street
San Francisco, CA 94103
www.thekelsey.org**

Transmitted via email

May 21, 2021

Re: Support for Downtown West

Honorable Mayor Sam Liccardo and Members of the City Council
City of San José
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Davis, Carrasco, Cohen, Foley, Jimenez, Mahan, and Peralez.

On behalf of The Kelsey, we would like to express our support for Downtown West.

At The Kelsey, we pioneer disability-forward housing solutions that open doors to more affordable homes and opportunities for everyone. We have 240 homes in our pipeline and lead organizing and advocacy initiatives to support market conditions to make inclusive housing the norm. Most recently, we are grateful for your support and investment in The Kelsey Ayer Station, the mixed-income, mixed-ability 115 unit development at 447 N. First Street.

As The Kelsey Ayer Station breaks ground later this year, we believe that Downtown West's public benefits have the potential to create a more inclusive city. Specifically, the development of 4,000 new homes, with 25% of them being affordable, will provide housing to diverse residents in the Diridon Station Area. We would like to recommend that as Downtown West

[The Kelsey is a 501c3 nonprofit. EIN 84-2909645](http://www.thekelsey.org)
www.thekelsey.org



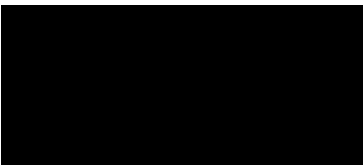
The Kelsey

**1460 Mission Street
San Francisco, CA 94103
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proceeds, the voices and housing needs of people with disabilities and people with extremely low incomes are included in the development process. This can be done through incorporating a focus of accessibility, disability inclusion, and/or deep affordability. We also recommend that providing amenities such as transit-passes for residents can increase ridership and public investment in our vital public transit systems from which the future residents of The Kelsey Ayer Station will also benefit. Moreover, as the Community Stabilization & Opportunity Pathway Fund will prioritize San José communities who have been affected by structural racism and displacement, we want to ensure that people of color with disabilities are explicitly included in the planning and roll out. The Kelsey would be happy to provide further information and/or recommendations throughout the planning process.

Thank you for your consideration and we look forward to the opportunities that Downtown West can provide to San Jose, including to people with disabilities of all income levels, backgrounds and identities.

Sincerely,



Micaela Connery
Founder & CEO
The Kelsey

**The Kelsey is a 501c3 nonprofit. EIN 84-2909645
www.thekelsey.org**

May 20, 2021

Dear Mayor and City Councilmembers,

On behalf of the Alameda Business Association, (ABA) a nonprofit organization promoting small businesses and vibrancy along The Alameda, we are writing to support the approval of the Downtown West Mixed-Use Plan.

As a member of the Station Area Advisory Group, the ABA has been participating in the process where Google, the City and community stakeholders worked together to develop a cohesive plan for the project. We believe Google has engaged the community thoroughly and will be a good neighbor. We want to thank city staff for their professionalism and diligence in bringing the project to this point.

Please approve Item 10.2, the Downtown West Mixed-Use Plan.

Sincerely,

Dan Mountsier
Alameda Business Association



May 21, 2021

To City of San Jose City Council,

Little Italy San Jose would like to send a letter of support for the Downtown West Mixed Use plan. The opportunity to master plan an underutilized and underdeveloped section of San Jose that will become an extension of Downtown is a great opportunity for the City of San Jose, downtown businesses and stakeholders. Having Google as the partner to bring this to fruition will bring tremendous growth and cement San Jose as the Capital of Silicon Valley. Google has been a great partner thus far and is listening to concerns of affordable housing, social equity, historic preservation and the addition of public parks.

As President of Little Italy San Jose, we have been working with Ricardo and others in regards to preserving and moving the historic home and Poor House Bistro business to our Little Italy San Jose Cultural center site and appreciate the efforts and generosity of Google to save this historic building and we are embarking on substantial efforts to complete our construction of the Little Italy Museum & Cultural Center that will also feature this historic home as a new Venetian Carnevale/Mardi Gras Restaurant.

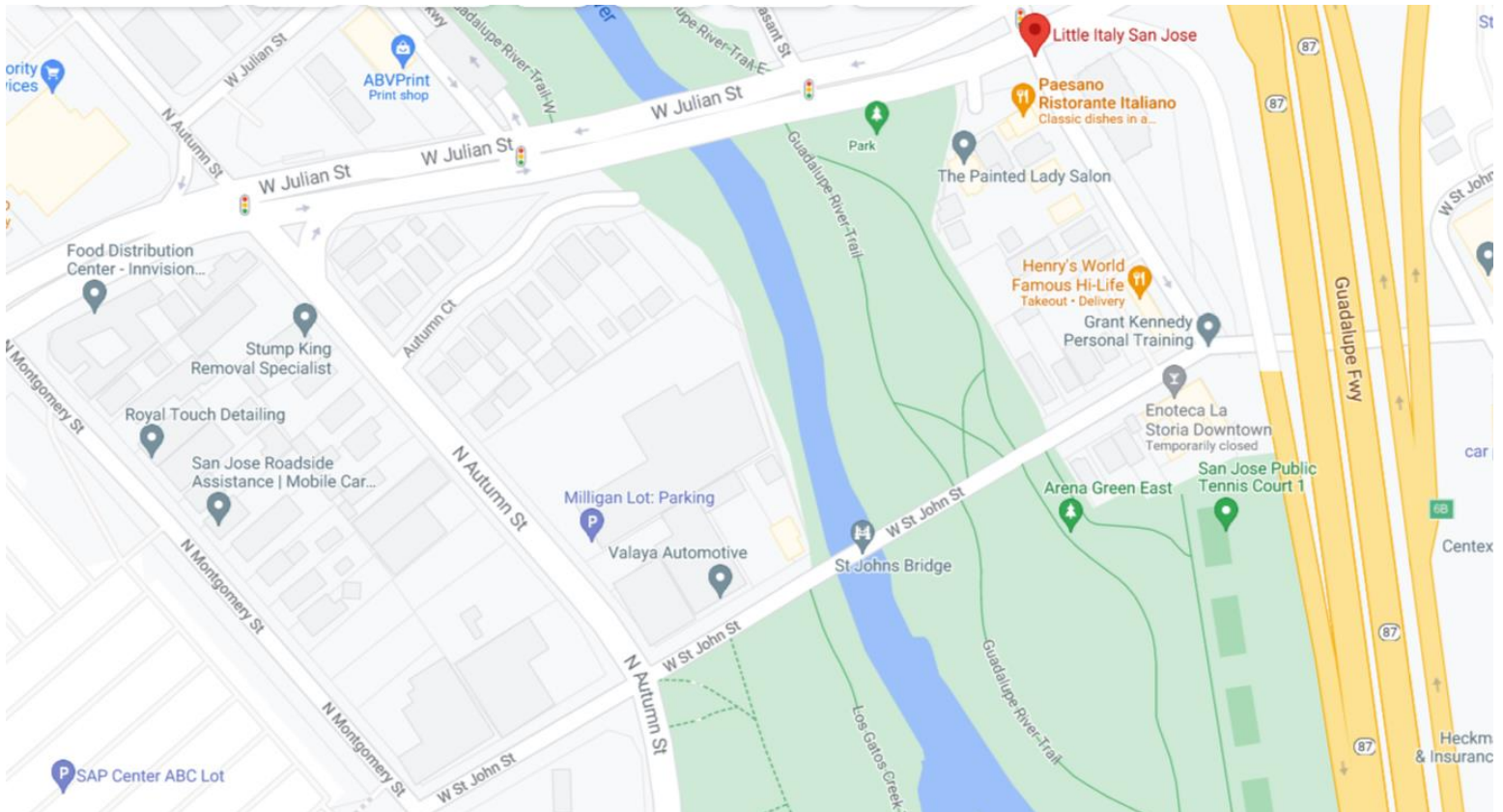
Our only constructive comment is to urge Google and City of San Jose staff to work with existing established districts in this area such as Little Italy San Jose. Doing so is an opportunity to build on the theme and efforts that have already been in place to place mark an area and create housing and commercial opportunities/public spaces that fit into that particular theme.

In particular any properties owned by Google or the City of San Jose between Julian street and Santa Clara street and crossing N. Montgomery, Autumn and Autumn Court are an opportunity to expand on the footprint of Little Italy San Jose and create viable commercial, housing and office use developments that can be master planned with the support of Little Italy San Jose, GRPG and the SAP center.

We know there are numerous project in the works in this project area and hope this area could be officially considered as "Little Italy" instead of expansion of homeless program projects and affordable housing. Italian Banquet hall at Forman's Gym/Valaya Racing on Autumn/Saint John, Italian American Senior Housing/Italian Restaurant mix use, Bocce courts in the Guadalupe Park and a 2nd Gateway arch are all concepts we hope could be explored.



Here is a map of the area that we hope could be considered “Little Italy San Jose” in our continued efforts to make this area a destination for the City of San Jose and tourists to our City. We understand there are many other stakeholders and projects such as the Autumn Street connection and potential parking garage to consider, and we also ask that you think of Little Italy. This can only happen with the support of the City of San Jose and Google as the primary land owners of all the properties in this potential expansion.



Joshua DeVincenzi Melander
President - Little Italy San Jose
<https://www.littleitalysj.com>

www.littleitalysj.com