

The Honorable Mayor Sam Liccardo
and Members of the San José Council
200 E Santa Clara Street, San José, CA 95113
via email, sent Nov. 25, 2018

re: support for December 4th agenda item 4.1: Memo of Understanding with Google

Dear Mayor Liccardo and Councilmembers,

Writing as a member of the public and one who has attended many of the Diridon Station Area Advisory Group (SAAG) meetings, workshops, and site tours, I urge you to amend and then adopt the Memo of Understanding (MOU) with Google for the sale of land for the development in the Diridon Station area. I wholeheartedly **support the Vision** “to create a vibrant, welcoming, and accessible urban destination consisting of a mix of land uses and that are well-integrated with the intermodal transit station, adjacent neighborhoods, and Downtown [that] embodies a commitment to place making, social equity, economic development, environmental sustainability, and financially-viable private development.”

The MOU lists some 15 “Goals”, but also states “this MOU does not imply any obligation on the part of City or the Developer to enter into any agreement that may result from the aspirations and intentions set forth herein”. While I believe Google to be an honorable partner, the sale of land is a formal and legal agreement, and so, along the lines of “**trust but verify**”, I wonder if the City should formalize some of these commitments in the form of easements or conditions as part of the land sale.

The Google project will have enormous impacts – locally on the Diridon and Downtown areas; on the nearby neighborhoods (including mine, over a mile away); and on the entire city. While there are bound to be challenges and maybe even some negative impacts, I firmly believe that overall the Google project will be overwhelmingly positive. It will be “transformational”, guiding San José from its agricultural/canning past and its tech-manufacturing present into the future and the knowledge-based information age. **“It’s time for San José to grow up.”**

The Silicon Valley area overall has a shortage of housing (especially affordable housing), but San José itself has a surplus and is actually a “bedroom community”: this has led to budgetary challenges and structural shortfalls. Goals “C” and “D” in the MOU address these concerns: “Optimize development density and create a complementary mix of uses in order to create a vibrant, transit-oriented urban neighborhood and destination” and “grow and preserve housing in the City to help address rising housing costs and displacement.” **The Diridon area needs to be both commercial and residential:** to be a vibrant district, it needs to house residents to enjoy the various amenities day and night; and to support the parks, libraries, police, and other services, it needs to have businesses that pay taxes. Note that project “phasing” is important: some affordable housing needs to be built early in the process, well before our current less-affluent neighbors might be displaced by major construction projects or the influx of more-affluent workers. Goals “E” and “F” to “Create Broad Job Opportunities” and “Pursue Equitable Development” will also help.

The project needs to be, and is planned to be, integrated into the city – to ***be a part of the city*** rather than *apart* from it. This is recognized in Goal “I”: “Create a new-model urban tech workplace that is appropriately open to the public, and well integrated with the surrounding community”, and in Goal “B” that talks of it being “new urban development” that capitalizes on transit.

Goal “B” should be expanded: it should ***include the Mineta San José Airport***. I’d like to see the MOU call for a connection between the Diridon Station and the airport, perhaps something comparable to the “dedicated spur transit line” Google plans between their Mountain View campus and its nearby CalTrain station. I’d also like the MOU to call for an inviting walkway to connect from San José State University, just a half-hour walk to Diridon.

As a nearby resident, parks commissioner, and historic preservation advocate, I really appreciate Goal “H”: ***“Enhance and Connect the Public Realm***. Develop robust, publicly accessible amenities, including parks, open space, plazas, and trails, and create attractive, vibrant, and safe experiences for pedestrians and bicyclists. Integrate public art and preserve cultural and historical assets.”

For the past 30-plus years, I have been involved with ***creek trails***, and so I’m especially pleased that Goal “H” continues: “Assure that development provides and enables multi-modal access and connections to the Guadalupe River, Los Gatos Creek, and other public spaces, with an emphasis on ecological restoration and preservation.” In addition, Goal “L” says to “Enhance the wildlife habitat, water quality, public access, and flood protection of the creek corridors.” Google has heard us in the community: Now is the time to finally complete this “last mile” of the Los Gatos Creek Trail. (Question: should the City retain an easement for the trail when it sells the “Fire Training Site”?) This is also the time to remedy a half-century-old environmental injustice, to ***“daylight” the Los Gatos Creek*** and free it from its culverts under the Park/Montgomery intersection. And, working with Google, we can restore riparian (“creek-side”) habitat, create a vibrant destination amenity (a ***“River Walk – San José-style!”***), and connect a grade-separated trail to Diridon and fill the gap between Downtown and Willow Glen.

I feel that the Google project at Diridon will be an amazing addition to San José. This will be a long process over many years: the first step is to ***amend and adopt the MOU*** outlining the Vision and Goals, and then to sell Google the land so that they can get started.

I urge you to ***support*** Agenda Item 4.1.

Thank you.

~Larry Ames,
longtime resident and park/creek/trail/historic-preservation/community advocate.

cc: San José: Lee Wilcox, Kim Walesh, Jon Cicirelli (PRNS), Lori Severino (SAAG), City Clerk
Google: Ricardo Benavidez, Javier Gonzalez, Erik Schoennauer
Parks & Trails: Bill Rankin, Shani Kleinhaus, Jean Dresden, Harvey Darnell, Leslee Hamilton



CARPENTERS LOCAL UNION 405

SERVING SANTA CLARA & SAN BENITO COUNTIES

November 21, 2018

Mayor Sam Liccardo and
San Jose City Councilmembers
200 E. Santa Clara St.
San Jose, CA 95113

Re: Letter of Support Google Development at Diridon

Dear Mayor Liccardo and members of the City Council:

The members of Carpenters Local Union 405 in Santa Clara County strongly support the proposed sale of land to Google at the Diridon site. This partnership will begin the process of creating numerous construction job opportunities which pay union wages with retirement and health benefits as well as provide a career path into construction for new apprentices, including women, veterans and minorities from our local community. Google has a good track record hiring responsible union contractors and will be a good partner in San Jose. The large scale of the future Diridon development will sustain a large number of construction jobs over a long period of time.

This letter serves as confirmation that Google and the Northern California Carpenters Regional Council and its affiliated local unions will continue to work diligently to ensure Carpenters Union Signatory general contractors and subcontractors will be retained on Google's proposed development.

We strongly encourage you to support this worthy proposal and the development teams' commitment to Santa Clara County workers, the Carpenters Union, residents and our community at large.

Voting in favor of the sale of land to move this process forward is a vote for all of San Jose!

Sincerely,

Rick Solis
Senior Field Representative
Carpenters Local #405

Cc:

Council Member Charles "Chappie" Jones, District 1
Council Member Sergio Jimenez, District 2
Council Member Raul Perez, District 3
Council Member Lan Diep, District 4
Council Vice Mayor Magdalena Carrasco, District 5
Council Member Devora "Dev" Davis, District 6
Council Member Tam Nguyen, District 7
Council Member Sylvia Arenas, District 8
Council Member Donald Rocha, District 9
Council Member Johnny Khamis, District 10

From: Dave Sand < >
Sent: Monday, November 26, 2018 3:50 PM
To: The Office of Mayor Sam Liccardo; District 6; City Clerk; District1
Cc: Teresa Alvarado
Subject: Support Signing the Google Land Sale Agreement and Subsequent Development

Mayor Sam Liccardo, City Council Members, City Clerk:
Best,
Dave

David A. Sandretto

I am a resident of District 6, Willow Glen. I strongly support working toward and developing a more vibrant downtown San Jose. I would like to see affordable housing seriously addressed as well, and at least a partial solution for the homeless.

I am very pleased that Google is interested in downtown San Jose for their Google Village Project. I feel the location for the project is ideal. The land is grossly underutilized and does not represent a big city. I support signing the Google Land Sale Agreement. Let's move ahead!

Thank you for your support.

Best,
Dave

David A. Sandretto



November 28, 2018

Mayor Sam Liccardo
Councilman Raul Peralez
City of San Jose
200 E. Santa Clara St., 18th Floor
San José, CA 95113
Sam.liccardo@sanjoseca.gov
Raul.peralez@sanjoseca.gov

RE: The Option/Negotiation Rights Agreement for Lots A/B/C

Dear Mayor Liccardo and Councilman Peralez:

It has been my privilege to serve on the SAAG for the last nine months. I was pleased with much of the process and with the active engagement of so many voices within our community. And Google has been an excellent partner to work with so far. As this first phase of the SAAG winds down, and as you prepare for the final decision on the sale of the extremely valuable city-owned assets, I would ask you to please consider how incredibly important it is for you to establish a Partnership of Equals between Google and the City of San José.

One of the issues that was raised in SAAG meetings from the beginning, by many members of the group, was the goal of optimizing value capture and the recommendation to consider possible lease versus sale options. For me personally, the sale of all other parcels from SJ and SARA makes complete sense, given the desirability of having a large-scale, master-planned, mixed-use development in the Diridon Station Area.

However, given that Lots A/B/C represent such a valuable location, I would hope that the City considers holding on to that property. It's the largest of all of the parcels, it's contiguous to SAP Arena (an extremely precious asset), and it will be adjacent to the perhaps our most important asset for future generations - Grand Central Station of the West. Not maintaining control of that entire space between 87 and the railroad tracks would seem to be suboptimal. It includes Guadalupe River Walk, Arena Green, the Arena, and over 10 acres of additional real estate.

I was never fully comfortable with the decision to sell the parking lots adjacent to the SAP Center, especially given the legally binding contingencies on that property related to parking.

I assume that you are aware that the City of Chicago outsourced all of their parking meters, with a 75-year lease to a private entity, and it has turned into a fiasco. My point is that there is huge value in that property for the citizens of San José which can, and should, be derived in the form of a long-term revenue stream, not as a one-time deal. I would love to have Google as a neighbor and I would hope that Google would see the intrinsic logic of this compromise with their new "home" city.

Using the simple example of parking revenues from the Chicago case, San José will still need to find an alternate parking solution, which is not factored into the cost of the transaction, as far as I can tell. Chicago will suffer their terrible decision for decades to come, long after Mayor Richard M. Daley is gone. Daley, a champion of privatization, will forever be remembered as the "business-friendly" official who totally miscalculated the net present value the offer! He traded short-term financial "gain" for very long-term civic pain. In just the first three years, the proceeds from the lease (\$1.16B) were all but spent.

I will not be able to attend the City Council Meeting on Tuesday, Dec. 4, so I want to share my feedback in advance. If you look at the table below, you will see the analysis from a recent article in CITYLAB that shows the average value of “central city” land in the 19 top metro areas, by land cost. I have sorted the data two ways and ranked both San José values today (in red), and the value we are placing on the land in the Google PSA (in green). Even at the approximate \$10 million per acre price, we are significantly below the price per acre of the 5 metro areas ranked above us.

Remember that we are talking about the land around the future Grand Central Station of the West, in the HEART of Silicon Valley! Note that the highest priced acreage in the country, surrounding the Empire State Building, is adjacent to the “other” Grand Central Station! And also remember that just yesterday Google paid \$20 million per acre in Mountain View, which included parking lots and 2-story, lowrise, office buildings. Perhaps we should consider keeping those 10 acres of land in Lots A/B/C for future generations of San Joseans. Google buys 10 acres from us, to add to their other purchases, and we keep control of those contiguous 10 acres in that strategic parcel. And we still have the opportunity to work closely with Google and their developer on the master plan, as per our MOU.

50 years from now, let’s hope we are not remembered as Richard M. Daley nor A.P. “Dutch” Hamann (with his sprawling 1,377 annexations) whose “lack of the long view” became their respective legacies.

Respectfully submitted,

Bill Souders

Bill Souders

CITYLAB Article: "The Staggering Value of Urban Land" by RICHARD FLORIDA - NOV 2, 2017

Value of urban land for metros with an average value of more than \$1 million per acre.					
(~ 43560 sq. ft. / acre)					
\$237.50 per square foot		\$10,345,738	per acre	~\$222M	for ~ 21.4 acres
Metro	Total Land Value	Average Land Value per Acre	Value of Central Land per Acre	Ratio of Central to Average Land Value	
1 New York, NY	\$2.5 trillion	\$5.2 million	\$123 million	22.3	
2 Washington, DC-MD-VA-WV	\$1.1 trillion	\$1.2 million	\$37 million	32.6	
3 San Francisco, CA	\$622 billion	\$3.2 million	\$25 million	9.3	
4 Honolulu, HI	\$416 billion	\$3.3 million	\$16 million	7.0	
5 Los Angeles-Long Beach, CA	\$2.3 trillion	\$2.6 million	\$16 million	5.5	
6 San Jose, CA / GOOGLE	\$458 billion	\$2.3 million	\$10.3 million	4.5	
7 San Diego, CA	\$551 billion	\$1 million	\$10 million	8.7	
8 Seattle-Bellevue-Everett, WA	\$658 billion	\$1.3 million	\$9.9 million	10.1	
9 Jersey City, NJ	\$98 million	\$3.3 million	\$9.5 million	8.8	
10 West Palm Beach-Boca Raton, FL	\$322 billion	\$1.3 million	\$5.9 million	5.3	
11 Oakland, CA	\$447 billion	\$1.4 million	\$5.4 million	3.3	
12 Miami, FL	\$427 billion	\$1.7 million	\$4.4 million	3.2	
13 Bergen-Passaic, NJ	\$287 billion	\$1.4 million	\$4.1 million	3.7	
14 Fort Lauderdale, FL	\$318 billion	\$1.3 million	\$3.5 million	3.1	
15 San Jose, CA	\$458 billion	\$2.3 million	\$3.5 million	1.6	
16 Orange County, CA	\$820 billion	\$2.6 million	\$3.2 million	1.3	
17 Stamford-Norwalk, CT	\$172 billion	\$1.5 million	\$2.7 million	3.2	
18 Santa Barbara-Santa Maria-Lompoc, CA	\$126 billion	\$1.2 million	\$2.5 million	2.8	
19 Santa Cruz-Watsonville, CA	\$53 million	\$1.1 million	\$2.2 million	4.3	
20 San Luis Obispo-Atascadero-Paso Robles, CA	\$64 million	\$1.1 million	\$1.5 million	1.6	
Metro	Total Land Value	Average Land Value per Acre	Value of Central Land per Acre	Ratio of Central to Average Land Value	
1 Washington, DC-MD-VA-WV	\$1.1 trillion	\$1.2 million	\$37 million	32.6	
2 New York, NY	\$2.5 trillion	\$5.2 million	\$123 million	22.3	
3 Seattle-Bellevue-Everett, WA	\$658 billion	\$1.3 million	\$9.9 million	10.1	
4 San Francisco, CA	\$622 billion	\$3.2 million	\$25 million	9.3	
5 Jersey City, NJ	\$98 million	\$3.3 million	\$9.5 million	8.8	
6 San Diego, CA	\$551 billion	\$1 million	\$10 million	8.7	
7 Honolulu, HI	\$416 billion	\$3.3 million	\$16 million	7.0	
8 Los Angeles-Long Beach, CA	\$2.3 trillion	\$2.6 million	\$16 million	5.5	
9 West Palm Beach-Boca Raton, FL	\$322 billion	\$1.3 million	\$5.9 million	5.3	
10 San Jose, CA / GOOGLE	\$458 billion	\$2.3 million	\$10.3 million	4.5	
11 Santa Cruz-Watsonville, CA	\$53 million	\$1.1 million	\$2.2 million	4.3	
12 Bergen-Passaic, NJ	\$287 billion	\$1.4 million	\$4.1 million	3.7	
13 Oakland, CA	\$447 billion	\$1.4 million	\$5.4 million	3.3	
14 Miami, FL	\$427 billion	\$1.7 million	\$4.4 million	3.2	
15 Stamford-Norwalk, CT	\$172 billion	\$1.5 million	\$2.7 million	3.2	
16 Fort Lauderdale, FL	\$318 billion	\$1.3 million	\$3.5 million	3.1	
17 Santa Barbara-Santa Maria-Lompoc, CA	\$126 billion	\$1.2 million	\$2.5 million	2.8	
18 San Jose, CA	\$458 billion	\$2.3 million	\$3.5 million	1.6	
19 San Luis Obispo-Atascadero-Paso Robles, CA	\$64 million	\$1.1 million	\$1.5 million	1.6	
20 Orange County, CA	\$820 billion	\$2.6 million	\$3.2 million	1.3	



November 28, 2018

Mayor Sam Liccardo and City Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: Agreement with Google for the Diridon Station Area – SUPPORT

Dear Mayor Liccardo and City Council:

On behalf of The Silicon Valley Organization (The SVO), I am writing to voice our strong support for the city's proposed sale of public lands to Google. By way of background, The SVO is the Silicon Valley's premier business advocacy organization representing 1,400+ companies that employ nearly 300,000 workers and we represent our membership as the region's largest Chamber of Commerce.

The proposed land sale agreement is one of the first steps toward a major economic development opportunity that will positively transform San Jose for decades to come. This city council vote will take us another step towards the Diridon Station Area development concept, which has had extensive community input through over 40 public meetings over the past 8 months. With the potential of adding up to 20,000 jobs to San Jose's downtown core, the economic revitalization of Diridon Station presents a "once in a lifetime" opportunity to fix San Jose's jobs-to-housing imbalance; transform Diridon Station into a major regional transit hub; enhance the vibrancy of Downtown San Jose; significantly accelerate affordable housing production; and generate new tax revenues that supports the quality of life and essential services that every San Jose resident deserves.

All of these invaluable opportunities presented by Google have been negotiated without any public subsidies. San Jose could not have asked for a better partner in the revitalization of our city. As seen this week with Google's recent \$1 billion purchase of a Mountain View business park, cited as "the Bay Area's largest real estate purchase [of 2018]", we understand that this major Silicon Valley employer has alternative options. The San Jose City Council and staff should be pulling out all the stops to get this catalytic project out of the ground, especially since Google has demonstrated a good faith commitment to partner and to help address some of the most challenging issues that our city faces.

For these reasons and more, The SVO strongly urges you to support the sale of city-owned properties in the Diridon Station and move redevelopment of the Diridon Station Area forward. Should you have any further questions on The SVO's position, please contact Eddie Truong, Director of Government and Community Relations, at 408-291-5267.

Sincerely,

Matthew R. Mahood
President & CEO

Executive Committee

2018 BOARD CHAIR
Lennies Gutierrez
Comcast

FIRST VICE CHAIR
Marc Parkinson
Petrinovich Pugh & Company

SECOND VICE CHAIR
Roxanne Vane
Heritage Bank

VICE CHAIR ECONOMIC
DEVELOPMENT
Rick Beatty
Lehigh Hanson

VICE CHAIR MEMBERSHIP
Jeanne Serpa
Republic Services

VICE CHAIR PUBLIC POLICY &
ADVOCACY
Paul Cardus
Silicon Valley Assoc. of Realtors

VICE CHAIR
COMMUNITY ADVANCEMENT
Janikke Klem
Technology Credit Union

AT-LARGE
Michael Bangs
Oracle

Sean Cottle
Hoge Fenton

Tony Mirenda
Blach Construction Company

Michael Turpin
Bay Area News Group

Hanh Nguyen
Kaiser Permanente

SVO PAC CHAIR
Anil Babbar
California Apartment Association

LEGAL COUNSEL
Eugene Ashley, Esq.
Hoge Fenton

TREASURER
Michael Fox Jr.
Goodwill Silicon Valley

IMMEDIATE PAST CHAIR
Dan Bozzuto
Bozzuto Insurance Services

PRESIDENT & CEO
Matthew R. Mahood
The silicon valley organization

The California State University:
Chancellor's Office
Bakersfield
Channel Islands
Chico
Dominguez Hills
East Bay
Fresno
Fullerton
Humboldt
Long Beach
Los Angeles
Maritime Academy
Monterey Bay
Northridge
Pomona
Sacramento
San Bernardino
San Diego
San Francisco
San José
San Luis Obispo
San Marcos
Sonoma
Stanislaus

November 28, 2018

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

Re: Google MOU and property sale agreements

Dear Honorable Mayor and Councilmembers,

On behalf of San José State University, I write in support of Google's proposal to create a visionary, transit-centric development project near Diridon Station. San José State believes that, with a collective commitment to continued transparent discussions about the future, the City and its citizens can partner effectively with Google to build an inclusive and thriving City of which we can all be proud.

With 41,000 students, faculty, and staff populating our campus, many of whom live and work in the City of San José and the surrounding communities, San José State University is the city's anchor institution bringing expertise, vibrancy, diversity, and energy to our City. In addition to providing the next-generation workforce to Silicon Valley's largest employers, our campus provides a strong and important voice in downtown's ongoing development. As Silicon Valley's only public higher education institution and the oldest public university in the west, SJSU has a vested interest in ensuring that the City of San José grows and develops in a vibrant and sustainable way that provides opportunity for all its current and future citizens.

San José State knows the value of innovative projects and partnerships with government and private businesses. We already have joined with the City in ensuring the vitality of downtown with innovative projects like the Hammer Theatre Center and the Dr. Martin Luther King Jr. Library. Members of my senior cabinet and I, as well as our students and faculty, are deeply vested and committed to the future of downtown. We are well informed about the challenges facing our City and the region as well as the many remarkable opportunities for inclusive and profound growth being considered by government and industry.

We have representatives in many of the region's civic leadership groups and our faculty, staff and students participate in the healthy and mindful growth of the City through their active participation in non-profits, research opportunities and partnerships with industry. We have been active participants in the Station Area Advisory Group (SAAG), and we will continue to contribute to ongoing discussions about the future of the Diridon Station Area.

Our goal is to partner with our community to help create a City and a region in which our 10,000 graduates per year can live, work and thrive for many years to come. San José State believes that the proposed Google development will be an unparalleled opportunity to build such a City: a transit-rich urban center, rich in history but looking to the future, with a concentration of jobs, housing, and cultural diversity that serves our entire population. Google already has shown its willingness to engage in deep and broad conversations about its role as a civic leader through its participation in months of discussions with the City and its residents. While the development of the Google project will require many more thoughtful conversations among all stakeholders, we have confidence that this development can powerfully change San José for the good, delivering downtown jobs, tax revenue, residents, collaboration opportunities, and other assets.

We are at a unique turning point for our City - a point at which we have the opportunity to address the challenges we face as a community while providing opportunity for all. San José State remains committed to being a strong voice in the ongoing discussions about this development. We urge the Council to take this important step towards our collective future by supporting the Google proposal.

Sincerely,


Dr. Mary A. Papazian
President
San José State University

C: City Clerk
City Manager



Delmas Park Neighborhood Association

November 28, 2018

Mayor Sam Liccardo
Members of the San Jose City Council
Sent via email

Council Agenda 12/4/18
Item 4.1

Dear Mayor Liccardo and Members of the San Jose City Council,

In over 40 years, Delmas Park has never been an easy neighborhood to live in. The 70s and 80s were decades of neglect. The Strong Neighborhoods Initiative brought attention, neighborhood identification, redevelopment, capital investment and community leadership development. But the SNI and subsequent visioning for the future and development proposals requires continual neighborhood leaders engagement. Our leaders have volunteered and continue to volunteer thousands of hours on various development, community, and transit committees on behalf of the neighborhood.

Delmas Park welcomes development and has several approved projects that are yet to break ground. It is a disappointment that the last major development in our neighborhood was the Delmas Park Apartment building more than a decade ago in 2007. Although change can be unsettling, we have been waiting for change to come to our neighborhood. We understand the unique opportunity our neighborhood has to help San Jose realize its full potential. We work to make sure that future developments blend with the existing residences.

The Google development gives San Jose and Delmas Park the opportunity to work on a large project that will set the bar for the future development of the land surrounding Diridon Station. We look forward to working with Google to make sure that the development includes architecture that is exciting, groundbreaking, and welcoming to the entire south bay community. As the Delmas Park neighborhood, we commit to continuing to work with Google and San Jose to make sure the Community Benefits Agreement is powerful and thoughtful. As a downtown neighborhood, we see on a daily basis our homeless neighbors, both those who are in need of special services and those who have been priced out of affordable housing. We look forward to a CBA that will work to help address the lack of affordable housing.

Delmas Park looks forward to a long relationship with Google as their future development goes through the visioning, planning, and construction process. We know that any development of this size includes challenges and difficult conversations. But the conversations we've had to date have been exciting and energizing as we begin to imagine a powerful future for our neighborhood, the neighborhood we all love.



Delmas Park Neighborhood Association

We fully anticipate that there will be Council memos providing more direction to the Staff memo from November 16, 2018. Given this, Delmas Park will refrain from supporting any memo but we would like to make it very clear that we support the sale of the property to Google and look forward to working with Google in the future and welcome them into the neighborhood.

Sincerely,

Sarah Springer
President
Delmas Park Neighborhood Association

Kathy Sutherland
SAAG Member
Delmas Park Neighborhood Association

Support for Google project in San Jose

KJ Klem, Janikke < >

Thursday, November 28, 2018 10:38 AM

As a lifelong resident of San Jose, I am thrilled to know that Google would like to make a major investment in the city I love. This is what the city has been wanting and needed for decades. It will help with our jobs/housing imbalance, bring much needed tax revenue, and is located next to the major multi-modal transit hub. Google has already shown what a good corporate neighbor they will be by hosting many community meetings and participating in the SAAG, all without an approved project. They have been scrutinized more than any other company looking to locate in our city and there is pressure on them from community orgs to solve all our public ills. This is not only unfair, but not a way to help achieve the combined goals that Google, the city, and community have.

I hope that the Council will approve the sale of the lands with few to no restrictions or requirements. The tax basis that Google will bring to the city will be far greater than any Community Benefits package that could be negotiated now (without a project), there will be time to discuss partnering on community benefits after the sale of the land. I trust that Google will be a good community partner, will develop an asset for the company and city at large, and I am excited to see come to fruition.

Thank you,

Janikke Klem

San Jose Resident

Support of Google transformation in San Jose

Elesa Cooperson < >

Thursday, November 28, 2018, 10:39 AM

Hello,

My name is Elesa Cooperson and I am a homeowner in District 9, along with my husband Marc Cooperson. We are writing to express support of the Google expansion in San Jose. We believe it will bring a needed boost to the city and help our local economy. Please vote in favor of Google in downtown.

Thank you,
Elesa and Marc Cooperson

Google in San Jose

MB Mike Benkert <

>

Reply all |

Thu 11/29/2018 12:50 PM

To: District2; Agendadesk; City Clerk

Dear Councilmember Jimenez,

I support the sale of redevelopment land and city-owned property to Google so that they may build in the Diridon Station area of downtown San Jose. I sincerely hope you will, as well, as I can scarcely imagine a better prospect for San Jose's future.

Best regards,

Mike Benkert

President/CEO

Universal Maintenance

Google

LW Lew Wolff <L >

Thu 11/29/2018 1:30 PM

To: Agendadesk

Mayor and Members of the City Council:

I hope you all will not only support the land sale agreement with Google, but will show your support for welcoming Goggle to become a major employer in the San Jose core area.

A great city needs a great and vibrant central business area.

San Jose is a great community. I respectfully suggest that having the Google investment in the core area will add to the identity, reputation and attraction of our already outstanding City.

Thank you for any attention you afford this request.

Lew Wolff

Lewis N. Wolff
Chairman and C.E.O.
Wolff Urban
Development, LLC

Dear Honorable Mayor Liccardo and Honorable Council Members:

We've all heard the old adage "being at the right place at the right time". In and of itself, it's fine. In many cases though, "being" there doesn't mean "knowing" you are there. When one "knows", then thoughtful and decisive action can be taken to achieve the best possible outcome. I believe in my heart that each of you know our City is "at the right place" not because we find ourselves here unwittingly. We're here because, together, we as a community have worked damn hard to get here. We're "at the right time" for Google and for the City of San Jose. These moments don't come around every day or to every community. What we now need is thoughtful action. Approve the Google Purchase & Sale Agreement (PSA) on December 4th.

You all, together with leaders before you, enjoy diverse backgrounds and beliefs. It's the strength of our City. And all have been working towards this moment for at least 4 decades. Recall the former Redevelopment Agency that directed near \$2 billion of taxpayer money into downtown San Jose to create a "there-there". Remember over \$1.3 billion for SJC airport expansion/modernization with more on the way. Don't forget about our great SAP Center and the taxpayer's billions for Light Rail, BART and High Speed Rail to San Jose. The aforementioned and so, so much more. Such great efforts most all of which with taxpayer money. And such great efforts have not gone unnoticed—certainly not unnoticed by our friends at Google. Yet, to earn this special "being at the right place at the right time" moment in the City of San Jose's history and blink? No way.

I believe each and all of you to be thoughtful, compassionate and deliberative. In so doing, please remember the past 40-years of public spirit, support and investments—taxpayer dollars spent—in building our destiny towards a safe, vibrant, world class city with a compassionate heart and soul for all its citizenry and community to live, work and play. In this evolution of events supporting our downtown—the core of our city— and our broader community, your moment awaits. Thoughtfully, please vote YES to approve the Google PSA.

Thank you for your consideration.

My best,

Bill Baron

William B. Baron
PARTNER
Brandenburg Properties

Brandenburg Properties encourages water conservation. To learn more, visit:
<http://www.valleywater.org/programs/waterconservation.aspx>

From: Teresa Alvarado < >
Sent: Thursday, November 29, 2018 2:30 PM
To: The Office of Mayor Sam Liccardo; District2; District1; District4; District3; District5; District 6; District7; District8; District9; District 10
Cc: City Clerk; Walesh, Kim; Hughey, Rosalynn; Morales-Ferrand, Jacky; Michelle Huttenhoff
Subject: SPUR comments on land sale and MOU with Google

Mayor, vice mayor and city council:

SPUR believes in a forward-looking vision that would create a vibrant, dense, walkable, transit-adjacent mixed-use city center in S J. We support the proposed land sale and MOU between the City of San Jose and Google as a catalytic first step in bringing that vision to life.

Thank you,

Teresa

--

Teresa Alvarado
San Jose Director
SPUR • Ideas + Action for a Better city

[SPUR](#) | [Facebook](#) | [Twitter](#) | [Join](#) | [Get Newsletters](#)



2001 Gateway Place, Suite 101E
San Jose, California 95110
(408) 501-7864 svlg.org

CARL GUARDINO
President & CEO

Board Officers:

STEVE MILLIGAN, Chair
Western Digital Corporation
JAMES GUTIERREZ, Vice Chair
Insikt
RAQUEL GONZALEZ, Treasurer
Bank of America
GREG BECKER, Former Chair
SVB Financial Group
STEVE BERGLUND, Former Chair
Trimble Inc.
AART DE GEUS, Former Chair
Synopsis
TOM WERNER, Former Chair
SunPower

Board Members:

BOBBY BELL
KLA-Tencor
DAWNET BEVERLEY
Donnelley Financial Solutions
GEORGE BLUMENTHAL
University of California, Santa Cruz
JOHN BOLAND
KOED
CARLA BORAGNO
Genentech
CHRIS BOYD
Kaiser Permanente
JOE BURTON
Planttronics
RAMI BRANITZKY
Sapphire Ventures
GARY BRIGGS
Facebook
KEVIN COLLINS
Accenture
LISA DANIELS
KPMG
CHRISTOPHER DAINES
Lucile Packard
Children's Hospital Stanford
JENNY DEARBORN
SAP
MICHAEL ENGH, S.J.
Santa Clara University
TOM FALLON
Infirera
JOHN GAUDER
Comcast
KEN GOLDMAN
Hillspire
DOUG GRAHAM
Lockheed Martin
LAURA GUIO
IBM
STEFAN HECK
Nauto
ERIC HOUSER
Wells Fargo Bank
AIDAN HUGHES
ARUP
JEFFREY JOHNSON
San Francisco Chronicle
TOM KEMP
Centrify
AARIF KHAKOO
AMGEN
ERIC KUTCHER
McKinsey & Company
JOHN LEDEK
BD Biosciences
ENRIQUE LORES
HP Inc.
MATT MAHAN
Brigade
TARKAN MANER
Nexenta
KEN MCNEELY
AT&T
BEN MINICUCCI
Alaska Airlines
KEVIN MURAI
Symx
MARY PAPAIZIAN
San Jose State University
JES PEDERSEN
Webcor Builders
ANDY PIERCE
Stryker Endoscopy
KIM POLESE
ClearStreet
RYAN POPPLE
Proterra
RUDY REYES
Verizon
BILL RUH
GE
SHARON RYAN
Bay Area News Group
RON SEGE
Echelon
DARREN SNELLGROVE
Johnson & Johnson
JEFF THOMAS
Nasdaq
JED YORK
San Francisco 49ers

Established in 1978 by
David Packard

November 29, 2018

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

**RE: December 4, 2018 City Council Meeting, Agenda Item 4.1:
Actions Related to the Agreements with Google, including the Sale of City-
Owned Properties in the Diridon Station Area**

Dear Mayor Liccardo, Vice Mayor Carrasco, and Honorable Councilmembers.

On behalf of the Silicon Valley Leadership Group, I express our support for the recommendations to approve the Memorandum of Understanding and Purchase and Sale and Option/Negotiation Rights Agreements between the City of San Jose and Google for city-owned properties in the Diridon Station Area. We applaud both the City and Google for working together in good faith and coming to agreements that continue progress towards the arrival of Google to Downtown San Jose in the Diridon Station Area.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 350 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation.

Rather than leaving our region, Google has proposed growing locally, bringing 20,000 new jobs to Downtown San Jose in a mixed-use master planned development that will include a significant amount of much needed new housing. This exciting opportunity would connect those who live or work at Diridon to public transit, including Caltrain, Amtrak, light rail, and—by 2026—BART.

There are numerous reasons that the vast majority of San Jose residents support the opportunity of Google in our Downtown:

*** Job Creation:** It will be an important source of jobs for San Jose, supporting more than 1,500 to 2,275 annual full-time, family supporting construction jobs onsite and around 20,000 permanent new jobs once built out.

*** Strong Economy:** Google at Diridon will have enormous economic benefits for San Jose residents. The City-commissioned economic study by ADE estimates that a built out Diridon Station Area will generate a net surplus of **more than \$8.5 million to \$12.5 million annually to the City** in new tax increment revenue.

Additionally, an economic benefit of **more than \$45 million to \$69 million annually to the County and local school districts** in new property taxes are estimated. This overall tax revenue will support local services like K-12 education, public safety, road repairs, public transit, parks, and our County Hospital.

* **Open Space:** Google at Diridon will include new parkland and open space that will be open and available to the public. It will also utilize the space between buildings to create parks, plazas, and Paseos for members of the community to gather.

* **Affordable Housing:** The most critical challenge facing San Jose is a lack of affordable housing. Young people who grow up here have to move away to find an affordable place to live; seniors who want to downsize have to do the same. Google at Diridon will generate revenue that directly supports building more affordable housing and a significant amount of new homes for the City.

* **Proximity to Transit Options:** One of the biggest problems facing San Jose is our extreme traffic congestion. Google at Diridon would connect the thousands of people who live and work there to multiple transit lines at the Diridon Station – Caltrain, light rail, the Altamont Commuter Express, Amtrak, buses and express buses, and—by 2026—the BART extension. It's designed to minimize traffic impacts, prevent pollution, and improve our quality of life.

* **Inclusive Planning:** More than 5,000 San Jose residents worked together since 2011 to develop a future plan for Downtown development. After dozens of hearings and workshops, these citizens determined that at least 45,000 well-paying jobs are needed to create a vibrant downtown. Google at Diridon is an important step toward meeting this community goal.

* **Current Neighbors:** Several thousand current Google employees already live in San Jose. This opportunity will shorten their commutes, and as a result ease traffic congestion for all of us on local roads and freeways.

* **Revitalizing Downtown:** Google at Diridon will connect business and shopping districts in Downtown and Cahill Park, and create a Los Gatos Creek bike and pedestrian trail, revitalizing and connecting Downtown San Jose, and making it a destination for everyone to live, work and play.

The Diridon Station Area has the potential to be a destination for all, including homes, shops, restaurants, offices and open spaces – all open to the public. We are pleased that Google has shown deep interest in creating that master development and taking on the challenge of assembling the necessary sites to make the shared vision a reality without public subsidies or incentives.

The Leadership Group is excited for the potential arrival of Google to Downtown San Jose in the Diridon Station Area and the opportunities for mixed-use, transit-oriented development that will leverage the billions in public investment in the Diridon transit hub. Historically, the Leadership Group has supported and led sales tax measures that have increased the connectivity of the Diridon Station, including extending BART to Diridon Station. These investments have made the Diridon Station Area an attractive destination for economic growth and revitalization.



Silicon Valley Leadership Group

RE: December 4 City Council Meeting Agenda Item 4.1

Page 3

We applaud the City and staff for the robust community outreach process this past year, including the Diridon Station Area Advisory Group (SAAG) of which the Leadership Group's Nathan Ho, Senior Director of Housing and Community Development was pleased to be a part. We commend Google for being ever-present at each community meeting and engagement point to listen to the opportunities and challenges from community members directly.

As a valued member of the Silicon Valley Leadership Group, Google is leading the way in demonstrating their commitment to community engagement. We strongly believe that the City has in Google the strongest of willing partners in ensuring that the shared vision and goals come to fruition in the built out Diridon Station Area.

We are enthusiastic for a revitalized Downtown San Jose and support approval of the necessary Council actions to move forward the opportunity of Google in the Diridon Station Area. The possibility of attracting another major employer to Downtown San Jose will be a gamechanger in realizing the awesome potential for our Downtown.

The Leadership Group is committed to engaging throughout the Diridon Station Area process and thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Guardino".

Carl Guardino
President & CEO
Silicon Valley Leadership Group

From: Herbert, Garrett (US - San Jose) < >
Sent: Thursday, November 29, 2018 2:51 PM
To: Davis, Dev; Liccardo, Sam
Subject: Support for Google / San Jose - Dec 4th meeting

Dev and Sam –

I'm writing to encourage your supporting votes next Tuesday for the proposed MOU and sale of land between the City of San Jose and Google (Item 18-1595 on December 4 Council Agenda).

As an urbanist (SPUR San Jose Board Chair), a San Jose/Willow Glen resident (Cherry and Willow), and San Jose employer (Deloitte with 1,000 plus in downtown), I am supportive of the land sale to Google. I am excited about the impact that the Google / Diridon Station development will have on the future of downtown and broader San Jose.

Unfortunately, I will not be able to attend the meeting but please note my support for the MOU / land sale

Garrett

Garrett Herbert
Silicon Valley Managing Partner - Deloitte LLP

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

Veggielution



November 28, 2018

Mayor Sam Liccardo
City of San José
200 East Santa Clara St.
San José, CA 95113

Re: Letter to the City of San José regarding Google support of Veggielution

Dear Mayor Liccardo,

I am writing this letter to acknowledge Google's support of Veggielution and other local community investments. Veggielution's mission is to connect people from diverse backgrounds through food and farming to build community in the East San José. Our goal is to engage residents throughout Silicon Valley, with a special emphasis on fostering community and family engagement in the low-income, working immigrant community of Mayfair. We believe that through shared conversations and experiences, healthy food, outdoor learning, and economic opportunity, Veggielution can help to build social capital and change attitudes and policies toward low-income residents by strengthening diverse and multicultural social networks.

Over the past two years, Google has provided Veggielution with \$30,000 in event sponsorships and employee matching funds to support our work through community engagement, leadership development, and environmental education programming. We greatly appreciate that this funding has been offered as general operating support, which allows us flexibility to use our team's skills and experience to address the various challenges facing our communities using whatever resources and tools are most effective. Google has also made large investments in some of our most important community partner organizations.

Veggielution supports intentional, community-driven affordable housing development; improved parks, trails and public spaces; safe, convenient pedestrian and bike connectivity--all things that make life better for individuals and for the community. With this in mind, we urge Google and the City to navigate the Diridon Station Area Plan opportunity boldly, working diligently to address the many issues Mayfair and other East San José neighborhood residents have raised related to this new development. If you would like to further discuss Google's support of Veggielution, please don't hesitate to contact me at

Sincerely,

Cayce Hill
Executive Director

Google to san Jose

Rick Croteau <

>

Thu 11/29/2018 3:46 PM

To:Agendadesk;The Office of Mayor Sam Liccardo;District9

This is an opportunity that San Jose must approve. I believe the in the very strong vision of what this could mean to the city in terms revenue, jobs, and most importantly to modernize and improve. It will undoubtedly enhance the city as a desired destination. Please approve this important initiative.

Thank you!

San Jose Resident
Rick Croteau

November 30, 2018

San Jose Mayor and City Council

Re: Item 18-1535 on December 4 Council Agenda

I'm writing to express my support for item 18-1535 (Actions Related to the Agreement with Google for the Diridon Station Area) on the 12/4/18 San Jose City Council Agenda.

I urge you to approve the item.

I have been engaged in the San Jose business community since 2006, first as Director of Facilities at Adobe Systems and since 2013 as Vice President of Real Estate and Facilities for Oracle Corporation. During my involvement, I have been on the Board of Directors and Executive Committee of The SVO and SPUR San Jose. I've also served on the Board of Directors of the Guadalupe River Park Conservancy.

During my career in corporate real estate I have been involved in site selections around the world. Corporations value several factors when contemplating large capital investments associated with new corporate campuses include an educated workforce, robust public transit, access to infrastructure, a vibrant community, recreational opportunities and proximity to world class universities. From my earliest involvement with San Jose it was apparent that downtown San Jose "checks all the boxes" for corporate development.

I have heard presentations about the project from Google. The concept is ambitious and exciting. The company has a history of undertaking ambitious ventures. I also believe they have a strong sense of integrity and will respect the opinions of the many constituents associated with such a large endeavor.

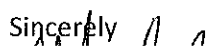
I'm thrilled that Google has recognized that the Diridon Station Area Development presents the perfect opportunity to build an enduring partnership between the public and private sector.

It is not accidental that I am a board member of two organizations that recognize and promote San Jose as a progressive and innovative city.

SPUR has provided several policy reports that provide guidance for a thoughtful corporate campus including "Rethinking the Corporate Campus".

The SVO has been a tireless supporter of the project from the start, recognizing how much of a positive impact it can have to the community.

There are many steps to take on this journey and a multitude of voices to hear. I ask that you hear my voice and approve item 18-1535.

Sincerely,


Michael Bangs, PE

Y



SPUR

San Francisco | San Jose | Oakland

November 29, 2018

Mayor and City Council

Re: Item 18-1595 on December 4 Council Agenda

Honorable Mayor, Vice Mayor and City Council:

SPUR believes strongly in a forward-looking vision for the Diridon Station area and supports the proposed partnership between the City of San Jose and Google as a catalytic step in bringing that vision to life.

The benefits of the proposed land sales will not only provide critically important funds to the City of San Jose but extend to 14 identified governmental agencies such as the County of Santa Clara, Santa Clara Unified School District, East Side Union High School District, San Jose Unified School District and others who will provide services that benefit the greater community.

The proposed Memorandum of Understanding (MOU) articulates a thoughtful process for meeting many of the policy recommendations SPUR has made and encompasses the ideas and principles put forward by the community over the past year. The MOU and sale of previously owned Redevelopment property and current City-owned properties—at fair market value—will begin the process of defining an integrated transit-oriented mixed-use development in our city center.

Since establishing the San Jose office, SPUR has published key policy reports that have urged San Jose to: develop a more dense, walkable, transit-connected, dynamic urban community ([Getting to Great Places](#), 2013); build a downtown reflective of the largest city in the Bay Area and create a world-class transit hub at Diridon Station ([The Future of Downtown San Jose](#), 2014); and, bolster the city's fiscal condition to deliver high-quality public services to its residents ([Back in the Black](#), 2016).

Having a development partner like Google who, without subsidy from the city, has committed to making direct investment in sustainable and resilient infrastructure, transit- and downtown-supporting jobs, thousands of housing units, remade complete streets, and inviting public spaces is too important to not put our full weight behind.

That said, SPUR strongly urges 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 smart growth and great urban design. This is not only an opportunity to grow San Jose's job base, but also to build a city. While Silicon Valley is world-renowned for great innovation, such innovation has yet to translate into the urban landscape and physical design of the public realm. Cities are in a constant state of change, growth or decline, and with that we need to ensure that mega projects, such as the one proposed, are designed to meet the city's objectives and be inhabited whether the occupant grows, shrinks, or even disappears.

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 and surpass them. Many of the city's outdated policies are currently being updated, presenting hundreds of opportunities to think big and provide input and shape the changes being considered. In addition, the city is engaging with transit partners to ensure that future development provides housing, community-serving amenities and maximizes transit-supporting density.

Through all of these processes, and through the crafting of the Development Agreement with Google, SPUR will encourage the city to act boldly guided by the following:

- **Commercial development needs to be integrated with Diridon Station.** While the district will be a dynamic and integrated mix of uses, jobs must be closest to the station. The amount of people who ride transit decreases the farther from transit. This is particularly important for office—for every 100 feet a worker has to walk, there is a 1 percent drop in transit ridership among workers. Likewise, there is a statistical relationship between people who work near transit: those within 1/4 mile of a rail station were twice as likely to be transit riders as those who worked further from a station¹. As a result, jobs must be planned in closest proximity to Diridon Station.
- **25 percent of the housing built should be affordable.** We strongly commend the mayor, vice mayor and Councilmember Arenas and Davis for putting forward a bold approach to community benefits including that a quarter of the housing built be affordable. Adding critically needed housing in the station area will further promote transit ridership, provide access to amenities, public space and cultural resources, and encourage round-the-clock activity.
- **Embrace Guadalupe River Park and connect development with the river.** Great cities are defined by their public spaces. One of the greatest assets in the Diridon Station area is the Guadalupe River. SPUR has launched an initiative to re-envision the Guadalupe River Park to create a vibrant hub for community engagement, a catalyst for economic and cultural vitality, a flourishing natural habitat and an inclusive, iconic gathering place for residents, workers and visitors. Any development along the riverway should place the river at the forefront of its design and must contribute to planned improvements and ongoing maintenance of the river park and gardens.
- **The public realm should remain in public ownership, control and publicly-accessible.** Diridon Station and the surrounding streets belong to the public and must remain so. Cohesive development that connects various parts of central San Jose through the creation of complete streets and connected public spaces is vital to developing a rich urban fabric; the public realm must continue to be welcoming and accessible to people of all socioeconomic and demographic backgrounds and accommodate all age groups and abilities.

¹ Cervero, R. and Duncan, R. 2008. "Residential Self Selection and Rail Commuting: A Nested Logit Analysis".

- **Plan the entire station area as part of an integrated and interconnected project, across multiple land owners.** In SPUR's report, "Rethinking the Corporate Campus" (2014), we outline principles for how to better design large corporate campuses with the existing public realm to decrease sprawl, prioritize public space, and provide opportunities for increased social connections. To create a cohesive vision and master plan, all district partners and stakeholders must be engaged in a transparent planning process. If done right, the whole will be greater than the sum of its parts.
- **Create a model eco-district of sustainable development.** The City of San Jose has won national recognition for its climate and resiliency programs. City leaders recognize that sustainability is a social and quality of life issue. The physical development of the Diridon Station area should reflect in physical form our sustainability aspirations and serve as a global model for sustainable development, pioneering new innovations in blue and green infrastructure.
- **Invest in talent pipeline and create incentives for supporting local workforce and businesses.** Our community's residents and business owners should benefit from planned growth through investment in (on and offsite) workforce development and readiness programs. The pipeline of tech talent should be intentionally developed, preparing today's middle- and high-schoolers to thrive at Google or the broader technology and innovation ecosystem. Local investment should benefit small, minority and women-owned firms as contractors and vendors. And tech companies should thoughtfully consider how the services offered to their employees can incent and reinforce patronage of surrounding businesses and cultural organizations (i.e., passport program).
- **Enforce strict parking maximums and require all detached parking facilities to be flexibly designed.** The Diridon Station area must maximize access for people, not cars. We recommend that the City minimize and consider prohibiting new single standing parking facilities. If constructed, these should be designed using cutting edge technology that minimizes FAR and designed for flexible future uses. Additionally, we urge city staff to create strict parking maximums for new development and ensure new development is designed to promote access and connectivity to public transit.
- **Assign an aggressive target completion date for Phase 1 of construction.** It is imperative that these parcels of land do not sit vacant. The health of our city requires that this development be executed upon in the immediate future. Additionally, the success of over \$10 billion in transportation investments – much of which was funded by San Jose and Santa Clara County taxpayers through local revenue measures—depends upon having a lot of people in downtown and the station area. Transit planning must be integrated and timed such that broader station area development can be realized in the next 10 years. In the meantime, we strongly encourage the City and Google to support the creation of temporary or pop-up uses on inactive parcels to activate the land in the interim and support transit-ridership.

- **First right of sale should be offered to the City of San Jose at the appraised value of the properties as of December 5, 2018.** The MOU guarantees the City of San Jose the first right of purchase should Google decide to sell the land. The price of land should be based on the assessed value of land at the time of the MOU authorization with a deadline of 2029 for such transaction.
- **1.5% fee for public art.** Great cities prioritize public art, recognizing that public art provides cultural, social, and economic value. The City should require all development within the station area to pay 1.5% of the total cost of construction to fund public art.
- **Dedicate a portion of the City-owned land sale and future tax revenues guaranteed by the Google development to be directed to the Diridon Station area.** As noted in the MOU, the sale proceeds are being directed to the City of San Jose's reserves. SPUR strongly recommends that the City create a dedicated funding source for capital improvements within the station area that goes to funding the city's capacity to meet its city-building goals and investment in great public spaces. We support the mayor and council members' proposal to form a Downtown Financing District to ensure that development entities are investing in capital improvements and long-term operations and maintenance that serve the public.

The city's Diridon Station Area Advisory Group (SAAG) public engagement process has been an important step in hearing from the community early, generating a set of principles that will guide the next phase of planning, and gauging Google's commitment to effective partnership. In turn, Google has taken a deep dive into San Jose, hired staff with local roots and knowledge, have had company executives present and actively participating in the community engagement process, have walked and talked with residents in the station area and beyond, and updated their design principles to better reflect community feedback. They've demonstrated they are operating in good faith and have earned the right to move forward with co-creating a future development.

As the partnership between the City of San Jose and Google continues, the long-term health of San Jose and its people must remain at the forefront. All major cities are grappling with how to best address affordability, equity and inclusion. This development has the potential to serve as an example for human-centered design that elevates and reinforces San Jose's history, economy, culture and diversity and leads us down a path toward a more equitable model of prosperity.

To get there, we all must commit to engaging in the process. We believe this is the right place, right time and right partner for San Jose. We look forward to continuing to participate in and promote a community dialogue in shaping San Jose's future.

Sincerely,

Teresa Alvarado, San Jose Director

From: Heidi Sloss < >
Date: November 30, 2018 at 8:49:14 AM PST
To: <david.tran@sanjoseca.gov>,
<TheOfficeofMayorSamLiccardo@sanjoseca.gov>,
<Raul.Peralez@sanjoseca.gov>
Subject: Support for Google village

Please register our FULL support for the proposed Google village development.

Decades ago decisions were made that meant for the economic and development decline of San Jose. With this proposed project, San Jose finally has the opportunity for becoming a world class city -- something that we would like to see happen.

We have lived in many cities around the world (New York City, Wasington DC, Vienna Austria, Melbourne Australia) and recognize that only with the proposed Google village project, will San Jose have the potential to become one as well.

Please work to ensure that San Jose residents, such as ourselves, will finally get to live in a safe and vibrant downtown -- something we wanted when we sold our home in Los Altos and moved downtown three plus years ago.

We sincerely hope that San Jose leaders support and work towards the Google village development by voting to sell the lands needed to achieve this project.

Yours,
Heidi and David Sloss

From: Julie Borina Driscoll < >
Date: Thursday, November 29, 2018 at 7:00 AM
To: District1 <district1@sanjoseca.gov>
Cc: " " < >, SanJoseInfo
<SanJoseInfo@sanjoseca.gov>
Subject: Email to the Honorable Mayor Liccardo--Google Contract Negotiations, to Include Funding for Area Schools and the ADA Disabled--Federal Law Enforcement in Area

Dear Chappie,

RE: Previous Email to the
Honorable Sam Liccardo on
Google Contract Negotiations

I would appreciate it, please, if your District 1 Office could share the following with the City of San Jose Chairperson for The City of San Jose Council and all the Councilmembers, please, with an important vote scheduled for December 4, 2018, as understood.

I hope the following can be shared with City of San Jose Council members to please consider on December 4, 2018, when an important vote is to occur on Google's future in San Jose, what can be included in the City of San Jose's negotiations, which Google may be willing to provide.

Hopefully, the San Jose City Council will consider voting positively to bring Google to areas of San Jose whereby, the local economy will become stronger with thousands of jobs added, adding the financial strength that will benefit all of City of San Jose, the residents and property owners in the City of San Jose.

CONTRACT NEGOTIATIONS:

FUNDING FOR SCHOOLS, CA--
ABLE ACT--12/2018--FUNDING
FOR THOSE WITH ADA RECOGNIZED DISABILITIES,
PROGRAMS FOR DISABLED:

School funding, funding for those with ADA recognized disabilities, could be negotiated into the contracts to have Google provide these Community necessities, as it may work to provide tax write-offs, in a "win-win" arrangement for Google, too. These areas of budgets have often fallen short of funding and needs on a historical basis. Google seems to be very receptive, granting City of San Jose the advantage in contract negotiations.

CA Schools returning to a top ten ranking again, would be an ideal, that would eventually give back this academic investment to Corporations in the area and keep the local economy strong on a perpetual basis.

FEDERAL LEVEL LAW ENFORCEMENT:

Corporations like Google and areas of San Jose need a higher level of law enforcement, on a federal basis, for protection and safeguarding from a US Homeland Security perspective. Lived it to observe how critically important this is in a high technology area. US Constitutional rights respected, all we cherish as Americans, freedom, liberties and justice, need to be prioritized.

Reference files span decades.

USDJ --NFP-57064,
DOJ-AP-2016-004437

Homeland Security enhancement needs to become part of an expansion like this to protect all we cherish as Americans as World Technology Headquarters with several in the area, places City of San Jose and the entire Santa Clara County area in a prominent place on the global map.

USDJ --NFP-57064,
DOJ-AP-2016-004437

SETTING ASIDE OF ANY DOUBT:
Post dot com era was a time, hope that will never be relived again in Santa Clara County. Santa Clara County went billions in the financial red, taking a decade to recover, while Corporations fled in exodus style. Services to the Public were cut back, with some on brink of closure due to budget cutback. Strong and positive momentum progressing forward now, let's hope we never have a setback like that again.

Need to capture this opportunity now.

This Google Expansion Project will be magnificent for City of San Jose and really, our entire nation. It's a positive experience to watch the DOW go up, with our local Corporations driving the stock market on Wall Street!

Thank you for your review,
consideration and efforts, in
advance.

Respectfully submitted,

Julie Borina Driscoll
General Partner and Manager
Property, Estate, Business, Legal
Successor Trustee to Settlers
Borina Trust and Enterprises, LP

Stay the course on the Google Diridon Project

Robert Ihly < >

Thursday, November 29, 2018, 5:49 PM

Please don't let the greedy and stupid people stop the Google Diridon Project. They both have the same motive, more them or nothing for anybody else.

Sent from my iPhone

From: John Allen []
Sent: Thursday, November 29, 2018 6:44 PM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>
Cc: Davis, Dev <dev.davis@sanjoseca.gov>
Subject: Re: What Google Means for San Jose's Future

FWIW, I strongly favor making a deal with Google.

John Allen

On Wed, Nov 28, 2018 at 8:21 PM Office of Mayor Sam Liccardo - City of San Jose <mayoremail@sanjoseca.gov> wrote:



What Google Means for San Jose's Future

Dear Friends,

About a year-and-a-half ago, the City initiated discussions with Google about how we could work together to realize our community's collective vision for creating a vibrant, architecturally iconic, transit-focused village near Diridon Station complete with public plazas, retail, restaurants, world-class architecture. The stakes are huge: such a partnership offers the potential to bring tens-of-thousands of jobs to our city, generate millions in annual tax revenues to improve underfunded city services, and build a more sustainable future by co-locating offices, housing, and retail downtown near public transit.

While much has been said in the media and the community about the proposed Google development in recent months, fast-moving conversations about subjects of wide public interest-whether in social media or around the water cooler-can often outrun the facts.

With the Council considering a significant vote on December 4th, it seems an appropriate time to offer a few key facts as a starting point for our conversations ahead, and to answer some common questions.

1. What is the Council deciding on December 4th? What will be decided in the future?

On Dec. 4, the City Council will consider approval of land sale agreements, an option agreement on three more parking lots, and an MOU that broadly defines the parties' intentions, expectations, and responsibilities in the months ahead. Yet, much remains to be decided - namely what exactly would get built. So, the City and Google plan to spend much of the next few years negotiating over a development agreement, which will outline exactly what Google can build and what Google will be required to pay in fees, impact mitigation, and community benefits. [Read more about what is and isn't happening at the Dec. 4th Council meeting.](#)

2. Will the taxpayers be subsidizing an anticipated Google development in any way?

Google will pay full freight for land, taxes, fees, and additional community benefits like affordable housing, in stark contrast to other cities handing out billions in local tax dollars to attract big companies. We offered Google no subsidies, and they didn't ask for them. [Read more about how this deal stands in contrast to examples seen in other parts of the country.](#)

3. Why should San Jose strike any deal with Google? What's in it for San Jose residents?

Whether it's the tens-of-thousands of new jobs available to our residents, the roughly \$10 million in net annual City revenues available to enhance public services, or the community benefits that Google has committed to provide, above-and-beyond the impact fees and mitigations that will be required of them, San Jose residents have much to gain if this project ultimately comes to fruition. [Read more about how San Jose residents will benefit from this proposed development.](#)

4. How do we know whether the public will get a good deal on the anticipated land sales?

On December 4th, the Council will decide whether to sell several parcels of publicly-owned industrial land to Google and option agreements for several other parcels. The agreed price of \$237.50 per square foot not only exceeds what Google paid for other properties in the area, it's 2.5 times more than what some neighboring properties were appraised at just a year ago. [Read more about the value San Jose residents are receiving for their land.](#)

5. How will San Jose address high housing costs that a Google campus could exacerbate?

We know that the largest community concern relates to housing affordability, and we have much work to do to make sure San Jose remains a place where we all can afford to live. Google has long committed to working with us to address our housing crisis, and at my urging, we've proposed that 25% of all housing built in the Diridon Area be affordable, rent-restricted housing.

But we must remember that our housing crisis was not caused by Google moving into San Jose, nor will it be suddenly solved when they get here. The truth is that the causes are much deeper and complex than that - and that's why the Council has many other efforts underway to build more affordable housing. [Read more about Google and Our Housing Crisis.](#)

6. How transparent has the City been in making these decisions, and in these negotiations?

Despite the protests of some critics, we've charted a very open public process for exploring this unique opportunity. The proposed agreements, to be voted on December 4, were all publicly posted 17 days in advance of the County Meeting,

and we initiated a robust community engagement process with dozens of public meetings before the applicant (Google) has even formulated a proposed project. [Read more the public transparency and vetting that the City has provided for this proposed development.](#)

I encourage you to read more about these important issues by clicking the links above or by [reading my entire blog post here \(please forgive the length\).](#)

This is a unique opportunity for our downtown and our community, and I remain committed to ensuring that we get the best deal possible for our residents. I look forward to sharing more in the days and weeks ahead.

Sam

From: Martin Delson < >
Sent: Friday, November 30, 2018 9:23 AM
To: The Office of Mayor Sam Liccardo; District1; Kalra, Ash; District3; District4; District5; Oliverio, Pierluigi; District7; Herrera, Rose; District9; District 10
Cc: City Clerk; Martin Delson; Rosemarie Delson
Subject: Support for Approval of Item 4.1 – Related to the Agreement with Google

Dear Mayor Liccardo and Members of the City Council,

Please see the attached letter expressing my wife's and my very strong support for approval of the Memorandum of Understanding with Google and the sale and lease agreements with Google as shown in Item 4.1 of the Agenda for December 4, 2018.

Sincerely,
Martin and Rosemarie Delson

November 30, 2018

Subject: Support for Approval of Item 4.1 – Related to the Agreement with Google

Dear Mayor Liccardo and Members of the City Council,

My wife and I are forty-four year residents of San Jose. We are writing to express our very strong support for approval of the Memorandum of Understanding (MOU) with Google and the sale and lease agreements with Google as shown in Item 4.1 of the Agenda for December 4, 2018.

It is well understood how the jobs deficit in San Jose has led to the serious underfunding of a broad range of city services, including most significantly police and fire protection; but including maintenance of street, parks, and trails; providing services to the homeless; code-enforcement; libraries; etc – almost anywhere you look, we see city services that are starved for funds.

The possibility of a large influx of jobs into the downtown core would be a major step to redressing this imbalance.

There are those who oppose the MOU in its current form, hoping to extract more contributions from Google in exchange for being allowed to move here. I think that this opposition is very misguided

- Google has many choices for expansion. Just this week they paid \$1 billion for an industrial park in Mountain View. It is not as if San Jose has much leverage at all in this matter.
- In great contrast with what other cities have done to attract major employers – compared, for example, with the \$2 billion in concessions that NYC reportedly is offering Amazon -- , and in contrast with what San Jose has itself done in the past, the City has not been asked to make any concessions at all with respect to taxes and fees to implement this agreement.
- Because so many San Jose residents travel to neighboring cities and up the Peninsula for work, having Google build an employment center here will alleviate traffic issues.
- The City will be making a substantial profit on the sale of City-owned property. In addition, over the course of development of the various properties, the City can expect further substantial income from the development fees.
- In addition to these one-time windfalls, the City can further expect a very substantial continuing income from property taxes on land that is currently either idle, or underutilized.
- We think that those who feel that the City should provide further housing than already planned in the MOU should, in all fairness, direct their advocacy to neighboring cities. How much housing did Cupertino provide to compensate for the Apple Headquarters? How much housing did Santa Clara provide to compensate for CityPlace? It is not appropriate and not fair to ask San Jose to continue to provide housing for those who work in adjacent cities, when those cities themselves reap the benefits of industrial and commercial development, but don't assume the costs of

providing services to residents. This agreement with Google will take a big step in starting to rebalance the jobs-vs-residents ratio in San Jose.

I have attended a large number of SAAG meetings and have been consistently impressed by the vision that Google's architectural team has for a people-friendly, transit-oriented urban center for their work force. Having them move to San Jose will be an enormous asset to the city, not just financially, but also in terms of the amenities it will provide for residents, visitors to San Jose, and those who work downtown and in the Diridon Station area.

In summary, we feel that the development of the Diridon Station Area as outlined in the MOU has the promise of being the best thing that has happened here in San Jose since we have lived here. Please give your full support to the approval of this item.

Sincerely,

Martin and Rosemarie Delson

November 30, 2018

San Jose Mayor and City Council

Re: Item 18-1535 on December 4 Council Agenda

I'm writing to express my support for item 18-1535 (Actions Related to the Agreement with Google for the Diridon Station Area) on the 12/4/18 San Jose City Council Agenda.

I urge you to approve the item.

I have been engaged in the San Jose business community since 2006, first as Director of Facilities at Adobe Systems and since 2013 as Vice President of Real Estate and Facilities for Oracle Corporation. During my involvement, I have been on the Board of Directors and Executive Committee of The SVO and SPUR San Jose. I've also served on the Board of Directors of the Guadalupe River Park Conservancy.

During my career in corporate real estate I have been involved in site selections around the world. Corporations value several factors when contemplating large capital investments associated with new corporate campuses include an educated workforce, robust public transit, access to infrastructure, a vibrant community, recreational opportunities and proximity to world class universities. From my earliest involvement with San Jose it was apparent that downtown San Jose "checks all the boxes" for corporate development.

I have heard presentations about the project from Google. The concept is ambitious and exciting. The company has a history of undertaking ambitious ventures. I also believe they have a strong sense of integrity and will respect the opinions of the many constituents associated with such a large endeavor.

I'm thrilled that Google has recognized that the Diridon Station Area Development presents the perfect opportunity to build an enduring partnership between the public and private sector.

It is not accidental that I am a board member of two organizations that recognize and promote San Jose as a progressive and innovative city.

SPUR has provided several policy reports that provide guidance for a thoughtful corporate campus including "[Rethinking the Corporate Campus](#)".

The SVO has been a tireless supporter of the project from the start, recognizing how much of a positive impact it can have to the community.

There are many steps to take on this journey and a multitude of voices to hear. I ask that you hear my voice and approve item 18-1535.

Sincerely,
/s/

Michael Bangs, PE

Y



November 30, 2018

Mayor Sam Liccardo
Members of the San José City Council
200 East Santa Clara St., 18th Floor
San José, CA 95112

Dear Mayor Liccardo, Vice Mayor Carrasco, and Councilmembers:

We, as PACT: People Acting in Community Together, invite you to reflect on our moral agenda for equitable and community-oriented development as you consider your vote on the public land sale to Google and the related MOU with Google this upcoming Tuesday.

As clergy and faith leaders with PACT, we have participated in multi-faith, multiracial, grassroots community organizing for social justice. Although we come from a variety of religious and cultural backgrounds, we all gather around one shared value: that every person deserves dignity and respect. We are called to love our neighbors as ourselves, to recognize and nurture our interdependence, and to heal the world.

Our bold moral agenda is born from our experience in working with people across economic, religious, and cultural experiences. Our work affirms that all of us are connected regardless of color and ethnicity, immigration status, gender identity, sexual orientation, economic status, age, and physical and cognitive abilities.

We believe that every person deserves a dignified place to live and be given equal opportunities in education and work. As faith leaders and clergy, we challenge systems of power that give preference to the already-privileged and we also challenge the economic structures that exploit low wage workers, people of color, refugees and immigrants.

For decades, we have worked extensively with low-income and marginalized communities throughout San José and Santa Clara County on issues that impact them most. Many of our members have been evicted, forced into tight quarters with other households, left the Bay Area entirely, or even pushed to the brink of homelessness due to the rising costs of rent, lack of housing security, and limited access to affordable housing. Our housing crisis is real and we must ensure we put every effort to address it with bold solutions and ensure we do not pursue any efforts, which may make it worse.



We believe that San José should be a City that welcomes all, where everyone can belong, including corporations such as Google, so long as they can be good neighbors. For us, being a good neighbor means being transparent; prioritizing communication with current residents to envision and implement plans that foster mutual benefit; committing to efforts to reduce displacement and not worsening an already urgent crisis; and not engaging in actions and behaviors that create impacts where people can no longer belong.

We do not believe the current land sale agreements and MOU reflect the values that promote a community where everyone can belong, but we believe there are avenues by which such a goal can be achieved. Going into the vote, we urge you to consider the following:

Transparency: We do not believe that there exists a fully transparent civic engagement process between the City and the community. Although the Station Area Advisory Group (SAAG) process provided an outlet for the community to voice out their thoughts and concerns regarding the project, with the existence of ongoing non-disclosure agreements, we believe the community is not given the access to information necessary to respond appropriately to the Google project, and thus, the sale of land. Such lack of transparency has stirred apprehension and fear whereas an otherwise fully transparent process could have reduced such anxiety. Until such dialogues between Google and NDA-holding parties are disclosed, we urge the Council to consider extending the vote to a later date.

Community Benefits Agreement - The City must pursue the approval and implementation of a robust, city-wide community benefits agreement that incorporates community organizations representing people in San José who will be most impacted by the effects of displacement, from those with housing and food insecurity to people without a home.

Accountability: We believe our current housing crisis demands every expectation that incoming corporate entities to the City pursue every pathway possible to mitigate, if not, eliminate, the impacts of displacement typically found with large corporate developments, including Google. We expect Google and other corporate entities seeking to either expand or locate in San José to pursue development that yields zero displacement, addresses our houselessness crisis, and supports efforts to preserve and protect existing affordable housing options, including but not limited to support for stronger renter stabilization policies, increased funding for tenant legal services, implementation of a city-wide commercial linkage fee, creation of sanctioned encampments, and an elimination of practices that discriminate on source of income, i.e. Section 8 and housing voucher discrimination.

Fairness: We thank the Council for refraining from the provision of tax breaks to Google. And we acknowledge the efforts of Mayor Liccardo, Vice Mayor Carrasco, and Councilmembers Dev



Davis and Sylvia Arenas, to create a civic partnership with Google as one avenue to ensure community benefits, including the creation of a downtown financing district where stronger affordable housing mandates and policies such as a commercial linkage fee can be implemented. However, we believe there are other aspects of the current land sale that must be addressed:

Rebuilding Fire Training Facility - We are concerned that the sale of the Fire Training Facility may result as a City subsidy to Google. Given the purchase agreement, the possibility of contaminants existing in the soil, and the lack of clarity around the specific development remediation costs, we believe the City risks spending more to rebuild and replace the current Fire Training Facility given the \$42,872,075 sale price. We urge Council to incorporate a mechanism to ensure that the rebuild and replace cost for the facility does not exceed the sale price of the land to Google, Inc.

Value Capture from Potential FAA Height Limit Increases - We understand that the City is pursuing height limit increases within the downtown corridor, effectively expanding the opportunity for more commercial and residential development downtown and increasing the value of such land. We believe the City should provide a mechanism within the MOU or land sale agreements to reclaim the added value should a decision to increase height limits be realized within a certain period of time. Without doing so, our City will be lost the opportunity to capture income for our public schools, services and infrastructure development.

If you, as the Council, do not prioritize the well-being and protection of our current residents, you risk the mass suffering and exodus of a community that has long served and once thrived as the lifeblood of this City. We believe Google can be a good neighbor by providing actions - not just words - of good faith, actions that exhibit a true commitment to transparency, accountability, zero displacement, addressing houselessness, and the upholding of our a vision where everyone can truly belong.

We hope you take these items into consideration and look forward to continued dialogue as people acting in community together.

Sincerely,

PACT Housing Team Leaders

PACT: People Acting in Community Together

Save Our Trails!



Promoting trails in Santa Clara County for the benefit and enjoyment of all

San Jose Mayor Sam Liccardo and Council Members
200 E. Santa Clara St., San José CA 95113
Sent via email c/o City Clerk

SUBJECT: Support of MOU with Google

November 30, 2018

Dear Honorable Mayor Liccardo and Members of the City Council:

Save Our Trails: Connecting Santa Clara County Communities is a California Not-for-Profit Corporation whose mission is *“To promote trails in Santa Clara County for the benefit and enjoyment of all.”* On behalf of **Save Our Trails**, I am writing to express our enthusiastic support for the principles expressed in the Memorandum of Understanding (MOU) with Google which will soon be coming for a vote.

The City has conducted a very extensive process of gathering input from stakeholders regarding important elements of any agreement on the sale of City and SARA-owned properties to Google. Throughout this process, one recurring theme has been the importance of trails to the Diridon Area. Participants in the SAAG meetings emphasized repeatedly the benefits that trails will bring:

- As a vehicle-free commuting route to work for Google employees
- As a vehicle-free route to Diridon Station for users of transit
- As a locus for recreation and relaxation for visitors, the public, and Google employees.

Based on their public statements before the SAAG, Google’s representatives appear to have a genuine recognition of these benefits. More significantly, these benefits have been recognized in the MOU that the Council will consider at the December 4th meeting, specifically in Shared Goal #8: *“Develop robust, publicly accessible amenities, including parks, open space, plazas, and trails, and create attractive, vibrant, and safe experiences for pedestrians and bicyclists.”*

It is the prospect of seeing the extension of the City’s trail network to and through the Diridon Station Area that we find so compelling and leads us to voice our support for a project of such major significance.

Save Our Trails wishes to point out one concern. The MOU includes the sale of the city’s fire training facility (255 S. Montgomery St.) to Google. But this parcel is needed for the right-of-way of the Los Gatos Creek Trail, a trail which will be the key link from the residential areas of Willow Glen to Diridon Station and the Google employment centers. It is essential that the right-of-way be preserved. Has the City considered requesting an easement for the Trail as a condition for selling this parcel?

Assuming that the right-of-way for the Los Gatos Creek Trail is protected, Save Our Trails enthusiastically supports the MOU between the City and Google, and urges City Council to vote for its adoption.

Sincerely,

_____ /

Bill Rankin
President, **Save Our Trails;**



**2018 NAIOP
Silicon Valley
Board of Director
Companies**

Bank of America

CFLD

**Cushman &
Wakefield**

Dostart Development

Hines

**Hudson Pacific
Properties**

Irvine Company

**J. P. DiNapoli
Companies**

Jay Paul Company

Menlo Equities

Meridian

**Newmark Cornish &
Carey**

NorthMarq Capital

Orchard Commercial

Orchard Partners

PGIM Real Estate

PS Business Parks

**Toeniskoetter
Development**

Sobrato Orgn.

**South Bay
Development**

TMG Partners

December 1, 2018

Mayor Sam Liccardo and Council
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113

Re: December 4, 2018 Council Agenda Item 4.1 – Agreement with Google for the Diridon Station Area

On behalf of NAIOP Silicon Valley I am writing to express our strong support for the City of San Jose’s proposed sale of public lands to Google. NAIOP Silicon Valley is the Commercial Real Estate Development Association representing developers, owners and related professionals in office, industrial and mixed-use real estate throughout Silicon Valley with over 175 local professional real estate members. NAIOP advocates for responsible, sustainable development that creates jobs and benefits throughout the Silicon Valley region in which our members work and live.

The proposed sale of the designated 21.2 acres of public lands in the Diridon Station Area will afford San Jose, in partnership with Google, the economic tools to richly expand the city’s jobs ratio. The construction of state-of-the-art office, retail, residential and public spaces will generate significant new tax revenues while enabling the addition of over 20,000 new jobs in the city’s downtown core and transform Diridon Station into a major Silicon Valley transit village.

There is no question San Jose is experiencing a severe housing crisis due to a lack of adequate housing supply being built over the past decade throughout the region. The Diridon Area Plan envisions the addition of a minimum of 5,500 new residential units in the downtown core in addition to numerous non-Diridon Area downtown residential developments currently under development or in various stages of planning. Furthermore, San Jose has the opportunity to significantly accelerate the building of thousands of new inner-city housing through timely modification to the city’s Urban Village implementation policies, enabling future Diridon Google Village employees the opportunity to reside within the city where they choose to work. NAIOP encourages the City to accelerate the Urban Village plan development approval process and provide more housing to support job growth.

In conclusion, the NAIOP Silicon Valley strongly urges the city council to support the sale of the designated city-owned properties in the Diridon Station Area.

Sincerely,

Patricia Sausedo,
Executive Director
NAIOP Silicon Valley

Cc: City Clerk



November 26, 2018

Mayor Liccardo and Council
200 East Santa Clara St
San Jose, CA 95113

Re: 12/4/18 Council Agenda Item 4.1

Board of Directors

Officers

Jeff Lawson
President
Francois Rodigari
Vice President
Marguerite Lee
Secretary
Marty Cull
Treasurer
Terry Austen
Past President

Erica Carr
Kristen Gray
Kelly Hattley
Sheryl Hinshaw
Dan Kennedy
Marty Kopp
Tony Le
Mike McCarroll
Jed Mettee
Michael Parrish
Brandon Racine
Cameron Schwab
Jodi Starbird
Carrick Young

Council of Advisors

Brian Adams
Jim Alves
Bill Del Biaggio
Gloria Duffy
Jerry Estruth
Dave Finn
Susan Fitts
Vic Giacalone
Desiree La Maggiore
Doug McLendon
Kathy Muller
David Pandori
Bob Rhodes
Dave Sandretto
Phil Sims
Jim Towery
Ken Yeager

Executive Director
Leslee Hamilton

Dear Mayor Liccardo and Councilmembers,

Google intends to build a corporate campus in the heart of San Jose that will be a model of environmental sustainability and world-class design. On the basis of presentations made by Google representatives to the Station Area Advisory Group and a subsequent walk along a section of Guadalupe River Park with those representatives and GRPC board members, we are confident that Google sees the Guadalupe River Park & Gardens as an important amenity for their future campus.

In light of the importance that Google places on its core values, including "Great isn't good enough," we are confident that Google supports having a "Central Park" for San Jose that will be world-class. Guadalupe River Park & Gardens is that park. With this shared vision in mind, we support the sale of City-owned properties in the Diridon Station Area to Google.

We particularly appreciate Google's vision for the enhancement of Los Gatos Creek and Guadalupe River. It is refreshing to have these waterways recognized as assets.

We consider Google to be a friend of the park and look forward to working with them to realize the dream of making San Jose a world-class urban center.

Sincerely,


Leslee Hamilton
Executive Director



Board of Directors

Ron Gonzales, Chair
*Hispanic Foundation
of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
*Silicon Valley Community
Foundation*

Katie Ferrick
LinkedIn

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

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Nathan Ho
Silicon Valley Leadership Group

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

November 30, 2018

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

Dear Mayor Liccardo, Vice Mayor Carrasco, and Councilmembers Arenas, Davis, Diep, Jimenez, Jones, Khamis, Nguyen, Peralez and Rocha,

**Re: Item 4.1-- Actions Related to the Agreement with Google for the
Diridon Station Area**

We are pleased to provide the following comments on the Memorandum of Understanding (MOU) for the sale of City-owned property to Google. We have followed these discussions closely, and have been active participants in the Station Area Advisory Group (SAAG) over these past months.

SV@Home is excited about the opportunity a vibrant, mixed-use Diridon Station neighborhood presents to the community. All agree that Google's interest in developing a major campus in San Jose promises to be transformative, not just for the Downtown and station area, but to the future of the city. It is our belief that a bold vision, paired with careful planning and robust public engagement, will generate a plan that recognizes this promise by balancing the new jobs with new housing.

While we recognize that the MOU is only an initial statement of shared vision and goals that will help inform the development agreement, we are pleased to see that it addresses our core concerns and reflects much of the important work done by the SAAG.

Creating a balanced development, which optimizes density and integrates a mix of uses-- We believe that creating a vibrant urban community around the Google complex and Diridon station will require careful attention to the integration of complementary commercial and residential uses. The SAAG discussions often circled around a shared desire for a neighborhood that was active all day and into the evening, that created opportunities for public spaces -- places to live, work, and play. Making sure that housing is thoughtfully interspersed throughout the area will be critical to realizing this vision.

Including a significant amount of housing, with 25% affordable housing, integrated into the Station Area-- We know that housing is a critical component of the Station Area Plan, and that a significant number of new homes must be a key feature. The potential scope and scale of future development in the area must acknowledge that new jobs further our need for new housing and that the current Diridon Station Plan housing goals are simply too low.

This was a central aspect of the SAAG process, and is reflected in the MOU's acknowledgement that "growing" new housing would be critical to helping to address rising housing costs and displacement. By requiring a 25% affordability goal in the Station Area, with some integrated into market-rate developments and some in stand-alone affordable projects, we can ensure that these new homes provide opportunity for San Jose residents of all incomes and abilities.

The pursuit of equitable development, and significant efforts to preserve affordable housing and address displacement-- We are in agreement with SAAG discussion and the MOU as each seeks to acknowledge the challenge of preserving existing housing resources and responding to needs of those displaced by the new development. This process will require ongoing commitment from both Google and the City to work towards continued expansion of housing opportunities, and compensation and relocation assistance for those displaced by the development.

Significant revision of the City's General Plan 2040, and the Diridon Station Area Plan (2014)-- Making the Google development fit with the broader Station Area and the Downtown is going to require planning documents that reflect the scope, scale, and potential of this new development to be both transformative and responsive to the balanced needs of the City. As noted in the MOU, and consistently raised in the SAAG process, the current planning tools no longer reflect reasonable expectations for the area. Currently the Diridon Station Area Plan limits housing capacity to only 2,710 units.

The City is in the process of approving a Downtown General Plan update, which will limit the additional capacity for housing in the entire Downtown and Station Areas to 7,190 homes between today and 2040. Neither of these plans will accommodate the magnitude of housing necessary to begin to mitigate the effect of new jobs on our housing market, nor do they reflect the amount of housing that should reasonably be accommodated within the Station Area itself. While we are currently focused on land for Google's project, there is significant commercial real estate investment and jobs development occurring Downtown right now - new development and jobs we expect to continue beyond Google's investment. Planning for housing needs to be central to the revisions of the planning tools that will help guide the development of the Downtown and the Station Area for years to come.

We look forward to continuing our engagement in this process, and expect to provide additional feedback and input as the City moves forward with a Development Agreement and specific housing plan. We look forward to building on the partnership we have forged with Google to make affordable housing a priority elsewhere in the County, and are eager to work together with them, the City of San Jose, and the community to go above and beyond to build a housing-rich, mixed-income neighborhood.

In that spirit, we support Council moving forward with the MOU and PSA.

Sincerely,

Leslye Corsiglia
Executive Director



December 3, 2018

San Jose City Council
200 E. Santa Clara Street
San Jose, CA 95113

RE: Proposed Google MOU

Dear Honorable Mayor and City Councilmembers,

On behalf of the Santa Clara County Association of REALTORS®, our 6,000+ members, and our board of directors, this letter is submitted to you in support of the proposed Memorandum of Understanding with Google, Inc.

SCCAOR's support for the MOU extends to support for the long-term vision laid out in the Diridon Station Area Plan originally adopted by Council in 2014. The plan, which includes a vision and strategy for a housing element in the Diridon area, articulates the importance and necessity of Google's presence and the ability to move forward in approval of the proposed MOU. As a result of this articulated vision for the Diridon Station Area, and Google's willingness to create a shared vision of benefit to the community and the City of San Jose it is critical to push this project forward into the next phase.

As a member-supported non-profit organization committed to the principles of equal-opportunities in housing, economic development, private property rights, and community building since 1896, SCCAOR identifies the following, specifically, as reasons to support approval of the MOU:

- B. Capitalize on Transit Synergy.** Create a "whole greater than the sum of the parts" in the Diridon Station Area with new urban development, expanded transit service, and a new intermodal station in conjunction with transit partners Valley Transportation Authority, Caltrain, and the California High Speed Rail Authority.*
- C. Optimize Density and Mix of Uses.** Optimize development density and create a complementary mix of uses in order to create a vibrant, transit-oriented urban neighborhood and destination.*
- D. Grow and Preserve Housing.** Grow and preserve housing in the City to help address rising housing costs and displacement. Housing in the Diridon Station Area should include on-site units affordable to low-income households and "missing middle" households, and market rate homes in a combination that is financially viable for residential developers to ensure that planned housing is built. Affordable units can be built both integrated into market-rate developments and as stand-alone affordable housing projects.*
- E. Create Broad Job Opportunities.** Promote opportunities for San José residents of all skill and educational levels and diverse backgrounds to prepare for and secure jobs in the Diridon Station Area. Provide opportunities for existing and new small, local businesses to benefit from and/or integrate into the new development.*
- F. Pursue Equitable Development.** Develop the Diridon Station Area with intent to minimize potential negative impacts on people and place, and to maximize opportunity for local youth and*

adults to participate and benefit from job opportunities in the Diridon Station Area, through partnerships among the City, Google, and others.

Thank you for all of your continued effort to bring the Diridon Station Area Plan into fruition and to staff for their dedication to making the Google, Inc project process as inclusive as possible. SCCAOR feels that in the same spirit of collaboration and information gathering that the Station Area Advisory Group was created with, has been captured in the subsequent dialogue and interactions between Google and the community, and between Google and the City of San Jose.

It is our firm position to support approval of the proposed MOU between the City of San Jose and Google LLC. SCCAOR requests your affirmative votes.

Sincerely,

Kevin Cole
President of the Board, SCCAOR

**Naglee Park Residents & Surrounding Neighbors
American Leadership Forum Silicon Valley Fellows**

December 1, 2018

Mayor and City Council

Re: Item 18-1595 on December 4 Council Agenda

Honorable Mayor, Vice Mayor and City Council:

We are writing to express our strong support for the proposed partnership between the City of San Jose and Google to create a vibrant Google campus in the Diridon Station Area.

The Envision 2040 General Plan created in 2011 calls for the urbanization of downtown with the creation of more than 48,500 jobs and 10,360 housing units. Then in 2014, the Diridon Station Area Plan was adopted by City Council and plans to bring new urban style, mixed-use development; improved parks, trails and public spaces; safe, convenient pedestrian and bike connectivity; many more transit options and users; and new housing, shops, and jobs around Diridon.

Given the fragmentation of ownership of land around the Diridon Station, it is extremely challenging to find a master developer willing to take on the challenge of assembling lots and getting approval for such a development. We are excited that Google is willing to take on this challenge and help San Jose achieve the vision set forth in the Diridon Station Area Plan.

The [memorandum](#) prepared for the December 4 City Council meeting outlines a logical plan on how to move the Google project forward. The sale of the Successor Agency (SARA) owned parcels would be made at fair market value and the proceeds will go to public agencies.

We also want to reiterate the importance of addressing affordable housing as part of this project and adopt measures that will mitigate any displacement such a project could produce. The community believes 25% affordable housing should be the target.

The Google project will take over 20 years to complete but we are excited about this next step.

Sincerely,

Jean-Marie White

Also co-signed by: (DocuSign Version of this letter will follow.)

Name	Email
Adam Mayberry	
John Mitchell	j
Ken Podgorsek	
Laura Wolford	
Jeremy Harris	
Jane Harris	
Joe Lin	
Colby Waterland	
Tom Bondi	
Penny Kyler	
Anne-Marie Meredith	
Alessio Roic	
Steve Thomson	
Jenny Thomson	
Bryan Rodriguez	b
Ken Krings	
Heather Lerner	
Thang Do	
Peter Royal	
David Grybos	
Joseph O'Hara	
Sandra Moll	
Rick Holden	
Murray Wicks	
Duc Viggo	
Johnny McClymont	
Jeffrey Adams	
Lance Shoemaker	l
Bart Narter	
Barbara McCreight	
Doug King & Korin Wheeler	

Sheila Piramoon-Bruce	
Tammy Taylor	
Janikke Klem	
Richard Ajluni	
Craig Giraudo	
James Ramoni	
Grace Pugh	
Matt Taylor	
Additional (not on DocuSign version)	
Michael Aghvami	
Brent Pearse	



December 3, 2018

Mayor Sam Liccardo and
Members of the San Jose City Council
200 E. Santa Clara Street
San Jose, CA 95113

RE: Letter for Google Development at Diridon
Council Agenda 12/4/18, Item 4.1

Dear Mayor Liccardo and Councilmembers:

This year, Sharks Sports & Entertainment (SSE) is proud to be celebrating 25 years of successful operation of the SAP Center at San Jose (the Arena). Our organization remains committed to San Jose for the long term. With the new Arena Management Agreement in place, we now have the opportunity to stay in San Jose until 2040, and we hope we'll be here well beyond that.

SSE supports the City of San Jose's vision for the development of the Diridon Station Area, subject to one of the primary objectives of the City's long range Diridon Station Area Plan, which is:

"to ensure the continued vitality of the San Jose Arena, recognizing that the Arena is a major anchor for both Downtown and the Diridon Station area, and that sufficient parking and efficient access for Arena customers, consistent with the provisions of the Arena Management Agreement, are critical for the Arena's ongoing success."

In early November, SSE was asked by the City to consent to giving Google an option to purchase on-site parking Lots A, B, & C at SAP Center at San Jose. We have provisionally agreed to the option because it provides a possible opportunity to preserve and hopefully improve parking and access solutions for SAP Center patrons while the area develops over the next decade. In the last few months, Google has made sincere and substantive efforts to understand the unique operational needs of the SAP Center, but discussions have only recently begun. There is no deal yet for a sale of the on-site parking lots, and there may never be a deal unless the final plan preserves the success of SAP Center.

SSE believes that with proper planning, the Diridon Station Area can support robust corporate development, a multi-modal transportation hub, and a successful world class sports and entertainment arena. However, the plan must address the critical needs of SAP Center regarding access and parking. Since 1993, the City has had a clear obligation to provide almost 5,000 shared parking spaces within close proximity to the Arena. With Google and VTA/BART starting construction as early as 2021, thousands of existing spaces just south of the Arena will be lost, and there currently isn't a plan to replace them.

Letter from Sharks Sports & Entertainment
Regarding Google Development
November 3, 2018
Page 2 of 2

The City is required under the Arena Management Agreement to ensure that each transit project and each major development in the Diridon Area completes a credible parking demand analysis, and to coordinate with SSE regarding the review and approval of a plan that addresses this demand, including mitigations for the impacts caused by any shortfall in the parking supply. We have requested on several occasions that this requirement be incorporated into the Diridon Station Concept Plan effort currently underway with the transit agencies. Unfortunately, the Phase 1 scope of work fails to provide for an independent and comprehensive analysis of anticipated parking demand, apparently intending to rely instead on demand figures provided by the agencies. We believe this approach is seriously flawed, and will likely result in total demand being significantly understated. (For example, VTA has insisted that its project will create zero parking demand, based on artificially constrained parking assumptions). Because an unbiased parking analysis/plan is critically important to the success of the Station Concept Plan – and by extension, the Google development plan – we reiterate that the City must include this element in the Phase 1 scope of work for the Station Concept Plan.

On its part, SSE recognizes the inevitable evolution of the transportation and parking ecosystem that will occur over time in the Diridon area, and we look forward to a day when we can offer our customers viable transportation and parking alternatives. However, for the foreseeable future, the success of the SAP Center, the Sharks franchise, the BART station and corporate development will continue to depend on a robust shared parking supply that will include thousands of shared use spaces near the Arena to support employees, residents, transit riders and Arena customers.

So long as all the parties keep the above principles at the forefront of their planning and development efforts, SSE remains confident in the future of the Diridon area as well as the ability of the Sharks to remain successful at SAP Center.

Sincerely,
SHARKS SPORTS & ENTERTAINMENT LLC

Jim Goddard
Executive Vice President, Government Affairs

Cc: Nanci Klein, Assistant Director, Economic Development