

May 21, 2019

TO: San Jose Mayor and City Council

Re: Agenda Item 4.1 (Diridon Station Area Planning Funding and Reimbursement Agreement)

Dear Honorable Mayor, Vice Mayor and Councilmembers:

On behalf of SPUR, I am writing to express our support for the proposed resolution regarding the Diridon Station Area Planning Fund and Reimbursement Agreement (Item 4.1).

SPUR has been actively involved in the planning effort for San Jose's central station and station area, serving on the Station Area Advisory Group (SAAG) community engagement process over the last two years. Now the important work of translating that vision into planning documents begins.

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. The proposed fund and reimbursement agreement provides direct funding that will allow staff the capacity to execute and deliver a series of planning activities that are necessary for achieving an ambitious and inclusive vision for the Station Area.

Funding will support several complicated and crucial elements to this district-level planning process:

- Community engagement that involves multiple voices and perspectives that care about the future of our city.
- Update of land use planning documents that cover the range of physical spaces and infrastructure services.
- A development agreement that incorporates both tangible (built) and social benefits for the community.
- A financing plan that answers the vexing questions about how to sustainably fund and support the vision.
- A parking plan that accommodates the needs of key stakeholders without undermining the goals for a walkable and bikable district that maximizes transit ridership and public space.
- A plan to alleviate the affordable housing pressures being experienced today and tomorrow.

We look forward to seeing this agreement approved and this important work continuing. The future of this district requires a comprehensive approach, extensive engagement, and innovative planning. These cannot be accomplished without outside investment.

This Diridon Station Area 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 sustainable, resilient and equitable model of growth.

Thank you,

Teresa Alvarado

Teresa Alvarado, San Jose Director