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Study Session on Diridon Station Area Planning/ Google Downtown West Mixed-Use Development.

PURPOSE OF STUDY SESSION

To provide an update on the progress of three inter-related work efforts shaping future development of the Diridon Station Area: Planning for the Diridon Station Area, including amending the 2014 Diridon Station Area Plan and developing other area-wide plans; conducting development review of the proposed Google “Downtown West” mixed-use project; and negotiating a Development Agreement with Google, including community benefits.

OUTCOME OF STUDY SESSION

The Mayor and Councilmembers will understand the progress to-date as well as remaining work, of various staff analyses, consultant studies, and community input in anticipation of the Planning Commission and City Council consideration of recommendations in Spring 2021.

AGENDA

The Study Session agenda will include four staff presentations, followed by Council discussion and public comment.

- **Planning Process: Looking Back, Looking Forward:** City staff will provide a high-level overview of the various project elements, milestones to date, milestones upcoming this year, and community outreach completed and planned.

- **Planning for the Diridon Station Area:** City staff will review the reasons for amending the 2014 Diridon Station Area Planning (DSAP), present the changes to the plan under consideration and the environmental analysis, describe area-wide plans underway (e.g., affordable housing, transportation, incentive zoning), and preview additional work anticipated. The Draft Amended DSAP and Draft Diridon Affordable Housing Implementation Plan are currently available for public review.

- **Conducting Development Review of the Proposed Google Project:** Staff will provide an overview of Google’s Downtown West mixed-use project, including the Draft Design Standards and Guidelines document and Draft Environmental Impact Report (DEIR). Both documents are available for public review, along with the other application materials. Staff will also share the recommended Building Design Review and Approval Process.

- **Negotiating the Development Agreement, including Community Benefits:** Staff will review prior Council direction, a public benefits framework, a summary of community preference input to date, key elements of the community benefits under discussion, and insights about development feasibility and community benefits.