



# Downtown West Overview

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April 9, 2021

Google

San José

## TIMELINE

# Building on a decade of engagement and planning



# General Plan

CORE STRATEGY  
Supporting  
José's growth  
as a center  
of innovation  
and regional  
employment

## DOWNTOWN WEST

# Framework Plan



- ~ 7.3 M sf Office
- 4,000 Housing Units, including on-site affordable
- Land dedicated to City for affordable housing (600 units)
- ✂ Unentitled DSAP potential affordable housing (200 units)
- ~ 500 K sf Active Use (Retail, Cultural, Arts, Education etc.)
- ~ 15 acres Parks + Plazas + Green Spaces

*Note: Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines*

# Supporting San José's Health & Resilience

**6x**

housing under DSAP  
(in project boundary)

**4,000**

total housing units

**25%**

affordable  
in the DSAP

Including over

**500K**

sf retail, cultural, arts,  
education, active uses

**15 ac**

parks and open  
space

**4.25 ac**

acres of enhanced  
riparian habitat

**7.3M**

sf office

**½**

of developable site  
for non-office

**Zero**

net new  
CO<sub>2</sub> emissions

**21 ac**

public land  
purchased



**30 ac**

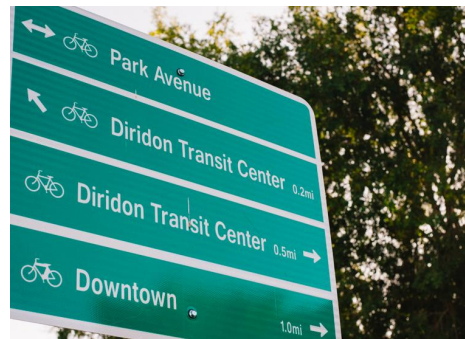
allocated back for residential  
And public-serving uses

# Central Social District



We're not thinking about next year, or even the next five

# Google is here for the long haul



Better  
together







A social  
and ecological  
paradigm shift

Reimagine how  
this part of downtown  
could represent  
the values  
and the creativity  
that is

San José



All together,  
the Downtown West  
open space network  
covers about

20%

of the project area



# A smarter, greener way forward

**Net Zero**

**Ecology**

**Mobility infrastructure**

Photo credit: Shae Rocco



# 15 minute city



*A first of its kind  
\$150M fund*

**HOUSING  
EDUCATION  
JOB ACCESS**

# How we deliver on these objectives



Design



Programs



Partnerships





DOWNTOWN WEST IS

# Building an ecosystem for success over the long haul

## Sustained Funding

- \$79 million projected annual property taxes
- \$24 million projected annual City of San José General Fund revenue

## Partnership

- First of its kind \$150 million Fund with community voice
- Downtown West doesn't draw on tax dollars

## Stewardship

- Springboard for success for diverse local businesses
- Open spaces that welcome all San José residents

# Incredible local infrastructure, unprecedented sustainability commitments, **and** a groundbreaking model for **addressing social equity**



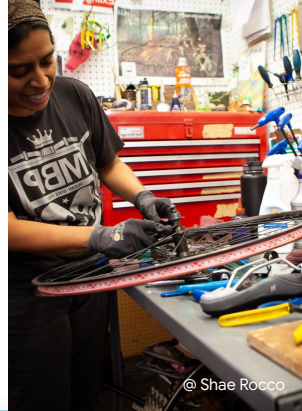
## More housing, and affordable housing

Over **6x** housing currently allowed, and achieving **25% affordable** in the **DSAP**



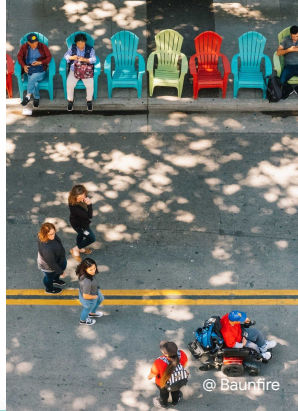
## Amplifying Community

Groundbreaking **Community Stabilization & Opportunity Pathways Fund**



## Local job opportunities

**30% local hire goal** for onsite construction, prevailing wages for construction, career workshops



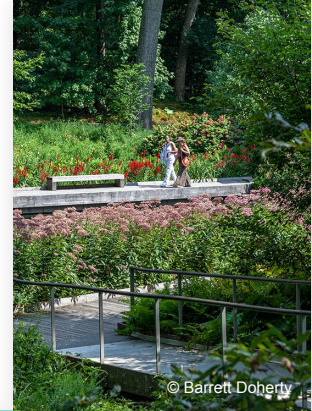
## An inclusive place

**Free year-round programming** and **15 acres** of publicly accessible parks and open space



## Ambitious climate targets

**Carbon-free energy** and **65%** non-single-occupancy vehicle trips



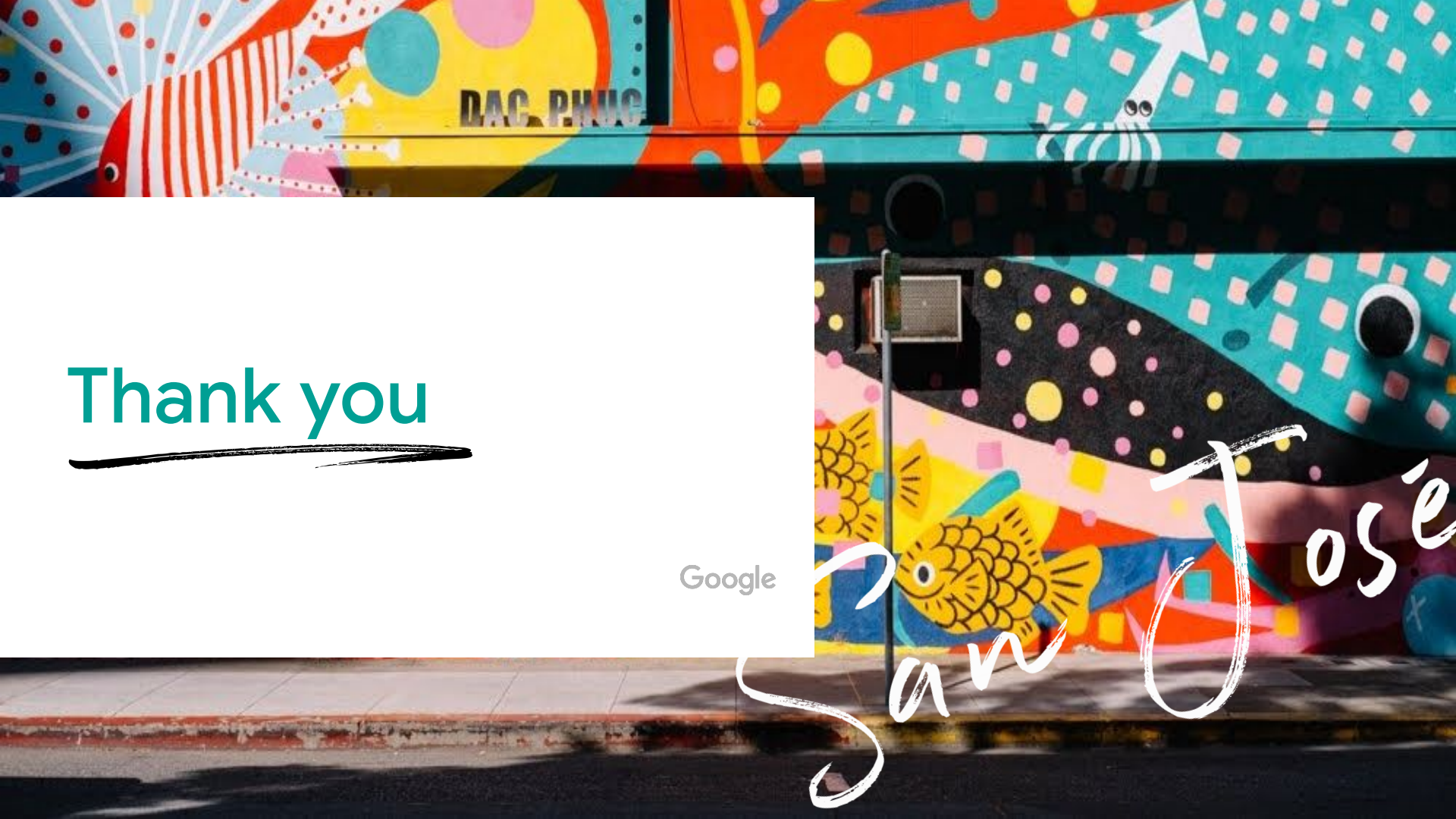
## Enhancing ecological health

Over **4.25 acres** of enhanced riparian habitat, **2,280 new trees** planted

TIMELINE

# Spring 2021





DAG PHUG

Thank you

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San José