

Commercial Real Estate • Cover story: Google's Downtown West

# By the numbers: The potential dollars, work of Google's Downtown West project in San Jo

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An artist's conception of a public open space that would be a part of Google's Downtown West project. SITELAB URBAN STUDIO



By Matthew Niksa – Commercial real estate reporter, Silicon Valley Business Journal May 21, 2021

On May 25, the San Jose City Council will vote on Downtown West, Google LLC's massive campus project planned for the area around Diridon Station.

The vote will be the biggest milestone yet for the development, first unveiled in June 2017. The 80-acre project – the largest ever for San Jose's downtown – will have everything you'd need to create a city within a city, including offices, homes, open space, arts and entertainment areas, hotel rooms, and room for stores and restaurants.

"If we're fortunate enough to gain the council's approval, we're really excited to move toward implementation," said Alexa Arena, Google's San Jose development director. She continued: "It'll be a really exciting moment."

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Here's an overview of Downtown West's components and Google's planned community benefits package as part of it.

## The big picture



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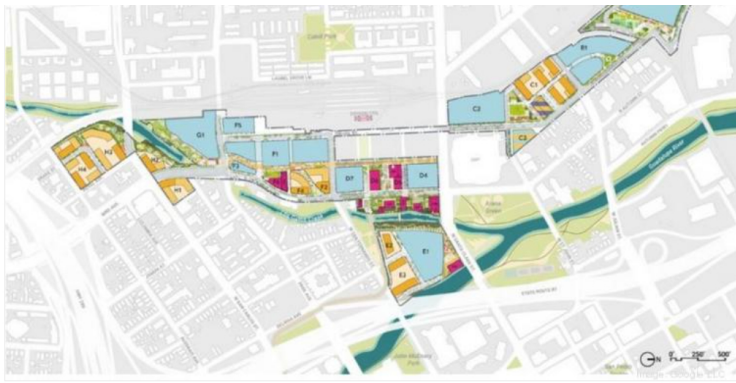


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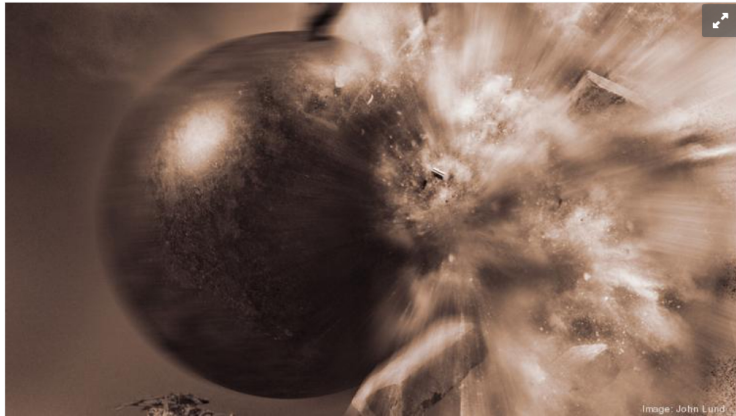




A site plan for Google LLC's Downtown West project that spans 80 acres along downtown San Jose's western edge.  
GOOGLE LLC

- **80 acres**, all owned by Google.
- **5,700 construction workers** would be required to fully construct Downtown West, with an estimated payroll for those workers topping **\$1 billion**.
- **20,000 potential employees** working from the campus when completed.
- Construction could begin as early as **2023**, assuming the project receives final approval.
- Best-case scenario, it would likely take Google at least **10 years** to fully build out Downtown West. The technology giant has up to **30 years** to complete the entire campus development as proposed, according to its development agreement with the City of San Jose.

#### To demolish



JOHN LUND

- Up to **7 residential units**.
- A collection of one- and two-story commercial buildings collectively totaling **755,000 square feet**. Many of the existing structures are vacant, according to a report by Acting Director Chu Chang of San Jose's planning, building and code enforcement department.

#### To construct



- **5,900 residential units**, of which 25% are designated as affordable. This amount includes land Google is dedicating to the City of San Jose for new affordable housing.
- **7.3 million square feet** of office space.
- **500,000 square feet** for “active uses” such as restaurants, arts and cultural spaces, live entertainment, childcare and education, and/or small-format offices.
- **300 hotel rooms**
- **800 residences** providing short-term lodging for Google employees, consultants, vendors, contractors or sponsored guests.
- **100,000 square feet** of event and conference space.
- **100,000 square feet** of warehouse space spread across two buildings.
- **130,000 square feet** of on-site utility plants.

*Note: All numbers reflect maximums allowed under the proposal.*

### Google's financial commitments



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- **\$1 billion** in infrastructure and multimodal transportation improvements, including over five miles of new walking paths, trails and bikeways, as well as 15 acres of parks, plazas and other open spaces.
- **\$265.8 million** in project requirements, including dedicated land for affordable housing, on-site housing for moderate-income residents and a fee that would go toward funding more affordable housing.
- **\$200 million** in community benefits, most of which is directed toward a fund that would help mitigate rising rents and offer job training and support for area residents.

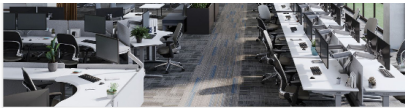
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