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Commercial Real Estate

# Inside the new documents for Google's massive San Jose project

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An artist's conception of a public open space along West Santa Clara Street in downtown San Jose, around the historic San Jose Water Company building at 374 W. Santa Clara St. The open space is planned to focus on interactive and immersive learning.

GOOGLE LLC



By Matthew Niksa – Commercial real estate reporter, Silicon Valley Business Journal  
Oct 7, 2020 Updated Oct 7, 2020 4:04pm PDT

Members of the public can now view Google LLC's resubmitted application and new environmental documents for the search giant's proposed mixed-use development spanning about 80 acres along downtown San Jose's western edge.

The city of San Jose made both documents available for public review on Wednesday as part of the entitlement process for Google's "Downtown West" project. The Mountain View-based search giant is proposing a massive development that includes up to 7.3 million square feet of gross commercial office space, up to 5,900 residential units, and up to 500,000 square feet of active uses.

The new environmental documents, which are in the form of a 1,350-page draft environmental impact report (EIR), can now be viewed online [through this link](#). Google's resubmitted application, which now includes new design standards and guidelines, can be accessed by [clicking here](#).

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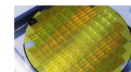
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"We're excited about this next step in our project, which incorporates feedback from

thousands of people over the last two years and provides another opportunity for community input," Alexa Arena, Google's development director for San Jose, said in a statement. "We continue to hear that housing and preserving affordability is a priority for San Jose, and our proposal offers more affordable housing, job pathways, and community spaces for San Joseans."

Both the draft environmental impact report and Google's resubmitted Downtown West plans come almost exactly one year after the company submitted its initial formal application for the project. Since that time, the city of San Jose pushed back the target date for City Council consideration of Downtown West from the end of 2020 to early 2021, due in part to the city focusing on its response to the Covid-19 pandemic.



Google has 60 acres in a mile-long stretch between the Guadalupe Freeway and Diridon Station that it intends to develop with office space, retail, housing and other land uses that will recreate San Jose's downtown.

City officials and Google are also determining how to respond to a setback stemming from the failure of Senate Bill 995, which would have given Downtown West a four-year extension to qualify for a state program that streamlines the judicial review process under the California Environmental Quality Act for large development projects in California.

San Jose Mayor Sam Liccardo last month called for the California Legislature to convene a special session to get SB 995 passed, a proposal that's also supported by the Diridon Area Neighborhood Group, a coalition of three neighborhood associations located around Diridon Station, which bounds the site of Google's planned village to the west. As of Wednesday, no special session has been scheduled.

All that said, both Downtown West's draft EIR and resubmitted application represent a milestone for Google and the city of San Jose in terms of moving the project forward, and also represent a significant opportunity for members of the public to weigh in on its scope, timeline and vision.

Google spokesperson Michael Appel said in a Tuesday email that the company's resubmitted application incorporated 3,000 points of feedback from the community. Out of the approximately 80 acres of land that make up the Downtown West project site, about 55 acres are developable and 30 acres would be allocated for residential and public use, Appel said.



In 2019, Google asked people who came to its public event presenting its development framework for San Jose to fill

out forms where they could share some of their own hopes for downtown.

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The Downtown West design standards and guidelines that are part of Google's resubmitted application describe the project's vision and provide requirements and recommendations for development within the site, encompassing more than 30 buildings, three miles of street improvements, and 10 different parks over more than 10 years of construction.

Google is aiming for Downtown West to create no new greenhouse gases, a feat it's looking to accomplish through measures such as constructing all-electric buildings and creating a microgrid and an onsite water reuse facility, among other tactics. It's targeting LEED for Neighborhood Development Gold for the project as a whole, and LEED Gold for all office buildings.

"Downtown West is designed to be a true part of the city – the opposite of a traditional corporate campus," said Laura Crescimano, co-founder and principal of design firm SITELAB Urban Studio, the lead urban designer for Downtown West, in an email statement. "Our team worked with Google to draw on the uniqueness of the location to propose a place where urban life and nature can coexist ... The draft design standards and guidelines published today set out the roadmap for a resilient and connected Downtown West."



Search giant Google LLC has begun renovating the interior of the historic San Jose Water Company building at 374 W. Santa Clara St. in downtown San Jose to create a new community center. The project is part of Google's Downtown West mixed-use transit village that it's proposed for about 80 acres along the western edge of downtown.

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Although Google is Downtown West's [project sponsor](#), real estate and investment group Lendlease is the project's development manager. Nearly two dozen firms including SITELAB Urban Studio make up Downtown West's design and consultant team.

The city of San Jose is slated to host a development application community meeting for Google's downtown project on Oct. 19, kicking off a series of public meetings intended for the city and Google to receive feedback on the project. The San Jose City Council is expected to consider the Downtown West application for approval next spring.

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sq. ft. of project

Rank	Prior Rank	Project name/Address
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2	2	Brokaw Corporate Campus
3	3	Adobe North Tower

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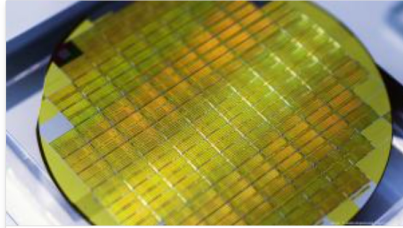
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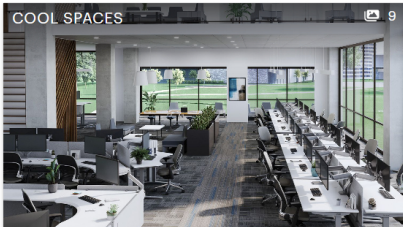
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
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