



*Solutions that move you*

## **Downtown/Diridon Community Working Group Meeting**

**Date of Meeting:** April 16, 2019 (4:00 p.m. to 5:15 p.m. Followed immediately by a TOD Workshop which has been documented separately)

### **Attendees:**

Members in Attendance: Bert Weaver, Dana Grover, Jason Su on behalf of Michelle Azevedo, Matt Quevedo, Carol Austen, Teresa Alvarado, Larry Clark, and Jim Goddard

Members not in Attendance: Alan Williams, Chris Morrissey, Jaye Bailey, Asn Ndiaye, Jaime Fearer, Eddie Truong, and Adina Levin

Other Speaker Attendees: Jane Shinn (VTA), Gretchen Baisa (VTA), Ron Golem (VTA), and Tyler Wacker (Kimley Horn)

Project Team in Attendance: Jill Gibson (VTA), Erica Roecks (VTA), Charla Gomez (CSJ), and Eileen Goodwin (Apex Strategies)

Project Team not in Attendance: Eric Eidlin (CSJ)

**Location:** San José City Hall Wing Rooms 118/119, San José, CA

### **Summary:**

#### **The meeting agenda included:**

- Welcome and Introductions
- Follow-up Items
- 2016 Measure B Update
- Construction Education and Outreach Plan
- Real Estate Update
- Transit Oriented Communities Strategy Study Update
- Review Action Items and Next Meeting Dates

#### Next CWG Meeting:

Downtown/Diridon Working Group: June 11, 2019 4:00-6:00 p.m.

City Hall Wing 118/119 Meeting Rooms, 200 E. Santa Clara Street, San José, CA

**Key Issues/Comments/Questions:**

<b>Comment/Question</b>	<b>Response</b>
<b>Upcoming Meetings</b>	
The Joint Policy Advisory Board meeting was moved to May 17 <sup>th</sup> . It is not on April 26 as shown on slide 6.	
<b>Follow Up</b>	
What was the 1.5 mile radius referring to?	Showing a bicycle catchment area on the maps.
<b>2016 Measure B Update</b>	
Does VTA budget on a 2-year cycle?	Yes.
How much did they save by not bonding immediately? How much interest was raised during the timeframe where the funds came in and could not be spent?	There was not an intent to bond immediately. The interest in the Measure B account through December 2018 was \$2.8 million. .
Do these numbers on the slides add up to the whole program?	No. The slides represent four years of expenditures out of a 30-year program.
Which highway interchanges are in the program? Is there a list?	Yes, the list of eligible highway interchanges can be found at this link: <a href="http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/ResolutionNo%202016%2006%2017%20(2).pdf">http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/ResolutionNo%202016%2006%2017%20(2).pdf</a> Approved by VTA Board for FY18/FY19 funds: <a href="http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/bod_100517_packet.pdf">http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/bod_100517_packet.pdf</a> Approved by VTA Board for FY20/FY21 funds: <a href="http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/bod_040419_packet.pdf">http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/bod_040419_packet.pdf</a>
<u>Public Comment</u> : What is the financial relationship between 2000 Measure A funds and the 2016 Measure B funds? Have the Measure A funds been borrowed? Will they be paid back?	According to VTA's Finance Department, no 2000 Measure A funds were borrowed in lieu of 2016 Measure B funds.
<b>Construction Education and Outreach Plan</b>	
I would like to get the word out. Can I get an electronic copy of the flyer?	Thank you. You should have the e-copy in your email inbox. An email was sent last week.
<b>Real Estate</b>	
How deep is the 'protection zone?'	Approximately 15'. This number is subject to change as we further design and engineering.
Does the estimated number of properties slated for acquisition include the tunnel easements?	Yes, there were 66 potentially impacted occupants and 50 potential tunnel easements identified in the environmental document based on conceptual design.
Will there be different easements for each	No, the easement paperwork will cover all the

level of tunnel easement?	“levels” within a single transaction.
If an easement goes under a building will there be compensation for limiting future development rights?	Yes, there is a process to value all aspects of the property owner’s rights including changing the potential for what can be developed on the site in the future.
Public Comment: How is the compensation developed? Is there a second opinion? In London, there is a very streamlined process for right-of-way acquisition.	There are appraisals and formulas. “Highest and best” use is the standard used for assessing value. Owners can get their own appraisals, and they are covered for the cost of doing that.
Have you alerted the other property owners on the VTA Block about your planning idea?	Yes, they are aware we are working together with them to maximize the highest future value for all.
Is the old bank building included in the VTA Block?	It will be considered in the planning, but it is not included as part of the overall master planning since it is a historic structure, and we do not want to impact or change it.
<b>Transit Oriented Communities Strategy Study</b>	
What is the magnitude of all the suggested projects and how will they be paid for?	The projects listed add up into the tens of millions. A variety of funding sources will need to be used from grants to developer fees and perhaps value capture from other development.
<u>Public Comment</u> : Is Diridon in this process?	No, it is planned separately. That said, we are coordinating with their effort.

**Follow-Up Items:**

- Determine how much interest has been earned on the Measure B money to date – included in summary above
- Supply link to list of eligible highway projects – included in summary above
- Determine what the financial relationship is between 2000 Measure A funds and the 2016 Measure B funds. Have the Measure A funds been borrowed, and will they be paid back? – included in summary above
- CWG Members to review and comment on Station Profiles Draft Document (provided previously via email) by April 30, 2019
- Add TIF Update to the Government Affairs Update topic for June
- Add link to TOD Workshop PowerPoint in meeting summary – [www.vta.org/bart/tocs](http://www.vta.org/bart/tocs) on the right under “TOCs Strategy Study” subheading

**Prepared by:** Eileen Goodwin, Apex Strategies

**Distribution:**

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