

# Diridon Station Area Plan (DSAP) Fact Sheet

## What is the Diridon Station Area Plan?

The City of San José adopted the Diridon Station Area Plan (DSAP) in 2014 in anticipation of major transportation investments and a major league ballpark. The DSAP sets forth a blueprint for development in the 250-acre area surrounding the San José Diridon Station on the western edge of downtown. The DSAP envisions the transformation of the station area — which is currently dominated by parking lots and old industrial buildings — into a dynamic mixed-use urban neighborhood anchored by the SAP Center and a world-class transportation hub.



## What is happening with the Diridon Station Area?

Since adoption of the DSAP, several key planning assumptions have changed, including the following:

- Plans for the ballpark fell through, requiring a new land use designation for the area near the station.

- The Diridon Integrated Station Concept Plan process is underway.

- Google is pursuing a mixed-use master planned development in the Diridon area (see the Archive for additional information).

- The City recently adopted a policy that will enable taller building height limits in the Diridon area, compared to the current limits under the DSAP and zoning code.

- There is a new focus on environmental sustainability through Climate Smart San José.

- The City adopted Downtown Design Guidelines and Standards and initiated a Downtown Transportation Plan.

The City has initiated an amendment process intended to: adapt the plan to current circumstances; align and have the DSAP complement the other adopted and ongoing plans, including the Diridon Integrated Station Concept Plan; and support and facilitate DSAP implementation (private development and public investments).

The City is not expecting to make major changes to the primary objectives of the DSAP. Anticipated changes include adding development capacity and updating the sections on land use, design, transportation, and public spaces. In addition, the City will prepare areawide studies or implementation plans on parking, infrastructure financing, and affordable housing. The City-initiated amendment process will require completion of an environmental analysis as required by the California Environmental Quality Act (CEQA).



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# Objectives

## Primary Objectives of the Diridon Station Area Plan

Pages 1-5 of the adopted DSAP

Establish a **land use plan and policy framework** that will guide future development and redevelopment toward land uses that support transit ridership and economic development and create a world-class cultural destination;

Improve **pedestrian, bicycle, motorized and transit connectivity** between the station site and existing adjacent commercial and residential areas;

Develop and implement **urban design standards** that promote walkable, livable, and business supportive environments within the Diridon Station Area;

Provide a **variety of commercial and mixed-use development opportunities**, ranging from large-scale corporate or institutional sites to smaller infill development sites;

Create a **highly active and lively pedestrian and bicycle friendly environment** with excellent connectivity to downtown destinations and regional transit;

Expand Diridon Station to create a **well-integrated center** of architectural and functional significance;

Ensure the **continued vitality** of the San José Arena, recognizing that the San José Arena is a major anchor for both Downtown San José and the Diridon Station area, and that sufficient parking and efficient access for San José Arena customers, consistent with the provisions of the Arena Management Agreement, are critical for the San José Arena's on-going success.

**Enhance the existing neighborhoods** and add high-density residential-commercial mixed-use development within the study area and to act as a catalyst for similar developments in surrounding areas;

Prepare a **program-level environmental clearance document** which anticipates the maximum build out to facilitate subsequent project-level environmental review, possible changes to existing policy/regulatory documents, capital improvement projects, and private development proposals;

**Educate and inform the public** about the area planning process and Transit-Oriented Development (TOD) concepts;

**Create a great place** in the City of San José that is a local and regional destination.



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