

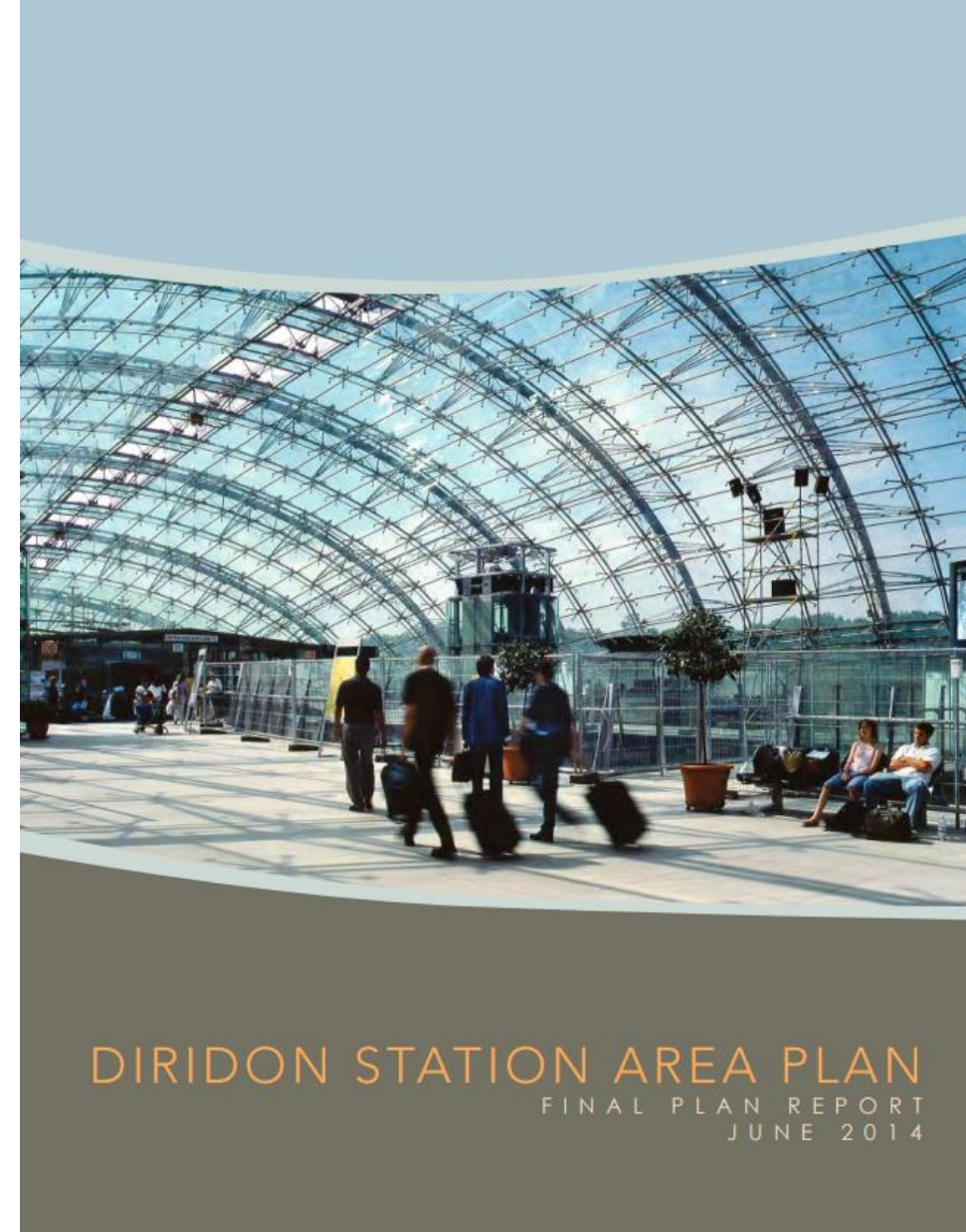


Planning Commission: Diridon Station Area Plan (DSAP)

Wednesday, April 28, 2021 | 6:30 PM

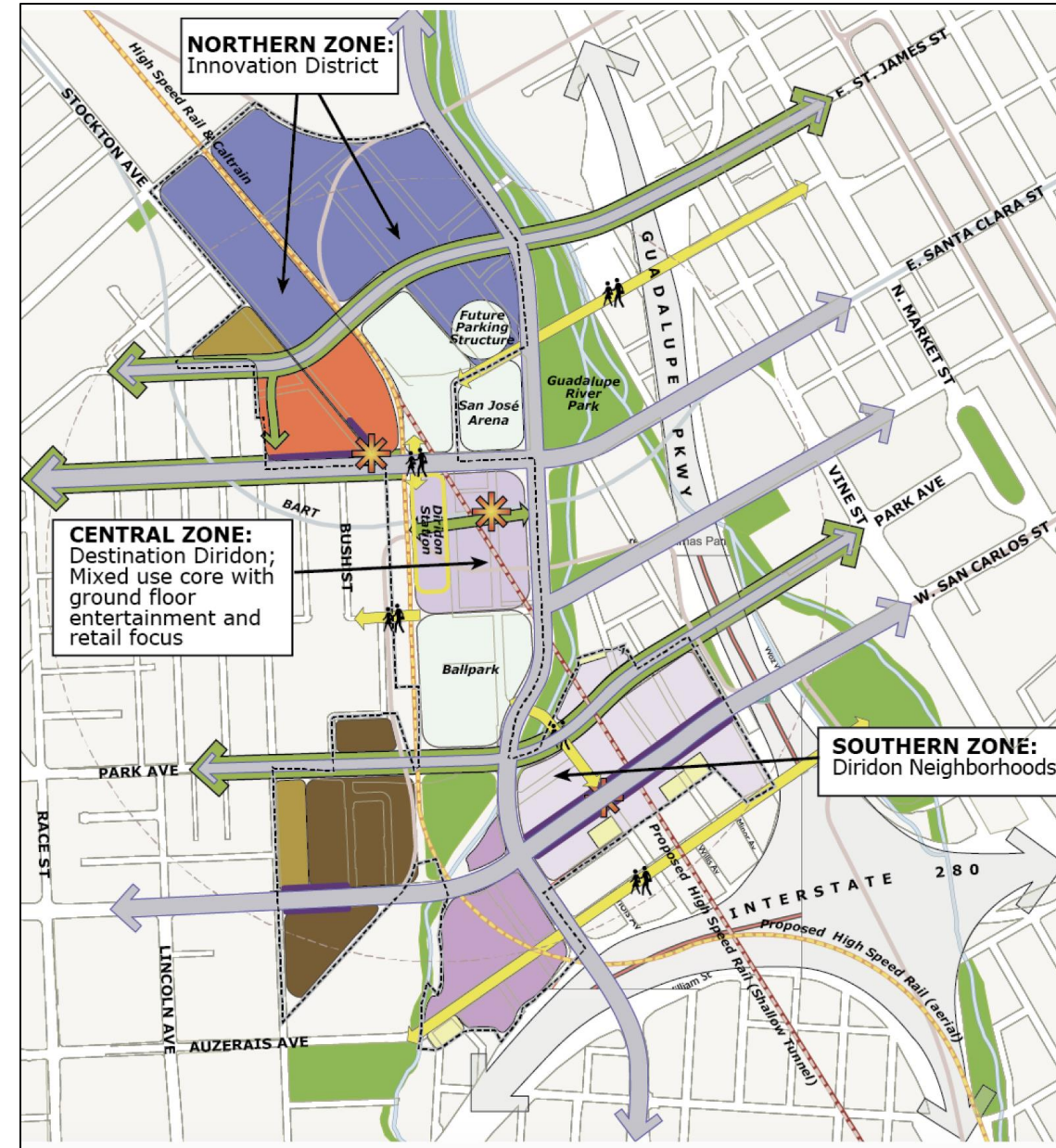


- Establish Diridon Area as **major destination**
- Foster a **lively public realm** that supports walking and bicycling
- Create a **new intermodal station** of architectural significance
- Encourage high-density land uses that support **high transit ridership**
- Use **art** to create a strong **sense of place**
- Reflect Silicon Valley's **spirit of innovation** and San José's **rich history** through distinctive architecture and **civic spaces**

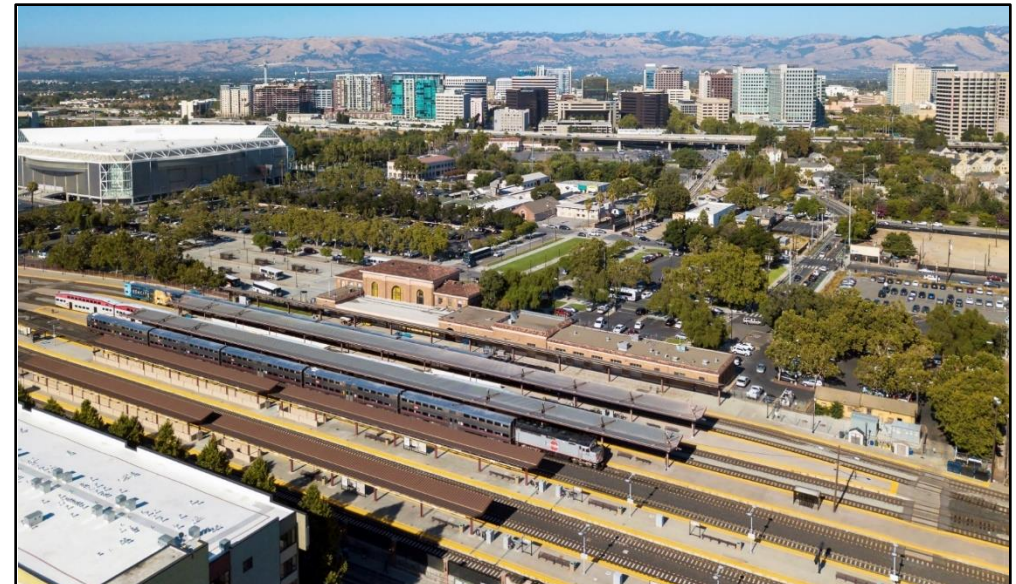


Why Amend the DSAP?

- No ballpark
- Google's mixed-use development
- Potential for increased building height limits and development capacity
- Initiated Diridon Integrated Station Concept Plan, Downtown Transportation Plan, and Diridon Affordable Housing Implementation Plan
- Adopted Downtown Design Guidelines and Standards (2019), Climate Smart San José, ActivateSJ, etc.



Transit Hub Planning for 8X Passenger Growth



From early 2018 through Spring 2021

- **19** SAAG meetings
- **14** SAAG small group discussions
- **Over 20** Community Meetings and Partner Events
- **3** online surveys with **over 2,000** responses
- **Over 75,000** page views and **36,000+** unique visitors on diridonsj.org
- **9** pop-ups at community events
- **5** virtual office hours
- **Over 12** meetings with the DANG
- **Many** meetings with other community groups



- Analyzed potential development capacity increases and considered City policies for Job/housing balance
- Land use concept approach puts homes and offices closer together in more areas than the 2014 DSAP, which allows for a potential increase in walking, biking or other low impact ways of travel
- Height concept approach includes transitional concepts and compatibility with surrounding neighborhoods
- Potential boundary expansion to the east to include Google's entire project within the DSAP, and allow for potential park and trail development

“Activate 24/7, with eyes on the street. Recognize the balance needed—not just office uses”

“Opportunity to increase heights and plan to maximize housing as best use”

“Beyond the Google project, what is the City's plan for the rest of the area (capacities, residential units, office space, traffic, etc.)?”

“Focus on pedestrian and non-vehicular modes of transportation”

“Missing opportunity to improve Los Gatos and Guadalupe River Park trail [connections]”

“Boundary expansion east to 87”

“Shorter heights near creeks and neighborhoods”

1. Affirm the general vision
2. Update the 2014 objectives, themes and goals to reflect input received through the 2018-21 outreach process
3. Add an equity lens and updated thinking on environmental sustainability
4. Recommend increased height limits that balance neighborhood compatibility and other goals
5. Provide DSAP-specific design guidelines and standards that build on the Downtown Design Guidelines and Standards (2019)
6. Propose new General Plan designations to support the recommended development types and levels



Viva CalleSJ Open Streets (*Gehl*)



SOFA Street Fair (*Team San Jose*)

- Increase opportunities for people to live and work in the area
- Establish strategies for the production and preservation of affordable housing and protection of renters
- Develop a parks and recreation system that serves each neighborhood and demographic group with equity
- Support inclusive access to transportation modes that provide the most economic and health benefits



Affordability



Density



Transit



Walkability



Mixed-Use



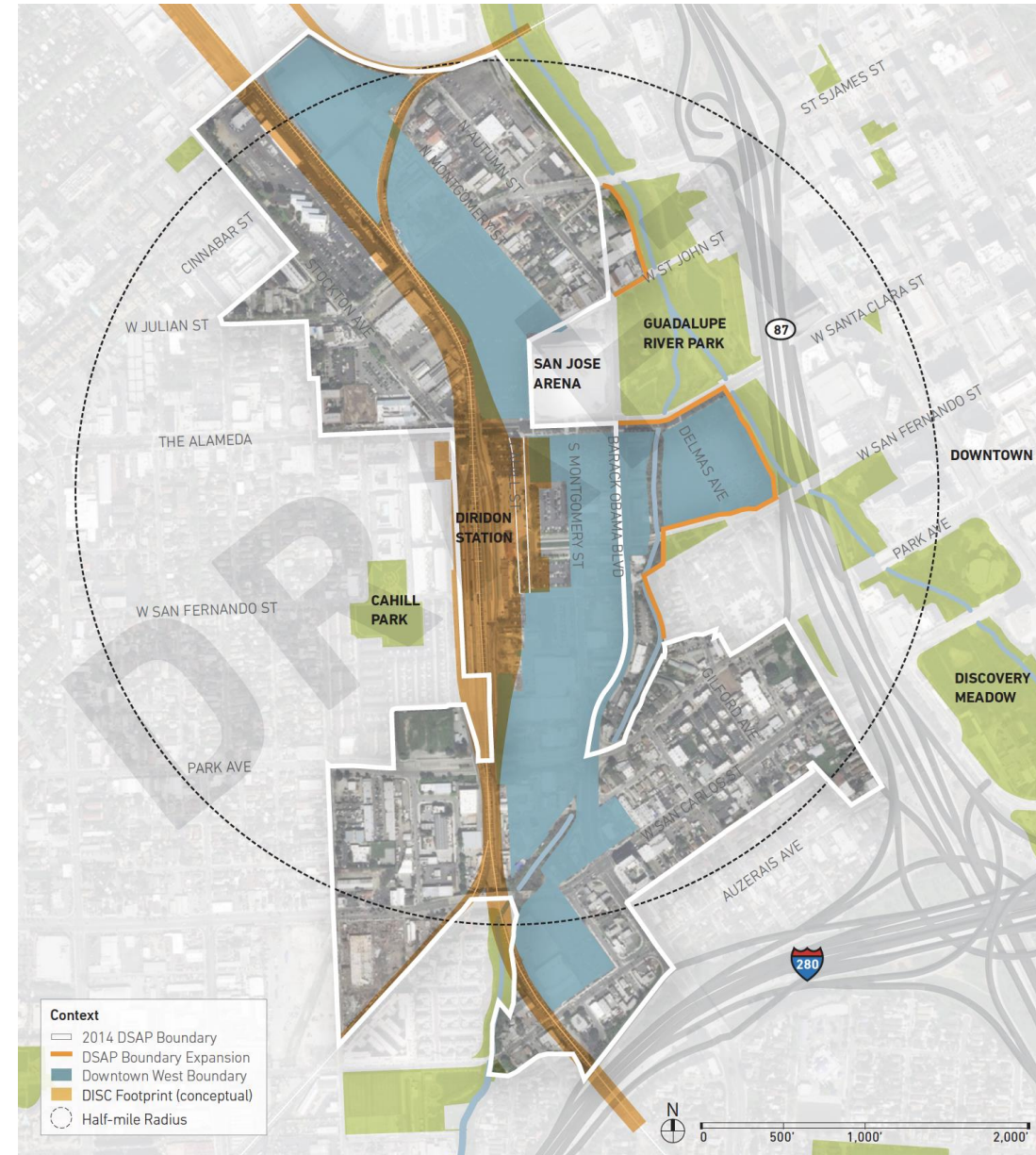
DIRIDON STATION AREA PLAN

DRAFT | APRIL 2021

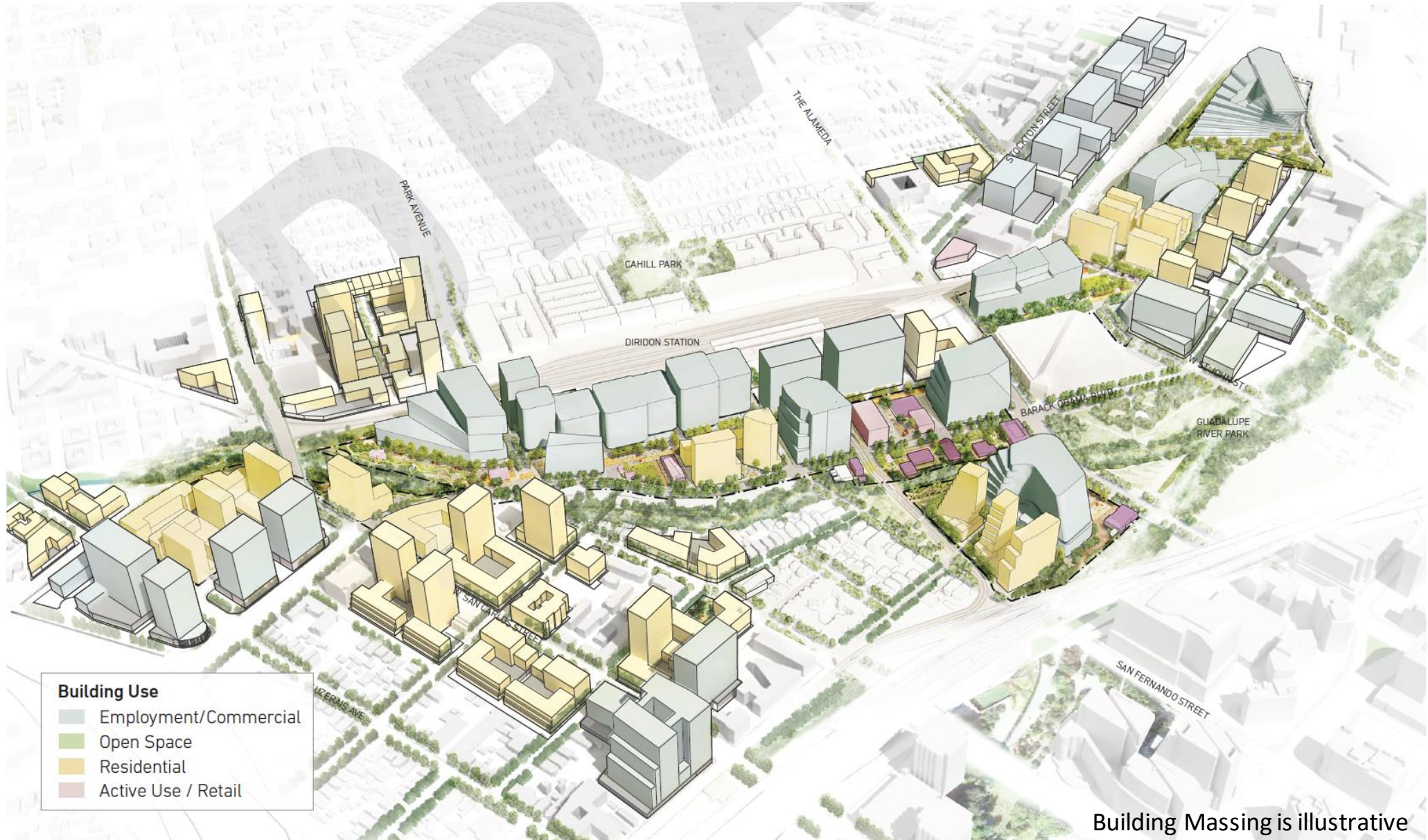
- Include northeastern corner along Autumn
- Include entire Google project site
- Include land between Autumn and Los Gatos Creek between Park Ave and San Fernando



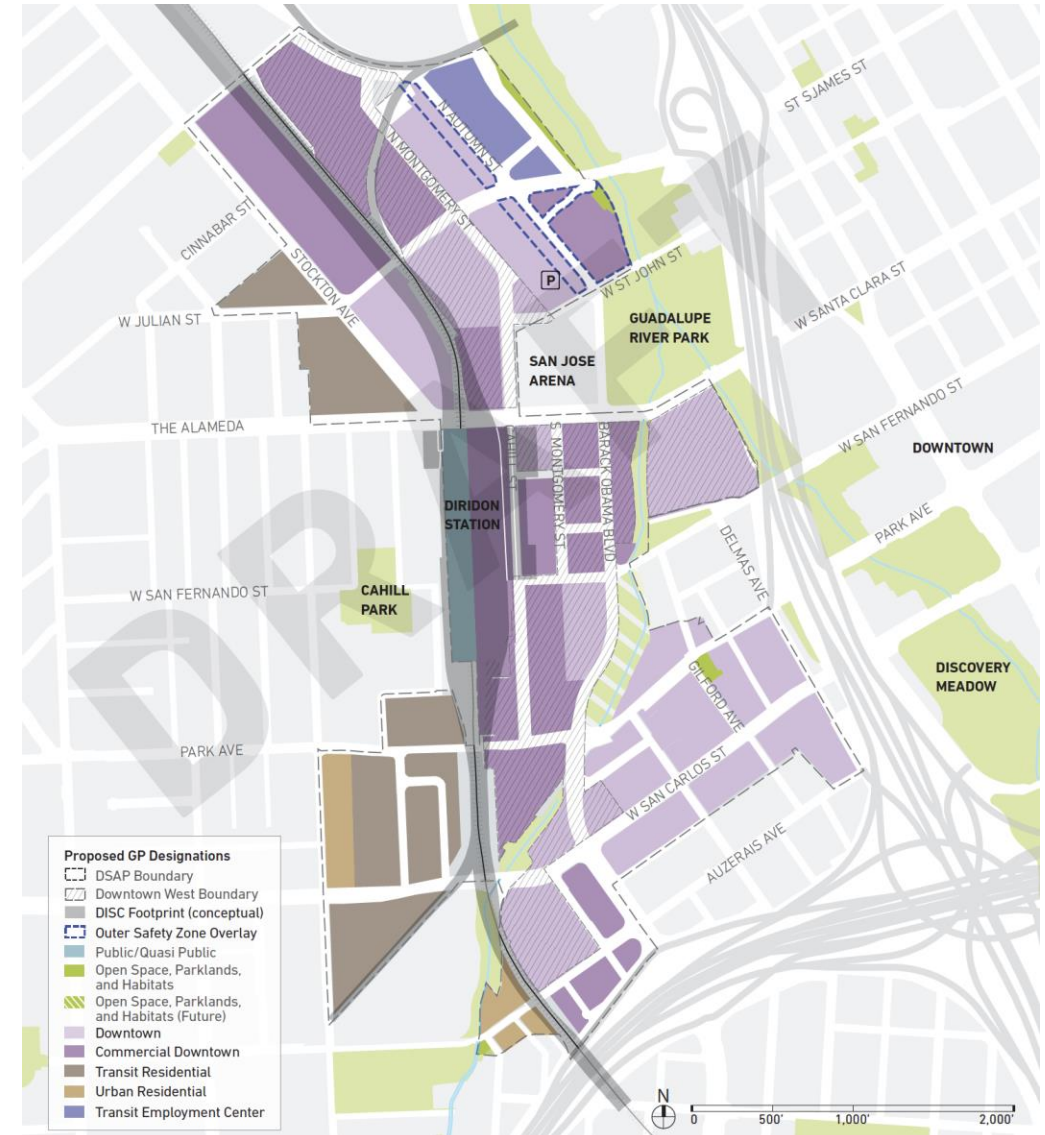
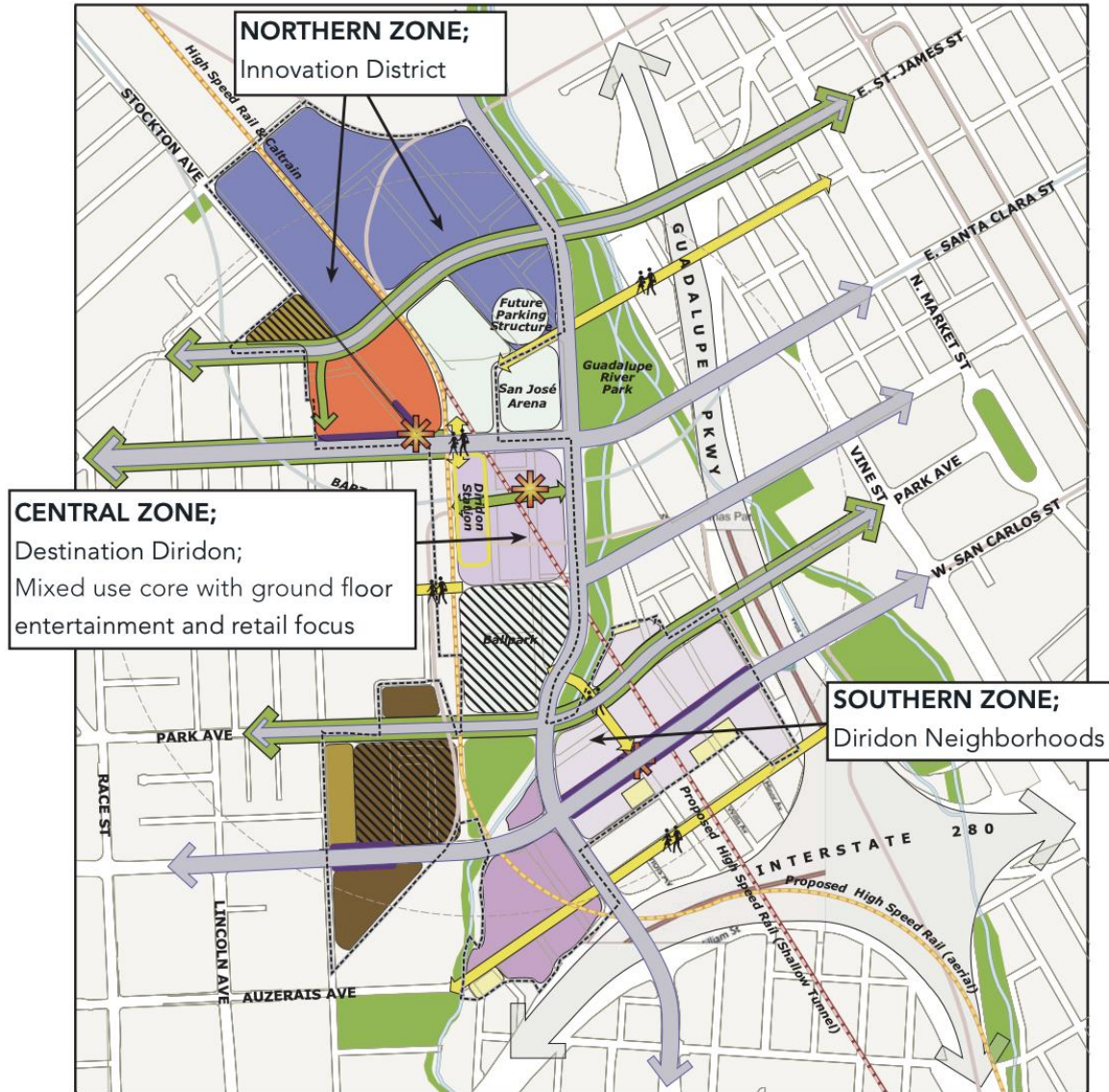
Diridon Station Area



Major Changes – Land Use



Major Changes – Land Use



- To achieve consistency with the Outer Safety Zone, this Plan includes an Outer Safety Zone Overlay.
- The overlay includes density restrictions that apply to new development within the overlay boundary
- The following criteria, shown in Table 3-3-1, apply to new development within the Outer Safety Zone Overlay

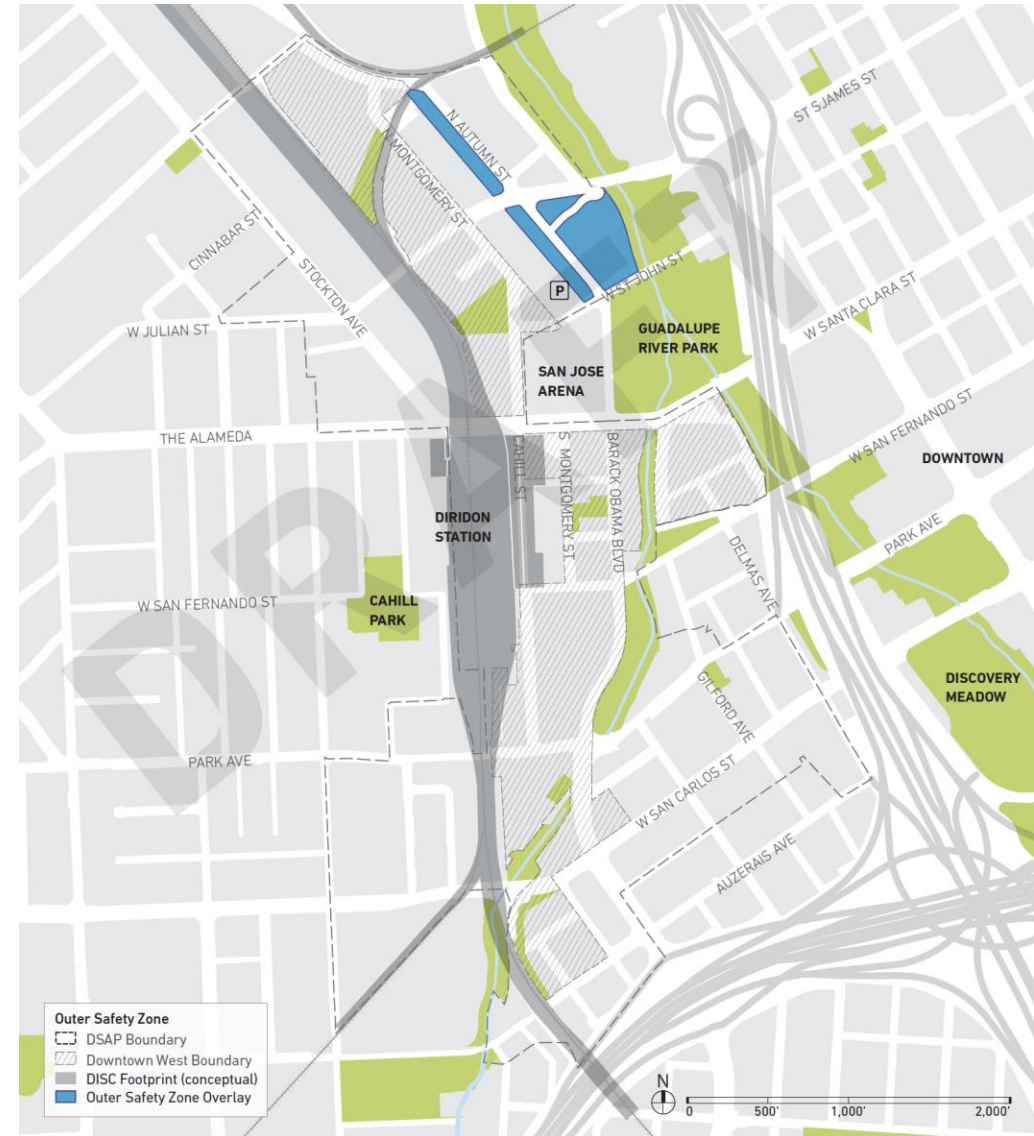
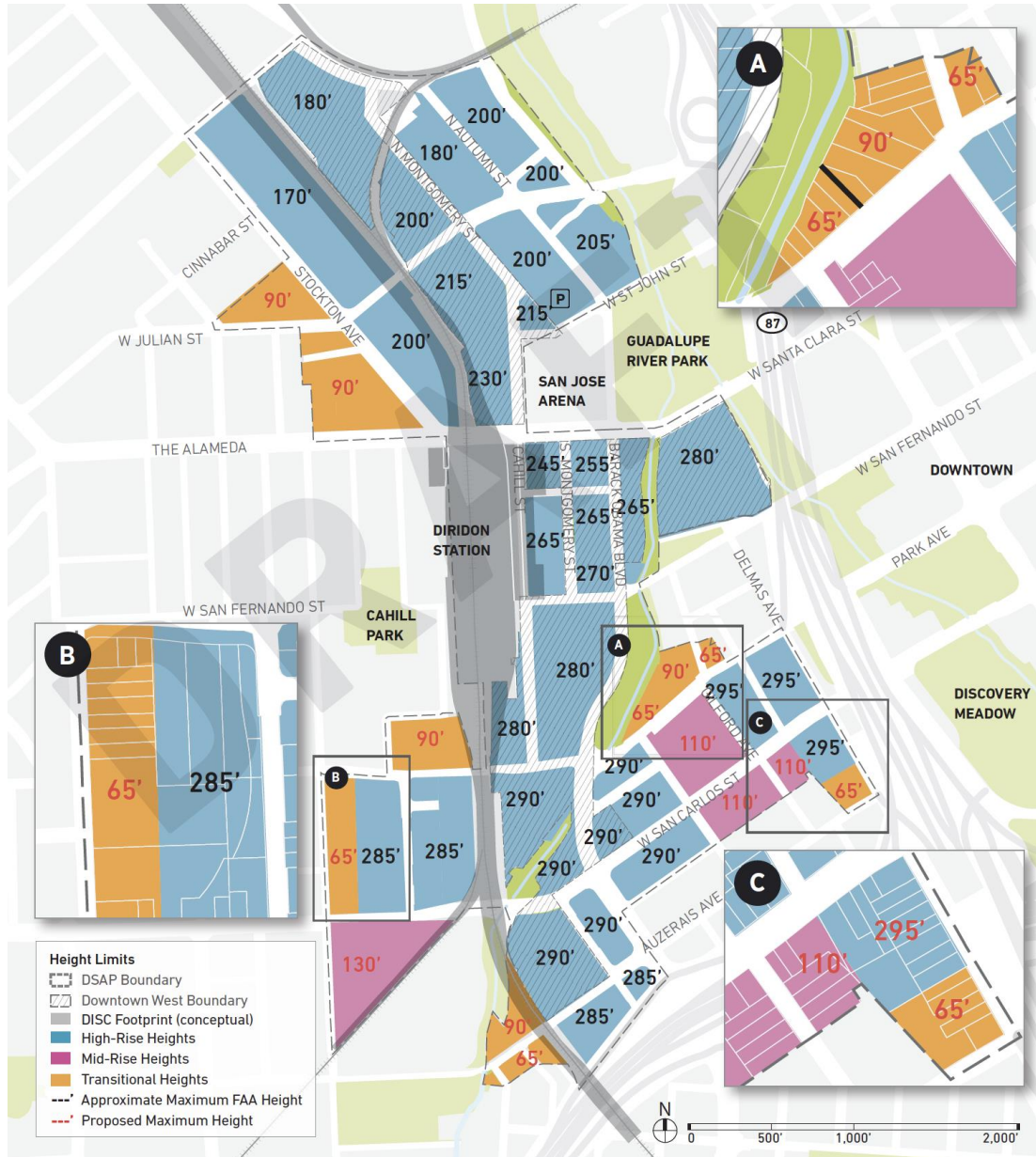


Table 3-3-1: Outer Safety Zone Overlay Criteria

Maximum Occupancy	Open Space Requirement	Land Use
Non-residential, maximum 300 people per acre (includes open area and parking area required for the building's occupants and one half of the adjacent street area).	20% of gross area or could be achieved on the adjacent park land, Guadalupe Garden and Creek area, as well as State Route 87.	Residential – if non-residential uses are not feasible, allow residential infill to existing density. No regional shopping centers, theaters, meeting halls, stadium, schools, large day care centers, hospitals, nursing homes or similar activities. No above ground bulk fuel storage.

Major Changes – Building Heights



High-Rise Height Limits



Mid-Rise Height Limits



Transitional Height Limits



Table 2-3-2: Diridon Station Area Theoretical Maximum Build-out used in Environmental Analysis

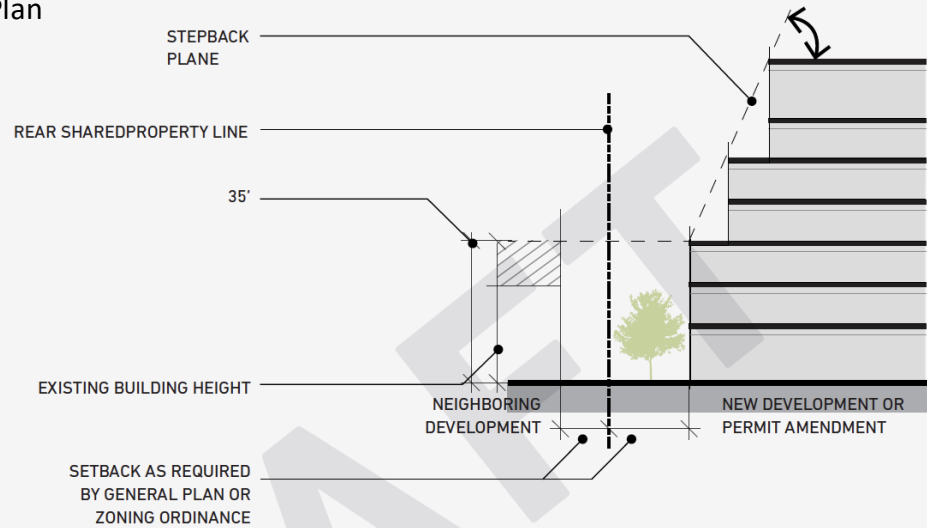
Land Use	Google's Downtown West Mixed Use Plan (DTW)		Diridon Station Area Outside DTW		Complete Diridon Station Area*	
	Total	Unit	Total	Units	Total	Units
Residential	Up to 5,900	Units	Up to 7,619	Units	Up to 13,519	Units
Office	Up to 7,300,000	SF	7,144,154	SF	Up to 14,444,154	SF
Active Use/Retail	Up to 500,000	SF	Up to 536,000	SF	Up to 1,036,000	SF
Hotel	Up to 300	Rooms	–	–	Up to 300	Rooms

* The estimated theoretical maximum build-out outside of Google's Downtown West Mixed Use Plan used in the environmental analysis is based on identified potential development sites.

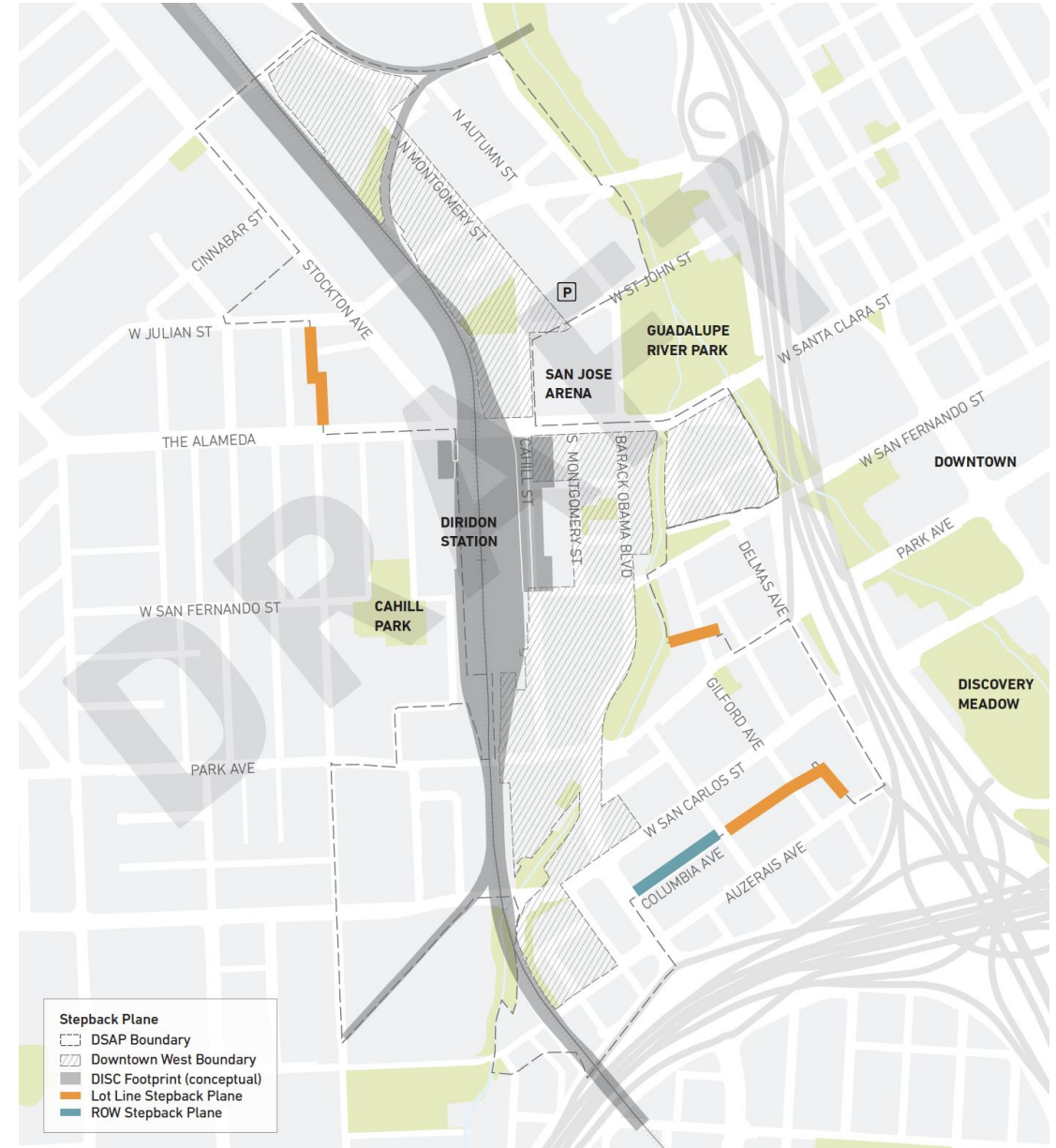
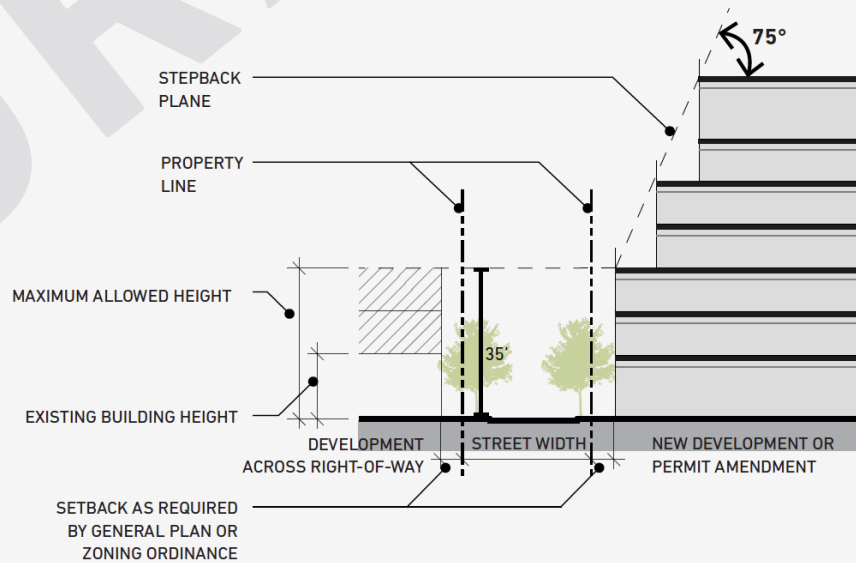
Google's Downtown West Mixed-Use Plan also contemplates other uses, such as Limited-term Corporate Accommodations, event center(s), Central Utilities, Plant(s), and logistics/warehouse

Major Changes – Design Standards

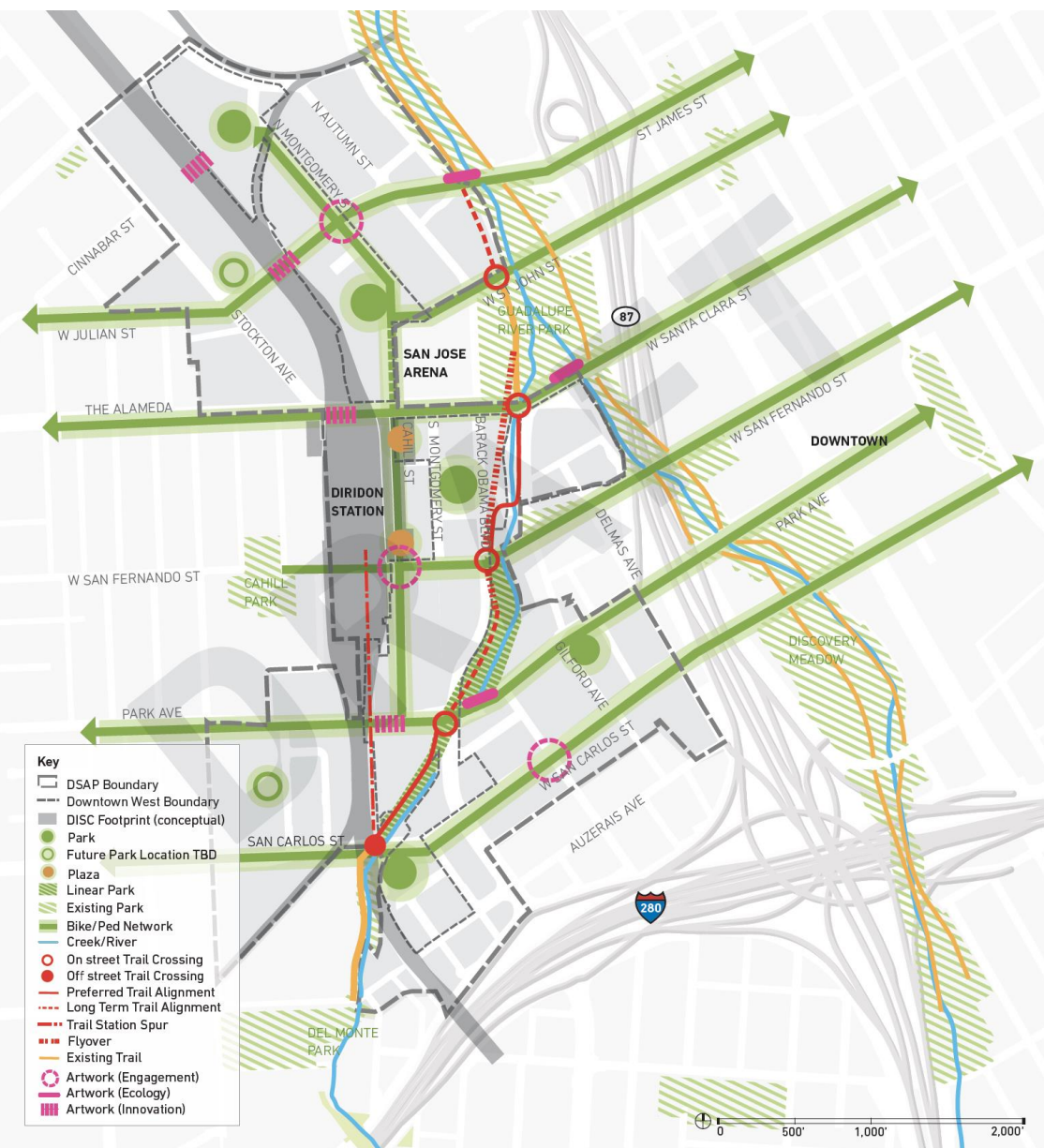
Lot Line Stepback Plan Diagram



Right of Way Stepback Plan Diagram



Major Changes – Parks & Open Space



Ricardo Lara Linear Park, Lynwood, CA



Pacific Plaza, Dallas, TX



Guadalupe River Trail, San José, CA







Hunter's Point South, New York City, NY



Hunters Point South, Long Island City, NY

Major Changes – Transportation



				
Grand Boulevard	PRIMARY	PERMITTED	PERMITTED	PERMITTED
Primary Bicycle Facility	PERMITTED	PRIMARY	PERMITTED	PERMITTED
Main Street	PERMITTED	PERMITTED	PRIMARY	PERMITTED
Connector	PERMITTED	PERMITTED	PERMITTED	PERMITTED
Trail		PERMITTED	PERMITTED	
Active Greenway		PERMITTED	PERMITTED	

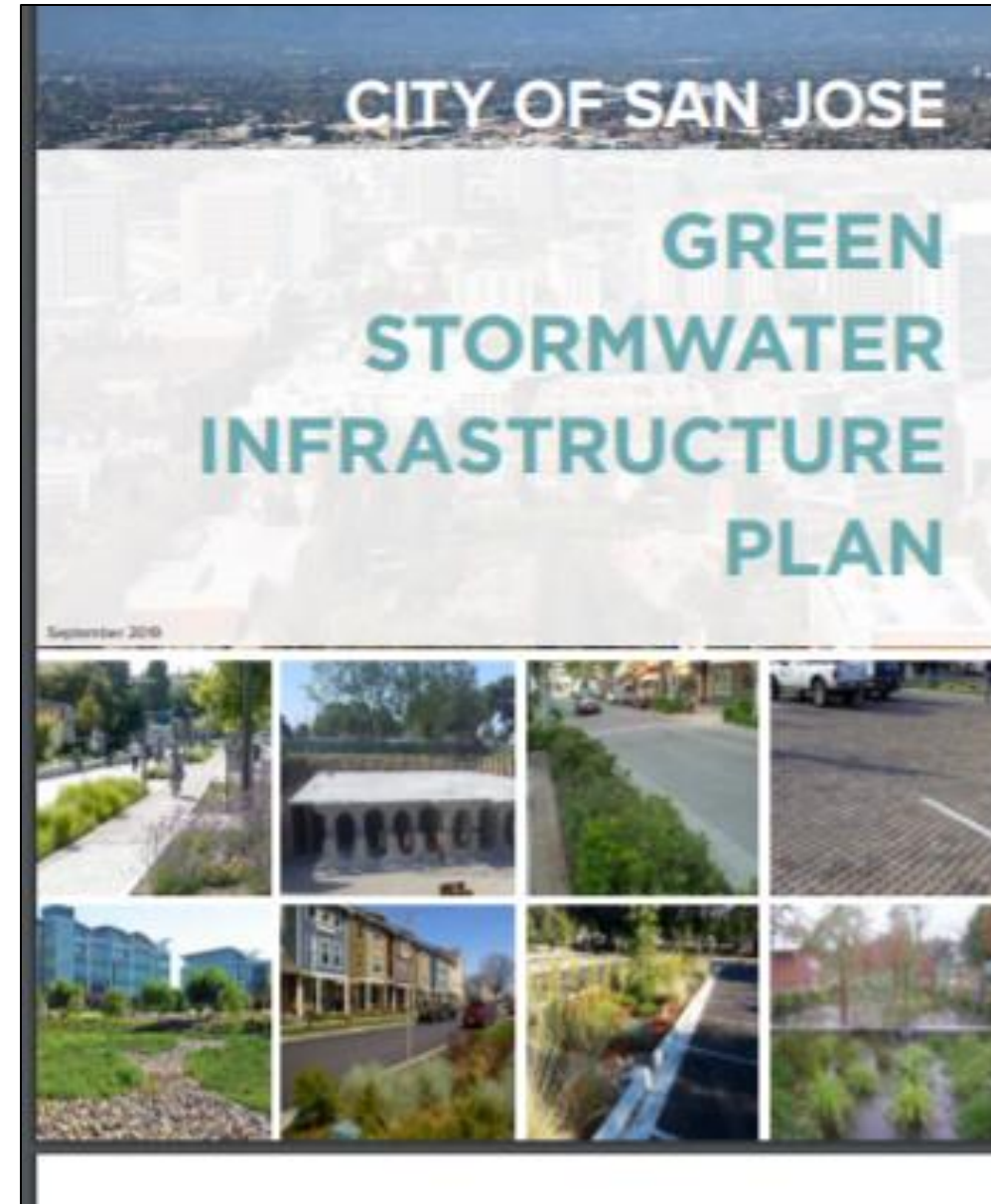


District Approach

- Manage public parking as a shared resource
 - New commercial parking incentivized to be shared/publicly available
 - Existing landowners encouraged to enter into shared parking agreements
 - Use pricing to efficiently manage parking – especially for events
- “Unbundle” residential parking – rent/sold separately from the residential units
- Establish a Transportation Management Association to implement and monitor TDM programs

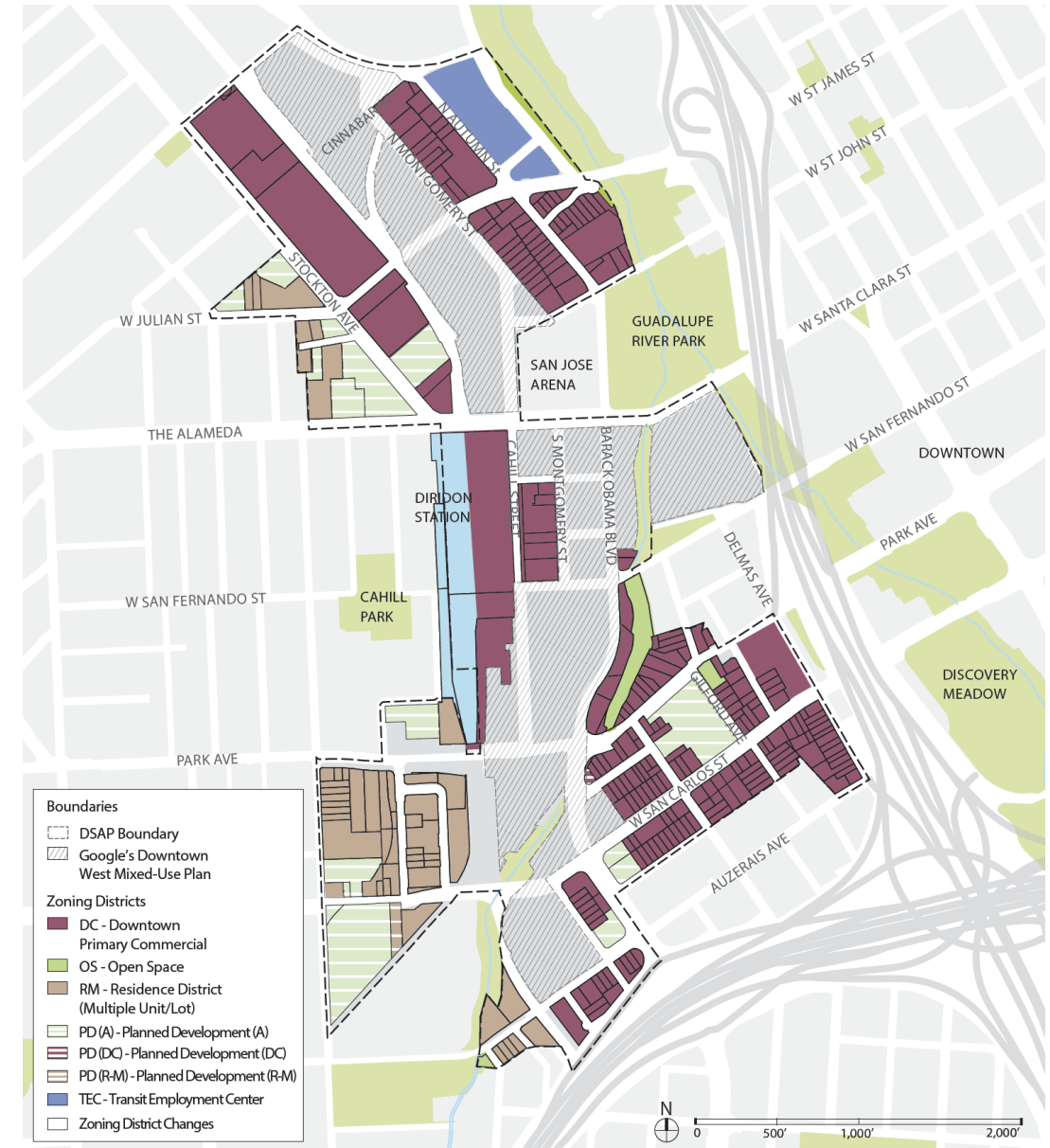
The Diridon Station Area development will embody the City's robust environmental plans and policies including:

- **Climate Smart San José** – measures to reduce greenhouse gas emissions resulting from energy and mobility and to conserve water
- **San Jose Reach Code and Natural Gas Infrastructure Prohibition Ordinances** – including all-electric buildings and EV charging infrastructure
- **Green Stormwater Infrastructure Plan** – improving the water quality of stormwater runoff
- **Green Building Policy** – with varying LEED® certification requirements based on the project type



The Conforming Rezoning analyzes Zoning Ordinance changes within the Diridon Station Area to:

- Comply with Senate Bill (SB) 1333 to bring the existing sites' Zoning Districts into conformance with the existing and amended Diridon Station Area Plan
- To support the amended Diridon Station Area Plan's vision.



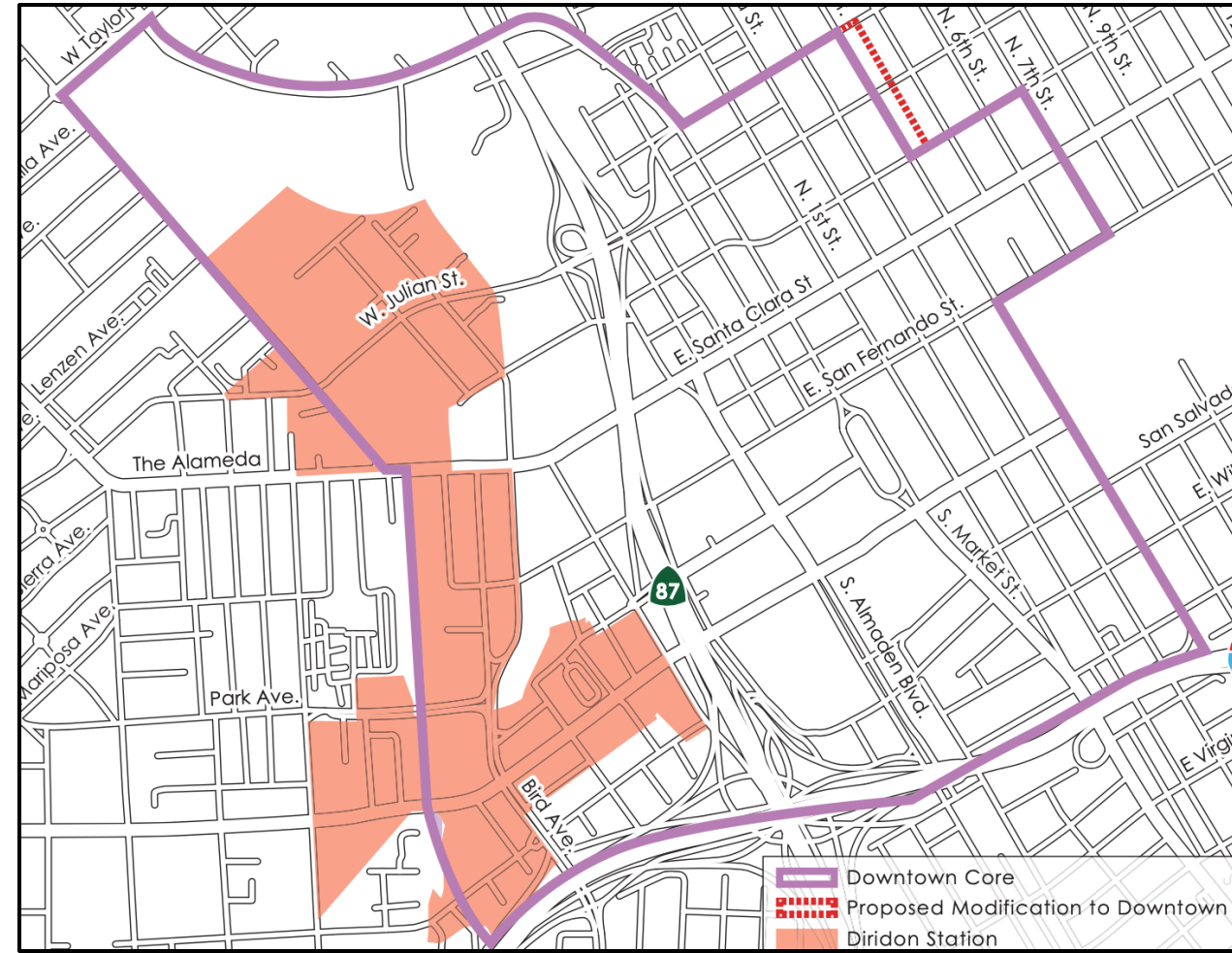
Initial Study/Addendum to the Downtown Strategy 2040 EIR

DSAP is a Sub Area of Downtown

- Development Downtown, including DSAP sub-area, evaluated in Downtown Strategy 2040 EIR (2018)
 - Superseded 2014 DSAP EIR
 - Measures in Downtown Strategy 2040 EIR apply to development in DSAP

Public Review March 2 – April 1, 2021

- Not required for an Addendum, but part of community outreach and public participation in the planning process
- 17 comment letters received from Local Agencies, Individuals, Advocacy Groups, and Businesses
- Response to Comments and Errata, posted to City's website April 23, 2021



Initial Study/Addendum to the Downtown Strategy 2040 EIR

Criteria for Preparation of an Addendum instead of Supplemental EIR

- *No Substantial Project Changes* “which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.”
- *No Substantial Changes in Circumstances* resulting in new impacts or the increase in severity of previously identified impacts
- *No Substantial New Information* resulting in new impacts or increase in severity of previously identified significant impacts

Subsequent Project-Level Environmental Analysis

- Individual development projects required to prepare project-level CEQA analysis
- Will evaluate project impacts to resource areas identified in Downtown Strategy 2040 EIR
- Same process as all development projects Downtown (i.e. Downtown West, Cityview Plaza, San Carlos Marriott)

Staff recommends that the Planning Commission recommend to the City Council all of the following actions:

1. Adopt a Resolution adopting an Addendum to the Downtown Strategy 2040 Final Environmental Impact Report
2. Adopt a Resolution overruling the Santa Clara County Airport Land Use Commission's (ALUC) determination that the proposed City-initiated General Plan Amendment and Conforming Rezoning are inconsistent with the ALUC noise and height policies
3. Adopt a Resolution approving the General Plan Amendment (File No. GP20-007)
4. Approve an Ordinance rezoning certain real property within the boundaries of the Diridon Station Area Plan (File No. C20-002)