



Diridon Station Area Virtual Office Hours

Draft Meeting Notes | July & August 2020

SUMMARY

In July and August 2020, city staff hosted a series of listening sessions organized by topic to provide community members an opportunity to ask questions about the Diridon Station Area Plan. The following summary reflects the conversations from each of the listening sessions on the following topics —Equity, Building Heights, Getting Around Downtown, Housing, and Parks and Open Space. The listening sessions were also offered in Spanish, but none were requested.

EQUITY

This meeting centered around equal access, values, economic opportunities, and current possible inequities. The following prompts were presented to spur discussion:

1. What does accomplishing equity look like to you?
2. What are known in-equities currently?
3. Do you feel connected to your neighborhood?
4. What do you want to see more or less of that would enhance cultural diversity, public life, and the Diridon Station Area and Downtown's distinct sense of place and identity?
5. What would allow you to better enjoy the distinct qualities of Downtown and the Diridon Station Area?
6. What are core commitments the community is looking for?
7. Is it easy for you to get to Downtown and the Diridon Station Area?
8. How does transportation impact your access to jobs or other economic opportunities?
9. What needs to change about streets and places to make it more equitable?
10. What are your hopes and dreams for Downtown and the Diridon Station Area?

The following is a summary of the comments and questions received from the meeting participants organized by key themes:

- Ensure commitment to the community is wholeheartedly at the root of the plan, including open space
- Recognize and address systemic issues pertaining to homelessness, street use modality, and transportation
- Focus efforts on affordable housing to address potential displacement and consider adverse effects of development broadly. Ensure community participation in civic and neighborhood issues.



- Develop more concise and clear communication for ongoing and future community engagements, including surveys
- Clarify the process as neighborhoods undergo change
- Acknowledge previous efforts that may have missed delivery and focus on how to get the resources needed to succeed
- Encourage and foster well-paying job growth in minority communities, specifically LatinX and Black communities
- Implement a systematic transportation plan by incorporating more agency collaboration, building our more connections to and from Downtown, and ensure policies are set in place to make this a priority

BUILDING HEIGHTS

This meeting centered around the maximum height allocations for the Diridon district (*please refer to the Appendix for associated map visualizations of the building heights*). The following prompts were presented to spur discussion:

1. Thinking about the building heights that staff is looking at for Area A in the DSAP (highlighted in pink and brown colors), Would you like to see heights that are:
 - a. Greater than 90 feet
 - b. A mix of different heights
 - c. 90 feet
2. Thinking about the building height that staff is looking at for Area B in the DSAP (highlighted in a brown color), Would you like to see a height that is:
 - a. Greater than 140 feet
 - b. 140 feet
3. Thinking about the building height that staff is looking at for Area C in the DSAP (highlighted in a purple color), Would you like to see a height that is:
 - a. 285 feet
 - b. 85 feet
 - c. 65 feet
4. Thinking about the building height that staff is looking at for Area D in the DSAP (highlighted in a light brown color), Would you like to see a height that is:
 - a. Greater than 110 feet
 - b. 110 feet
5. Thinking about the building height that staff is looking at for Area E in the DSAP (highlighted in a blue color), Would you like to see a height that is:
 - a. 295 feet
 - b. Lower than 295 feet



6. Thinking about the building height that staff is looking at for Area F in the DSAP (highlighted in a light brown color), Would you like to see a height that is:
 - a. 110 feet
 - b. Lower than 110 feet
7. Thinking about the building height that staff is looking at for Area G in the DSAP (highlighted in a blue color), Would you like to see a height that is:
 - a. 290 feet
 - b. Lower than 290 feet
8. Thinking about the building height that staff is looking at for Area H in the DSAP (highlighted in a blue color), Would you like to see a height that is:
 - a. 290 feet
 - b. Lower than 290 feet

The following is a summary of the comments and questions received from the meeting participants organized by key themes heard from the community during this listening session:

- Share strategy behind the polls and how the input gathered will inform these maximums
- Clarify maps and reasoning behind height choices
- Consider how to maximize the space/heights to allow space for desired uses and amenities
- Dedicate more resources climate change and how these plans will interface with sustainability

GETTING AROUND DOWNTOWN

This meeting centered around the mobility in the Downtown area. The following prompts were presented to spur discussion:

1. Do you feel connected to your neighborhood?
2. What would make you feel more comfortable, or would allow you to better utilize and enjoy streets, plazas, parks and restaurants and shops in the Diridon Station Area and Downtown?
3. What modes of transportation would you most like to use for getting to and around the Diridon Station Area and Downtown?
4. As San Jose grows in the next 20 years, how would you like the way in which we get around to change?
5. How do you see the Downtown Transportation System evolving?
6. Downtown San Jose's population in 20 years may be 3 times greater than today. What do you want to see more of or less of in the transportation infrastructure or service options that would help you choose the best way to get to where you need to be?
7. How could the Downtown transportation system be improved so you have a better quality of life?
8. What is one thing you would change about getting around Downtown?
9. What needs to change about Downtown streets and places to make it more equitable?
10. What is your favorite street in Downtown and why?



The following is a summary of the comments and questions received from the meeting participants organized by key themes:

- Clarify the bounds of the Downtown Transportation Plan, services available, and Google's potential impact.
- Provide estimates and models of traffic flow for 2020 and beyond, incorporating the use of technology that encourages backroad shortcuts
- Consider the use of micro-mobility options and the integration of these services throughout the city
- Encourage walking and biking through welcoming infrastructure, including safety measures and landscaping
- Incorporate transit-only traffic areas, like bus lanes and implement shuttle services to alleviate traffic congestion
- Encourage the well-being of regional transit agencies through COVID and the economic crisis

HOUSING

This meeting centered around the affordable housing plan and housing concerns for the area. The following prompts were presented to spur discussion:

1. How do you think about using land in Diridon for housing versus other uses?
2. Thinking about the proportion of affordable housing with long-term restricted affordability vs. market-rate housing - do you think that Diridon should have about the same proportion of affordable housing as other transit stations, more, or less?
3. Cities that do well in curbing displacement take a 3-Ps approach - focusing on Production of affordable housing, Preservation of existing restricted and naturally affordable housing, and Protection of residents. How would you weigh these three in importance?
4. What do you believe are the equity issues involved in Diridon's development of housing that should become part of the analysis and/or Diridon Station Area Plan?
5. What do you think the City's role should be in addressing equity issues regarding housing in Diridon, and how should that work?

The following is a summary of the comments and questions received from the meeting participants organized by key themes:

- Increase and diversify affordable housing for a wide range of affordability levels, and be transparent about these levels and their feasibility.
- Improve transit in conjunction with affordable housing
- Increase dialogue about parks and green spaces in relation to housing, specifically Guadalupe Park
- Provide updates and information on the inclusion policy, how it interacts with other area plans like the Downtown West Plan, and its impact on housing rates
- Consider the effects on single family neighborhoods, with special attention to height transitions for increased density

PARKS AND OPEN SPACE



This meeting centered around open space and parks in the Diridon Station Area. The following prompts were presented to spur discussion:

1. Urban open spaces are often smaller in size than traditional parks and have less green space and more hardscape that includes intensive use like plazas, play features, and sitting areas. This has not been the typical model for San Jose parks but could be appropriate for the high intensity uses proposed in the Diridon Station Area.
 - a. What do you see as advantages and disadvantages of small park spaces with more hardscape?
 - b. What does the role of more traditional green park space play in the future of the Diridon Station Area?
2. What amenities/programs do you want to see more of in the City's parks and recreation facilities throughout San Jose?
3. What amenities/programs do you want to see more of in the parks and recreation facilities in downtown San Jose and the Diridon Station Area?
4. What could be included in parks and recreation facilities that would help you feel connected to your neighborhood?

The following is a summary of the comments and questions received from the meeting participants organized by key themes:

- Provide estimates and clarity on the acreage and location of open space planned for this area
- Coordinate open space in relation to housing production to ensure appropriate allocations
- Plan for more, diversified, and long-term use of open space to create successful, widely used spaces
- Consider mobility into public spaces, specifically bicycle lanes, and the surrounding traffic and open space for safety
- Consider mobility and park space in relation to equitable practices
- Focus on livable spaces through landscaping with native plants and climate-resilient design practices

APPENDIX

Building height maps



