



Photo : Sergio Ruiz, SPUR

# May 25, 2021 City Council Item 10.3 Amended Diridon Station Area Plan (DSAP)

**Presenters:** Rosalynn Hughey, Deputy City Manager  
Tim Rood, Division Manager, PBCE





### City Manager's Office

Rosalynn Hughey – Deputy City Manager

Kim Walesh – *former* Deputy City Manager

### Planning, Building & Code Enforcement (PBCE)

Chu Chang – Acting Director

Robert Manford – Deputy Director

Michael Brilliot – Deputy Director

Tim Rood – Planning Division Manager

David Keyon – Principal Planner

Jared Hart – Planning Division Manager

John Tu – Supervising Planner

Kieulan Pham – Planner IV

Shannon Hill – Planner III

Jose Ruano – Planner II

James Han – Planner II

Robert Rivera – Planner II

Cheryl Wessling – Public Information Manager

Dylan Kuhlmann – Web & Social Media

Jennifer Provedor – Senior Supervisor,  
Administration

Elizabeth Canales-Mora – Senior Office  
Specialist

Shelley Ha – *former* Web &  
Graphics Coordinator

### Parks, Recreation and Neighborhood Services

Nicolle Burnham – Deputy Director

Yves Zsutty – Parks Manager

Zacharias Mendez – Planner III

Larissa Sanderfer – *former* Planner I

### Office of Economic Development (OED)

Nanci Klein – Director

Lori Severino – Diridon Program Manager

Bill Ekern – Diridon Program Manager

Elisabeth Handler – Public Information  
Manager

### Department of Transportation (DOT)

John Ristow – Director

Jessica Zenk – Deputy Director

Ramses Madou – Division Manager

Eric Eidlin – Senior Transportation Specialist

Wilson Tam – Senior  
Transportation Specialist

Brian Stanke – Senior  
Transportation Specialist

Emily Breslin – Associate Transportation  
Specialist

Nicholas Frey – Transportation Specialist

Colin Heyne – Public Information Manager

Doug Moody – *former* Associate Engineer

### Housing Department

Jacky Morales-Ferrand – Director

Rachel VanderVeen – Deputy Director

Kristen Clements – Division Manager

### Department of Public Works (DPW)

Vivian Tom – Senior Transportation Specialist

Shelly Guo – Senior Engineer

Rey Sadorra – Associate Engineer

Casey Hirasaki – Associate Engineer

Winola Cheong – Associate Engineer

### Environmental Services Department (ESD)

Julie Benabente – Deputy Director, Climate Smart

Jeff Provenzano – Deputy Director, Water Resources

Jeff Sinclair – Senior Env. Program Manager

### Office of the City Attorney

Johnny Phan – Chief Deputy City Attorney

Jannie Quinn – Senior Deputy City Attorney

Joan Douglas-Fry – Legal Analyst III

### Office of Cultural Affairs

Michael Ogilvie – Public Art Director

### Airport Department

Ryan Sheelen – Planner III

Carey Greene – *former* Planner IV

### Consultants

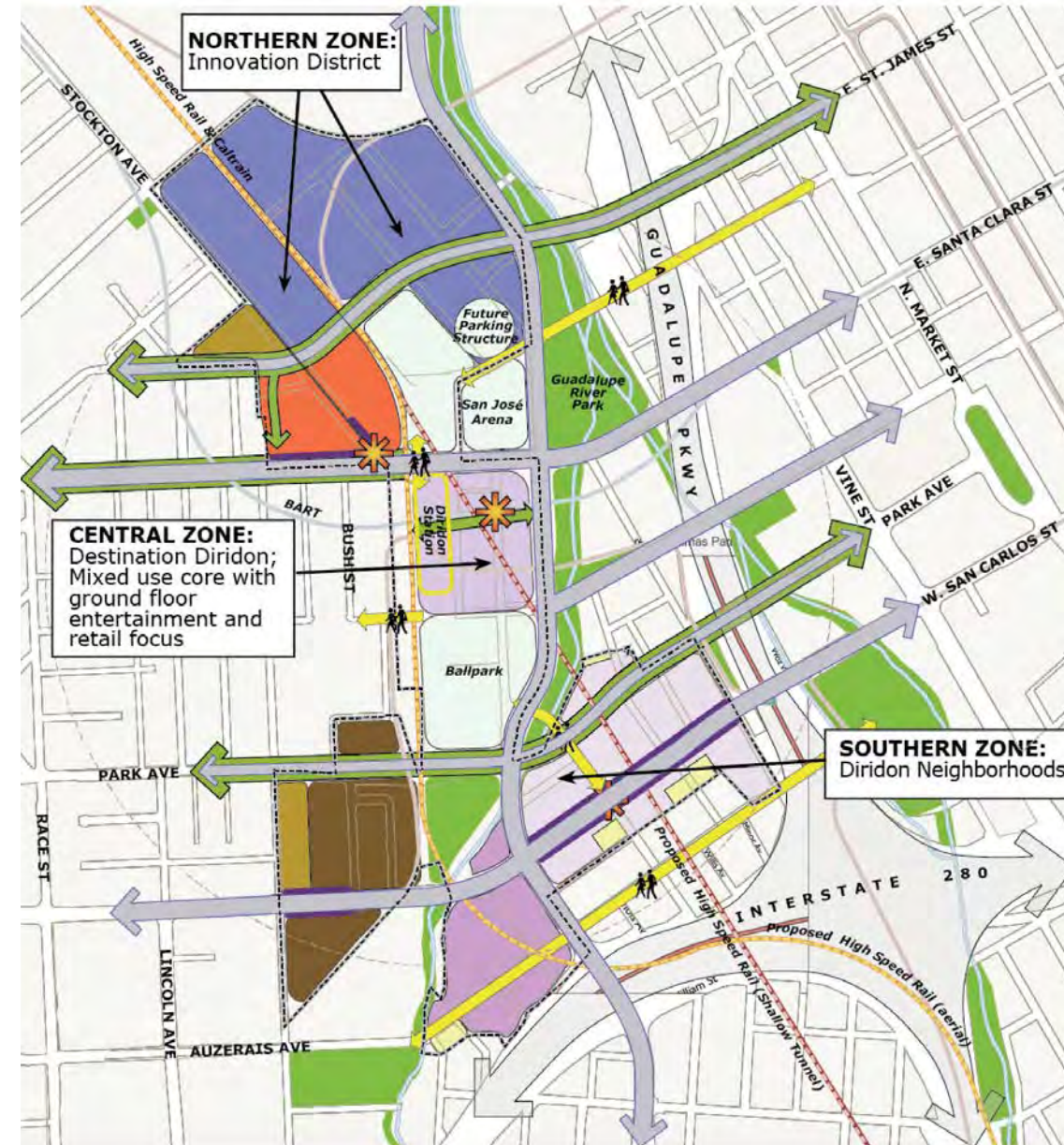
Skidmore, Owings & Merrill LLP (SOM): Ellen Lou, Andrea Wong, Joo Cho, Onur Ekmekci

SWA Group: Daniel Affleck, James Lee, Rene Bihan, Jennifer Hung

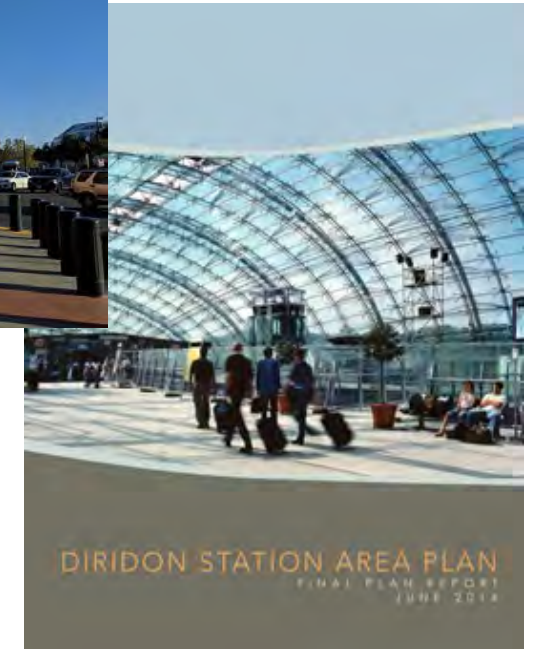
Circlepoint: Audrey Zagazeta, Andrew Metzger, Clementine Powell, Brianna Bohonok

*Hexagon Transportation Consultants, Inc.; JRP Historical Consulting, LLC*

- No ballpark
- Google's Downtown West 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.



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



A place  
inspired  
by San José

We're working together to reimagine this part of downtown — one that draws from San Jose's culturally-rich history, vibrant personality and innovative spirit.



- 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 benefit
- Small Business approach to consider insights from anti-displacement, VTA, and economic recovery work, monitor trends, and conduct ongoing engagement.



Affordability



Density



Transit



Walkability



Mixed-Use

From early 2018 through Spring 2021

- **19** SAAG meetings
- **14** SAAG small group discussions
- **Over 30** 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](http://diridonsj.org)
- **9** pop-ups at community events
- **5** virtual office hours
- **Over 13** meetings with the DANG
- **Many** meetings with other community groups



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

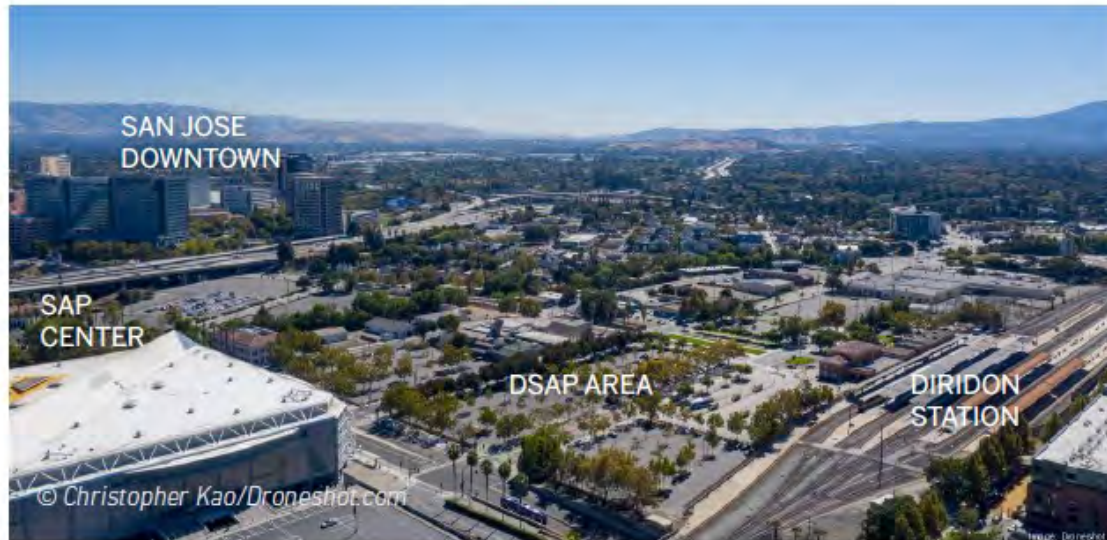
Land Use	Google's Downtown West Mixed Use Plan (DTW)		Diridon Station Area Outside DTW		Complete Diridon Station Area*	
	Total	Unit	Total	Units	Total	Units
Residential	Up to 5,900	Units	Up to 7,619	Units	Up to 13,519	Units
Office	Up to 7,300,000	SF	7,144,154	SF	Up to 14,444,154	SF
Active Use/Retail	Up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

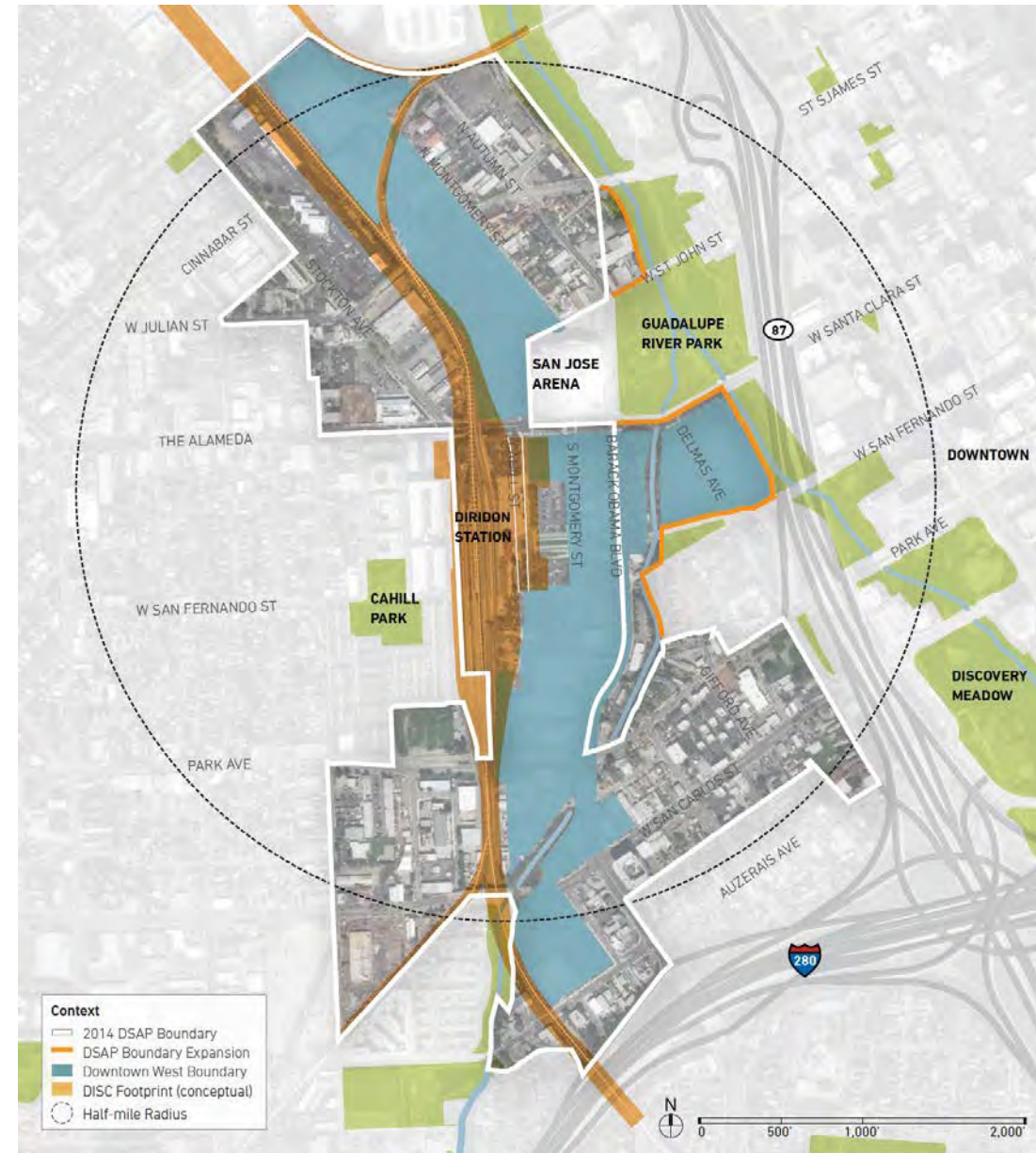
*Google's Downtown West Mixed-Use Plan also contemplates other uses, such as Limited-term Corporate Accommodations, event center(s), Central Utilities, Plant(s), and logistics/warehouse*



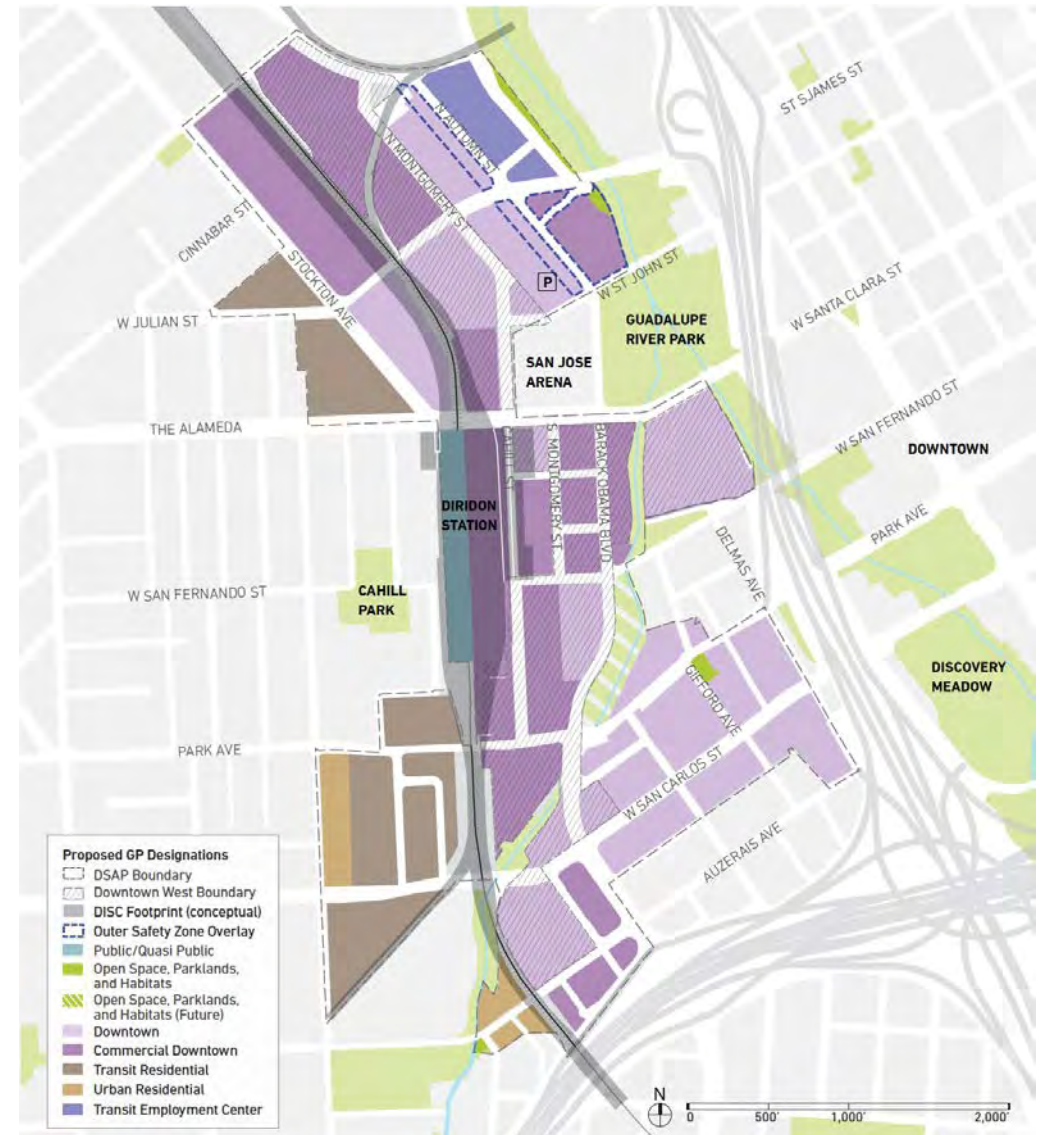
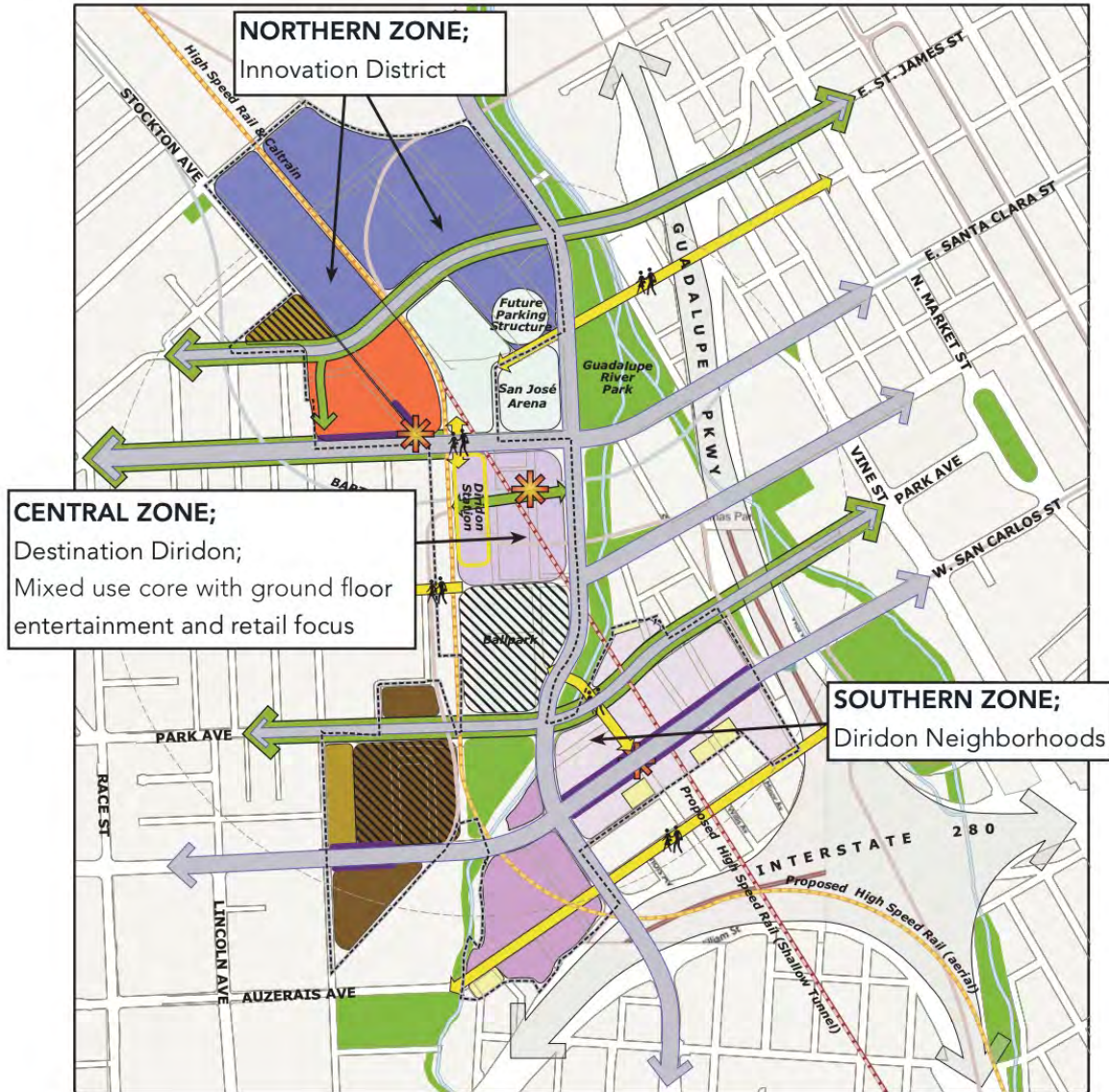
- Include northeastern corner along Autumn
- Include entire Google project site
- Include land between Autumn and Los Gatos Creek between Park Ave and San Fernando



Diridon Station Area





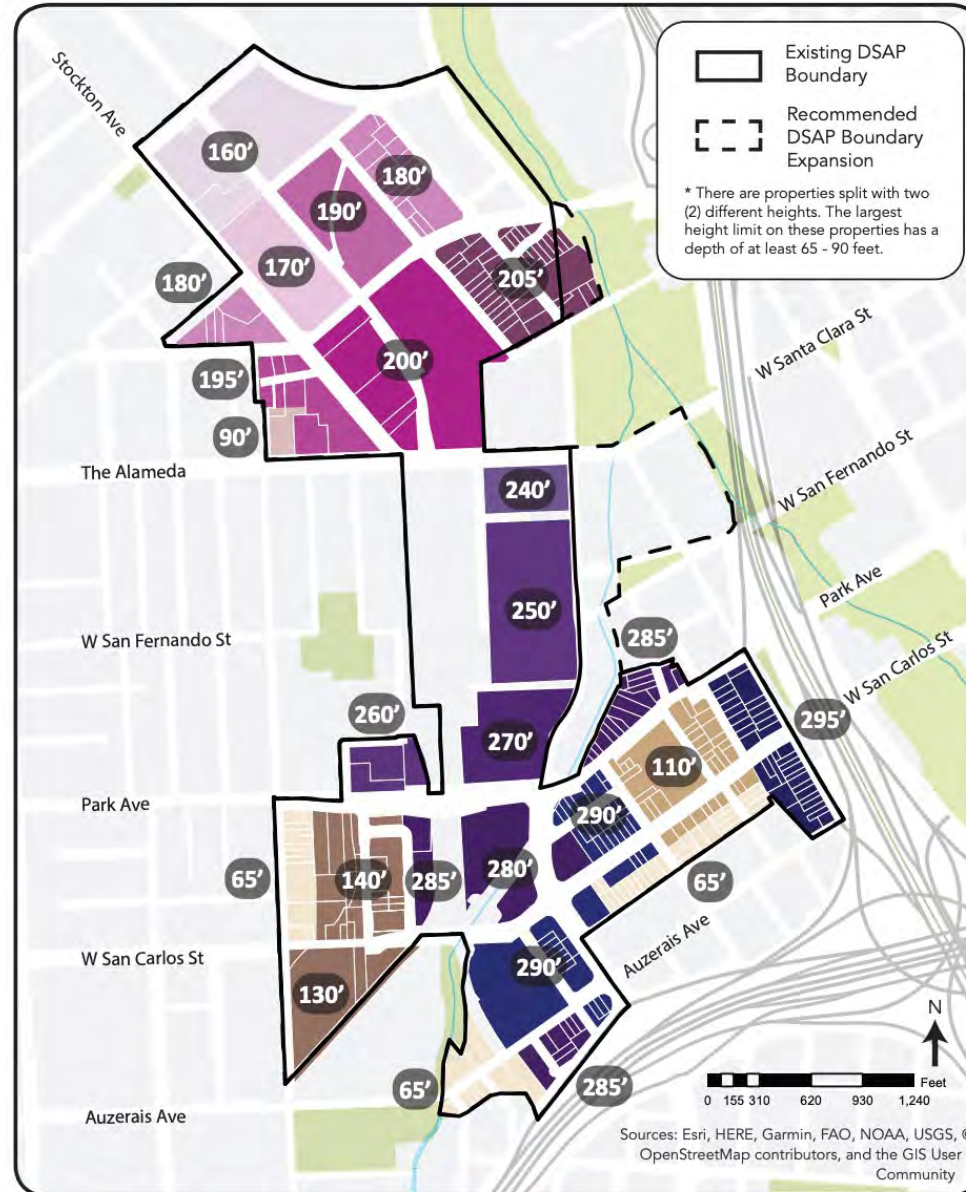


- To achieve consistency with the Outer Safety Zone, this Plan includes an Outer Safety Zone Overlay.
- The overlay includes density restrictions that apply to new development within the overlay boundary
- The following criteria, shown in Table 3-3-1, apply to new development within the Outer Safety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



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

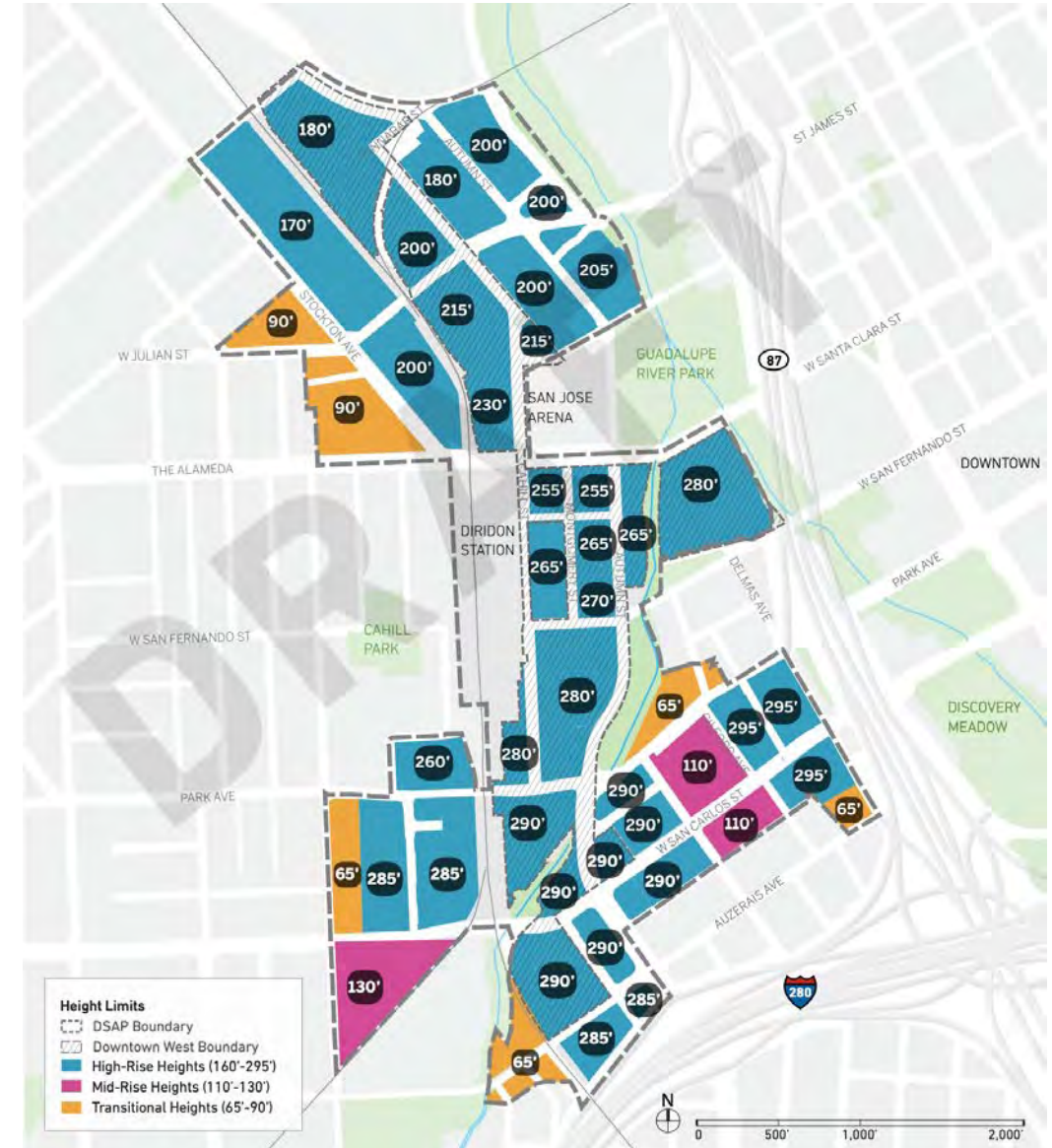
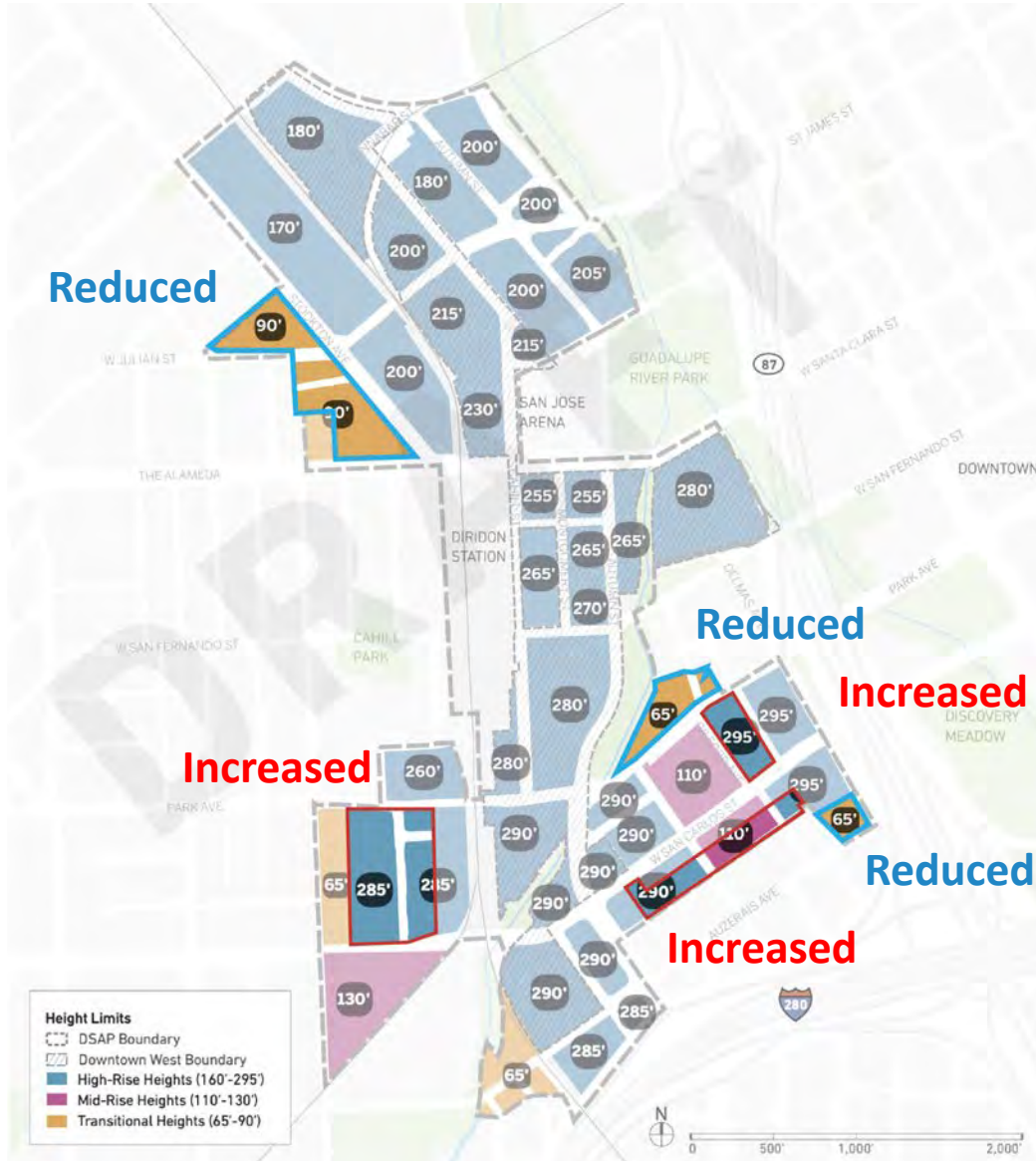
Maximum Occupancy	Open Space Requirement	Land Use
Non-residential, maximum 300 people per acre (includes open area and parking area required for the building’s occupants and one half of the adjacent street area).	20% of gross area or could be achieved on the adjacent park land, Guadalupe Garden and Creek 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.



\*Reflects Downtown West application as of October 2019

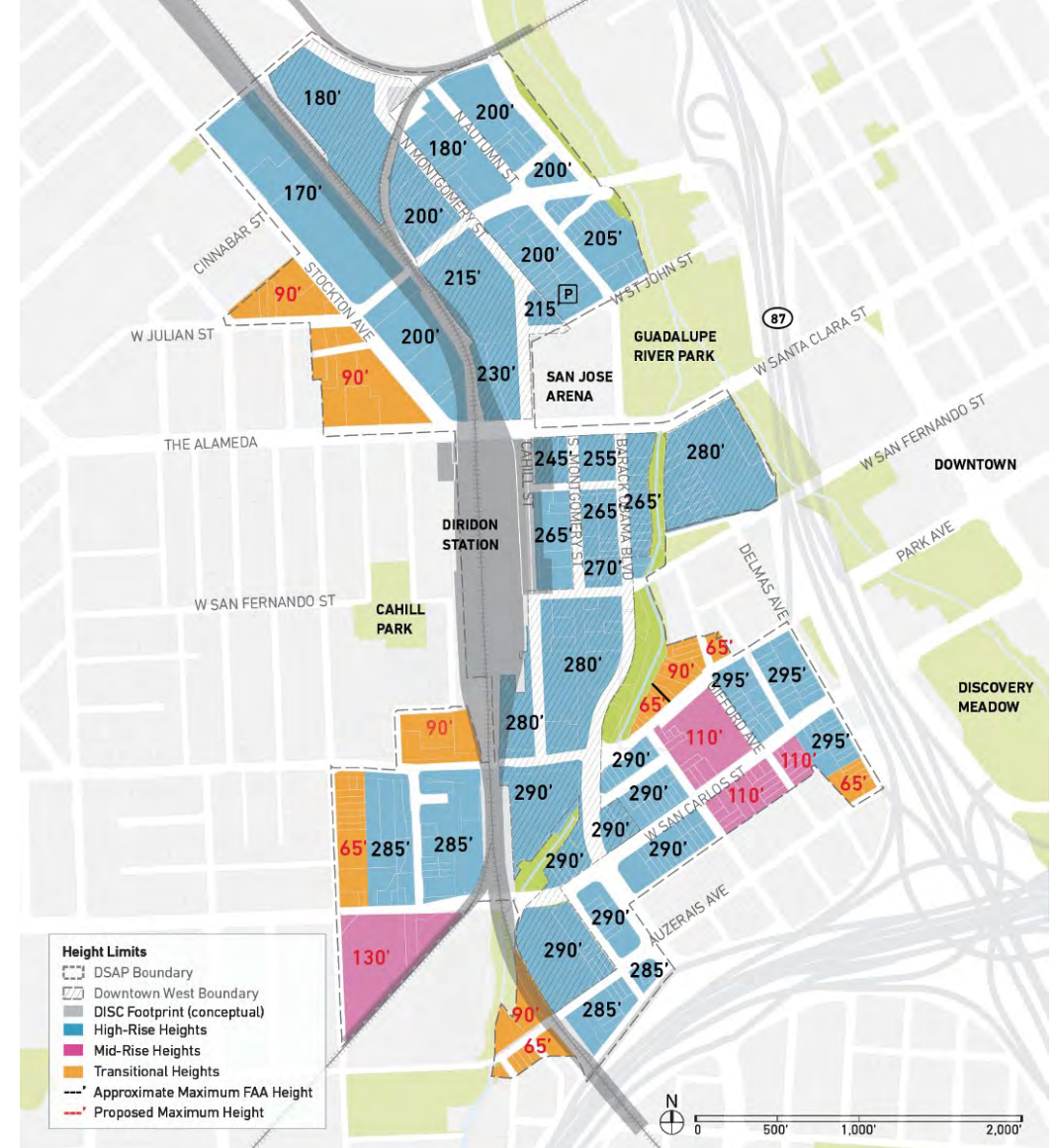
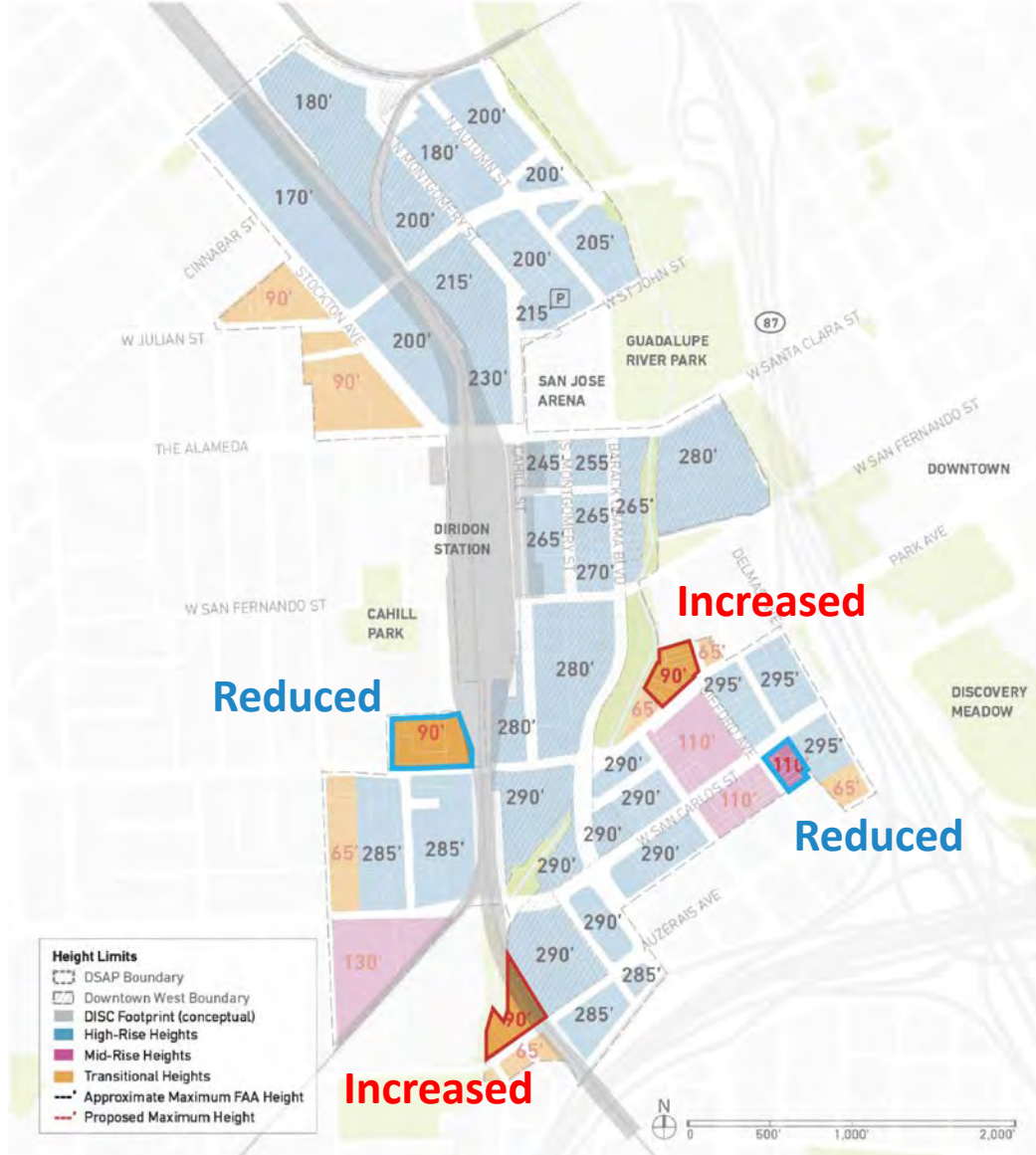
## Changes from Spring 2020 to Fall 2020

## Fall 2020

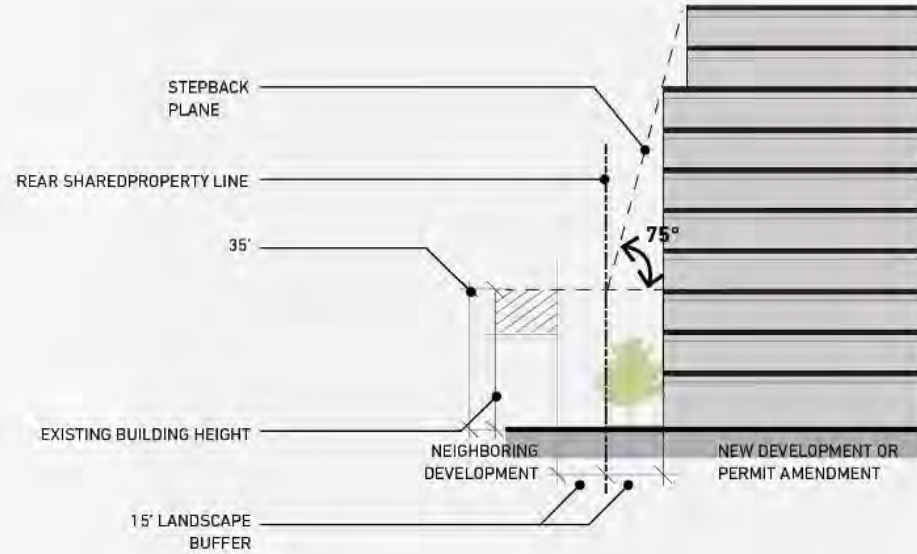


## Changes from Fall 2020 to April 2021

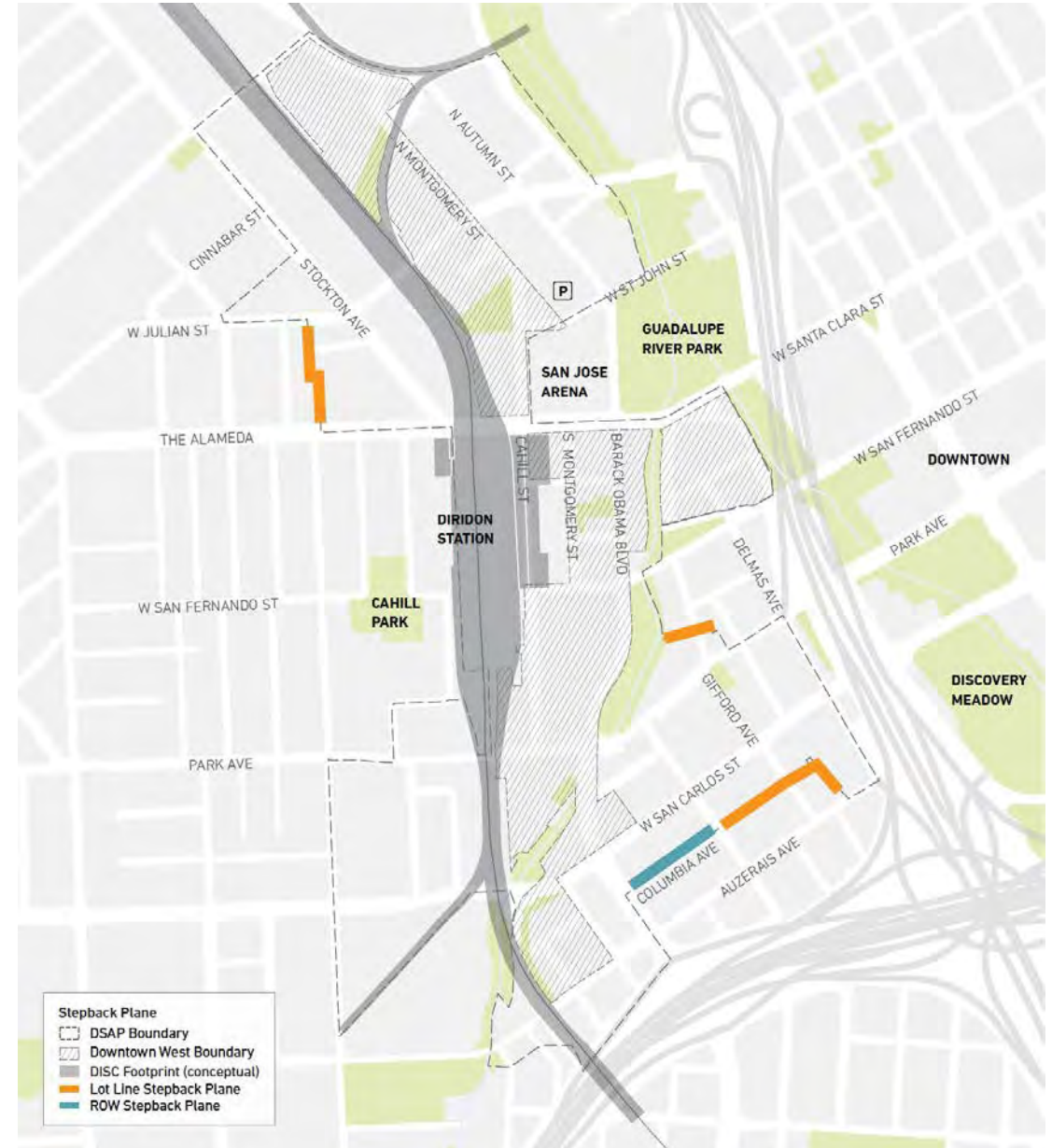
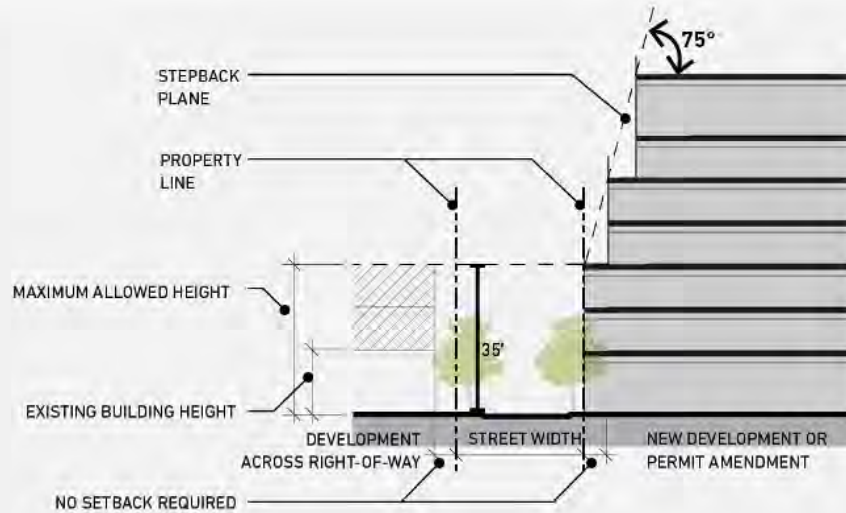
## April 2021



Lot Line Stepback  
Plane Diagram



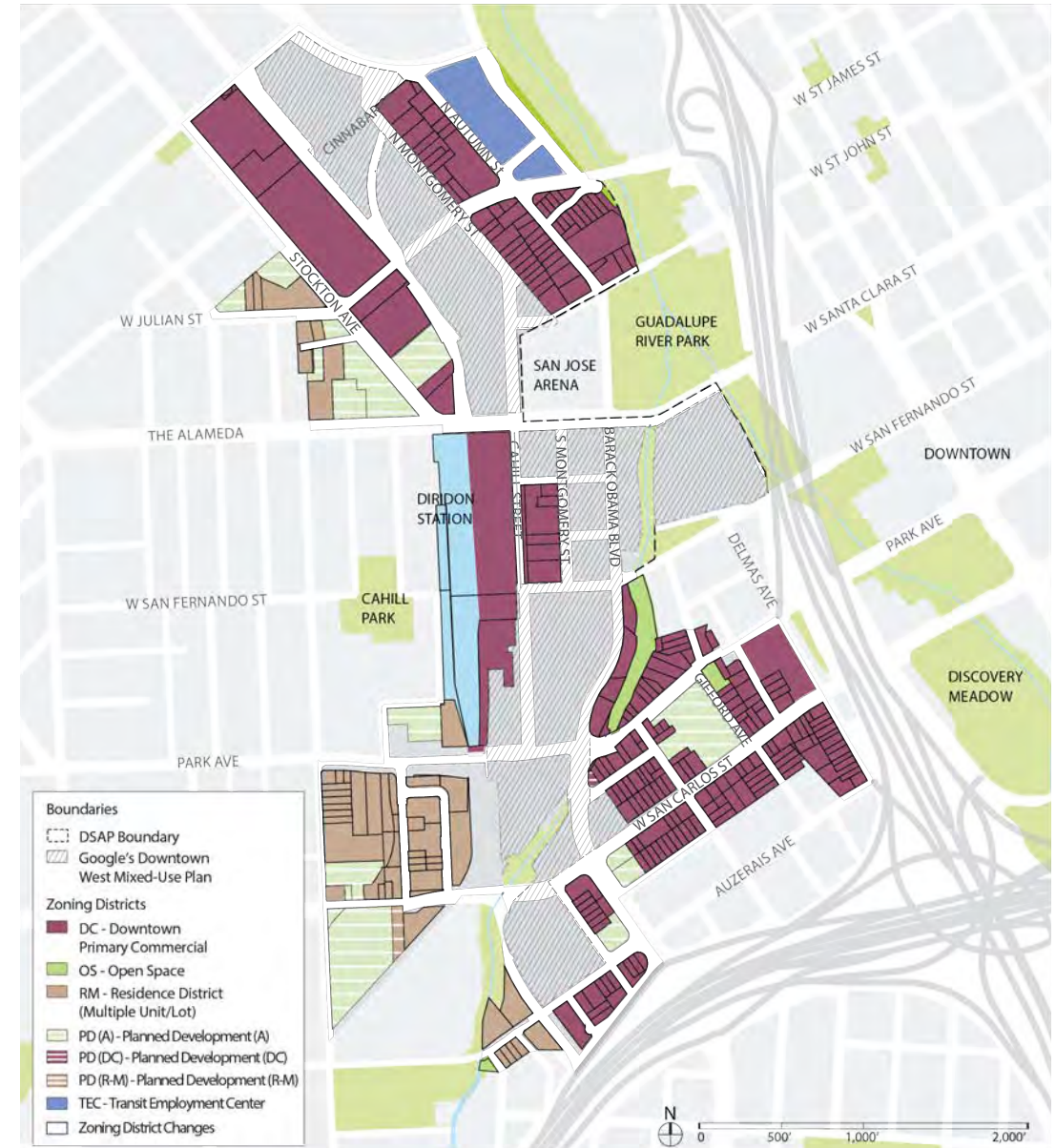
Right of Way Stepback  
Plane Diagram





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
- Support the amended Diridon Station Area Plan's vision





Ricardo Lara Linear Park, Lynwood, CA



Pacific Plaza, Dallas, TX



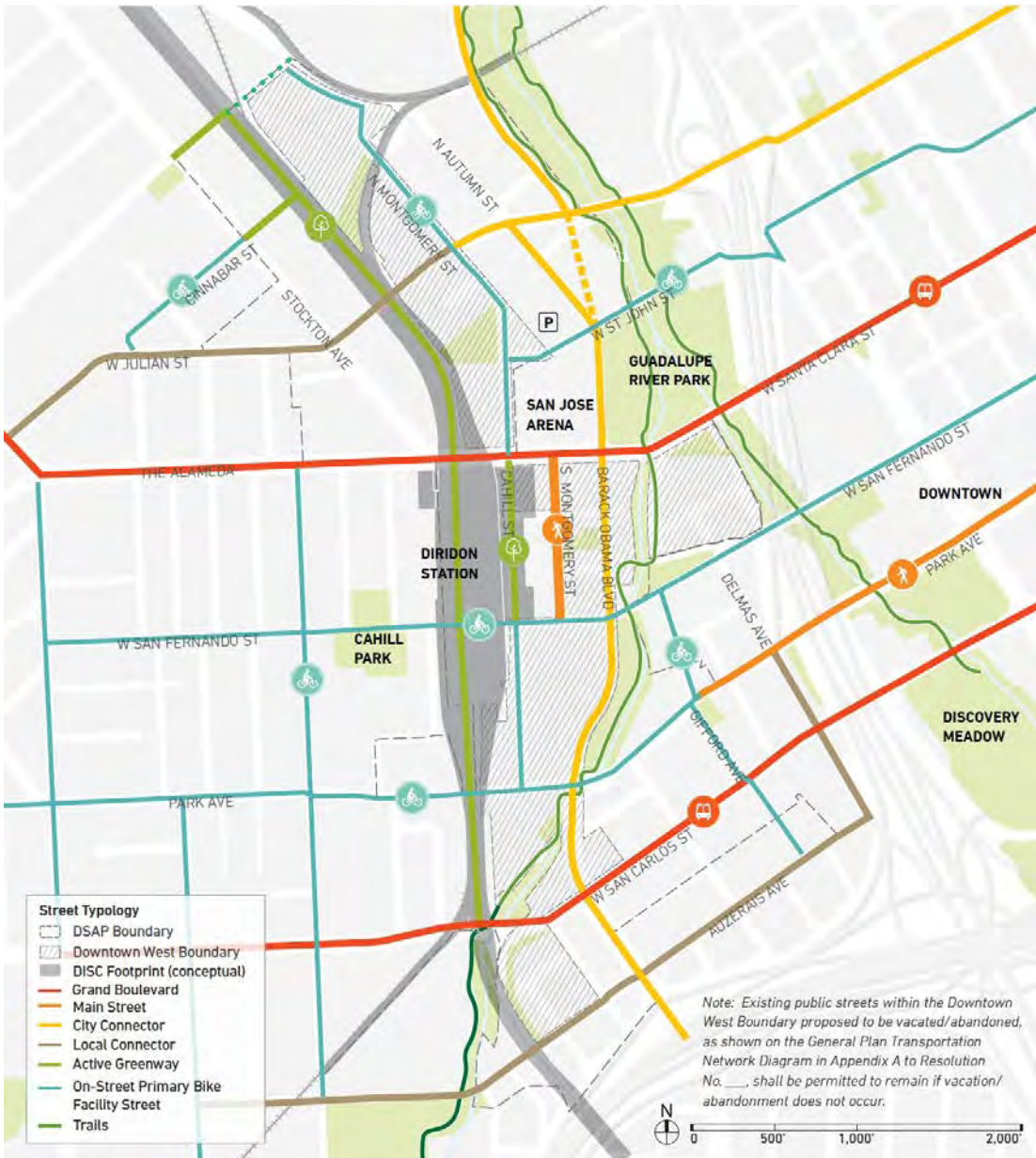
Guadalupe River Trail, San José, CA

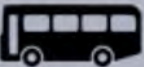





Hunter's Point South, New York City, NY



Hunters Point South, Long Island City, NY



				
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



## 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

### 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)

- Analyzed potential development capacity increases and considered City goals for balanced residential/commercial development
- 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, other low impact ways of travel, and encourages more street life throughout the day and week.
- Staff proposed height limits, design standards, and process requirements to address concerns about neighborhood compatibility and incorporate ideas from community members
- Expanded DSAP boundary to encourage potential park and trail development
- Included an Equity section

“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.)?”

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

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

“... hold all future development within the Diridon Station Area to the most ambitious principles of equity”

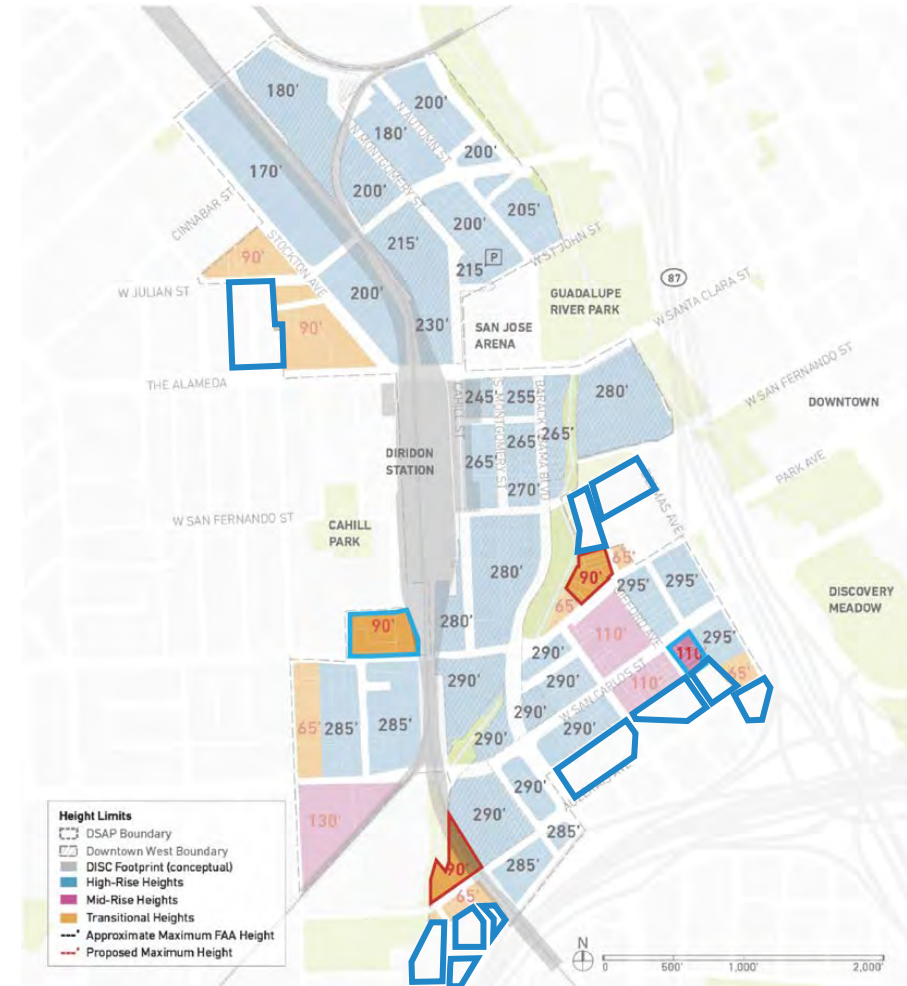
“Shorter heights near creeks and neighborhoods”

## Changes to the Plan:

- **Reduced building heights** in three areas near Los Gatos Creek, Lakehouse City Landmark District, and single-family areas
- **New stepback plane transition standards** in additional areas
- **New landscaped buffer standard** for interior lot lines affected by stepback planes
- **New requirement** for proposed developments on sites affected by the stepback plane standards: provide **perspective renderings** from ground level, illustrating the proposed development in relation to the adjacent properties

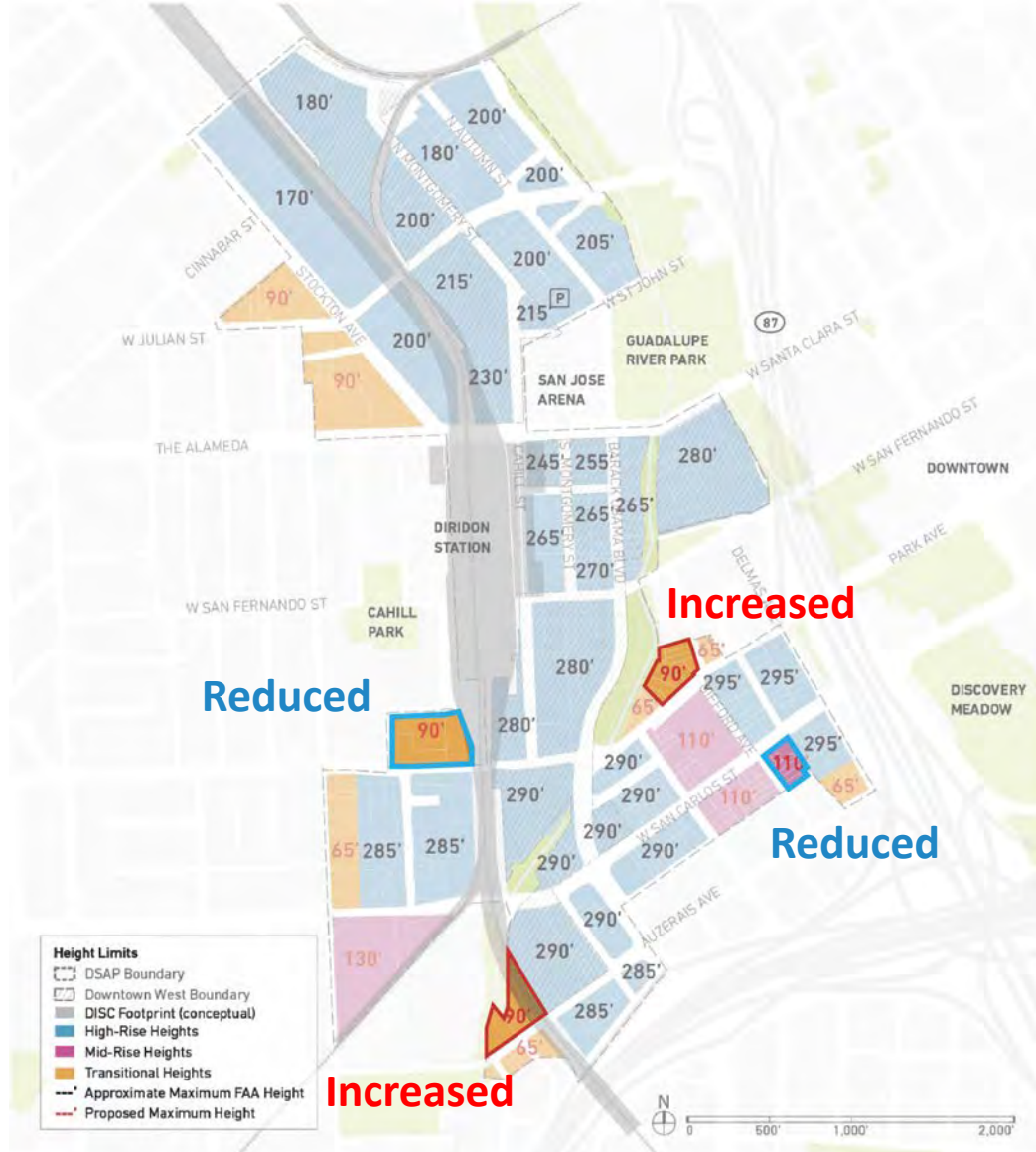
“...concerns with new development heights adjacent to existing single-family neighborhoods.”

## DANG Areas of Concern

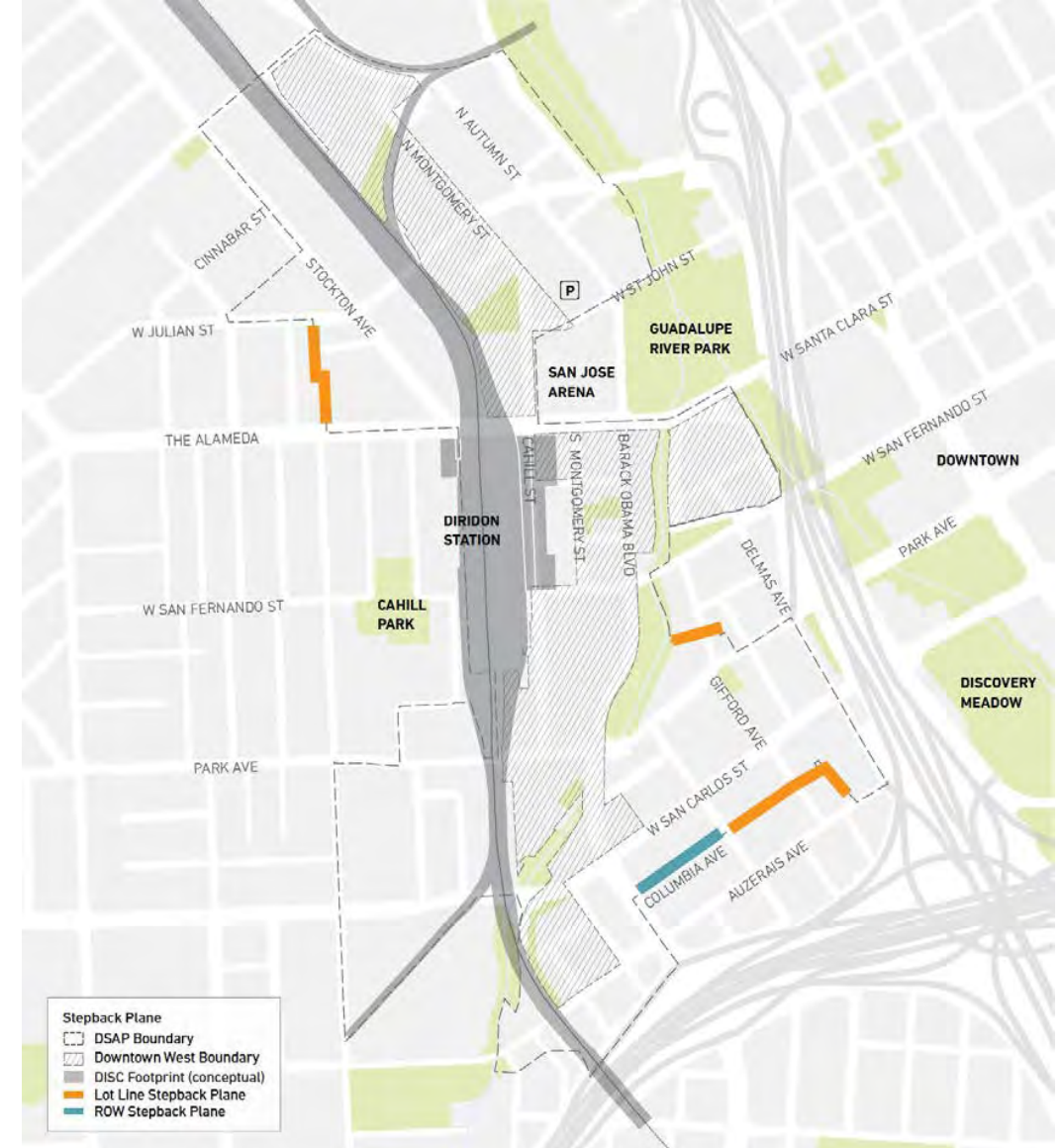




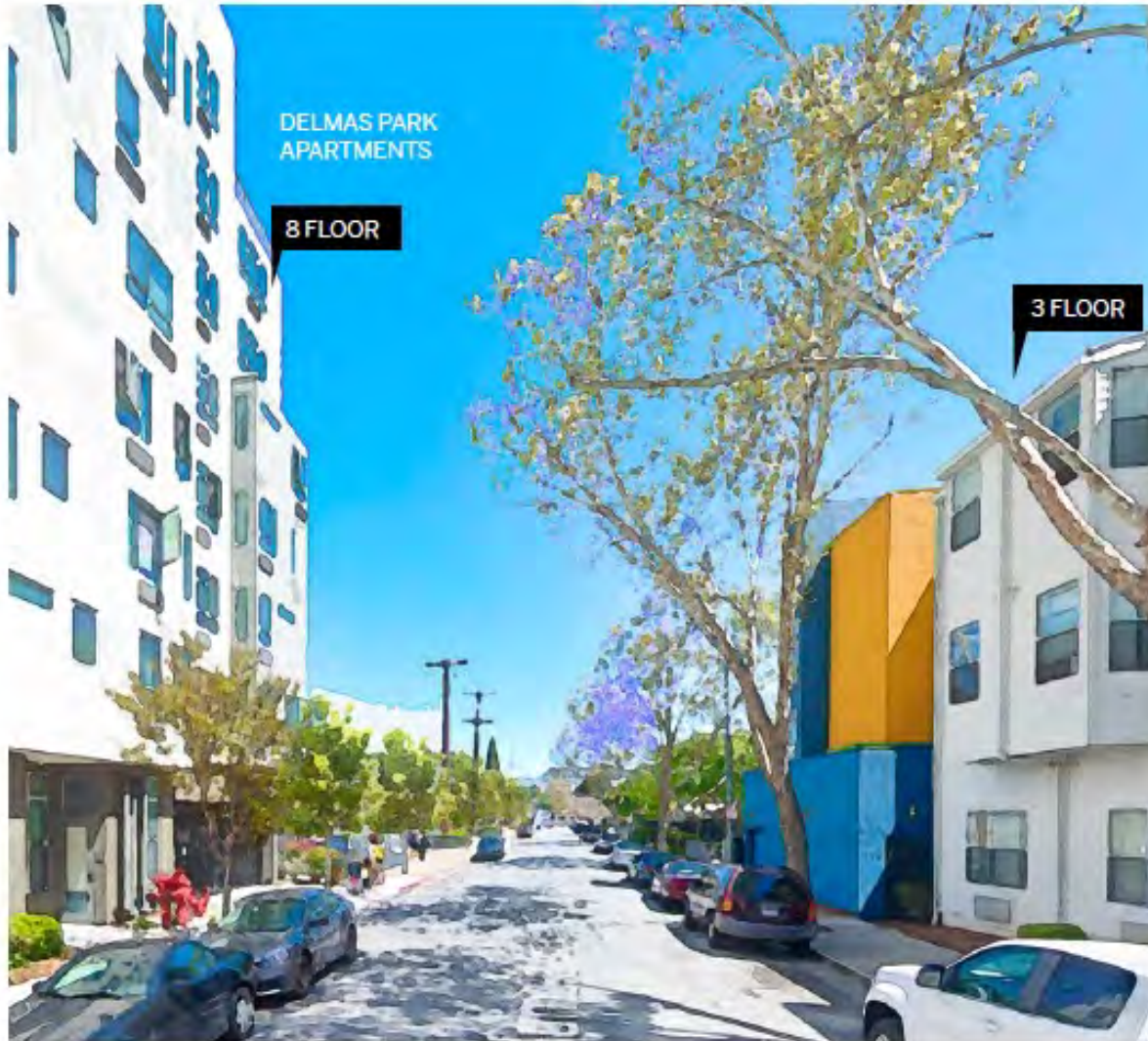
## Changes from Fall 2020 to April 2021



## Stepback Plane



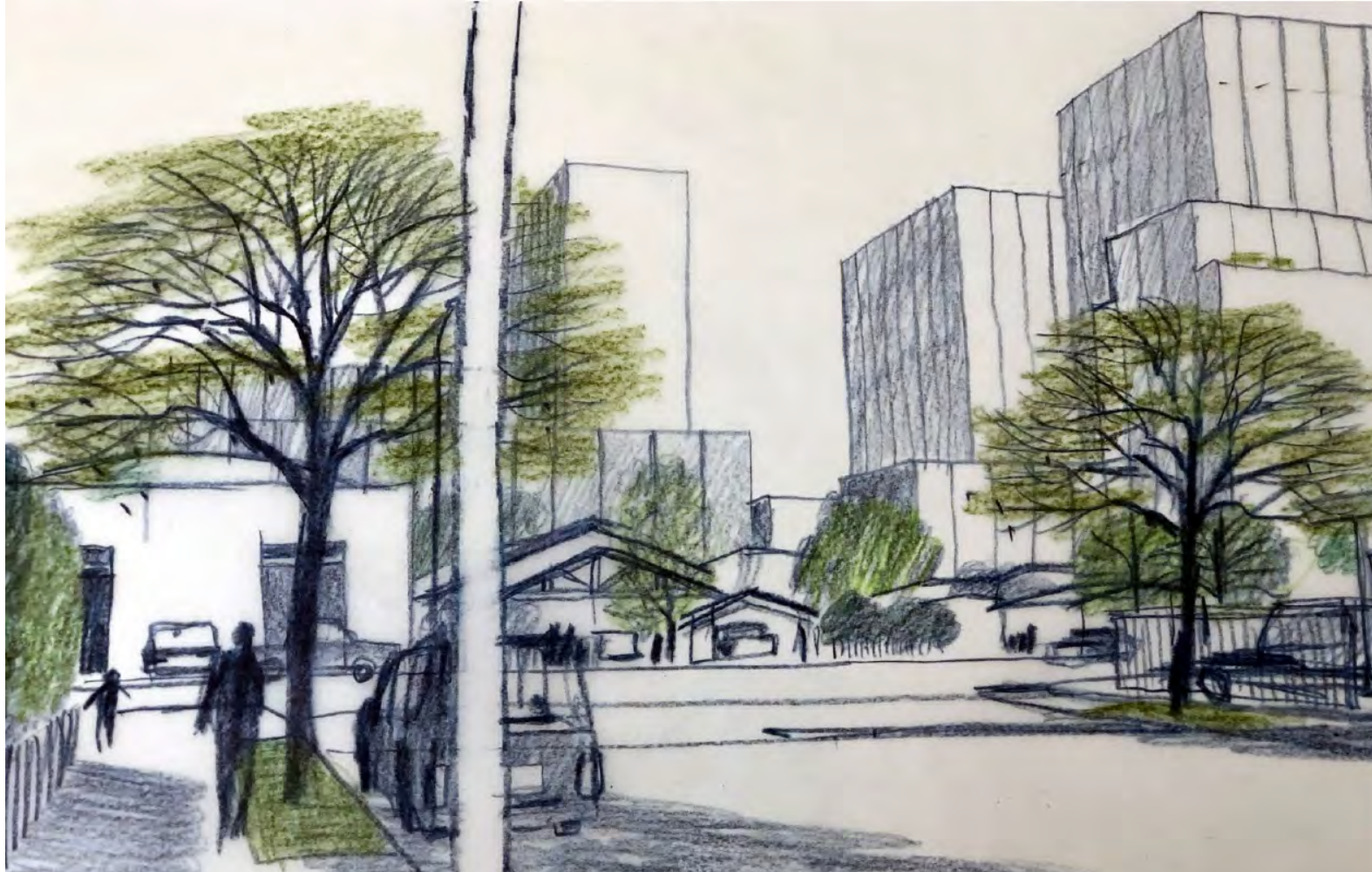
## Columbia Avenue: Existing



## Columbia Avenue: Illustrative



## Conceptual sketch of massing transition



The Planning Commission voted 5-0-2 (Bonilla absent and Lardinois abstained) to recommend that the City Council take 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)