

City Council Hearing

May 21, 2019

Item 4.3

Council Priority #19 (Part 1)

PP19-018: San Jose Downtown
Design Guidelines and Standards

Presenter: Tim Rood, Planning Division
Manager, PBCE



*Planning, Building and
Code Enforcement*



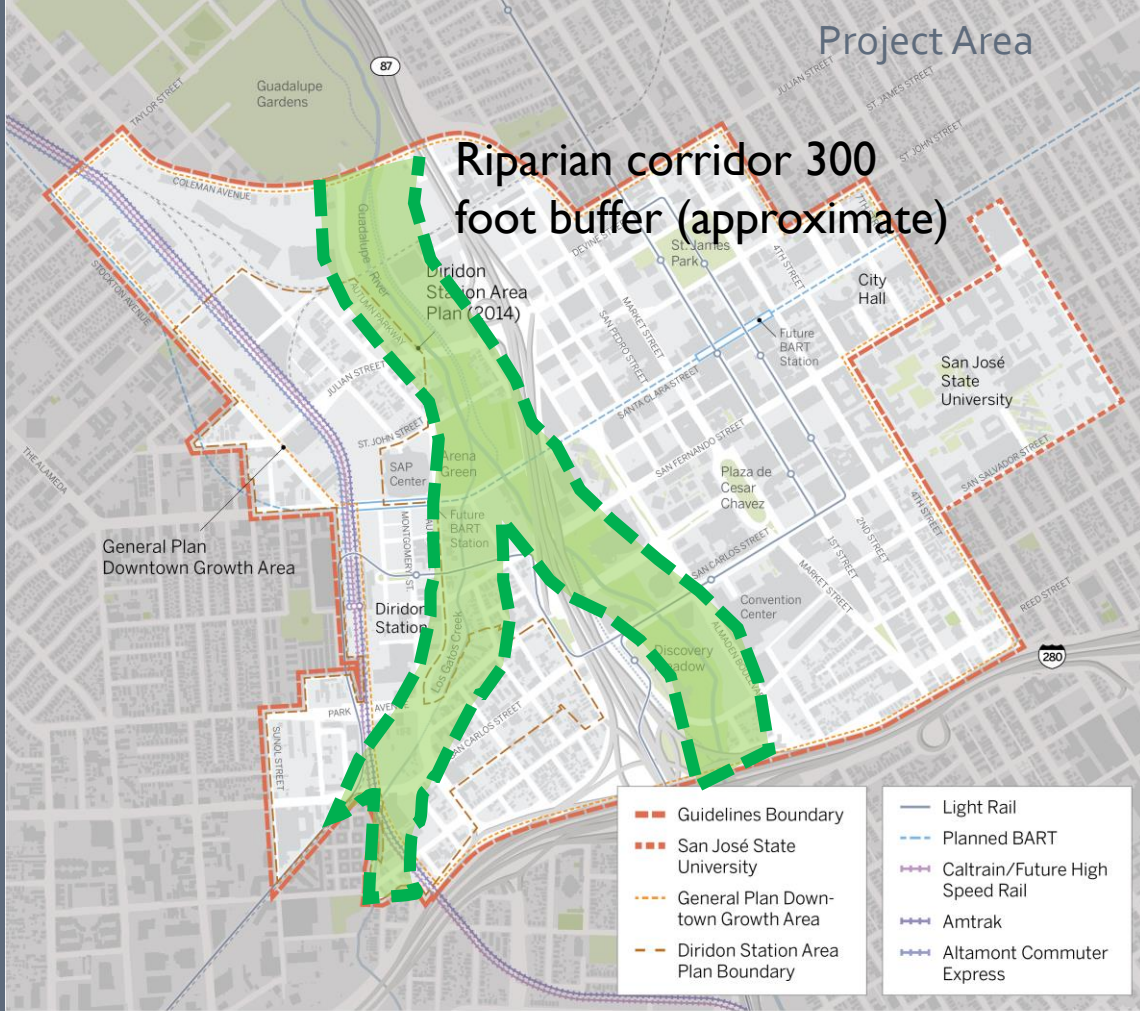
- Council Priority #19, Part 1
- April 23, 2019 Council adopted new Downtown Guidelines & Standards, except for section 4.4.2.b Bird Safety
- Direction to staff to conduct further analysis and outreach to stakeholders
- Stakeholder meeting May 2, 2019 with developers, architects and environmental organizations

Staff Recommendation:

Revise Section 4.4.2.b, Bird Safety and Glossary:

- Reflect the **full range of appropriate bird safety treatments**, including:
 - Exterior screens, louvers, grilles, shutters, or sunshades;
 - Glazing with a bird-safety pattern; or
 - Other methods to reduce likelihood of bird collisions
as suggested by the American Bird Conservancy
- Balance bird safety with other goals for Downtown by **limiting some guidelines and standards** with the greatest impact on development cost to areas within **300 feet of a riparian corridor**
- Limit cost impact on development by **allowing conventional manufactured windows** on building facades with **less than 50% glazing** (typical for wood-frame residential construction)
- Create **clear, unambiguous** guidelines and standards
- **Define terms** not already defined
- **Follow format and organization** of Design Guidelines document

Riparian corridor 300 foot buffer (approximate)



General Plan Downtown Growth Area

Diridon Station Area Plan (2014)

- Guidelines Boundary
- San José State University
- General Plan Downtown Growth Area
- Diridon Station Area Plan Boundary
- Light Rail
- Planned BART
- Caltrain/Future High Speed Rail
- Amtrak
- Altamont Commuter Express



Q&A / Discussion