

**WEST SAN CARLOS URBAN VILLAGE  
OPEN HOUSE (WORKSHOP #3) RE-DO  
MARCH 8, 2018**

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**Land Use**

- Height makes sense on southside of West San Carlos not northside to sun concern too tall.
- Do not include house in the north San Carlos, west of Buena Vista, and east of Dana Avenue.
- Implement parking in the surrounding neighborhood
- Concerned about parking
- Building too tall

**Urban Design**

- Elevation at adjacent property line is existing grading
- 60 degrees day light plane should be used
- Include Midtown Safeway area in plan – approved village.
- Prevent overflow parking into adjacent neighborhoods
- Landscape buffer – evergreen trees 10’ tall
- Real (stone) retaining walls (not wood)
- At Leigh and Dana – 85 feet height is in appropriate for single story houses directly behind – including potential setback.
- There needs to be a minimum setback next to residential 20 feet or more.
- Add a codified policy to determine the property grade based on measured pre-development grades.
- Between Shasta/Leigh and Burbank school, height 85 feet also inappropriate because of adjacent 1 story duplexes and apartments.
- Re-implement permit parking
- Need a way to quantify comments from meeting too loose need numbers for decisions
- I’d like to see higher height limits
- Measure height from existing/adjacent uses/homes
- Figure 5.2: Transitional Height Diagram applies to properties inside and outside the Urban Village boundary with a Residential neighborhood General Plan Designation
  - 30 degree or less. Too much shade in winter.
  - Another comment noted that the previous comment above – I disagree, 45 degree sounds great.
  - Note at the top of this diagram – “email to group. THX!”

- Character of home challenged, because of window since house is from 1910. Want to preserve [referring to the floating P on Norton causing noise and not being able to retro fit windows.]
  - Noise/parking
- Why along single family, homeless [referring to the floating P on Norton]
- Sale Marijuana [referring to obtaining marijuana from nearby dispensary and smoking at the floating P on Norton]
- Why not parks here? [referring to area between Race St. and Lincoln Ave. along W. San Carlos Street. South corridor]
- Promised stoplight [referring to the corner of Douglas and Meridian.]

## **Circulation and Streetscape**

- Bike lane separated from traffic.
- Wider sidewalks are appreciated
- I want to know how I can get the VTA plan for Bascom – specifically neighborhood signage identification
  - Ken --
- Don't take away car lane at west San Carlos and McCarths, make a bike lane from right of way or other parts of property IE setbacks??
- No short length bike lanes. They should be a significant length and connect other routes.
- Traffic impact on Leland and Leigh?
  - San Carlos is a wind tunnel because of this. People do not bike to take public transit, wait in the cold wind, walk and sit on this street. To get this to happen it needs very detailed design ideas to stop or slow down the wind.
- Protect view shed to mountains
- Need a dog park
- Paseo invites strangers (concern) to existing SF??
- Might use of paths/trails esp. with main street.
- The parcel north of San Carlos and between Buena Vista ad Mayellen, existing open 10 foot floating park?
- Cahill park maintenance is bad!
- Character of home challenge because of window when house is form 1910 – preserve.
- Noise/partying
- Why along SF
- Homeless
- Area north of San Carlos between Race and Page street, sale of marijuana.
- South of san Carlos between Race and Lincoln and Auzerais – why no parks here?

## **General Comments/Ideas**

- Community Garden

- Carbon offset (ESD)
- Connectivity – good! All the above.
- Existing private parks relation to public
- San Carlos – noisy and dirty
- Streetscape on San Carlos – trees for shade
- Norton Park?
- Park location – Buena Vista and San Carlos at the rotting (?) houses
- Green parks – shade and gardens
- Pocket parks, kids in high density need legroom to run and play sports
- Specific developed trees for new development:
  - No palm trees – their root systems are thick and no plants grows under them; also this \_\_ die back in the cold winter and they are expensive to prune.
  - Look at getting specific trees made hybrid
- Wind tunnel – San Carlos
  - If all high rises, the wind tunnel will be great. Buildings need to change and no one will walk, sit, or take public transportation if this happens.
- Tall narrow trees for high rises. They are developed by the nursery industries in Wilanette Valley Organ (the largest collection of the longest US nurseries in the country). California does not get these trees – they go to the East Coast. San Jose needs them everywhere where there are high rises adjacent to sidewalks.
- San Carlos and Bascom must have canopy shade trees planted in the center strip. The city took them out around 20 years ago and planted palms – big mistake. Both streets are very glary and need the shade and plants to stop the heavy winds. The winds tunnel on san Carlos is terrible.
- San Jose is not planting its street trees correctly for quick growth through our 2-3 feet hardpan clay soil. I have written an article on how to do this.
- Use canopy trees which go over the 4 lane street and help stop this wind tunnel San Carlos Street. The city took Jacaranda trees out around 20 years ago .. and replaced it with palms – a huge huge mistake.
- Use tall narrow deciduous trees to soften high rise buildings. We do not see any of such trees in San Jose. They are developed in Oregon where the biggest and best nurseries in the US are located. I know because I was a president of the oldest nursery organization in the U.S.

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[kmathewson@secretgardens.com](mailto:kmathewson@secretgardens.com)
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<b>URBAN VILLAGE AMENITIES</b>			
<b>HOUSING</b>	<b>#of Dots</b>	<b>% of Total</b>	<b>Top 5 Priorities</b>
<b>Affordable Housing</b> (In addition to the City’s existing affordable housing mechanism)	34	10.4%	4
<b>COMMERCIAL DEVELOPMENT</b>			
<b>Development of Commercial Space</b> Should a residential mixed-use project construct commercial space at 50% or more above the minimum commercial space requirement under approved Urban Village Plans, it can be considered as a community benefit. Specifically desire a grocery store and retention of pharmacy.	14	4.3%	9
<b>Commercial Space for Existing and New Mom and Pop Businesses</b>	39	11.9%	2
<b>OPEN SPACE AND PLACEMAKING</b>			
<b>Parks, Plaza, and Paseos (Physical Space)</b>	46	14.0%	1 (Tied)
<b>Public Art/ Placemaking Projects</b>	15	4.6%	8
<b>Parkland</b> Contribute more than what is required of the project through the Parkland Dedication Ordinance (PDO) and Park Impact Ordinances, including In-lieu fees, land dedication, or turn-key improvements or a combination thereof.	20	6.1%	7
<b>TRANSPORTATION</b>			
<b>Streetscape Improvements</b> Provide attractive sidewalks, benches, and trees	46	14.0%	1 (Tied)
<b>Upgrade/improve existing bus stop facilities</b> (real-time signage, lighting, trash cans, seating, shelters, and poles)	8	2.4%	11
<b>Better pedestrian connections throughout the Urban Village</b>	22	6.7%	6
<b>HISTORIC PRESERVATION</b>			
<b>Preservation of Neon and Other Historic Signage</b>	31	9.5%	5
<b>Preservation of Historic and Unique Buildings</b>	38	11.6%	3
<b>SUGGESTIONS</b>			
<b>Improve Bicycle Infrastructure</b>	11	3.4%	10
<b>Support for live arts/cultural events (small scale)</b>	4	1.2%	12
<b>Total Respondents</b>	<b>328</b>		

The following items were not included in the amenities list as they are not project amenities that can be asked of a development project above and beyond existing requirements. Many of these items are addresses through the San Jose Municipal Code or the design guidelines or policies in the Urban Village Plan.

Dots	Topics
61	Transitional housing heights; lack of privacy and sunlight; 1:1 ratio
34	More parking
15	Require story poles to illustrate proposed heights of new buildings ("massing" with poles and orange mesh wrap)
2	Remove parking minimums; unbundled parking; set up parking benefit districts
5	Be honest and proactive. It feels like although you know there are grade issues, you have not addressed in zoning/planning department = disconnect treatment of residents