

# **SOUTH BASCOM URBAN VILLAGE**

## **OPEN HOUSE (WORKSHOP #3) RE-DO**

### **FEBRUARY 15, 2018**

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#### **Introduction and Vision**

- Light pollution avoidances
- Is there sewer capacity?  
*Answer: This would be studied as part of the environmental clearance for any redevelopment proposal that is submitted*
- The preservation of residential neighborhoods is important
- Step buildings back from residential

#### **Land Use**

- Expand Village boundary to include San Jose City College soccer field
- 150 height maximum too tall for Dick's Center site

#### **Parks and Open Space**

- Dog park
- Use native plants only
- Fruit trees
- Tree barrier between single-family houses and the Plan area
- Kids play area
- Meeting areas are needed. Places for plazas, farmer's markets, Halloween events, ice cream socials, etc.
- Safe access to the trail network

#### **Urban Design**

- Building heights do not respect single-family residential
- Respect the height, lower the daylight plans
- What about impacts to solar panels?  
*Answer: The daylight plane allows for sun to reach the adjacent properties*
- Parking ratio / capacity – do not allow reductions
- 130-foot building height at the San Jose Community College is out of character. There is too much height differential. The 130-foot height should be lowered to no more than 85 feet.
- Want larger setbacks from existing residential uses
- Taller fences or walls between properties paid for by developer
- Existing houses are typically only one-story tall
- Want daylight plane to start at the shared property line

## Circulation and Streetscape

- Need a northbound and southbound turn pocket across from the Bascom community center – in the middle lane
- Need a safe pedestrian crossing or bridge for easy access to Bascom Community Center from the other side of Bascom Avenue
- More bike lanes please
- Love the separated / dedicated bike lane
- Consider a traffic light at Stokes and Del Mar intersection
- Parking restrictions in residential neighborhoods (2-hour parking)
- Light rail train from SJCC (community college) to Hamilton Avenue or rapid bus service
- Improved access to Los Gatos Creek trail
- Provide pedestrian access to Bascom Light Rail station across Dick's Center site
- Is Kingman a public street?  
*Answer: No, this was removed from the maps in the Urban Village Plan*
- Is easement connecting to Delna Manor for public access?  
*Answer: No, this is a private street*

# Urban Village Amenity Prioritization Activity

**Individual Activity: Urban Village Amenities.** Participants were given “dot” stickers and were asked to place them in the box next to their top five urban village amenities. Participants also had the opportunity to mingle and see others’ priorities. The top urban village amenities that the participants would most like to see in the Urban Village are: (1) Affordable Housing; (2) Parks, Plazas, and Paseos (Physical Space); (3) Cycle Track; (4) Better pedestrian connections throughout the Urban Village; and (5) Parkland.

## SOUTH BASCOM URBAN VILLAGE PLAN

### Urban Village Amenities

Place a dot in the box next to your top 5 Urban Village Amenities programs.

large residential include open space for park  
no blank walls to side walk / facade should invite in

HOUSING	
<b>1 Affordable Housing</b> In addition to the City's existing affordable housing mechanisms...	<p style="font-size: x-small; color: blue;">Extremely low income with support services</p>
COMMERCIAL DEVELOPMENT	
<b>2 Development of Commercial Space</b> Should a residential mixed-use project...	
<b>3 Special Finance District (SFD)</b> Special Financing Districts are established by local businesses and property owners...	<p style="font-size: x-small; color: blue;">Grocery stores Restaurants</p>
OPEN SPACE AND PLACEMAKING	
<b>4 Parks, Plaza, and Paseos</b> (Physical Space)	
<b>5 Public Art/ Placemaking Projects</b>	
<b>6 Parkland</b> Consider more than what is required of the project...	
TRANSPORTATION	
<b>7 Cycle Track</b> Create a continuous north-south cycle track...	
<b>8 Upgrade/improve existing bus stop facilities</b> (real-time signage, lighting, trash cans, seating, shelters, and poles)	<p style="font-size: x-small; color: blue;">VTA</p>
<b>9 Transit priority lanes and/or HOV lanes</b> on major arterials...	<p style="font-size: x-small; color: blue;">HOV 2+ allowed</p>

**SUGGESTIONS:**

1 PROTECTION OF PRIVACY FOR ADJACENT SINGLE FAMILY HOMES WITH OPEN BACKYARDS (SETBACKS, BIG HEIGHT RESTRICTIONS ARE INADEQUATE)

2 FARMERS MARKET ADD CULTURAL / GAMING / ENTERTAINMENT IN NGAMENHOD

3 limit building heights + # of stories

4 require adequate parking for all residential building

5 CO<sub>2</sub> impact + renewable Energy + Green Buildings

6 MAINTAIN EXISTING LANES OF TRAFFIC / VEHICLE THROUGHPUT CAPACITIES

7 Dog park

8 More street trees 500 ft

9 No narrowing of street width or car lane width.

10 No Buildings over 4 stories

<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)	41	21.1%	1
<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.	7	3.6%	8 (Tied)
<b>Special Finance District (SFD)</b> Special Financing Districts are established by local businesses and/or property owners as a “special benefit assessment” to fund maintenance and capital enhancements in a District. They can be used for these purposes, and for marketing, small business assistance, maintenance, security services, public art, streetscape improvement and special events.	2	1.0%	10
<b>OPEN SPACE AND PLACEMAKING</b>			
<b>Parks, Plaza, and Paseos (Physical Space)</b>	37	19.1%	2
<b>Public Art/ Placemaking Projects</b>	10	5.2%	6 (Tied)
<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.	13	6.7%	5
<b>TRANSPORTATION</b>			
<b>Cycle Track</b> Create a continuous north-south cycle track along the length of South Bascom Avenue	25	12.9%	3
<b>Upgrade/improve existing bus stop facilities</b> (real-time signage, lighting, trash cans, seating, shelters, and poles)	10	5.2%	6 (Tied)
<b>Install missing sidewalks and/or ADA ramps at feasible locations</b>	8	4.1%	7

<b>Better pedestrian connections throughout the Urban Village</b>	18	9.3%	4
<b>SUGGESTIONS</b>			
<b>Farmers' Market</b>	5	2.6%	9
<b>Additional cultural/gathering/entertainment area</b>	1	0.5%	11
<b>Green Buildings</b>	7	3.6%	8 (Tied)
<b>Dog park - included above under Parks, Plazas, and Paseos</b>	N/A	N/A	
<b>More street trees</b>	10	5.2%	6 (Tied)
<b>Large residential projects to include open space for the public - included above under Parks, Plazas, and Paseos</b>	N/A	N/A	
<b>Total Respondents</b>	<b>194</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	Topic
69	Protection of privacy for adjacent single-family homes with open backyards (setbacks, building height restrictions are inadequate)
18	limit building height to 4 stories
5	maintain existing lanes of traffic/vehicle thru-put capacities
18	no narrowing of street width or car lane width
6	no buildings over 4 stories
15	Require adequate parking for all residential buildings
1	No blank walls facing sidewalks/inviting facades