# SOUTH BASCOM URBAN VILLAGE OPEN HOUSE (WORKSHOP #3) RE-DO FEBRUARY 15, 2018

### 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

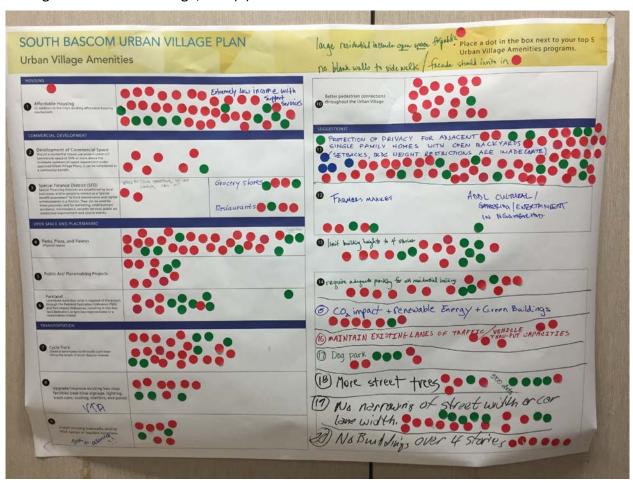
- Parking ratio / capacity do not allow reductions
- 130-foot building height at the San Jose Community College is out of character. There is too much height differential. The 130-foot height should be lowered to no more than 85 feet.
- Want larger setbacks from existing residential uses
- Taller fences 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.



URBAN VILLAGE AMENITIES				
		% of		
HOUSING	#of Dots	Total	Top 5 Priorities	
Affordable Housing				
(In addition to the City's existing affordable				
housing mechanism)	41	21.1%	1	
COMMERCIAL DEVELOPMENT				
Development of Commercial Space				
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)	
Special Finance District (SFD)				
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	
OPEN SPACE AND PLACEMAKING				
Parks, Plaza, and Paseos (Physical Space)	37	19.1%	2	
Public Art/ Placemaking Projects	10	5.2%	6 (Tied)	
Parkland				
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	
TRANSPORTATION				
Cycle Track				
Create a continuous north-south cycle track				
along the length of South Bascom Avenue	25	12.9%	3	
Upgrade/improve existing bus stop facilities				
(real-time signage, lighting, trash cans, seating,				
shelters, and poles)	10	5.2%	6 (Tied)	
Install missing sidewalks and/or ADA ramps at				
feasible locations	8	4.1%	7	

Better pedestrian connections throughout the			
Urban Village	18	9.3%	4
SUGGESTIONS			
Farmers' Market	5	2.6%	9
Additional cultural/gathering/entertainment			
area	1	0.5%	11
Green Buildings	7	3.6%	8 (Tied)
Dog park - included above under Parks, Plazas,			
and Paseos	N/A	N/A	
More street trees	10	5.2%	6 (Tied)
Large residential projects to include open			
space for the public - included above under			
Parks, Plazas, and Paseos	N/A	N/A	
Total Respondents	194		

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		