


LANDMARK SITE SELECTION

SAN JOSE LIGHT TOWER CORPORATION

March 12, 2019
City Council Agenda Item 5.2



Recommendation and Outcomes

With Proposed Action Council will:

1. Accept Guadalupe River Park at Arena Green as the highest-ranking location from the site selection analysis
2. Endorse the San Jose Light Tower Corporation to proceed with an Ideas Competition

If Approved:

1. Arena Green will be the subject of the Ideas Competition
2. Staff from PRNS, OCA, and PW will continue guiding project
3. Item returns to Council in Q4-2019 or Q1-2020 for approval of concept

INSPIRATION

- 501.c.3 created in 2017
- Raised \$1 million to date (no design or site)
- Many citizens like our direction
- 5/1/18 City Council unanimous approval to proceed with Site Selection and to support us

SITE SELECTION STUDY

7 Sites Provided by City Evaluated

Site Name	Total Points
Arena Green	67.03
Plaza de César Chávez	58.05
Diridon Station	54.72
Discovery Meadow	49.24
Park Avenue	48.75
Saint James Park	48.67
Guadalupe Gardens	48.63

Site Selection Criteria Weighting

Points	Criteria
8.06	Site offers access to public transportation
8.06	Define and evaluate conceptual tower massing at each location
7.50	Optimize view corridors
7.50	Adjacent and surrounding land use
7.22	Outdoor capacity
7.22	No obvious negative environmental influences
6.67	Economic development considerations
6.67	Incentives and cost off-sets
6.39	Utility requirements current and future
5.83	Area available
5.83	Project timeline
5.28	Proximity to airport and One Engine Inoperative (OEI) Restrictions
5.00	Site location optimizes neighboring San José foot traffic
4.72	Site is evaluated based on aircraft noise contours
4.16	Available parking within walking distance
3.89	Potential for future expansion
100.00	TOTAL AVAILABLE POINTS PER SITE

Site Location Map with Restrictions

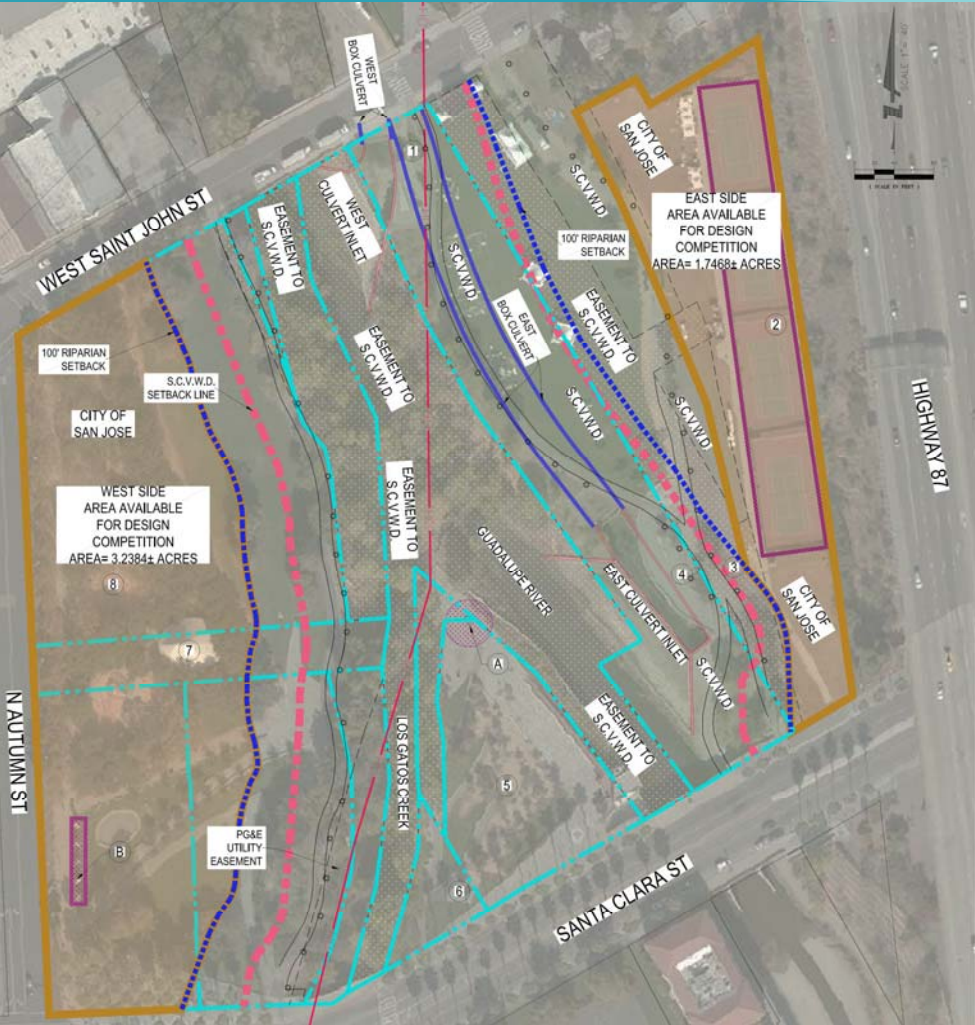


Image Courtesy of BKF Engineers

Environmental Responsibility

- GRPC and PRNS Coordination
- Outreach to Environmentalists
- Lighting Study: Brian Orter / Brian Orter Lighting Design
- Ecology Study: Ginger Bolen / H.T. Harvey & Associates
- All Site Constraints Respected

Ideas Competition

Phase 1

- Ideas solicited from throughout the world
- Seven member jury selects three finalists
- Submittals will be evaluated by a jury of at least seven people, including local and international leaders.
- The jury will represent the diversity of the San José community and include various backgrounds such as architects, community leaders, and a “place-making” expert.

Phase 2

- Finalists further refine and develop ideas
- Jury selects winner and makes recommendation to SJLTC and City Manager
- Design recommendation to City Council

Commitment

- Environmental Respect
- 100' Riparian Setback
- Full Compliance
- Total developable space is 5 acres (3.24 acres in Arena Green West and 1.75 acres in Arena Green East)
- Total developable space is 36% of total site (5 acres out of 14+ acres for entire park)
- **All of Arena Green remains a park**

You Have a Choice

Do nothing

OR

Create a world-class landmark and a spectacular urban park that respects the environment



QUESTIONS

