

**From:** [Jones, Michael \(CMO\)](#) on behalf of [Walesh, Kim](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Mayor, D3 + D6 Briefing Slides  
**Date:** Friday, October 9, 2020 2:03:48 PM  
**Attachments:** [200101\\_Downtown West\\_City Briefings.pdf](#)  
[by the numbers....pptx](#)

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**Mike Jones** | Executive Assistant

Office of Deputy City Managers – Kip Harkness and Kim Walesh

Desk: 408.535.8192

[michael.jones@sanjoseca.gov](mailto:michael.jones@sanjoseca.gov)

City of San José | 200 E. Santa Clara St. | San José, CA 95113

[www.sanjoseca.gov](http://www.sanjoseca.gov) | [San José 311](#) | [Facebook](#) | [Twitter](#)

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**From:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>  
**Sent:** Tuesday, October 6, 2020 8:12 AM  
**To:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>; Tu, John <[john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov)>; Severino, Lori <[Lori.Severino@sanjoseca.gov](mailto:Lori.Severino@sanjoseca.gov)>; Wessling, Cheryl <[Cheryl.Wessling@sanjoseca.gov](mailto:Cheryl.Wessling@sanjoseca.gov)>; Handler, Elisabeth <[elisabeth.handler@sanjoseca.gov](mailto:elisabeth.handler@sanjoseca.gov)>; Ruano, Jose <[Jose.Ruano@sanjoseca.gov](mailto:Jose.Ruano@sanjoseca.gov)>; Rood, Timothy <[timothy.rood@sanjoseca.gov](mailto:timothy.rood@sanjoseca.gov)>  
**Cc:** Walesh, Kim <[Kim.Walesh@sanjoseca.gov](mailto:Kim.Walesh@sanjoseca.gov)>  
**Subject:** Fw: Mayor, D3 + D6 Briefing Slides

Hi! Here are the slides shared with Dang last evening.

### **Nanci Klein**

Director of Economic Development | Director of Real Estate

City of San Jose

(408) 507-0430 - cell

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**From:** Ricardo Benavidez <[benavidez@google.com](mailto:benavidez@google.com)>  
**Sent:** Tuesday, October 6, 2020 7:56 AM  
**To:** Klein, Nanci <[Nanci.Klein@sanjoseca.gov](mailto:Nanci.Klein@sanjoseca.gov)>  
**Cc:** Alexa Arena <[arena@google.com](mailto:arena@google.com)>  
**Subject:** Mayor, D3 + D6 Briefing Slides

[External Email]

Nanci,  
Attached is the Downtown West project update slides we reviewed with Mayor Liccardo,

Councilmember Peralez and Councilmember Davis last week. The file is large so I'm limited to a PDF attachment when sharing the full deck. If you want a specific slide(s) from the PDF in PowerPoint, please let me know and I will send you the individual slide(s).  
/Ricardo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



# Downtown West Check-In

October 2020

Google

San José

## AGENDA

# What we will cover

01

Schedule and process

02

Project overview and  
features

03

Downtown West  
Design Standards and  
Guidelines (DWDSG)

04

Other things to know

05

Next steps and  
continued engagement

# Schedule and process



TIMELINE

# Where are we in the process?



Summer 2019

Fall 2019

Spring 2020

Fall 2020

Spring 2021

**Draft Project Framework**

**Application Submittal**  
(10/10)

**Development Application Community Meeting**  
(12/5)

**Environmental Impact Report Scoping Meeting**  
(11/7)

**Development Application Community Meeting**  
(10/19)

**TODAY**  
**Draft Documents for public review**  
(10/7)

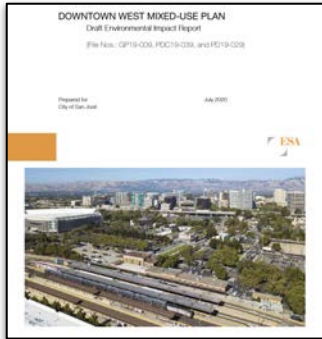
**City Council Study Session**  
(11/16)

**City council considers application approval**

# What is included?

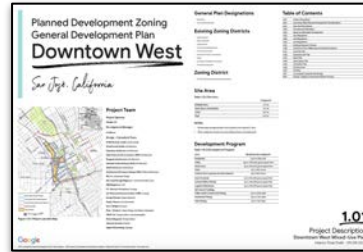
## Draft Environmental Impact Report (DEIR)

### CITY



## Downtown West Draft Application

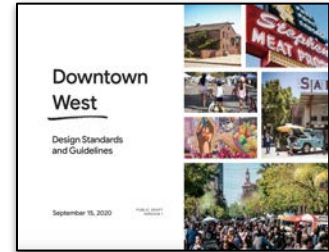
### APPLICANT



**Design Standards & Guidelines**  
Regulations for long-term implementation

**Improvement Standards**  
Horizontal improvement requirements

**General Development Plan**  
Project-specific zoning district requirements



**Amended City Documents**  
Conforming amendments to existing plans

**Infrastructure Plan**  
Infrastructure improvements and responsibilities

**Vesting Tentative Map**  
Subdivision of blocks, street layouts and more

# Project overview and features

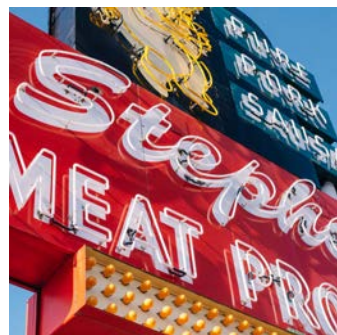




## VISION FOR DOWNTOWN WEST

# Building resilient neighborhoods that capture the essence of San José

San José has asked us to step away from a campus or traditional financial district and move towards a central social place. One that acknowledges both the physical and programmatic elements that make communities stronger in the face of the social challenges of our era.



## DOWNTOWN WEST

# Design Vision



- ~ 7.3 M sf Office
- 4,000 Housing Units  
(studying up to 5,900 units)
- ~ 500 K sf Active Use  
(Retail, Cultural, Arts, Education etc.)
- ~ 15 acres parks + plazas + green spaces

*\*Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown and Downtown West design standards and guidelines*



ILLUSTRATION

# Supporting San José's health and resilience

**6.5x**

housing under DSAP  
(in project boundary)

**4,000**

total housing units

**25%**

affordable

**500K**

sf retail, cultural, arts,  
education, active uses

**15 ac**

parks and open  
space

including

**4.25 ac**

acres of expanded  
riparian habitat

**7.3M**

sf office

**1/2**

of site  
for non-office

**Zero**

net new  
CO<sub>2</sub> emissions

**21 ac**

public land  
purchased



**30 ac**

allocated back for residential  
And public-serving uses

# How we deliver on this project



Design



Programs



Partnerships



\*Artist conceptual rendering, subject to change



# Supporting San José's health and resilience



## Make a 20-minute city

Having a range of essential amenities is the key to resilience



## Meet on the streets

Where our communities come together and make things happen



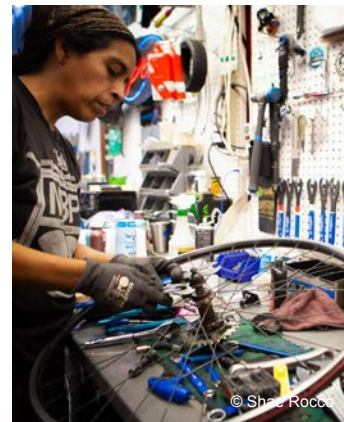
## Follow nature's lead

Change versus sustain the way we can live through access to nature and district systems



## Start with people

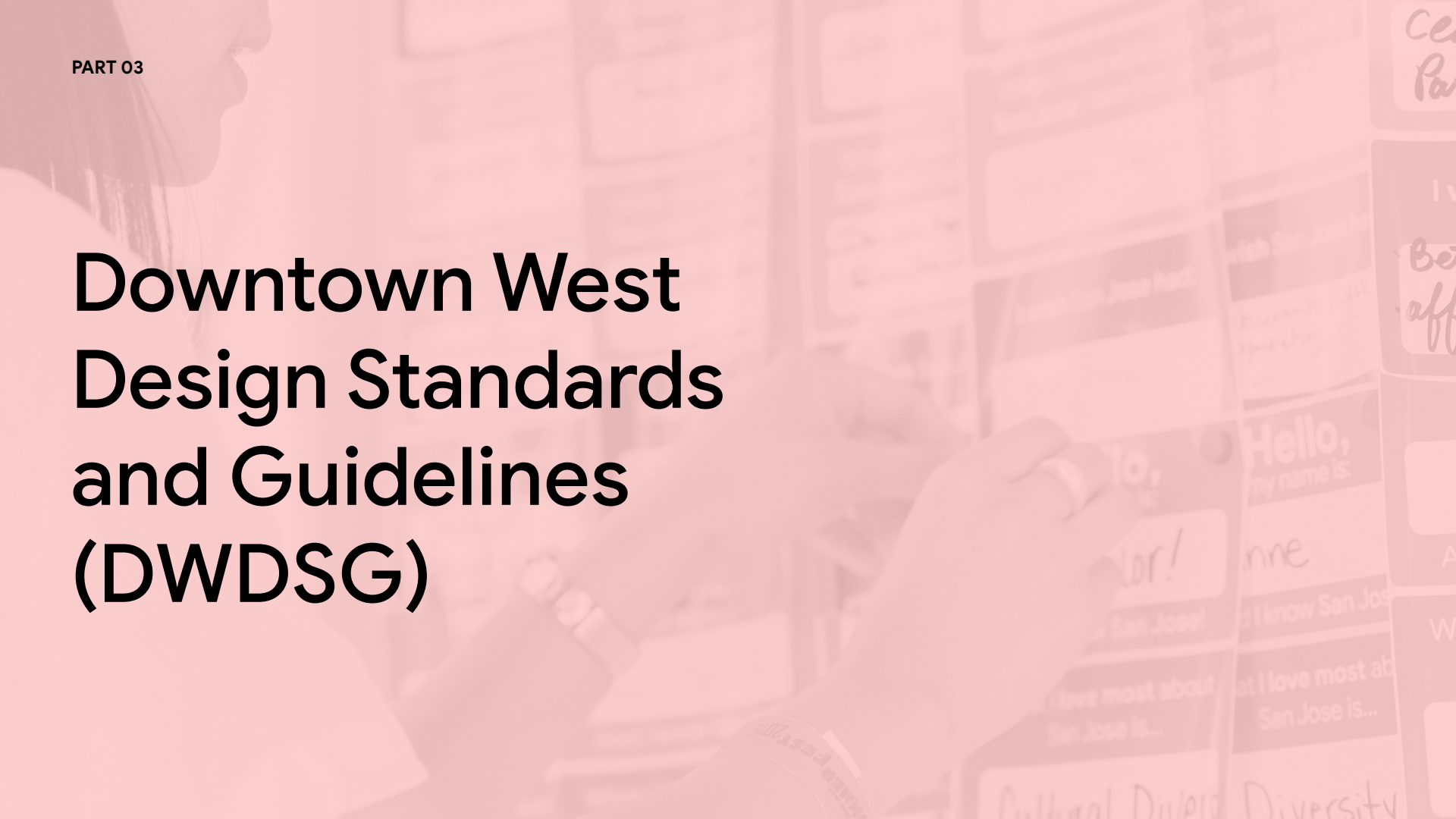
Human experiences define everything from big to small



## Be bold and different

Lean into San José's historic spirit of creativity and entrepreneurship

# Downtown West Design Standards and Guidelines (DWDSG)



# Single Building Process

*\*Not a...*

~80 acres of  
detailed design  
over time

30+  
buildings

10  
different parks,  
tailored to context

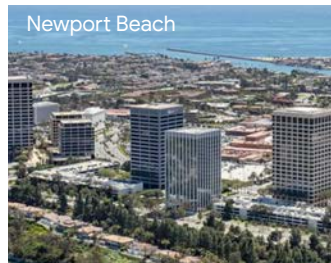
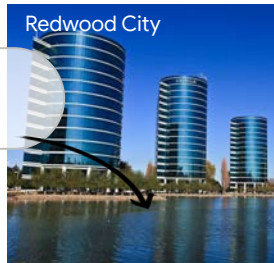
3 mi  
of street  
improvements

10+  
years of phased  
construction



## TWO DIFFERENT APPROACHES

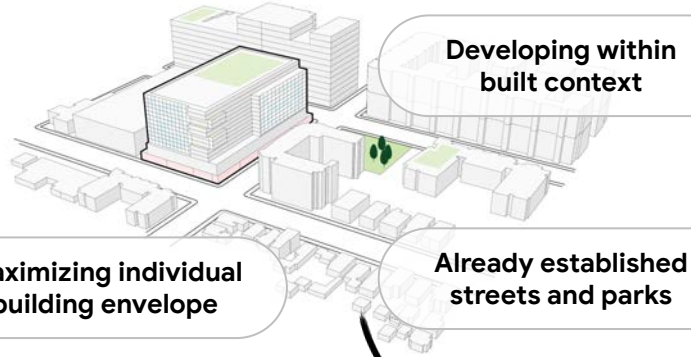
### Design at Once, Repetitive Solutions



### Dynamic and Contextual Solutions

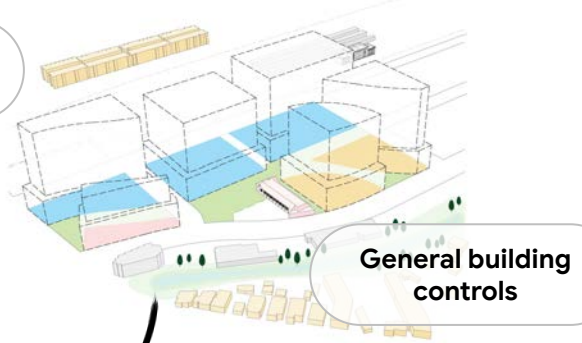


## Single Building Process



## “Specific Plan” Process

High-level land use

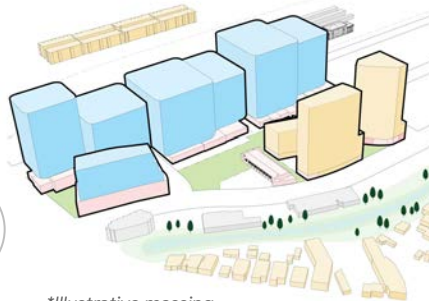


## HYBRID PROCESS

## Downtown West Process

Comprehensive “place” vision

Flexibility for future priorities and advancements

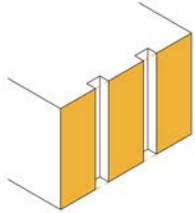


Setting context in advance

Integrating buildings, streets + open space design

# Downtown-Wide Controls

Consistent baseline requirements



DOWNTOWN DESIGN GUIDELINES



COMPLETE STREETS

& OTHER CITY DOCUMENTS

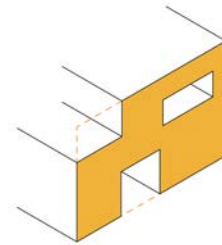


# Downtown West-Specific Controls

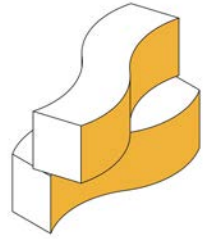
Specific performance + contextual design variety



Higher-level of detail



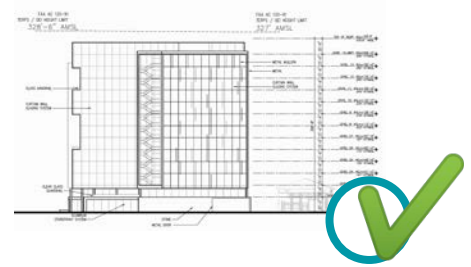
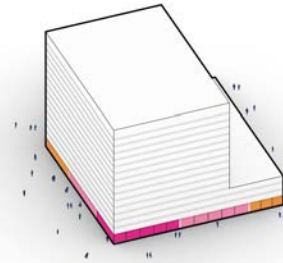
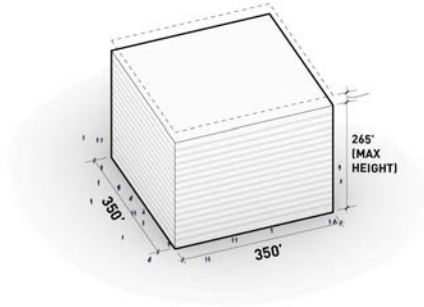
Large scale integration



DWDSG / IMPROVEMENT STANDARDS

PROJECT APPROVAL

# Single Building Process



Project  
Review  
Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approval

Relevant  
Documents

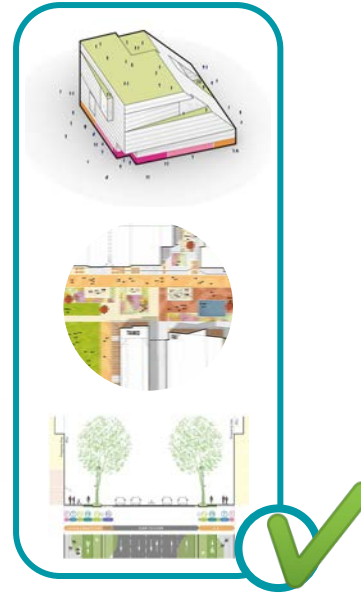
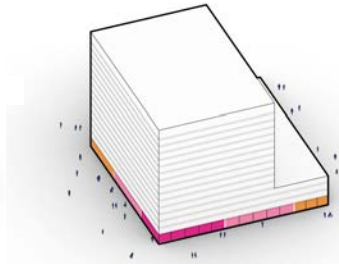
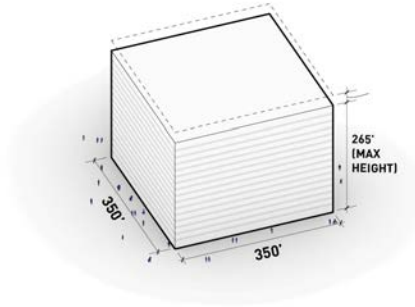
GENERAL PLAN  
DOWNTOWN STRATEGY  
DIRIDON STATION AREA PLAN

DOWNTOWN DESIGN GUIDELINES  
COMPLETE STREETS DESIGN  
STANDARDS & GUIDELINES  
MUNICIPAL CODE

DETAILED DESIGNS MAXIMIZING  
BUILDING ENVELOPE

PROJECT APPROVAL

# Proposed DW Process



Project Review Sequence

1

Policy Compliance

2

City Design Controls

3

Project Approvals

4

Conformance Reviews

Relevant Documents

GENERAL PLAN  
DOWNTOWN STRATEGY  
DIRIDON STATION AREA PLAN  
*(as amended)*

DOWNTOWN DESIGN GUIDELINES  
COMPLETE STREETS DESIGN  
STANDARDS & GUIDELINES  
MUNICIPAL CODE  
*(as amended)*

EIR  
DEVELOPMENT AGREEMENT  
PD ZONING  
PD PERMIT (DWDSG +)

DETAILED DESIGNS

# Chapters

01



LAND USE

Public Spaces in Downtown San Jose  
- People

02



OPEN SPACE

Open spaces and programming for and by the community  
- Community

03



BUILDINGS

Historic Building and material retention in the urban fabric of downtown San Jose  
- People

04



MOBILITY

Walkable streets that generate activity  
- People

05



LIGHTING AND SIGNAGE

Lighting and signage fitting in the context of the area  
- People

06



SUSTAINABILITY

A green approach to sustainability, including green roofs, solar shading, and other green technologies  
- People

# Highlights

A

**DWDSG Highlights:  
Land Use + Buildings**

B

**DWDSG Highlights:  
Open Space**

C

**DWDSG Highlights:  
Mobility**

PART A

# DWDSG Highlights: Land Use + Buildings





# Land Use + Buildings



## Land Use

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## Buildings

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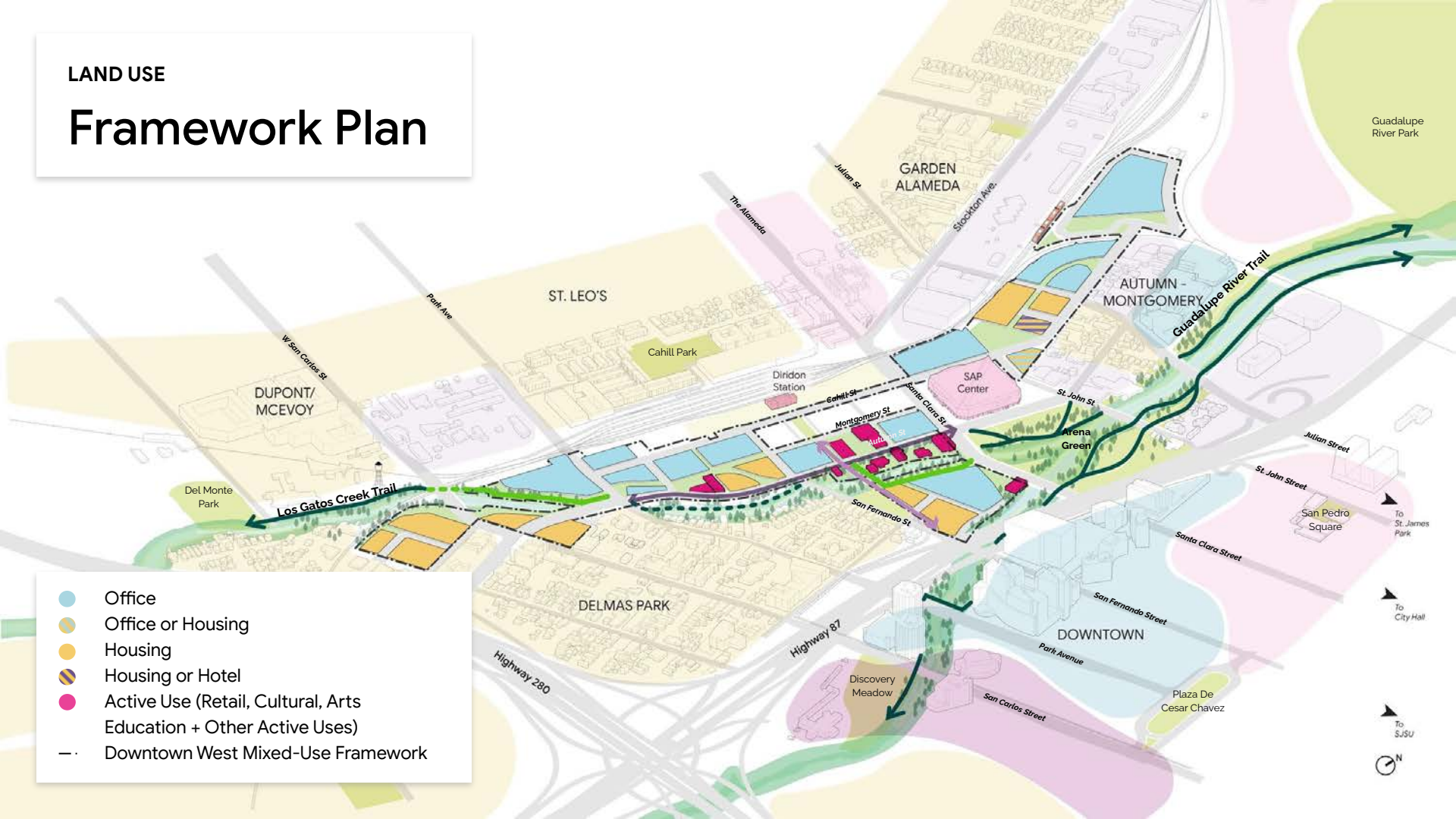
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## LAND USE

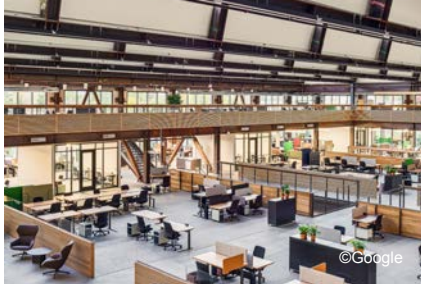
# Framework Plan

- Office
- Office or Housing
- Housing
- Housing or Hotel
- Active Use (Retail, Cultural, Arts Education + Other Active Uses)
- Downtown West Mixed-Use Framework



LAND USE

# Active Uses



COMMERCIAL



RETAIL



INSTITUTIONAL



ARTS + CULTURAL



CHILDCARE + EDUCATION



NON-PROFIT, COWORK AND SMALL BUSINESS

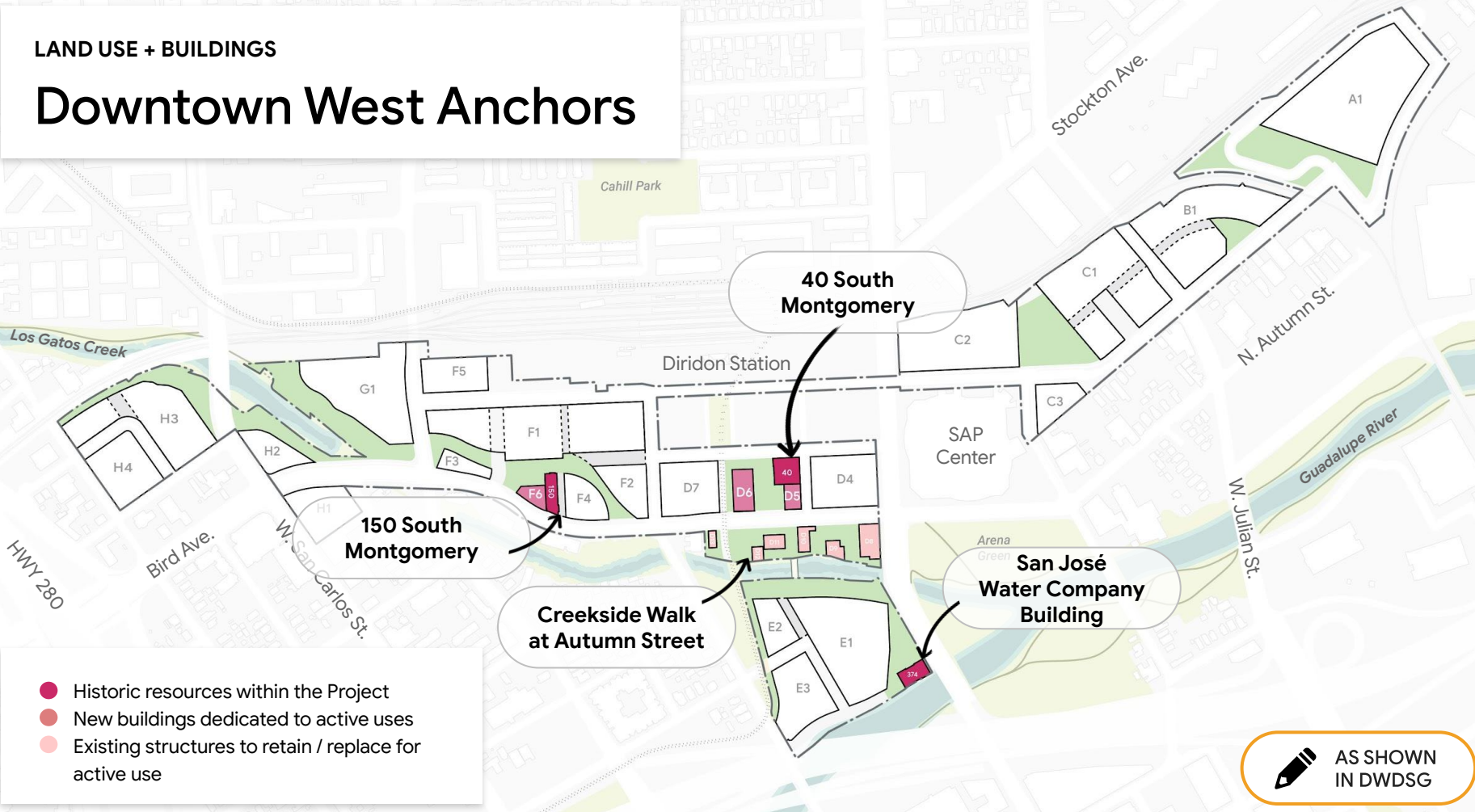
## Active Uses:

- COMMERCIAL
- RETAIL / RESTAURANT
- ARTS
- CULTURAL
- LIVE ENTERTAINMENT
- COMMUNITY CENTER
- INSTITUTIONAL
- CHILDCARE
- EDUCATION
- MAKER SPACES
- NON-PROFIT
- SMALL-FORMAT OFFICE SPACE



LAND USE + BUILDINGS

# Downtown West Anchors

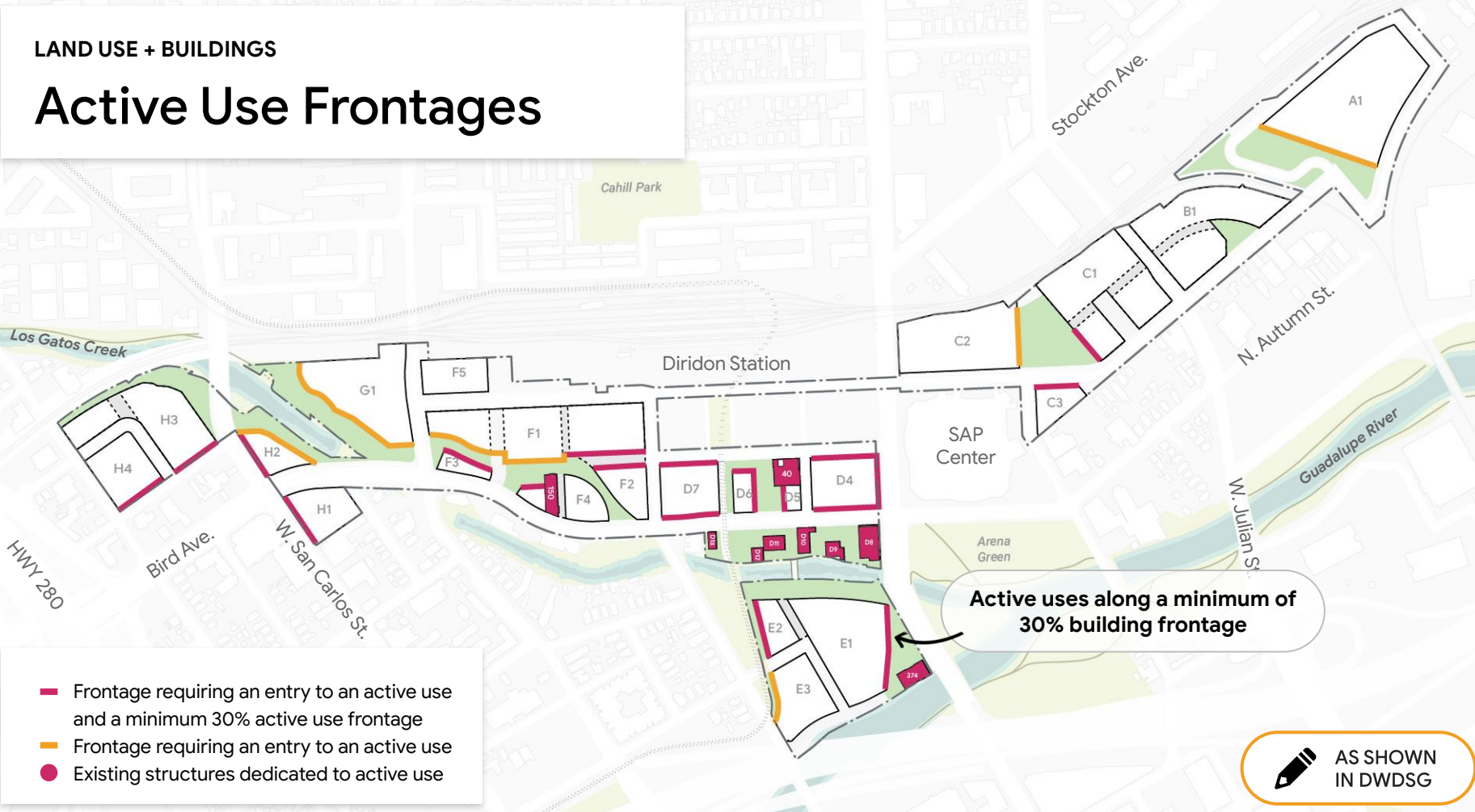


- Historic resources within the Project
- New buildings dedicated to active uses
- Existing structures to retain / replace for active use

 AS SHOWN  
IN DWDSG

LAND USE + BUILDINGS

# Active Use Frontages

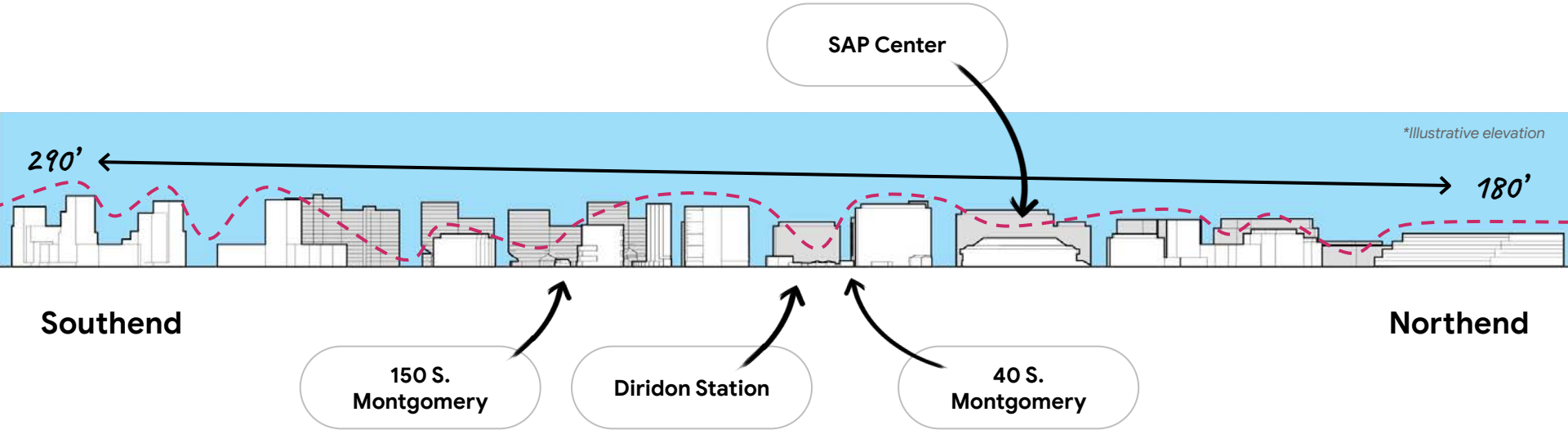


- Frontage requiring an entry to an active use and a minimum 30% active use frontage
- Frontage requiring an entry to an active use
- Existing structures dedicated to active use

 AS SHOWN  
IN DWDSG

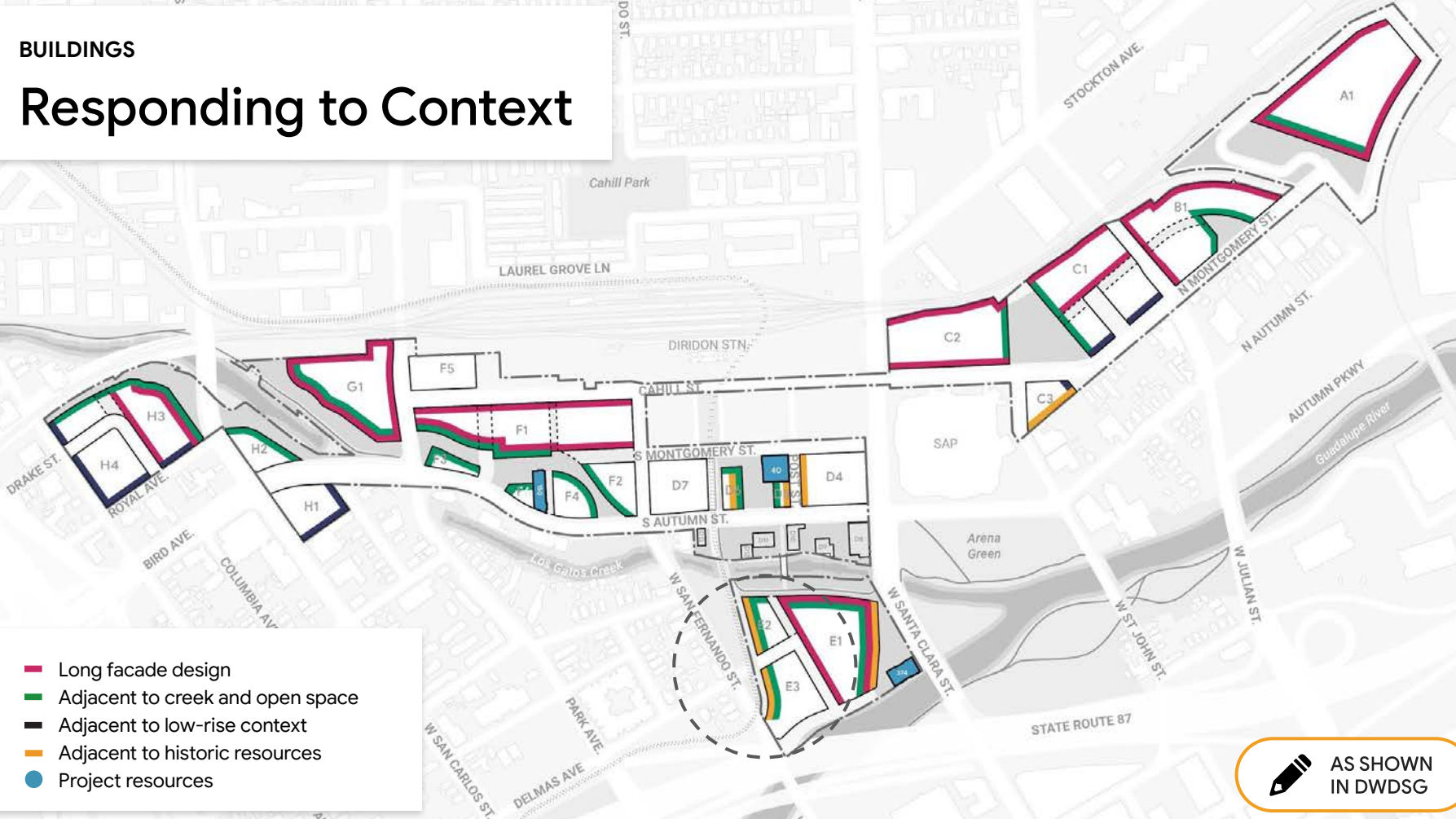
BUILDINGS

# Range of Heights



## BUILDINGS

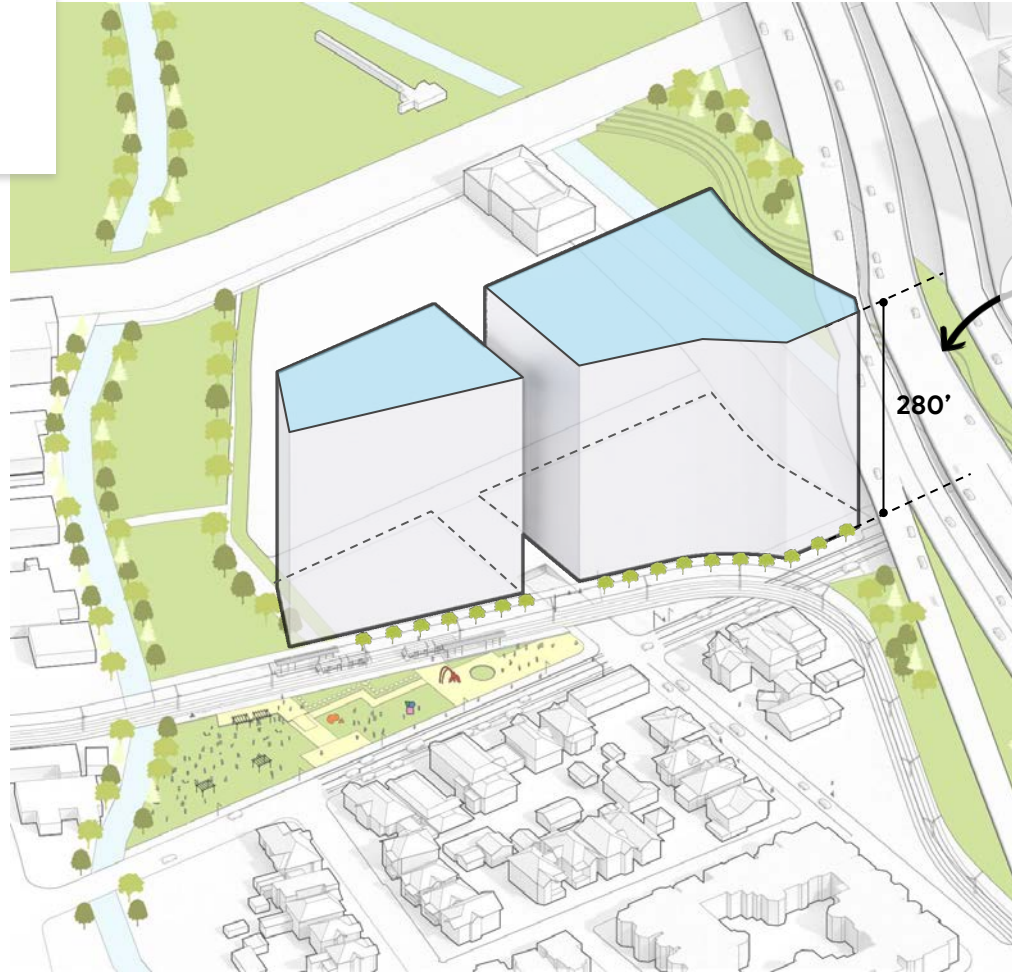
# Responding to Context



 AS SHOWN  
IN DWDSG

BUILDINGS EXAMPLE

# Starting Envelope



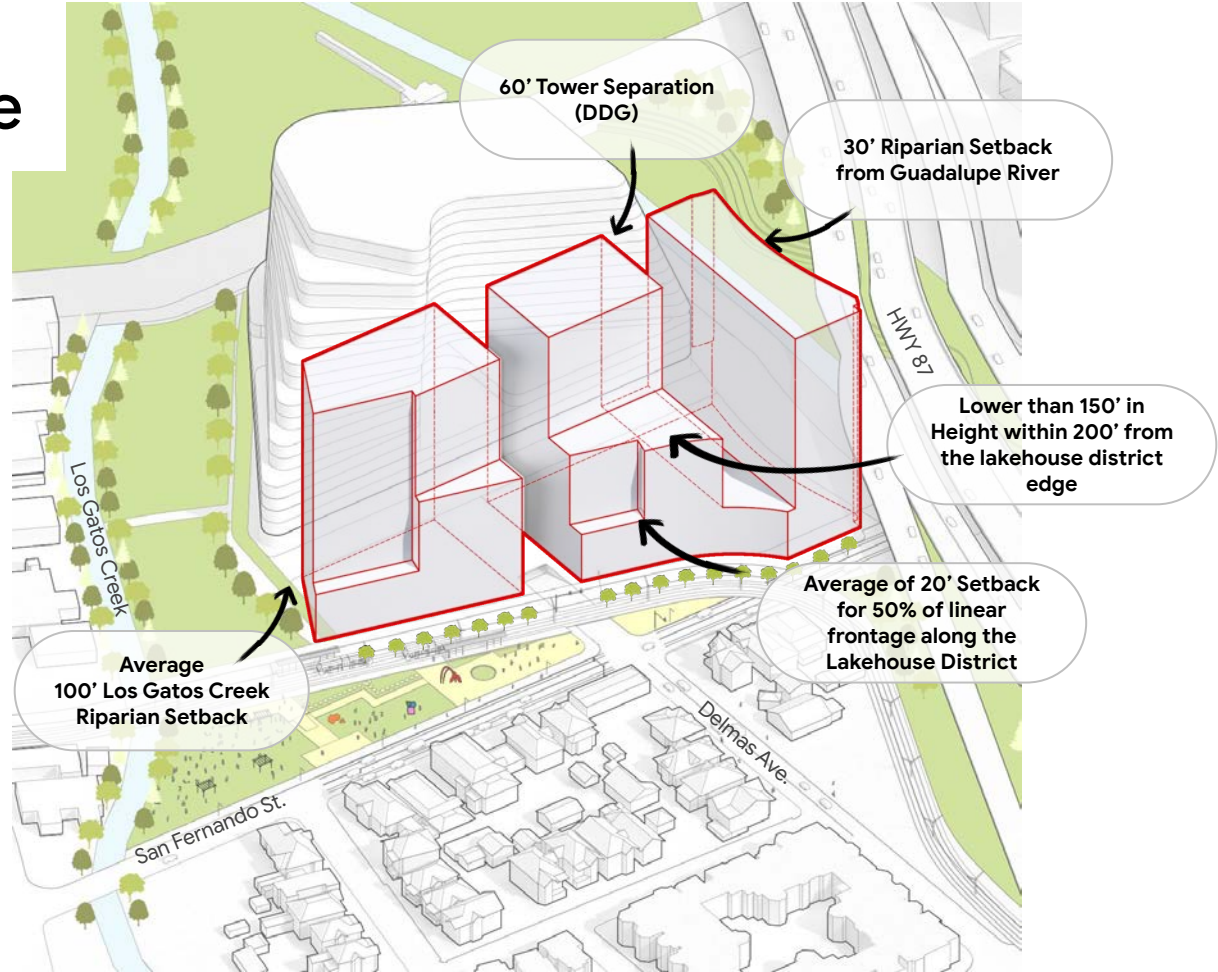
E2/E3 Site  
maximum height  
limit

280'



BUILDINGS EXAMPLE

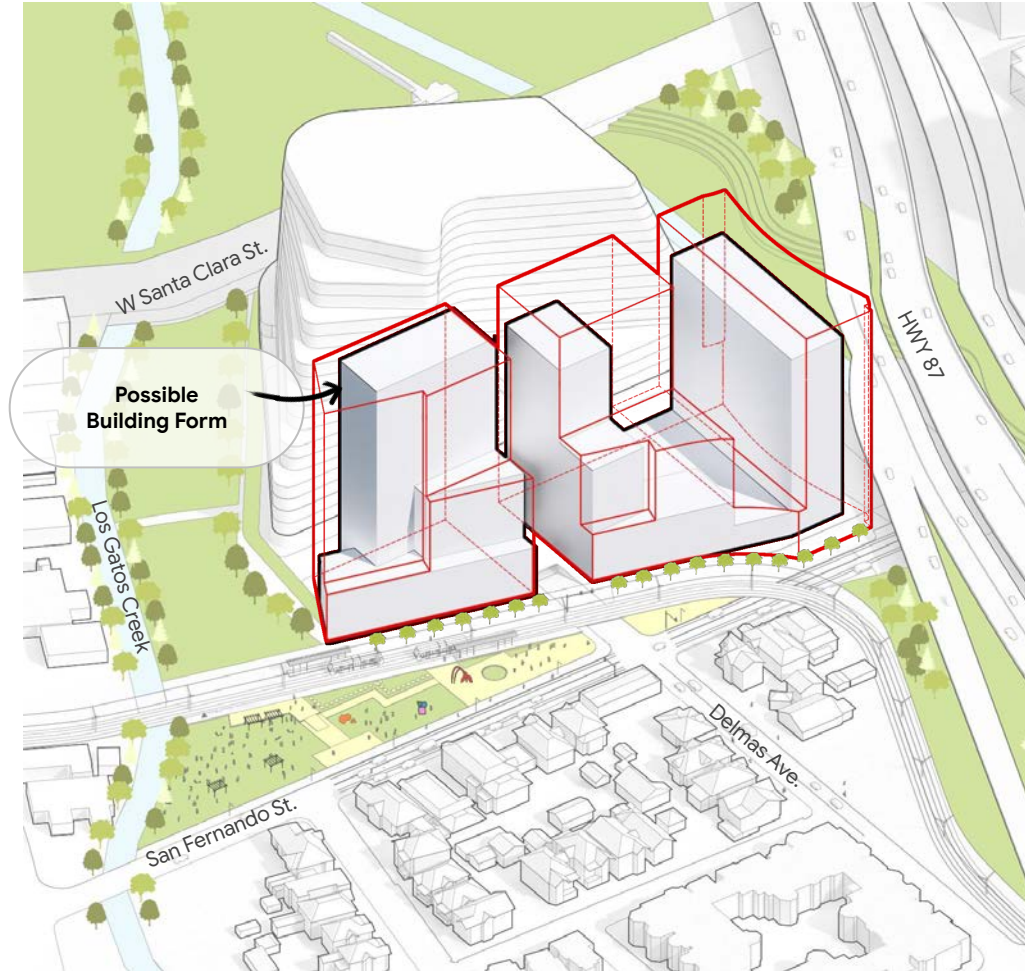
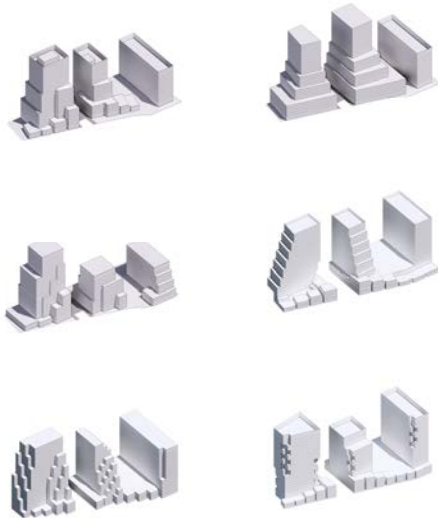
# Buildable Envelope



*\*Illustrative massing*

BUILDINGS EXAMPLE

# Possible Form



*\*Illustrative massing*



Rehabilitation of Historic SJWC

Historic adjacency 5-degree massing reduction

15% of building shaping on long-facade

Architectural height reference + Cornice articulation (DDG)

Preferred materials

Bird-safe glass (DDG)

70% Transparency

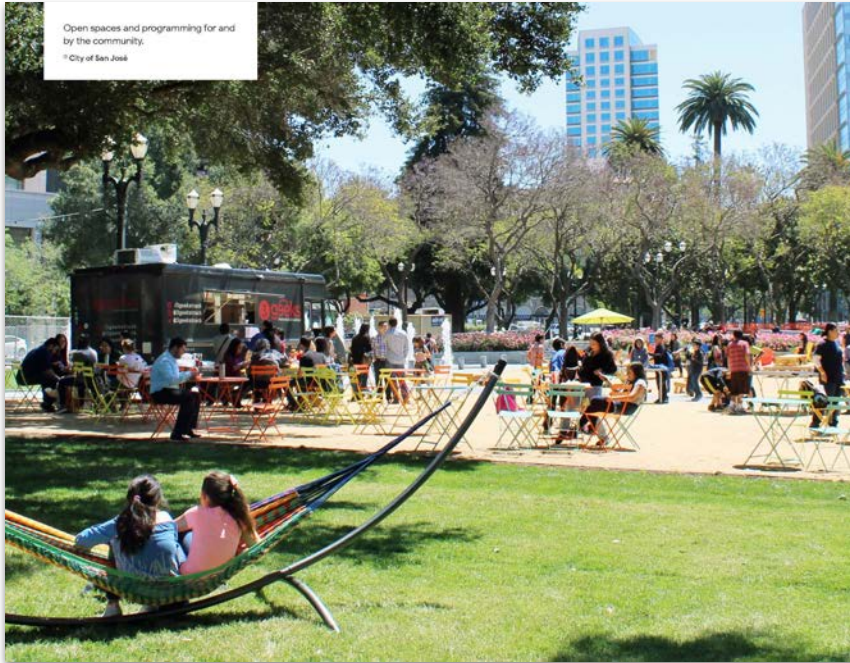
30% Active Use

\*Artist conceptual rendering, subject to change

# DWDSG Highlights: Open Space



# Open Space



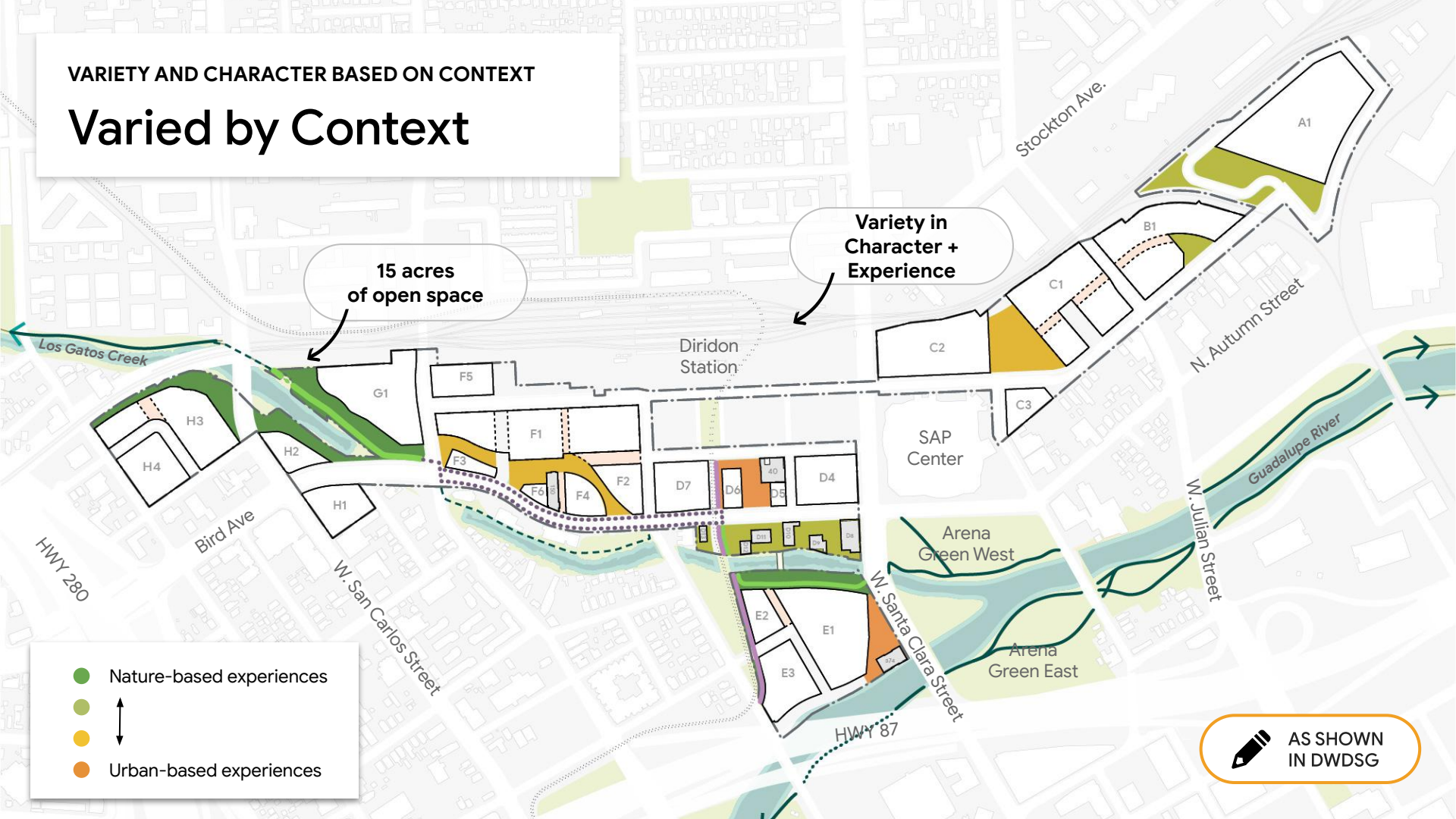
## Open Space

04

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VARIETY AND CHARACTER BASED ON CONTEXT

# Varied by Context



15 acres of open space

Variety in Character + Experience

- Nature-based experiences
- ↕
- Urban-based experiences

AS SHOWN IN DWDSG

OPEN SPACE

# Programs + Elements



RIPARIAN PLANTING



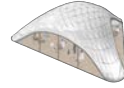
ECOLOGICAL DEMONSTRATION



LOS GATOS CREEK MULTI-USE TRAIL



COMMUNITY GARDEN



PAVILION STRUCTURE



OUTDOOR PERFORMANCE SPACE



FLEXIBLE LAWN



PROMENADE



UNDERSTORY PLANTING



CREEK OVERLOOK / VIEWING PLATFORM



DOWNTOWN TO DIRIDON STATION SHARED-USE PATH



ART



DOG RUN OR DOG PARK



EVENT, ROTATING VENDOR, OR FOOD TRUCK ACCESS



INFORMAL RECREATION



PLAZA



RE-OAKING



CREEK FOOTBRIDGE



WALKING PATH



CANOPY STRUCTURE



PICNIC OR BARBEQUE



WATER FEATURE



OUTDOOR PROGRAM AREA



PROGRAM DECK



TREE GROVE



BOARDWALK



NATURE PLAY



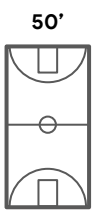
KIOSK



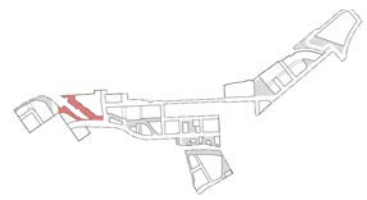
PLAYGROUND

Range across all open spaces

AS SHOWN IN DWDSG



# LOS GATOS CREEK PARK





# LOS GATOS CREEK PARK

 AS SHOWN  
IN DWDSG

## REQUIRED PROGRAMS



RIPARIAN PLANTING



LOS GATOS CREEK  
MULTI-USE TRAIL



CREEK OVERLOOK /  
VIEWING PLATFORM



WALKING PATH



ECOLOGICAL  
DEMONSTRATION



UNDERSTORY PLANTING



ANCHOR PLAZA



PROGRAM DECK



## +COMPLEMENTARY PROGRAMS



NATURE PLAY



INFORMAL RECREATION



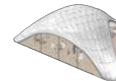
ART



KIOSK



OUTDOOR PROGRAM AREA

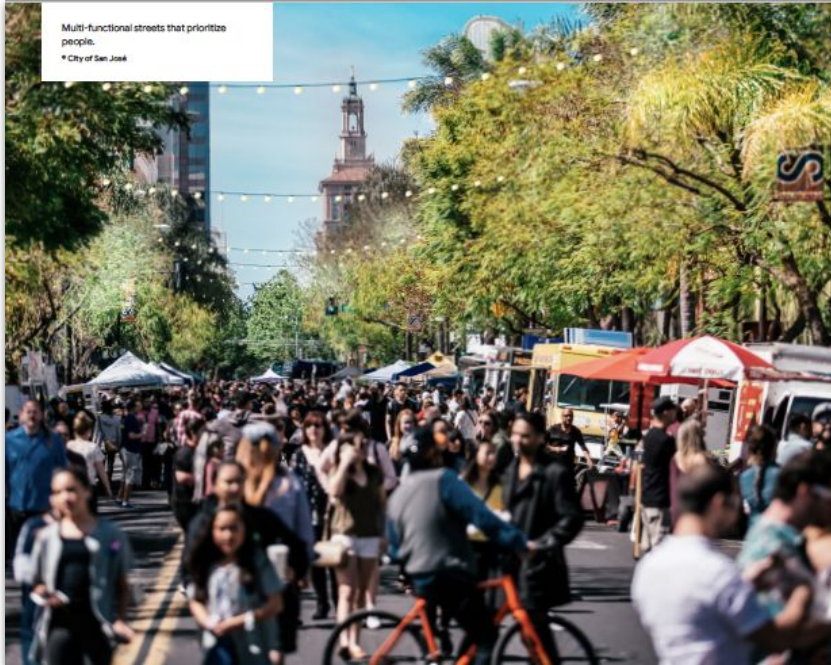


PAVILION STRUCTURE

# DWDSG Highlights: Mobility



# Mobility



Multi-functional streets that prioritize people.  
\* City of San Jose

## Mobility

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MOBILITY

# Highlights



**Sidewalks  
designed for  
people**



**Protected  
bikeways with  
planted buffers**



**Mobility Hubs for  
improved public  
transit**



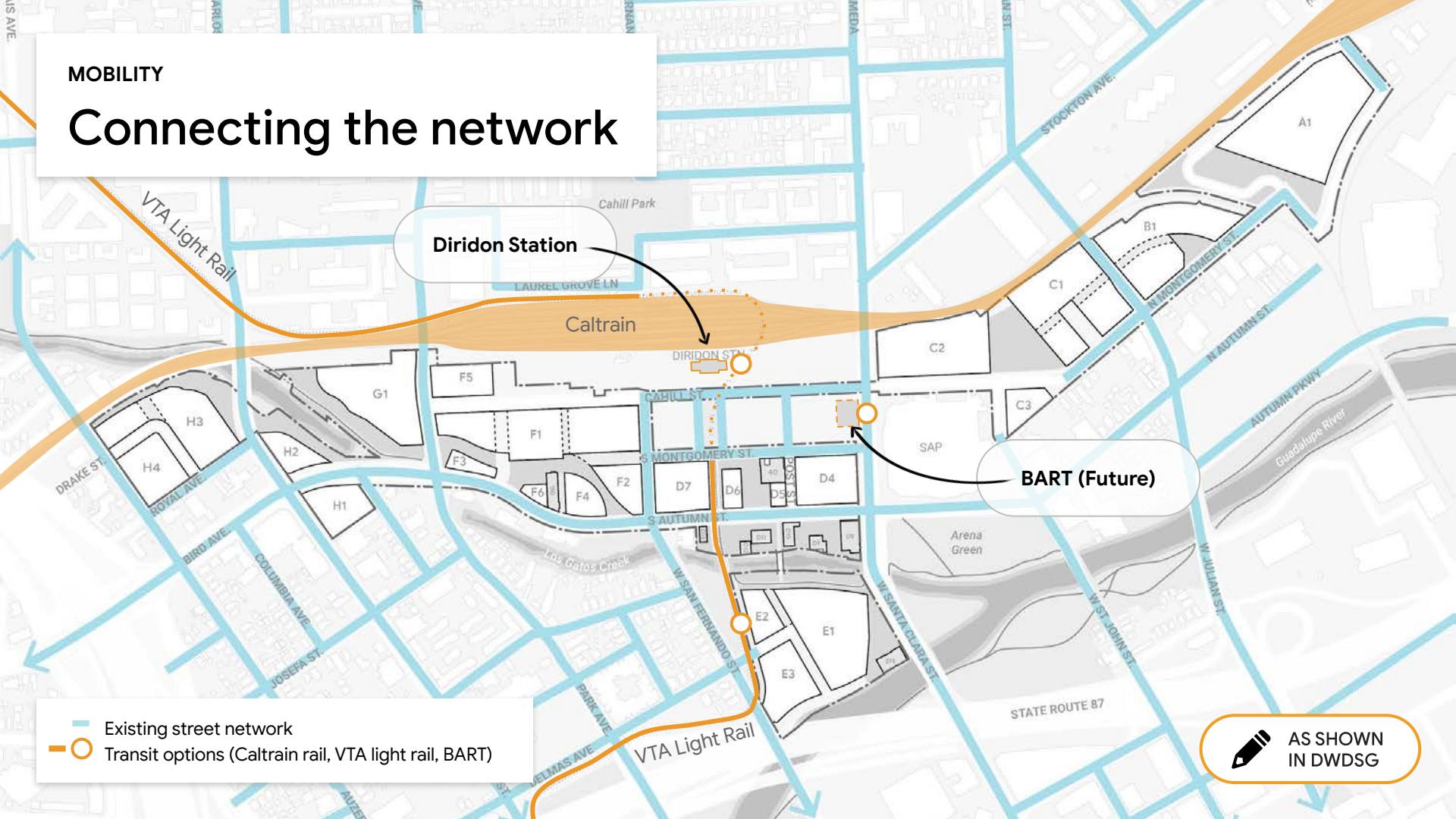
**Built-in  
flexibility**



**Shared Streets  
for all modes**

MOBILITY

# Connecting the network



Diridon Station

Caltrain

BART (Future)

Existing street network

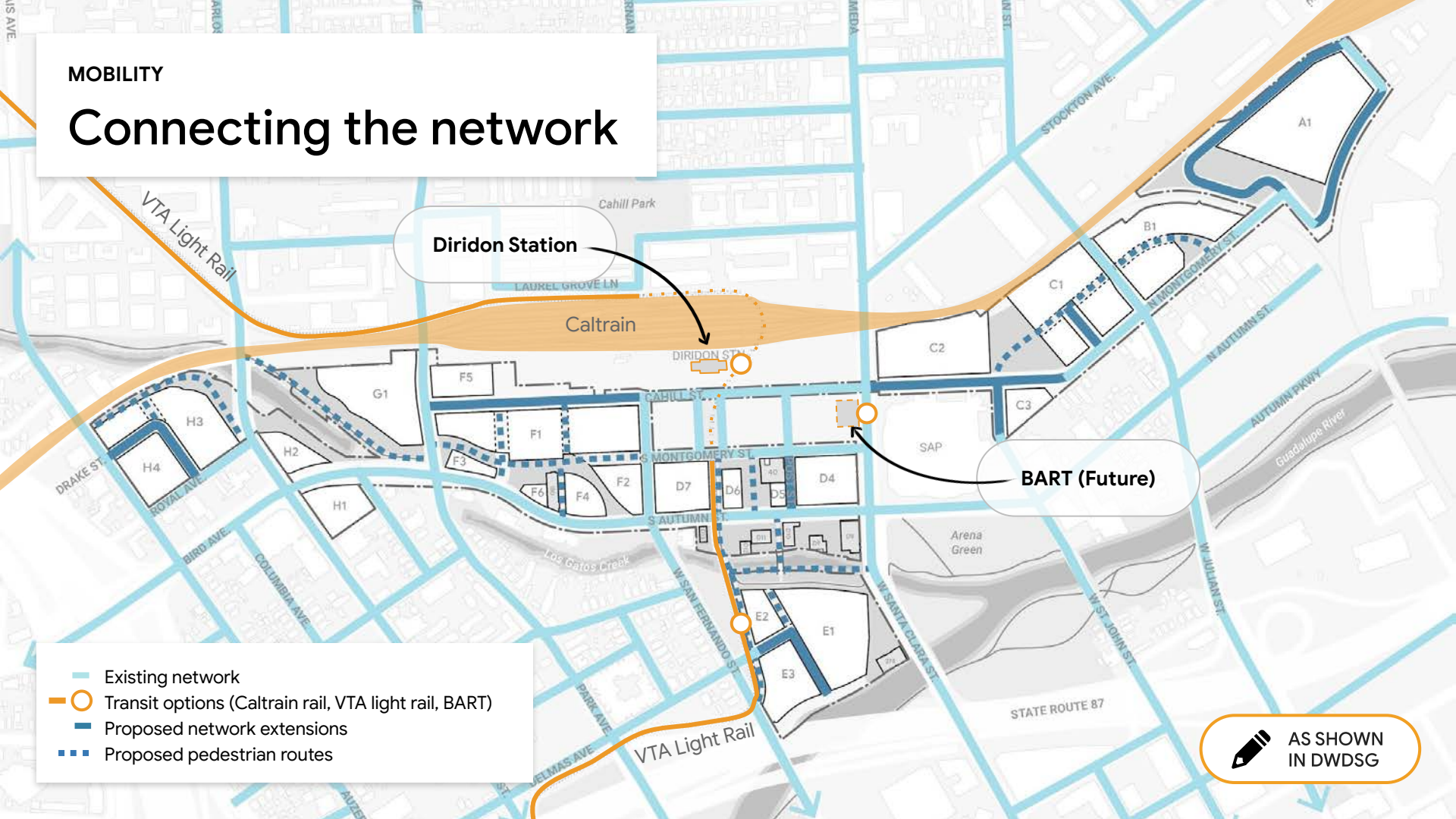
Transit options (Caltrain rail, VTA light rail, BART)



AS SHOWN  
IN DWDSG

## MOBILITY

# Connecting the network



Diridon Station

Caltrain

BART (Future)

Existing network

Transit options (Caltrain rail, VTA light rail, BART)

Proposed network extensions

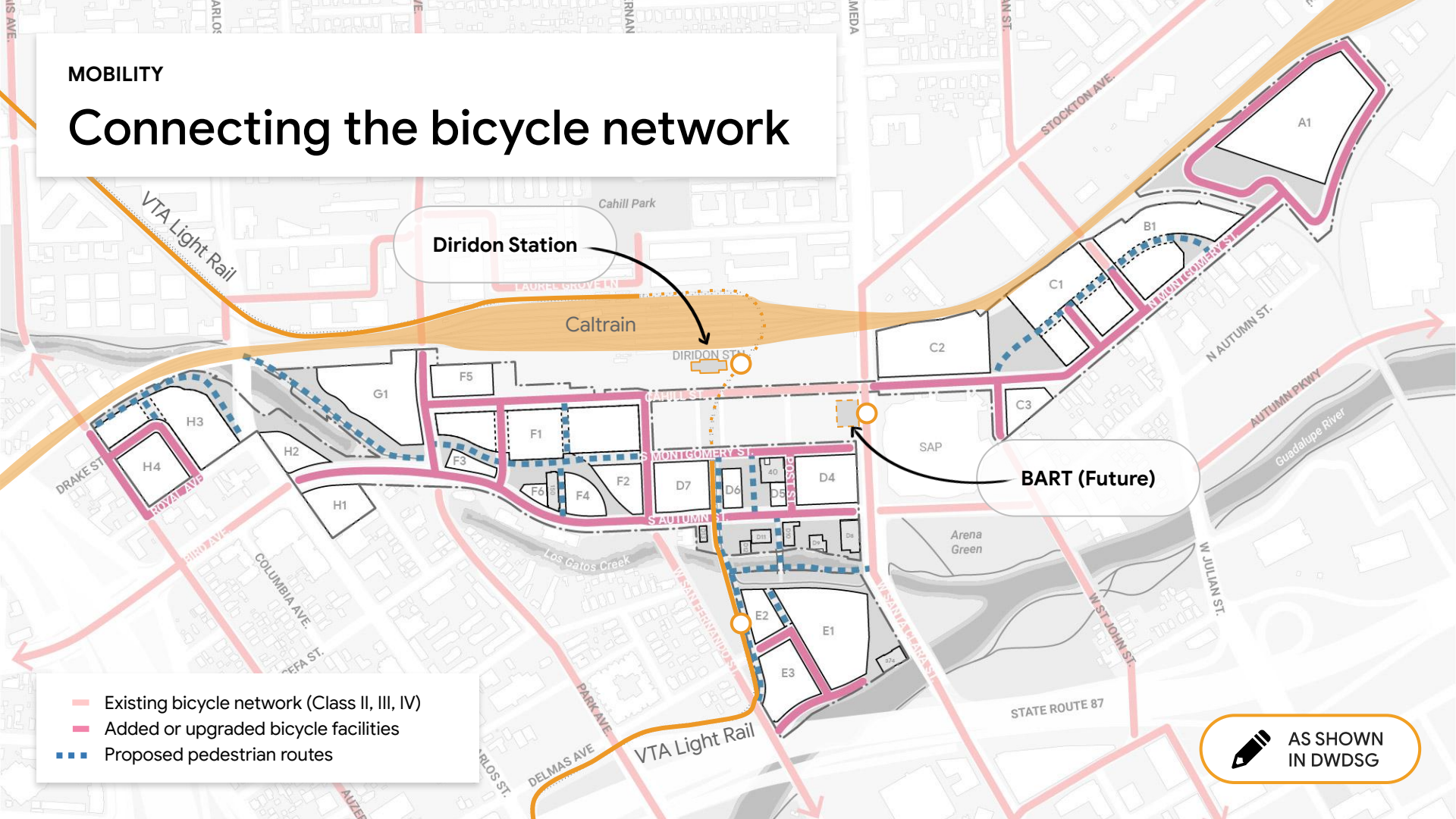
Proposed pedestrian routes



AS SHOWN  
IN DWDSG

## MOBILITY

# Connecting the bicycle network



Diridon Station

Caltrain

DIRIDON ST.

BART (Future)

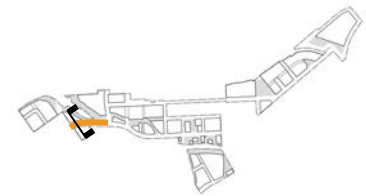
- Existing bicycle network (Class II, III, IV)
- Added or upgraded bicycle facilities
- Proposed pedestrian routes



AS SHOWN  
IN DWDSG

MOBILITY

# Bird Avenue



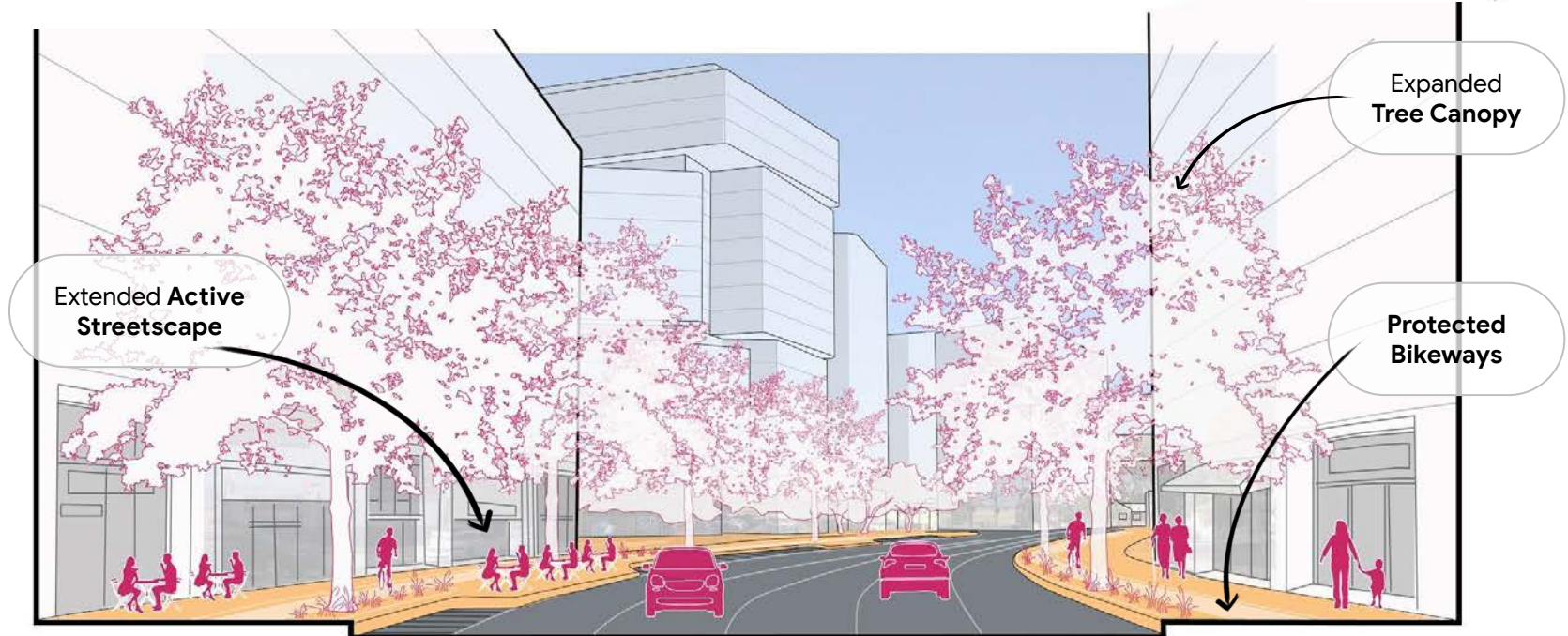
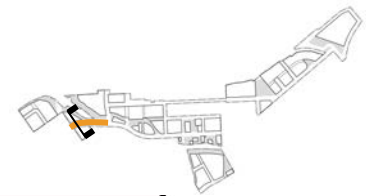
Sidewalk

Curb-to-curb

Sidewalk



# Bird Avenue



Active Streetscape



Curb-to-curb



Active Streetscape

# Dynamic Lanes

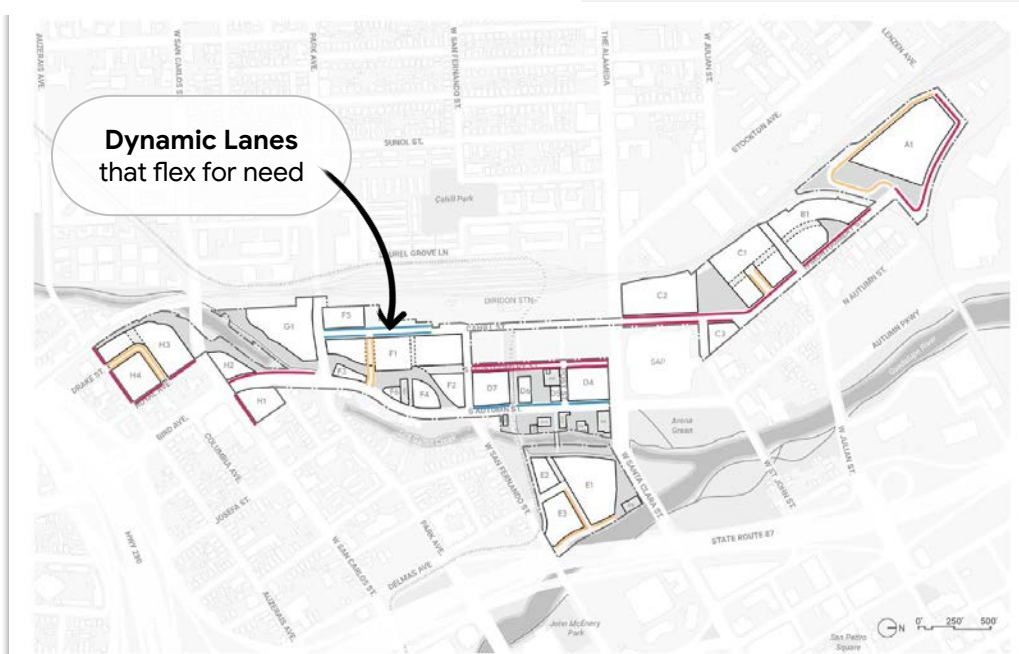
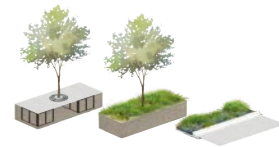


FIGURE 6.42: Conceptual dynamic lane locations

- Dynamic lane
- Dynamic lane on private streets
- Dynamic lane that may be used to support transit and event traffic throughput

Flexible “curb management”



PLANTING ZONES



RIDESHARE PICK UP / DROP OFF



EXTENDED FURNITURE ZONE



SHUTTLE DROP OFF



PARKLET + SEATING



FOOD TRUCK

Extend “active streetscape”

AS SHOWN IN DWDSG

# Chapters

01



LAND USE

Public Spaces in Downtown San Jose  
- 2016

02



OPEN SPACE

Open spaces and programming for and by the community  
- 2016

03



BUILDINGS

Historic Building and material retention in the urban fabric of downtown San Jose  
- 2016

04



MOBILITY

Walkable corridors streets that generate vitality  
- 2016

05



LIGHTING AND SIGNAGE

Lighting and signage fitting in the context of the area  
- 2016

06



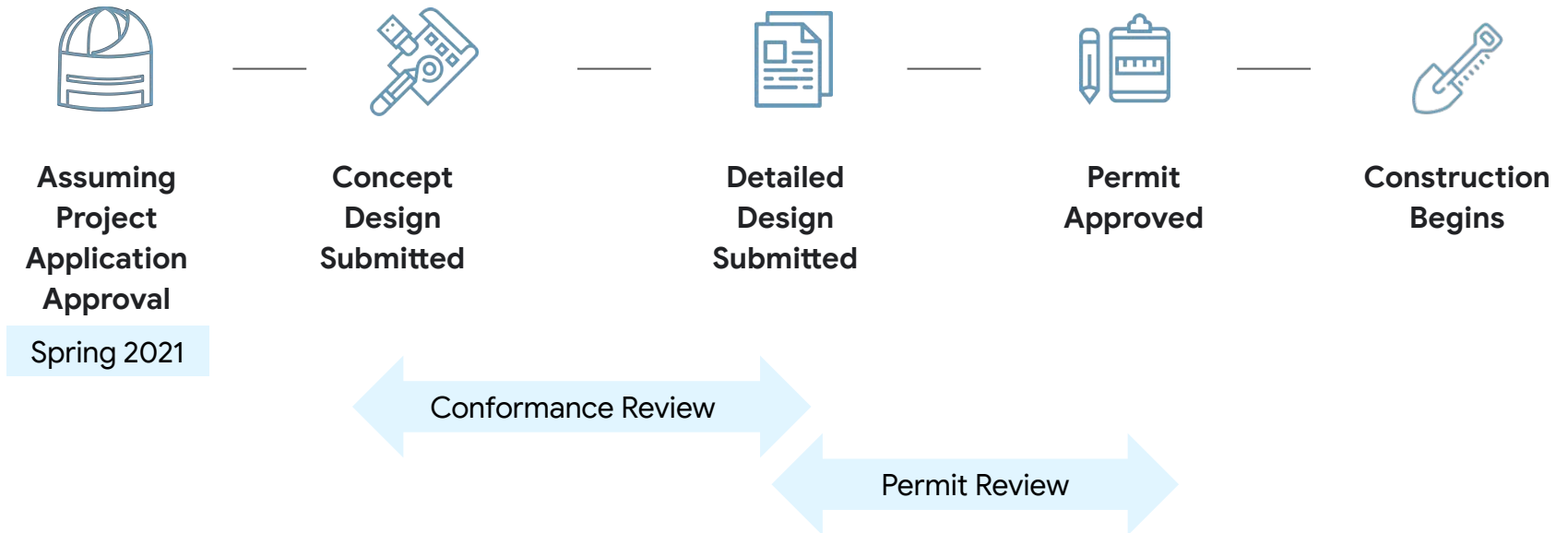
SUSTAINABILITY

A green building approach for sustainability  
- 2016

# Other things to know



# How does subsequent review move forward?



OTHER THINGS TO KNOW

# EIR and Approvals

EIR Study Areas

Parking

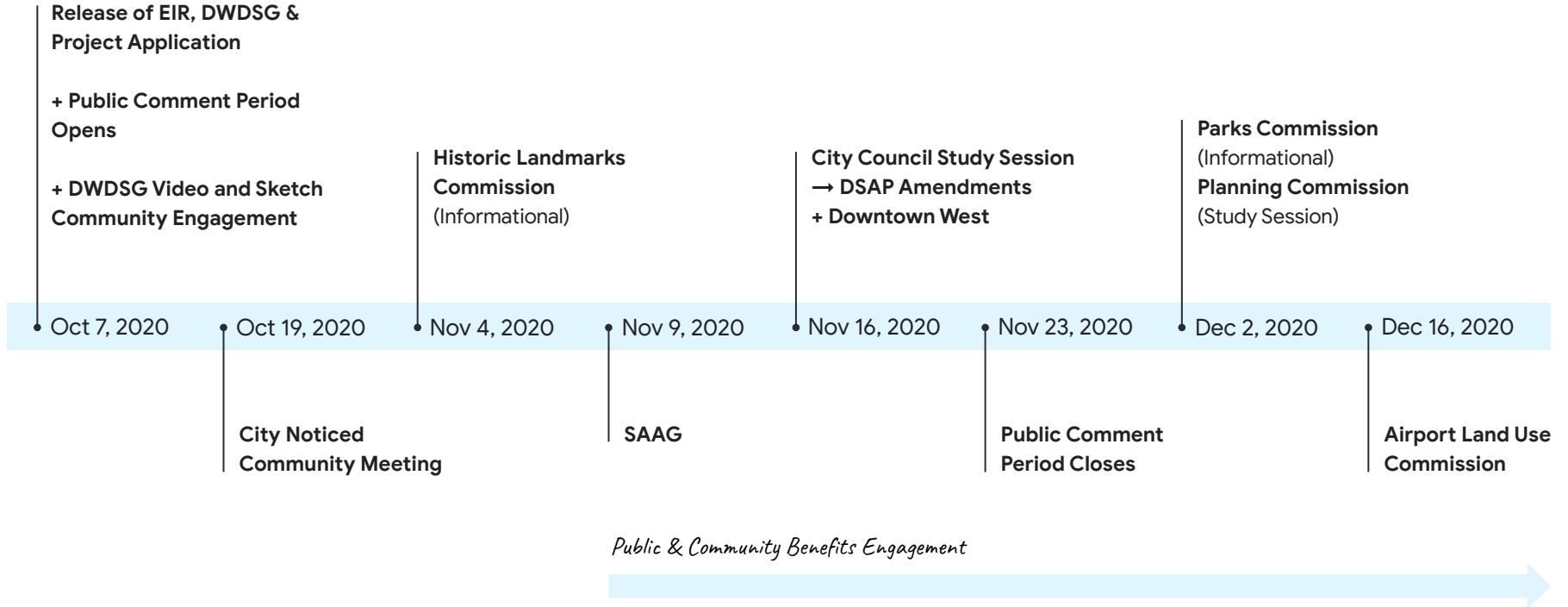
AB 900

# Next steps and continued engagement



TIMELINE

# Next 90 Days





## COMMUNITY ENGAGEMENT

# Imagine Together: What do you see in Downtown West?

### INVITATION

On Oct. 7, Google will release never-before-seen illustrations depicting the potential look and feel of a few sites within the project.

### SHARE YOUR THOUGHTS

What kinds of programs are you most interested in? In looking at these images, what would you like to see for you and your family?

### CONTEXT

After seeing responses from the community, we'll release updated illustrations, continuing to co-create with the community as the plans develop.

#### Illustrative View



#### The Gateway

Illustrative Rendering Format

#### Sketch Selects



#### The Meander

Sketch Format



#### Los Gatos Creek

Sketch Format



**Thank You!**

Google

San José

# Supporting San José's health and resilience

6.5x

housing under DSAP  
(in project boundary)

4,000

total housing units

25%

affordable

500K

sf retail, cultural, arts,  
education, active uses

15 ac

parks and open  
space

including

4.25 ac

acres of expanded  
riparian habitat

7.3M

sf office

1/2

of site  
for non-office

Zero

net new  
CO<sub>2</sub> emissions

21 ac  
public land  
purchased



30 ac  
allocated back for residential  
and public-serving uses