

From: [Sanderfer, Larissa](#)
To: [Tu, John](#)
Cc: [Burnham, Nicole](#); [Downtown West Project](#)
Subject: PRNS Comments for Downtown West Draft Documents
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Attachments: [Outlook-wqxvii4c.png](#)
[2020_1218_PDC19-039_DWDSG_Subsequent_Review_PRNS_Comments.pdf](#)

Hi John,

I've attached PRNS comments for the Downtown West's documents released on October 7, 2020 and November 25, 2020.

Thanks and have a great weekend,
Larissa

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— SAN JOSE —
**PARKS, RECREATION &
NEIGHBORHOOD SERVICES**

TO: John Tu – Planner IV

12/18/2020

FOR: Google LLC

Planned Development Rezoning File No.: PDC19-039, Draft Downtown West Design Standards and Guidelines, Draft Vesting Tentative Map Sheets, Draft Subsequent Review and Related Documents

The Department of Parks, Recreation, and Neighborhood Services (PRNS) has reviewed the documents related to the above referenced application that were released on October 7, 2020 and November 25, 2020. Comments on each document are noted below.

Planned Development Zoning District General Development Plan

1. No comments.

Downtown West Design Standards and Guidelines

1. PRNS seeks one continuous park site with public street frontage at Northend Park. Please update the design guidelines and VTM to reflect this and provide an updated proposed programming plan for this space.
2. PRNS acknowledges that DISC and potential future rail improvements may impact the proposed parks. PRNS will continue to work with the development team to evaluate and understand these potential impacts and consider any necessary design changes.
3. Confirm that public rooftops and upper terraces are not included in the proposed 15 acres of open space. PRNS expects all 15 acres to be at ground level. Refer to S4.5.5.
4. The Creekside Walk at South Autumn Street identifies the Los Gatos Creek Trail as a required programmatic element. The Los Gatos Creek trail is not proposed in this park. We suggest revising the drawings to only include the Downtown to Diridon Station Shared-Use Path in this area. Refer to S4.16.2.
5. PRNS seeks more limits on new building development or additions in the Creekside Walk at South Autumn Street. In our review, the DWDSG appears to allow for increased heights of up to 60 feet in some buildings and increased building coverage through the area. PRNS would like to explore this in more detail with Google.
6. PRNS expects the two mid-block passages connected to the City-dedicated parks (Along buildings H3 and C1) to function with the City-dedicated parks and act as one cohesive space.
7. Clearly show all underground parking garage access, emergency vehicles access, and other encumbrances adjacent, intersecting, or parallel to City-dedicated parks. Encumbrances should be carefully placed to not impede the use of recreational assets. In particular, PRNS seeks more information about the Social Heart and the underground parking garage entrances.

8. PRNS seeks a different maximum site structure coverage for each of the ten parks. The maximum site coverage should consider the size of the park and the space's programmatic elements. We look forward to working with Google to determine the maximum site coverage for each park. Refer to S4.25.1.
9. We expect all kiosks and pavilion structures to not impede the view corridor of open space. We suggest no structures be located within the first 100 feet of open space frontage.
10. In the Lighting and Signage Chapter, clarify the signage requirements for kiosks and pavilions in open space. PRNS seeks a standard for their maximum size.
11. In the Lighting and Signage Chapter, add a standard for clear signage in the project sponsored publicly accessible open spaces. Provide detail on the size, material, location, and placement of these signs. Features on the sign should include, but are not limited to:
 - a. A statement that the area is open to the public,
 - b. The hours of operation,
 - c. A list of amenities in the park, and
 - d. The maintenance contact information.

PRNS looks forward to working with Google to finalize the signage requirements for publicly accessible spaces.

12. Provide clarification on the amount and location of bike parking in and near open space.
13. Public art in City-dedicated parks can, at a maximum, account for 1% of the total park costs. Refer to [SJMC Section 22.08.040](#).
14. Clarify the uses of semi-public areas in publicly accessible parks. For example, along the H3 building in the Los Gatos Creek Connector there is a stretch of semi-public space, what is the intended use of that space?
15. If the buildings near the Social Heart are reconfigured, PRNS must review the park area prior to accepting it as City-dedicated parkland. The open space needs to remain continuous and should generally be a square or rectangle shape.
16. Clarify the recreational use of the nature play amenity in the Los Gatos Creek setback. Note that only passive recreation is allowed in this area. Refer to S4.12.2.
17. Clarify the location of the PG&E electrical tower in or near The Los Gatos Creek Park.
18. Provide more information on the intended function, use, and reservation of the makerspace. Refer to G4.21.2.
19. PRNS seeks coordination between Planning, PRNS, and Google to determine the occupiable projections and horizontal projections standards over City-dedicated parks and trails. Refer to S5.10.2 and S5.17.4.
20. Design guidelines should note that the creek footbridge between West Santa Clara Street and West San Fernando Street is subject to state and federal permitting and regulatory requirements. Refer to S4.8.6.
21. PRNS reserves the right during the City-dedicated parks design and development phase to identify the best irrigation method. Refer to S4.23.1.
22. Confirm that City-dedicated parks will not be used for treating stormwater from adjacent private spaces. Refer to Section 4.23.
23. The California Sycamore species is not suitable for public spaces as it is a more fragile species and large limbs can present a public safety issue. Refer to page 151.

Amendments to Envision 2040 General Plan (Updated November 25, 2020)

1. PRNS looks forward to working with the Planning Division and Google to discuss updates to the LU-1.9 Amendment.

Amendments to 2014 DSAP

1. No comments.

Southern Pacific Depot Landmark Boundary Amendment

1. No comments.

San Jose Water Company Landmark Boundary Amendment

1. No comments.

Historic Preservation Permit

1. No comments.

Title Reports

1. No comments.

Vesting Tentative Map Sheets

1. The Downtown to Diridon Shared Use path is designated as project sponsored owned open space along the edge of the City-dedicated Social Heart. Refer to page TM-7A. VTA owns the area where the path is proposed and has co-signed the planning application. Please:
 - a. Clarify what the open space improvements on the VTA property are,
 - b. Confirm there are no easements or other restrictions that will restrict or prohibit the proposed improvements or public use, and
 - c. Clarify how Google will obtain ownership or the legal rights to implement the proposed improvements.
2. PRNS seeks the connection of the two mid-block passages between St. John's Triangle and North Montgomery Pocket Park. The connection will allow a more continuous pedestrian network between the two open spaces. They are currently separated by a private street that dead ends. Refer to page TM-10A.
3. Any changes to City-dedicated open space areas to account for final open space programming, street or utility engineering or vertical design must be reviewed by PRNS before it is accepted as a City-Dedicated park. Refer to the second point under *Notes Relating to Alternative Sheets and Open Space Dedications* on page TM-1.
4. In the second point under *Notes Relating to DISC Process and Potential Condemnation* on page TM-1, it says if DISC condemns City-dedicated parks, then 0.93 acres in Lots A and B (the Los Gatos Creek Connector) will be irrevocably offered for dedication to the City. Please clarify the following points:
 - a. Table 4.1 in the DWDSG shows only 0.76 acres in the Los Gatos Creek Connector is proposed to be dedicated to the City. Please clarify where the additional 0.17 acres comes from. Our measurements show less than 0.96 acres in Lot A and B.
 - b. Point 2a. says if 0.98 acres are accepted for dedication in the Los Gatos Creek Connector, then Lots P, Q, R or a portion of Lot 14 may be reduced by 0.26 acres. Clarify why 0.26 acres can be reduced from these

lots. This reduction would cause the total City-dedicated acreage to fall below 4.8 acres to 4.71 acres.

Note: Lot 14 is not proposed as City-dedicated parkland.

Trail Comments

1. The trail alignment from West San Carlos Street to Park Avenue should generally be straight. The relatively narrow and angled alignment shown offers little room for relocation to address impacts such as trees, creek bank shifts, and other obstacles. The alignment may warrant fine-tuning in the design phase. Refer to page TM-4A.
2. Clarify the use of Lots D, E, and F between the creek and the dedicated trail. These small lots appear to be an extension of the trail and we recommend they be included in the City dedicated acreage. Refer to page TM-4A.
3. Include the trail alignment over the bridge near the Los Gatos Creek East Park in the Vesting Tentative Map Sheets. Refer to page TM-8.
4. PRNS does not support the sharp edge in the southern end of the trail alignment in the Los Gatos Creek East Park. We are concerned with the functionality and safety of the sharp edge for bicyclists. Refer to page TM-8.
5. PRNS seeks a wider trail entrance off West Santa Clara Street to accommodate a gateway feature, at least 60 feet of width is desired. Refer to page TM-8.

Vesting Tentative Map Right-of-way Vacations and Dedication

1. There are inconsistencies with the area of Delmas Avenue on page 2 of the Proposed Street Vacation and Dedication and page 134 of the DWDSG. Clarify where the private street is proposed.

Public Encroachment Permit Plan Set

1. No comments.

Downtown West Improvement Standards

1. For Section 2.1.1., ensure that the "Construction Area Traffic Control Devices" specification guides pedestrian and bicycle detour routes.
2. For Section 2.3, consider an exception or addition that speaks about retaining walls if proposed within the riparian corridors. Visual goals may not be the primary requirement depending upon regulatory agencies.
3. For Section 2.5, add the San Jose Trail Program's "Trail Signage and Mileage Marker Guidelines" for use along the proposed Los Gatos Creek Trail (refer to the Trail Program website, on "Policies and Reports").
4. For Section 2.10.1, replace the term "Pathway" as it pertains to a channel for private utilities. The term path and pathway are often understood to mean a paved alignment for pedestrians.
5. For Section 2.10.1, the bridge design should minimize its soffit depth to sustain the opportunity to build a trail under-crossing (seeking minimum of 10' vertical clearance, and paved surface above a 10-year flood event).
6. For Sections 2.10.1 and 2.10.2, the guidance on material is unnecessarily prescriptive. Consider providing an aesthetic design objective and allow engineers and architects to make the most preferable material section based upon bridge span, use, loading and other attributes that require investigation beyond this report.

7. For Sections 2.10.1 and 2.10.2, include the Caltrans Highway Design Manual - Chapter 1000 for compliance. The 12' wide pedestrian and bicycle bridge should meet the manual's conditions for railing heights, lane width, signage, striping and other conditions.
8. For Sections 2.10.1 and 2.10.2, the 1992 Standards do not address Warm Mix Asphalt pavement. Consider additional guidance to support such installations, which better accept use of recycled asphalt and produce fewer hydrocarbons at time of installation.
9. For Section 3.2.2, add additional guidance to support installation of 8' to 12' sidewalks when they function as a short connector or gap closure for the Los Gatos Creek Trail system, allowing multi-use by pedestrians and bicyclists.

Infrastructure Plan

1. PRNS requests review of all stormwater facilities on development adjacent to City-dedicated open space.

Infrastructure Plan Sheets

1. No comments.

Airport Land Use Commission Referral

1. No comments.

Project Features

1. No comments.

Draft Downtown West Subsequent Review

1. In the vertical improvement conformance review applications for residential structures, PRNS seeks a requirement for clear demonstration of how the submittal complies with PDO/PIO and park phasing. This would include the residential units proposed and the anticipated amount of the parkland dedication that is needed to meet the requirements for the proposed units.
2. In II.A.2.c., PRNS recommends adding garage entrances.
3. Please include the review process for Private Recreation Credit and clarify which buildings are eligible for this credit. PRNS will conduct the review for Private Recreation Credits for consistency with Resolution No. 73587. PRNS proposes that the Private Recreation Credit exhibits be reviewed and approved prior to issuance of building permits for the residential building for which private recreation credits are requested.
4. In II.B.3, change the wording from "parks agreement" to "Parkland Agreement" to match standard language.
5. In II.B.3, the "Park Improvement Specifications" should be referred to as "Park Improvements" to match the standard language in Parkland Agreements.
6. In III.C.1, include that the Public Works Director needs to provide the final conformance review for improvements that will be owned by the City.

7. Clarify the timeline of the Park Improvement Specifications and the Conformance Checklist and how they relate to the three community meetings. The application for City-dedicated parks should not be submitted until two community meetings have occurred.
8. PRNS suggests adding shade and shadow impacts in point 5 in the Exception's Standard of Review table.
9. In the last sentence in the Informational Community Meetings table, PRNS suggests expanding the time between the determination of completeness and the Parks and Recreation Commission meeting to allow for Staff meeting preparation.
10. Any relief adjacent, parallel, or intersecting City-dedicated parks or trails needs to be reviewed by PRNS, including S5.9.2, which is in connection with occupiable projections.

Draft Downtown West Consistency Check Form

1. PRNS suggests having a separate section for City-dedicated parks and trails, which includes a table summarizing:
 - a. The proposed dedicated area in the DWDSG,
 - b. The actual area dedicated,
 - c. The number of residential units that correspond to the dedicated area, and
 - d. The status of fulfilling the project's parkland obligation.
2. For all vertical improvements, PRNS suggests clearly demonstrating how residential buildings meet their parkland obligation.

Conclusion

PRNS looks forward to working with Google to address our comments. If you have any questions or would like to schedule a meeting, please contact Larissa Sanderfer, Interim Planner I, by email at larissa.sanderfer@sanjoseca.gov.