



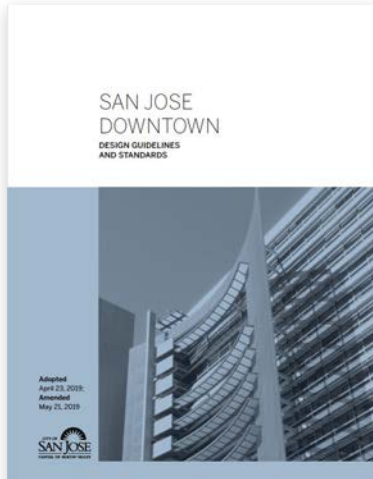
# Downtown West Update

Community Meeting Visuals  
10/19/2020

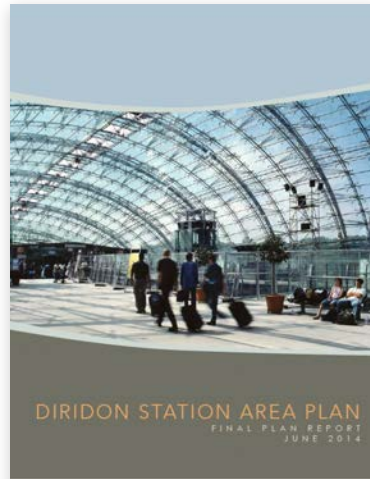
Google

## DOWNTOWN WEST

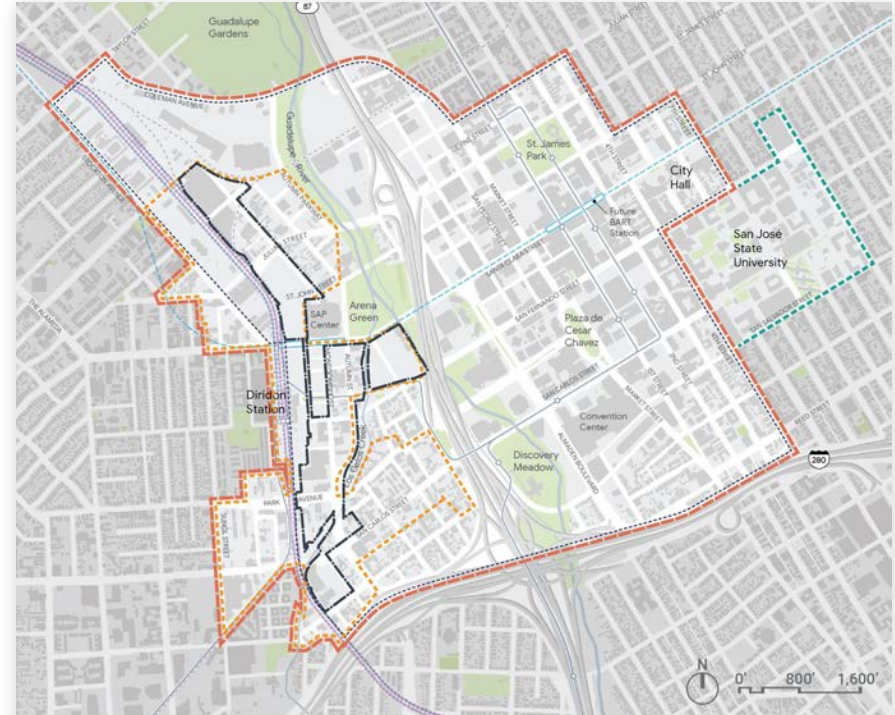
# Building on City's Plans



**Downtown Design Guidelines**



**Diridon Station Area Plan**



**FIGURE 1.3: Planning context**

Source: *Downtown Design Guidelines*, 2019.

- Downtown Design Guidelines boundary
- - - Downtown Growth Area boundary
- - - Diridon Station Area Plan boundary
- San José State University
- • Downtown West Project boundary

## DOWNTOWN WEST

# Site Location

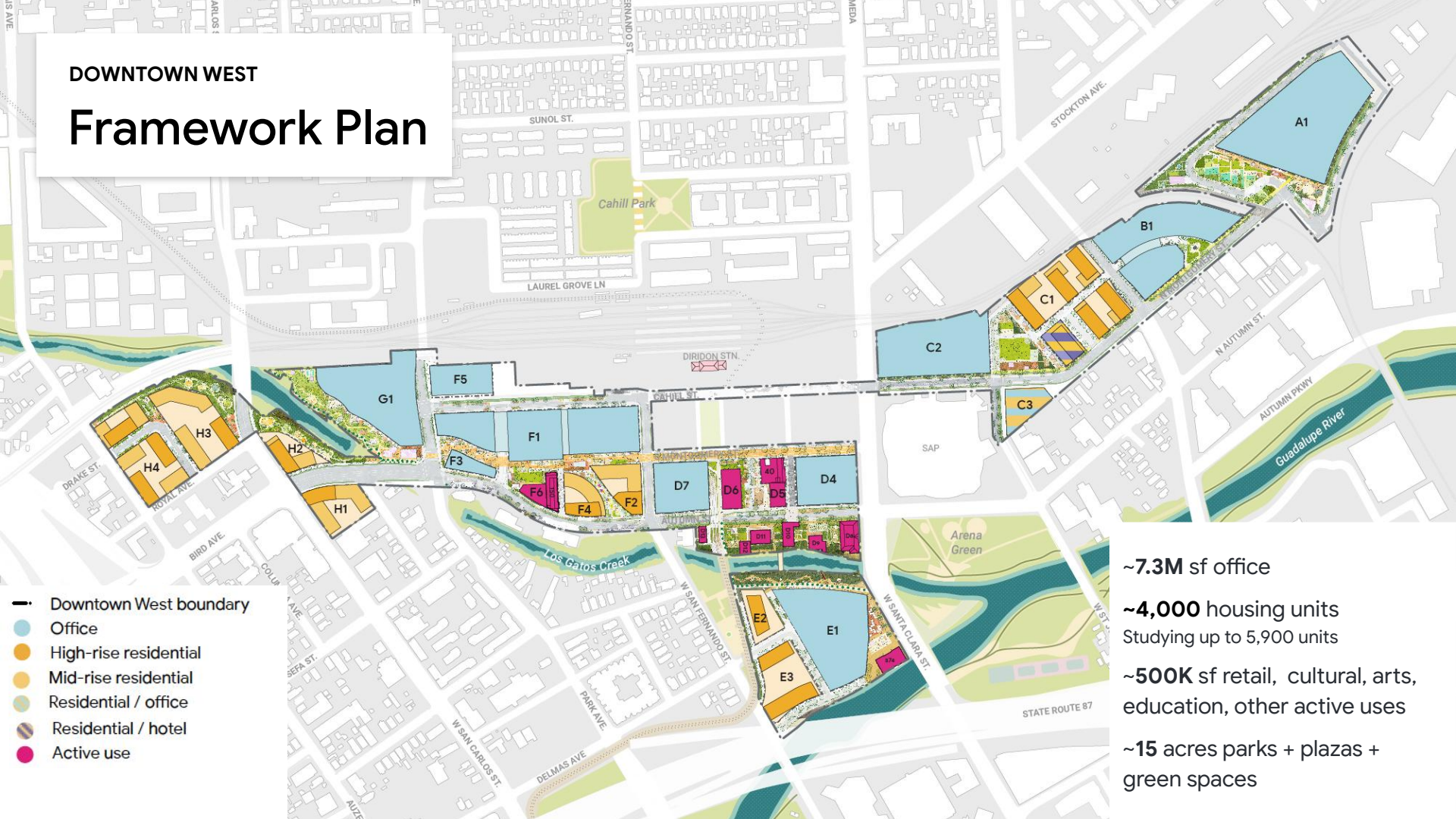


- Diridon Station Area Plan Boundary 240 acres
- Google Mixed-Use Framework Boundary 80 acres  
~ 55 acres developable site area



## DOWNTOWN WEST

# Framework Plan



~7.3M sf office

~4,000 housing units

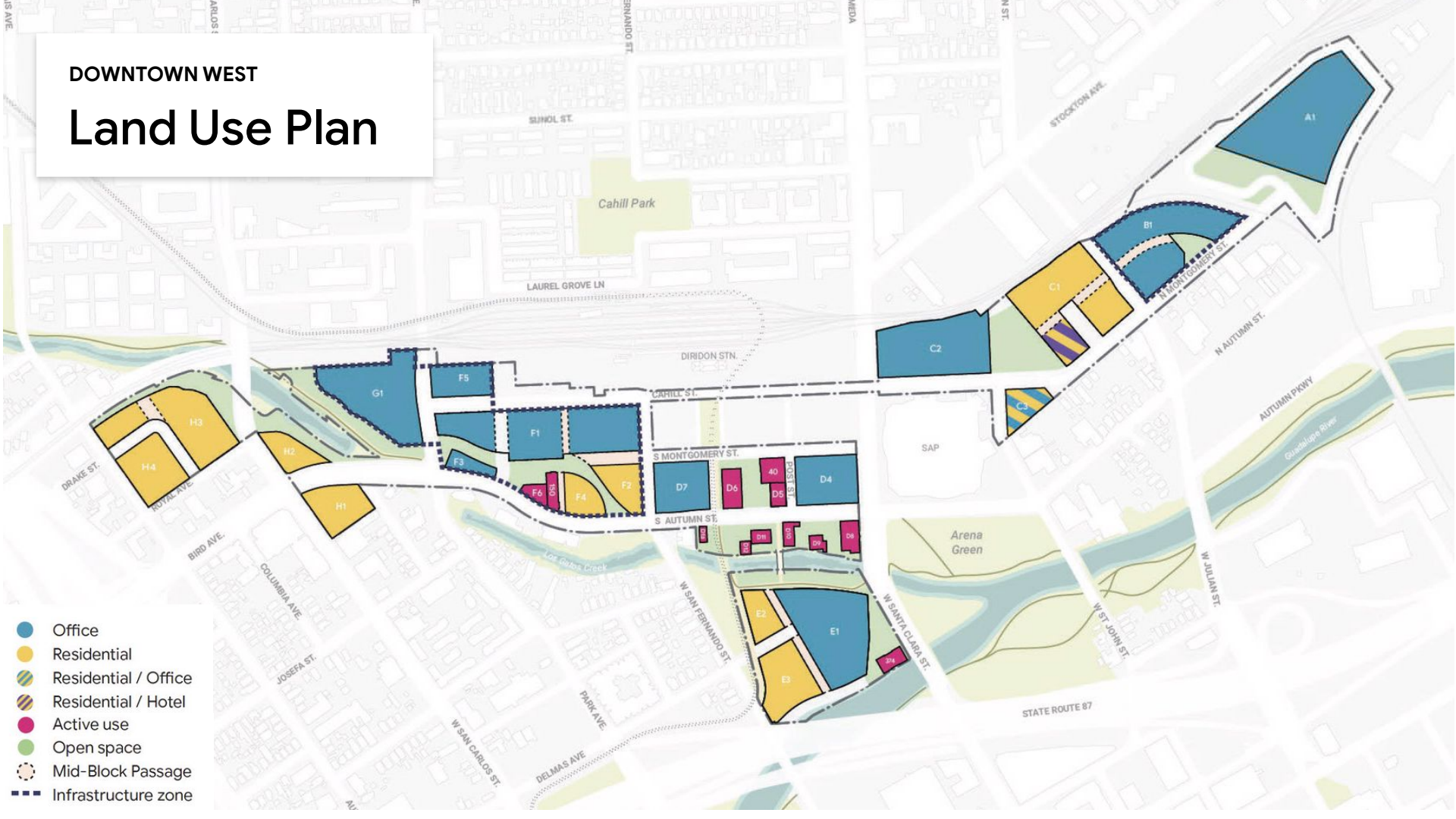
Studying up to 5,900 units

~500K sf retail, cultural, arts, education, other active uses

~15 acres parks + plazas + green spaces

## DOWNTOWN WEST

# Land Use Plan





## DOWNTOWN WEST

# Land Use Table

## Downtown West Planned Development Zoning District Use Regulations

Table 4.01.1 Downtown West Planned Development Zoning District Use Regulations

RESIDENTIAL		
Residential GP		
Residential shelter	C	or
Live/work uses	p	or
Residential, multiple dwelling	p	or
Residential, multiple dwelling	p	or
Residential care facility for seven or more persons	C	or
Co-living community	C	or
Residential services facility, for seven or more persons	C	or
Hotel supportive housing	C	or
Single room occupancy (SRO) living unit facility	S	or
Single room occupancy (SRO) residential hotel	S	
Residential Accessory Uses GP		
Accessory buildings and accessory structures	p	or
OFFICE		
Offices and Financial Services		
Offices, business and administrative (large format) +	p	
Research and development	p	
ACTIVE USES+		
Offices and Financial Services		
Offices, business and administrative (small format) +	p	
Automatic teller machine	p	
Business support use	p	
Financial services	p	
Retail bank	p	
General Retail		
Alcohol, off-sales - beer and/or wine only	A*/C	
Alcohol, off-sales - full range of alcoholic beverages	A*/C	
Alcohol, off-sales - as incidental to a winery, brewery, or distillery	A*	
Food, beverages, and groceries	p	
Outdoor vending	P*/A*	
Outdoor vending - fresh fruits and vegetables	p	
Retail bakery	p	
Retail art studio	p	

ACTIVE USES+ (CONTINUED)	
General Retail (Continued)	
Retail sales, goods, and merchandise	p
Seasonal sales	p
Taproom or tasting room in conjunction with a winery, brewery, or distillery	A*
Taproom or tasting room with off-sale of alcohol	A*
Winery, Brewery, Distillery	p
Innovation space and Maker Space+	p
Agriculture	
Certified farmers' market	A*/S
Certified farmers' market, small	p
Education and Training	
Day care center	p
Instructional art studios	p
Private instruction, personal enrichment	p
School, elementary - grades K - 8 (public or private)	C
School, secondary - grades 9 - 12 (public or private)	C
School, post-secondary	p
School, trade and vocational	p
Entertainment and Recreation Related	
Arcade, amusement game	p
Health club, gymnasium	p
Lighting display	A*
Movie theater	p
Live Entertainment+	P*/S
Poolroom/billiards establishment	p
Private club or lodge	p
Recreation commercial/indoor	p
Food Services	
Banquet - facility	p
Cafeteria	p
Commercial kitchen	p
Drinking establishments	A*/S
Drinking establishment in conjunction with a winery, brewery, or distillery	A*
Drinking establishments with an approved maximum occupancy load of over 250 persons and that operate between 12:00 midnight and 6:00 a.m.	C
Drinking establishments interior to a full-service hotel or motel with 75 or more guest rooms	p
Public eating establishments	p
Public eating establishment in conjunction with a winery, brewery, or distillery	p
General Services	
Laundromat	p
Maintenance and repair of small household appliances	p
Dry cleaner	p
Nursery, florist	p
Personal services	p
Printing and publishing	p
Health and Veterinary Services	
Animal grooming	p
Animal boarding, indoor	p
Emergency ambulance service	C
Hospital/in-patient medical facility	C
Medical or dental clinic/out-patient facility	p
Office, Medical	p
Veterinarian	p
Historic Reuse	
Historic landmark structure reuse	S
Public, Quasi-Public and Assembly Uses	
Church/religious assembly	p
Information center	p
Museums and libraries	p
Short term parking lot for uses or events other than on-site	p
Radio and television studios	p
HOTEL	
General Services	
Bed and breakfast inn	p
Hotel or motel	p
LIMITED-TERM CORPORATE ACCOMMODATIONS	
Limited-term corporate accommodations+	p
EVENT/CONFERENCE CENTER	
Event/conference center +	p
Auditorium+	P*/A*

INFRASTRUCTURE	
District Systems+	p
Recycling Uses	
Reverse vending machine	S
Small collection facility	S
Transportation and Communication	
Community television antenna systems	p
Wireless communications antenna	p
Wireless communications antenna, building mounted	p
Private electrical power generation facility	p
Solar photovoltaic power system	p
Stand-by/backup facilities that do not exceed noise or air standards	p
Temporary stand-by/backup generators	p
Vehicle Related Uses	
Fuel service station or charge station, no incidental service or repair	p
LOGISTICS/WAREHOUSE	
Logistics hub+	p
OPEN SPACE	
Public, Quasi-Public and Assembly Uses	
Parks, playgrounds, or community centers	p
Open space+	p
Open space accessory buildings+	p
Accessory structures	p
Outdoor art	p

### Legend

- P Permitted use
- C Conditional use; the shall require approval of a planned development permit.
- S Special use; they shall require approval of a planned development permit.
- or Conformance with General Plan land use restrictions for residential
- A Administrative Permit
- A/\* Uses authorized upon issuance of an Administrative Permit that incorporates the applicable conditions of approval identified on Sheet 4.02. If an Administrative Permit is not issued, a Conditional Use Permit or Special Use Permit shall be required as identified in Table 20-140.
- P/\* Uses that are Permitted if the applicable criteria identified on Sheet 4.02 are met, if the applicable criteria on Sheet 4.02 is not met, an Administrative Permit or Special Use Permit shall be required as indicated in the table.
- + New use as defined in permitted uses text on this sheet

Note: In instances when two designations are stated, the asterisk shall apply if conditions on Sheet 4.02 are met.

## VISION

# Integrated Downtown West



- ~ 7.3 M sf Office
- 4,000 Housing Units  
(studying up to 5,900 units)
- ~ 500 K sf Active Use (Retail, Cultural, Arts,  
Education, and Other Active Uses)
- ~ 15 acres Parks + Plazas + Green Spaces

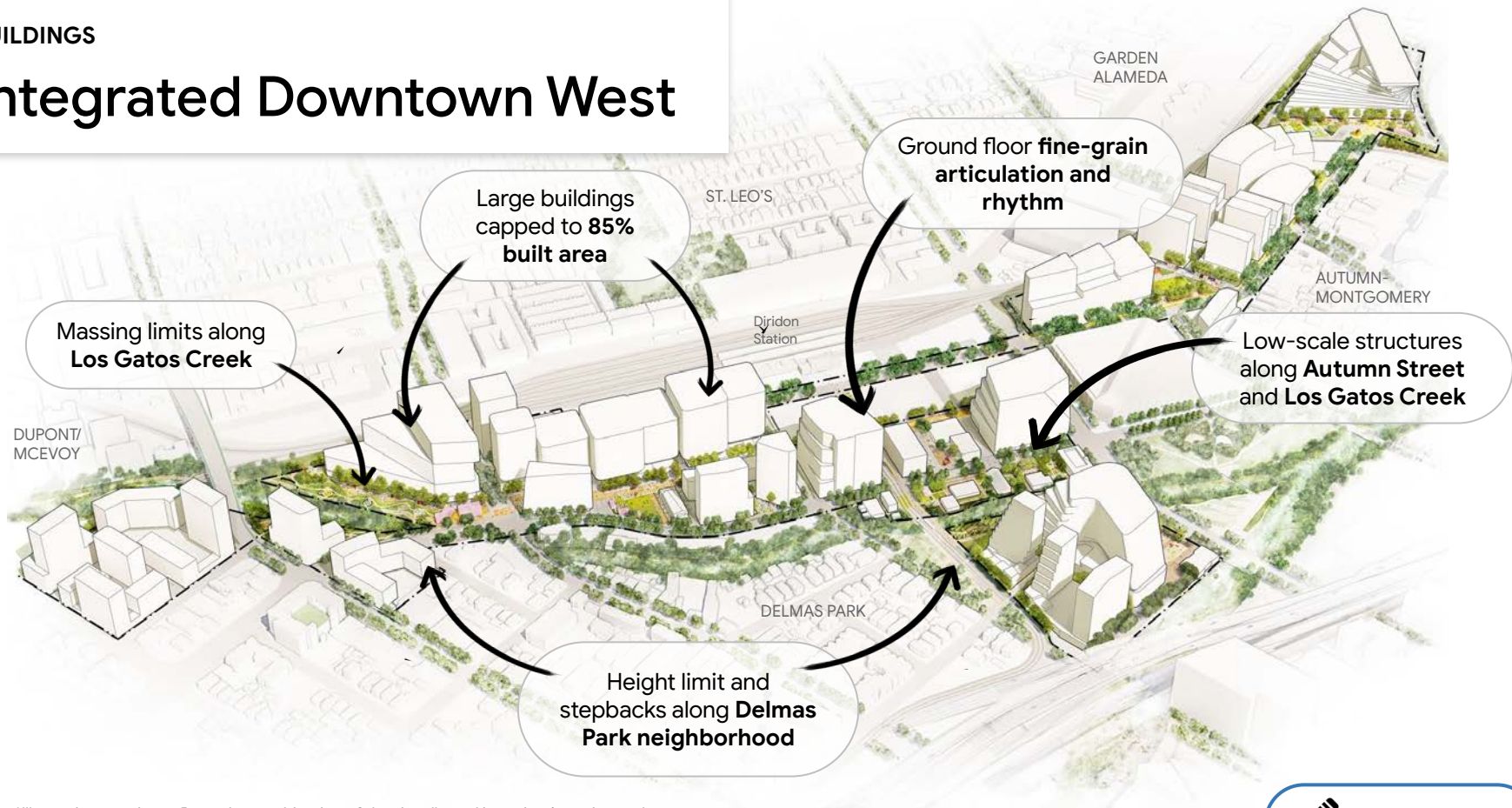
*\*Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines*



ILLUSTRATION

## BUILDINGS

# Integrated Downtown West



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

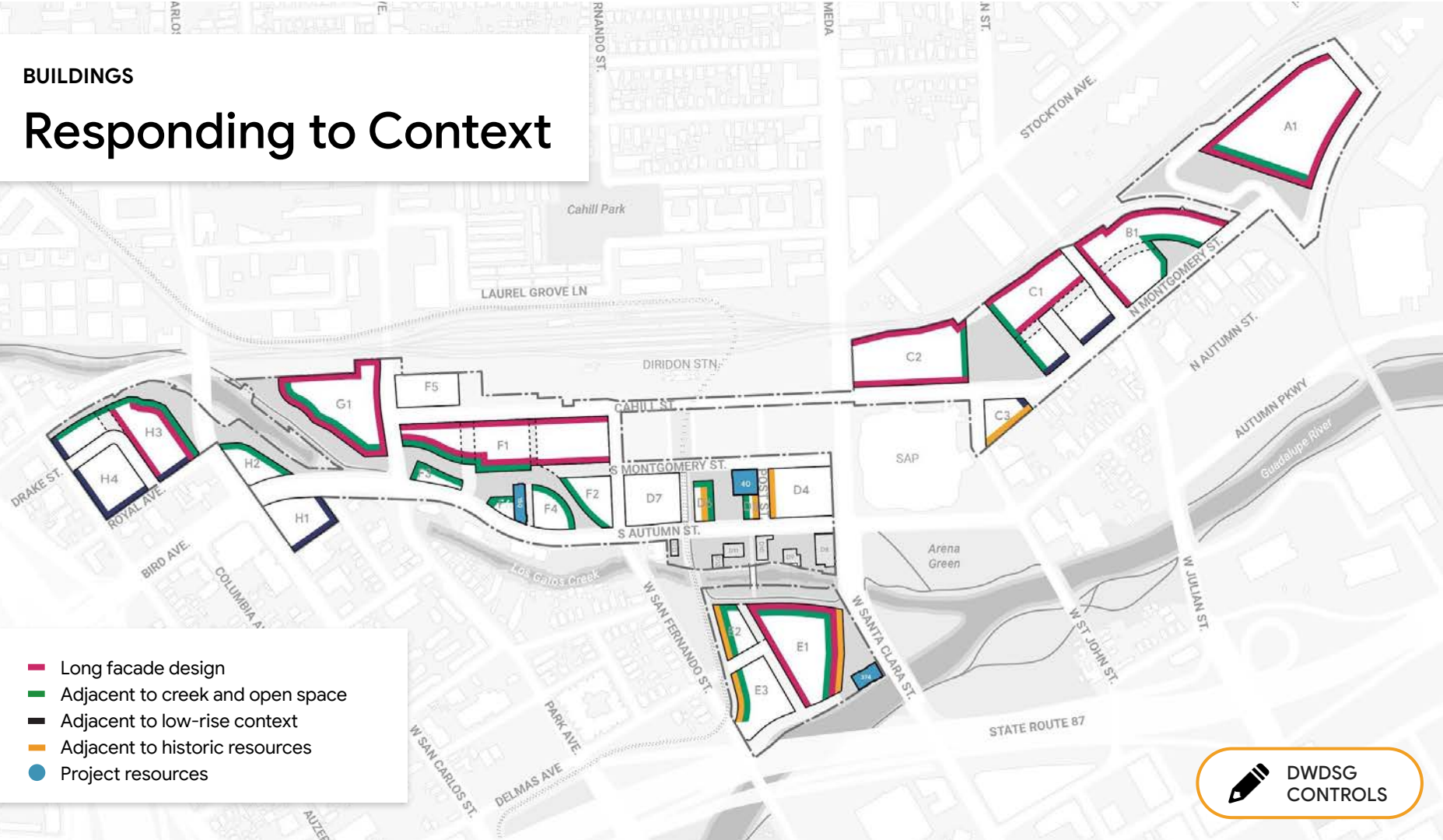


ILLUSTRATION



## BUILDINGS

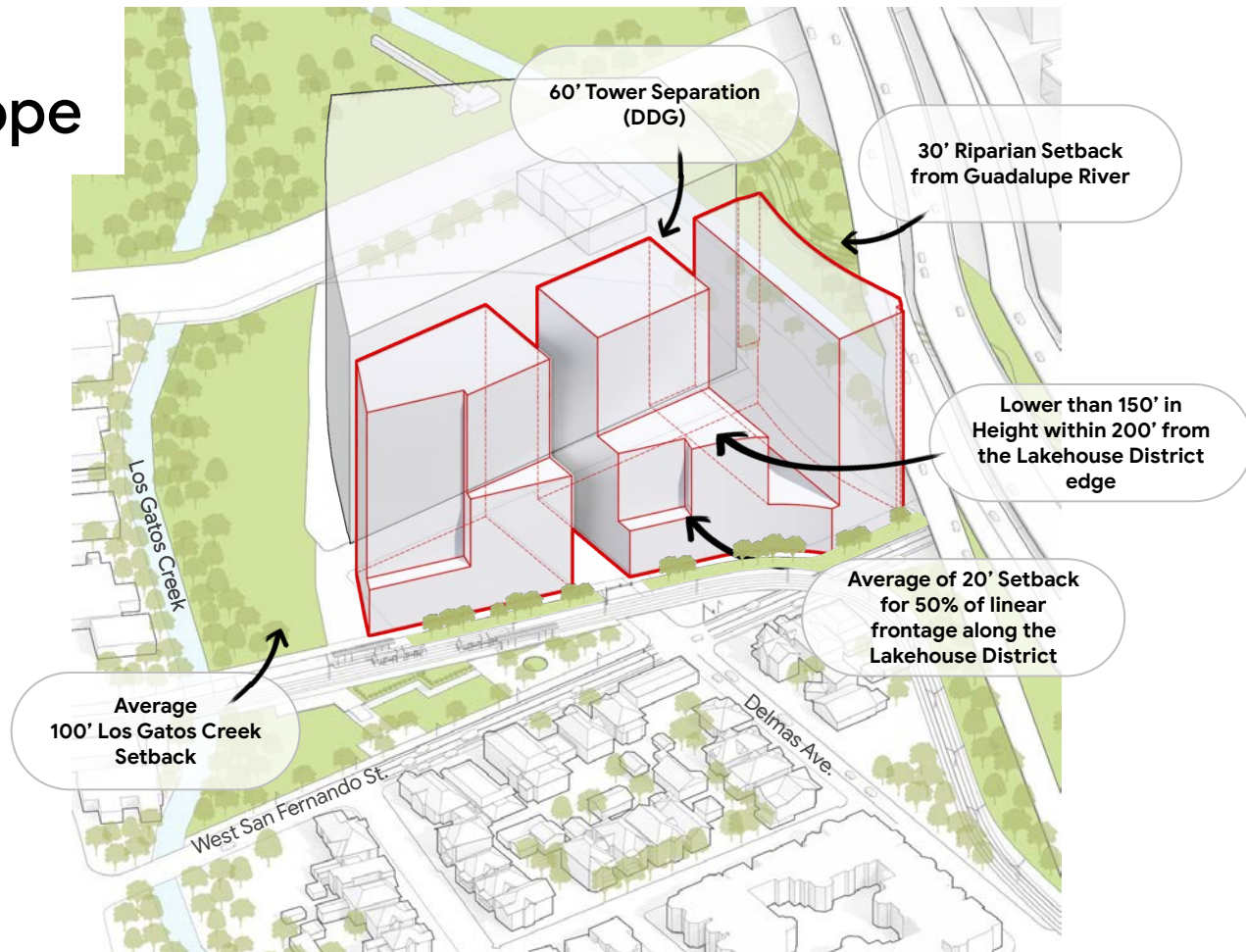
# Responding to Context



DWD SG  
CONTROLS

## BUILDINGS EXAMPLE

# Buildable Envelope

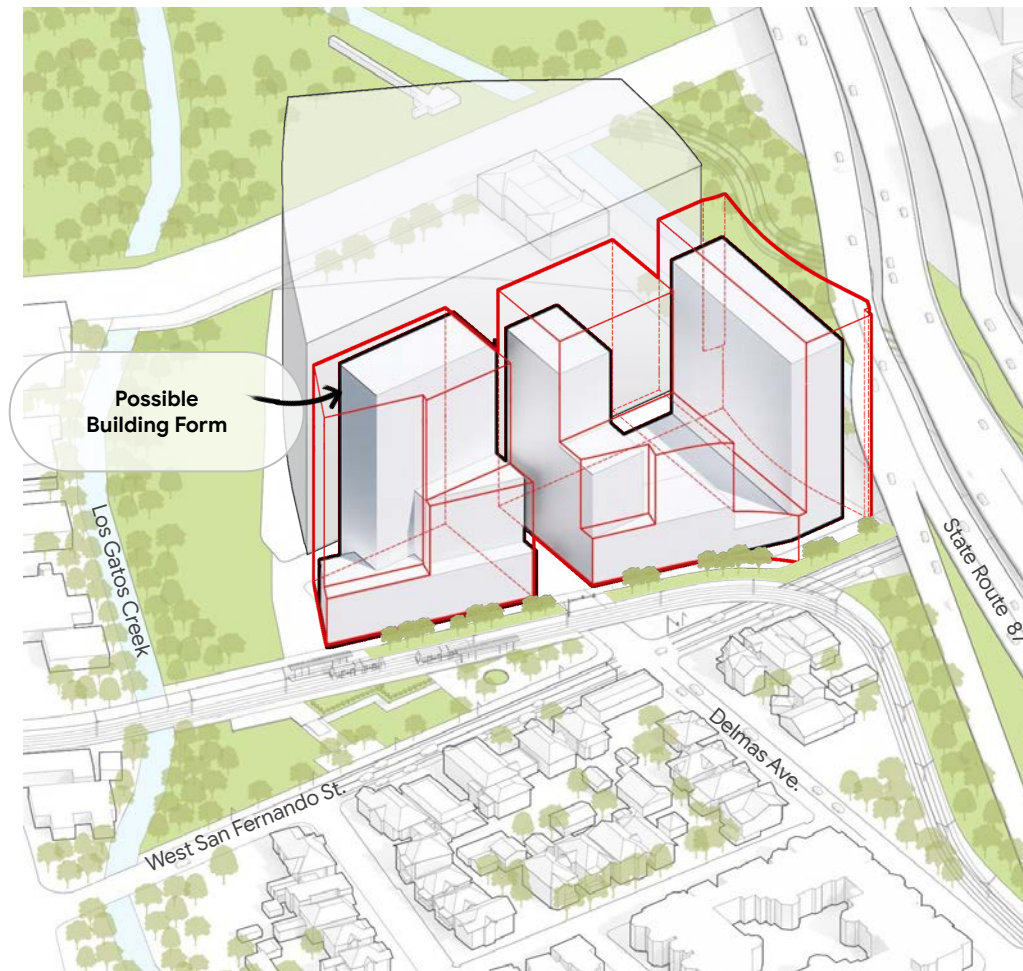
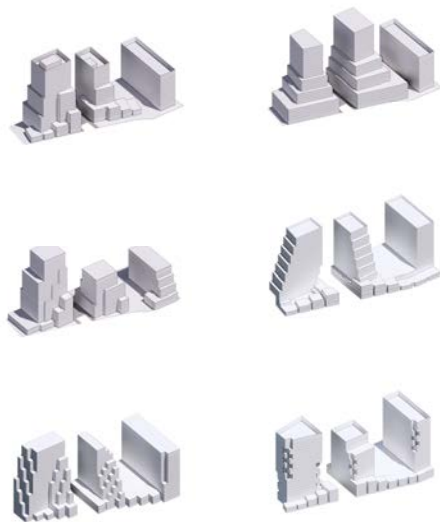


*\*Illustrative massing*



## BUILDINGS EXAMPLE

# Possible Form



*\*Illustrative massing*





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

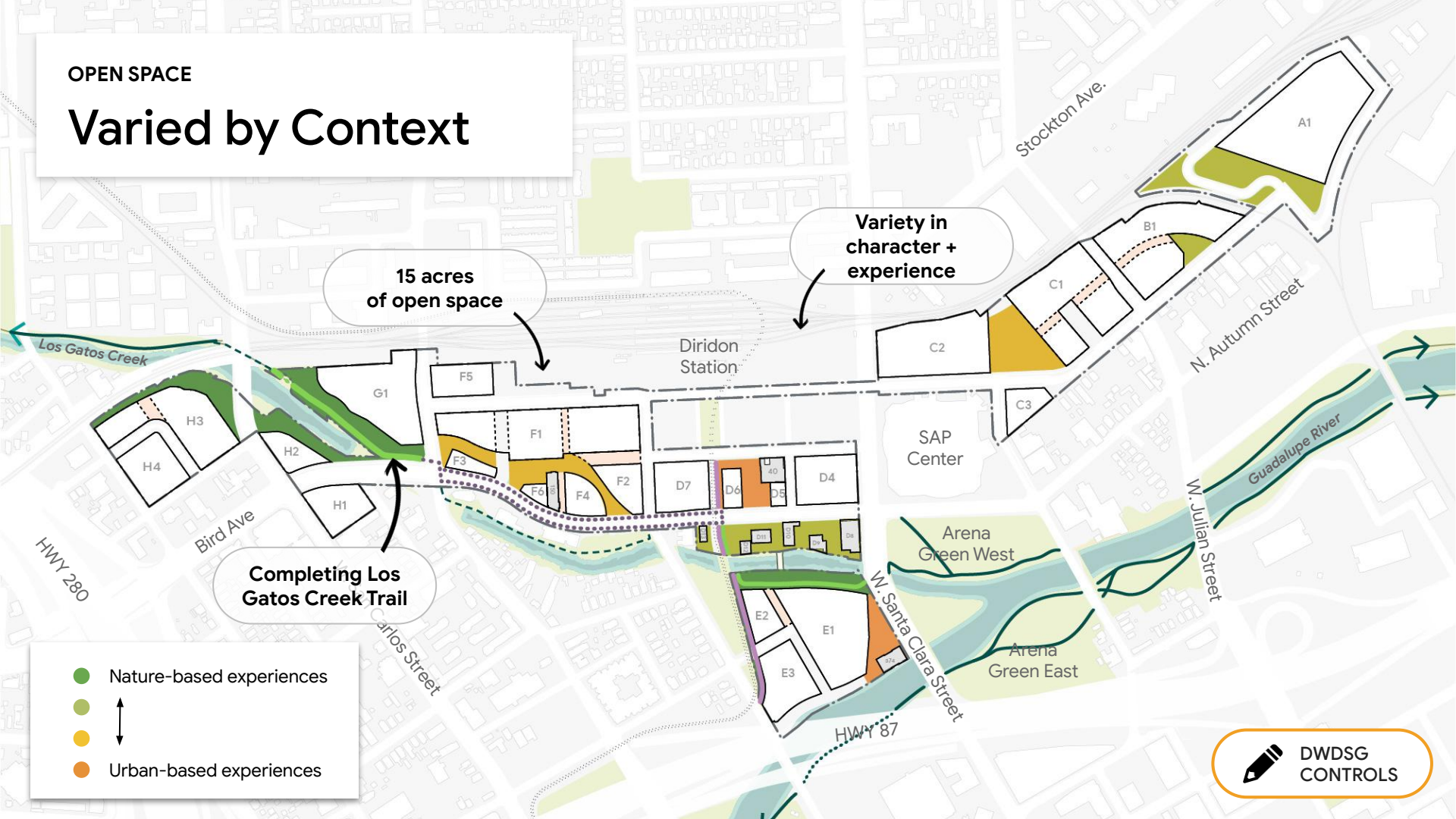
30% Active Use

Rehabilitation of  
historic San José Water  
Company building



## OPEN SPACE

# Varied by Context



## 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



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## OPEN SPACE

# Programs + Elements

● Required programmatic element ○ Complementary programmatic element

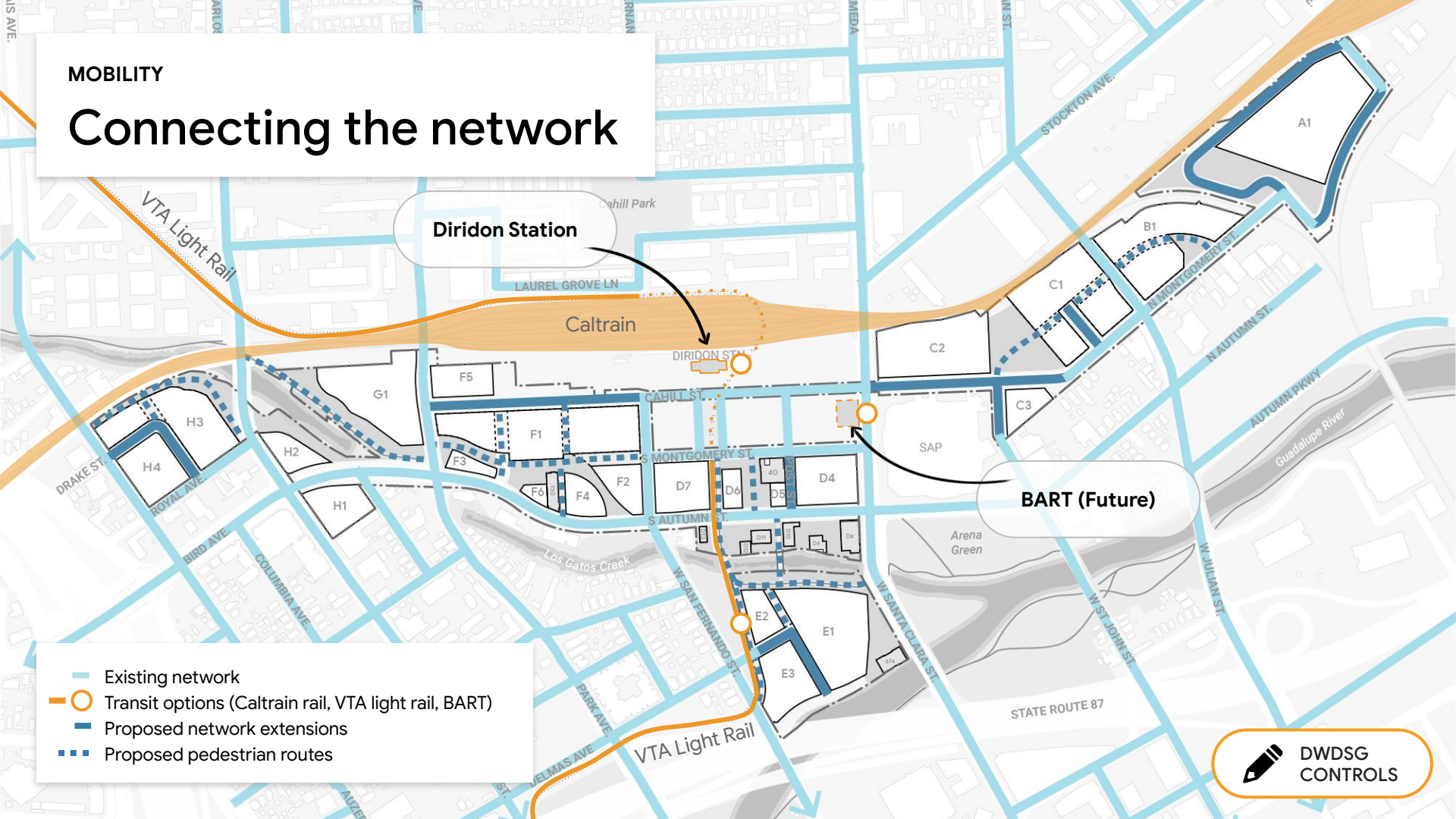
PROGRAMMATIC ELEMENTS	LOS GATOS CREEK CONNECTOR	LOS GATOS CREEK PARK	THE MEANDER	SOCIAL HEART	CREEKSIDE WALK AT S. AUTUMN STREET	LOS GATOS CREEK EAST	GATEWAY TO SAN JOSE	ST. JOHN TRIANGLE	NORTH MONTGOMERY POCKET PARK	NORTHEND PARK
Promenade			●							●
Plaza	○	●	●	○			●	●		●
Flexible Lawn			●	○				●		●
Program Deck		●	●	●	○			●		○
Outdoor Program Area		○	○	●	○	○	○		●	●
Informal Recreation		○						○		●
Event, Rotating Vendor, and Food Truck Access			●	○			●	●		●
Water Feature			●	○					○	
Neighborhood Amenities	○	○	○					○		
Makerspace										○
Nature Play	●	○				○				
Art		○	●	○		○		○	○	○
Pavilion Structure		○			○		○	○		○
Canopy Structure			○			○		●	○	
Kiosk		○	○	○		○	○	○		○
Outdoor Performance Area							○	●		
Los Gatos Creek Multi-Use Trail		●			●	●				
Downtown to Diridon Station Shared-Use Path				●	●	●				
Walking Path	●	●								
Boardwalk					●	●				
Creek Footbridge					●	●				
Creek Overlook / Viewing Platform		●				●				
Tree Grove			○					○	●	●
Ecological Demonstration		●								○
Planting Strategy	●	●	●	●	●	●	●	●	●	●
NUMBER OF COMPLEMENTARY PROGRAMMATIC ELEMENTS REQUIRED	1 OF 2	4 OF 7	3 OF 5	4 OF 6	2 OF 3	2 OF 4	2 OF 4	3 OF 6	1 OF 3	4 OF 6



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## MOBILITY

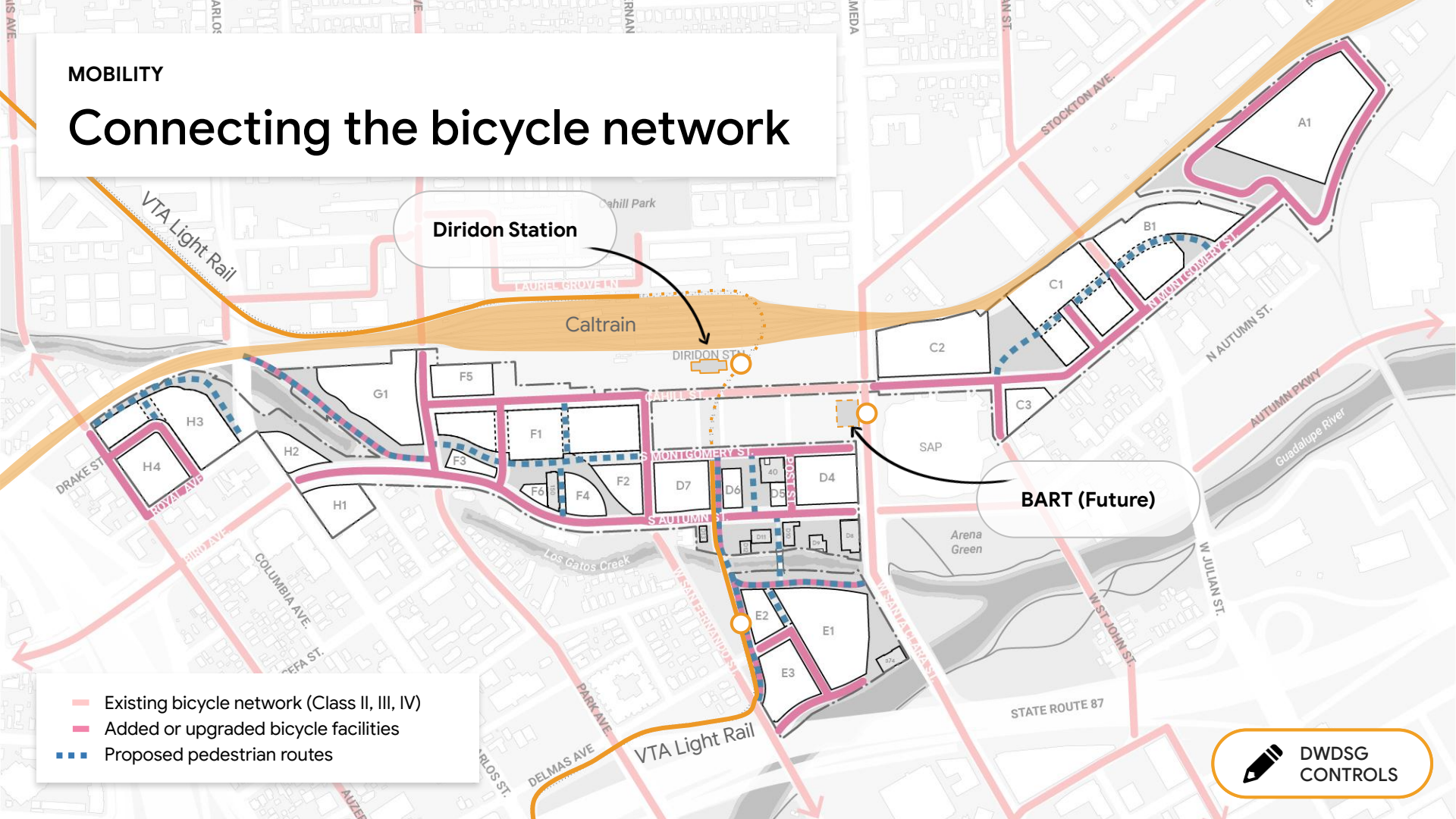
# Connecting the network



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CONTROLS

## MOBILITY

# Connecting the bicycle network





## INFRASTRUCTURE

# Leveraging District Utility Systems

