

Downtown West

Design Standards and Guidelines

April 20, 2020

CITY DRAFT
VERSION 1

USE SUBWAY
TO STATION

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TRACK 4
TRACK 5

San Jose

Project Applicant

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Heatherwick Studio: Architecture

Grimshaw Architects: Architecture

KPF: Architecture

Fougeron Architecture: Architecture

SCB: Architecture

SHoP Architects: Architecture

Architectural Resources Group (ARG): Historic Resources

West 8: Landscape Design

Sherwood Design Engineers : Civil and Infrastructure

HMH: Civil

H.T. Harvey & Associates: Ecology

San Francisco Estuary Institute (SFEI): Ecology

Integral Group: Environmental Engineering

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Prior + Partners: Urban Design and Station Integration

ARUP: Rail, Transportation, and Sustainability

Nelson\Nygaard: Transportation

Johnson Aviation: Aviation

Applied Wayfinding: Signage

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Google's Principles of Place

We know that when our local communities thrive, Google thrives. That's why we committed one billion dollars towards creating 20,000 new homes in the Bay Area, including up to 5,900 at Downtown West. We created four guiding principles to guide our approach to designing great places for people.

Community

Places are about people and connections between them. We want to contribute to vibrant places that promote well-being, inclusion, and interconnectivity.

Nature

The well-being of people depends on the health of the planet. We aspire to build spaces and places that are resilient, connect people to nature, and help us conserve resources and reduce waste.

Economics

We invest in bold ideas that create replicable solutions for a better future. We want our designs to give something back to the world that wasn't already there.

Innovation

We aim to have a healthy disregard for the impossible. We design for adaptability and flexibility.

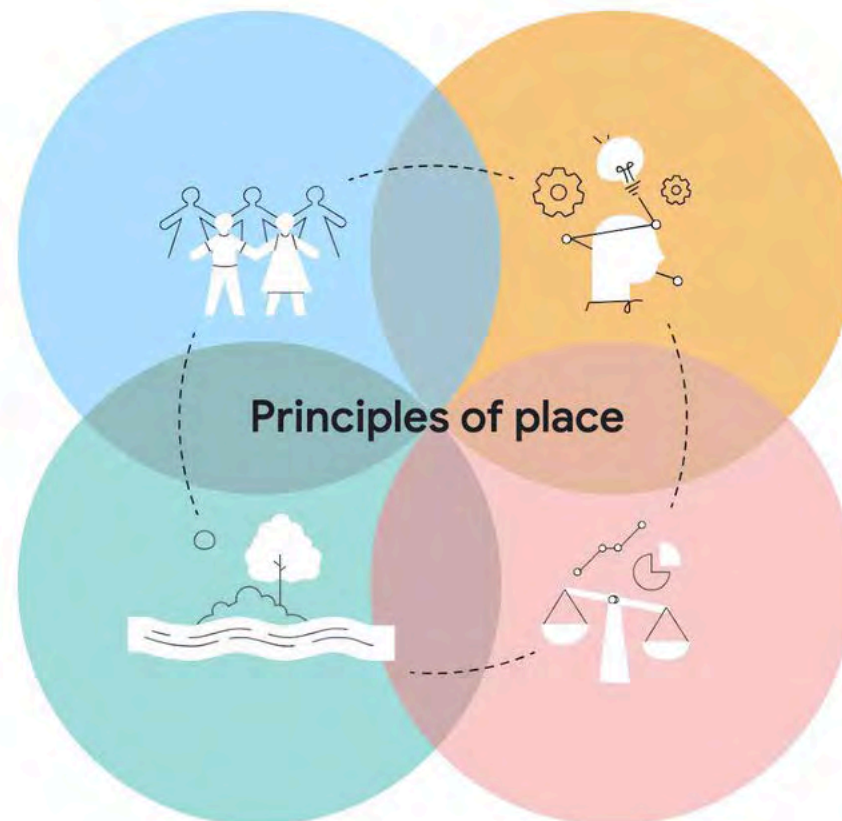


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Document Overview

CPRA Confidential Treatment Request
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Introduction

The Downtown West Design Standards and Guidelines (DWDSG) provide the vision, intent, use, character, and requirements for building and public realm design within the approximately 85-acre Downtown West Project, which is located largely within the City of San José's Diridon Station Area Plan (DSAP).

The substance of the DWDSG develops objective and performance based standards and guidelines. These controls balance new development flexibility, which allows for innovation and evolution, with specificity to ensure the delivery of high quality urban spaces and building design. See Section 1.8 for definitions of standards and guidelines.

As the design process is iterative and complex by nature, the standards and guidelines provide room for architectural creativity. The City of San José shall evaluate new construction, open spaces, and streets for consistency with the DWDSG standards and guidelines. The DWDSG controls are separate from — yet expand upon — Downtown Design Guidelines (DDG) standards and guidelines developed for downtown San José and the DSAP area.

A glossary of terms used throughout the DWDSG is located in the *Appendix A: Glossary*.

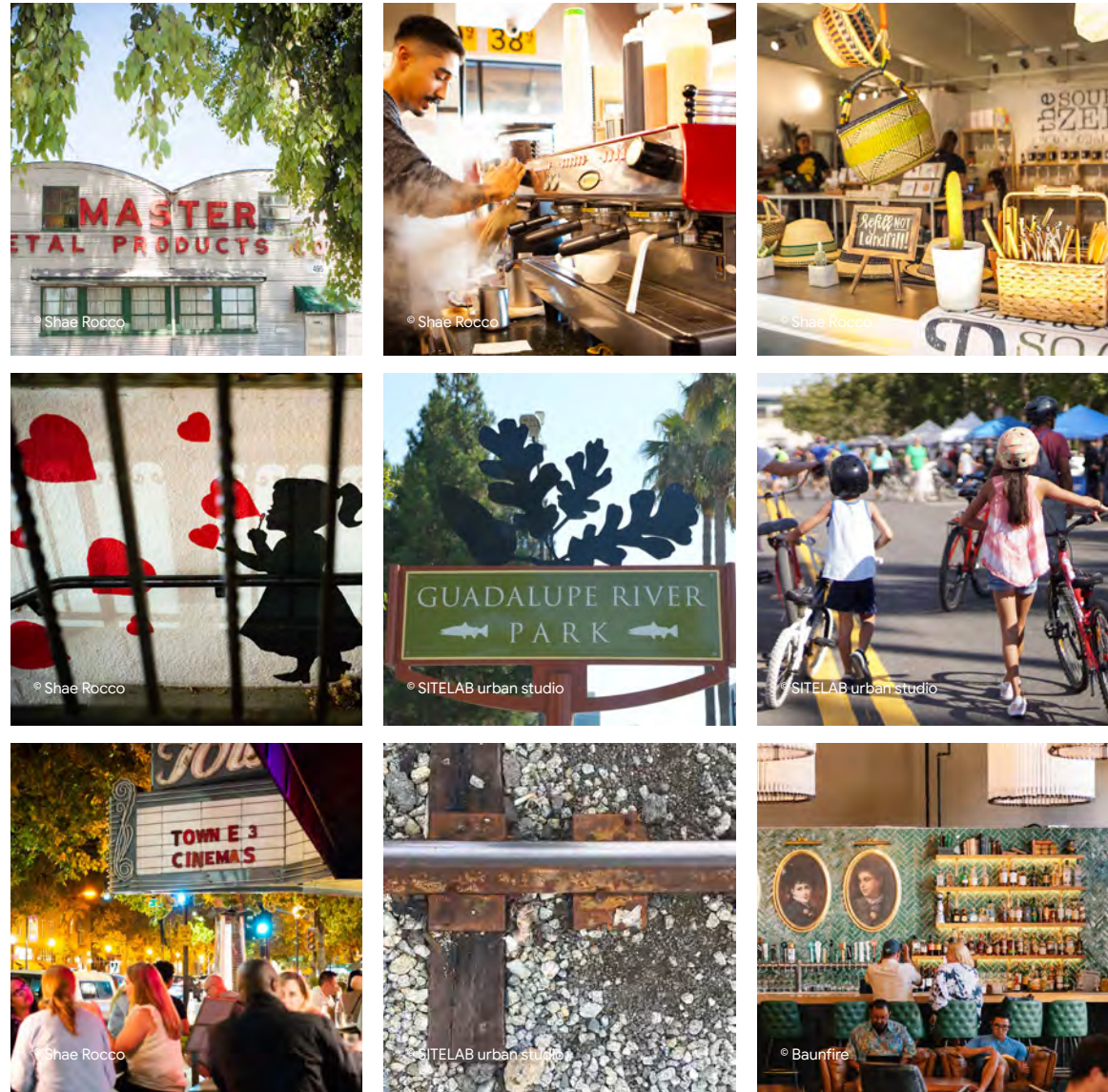


FIGURE 1.1: Project inspiration from San José

1.1 Terms and Spatial Boundaries

Documents

- **Envision San José 2040 General Plan.** “Envision San José 2040 General Plan”, “Envision 2040”, or “General Plan” refers to the general plan that the City adopted (2011) and amended (2018), and which established the overall policy framework for growth in San José.
- **Diridon Station Area Plan.** “Diridon Station Area Plan” (DSAP) refers to the Area Plan that the City approved for the 240-acre site surrounding Diridon Station.
- **Downtown Design Guidelines.** “Downtown Design Guidelines” (DDG) refers to the design guidelines that the City approved (2019) for Downtown San José.
- **San José Municipal Code.** “San José Municipal Code” refers to the San José Municipal Code, which includes the Zoning Ordinance (Title 19), and other City regulations.

Site Areas

- **DSAP area.** “DSAP area” refers to the 240-acre planning area covered by the Diridon Station Area Plan.
- **Downtown San José.** “Downtown San José” or “Downtown” as shown in the General Plan 2040 / Downtown Strategy 2040 Environmental Impact Report (EIR), refers to the portion of San José extending from Diridon Station to San José State University, north of Highway 280.
- **Downtown West Mixed-Use Plan.** “Downtown West Mixed-Use Plan” or “Downtown West” or “the Project” refers to the approximately 85-acre Downtown West development proposal.

See Figure 1.3 for boundaries.

Project Description

1.2 Site Location and Context

The Project is approximately one mile long from north to south and bounded by: Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, Highway 87, South Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Diridon Station and the Caltrain rail tracks to the west. The site includes the previously entitled site area east of Los Gatos Street, west of the Guadalupe River, between W. Santa Clara Street and VTA light rail tracks.

While most of the land within the Project as described above is owned by Google, there are a number of parcels near Diridon Station that are under separate ownership including:

- The City of San José;
- Santa Clara Valley Transit Authority (VTA);
- Caltrain (operated by the Peninsula Corridor Joint Powers Board);
- Pacific Gas & Electric (PG&E).

TABLE 1.1: Project development program

DEVELOPMENT PROGRAM	PROPOSED PROJECT
LAND USES	
Residential	Up to 5,900 dwelling units
Active Uses (Retail, Restaurant, Arts, Cultural, Institutional, Childcare and Education, Maker Spaces, Non-profit, Small-Format Office)	Up to 500,000 gsf
Hotel	Up to 300 rooms
Limited-Term Corporate Accommodation	Up to 800 rooms
Office	Up to 7.3 million gsf
Event/Conference Centers	Up to 100,000 gsf
Central Utility Plants (District Systems)	Up to 130,000 gsf
Logistics/Warehouse(s)	Up to 100,000 gsf
PARKING AND LOADING	
Public/Commercial Parking	Up to 2,800 spaces
Residential Parking ^a	Up to 2,360 spaces
Total Parking Spaces	Up to 5,160 spaces
OPEN SPACE	
Open Space ^b	Approximately 16 acres

NOTES:

[a] Residential parking reflects an average ratio of 0.4 stalls per unit.

[b] Open space includes all parks and plazas, including areas for outdoor seating and commercial activity (e.g. retail, cafe, restaurants), green spaces, landscaping, mid-block passages, riparian setbacks, and trails. The analysis in the environmental impact report assumes approximately 16 acres of open space including Transit Plaza.

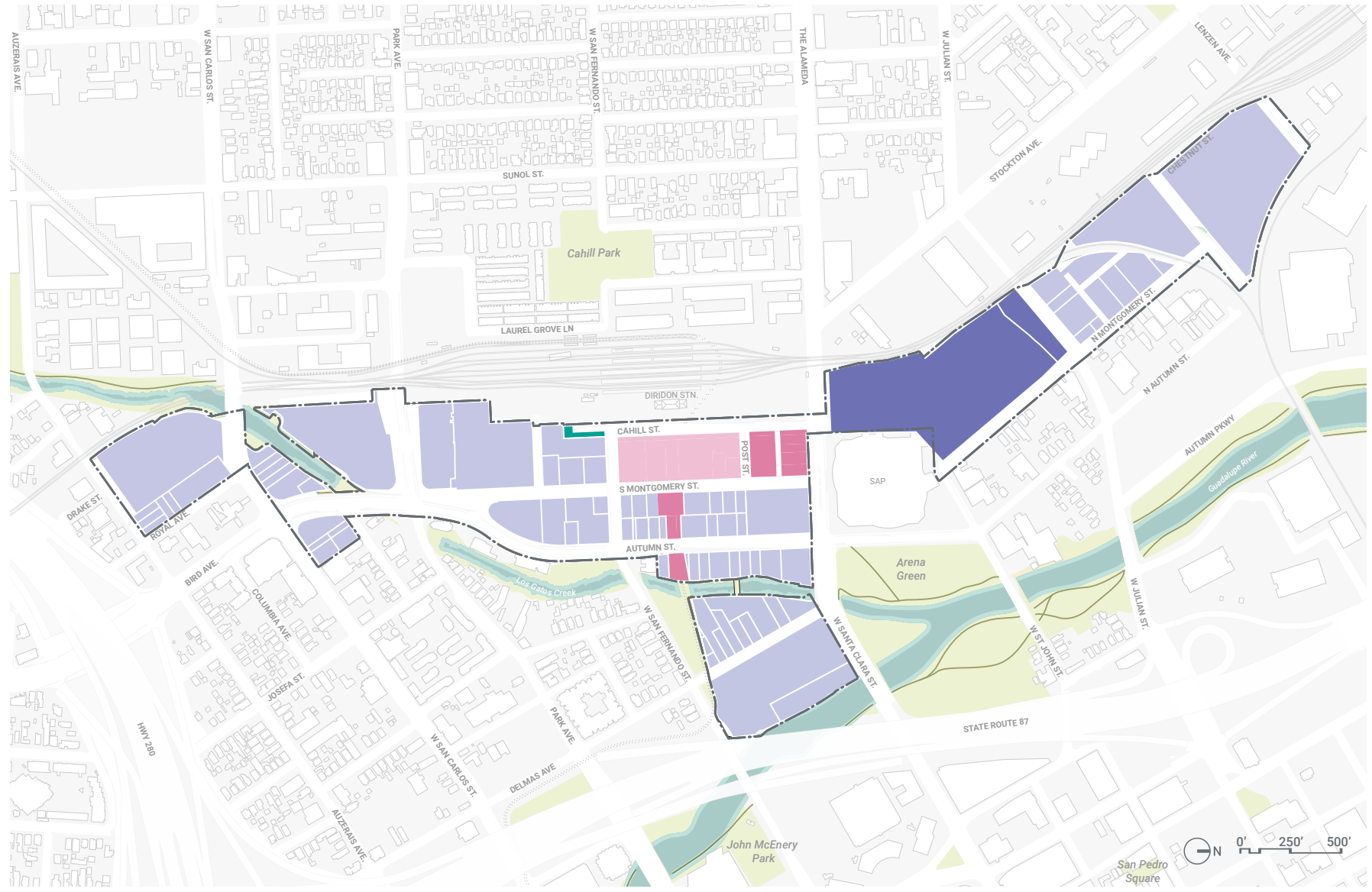


FIGURE 1.2: Site ownership

- Google
- City of San Jose
- VTA
- Caltrain
- PG&E

General Plan — Envision San José 2040

Downtown Strategy 2040

This map illustrates the proposed BART system in San Jose, California. The map shows the city's street grid, major parks, and landmarks. The BART system is depicted with a solid blue line, and the proposed extension is shown with a dashed blue line. Key locations labeled include Guadalupe Gardens, St. James Park, City Hall, San José State University, Plaza de Cesar Chavez, Convention Center, Discovery Meadow, SAP Center, Arena Green, and Diridon Station. The map also includes a scale bar (0 to 1,600 feet) and a north arrow.

Source: Downtown Design Guidelines, 2019.

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

2014 Diridon Station Area Plan

In 2014, the city adopted the DSAP, which was incorporated into the General Plan. The DSAP establishes a vision for Diridon Station and the surrounding area in response to the planned extension of Bay Area Rapid Transit (BART) and high-speed rail (HSR) services to San José.

The DSAP outlines the following goals which are consistent with the Project goals:

- Create a dense, mixed-use, urban district;
- Connect to surrounding districts;
- Prioritize pedestrian circulation and transit;
- Ensure contextually sensitive design;
- Provide a mix of commercial and residential uses;
- Enhance the open space and recreational opportunities within the Station area;
- Activate streets, parks, and the station with art;
- Disperse parking in different locations.

San José Municipal Code

The Municipal Code defines development standards organized by zoning designation. The Project establishes a new “Planned Development Zoning” under Chapter 20.60 that guides the development of the entire Project.

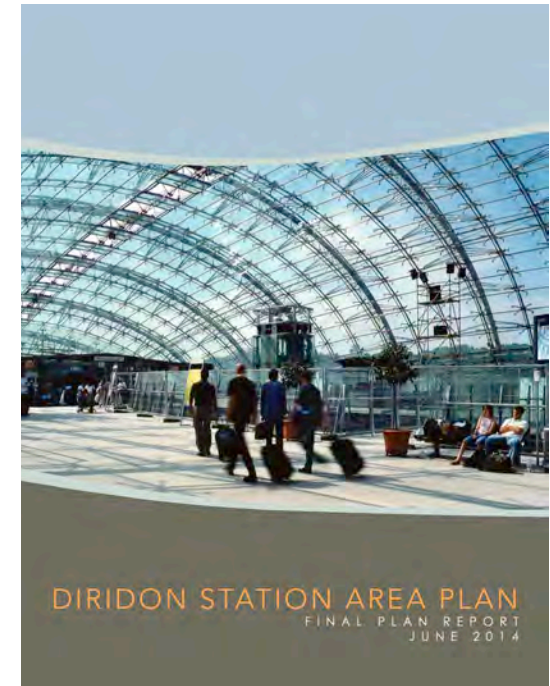


FIGURE 1.4: Diridon Station Area Plan

Downtown Design Guidelines

The Downtown Design Guidelines (DDG), adopted in April 2019, provide guidance for the massing and architecture of buildings in Downtown. Design guidance includes focus on building appearance within the overall skyline and interface with the public realm. The DDG applies to the General Plan Downtown Growth Area, including Downtown West and the greater DSAP.

The DDG defines the design objectives for building elements that establish the image and experiences in Downtown. The Project aligns with the DDG values:

- Enhance the local, city, and regional economy;
- Promote human and environmental health;
- Accentuate the area's character and culture.

The DDG outlines standards and guidelines that govern the planning and design of Downtown's public realm, building massing and architecture, ground floor, transit access, parking, view corridors, pedestrian and bicycle connectivity, material and color, lighting, signage, facade treatment, bird safety design, and transitions to existing lower intensity and historic buildings.

The DDG acknowledged in Section 1.1 that, in connection with future development within the DSAP area, "New design solutions could be identified and adopted that may take alternate approaches to achieve common goals for the Diridon area."

The DDG is referenced predominantly in *Chapter 5: Buildings*, but is also applicable to *Chapter 4: Open Space*, *Chapter 6: Mobility*, and *Chapter 8: Lighting and Signage*.

San José Complete Streets Design Standards and Guidelines (CSDSG)

This document, adopted in May 2018, proposes a set of standards and guidelines to regulate how San José builds new streets and retrofits existing ones. Guidance is geared toward street design that prioritizes safety, efficiency, and convenience for multimodal travel — including pedestrians, cyclists, transit users and motorists. These standards and guidelines promote the city's vision of creating streets that support public life, neighborhood livability, and economic vitality. The following three guiding principles serve as the foundation for a citywide complete streets network:

- People oriented;
- Connected;
- Resilient.

The CSDSG is referenced in *Chapter 6: Mobility*.

Riparian Corridor Policy Study (1999)

Approved by City Council in 1994 and revised in 1999, the Riparian Corridor Policy Study establishes policy guidelines to preserve riparian corridors and outline the way corridors should be treated in order to maintain consistency with the General Plan. The Riparian Corridor Policy Study is referenced in *Chapter 4: Open Space* and *Chapter 8: Lighting and Signage*.

Riparian Corridor Protection and Bird Safe Design Council Policy (Policy 6-34)

The Riparian Corridor Protection and Bird Safe Design Council Policy (Policy 6-34) supplements the riparian (rivers, streams, creeks, etc.) policies of the General Plan. Policy 6-34 identifies all the significant riparian corridors in San José and provides guidelines on how development adjacent to Los Gatos Creek and the Guadalupe River should be limited and/or controlled to avoid environmental damage, in addition to offering strategies to repair the riparian corridors.

Policy 6-34 is referenced in *Chapter 4: Open Space* and *Chapter 8: Lighting and Signage*.

1.4 Other Planning Documents

Additional planning documents related to the Project include:

- Activate SJ;
- Climate Smart San José;
- Los Gatos Creek Trail Master Plan — Reach 5;
- Comprehensive Land Use Plan — Airport (ALUC);
- San José Trail Network Tool Kit Planning and Design — Chapter 4;
- San José Tree Policy Manual & Recommended Best Practices;
- SJ New Construction Green Building Requirements;
- SJ Green Stormwater Infrastructure Plan;
- Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP);
- Diridon Arts Masterplan;
- Better Bike Plan 2025;
- Vision Zero Action Plan;
- Traffic Calming Toolkit;
- US Access Board ADA Guidelines and Standards;
- US Access Board Guidelines for Pedestrian Facilities in the Public Right-of-Way;
- Downtown Streetlight Guide.

Additionally, ongoing city planning efforts that relate to Downtown West but have not yet been approved include:

- Diridon Integrated Station Concept Plan (DISC);
- San José Access & Mobility Plan;
- San José Downtown Parking Plan.

1.5 Related Entitlements and Required Project Approvals

General Plan Amendment

By Resolution No. __ the City Council approved diagram and text amendments to the General Plan in connection with Downtown West. The amendments include but is not limited to: changes to street classifications in the transportation diagram, General Plan land use designations, select policies, and housing and jobs growth allocation.

Diridon Station Area Plan Amendment

By Resolution No. __, the City Council approved amendments to the DSAP in connection with Downtown West reflecting increased height limits, changes to the street network, updated land use designations, and new open space layouts — among others.

Planned Development Zoning (PDC)

By Ordinance No. __, the City Council established the Downtown West Planned Development Zone (PDC) and approved the Downtown West General Development Plan (GDP) pursuant to the City of San José's Municipal Code, Section 20.120.500 et seq.

The City of San José Municipal Code provides flexibility for the GDP to specify the form and content of the Planned Development Permits. Given the needs and objectives of Downtown West, the GDP includes provisions to guide both the content of Planned Development Permits within Downtown West and PDC-specific procedures for Zoning / Design Conformance Review to evaluate proposed buildings, uses, and improvements within Downtown West for consistency with the GDP and applicable Planned Development Permit (including this DWDSG).

Planned Development Permit (PDP)

Resolution No. __ approved the Downtown West Planned Development Permit (PDP), which includes this DWDSG. The PDP causes the PDC to become effective as to the properties included within the PDP. The DWDSG focuses on objective and performance based standards, as well as guidance about Project elements that may be more subjective or qualitative. The PDP allows for individual flexibility on a building by building basis so long as the criteria of the standards and guidelines are satisfied.

Development Agreement

Google LLC and the City of San José have entered into a Development Agreement to memorialize community benefits and to secure vested development rights. The community benefit commitments are further outlined in the Development Agreement.

Vesting Tentative Maps

One of more Tentative Maps or Vesting Tentative Maps will be required and will provide for subdivision of lots, installation of public improvements, and phased Final Maps. Within each grading and horizontal infrastructure phase, multiple vertical construction sub-phases would occur.

Environmental Impact Report (EIR)

The City of San José is the lead agency under the California Environmental Quality Act (CEQA) for preparation of the Project's environmental analysis. The Environmental Impact Report (EIR) prepared for the Project provides the City, other public agencies, and the general public with relevant information to consider the environmental impacts of the Project, including the effects of the Project approvals described above. By Resolution No. __, the City Council certified the EIR for the Project, and adopted findings, a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program.

AB 900

The Project is proceeding under the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (AB 900, as amended by Senate Bills 743 and 734 and AB 246), and the Governor of California has certified that the Downtown West Mixed-Use Plan would not result in any net additional greenhouse gas (GHG) emissions. Therefore, the Project applicant has committed to include in the Project a number of GHG reduction measures that are enforceable by the City of San José.

1.6 Subsequent Review

Relationship to Relevant Planning Documents

The PDZ and accompanying GDP constitute the zoning for Downtown West. The PDP, including this DWDSG, implement the zoning by establishing design standards and guidelines that shall apply to all development within the PDZ. The GDP and PDP, including this DWDSG, supersede any conflicting development controls or regulations of the San José Municipal Code to the maximum extent permitted under that Code.

In addition to this DWDSG, other previously approved design standards and guidelines continue to apply to Downtown West.

Design standards and guidelines in the DSAP, some of which were amended concurrently with the approval of this DWDSG, shall apply in Downtown West.

The DDG shall continue to apply in Downtown West, provided, however that those DDG standards and guidelines listed in *Appendix: Compliance Checklist* to this DWDSG shall not apply to Downtown West. A conforming amendment to the DDG approved concurrently with this DWDSG also provides that the standards and guidelines in *Appendix: Compliance Checklist* shall not apply in Downtown West.

The CSDSG shall continue to apply in Downtown West, subject to deviations from certain CSDSG that were approved concurrently with this DWDSG, which are listed in *Appendix: Compliance Checklist* to this DWDSG.

Downtown West Zoning / Design Conformance Review

The GDP establishes a Downtown West Zoning / Design Conformance Review process to ensure that development within Downtown West substantially conforms with the requirements of the GDP, this DWDSG, applicable provisions of the Municipal Code, and the applicable design standards and guidelines referenced in the preceding subsection titled “Relationship to Relevant Planning Documents.”

A Downtown West Zoning / Design Conformance Review application shall provide the information specified in the GDP, including but not limited to: proposed land uses in particular buildings and the allocation of square footage for each land use; precise dimensions of street widths and location of easements; building heights for specific buildings; and requests for minor modifications to the PDP. As authorized under the GDP, the Planning Director shall evaluate the Downtown West Zoning / Design Conformance Review application against a form checklist (“Conformance Checklist”) included in the DWDSG. The Conformance Checklist shall describe the criteria established in this General Development Plan and the Downtown West Design Standards and Guidelines against which a determination of conformity can be made by the Planning Director. Compliance with mandatory standards in the Downtown West PDP and accompanying DWDSG that are clear and quantitative shall be required under the Compliance Checklist. Compliance with all, or even some, guidelines or other qualitative thresholds in the Downtown West PDP and

accompanying DWDSG shall not be required.

Upon submission of a Downtown West Zoning / Design Conformance Review application, applicant shall complete the Conformance Checklist.

The following principles shall guide any Downtown West Zoning / Design Conformance Review against the Downtown West PD Zone, this General Development Plan, and the Downtown West PDP (including DWDSG):

- A** Diagrams and figures in this General Development Plan illustrate the general arrangement and relationships among future land uses, streets, and open spaces within the Downtown West PD Zone. Blocks, lots, street alignments, and open space configurations are subject to refinement through the Downtown West Zoning / Design Conformance Review process and the subdivision process and shall be deemed to conform to this General Development Plan, the applicable planned development permit, and the DWDSG provided they respect the general arrangement and relationships among land uses, streets, and open spaces. This conformance criterion is responsive to the City’s planning and economic development goals for Downtown West, the desire for high-quality site planning, and the extended time frame expected for buildout.
- B** Conformance with the General Development Plan shall be construed liberally in light of the need for adaptive solutions to unforeseen or unique development constraints that arise over an extended build-out and the City’s objectives of promoting growth within the Downtown Growth Area.

Additional Review Components

The Project is anticipated to require additional permits and approvals from the City of San José and other agencies. These may include:

- Final maps;
- Major Encroachment Agreement(s) for utilities crossing public rights-of-way;
- Historic preservation permits;
- Vacation and dedication of public right-of-way;
- Obstruction Evaluation (OW) and/or Airport Airspace Analysis (AAA);
- Building permits;
- Grading permits;
- Demolition permits;
- Encroachment permits and other Department of Public Works clearances;
- Storm water pollution prevention plans;
- Tree removal permits.

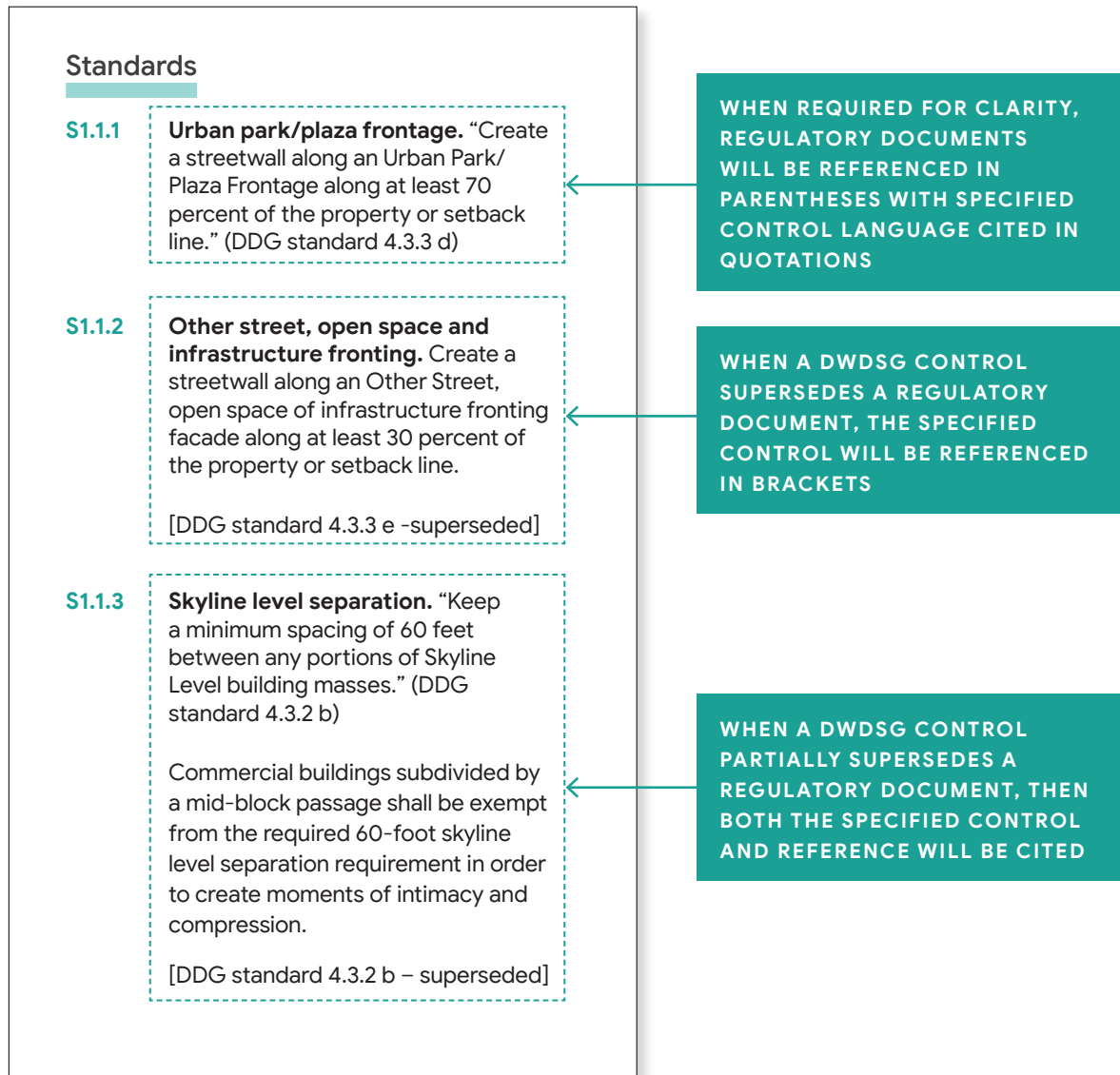


FIGURE 1.5: Superseded control examples

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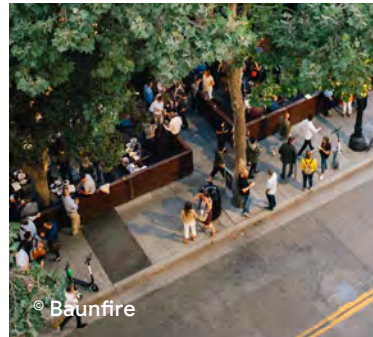
1.7 Chapter Overviews



Project Vision

This chapter provides an overview of Downtown West's contextual influences, guiding principles, and design framework. The Project design framework is framed by the physical environment and cultural spirit of Downtown, creating a place that is of San José. Located along Diridon Station and Los Gatos Creek, the Project enhances connections — the nature, surrounding neighborhoods, and the greater Bay Area — and provides a range of experiences varying in urban character.

Content in the Project Vision frames design intent and serves as non-regulatory background for subsequent chapters.



Land Use

The Project's mix of uses is outlined in this chapter. Content covers the land use plan (primary and accessory uses), ground floor uses, and active frontage. The land use approach is intended to support diverse programming and guide the relationship between land uses and the public realm. The chapter also refers to the General Plan and PDC, which hold additional land use regulations to guide development in Downtown West.



Open Space

The open space network is framed and influenced by the Project's adjacencies to regional trail networks and riparian corridors as well as the station area's roots in industry and entertainment. This framework serves to organize the approximately 16 acres of open space into the four character zones described in *Chapter 2: Project Vision*. Each park, plaza and green space varies in scale, function, and experiences, and all reflect the Project's urban density, natural systems, and ecology. This chapter further explains the design intent and performance standards of the overall network, as well as those of individual parks, plazas and the passageways in between.



Buildings

Inspired by San José's cultural spirit and natural features, the massing and architecture framework sets the intent, character, and controls for design that prioritize variety, innovation, and context specific strategies. The standards and guidelines define a specific yet flexible set of controls building upon the objectives of the DDG and the 2014 DSAP as a foundation. Controls in this chapter address Project goals of pedestrian and podium level design that activated the public realm, a varied skyline, and sustainable design strategies.

The controls consists of project-wide standards and guidelines as well as location-specific massing and architecture strategies to encourage a design process that is adaptable to building scale, supports innovation, and is site specific.



Mobility

Downtown West builds on the context and character of its surroundings by reinforcing local and regional transit connections and strengthening links to Downtown and surrounding neighborhoods. Streets throughout Downtown West are designed to put people first, with appropriately scaled sidewalks, generous street tree canopy, off-street paths, protected bike lanes, and traffic calming that supports safe commuter and recreational movement.

This chapter outlines the performance requirements of street facilities, improvements to enhance transit access, and stormwater, parking, and loading requirements.



Sustainability

The Project is proceeding under the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (AB 900), and the Governor of California has certified that the Project would not result in any net additional GHG emissions while also committing to a number of other ambitious environmental sustainability objectives. This chapter outlines the sustainability regulatory commitments of the Project and highlights sustainable design strategies and guidance embedded throughout the other chapters in this document.



Lighting and Signage

Lighting and signage design controls develop cohesion with Downtown and surrounding neighborhoods. The strategic use of lighting creates illumination for safe and welcoming places while minimizing light pollution. The signage strategy guides how to navigate streets and pathways while enhancing the experience of public spaces. These controls create a sense of place that is legible for residents, workers, and visitors.

1.8 How to Use the Document

Section Introductions

Where included, introductory text provides a rationale and intent of the standards and guidelines per section, but is not itself a standard or guideline.

Standards

Development standards are requirements. Compliance is mandatory with measurable prescriptive and performative design criteria. Standards are identified using the language “shall” or “must.” Evaluations of substantial conformance as well as allowances for modifications to standards are addressed in the GDP and the Downtown West Zoning / Design Conformance Review section of the DWDSG.

Guidelines

Development guidelines are typically more subjective and set forth design intent, design expectations, and encouraged or discouraged features. Individual developments should consider guidelines in good faith, recognizing that achieving consistency with many (though not all) guidelines may be subjective or subject to external conditions or factors, or may be achieved through a variety of strategies. Guidelines are identified using language “should”, “encouraged to”, or “may.”

Contextual Considerations

Contextual considerations provide best practice recommendations that reinforce place-based thinking of contextual elements or qualities such as existing buildings, urban fabric, nature, and infrastructure. Throughout the document, design strategies are suggested on how to display contextual qualities in Downtown West. Compliance with contextual considerations is not required.

Figures and Tables

Figures and tables, numbered consecutively according to their respective chapter, describe standards and guidelines. When applicable, there will be figures that illustrate “compliant” and “non-compliant” conditions. “Non-compliant” conditions are denoted with a red “X” in the upper left corner of the figure.

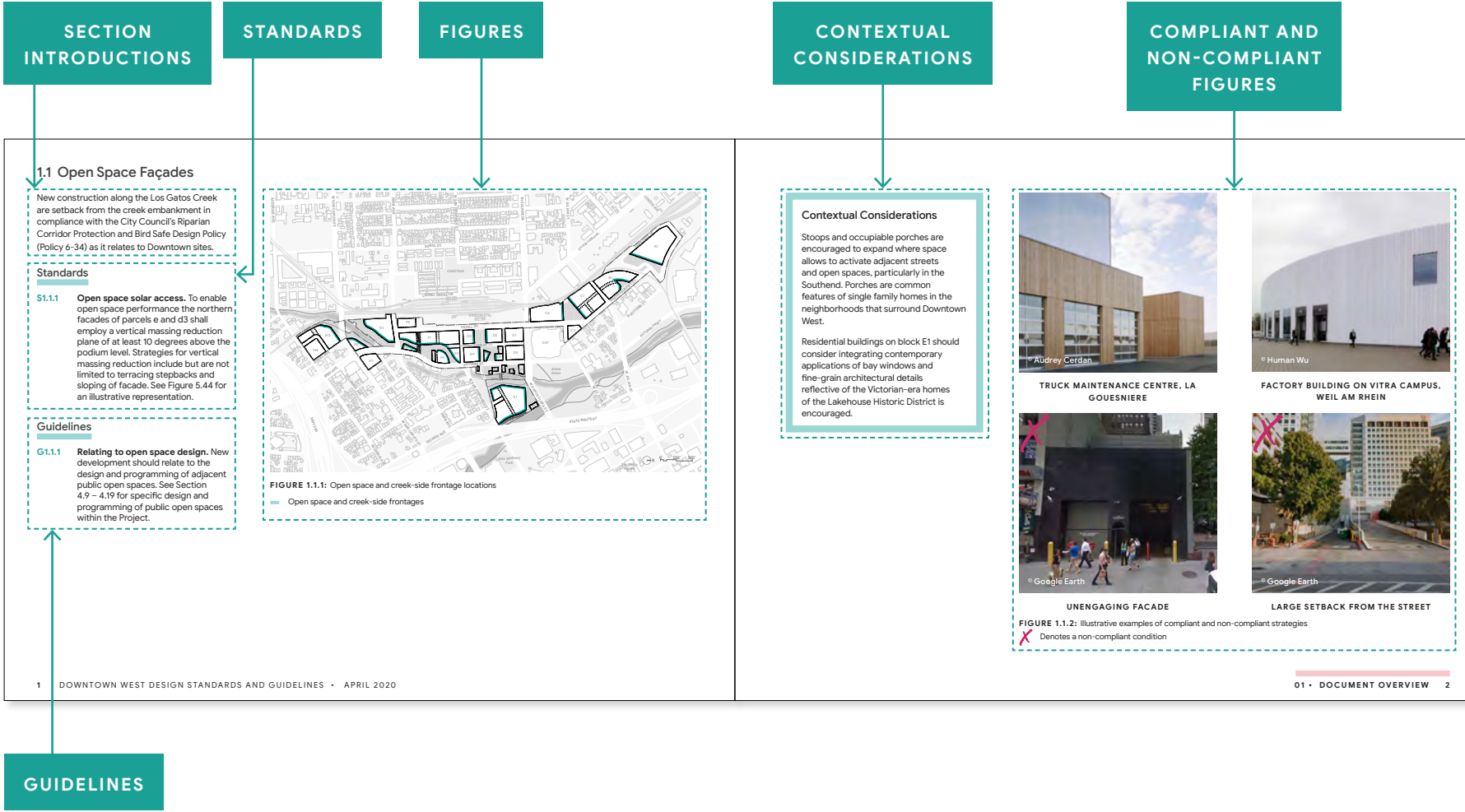


FIGURE 1.6: Example page of document components

1.9 Appendices

The Appendices include supplemental information to make the DWDSG more accessible and user-friendly. Components include a glossary, a compliance checklist of regulatory documents, and the Long Facade Skyline and Massing Reference.

Glossary

The glossary provides definitions for terms used throughout this document that may not be immediately familiar. The glossary is intended to serve as a reference for future users of the DWDSG, and often refers to regulatory documents with existing definitions.

Conformance Checklist

The Conformance Checklist is the form checklist to be used by the Planning Director to determine consistency with this DWDSG and other applicable standards and guidelines during the Downtown West Zoning / Design Conformance Review process.

Long Facade Skyline and Massing Reference

The Long Facade Skyline and Massing Reference provides supplemental clarification, examples, and case studies to assist with the evaluation process of Long Facade Skyline and Massing as presented in Section 5.21. This section is broken into three parts:

- **How to measure.** Provides clarification on how to measure strategies that qualify for required credits within the Long Facade Toolkit.
- **Example measurement.** Provides examples of how a qualifying strategy, as listed in the Long Facade Toolkit, can and cannot count cumulatively towards a credit.
- **Case studies.** Provides case study evaluations to serve as a guide for submission for future users of the DWDSG.