

Historic building and material texture in
the urban fabric of Downtown West.

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Overview

5.1 Design Background and Intent

As the first impression of San José for people arriving at the Diridon Station, the Project frames a strong urban relationship to Downtown with a vibrant ground floor and a dynamic skyline. New buildings in the Project both complement and enliven Downtown while drawing on the character of surrounding neighborhoods and natural features of Los Gatos Creek.

Proposed maximum allowable building heights vary from approximately 160 feet in the north to nearly 290 feet in the south. Finer grain urban development is located adjacent to existing residential neighborhoods and Los Gatos Creek. Larger development is positioned along major infrastructure, such as the rail line and PG&E substation. All new development is considered with attention to preserving sightlines, allowing access to natural light, and creating a varied skyline.

Planning Context

The City’s long range planning efforts, represented in the DSAP, DDG, and San José Municipal Code, provide the foundation for the intent and design objectives for this chapter.

- **DSAP.** Through design guidelines, the DSAP addresses the built form of the area including block size, building siting, and frontage. Project-related DSAP amendments modified height limits in Downtown West to reflect new information presented to the City related to the flight path for the Norman Y. Mineta San José International Airport.
- **DDG.** The DDG adopted in 2019 provides guidance for the form and design of buildings and their interface with the Downtown public realm. The standards and guidelines within the DDG govern building massing and architecture, ground floor design, view corridors, materials and colors, facade treatment, bird-safe design, and transitions to existing lower density and historic resources.
- **Municipal Code.** Chapter 20 of the San José Municipal Code includes development standards organized by zoning district. The Project establishes a new Planned Development Zoning District for Downtown West that includes development standards and regulations applicable to the Project.

Refer to Sections 1.3 – 1.5 for additional information on the relationship between the DWDSG and other City planning documents.

Approach

The Project aligns with the intent of the three design priorities referenced in the DDG:

DESIGN EXCELLENCE

Massing and architecture in Downtown West engages with the public — both at the pedestrian level and above — through design that enhances the Downtown skyline. The Project applies a human scale approach to building design that emphasizes a connection to context, frames open spaces and views, and promotes visual interest.

SUSTAINABLE URBANISM

The Project creates an urban structure that supports a walkable and healthy environment. Building design incorporates sustainable strategies that are responsive to San José’s climate. Design captures emerging innovations and technologies, while incorporating ecologically responsible strategies within new development — especially along public open spaces and Los Gatos Creek.

SENSE OF PLACE

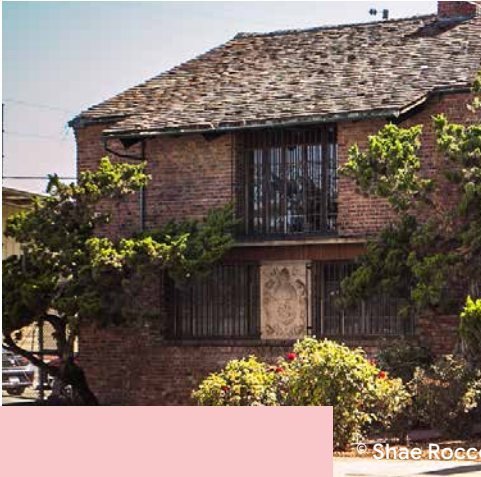
The Project aspires to adapt, retain, and reuse selected existing buildings and historic resources to preserve architectural character and to create a contrast in scale with new development. New buildings are encouraged to take architectural and material cues from San José’s existing context to reinforce the character of Downtown and adjacent neighborhoods.



FIGURE 5.1: Illustrative view of Downtown West conceptual massing from State Route 87

Massing and Architecture Themes

The following massing and architecture themes in this chapter emerged from community feedback, City priorities, prior planning documents, and Project goals.



Build on context and character

Weave together existing buildings, historic resources, and new development. The thoughtful combination of buildings will complement one another with visual contrast of scale and design. Building design and architectural expression will embody San José’s culture of innovation, invention, and architectural character.

- Refer to Sections:
- 5.2 Built on Context and Character
 - 5.16 Historic Resources
 - 5.17 Non-Historic Height Reference



Strengthen the public realm and human scale experience

Build human scale environments that support activity along streets and open spaces, and create accessible and welcoming places. Create areas for public engagement and gathering to reinforce the connection to Downtown San José.

- Refer to Sections:
- 5.2 Built on Context and Character
 - 5.7 Pedestrian Level Design
 - 5.8 Podium Design
 - 5.9 Skyline Design

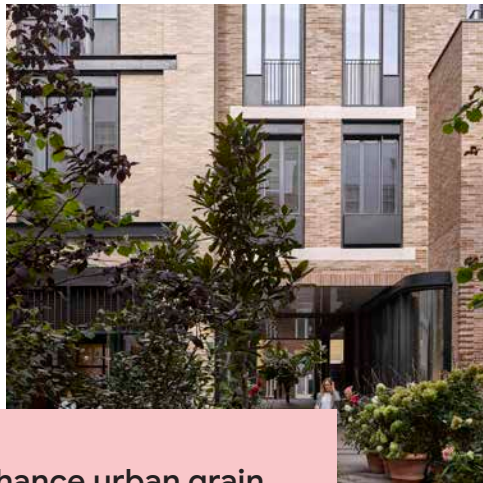


Avoid one-size-fits-all solutions

Celebrate the diversity of scale, architectural expression, and relationship to contextual edges and open spaces via various architectural strategies. Embrace creative massing and architecture that responds holistically to the context of San José and reinforces being at the forefront of innovation and technology.

Refer to Sections:

- 5.2 Built on Context and Character
- 5.7 Pedestrian Level Design
- 5.8 Podium Design
- 5.9 Skyline Design
- 5.16 Historic Resources
- 5.18 Open Space Facades
- 5.19 Long Facade Skyline Massing and Toolkit



Enhance urban grain with architectural expression

Design facades and choose high quality materials that prioritize pedestrian-friendly experiences. Make signature moments at intersections that build on San José's vistas and innovative spirit.

Refer to Sections:

- 5.7 Pedestrian Level Design
- 5.8 Podium Design
- 5.9 Skyline Design
- 5.16 Historic Resources
- 5.18 Open Space Facades
- 5.19 Long Facade Skyline Massing and Toolkit



Sculpt a dynamic skyline

Vary building form, height, and rooflines. Highlight signature architectural moments to establish identity and create a compelling addition to the skyline of San José.

Refer to Sections:

- 5.6 Building Heights
- 5.16 Historic Resources
- 5.17 Non-Historic Height Reference
- 5.19 Long Facade Skyline Massing and Toolkit

5.2 Built on Context and Character

Contextual Design

The Project builds on San José’s rich heritage and history, industrial past, ecological context, and leadership in innovation. New buildings respond to the character of the surrounding historic resources, natural resources, and neighborhoods while also reflecting the ambition of San José’s future. The themes illustrated in Figure 5.2 reflect Downtown West contextual influences.

The conceptual considerations in this chapter include recommendations for how to apply site influences to aspects of building design — from human scale ground floor elements to overall Project urban form. Influences range from the immediate to regional and some are reflective of specific character zones while others apply as aspirations of the Project as a whole.



HERITAGE AND HISTORY



INDUSTRY AND AGRICULTURE



ECOLOGY AND BIOPHILIA



INNOVATION AND TECHNOLOGY

FIGURE 5.2: Downtown West contextual influences

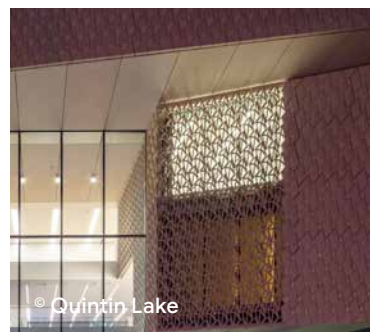
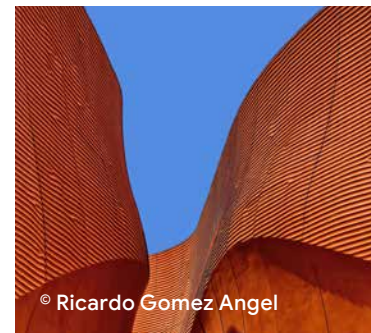
Heritage and History

Historic resources and existing structures within or immediately surrounding Downtown West provide a rich and varied building fabric today. These structures will further create visual contrast and reference points amidst the new development. The materials, craft, and longevity of these structures create a collection of expressive textures. Typically, these structures are designed with intricate patterns and repetitive, small-scale articulation.

To create a place that is complementary with the heritage and history within Downtown West, new development is encouraged to reinterpret the design cues of existing structures and site elements — including scale, texture, and craft of materials. Contemporary materials and their articulation should provide human scale amidst large buildings. Contemporary interpretations are encouraged to explore other strategies to reflect the heritage of design such as perforated textures, porous panels, staggered patterns, and fine-grain repeated elements as seen in the local context.



CONTEXTUAL REFERENCE



CONTEMPORARY APPLICATIONS

FIGURE 5.3: Illustrative examples of design strategies reflecting heritage and history

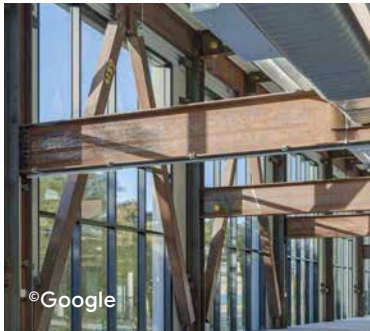
Industry and Agriculture

From organized agriculture to automation — efficiency and streamlined processes are consistent underpinnings to the urban fabric and productivity surrounding Downtown San José. The infrastructural and industrial structures designed to fulfill these processes are utilitarian relics that reflect some of the most inventive and efficient construction systems of their time.

In celebrating the industrial nature of Downtown West, exposure of structural systems as well as the durability and quality of materials are encouraged. Industrial material and treatment characteristics include structural expression, weathering, patina, and raw surfaces. New development should express fine-grain details that complement massing strategies.



CONTEXTUAL REFERENCE



CONTEMPORARY APPLICATIONS

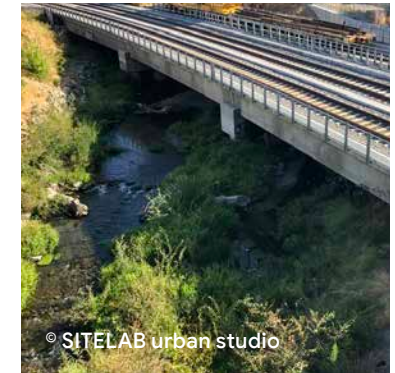
FIGURE 5.4: Illustrative examples of design strategies reflecting industry and agriculture

Ecology and Biophilia

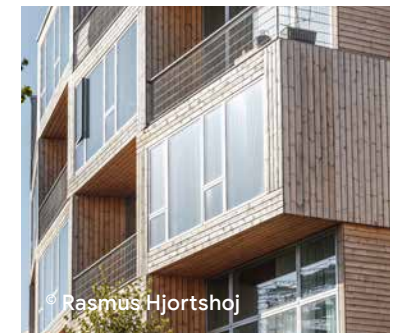
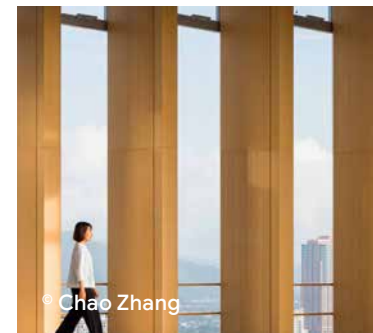
Environmentally-responsive massing, functional design, raw materials, and biophilic facades are strategies that weave the essence of Los Gatos Creek ecological corridor throughout the Project.

The existing structures along Los Gatos Creek display a simple, utilitarian construction. The structural frame and cladding allows them to be easily adaptable. Simplicity of design allows ecology to come forth and permeate the building. Biophilic design integrates natural features into the buildings structure, material palette, and form.

Buildings along Los Gatos Creek should consider incorporating creative design strategies that go beyond what is required to enhance bird and habitat safety. Biophilia and habitat friendly design features expand our innate human connection to nature.



CONTEXTUAL REFERENCE



CONTEMPORARY APPLICATIONS

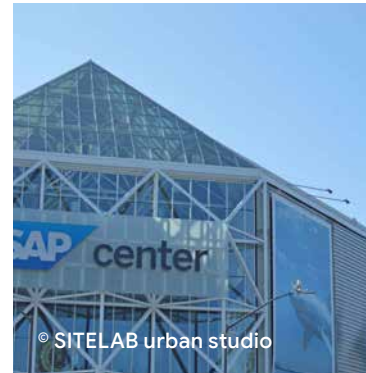
FIGURE 5.5: Illustrative examples of design strategies reflecting ecology and biophilia

Innovation and Sustainability

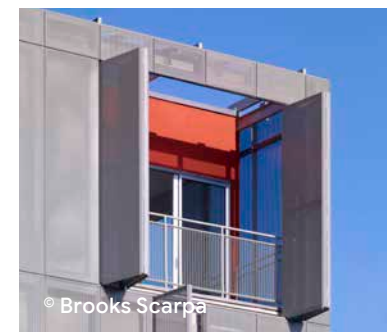
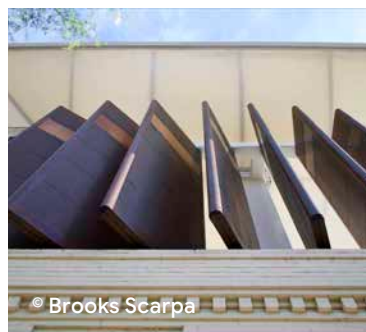
As the “Capitol of Silicon Valley”, San José is globally recognized as a center of innovation. To create a framework that is of San José, design should bridge the industrial past of production with the emerging futures in technology and fabrication.

To use innovation in all aspects of design, new development explores emerging technologies in building construction. Innovative design seeks to use familiar and raw materials in new ways.

Exploring new technologies is encouraged to improve building performance, reduce consumption of non-renewable resources, minimize waste, and create healthy environments.



CONTEXTUAL REFERENCE



CONTEMPORARY APPLICATIONS

FIGURE 5.6: Illustrative examples of design strategies reflecting innovation and sustainability

Character Zones

The four character zones, as illustrated in Section 2.3, guide general design intent. Zones respond to the immediate context while contributing to the urban fabric of San José.

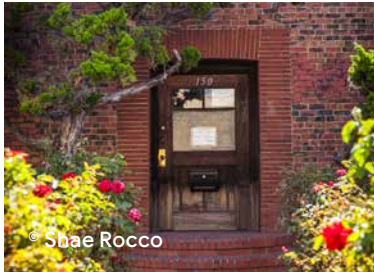
Southend

Though it is integrated throughout the Project, nature is the fundamental driver for design and programming in the Southend. Massing and architecture reflect and amplify Los Gatos Creek. With the tallest allowable heights in the Project, towers emphasize verticality.



Meander

The Meander is a continuous urban promenade that is framed by old and new buildings of varied scale. As a transition between ecological and civic character, the Meander provides a setting to combine natural materials with innovative building technology.



Core

The Core is the social heart and transit hub of the Project that connects Diridon Station to Downtown. Buildings contrast in scale — mixing existing structures and new low-scale active use buildings among high-rise Downtown blocks.



Northend

Design of massing and architecture in the Northend are inspired by the site's industrial past. Large floorplate buildings are aligned to the rail edge and smaller-scale buildings face North Montgomery Street. Massing and architecture enliven the open spaces and are scaled in response to the SAP Center.



FIGURE 5.7: Illustrative examples of character by zone

5.3 Chapter Structure

To ensure a variety of high quality experiences that relate to contextual edges and historic resources, the Project is regulated by a matrix of requirements. Figure 5.8 illustrates the requirements on specific building edges per lot, as described in Table 5.1.

Controls Applicability

Building envelope and Project-wide building design controls apply to all new development.

Location-specific building design and long facade skyline massing controls require creativity of architectural solutions to address design intent and performance along specified edges. These requirements are applied in combination with building envelope and Project-wide building design controls to ensure overall attention to the goals of the Project.

CONTROLS APPLY TO ALL BUILDINGS

Building Envelope

Controls define the maximum building envelope of a given lot, including horizontal dimensions defining lot sizes and setbacks, as well as vertical dimensions defining maximum building heights.

Refer to Sections:
5.5 Buildable Zones
5.6 Building Heights

Project-Wide Building Design

Controls apply to all new development and tailor massing to align with the DWDSG and DDG design goals.

Refer to Sections:
5.7 Streetwall
5.8 Massing and Architecture Strategies
5.9 Pedestrian Level Design
5.10 Podium Design
5.11 Skyline Design
5.12 Residential Design
5.13 Sustainability Strategies
5.14 District Systems, Infrastructure, Logistics, and Parking
5.15 Bird-Safe Design and Management

CONTROLS APPLY TO SPECIFIED BUILDINGS

Location-Specific Building Design

Location-specific building design controls apply to new buildings where additional architectural sensitivity is required — particularly adjacent to existing low-rise context, historic resources, and Los Gatos Creek.

Refer to Sections:
5.16 Adaptive Reuse
5.17 Historic Resources
5.18 Non-Historic Height Reference
5.19 Open Space Facades

Long Facade Skyline Massing

Controls in this category address skyline massing of long facades using a toolkit of strategies. Selected strategies enable flexibility for creative yet quantifiable design solutions to ensure high-quality design with attention to context.

Refer to Sections:
5.20 Connected Buildings
5.21 Long Facade Mass Above Podium
5.22 Long Facade Skyline Massing Toolkit

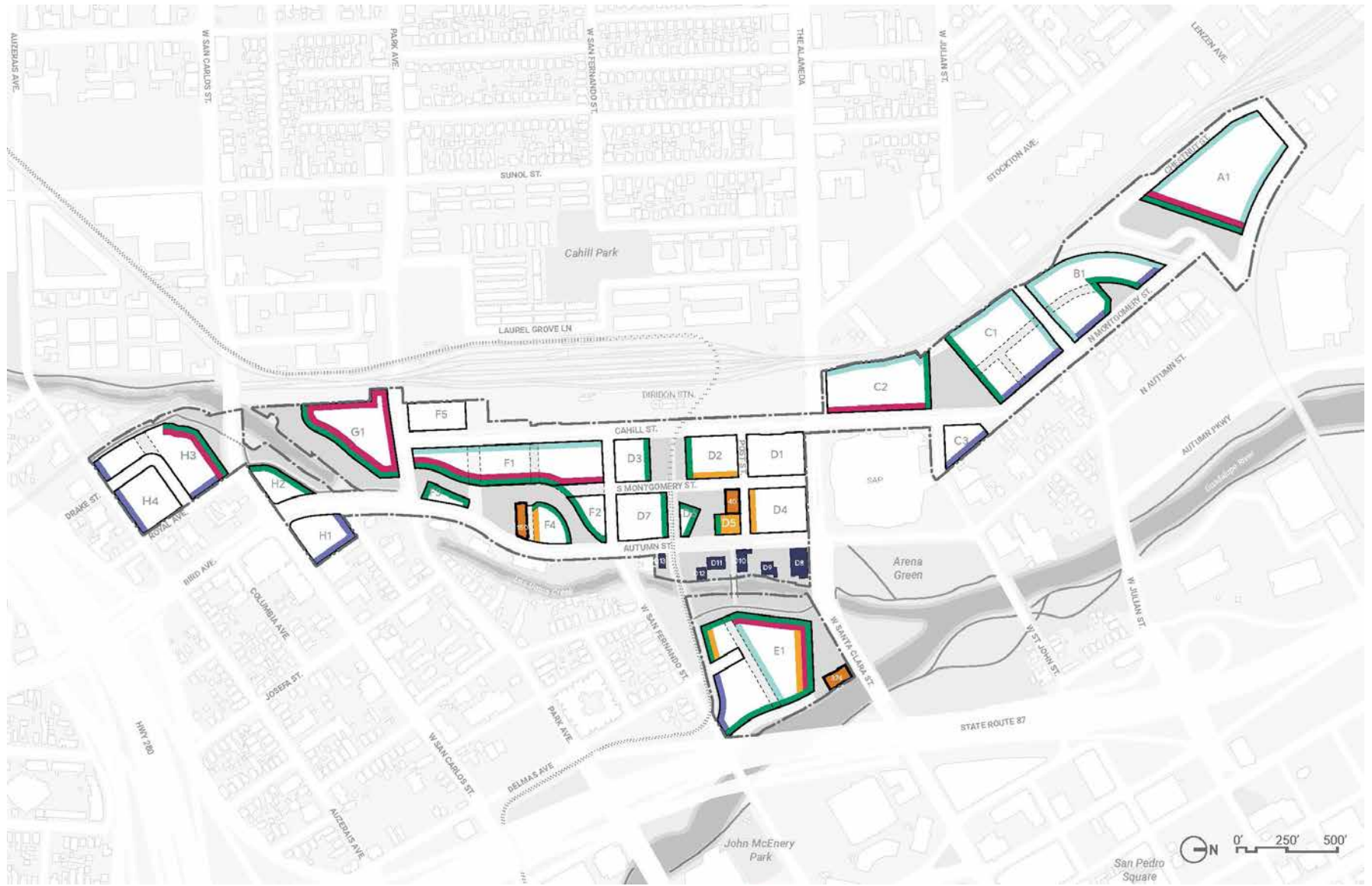


FIGURE 5.8: Architectural requirement summary

NOTE: Individual massing with building connectors within a lot that comply with Section 5.20 that are less than 350 feet in length are exempt from Section 5.21-5.22 controls.

- 5.5-5.15 Building Envelope and Project-Wide Building Design
- 5.16 Adaptive Reuse
- 5.17 Project Resources
- 5.17 Historic Adjacency to Project Resources
- 5.18 Non-Historic Height Reference
- 5.19 Open Space Facades
- 5.20-5.22 Long Facade Skyline Massing (Primary)
- 5.20-5.22 Long Facade Skyline Massing (Secondary)

TABLE 5.1: Architectural requirement matrix

	CONTROLS APPLY TO ALL PARCELS		CONTROLS APPLY TO SPECIFIED PARCELS					
	5.5-5.6	5.7-5.15	5.16	5.17	5.18	5.19	5.20-5.22	5.20-5.22
PARCEL	BUILDING ENVELOPE	PROJECT-WIDE BUILDING DESIGN	ADAPTIVE REUSE	PROJECT RESOURCES	NON-HISTORIC HEIGHT REFERENCE	OPEN SPACE FACADES	LONG FACADES - PRIMARY	LONG FACADES - SECONDARY
A1	All	All				S	S	W, E
B1	All	All			E	E		W, N, S
C1	All	All			E	S		W, N
C2	All	All				N	E	W
C3	All	All			E			
D1	All	All						
D2	All	All		E		S		
D3	All	All				N		
D4	All	All		S				
D5	All	All		N, E, S, W		S		
D6	All	All				N, W		
D7	All	All				N		
D8-D13			All					
E1	All	All		N	S	N, E, S, W	N, W	S
F1	All	All				E	E	W
F2	All	All				S, E		
F3	All	All				N, S, W		
F4	All	All		S		N, W		
G1	All	All				E, S	N, E, S, W	
H1	All	All			N, E			
H2	All	All				N		
H3	All	All			S, E	N	N	
H4	All	All			S			

ALL Applies all new development facades

N, E, S, W Applies to specified new development facades

5.4 Building Nomenclature

In this chapter, buildings are comprised of five components — streetwall, pedestrian level, podium level, skyline level, and roof.

Streetwall

The streetwall is the vertical portion of the building that clearly defines the public realm and creates a human scale environment. The streetwall consists of a minimum of the ground floor, but may include the entire pedestrian and podium level massing so long as it is within 10 feet of the property line per DDG Standard 4.3.3.a.

Refer to Section:
5.7

Pedestrian Level

The pedestrian level is the component of the building that enhances the public experience through activation and human scale architectural expression. Pedestrian level design encompasses entries, facade transparency, and active frontage. The pedestrian level consists of occupiable levels up to the first 40 feet of the building including, at a minimum, the ground floor.

Refer to Sections:
5.8, 5.9, 5.12, 5.15, 5.16

Podium Level

The podium is the base of the building that is inclusive of the pedestrian level. The podium consists of occupiable levels up to a maximum height of 70 feet. Occupiable levels that exceed 70 feet are considered skyline level. Facade design contributes to the pedestrian visual experience. The podium can be expressed with massing setbacks or variation in facade treatment through modulation and materials.

Refer to Sections:
5.10, 5.15, 5.17, 5.18, 5.20, 5.21, 5.22

Skyline Level

The skyline level is the uppermost portion of the building above the podium. The skyline consists of occupiable levels above 70 vertical feet. The skyline establishes the vertical appearance of new development form, frames views of contextual assets, and creates iconic architectural moments. The skyline portion of a building incorporates tower variation to allow for a dynamic skyline level while conforming to adjacent airport height limits.

Refer to Sections:
5.11, 5.15, 5.19, 5.20, 5.21, 5.22

Roof

The roof component is composed of the roofline and mechanical equipment at the top of the building. Rooftop requirements conform to those listed in the DDG Section 4.4.7.a.

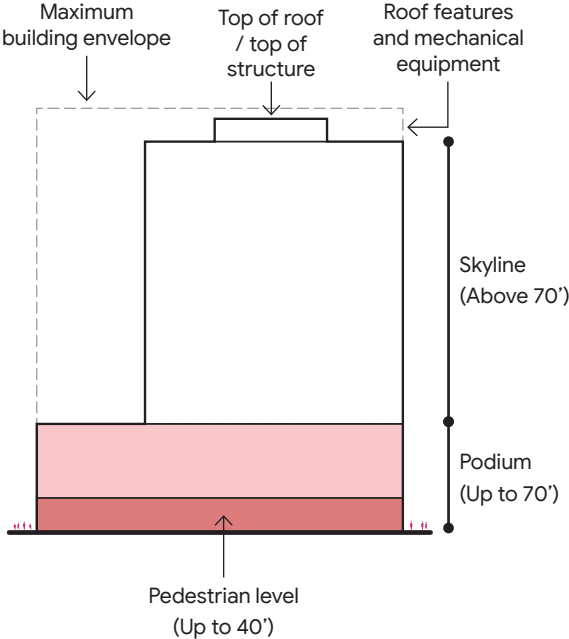


FIGURE 5.9: Illustrative components of all new development

Building Envelope

5.5 Buildable Zones

The lot structure and buildable areas of Downtown West are designed for frequent pedestrian intersections in order to promote walking and non-vehicular travel and to create a welcoming urban environment. Buildable zones are defined by the maximum developable extents of lots. Buildable areas vary based on location and adjacencies, such as rail, infrastructure, and Los Gatos Creek.

Standards

S5.5.1 Buildable areas. Above-grade new development within the Project shall be limited to the new development zones as shown in Figure 5.10.

Flexible buildable zones identified in Figure 5.11 are exempt from this standard.

S5.5.2 Lot size. The maximum length of all new lots shall be no greater than 300 feet. As pedestrian accessible thoroughways, open spaces and mid-block passages shall qualify to separate individual lots.

Lots across the street from or adjacent to rail or highway are exempt from this standard.

[DDG standard 3.2.1.a — superseded]

S5.5.3 Relationship to DISC and rail corridor. Development is authorized across the entirety of each development zone shown on Figure 5.10, subject to any subsequent proceedings initiated by the DISC Partner Agencies (California High-Speed Rail Authority; VTA; Caltrain; and the City) to acquire any portion of such development zones. If, prior to an application for Conformance Review, any DISC Partner Agency has initiated proceedings to acquire land within a development zone required for an approved alignment and expansion of the rail right-of-way, this standard authorizes reconfiguration of buildings, open spaces, and improvements, including through deviations from controls elsewhere in the DWDSG, as reasonably necessary to avoid acquisition areas while still maximizing development potential within the affected development zone.

Deviations pursuant to this control shall be reviewed by the Planning Director as part of Conformance Review without requiring amendment to the DWDSG. Such deviations shall be approved if findings can reasonably be made that the resulting reconfigured buildings, open spaces, or improvements are consistent with the General Plan and with all controls that are not affected by the right-of-way acquisition.

S5.5.4 Mid-block passages. The number of mid-block passages identified in Figure 5.45 shall be provided within the designated lots as represented. Final location and size of mid-block passages shall be established upon the earlier of the Downtown West Zoning / Design Conformance Review and final mapping of the subject lot.

All mid-block passages shall meet the minimum requirements identified in Section 6.5.

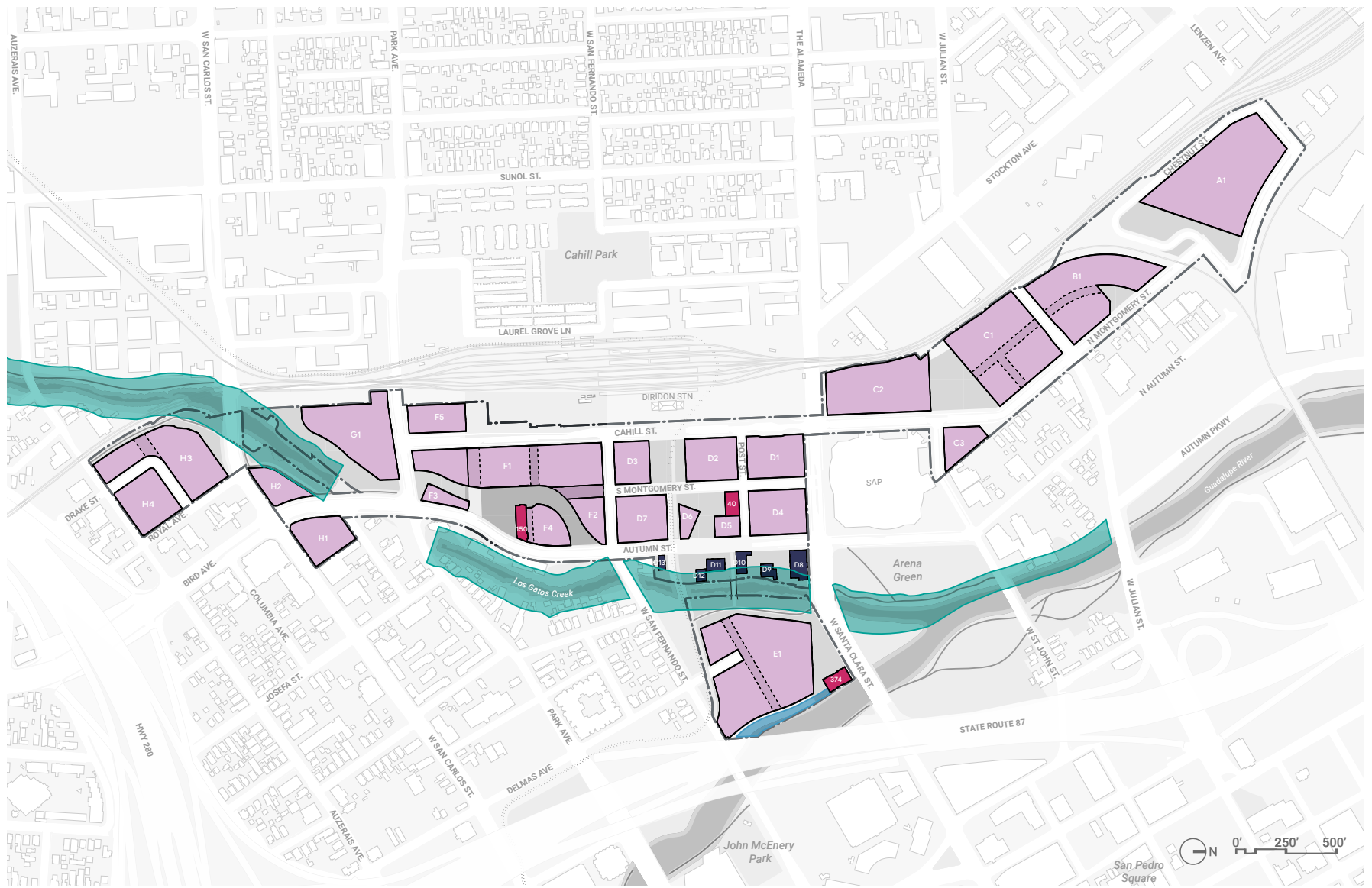


FIGURE 5.10: Allowable new development zones

- New development zones
- Existing historic resources to remain or be rehabilitated within the Project
- 50-foot riparian setback from Los Gatos Creek TOB
- 30-foot riparian setback from Guadalupe River channel wall
- Existing non-historic structures to remain or be rehabilitated within the Project

S5.5.5 Riparian setback. New development along Los Gatos Creek and Guadalupe River is prohibited within the 50-foot riparian setback and 30-foot riparian setback as shown in Figure 5.10. The 50-foot riparian setback from Los Gatos Creek is measured from the top of bank (TOB) or edge of existing riparian canopy of Los Gatos Creek, whichever is a greater distance outward from the creek. The 30-foot riparian setback from Guadalupe River is measured from the top of channel wall (TOC) between West San Fernando Street and West Santa Clara Street.

S5.5.6 Rehabilitation of existing buildings within 50-foot riparian setback. The rehabilitation of existing buildings or construction of new development on existing footprints, as identified in Figure 5.10, shall be permitted within the 50-foot riparian setback.

For additional information on rehabilitation of buildings within the 50-foot riparian setback see Section 5.16.

S5.5.7 Setbacks. Buildable zones shall not be subject to additional setback requirements beyond the creek riparian setback defined in Figure 5.10. If new development is setback, it shall conform to the streetwall requirements in Section 5.9.

S5.5.8 Flexible buildable zones. Buildable zones in the following locations, as shown in Figure 5.11, may be re-organized through concept design so long as the total open space area and circulation network remain consistent (See Section 4.4 for minimum required open space):

- Lots D6, D7, and 40 South Montgomery Street as well as the Social Heart (see Section 4.14);
- Lots F2, F3, F4, the southern portion of F1 inclusive of Laurel Grove, and the Meander (see Section 4.12);
- Lots D1, D2, and D3 as well as the Transit Plaza (see Section 4.13). The Transit Plaza may be split among multiple plazas as envisioned by the DISC process.



FIGURE 5.11: Illustrative flexible buildable zones

● Flexible buildable zones

5.6 Building Heights

In March 2019, the San José City Council directed Planning Department staff to develop new height limits for portions of Downtown based on Federal Aviation Administration (FAA) regulations for aircraft operations at Norman Y. Mineta San José International Airport. Information presented to the City Council indicated that height limits in the Project could increase from the current range of 65 to 130 feet to a range of 160 to 290 feet above ground level.

Standards

S5.6.1 Maximum building height. FAA regulations, which are expressed in above mean sea level (AMSL) contours and are shown in Figure 5.12, shall govern maximum allowable building height pursuant to this DWDSG. Figure 5.13 identifies for context the maximum allowable height above ground level (AGL) within each lot based on the grades existing at the time of DWDSG approval. Figure 5.14 shows these heights in contours expressed in AGL for context.

Project grading could result in allowable heights in excess of the AGL limits shown on Figure 5.13 and Figure 5.14, but heights shall in all cases remain within the AMSL contours shown on Figure 5.12. Conformance Reviews under this DWDSG shall be against Figure 5.12 only.

Guidelines

G5.6.1 Variety and contrasts of scale. A variety of building heights in combination with small-scale pavilions and structures are encouraged in order to create a varied skyline that promotes the visual interest of Downtown San José.



FIGURE 5.12: FAA AMSL height maximum ▨ 5 foot contours AMSL

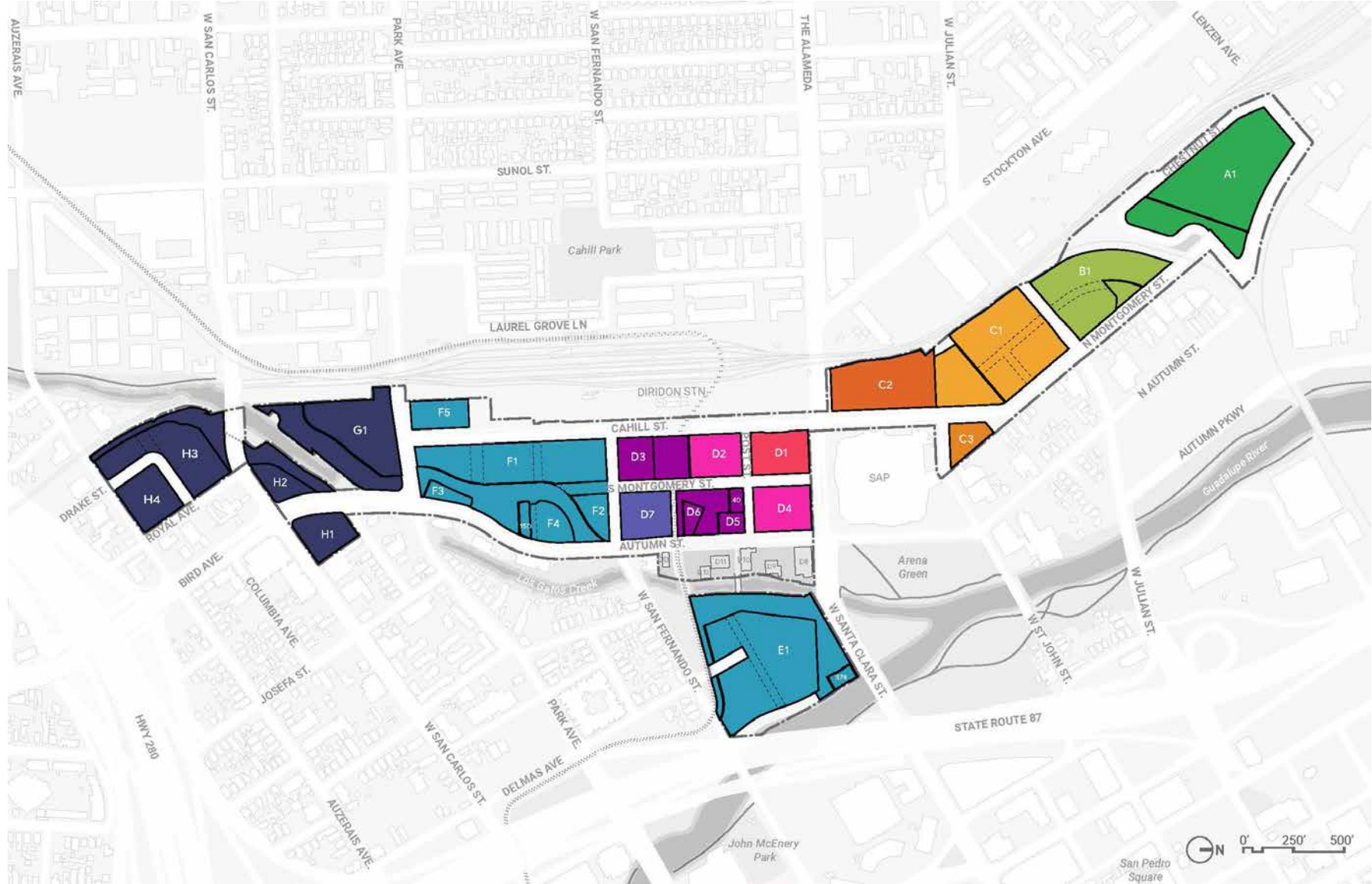


FIGURE 5.13: Illustrative FAA height maximum per lot above current ground level

- | | | | |
|--|--|---|--|
| ● 180 feet | ● 220 feet | ● 255 feet | ● 280 feet |
| ● 200 feet | ● 230 feet | ● 265 feet | ● 290 feet |
| ● 215 feet | ● 245 feet | ● 270 feet | |

NOTE: For controls on vertical expansion and rebuild of blocks D8 - D13 see Section 5.16.



FIGURE 5.14: Illustrative FAA height maximum shown above current ground level

- | | | | |
|----------------|----------------|----------------|----------------|
| 160 - 180 feet | 216 - 220 feet | 246 - 255 feet | 271 - 280 feet |
| 181 - 200 feet | 221 - 230 feet | 256 - 265 feet | 281 - 290 feet |
| 201 - 215 feet | 231 - 245 feet | 266 - 270 feet | |

NOTE: This diagram represents height limits per FAA requirements (non-TORA TERPS MSL) above current ground level - it does not represent heights based on design intent and building performance.

Project-Wide Building Design

5.7 Streetwall

A defined streetwall establishes the edge of the public realm. A streetwall with a higher percentage within 10 feet of the property line promotes clear sightlines and urban edges. A streetwall with a lower percentage are best suited where private open space and passive landscaped areas are permitted.

The DDG corresponds streetwall requirements according to frontage classification as shown in DDG section 2.2. For the amended DDG street frontage classification in Downtown West, see Figure 3.8.

Standards

S5.7.1 How to measure streetwall. The streetwall, at a minimum, shall be measured as the ground floor. For a portion of the facade to qualify as a streetwall, it must lie within 10 feet of the property line or within 3 feet of the setback line for a minimum of one floor in height.

Existing structures as shown in Figure 5.16 are exempt from the streetwall requirements.

[DDG standard 4.3.3.a — superseded]

S5.7.2 Streetwall horizontal percentage. Required streetwall horizontal percentages per building are designated per the amended DDG street frontage categories (see Figure 3.8). For definitions of the DDG street frontage categories see DDG Section 4.3.3.

“Create a streetwall along a Secondary Addressing Street along at least 50 percent of the property or setback line.” (DDG standard 4.3.3.c)

“Create a streetwall along an Urban Park/Plaza Frontage along at least 70 percent of the property or setback line.” (DDG standard 4.3.3.d)

Create a streetwall along an Other Street, open space, and infrastructure fronting facade along at least 30 percent of the property or setback line.

[DDG standard 4.3.3.e — superseded]

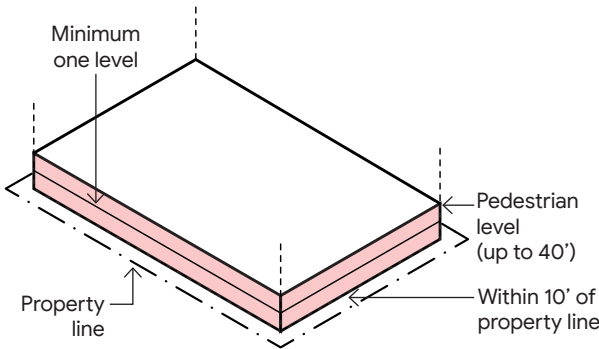


FIGURE 5.15: Illustrative example of streetwall measurement

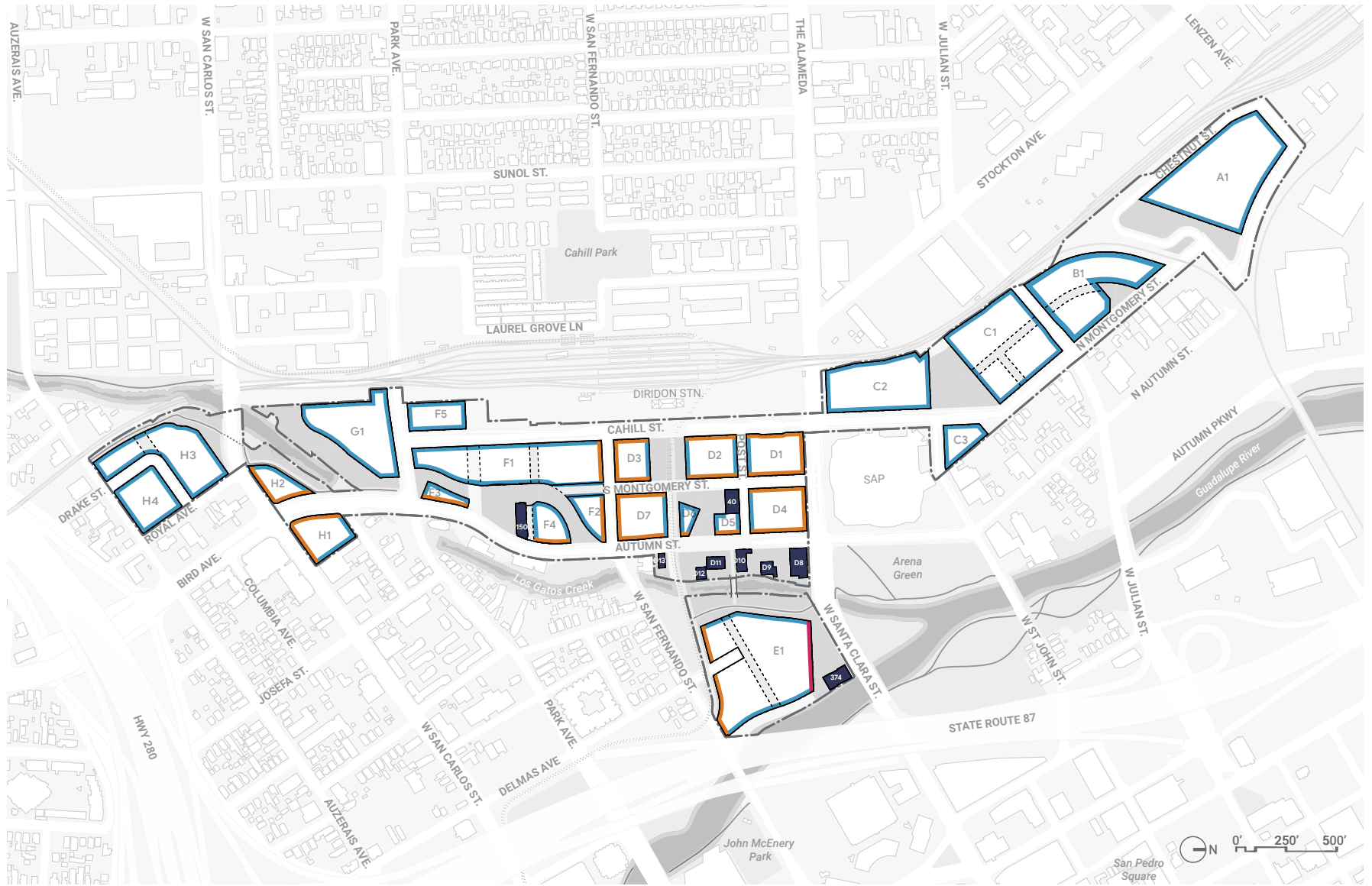


FIGURE 5.16: Streetwall percentage requirements per lot

- 70 percent streetwall required
- 50 percent streetwall required
- 30 percent streetwall required
- Existing structures

5.8 Massing and Architecture Strategies

Massing and architecture strategies within the pedestrian and podium level are calibrated in scale and depth to their perception in the public realm. Pedestrian level strategies apply up to the first 40 feet of new development and prioritize fine grain rhythm through human scale architectural elements. Podium level strategies apply to the building base up to 70 feet and prioritize facade depth for contrast between light and shadow of buildings.

The following massing and architecture strategies are referenced throughout controls in this chapter. Priority active use frontage as shown in Figure 5.17 have additional requirements to incorporate vertical modulation, volumetric articulation, and preferred materials as stated in the following controls.

Strategies that apply to the pedestrian level

- **Vertical modulation.** Vertical modulation includes architectural articulation strategies listed below that are vertically oriented. These strategies include but are not limited to vertical projections, expressed bay structures, expressed vertical shading devices, expressed vertical mullions, etc. A minimum of nine inches in depth is typical. See examples of vertical modulation in Figure 5.18.
- **Architectural articulation.** Architectural articulation includes expression of units and systems or structures that help break down the scale of the facade. These architectural articulations are of a finer grain than massing moves and may be oriented in any direction. Strategies include but are not limited to projections, expressed bay structures, expressed glazing supports, expressed shading devices. No minimum depth is required. See examples of architectural articulation in Figure 5.19.
- **Horizontal elements.** Horizontal elements include architectural articulation of prominent edges horizontally on a facade that clearly define the pedestrian level of the building and frame the public realm. These articulations of horizontal edges help break down scale of a facade. Strategies for articulation include but are not limited to horizontal projections such as eaves, canopies, marquees, shading devices, awnings, expressed structural elements, or occupiable space such as a mezzanine with a balcony. No minimum depth is required. See examples of horizontal elements in Figure 5.20.

Strategies that apply to the podium level

- **Expressed climate responsive facade systems.** Strategies include perforated screens, operable facade elements, louvers, or shading devices that respond to solar and/or wind orientation while adding texture to the facade. Integrated systems within or behind fenestration shall not qualify to fulfill podium control requirements. A minimum of nine inches in depth is required. See examples of climate responsive systems in Figure 5.22.
- **Volumetric facade articulation.** Volumetric facade articulation creates depth through the push and pull of occupiable massing to break down the scale of a building. Strategies include but are not limited to recesses, projections, bays, and staggering of horizontal articulation. A minimum of nine inches in depth is required. See examples of volumetric facade articulation in Figure 5.23.
- **Preferred facade materials.** Preferred facade materials draw upon the unique characteristics of San José, add texture and visual depth to the pedestrian experience, and express quality and durability. Preferred materials include metal panels, concrete, metal screen and mesh, terracotta, weathered metal, masonry, wood, and corrugated metal. These selected materials do not prohibit the use of other materials. No minimum depth is required. See examples of preferred facade materials in Figure 5.24.



FIGURE 5.17: Priority active use frontage

- Priority active use frontages
- Existing structures

5.9 Pedestrian Level Design

A building’s first 40 feet provides the identity and human scale experience of a building. Frequency of uses and facade design form a relationship with the public realm and promote pedestrian activity. The controls in this section are intended to prevent monotonous pedestrian-level facades and reduce lengths of uninterrupted opaque walls.

Standards

S5.9.1 Pedestrian level height. The pedestrian level shall refer to occupiable levels up to 40 vertical feet. Controls in this section, at a minimum, apply to the ground floor.

[DDG definition — superseded]

S5.9.2 Pedestrian level architectural articulation. Pedestrian level facades shall use architectural articulation at 25- to 35-foot intervals. Existing buildings as shown in Figure 5.17 are exempt from this control.

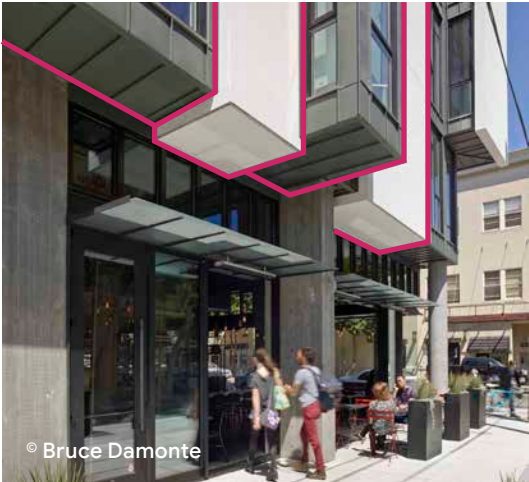
S5.9.3 Priority active use frontage. Priority active use frontage identified in Figure 5.17 shall use vertical modulation strategies at 25- to 35-foot intervals. Vertical modulation shall have a minimum depth of nine inches. This standard shall apply to all uses. Existing buildings as shown in Figure 5.17 are exempt from this control.



EXPRESSED BAY STRUCTURES



EXPRESSED BAY STRUCTURES

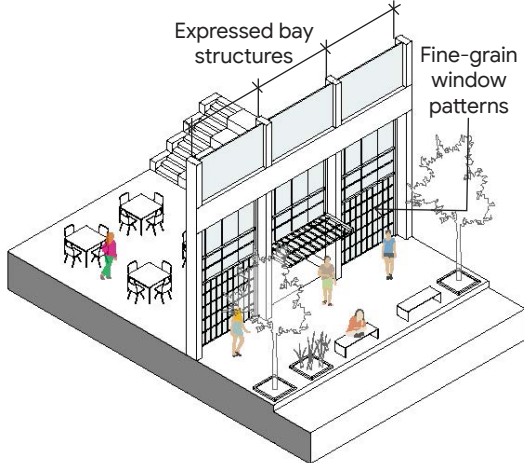
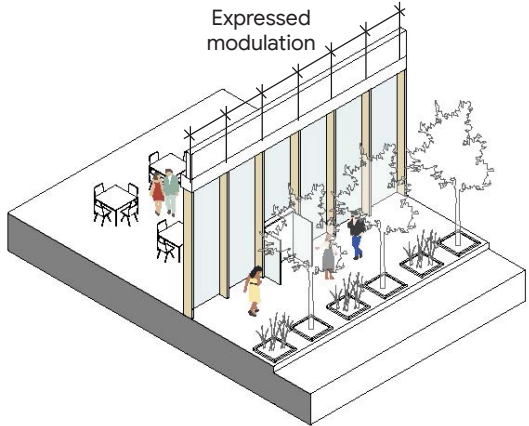
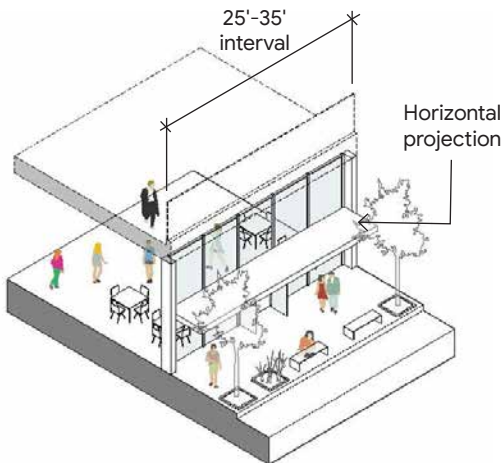


VERTICAL PROJECTIONS



EXPRESSED VERTICAL MULLIONS

FIGURE 5.18: Illustrative examples of priority active use frontage vertical modulation



PROJECTIONS



EXPRESSED MODULATION



EXPRESSED BAY STRUCTURES

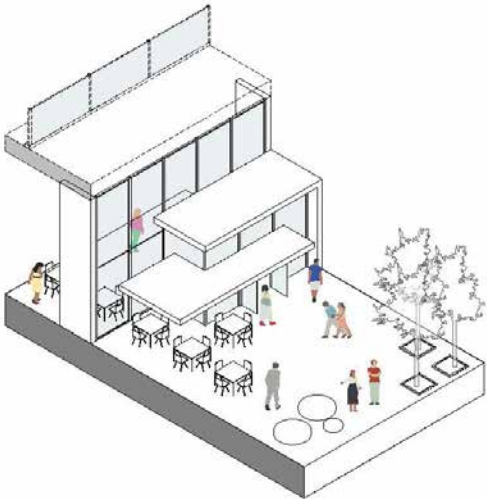
FIGURE 5.19: Illustrative examples of architectural articulation

S5.9.4 Commercial ground floor lobbies.
Commercial ground floor lobbies along mid-block passages and private streets shall provide one direct connection to the building lobby.

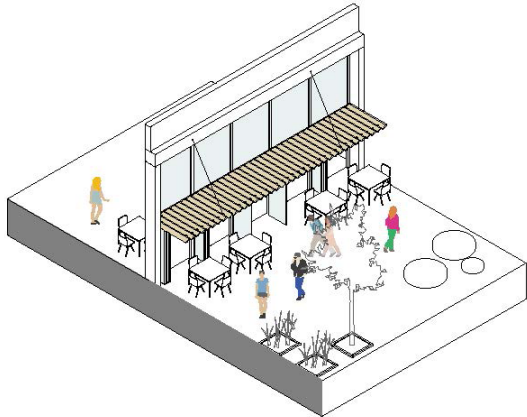
S5.9.5 Pedestrian level horizontal elements. Building facades on open space and pedestrian priority streets — South Montgomery Street and Cahill Street between West San Fernando Street and West Santa Clara Street — shall incorporate human scale horizontal elements within the pedestrian level.

Cumulative horizontal elements shall span a minimum of 20 percent of the building’s linear frontage. Horizontal elements include but are not limited to canopies, marquees, prominent eaves, projections, or other architectural elements. Requirements can be achieved through single or multiple horizontal elements.

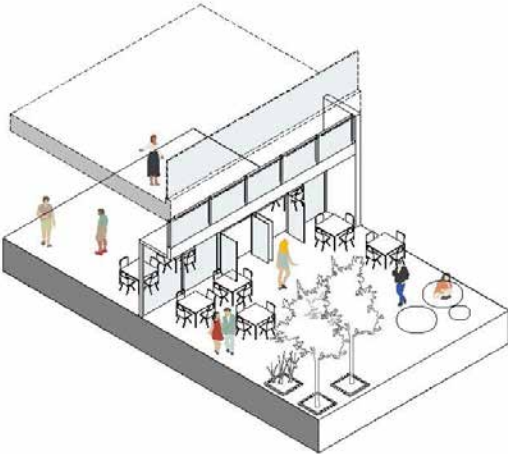
Facades along mid-block passages and existing buildings are exempt from this standard.



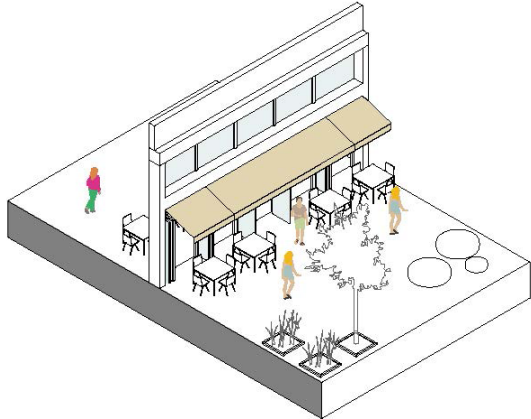
HORIZONTAL HEIGHT VARIATION



HORIZONTAL TRELLIS



PROMINENT SOFFIT



FABRIC CANOPIES

FIGURE 5.20: Illustrative examples of pedestrian level horizontal elements

Guidelines

G5.9.1 Extending pedestrian level modulation. Pedestrian level modulation is encouraged to extend vertically into the podium and skyline level.

G5.9.2 Commercial ground floor lobbies. Per Section 5.3.1.a of the DDG, lobbies are classified as an active frontage. Lobbies are encouraged to provide activation through strategies such as transparency, public programming, and exhibition space.

G5.9.3 Non-residential entries facing public open spaces. Non-residential ground floor entries facing public open spaces are encouraged to have large openings with roll-up, sliding, pivot, or hangar doors, increased transparency, and opportunities for indoor/outdoor uses and public intervention.

G5.9.4 Range of uses. The pedestrian level should include a range of tenants with varied sizes, design elements, and signage to enrich the urban experience.

G5.9.5 Temporary frontages. For new development, temporary frontages in the form of murals or other artwork are allowed during construction in place of ground floor facades to allow for further customization of facade and entry designs. For further requirements on temporary frontages, see Section 8.9.

Contextual Considerations

Entries on open space. Due to San José's comfortable year-round climate, ground floor entries, especially those fronting Los Gatos Creek and open spaces, should consider incorporating large openings. Design strategies should optimize the compatible indoor and outdoor environments. Openings framed by exposed structure systems reflecting industrial uses in the surrounding area are encouraged.

Emphasizing corners. Buildings should consider emphasizing corners as landmarks and destinations that improve public wayfinding, particularly along city connector and grand boulevard streets that extend to surrounding neighborhoods.

Facades facing open space. Facades facing open space are encouraged to have a mixture of medium, small, and micro-scaled entries. Facades should have highly tactile materials.

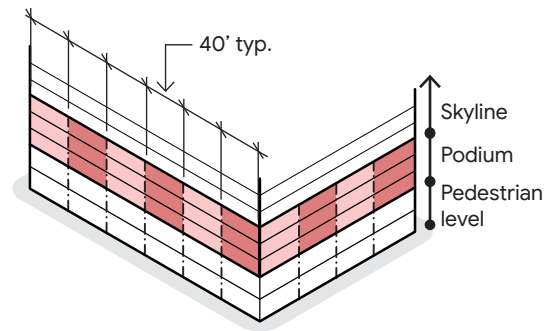
5.10 Podium Design

The following controls apply to the podium level of new development which includes all occupiable levels up to 70 feet in height. Additionally, location-specific building design controls apply based on proximity to historic resources, existing residential, open spaces, and Los Gatos Creek.

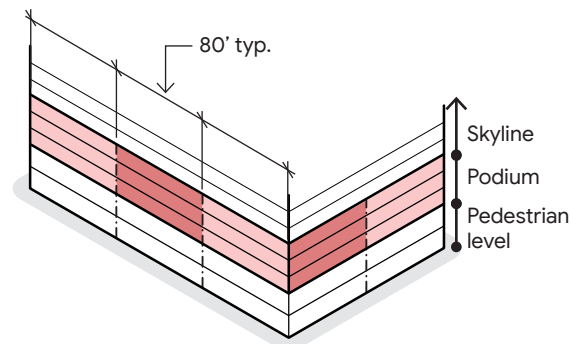
Standards

S5.10.1 Podium modulation intervals. Priority active use frontage identified in Figure 5.17 shall express vertical modulation at a maximum of 40-foot intervals in the podium level through volumetric facade articulation or expressed climate responsive facade systems.

All other facades shall express vertical modulation in the podium level at a maximum of 80-foot interval through volumetric facade articulation or expressed climate responsive facade systems. See Figure 5.21 for an illustrative example of vertical intervals.



40-FOOT INTERVALS ON PRIORITY ACTIVE USE FRONTAGES



80-FOOT INTERVALS

FIGURE 5.21: Illustrative examples of podium level vertical modulation intervals

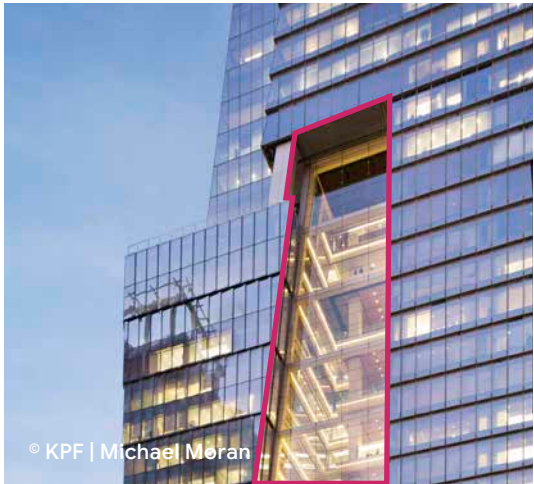


OPERABLE SCREEN SYSTEM



SHADING SYSTEM

FIGURE 5.22: Illustrative examples of expressed climate responsive facade systems



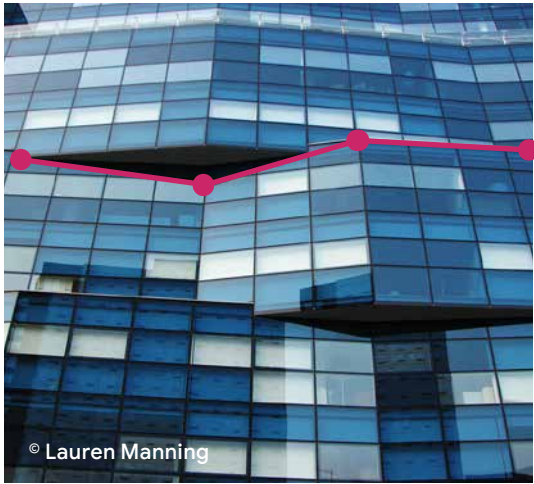
RECESS



VERTICAL NOTCHES



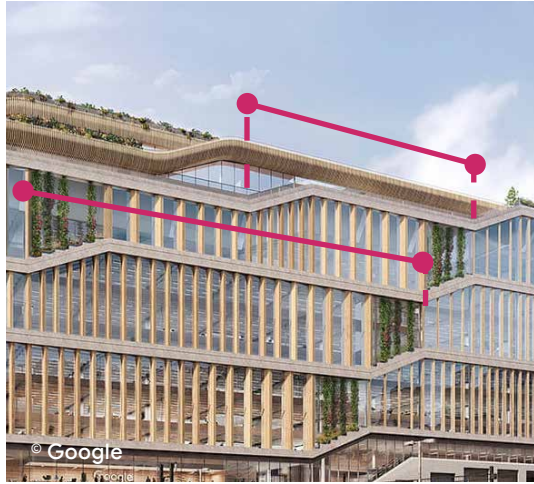
PROJECTIONS



FACETED FACADE



BAYS

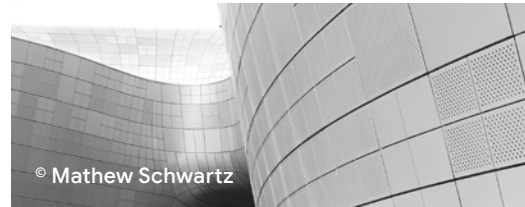


HORIZONTAL STAGGER

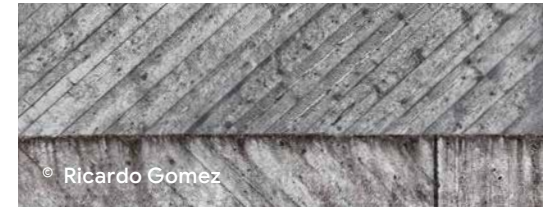
FIGURE 5.23: Illustrative examples of volumetric facade articulation

S5.10.2 Preferred materials. Podium facades identified in Figure 5.17 shall utilize preferred materials within 20 percent of the facade area. See Figure 5.24 for examples of preferred materials.

S5.10.3 Residential preferred materials. In addition to the preferred materials shown in Figure 5.24, cementitious and phenolic panels are qualifying preferred materials for residential buildings. Facades with less than 50 percent fenestration and located within 80 feet of an adjacent building shall utilize preferred materials on a minimum of 20 percent of the facade surface area. Buildings adjacent to existing infrastructure shall be exempt from this standard.



METAL PANELS



CONCRETE



METAL SCREEN AND MESH



TERRACOTTA



WEATHERED METAL



MASONRY



WOOD



CORRUGATED METAL

FIGURE 5.24: Illustrative examples of preferred materials

Contextual Considerations

Relating to industry. Buildings in the Northend and Southend near rail should consider large-scale massing moves inspired by warehouses and industrial forms. Facades are encouraged to have raw, unfinished, matte, and weathered materials observed in manufacturing and production. Materials that naturally patina over time are encouraged.

Architectural expressions of ecology. Facades in the Southend are encouraged to have soft edges that express natural systems. Materials and textures should bridge the essence of ecology and industry through the use of wood, steel, vegetation, and other materials that enhance the connection to nature and fabrication.

Relating to varied edges. Facades in the Core are encouraged to incorporate materials that relate to the adjacencies of SAP Center, Los Gatos Creek, the Guadalupe River, and Downtown. Materials and textures such as digital and interactive facades with bird-safe measures, concrete, masonry, and vegetation are encouraged.

Relating ecology and technology. Massing and architecture, particularly in the Core and the Meander, should consider design strategies that integrate nature while displaying emerging building technologies. Facades are encouraged to incorporate materials such as wood, stainless steel, concrete, bird-safe glass, and vegetation.

5.11 Skyline Design

The following controls address design of skyline level facades. Additionally, location-specific building design controls apply based on proximity to historic resources, existing residential, open spaces, and Los Gatos Creek. Massing and architecture of facades longer than 350 feet are controlled by the Long Facade Skyline Massing Toolkit (Section 5.22) in addition to the controls within this Section.

Standards

S5.11.1 Facade change in plane. Skyline level facades greater than 200 feet in horizontal length shall have an average of 4-foot depth change in plane for a minimum of 33 percent of the skyline level facade area.

[DDG standard 4.3.2.c — superseded]

S5.11.2 Occupiable projections in the skyline level. Occupiable projections in the skyline level are permitted to extend six feet beyond the property line. A single occupiable projection shall not exceed 80 linear feet. The area of aggregated occupiable projections shall not exceed 25 percent of the overall skyline level facade area.

S5.11.3 Office mid-block separation. “Keep a minimum spacing of 60 feet between any portions of Skyline Level building masses.” (DDG standard 4.3.2.b)

Office buildings subdivided by a mid-block passage shall be exempt from the skyline level separation requirements in the DDG.

[DDG standard 4.3.2.b — superseded]

S5.11.4 Residential mid-rise separation. “Keep a minimum spacing of 60 feet between any portions of Skyline Level building masses.” (DDG standard 4.3.2.b)

Residential mid-rise buildings below 90 feet shall be exempt from the skyline level separation requirements in the DDG.

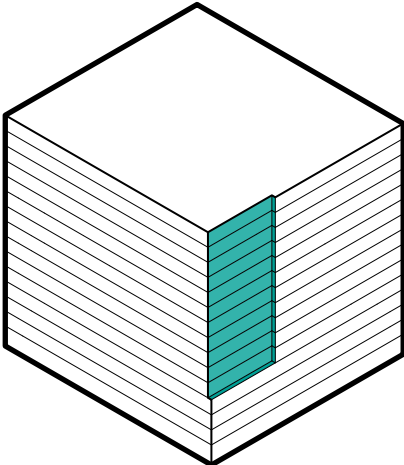
[DDG standard 4.3.2.b — superseded]

S5.11.5 Tower separation between uses. Adjacent buildings of different use shall maintain a minimum skyline level facade separation of 80 feet. To accommodate building separation requirements, hotel shall setback to residential buildings and residential shall setback to office buildings. Exemptions to this control shall include:

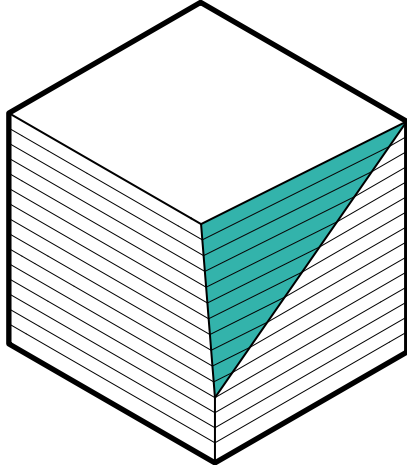
- Facades less than 100 feet wide with less than 50 percent fenestration on the facade;
- Facades greater than ten degrees from parallel to the adjacent facade;
- Residential mid-rise buildings below 90 feet in height;
- Any facade of buildings with frontage on South Montgomery Street (including the mid-block passage extension to the Meander).

Guidelines

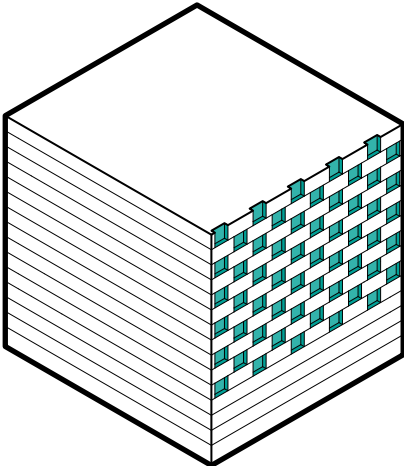
G5.11.1 Facade design continuity. Massing and architecture design continuity between podium and skyline portions of new development is encouraged to promote verticality.



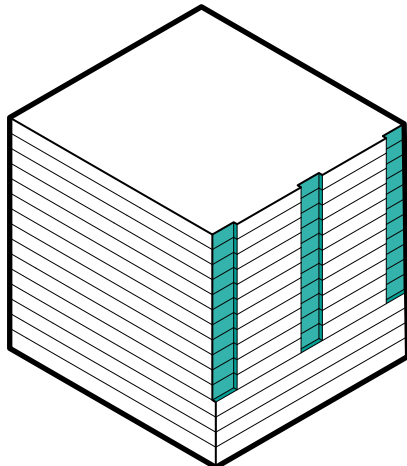
VERTICAL SETBACK



ANGLED SETBACK



RECESSES



VERTICAL NOTCHES

FIGURE 5.25: Illustrative examples of skyline facade change in plane

5.12 Residential Design

Residential buildings in the Project offer housing for a wide variety of income levels within a spectrum of development typologies and unit types in Downtown San José. Residential massing provides visual interest and variation among larger office buildings.

Standards

- S5.12.1 Exterior ground floor unit width.** Exterior ground floor units shall have an average width of no greater than 30 feet.

[DDG standard 5.3.3.a — superseded]
- S5.12.2 At-grade unit access.** To enable ADA-accessibility, at-grade residential units with direct access to open space shall be permitted.

[DDG standard 5.5.1.d — superseded]
- S5.12.3 Elevated ground floor units.** Elevated ground floor units and stoops shall not exceed five feet in height above grade.

[DDG standard 5.3.3.b — superseded]
- S5.12.4 Lobby placement.** Residential lobby locations shall be permitted in all locations in lieu of active uses along streets, mid-block passages, and open spaces, so long as the overall active frontage minimum requirements are met as outlined in Section 3.2.

[DDG standard 3.5.1.d — superseded]

Guidelines

- G5.12.1 Residential unit mix.** New residential development is encouraged to offer a wide range of unit types. The variety of housing options will be accessible to a range of households of different sizes, ages, and incomes.
- G5.12.2 Building access.** Primary pedestrian building access should align with passenger drop-off locations and should avoid conflicts with delivery locations.

Bicycle building access should avoid conflict with both passenger drop-off and delivery locations, and are permitted from private outdoor common areas or other private areas within the building.

[DDG standard 3.5.1.a — superseded]
- G5.12.3 Ground floor unit transition.** Transitional spaces, such as porches and gardens, between the public realm and direct entries to residential units should be a minimum of 4 feet in width and 5 feet in depth if provided.

[DDG guideline 5.3.3.d — superseded]

- G5.12.4 Balconies.** The design of balconies should prioritize adding elements such as planters, greenery, and architectural features to avoid the potential of monolithic facades.

Balcony proportion, location, and design should respond to building orientation to optimize building performance.

[DDG standard 4.4.1.h, guideline 4.4.2.c.a — superseded]
- G5.12.5 Elevated ground floor units.** Elevated ground floor units and stoops are preferred to be two to three feet in height above grade.
- G5.12.6 Environmental comfort.** The design and orientation of residential buildings should prioritize occupant comfort, including access to daylight, winter solar gain, and minimization of heat impacts in summer.

Contextual Considerations

Stoops and porches. Stoops and occupiable porches are encouraged to expand where space allows to activate adjacent streets and open spaces, particularly in the Southend. Porches are common features of single family homes in the neighborhoods that surround Downtown West.

Lakehouse Historic District. Residential buildings on lot E1 should consider integrating bay windows and contemporary applications of architectural details reflective of the Victorian-era homes of the Lakehouse Historic District.

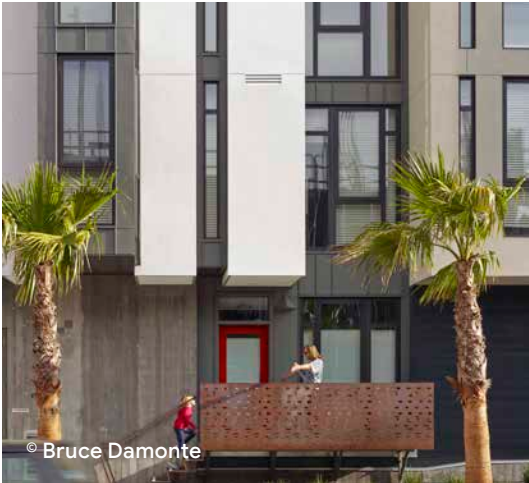


FIGURE 5.26: Illustrative examples of residential ground floor entries



FIGURE 5.27: Illustrative examples of balconies to reduce scale of facade

5.13 Sustainability Strategies

Buildings in Downtown West optimize energy efficiency and environmental comfort through various design strategies. In addition, new development considers technologies that optimize building performance.

Standards

S5.13.1 LEED Gold for office development. All new office development in the Project shall be designed to comply with at a minimum LEED Gold Certification under the LEED for Building Design and Construction (BD+C) rating system.

The Project shall submit to the US Green Building Council a LEED BD+C scorecard of targeted credits for each new office building adding up to the 60 or more points required for Gold level.

S5.13.2 LEED Silver for non-office development. Per the San José New Construction Green Building Requirements, new non-office development over 10,000 square feet shall achieve at a minimum LEED Silver Certification under the LEED for Building Design and Construction (BD+C) rating system. Office buildings that achieve LEED Gold are excluded.

The Project shall submit to the US Green Building Council a LEED BD+C scorecard of targeted credits for each new non-office building over 10,000 square feet adding up to the 50 or more points required for Silver level.

S5.13.3 Green roofs. Install green roof, solar panels, or a combination of these equal to at least 20 percent of the area of all roofs that are less than 150 feet above ground and that are larger than 2,500 square feet. Application of green roofs and solar panels shall be permitted on all building surfaces, including horizontal and vertical applications, and shall be measured by surface area no matter orientation. Application of green roofs and solar panels above 150 feet above the ground shall count toward the applicable cumulative roof area below 150 feet.

Buildings located within two miles of the final approach to Norman Y. Mineta San José International Airport shall be exempt from this requirement in the event that the FAA rejects the proposed solar panel application following a glare study.

[DDG standard 4.4.7.b — superseded]

Guidelines

G5.13.1 Concave facades. Buildings should minimize reflective materials on concave facades to avoid solar reflection concentrated on the public realm or rail corridor.

G5.13.2 High reflective roof materials. Buildings should include roof materials with high albedo (reflectivity) minimum of 0.65 to ensure the least possible heat retention.

G5.13.3 Glare reduction. Buildings along the rail corridor should include glare reduction strategies along facades that may redirect light toward train operators. Strategies may include the reduction of highly reflective surfaces, facade articulation to break up reflections, and the use of diffusing rather than specularly reflective materials.

G5.13.4 Ground level wind comfort.

Northern and western facades of new development should incorporate strategies to increase pedestrian comfort at ground level by reducing the speed of prevailing winds. See Figure 5.28 for ground level wind comfort strategies that include but are not limited to:

- Increased distance between two buildings;
- Stepback of podium and skyline massing to reduce downdraught wind acceleration;
- Limited continuous large facades directly facing the prevailing wind direction;
- Staggering of building facades.

G5.13.5 Building stormwater management.

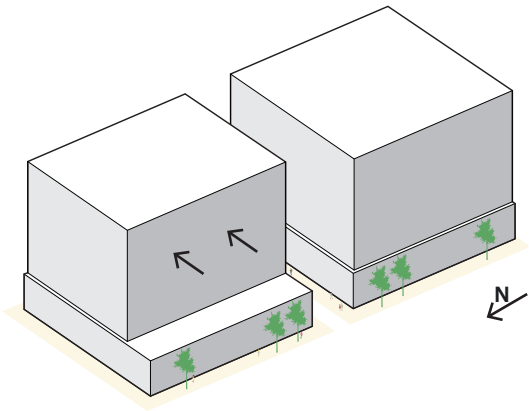
Buildings should treat runoff through various strategies — green roofs, at-grade planters, and rainwater harvesting.

G5.13.6 Food waste. Appropriate handling of food waste should be incorporated into each building’s interior infrastructure organization to efficiently deliver food waste to the automated waste collection system (AWCS) or regional waste collection system.

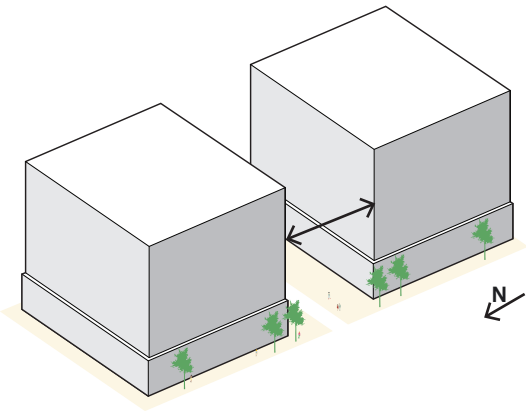
Contextual Considerations

Indoor/outdoor design. Due to San José’s optimal microclimate, building design should allow for indoor/outdoor functions. To maintain these functions throughout the year, buildings should consider creative solutions for shade in summer months, maximizing solar exposure in winter months, wind comfort, and temperature control.

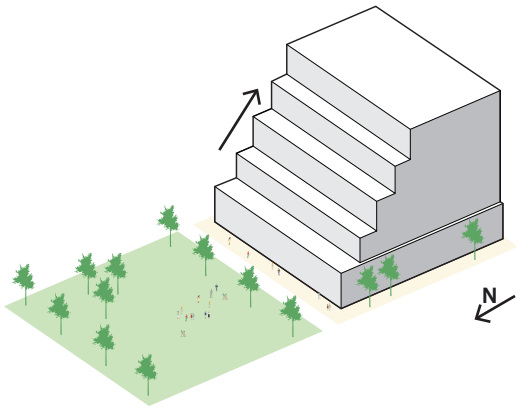
Biophilic design. The incorporation of natural materials and vegetation into building design is encouraged to support the physical and psychological wellbeing of building occupants while expanding the natural environment throughout the Project.



STAGGERING OF BUILDING FACADES



INCREASE DISTANCE BETWEEN BUILDINGS



STEP BACK OF PODIUM AND SKYLINE

FIGURE 5.28: Illustrative examples of ground-level wind comfort strategies

5.14 District Systems, Infrastructure, Logistics, and Parking

District Systems and Infrastructure

District systems reduce the Project’s on-site greenhouse gas emissions and resource use. District systems consolidate and centralize the Project’s infrastructure, including heating and cooling generation, electricity generation and distribution, and on-site wastewater treatment. District systems build on the synergy of these integrated systems, improving the overall efficiency of the various building types and resource systems.

The Project may have traditional building systems that serve individual buildings and assets due to phasing or other constraints. To enable the phased build-out, temporary plants may be required for a transitional period.

Up to two central utility plants (CUPs) will be designed into the infrastructure zones (See Figure 3.5: Permitted accessory land uses) within the Project. The system may be self-contained in standalone buildings or below grade. The CUPs allow for consolidating services, centrally addressing resource demands, reducing the burden on existing municipal systems, and increasing the Project’s resilience.

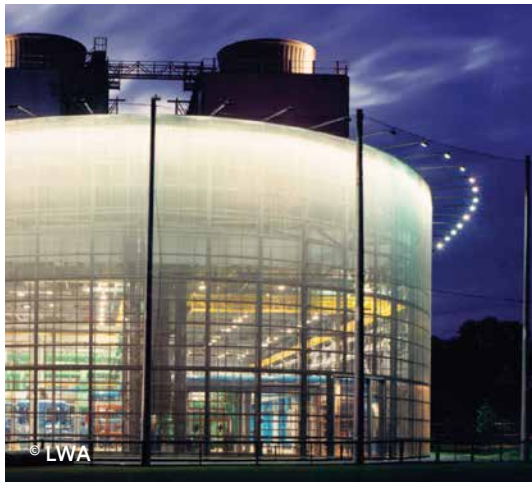
While not required as an active frontage, CUP facilities offer, through design, the opportunity to showcase the systems as educational tools for the community. Examples in Figure 5.29 demonstrate that infrastructure systems can be a positive addition, complement adjacent uses, and enhance the overall street experience through inviting and engaging transparent design.

Standards

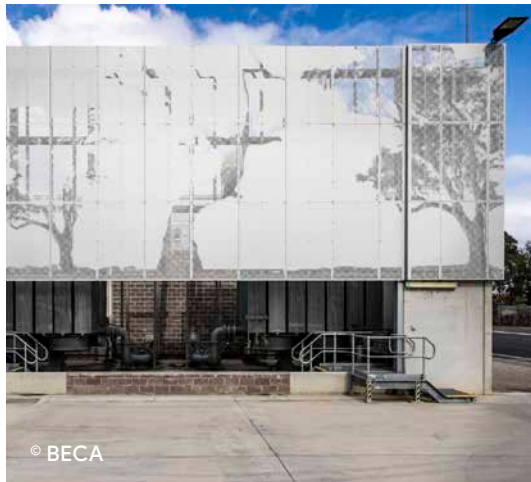
- S5.14.1 Mitigating blank facades on integrated CUP facilities.** If a CUP is integrated into new development, blank walls shall be designed in a manner harmonious with the building’s overall composition and materiality.
- S5.14.2 Mitigating blank facades on standalone CUP facilities.** If a CUP is a standalone structure refer to DDG Standards 4.4.4.b and 5.3.1.a for strategies to mitigate blank facades.

Guidelines

- G5.14.1 Visible systems.** Where feasible, visibility of CUP facilities is encouraged through facade transparency to showcase the function within.
- G5.14.2 Building design.** Creating architectural statement through materials and building form is encouraged in the massing and architecture of standalone CUP facilities.



UNIVERSITY OF PENNSYLVANIA CHILLER
PLANT, PHILADELPHIA



POWER TERMINAL STATION, BRUNSWICK



POWERBARN BIOENERGY PRODUCTION
PLANT, RAVENNA

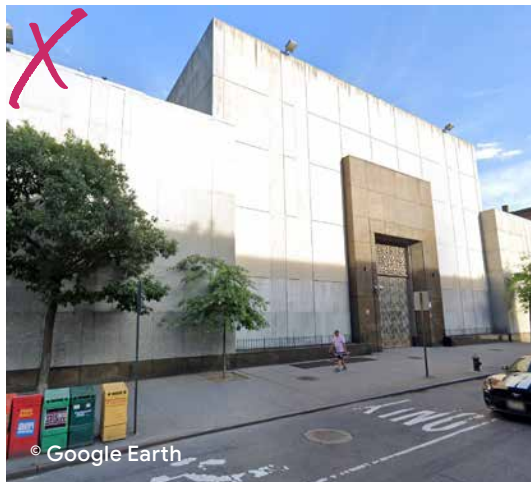


FIGURE 5.29: Illustrative examples of compliant and non-compliant district systems and infrastructure frontage

 Denotes a non-compliant condition

Logistics, Loading, and Parking

Project-wide and individual building loading facilities allow seamless internal building function. Loading facilities require careful integration and design of the massing to avoid pedestrian safety conflicts and blank facades. Parking facilities, either located above or below grade, require vehicular access from adjacent streets. Controls for loading and parking facilities aim to reduce appearance of blank facades along non-active frontage. See Section 6.24 for more information on parking and loading access.

Standards

S5.14.3 Mitigating blank facades. Blank walls shall be designed in a manner harmonious with the building’s overall composition and materials.

Refer to DDG Section 4.4.6 for additional standards and guidelines.

S5.14.4 Outdoor ramps. Outdoor ramps are prohibited in the Project. Internalized circulation is required in all cases for loading.

S5.14.5 Exposed loading bays. Exposed loading bays are prohibited.

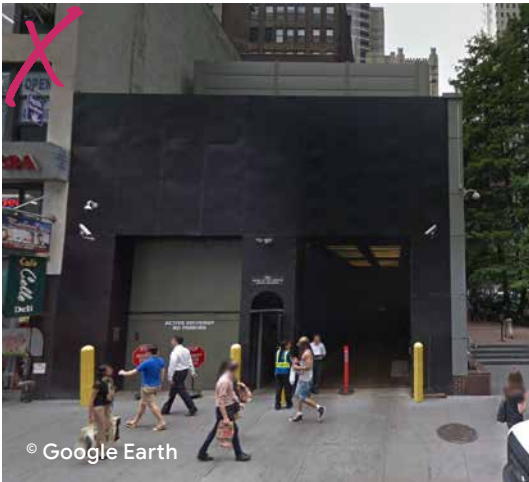
S5.14.6 Garage entry screens and facades. Garage entries shall be screened from public views and designed to be harmonious with the building’s overall composition and materials.



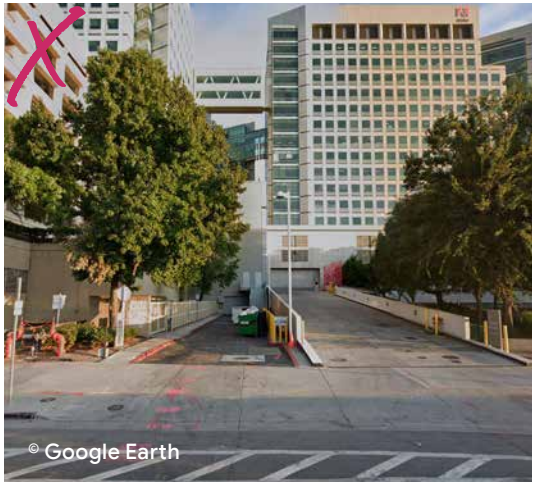
TRUCK MAINTENANCE CENTRE, LA
 GOUESNIERE



FACTORY BUILDING ON VITRA CAMPUS,
 WEIL AM RHEIN



BLANK FACADE



LARGE SETBACK FROM THE STREET

FIGURE 5.30: Illustrative examples of compliant and non-compliant loading and logistics facilities

5.15 Bird-Safe Design and Management

The purpose of this section is to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be “bird hazards”. The control in this Section is in addition to the Riparian Corridor Protection and Bird-Safe Design Council Policy (Policy 6-34) and the DDG.

Standards

S5.15.1 Ornithologist consultation. New development shall work with a qualified ornithologist to identify individual building design guidance to address location and building-feature related hazards for birds.

Project specific recommendations shall not reduce bird safety below the intent of the Riparian Corridor Protection and Bird-Safe Design Council Policy, or the DDG.



© Flickr Jose Camoes Silva

PERFORATED COPPER SCREEN COVERING GLAZING



© Flickr Patrick Collins

VERTICAL FINNS COVERING GLAZING



© Scot Webb

GLAZING PATTERN



© Mikko Auerniitty

HIGHLY REFLECT GLASS

FIGURE 5.31: Illustrative examples of compliant and non-compliant bird-safe design

Location-Specific Building Design

5.16 Adaptive Reuse

Standards

S5.16.1 Existing non-historic structures. Reuse of non-historic existing structures along South Autumn Street shall be permitted in their current locations within the 50-foot riparian setback (See Figure 5.10) along Los Gatos Creek.

If further study reveals the building cannot be retained, a replacement structure shall be permitted to replace the existing structure within the current building footprint.

S5.16.2 Additions to non-historic structures. Additions to non-historic existing structures of up to 5,000 gross square feet shall be permitted outside of the 50-foot riparian setback (See Figure 5.10) along Los Gatos Creek. The cumulative additions shall not exceed 7,000 gross square feet.

Guidelines

G5.16.1 Adaptive reuse of Project resources. Adaptive reuse of Project resources as active uses is encouraged.

G5.16.2 Artifacts. Retaining and repurposing artifacts within the Project is encouraged.



FIGURE 5.32: Illustrative examples of the adaptive reuse of existing structures

5.17 Historic Resources

Project Resources

Project resources are selected historic resources within the Project that will be preserved to anchor the Project in history and enhance the sense of place.

Historic adjacency is defined as facades of new development within a 100-foot boundary of a Project resource that is a listed or Candidate City Landmark. The boundary aligns with the DDG, and the strategies by which the controls are applied have been expanded to enable creative architectural solutions. Controls in this section identify massing and architectural requirements for new development adjacent to historic resources.

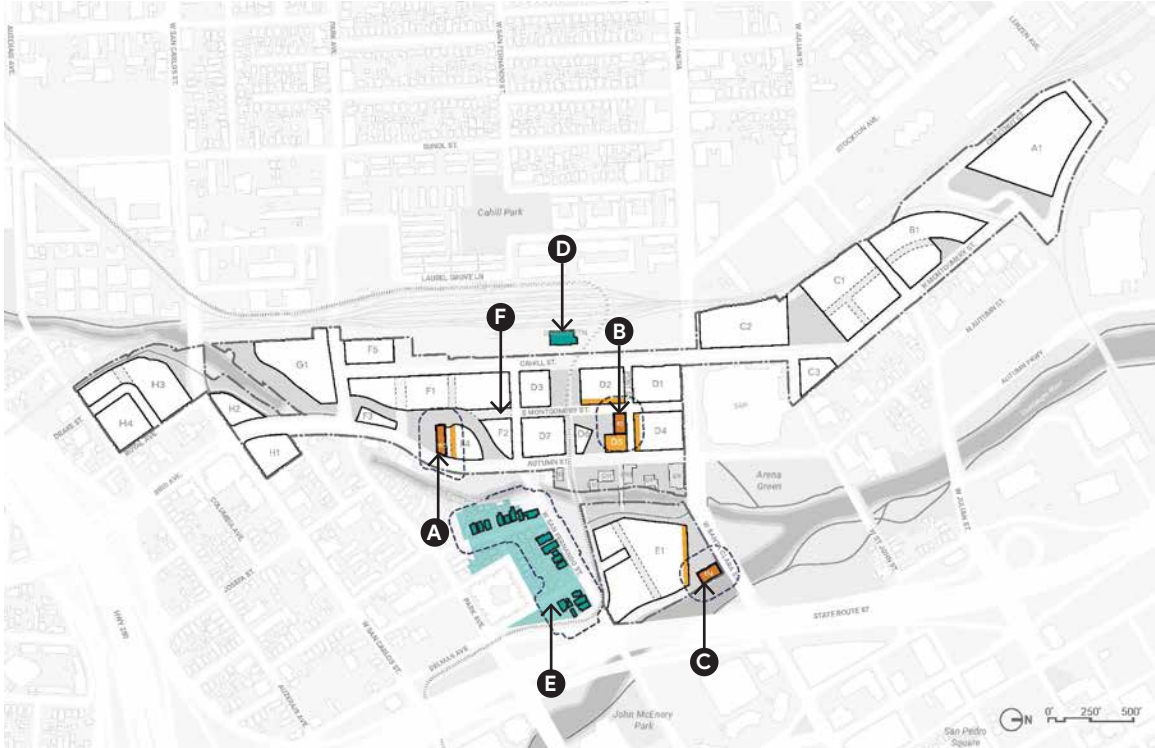


FIGURE 5.33: Existing Project resources and adjacent resources location and historic adjacency boundary

- Existing Project resources to remain
 - ▬ Project resource height reference
 - Selected existing adjacent resources
 - Lakehouse Historic District
 - 100-foot historic adjacency boundary
- A** 150 South Montgomery Street (Hellwig Ironworks)
 - B** 40 South Montgomery Street (Kearney Pattern Works and Foundry)
 - C** 374 West Santa Clara Street (Water Company Building)
 - D** Southern Pacific Station (Diridon Station)
 - E** Lakehouse Historic District
 - F** Relocation of Stephen’s Meat Sign to be confirmed

- A** 150 South Montgomery Street (Hellwig Ironworks) is considered a Candidate City Landmark.¹ This two-story industrial building is rectangular in plan and is constructed of variegated clinker brick. It comprises two distinct building components: a north/south-oriented office building with a side-gabled roof clad in fired clay shingles (facing South Montgomery Street), and an east/west-oriented rear warehouse wing with a gable roof clad in roll-roofing. The north/south-oriented building features steel casement windows with prominent soldier-course headers and relieving arches. Windows in the lower story of the building's primary (western) section have a brick sill and are organized into a continuous ribbon broken by a plaster shield with the anvil and hammer motif of Hellwig Ironworks. 150 South Montgomery Street is an extant example of the industrial buildings constructed during the early twentieth century in this section of San José. The incorporation of red clinker brick and other exterior detailing in this 1930s industrial building is distinctive within this part of the City.
- B** 40 South Montgomery Street (the Kearney Pattern Works and Foundry) is significant for its role in the industrial history of San José is considered a Candidate City Landmark¹. The period of significance for 40 South Montgomery Street begins in 1922 with the erection of the original structure and concludes in 1949 with the end of World War II. The building sections constructed in 1922, c.1932, and c.1948 contribute to the building's significance. Character-defining features are limited to the original structure. The structures orientation is maintained, but is subject to on-site relocation pending the final alignment of West Post Street. Building additions are permitted along the south and east sides of the original structure due to the non-contributing building additions that may be removed in those locations. The eastern facade of D2 and the southern facade of D4 as well as the southwest corner of D1 are within the historic adjacency boundary.
- C** 374 West Santa Clara Street is a two-story, stucco-clad building designed in the Modern and Spanish Colonial Revival styles. The property is listed as a City Landmark and has an existing Historic Preservation Commission (HPC) Permit and work has begun to demolish non-contributing structures and preserve the character-defining portions of the structure including the Main Building and the Transformer House. New development on lot E1 will amend the existing HPC permit for 374 W Santa Clara to adjust the permitted setbacks, stepbacks and planned buildings relationship to the resource.
- F** The Stephen's Meat sign has been restored and is currently located near the corner of West San Fernando Street and South Montgomery Street. The sign will be relocated within the Project within a half mile of its current location. The sign has been identified by the City as a contributor to a pending citywide Commercial Signage Discontiguous District.

[1] Source: Section 4.1 Project Area of the Downtown West Mixed-Use Plan Preliminary Historical Resources Technical Report, Architectural Resources Group, 2020



**A. 150 SOUTH MONTGOMERY STREET
(HELLWIG IRONWORKS)**



**B. 40 SOUTH MONTGOMERY STREET
(KEARNEY PATTERN WORKS AND FOUNDRY)**



**C. 374 WEST SANTA CLARA STREET (WATER
COMPANY BUILDING)**



F. STEPHEN'S MEAT SIGN

FIGURE 5.34: Existing Project resources

Adjacent Resources

- D Southern Pacific Station, commonly known as Diridon Station (65 Cahill Street) sits outside of the Project although lots within the Project are considered to have historic adjacency per the DDG. The Project, specifically the lots along Cahill Street, is not required to respond architecturally to the Southern Pacific Station due to the planned relocation of the structure as part of the DISC plan for its expansion and rebuilding.
- E Lakehouse Historic District south of West San Fernando Street is across the street from the VTA rail and VTA plaza that sit outside of the Project. The Lakehouse Historic District is outside of the historic adjacency boundary and thus has no impacts on new development.



D. SOUTHERN PACIFIC STATION (65 CAHILL STREET)



E. LAKEHOUSE HISTORIC DISTRICT

FIGURE 5.35: Existing adjacent resources

Standards

S5.17.1 Treatment of Project resources. Rehabilitation, including additions and alterations of the Project resources (identified in Figure 5.33) shall align with the Secretary of the Interior Standards and each shall be subject to Historic Preservation Permits consistent with the San José Municipal Code requirements.

S5.17.2 Project resource height reference. Adjacent new development shall establish an architectural height reference to the Project resource’s top of structure at the nearest floor. The architectural height reference shall have a horizontal length that either matches or exceeds the horizontal length of the Project resource in any location along the designated facade in Figure 5.33.

The architectural height reference shall have a dimensional quality, such as a visible projection or recess from the facade casting a shadow line. Strategies include but are not limited to strategies shown in Figure 5.36 to Figure 5.37.

[DDG Section 2.3, standard 4.2.2.a-c, standard 4.2.4.a-d, guideline 4.2.4.c — superseded]

S5.17.3 Ground floor setbacks. Setback of the ground floor adjacent to Project resources is prohibited, except where it creates a strong visual connection to the resource.

S5.17.4 No impact on adjacent resources. New development is exempt from height reference controls on lots adjacent to the Southern Pacific Station and the Lakehouse Historic District.

Guidelines

G5.17.1 Active uses. All Project resources identified in Figure 5.33 may be repurposed into active uses as listed in Section 3.2. Where the identified structures are repurposed, those buildings shall incorporate signage and/or public art as a way to interpret and share the site’s history.



REFLECT MAXIMUM HEIGHT



CONTEXTUAL PODIUM



TAPERING / STEPPING BACK



REFLECT MAXIMUM HEIGHT

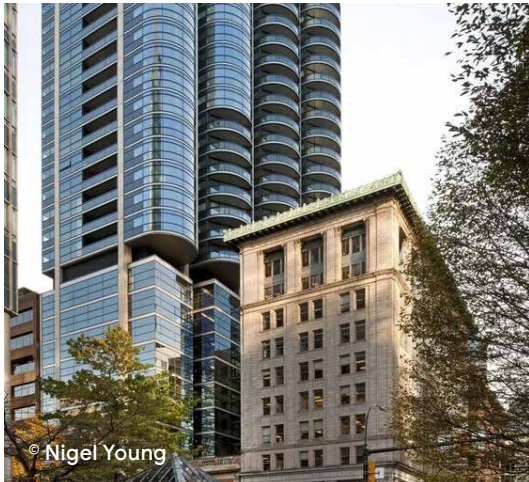


CONTEXTUAL PODIUM



TAPERING / STEP BACK

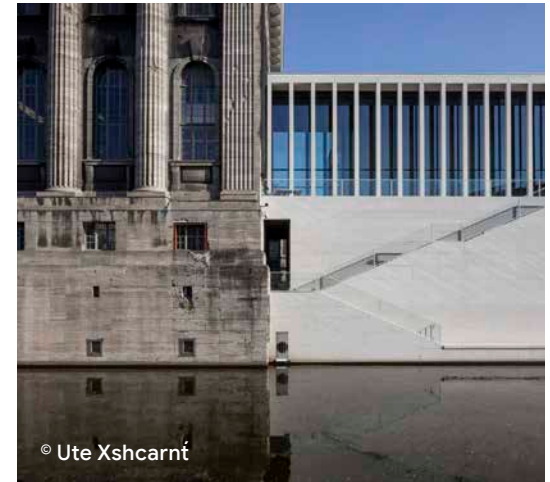
FIGURE 5.36: Illustrative examples of architectural height massing strategies



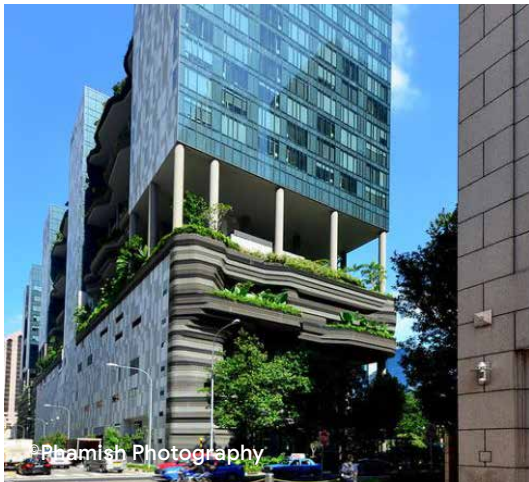
DIMENSIONAL HEIGHT REFERENCE



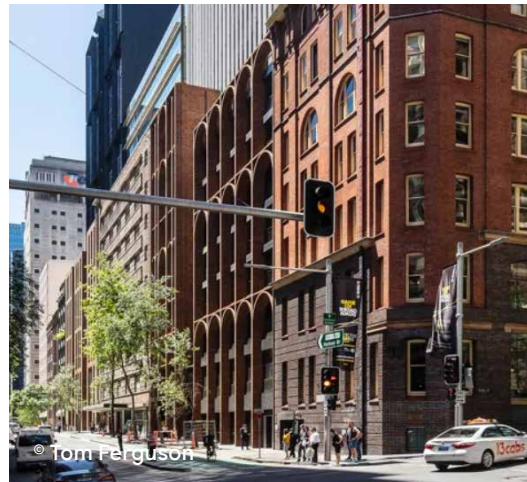
GROUND FLOOR RHYTHM



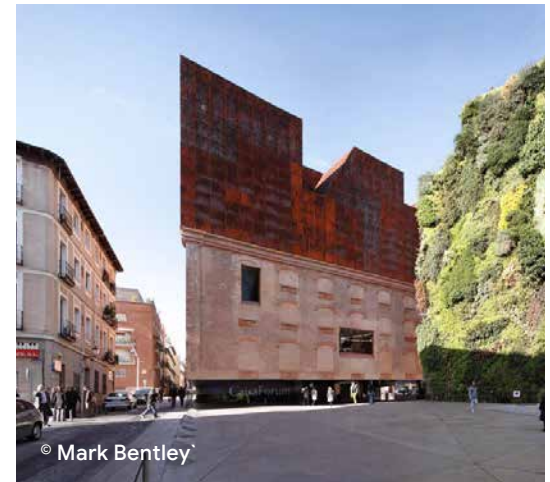
COMPLEMENTARY MATERIALS



DIMENSIONAL HEIGHT REFERENCE



GROUND FLOOR RHYTHM



COMPLEMENTARY MATERIALS AND TEXTURES

FIGURE 5.37: Illustrative examples of architectural height modulation and material strategies

5.18 Non-Historic Height Reference

The controls in this Section relate to new development adjacent to or across the street from non-historic, low-rise existing residential buildings as shown in Figure 5.38.

Standards

5.18.1 Non-historic residential height reference. New development adjacent to or across the street from non-historic residential buildings less than 40 feet in height shall establish an architectural height reference within the podium level of the building. Height references shall have a dimensional quality, such as a visible projection or recess from the facade casting a shadow line. Strategies include but are not limited to distinct fenestration line, massing stepback, volumetric shift, or material change with a dimensional aspect.

[DDG standard 4.2.2.a-c – superseded]

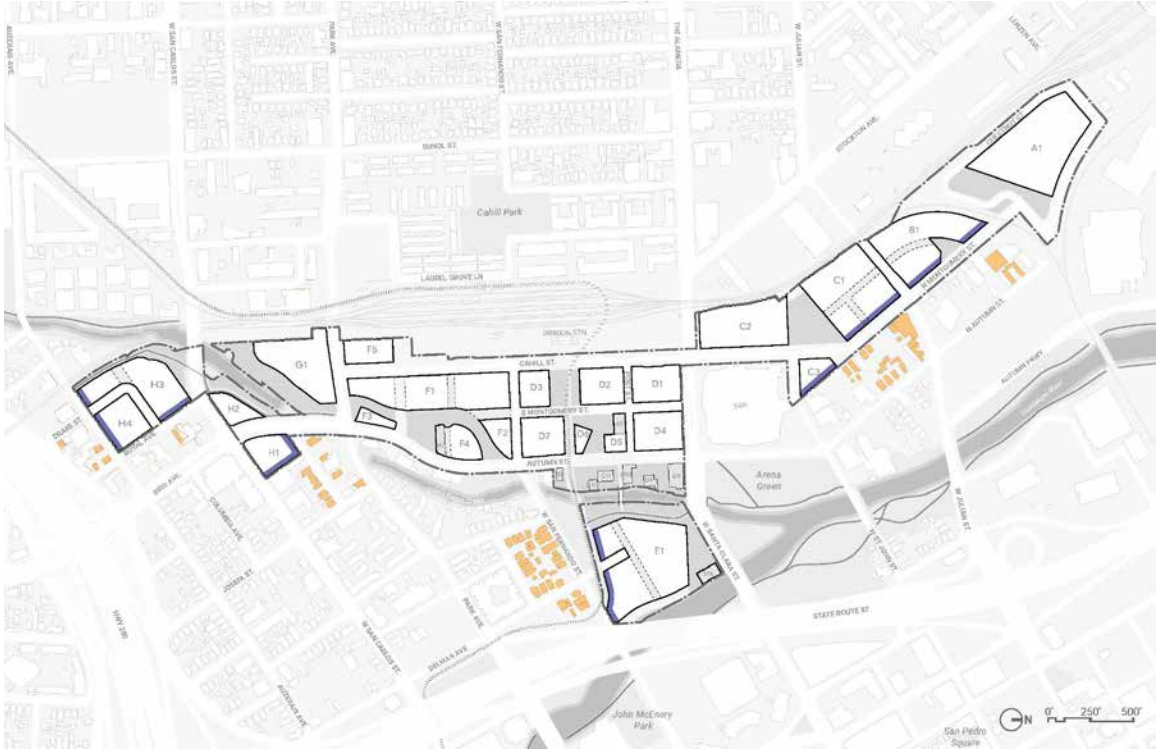


FIGURE 5.38: Non-historic residential height reference locations

- Existing non-historic residential buildings 40 feet tall or less
- Height reference for existing non-historic residential buildings 40 feet tall or less

5.19 Open Space Facades

New development within the Project facing open space reinforce the following goals:

- Emphasize human scale experience along the ground floor;
- Emphasize, through design, the public nature of open spaces and Los Gatos Creek;
- Provide adequate sunlight access for pedestrian experience and habitat.

Standards

S5.19.1 Open space solar access. To enable open space performance the northern facades of lots E1 and D3 shall employ a minimum vertical massing reduction plane of five degrees above the podium level. Strategies for vertical massing reduction include but are not limited to terracing stepbacks and sloping of facade. See Figure 5.40 and Figure 5.41 for illustrative examples.

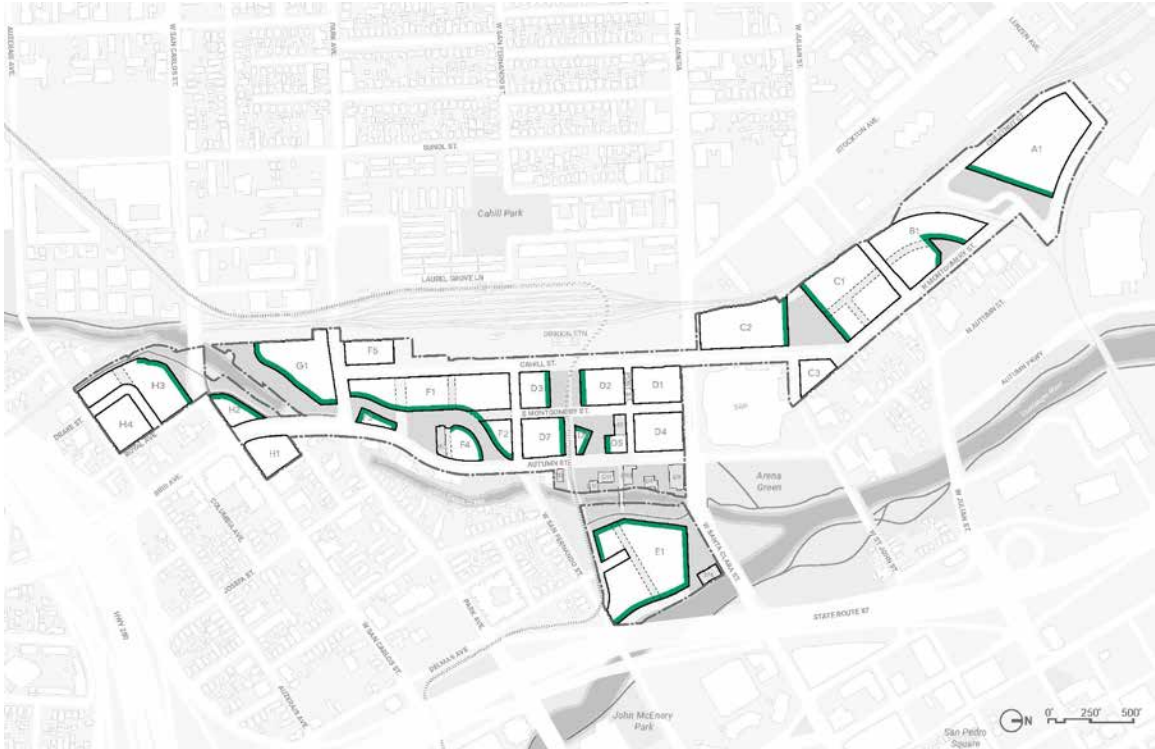


FIGURE 5.39: Open space and creek-side frontage locations

█ Open space and creek-side frontages

Guidelines

G5.19.1 Buildings south of open space.

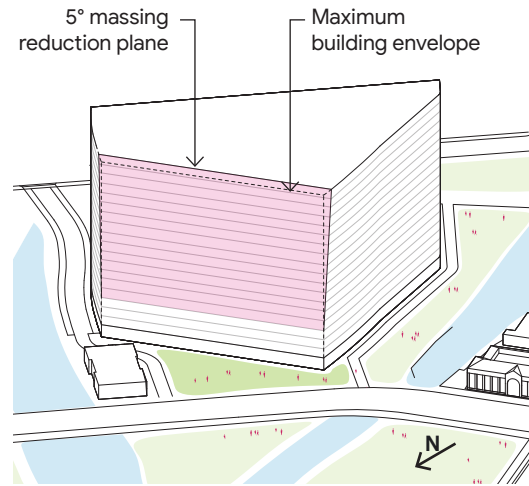
All buildings south of open spaces are encouraged to include massing reduction strategies. Massing edges should be assessed based on adjacencies. Building shaping should be focused on the edges that have the most impact on the solar availability for open spaces.

For example, lots with limited overshadowing from the west should consider reducing massing volume at north and northwest elevations. Refer to Figure 5.42 and Figure 5.43 for illustrative examples.

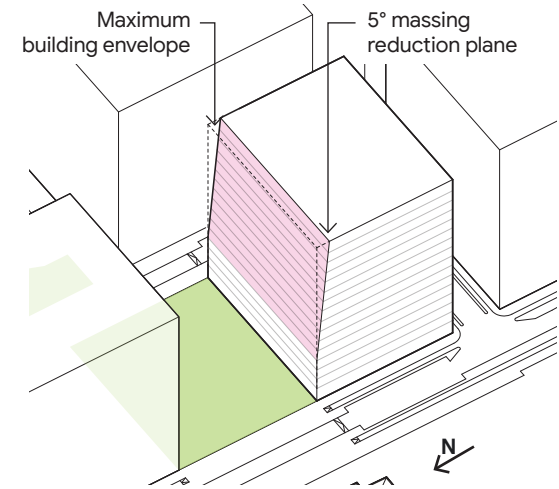
[DDG standard 3.4.1.c — superseded]

G5.19.2 Relating to open space design. New development should relate to the design and programming of adjacent open spaces. See Sections 4.9 – 4.19 for specific design and programming of open spaces within the Project.

G5.19.3 Shade structures. Southern facades of buildings fronting open spaces should incorporate canopies and other shade structures to provide cover from solar exposure in summer months.



PARCEL E NORTHERN PLANE



PARCEL D3 NORTHERN PLANE

FIGURE 5.40: Illustrative example of northern plane requirements for lots E and D3



MASSING STEP BACK

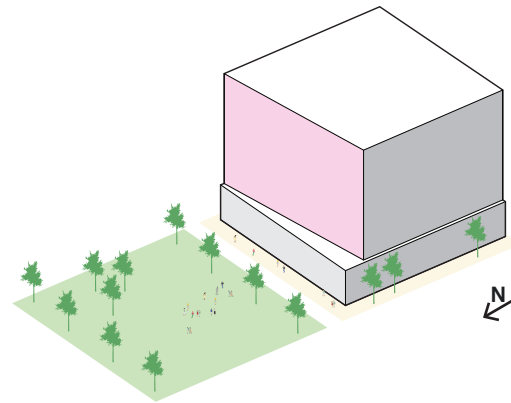


DIAGONAL PLANE

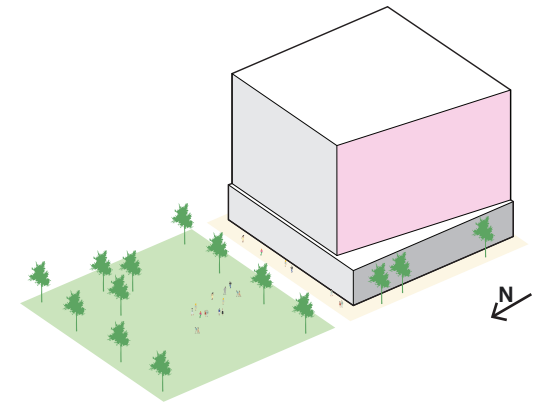
FIGURE 5.41: Illustrative examples of massing strategies for new development south of open spaces

Contextual Considerations

Connection to riparian landscapes. Buildings should consider using materials and treatments that reinforce connection to riparian landscapes, particularly in the Core and Southend. Strategies could include but are not limited to the use of natural materials such as wood, and incorporating vegetation within facade systems.

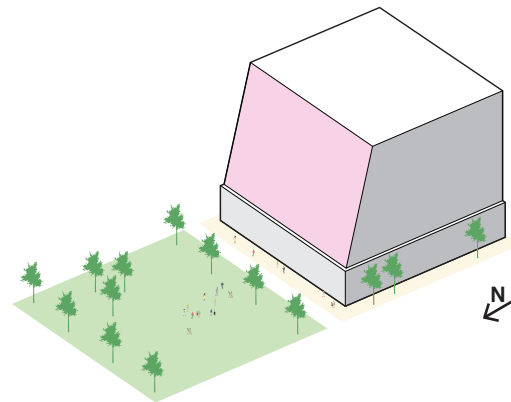


NORTHERN FACADE VERTICAL SLOPE

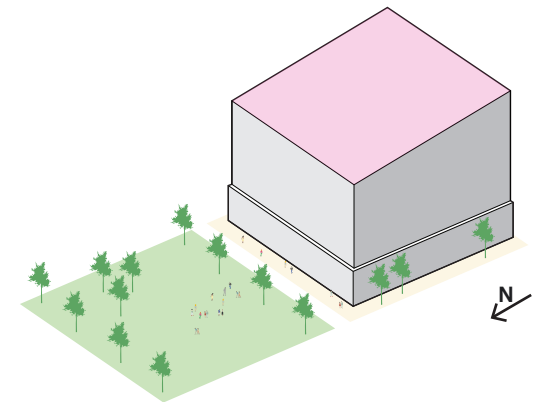


WESTERN FACADE VERTICAL SLOPE

FIGURE 5.42: Illustrative examples of modifying the north-west vertical edge of buildings south of open space



NORTHERN FACADE HORIZONTAL SLOPE



ROOF HORIZONTAL SLOPE

FIGURE 5.43: Illustrative examples of modifying the north upper edge of buildings south of open space

Long Facade Skyline and Massing

5.20 Connected Buildings

The framework of Downtown West supports a mixture of large footprint buildings among finer grain buildings. In response to its adjacency along the rail and building height limits due to the proximity of Norman Y. Mineta San José International Airport, large footprint buildings and vertically-oriented towers juxtapose urban form and create iconic moments at the skyline level.

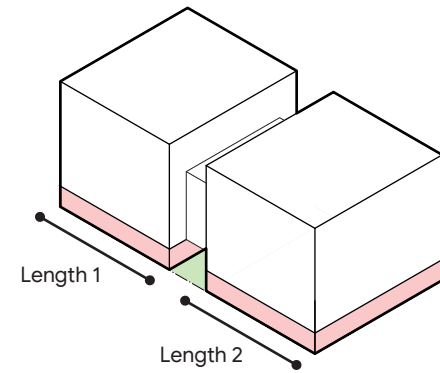
All new development must meet Project-wide controls (Sections 5.5 - 5.15). Additionally, if new development has a facade length greater than 350 feet in length, the skyline portion of the facade must meet controls within Section 5.22.

Massing Over Mid-Block Passages

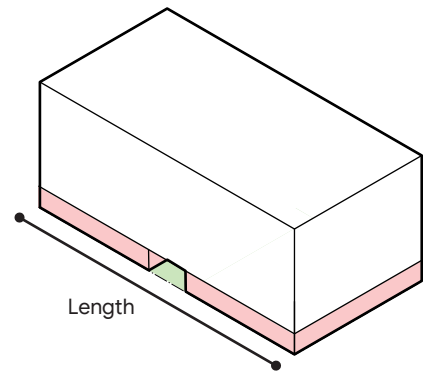
Facade length is measured from building profile edge to building profile edge. Whether the facade length of a building includes or excludes a mid-block passage depends on the amount and form of massing above the passage as illustrated in Figure 5.44 and Figure 5.46.

- **Continuous massing over mid-block passage.** In key locations massing is permitted to extend above a mid-block passage to enable well-functioning office and residential buildings. Continuous massing over a mid-block passage contributes to the overall length of the facade. Facades over 350 feet in length are subject to further architectural requirements illustrated in Sections 5.21 and 5.22.
- **Individual massing with building connector.** A building connector is an elevated pedestrian enclosure that connects two or more buildings. A building connector can be expressed as a distinct inset or projected form between adjoining buildings. Building connectors are an opportunity to create continuity among office floorplates while creating the perception of multiple buildings.

For locations, dimensions, and function controls of mid-block passages see Figure 5.45 and Section 6.4, and for design intent see Section 4.5.



INDIVIDUAL MASSING WITH BUILDING CONNECTOR



CONTINUOUS MASSING OVER MID-BLOCK PASSAGE

FIGURE 5.44: Defining facade length

- Pedestrian level
- Podium and skyline level

Standards

- S5.20.1 Covered mid-block passages.** Occupiable massing above mid-block passages — including continuous massing and building connectors — is prohibited within the pedestrian level.
- S5.20.2 Location.** Occupiable massing above mid-block passages shall be permitted in the locations shown in Figure 5.45.
- S5.20.3 Individual massing with building connectors.** Buildings connected by qualifying mid-block connectors as specified in this section shall be treated as individual buildings in length. Individual massing with qualifying building connectors that measure less than 350 feet in length shall be exempt from controls in Section 5.22.

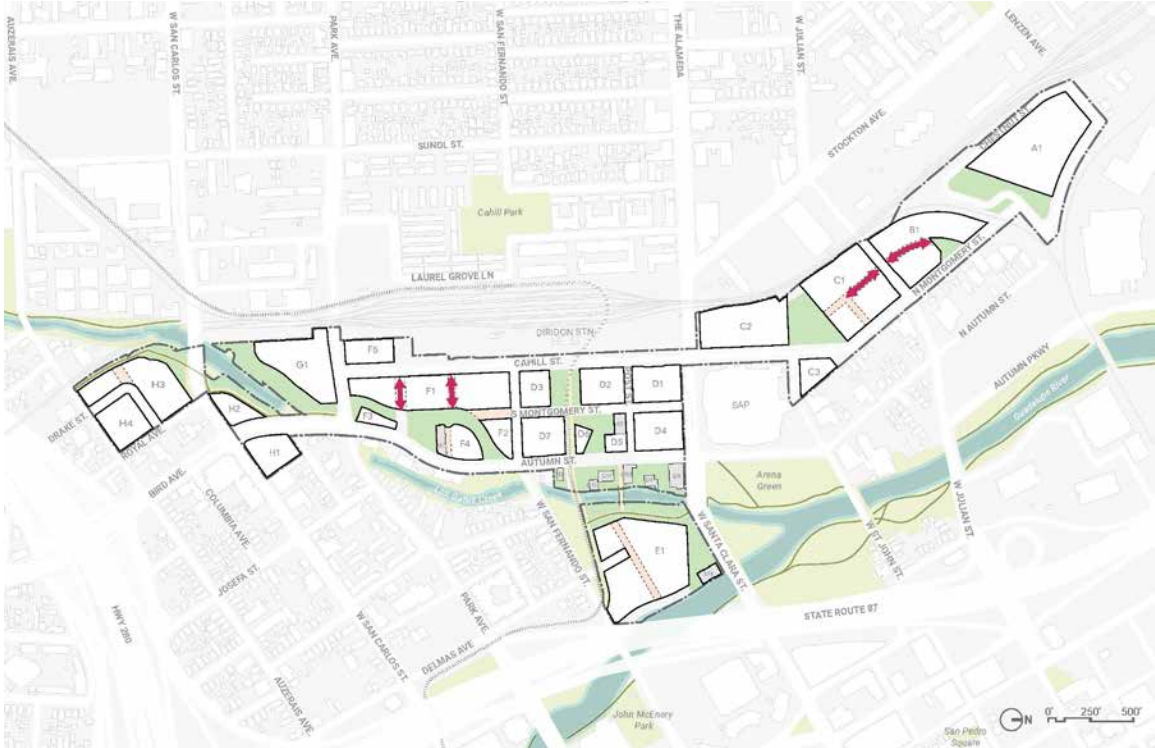


FIGURE 5.45: Permitted building connector locations

— Connected buildings permitted

S5.20.4 Building connector clearance. Building connectors shall have a minimum of one floor of clearance from the top of the structure of the lowest adjoining building, not including roof structures.

S5.20.5 Inset building connectors. Inset mid-block building connectors shall setback horizontally from the facade one-third of the vertical height of the continuous building connector.

S5.20.6 Projected building connectors. Projected building connectors shall maintain a 4-foot minimum projection measured from the most setback facade of the adjoining buildings.

A projected building connector shall be two floors maximum in height.

S5.20.7 Multiple building connectors. Multiple building connectors shall be permitted within a single mid-block passage so long as cumulatively the connectors conform with all building connector controls in this section.

S5.20.8 Material differentiation. Inset building connectors that exceed two floors in height shall be visually distinct from the adjoining buildings through materials or facade treatment to provide visual relief in the massing and architecture.

Guidelines

G5.20.1 Soffit design. Treat the soffit as a fourth surface to add visual interest through materials, lighting, and/or public art.

G5.20.2 Connector roofs. When applicable, the roofs of building connectors are encouraged to be designed as usable outdoor spaces.

G5.20.3 Wind environment. Design of building connectors should minimize pedestrian discomfort at the ground level resulting from wind acceleration.

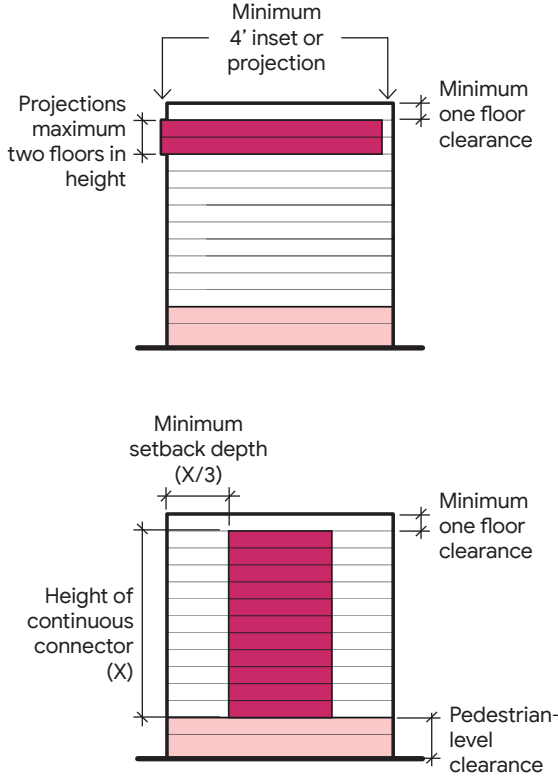


FIGURE 5.46: Illustrative section of minimum requirements for mid-block building connector

- Pedestrian level
- Mid-block building connector

5.21 Long Facade Mass Above Podium

Facades longer than 350 feet in length are required to reduce overall building scale through strategies tailored to unique location-specific conditions and optimized building performance. Creative design approaches to each long facade are encouraged through a performative occupiable mass above the podium — limiting the skyline level to 85 percent of the maximum occupiable building envelope. The mass in the skyline level is flexible to take an infinite number of forms, so long as it is compliant with controls in Section 5.22.

Standards

S5.21.1 Long facade occupiable mass in the skyline level. A facade that exceeds 350 feet in length shall be limited to 85 percent of occupiable massing from the skyline level maximum occupiable envelope. Volumetric mass shall be calculated as a sum of the area of each skyline level floorplate (measured to exterior walls) divided by the sum of lot area multiplied by the number of occupiable skyline levels in the building up to the highest occupiable floor.

Roof structures and internal courtyards shall be excluded from floorplate and maximum occupiable envelope calculations.

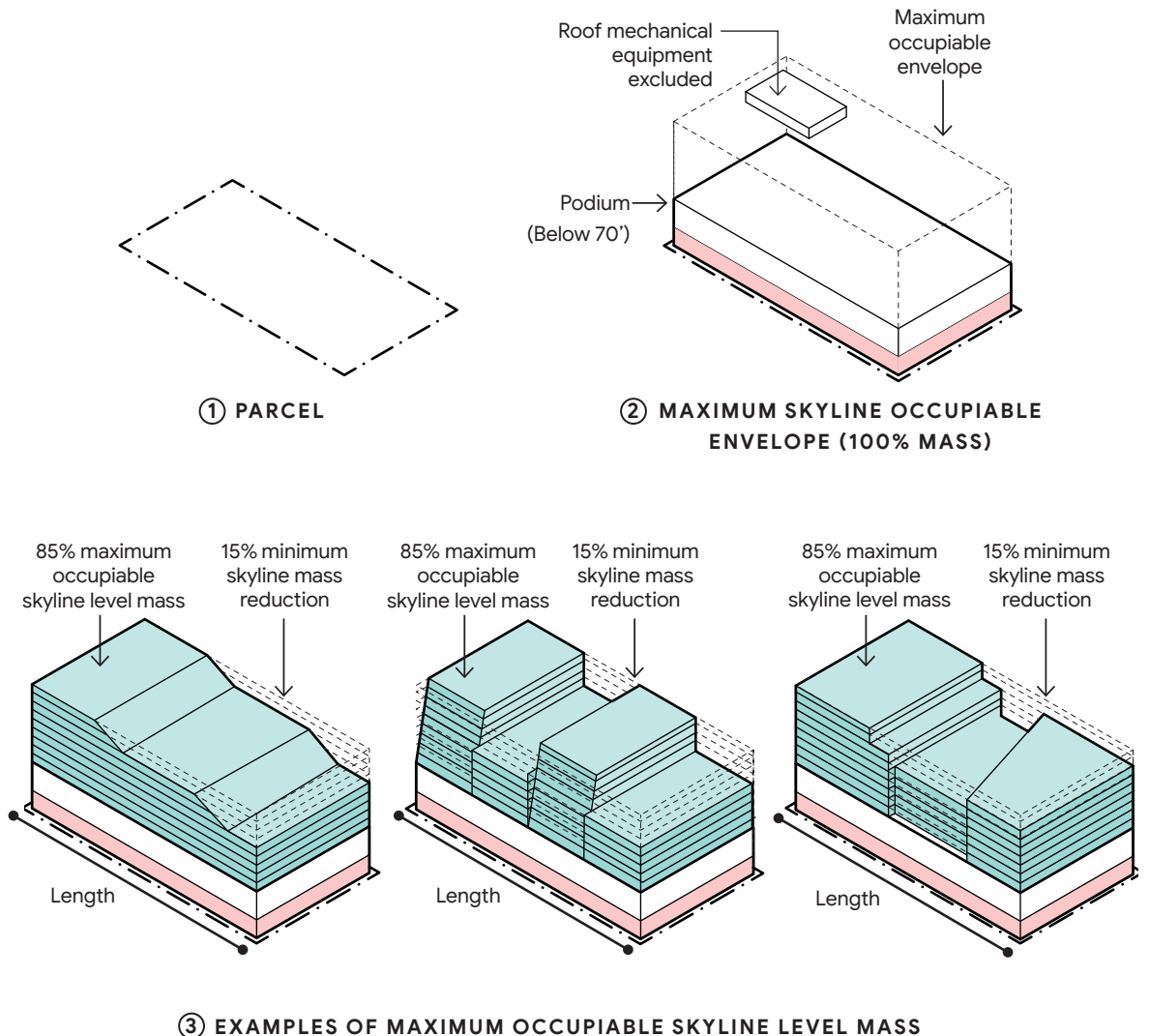


FIGURE 5.47: Defining percentage of occupiable mass in the skyline level

NOTE: Internal courtyards do not count towards reduction of massing above podium

- Pedestrian level
- Podium level
- Skyline level

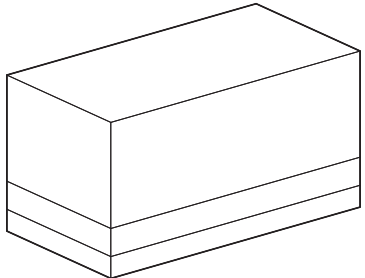
5.22 Long Facade Skyline Massing Toolkit

To enable site-specific, performance-driven design for buildings with long facades, the toolkit in this section uses an innovative, credit-based approach to reduce the building scale as seen from public realm locations within and surrounding the Project.

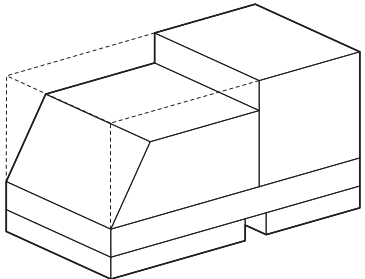
Controls in this section do not apply to facades below 350 feet in length.

Terms and Definitions

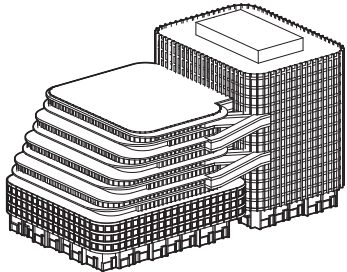
- **Toolkit categories.** Categories provide classification of design interventions, indicating setbacks, roofline variation, and facade variation.
- **Strategies.** Strategies are subgroups within categories describing specific massing and architectural approaches.
- **Credits.** Credits are the accounting system for qualifying strategies. While some strategies have a maximum number of credits receivable, other strategies may qualify for more than one credit.
- **Prerequisites.** Prerequisites are minimum credits required in each category for long facades depending on length, percentage of mass above the podium, and location. Each qualifying facade must meet the minimum number of total required credits.
- **Primary facade.** Primary facades are building edges that face the public realm, including streets and public open space.
- **Secondary facade.** Secondary facades are building edges that face rail, infrastructure, underpasses, overpasses or highways.



① MAXIMUM ENVELOPE



② SKYLINE LEVEL MASS REDUCTION



③ TOOLKIT STRATEGIES APPLIED

FIGURE 5.48: Applying the Long Facade Skyline Massing Toolkit



FIGURE 5.49: Lot edges greater than 350 feet in length

- Facades 350 feet - 550 feet
- Facades over 550 feet

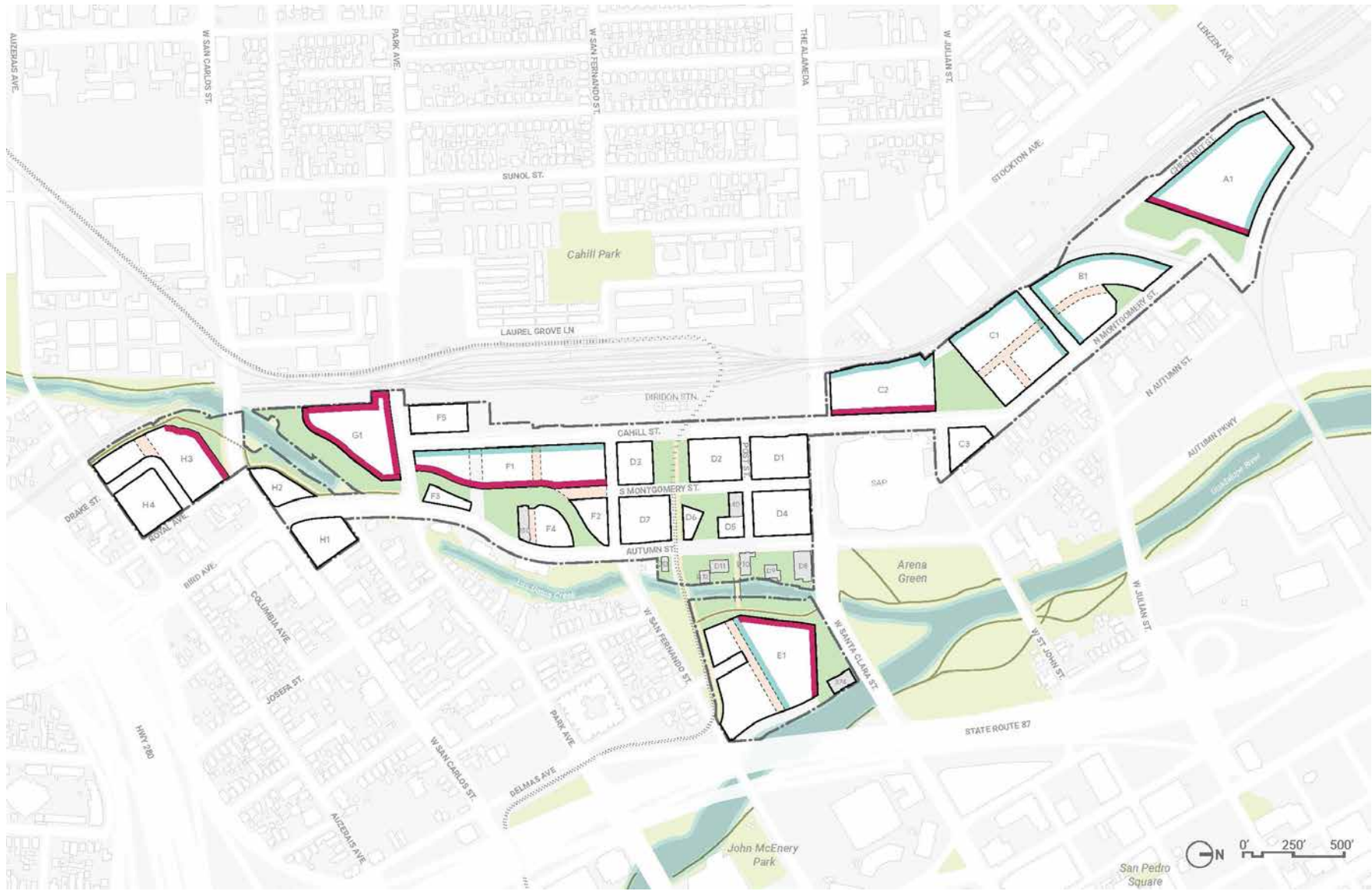


FIGURE 5.50: Illustrative diagram of primary and secondary lot edges longer than 350 feet

- Primary facades
- Secondary facades

Standards

S5.22.1 Long facades. All facades exceeding 350 feet in horizontal length shall comply with controls in this section. See Figure 5.49 for locations of long facades.

Individual massing with building connectors that comply with controls in Section 5.20 as well as lots subdivided into multiple individual buildings shall be exempt from controls in this section so long as each building is less than 350 feet in length.

S5.22.2 Primary facades. Long facades in primary locations identified in Figure 5.50 shall apply a minimum amount of qualifying strategies in the skyline level dependent on the length of the facade as measured by Table 5.3.

[DDG standard 4.3.2.a – superseded]

S5.22.3 Secondary facades. Long facades in secondary locations identified in Figure 5.50 shall apply a minimum amount of qualifying strategies in the skyline level dependent on the length of the facade as measured by Table 5.3.

[DDG standard 4.3.2.a – superseded]

S5.22.4 Qualifying strategies. To qualify for a toolkit credit, a facade shall comply with a strategies minimum dimensions outlined in Table 5.2. Credits only apply to strategies within the skyline portion of the building.

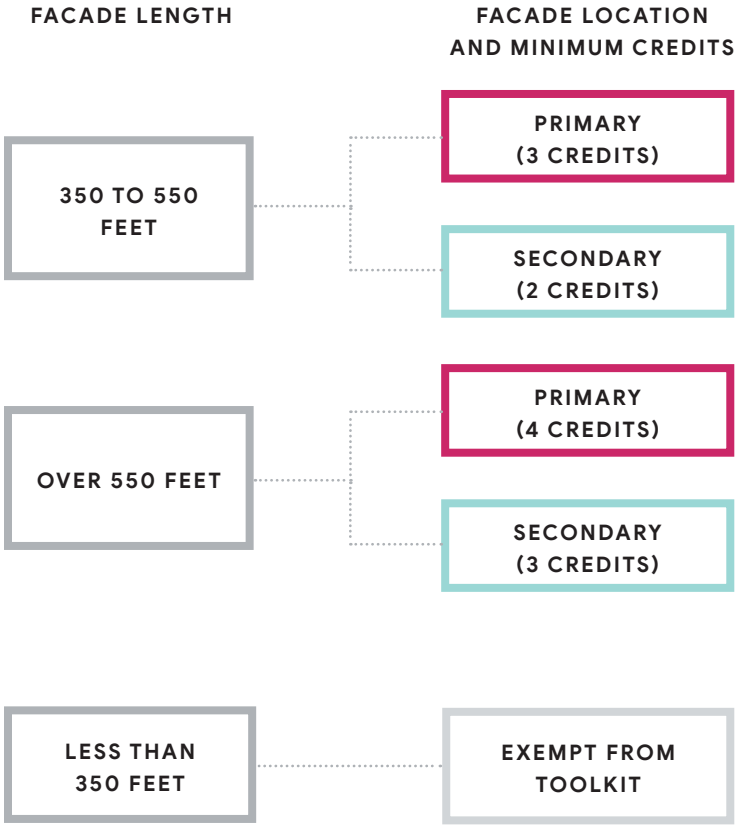


FIGURE 5.51: Long Facade Skyline Massing Toolkit credit requirements

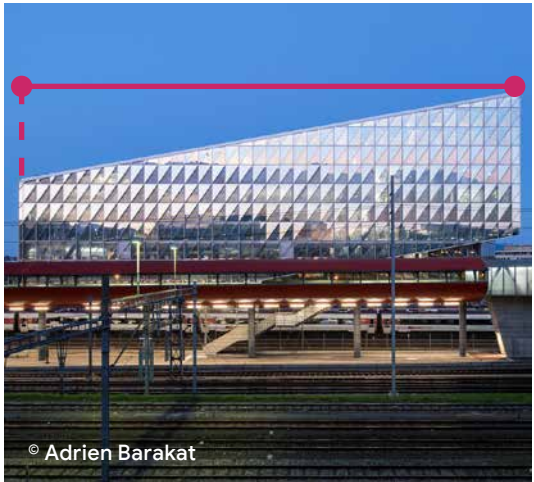
Toolkit Categories

The controls set forth the minimum massing and architecture requirements per Figure 5.51. Requirements may be fulfilled by combining different strategies. The goal of this toolkit is to avoid a “one-size-fits-all” approach to design.

- **Stepback.** Massing setbacks in the skyline add visual variety, subdivide the building volume, and decrease the perceived mass of the facade as experienced from the street.
- **Roofline variation.** Roofline variation is the change in height of occupiable interior space. Changes in height establish hierarchy in the skyline. Examples include distinct and gradual change in height.
- **Facade variation.** Visibly differentiated facade systems that articulate or express planes, edges or volumes on a facade. Facade variations can include using differing materials, systems, colors, fenestration patterns, etc. that also achieve a certain depth variation by means of reveals, facets, shifts, or extrusions. Flush conditions do not qualify as differentiated systems.



STEPBACK



GRADUAL CHANGE IN HEIGHT



DISTINCT CHANGE IN HEIGHT



FACADE VARIATION

FIGURE 5.52: Illustrative examples of qualifying categories

TABLE 5.2: Qualifying toolkit strategies

QUALIFYING STRATEGIES				
	STEP BACK	ROOFLINE VARIATION		FACADE VARIATION
		GRADUAL CHANGE IN HEIGHT	DISTINCT CHANGE IN HEIGHT	
Credits per strategy	1 (Maximum of 3)	1 (Maximum of 1)	2 (Maximum of 2)	1 (Maximum of 1)
Minimum dimensions	2 levels 20' depth 25' width	10 degree slope Full depth	2 levels Full depth	N/A 9" depth
Minimum percent	12% of facade area	33% of facade length	40% of facade length (Minimum increment 10% of facade length)	33% of facade area (Minimum increment 5% of facade area)
Calculation method	Area of strategy / Area of facade	Length of strategy / Length of facade	Length of separation / Length of facade	Area of strategy / Area of facade

Stepback Qualifying Credits

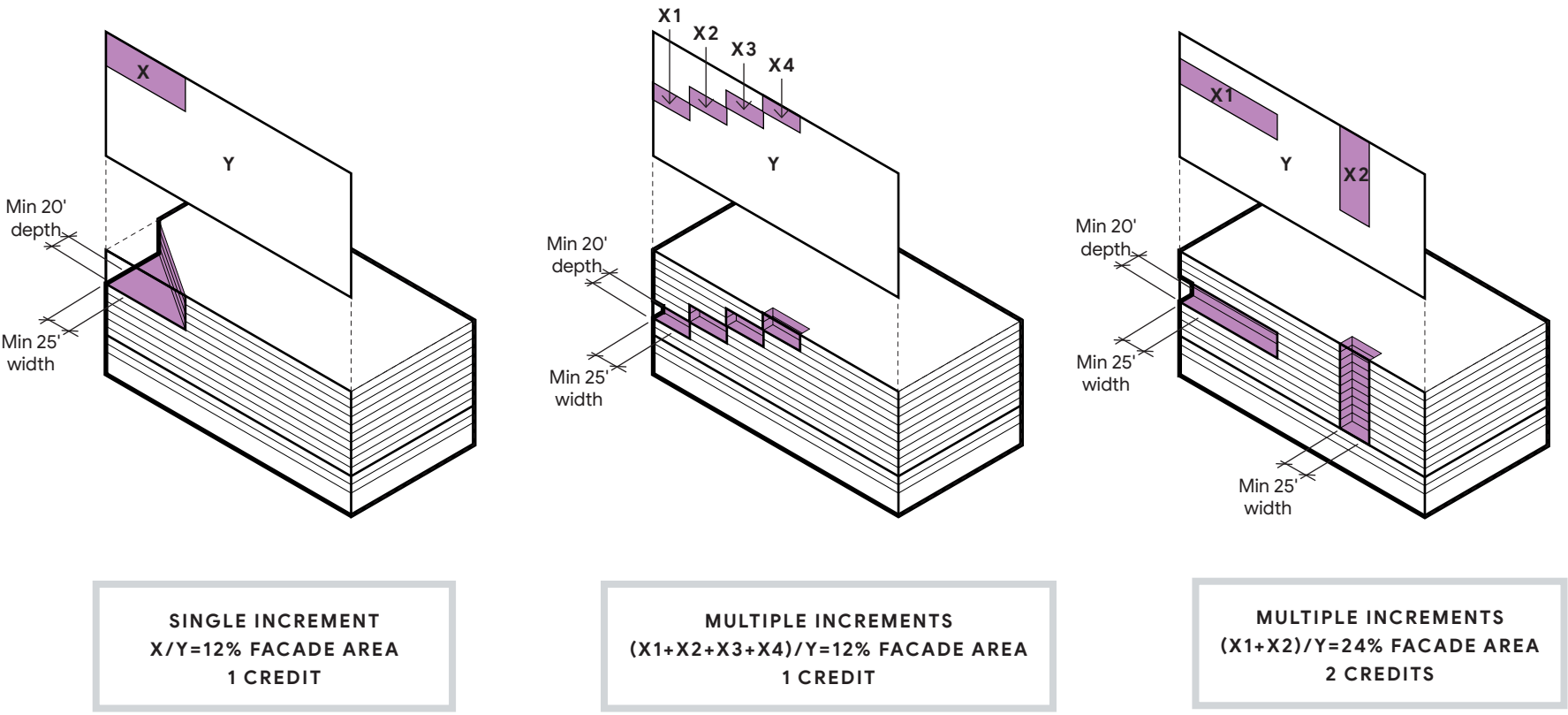
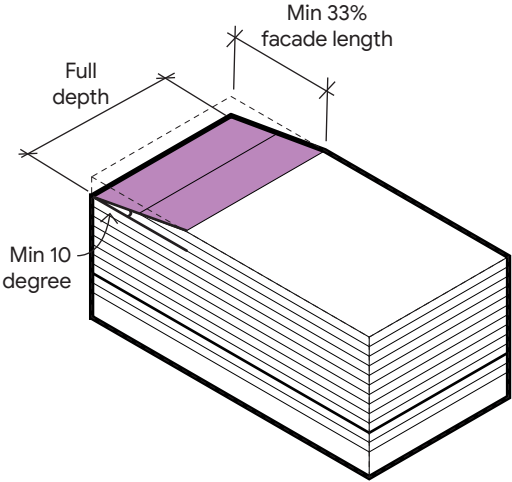
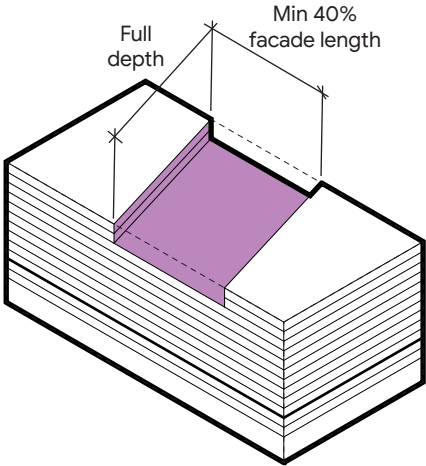


FIGURE 5.53: Illustrative examples of qualifying massing stepback strategies

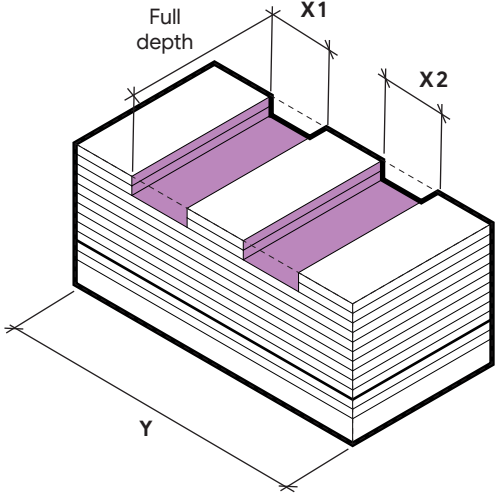
Roofline Variation Qualifying Credits



**SINGLE INCREMENT
33% FACADE LENGTH
1 CREDIT**



**SINGLE INCREMENT
40% FACADE LENGTH
2 CREDITS**



**MULTIPLE INCREMENTS
 $(X1+X2)/Y=40\%$ FACADE LENGTH
2 CREDITS**

FIGURE 5.54: Illustrative examples of qualifying roofline variation strategies

Facade Variation Qualifying Credits

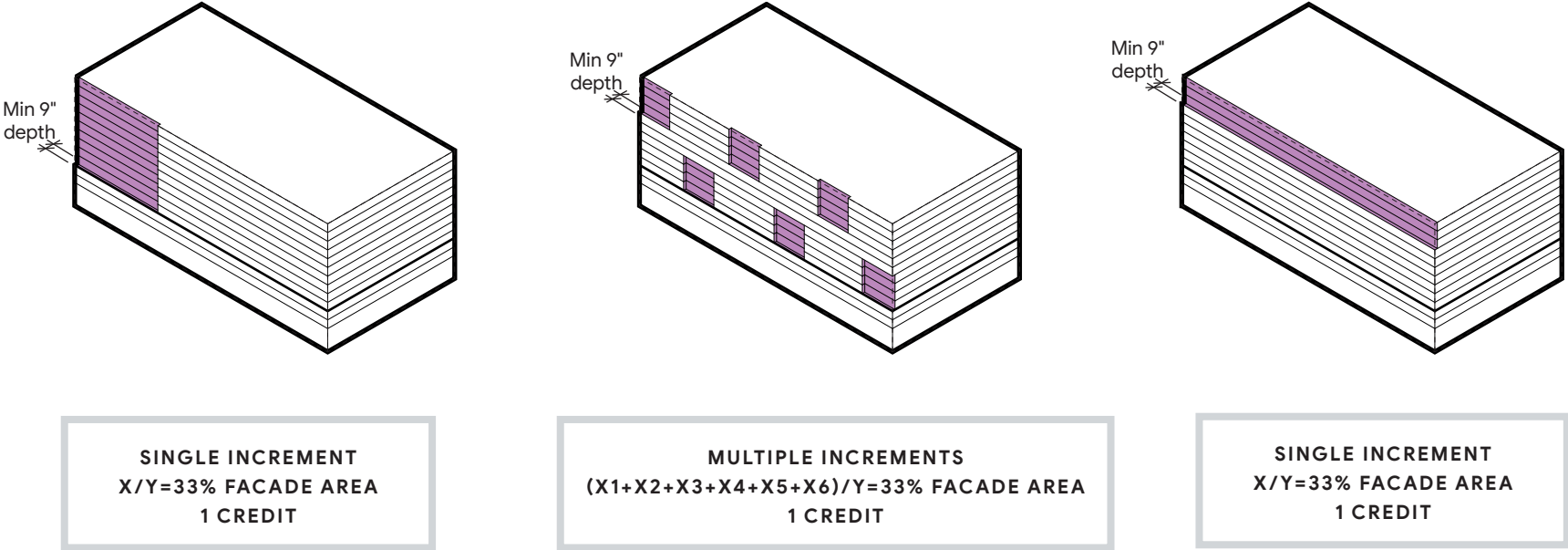


FIGURE 5.55: Illustrative examples of qualifying facade variation strategies

TABLE 5.3: Architectural requirement checklist

CATEGORIES		CREDIT PER STRATEGY	85 PERCENT MASS ABOVE PODIUM			
			350 TO 550 FEET FACADE LENGTH		OVER 550 FEET FACADE LENGTH	
			PRIMARY	SECONDARY	PRIMARY	SECONDARY
Stepback		1				
Roofline variation	Gradual change in height	1				
	Distinct change in height	2				
Facade variation		1				
Total credits required			3	2	4	3
Total credit provided						
Does this project meet the minimum requirements? (Y/N)						