



# Memorandum

**TO:** PARKS AND RECREATION  
COMMISSION

**FROM:** Nicolle Burnham

**SUBJECT: PROPOSED DOWNTOWN  
WEST OPEN SPACE PLAN**

**DATE:** November 2, 2020

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Approved

Date

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## **RECOMMENDATION**

Accept the informational report on the Downtown West open space plan and provide feedback.

## **BACKGROUND**

The City of San José (“City”) is currently reviewing a development proposal by Google called the Downtown West Mixed-use Plan (the Project).

In October 2019, Google submitted a planning application for the Project. The Project site covers approximately 80 acres of land near the Diridon Train Station (see Attachment A). The Project sets forth a long-term vision that includes commercial and residential development. Specifically, the application proposes the construction up to:

- 7,300,000 gross square feet of office space;
- 4,000 units of new housing units (studying up to 5,900 housing units);
- 500,000 gross square feet of active uses, which may include retail, cultural, arts, etc.;
- 100,000 gross square feet of event space, hotel use (up to 300 rooms), and limited-term corporate accommodations (up to 800 rooms); and
- 15 acres of open space.

The application also includes plans for transportation and utilities. The Project will require rezoning, amendments to the 2014 DSAP and General Plan, a Planned Development Permit, an Environment Impact Report (EIR) under the California Environmental Quality Act (CEQA), and a Development Agreement, among other permits and approvals. The Project is expected for City Council consideration in spring 2021. If approved, the Project would take multiple phases over ten years to fully build out.

In evaluating the open space portion of the project, staff of the Department of Parks, Recreation and Neighborhood Services (the Department), consider various ordinances and documents that guide development in this area. These are described below.

**Park Impact and Parkland Dedication Ordinances (PIO/PDO):** These ordinances require residential developers to dedicate parkland, improve parkland, pay in-lieu fee, or a combination of the three options. Developers, including Google, can dedicate and improve the same parkland to meet their parkland obligation.

**Downtown West Design Standards and Guidelines (DWDSG):** The Downtown West Design Standards and Guidelines were developed to support the Project and are intended to provide the framework that would guide design of the Project as it is built out over the coming years. If approved, the DWDSG will define the vision, intent, use, character, requirements, and review process for building and public realm design within the Project. The document will include chapters that provide design basis for land use, mobility (roads and transit), building design, open space, sustainability, and lighting and signage within the Project area.

The DWDSG will define objectives and performance-based *standards* and *guidelines*. Development *standards* are requirements. Their compliance is mandatory with measurable design criteria. Development *guidelines* are typically more subjective and set forth design intent, design expectations, and encouraged or discouraged features. The City would review specific building designs and site plans for conformance with the DWDSG, as they are proposed in the future. The DWDSG will be included as part of the Planned Development Permit for the Project.

The DWDSG are based on the Downtown Design Standards and Guidelines developed for Downtown San José but would apply specifically to the Project. In case of conflict between the two standards and guidelines, the DWDSG will be followed.

**Diridon Station Area Plan (DSAP):** The Downtown West Project proposes to implement the vision of the DSAP. The City originally adopted the DSAP in 2014 to guide the planning of a 240-acre area surrounding the Diridon Station. The 2014 DSAP envisions the transformation of the station area into a dynamic mixed-use urban neighborhood. Since its adoption, several key planning assumptions have changed in addition to Google submitting a development application. These include:

- A major league baseball ballpark, a key anchor of the 2014 DSAP, is no longer planned;
- The City recently adopted a policy that will enable taller building heights in the Diridon area;
- The City has adopted key policy documents including Climate Smart San José, ActivateSJ, and the Downtown Design Standard and Guidelines; and
- The City has recently initiated a Downtown Transportation Plan.

To address these changes, the City has initiated amendments to the DSAP. Staff released the draft amendments in late October 2020 for public review. The draft amendments reflect the main elements of the Project. Additional background about the DSAP and all past outreach informing the current effort to amend the plan, including presentations, meetings, and an online survey earlier in 2020, can be viewed at [www.diridonsj.org](http://www.diridonsj.org).

Complete information about the Downtown West application and the City's development and environmental review process is available at [www.sanjoseca.gov/GoogleProject](http://www.sanjoseca.gov/GoogleProject). Past and upcoming community engagement information is available at [www.diridonsj.org](http://www.diridonsj.org).

## **ANALYSIS**

The Project proposes three distinct character zones, which will be represented in its open space. The character zones will range from:

- Industrial and active entrainment and will have public spaces with hubs of social activity;
- Civic and transit oriented and will have high volume plaza spaces that welcome visitors and tourists; and
- Neighborhoods anchored in ecology that will have natural trails and spaces for quiet contemplation near the Los Gatos Creek Corridor.

The Downtown West plan proposes approximately 15 acres of open space throughout the approximately 80-acre project site. The 15-acres of open spaces will be comprised of 4.8 acres of city dedicated parkland and trails and 10.2 acres of privately owned, but largely publicly accessible open space. These spaces are comprised of:

- Los Gatos Creek Multi-Use Trail, which is an extension of the existing Los Gatos Creek Trail that ends near DuPont Street. Wherever possible, the project proposes Class I off-street recreation trail and provides an important link from Willow Glen to areas in north San José;
- City Dedicated Parks, which are publicly accessible open space that will be dedicated to the City.
- Privately-Owned Public Parks, which are publicly accessible, privately owned open space.
- Semi-Public Open Spaces, which are privately-owned or controlled outdoor spaces with limited access to the public.
- The Los Gatos Creek Riparian Setback and the Los Gatos Creek Riparian Corridor within the project; and
- Mid-block Passages, which allow for pedestrian circulation between buildings in the public realm

Attachment B depicts the location of the proposed open space resources. It is critical to note that these spaces are preliminary and are subject to change until such time as the development plan is approved by the City Council.

As construction of the 80-acre development progresses in phases, City of San José staff will evaluate design plans (for public and private spaces) for consistency with the DWDSG standards and guidelines.

Approximately 4.8 acres of open space is proposed to be deeded to the City following construction of park and trail improvements. The City-dedicated parks will include public engagement at the time the final design is in development. The proposed City-dedicated open space includes:

- Los Gatos Creek Trail extension, which is two segments along West San Carlos Street at Bird Avenue and between West San Fernando Street and West Santa Clara Street. These trail extensions will be inside two privately owned, publicly accessible parks (0.53 acres total);
- Los Gatos Creek Connector, which is framed by the rail corridor and is an extension of the Delmas Park neighborhood (0.75 acres);
- Social Heart, which is framed by the active ground floor uses and a new civic building hosting community programming (0.57 acres);
- St. John Triangle, which is located at the end of the West St. John Street corridor, near the SAP Center (1.51 acres); and
- Nothend Park, which is framed by a private street and the rail corridor to the west and south, and North Montgomery Street to the east (1.43 acres)

The 2014 DSAP plan called for a network of “green fingers” and large eight-acre community park in the southern portion of the Diridon area. Four acres of the planned park was intended to be constructed on the formerly city-owned Fire Training Center, at the southwest corner of Park Avenue and South Montgomery Street intersection, and four additional acres needed to be secured from surrounding parcels in private ownership. In December 2018, the City sold the Fire Training Center to Google and adopted a Memorandum of Understanding (MOU) with Google that established shared goals for the future development, including no net loss of open space in the Diridon Station Area.<sup>1</sup> As currently proposed, the Downtown West Project and City’s DSAP Amendments call for approximately 19 acres of open space within the Diridon Station Area.

Staff is currently reviewing the Downtown West proposal for consistency with Parkland Ordinances. The City is seeking feedback on the open space plan and other elements of the proposal this fall, as described at [www.diridonsj.org/fall2020](http://www.diridonsj.org/fall2020). The next step will be to finalize the plan for City-dedicated parkland to present to the City Council for consideration.

/s/  
Nicolle Burnham  
Deputy Director of Parks,  
Recreation and Neighborhood Services

For questions, please contact Nicolle Burnham, Deputy Director, at [nicolle.burnham@sanjoseca.gov](mailto:nicolle.burnham@sanjoseca.gov).

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<sup>1</sup> <https://sanjose.legistar.com/LegislationDetail.aspx?ID=3758491&GUID=B9C8FB59-14A4-4FBF-9E47-ECDE9DE20777>



PARKS AND RECREATION COMMISSION

November 2, 2020

**Subject: Proposed Downtown West Open Space Plan**

Page 5

Attachments:

- A. DTW and DSAP Boundary
- B. Proposed DTW Open Space Resources
- C. Presentation

Attachment A – DTW and DSAP Boundary

## Downtown West Area Context



Adapted from DWDSG, page 29

Attachment B – Proposed DTW Open Space Resources

## Downtown West Open Space Plan



Adapted from DWDSG, page 74





# Downtown West

Parks and Recreation Commission  
November 18, 2020

Google

San José

# What We Will Cover

01

**Project context and  
process**

02

**Open space  
vision and  
framework**

03

**Downtown West  
Design Standards and  
Guidelines**

04

**Open space highlights**

05

**Next step**

# Project context and process

## TIMELINE

# Where are we in the process?



Summer 2019

Fall 2019

Spring 2020

Fall 2020

Spring 2021

**Draft Project  
Framework**

**Application  
Submittal**  
10.10.2019

**Development  
Application  
Community  
Meeting**  
12.05.2019

**Environmental  
Impact Report  
Scoping Meeting**  
11.07.2019

**Development  
Application  
Community  
Meeting**  
10.19.2020

**Draft Documents  
for public review**  
10.07.2020

**Parks & Rec  
Commission  
(Informational)**  
11.18.2020

**City Council  
Study Session**  
11.16.2020

**City council  
considers  
application  
approval**



## OPEN SPACE

# Integrated place





VISION FOR DOWNTOWN WEST

# Supporting San José's health and resilience

6.5x

housing under  
DSAP (in project  
boundary)

4,000

total housing units

25%

affordable

500K

sf retail, cultural, arts,  
education, active uses

15 ac

parks and open  
space

including

4.25 ac

acres of expanded  
riparian habitat

7.3M

sf office

1/2

of developable area  
for non-office

Zero

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

## DOWNTOWN WEST OPEN SPACE

## 15 Acres of parks, plazas + green spaces



● City-dedicated parks + trails	(4.8 ac)	● Privately-owned mid-block passage	(1.6 ac)
● Privately-owned public park	(4.1 ac)	● Privately-owned riparian setback	(2.2 ac)
● Privately-owned semi-public	(2.0 ac)	● Privately-owned riparian corridor	(0.3 ac)

## DOWNTOWN WEST OPEN SPACE

# Proposed City-Dedicated Parks

4.3 acres	Publicly-dedicated parks
0.5 acres	Publicly-dedicated trails
4.8 acres	Total publicly-dedicated parks + trails

PRC AGENDA: 11/18/20  
ITEM: III. A.

**NORTHEND PARK**  
~1.4 ac

**ST. JOHN TRIANGLE**  
~1.5 ac

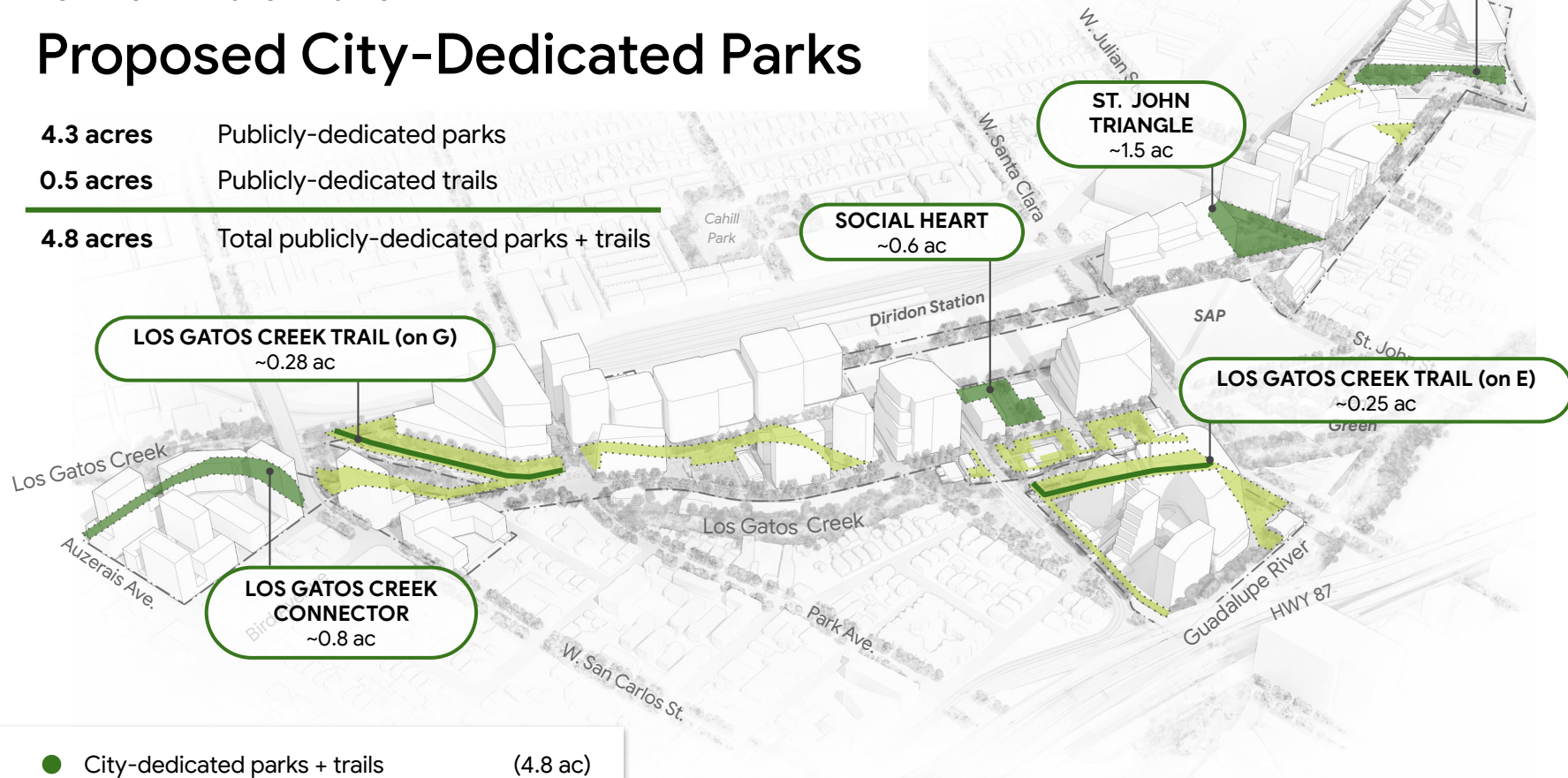
**SOCIAL HEART**  
~0.6 ac

**LOS GATOS CREEK TRAIL (on G)**  
~0.28 ac

**LOS GATOS CREEK TRAIL (on E)**  
~0.25 ac

**LOS GATOS CREEK CONNECTOR**  
~0.8 ac

- City-dedicated parks + trails (4.8 ac)
- Privately-owned, public open space (4.1 ac)



DOWNTOWN WEST OPEN SPACE

# Voluntary Privately-Owned Publicly-Accessible Open Space



● City-dedicated parks + trails	(4.8 ac)	● Privately-owned semi-public*	(2.0 ac)
● Privately-owned public open space	(4.1 ac)	● Privately-owned mid-block passage	(1.6 ac)

\* Privately-owned semi-public space adjacent to privately-owned park (~1.5 ac) is not illustrated on this map.



DOWNTOWN WEST OPEN SPACE

# Publicly Accessible Private Open Space (No credit)

Working through typical POPOS definition to a new model with hours more relevant to the public



**Grand Park**  
Los Angeles CA

Open Hours  
5:30am-10pm daily



**Jessie Plaza**  
San Francisco, CA

Open Hours  
6am - 10pm daily



**555 Mission**  
San Francisco, CA

Open Hours  
Open at all times



**Bryant Park**  
New York, NY

Open Hours  
7am - 8pm daily with  
extended hours in  
winter months



**Domino Park**  
Brooklyn, NY

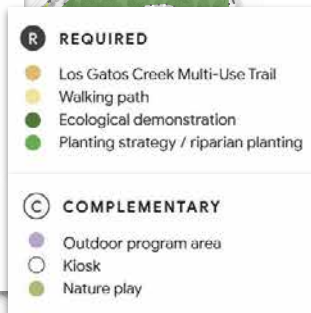
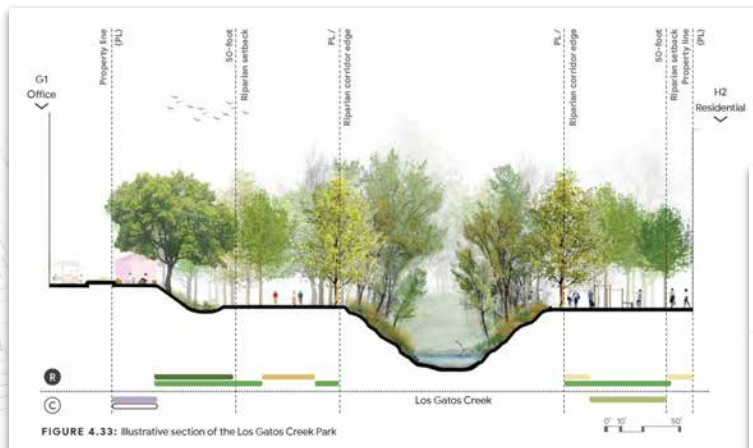
Open Hours  
6am-1am daily

## DOWNTOWN WEST OPEN SPACE

# Riparian

PRC AGENDA: 11/18/20  
ITEM: III. A.

Total 2.2 ac of Los Gatos Creek  
Riparian Setback (50')



- Privately-owned riparian setback (2.2 ac)
- Privately-owned riparian corridor (0.3 ac)

AS SHOWN  
IN DWDSG

## DOWNTOWN WEST OPEN SPACE

## Breakdown

TABLE 4.1: Downtown West open spaces, open space categories, and acreage allocation

OPEN SPACES	CITY-DEDICATED OPEN SPACE		PROJECT SPONSOR-OWNED (PSO) OPEN SPACE					INDIVIDUAL OPEN SPACE ACREAGE SUB-TOTAL
	LOS GATOS CREEK MULTI- USE TRAIL	CITY- DEDICATED PARK	PRIVATELY- OWNED PUBLIC PARK	SEMI-PUBLIC OPEN SPACE	LOS GATOS CREEK RIPARIAN SETBACK	LOS GATOS CREEK RIPARIAN CORRIDOR	MID-BLOCK PASSAGE	
Los Gatos Creek Connector	-	0.76 ac	-	0.03 ac	0.22 ac	-	0.16 ac	1.17 ac
Los Gatos Creek Park	0.28 ac	-	1.03 ac	0.27 ac	0.77 ac	0.14 ac	-	2.49 ac
The Meander	-	-	1.04 ac	0.52 ac	-	-	0.68 ac	2.24 ac
Social Heart	-	0.57 ac	-	0.22 ac	-	-	-	0.79 ac
Creekside Walk at South Autumn Street	-	-	0.70 ac	0.20 ac	0.56 ac	0.04 ac	-	1.50 ac
Los Gatos Creek East	0.25 ac	-	0.36 ac	0.12 ac	0.65 ac	0.11 ac	0.17 ac	1.66 ac
Gateway Plaza	-	-	0.65 ac	0.08 ac	-	-	-	0.73 ac
St. John Triangle	-	1.51 ac	-	0.10 ac	-	-	0.30 ac	1.91 ac
North Montgomery Pocket Park	-	-	-	0.35 ac	-	-	0.26 ac	0.61 ac
Northend Park	-	1.43 ac	0.34 ac	0.13 ac	-	-	-	1.90 ac
CATEGORY ACREAGE TOTAL	0.53 AC	4.27 AC	4.12 AC	2.02 AC	2.20 AC	0.29 AC	1.57 AC	15.00 AC
TOTAL	4.80 AC		10.20 AC					



# Open space vision and framework



## WHAT WE HEARD FROM THE SAN JOSÉ COMMUNITY

# Open space



Provide **flexible spaces** that balance green space and gathering areas



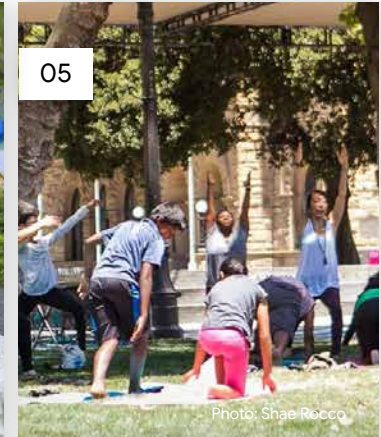
Respect the **creek ecology and buffer zones** when selecting areas to program / activate



Demonstrate **sustainability** by balancing **nature & creative design** with everyday life

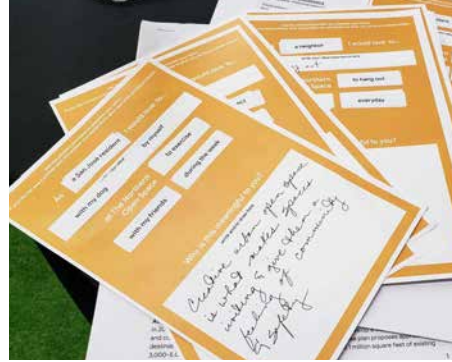


Prioritize **trail alignment and connectivity** to key areas



Make room for **informal recreation**

# Design engagement workshops



**3,000+**  
Community inputs

**DEC 7**  
Open Space

**JAN 25**  
Open Space  
+ Streets

**FEB 20 & 22**  
Open Space  
+ Streets + Buildings



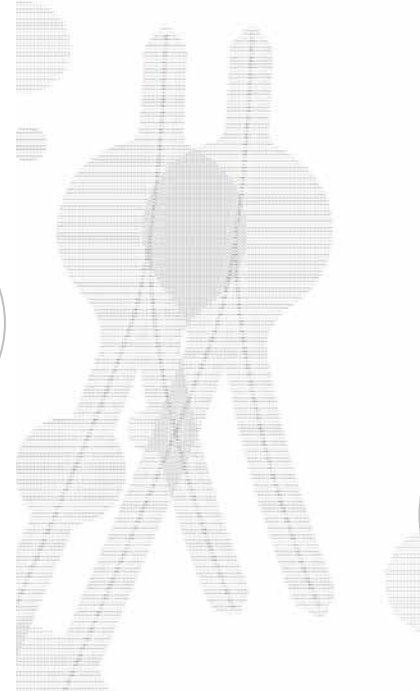
OPEN SPACE

# Evolution of the open space network

2014  
Diridon Station Area Plan  
(DSAP)



2020  
Downtown West Plan



**Community input** led to shift in thinking from consolidated to distributed open space approach

**“A balanced distribution of these interconnected spaces** will complement and enhance the existing parks that surround the Diridon Station Area.”  
-DSAP Draft Amendment, 2021

**“Focusing on a collection of civic assets—**rather than a single public space... - cities can fundamentally shift how they revitalize shared public places”  
-Urban Institute, 2020

**“The dispersed open spaces** will provide visitors and residents with a **variety of user experiences** from creek side paths, to green spaces, to active amenities”  
-DSAP Draft Amendment, 2021

# Connecting people to place & diverse experiences



Office



Housing



Retail



Trails



Habitat



Recreation



Civic + Learning



Cultural + Arts



Hotel

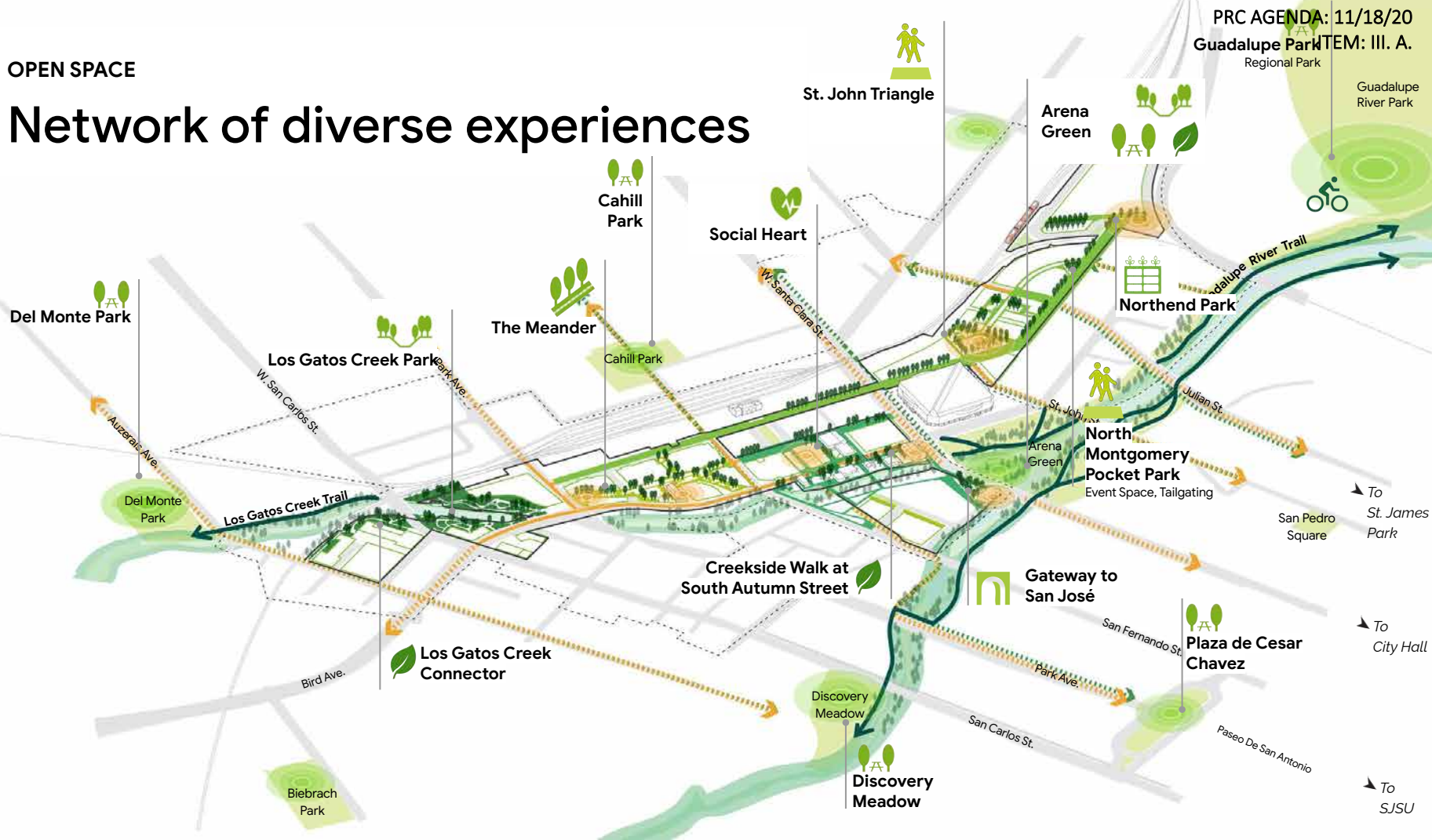


Non-Profit, Cowork,  
+ Small Business



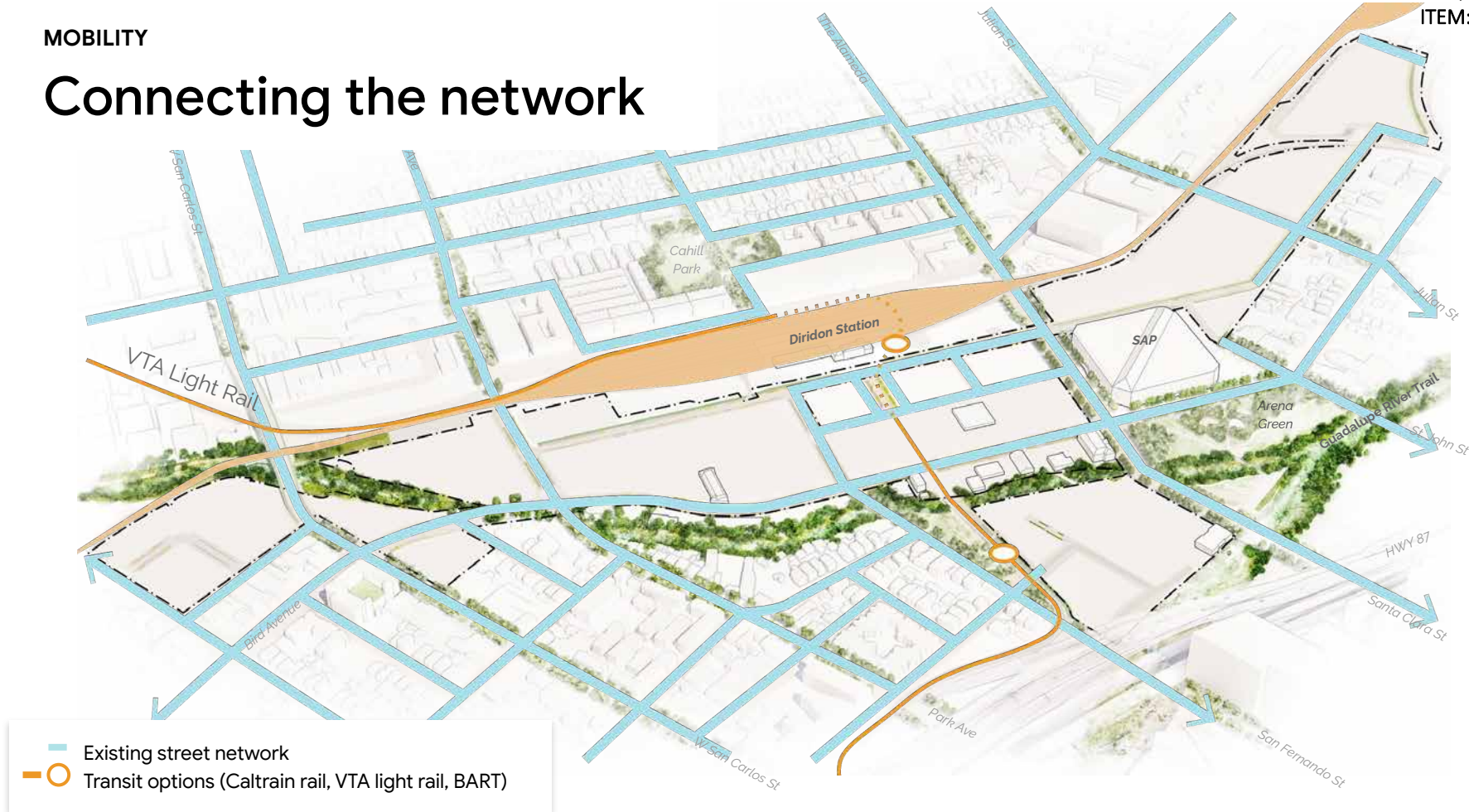
OPEN SPACE

# Network of diverse experiences



## MOBILITY

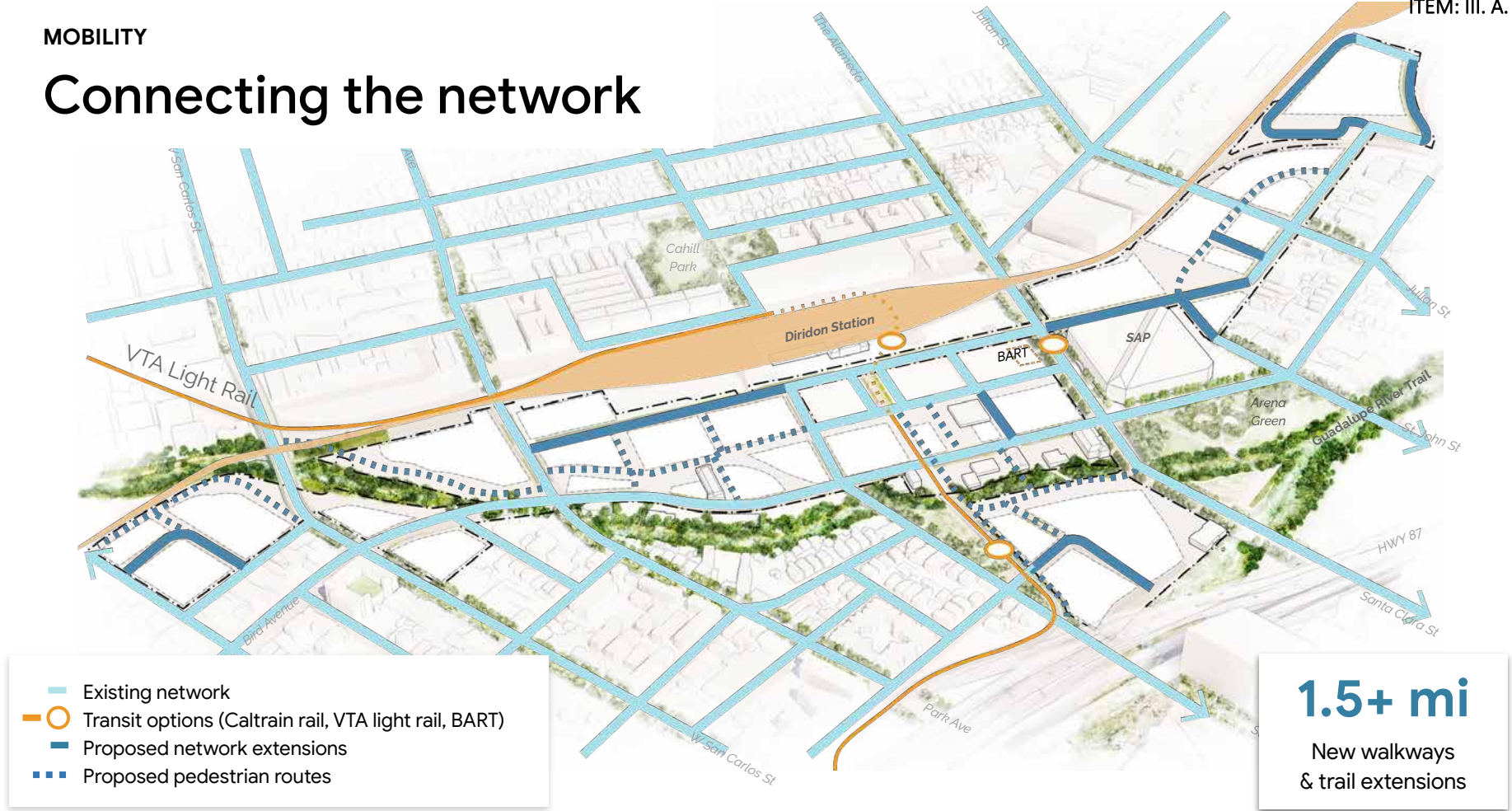
# Connecting the network





MOBILITY

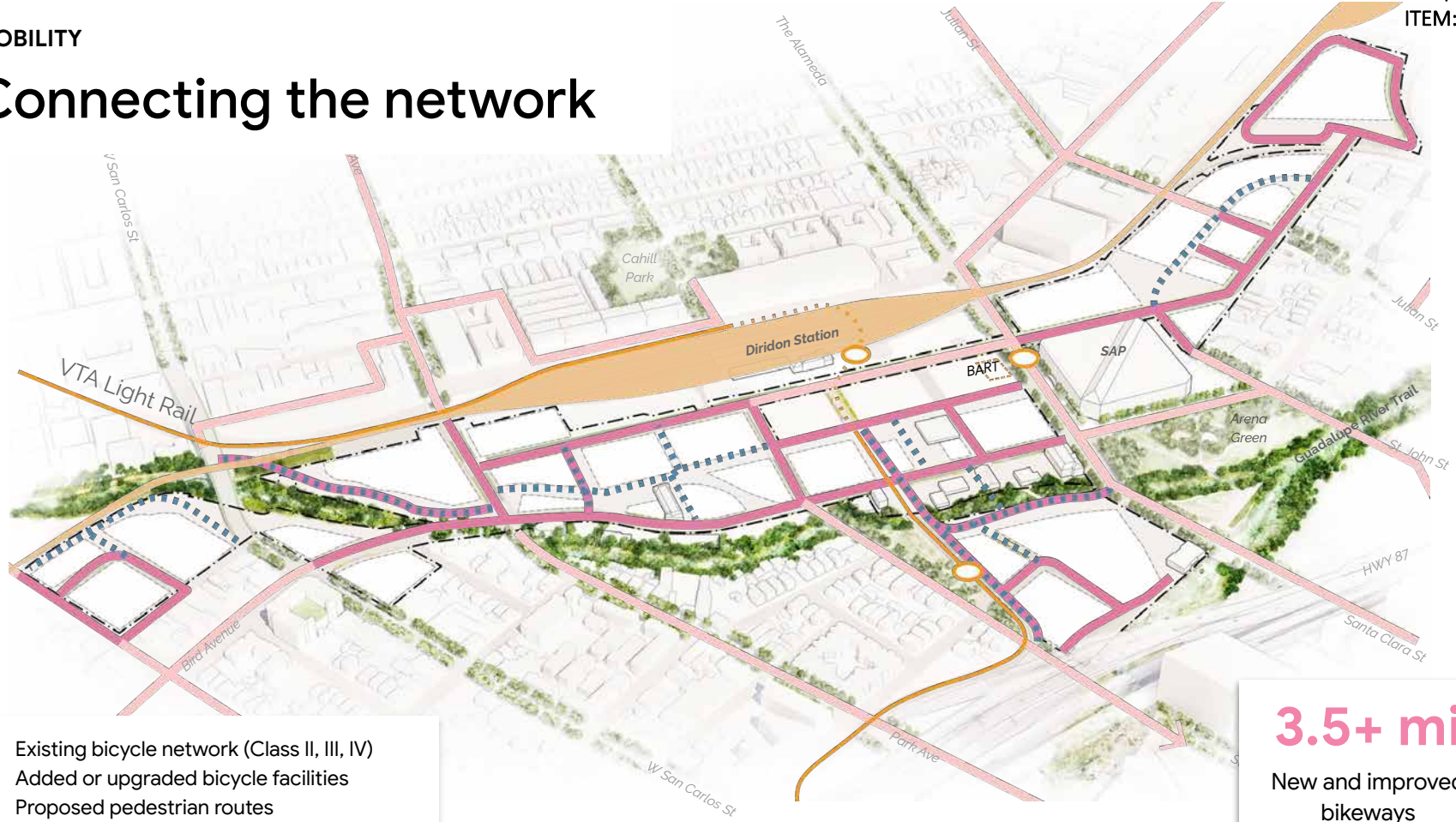
# Connecting the network



## MOBILITY

# Connecting the network

PRC AGENDA: 11/18/20  
ITEM: III. A.





## MOBILITY

# Connected trail and open space



**15 ac**

parks and open space

## DOWNTOWN WEST OPEN SPACE

# Vibrant public life

PRC AGENDA: 11/18/20

ITEM: III. A.

*St. John Triangle*



*Los Gatos Creek Park*



@SITELAB Urban Studio



@Herry Lawford

*Urban Core*



@Michael Brooks



@Baunfire



@West

*Northend Park*



@Historian Groth



@Baunfire



@MJM

@PWL Partners



@Barrett Doherty



@Barrett Doherty



@Marissa Fischetti for Visit Philly

*The Meander*



@Baunfire

*Gateway to San Jose*





## Social & active public life



*\*Artist conceptual rendering, subject to change*







## Immersive natural environments



*\*Artist conceptual rendering, subject to change*



## A part of San José

\*Artist conceptual rendering, subject to change

# Downtown West Design Standards and Guidelines

DOWNTOWN WEST DESIGN STANDARDS AND GUIDELINES

## Single open space process

*\*Not a . . .*

~80 acres of  
detailed design  
over time

30+

buildings

3 mi

of street  
improvements

10

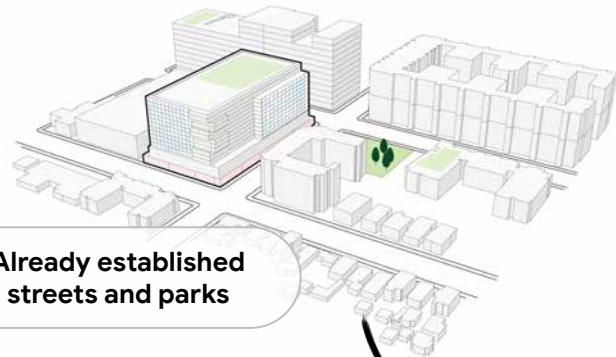
different parks,  
tailored to context

10+

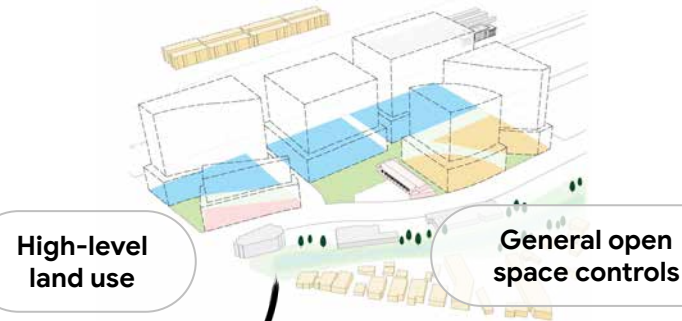
years of phased  
construction



## Single Open Space Process

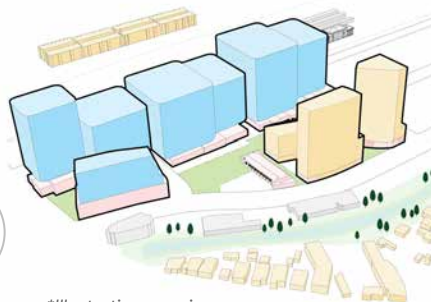


## “Specific Plan” Process



## HYBRID PROCESS

## Downtown West Process



Comprehensive  
“place” vision

Flexibility for future priorities  
and advancements

Setting context in  
advance

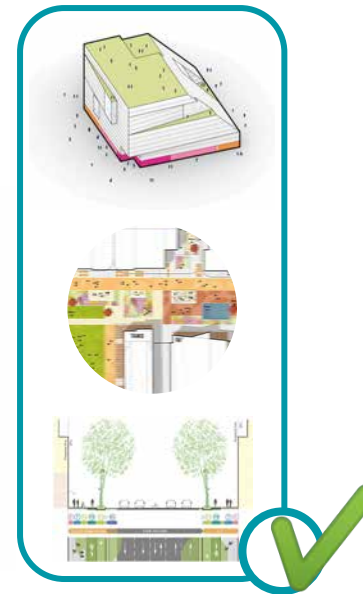
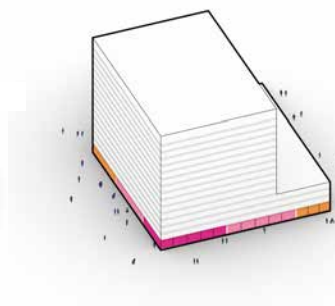
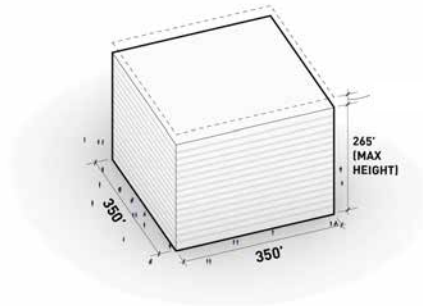
Integrating buildings, streets +  
open space design

*\*Illustrative massing*



PROJECT APPROVAL

# Proposed DW process



1

2

3

4

Project  
Review  
Sequence

Policy Compliance

City Design Controls

Project Approvals

Conformance Reviews

Relevant  
Documents

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

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

EIR  
DEVELOPMENT AGREEMENT  
PD ZONING  
PD PERMIT (DWDSG +)

DETAILED DESIGNS

City-Dedicated Parks  
subsequent review  
process:  
follows typical public  
process

Three Community Meetings:

- Preliminary Community meeting *prior to Application submittal* to discuss initial park concepts
- Community meeting *after Application submittal* to discuss schematic design
- Information Parks and Recreation Commission meeting

Plus Planning Building Code Enforcement  
Director Conformance hearing

# Chapters



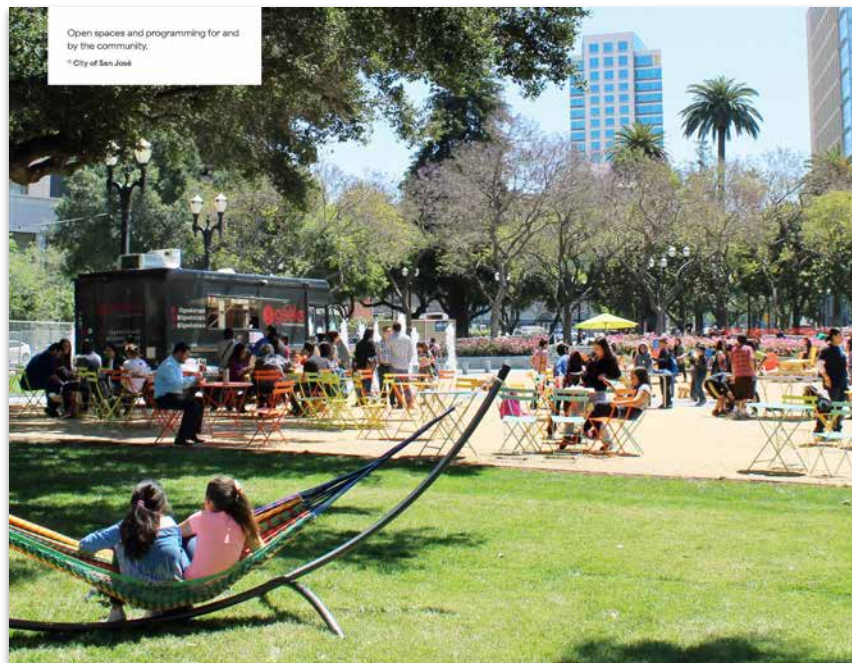


# Downtown West Design Standards and Guidelines

Open space chapter highlights

## DOWNTOWN WEST STANDARDS AND GUIDELINES

# Open Space



## Open Space

04

### Overview..... 55

5.1 Open Space Objectives .....	55
5.2 Existing Site Conditions .....	56
5.3 Planning Context .....	57
5.4 Design Intent .....	59

### Project-Wide Open Space Design ..... 65

5.5 Open Space Design .....	65
5.6 Mid-Block Passages .....	69
5.7 Art .....	73

### Location-Specific Open Space Design .75

5.8 Relationship to Riparian Corridors .....	77
5.9 Relationship to Rail Corridors .....	83
5.10 Trails and Paths .....	85

### Open Space Network ..... 89

5.11 Open Space Elements .....	89
--------------------------------	----

5.12 Los Gatos Creek Connector .....	105
5.13 Los Gatos Creek Park .....	109
5.14 The Meander .....	115
5.15 Social Heart .....	121
5.16 Creekside Walk at South Autumn Street .....	127
5.17 Los Gatos Creek East .....	133
5.18 Gateway to San José .....	141
5.19 St. John Triangle .....	145
5.20 North Montgomery Pocket Park .....	147
5.21 Northend Park .....	149

### Performance and Palettes..... 153

5.22 Vegetation .....	153
5.23 Stormwater Management .....	157
5.24 Materials .....	160
5.25 Site Structures and Furnishings .....	163

## OPEN SPACE

# Programs + elements

Range across all  
open spaces



RIPARIAN PLANTING



ECOLOGICAL  
DEMONSTRATION



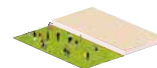
LOS GATOS CREEK  
MULTI-USE TRAIL



COMMUNITY GARDEN



PAVILION STRUCTURE



OUTDOOR  
PERFORMANCE SPACE



FLEXIBLE LAWN



PROMENADE



UNDERSTORY PLANTING



CREEK OVERLOOK /  
VIEWING PLATFORM



DOWNTOWN TO DIRIDON  
STATION SHARED-USE PATH



ART



DOG RUN OR DOG  
PARK



EVENT, ROTATING VENDOR,  
OR FOOD TRUCK ACCESS



INFORMAL RECREATION



PLAZA



RE-OAKING



CREEK FOOTBRIDGE



WALKING PATH



CANOPY STRUCTURE



PICNIC OR BARBEQUE



WATER FEATURE



OUTDOOR PROGRAM AREA



PROGRAM DECK



TREE GROVE



BOARDWALK



NATURE PLAY



KIOSK



PLAYGROUND



AS SHOWN  
IN DWDSG



## OPEN SPACE

# Programs + elements

● Required programmatic element    ○ Complementary programmatic element

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



AS SHOWN  
IN DWDSG

## OPEN SPACE

# Adjacent parks

### CAHILL PARK

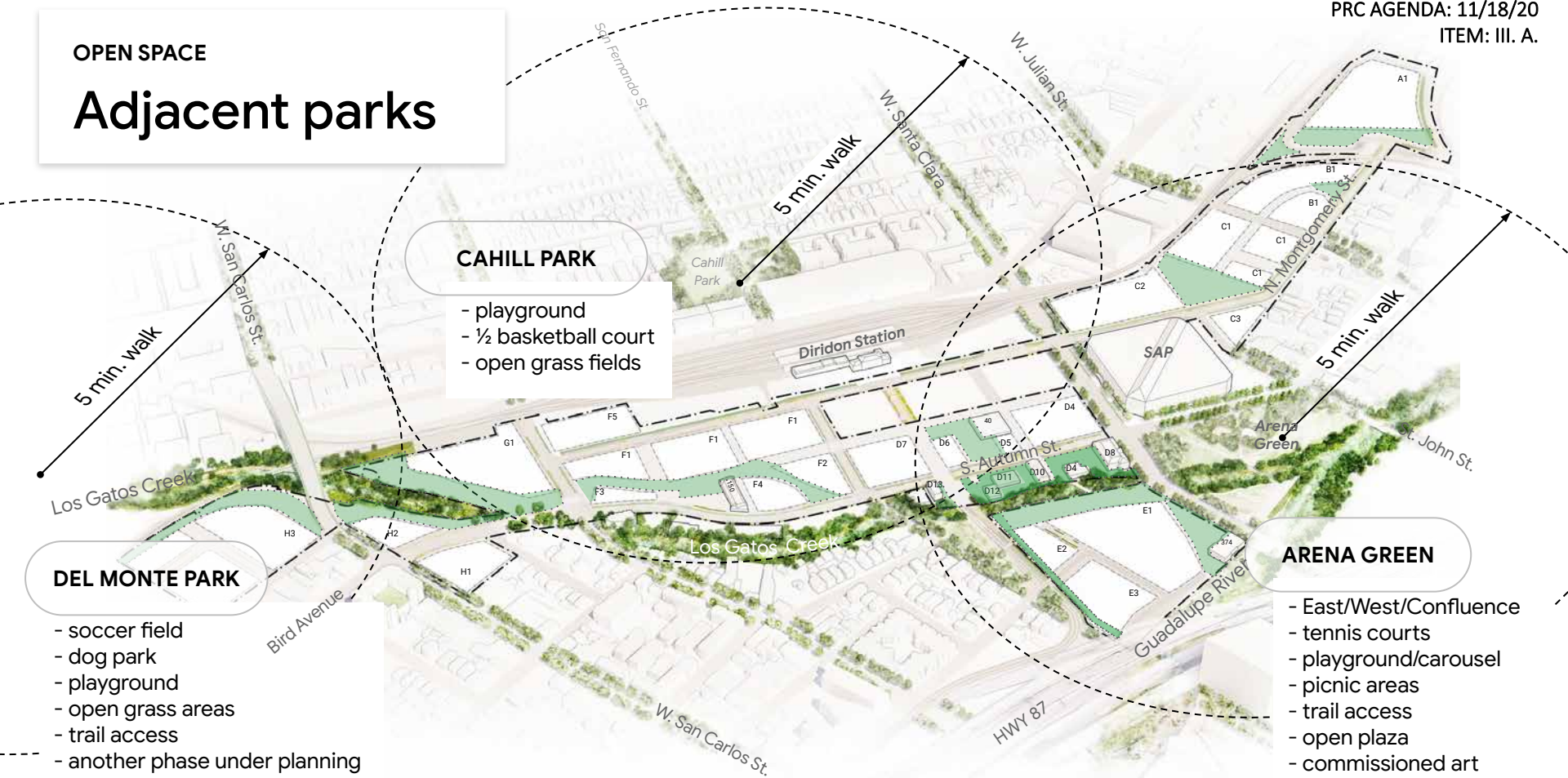
- playground
- ½ basketball court
- open grass fields

### DEL MONTE PARK

- soccer field
- dog park
- playground
- open grass areas
- trail access
- another phase under planning

### ARENA GREEN

- East/West/Confluence
- tennis courts
- playground/carousel
- picnic areas
- trail access
- open plaza
- commissioned art



## OPEN SPACE

# Southend

PRC AGENDA: 11/18/20

ITEM: III. A.



- Nature-based experiences
- ↔
- Urban-based experiences



## OPEN SPACE

# Southend

PRC AGENDA: 11/18/20  
ITEM: III. A.



- Nature-based experiences
- ↔
- Urban-based experiences

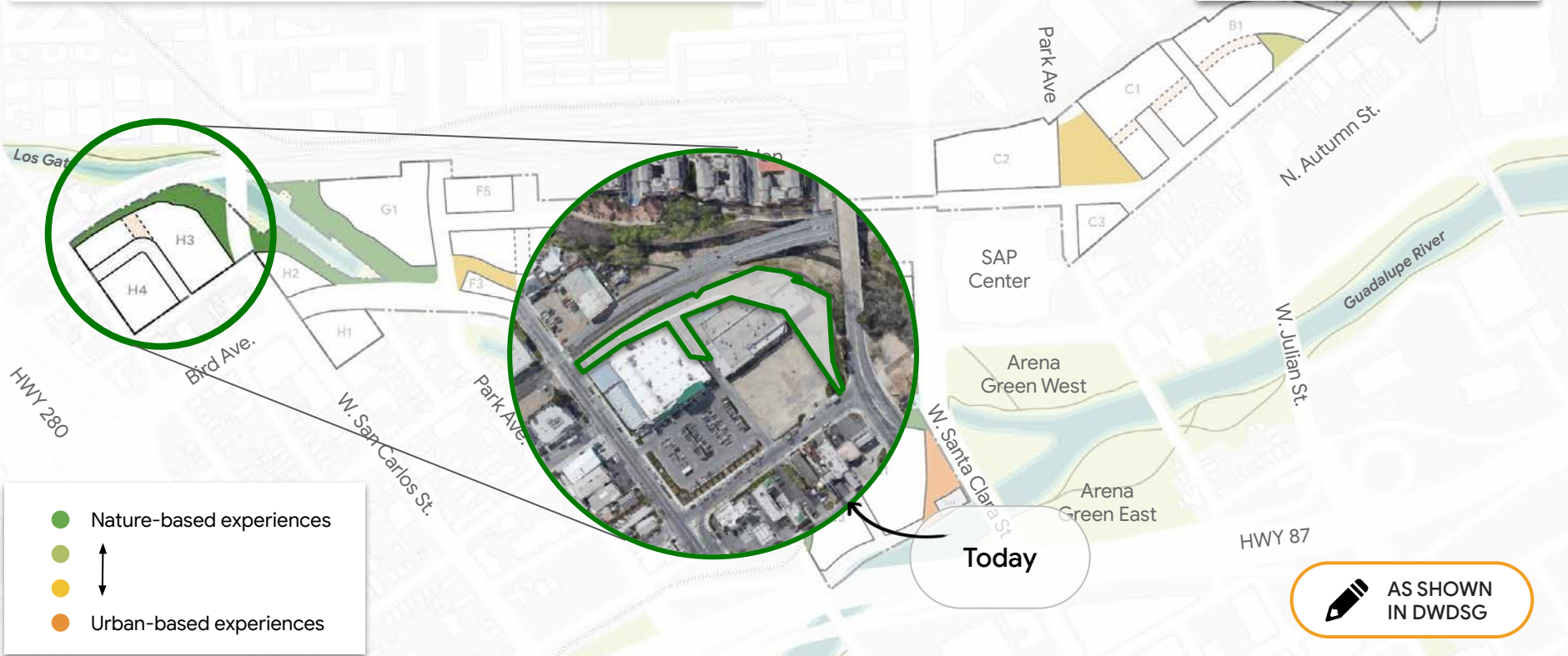
## PROPOSED OPEN SPACE

# Los Gatos Creek Connector

Proposed City-Dedicated Park

### 1.2 ac total =

0.76 ac City-Dedicated Park  
0.03 ac Semi-Public Open Space  
0.22 ac LGC Riparian Setback  
0.16 ac Mid-block Passage



## COMMUNITY ENGAGEMENT INSIGHTS

Does this  
belong in  
your vision  
for Los Gatos  
Creek South?

YES

immersive

"I would like a place just to walk around"

"Would be great to feel safe running at night"

"be sure they connect easily and intuitively"



YES

"Play areas great, but use nature/ natural elements, not high maintenance items"

"Proximity to housing makes play areas that are family friendly important"

"Great interactive fun for kids and adults"

"Show kids in nature not manipulated nature"

"could be integrated into a larger natural park with more natural play components"



YES

sustainable

"important to teach children about preserving nature"

"As time goes on and areas grow more developed, I appreciate the focus on educating the public on the area and its importance in history."



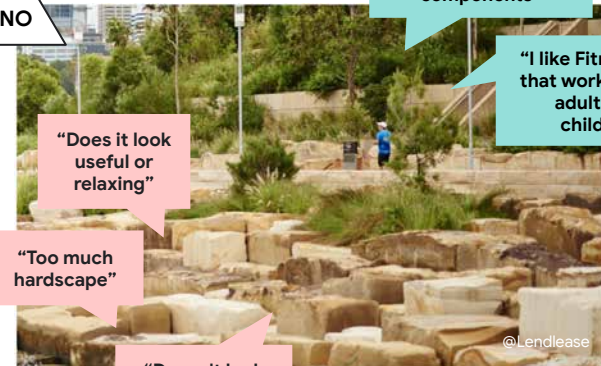
NO

"Does it look useful or relaxing"

"Too much hardscape"

"Doesn't look very fun or interesting"

"I like Fitness area that work for both adults and children"





# LOS GATOS CREEK CONNECTOR

PRC AGENDA: 11/18/20  
ITEM: III. A.

Los Gatos Creek



Walking  
Path



Play



Rail Corridor



Community

Auzerais Ave.

H4

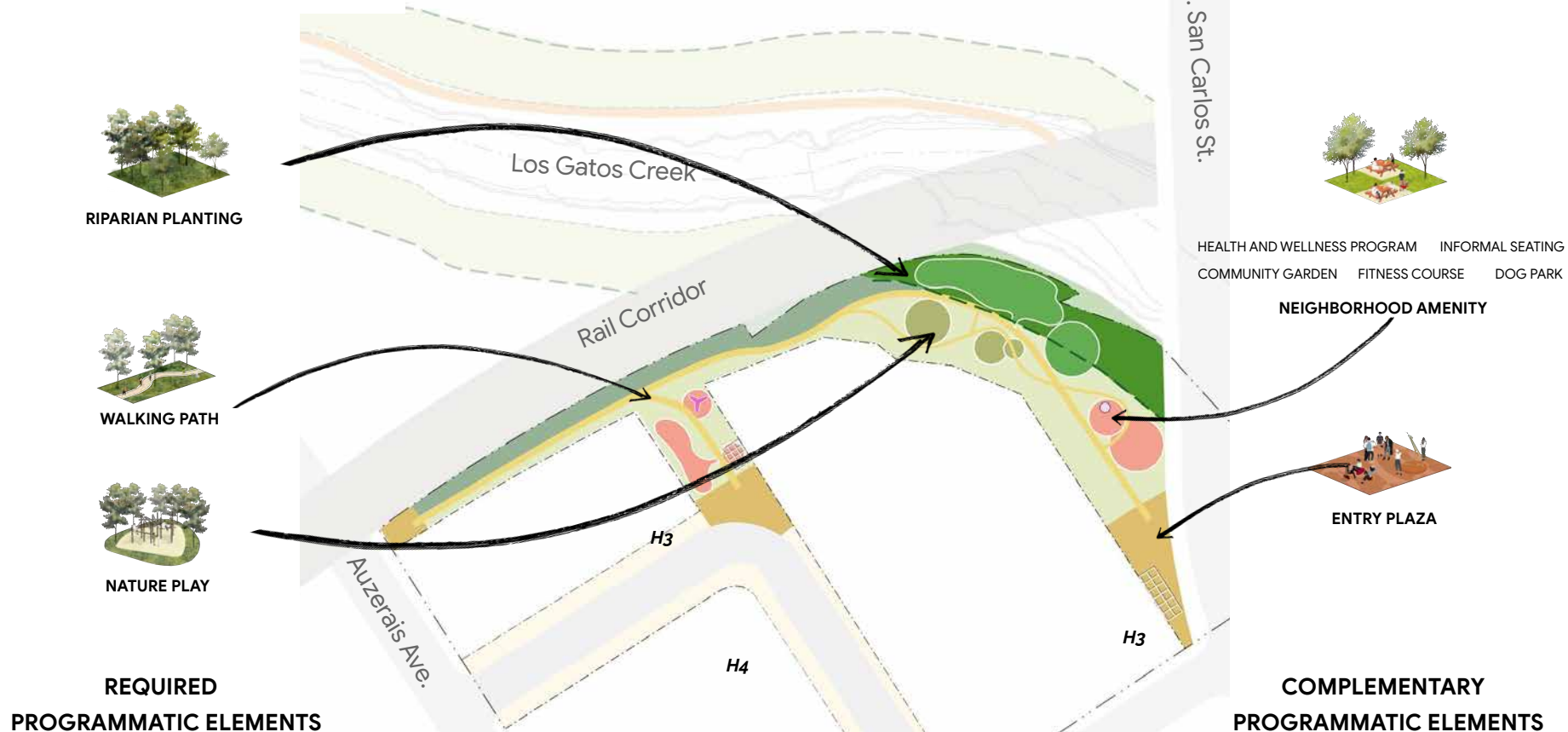
H3

W. San Carlos St.

H2



## LOS GATOS CREEK CONNECTOR





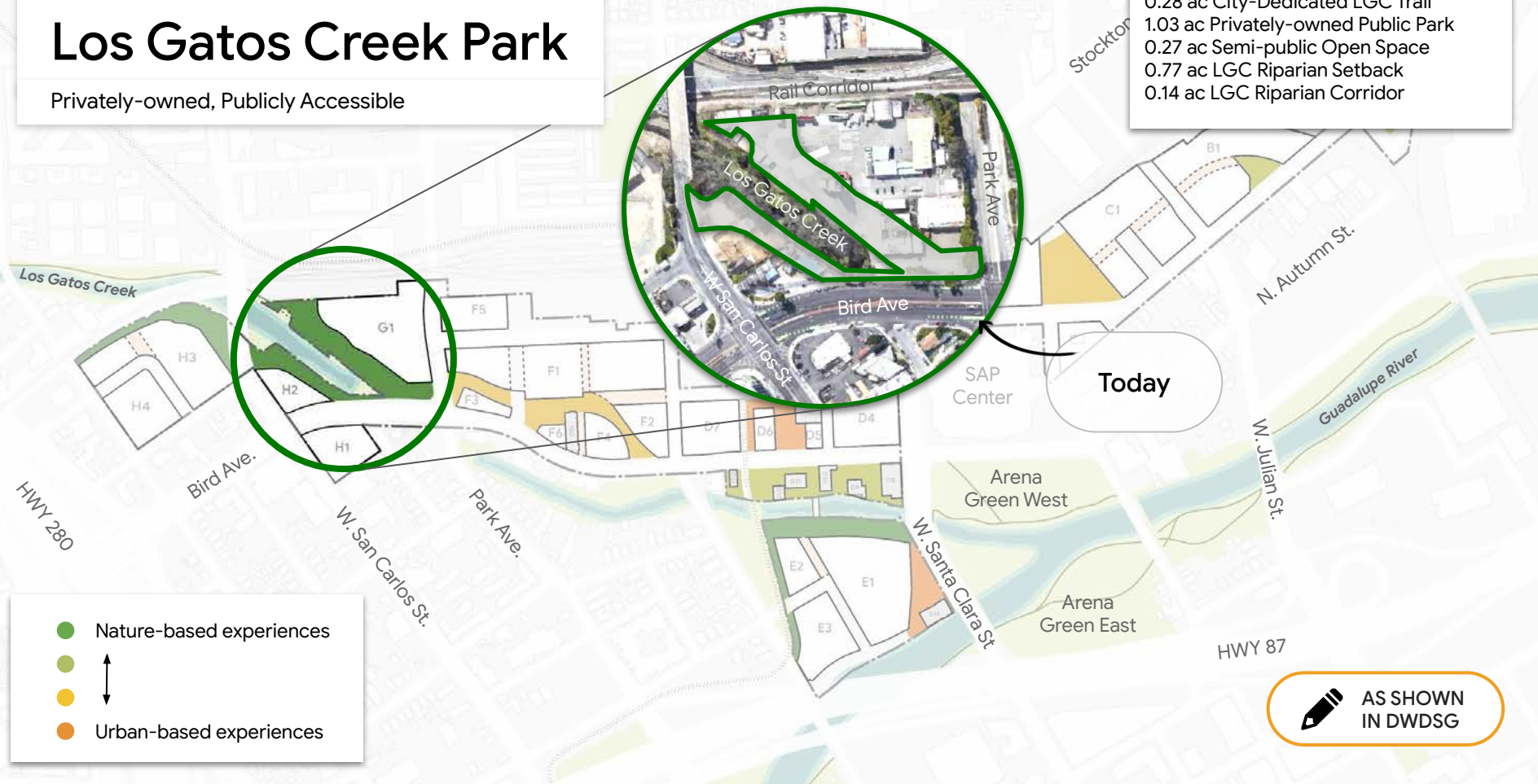
## PROPOSED OPEN SPACE

# Los Gatos Creek Park

Privately-owned, Publicly Accessible

### 2.5 ac total =

- 0.28 ac City-Dedicated LGC Trail
- 1.03 ac Privately-owned Public Park
- 0.27 ac Semi-public Open Space
- 0.77 ac LGC Riparian Setback
- 0.14 ac LGC Riparian Corridor



AS SHOWN  
IN DWDSG



# LOS GATOS CREEK PARK



@Barrett Doherty

Informal  
Recreation

@Barrett Doherty

Bike

@Richard Masoner

Ecology  
Outpost

@Rick Mishiv

Cahill St

Park Ave.

Bird Ave.

Play

Discover

Los Gatos Creek

@PWL Partnership

@Barett Doherty

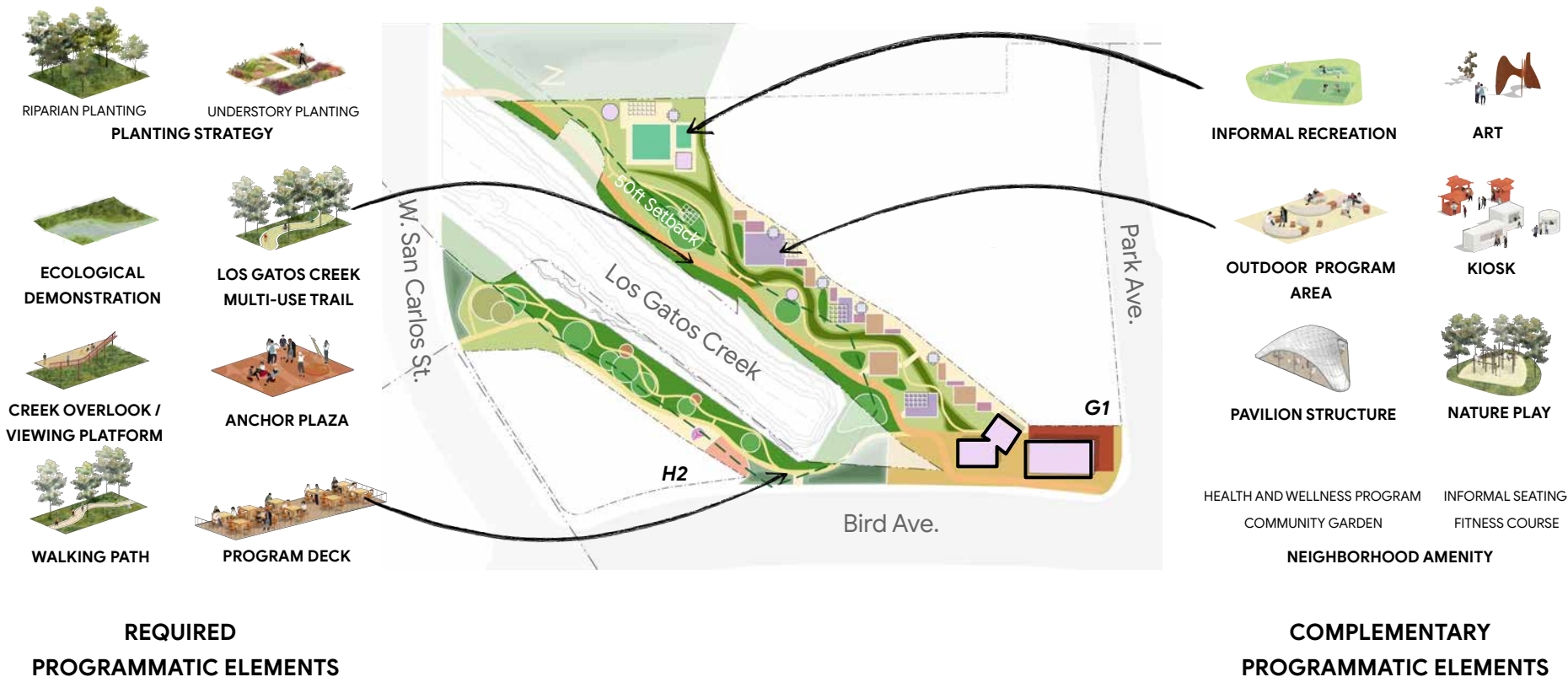
@West 8





AS SHOWN  
IN DWDSG

## LOS GATOS CREEK PARK





# LOS GATOS CREEK PARK



G1 KIOSK



G2 OUTDOOR PROGRAM AREA



S1 ANCHOR PLAZA



S2 RIPARIAN PLANTING



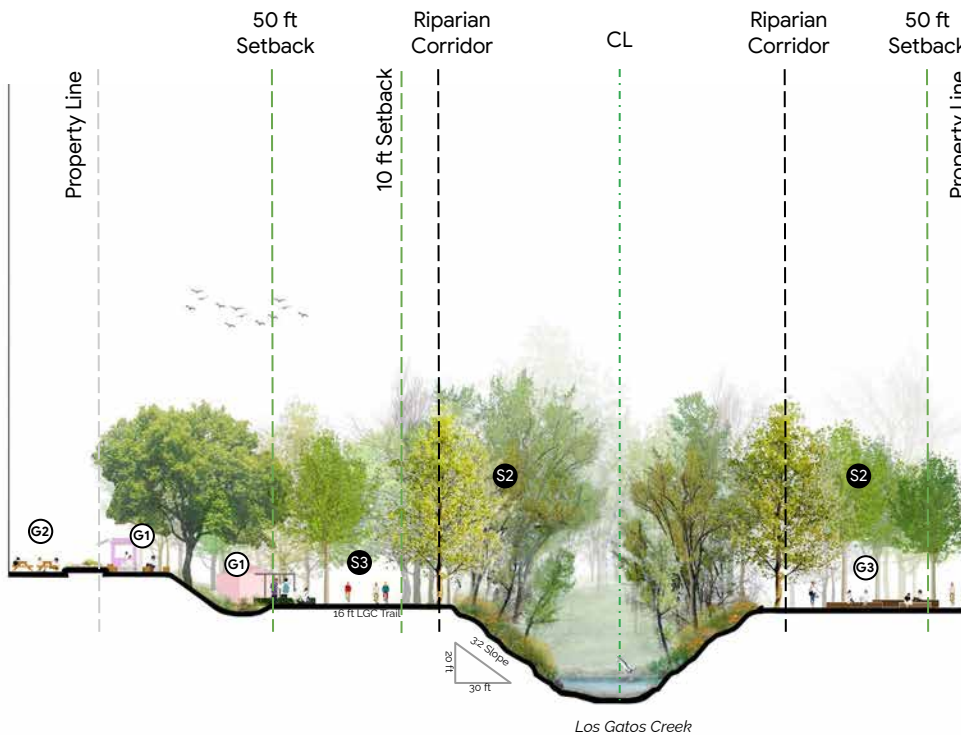
S3 WALKING PATH



G3 NATURE PLAY

Block G1

Block H2





## OPEN SPACE

# Meander

PRC AGENDA: 11/18/20

ITEM: III. A.



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

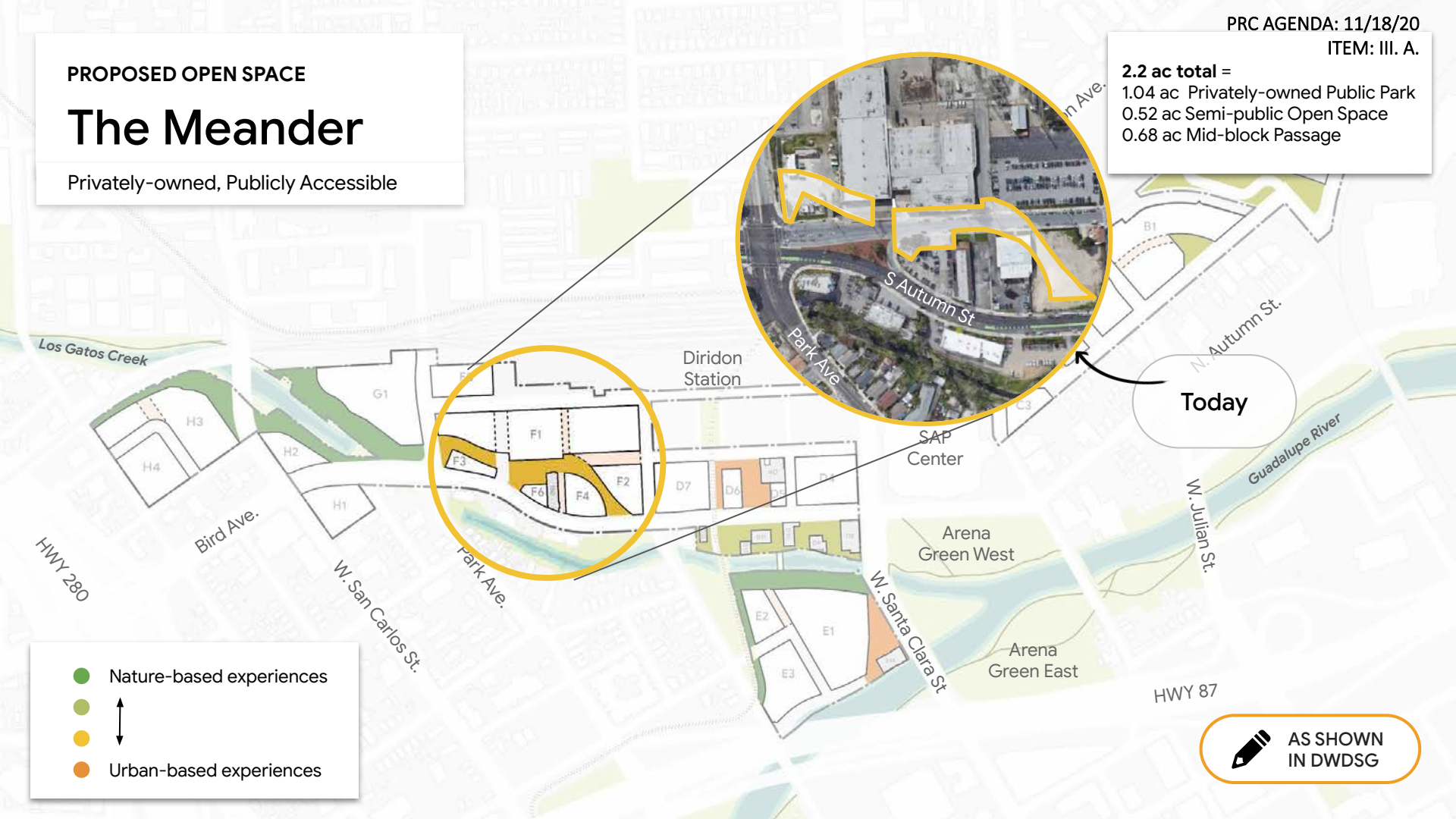
## PROPOSED OPEN SPACE

# The Meander

Privately-owned, Publicly Accessible

**2.2 ac total =**

1.04 ac Privately-owned Public Park  
0.52 ac Semi-public Open Space  
0.68 ac Mid-block Passage



- Nature-based experiences
- Urban-based experiences



AS SHOWN  
IN DWDSG



**G1**

Park Ave.

***F1***



@City of San José

Flex  
Lawn

**F3**

## Pop-ups



@John  
Henderson



@Shae Rocco



@Julian Paul for Envelope  
Arch + Design

## Kiosks

**F6**



@SITELAB urban studio

**Montgomery**

Outdoor  
dining

***F4***



@Tom Sekula

***F2***



@Marisa Fischetti for  
Visit Philly

S. Autumn St.

Hammock  
Grove



@Barrett Doherty



@Barrett Doherty



@Google

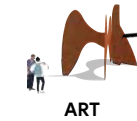
**D7**



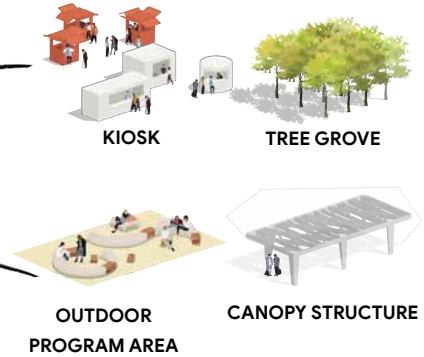
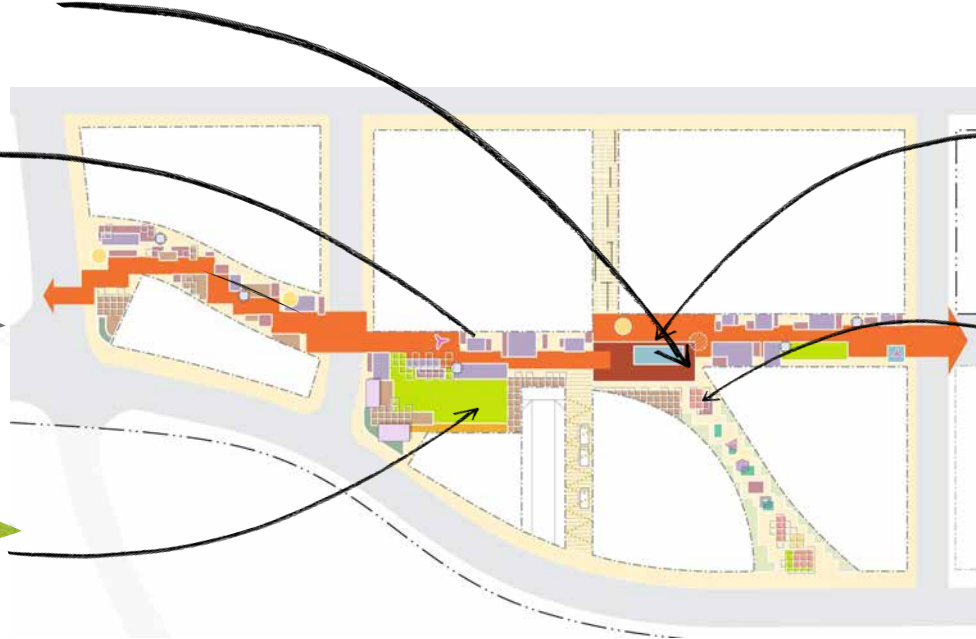


AS SHOWN  
IN DWDSG

## THE MEANDER



## REQUIRED PROGRAMMATIC ELEMENTS



HEALTH AND WELLNESS PROGRAM AREA  
DOG PARK    PLAYGROUND    INFORMAL SEATING  
COMMUNITY GARDEN    BARBEQUE

## NEIGHBORHOOD AMENITY

## COMPLEMENTARY PROGRAMMATIC ELEMENTS

## OPEN SPACE

Core

PRC AGENDA: 11/18/20  
ITEM: III. A.



- Nature-based experiences
- ↔
- Urban-based experiences

## PROPOSED OPEN SPACE

# Social Heart and Creekside Walk

City-Dedicated

Privately-owned, Publicly Accessible

### Social Heart = 0.8 ac

0.57 ac City-Dedicated Park

0.22 ac Semi-public Open Space

### Creekside Walk = 1.5 ac

0.70 ac Privately-owned Public Park

0.20 ac Semi-public Open Space

0.56 ac LGC Riparian Setback

0.04 ac LGC Riparian Corridor

- Nature-based experiences
- ↑  
↓
- Urban-based experiences

Stockton Ave.

S Montgomery St

S Autumn St

W. Santa Clara

VIA Rail Corridor

Delmas Avenue

Today

HWY 87



AS SHOWN  
IN DWDSG

Diridon Station

SAP Center

Arena Green West

Arena Green East

Park Ave.

N. Santa Clara St

Los Gatos Creek



## COMMUNITY ENGAGEMENT INSIGHTS

Does this  
belong in  
your vision  
for the  
Social Heart?



YES



multi-use

active

"nice integration  
of commercial  
and open space"

natural

"love the flexibility of  
space. Can be used  
for multi generational  
activities"

@Barrett Doherty



YES



events

concerts

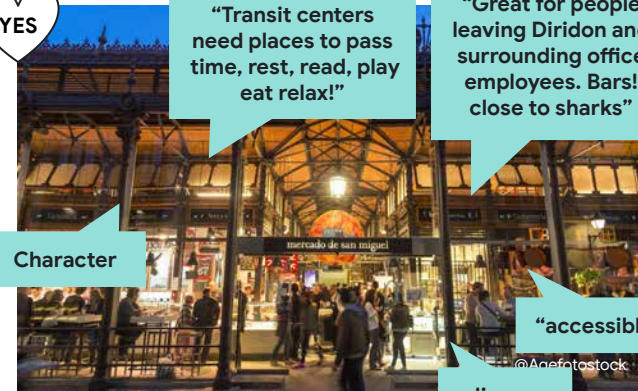
Green and open

community

@Barrett Doherty



YES



Character

"Transit centers  
need places to pass  
time, rest, read, play  
eat relax!"

"Great for people  
leaving Diridon and  
surrounding office  
employees. Bars!  
close to sharks"

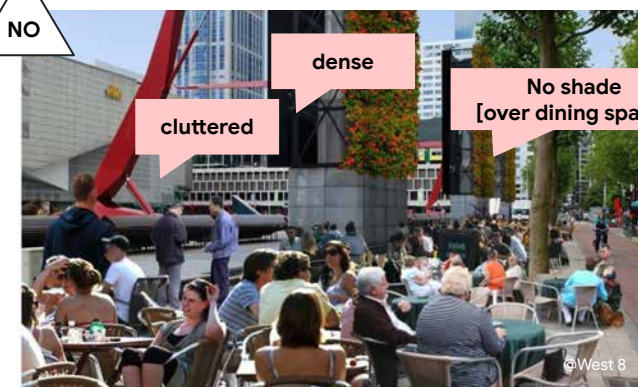
"accessible"

@Agerfotostock

diverse



NO



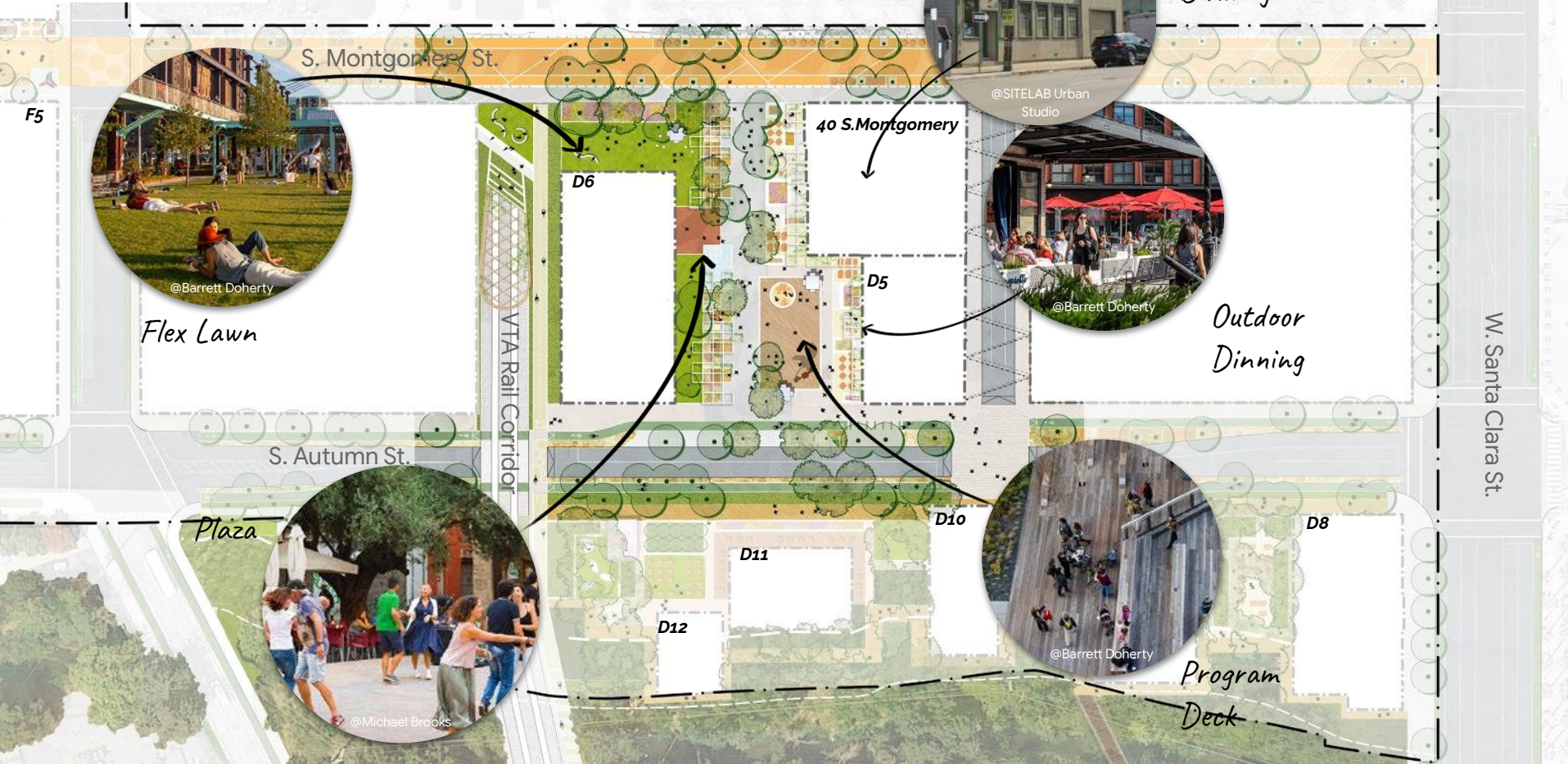
cluttered

dense

No shade  
[over dining space]

@West 8

## SOCIAL HEART







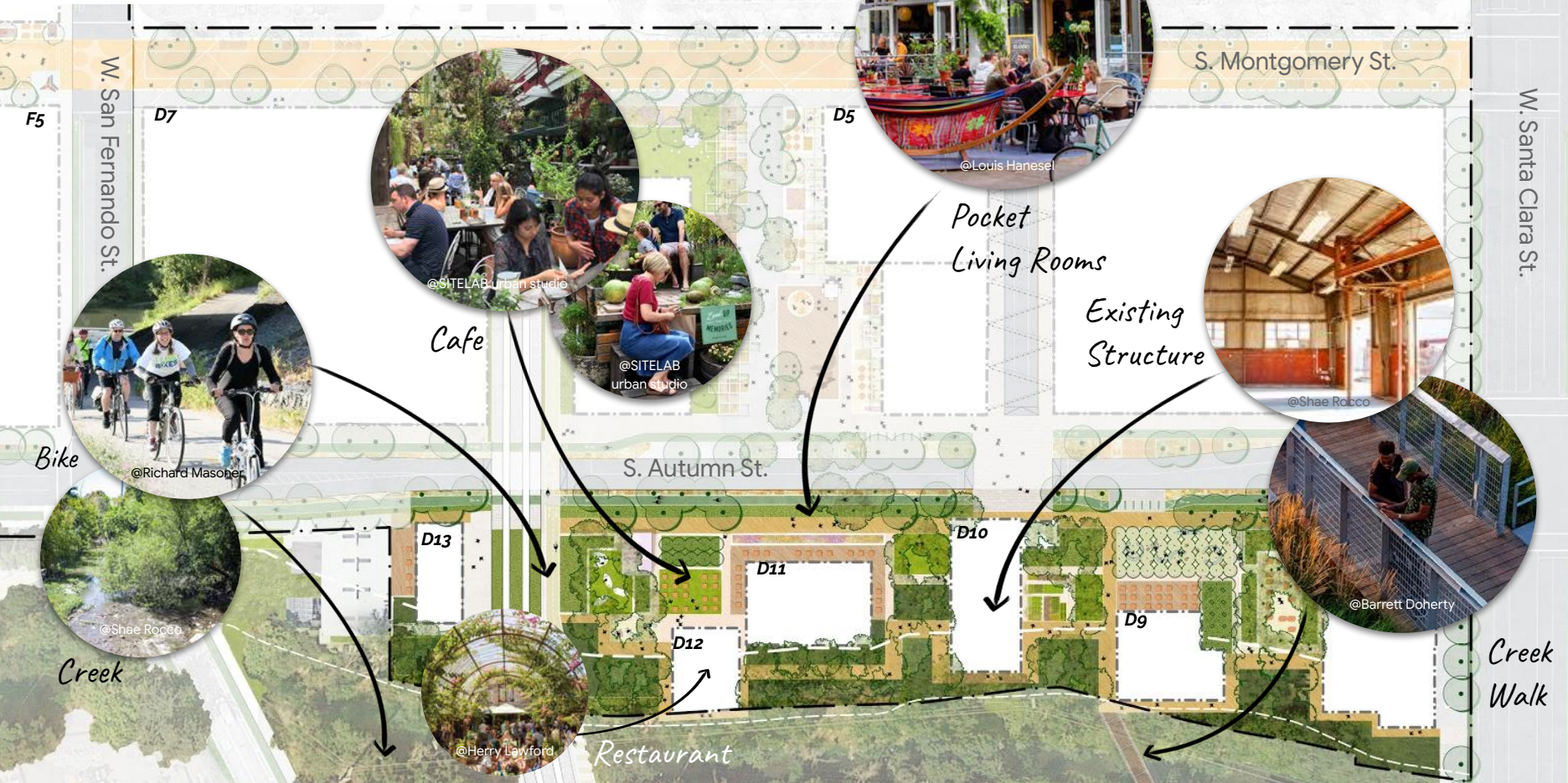
AS SHOWN  
IN DWDSG

## SOCIAL HEART





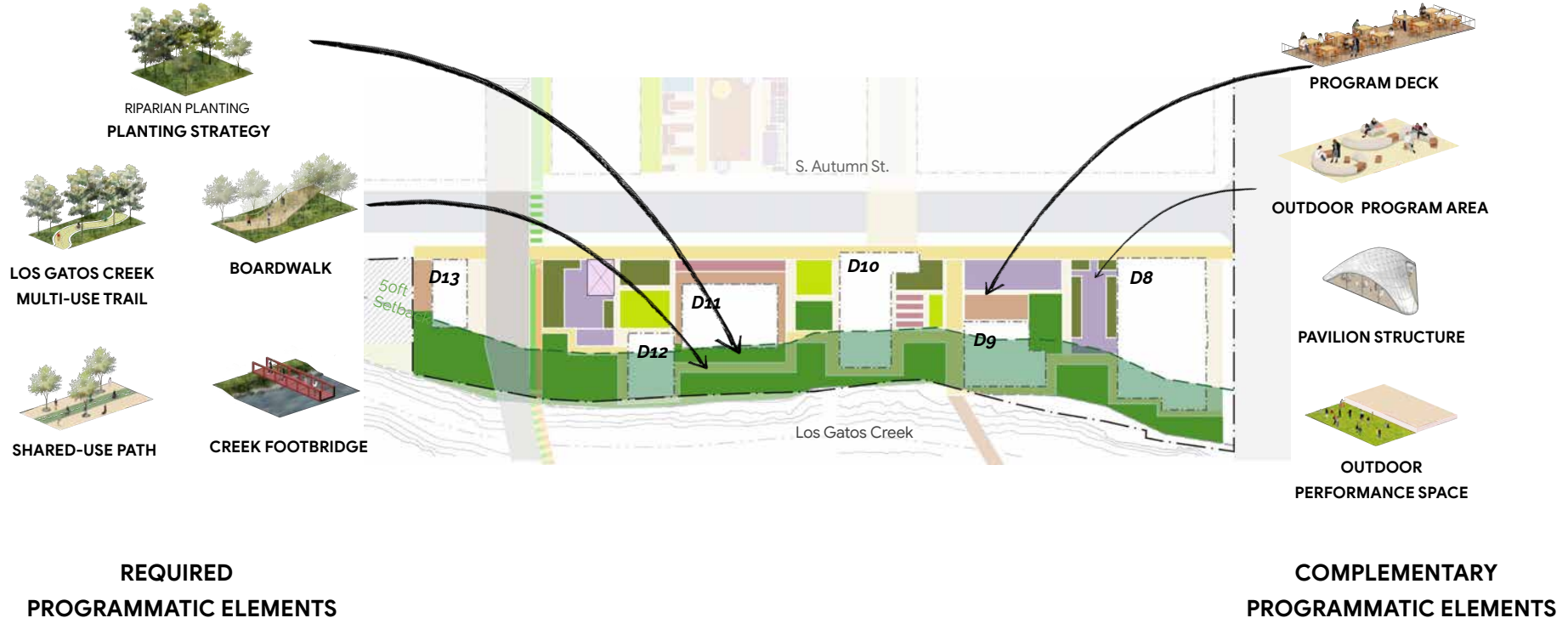
# CREEKSIDE WALK AT SOUTH AUTUMN STREET





AS SHOWN  
IN DWDSG

## CREEKSIDE WALK AT SOUTH AUTUMN STREET





## PROPOSED OPEN SPACE

# Los Gatos Creek East and Gateway to San José

Privately-owned, Publicly Accessible

Privately-owned, Publicly Accessible

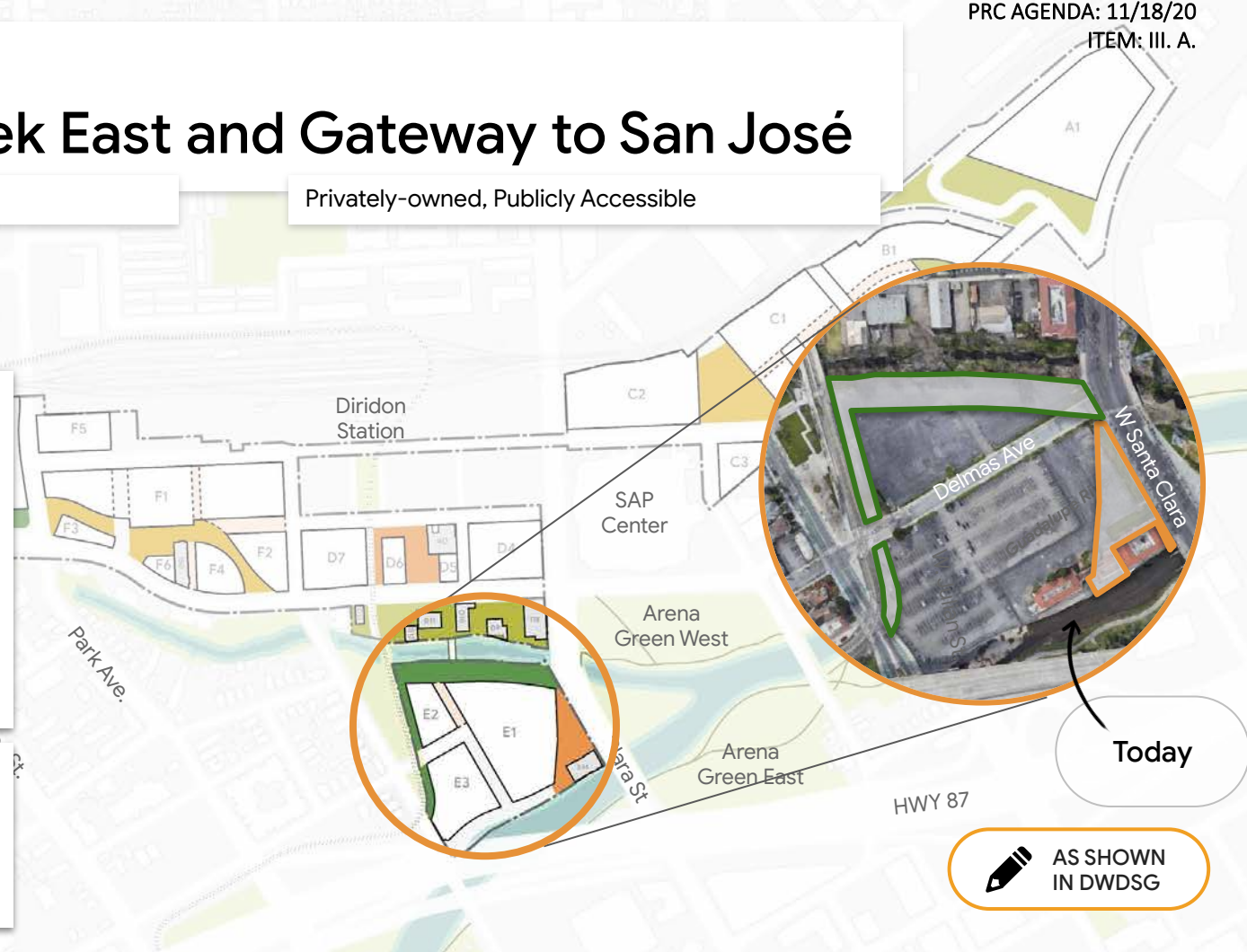
### LGC East = 1.7 ac total

0.25 ac City-Dedicated LGC Trail  
0.36 ac Privately-owned Public Park  
0.12 ac Semi-public Open Space  
0.65 ac LGC Riparian Setback  
0.11 ac LGC Riparian Corridor  
0.17 ac Mid-block Passage

### Gateway = 0.7 ac total

0.65 ac Privately-owned Public Park  
0.08 ac Semi-public Open Space

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



Today



AS SHOWN  
IN DWDSG



# LOS GATOS CREEK EAST

Shared-Use Path



Center Line

Los Gatos Creek

PRC AGENDA: 11/18/20  
ITEM: III. A.



Riparian  
Planting



Boardwalk



Los Gatos Creek  
Multi-Use Trail



Canopy  
Structure

San Fernando St

VTA Rail Corridor

Santa Clara St

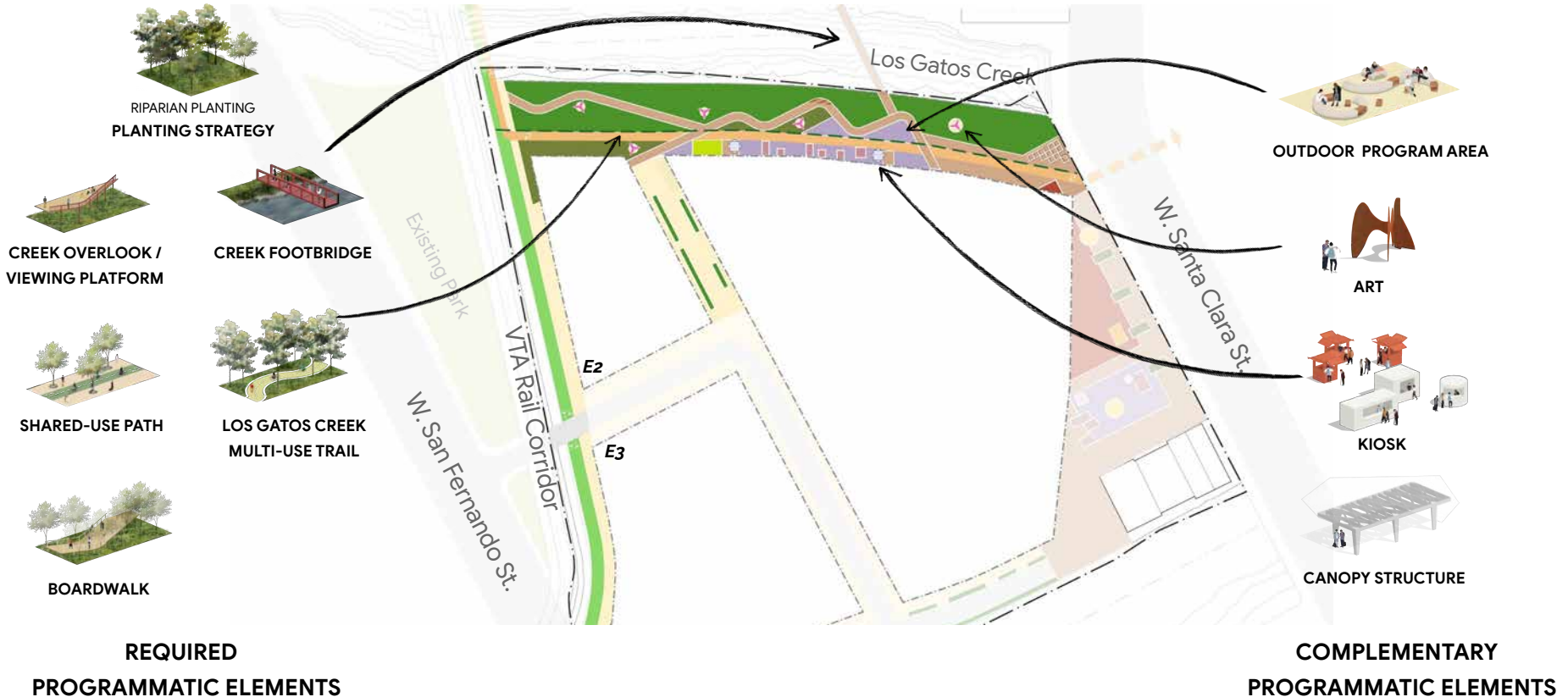
Guadalupe River





AS SHOWN  
IN DWDSG

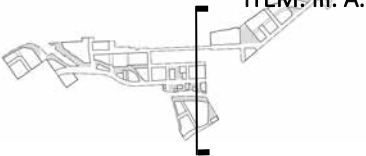
## LOS GATOS CREEK EAST



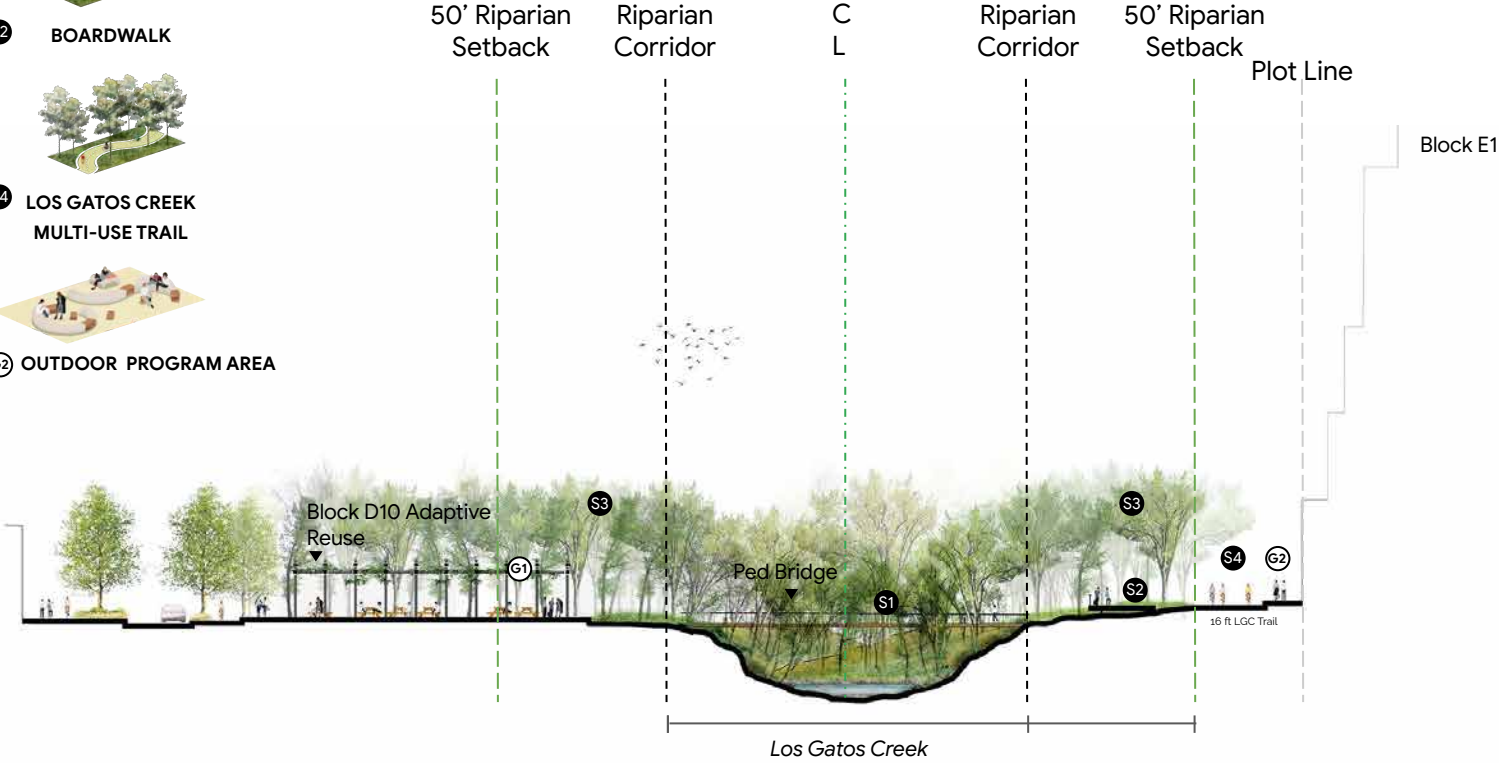
**REQUIRED  
PROGRAMMATIC ELEMENTS**

**COMPLEMENTARY  
PROGRAMMATIC ELEMENTS**

LOS GATOS CREEK EAST



-  **S1 CREEK FOOTBRIDGE**
-  **S2 BOARDWALK**
-  **S3 RIPARIAN PLANTING**
-  **S4 LOS GATOS CREEK MULTI-USE TRAIL**
-  **G1 PAVILION STRUCTURE**
-  **G2 OUTDOOR PROGRAM AREA**







AS SHOWN  
IN DWDSG

## GATEWAY TO SAN JOSE



RIPARIAN PLANTING



UNDERSTORY PLANTING

### PLANTING STRATEGY



EVENT, ROTATING  
VENDOR, OR FOOD  
TRUCK ACCESS

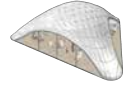


ANCHOR PLAZA

### REQUIRED PROGRAMMATIC ELEMENTS



OUTDOOR PROGRAM AREA



PAVILION STRUCTURE



KIOSK

### COMPLEMENTARY PROGRAMMATIC ELEMENTS

OPEN SPACE

# Northend



PROPOSED OPEN SPACE

# St. John Triangle

Proposed City-Dedicated Park

Today



**1.9 ac total =**  
1.51 ac City-dedicated Open Space  
0.10 ac Semi-public Open Space  
0.30 ac Mid-block Passage

- Nature-based experiences
- ↔
- Urban-based experiences

Stockton Ave.

N. Autumn St.

W. Julian St.

SAP Center

Arena Green West

Arena Green East

HWY 87

 AS SHOWN  
IN DWDSG



COMMUNITY ENGAGEMENT INSIGHTS

Does this  
belong in  
your vision  
for St. John  
Triangle?

YES



"Convenient, practical,  
great point of connect  
between office goers and  
tourists"

"I imagine walking  
from home near our  
site to market"

access

local

YES



"Yes. More eating,  
social gathering  
spaces"

Pop-ups

casual

gathering

Food trucks

NO



"No - this looks like a paid  
feature that would create  
barriers to certain  
communities similar to the  
downtown holiday ice rink."

"This is already  
in San José"

"More daily use  
activities here"

Inappropriate  
location

NO



"These are not  
very attractive or  
interactive"

"Does not fit in S.J.  
Not functional"

"Not much  
heritage here"

ST. JOHN TRIANGLE

Outdoor  
Cinema



Green  
Structure



Pop-Up  
Events



Food  
Trucks





AS SHOWN  
IN DWDSG

## ST. JOHN TRIANGLE



RE-OAKING



UNDERSTORY PLANTING

### PLANTING STRATEGY



CANOPY STRUCTURE



PROGRAM DECK



OUTDOOR  
PERFORMANCE SPACE



FLEXIBLE LAWN



EVENT, ROTATING  
VENDOR, OR FOOD  
TRUCK ACCESS

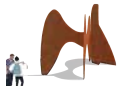


ANCHOR PLAZA

### REQUIRED PROGRAMMATIC ELEMENTS



PAVILION STRUCTURE



ART



KIOSK



TREE GROVE



INFORMAL RECREATION

HEALTH AND WELLNESS PROGRAM AREA  
DOG PARK PLAYGROUND INFORMAL SEATING  
COMMUNITY GARDEN BARBEQUE

### NEIGHBORHOOD AMENITY

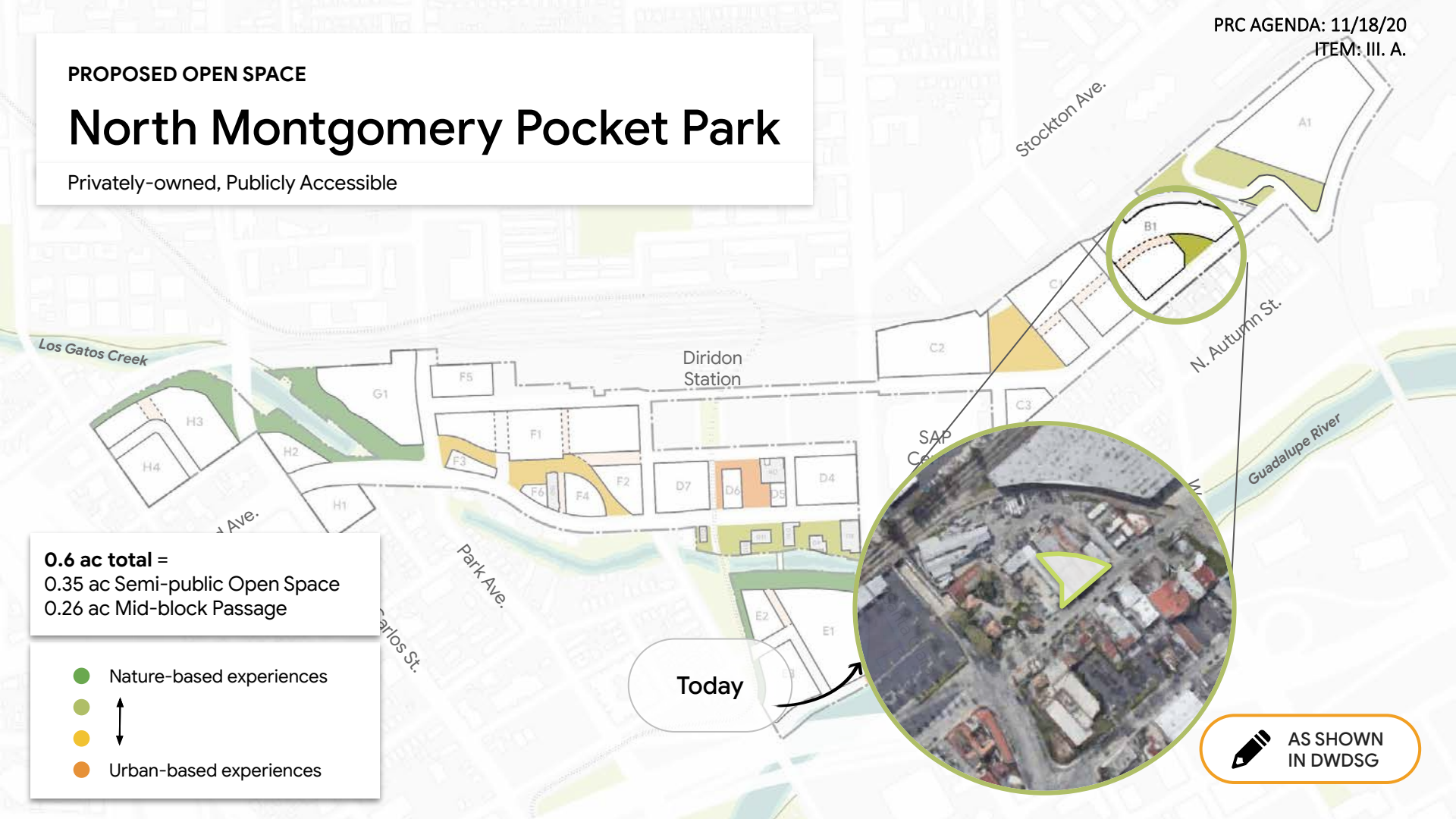
### COMPLEMENTARY PROGRAMMATIC ELEMENTS



## PROPOSED OPEN SPACE

# North Montgomery Pocket Park

Privately-owned, Publicly Accessible



**0.6 ac total =**

0.35 ac Semi-public Open Space

0.26 ac Mid-block Passage

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



AS SHOWN  
IN DWDSG

NORTH MONTGOMERY POCKET PARK



## PROPOSED OPEN SPACE

# Northend Park

Proposed City-Dedicated Park



**1.9 ac total =**

1.43 ac City-dedicated Park

0.34 ac Privately-owned Public Space

0.13 ac Semi-public Open Space

- Nature-based experiences
- ↑↓
- Urban-based experiences

Today



AS SHOWN  
IN DWDSG



## COMMUNITY ENGAGEMENT INSIGHTS

Does this  
belong in  
your vision  
for Northend  
Park?



"Times change and so  
do the games"

"Diversity of  
activities"

"Bring people  
together"

flexible

multi-use

shade

Native plants

impromptu



"Don't plant lawns you just  
look at. Plant ecological  
that protect plant  
function. Lawns are fossil  
fuel dependent"

"I think ping pong tables  
may limit the use of the  
space to a single-use it  
may be too exclusive"



murals

inspire

culture

color

"Would love  
engaging local art  
into any space"

"Doesn't look too precious -  
like its owned / curated by  
Google. I like how public"



"We can do  
much better"

harsh

unsafe

"Concrete exercise  
structures like this does  
not seem inviting or  
enjoyable or comfortable  
space to exercise"



NORTHEND PARK

Social  
Seating



@Florian Grob

Makerspace



@Aglez the City Guy

Movable  
Furnishing



@Krisztina Papp

Urban  
Promenade



@Barette Doherty

Outdoor  
Making



@Baunfire

Informal  
Recreation  
Health & Wellness



@Shae Rocco

N Montgomery St

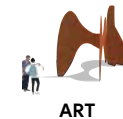
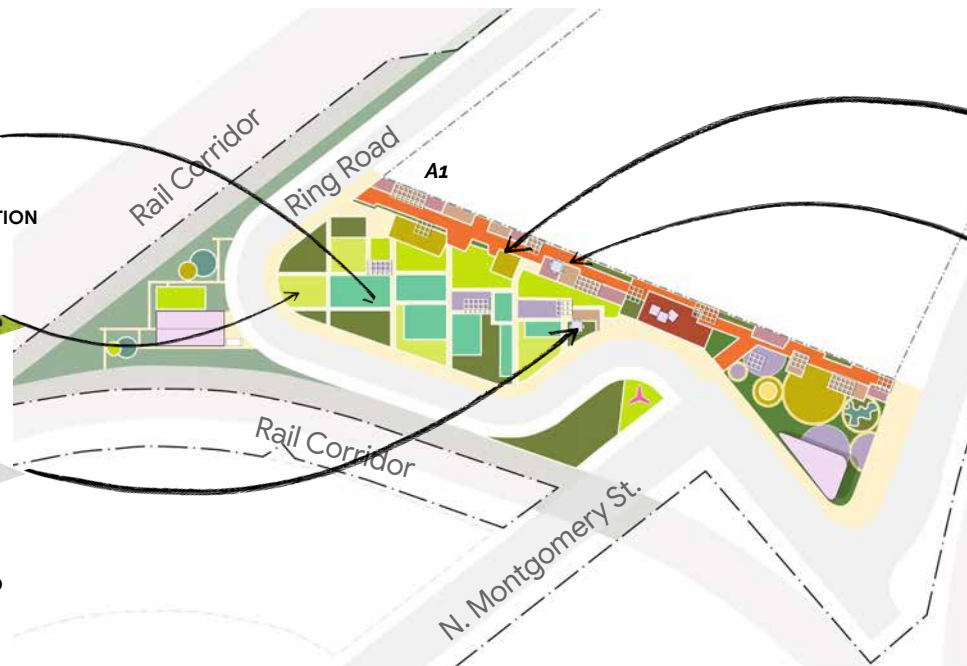
Ring Road





AS SHOWN  
IN DWDSG

## NORTHEND PARK



OPEN-AIR, NOT VEGETATED SPACE FOR CRAFTING  
PLACEMAKING

OUTDOOR PROGRAM AREA

**REQUIRED  
PROGRAMMATIC ELEMENTS**

**COMPLEMENTARY  
PROGRAMMATIC ELEMENTS**

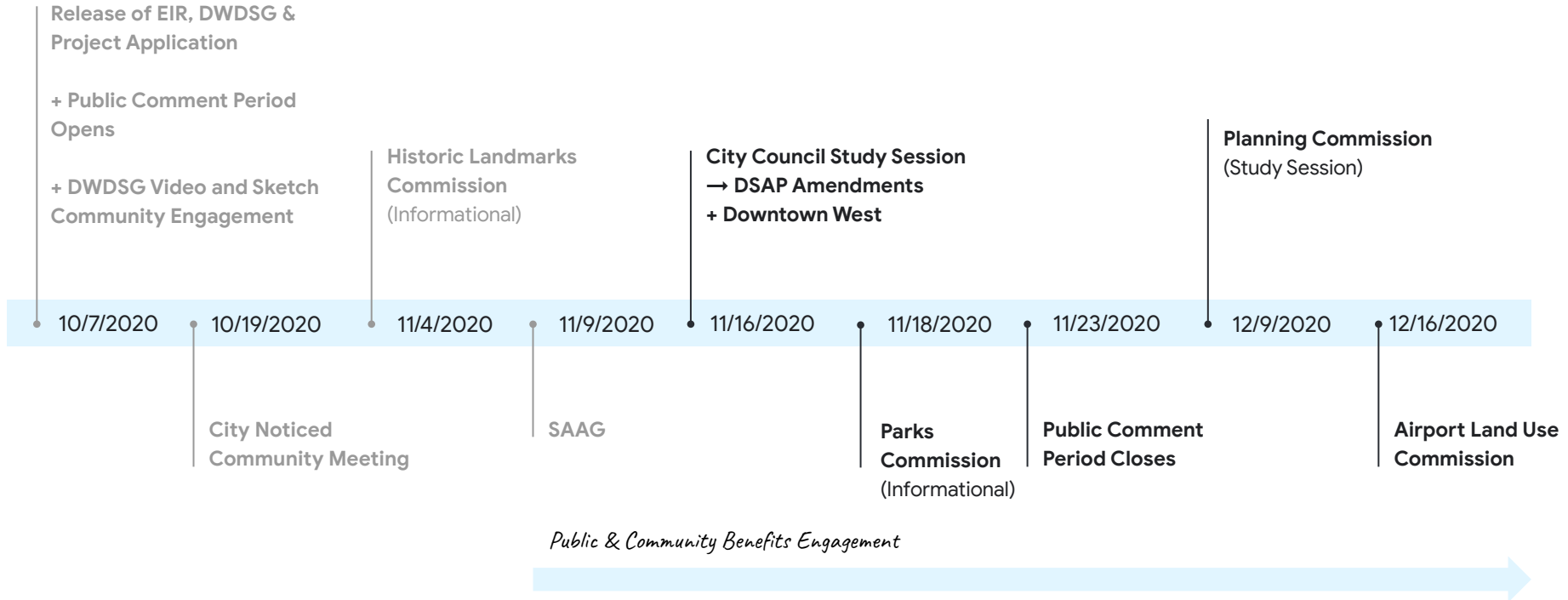




# Next steps

TIMELINE

# Next Steps





# Imagine Together

## What do you see in Downtown West?

### Los Gatos Creek



*Illustrative view, not final*

Sketch Format

Your feedback  
informing design



*Artist conceptual rendering, subject to change*

Rendering

### The Meander



*Illustrative view, not final*

Sketch Format

We look forward to sharing  
the next iteration with you!

# Thank You!

Google

San José



# CORRESPONDENCE

## Parks and Recreation Commission

Wednesday, November 18, 2020  
6:00 P.M.

### Zoom Webinar

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District 1	Daphna Woolfe, Chair
District 2	Andre Morrow
District 3	Lawrence Ames
District 4	Kelly Snider
District 5	Vacant
District 6	Art Maurice
District 7	Giavanna Vega
District 8	Vacant
District 9	Rudy Flores
District 10	Vacant
Citywide	George Adas, Vice Chair

Councilmember Maya Esparza,  
Council Liaison

Jon Cicirelli, Director, PRNS





November 17, 2020

VIA EMAIL ([Melrose.Hurley@sanjoseca.gov](mailto:Melrose.Hurley@sanjoseca.gov))

Daphna Woolfe, Chair  
San Jose Parks and Recreation Commission  
City of San Jose  
200 East Santa Clara St  
San Jose CA 95113

Re: Proposed Downtown West Open Space Plan

Dear Chair Woolfe and Parks Commissioners,

On behalf of the Board of Directors for the Shasta/Hanchett Park Neighborhood Association (S/HPNA) which represents 4,500 households immediately West of Diridon Station, in the Garden Alameda, Shasta/Hanchett Park, and St. Leo's neighborhoods. For more than thirty-five years, we have sought to work with the City of San Jose, developers, and our neighbors to create a vibrant neighborhood. We take pride in our community; S/HPNA Board members and volunteers have been diligent advocates for decades.

We thank you for the opportunity to provide written comment on the proposed Downtown West Open Space Plan to the Commission. We appreciate the extended outreach by City staff and Google to give our association and members the opportunity to learn about the development and to give feedback at various community meetings as the plan progresses. The role of the Commission as advisory to City Council is important and your lens on park issues and understanding of policy is critical.

S/HPNA is severely underserved in parks. As additional residents move into the area, the residents-to-parks ratio as outlined both in the General Plan and Parkland Dedication Ordinance will continue to worsen. While this widening disconnect is not unique to our neighborhood parks, it has been exacerbated by previous Council policies, including, but not limited to, the inclusion of school lands in parkland calculations and a long ago policy that excluded most of the Alameda Business District from park fees. We respectfully ask that for a project on this scale of development take a visionary and exemplary view of providing additional park space by looking

at but not limited to pedestrian overcrossings and off street trail connections. In addition we request exceptional quality amenities for the planned park spaces.

We are deeply concerned that the Downtown West project initially promoted its development and included in its communications at public meetings that they are providing 15 acres of parks and trails, when in reality only 4.80 acres will be city dedicated open space. We have reservations about the integrity of the Riparian setback General Plan policy after hearing about plans for activation of that space as part of Los Gatos Trail Creek Connection. We don't agree that Riparian setbacks should be counted towards park acreage goals. We also have concerns on how the privately-owned public spaces would be operated as outlined in the 10.20 acres of project sponsored-owned open space section. We would want to make sure that families from our boundaries and adjacent neighborhoods would not experience issues with accessing that space and that those spaces be clearly identified to the community and made to feel welcoming.

In addition we are very concerned about the phasing in of the parks, with the largest space "Northend Park" coming online last in the proposed development plans. That area is currently difficult to access by our residents because of the existing rail line and Caltrans Maintenance Station. The appearance that this park would be easily accessible is unclear unless a pedestrian bridge is built into the project that would provide residents a direct connection from Stockton Ave. It is also unclear whether this parkland could be taken if needed for the future High Speed Rail alignment. We respectfully ask that you engage and provide comments on this issue as clarity is needed; even Google has identified the Diridon Integrated Station Concept (DISC) Plan rail alignments as a potential risk for their development. Clarity on the timeline of this potential park project is needed as well.

We are also concerned to hear recent plans to look at reducing park fees in the Diridon Station Area as part of draft Diridon Affordable Housing Implementation Plan. We hope that the Downtown West Project will continue to fund parks at current levels or consider exceeding goals in order to provide the greatest benefit.

Finally we would like to state that the Downtown West development has agreed to additional community benefits. We applaud this statement but would like to remind the Commission and City Staff that fees such as Commercial Linkage Fees, Park Impact Fees mitigate the impact of new development. Mitigating negative impacts are not community benefits, so again we respectfully ask that no decrease in park fees are considered as the Diridon Station Area Plan builds out, of which the Downtown West development is a part of.

We welcome development that supports the neighborhoods with community services and quality amenities, while maintaining and encouraging walkability and vibrance and including green spaces in the area. We look forward to continued engagement with the Commission, City staff, and Google as the Downtown West plans progress.

Respectfully submitted,

Helen Chapman, President  
Shasta/Hanchett Park Neighborhood Association