

# COMMUNITY MEETING #3

EAST SANTA CLARA MASTER PLAN SAN JOSE, CA



Gensler

HKIT

bionic

January 09, 2019

# East Santa Clara Master Plan Four Community Meetings

## #1 - September 20

**Join the Conversation!**  
 ¡Únete a la conversación!  
 Tham gia cuộc trò chuyện!

Explore the future of the former San Jose Hospital site in our first workshop!

**13 Septer**  
**6:00 pm - 8:00 pm**

**ROOSEVELT COMMUNITY CENTER**  
 901 E Santa Clara Street  
 San Jose, CA 95116

## #2 - October 11

**Come and Explore!**  
 ¡Venga a explorar!  
 Hãy đến và tìm hiểu!

Help us build a better neighborhood in our second community workshop for the former San Jose Hospital site.

**11 October**  
**6:00 pm - 8:00 pm**

**ROOSEVELT COMMUNITY CENTER**  
 901 E Santa Clara Street  
 San Jose, CA 95116

## #3 - January 9

**Share your Voice!**  
 ¡Comparte tu opinión!  
 Chia sẻ giọng nói của bạn!

We want your feedback on the latest plan for the former San Jose Hospital site.

**6:00 pm - 8:00 pm**

**ROOSEVELT COMMUNITY CENTER**  
 901 E Santa Clara Street  
 San Jose, CA 95116

## #4 - TBD Early March

**Hello Neighbor!**  
 ¡Hola vecino!  
 Chào hàng xóm!

Check out the latest vision and master plan for the former San Jose Hospital site.

**6:00 pm - 8:00 pm**

**ROOSEVELT COMMUNITY CENTER**  
 901 E Santa Clara Street  
 San Jose, CA 95116

### Join the Conversation!

- Get to know the community
- Introduce the design team
- Envision your ideal neighborhood

### Come and Explore!

- Meeting #1 key takeaways
- Explore the site: priorities & challenges
- Present site plan alternatives
- Discuss your preferred options

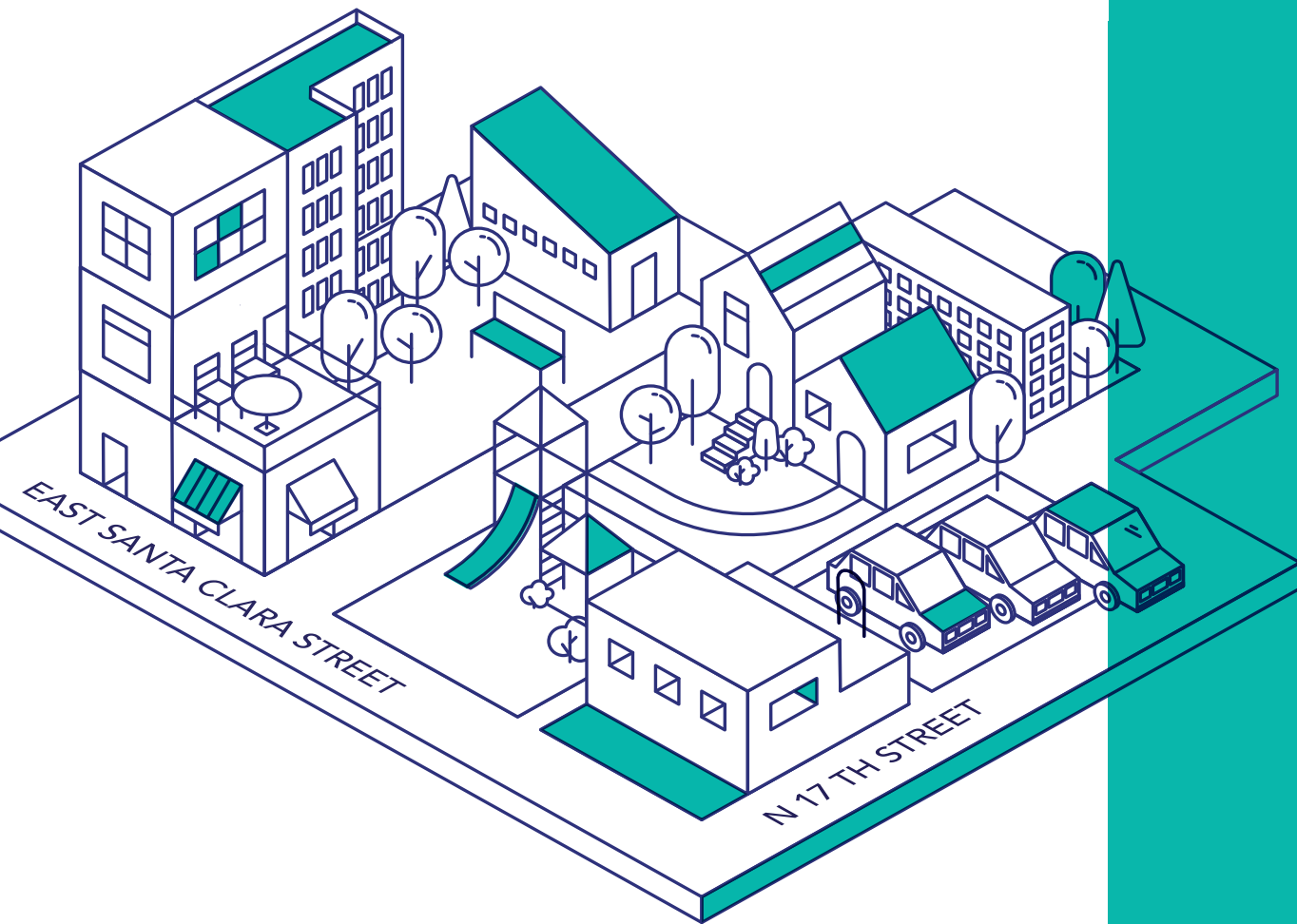
### Share Your Voice!

- Meeting #2 key takeaways
- Review draft master plan
- Share your design preferences
- Provide feedback

### Hello Neighbor!

- Meeting #3 key takeaways
- Share the final master plan & design guidelines





**January 09**  
**6:00 pm - 8:00 pm**

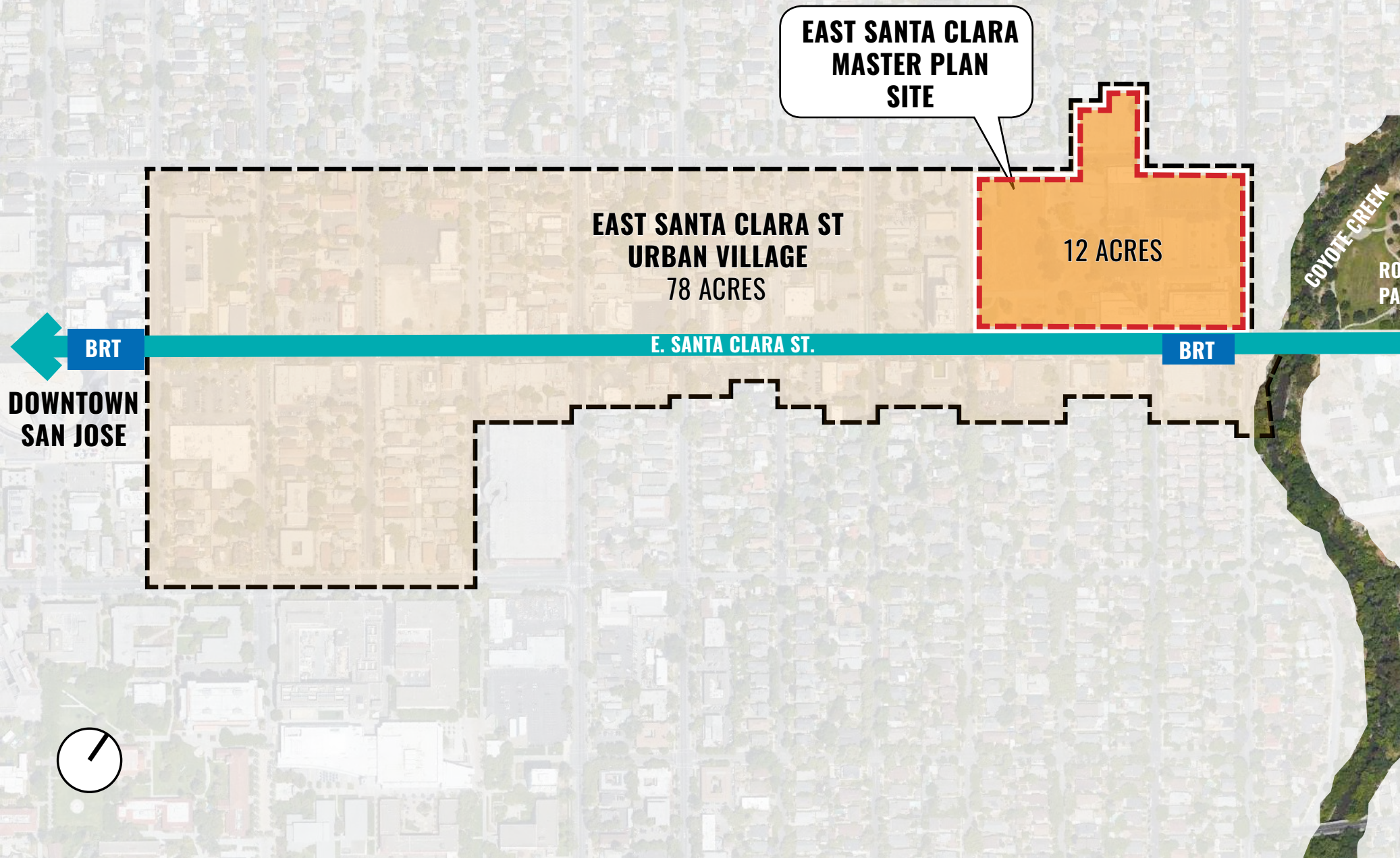
**ROOSEVELT COMMUNITY CENTER**  
901 E Santa Clara Street  
San Jose, CA 95116

## Agenda

- |                |                   |
|----------------|-------------------|
| <b>6:00 pm</b> | Sign In           |
| <b>6:10 pm</b> | Presentation      |
| <b>6:50 pm</b> | Feedback Stations |
| <b>7:40 pm</b> | Share Out         |
| <b>8:00 pm</b> | End               |



# Urban Village Plan + East Santa Clara Master Plan



## URBAN VILLAGE PLAN

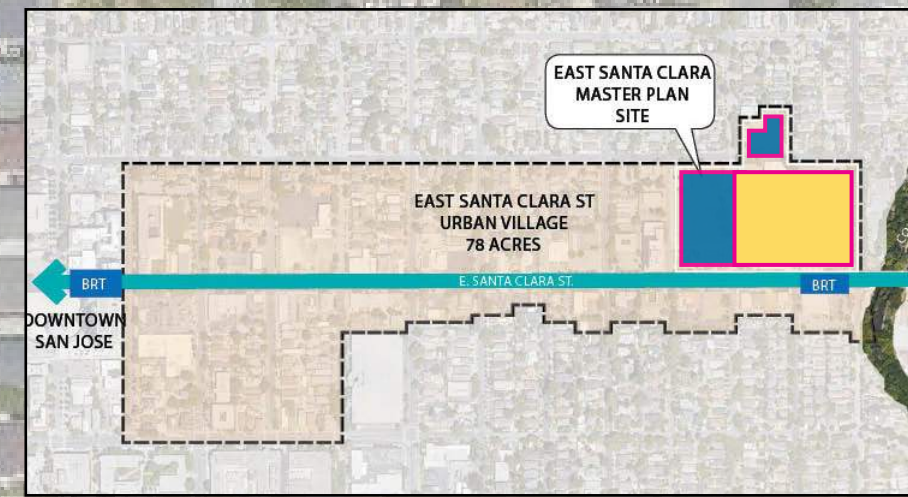
1. Is a City Council **approved** policy document guiding the **future** growth
2. Includes **objectives, goals, & policies** that are designed to shape both future public and private development
3. **Adopted** by the City Council on **October 23, 2018**

## EAST SANTA CLARA MASTER PLAN

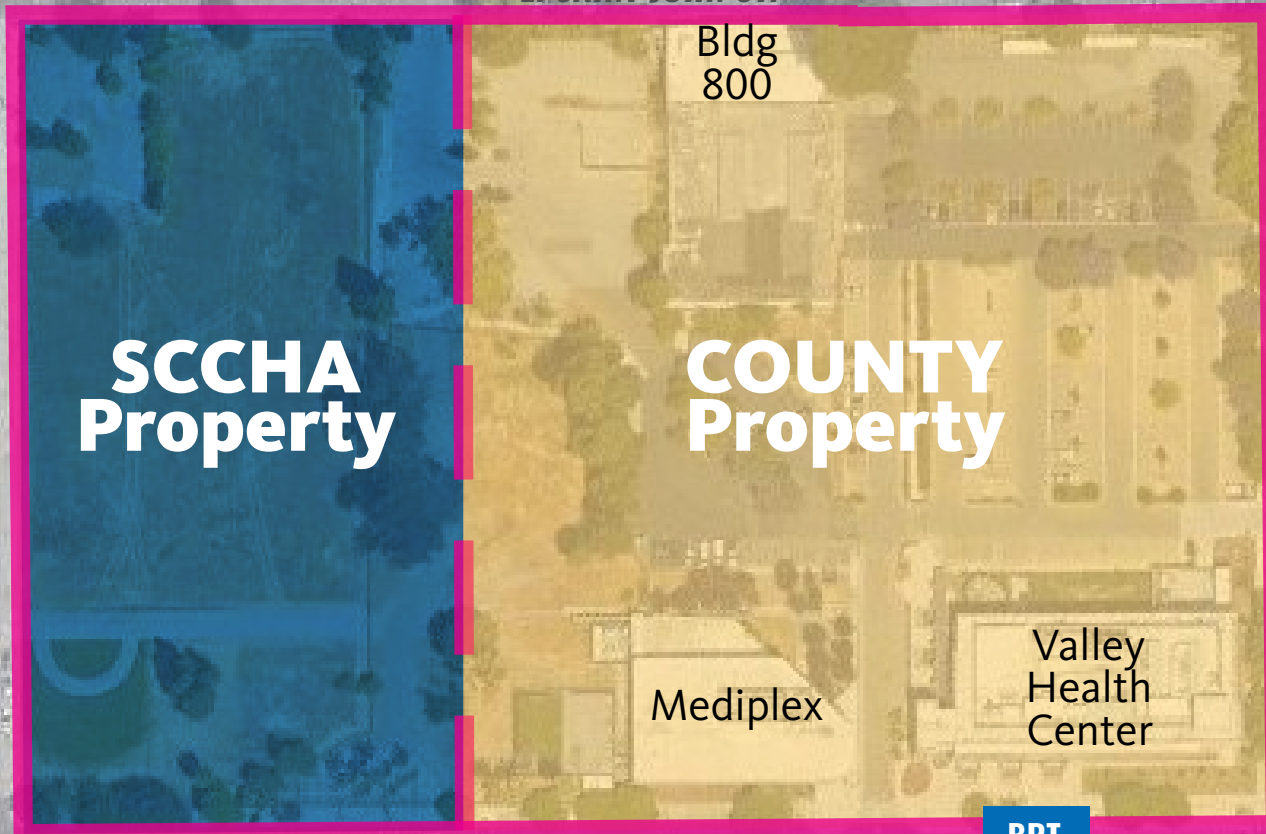
1. A **vibrant** and **connected** place to work and serve the community
2. Affordable **Housing** + Services
3. Dynamic **long-term** planning document that provides a conceptual layout
4. Design guided by the **Urban Village Plan**
5. Achieving the **vision, goals,** and **program** needs provided by the Housing Authority and the County
6. Responsive to input from the neighboring communities



# East Santa Clara Master Plan Site



E. SAINT JOHN ST.



E. SANTA CLARA ST.

S. 13TH ST.

S. 14TH ST.

S. 15TH ST.

S. 16TH ST.

S. 17TH ST.

	SCCHA PROPERTY:	5 acres
	COUNTY PROPERTY:	7 acres
	<b>TOTAL:</b>	<b>12 acres</b>



# The Team

**Gensler**

MASTER PLANNER / COMMERCIAL ARCHITECT

**HKIT** ARCHITECTS

RESIDENTIAL ARCHITECT

**bionic**

LANDSCAPE ARCHITECT

**EMILY WEINSTEIN**

COMMUNITY ENGAGEMENT

**FEHR & PEERS**

TRANSPORTATION CONSULTANT

**WATRY DESIGN, INC.**  
Architects • Engineers • Parking Planners

PARKING CONSULTANT

**kpff**

CIVIL ENGINEER

**ARUP**

ENERGY / MEP ENGINEER



# Who's in the room



**RIKI  
NISHIMURA**  
Gensler



**KAREN  
KUKLIN**  
Gensler



**XIAO  
WU**  
Gensler



**SYDNEY  
WALLACE**  
Gensler



**CAROL  
WESSON**  
Gensler



**EMILY  
WEINSTEIN**  
Emily Weinstein Consulting



**ROD  
HENMI**  
HKIT



**MARCEL  
WILSON**  
Bionic



**ARI  
DAMAN**  
Bionic





# Stakeholder Meetings

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## Recap and Input to date

# East Santa Clara Master Plan

## Project Vision

*Provided by Housing Authority + County of Santa Clara*



The vision of the East Santa Clara Master Plan is to create a **highly integrated** mixed-use project that builds a **diverse** set of housing opportunities for different **affordability** levels, provides **flexible** office space for the County and Housing Authority, and offers a variety of open spaces that support a range of **activities**.



# East Santa Clara Master Plan **Stakeholders**

## Community

- Participants of Public Meeting #1
- Participants of Public Meeting #2
- Neighbors (one on one discussions, small group meetings, etc.)

## Governance

- Santa Clara County Housing Authority Board of Commissioners
- County of Santa Clara Board of Supervisors
- City of San Jose

## Associated Stakeholders

- City of San Jose Economic Development staff
- Affordable housing management staff
- Affordable housing service providers

## Owners

- Santa Clara County Housing Authority
- County of Santa Clara



Walk-in Activity @ Community Meeting #2



Presentation @ Community Meeting #2



# Community Meeting #2

## Options Evaluated

### 1. Paseo to Plaza



“I like that the open space is visible.”

“Making the open space available and having a little front yard space for the housing units might make things more inviting.”

“Like connectivity. Keep 16th Street for pedestrians.”

### 2. Meandering Park



“I like the large, connected open space.”

“Inviting paseo/access for pedestrians and bikes on 15th Street.”

“Homeless concerns in open space.”

### 3. Pocket Parks



“Prefer mix of housing types.”

“Concerned that pocket parks both duplicate existing parks on smaller scale and divide development from neighborhood.”

“Like tower with other lower density.”

## Main Takeaway Themes

### Experience

- ✓ Include **appropriately sized** community serving **retail**
- ✓ Orient office buildings to be more **welcoming**
- ✓ Create open spaces that are **inviting** to both on-site and off-site users, can accommodate a variety of activities, and are safe

### Site Access

- ✓ Minimize car circulation internally
- ✓ Include concept of meandering park and open spaces throughout the site

### Density/Program

- ✓ Accommodate **density** in centralized housing tower
- ✓ Focus height away from surrounding houses
- ✓ Include a mix of housing types, at **a variety of income levels**



# Stakeholder Meetings Project Vision

*Provided by Housing Authority + County of Santa Clara + Stakeholders*



# East Santa Clara Master Plan

## Program Components

*Provided by Housing Authority + County of Santa Clara*

### CIRCULATION

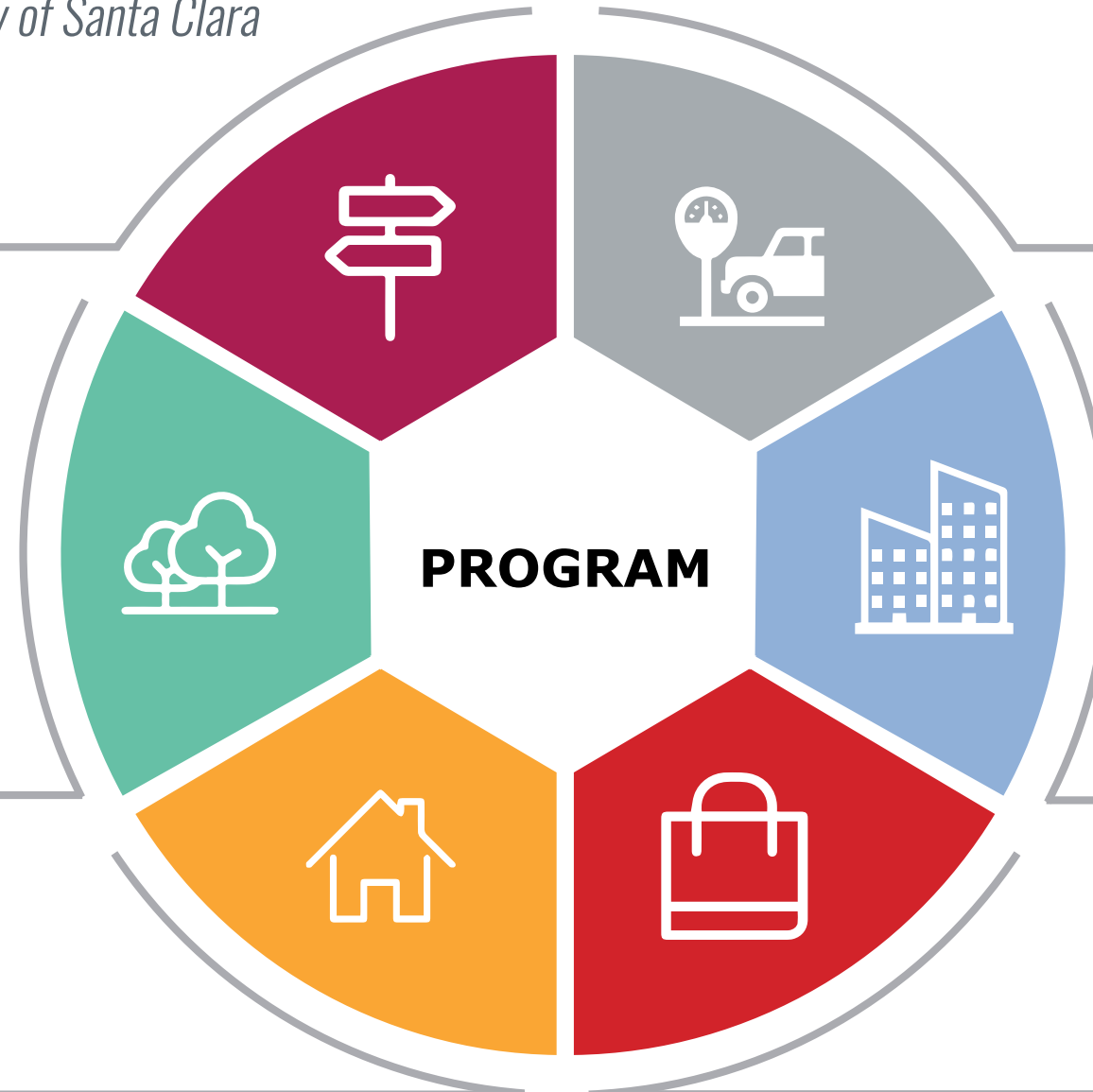
Pedestrian Connections  
Vehicular Access to Parking  
Bike Circulation  
Emergency Vehicle Access  
Patient Pickup/ Drop Off

### OPEN SPACE

Family and Community Gathering Spaces

### HOUSING

Multi-Family Housing + Supportive Services



### PARKING

Office Parking  
Residential Parking  
Valley Health Center Parking  
Mediplex Parking

### OFFICE

Santa Clara County Housing Authority Office  
County of Santa Clara Offices

### RETAIL




Ground Floor Services + Retail



# East Santa Clara Master Plan

## Site Plan

	<b>Housing</b>	<b>550 - 800 du</b>
	<b>Office</b>	<b>320,000 - 360,000 gsf</b>

-  Office
-  Housing (Parking Self Contained)
-  Parking
-  Existing Building
-  Public Open Space
-  Private Open Space

Housing Tower:  
140' to 180'



 SCCHA PROPERTY  
 COUNTY PROPERTY





# Planning Principles + Design Themes



**#1 - Inviting**



**#2 - Connected**



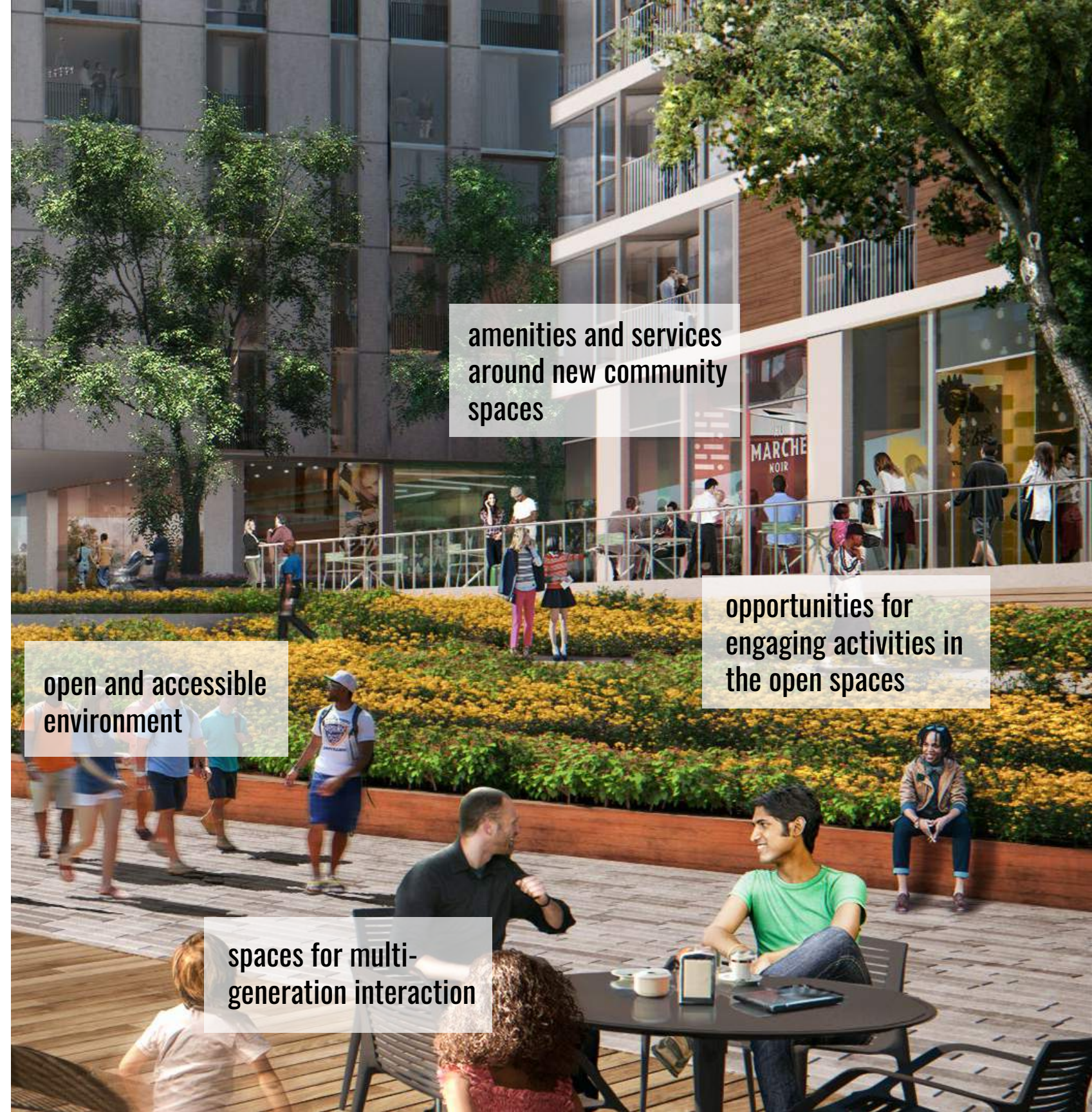
**#3 - Adaptive**



# Planning Principle #1

## Inviting

The site will be an inviting and inclusive asset for residents, office workers, neighbors, and visitors. The housing, office, and retail mix will create a vibrant, diverse and multi-generational place, encouraging people to interact and utilize the open space that provides an environment for a range of outdoor activities.



amenities and services around new community spaces

opportunities for engaging activities in the open spaces

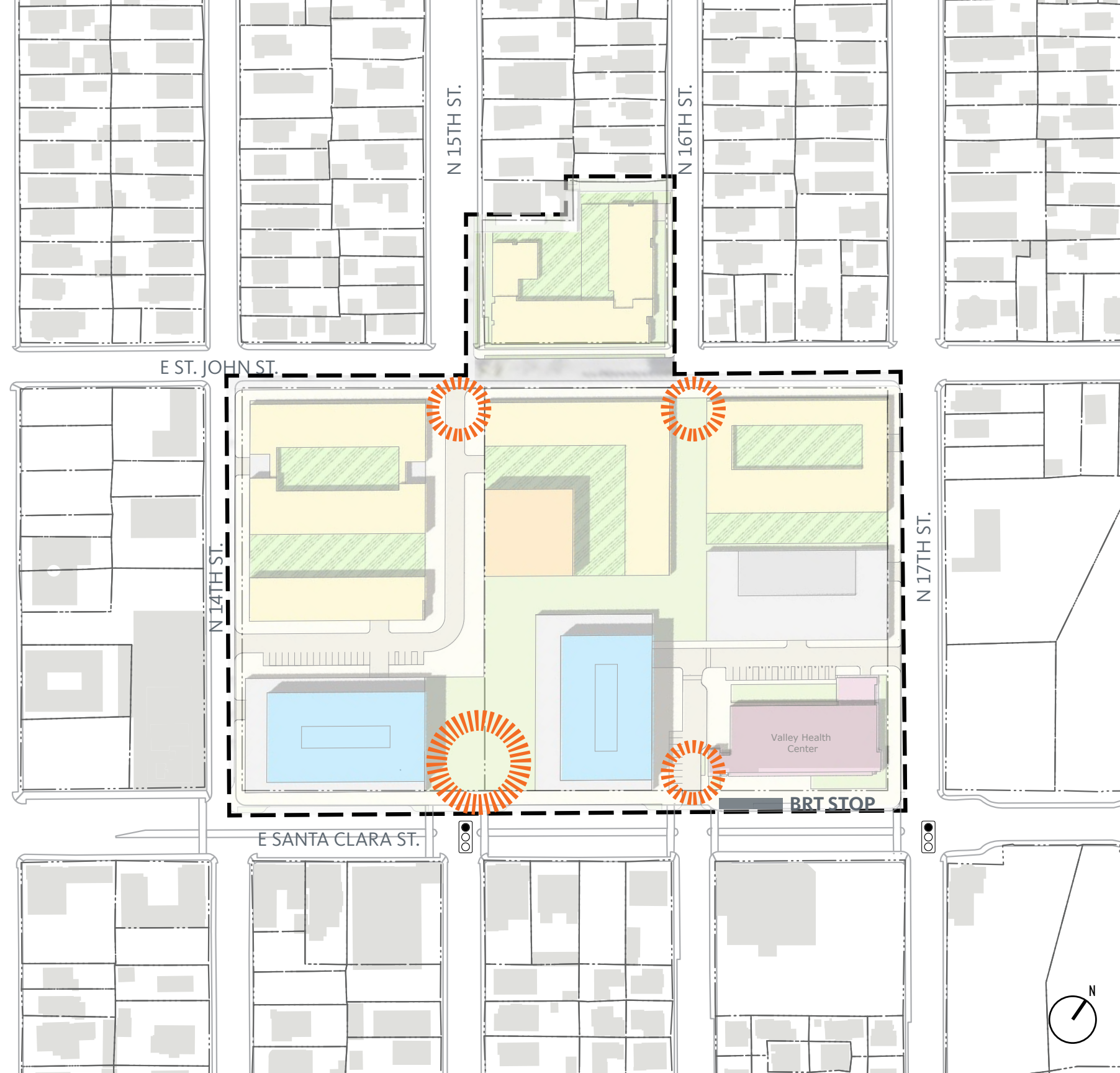
open and accessible environment

spaces for multi-generation interaction



# Planning Principle #1: Inviting **Pedestrian Entrance**

The design of the site entrances provide a welcoming gesture and identity for the project.





# Planning Principle #1: Inviting Retail

Community serving retail spaces to be utilized by both on-site as well as off-site users.

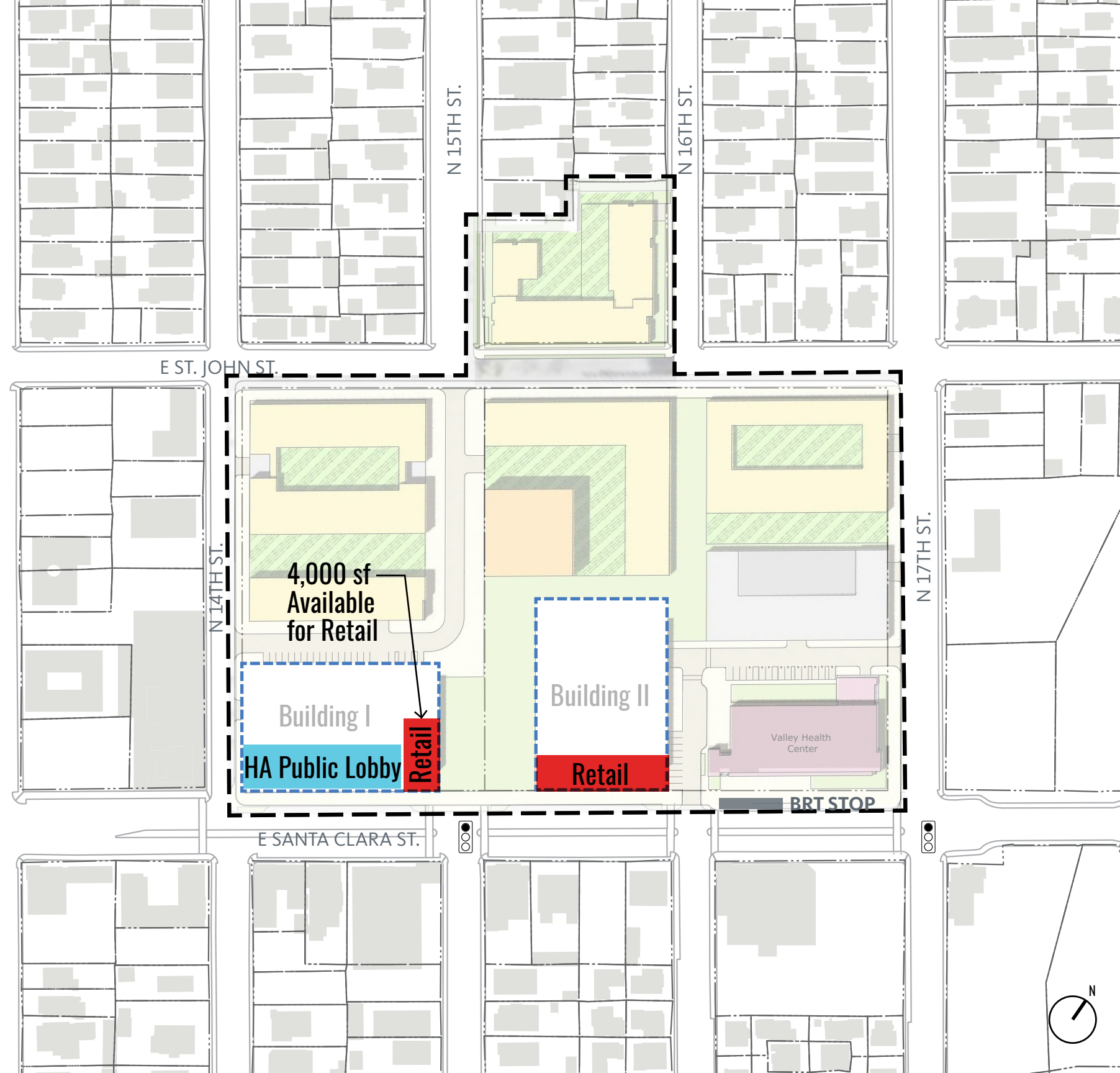
- Visible on E. Santa Clara St.
- Activate the Gathering Space

## Building I

- Studying Cafe Feasibility
- 12,000 sf Housing Authority Public Lobby Required for Customer Service Center

## Building II

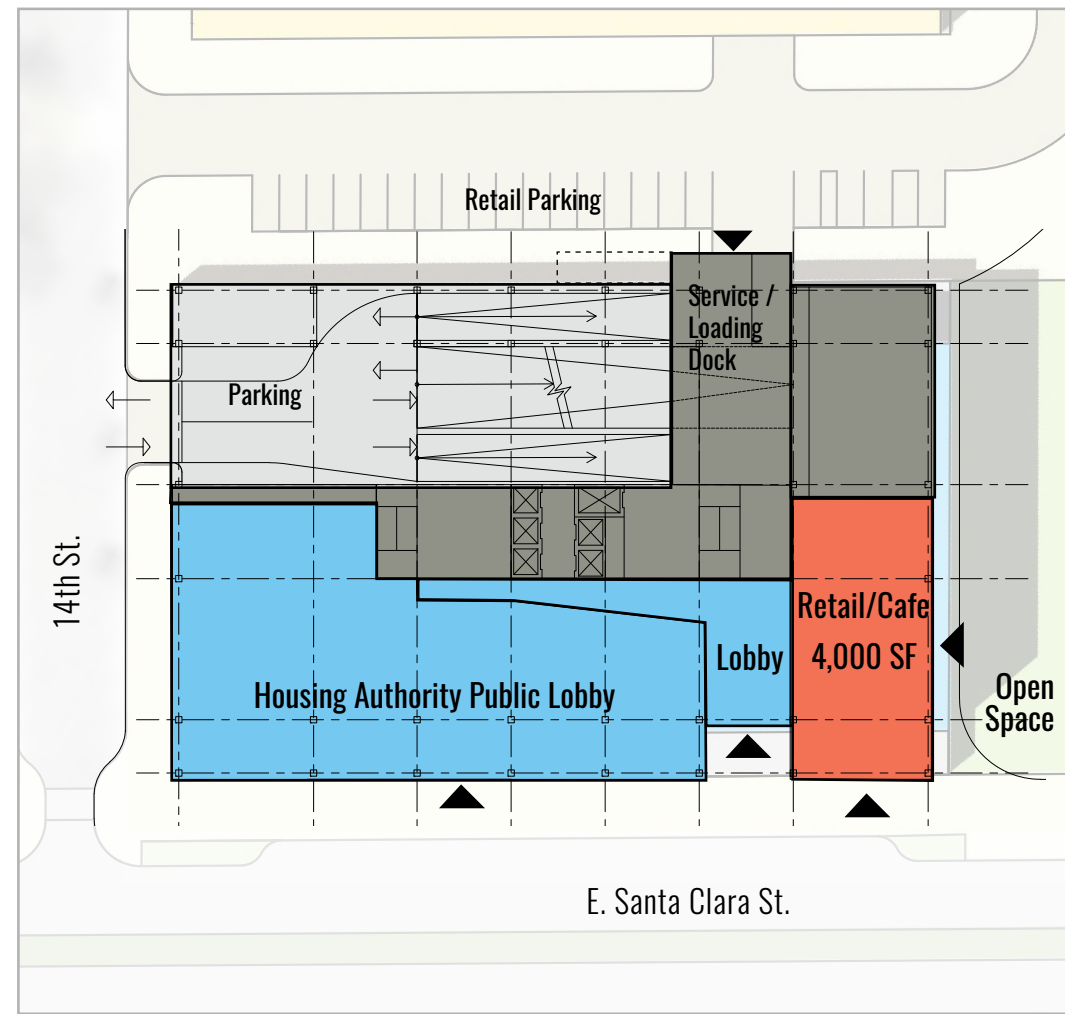
- Studying Potential Grocery Store after discussion with the City of San Jose



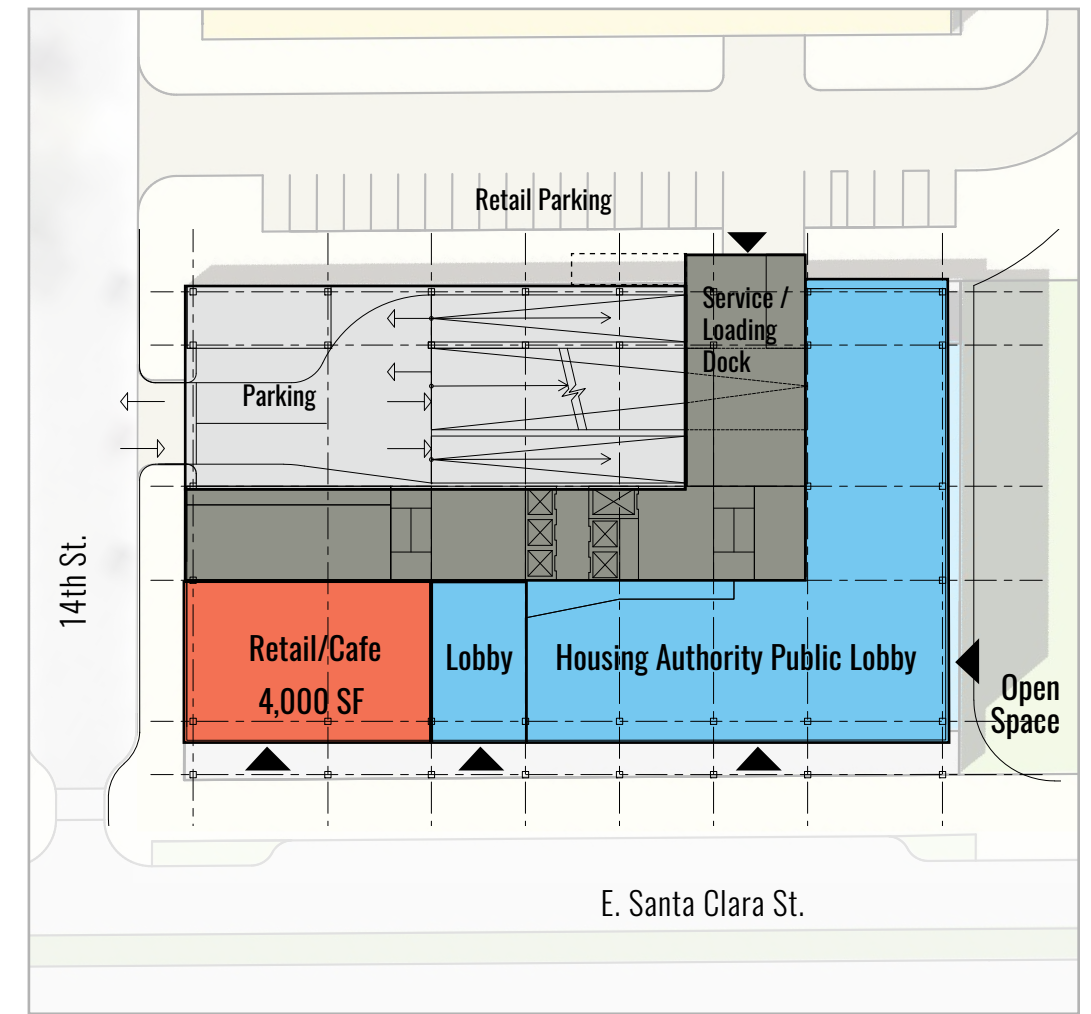
# Planning Principle #1: Inviting Retail

## Building I

- Studying Cafe Feasibility
- 12,000 sf Housing Authority Public Lobby Required for Customer Service Center



Option A - Retail @ E. Santa Clara St. / Open Space



Option B - Retail @ E. Santa Clara St. / 14th St.

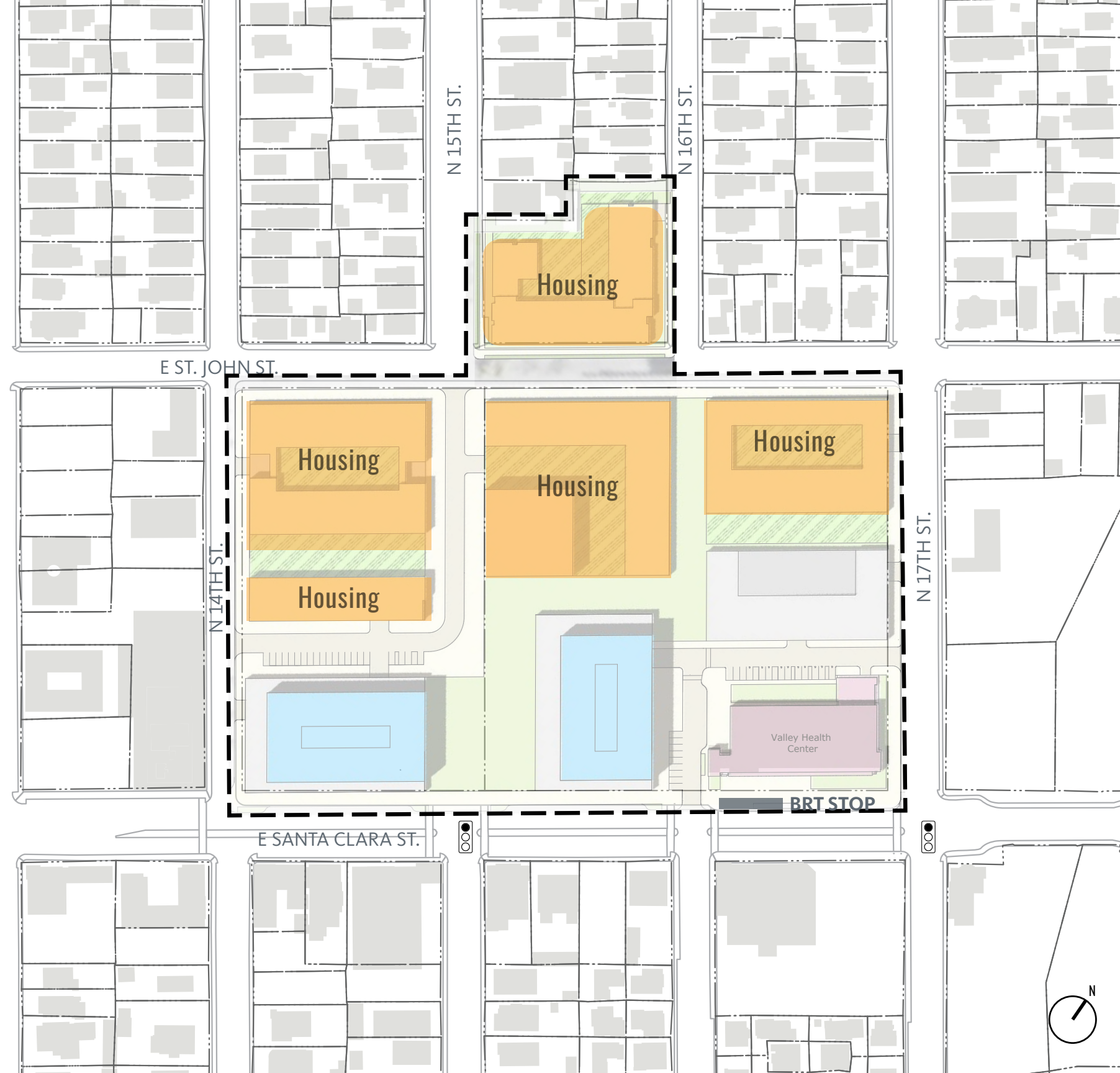
# Planning Principle #1: Inviting Housing

*\*specific type of housing and the income levels targeted will be determined building by building*

The County of Santa Clara and the Santa Clara County Housing Authority are charged with building affordable housing. The specific type of housing and the income levels targeted will be determined building by building based on the County and Housing Authority's priorities and available funding over time.

We anticipate a mix of households (i.e. seniors, families) at a range of income levels, including workforce housing with incomes up to 120% AMI or up to \$150,250 for a family of 4\*.

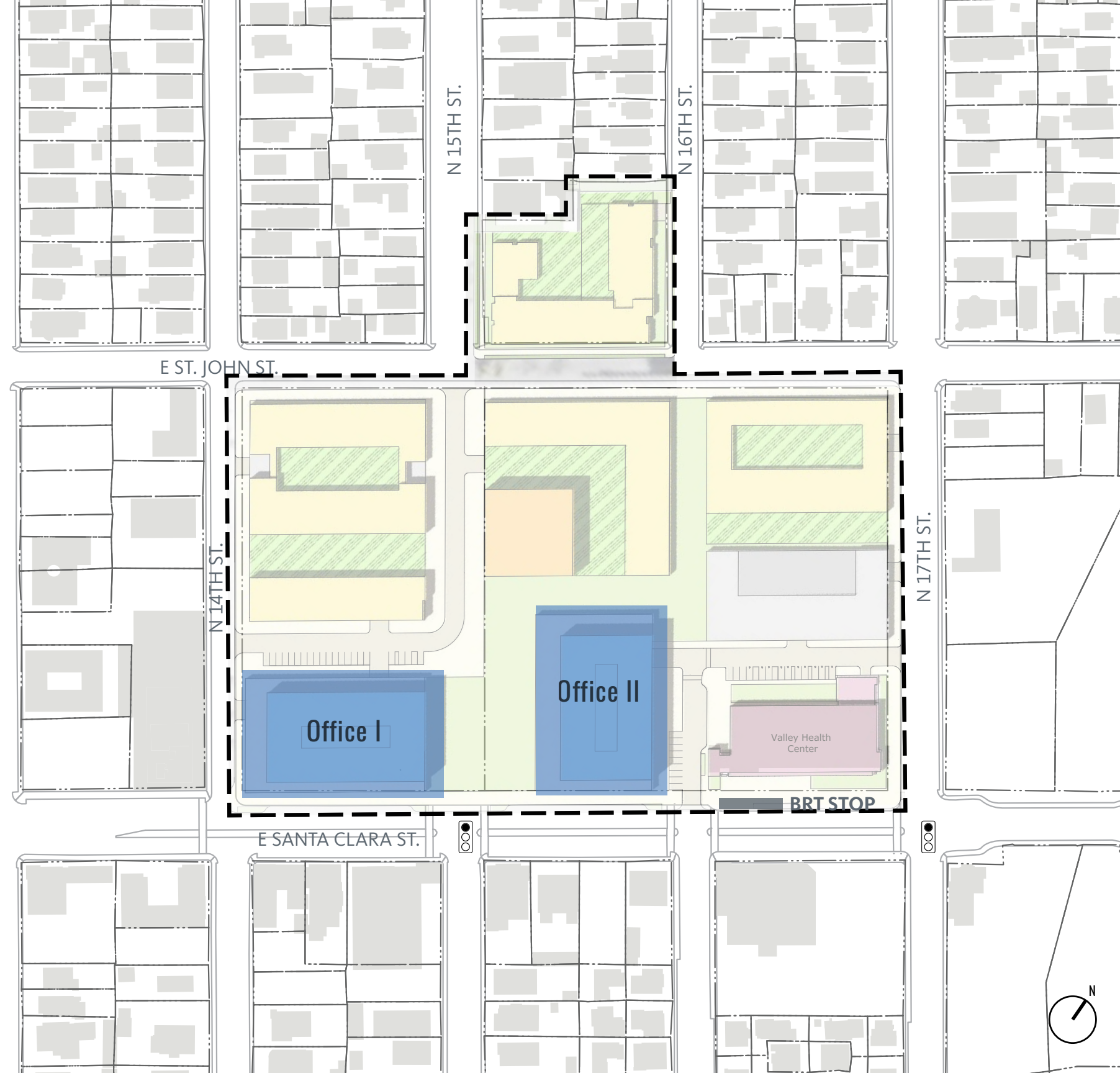
*\*provided by California Department of Housing and Community Development (2018)*





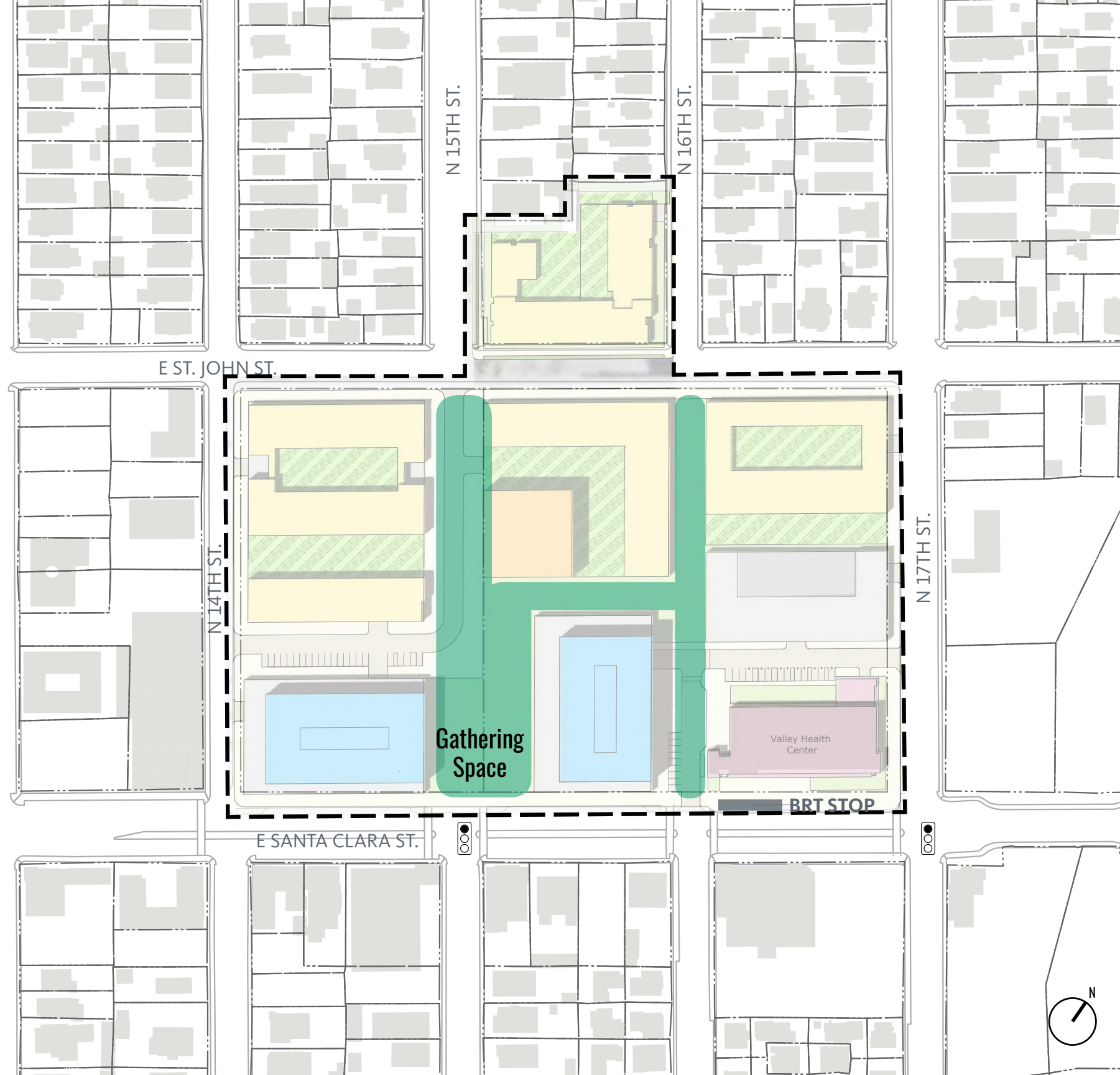
# Planning Principle #1: Inviting Office

Create a welcoming and accessible environment for public services while building flexible and efficient spaces to foster employee wellness.



# Planning Principle #1: Inviting **Open Space**

The open space will be safe, well lit, visible and provide room for a variety of activities.





# Planning Principle #2 **Connected**

The site will serve as a walkable and accessible environment for the neighborhood. Pedestrian and bicycle access through the site is prioritized while the existing BRT stop will provide regional connectivity. Building lobbies are located facing the green urban corridors to create safe and well-lit environment. Vehicle traffic through the site will be minimized.



safe and well-lit environment

great pedestrian and bicycle access

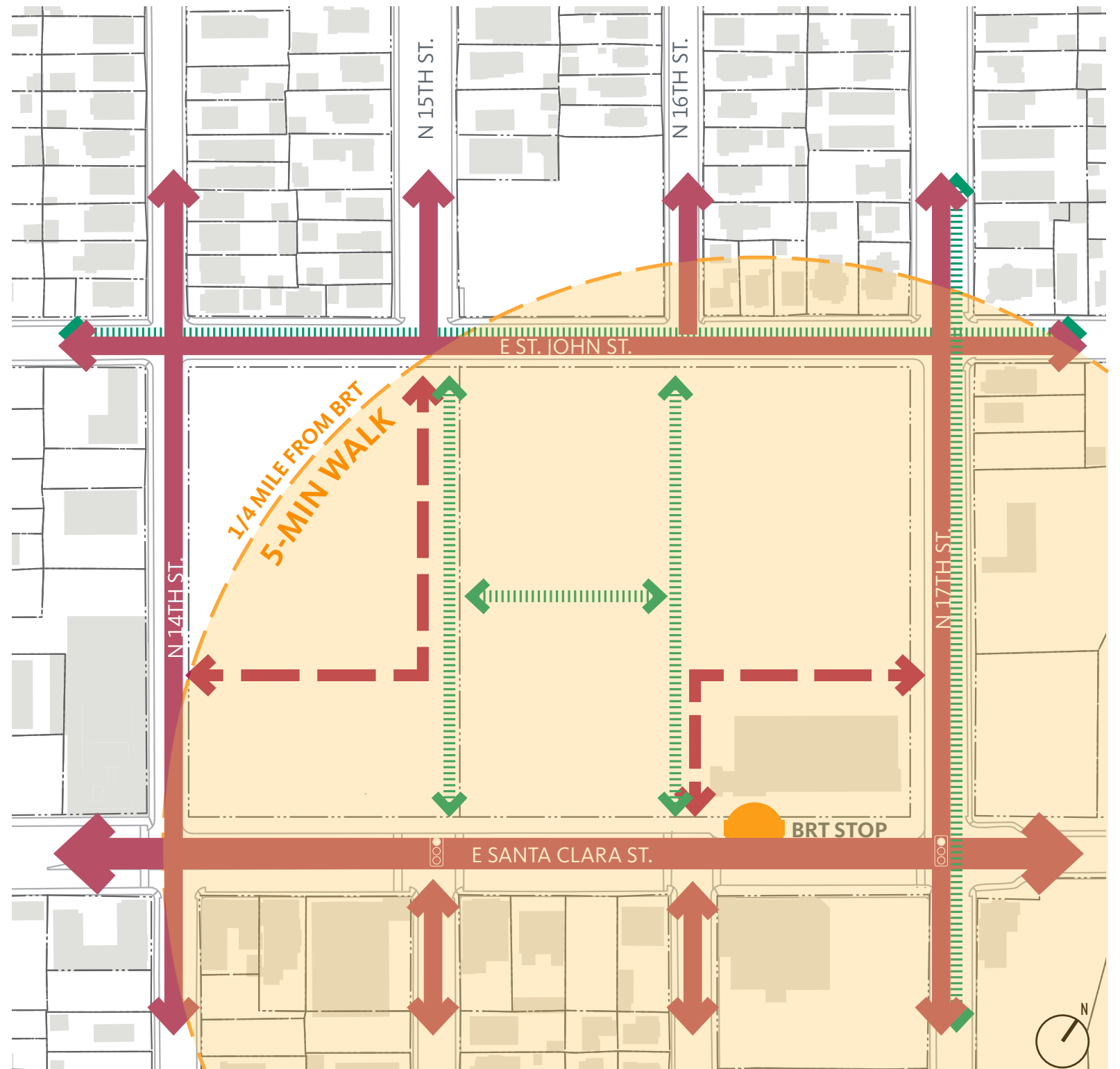
easy connection to transit



# Planning Principle #2: Connected Connections

- Provide safe pedestrian and bicycle access through the site
- Minimize internal vehicle traffic

- ↔ Public Streets
- ↔-↔ Internal Streets
- ↔ Pedestrian and Bike Access
- 1/4 Mile Radius



# Planning Principle #2: Connected **Vehicular Access**

Estimated vehicular trips generated by this project\*:

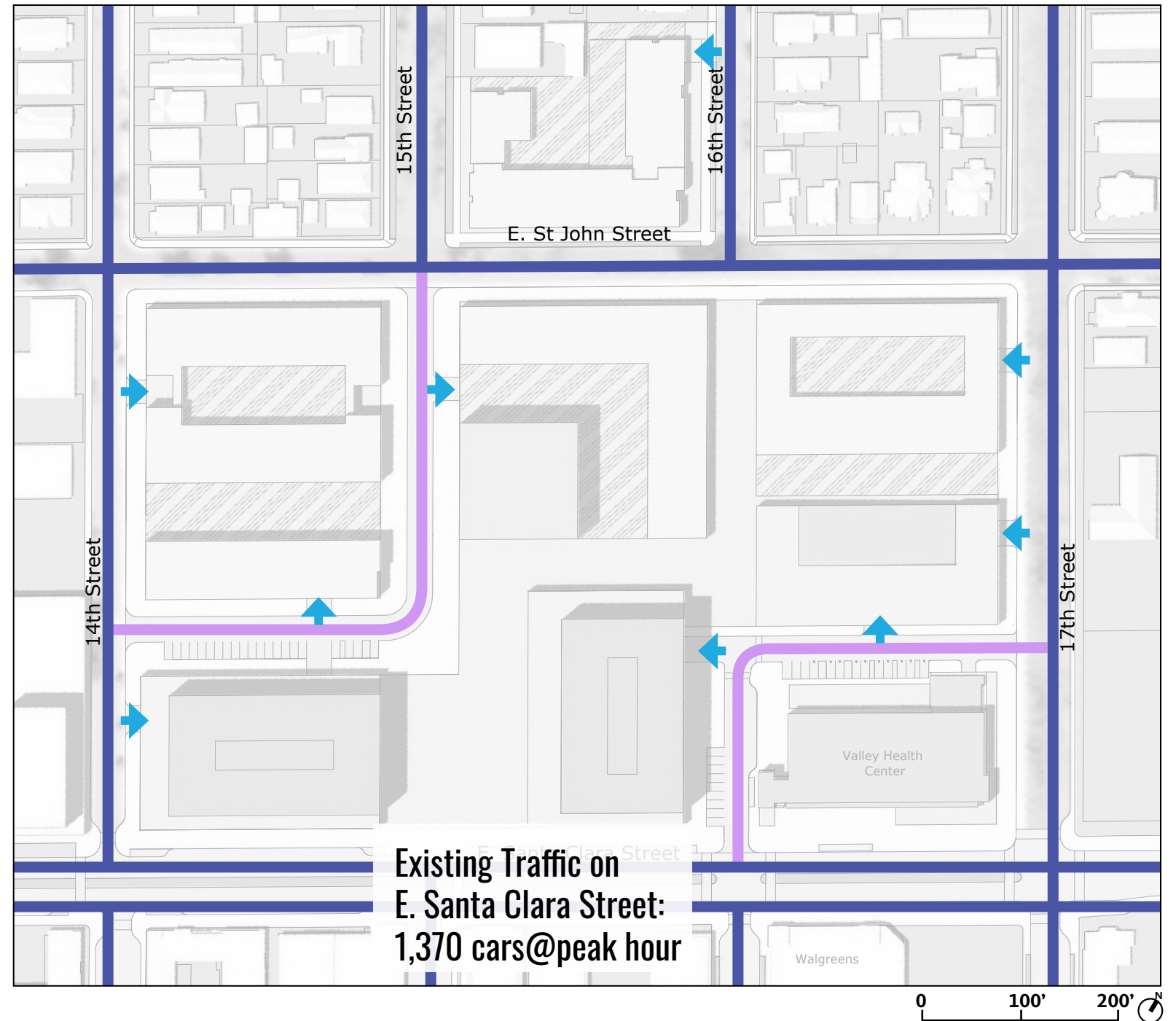
Total: 5,400 / day

Peak AM: 520 / hour

Peak PM: 550 / hour

- \* Trips (a single journey for a defined purpose) are estimated based on land use and latest program, no traffic count was conducted at this stage.
- \* The approved Envision San Jose 2040 General Plan (2012) indicated a decrease in travel speeds of greater than 25% for E. Santa Clara Street based on the proposed density. A detailed traffic impact analysis would be conducted for program level EIR (Environmental Impact Report).
- \* This project has no impact to the level of service (average vehicle delay) at the 17th Street and East Santa Clara Street intersection.

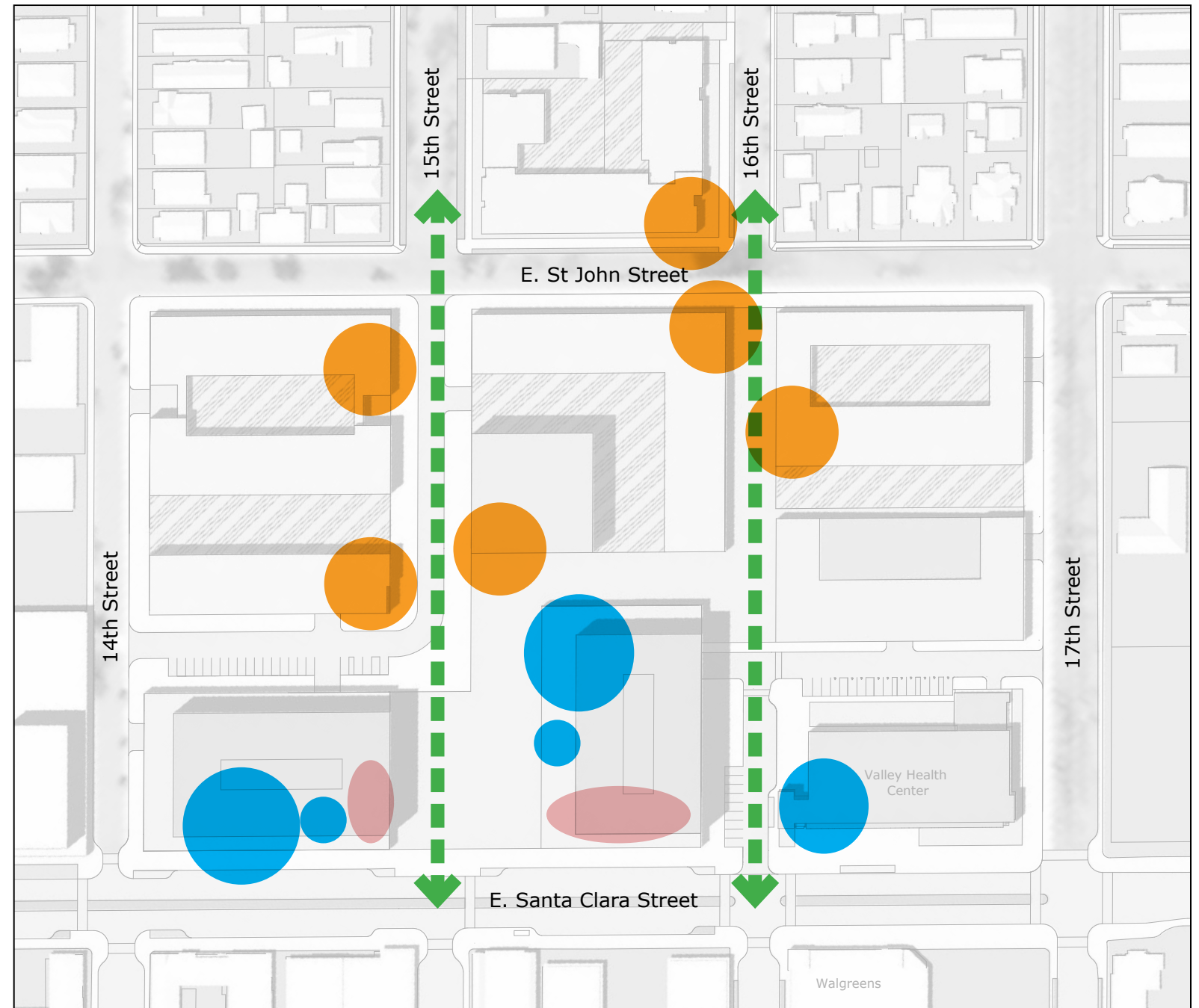
- ↔ Streets
- Internal Circulation
- ➔ Parking Access





# Planning Principle #2: Connected Ground Floor Lobbies

Building Lobbies are located along major pedestrian paths on 15th Street and 16th Street



↔ Green Urban Corridors


● Office / Valley Health Center Lobby\*

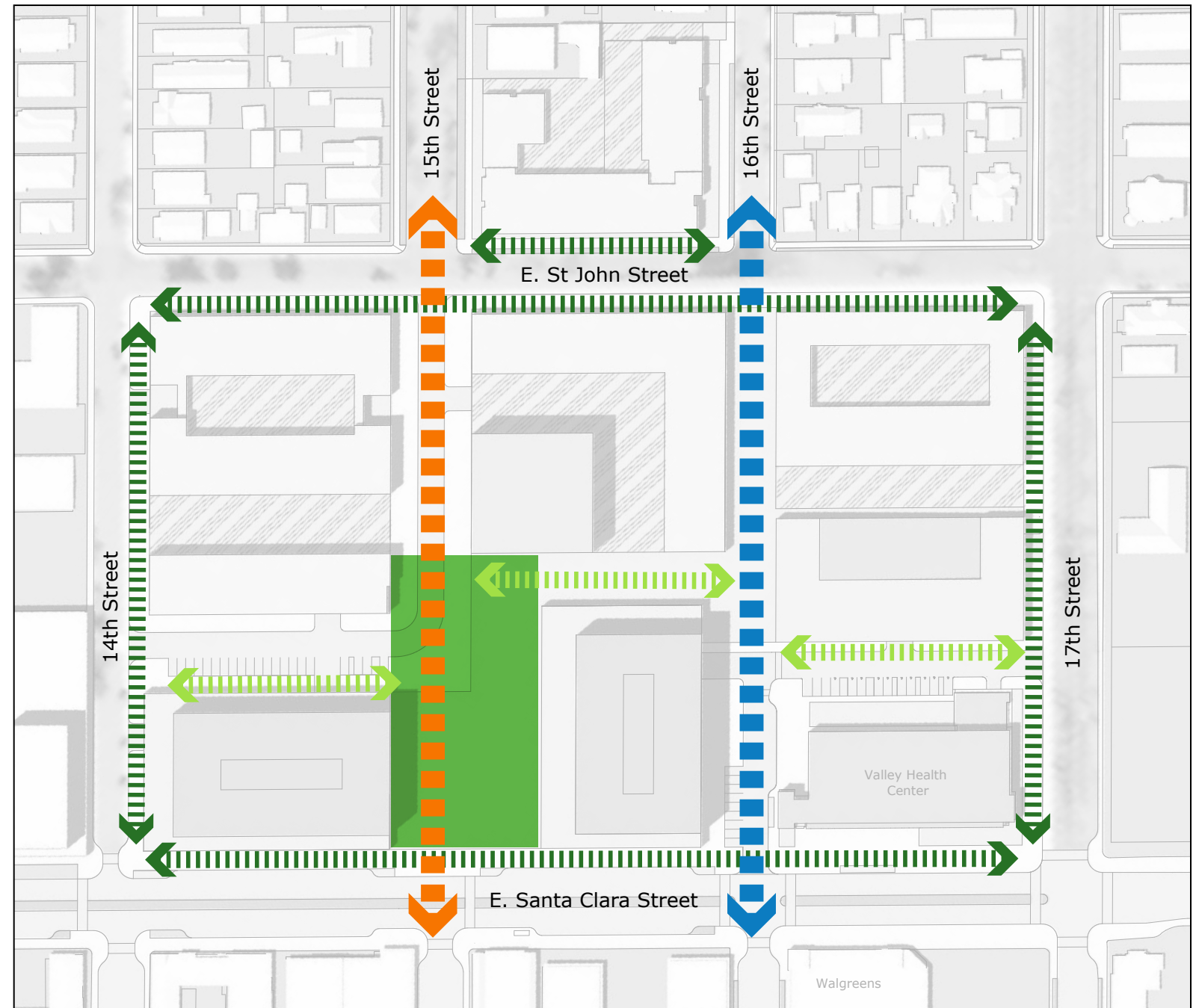
● Residential Lobby\*

● Retail\*

\* Conceptual locations

# Planning Principle #2: Connected **Open Space Structure**

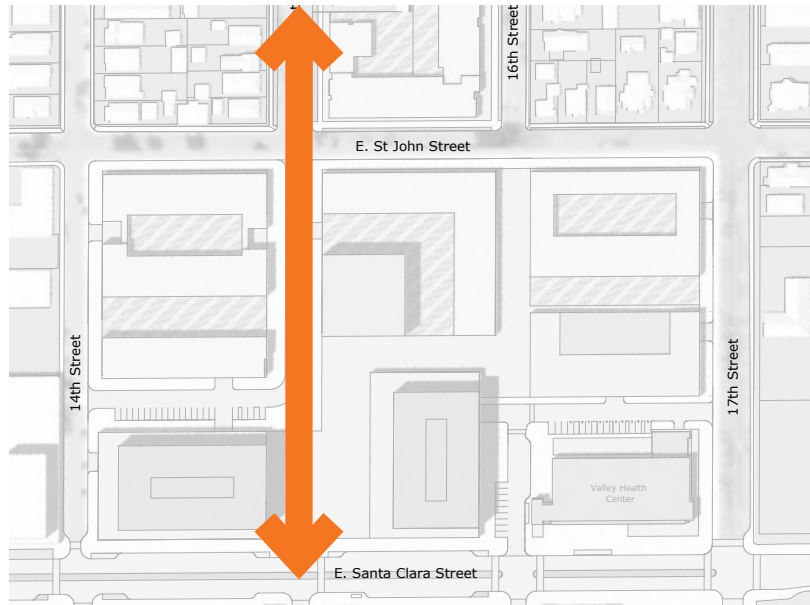
-  15th Street
-  16th Street
-  Other Connection
-  Streetscape
-  Gathering Space





# Planning Principle #2: Connected **Open Space Character**

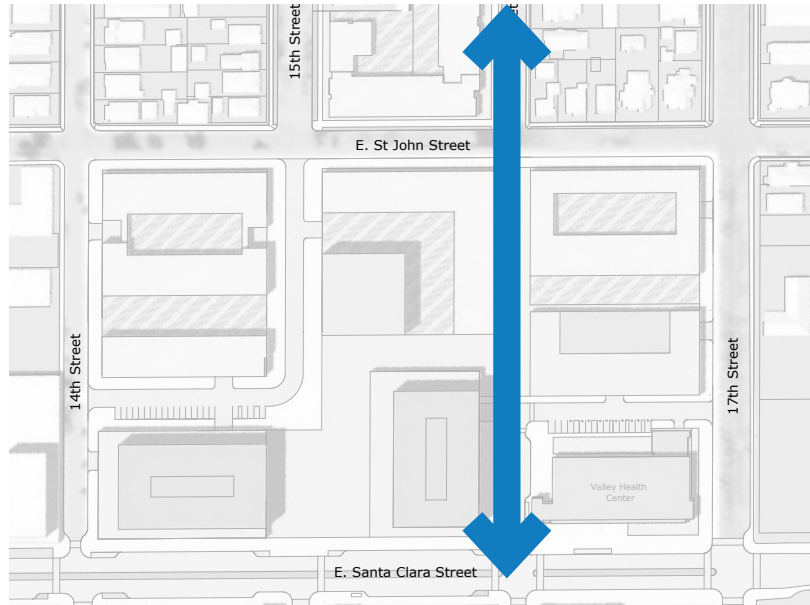
## 15th Street





# Planning Principle #2: Connected **Open Space Character**

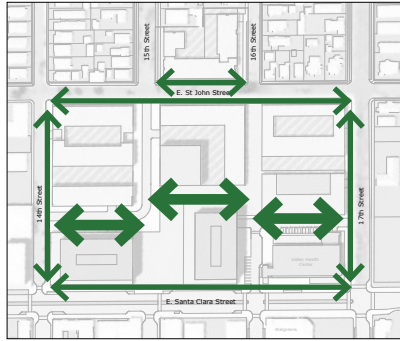
## 16th Street





# Planning Principle #2: Connected **Open Space Character**

## Connectors





# Planning Principle #2: Connected **Open Space Character**

## Gathering









# Planning Principle #2: Connected **Open Space Concepts**

--- Phase Line

**Concept 1: More Plaza**



**Concept 2: More Green**



**Concept 3: Mix**





# Planning Principle #2: Connected

## Concept 1 : More Plaza

### Key

1. Entry Plaza
2. Grove
3. Cafe / Flex Zone
4. Seating
5. Linear Gardens
6. Gathering / Built In Seating
7. Fitness Zone
8. Activity Court
9. Shared Street / Straight
10. Drop Off
11. Existing Tree

Conceptual Sketch





Planning Principle #2: Connected  
**Concept 1 : More Plaza**

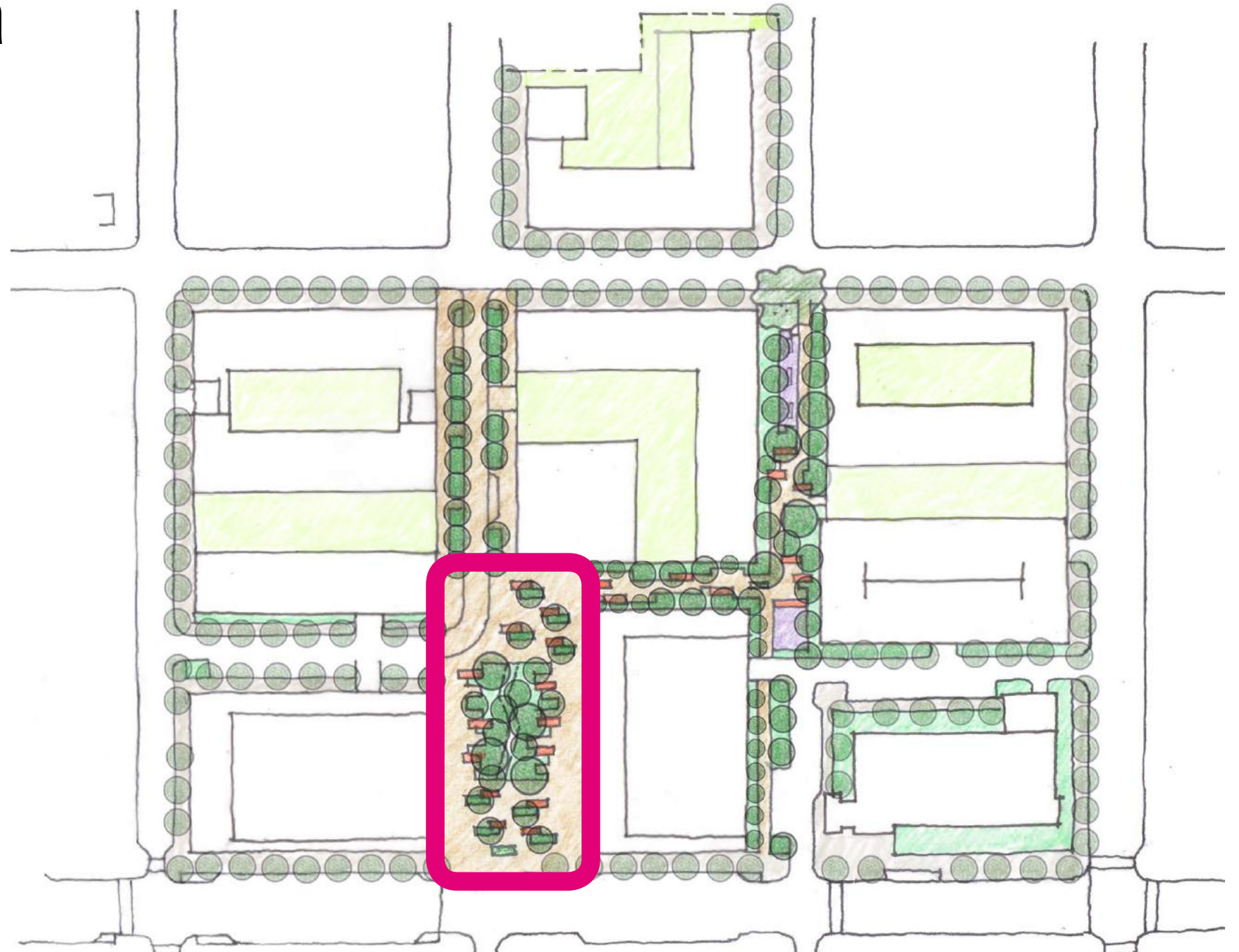


**Central Feature**





Planning Principle #2: Connected  
**Concept 1 : More Plaza**



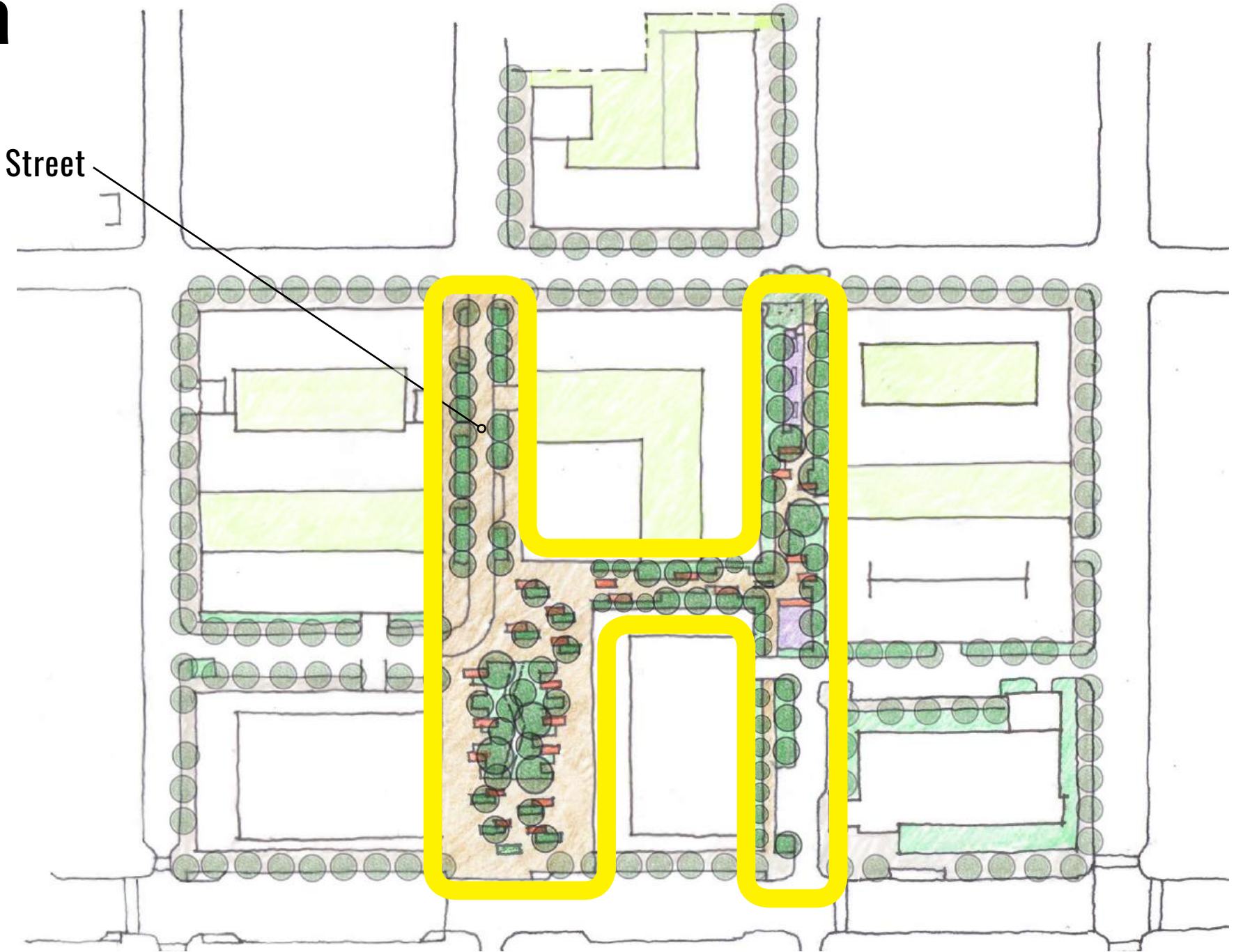


Planning Principle #2: Connected  
**Concept 1 : More Plaza**



**Linear  
Formal  
Character &  
Circulation**

Straight Street



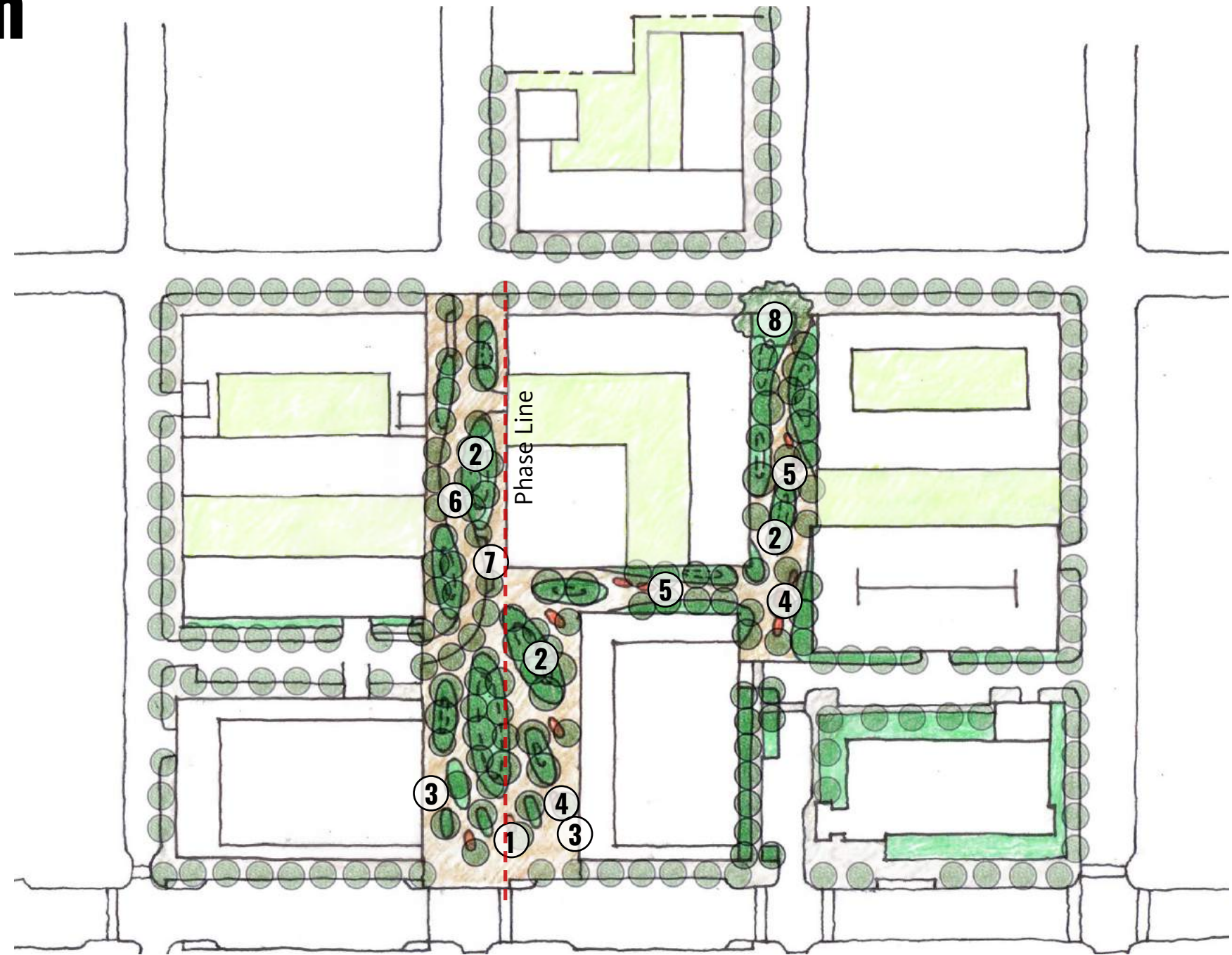


# Planning Principle #2: Connected

## Concept 2 : More Green

- Key
- 1. Entry Grove Plaza
  - 2. Landforms
  - 3. Cafe / Flex Zone
  - 4. Seating Areas Typical
  - 5. Meandering Gardens
  - 6. Shared Street / Curved
  - 7. Drop off
  - 8. Existing Tree

Conceptual Sketch

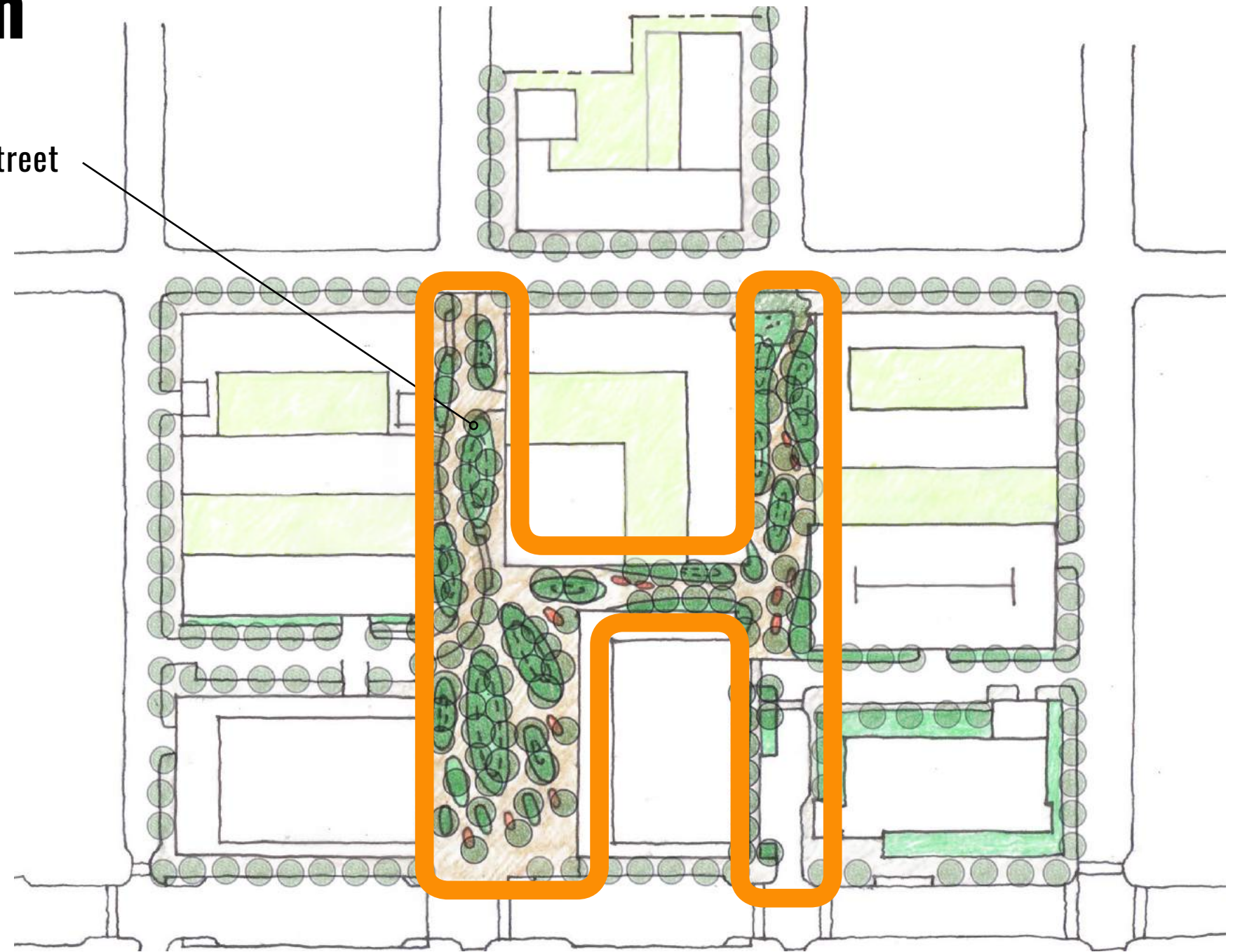




Planning Principle #2: Connected  
**Concept 2 : More Green**

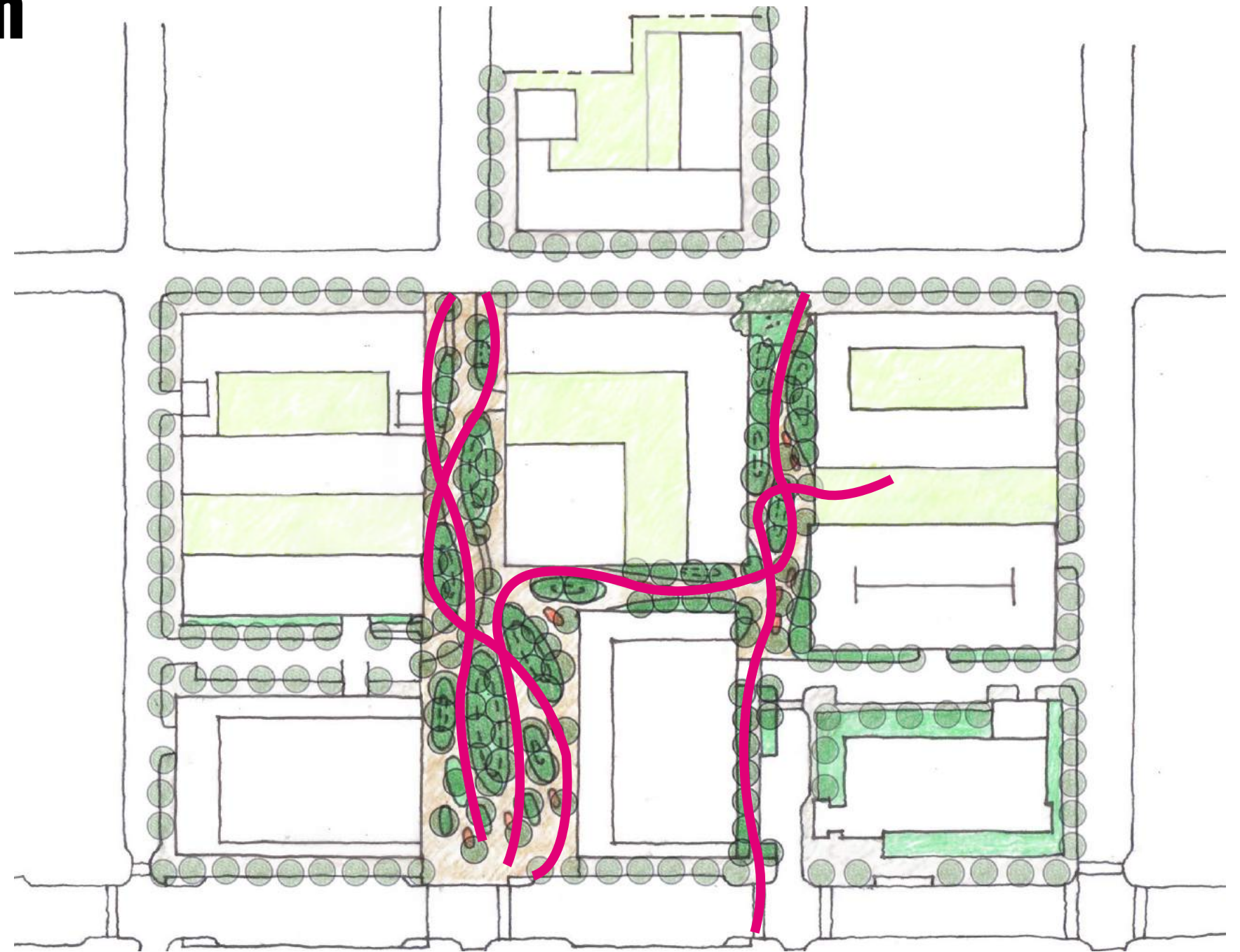


Curved Street



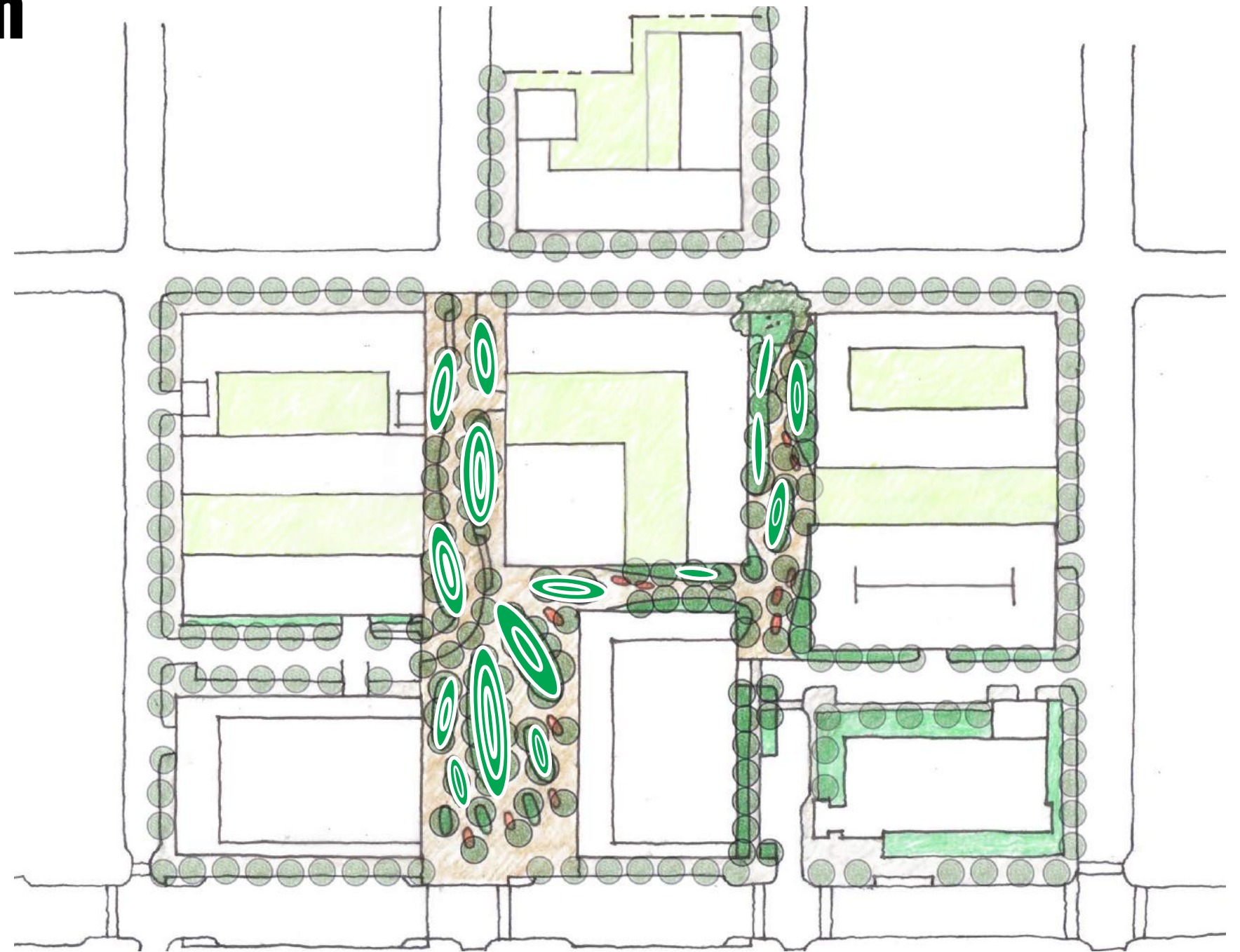
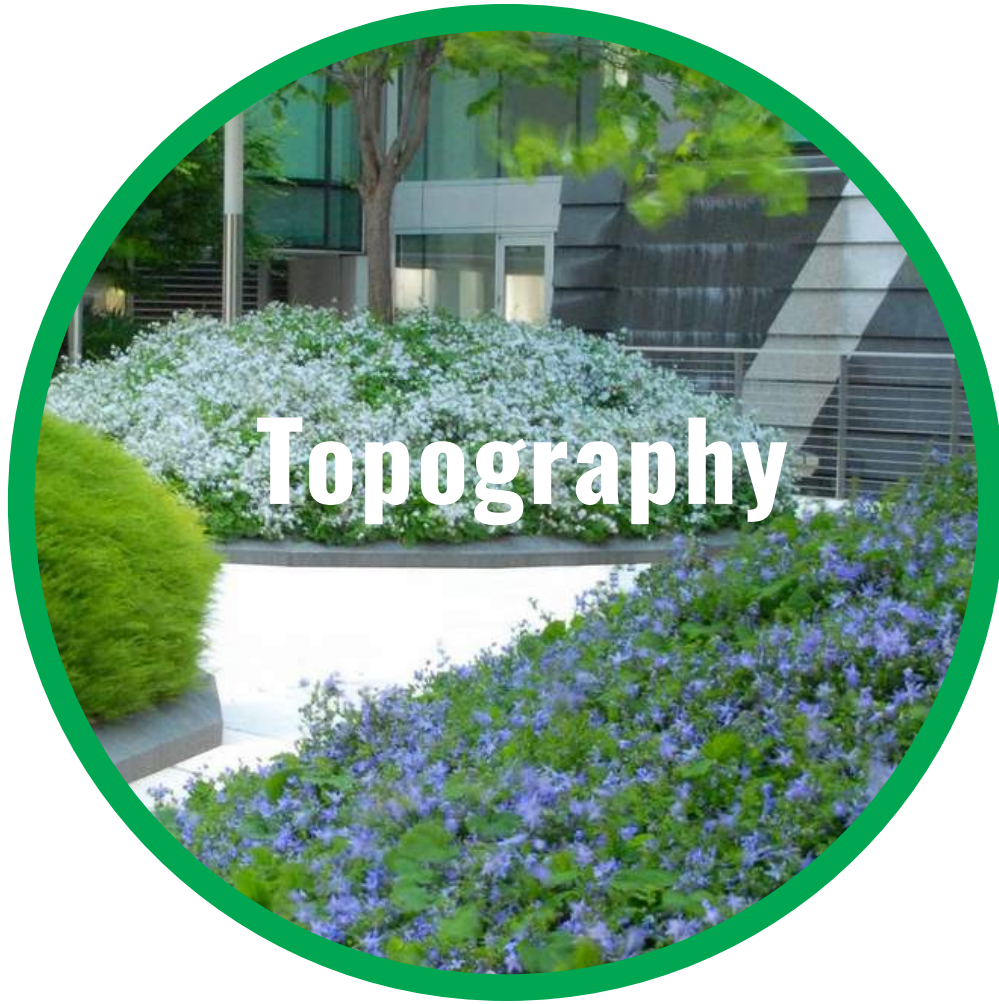


Planning Principle #2: Connected  
**Concept 2 : More Green**





Planning Principle #2: Connected  
**Concept 2 : More Green**





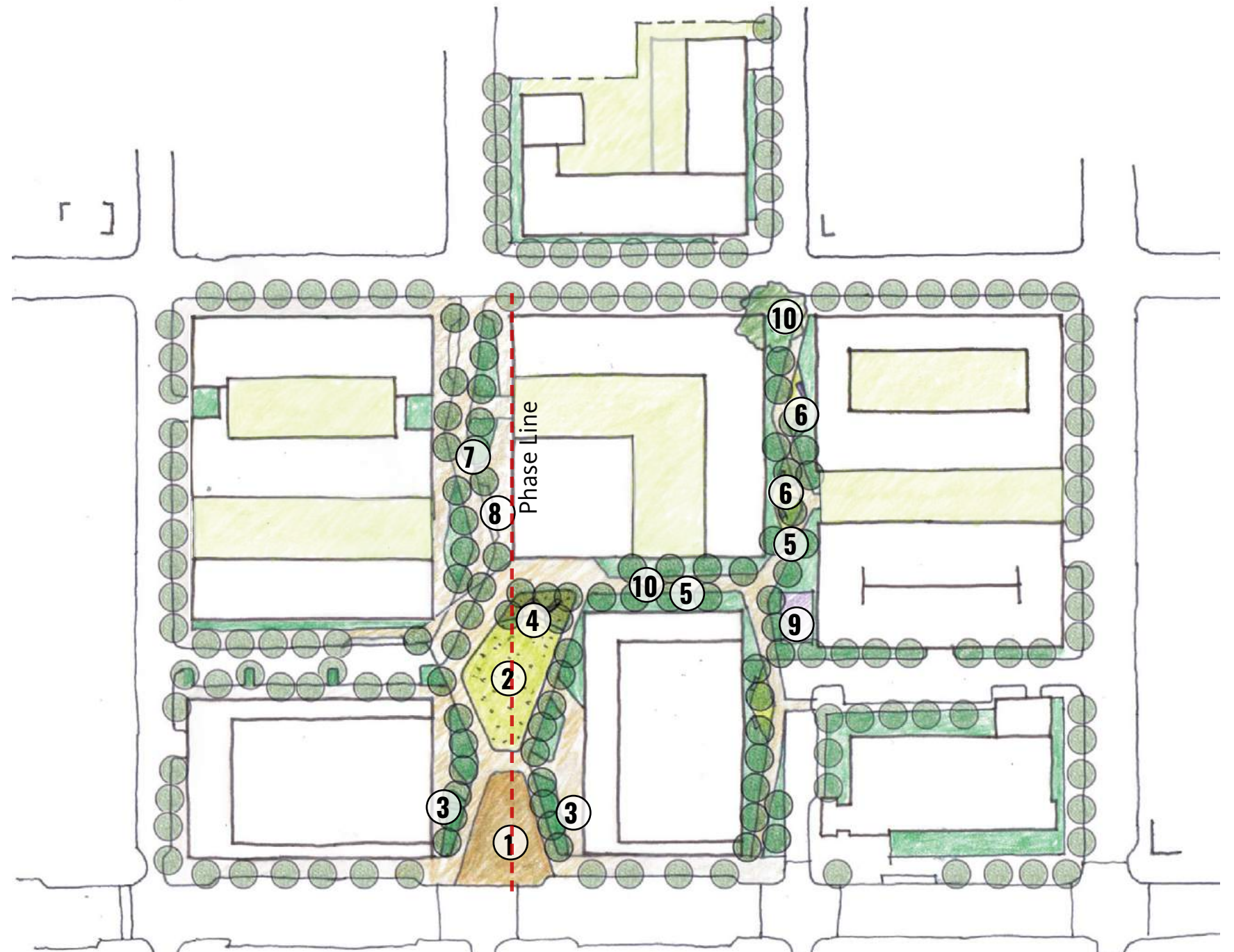
# Planning Principle #2: Connected

## Concept 3 : Mix

### Key

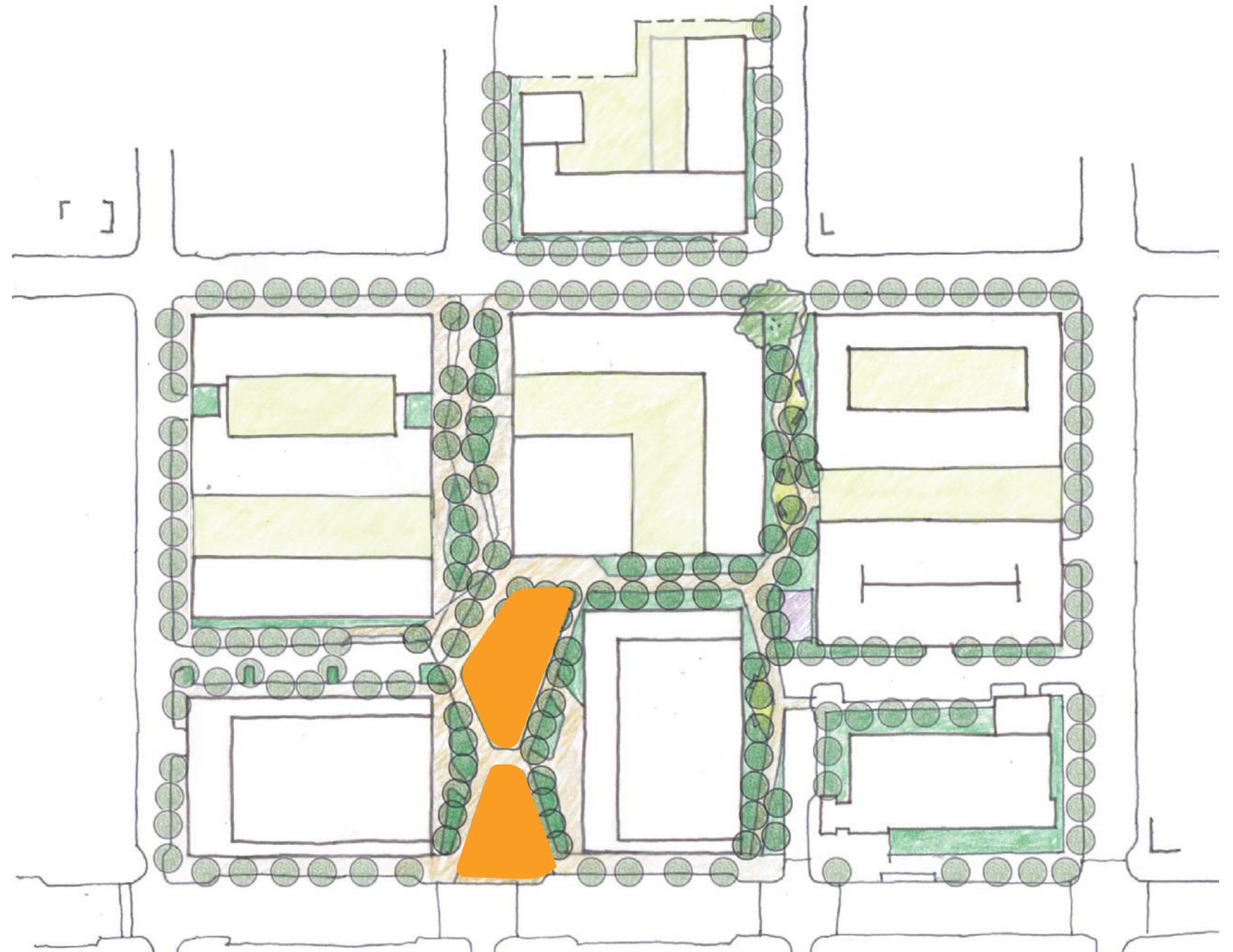
- 1. Village Square
- 2. Village Green
- 3. Cafe / Flex Zone
- 4. Play / Family Zone
- 5. Gardens
- 6. Activity Areas: Picnic / Fitness, etc.
- 7. Shared Street
- 8. Drop Off, typical
- 9. Court Activity
- 10. Existing Tree

Conceptual Sketch





Planning Principle #2: Connected  
**Concept 3 : Mix**

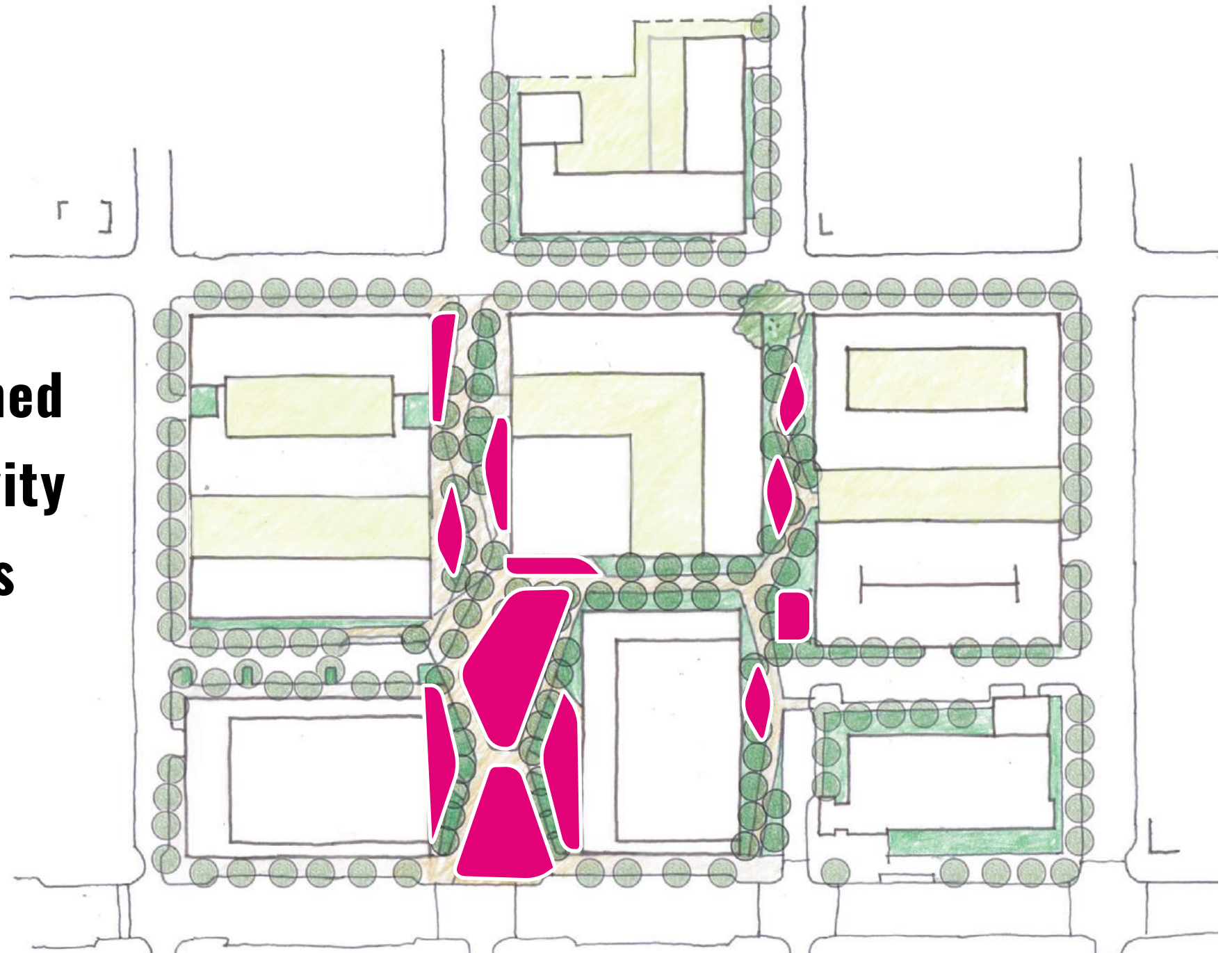




Planning Principle #2: Connected  
**Concept 3 : Mix**



**Defined  
Activity  
Areas**

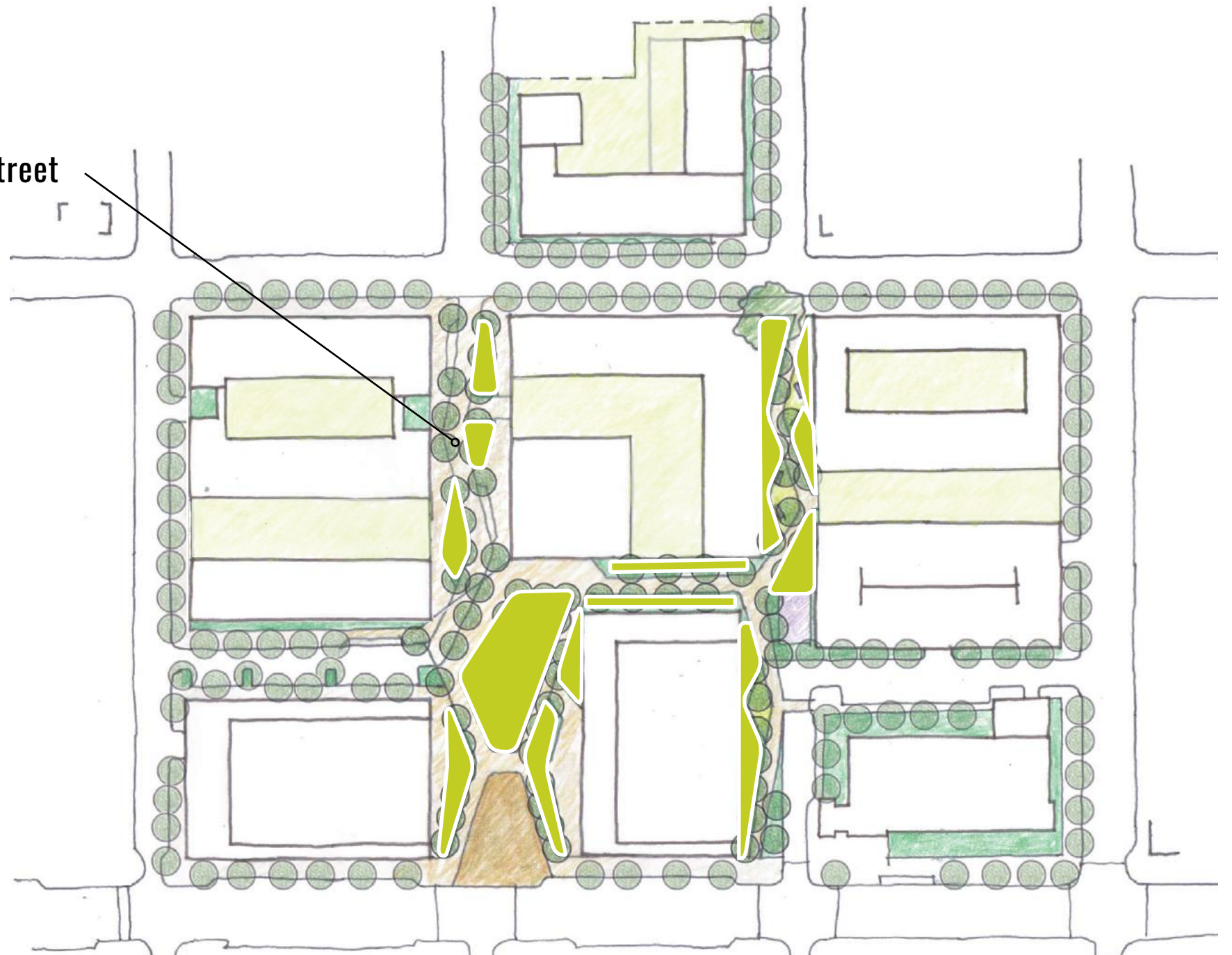




Planning Principle #2: Connected  
**Concept 3 : Mix**



Angled Street





# Planning Principle #3

## Adaptive

The master plan sets a framework where each building will be an individual project to ensure flexibility and adaptivity to the market and available affordable housing financing. Construction will be phased in order to meet economic and growth goals. A focus on sustainable buildings will lower lifecycle operations and maintenance costs, while climate-sensitive open spaces will be designed to meet the community needs.



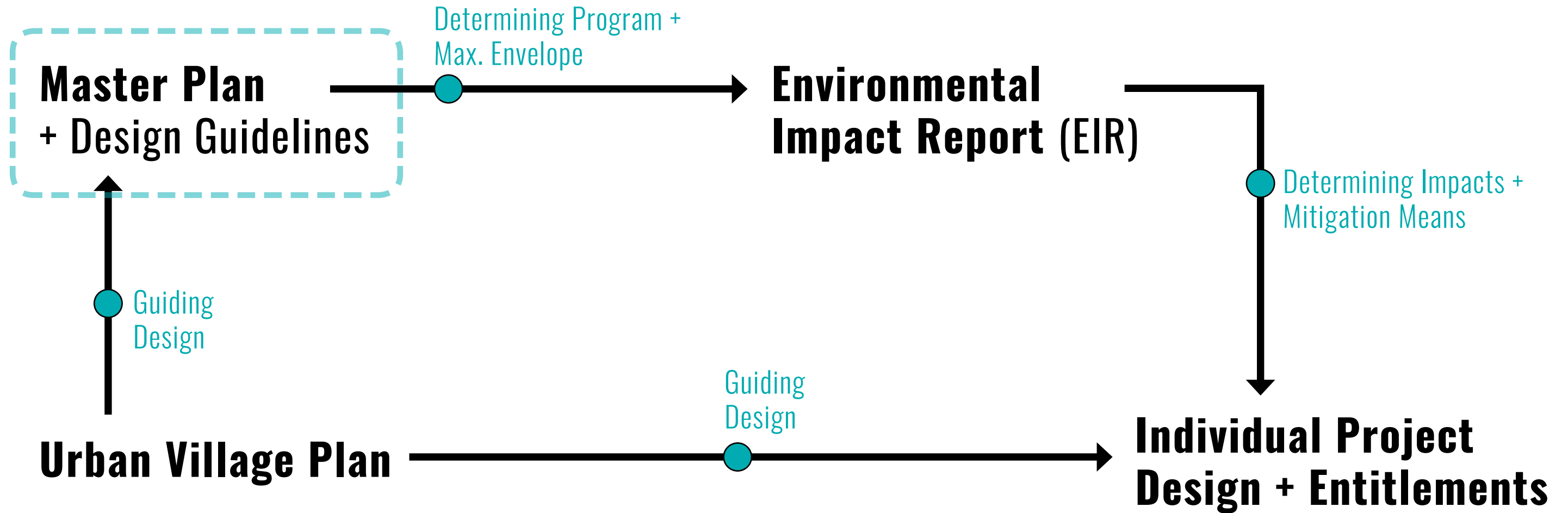
efficient and sustainable building design

phased to meet economic and growth goals

adaptive to the market and affordable housing financing



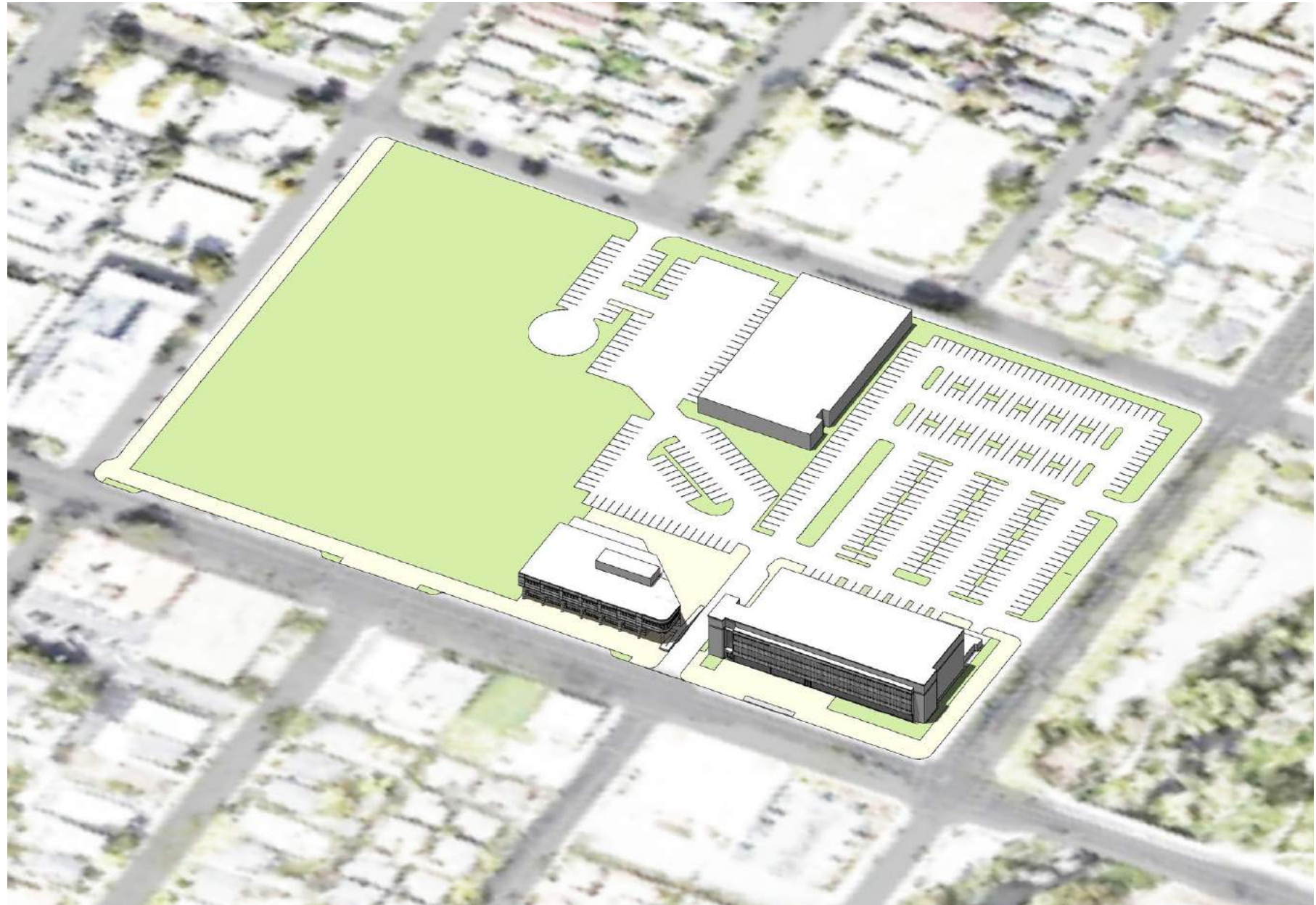
# Planning Principle #3: Adaptive **Anticipated Process**





Planning Principle #3: Adaptive  
**Anticipated Phasing**

EXISTING

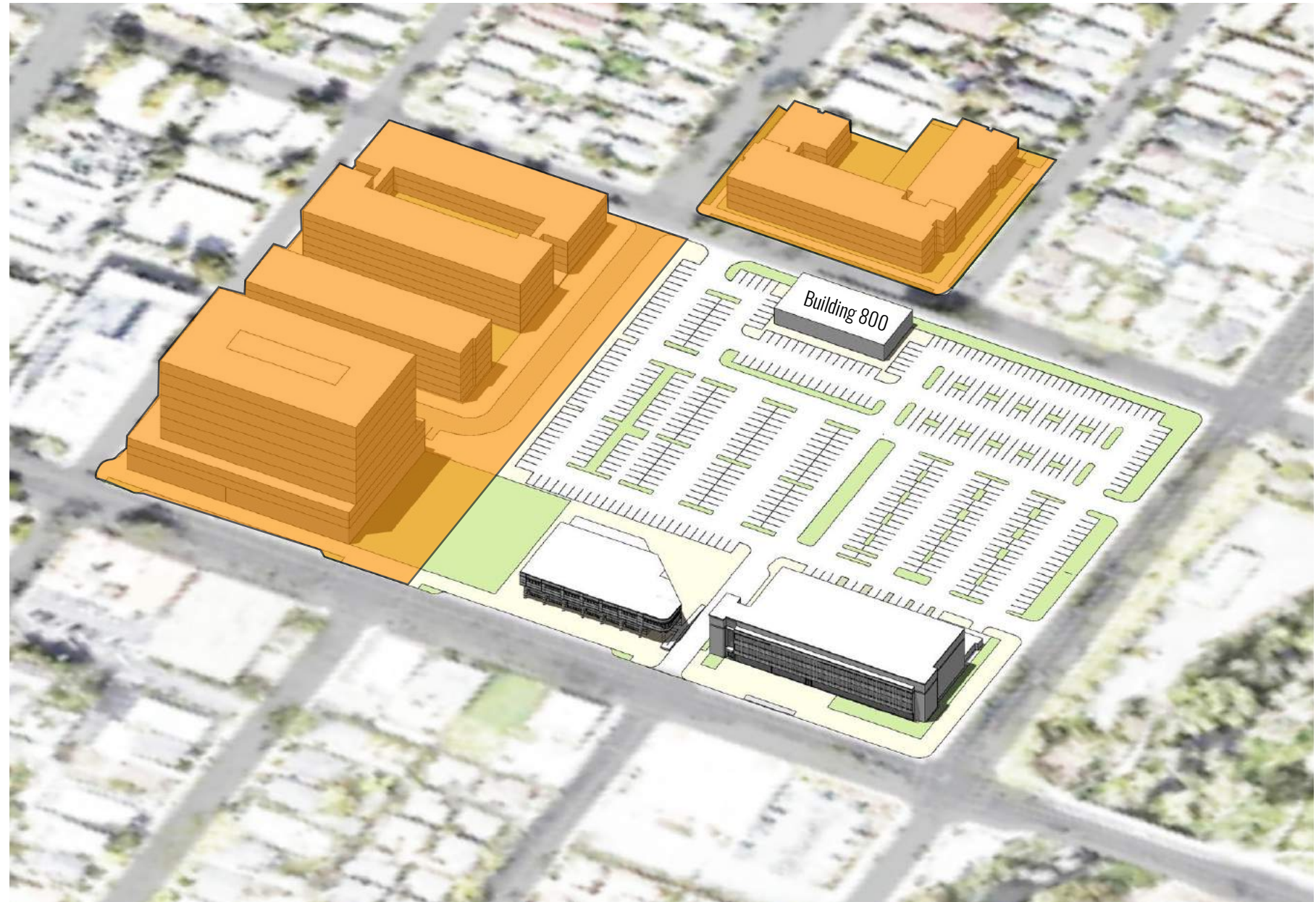




# Planning Principle #3: Adaptive **Anticipated Phasing**

## PHASE I

\* Individual buildings in each phase may not be built at the same time



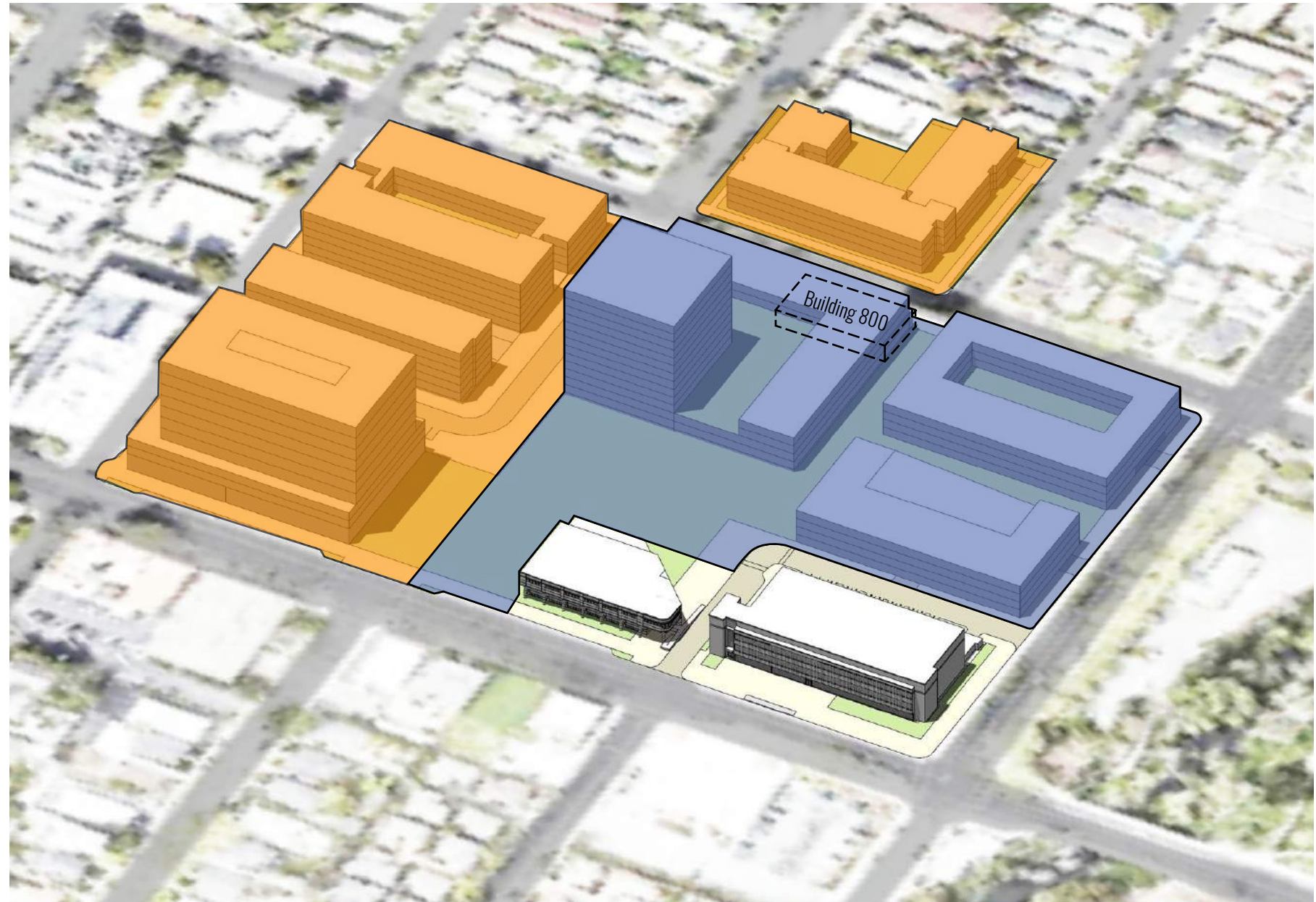


# Planning Principle #3: Adaptive **Anticipated Phasing**

PHASE I

PHASE II

- \* Individual buildings in each phase may not be built at the same time
- \* A building in Phase II may be built before all of the buildings are complete in Phase I





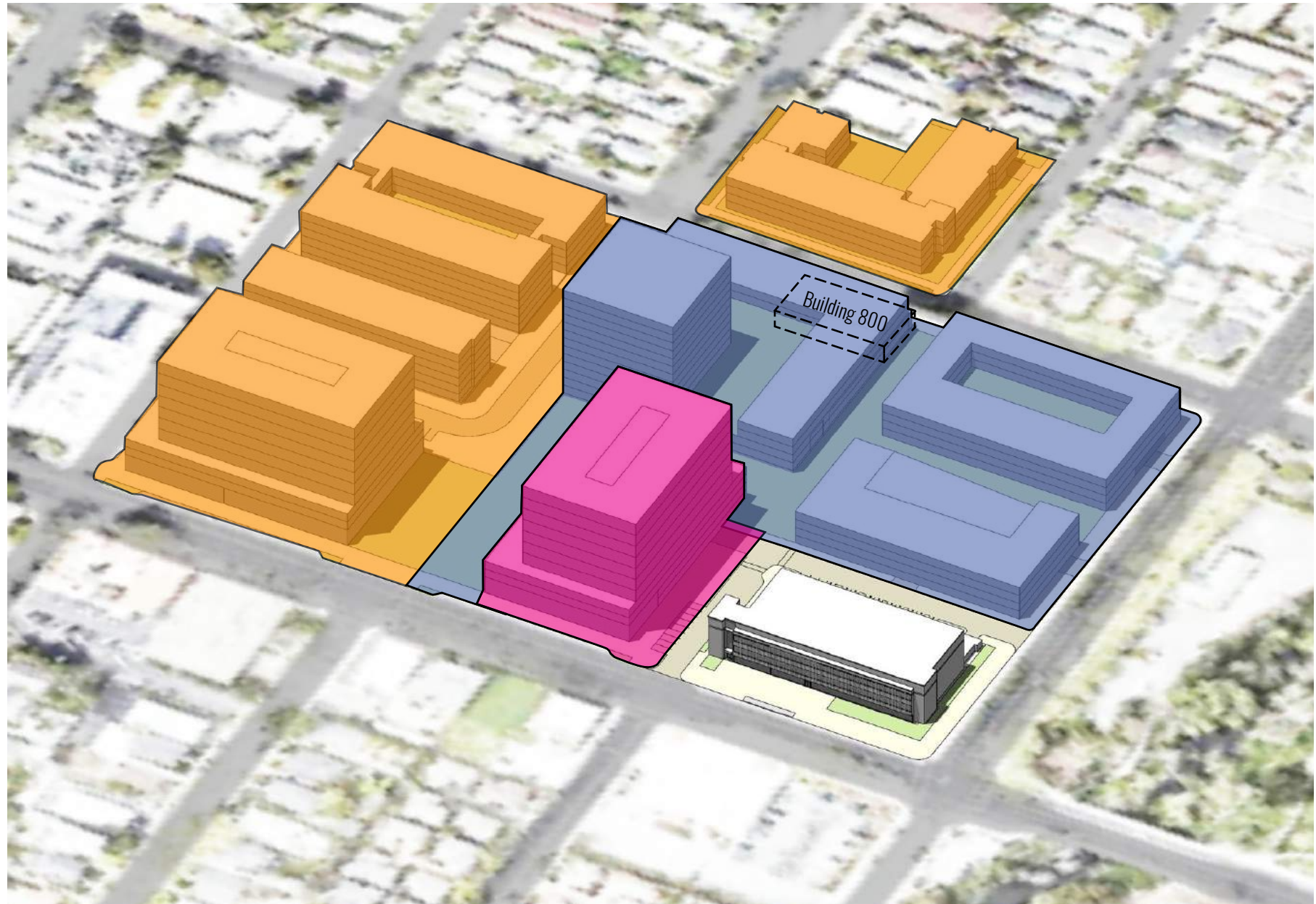
# Planning Principle #3: Adaptive **Anticipated Phasing**

PHASE I

PHASE II

PHASE III

- \* Individual buildings in each phase may not be built at the same time
- \* Over the next 5-20 years, each phase will be implemented. Specific timing depends on the market condition, entitlement process, and available financing





Planning Principle #3: Adaptive  
**Shadow Study : 8am - 5pm**

*140' Tower*

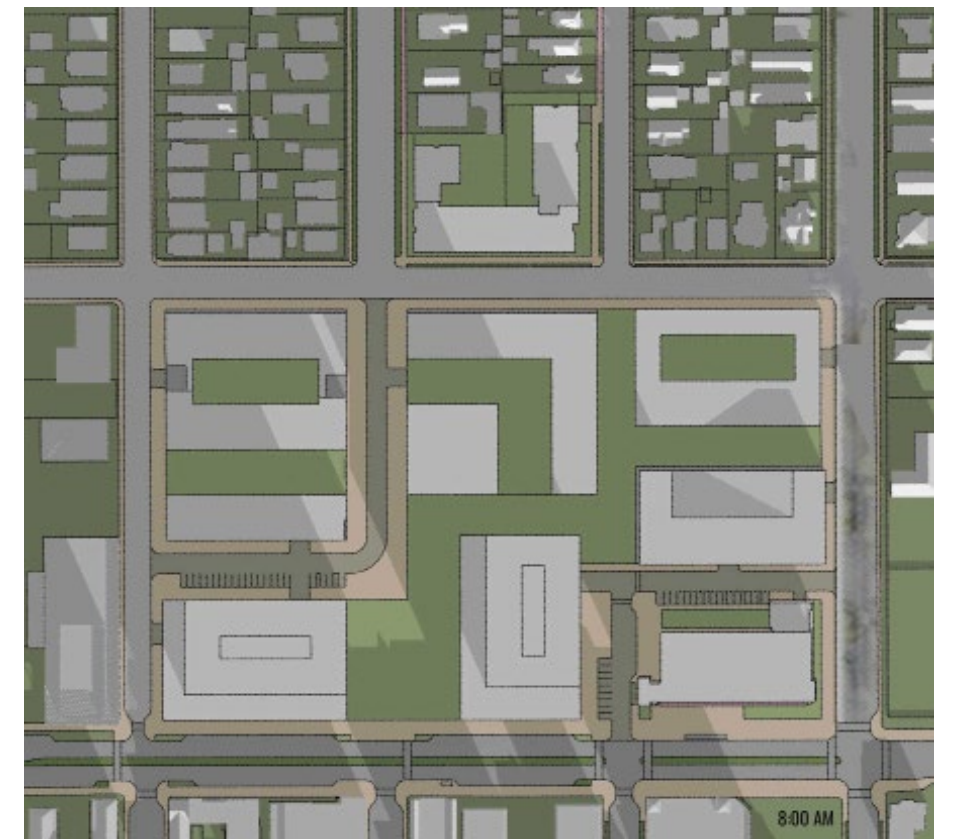
SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE



*\*Click on bottom of image to control animation*



Planning Principle #3: Adaptive  
**Shadow Study : 8am - 5pm**

*180' Tower*

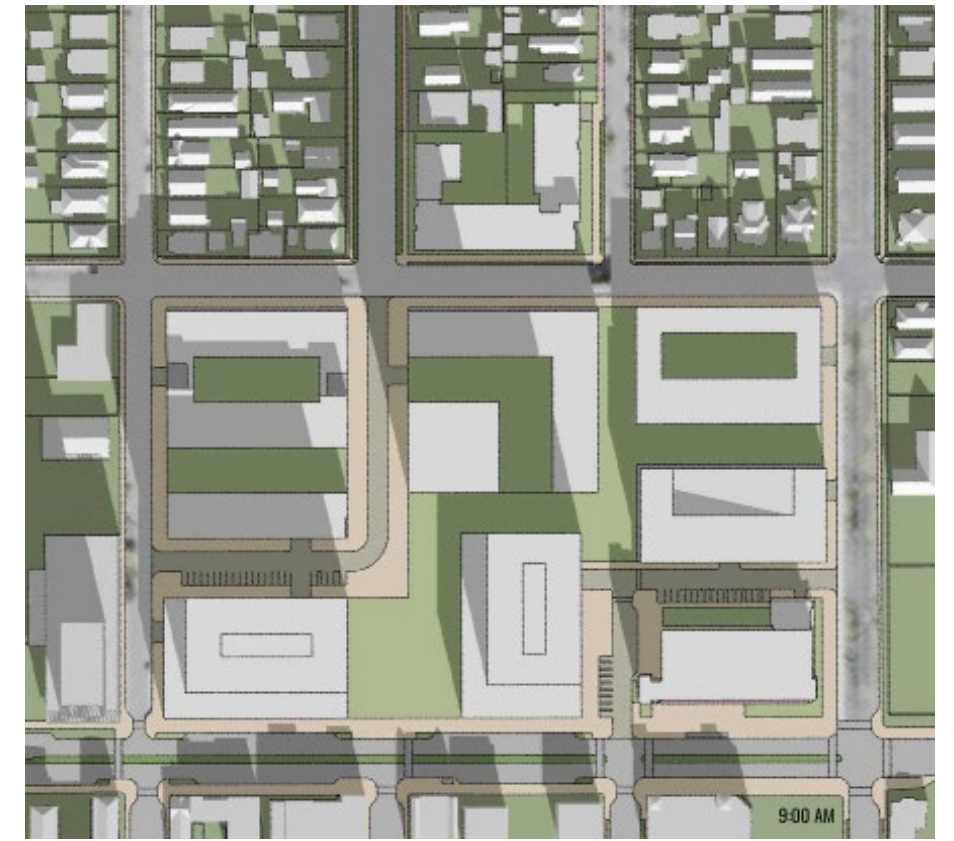
SUMMER SOLSTICE



EQUINOX



WINTER SOLSTICE



*\*Click on bottom of image to control animation*





# East Santa Clara Master Plan

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## Feedback Stations



Exercise

# Feedback Stations

The three feedback stations organized by themes will be facilitated by the design team. Please choose your preferred topic, and provide your questions and comments at the stations. We will rotate after every 15 minutes. Feedback will be summarized at each station and shared out to the group at 7:40pm.



## # 1 - Inviting

- Site Program
- Building Massing
- Retail



## #2 - Connected

- Circulation
- Open Space



## #3 - Adaptive

- Process
- Phasing



# THANK YOU FOR YOUR PARTICIPATION !

## NEXT STEPS

- ANALYZE COMMUNITY FEEDBACK
- REVIEW DRAFT MASTER PLAN
- BOARD MEETINGS - FEBRUARY 7 (HA) / FEBRUARY 12 (COSC)
- STAKEHOLDER MEETINGS
- COMMUNITY MEETING #4 - MARCH 2018 (TBD)