

COMMUNITY ENGAGEMENT MEETING #2

EAST SANTA CLARA MASTER PLAN SAN JOSE, CA

Gensler

HKIT

bionic

 HOUSING AUTHORITY
SANTA CLARA COUNTY



October 11, 2018

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 September
 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 - TBD Early December

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 February

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!

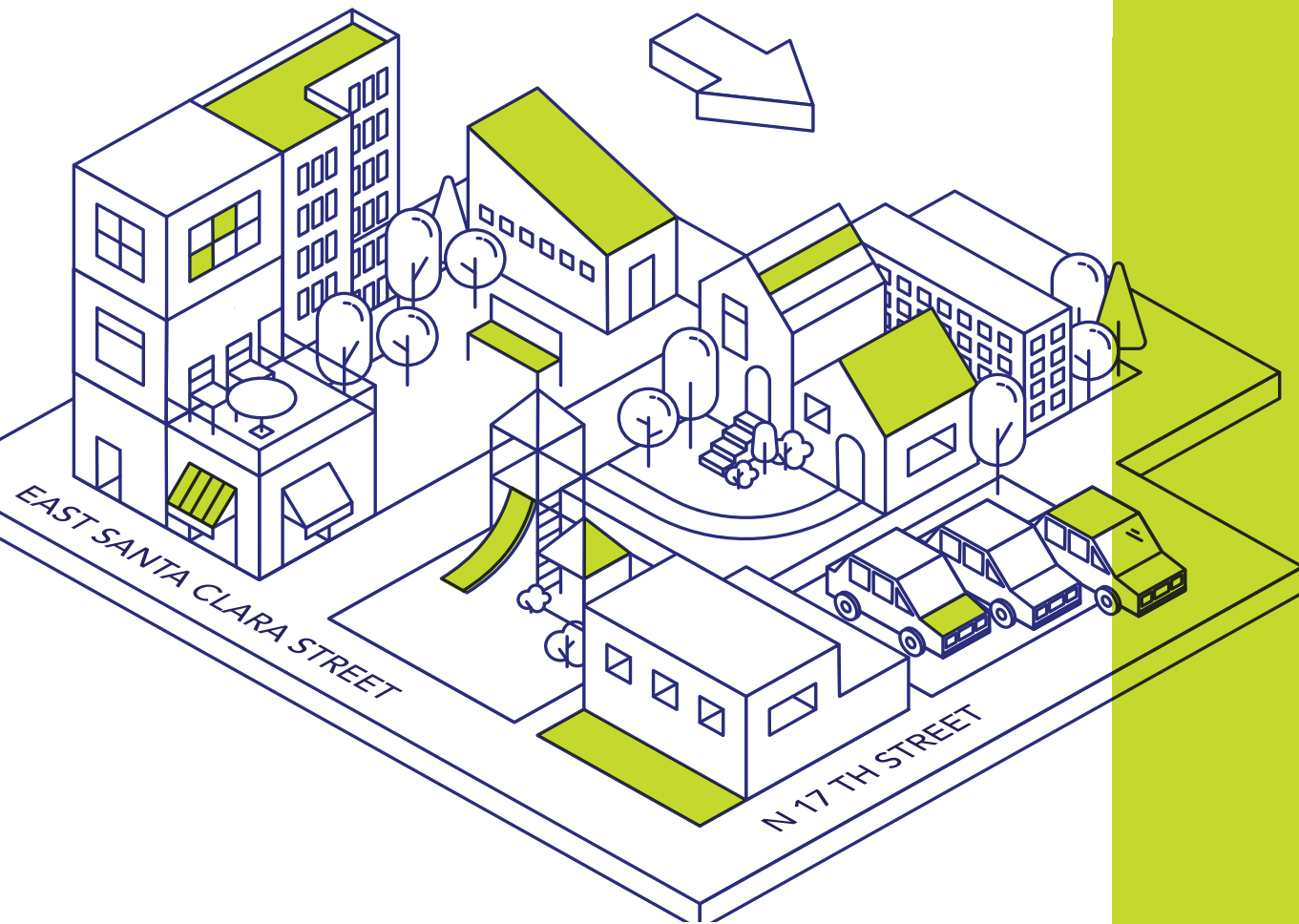
- Meeting #1 key takeaways
- Explore the site: priorities & challenges
- Present site plan alternatives
- Discuss your preferred options

Share Your Voice!

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

Hello Neighbor!

- Meeting #3 key takeaways
- Reveal the final master plan
- Provide your feedback
- Envision your future



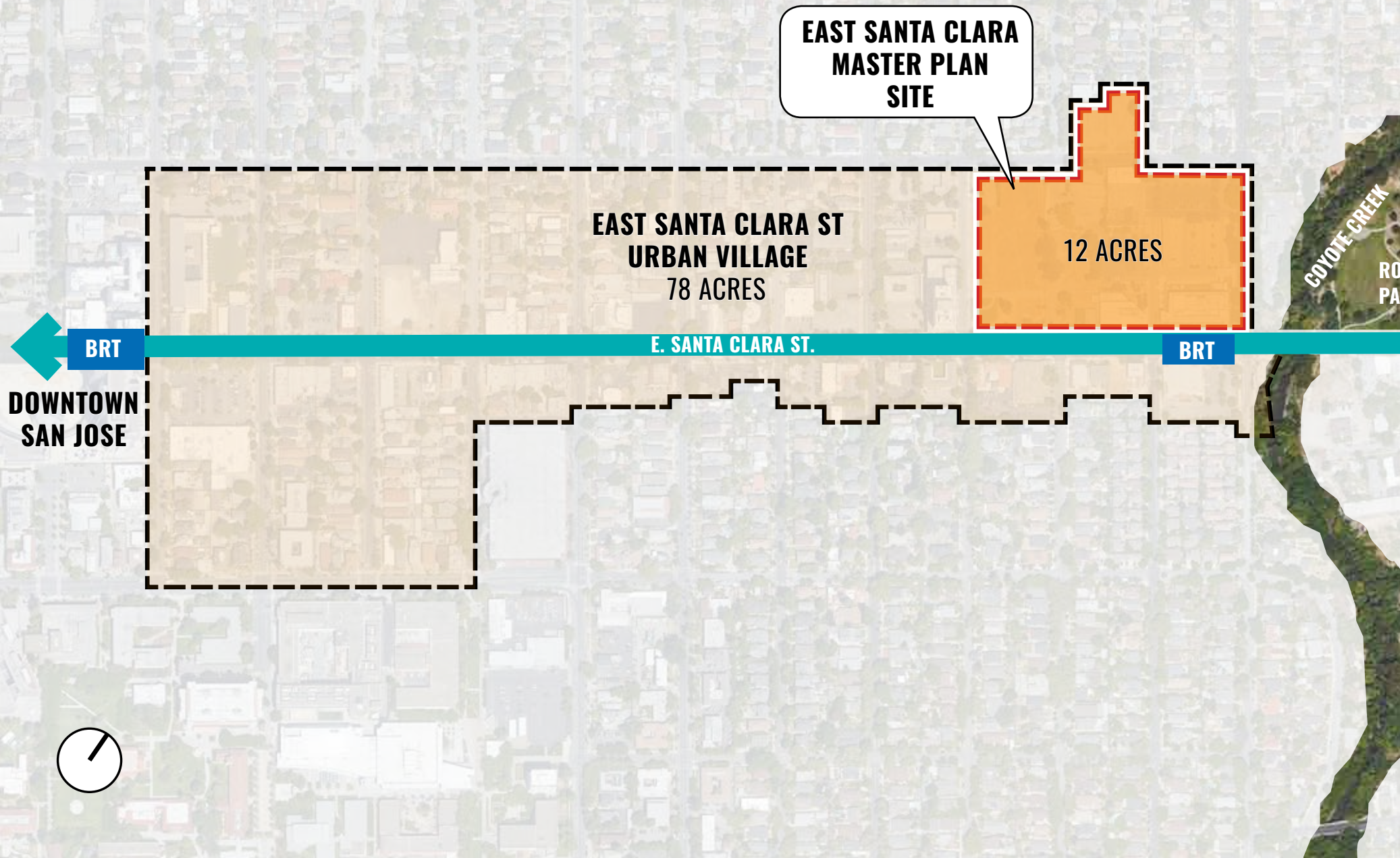
October 11
6:00 pm - 8:00 pm

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

Agenda

- | | |
|----------------|-----------------------------------|
| 6:00 pm | Sign In + Walk-In Activity |
| 6:20 pm | Presentation |
| 7:00 pm | Visioning Exercise |
| 7:45 pm | Share Out |
| 8:00 pm | End |

Urban Village Plan + East Santa Clara Master Plan



URBAN VILLAGE PLAN

1. Will be 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. **October 2018** expected issue date

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



SCCHA Property

SCCHA

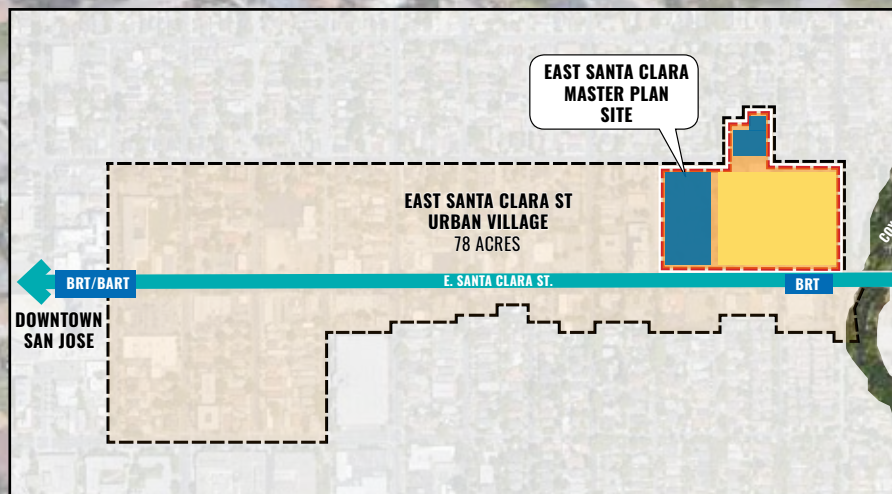
Bldg 800

Mediplex

COUNTY Property

Valley Downtown Health Center

E. SANTA CLARA ST.



	SCCHA PROPERTY:	5 acres
	COUNTY PROPERTY:	7 acres
	TOTAL:	12 acres



Affordable Housing FAQ

AMI + Affordability

AMI stands for Area Median Income

Santa Clara County = \$125,200

Income Limits and Affordability

- 30% AMI – Extremely Low Income
In SCC -\$39,900
- 50% AMI – Very Low Income
In SCC -\$66,500
- 80% AMI – Low Income
In SCC -\$94,450

*All data based off a household size of 4 individuals.

The Team

Gensler

MASTER PLANNER / COMMERCIAL ARCHITECT



RESIDENTIAL ARCHITECT

bionic

LANDSCAPE ARCHITECT

EMILY WEINSTEIN

COMMUNITY ENGAGEMENT

FEHR  PEERS

TRANSPORTATION CONSULTANT



PARKING CONSULTANT

kpff

CIVIL ENGINEER

ARUP

ENERGY / MEP ENGINEER

Who's in the room



**GRAY
DOUGHERTY**
Gensler



**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

A photograph of a community meeting in progress. The room is filled with people seated at round tables, some eating and talking. In the background, a large screen displays the text "COMMUNITY ENGAGEMENT MEETING #1" and "EAST RAINIA CLIMATE JUSTICE PLAN". The image has a teal and yellow color overlay.

Community Meeting #1

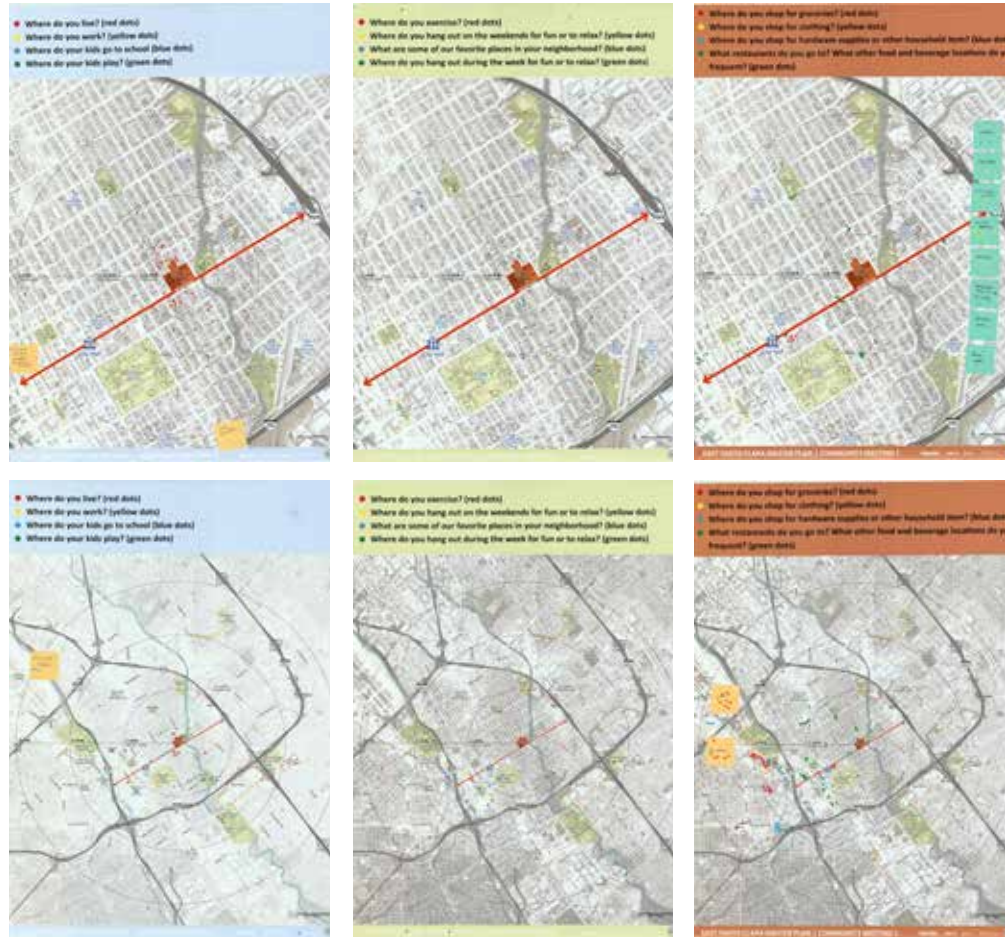
Key Takeaways

Community Meeting #1

Meeting Activity



Community Meeting #1 Dot Exercise



Journey Map Activity



Community Meeting #1

Some of your favorite things...

You Love Where You Live

- Location Accessibility
- Historic and diverse architecture
- Unique community feeling

Small Town in a Big City

- Long walks
- Pedestrian friendly
- Neighborly
- Small businesses
- Community events

Beautiful Place

- Landscape diversity
- Mature trees
- Access to parks and trails
- Natural environment
- William Street Park

“The House of Bagels is the epitome of a wonderful neighborhood spot” - Naglee Park resident

“Old homes, quality architecture in a quiet walkable neighborhood.” - JJNA resident

Community Meeting #1

Some of your challenges...

Inadequate Parking

- No parking permit in JJNA
- Concern over lack of parking in future

Homelessness

- Encampments
- Empty spaces = attractive nuisance
- Blight
- Lack of affordability

Future Traffic Patterns

- Increased traffic on the streets
- Speeding
- Not pedestrian friendly

Planning Fatigue

- History of numerous planning efforts
- Discontent with Urban Village process
- Lack of community voice

Community Meeting #1

Future Development: Both an Opportunity and a Concern...

Opportunities:

- Unique & beautiful gathering places
- Connect the neighborhoods
- Housing to address housing crisis
- Neighborhood serving retail
- Vitality & activity on ESC
- Elimination of blight

Concerns:

- Buildings won't respect the current architecture
- Too much density will change the small town feeling
- Height and setbacks will negatively impact surrounding single family homes
- Increased speeding and traffic (Want 15th St. to remain closed)
- Lack of maintenance, visibility and activity of open spaces

“A community where people of all income levels can afford to live” – JJNA resident

“A development that provides gathering spaces & connects us to Naglee Park rather than acting as a barrier.” – JJNA resident

Community Meeting #1

What does this mean?

Site Plan Priorities We Heard From the Community:

- ✓ Provide open spaces for gathering and activities with visibility
- ✓ Pedestrian and bicycle access through the site
- ✓ Housing for different affordability levels
- ✓ Active ground floor along East Santa Clara Street
- ✓ Consider architectural styles that complement the neighborhood
- ✓ Minimize vehicular traffic through the site
- ✓ Adequate parking for residents, employees and visitors



East Santa Clara Master Plan

Project Vision

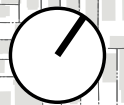
East Santa Clara Master Plan

Project Vision

Provided by Housing Authority + County of Santa Clara

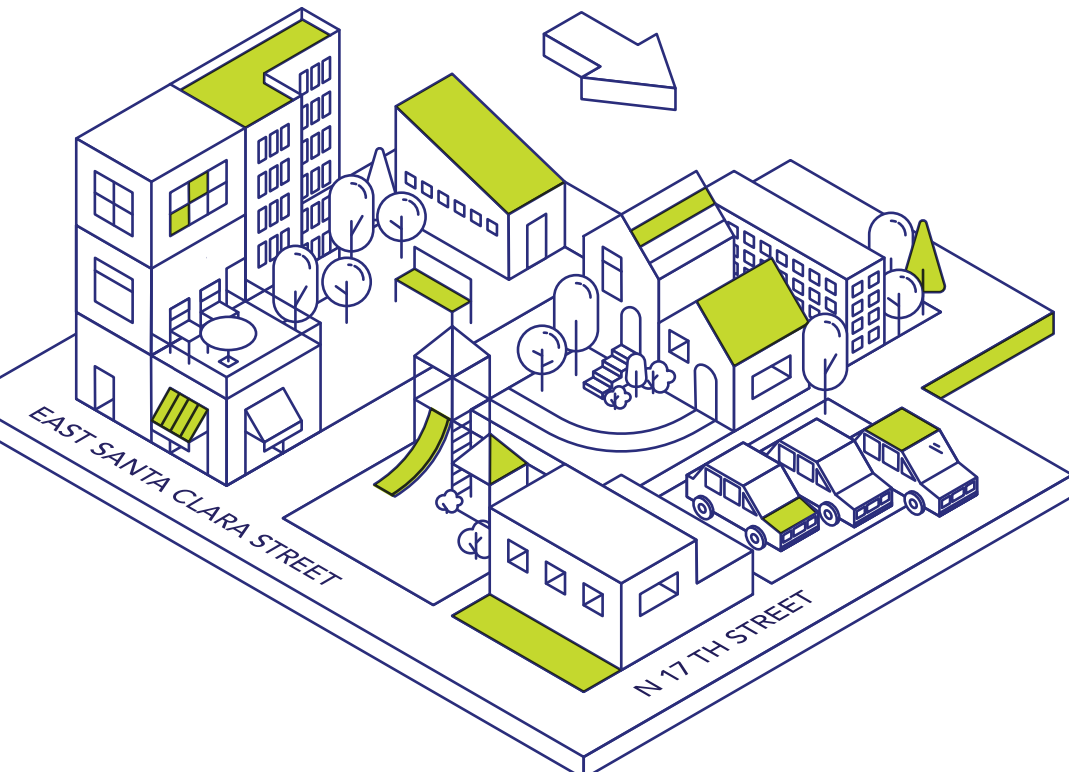


East Santa Clara St.



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 day-and-night **activities**.

East Santa Clara Master Plan Project Goals

Provided by Housing Authority + County of Santa Clara

Seek to maximize the amount of housing

Create relationship to the neighborhood context

Prioritize the pedestrian experience through active and usable spaces

Create a safe and inviting center for the community

Flexible design to meet future economic goals

Provide adequate parking for residents, employees, & visitors

All concepts balance housing and office program needs



East Santa Clara Master Plan

Program Components

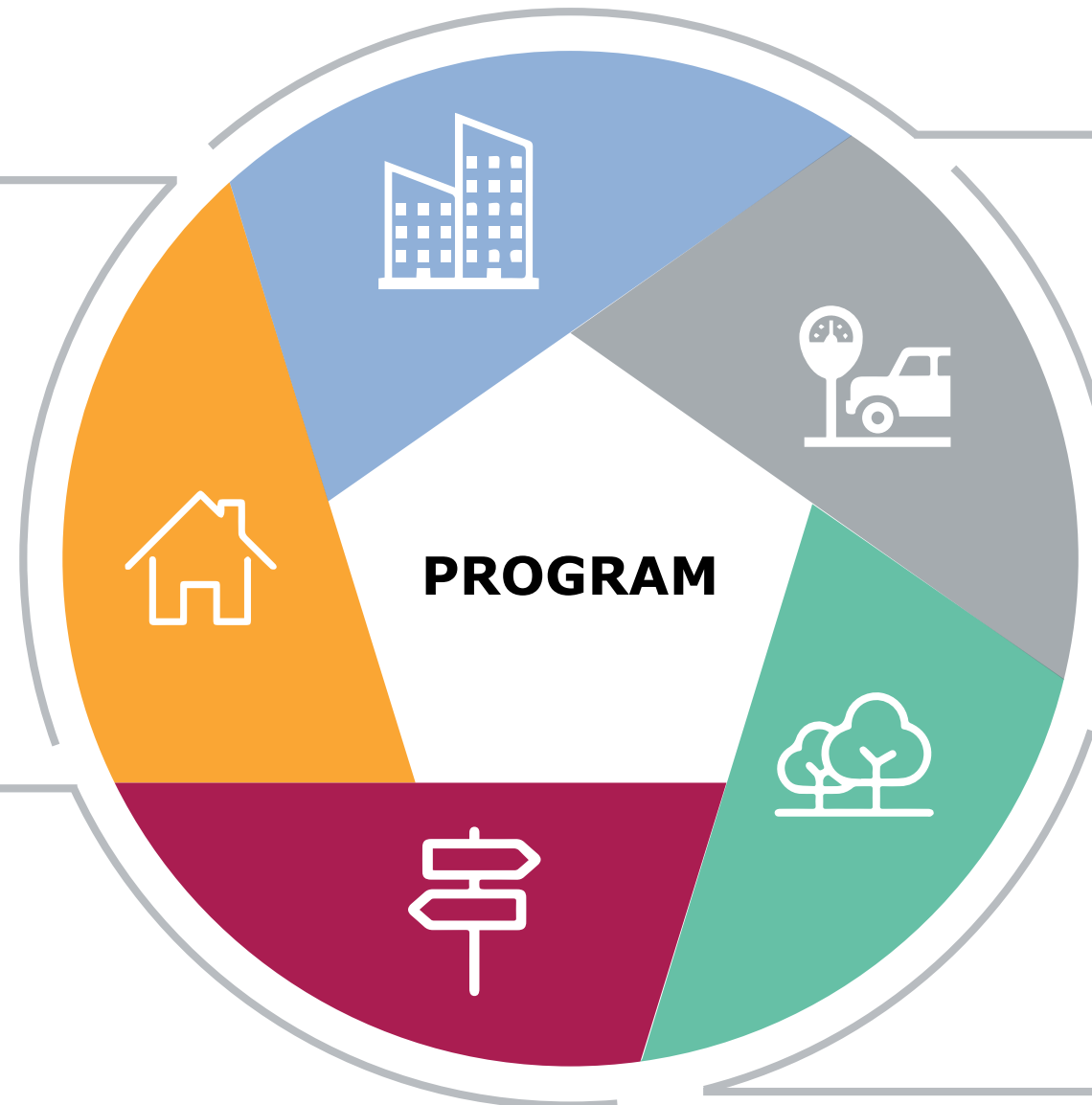
Provided by Housing Authority + County of Santa Clara

HOUSING

Phased Construction
Multi-Family Housing

MOBILITY NETWORK

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



OFFICE

Existing:	100,000 sf
Phase I:	180,000 sf
Phase II:	180,000 sf

PARKING

Office
Family Parking
Senior Parking
Valley Health
Mediplex

OPEN SPACE

Family and Community Gathering Space

The background image shows a modern, multi-story building with a glass facade and a courtyard area. In the foreground, there is a large, circular fountain with water spraying upwards. The scene is set in a lush, green environment with many trees. The overall tone is bright and airy, with a soft focus on the building and courtyard.

Explore the Site

Priorities & Challenges

East Santa Clara Existing Buildings

BUILDING 800



**EAST SANTA CLARA
SITE**



Roosevelt
Park

MEDIPLEX



VALLEY HEALTH CENTER



San Jose State
University

E ST. JAMES ST.

E ST. JOHN ST.

E SANTA CLARA ST.

N 15TH ST.

N 16TH ST.

N 14TH ST.

N 15TH ST.

N 16TH ST.

N 17TH ST.

E SAN FERNANDO ST.

E SAN FERNANDO ST.

E. SAN CARLOS ST.

N 24TH ST.

N 25TH ST.

E SANTA CLARA ST.

East Santa Clara Neighborhoods



HORACE MANN

N 13TH ST.



JULIAN SAINT JAMES

E JULIAN ST.

San Jose
Community
Middle and High
Schools

ROOSEVELT PARK



**EAST SANTA CLARA
SITE**

E SANTA CLARA ST.

**NORTH
CAMPUS**

N 11TH ST.



NAGLEE PARK

COYOTE CREEK

OLINDER



N 24TH ST.

**EAST
CAMPUS**

San Jose State
University

E SAN FERNANDO ST.



East Santa Clara Street Connections

N 14TH ST.



E ST. JAMES ST.

E ST. JOHN ST.

EAST SANTA CLARA SITE

E. SAINT JOHN ST.



Roosevelt Park

N 15TH ST.



E. SAN CARLOS ST.

E SAN FERNANDO ST.

URBAN VILLAGE PLAN PROPOSED E. SANTA CLARA ST.



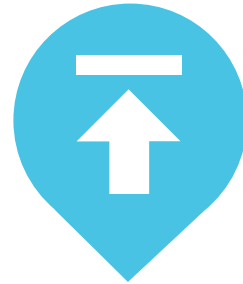
San Jose State University



East Santa Clara Priorities + Challenges



Land Use



Height Limit



Housing



Office



Open Space



Parking



Circulation



**Ground Floor
Activation**

East Santa Clara Land Use

Provided by the Urban Village Plan



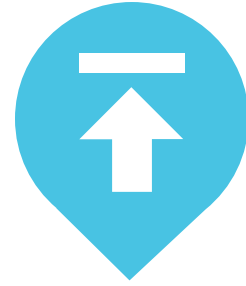
Priorities

- Create a safe and inviting center for the community
- Sensitive architecture styles and heights
- Connect the neighborhoods
- Provides opportunities for a vibrant and complementary neighborhood



East Santa Clara Height Limit

Provided by the Urban Village Plan

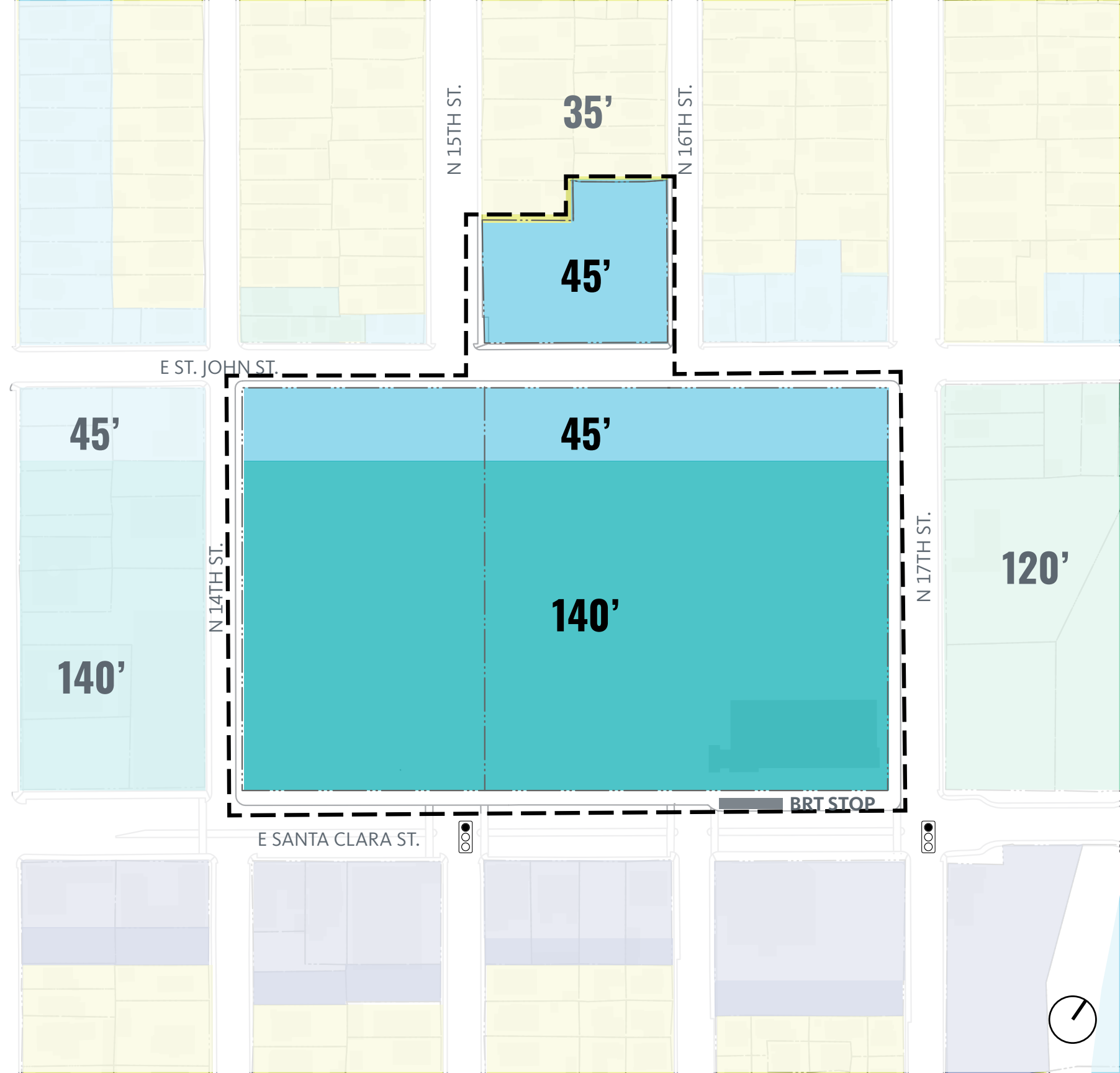


Priorities

- Stepped down heights
- Concentrate density towards East Santa Clara Street

Challenges

- The need to meet the housing program and units provided by the County and Housing Authority
- Flexible design to meet future economic goals



East Santa Clara Housing

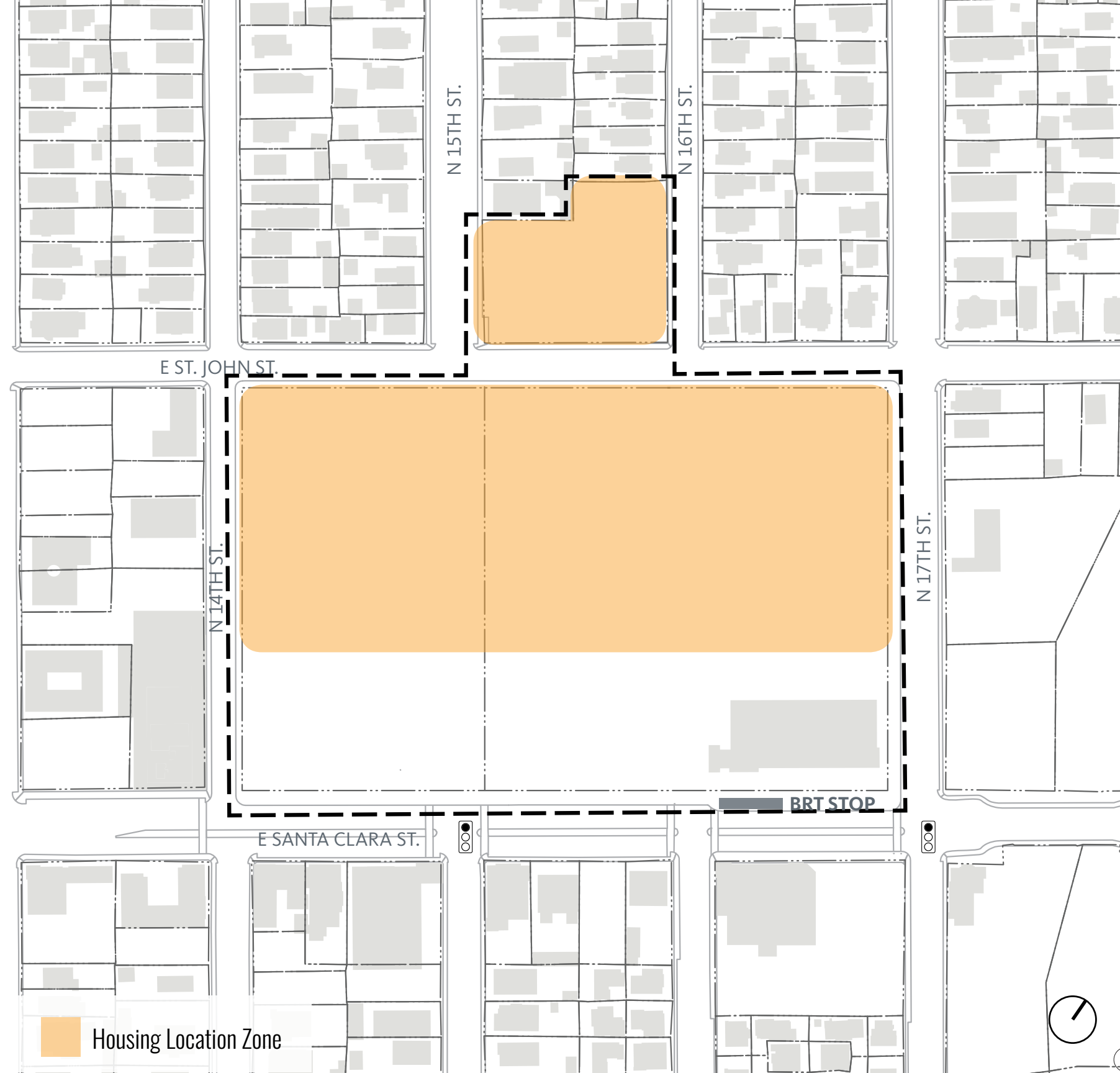


Priorities

- Maximize the number of new high-quality homes
- Integrate into the surrounding neighborhood

Challenge

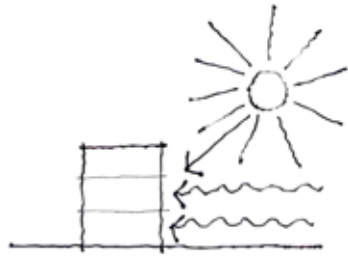
- Provide the number of affordable housing units required to meet demands



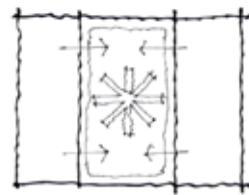
East Santa Clara Housing



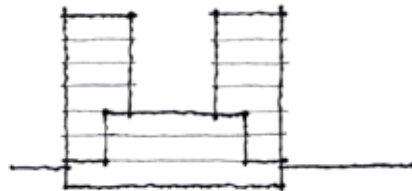
- Provide plentiful light and air



- Design well-protected outdoor spaces



- Provide efficient parking

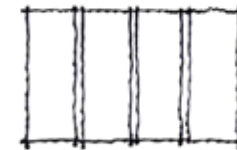


- Design for Sustainability



Principles of Housing Design

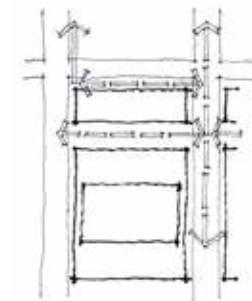
- Be cost-effective



- Step down from new buildings to existing houses



- Connect to the neighborhood



- Activate the street level

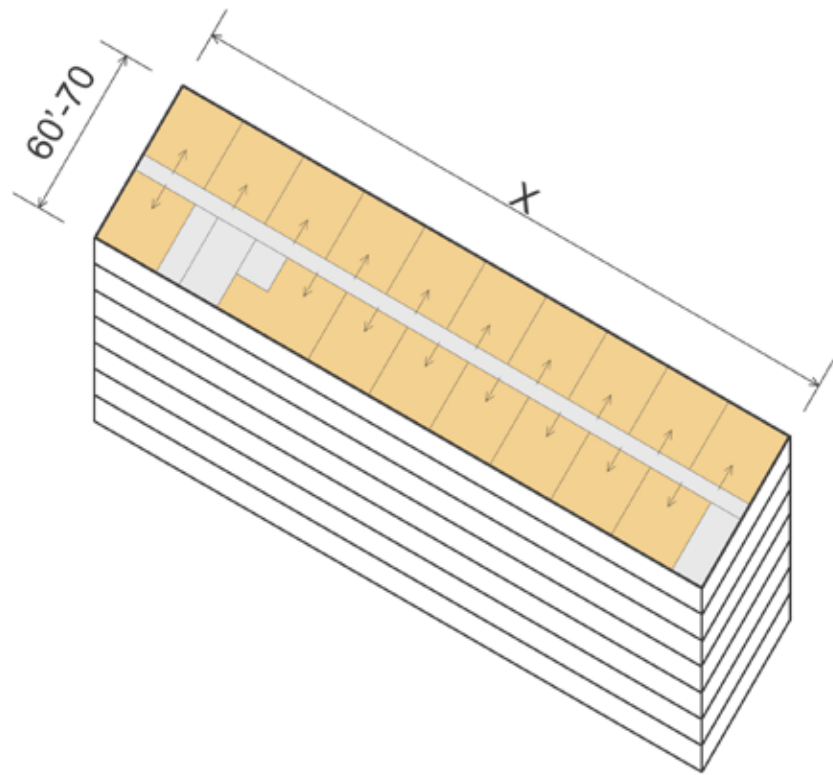


East Santa Clara Housing



Double-Loaded Corridor “Slab” Building

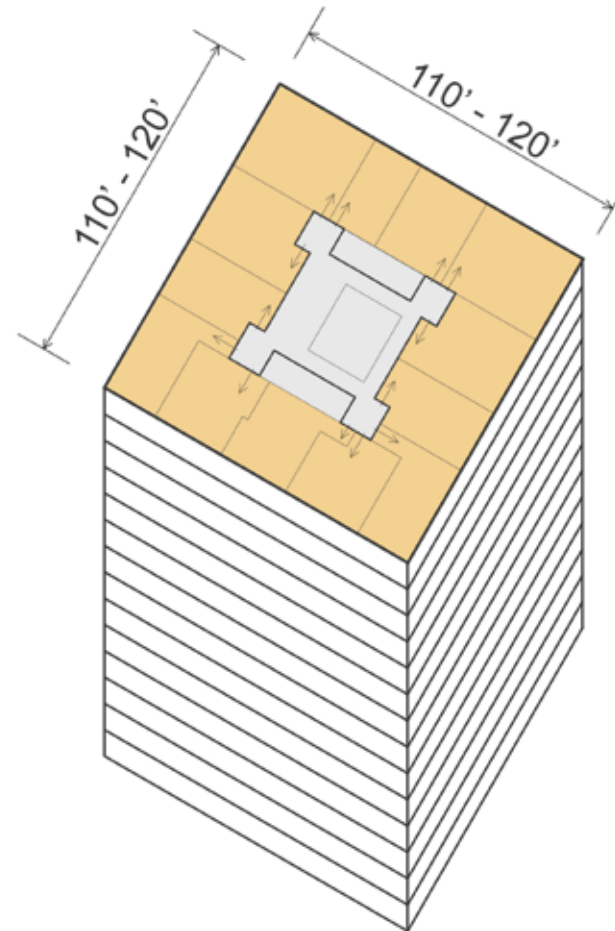
- Units on both sides of a corridor
- Common building width of 60'-70'
- Length is determined by the site
- Height determined by construction and zoning



Housing Building Types

Point Tower

- Units wrap around a central core area containing elevators, stairs and utility spaces
- Common dimension approximately 110'-120' square
- Height determined by construction and zoning



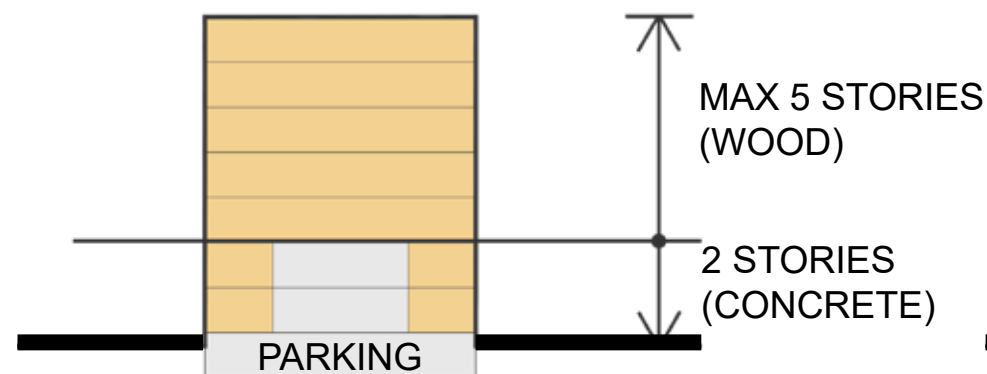
East Santa Clara Housing



Common Housing Heights

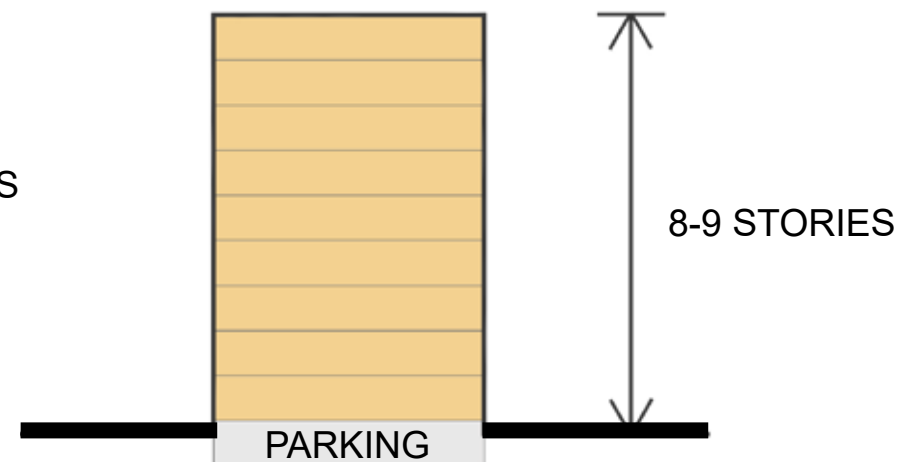
Low-Rise Construction

- Maximum six to seven total stories
- Often built to maximum of four to five stories
- Usually wood-frame construction
- Four to five stories of wood over two stories of concrete
- Least expensive construction type



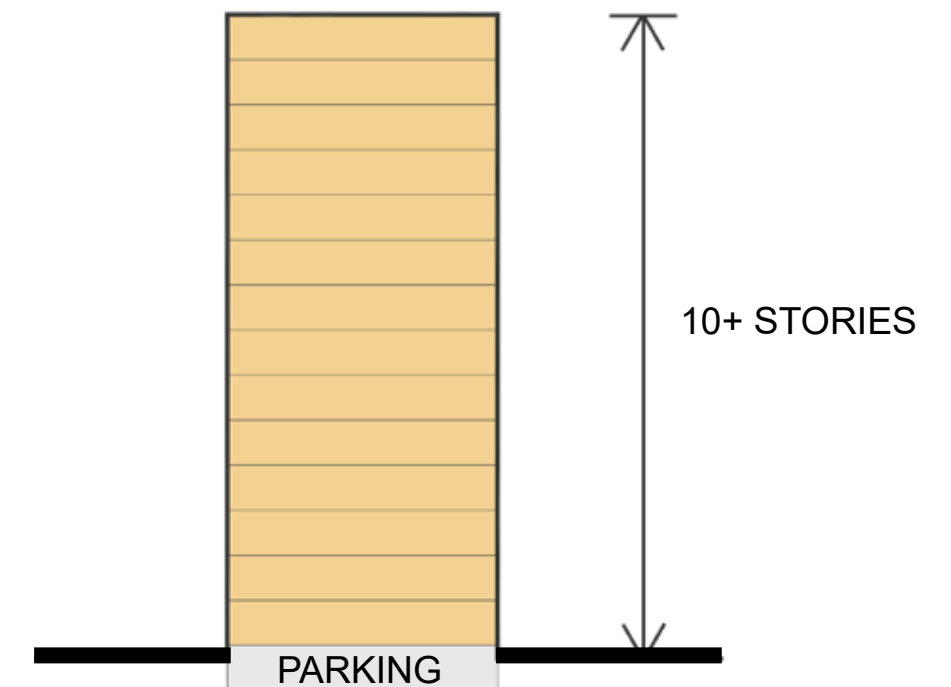
Mid-Rise Construction

- Maximum height of eight to nine stories
- Usually built in concrete
- Commonly used for senior affordable and market-rate buildings



High-Rise Construction

- Unlimited height
- Most expensive construction
- Usually used only for market-rate housing



East Santa Clara Office

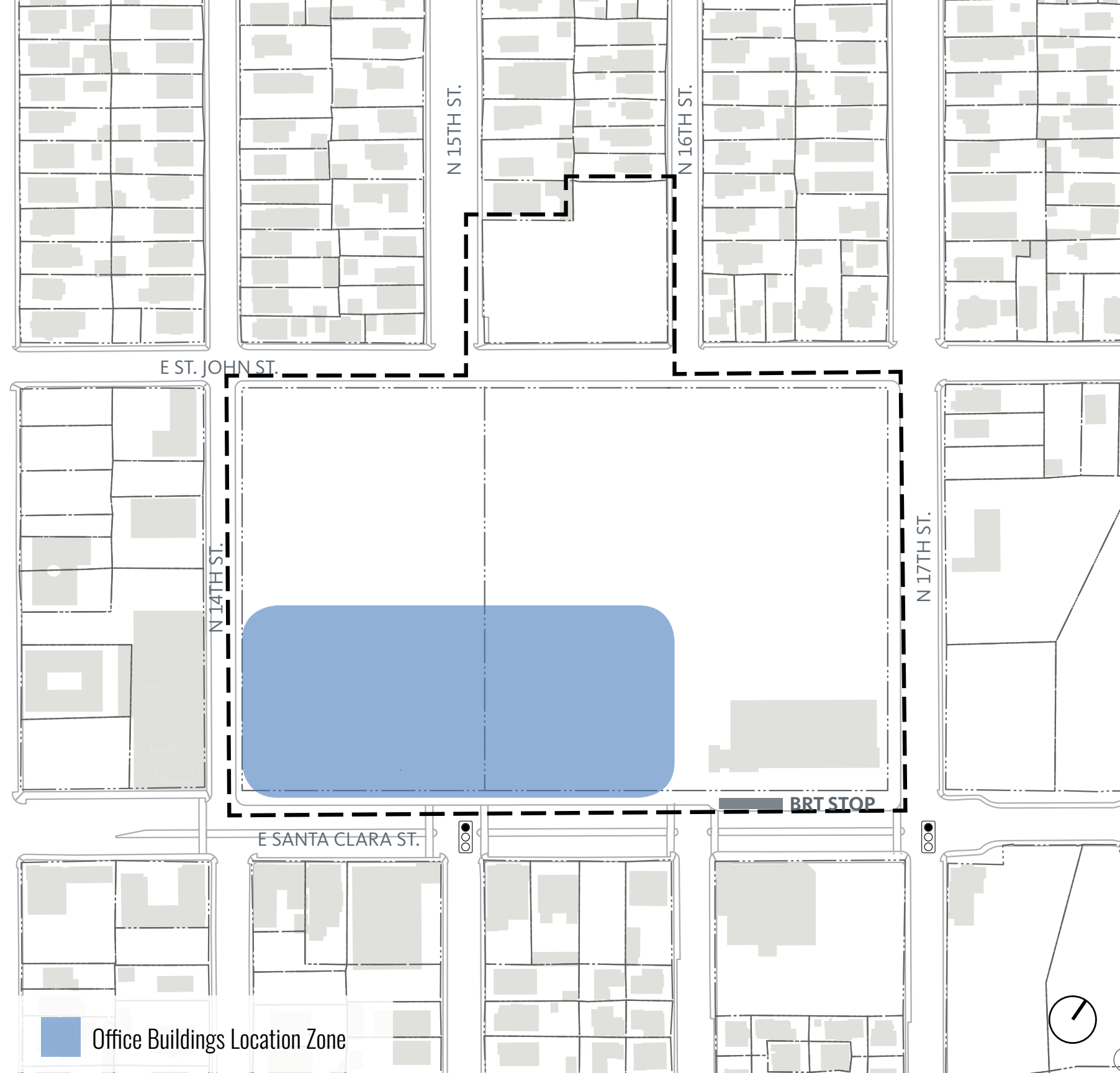


Priorities

- Flexible + efficient buildings that foster employee wellness
- Create a welcoming and accessible environment for public service
- Follow best practices for office space design

Challenges

- Balancing parking and ride share needs.
- Ability to provide effective ground floor activation

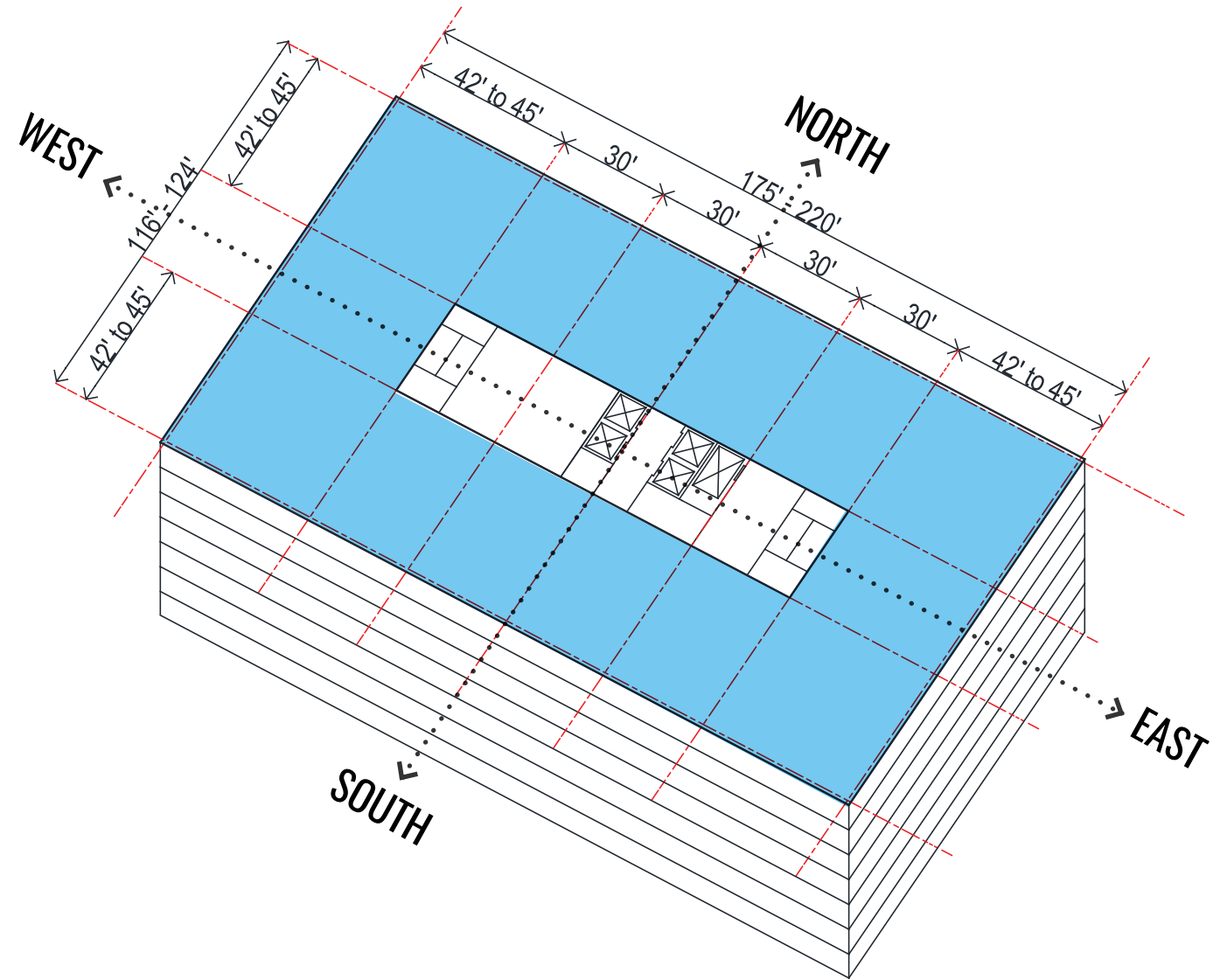


East Santa Clara Office



Design Considerations

- Rectangular floor plate 22,000 to 26,000sf (very flexible & economical)
- Central core
- Core-to-glass dimension max 45' for daylighting
- Structural bay 30' (most efficient over parking podium)
- Column-free interior spaces for flexibility
- Solar orientation (East-West orientation being most energy efficient)

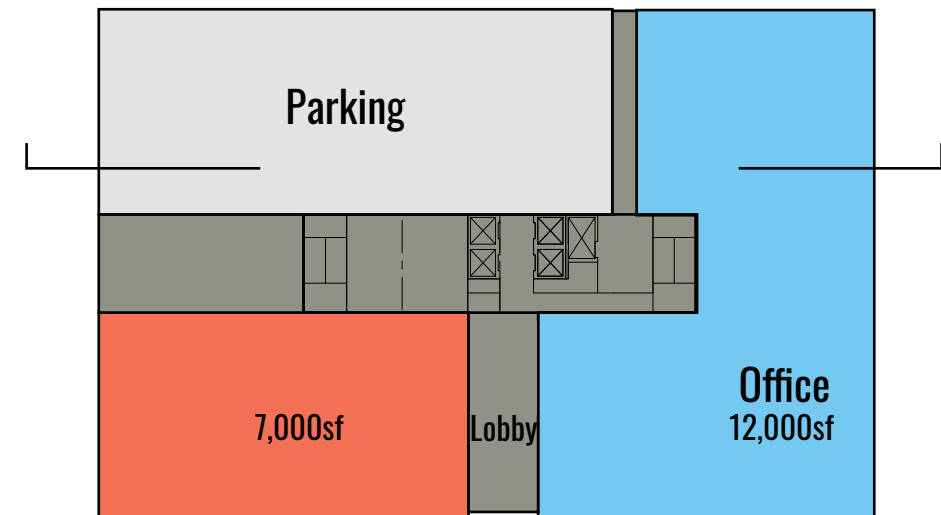
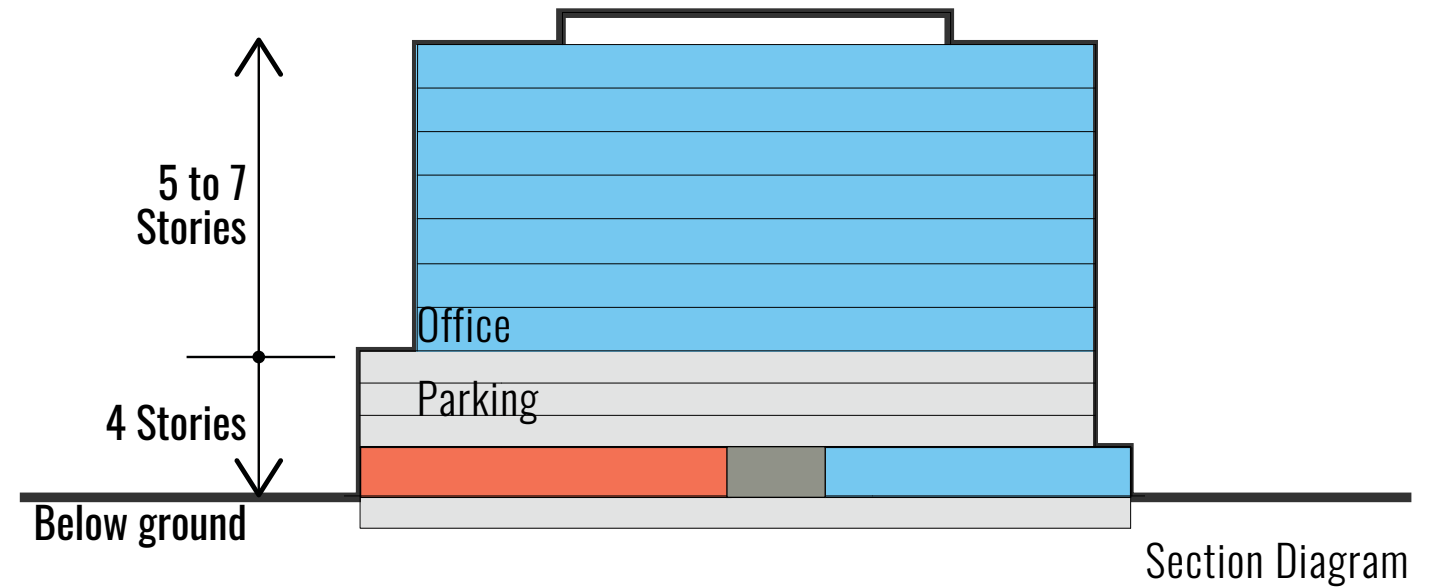


East Santa Clara Office



Design Considerations

- Five to seven stories of office space
- Four stories of podium with parking and office spaces
- Concrete or steel construction
- 13'-6 to 14' Floor-to-floor height at offices
- 15' to 16' Floor-to-floor height at ground floor
- 10' Floor-to-floor height at parking



Ground Floor Diagram

East Santa Clara Open Space

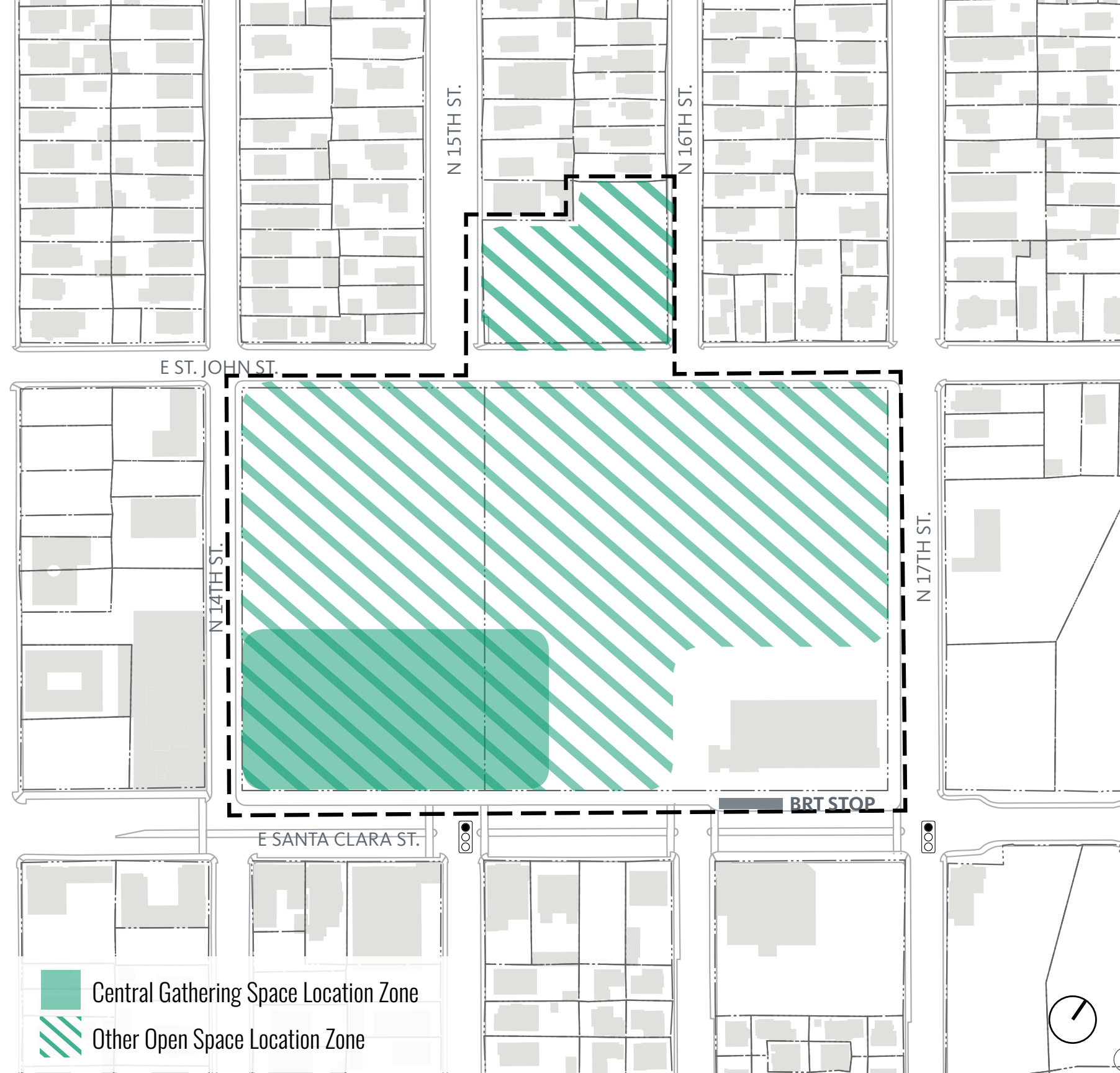


Priorities

- An open space network that responds to a variety of needs
- Connect the community to transit
- Provide open space and amenities for the surrounding neighborhood

Challenges

- Governance / Maintenance
- Provide the right amount of open space



East Santa Clara Open Space



ACTIVE



SAFE



GREEN



CLEAN



East Santa Clara Parking

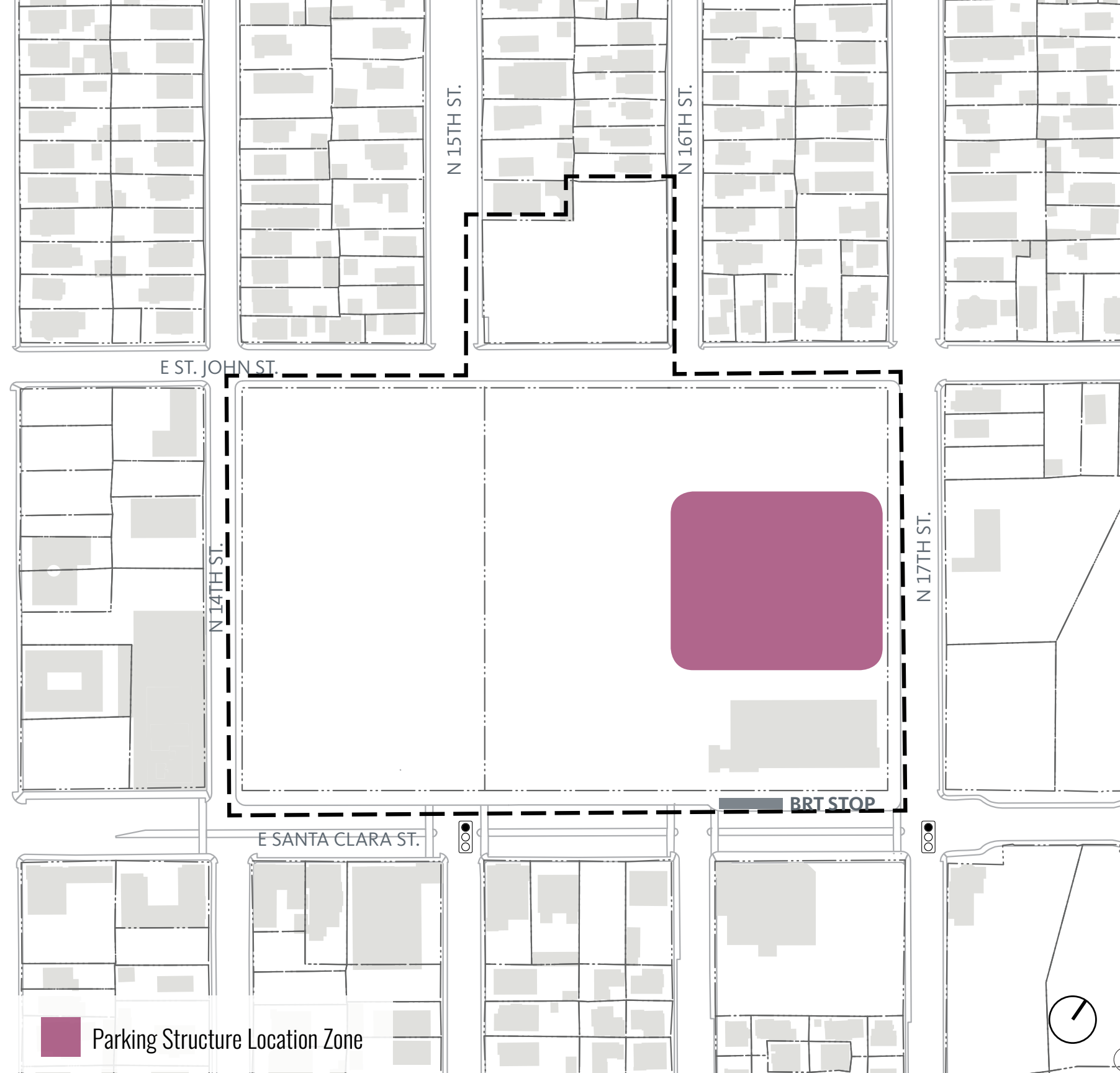


Priorities

- Provide adequate parking for employees and visitors, as well as Valley Health Center and Mediplex in order to minimize any parking in the surrounding neighborhoods

Challenges

- Height and size of parking structure
- Parking access

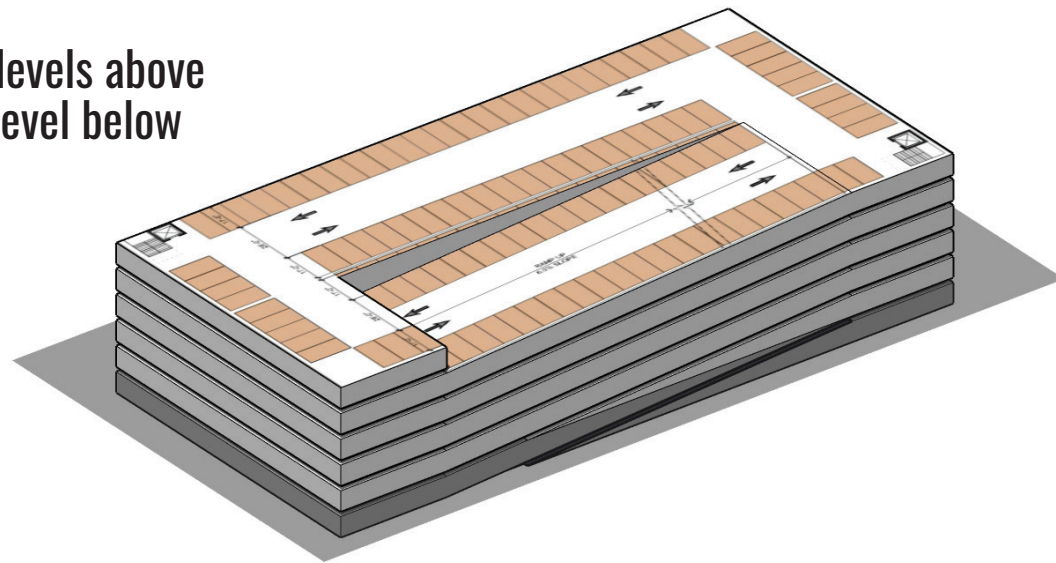


East Santa Clara Parking



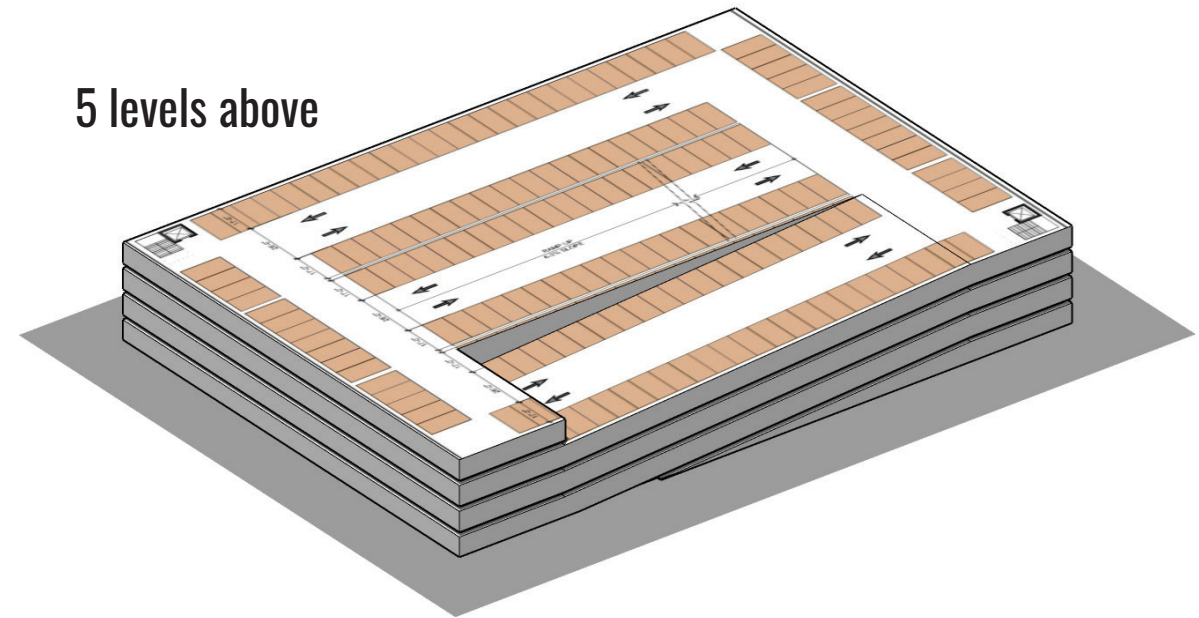
1. **Housing parking** is **self-contained** within each project
2. Approx. **650 spaces** required for the **parking structure**

6 levels above
1 level below



2-Bay Parking Structure (678 spaces in total)

5 levels above



3-Bay Parking Structure (724 spaces in total)

or

East Santa Clara Circulation

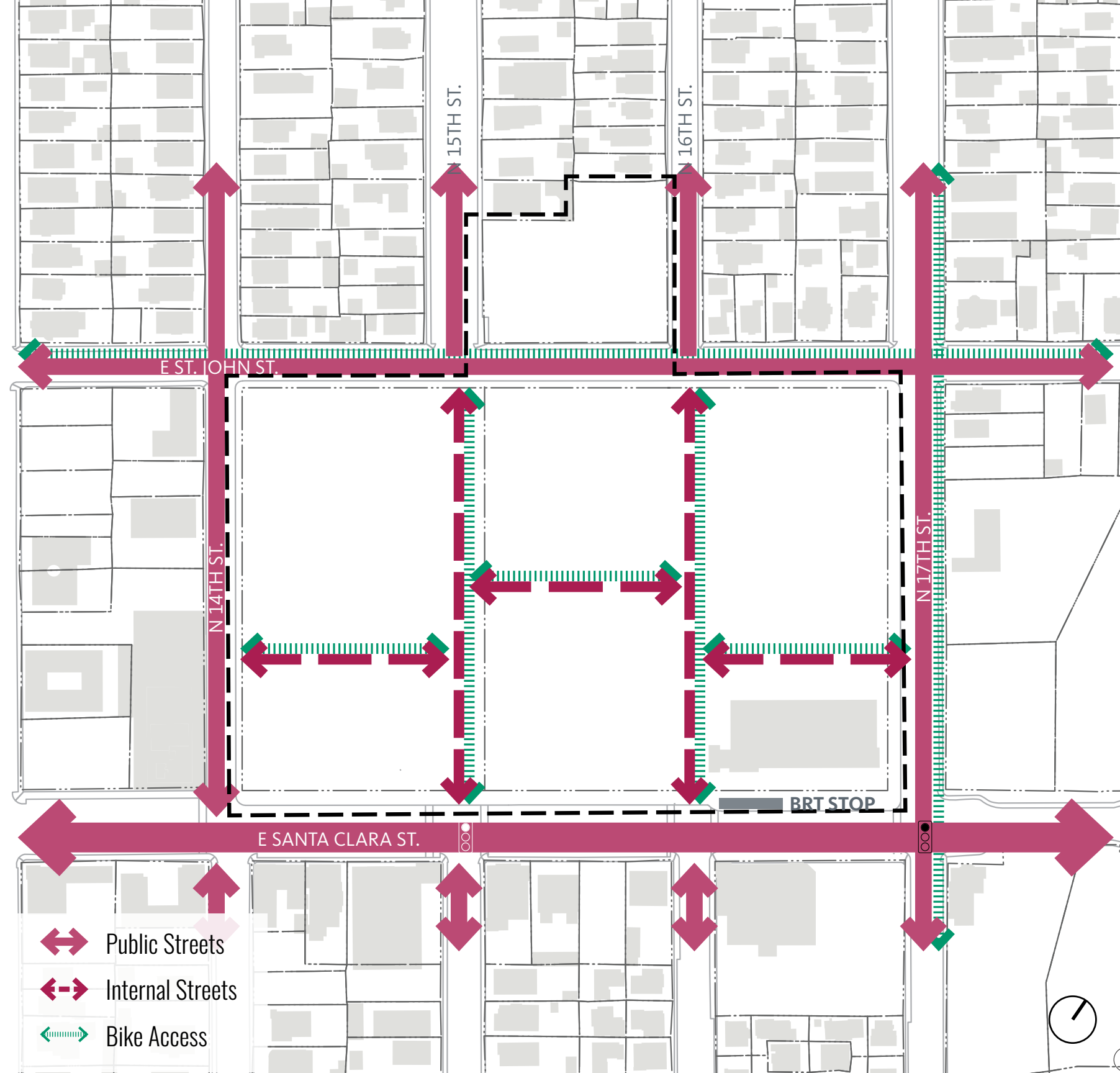


Priorities

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

Challenges

- Pick-up / Drop-off and Access to parking required on internal streets



East Santa Clara Circulation



1. Provide **ample pedestrian and bicycle access** to and through the site, including from the neighborhood to the north to the BRT station on Santa Clara Street at 17th Street.
2. Provide pedestrian facilities from the BRT station to building entrances.
3. **Minimize vehicle traffic** traveling through the site.
4. Separate housing-generated traffic from office-generated traffic.



East Santa Clara Ground Floor Activation

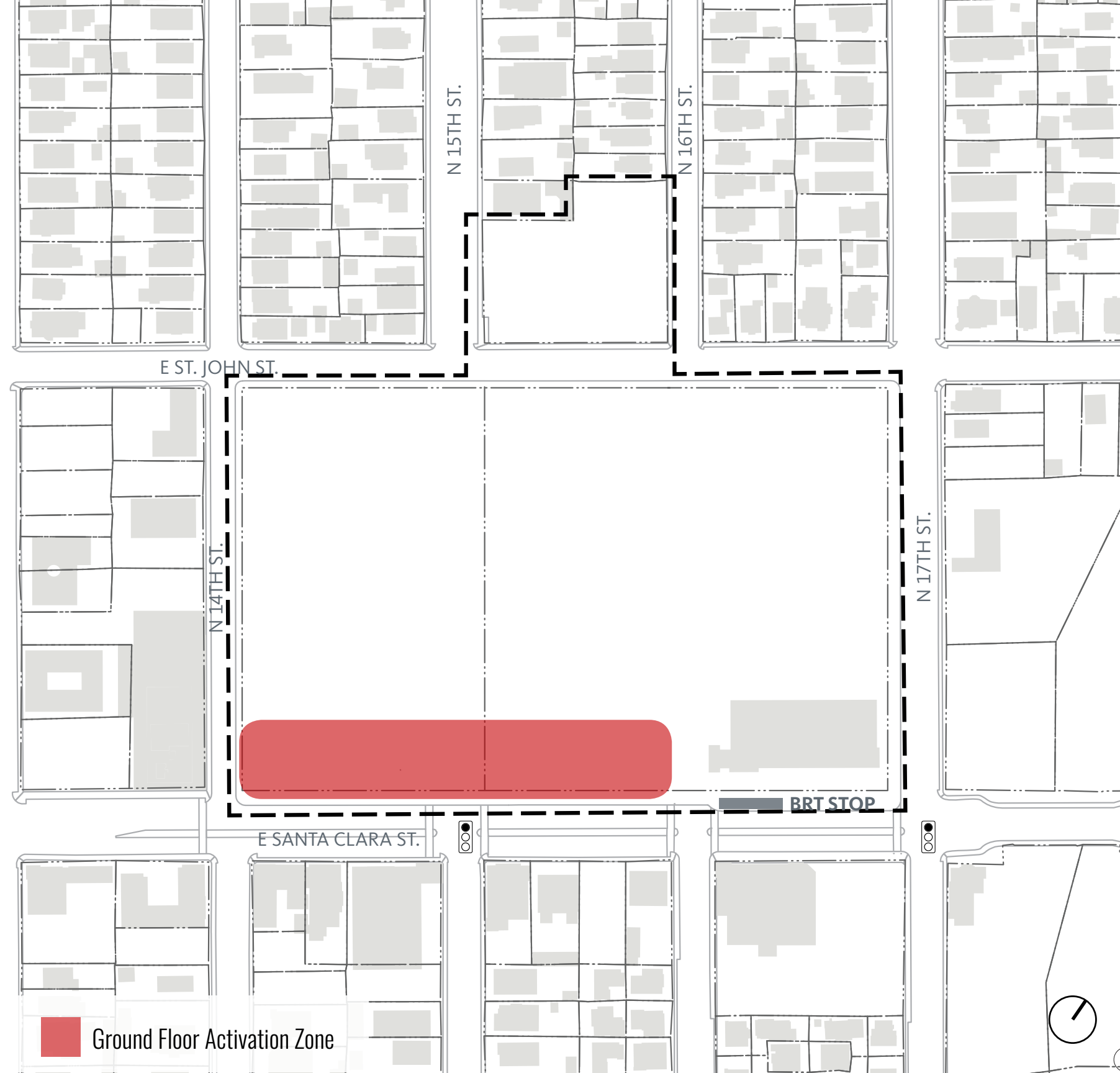


Priorities

- Provide some ground floor uses that address the pedestrian environment

Challenges

- The mission of the Housing Authority and County is to maximize potential housing and providing accessible environments for public service
- Limited space available for retail



East Santa Clara Ground Floor Activation



1. Ground floor commercial space **fronting the street.**
2. Transparent ground floor spaces with **indoor uses visible from the street.**
3. Active Paseo to support ground floor commercial activities, and include **small areas for gathering** in addition to providing bicycle and pedestrian connectivity.





35 FT 35 FT 45 FT 45 FT 45 FT 65 FT 85 FT 85 FT 45 FT 65 FT 50 FT

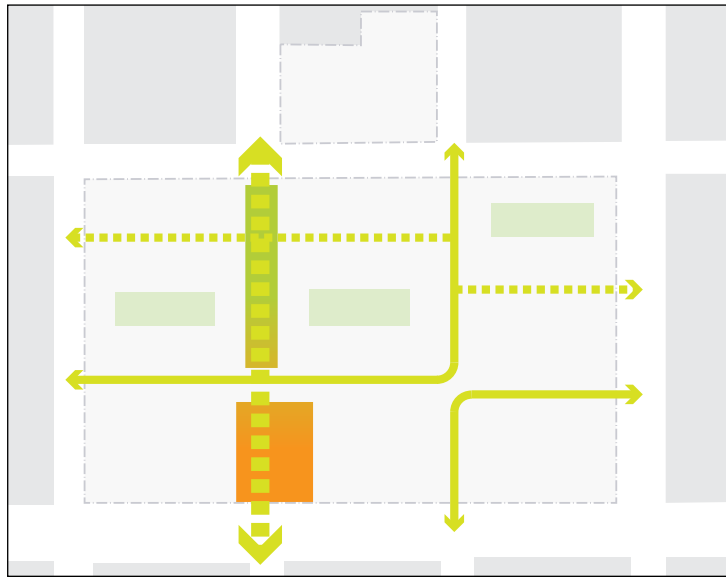
East Santa Clara Master Plan

Site Plan Alternatives

East Santa Clara Master Plan

Site Options

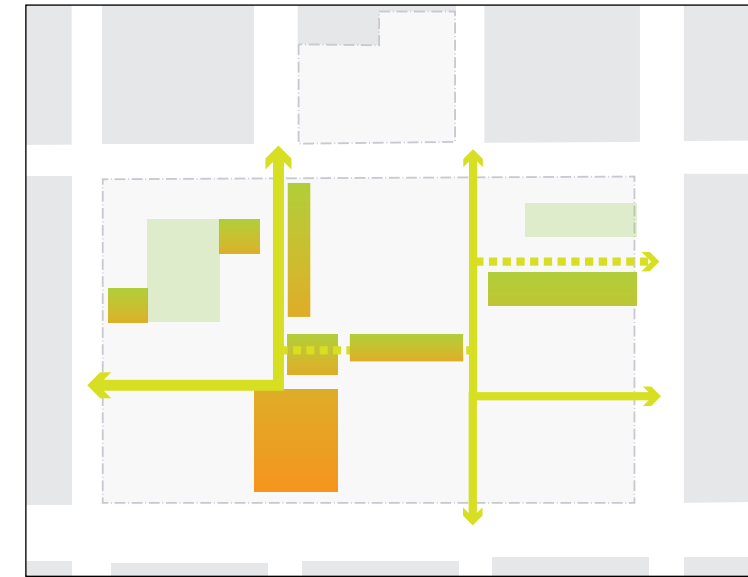
1. Paseo to Plaza



2. Meandering Park











3. Pocket Parks



Site Option 1

Paseo to Plaza

	Housing	550 - 600 du
	Office	324,000 sf

-  Office
-  Housing
-  Parking
-  Existing Building
-  Programed Open Space
-  Open Space Above Parking Podium



Site Option 1 Paseo to Plaza



Greenway



Low-rise buildings along E St. John St



Paseo



Community Gathering











Ground floor activation



Mid-density housing

Site Option 2 Meandering Park

 Housing	550 - 600 du
 Office	324,000 sf

-  Office
-  Housing
-  Parking
-  Existing Building
-  Programed Open Space
-  Open Space Above Parking Podium



Site Option 2 Meandering Park



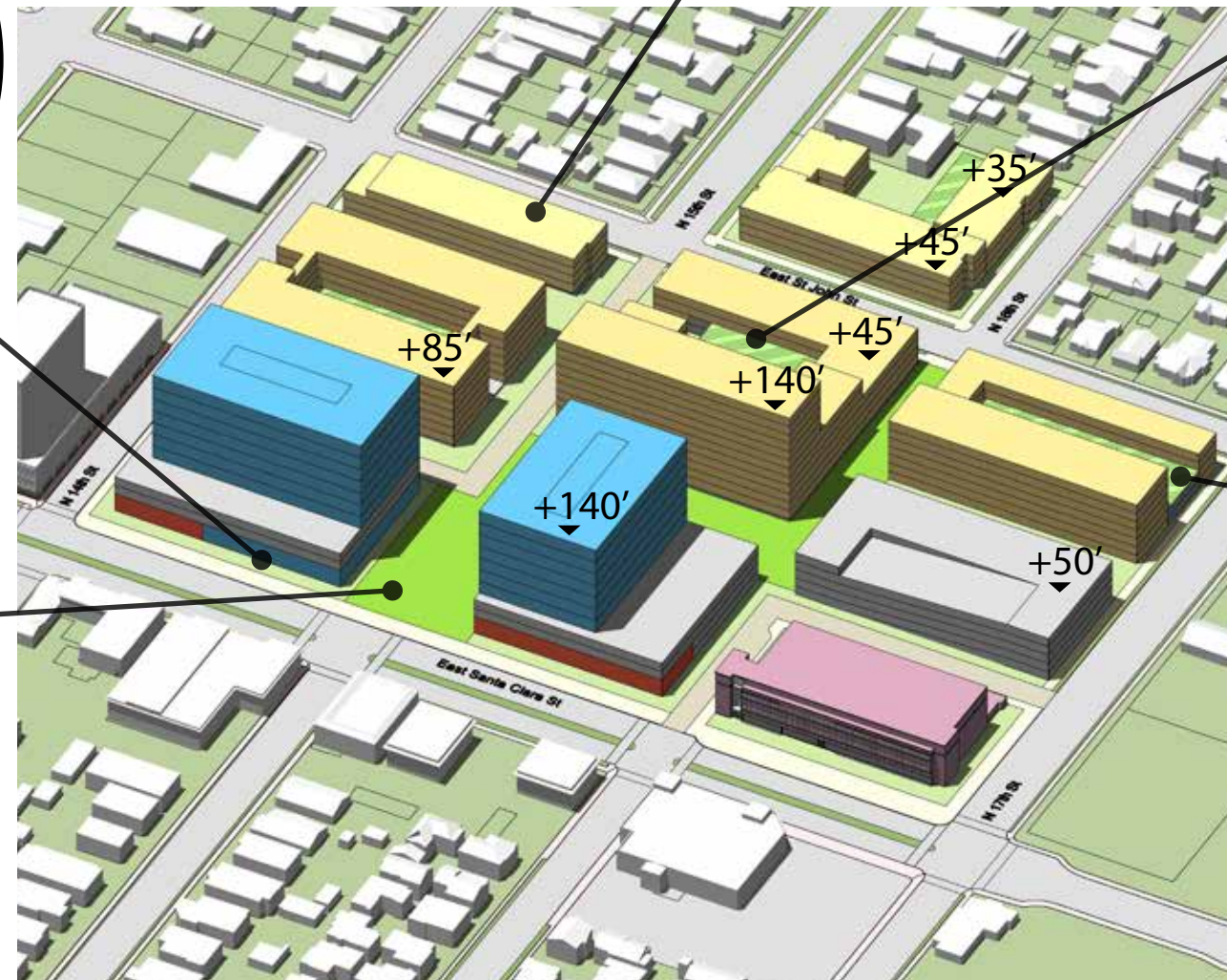
Low-rise buildings along E St. John St



Square courtyard



Ground floor activation











Linear Courtyard



Community Gathering

Site Option 3 Pocket Parks

	Housing	550 - 600 du
	Office	324,000 sf

-  Office
-  Housing
-  Parking
-  Existing Building
-  Programed Open Space
-  Open Space Above Parking Podium



Site Option 3 Pocket Parks



Wide courtyard



Market-rate housing (high-rise)



Paseos

Seating in courtyard



Ground floor activation



Community Gathering



A variety of open space



East Santa Clara Master Plan

Community Exercise

Community Meeting #2

Visioning Exercise

Community Meeting #2

Help us design the master plan!

Write your **comments** for the East Santa Clara Master Plan options.

1. Paseo to Plaza



Stick your post-it comments for Option 1 here

2. Meandering Park



Stick your post-it comments for Option 2 here

3. Pocket Parks



Stick your post-it comments for Option 3 here



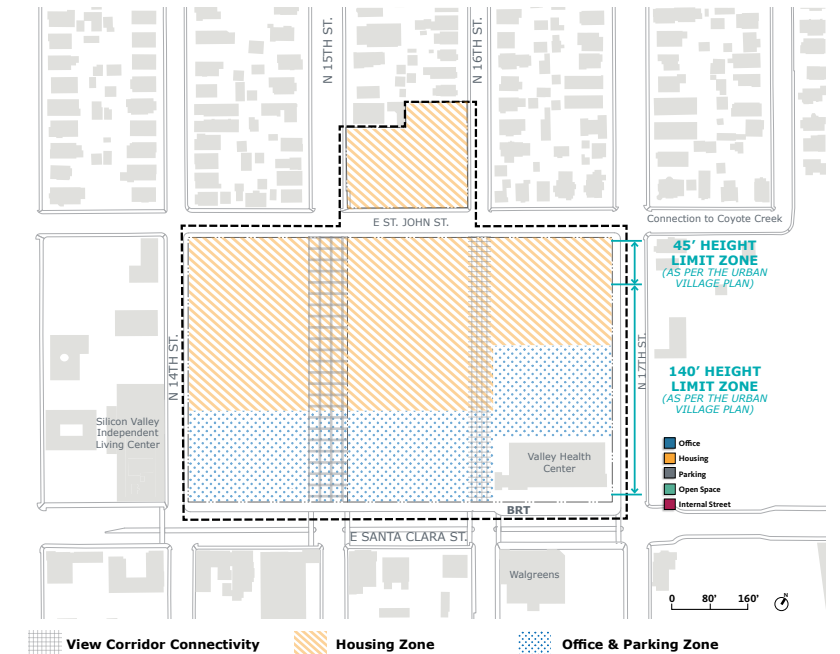
Community Meeting #2

Help us design the master plan!

1 Choose your six favorite **visioning images** per table. Tape one image per box.

I. Tape Image Here	II. Tape Image Here
III. Tape Image Here	IV. Tape Image Here
V. Tape Image Here	VI. Tape Image Here

2 Configure the East Santa Clara Master Plan **program components** into the designated zones you think would be best.



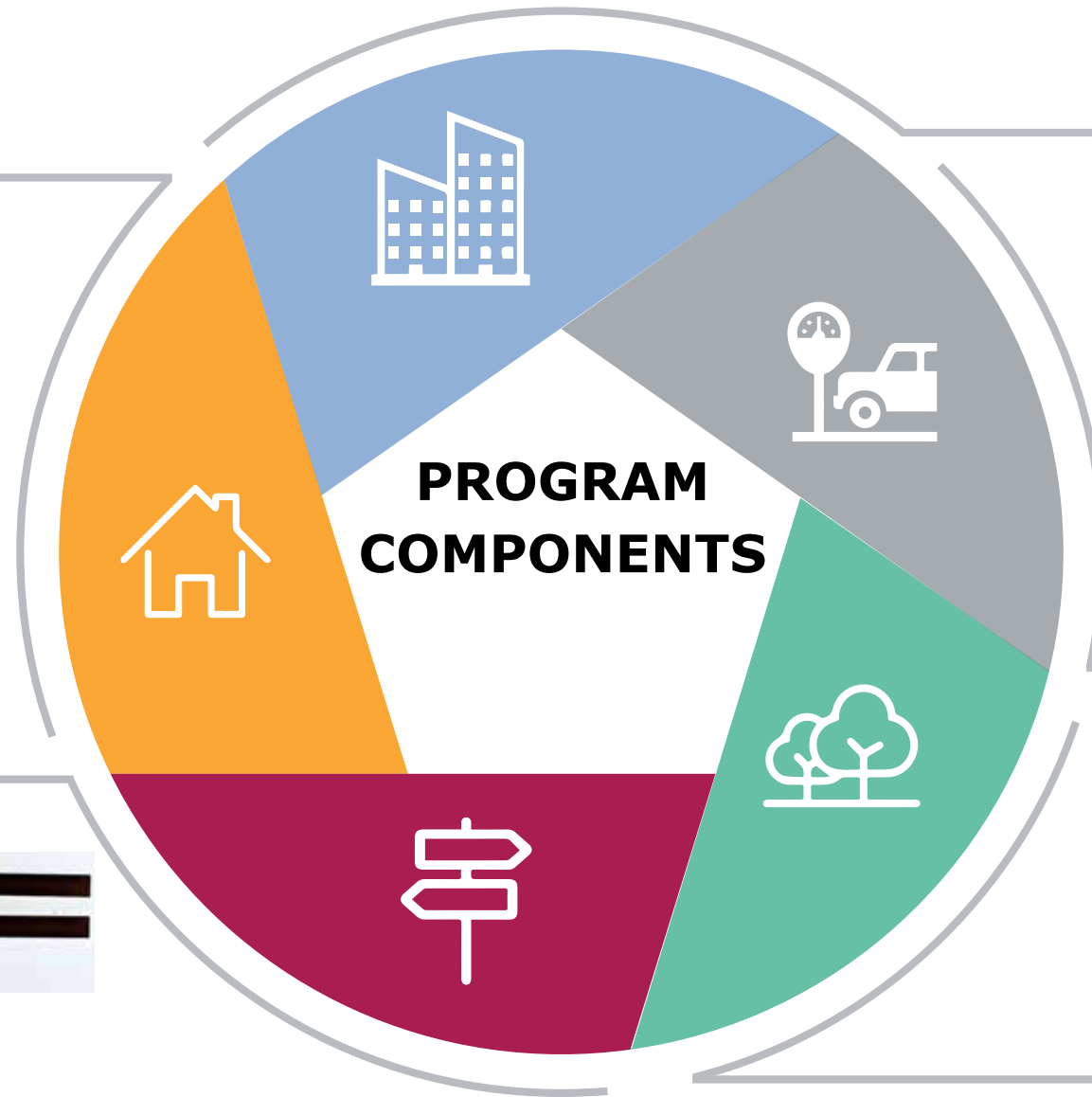
Community Meeting #2

Visioning Exercise

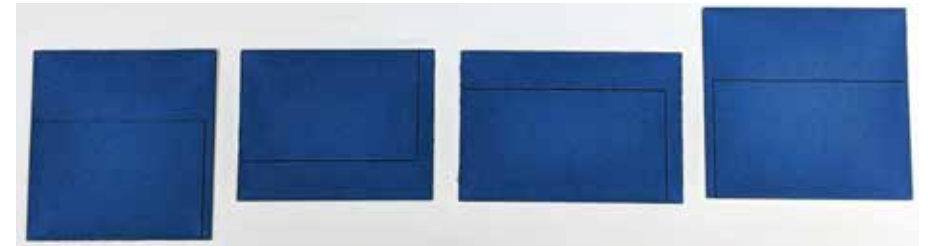
HOUSING



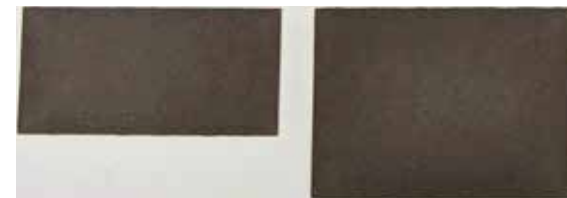
MOBILITY NETWORK



OFFICE



PARKING



OPEN SPACE



Community Meeting #2

Visioning Exercise

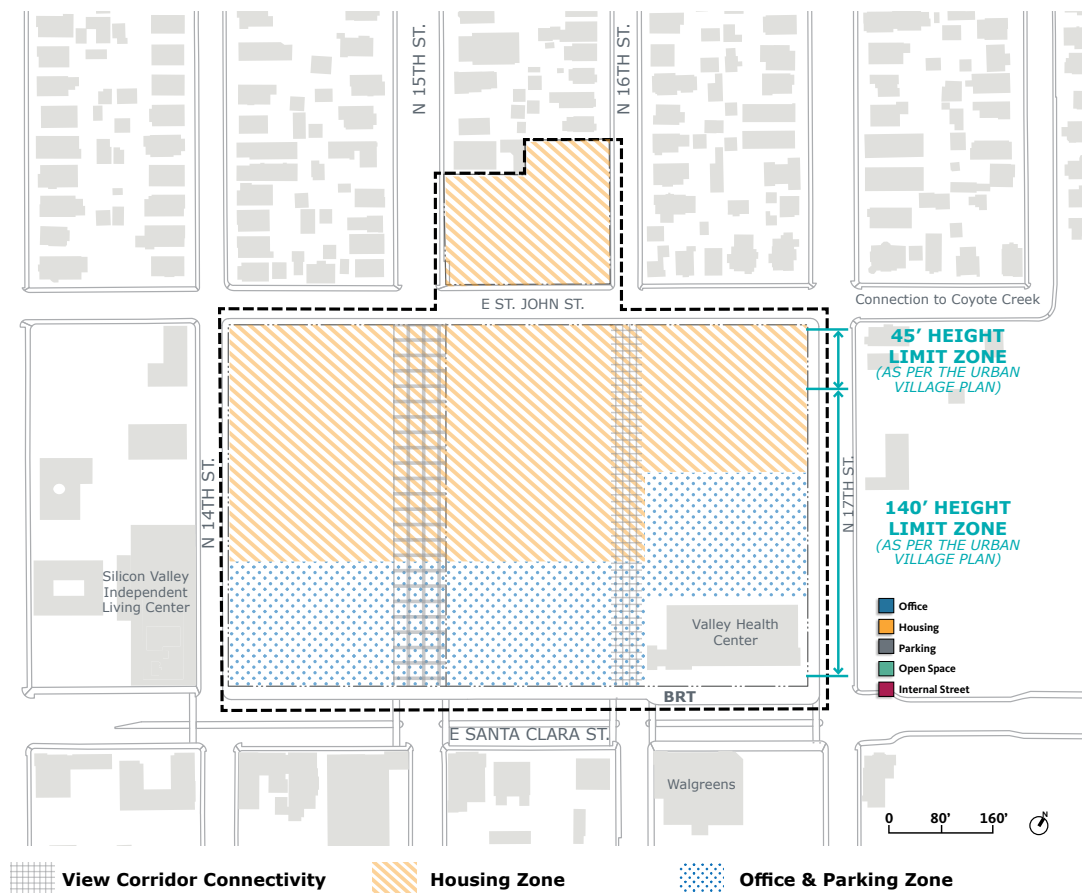
Community Meeting #2

Help us design the master plan!

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I.	II.
	Tape Image Here
III.	IV.
Tape Image Here	Tape Image Here
V.	VI.
Tape Image Here	Tape Image Here

2 Configure the East Santa Clara Master Plan **program components** into the designated zones you think would be best.



Community Meeting #2

Visioning Exercise Example

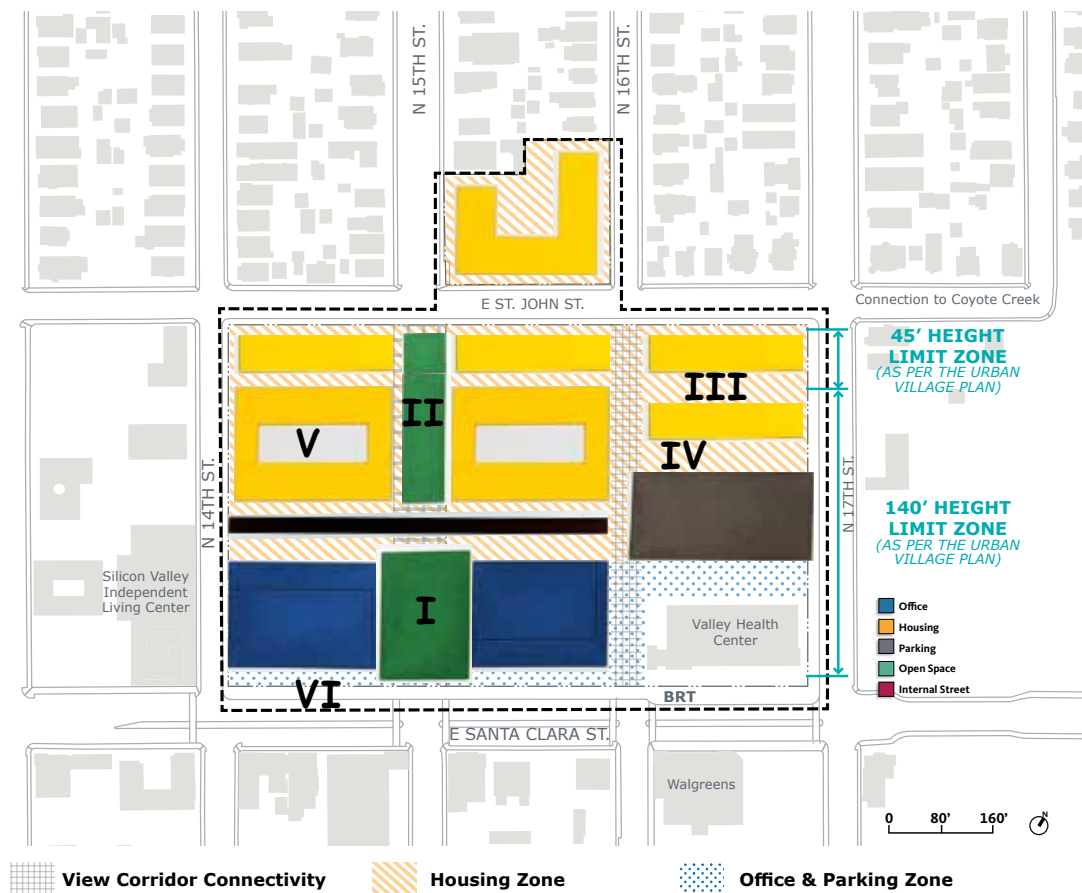
Community Meeting #2

Help us design the master plan!

1 Choose your six favorite **visioning images** per table. Tape one image per box.



2 Configure the East Santa Clara Master Plan **program components** into the designated zones you think would be best.



THANK YOU FOR YOUR PARTICIPATION !

NEXT STEPS

- ANALYZE COMMUNITY FEEDBACK
- REVIEW DRAFT MASTER PLAN
- COMMUNITY MEETING #3 - DECEMBER 2018

Gensler

HKIT

bionic

 HOUSING AUTHORITY
SANTA CLARA COUNTY

