

Diridon Station Area Plan

Planning Commission Study Session

November 6, 2013



Context and Significance



- **Diridon Station**
 - Caltrain, Amtrak, ACE, LRT, BART, HST
- **Arena (HP Pavilion)**
- **Downtown Strategy 2000**
- **Ballpark**
- **Economic Strategy 2010**

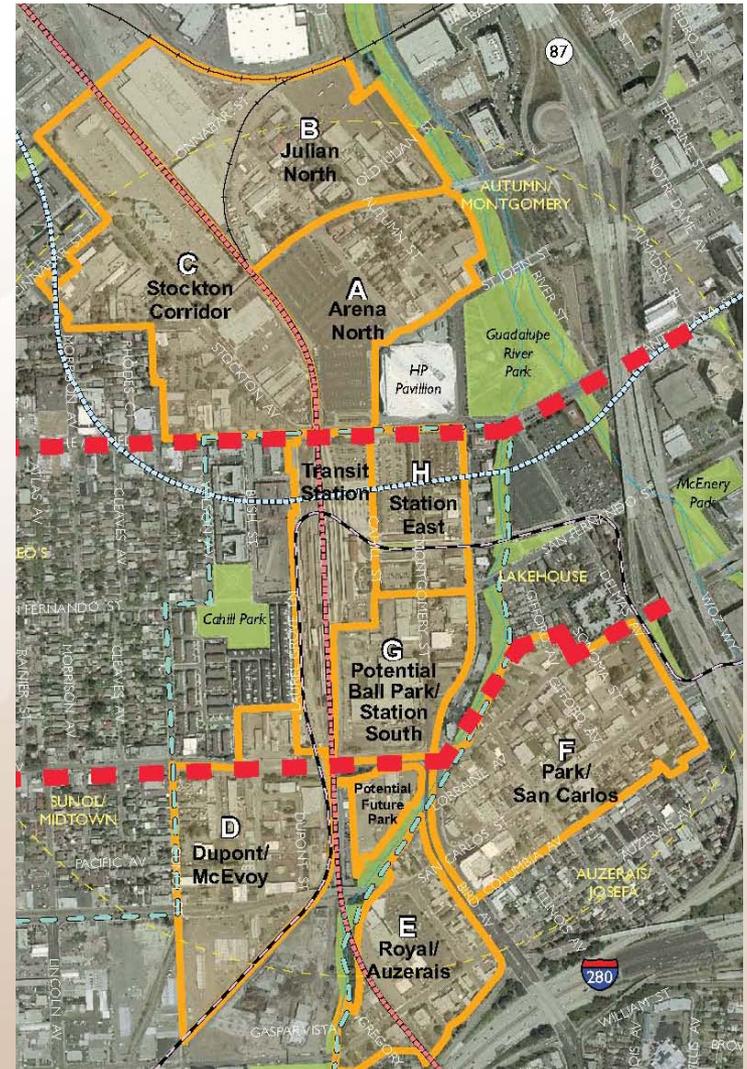
MTC Planning Grant

Grant

- \$750,000 grant approved by MTC plus \$200,000 from City and VTA
- Study area includes 240 acres (1/2 mile radius)
- Study process started June 2009

Goals

- Establish land use plan and policy framework
- Develop a 24-hour/7-day a week commercial and entertainment center
- Expand Diridon Station
- Develop a model plan for pedestrian, bicycle, and transit connectivity
- Enhance and protect existing neighborhoods
- Complete an EIR to encourage and facilitate development



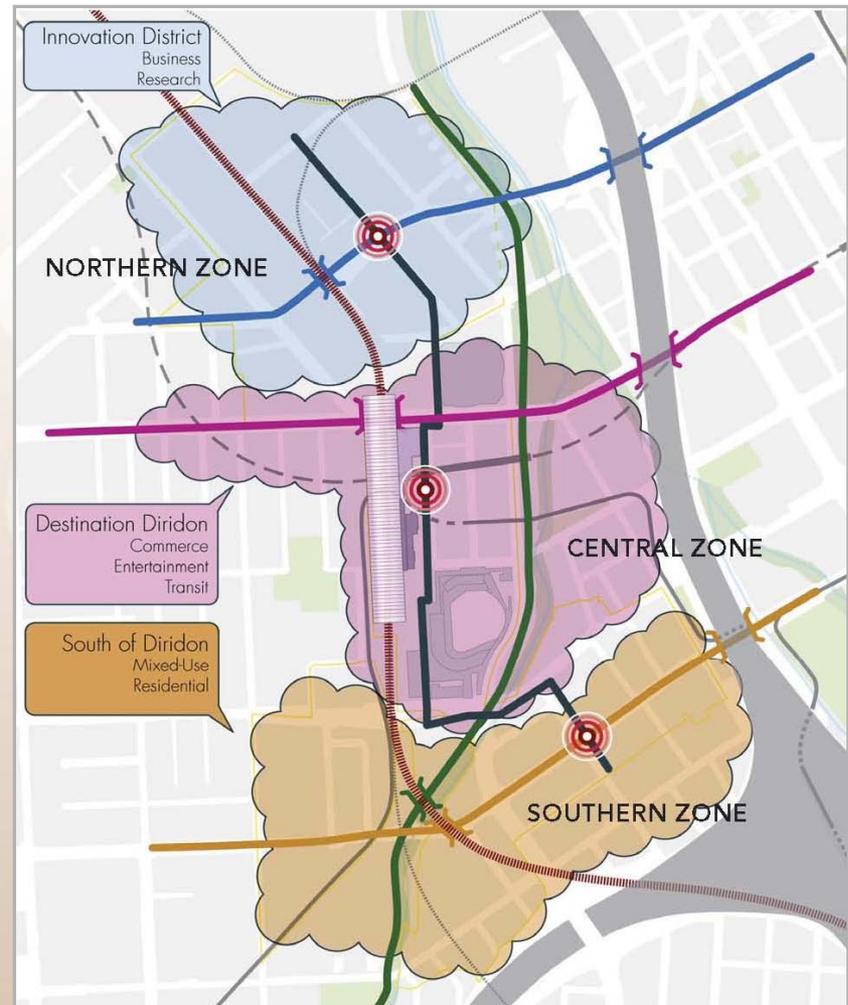
Common Themes

- Establish Diridon Area as local, citywide, and regional destination
- Foster a vibrant public realm that supports walking and bicycling
- Reflect the Silicon Valley spirit of innovation and San José's rich history through iconic world class architecture and distinctive civic spaces
- Use art a defining feature to create a strong sense of place



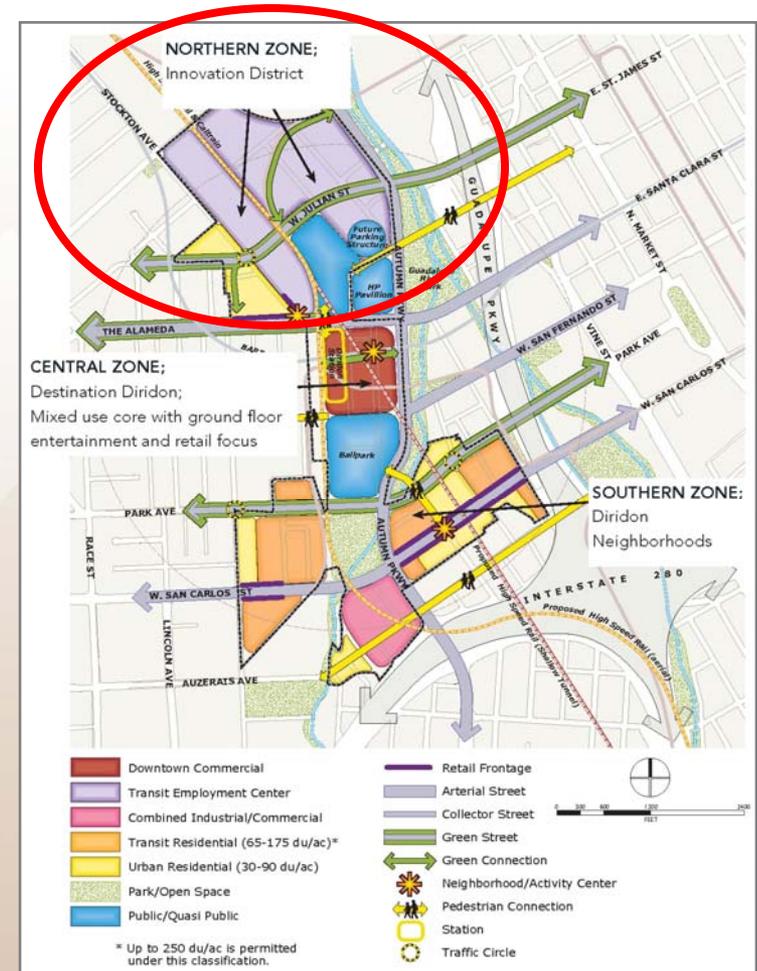
Planned Development Levels

- 4.96 Million SF Office
- 420,000 SF Retail
- 2,588 Residential Units
- 900 Hotel Rooms



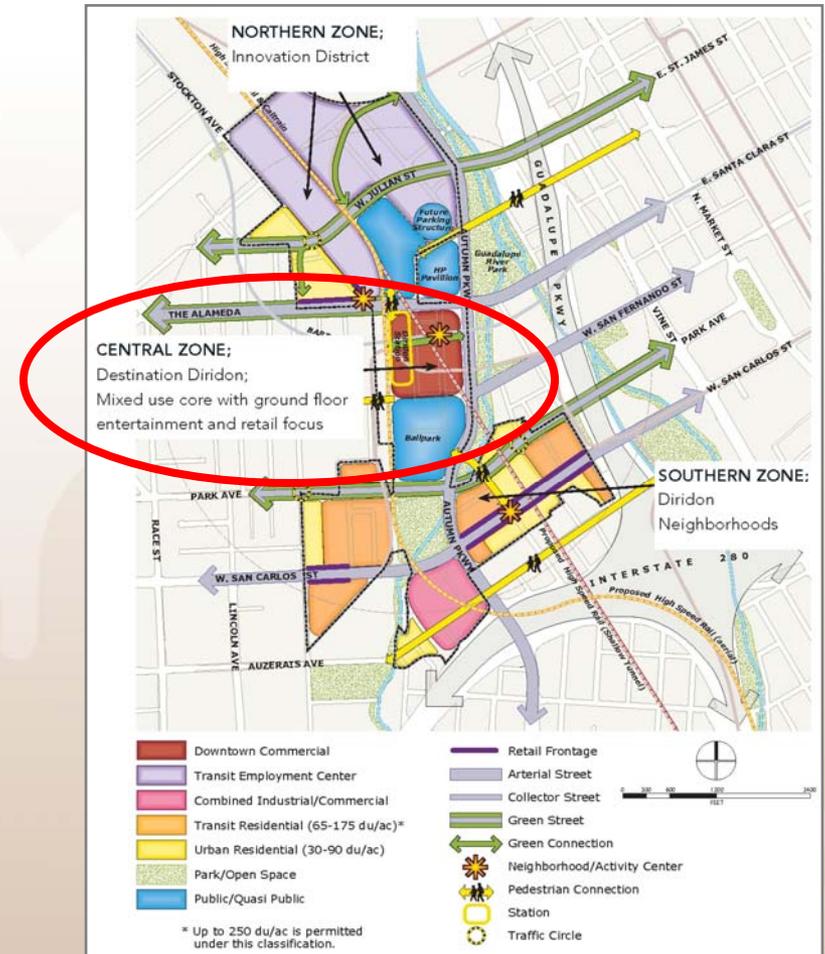
Northern Zone – Innovation District

- Long term development potential
- 3,000,000 SF Office
- 80,000 SF Retail
- 223 Residential Units
- Successful HP Pavilion



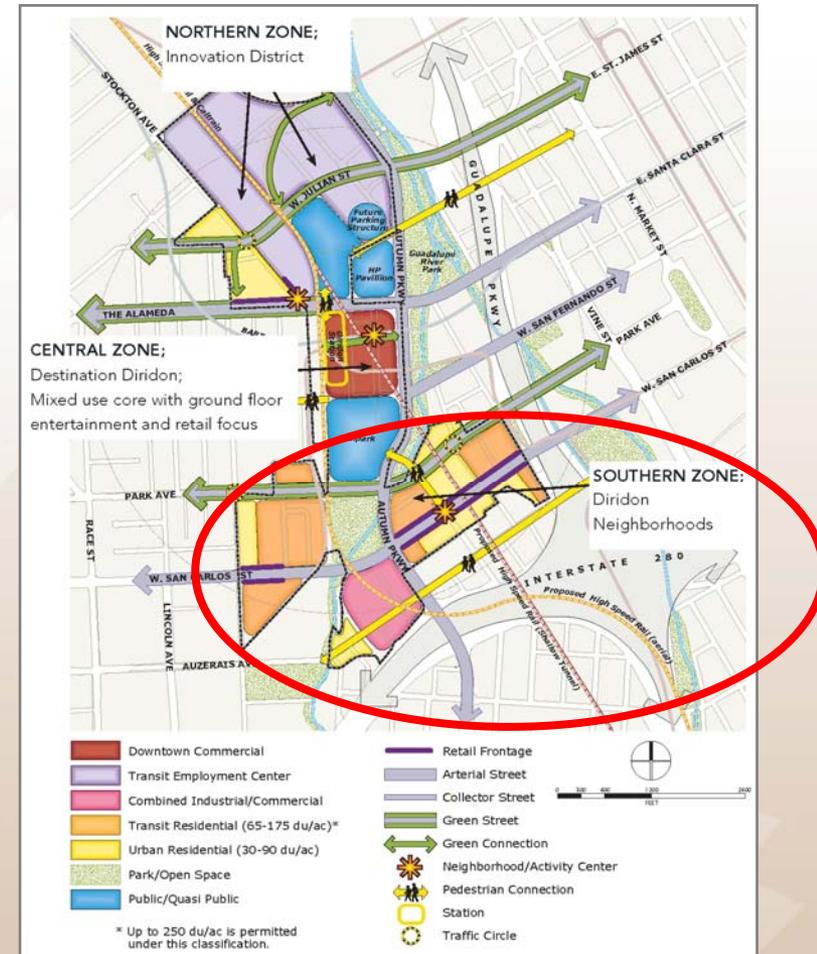
Central Zone – Destination Diridon

- Office, entertainment, transit
- 1,150,00 SF Office
- 140,000 Retail
- 250 Hotel
- Ballpark



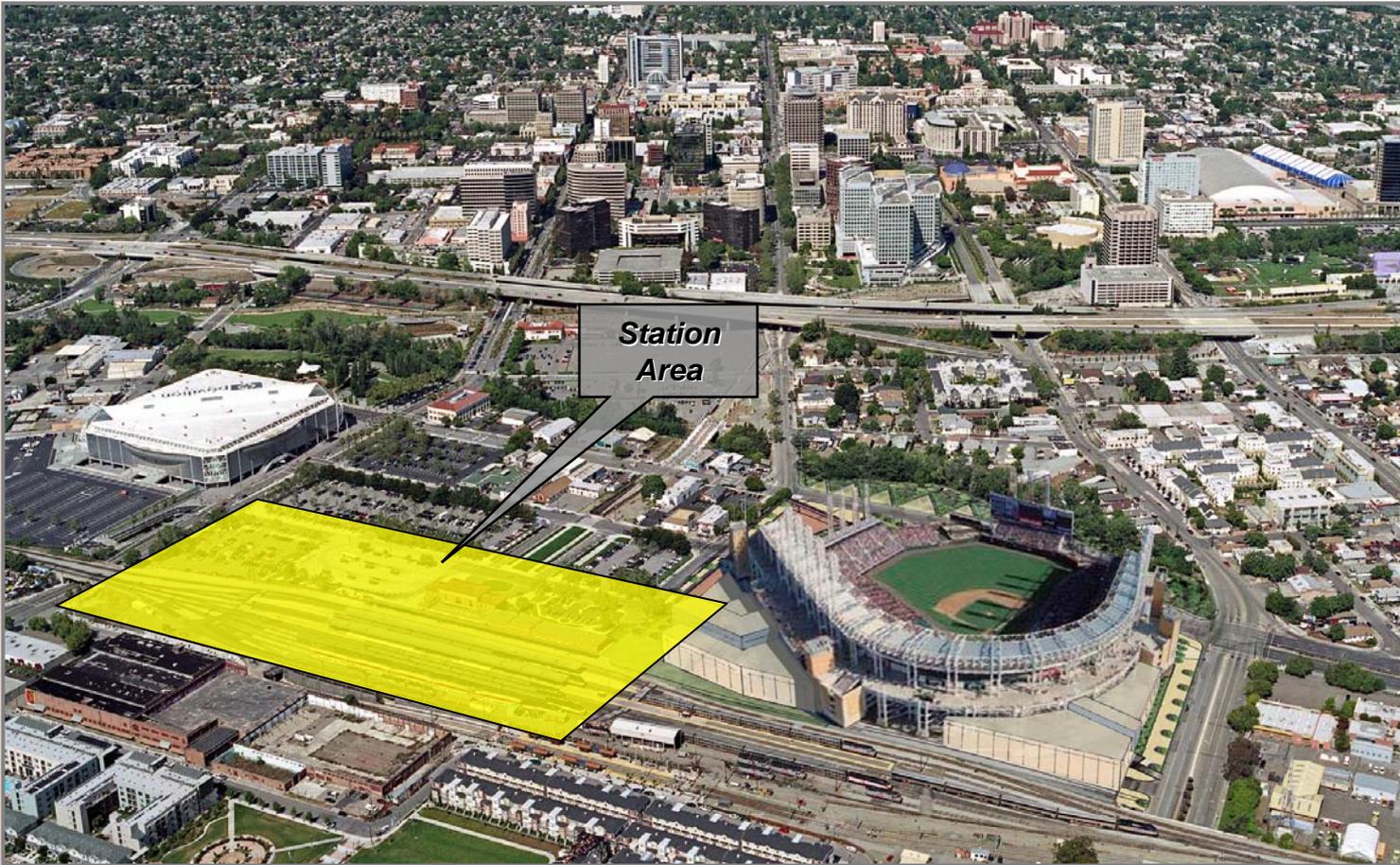
Southern Zone – Diridon South

- Mixed Used Residential
- 800,000 SF Office
- 200,000 SF Retail
- 2365 Residential
- 650 Hotel

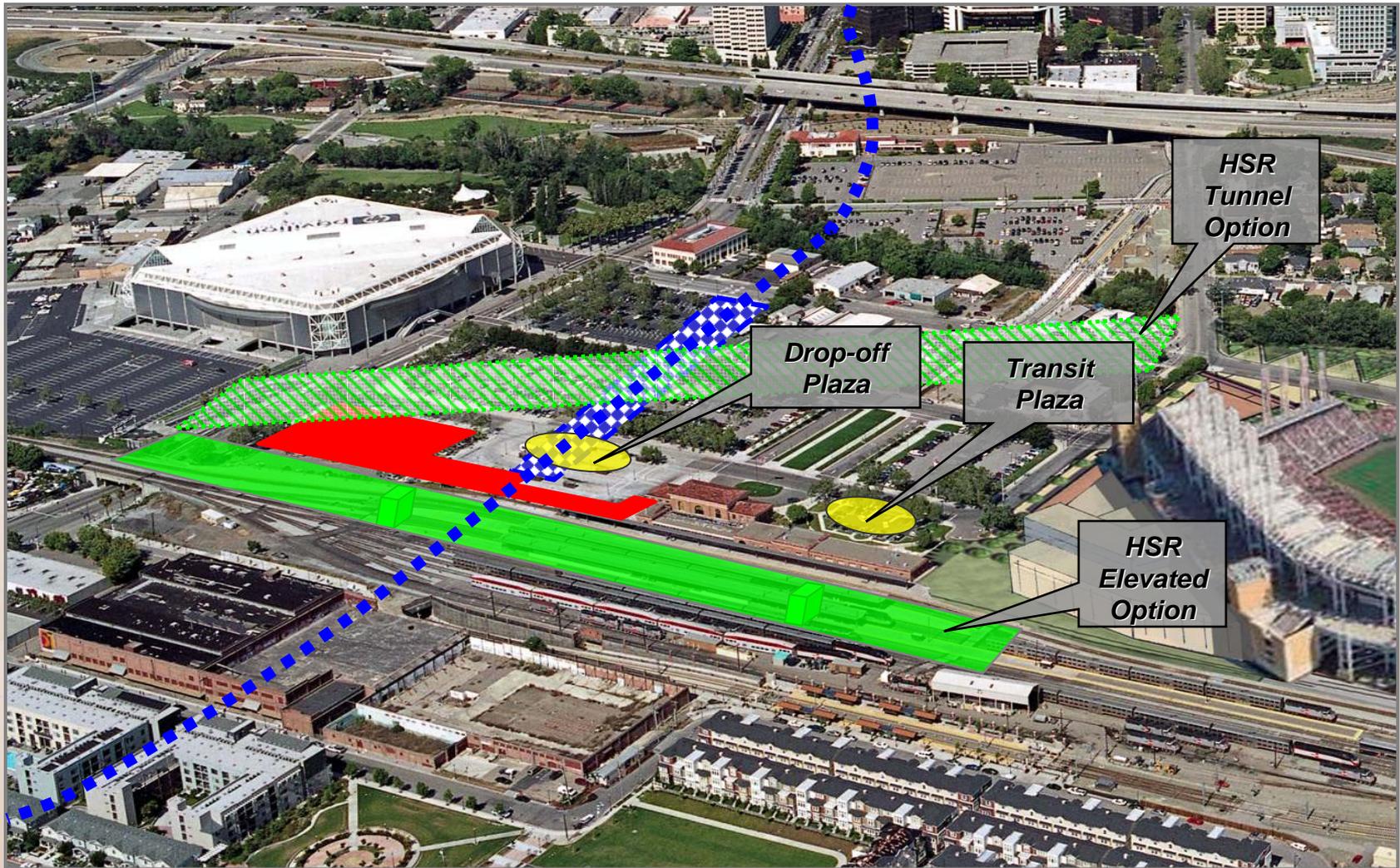


Diridon Station Expansion

Goal: Expand Station to create a well-integrated center of architectural and functional significance



Diridon Station Expansion

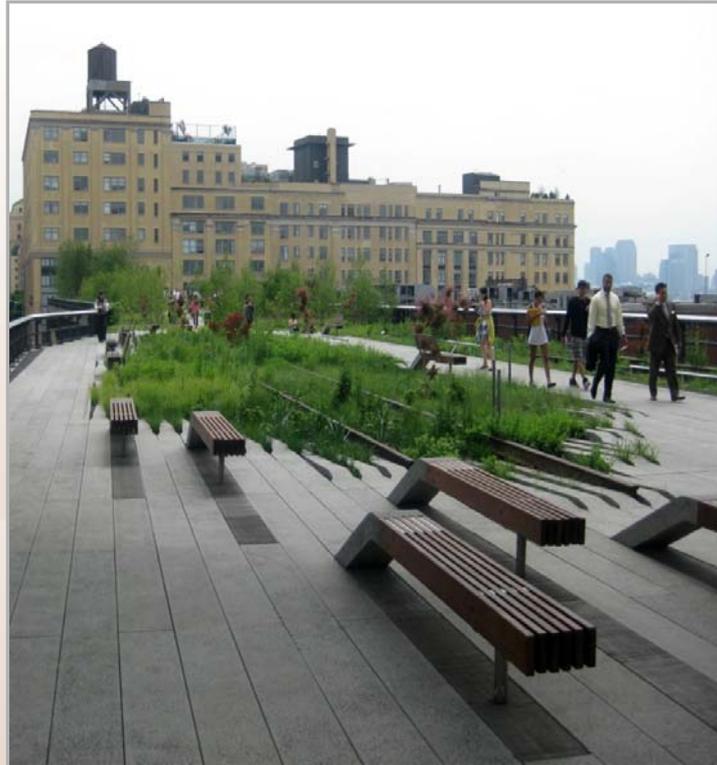


Transportation & Parking Strategies

- **Transportation System**
 - Enhance facilities for walking, biking, and transit
 - Pursue Envision 2040 mode shift goals (20% transit, 15% bike, 15% walk)
- **Parking**
 - Encourage best practices (unbundled parking, shared parking, car share)
 - Parking goals only, no proposed changes to current code
 - If more parking is built, parking would replace development



Other Plan Elements



Parks and Open Space



Public Art

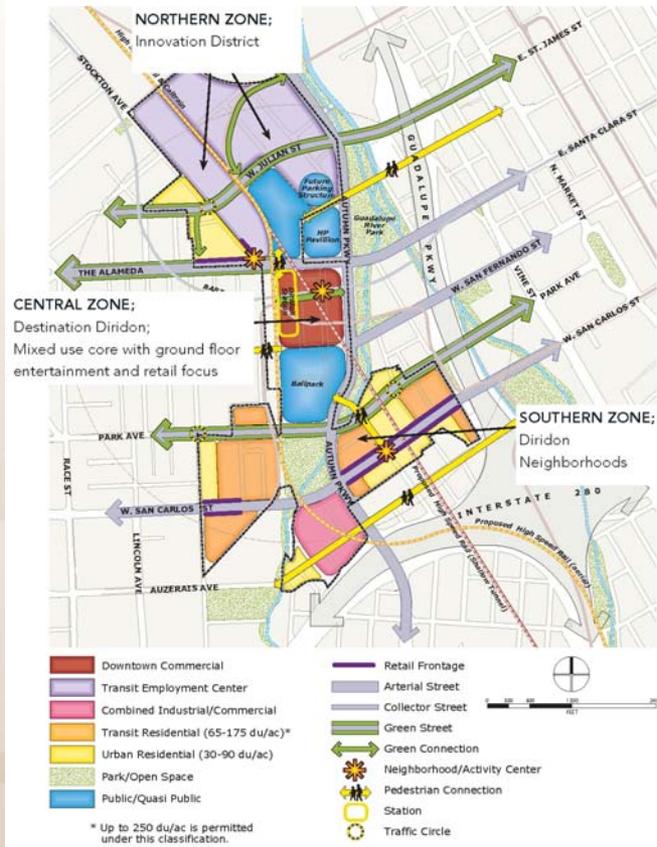
Next Steps

Release of Public Draft EIR	Nov 2013
Council Hearing on Final Plan	April 2014
Initiate Phase II Planning Efforts	Feb 2014

Phase II Planning

Develop Implementation and Financing Strategy

- Infrastructure and amenity refinement and cost assessment
- Financing strategy
- Zoning framework and property rezonings



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