Current Context

- Transit Hub (Diridon Station)
- Entertainment Center (HP Pavilion)
- Underutilized Land
**Significant Opportunity**

- Iconic Silicon Valley Urban Center
- Expanded Transit Hub and Ridership
- Joint Development Partnership (City, JPB, VTA)

**Downtown Expansion & Integration**
Area Planning Study

MTC Grant
- $750,000 grant plus $200,000 from City/VTA

Coordination and Outreach
- Technical Working Group
- Developer Focus Group
- Public Outreach

Plan Contents
- Land use; affordable housing
- Station concept; transportation; parking
- Urban design; public art

Diridon Station Area Plan

Major Themes
- Establish the Station and surrounding area as a local, citywide, and regional destination
- Foster a vibrant public realm through the station area that supports pedestrian and bicycling activity and connectivity
- 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

Diridon Station Area Plan
Summary

- Create a regional employment and entertainment destination, with high density housing
- Preferred land use plan
  - 4,950,000 SF of office/commercial
  - 420,000 SF of retail/restaurant
  - 2588 residential units
  - 900 hotel rooms
- Maximum development strategy for EIR

Preferred Land Use Concept

3 Distinct Zones

- Northern Zone “Innovation District”
  - Long term development potential
  - 3,000,000 SF Office
  - 80,000 SF Retail
  - 223 Residential

- Central Zone “Destination Diridon”
  - Office, entertainment, transit
  - 1,150,000 SF Office
  - 140,000 Retail
  - 250 Hotel

- Southern Zone “South of Diridon”
  - Mixed Used Residential
  - 800,000 SF Office
  - 200,000 SF Retail
  - 2365 Residential
  - 650 Hotel
“World Class Transit System”

Bay Area Regional Rail Plan 2050

- **HSR**
- **BART**
- **Caltrain**
- **ACE**
- **Capitol**

Diridon Station Area Plan

### Diridon Station Expansion

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

- **Projected Daily Ridership (Regional Rail Systems)**
  - 7,200 (Current)
  - 71,400 (Future): HSR (36%), BART (29%), Caltrain (28%), Other (7%)
  - Need new building for integration and support services (50,000 sq ft)

- **Draft Transit Parking Concept**
  - HSR: 3,800 (400 at Station; 3,400 offsite)
  - BART: 500
  - Caltrain: 900-1200

Diridon Station Area Plan
Diridon Station Expansion

Diridon Station Area Plan
Transportation & Parking Strategies

- **Transportation System**
  - Enhance facilities for walking, biking, and transit
  - Pursue Envision 2040 mode shift goals (transit, bike and walk)

- **Parking**
  - Encourage best practices (unbundled parking, shared parking, car share)
Phase 1 Implementation Plan

- Goal: Address near term (10 year) development and construction of Core Area
- Develop a multi-agency partnership to pursue development
  - Caltrain
  - VTA
  - City of San Jose
- Pursue early construction of BART

Property Ownership

[Diagram showing property ownership with areas marked for Caltrain, VTA, City of San Jose, and Diridon Station Area Plan]
Preliminary Goals

- Develop Diridon Station as an iconic gateway to Downtown San Jose, Silicon Valley, and the Bay Area
- Develop a highly functional high density office and entertainment destination
- Create a highly active and lively pedestrian environment
- Develop high intensity land uses that support high ridership levels on existing and planned transportation investments
- Develop a land use plan that provides financial benefit to all three agencies

Next Steps

- Complete Diridon Station Area Plan EIR
- Research best practices from other similar development projects including governance structures and financial models
- Three partners to work together to develop a governance structure for the proposed development
- Develop and issue a solicitation for selecting a Master Developer
- Coordinate with VTA to pursue early construction of the BART station box at Diridon Station to facilitate development opportunities
- Seek funding to continue the design of the expanded Diridon station