

Diridon Station Area Plan



October 6, 2011

Diridon Station Area Plan



Current Context



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

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Significant Opportunity

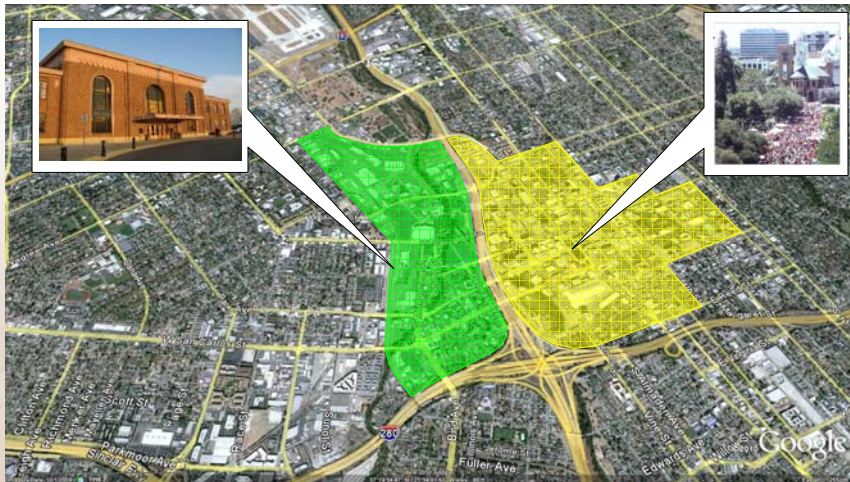


- Iconic Silicon Valley Urban Center
- Expanded Transit Hub and Ridership
- Joint Development Partnership (City, JPB, VTA)

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Downtown Expansion & Integration



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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



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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



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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
 - 1,150,00 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**



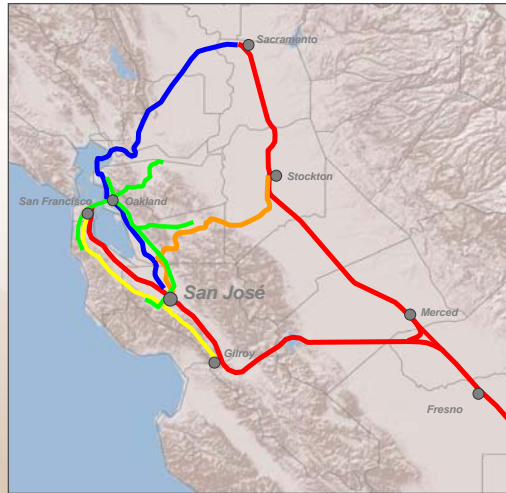
 **Caltrain**



 **ACE**



 **Capitol**



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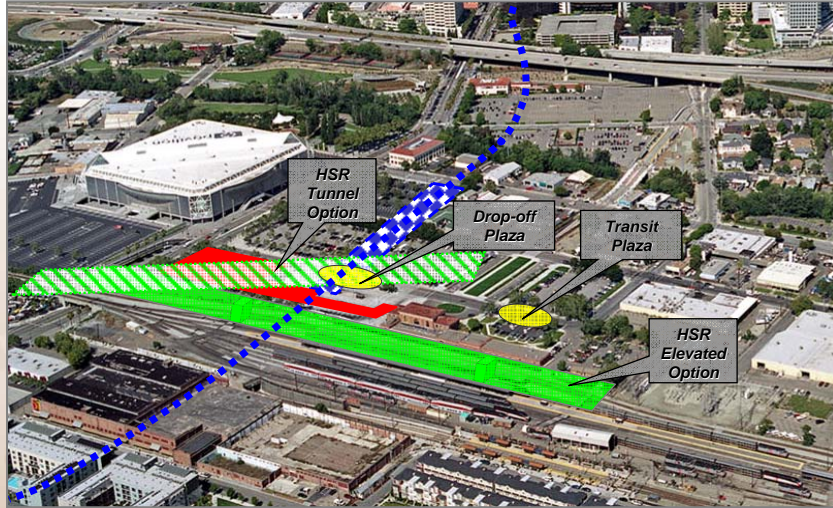
Diridon Station Expansion

- **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

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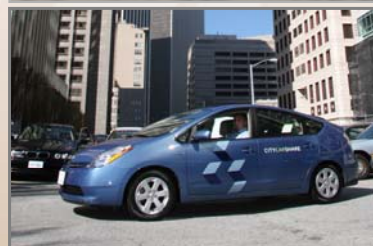
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Transportation & Parking Strategies

- **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)



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Phase 1 Implementation Plan

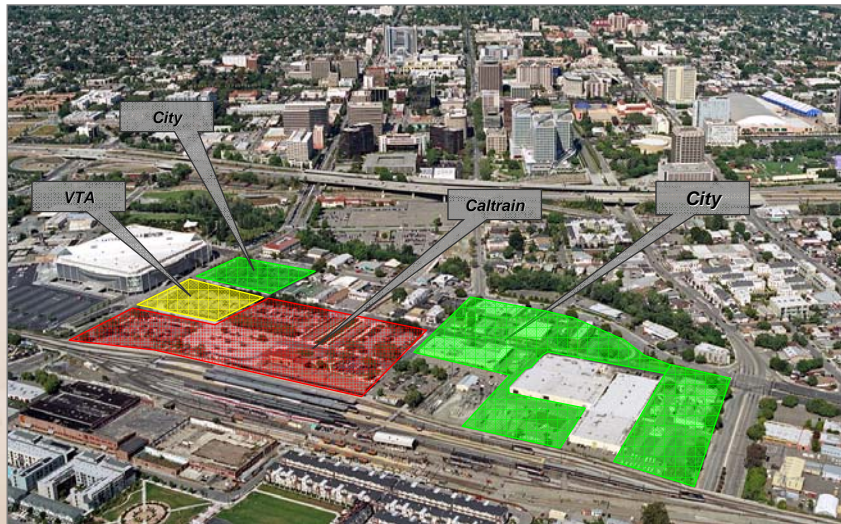
- Goal: Address near term (10 year) development and construction of Core Area
- Develop a multi-agency partnership to pursue development
 - Caltrain
 - VTA
 - City of San Jose
- Pursue early construction of BART



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Property Ownership



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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**

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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**

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