

## ***Summary of Community Comments from May 4<sup>th</sup> Meeting***

The City of San Jose convened a community meeting on Tuesday, May 5<sup>th</sup> at 6:00 PM at the Korean Palace. This meeting was the second held in 2010 during the Planned Development Zoning phase. Information about the meeting was mailed to all property owners within 1,000 feet of the project site, via email to previous open house attendees as well as advertised in the Willow Glen Resident. This memo, authored by the development team, provides a summary of the meeting and comments received.

### ***Overall Structure of the Workshops:***

The workshops began with a 15-minute presentation by Mike Enderby, City of San Jose Planning Department. In his presentation, he touched on the actions taken to date by the City of San Jose Planning Commission and City Council in approving the general plan amendment to set the maximum height and density for the proposed project. He then went on to explain the process for development standards and the department's interest in providing flexibility for the project, which could mean the setting of "minimums" and "maximums" for different elements. In response to a question, he said that he expected these standards to be released to the public in mid-June.

Steinberg Architects then did a 30-minute overview presentation of the design using the illustrations in the PD Zoning submission (<http://www.greenrepublicsj.com/pdf/ohlonevta.pdf>). The presentation highlighted the inclusion of key feedback from the community including:

- o Work with VTA to Install the West San Carlos light rail station concurrent with the delivery of the first phase of the project.
- o Dedication of the required parkland as soon as possible with proper neighborhood serving amenities that make it a central gathering point for the community and a funding structure for maintenance
- o Adequate parking for residents, visitors and retail customers
- o Open space for the public and residents to congregate with unique events (i.e. movies, farmer's market, flower market, art installations, live music)
- o Align the buildings to take advantage of climate elements (breeze, sunlight, etc.)
- o Ensure views from the top looking down are as pleasant as the views looking up from the sidewalk
- o Large plaza/public gathering space at W. San Carlos and Sunol Streets
- o Engagement between the Ohlone and the new section of the park to make that corner vibrant
- o Onsite multi-purpose community rooms for residents and surrounding community
- o Private outdoor space (i.e. balconies) for entertaining and/or private gardens

### ***Stations and Comments***

#### Workshop:

Attendees and facilitators then broke into smaller groups for 12-15 minutes of discussion at each station. The facilitators gave a brief overview of their station topic and then took questions and feedback on a large Post-It Paper next to the station. The summaries below represent all four sessions at each station. Many comments were raised at multiple stations but are included below under just one station to minimize any confusion.

#### **• Station 1: Planning Process/Development Standards**

*Planning Staff:* Jeannie Hamilton

*Development Team Member:* Erik Hayden

- o Want specific (parking, open space, green building standards) and enforceable standards in this phase of the zoning – not generalized
- o Standards should reflect existing area design standards (MSP, GP, GreenPrint, TOD, etc.)

- Keep public/private open space as presented and throughout the development
  - Dedicate park to satisfy parkland requirements in the first phase as well we community spaces
  - Put minimum square footage for retail into development standards
  - Access points and circulation presented is good
  - Vertical/Horizontal setbacks should be included
- **Station 2: Architecture/Design**  
*Planning Staff:* Sally Zarnowitz  
*Development Team Member:* Rob Zirkle & Jennifer Kurrie
    - Improvements needed for bikes (dedicated lanes, larger setback, secure storage, etc)
    - West Way needs more variation, streetscapes and setbacks as well as greater neighborhood integration
    - Feel of design needs to include Auzerias including pedestrian elements
    - Each corner of the development needs to have a unique look
    - Development should be accessible to residents and non-residents throughout – minimize any gating
    - Live/work and retail spaces should be built to be flexible and evolve for the future
    - Like the diversity of the different buildings and block-by-block feel and design
- **Station 3: Parking & Retail**  
*Planning Staff:* Mike Enderby  
*Development Team Member:* Bill Williams  
*Needed Materials:*
    - Live/work space parking needs to be addressed
    - Lively streetscapes w/neighborhood supporting retail at major street edges
    - Good loading, trash and ventilation for retail spaces
    - Clear separation of commercial and residential parking with good pedestrian access
    - Transit stop is a retail opportunity
    - Car sharing and electric charging stations on site
- **Station 4: Public Realm (Engineering, Public Works,**  
*Planning Staff:* Karen Mack & Mike Enderby  
*Development Team Member:* Salvador Davila, Ray Hashimoto, Todd Trell
    - Ability to close West Way for street festivals, farmers markets, etc.
    - Safety around VTA station and track a concern – potentially change grading, install signal arms and pedestrian access
    - Traffic improvements needed such as texturing for bike lanes and pedestrians
    - Setbacks need be at least 15 feet
    - Park should be dedicated with phase one as well as master planned
    - Development should minimize visibility to HVAC units and other similar elements from the street and residents

### Conclusion

The next step in the process will be for the City of San Jose Planning staff to issue its comments on the application. The project has also recently been before the Architectural Review Committee and those comments will be made available to the public as well.

Please let us know if you have any questions.