

Tasman East Focus Area – Community Workshop #2

Thursday, July 21, 2016 from 6:30-8:30pm

Agnew Park Community Room

## **Group 1**

### **Density and massing:**

- 6 towers
- Consider higher density on Tasman and on north edge of site
- Higher densities directly overlooking central park
- High rises only on north side of park?
- Consider lower densities in some of the area – support family development
- Consider townhomes or max of 5 stories

### **Open Space:**

- Open space in central area and along Guadalupe River
- Park should have central east-west orientation with views to the river

### **Connection:**

- Don't get rid of existing connections
- Improve pedestrian condition along and across Lafayette – connection from Lafayette to City Place overpass

### **Amenities:**

- Retail should be focused along Tasman
- Urban-style grocery store with residential above and parking underneath- Lick Mill
- Music venue opening onto park
- Consider community hall as a use in the area

## **Group 2**

### **Density and massing:**

- 10 towers
- Locate density near City Place and train stations

### **Open Space:**

- Linear spaces with multi-use

### **Connection:**

- Separate walking, biking, and car traffic

- Make connections to other neighborhoods
- Automotive easement, what else could this be? Pedestrian with light vehicular?

#### **Amenities:**

- Locate retail to thru streets- Calle De Luna, Calle Del Sol, Lick Mill extension
- Community + Education focus- shared experience
- Retail congregated along connecting roads (finer grain, more intimate experience)
- School with residences above for teachers- away from Tasman Drive
- Central Grocery Store close to train stations
  - Whole Foods San Jose- beer garden precedent

‘Engineering Consciousness’ - ?

### **Group 3** *“Make this site different from everything else you see on Lafayette “*

#### **Density and massing:**

- 3 towers
- The center island feels like the right place for lower buildings and community-based uses
- We like the idea of a low podium with a tower in the corner

#### **Open Space:**

- A path through the center of the island is too much - ?
- Parks shouldn’t be single use, they should combine playgrounds with sport courts with green spaces
- Consider that a park at the edge near the river would be facing a hill
- Both sides of Lafayette Street are very built up, so considering a park on Lafayette might be a nice, inviting break
- A park in the center island would destroy the value of their parcels
- Picnic tables don’t need to be an independent type of open space, incorporate them in the park itself
- Consider rooftop open space
- 

#### **Connection:**

- When placing roads, maintain developable parcels
- A pedestrian/bike path should connect to the trail
- Can we design the path+road network so someone could walk from the neighborhood south of Tasman up to City Place through our site
- Consider how this connects to Lick Mill Park
- Can we connect the pedestrian/bike paths to be a measured loop, like a one-mile trail

- Extend Calle Del Sol

#### **Amenities:**

- A Trader Joes would be nice for the greater neighborhood
- Retail should be placed near the open space and at the junction of an intersection
- The traffic on Lafayette would be good for a grocery store
- There are enough schools nearby, we do not need a school on this site
- Can daycares be part of the ground floor of a residential building?
- Residents will use City Place's retail and will not need a lot on this site

## **Group 4**

#### **Density and massing:**

- 4 towers
- Density at transit hubs
- Density-connection with City Place

#### **Open Space:**

- Place parks in locations of existing environmentally challenged parcels

#### **Connection:**

- Calle Del Sol terminates into a linear park

#### **Amenities:**

- School with park above
- Retail facing inward-park connector

## **Group 5**

#### **Density and massing:**

- 8 towers
- Taller buildings along City Place north street
- In the southwest corner, consider 2 towers with views of the stadium
- Vancouver model along City Place north Street with varying building heights
- Lower density in central area
- Taller buildings along Guadalupe River
- Provide more density around the two transit stations (Lick Mill LRT and Great America ACE) as well as along the embankment to City Place.
  - Buildings should be stepped down along Tasman so as to not create an imposing view like the new buildings on the San Jose side of the river.
  - Buildings abutting City Place should be built so there are stoops and entrances at eye height on that side (2<sup>nd</sup> or 3<sup>rd</sup> floor but ground level at the back).

### Open Space:

- River may flood, consider bike/pedestrian levee
- Central Park for gatherings with a sports field
- Include gathering spaces
- Include lots of little gathering spaces sprinkled throughout the community.
- ½ acre plaza with retail should be internally oriented with a retail buffer on Tasman Drive
- Central Park for gatherings with a sports field (some discussion of whether there was space and the fact that this was more of a high density community, not suburban)
- An internal landmark plaza

### Connection:

- There will be 25k workers and 10k residents in City Place, how will they get in and out? (Internal capture)
- Connect to City Place through bike/ped stairs+ ramps
- Paved bike trail along both sides of Guadalupe River
- Make existing streets more ped/bike friendly
- Every street should be a complete street with possibly a separated bike lane
- Consider a bridge across the river near the northeast corner of the site
- Dog park, playground, and day care should be kept away from busy streets- center of site
- Articulate the interstitial pathways (not straight)
- Ped/bike bridge over the Guadalupe to the northeast
- Complete street with possibly a separated bike lane

### Amenities:

- Lick Mill transit station should be enhanced because it is highly utilized with retail
- Retail should be on the ground floor of a bigger building, no single use or standalone retail
- Create a 24hr destination that doesn't feel "master planned" like other places in Santa Clara
- Grocery store and/ or retail on Tasman near Lick Mill Station
- Restaurants and retail and grocery on Lick Mill station
- Plaza is surrounded by retail, and has active pedestrian-oriented ground floor

## Results

### DENSITY AND MASSING

#### Massing:

- 3 to 10 towers
- Low podium with corner tower/s
- Varying building heights
- Stepdown massing towards south and east (Guadalupe river)

#### Higher Density:

- Along Tasman and the north edge (city place), on transit

- Overlooking open space on the north side
- In the southwest with views of the stadium
- With views of the Guadalupe River

#### **Lower Density:**

- Consider Lower densities in some areas to support families
- Consider townhomes or max of 5 stories
- In the central area for residential and community-based uses

#### **OPEN SPACE**

- Typology:
- Central (table 1)
- 3 Distributed (table 3,4 and 5)
- 1 River (table 2)
- Rooftop open space

#### **Orientation and location:**

- Along Guadalupe River
- Central east-west orientation with views to the Guadalupe River
- On Lafayette as an inviting break
- Avoid a large center open space to maintain developable parcels

#### **Activities:**

- Multi-use to combine sport, playgrounds and picnic areas
- Urban gathering

#### **Sustainability:**

- Remediation of existing environmentally challenged parcels
- Flooding protection (levee and water retention)

#### **CONNECTION**

##### **Existing connection:**

- Maintain existing connections

##### **Future connection:**

- Improve pedestrian condition along Tasman and Lafayette
- Connect to existing and future neighborhoods
- Maintain developable parcels
- Connect to the Guadalupe trail and existing and future open spaces
- Articulated interstitial pathways
- Ped/bike bridge over the Guadalupe to the northeast

**Traffic modes:**

- Separate walking, biking, and car traffic
- Automotive easement (Pedestrian with light vehicular- ?)
- Complete street with possibly a separated bike lane

**AMENITIES****Other amenities:**

- Community hall / Music venue
- Ground floor retail and Restaurants (no single use or standalone retail)
- Retail along connecting roads (Calle De Luna, Calle Del Sol, Lick Mill extension)
- Retail near/facing open space and at the junction of an intersection

**Grocery type and location:**

- Urban-style grocery store on mixed use development serving the greater neighborhood
- Along major roads (Tasman, Lafayette, Lick Mill)
- In proximity to transit stations

**School type and location:**

- Urban-style School/ Daycare on mixed use development if needed
- Public rooftop School open space
- To avoid proximity to major roads (Tasman Drive)
- In proximity to transit stations