

# Tasman East Focus Area Plan

## Community Workshop #3

19 September 2016, 6.00 to 8.00pm  
Northside Library Community Room, Santa Clara

### Summary report

The third of three community workshops was held on the evening of 19th September 2016 in the Community Room at the Northside Library. The meeting was well attended by approximately 50 local residents, property and/or business owners, developers and agency representatives. The sign-in sheet is attached (note; not all attendees signed-in)

The format for the meeting was an initial PowerPoint presentation giving an overview of the proposed framework for a flexible plan, followed by an open-house opportunity for attendees to discuss various frameworks with design team members at seven stations around the room, structured around the following topics;

1. Summary and Vision
2. Built Form and Parking
3. Retail and Amenity
4. Streets
5. Paseos
6. Open space
7. Sustainability

Attendees posed several questions during the initial PowerPoint presentation which generated an open discussion about several aspects of the project and process. A summary of the Q+A session below is followed by a transcription of the comments made at the individual stations later.

(Community comments are in black; design team and/or City staff comments are in blue)

#### **General group comments during Q+A session:**

- How to deal with potential overcrowding of units because cost of housing is so high? How many people per one-bed unit?
- Is it healthy to provide housing under the housing? (Answer; these are mechanically ventilated so not a health issue)
- River Mark underestimated demand for school. Why is there not one here?
- Is ½ acre too small for a neighborhood park?
- People need parking spaces near parks.
- Hold towers back from Tasman; don't want to overwhelm single family homes across the street
- Is the fire department and police department involved? (Answer; yes, they will be consulted as part of the formal EIR process)
- We don't want the Lick Mill Extension (Response; Lick Mill Extension is required as part of the City Place entitlement package)
- Event traffic needs to be addressed

- Existing parking is under-utilized; excessive parking generates more trips, excessive unused parking reduces affordability, we are moving toward Autonomous Vehicles and need to be flexible. We need to develop an area-wide approach
- Why is the city required to provide housing, but they're not providing it on the City Place? NYC managed to build on landfills.
- Why a beer parlor or tiny parks? Is this a good idea near a stadium?
- Are you forcing the technology or allowing it to progress? Aren't AVs just something from the Jetsons TV show?
- It's not safe to walk or bike, and where's the parking for people to drive to lunch (like they do now)? You're not looking at how many people would come to area at lunchtime.
- Will the bike lanes go to existing Lick Mill? (Answer; yes)
- How can you improve highway access via Lafayette Street? (Answer; not part of this scope of work)
- We need a ped/bike bridge across Tasman at the Calle del Sol intersection
- Should we consider doing this specific plan in one fell swoop or phased planned developments? What is the time-frame for development? (Answer; approx. one year to complete and adopt the Specific Plan, the development may be starting 2 to 5 years later)
- Please provide more time than the last one (City Place) to review documents.
- VTA needs higher frequency during the midday. (Answer; Next Network is looking at frequency)
- Roads are closed on event days and it's hard to get to VTA services to get south to Sunnyvale i.e. you have to get past the crowds first because the services don't stop or are cut off. If this is supposed to be transit-oriented, please talk with the VTA about event day services.
- Who will maintain the paseos? How will that be enforced? The city doesn't maintain some sprinklers
- What about a community center? Or amenities for a retirement community?
- Rentals: any thought of senior housing? People trying to downsize into something affordable.
- Residential parking permits. They will run out of parking spaces in Old Quad: who will manage that and provide permits and do enforcement? Suburban standards are not appropriate here.
- Grocery store will need parking; nobody walks home with groceries anymore
- Concern about parking ratios. Don't make them too low. These plans have to be approved by Planning Commission and City Council, who will be concerned about the parking strategy

#### **Comment on the boards at the seven stations**

1. Summary and Vision
  - Better flow of traffic at City Place if the parcel 3 city park is moved to parcel 2. Then better neighborhood
  - Build a community who will care about Santa Clara
  - More parks, senior center with hot pools and wood working classes, gym
  - Celebrate Santa Clara's history
2. Built Form and Parking

- Parking Management
  - City needs parking management staff to run the residential permit parking program, enforce parking regulations in the area, and monitor the results of the initial developments.
  - The Residential Parking Permit program should include zones so that those who live in this neighborhood are not allowed to use it to park south of Tasman. This will alleviate concerns from neighboring communities. Developers and property owners should fund the signs and operations for the RPP. (developer comment)
  - The unit size numbers are really high. They may reflect comparables historically, but the trend is toward smaller and more affordable units now. For example, a studio is more like 400 sf. (developer comments)
- Parking Access
  - You need to set aside some parking spaces for retail uses. You could have a flex gate concept within the garages so that some of the unassigned spaces become publicly accessible during the day when there is demand.
  - You should provide some public parking within the structures for park users. At Thamien Park, there is way more demand than the number of spaces provided.
  - On event days, you need a different strategy again. Owners should be able to rent out space, but should keep the facilities closed otherwise.
- Parking Design / Supply
  - In order to provide higher amount of parking supply, you should have subterranean parking.
  - AVs are real. There's a generational issue where older people don't believe in them, but younger people see them on the streets.
  - Require as little parking as possible because parking demand or space requirements will go down over time. (developer comment)
- Drop off zones
  - Integrated TNC/taxi drop off/pick up zones into the plan
- ADA
  - Make sure there are accessible parking spaces in garages
  - Units should be fully accessible e.g. no step at front, wider doors, low sinks
  - Like the idea of transitioning heights along paseos, but make sure that they are accessible e.g. landscape switchbacks
- Building design
  - Guadalupe is a big migratory path for birds. Consider not using high rise towers, especially glass fronted right next to the river.
    - Make sure to use bird friendly glass
    - Use more solid surfaces rather than big glassy buildings
    - Situate towers further away from the migration path
    - These can help with marketing the apartments as sustainable living

- Transit
    - Good that it's transit-oriented but there are still issues with the transit: Light rail is way too slow, Amtrak is not useful even when you live right next to it and want to go to San Jose. We need more transit, more frequency, and more high occupancy options.
3. Retail and Amenity
    - YMCA, wellness center for all ages
    - Dance studio, yoga, fitness studio
    - Unique coffee shops, juice bars, shops, cafes, ice-cream, yoga
    - No chain restaurants/stores
    - Community center
    - Highlight Santa Clara artisan stores
    - Northside Stan's donuts
    - Increased traffic plus less parking = big headache
    - Kid/adult cooking, crafts, arts
    - Local market
  4. Streets
    - South of project uses Calle de Luna and Calle de Sol
    - Game day events; bike trail closes, Tasman closes
  5. Paseos
    - Ped/bike bridges across Tasman and across Guadalupe to open space
    - Will there be natural water easements off buildings onto the paseo?
  6. Open space
    - Urban agriculture garden/master gardeners
    - Tie in Ulistac and build a nature center 10 acre park next to river – see Riverview park as an example
    - Unique playground – see Bridges in Palo Alto and Coleman (disability)
    - Celebrate the past – look up James Lick Mill
    - Instead of high-rise being the focal point, incorporate the past
    - Similar to comment about historical museum, a mill can be a focus
    - Document/memorialize the history of Northside families who contributed to Santa Clara
    - Agree with tennis courts
    - Celebrate the cultural community presence
    - Attention should be given to the development of Dutch intersection as there are schools along Lick Mill
    - Inside/outside, signs/posters, historical museum, small center
    - A need for educating the residents that come from all over the world about the history (human and nature) of their new home
    - Possible support for Ulistac natural area by the developers
    - Help in maintenance – volunteer days
    - Open space suggestions; add a 'wild zone', natural area, native California habitat; native trees, shrubs, wildflowers, grasses
    - A place for adults and children to experience the real California
    - Children in nature network

- Community garden – a place for renters and owners to plant vegetables, fruits – see Albany/Berkeley’s Gilman Tract
7. Sustainability
- Consider using native plants for low water use

DRD (P+W) & RHL (NN)/23 September 2016

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