



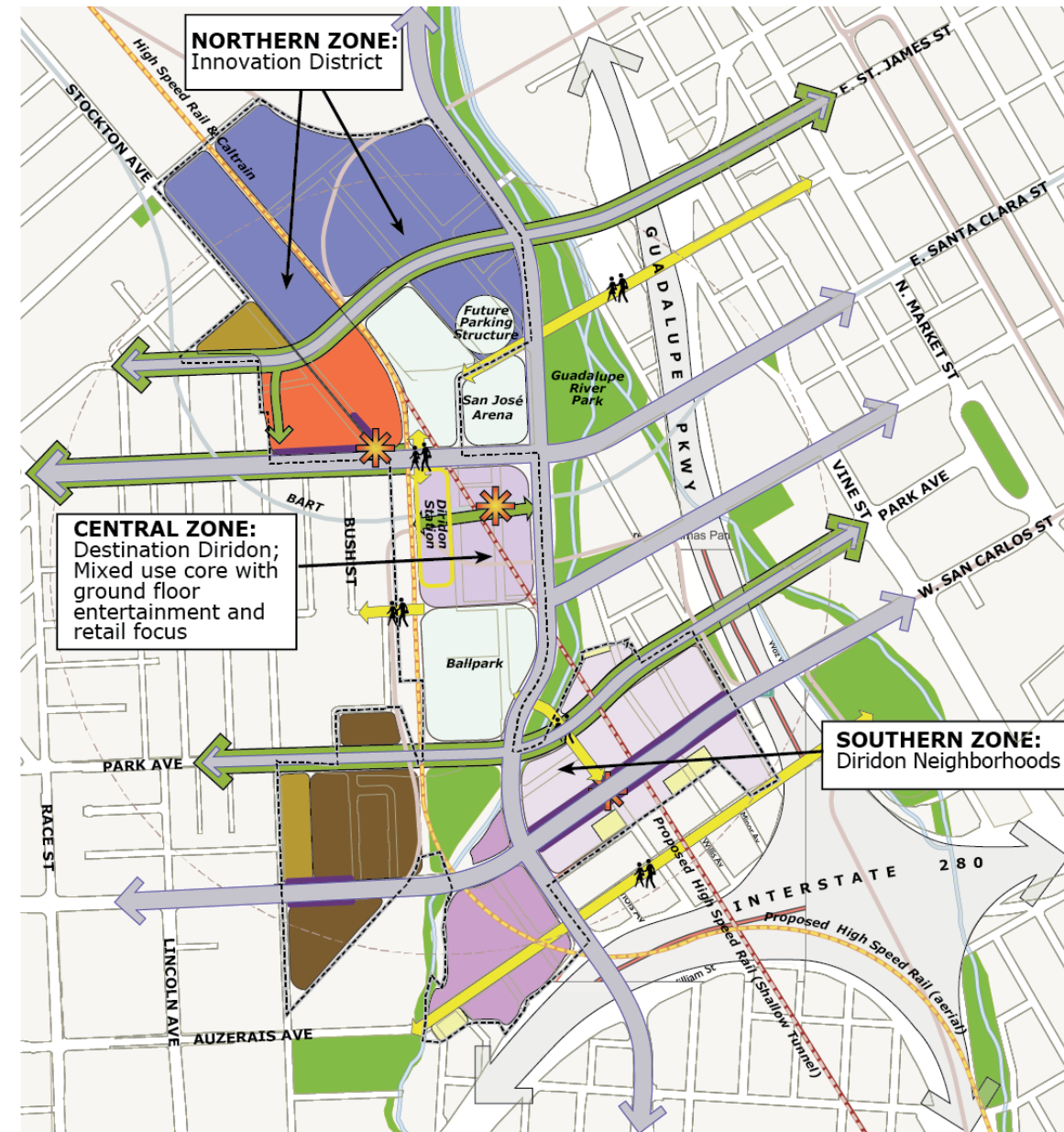
Photo : Sergio Ruiz, SPUR

Diridon Station Area Plan

March 30, 2020

DSAP Amendments

- **Why amend the DSAP?**
- To reflect today's conditions:
 - No ballpark
 - Council decision to potentially allow for greater height limits
 - Council direction on 25% affordable housing goal and Affordable Housing study
 - Park and trail planning
 - Parking strategy
 - Historic resources survey work
 - Diridon Station Concept Plan
 - Downtown Transportation Study
- Google's Downtown West proposal at the heart of the DSAP

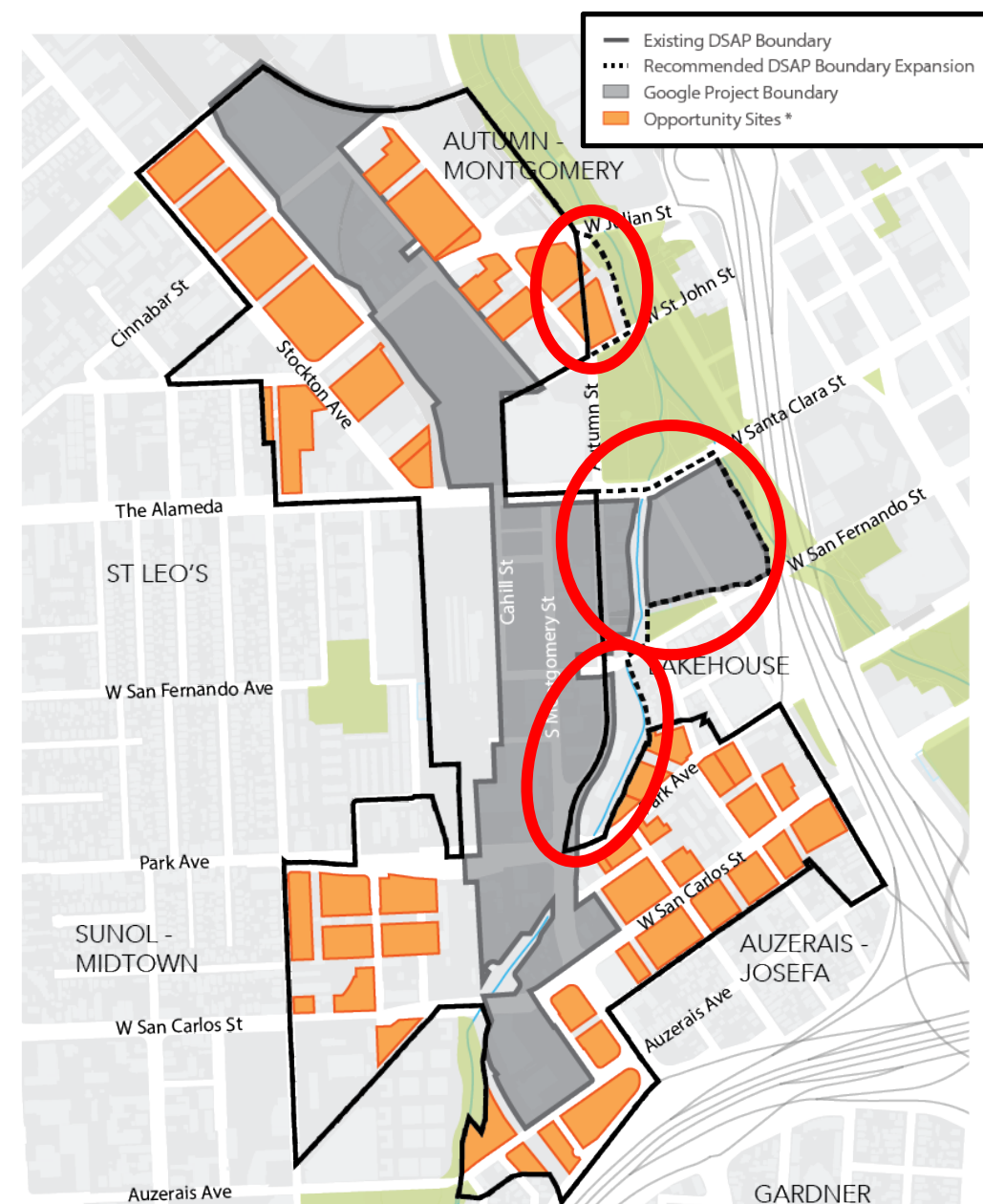


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



DSAP Amendments

- **DSAP potential boundary expansion:**
 - Include northeastern corner along Autumn Street
 - Include entire Google project site
 - Include land between Autumn and Los Gatos Creek between Park Ave and San Fernando



*Opportunity sites are potential redevelopment sites, including publicly and privately owned lands. The current development projects (built, approved, or under planning review), projects built after the year 2000, historic sites and landmarks, are excluded from the opportunity sites.

*Reflects Downtown West application as of October 2019



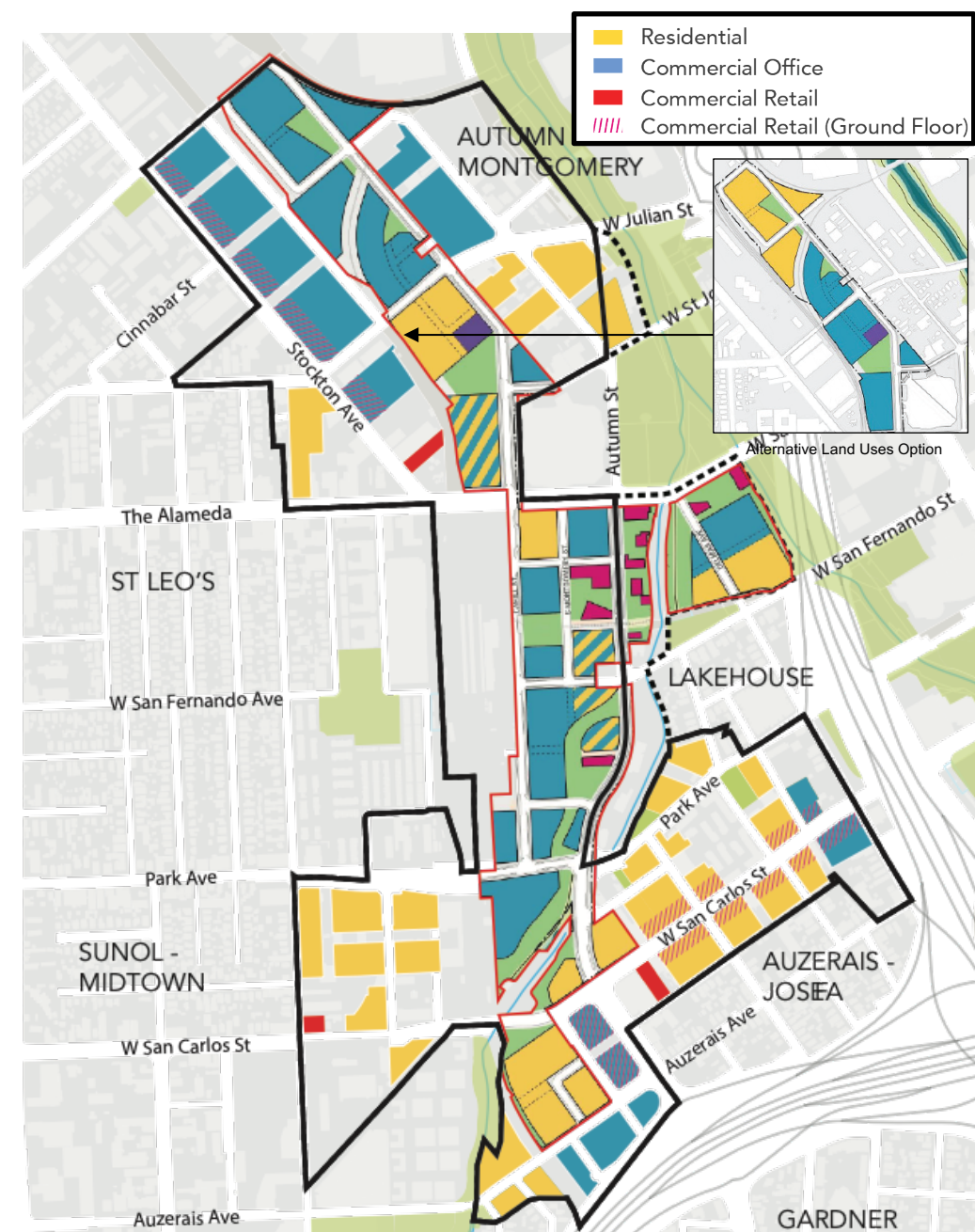
SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT



CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

DSAP Amendments

- **DSAP staff's preliminary concept for land use:**
 - Reflects the Downtown West proposal
 - More mixing than adopted DSAP
 - Considered compatibility with airport, freeways, station, and adjacent uses
 - Considered City policy goals for jobs/housing balance
 - Flexibility of use on some sites (office or housing allowed as market demands)



* Reflects Downtown West application as of October 2019

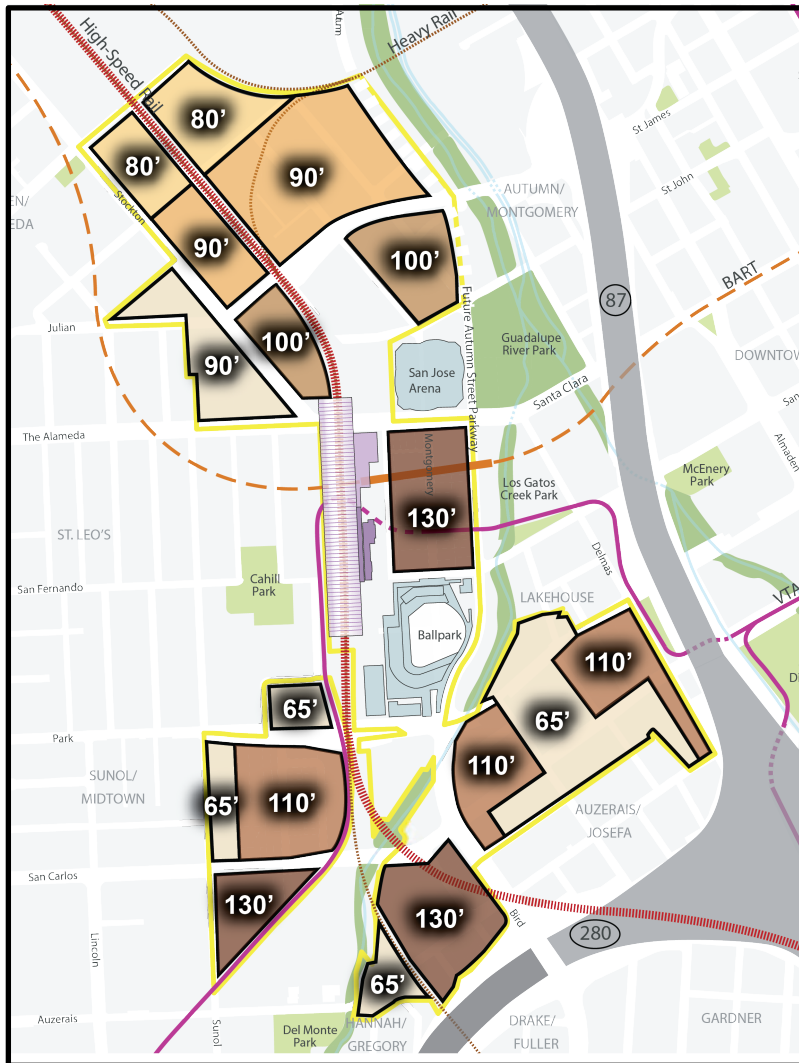


SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

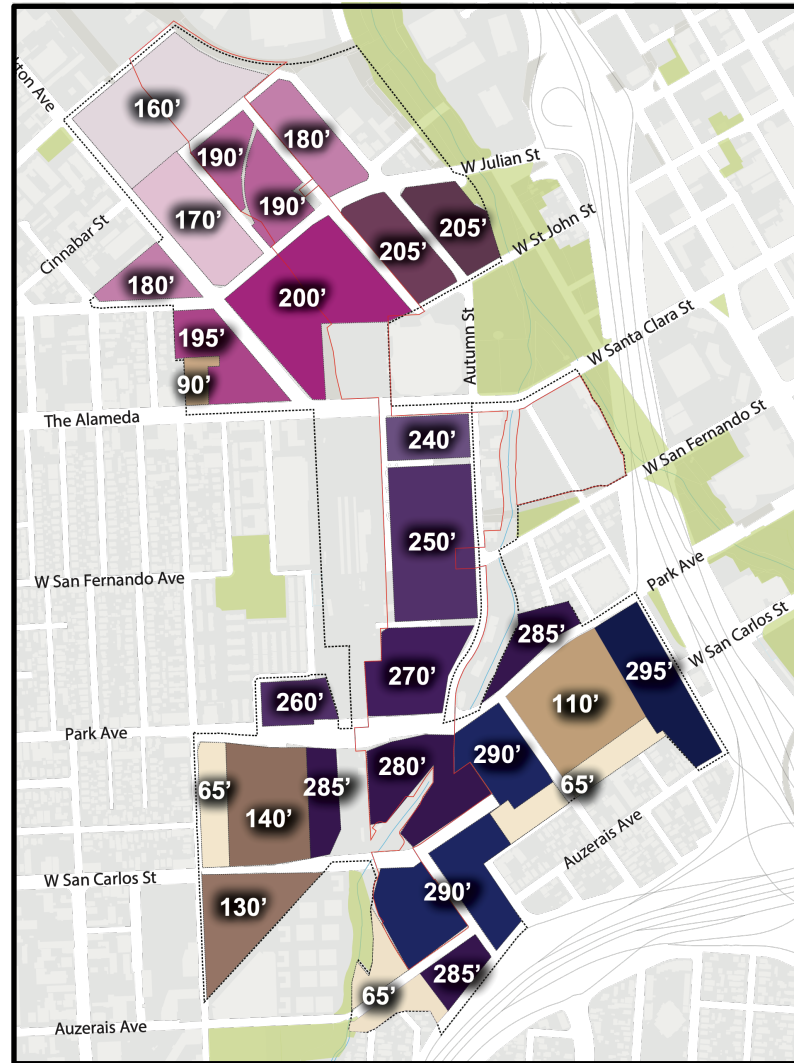


DSAP Amendments

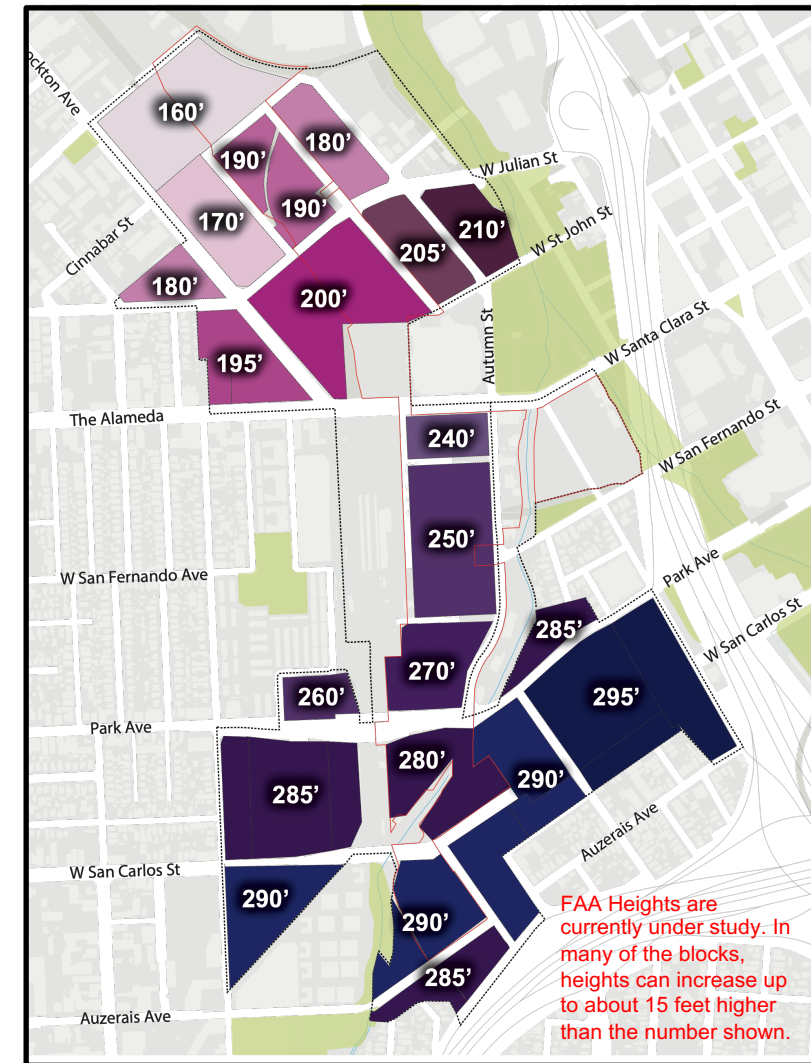
2014 DSAP Heights



Preliminary Concept Heights



Approx. FAA Heights



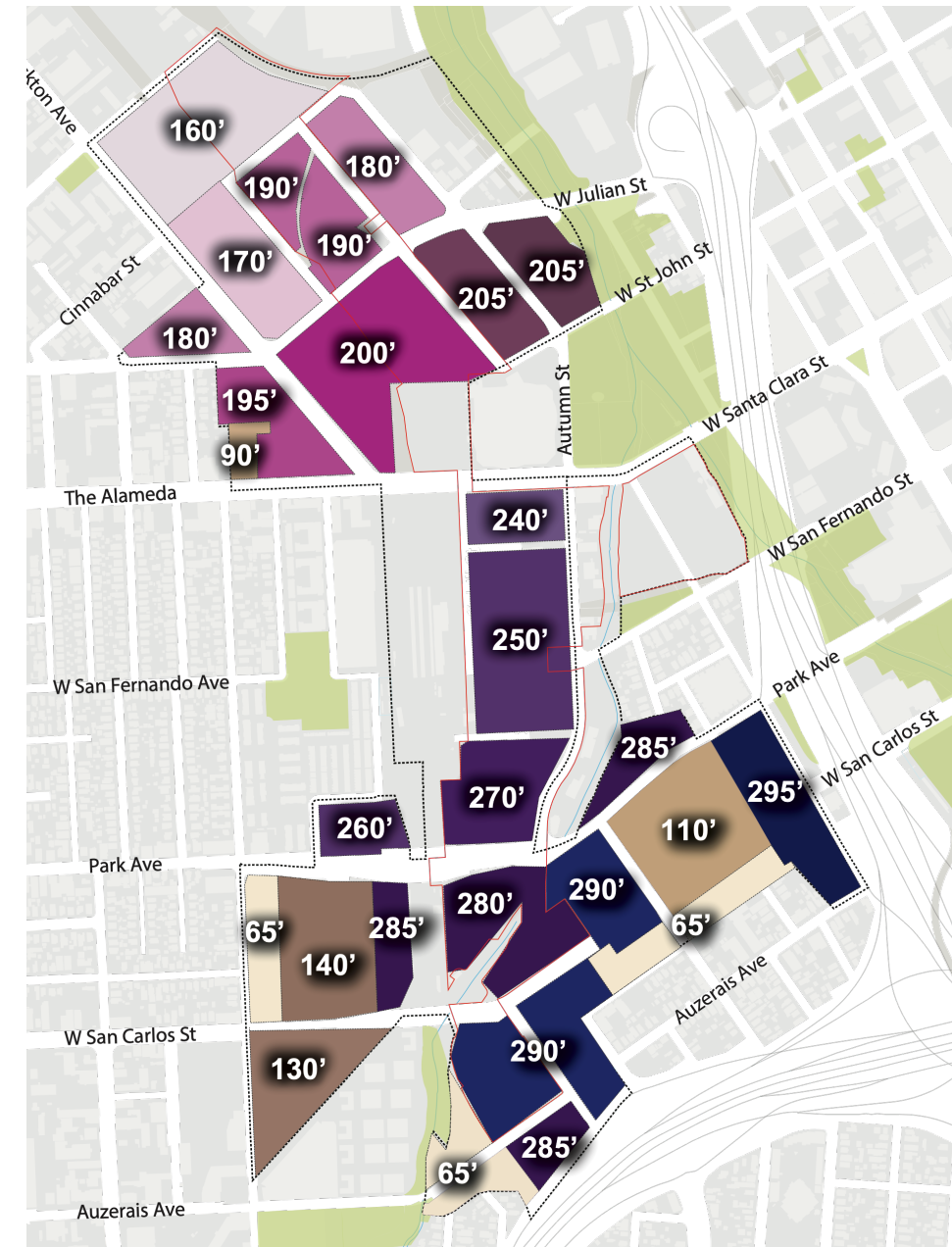
FAA Heights are currently under study. In many of the blocks, heights can increase up to about 15 feet higher than the number shown.

* Reflects Downtown West application as of October 2019

* Reflects Downtown West application as of October 2019

DSAP Amendments

- **DSAP staff's preliminary concept for heights:**
- High-rise (up to FAA limit) on some sites near station, rail line, freeways, and Guadalupe River Park
- Mid-rise (140 Feet max.) in McAvoy/W. San Carlos area
- Mid-rise (110 Feet max.) in central Delmas Park area
- Transitional 65-foot height near single-family areas



* Reflects Downtown West application as of October 2019



SAN JOSE DIRIDON STATION AREA
COMMUNITY ENGAGEMENT

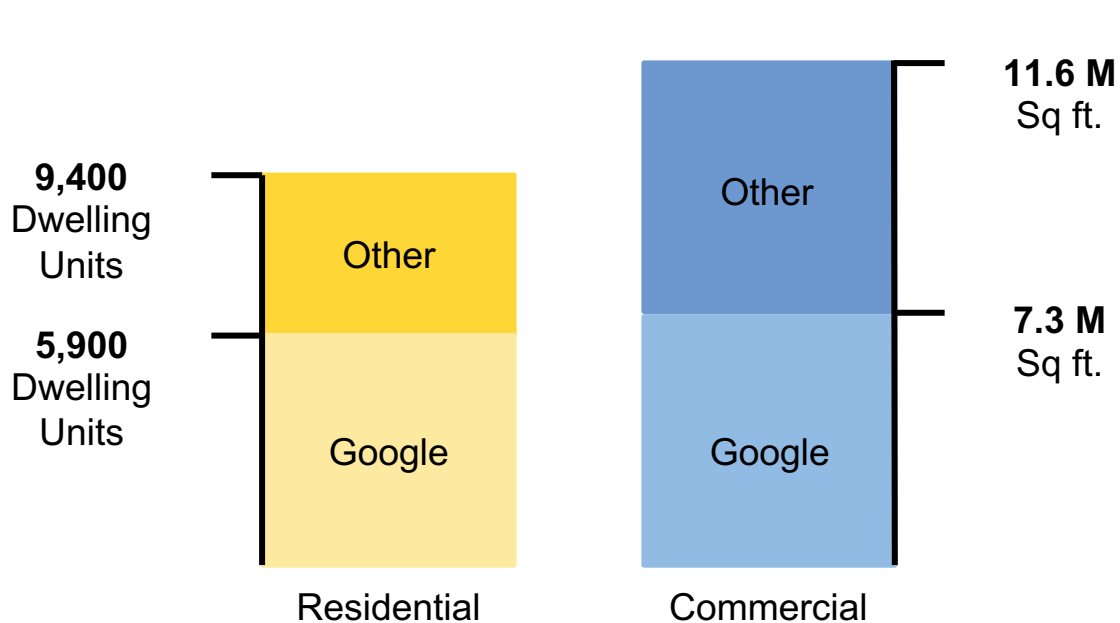


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DSAP Amendments

- Development Capacity Findings: incorporates proposed 7.3M sq ft of commercial and 5,900 housing units for Google's Downtown West Project**

2014 DSAP + Downtown West



Staff's current thinking

