

COMMUNITY WORKSHOP #1 SUMMARY
Project Introduction and Identify Opportunities/Constraints

Date/Time: Thursday, December 8, 2022 | 6:00-8:30 pm

Location: Roosevelt Community Center | 901 E Santa Clara Street, San Jose, CA 95116

OVERVIEW

The first community workshop for the Five Wounds Urban Village Plan Update, jointly hosted by the City of San Jose and Santa Clara Valley Transportation Authority (VTA), was held in-person and attended by over 90 people (approximately 56 community members and 35 staff, consultants, and student volunteers). The purpose of the workshop was to introduce the Five Wounds Urban Village Plan Update project to the community and hear input from community members on the existing assets that should be preserved within the Plan Area and the types of desired development and where they should be located within the Plan Area. Simultaneous interpretation was available in three languages: Spanish, Vietnamese, and Portuguese.



“WHERE DO YOU LIVE/WORK?” MAPPING ACTIVITY

As people arrived to the meeting, they were asked to engage in an introductory mapping activity. The purpose of the activity was for the project team to understand where participants live and work within the Plan Area, and whether they rent or own their residence. Approximately 82% of participants (46 people) participated in the activity.



5W URBAN VILLAGE PLAN

WHERE DO YOU LIVE & WORK?

Do you live in the Plan Area?

- If you rent, place a GREEN sticker on the map to show where you live.
- If you own, place a BLUE sticker on the map to show where you live.

Do you work in the Plan Area?

- Place a RED sticker on the map to show where you work.

¿Dónde vive y trabaja?

¿Vive en el área del plan?

- Si alquila, coloque una etiqueta VERDE en el mapa para mostrar dónde vive.
- Si es propietario, coloque una etiqueta AZUL en el mapa para mostrar dónde vive.

¿Trabaja en el área del plan?

- Coloque una etiqueta ROJA en el mapa para mostrar dónde trabaja.

Quý vị sống và làm việc ở đâu?

Quý vị có sống trong Khu Vực Quy Hoạch không?

- Nếu quý vị thuê nhà, hãy đặt một nhãn dán XANH LÁ CÂY trên bản đồ để cho thấy nơi quý vị sống.
- Nếu quý vị sở hữu nhà, hãy đặt một nhãn dán XANH ĐƯỜNG trên bản đồ để cho thấy nơi quý vị sống.

Quý vị có làm việc trong Khu Vực Quy Hoạch không?

- Đặt một nhãn dán MAU ĐỎ trên bản đồ để cho thấy nơi quý vị làm việc.

Onde mora e trabalha?

Mora na Área do Plano?

- Se alugar casa, coloque um autocolante VERDE no mapa para indicar onde vive.
- Se for proprietário, coloque um autocolante AZUL no mapa para indicar onde vive.

Trabalha na Área do Plano?

- Coloque um autocolante VERMELHO no mapa para indicar onde trabalha.

Legend

- Five Wounds Urban Village Plan Boundary
- Existing Urban Village Plan Boundaries
- Planned 28th St / Little Portugal BART Station
- BART Silicon Valley Phase II Alignment
- Creeks
- Proposed Trails
- Historical Resources

The following are key takeaways from the “Where Do You Live/Work?” mapping activity:

- Most participants (91%) live and/or work in the Plan Area. 46% of people live in the Plan Area and own their residences - mostly south of E Santa Clara Street, including in or around the 24th & William Urban Village and a few in the northern area of the Five Wounds Urban Village.
- 28% of participants live in the Plan Area and rent their residence - mostly within a block of E Santa Clara Street/Alum Rock Avenue.
- 17% of participants indicated that they work within the Plan Area, including along E Santa Clara Street/Alum Rock Avenue, at Christo Rey San Jose Jesuit High School, and one on St. James Street.
- 7% of participants work outside of the Plan Area in Downtown San Jose.
- 1 participant indicated that they rent their residence in Downtown San Jose.

PRESENTATION

The meeting began with a welcome greeting from Peter Allen, a representative of District 3 Councilmember’s Office David Cohen, and Michael Brilliot, Planning Division Manager for the City of San Jose. The City staff, VTA staff, and consultant team, which includes PlaceWorks, HR&A Advisors, and SITELAB, showed a 45-minute presentation that covered the following topics:

- Overview of the workshop agenda (City)
- Land acknowledgement of Santa Clara County’s indigenous tribes (VTA)
- Commitment to equity and inclusion for the project (VTA)
- Project overview of the Five Wounds Urban Village Plan Update (City)
- Existing conditions of housing and small businesses from an anti-displacement study (HR&A)
- Overview of VTA’s Transit-Oriented Development (TOD) and Transit-Oriented Communities (TOC) programs and the Design Development Framework (DDF) for the future 28th Street/Little Portugal BART station (VTA)
- Existing conditions for land use and the economic market (PlaceWorks)



Q&A

The presentation was followed by a time of questions and answers (Q&A). Some questions included those about the 28th Street/Little Portugal BART station and its construction impacts on existing older homes and whether an alternative of running electric buses instead of the BART Phase 2 extension was feasible. There were also questions about defining an “active street life” and clarifying where new multi-family housing is proposed in the City of San Jose’s General Plan.

SMALL GROUP DISCUSSION

After Q&A, attendees broke out into 7 groups to engage in approximately 50 minutes of small group discussions and a mapping exercise. Each group had approximately 4-8 community participants, 1-3 volunteers or staff, including 1 project team facilitator and 1 project team note taker. One group consisted of Spanish-speaking community members and was facilitated in Spanish. Within the groups, participants were asked the following questions:

- Which places should be preserved, including existing residential areas and businesses?
- Where are good locations for new development, particularly for more multi-family housing and office?

The goal of the mapping activity was to encourage participants to provide input on what existing buildings and/or uses within the Plan Area (representing roughly a half-mile radius from the future 28th Street/Little Portugal BART station) are valuable and should be preserved, and what types of new development are desired in the Plan Area and where they should be located. Each table had a large map of Plan Area that showed recent development activity, General Plan land use, and potential opportunities for development (Urban Villages and commercial areas along East Julian Street and McKee Road). Community participants were tasked to peel and stick stickers showing different uses at specific desired locations on the map and make any notes with provided markers. The uses on the stickers included different densities/heights of mixed use, office, and residential development, as well as parks/playground, gateway, public art, street trees, and urban plaza.



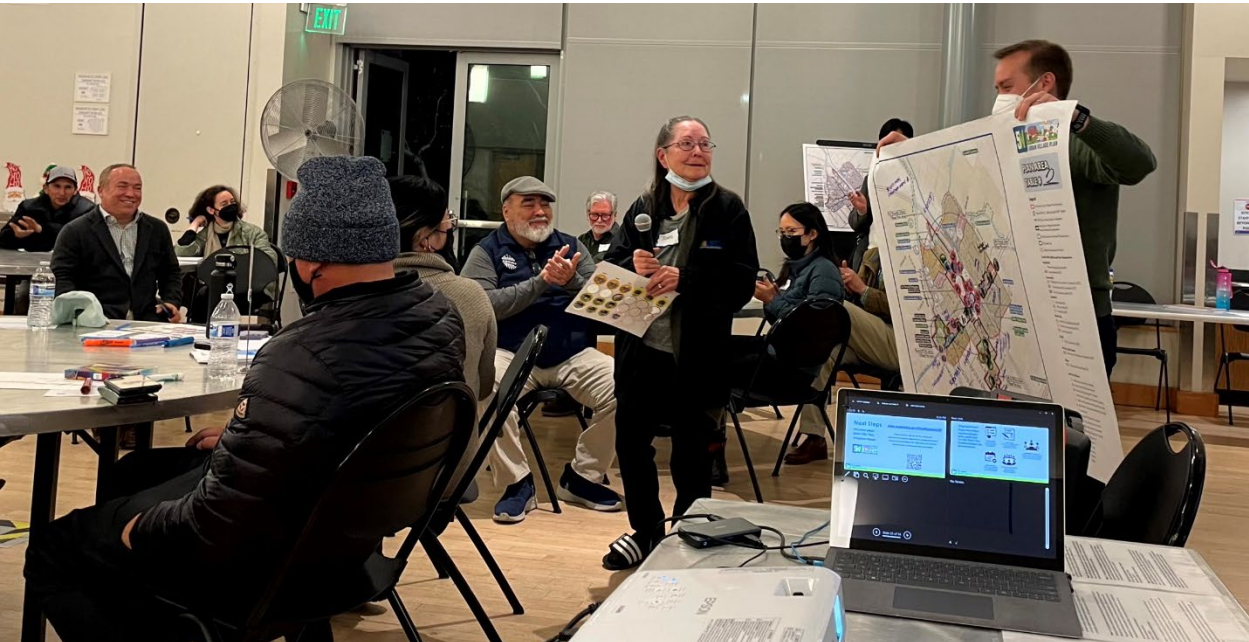
REPORT BACK

Following the small group discussions, a community “spokesperson” from each group reported back to the entire workshop, highlighting key discussion items and themes from their group. A summary of each small group’s discussion/report back are located at the end of this workshop summary.

CONCLUSION

At the end of the meeting, Bruce Brubaker from PlaceWorks described the project’s next steps, including types of future engagement opportunities, and shared a link to the project website www.sanjoseca.gov/FiveWoundsUVP.

Future workshops will address other topics at key project milestones, including land use and urban design, anti-displacement of small businesses, affordable housing, transportation, parking, and open space, and presentation of the updated Five Wounds Urban Village Plan.



SUMMARY OF SMALL GROUP DISCUSSION AND REPORT BACK

Table S1 (Spanish-speaking)

Project team staff

Angelica Garcia (PlaceWorks – facilitator) and Kora McNaughton (City of San Jose – notetaker)

Question 1: Which places should be preserved?

- Respect existing residential areas (increased distance and privacy from new development)

Question 2: Where are good locations for new development?

- Concern about affordability of new development – need affordable housing
- New development focused on Five Wounds Urban Village area
- Increase safety, including street lighting and traffic calming at freeway ramps
- Parks should have new sports fields
- Increase trees and parks, especially along E Santa Clara Street and Alum Rock Avenue
- Gateway at E Santa Clara Street/US 101 highway
- At the future BART station, add mixed use high density, public art, park, and multi-family residential
- On Julian Street, add new multi-family residential, park, gateway, and street trees



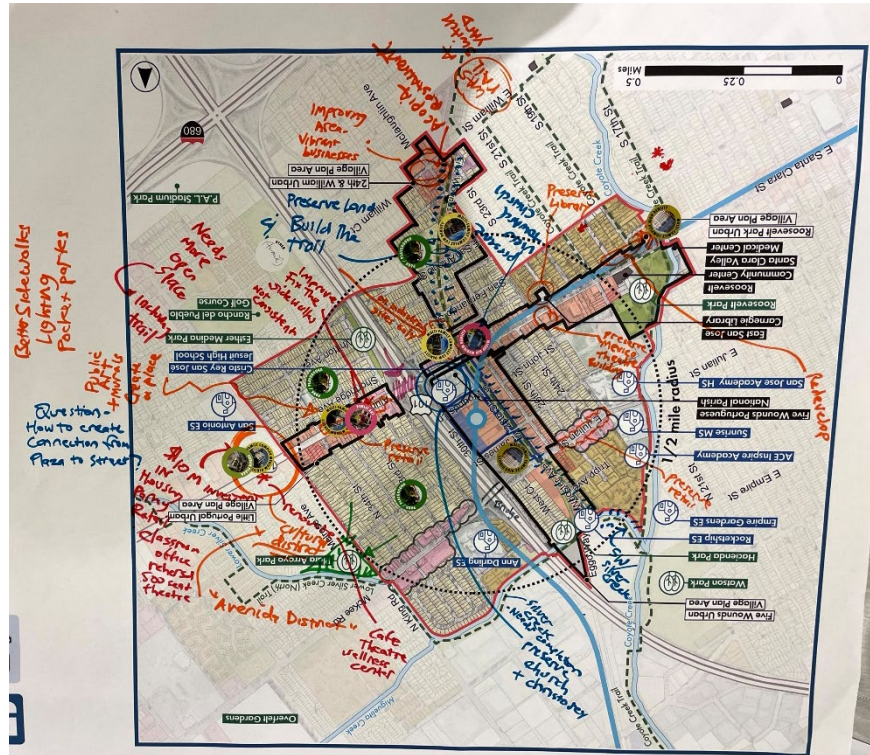
Table 1

Project team staff

Bruce Brubaker (PlaceWorks – facilitator) and Lauren Wong (SITE LAB – notetaker)

Question 1: Which places should be preserved?

- Existing residential areas (sidewalks, street trees, lighting)
- Commercial areas along 24th, William, Santa Clara, and Alum Rock – with parking for businesses
- Five Wounds Church and the view towards the church
- Five Wounds and Silver Creek trails
- Library, Mexico theatre, and Acopia restaurant



Note: This map is displayed upside down because most text is written upside down.

Question 2: Where are good locations for new development?

- Open to development at and around the future BART station and along E Santa Clara Street and Alum Rock Avenue
- Provide more parks and open space in all “quadrants” outside of the Urban Villages
- Multi-family high density is okay along E Santa Clara Street/Alum Rock Avenue but preserve existing businesses
- Mixed use along Julian Street and McKee Road
- Lower density near the church and along the Five Wounds Trail (3 stories)
- Five Wounds Trail should link neighborhoods, and the developers should pay for the fees to develop the trail
- Add public art to enhance commercial and residential areas
- Mixed use high density around the future BART station is ok
- Improve the pedestrian experience and connections across the freeway at E Santa Clara Street and Julian Street (Highway 101 crossings divide neighborhoods and creates lack of access to BART from the east side)

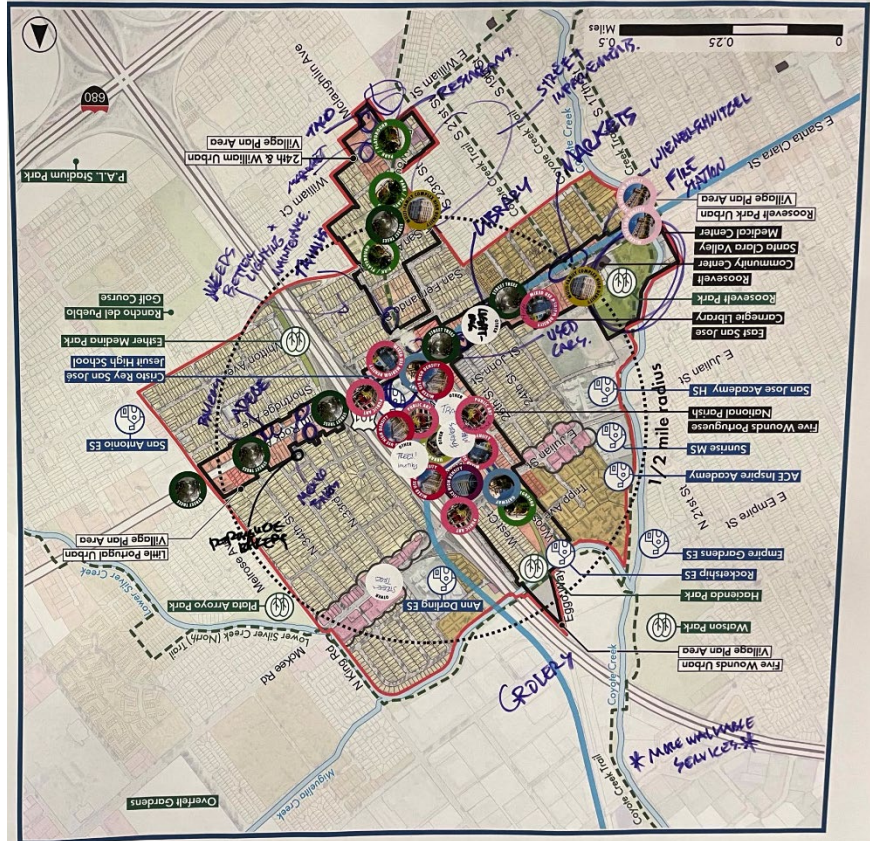
Table 2

Project team staff

Woody Hanson (SITELAB – facilitator) and Alice An (SITELAB – notetaker)

Question 1: Which places should be preserved?

- Visibility and prominence of the Five Wounds church (development across the church should be low density)
- Markets and businesses on Santa Clara Street and 24th Street
- Murals along 28th Street
- Fire station and library



Note: This map is displayed upside down because most text is written upside down.

Question 2: Where are good locations for new development?

- New development concentrated at the future BART station (mixed use high density with ground floor retail, office high density, gateways, public art, and farmers market)
- Places such as bakeries and cafés for people to gather and more walkable services
- New development also concentrated at the central part of E Santa Clara Street
- Transition of density from low to high from the edges of E Santa Clara Street and Alum Rock Avenue to high density near 28th Street, including mixed use medium density, mixed use high density, multi-family high density, and street trees and gateway
- Highest density at the freeway
- Redevelopment (low density and environmentally sensitive) near the creek
- Emphasis on greenway with pocket parks
- Multi-family high density on the car lot at E San Antonio Street and S 24th Street in the 24th & William Urban Village
- Improved lighting and street trees along E Santa Clara Street, McKee Road, and Five Wounds trail
- Gateways on 28th Street at Santa Clara Street and Julian Street
- Urban plaza and farmers market

- Full-service grocery store like Trader Joe's or Whole Foods

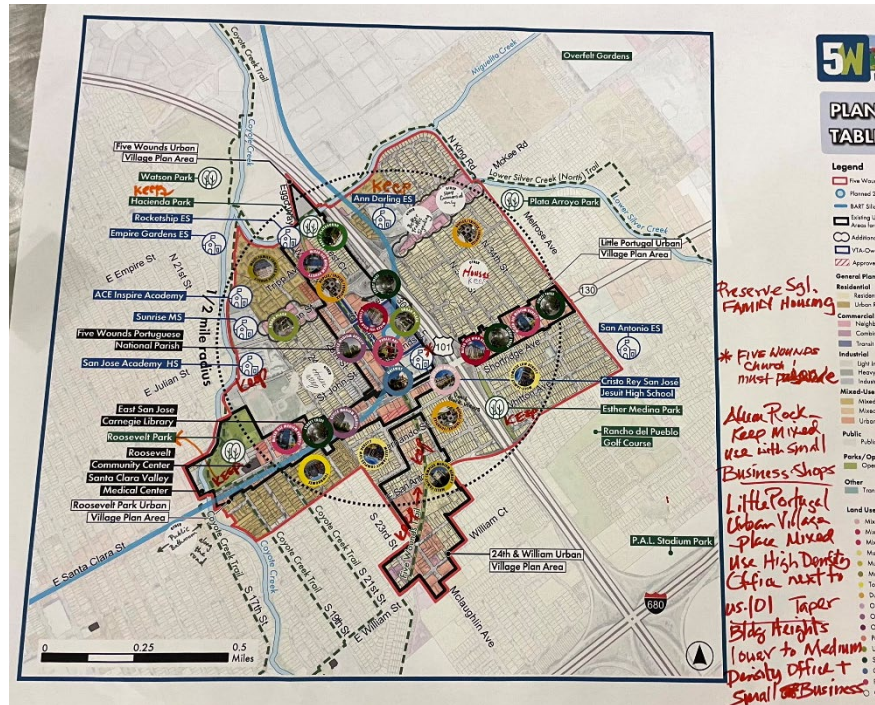
Table 3

Project team staff

Marlys Jean (Kearns & West – facilitator) and Rina Shah (City of San Jose – notetaker)

Question 1: Which places should be preserved?

- Parks (i.e., Roosevelt, Hacienda, and Medina)
- Schools
- Greenway trail
- Five Wounds church (no high rise to block the view of the church)
- Alum Rock Avenue small businesses
- Existing residential areas in the “quadrants”



Question 2: Where are good locations for new development?

- New development more evenly distributed throughout the Plan Area
- South of E Santa Clara Street/Alum Rock Avenue, add townhomes, multi-family low and medium densities, and duplexes
- North of E Santa Clara Street/Alum Rock Avenue, add mixed use medium density and office medium density
- Add mixed use low density across from the church
- Add multi-family low density south of Alum Rock Avenue
- At the future BART station, add mixed use high density, office medium density, urban plaza, public art, and street trees – density should taper away from the station
- Highlight Five Wounds trail and add a gateway
- At Julian Street, add urban plaza, duplexes, multi-family high density and mixed use medium density
- Uses along McKee Road should stay commercial but have better traffic signals
- High density next to US 101 and taper down in intensity further from the freeway

Table 4

Project team staff

Vidya Bhamidi (Kearns & West – facilitator) and Cassandra Van Der Zweep (City of San Jose – note taker)

Question 1: Which places should be preserved?

- Existing public art
- Existing commercial character and businesses along the active commercial corridors, such as Alum Rock Avenue
- 72 bus line to BART
- Grocery and laundry businesses

Question 2: Where are good locations for new development?

- Improve bus service and bikeability
- Increasing pedestrian traffic on existing commercial corridors will benefit current and new businesses
- Center bus lanes take away parking and left turn access, hurting businesses
- New bus stop at E Santa Clara Street and 26th Street
- Bike lanes and street trees along E Santa Clara Street/Alum Rock Avenue
- Add public art along E Santa Clara Street
- Add gateway on Alum Rock Avenue, east of US 101 highway and along Julian Street in the Five Wounds Urban Village
- Add a medical center in the Little Portugal Urban Village or along McKee Road
- Along Julian Street and McKee Road, add mixed use medium and a laundry/grocery on McKee Road
- Add mixed use low density near the church and mixed use high density at the future BART station
- Provide gathering spaces near Cristo Rey for high school students, including amenities such as restaurants and a larger library branch

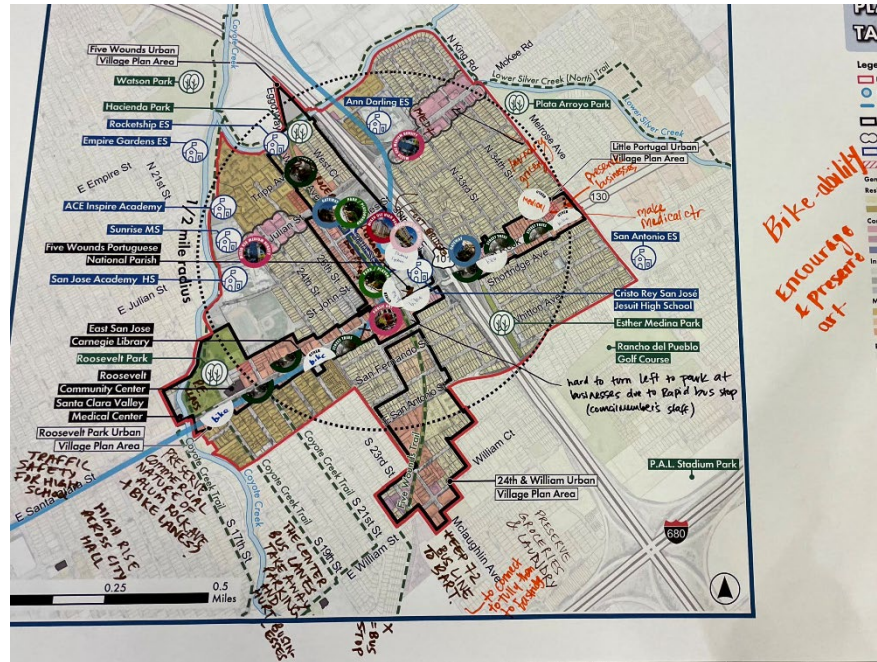


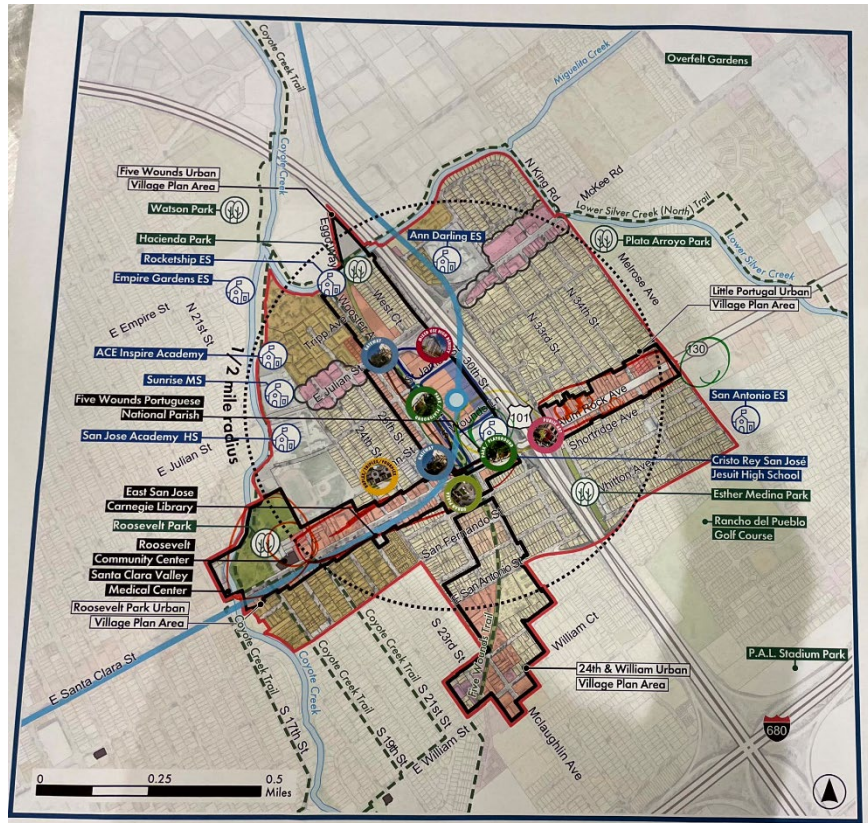
Table 5

Project team staff

Andrea Wong (SOM – facilitator) and Rob Swierk (VTA – notetaker)

Question 1: Which places should be preserved?

- Cultural character/makeup of the area
- Small businesses along Alum Rock and Santa Clara
- Roosevelt Community Center and Park
- Keep Five Wounds church and Cristo Rey as the focal point – have building heights taper down near the church



Question 2: Where are good locations for new development?

- Development concentrated around future BART station, especially north of the station - mixed use high density, maybe including a hotel to take advantage of BART proximity and freeway visibility
- Duplexes/triplexes in “northwest quadrant” residential area
- Carefully integrated new development along E Santa Clara Street/Alum Rock Avenue, including urban plaza and public art
- Interest in a recreation field for Cristo Rey High School – possibly shared with another use (e.g., on top of a parking structure if shade/plantings can make it comfortable)
- Urban plazas in the Urban Villages and near future BART station
- Provide housing for existing community, especially near the future BART station
- Add recognizable gateways, especially getting off the station and at the intersections of 28th/Santa Clara and 28th/Julian (kind of like at San Pedro Square or in Japantown)
- Public art that highlights the Latino/Portuguese heritage of the area

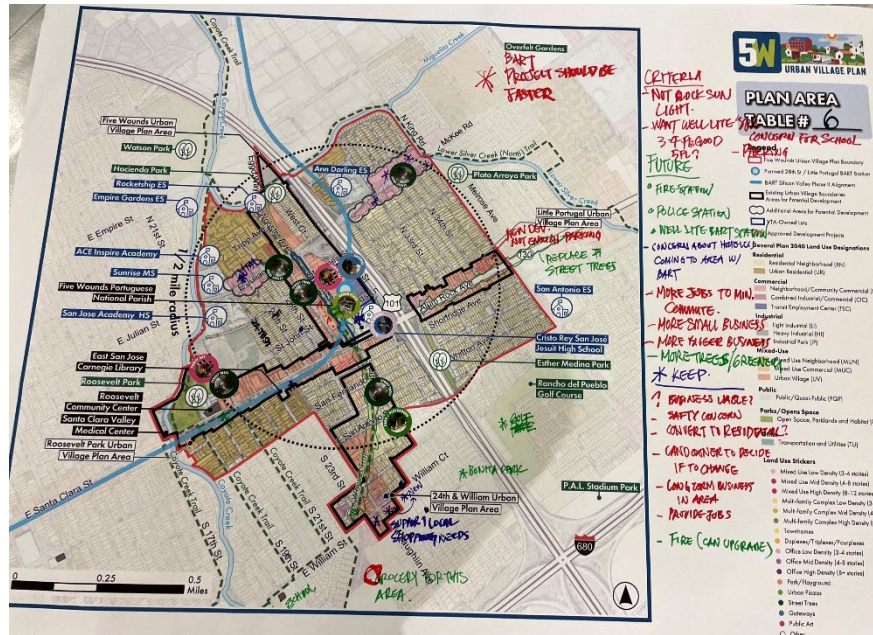
Table 6

Project team staff

Ellen Lou (SOM – facilitator)
and Kathleen Podrasky (VTA – notetaker)

Question 1: Which places should be preserved?

- Focus on keeping small businesses
- Commercial areas along McKee Road, Julian Street, William/24th Street
- Library
- Church



Question 2: Where are good locations for new development?

- Focus on new urban plazas, parks/playgrounds, public art, and street trees
- Need fire station and police station to improve and maintain safety – fire station is small/older
- Quality supermarket
- Increase jobs to minimize commute
- Future BART station should be well-lit; concern about homeless coming to area with new BART station
- More trees and greenery
- New office low density near Cristo Rey High School
- New development criteria: don't block sunlight or create shadows, 3-4 stories okay, 5 stories maybe
- Concern about school enrollment with an influx of new residents

KEY FINDINGS

This section highlights consistent feedback heard from community members who provided input in the seven small group discussion groups at the first community workshop.

Community assets to preserve:

- Existing residential areas
- Commercial areas/businesses along 24th Street, William Street, E Santa Clara Street, and Alum Rock Avenue.
- Five Wounds Church (and visibility of the church)
- Library
- Five Wounds trail
- Existing public art

Potential new development as part of the updated Five Wounds Urban Village Plan:

- New high density development should be concentrated on VTA's properties on and surrounding the future 28th Street/Little Portugal BART station and taper away in building height, with the tallest buildings along the 101 freeway, next to the station, and/or on the west side of 28th Street.
- Most opportunities for future development are in the Five Wounds Urban Village area and more limited in the Little Portugal, 24th & William, and Roosevelt Park Urban Villages
- Development north of E Santa Clara Street should be higher in density than south of E Santa Clara Street – some development across from the church and south of Santa Clara is ok but views of the Five Wounds church should be preserved.
- Some new mixed use and/or higher density residential could be located on E Julian Street, McKee Road, E Santa Clara Street, and Alum Rock Avenue, but it is important to preserve existing businesses.
- New lower density multi-family residential development (“middle housing”) could be located as infill in existing residential areas outside of the Urban Village boundaries.

FOR INTERNAL REVIEW/INFO ONLY (will not be included in public summary):

VTA's 28th Street/Little Portugal BART station Area Playbook, completed in July 2020, establishes minimum office and residential densities within a half-mile radius of the future 28th Street/Little Portugal BART station (see Attachment A: Map and Table of 28th Street/Little Portugal Density Zones). These established density areas are generally consistent with the community's feedback. In the Playbook, Zone 1, which is within a ¼-mile walk from the station, allocates high density office and residential and transit-serving retail uses. This is consistent with the community wanting highest density mixed use development closest to the station, south of E Julian Street. However, there was no desire for high density office anywhere in the Plan Area.

Zone 2, which is within a ½-mile walk of the station, and Zone 3, which is along E Santa Clara Street and Alum Rock Avenue, allow medium density office and high density residential. The community showed a desire for some medium and high density residential development in these areas, but not as concentrated as in Zone 1.

Zone 4 is designated for lower density residential, which is consistent with the community's desire for more limited and lower density development, concentrated mainly on the south side of E Santa Clara Street and around the area of S 24th Street and E San Antonio Street.

The Playbook does not include new development in the areas outside of the Urban Village boundaries, while the updated Five Wounds Urban Village Plan will consider infill development, such as new multi-family residential, in the areas outside of the existing Urban Village Plans.