

# Berryessa Urban Village Community Meeting

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11.15.2018



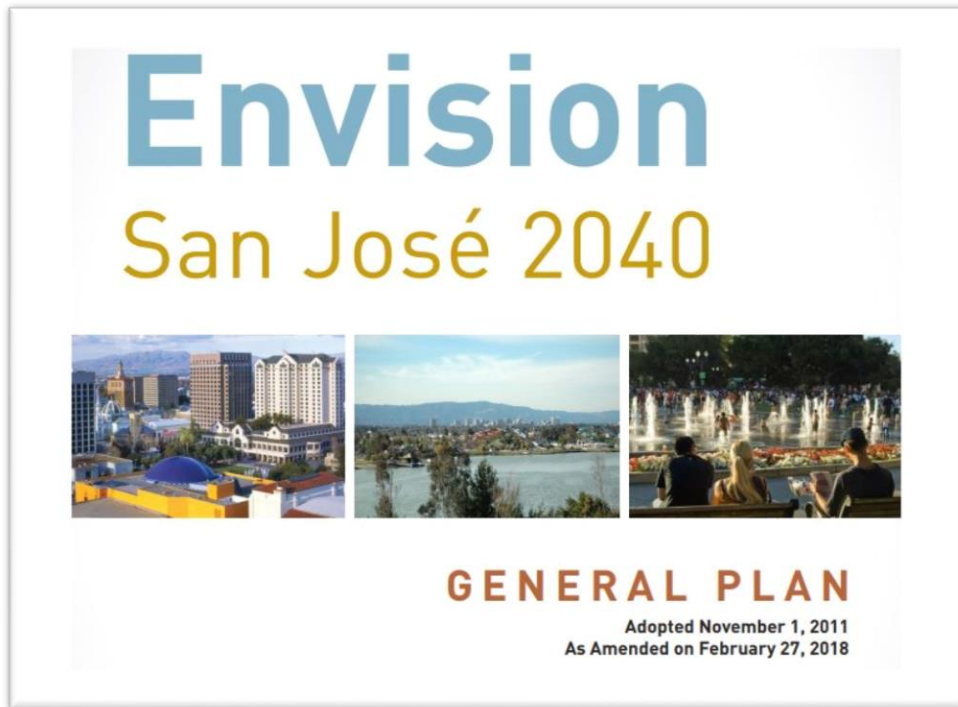
*Planning, Building and  
Code Enforcement*

# Agenda

1. Introduction
2. Existing Conditions
3. Value Statements
4. Design Exercise
5. Summarizing

# INTRODUCTION

# Urban Villages



The City's  
blueprint for  
future  
development



<http://www.blueprinter.com/>

# Urban Villages

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# Urban Villages

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# Urban Villages

Promote economic development

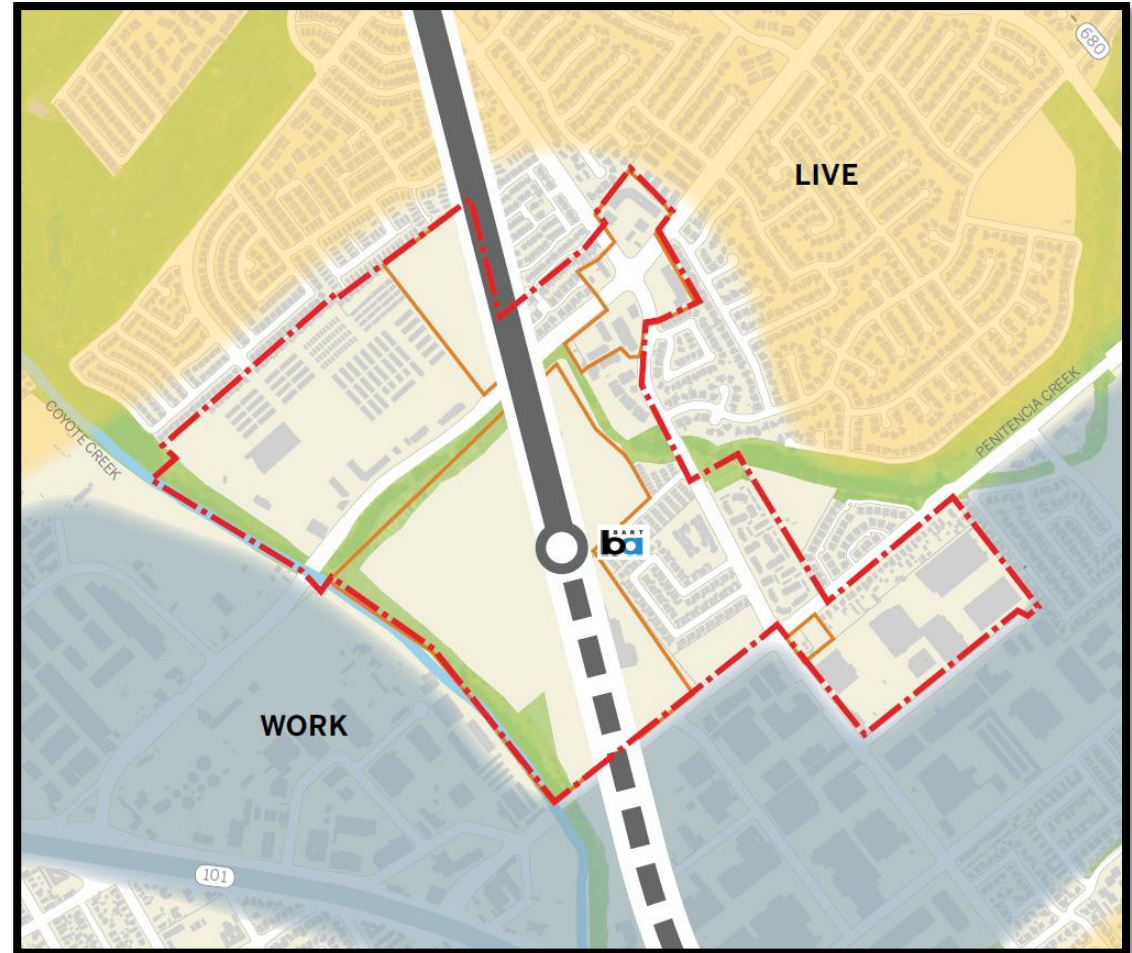
Reduce traffic, time spent driving and GHG emissions



Create a vibrant place to live and work

Support healthy living, making it easier to walk, bike, and take transit

# Berryessa BART Urban Village

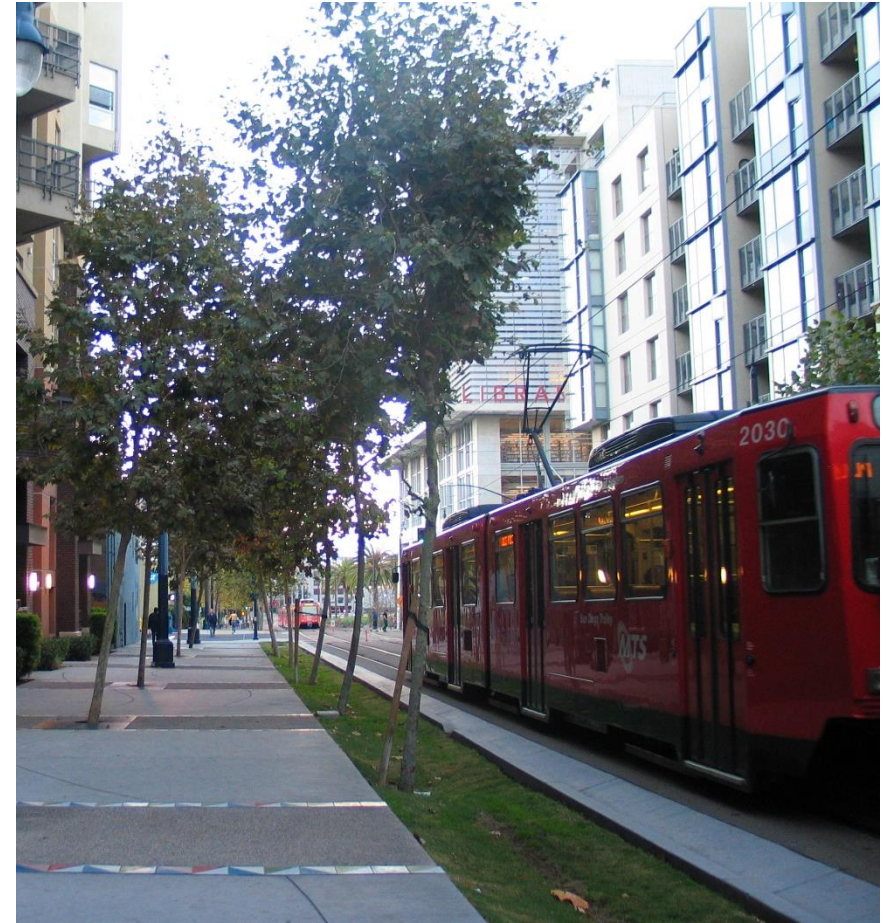




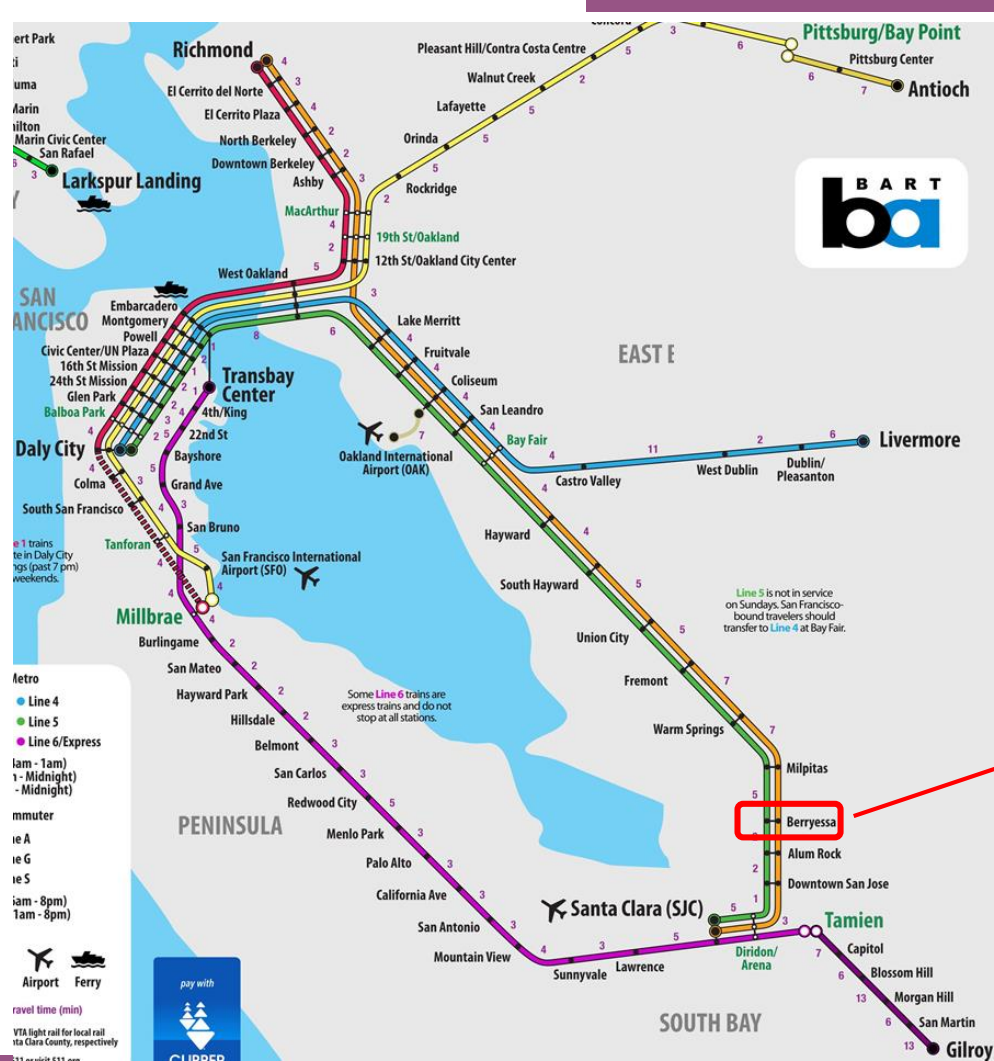
# Berryessa BART Urban Village



**San José's First  
Regional Transit  
Urban Village**



# Berryessa BART Urban Village

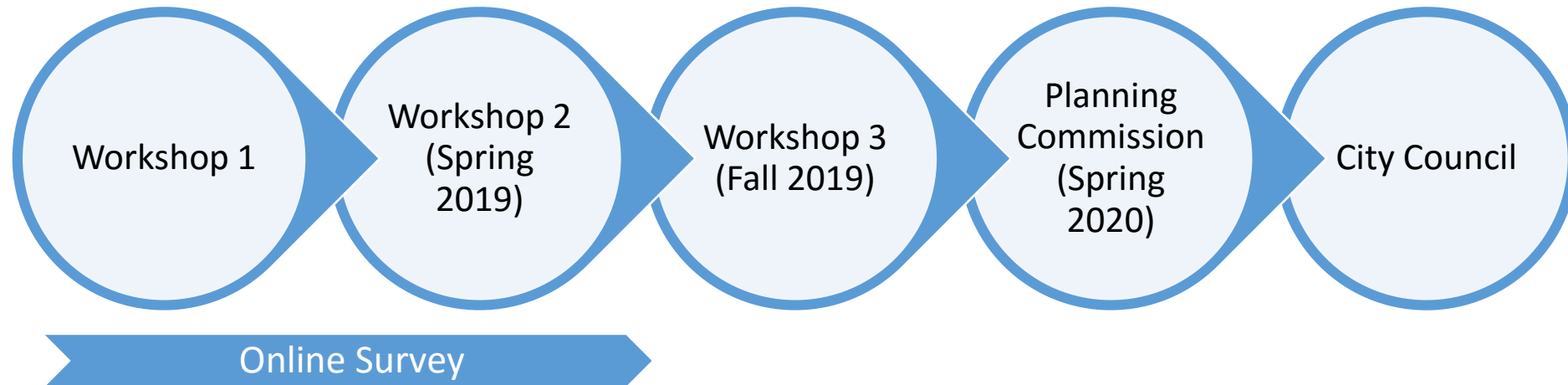


25,000 daily passengers by 2030



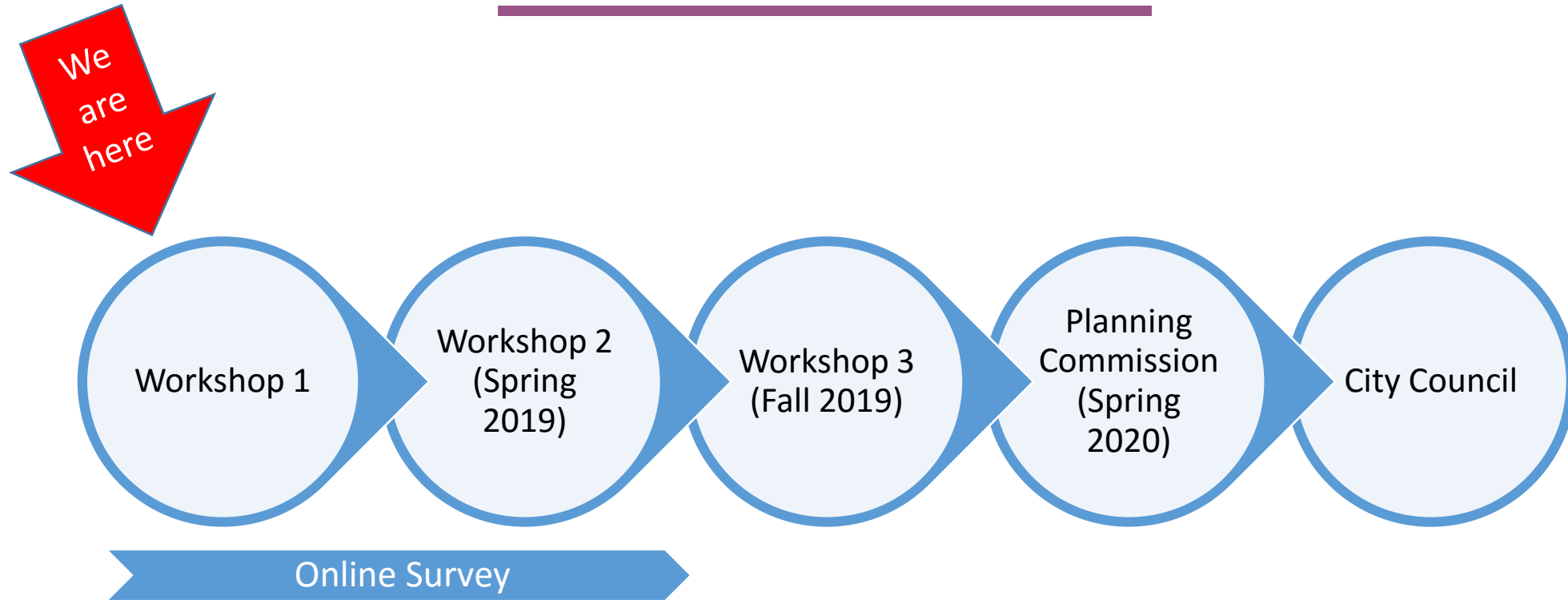
# Berryessa BART Urban Village

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# Berryessa BART Urban Village

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BERRYESSA URBAN VILLAGE TODAY  
EXISTING CONDITIONS



BERRYESSA BART URBAN VILLAGE PLAN  
SKIDMORE, OWINGS & MERRILL LLP



## URBAN VILLAGE BOUNDARY

Total Area 272.5 acres

## BERRYESSA URBAN VILLAGE CAPACITY

 **4,800**  
HOUSING UNITS

 **6,700,000** SQFT  
COMMERCIAL AND OFFICE

 **22,000** JOBS

BERRYESSA BART URBAN VILLAGE PLAN  
SKIDMORE, OWINGS & MERRILL LLP



## CURRENT USES

1. Existing residential
2. Residential planned or under-construction
3. Planned commercial center
4. Flea market
5. Berryessa/North San José Station
6. Existing creek
7. Existing commercial center





# LAND USE ANALYSIS

Living Zone: North-East area

Working Zone: South area



CONNECTIVITY  
EXISTING CONDITIONS

## TRANSIT NETWORK EXISTING CONDITION

### Silicon Valley BART Extension

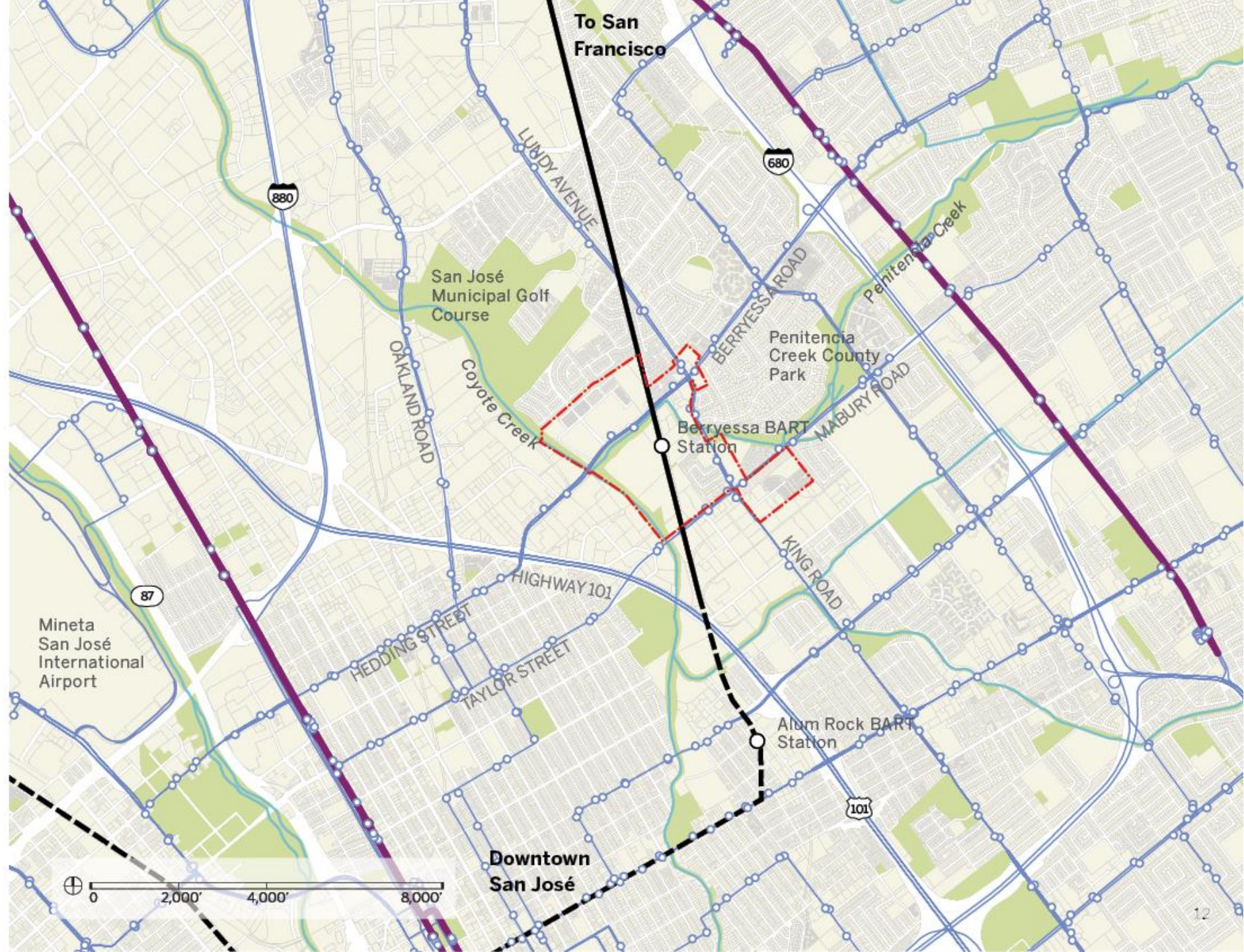
- Silicon Valley BART Extension (Phase I) will open in 2019 and provide one-hour journey to San Francisco

### Light Rail

- Not within walking distance

### VTA Buses

- Multiple VTA bus routes serve the Berryessa Urban Village area



# TRANSIT NETWORK VTA NEXT NETWORK

## Rapid 500 Route

- Replaces DASH shuttle
- 7-day a week service
- Connects Diridon Station to downtown San Jose, SJSU, and Berryessa BART Station

## Rapid 523 Route

- Connect Lockheed Martin Transit Center, Downtown Sunnyvale (Caltrain), De Anza College, Vallco, Valley Fair, Santana Row, downtown San Jose, Mexican Heritage Plaza and Berryessa BART Station

- NEXT NETWORK BUS STOP
- BART STATION

### BART LINE

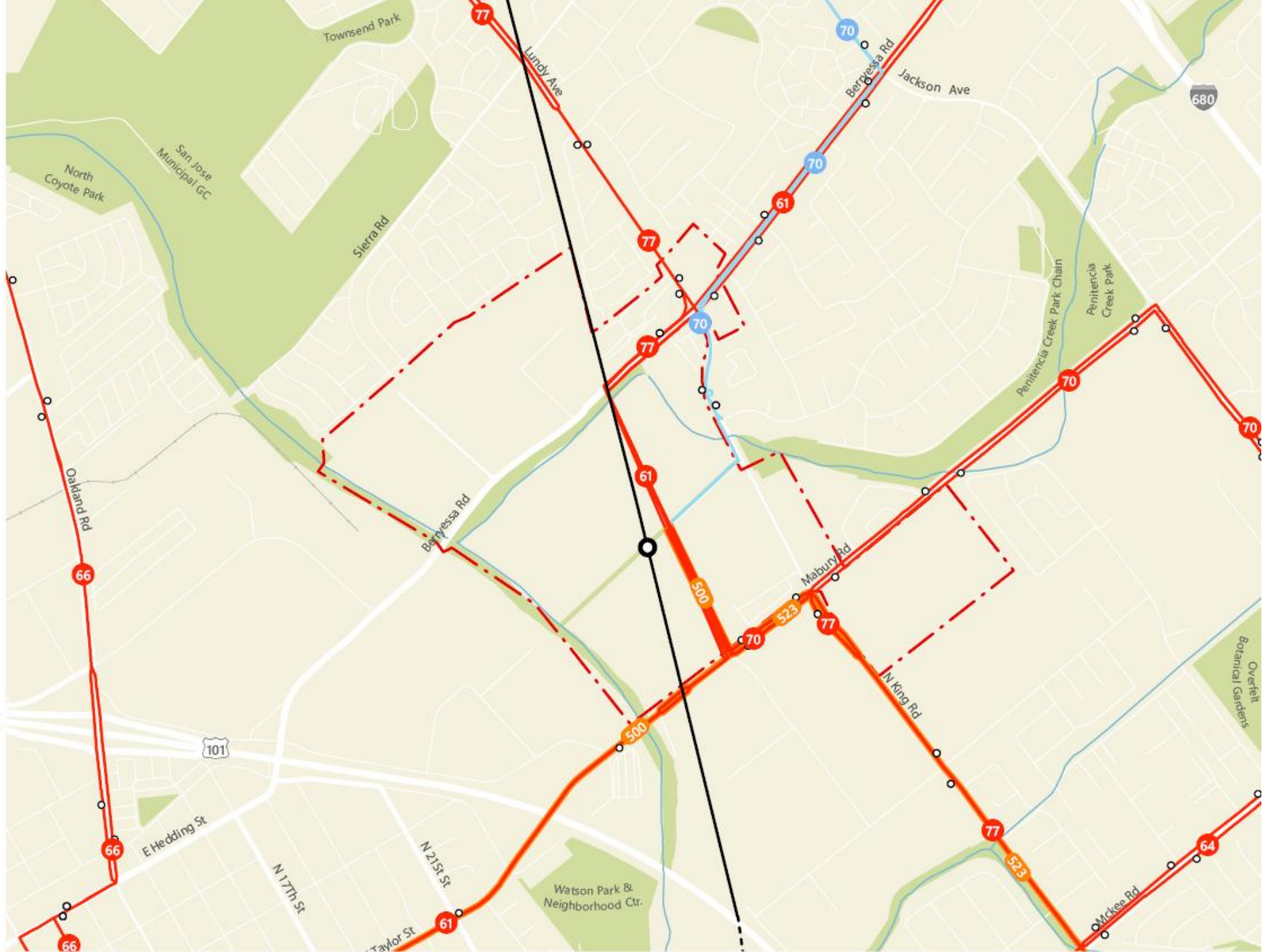
- EXISTING
- - - PROPOSED

### FREQUENCY

- RAPID: EVERY 15 MINUTES OR BETTER AND LIMITED STOPS
- EVERY 15 MINUTES OR BETTER
- EVERY 30 MINUTES
- PROJECT BOUNDARY

### BERRYESSA BART URBAN VILLAGE PLAN

SKIDMORE, OWINGS & MERRILL LLP  
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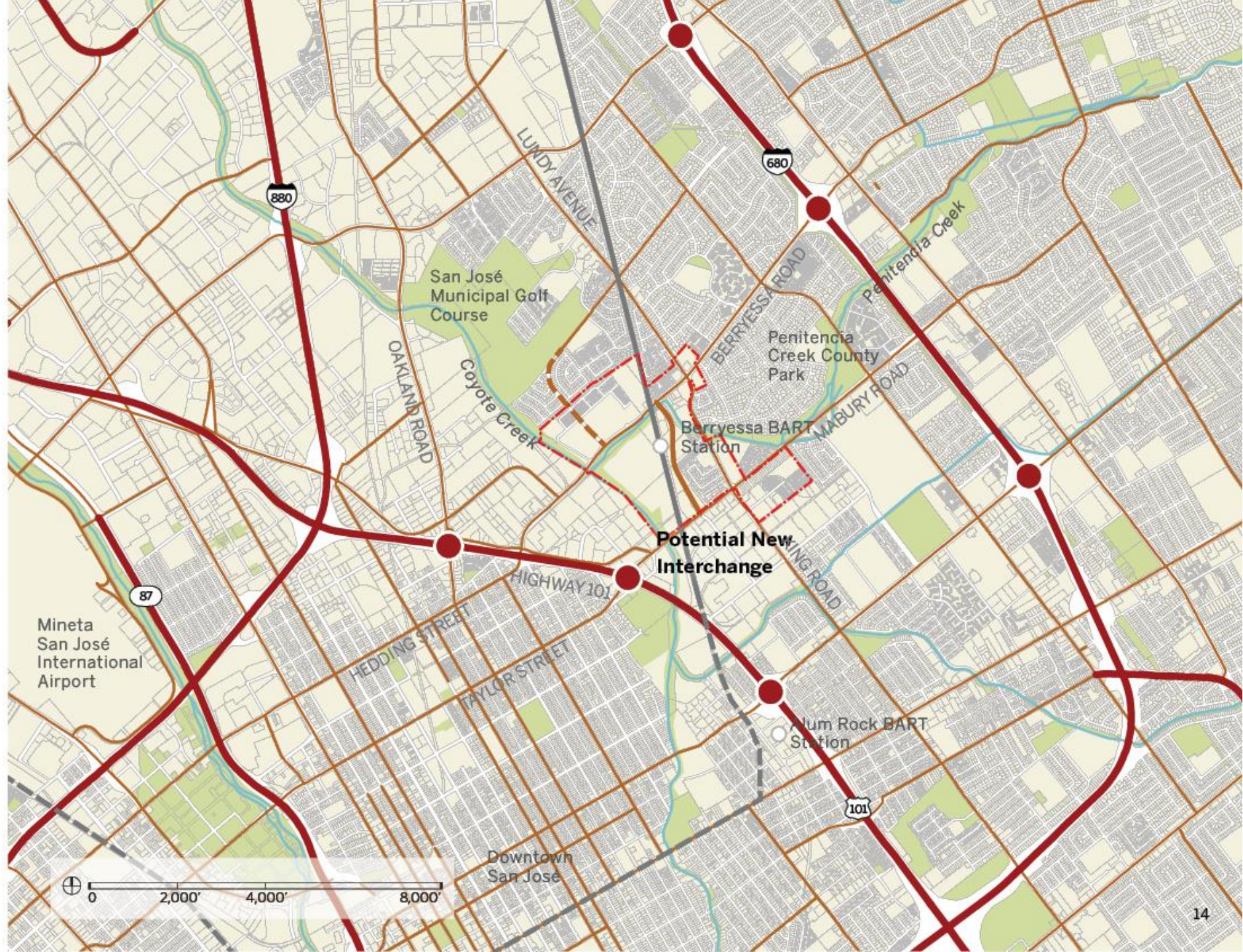
## STREET NETWORK EXISTING CONDITION

### Berryessa Road and Mabury Road

- Two primary east-west roadways within the project area
- Critical bikeways since they are the only facilities that cross US-101
- Designated as primary truck routes

### King Road and Sierra Road

- North-south City and Local Connector streets in the project area.



- EXPRESSWAY
- INTERCHANGES
- ARTERIAL STREET

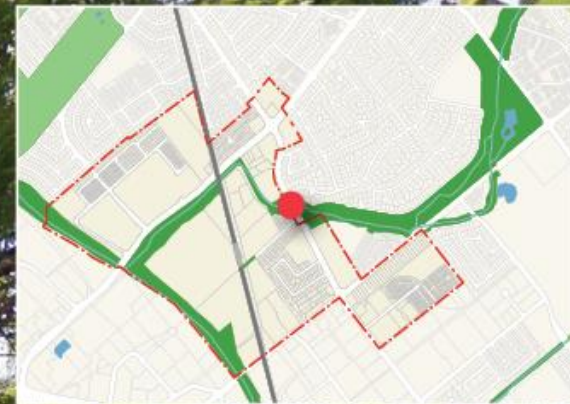
PENITENCIA CREEK: COUNTY PARK



**Dedicated Bike Lane**

**Trail**

PENITENCIA CREEK: NEAR N. KING ROAD



Unpaved Trail

COYOTE CREEK TRAIL: NEAR OAKLAND ROAD



Trail



OPEN SPACE  
EXISTING CONDITIONS

## NATURAL ASSETS

### OPEN SPACE

#### Creeks and Streams

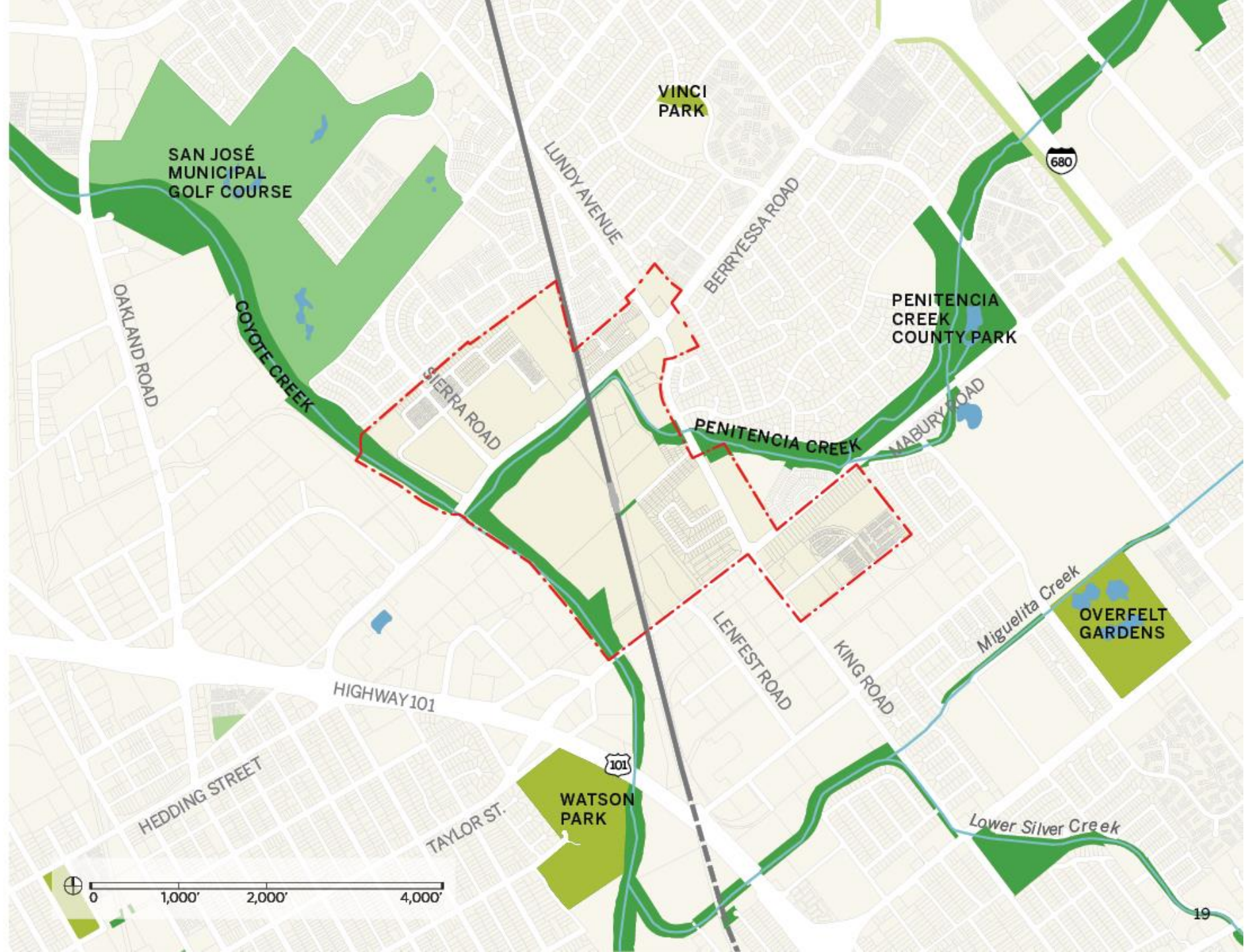
- Multiple creeks link into a wide ranging network

#### Types of Open Space

- Multiple large parks nearby linked by streams
- Few small parks in the area

-  Creek Open Space
-  Neighborhood Park
-  Golf Course
-  Easement

BERRYESSA BART URBAN VILLAGE PLAN  
SKIDMORE, OWINGS & MERRILL LLP



## ISSUES AND OPPORTUNITIES

- Located between the city's employment area and residential communities, the transit oriented development site is an opportunity for mixed-use and balanced developments.
- The future BART station has attracted housing developments at higher density.
- Seize the unique opportunity to add jobs.
- Create new amenities and retail developments.



# Discussion

1. What do you like/love/preserve in the area?
2. What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other)
3. What you don't like or what would you like to change?
4. How do we grow?



# VALUE STATEMENTS

# Economic Sustainability

We need to create business and job opportunities as well as the tax base to support the community and public amenities for the district:

**What types of jobs** should be provided here at this transit rich location?



MANUFACTURING



OFFICE



SERVICE

# Economic Sustainability

We need to create business and job opportunities as well as the tax base to support the community and public amenities for the district:

**What types of businesses** should we attract here to support the neighborhood?



OFFICE



RETAIL/LEISURE



SERVICE

# Economic Sustainability

We need to create business and job opportunities as well as the tax base to support the community and public amenities for the district:

How should we preserve some space for **light industrial/Makerspace** to diversify the economy of the area?



LIGHT INDUSTRIAL



INDUSTRIAL



MAKERSPACE



# Economic Sustainability

## Work Place Typologies:



**FAR: 2.3**  
500 Santana Row, San Jose



**FAR: 6.0**  
680 Folsom, San Francisco



**FAR: 7.8**  
Destination Diridon, San Francisco

\* FAR: FLOOR AREA RATIO

# Create a Vibrant Mixed Use Neighborhood

To create an attractive and vibrant neighborhood, what types of development would be appropriate here to take advantage of transit services and support desired public amenities:

## What types of housing do we need?

Low-rise, mid-rise, high-rise and mid-rise mixed



MID-RISE



MID-RISE



HIGH AND MID-RISE MIXED

# Create a Vibrant Mixed Use Neighborhood

Kinds of Housing:



**DU/AC: 100 - 150**  
FIVE 88, San Francisco



**DU/AC: 150 - 200**  
One Henry Adams, San Francisco



**DU/AC: +200**  
Axis Condominiums, San Jose

\*DU/AC : DWELLING UNIT / ACRE

BERRYESSA BART URBAN VILLAGE PLAN  
SKIDMORE, OWINGS & MERRILL LLP

# Create a Vibrant Mixed Use Neighborhood

To create an attractive and vibrant neighborhood, what types of development would be appropriate here to take advantage of transit services and support desired public amenities:

How should we provide a **diverse range of residences** including family, children, singles, seniors, etc?

Should we have both **for-sale and rental** housing?

Could we **mix housing and work** places?



SINGLES / YOUNG COUPLES



FAMILY



SENIORS

# Connections & Transportation

To create a connected neighborhood, what types of transportation and mobility choices would be appropriate here to take advantage of transit services and support daily life.

What types of **transportation solutions** benefit this area the most?



# Connections & Transportation

To create a connected neighborhood, what types of transportation and mobility choices would be appropriate here to take advantage of transit services and support daily life.

What have you **experienced in other areas** that you'd like to see in the Berryessa Urban Village study area? What are some of your favorite streets, and why? In San Jose? In other cities?



# Amenities - Open Space

To create a healthy and sustainable neighborhood, what types of natural places would be appropriate here to support community and build character.

What kinds of **open spaces, trails, or parks** do you enjoy?

What are your favorite outdoor activities?

What is your **favorite park** in San Jose or elsewhere?

What do you enjoy most in your favorite park?

What kinds of **parks, trails and open spaces** are needed to meet your and your neighbor's needs (exercise, recreation, left natural and undisturbed, etc.)?



# Amenities - Retail & Public Facilities

To support everyday needs and encourage gathering, what kinds of facilities would be appropriate here to take advantage of transit services and support community:

**What type of public facilities** do we need in the area?

**What type of shopping** do we need in the area?



LIBRARY



COMMUNITY CENTER



DAY CARE



PLAYGROUND



CAFE



GROCERY STORE



FLEA MARKET



FARMER'S MARKET



# Amenities - Neighborhood Character



BERRYESSA BART URBAN VILLAGE PLAN  
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## Design Exercise

Use sample images to assemble a collage and through sketches to illustrate the group's vision for the station area

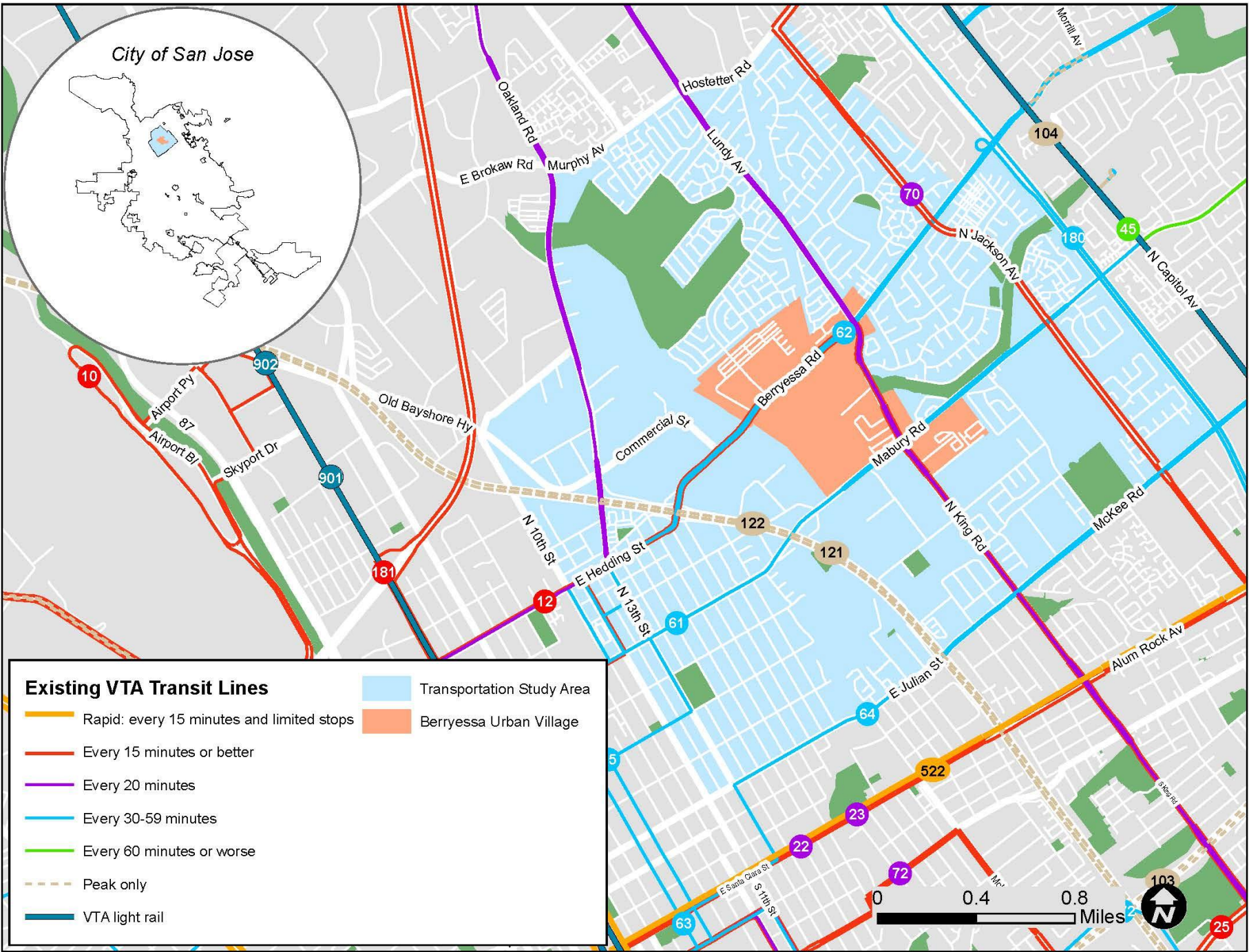


## Small Group Discussion & Mapping

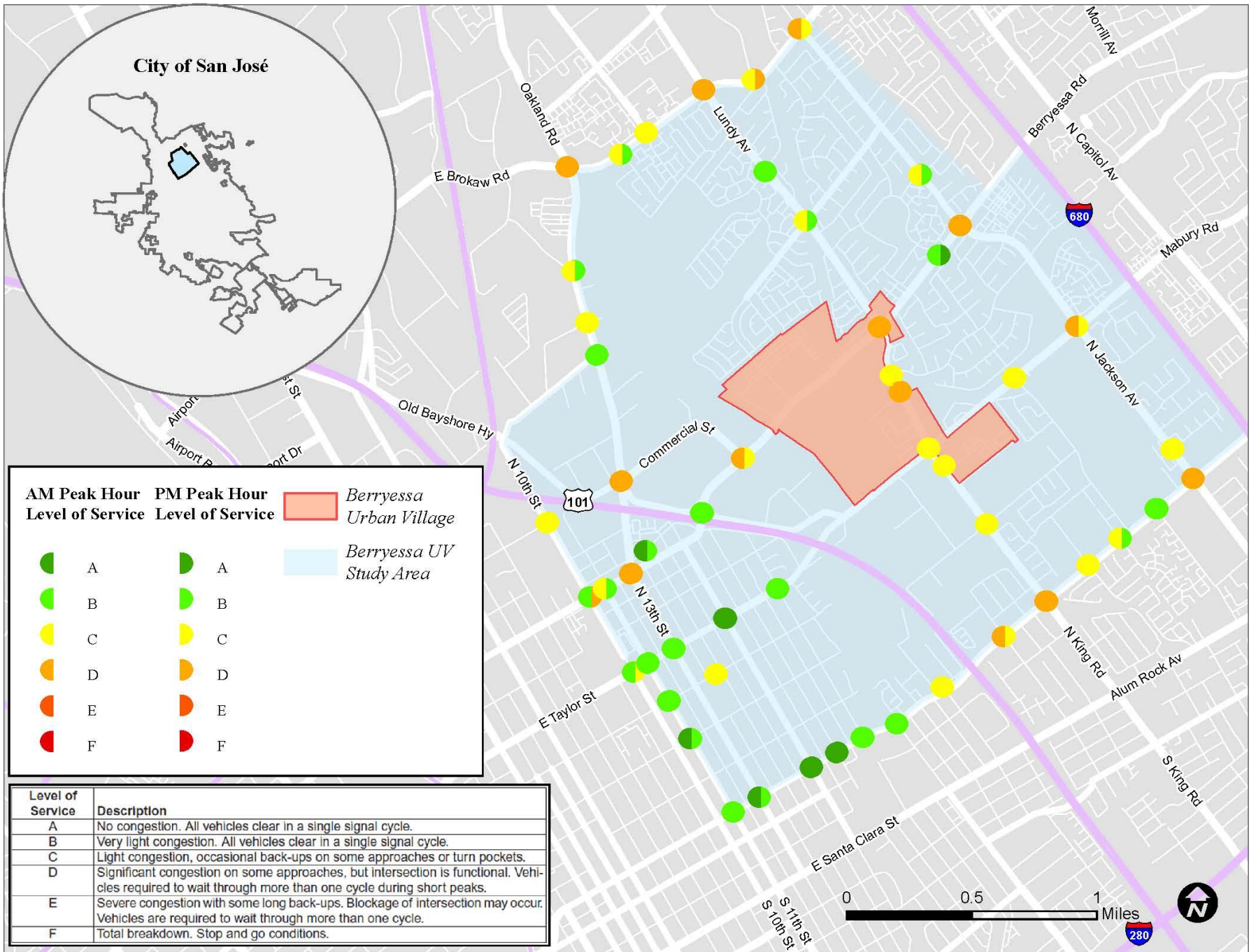
### STEP BY STEP INSTRUCTIONS

- Discuss key questions
- Explore aerial table map
- Use the pieces in your “kit of parts”
- Paste your pieces on the map
- Add more pieces from your “bonus pack”

THANK YOU!







**City of San José**

**AM Peak Hour Level of Service**    **PM Peak Hour Level of Service**    *Berryessa Urban Village*  
*Berryessa UV Study Area*

	A		A
	B		B
	C		C
	D		D
	E		E
	F		F

Level of Service	Description
A	No congestion. All vehicles clear in a single signal cycle.
B	Very light congestion. All vehicles clear in a single signal cycle.
C	Light congestion, occasional back-ups on some approaches or turn pockets.
D	Significant congestion on some approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks.
E	Severe congestion with some long back-ups. Blockage of intersection may occur. Vehicles are required to wait through more than one cycle.
F	Total breakdown. Stop and go conditions.







