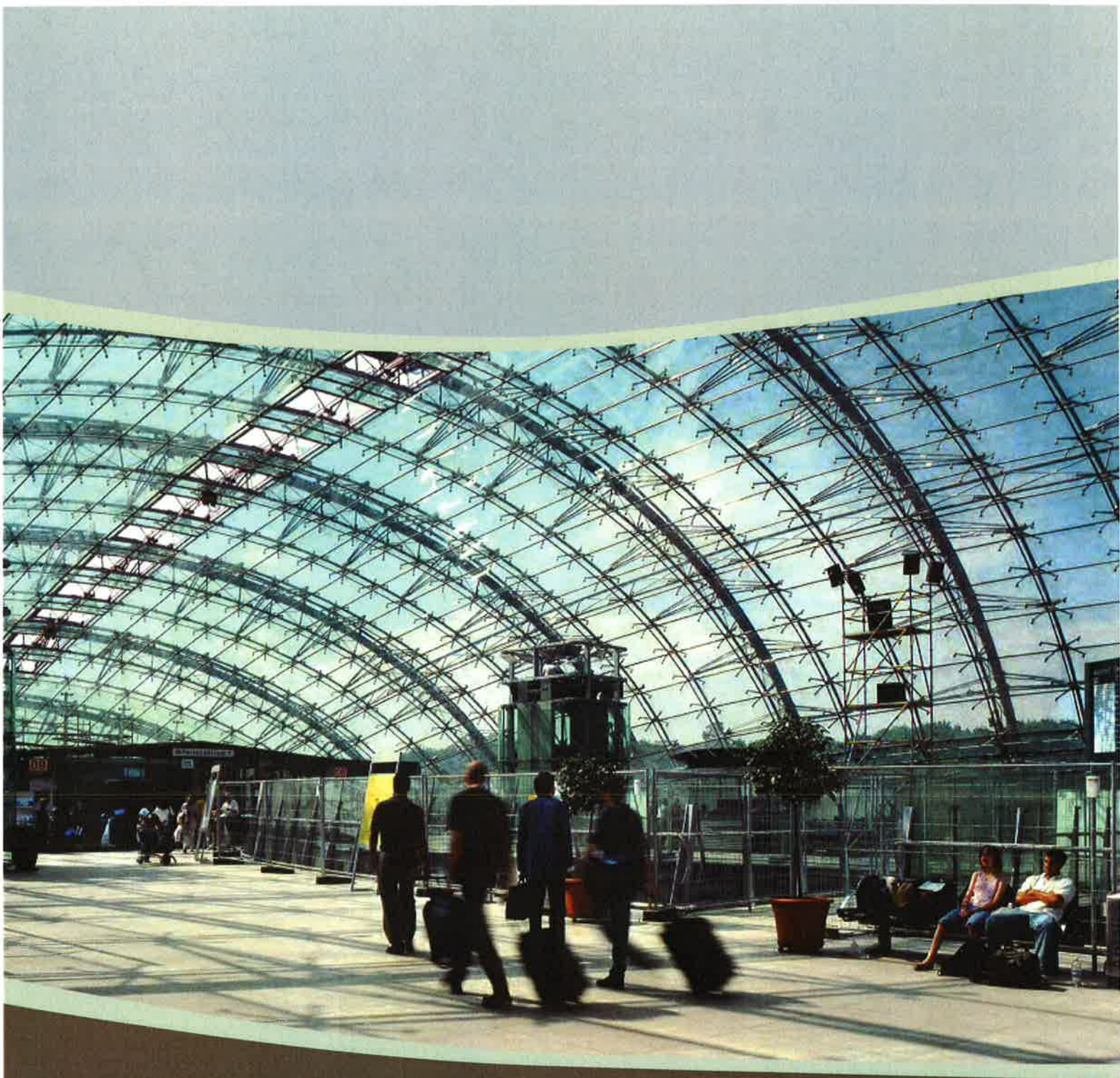


ATTACHMENT 9:

City of San José. 2014. *Excerpts from the City of San José Diridon Station Area Plan*. June.



DIRIDON STATION AREA PLAN

FINAL PLAN REPORT
JUNE 2014

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Approved by the City Council, June 2014.

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C.2	Diridon Station Area Plan - 10-Year Horizon Analysis Report - June 2014	Bound separately

COMPANION DOCUMENTS

1.	Diridon Station Area Plan - Program Environmental Impact Report - December 2013	Bound separately
2.	Diridon Station Area Plan - Traffic Impact Analysis - June 2013	Bound separately

1.1 Executive summary

The City of San José and the greater Bay Area region have the unique opportunity to build an internationally prominent transportation center and to develop a superb destination within the area around the Diridon Station. This Station Area Plan presents an overview, a direction, and many critical aspects for the successful future of the Diridon area. The Plan integrates open space, transportation and land uses to create an expansion of Downtown San José, while respecting existing environments. The plan weaves new ideas and new development possibilities within existing city fabric and strong neighborhoods. Large proposals, such as the California High Speed Rail Diridon Station and a new Major League Baseball Stadium, are incorporated into the plan. In addition, proposals are made to strengthen existing features of the area, such as Los Gatos Creek and the current Diridon Station.

The Diridon Station Area Plan has been formulated with numerous stakeholders, including individuals, businesses, agencies, institutions, and many private and public entities. Three public community workshops, led by the Field Paoli team, and a considerable number of community events by related groups have contributed to the creation of the Plan. It has been incredibly valuable to have such a wide and diverse dialogue about important issues concerning the future of the area, and it has been the team's purpose to include many of the creative ideas into the Station Area Plan.

The Plan proposes ideas for thirty years into the future for the Diridon Station area, including the San José Arena. For any such plan to be relevant over a long period of time, it needs to make a bold framework for development, while also being flexible for change within that framework. It is impossible to predict the future with assurance, but major policies and large physical realities of the plan can be set. Development actions will occur in different forms as markets and other circumstances evolve over the coming decades. The Plan proposes the largest ideas for the Station Area and outlines many policies and physical design concepts for the

future.

Beginning with goals and objectives, the Plan describes the many aspects of the DSAP - Final Plan Report for the Diridon Station Area. Design guidelines follow, which are a tool to guide the future implementation of the plan by public and private development. An exploration of one possible future of the DSAP - Final Plan Report is presented, which considers what a maximum amount of development could be in the future. Then the Plan considers the next steps in the planning process, including environmental analysis and actions for implementation.

The Diridon Station Area Plan (DSAP) - Final Plan is comprised of this document in addition to several additional documents. Related documents are referenced in the Appendices and when printed, are separate bound reports. The related documents include:

- 10-Year Horizon Analysis Report
- Implementation Strategy Report

In addition to addition to the related documents, DSAP companion documents include:

- Program Environmental Impact Report
- Transportation Impact Analysis

San José is poised to create a model urban transportation hub within an exciting and livable downtown environment. This Diridon Station Area Plan is a vital step on the way toward the creation of an innovative urban place, a place which has the potential to serve as a model for the United States and the world.

1.2 Project Goals and Objectives

In July 2008, the City of San José was selected as an award recipient for the Diridon Station Area as part of the Metropolitan Transportation Commission's (MTC's) Station Area Planning Grant Program. One aspect of the Grant Program is to fund city-sponsored planning efforts for areas around future BART stations.

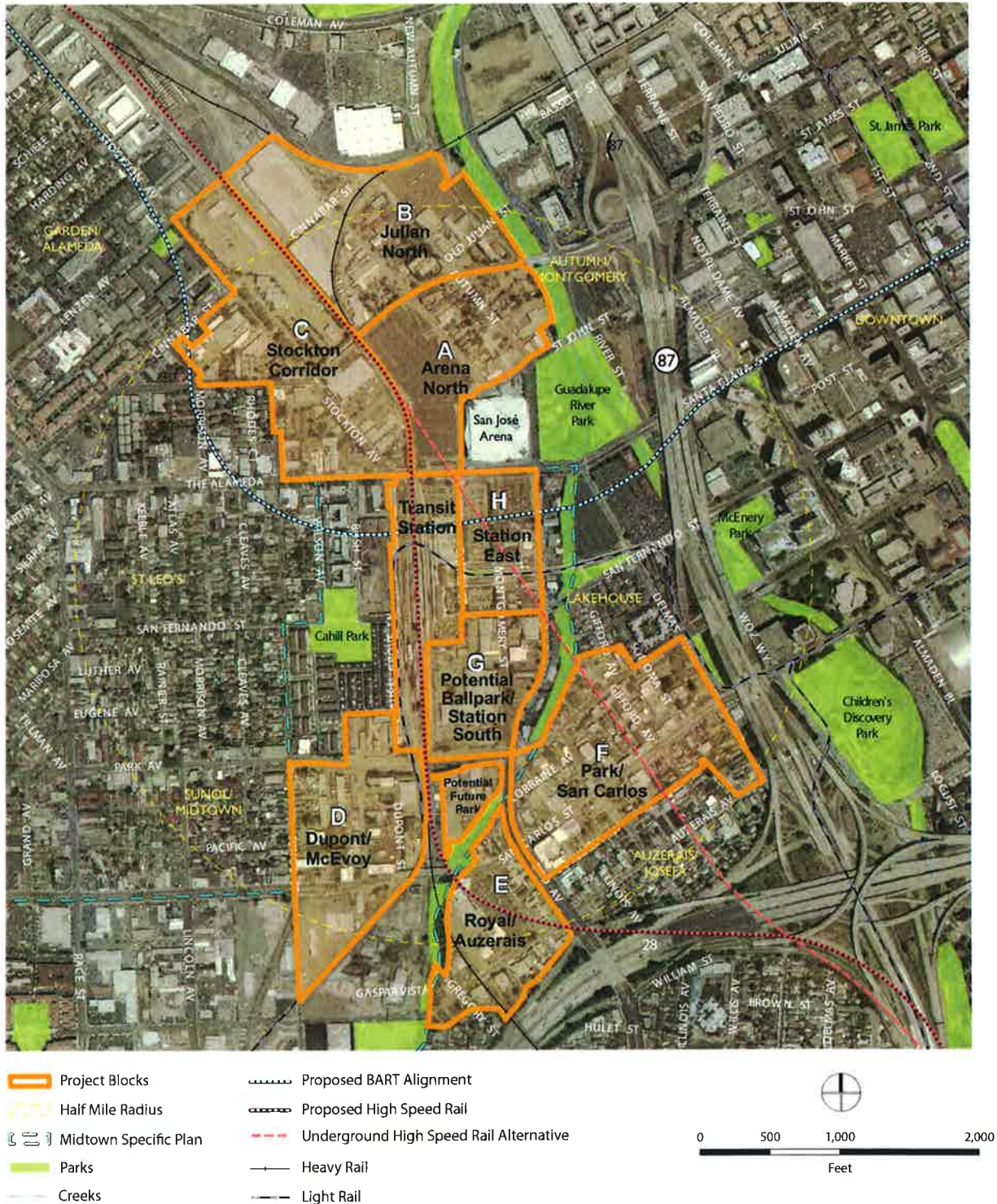
In November 2008 California voters approved Proposition 1A to fund the initial stages of developing a High Speed Rail (HSR) system linking Northern and Southern California. Diridon has been identified as one of the stations along the route, thus eventually establishing this location as one of the best connected multi-modal transit hubs in the Western United States.

The project goal is to develop a Station Area Plan around the Diridon Station transit center that anticipates maximum possible build-out of new transit-related development and to obtain environmental clearance under the California Environmental Quality Act (CEQA).

This report contains a description of the Diridon Station Area Plan (DSAP) - DSAP - Final Plan Report for the Diridon Station Area and some general design guidelines to assist the City with subsequent projects and eventual implementation. It builds upon two previous reports. The Existing Conditions Report, published in March 2010 included an evaluation of existing and proposed land uses, market, regulatory, and infrastructure conditions. The Alternatives Analysis Report, published in July 2010, contained a summary of three project alternatives and an evaluation of their relative merits, including feedback received from various stakeholders, as a basis for developing a DSAP - Final Plan Report.

This report analyzes the expansion of the existing Diridon Station and the development of land uses within the 250 acre project boundary surrounding the station. The description of the DSAP - Final Plan Report and the general design guidelines contained within this report will become the basis for the City of San José to establish regulations, implementation strategies and detailed design guidelines to encourage appropriate transit-adjacent development within the Diridon Station Area.

FIGURE I-2-I: DIRIDON STATION AREA IN CONTEXT



The primary project objectives are to:

- establish a land use plan and policy framework that will guide future development and redevelopment toward land uses that support transit ridership and economic development and create a world-class cultural destination;
- improve pedestrian, bicycle, motorized and transit connectivity between the station site and existing adjacent commercial and residential areas;
- develop and implement urban design standards that promote walkable, livable, and business supportive environments within the Diridon Station Area;
- provide a variety of commercial and mixed-use development opportunities, ranging from large-scale corporate or institutional sites to smaller infill development sites;
- create a highly active and lively pedestrian and bicycle friendly environment with excellent connectivity to downtown destinations and regional transit;
- expand Diridon Station to create a well-integrated center of architectural and functional significance;
- ensure the continued vitality of the San José Arena, recognizing that the San José Arena is a major anchor for both Downtown San José and the Diridon Station area, and that sufficient parking and efficient access for San José Arena customers, consistent with the provisions of the Arena Management Agreement, are critical for the San José Arena's on-going success.
- enhance the existing neighborhoods and add high-density residential-commercial mixed-use development within the study area and to act as a catalyst for similar developments in surrounding areas;
- prepare a program-level environmental clearance document which anticipates the maximum build out to facilitate subsequent project-level environmental review, possible changes to existing policy/regulatory documents, capital improvement projects, and private development proposals;
- educate and inform the public about the area planning process and Transit-Oriented Development (TOD) concepts;
- create a great place in the City of San José that is a local and regional destination.

The Diridon Station Transit Center is located along the Union Pacific/Caltrain/Amtrak/Altamont Commuter Express (ACE) right-of-way.

The Transit Center, already a major transit hub, will emerge as one of the premier multimodal stations in the Bay Area as a station of the proposed BART extension to Silicon Valley and the proposed California High Speed Rail (HSR) to San Francisco to the north and Los Angeles to the south.

FIGURE I-2-2: DIRIDON STATION AREA

