

North 1st Street Local Transit Village

Virtual Drop-In Office Hours

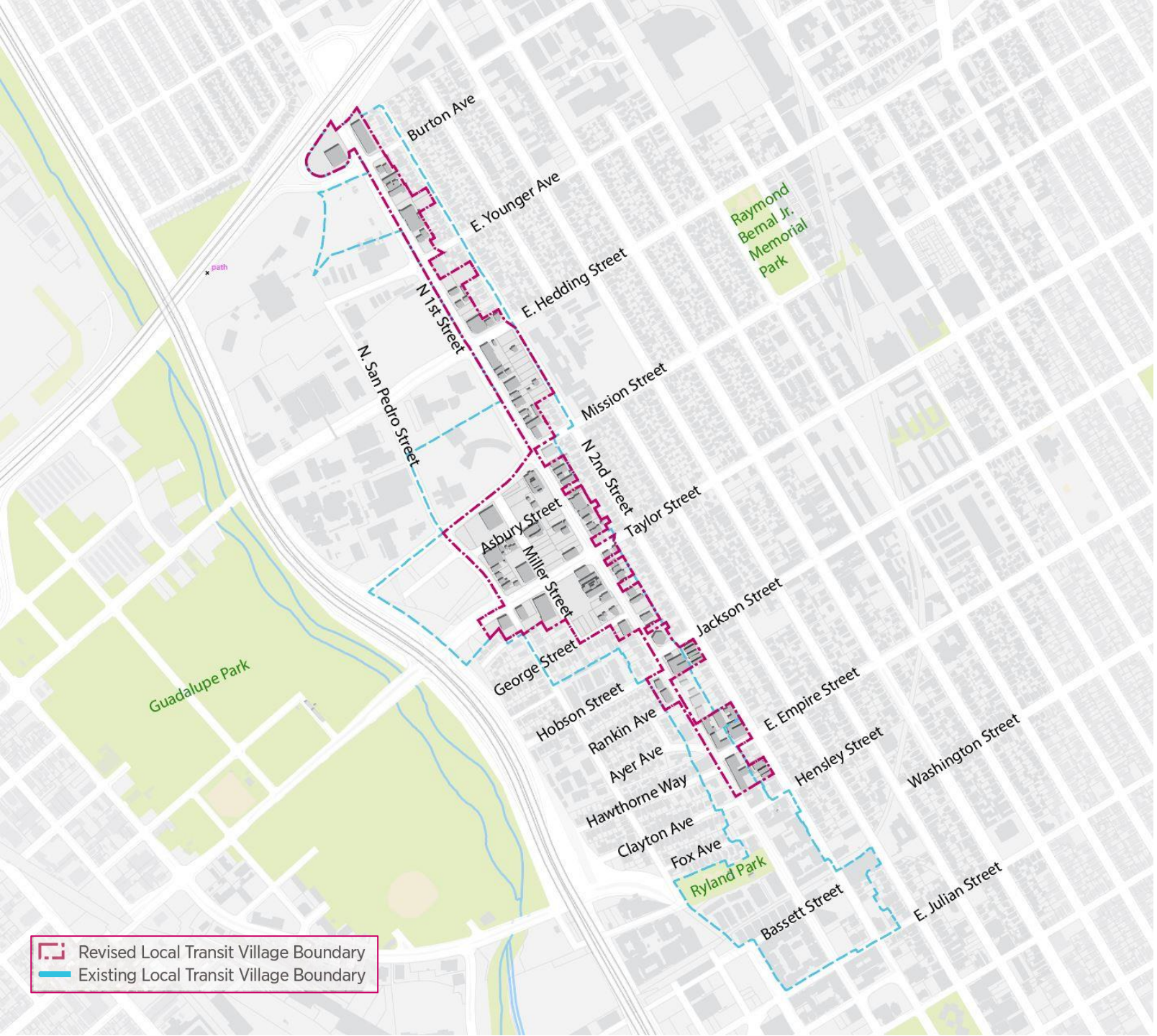
8-25-21: 2:30 p.m. to 4:00 p.m.

8-31-21: 3:30 p.m. to 5:00 p.m.



*Planning, Building and
Code Enforcement*

Existing and Proposed Village Boundary

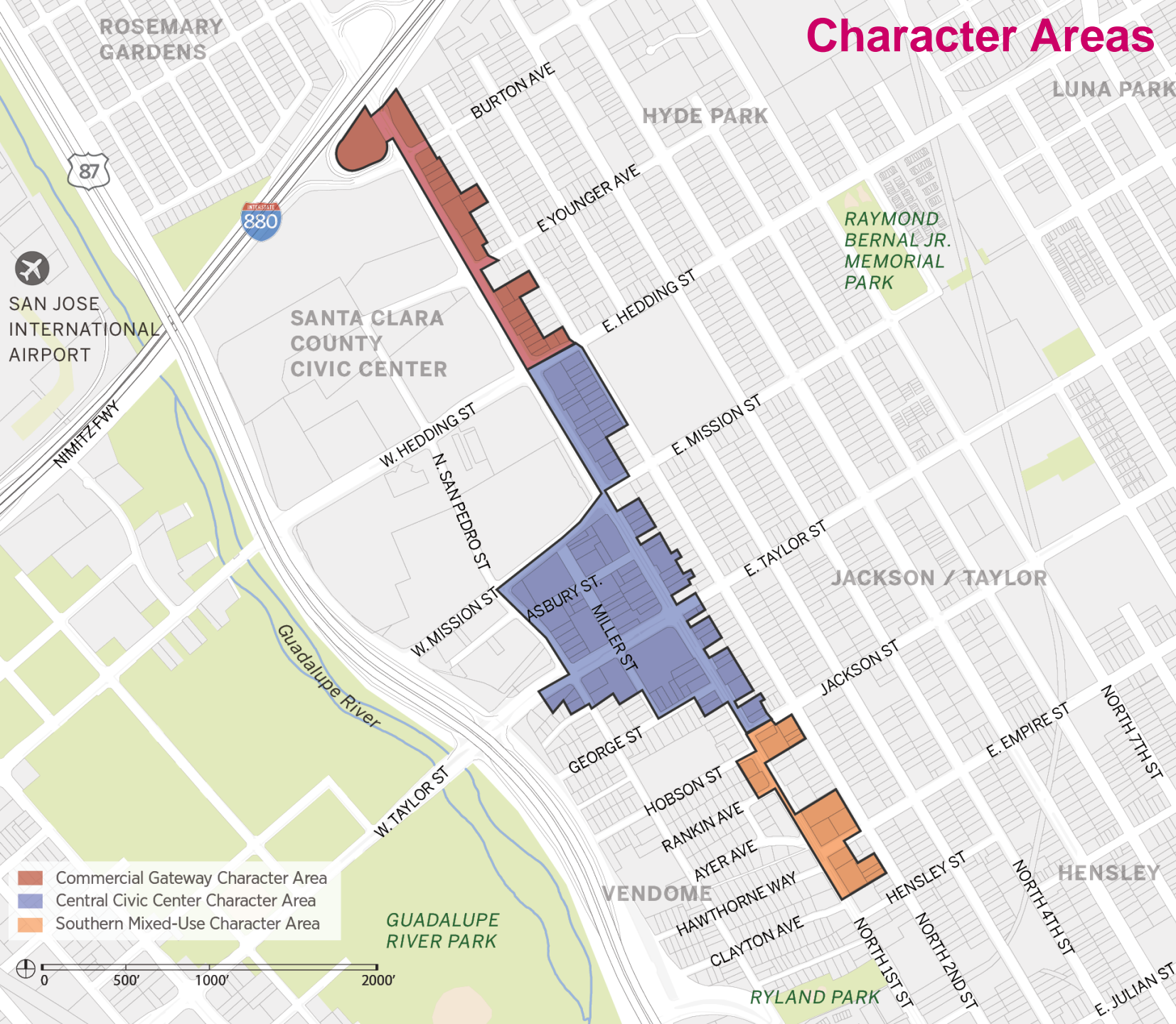


Revised Local Transit Village Boundary
Existing Local Transit Village Boundary

LAND USE DIAGRAM



Character Areas



Commercial Gateway Character Area:

The Commercial Gateway Character Area is located on the northern portion of the Village and is envisioned to be commercially focused, with neighborhood serving commercial uses and mid-scale commercial uses.

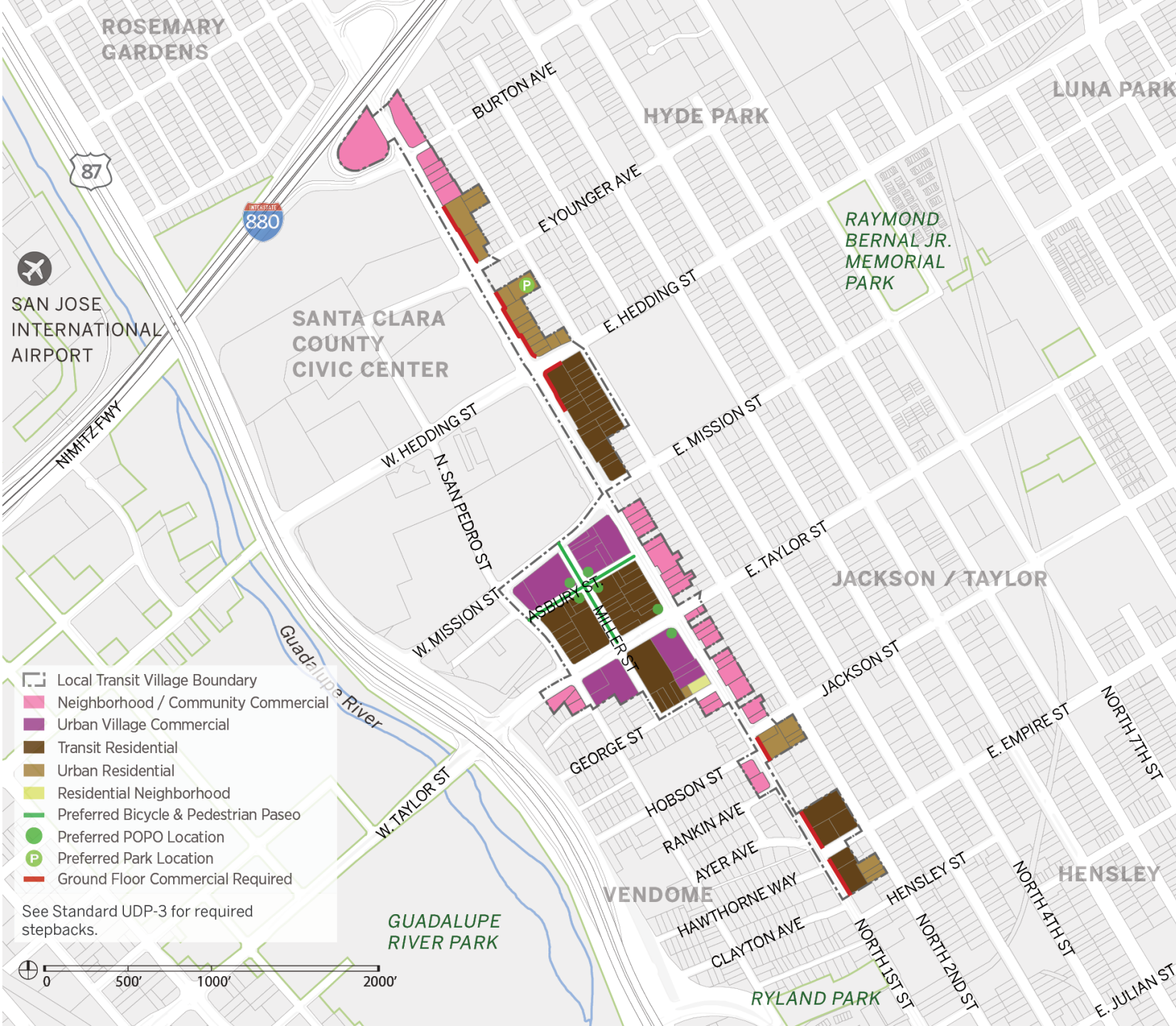
Central Civic Center Character Area:

The Central Civic Center Character Area is located in the center of the village and is envisioned to accommodate most of the growth in this village due to the larger parcels and proximity to freeway access. The Central Civic Center Character Area is intended to be developed with high-intensity residential and employment uses with a series of public-and privately-maintained but publicly accessible plazas and open spaces woven throughout.

Southern Mixed-Use Character Area:

The Southern Mixed-Use Character Area is located in the southern portion of the village and is envisioned to be developed into a mixed-use environment that is blended with the existing neighborhood context.

Land Use Diagram

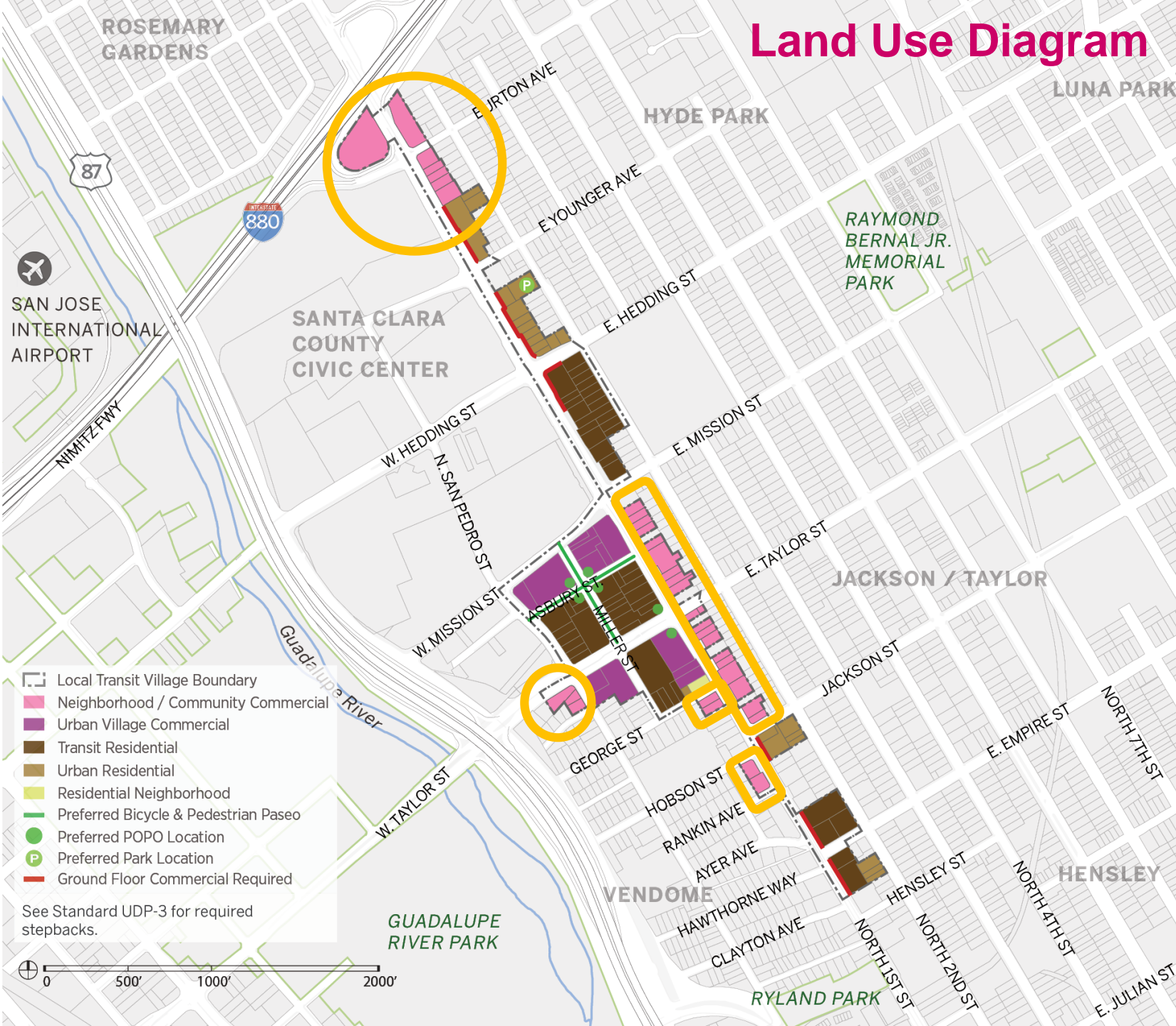


Land Use Diagram

Neighborhood/Community Commercial:

Density: 0.15 to 3.5 FAR

- Commercial uses that serve the communities in neighboring areas
- Neighborhood serving retail and services and commercial/professional office development



- Local Transit Village Boundary
- Neighborhood / Community Commercial
- Urban Village Commercial
- Transit Residential
- Urban Residential
- Residential Neighborhood
- Preferred Bicycle & Pedestrian Paseo
- Preferred POPO Location
- Preferred Park Location
- Ground Floor Commercial Required

See Standard UDP-3 for required stepbacks.

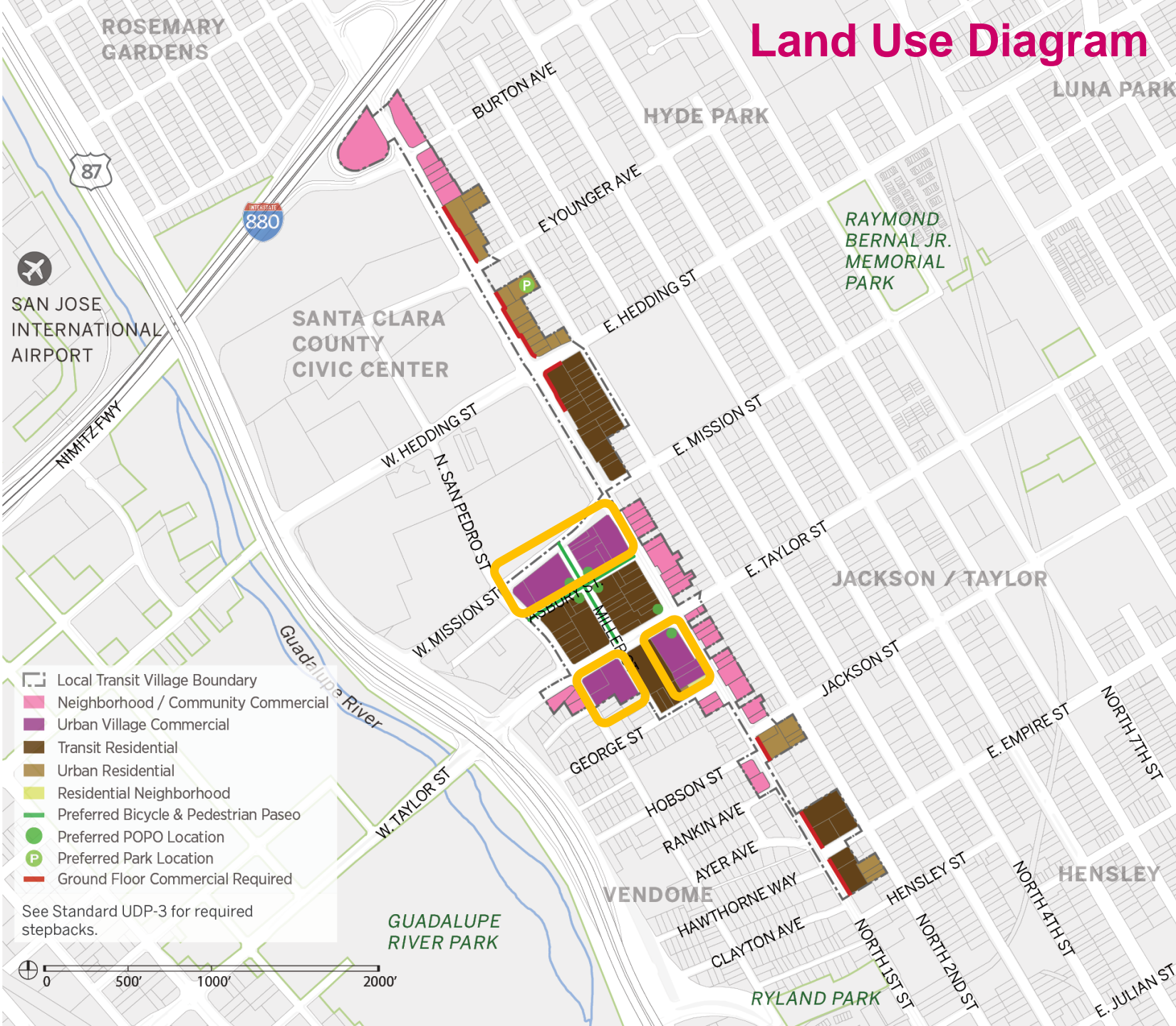


Land Use Diagram

Urban Village Commercial:

Density: 0.50 to 8.0 FAR

- Intensive commercial activity
- Mid-rise office buildings, health care facilities, and hotels, along with ground floor neighborhood-serving commercial and retail uses
- Does not support drive-through uses or mini-storage box store would only be supported as part of a vertical mixed-use development



- Local Transit Village Boundary
- Neighborhood / Community Commercial
- Urban Village Commercial
- Transit Residential
- Urban Residential
- Residential Neighborhood
- Preferred Bicycle & Pedestrian Paseo
- Preferred POPO Location
- Preferred Park Location
- Ground Floor Commercial Required

See Standard UDP-3 for required stepbacks.

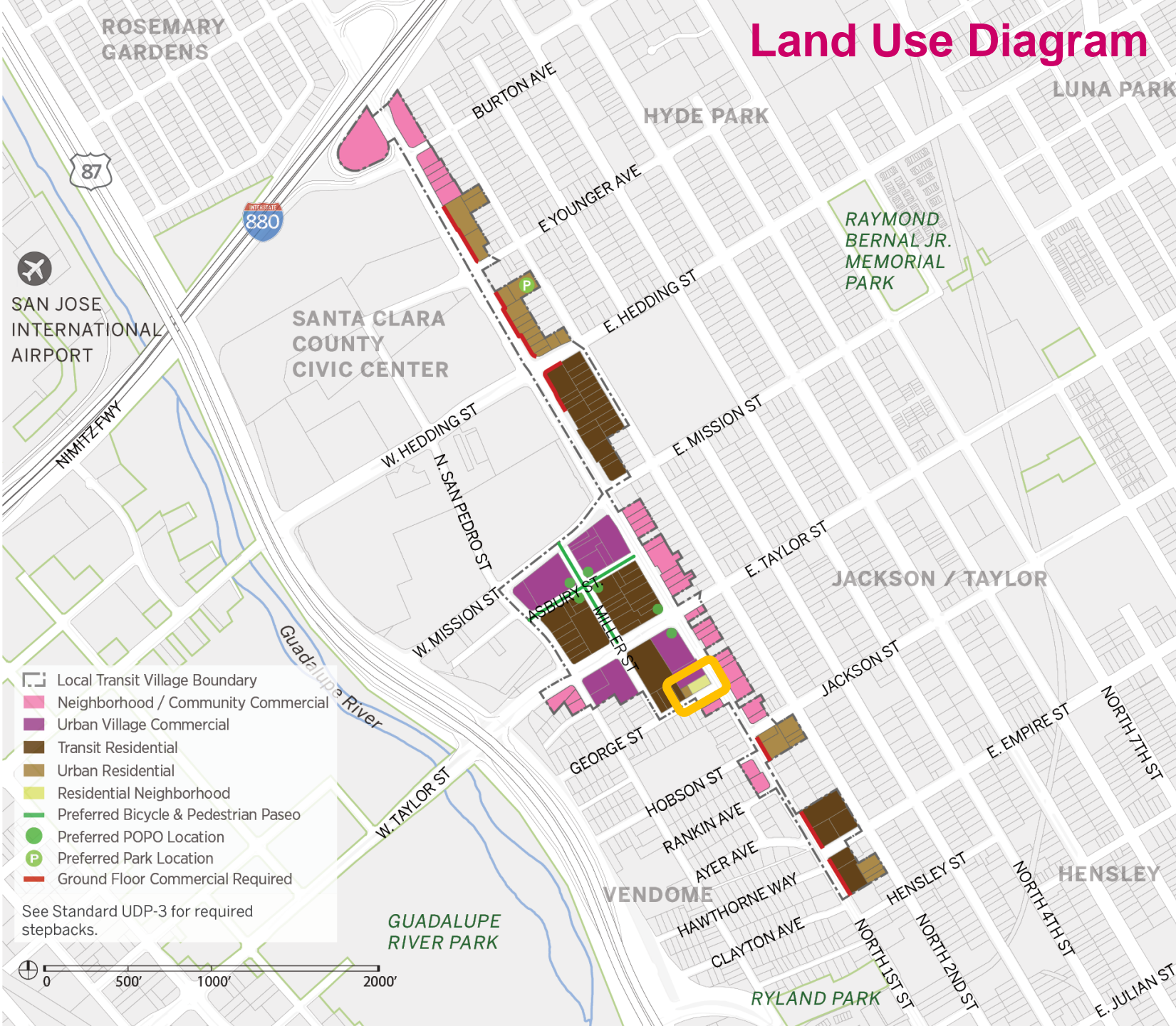


Land Use Diagram

Residential Neighborhood:

Density: typically 8 DU/AC (Match existing neighborhood character)

- Typically single-family homes or small infill development



- Local Transit Village Boundary
- Neighborhood / Community Commercial
- Urban Village Commercial
- Transit Residential
- Urban Residential
- Residential Neighborhood
- Preferred Bicycle & Pedestrian Paseo
- Preferred POPO Location
- Preferred Park Location
- Ground Floor Commercial Required

See Standard UDP-3 for required stepbacks.



Land Use Diagram

Urban Residential:

Density: 30-95 DU/AC; FAR 1.0 to 4.0

- Medium density residential development and commercial uses like retail, offices, hospitals, and private community gathering facilities
- Provide for a gradual transition between surrounding low-density neighborhoods
- Allowable density/intensity for mixed-use development determined by San José Municipal Code Title 20 Zoning Ordinance (as may be amended over time)



Land Use Diagram

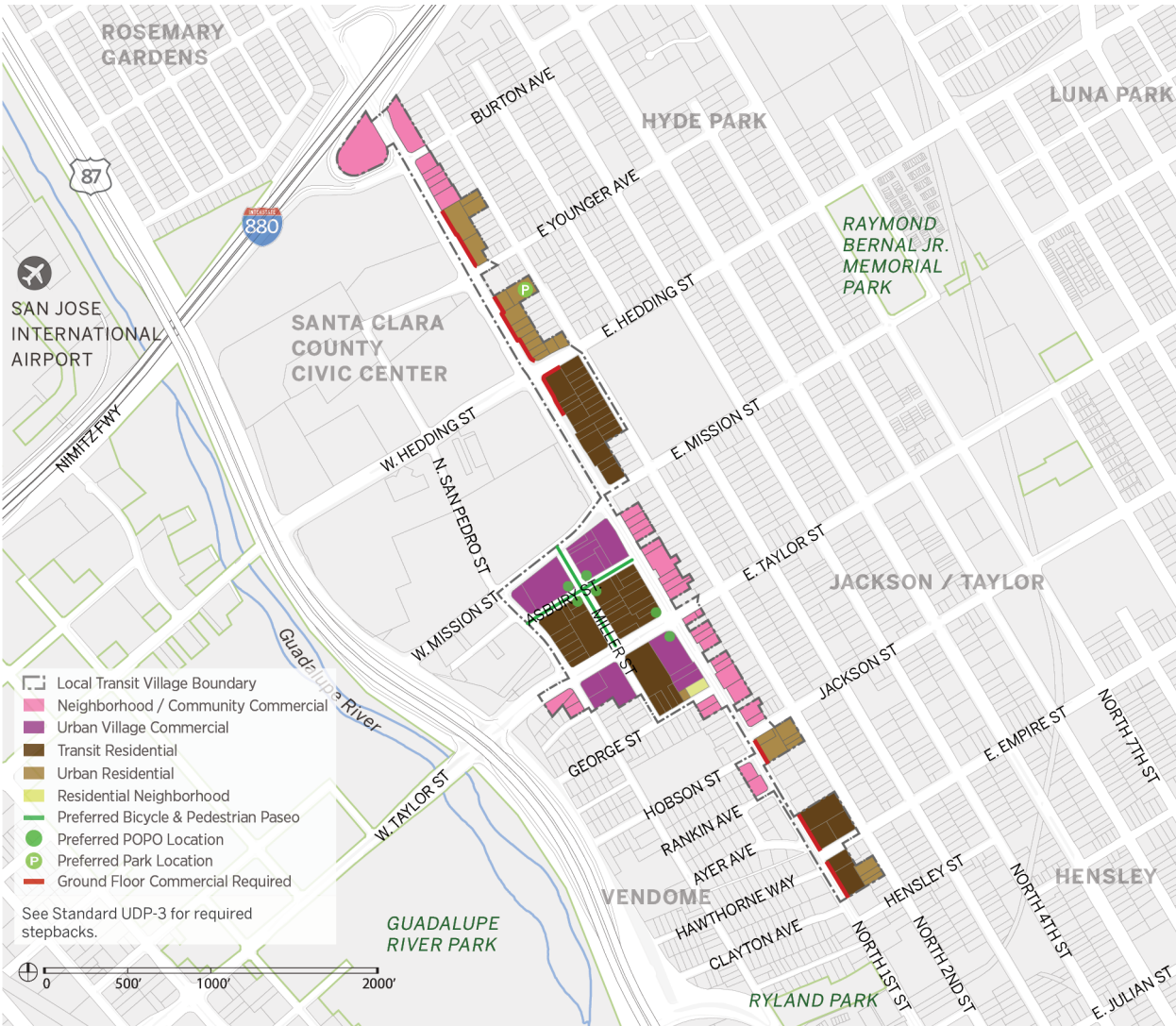
Transit Residential:

Density 50-250 DU/AC; FAR 2.0 to 12.0

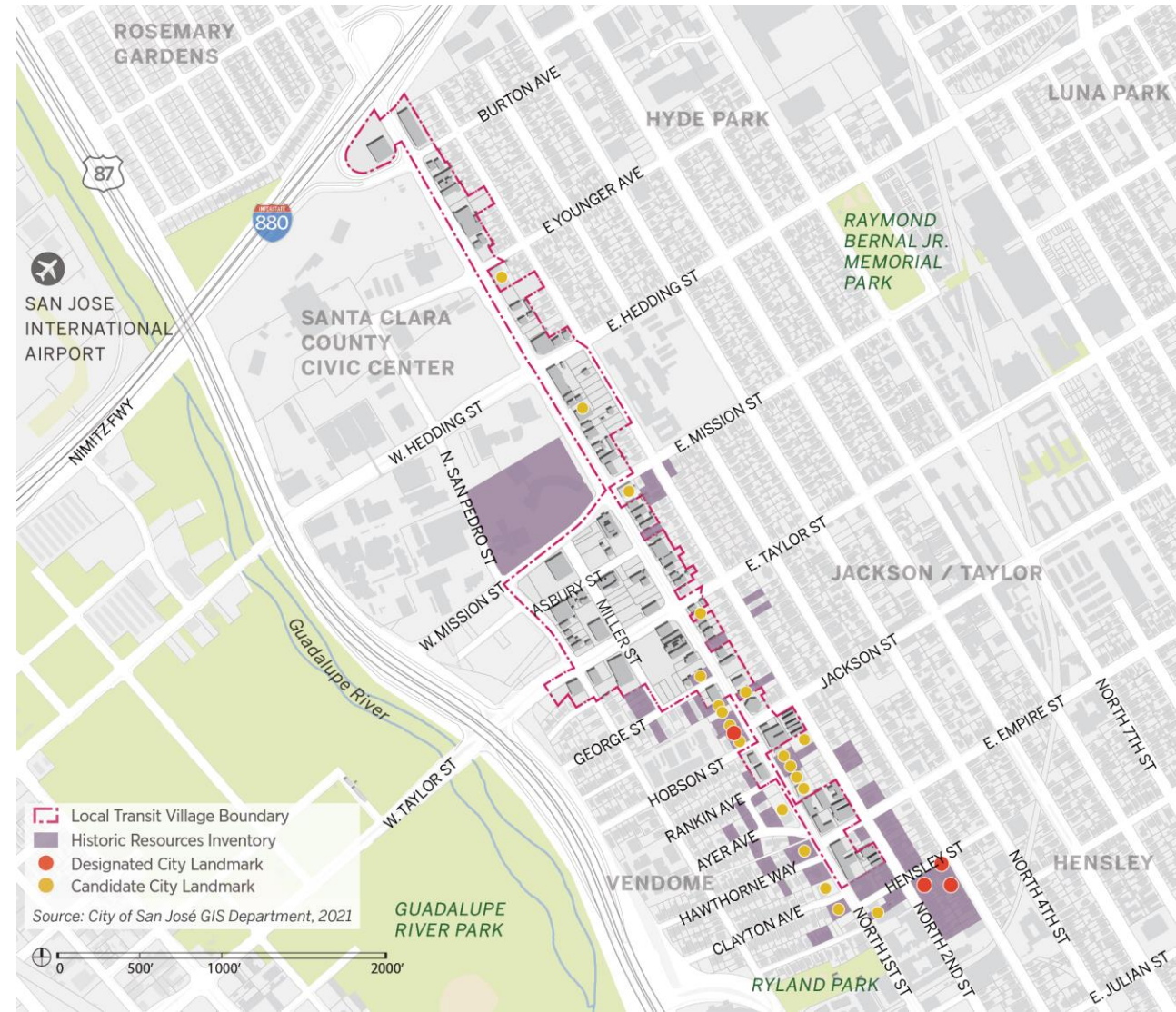
- High-density, residential (mixed-use or standalone) development
- Intensive commercial employment uses, such as office, retail, hotels, hospitals and private community gathering facilities
- Allowable density/intensity for mixed-use development will be determined by San José Municipal Code Zoning Ordinance (as may be amended over time)



Land Use Diagram



Historic Resources



HEIGHT DIAGRAM



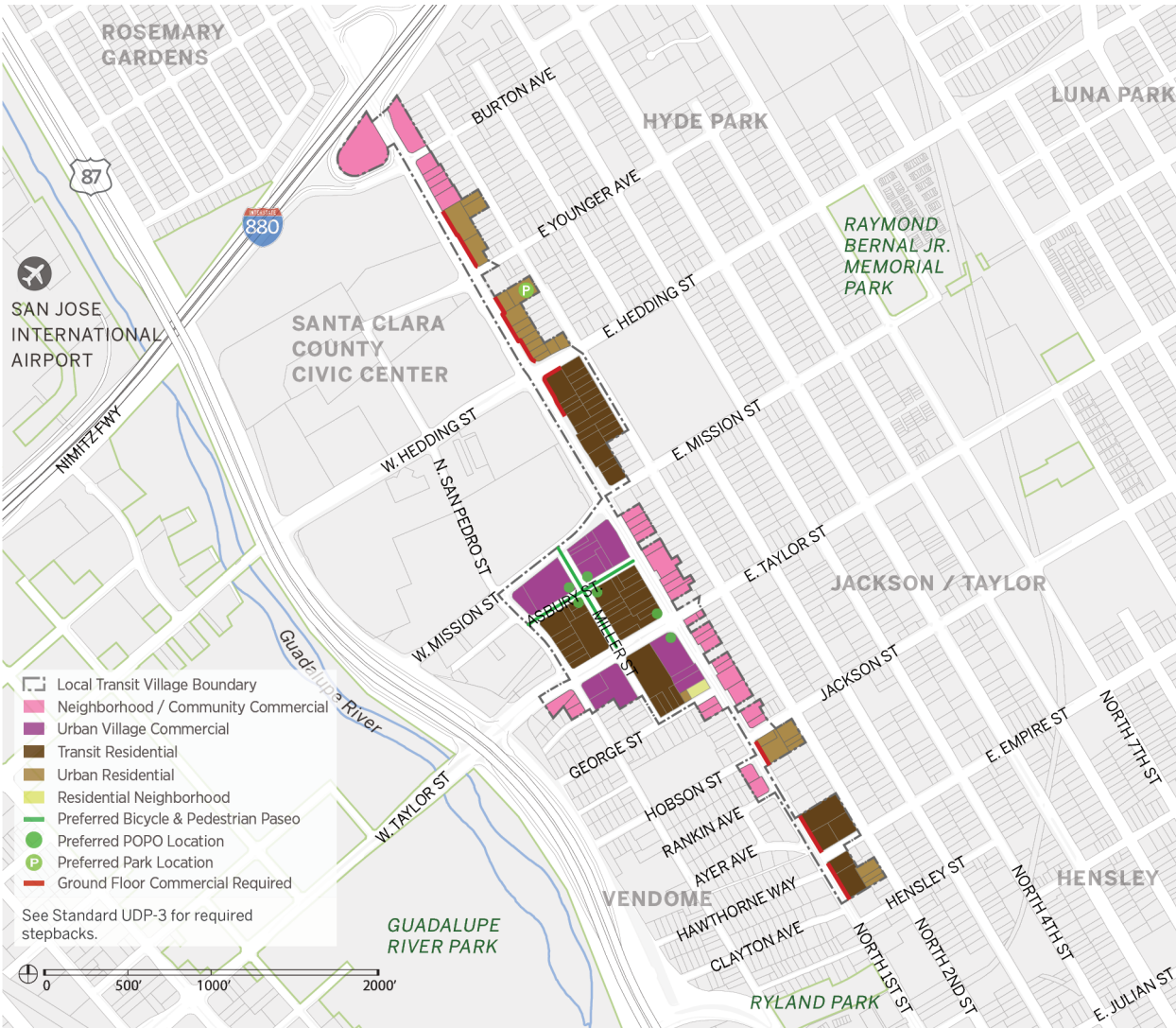
Currently allowed maximum heights per San Jose Municipal Code Section 20.85.020



Proposed maximum heights in North 1st St Village Plan



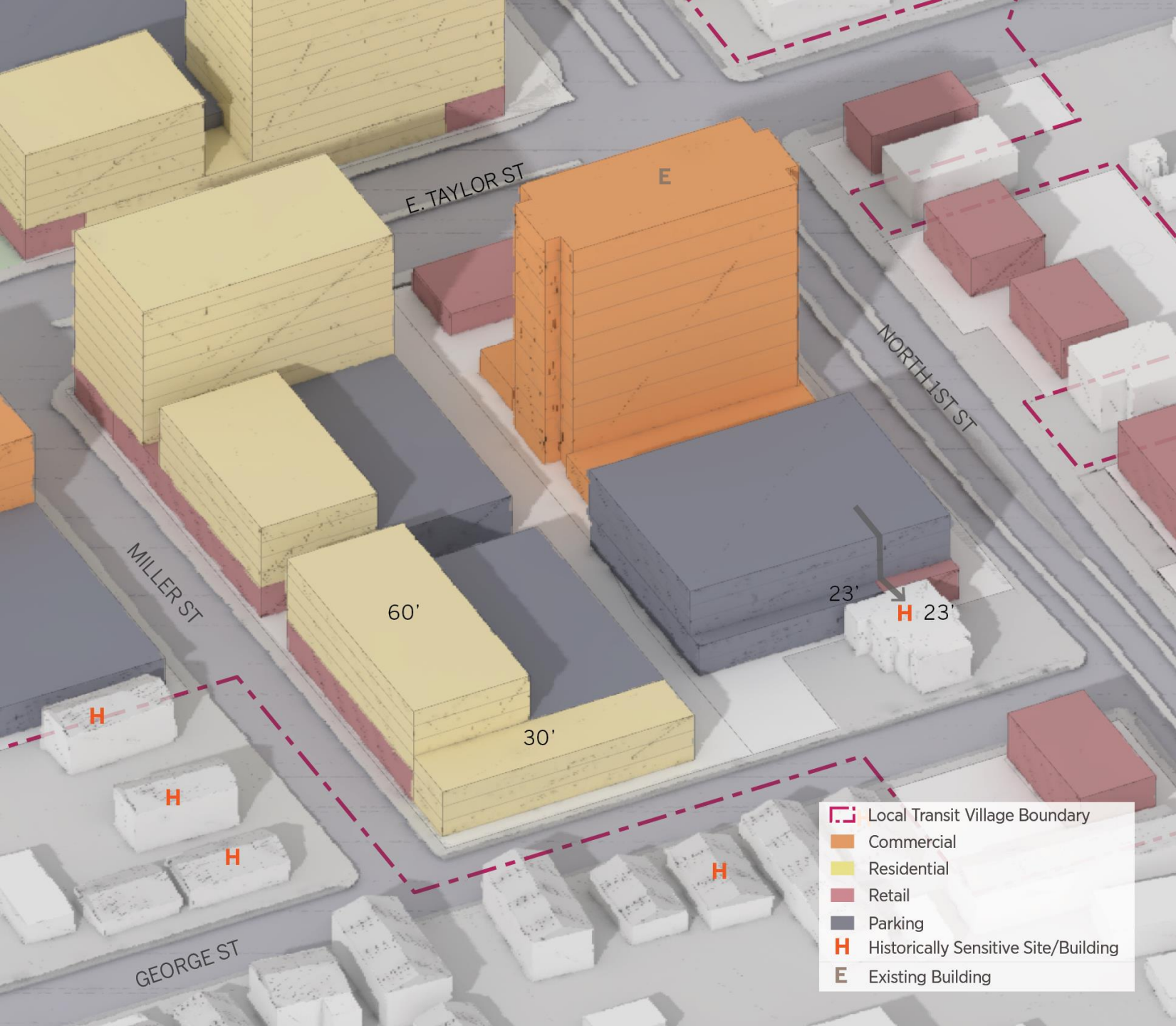
Land Use Diagram



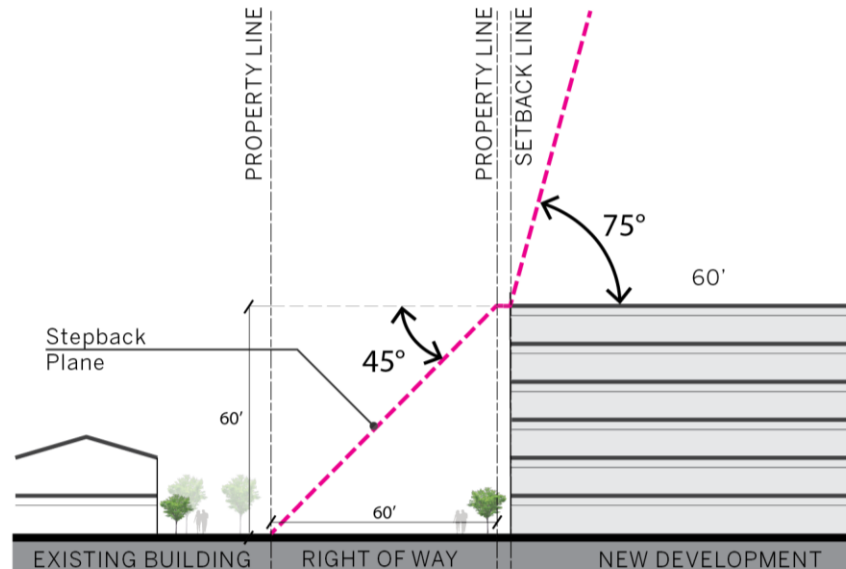
Maximum Height Diagram



Illustrated required stepbacks



-  Local Transit Village Boundary
-  Commercial
-  Residential
-  Retail
-  Parking
-  Historically Sensitive Site/Building
-  Existing Building

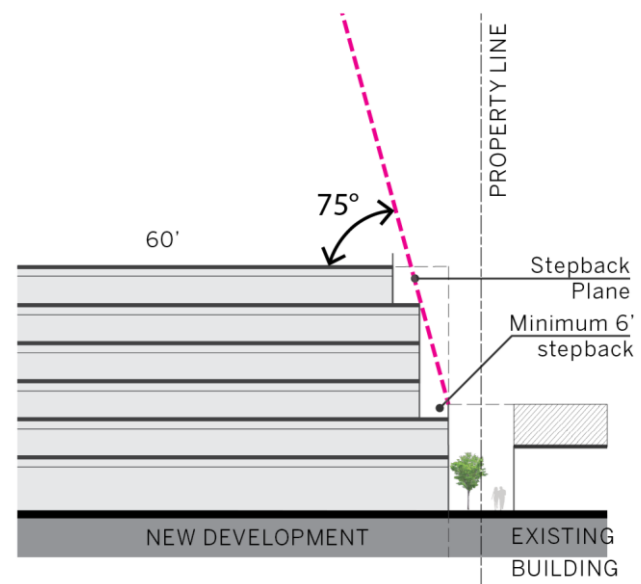
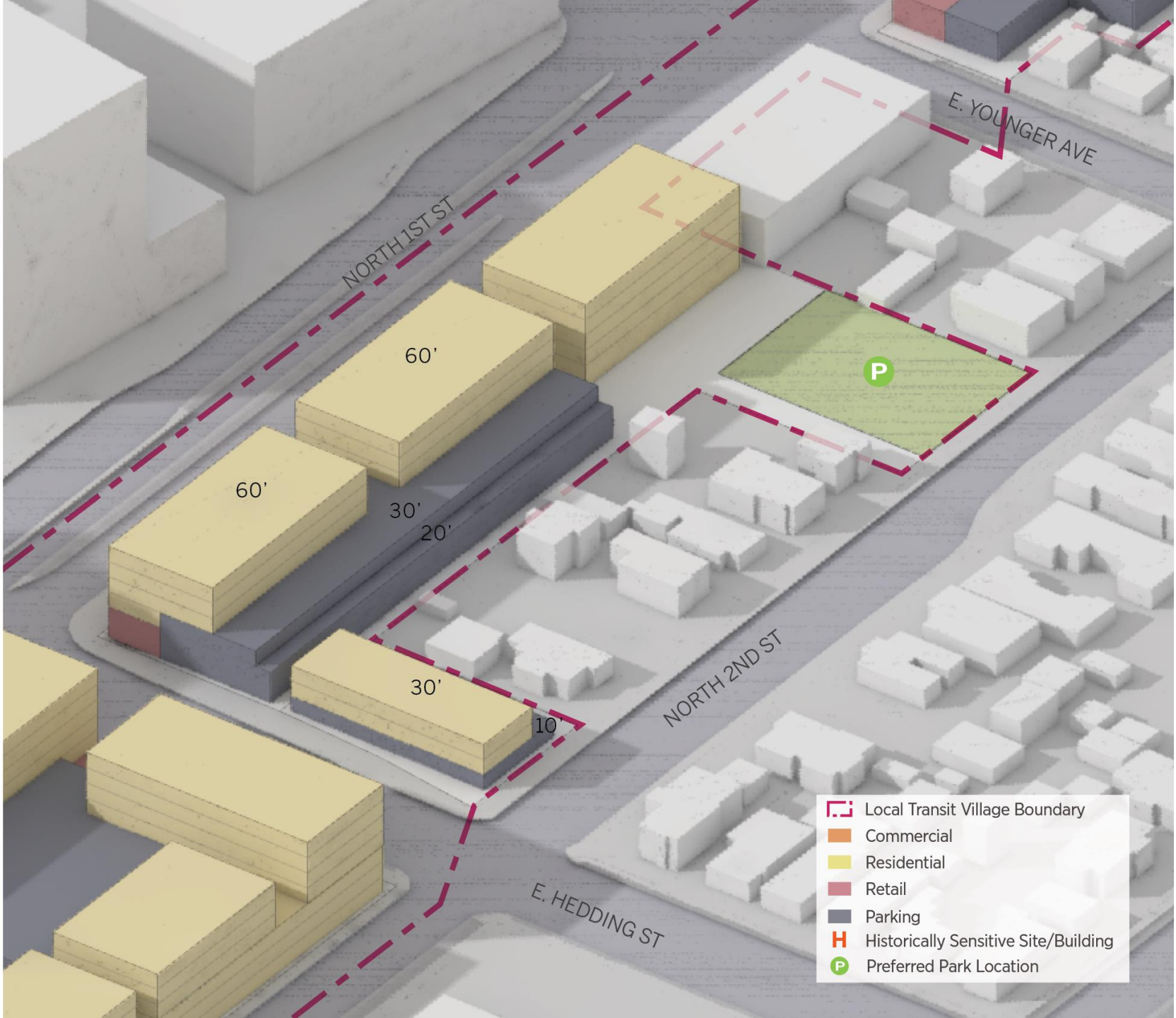


Illustrated required stepbacks



-  Local Transit Village Boundary
-  Commercial
-  Residential
-  Retail
-  Parking
-  Historically Sensitive Site/Building
-  Existing Building

Illustrated required stepbacks



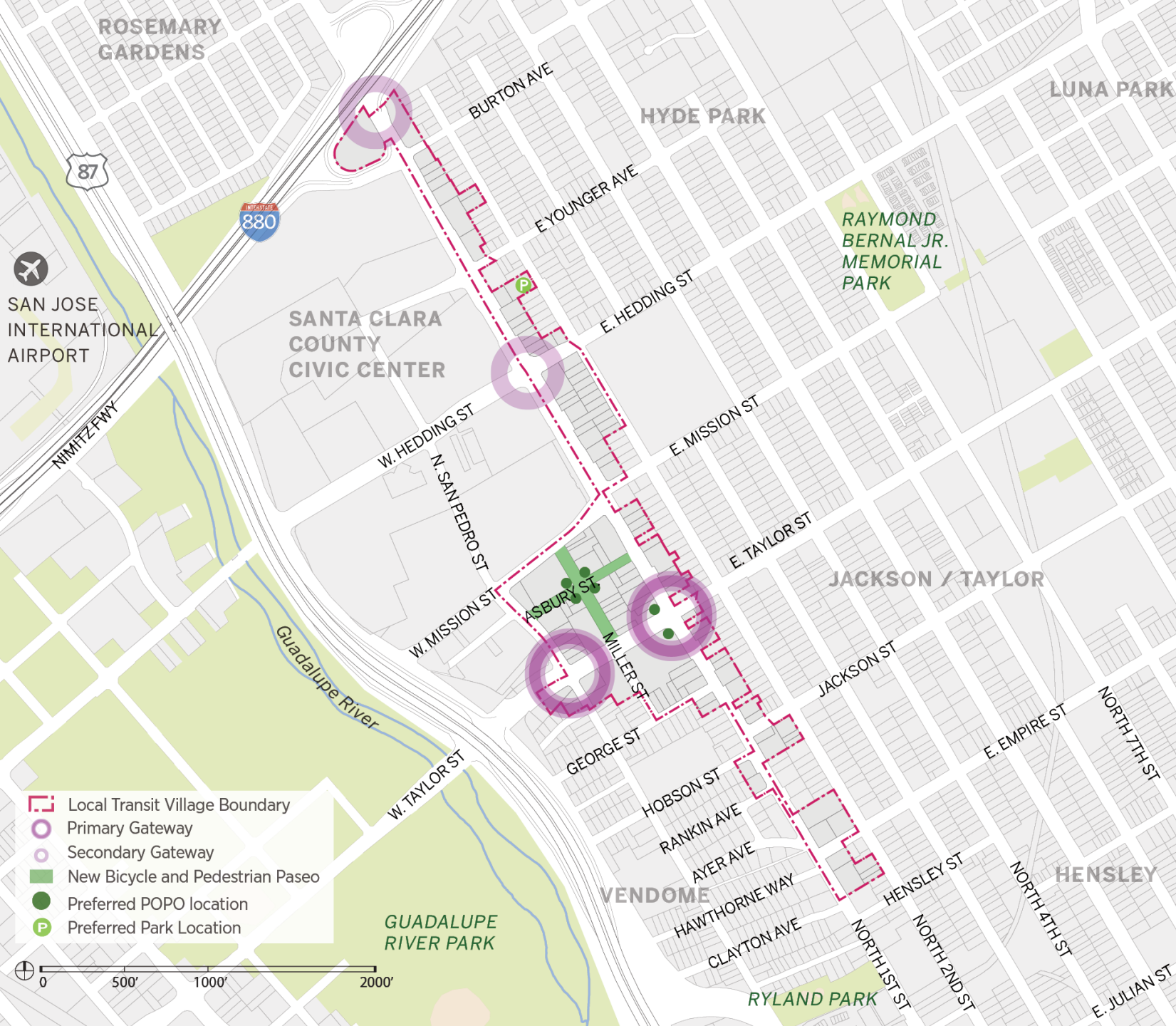
Maximum Height Diagram



**URBAN DESIGN
&
PLACEMAKING**



Gateway Elements and Preferred POPO locations





Spanish Colonial Revival



Streamline Moderne

We are thinking of requiring certain architectural styles for new development and are proposing the following standard:

“New buildings shall be designed and contain elements of architectural styles within the Village. The architectural styles in the Village are generally: Spanish Colonial Revival, Streamline Moderne, Contemporary, New Formalism, Minimal Traditional, Beaux Arts, Mission, Craftsman, Colonial Revival, and International. The intent is not to combine elements of architecture that do not complement each other. New buildings may use the same materials and the same texture of materials in similar applications as existing buildings.”



Contemporary

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Beaux Arts



International



New Formalism



Craftsman and Colonial Revival

CIRCULATION & STREETSCAPE



Future Action Items



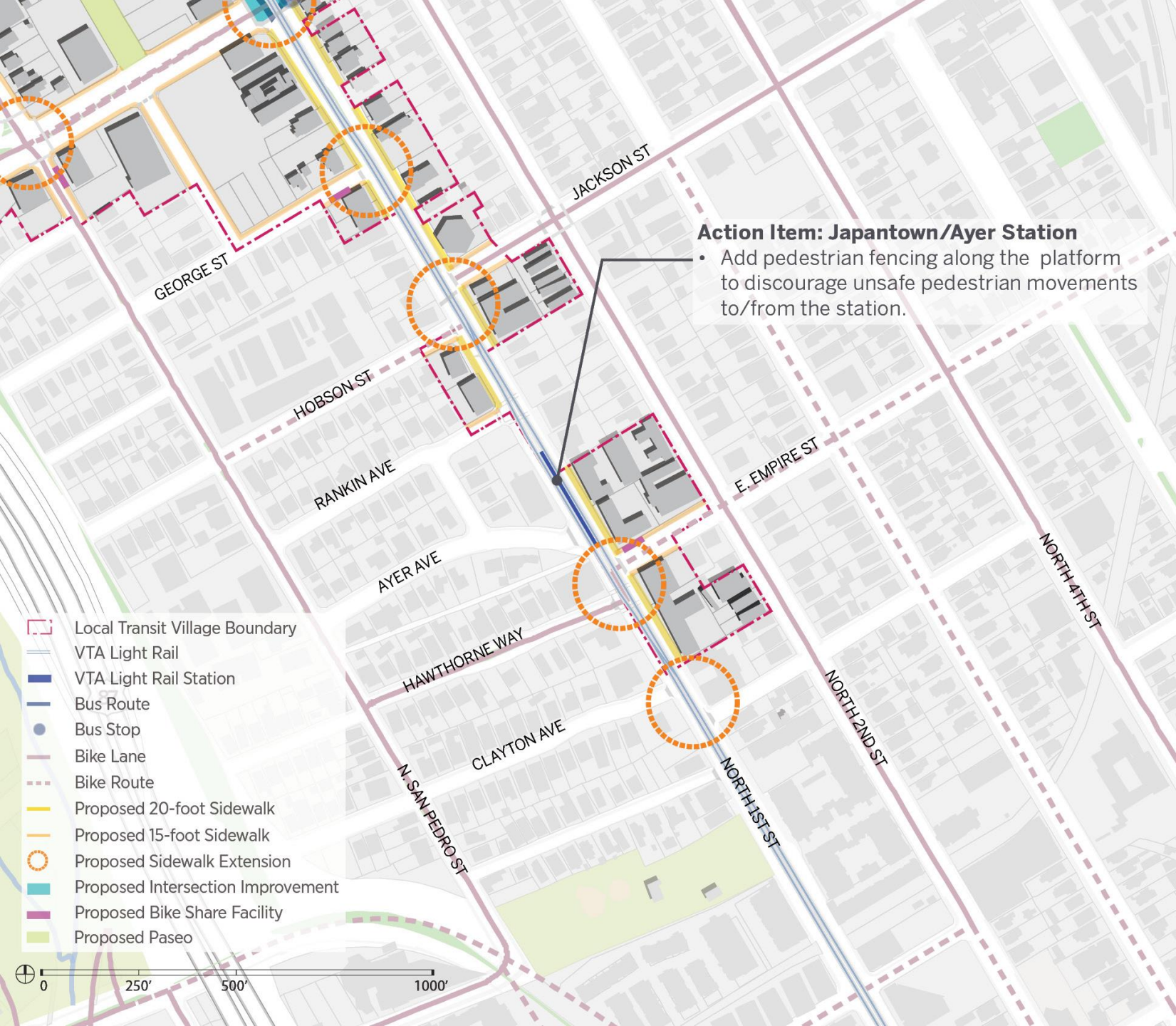
Future Action Items



Future Action Items



Future Action Items



PARKS & OPEN SPACE



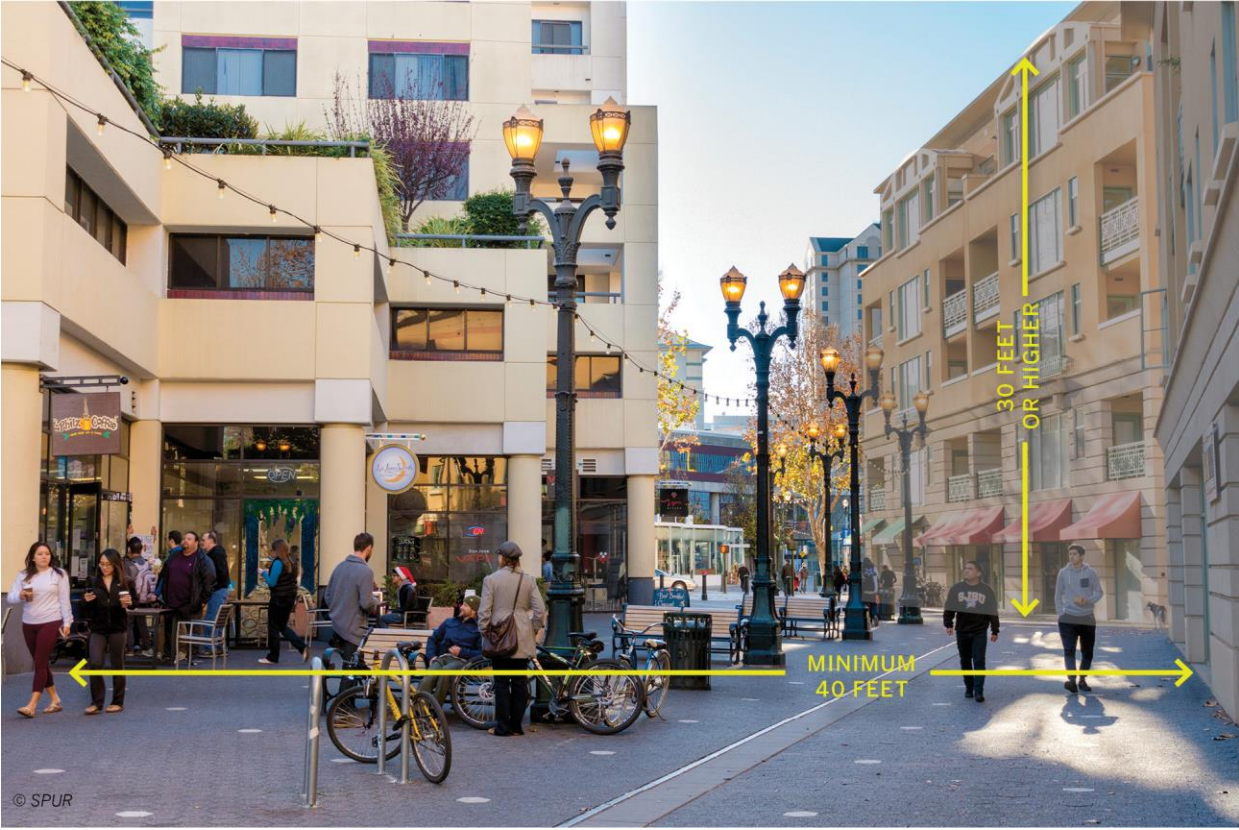


- Surrounding public parks
- Potential pedestrian and bicycle paseo
- Publicly accessible, but privately-owned and maintained open spaces

Concept image of Potential Paseo on Asbury St and Miller St



Paseo dimensions



Thank you!

