


Welcome to the April 25, 2022
Community Meeting – 32 and 60 Stockton Avenue
(File Nos. H21-048 & T21-043)



The Meeting will begin shortly

- This meeting is being held via Zoom at this link:
<https://sanjoseca.zoom.us/j/89505522583>
- If you would like to comment on an item for today's agenda, please use the 'raise hand' feature in Zoom conference call during that item or click *9 on your phone to raise hand and *6 to unmute.
- You may also email John Tu at john.tu@sanjoseca.gov during the meeting and provide your name and phone number.
- Join by Telephone instructions: For participants who would like to join telephonically please dial **+1 (408) 638-0968** and when prompted, enter **Meeting ID: 991 6919 8339**

Meeting Agenda



Agenda available at: <https://www.sanjoseca.gov/Home/Components/Calendar/Event/5037/4953>

I. Welcome, Introductions

II. Summary of the City of San Jose Planning Permit Process

- I. The Project Manager for the proposed project will summarize the development review process.
- II. The Environmental Project Manager will briefly discuss the environmental review process.

III. Project Overview

IV. Project Presentation

- I. The Project Applicant will present.

V. Open Forum

- I. City staff will facilitate questions and comments from members of the community via the Zoom Raise Hand function (at the bottom of your screen, click on icon labeled “Raise Hand” You hand is now raised). Comments may be submitted in writing after the meeting if additional comments are to be made.

VI. Next Steps

VII. Meeting Adjournment

- I. Please provide best contact information to receive project updates by submitting a request to john.tu@sanjoseca.gov

Zoom Information:	https://sanjoseca.zoom.us/j/89505522583	Call In Number +1 (408) 638-0968	Meeting ID: 895 0552 2583
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Project Location



32 and 60 Stockton Avenue

Environmental Review



The project will be reviewed for environmental impacts under CEQA:

- The California Environmental Quality Act (CEQA) requires public agencies to disclose and evaluate the significant environmental impacts of proposed projects, and to adopt all feasible mitigation measures to reduce or eliminate those impacts
- The program-level Downtown Strategy 2040 Integrated Final Environmental Impact Report (EIR) was updated in 2018 and includes this project site
- Since there is an EIR for this site, the environmental document for the project will either be:
 - An Addendum to the Downtown Strategy 2040 Integrated Final EIR if no new significant impacts will occur, or;
 - A supplement to the Downtown Strategy 2040 Integrated Final EIR if new significant impacts from the project were not analyzed in the Downtown Strategy 2040 Integrated Final EIR
- The environmental document will be publicly circulated once it is complete and will be available to public agencies and interested organizations and individuals for review and comments before the City considers adopting the environmental document

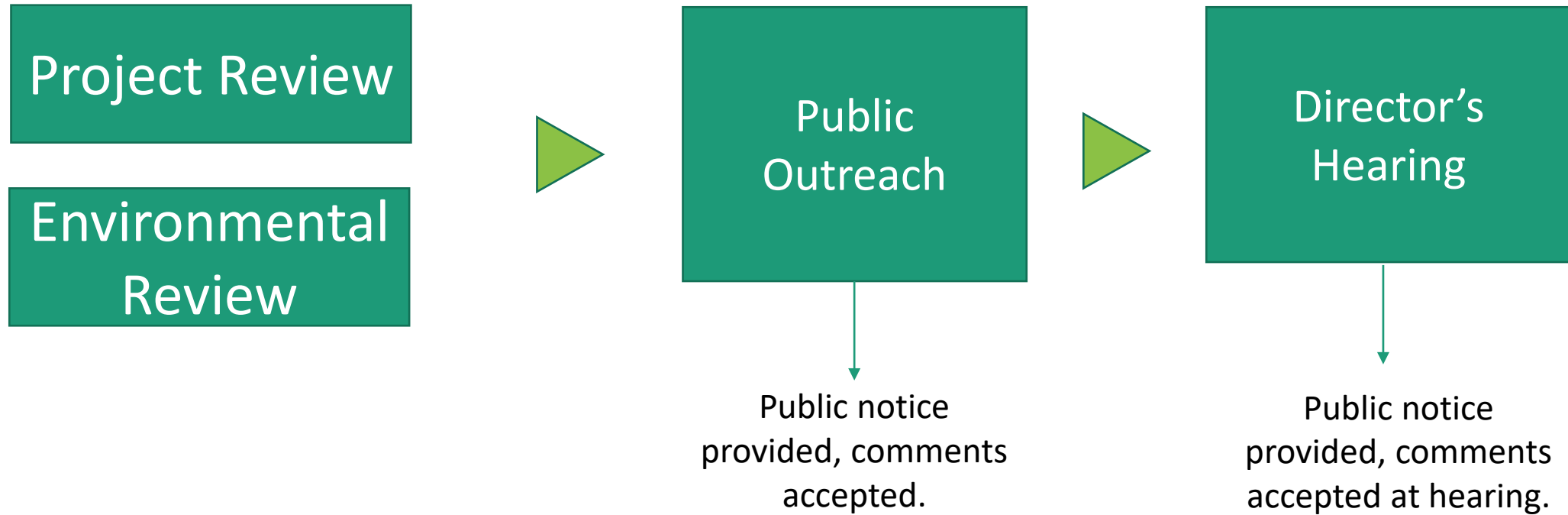
Project Overview


Site Development Permit and Vesting Tentative Map for:

- Demolition of approximately 16,000 square feet of commercial structures
- An 20-story mixed-use building consisting of up to 472 residential units and approximately 7,600 square feet of ground floor retail space,
- Alternative parking arrangement (stackers)
- Vesting Tentative Map to merge two lots into one lot



Planning Process



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Meeting Adjournment



<u>Staff Contact</u>
John Tu, Project Manager
Email: <u>John.Tu@sanjoseca.gov</u>
Phone: 408-535-6818

<u>Staff Contact</u>
Cort Hitchens, Environmental Project Manager
Email: <u>Cort.Hitchens@sanjoseca.gov</u>
Phone: 408-794-7386



APOLLO MULTIFAMILY

Community Meeting

Tuesday April 20, 2022

Intro

WHERE ARE WE?

PROJECT SITE

WHY HERE?

SITE CONTEXT: EXPANSION

PROJECT INFO

PUBLIC INTERFACE

STREET VIEW: FROM INTERSECTION

STREET VIEW: W. SANTA CLARA TO STOCKTON

STREET VIEW: W. SANTA CLARA

STREET VIEW: STOCKTON FROM WHOLE FOODS

FOURTH FLOOR PLAN (AMENITY PODIUM)

AMENITY PODIUM VIEW FROM ELEVATOR LOBBY

TYPICAL RESIDENTIAL & 18TH FLOOR PLAN (SKY DECK)

MATERIAL PALETTE

STREET VIEW: THE ALAMEDA FACING SAP

STREET VIEW: SAP CENTER ON W. SANTA CLARA

EVENING VIEW

CONTACT INFORMATION

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PROJECT SITE

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DIRIDON STATION

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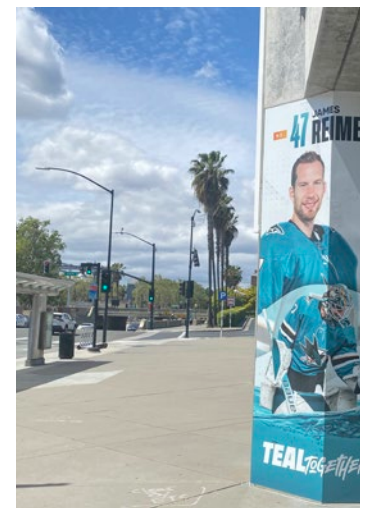
1 > WHOLE FOODS @ THE ALAMEDA & STOCKTON



2 > INTERSECTION @ STOCKTON & W. SANTA CLARA



3 > SAP CENTER @ W. SANTA CLARA



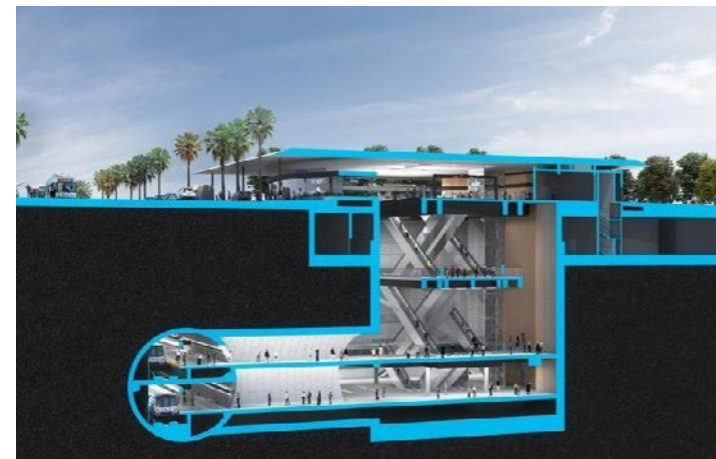
Multimodal Transit Hub



DIRIDON STATION (EXISTING)



PROTECTED BIKE LANES

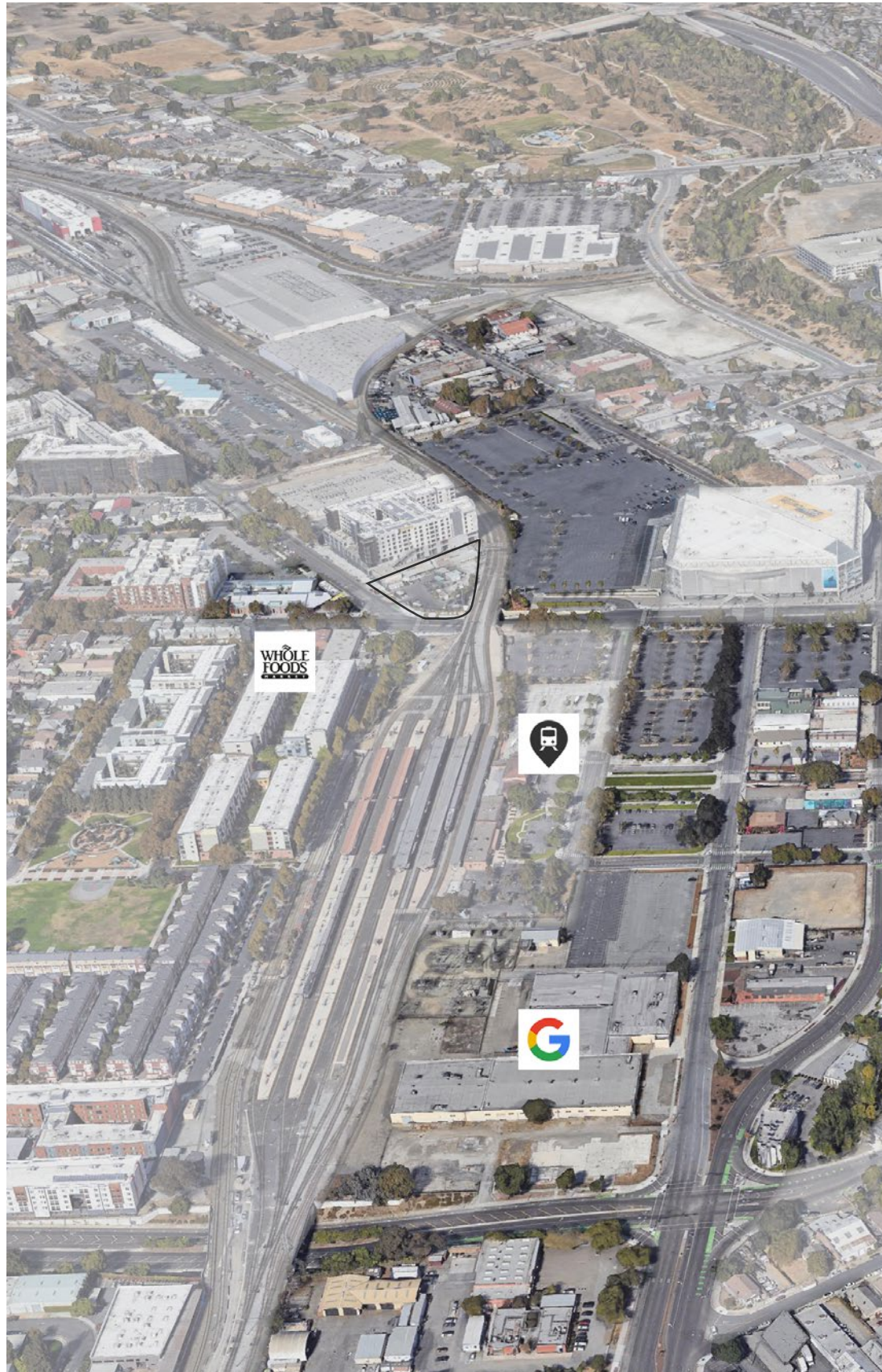


DIRIDON BART STATION (CONCEPT)



MAP OF BAY AREA REGIONAL TRANSIT

Urban Village



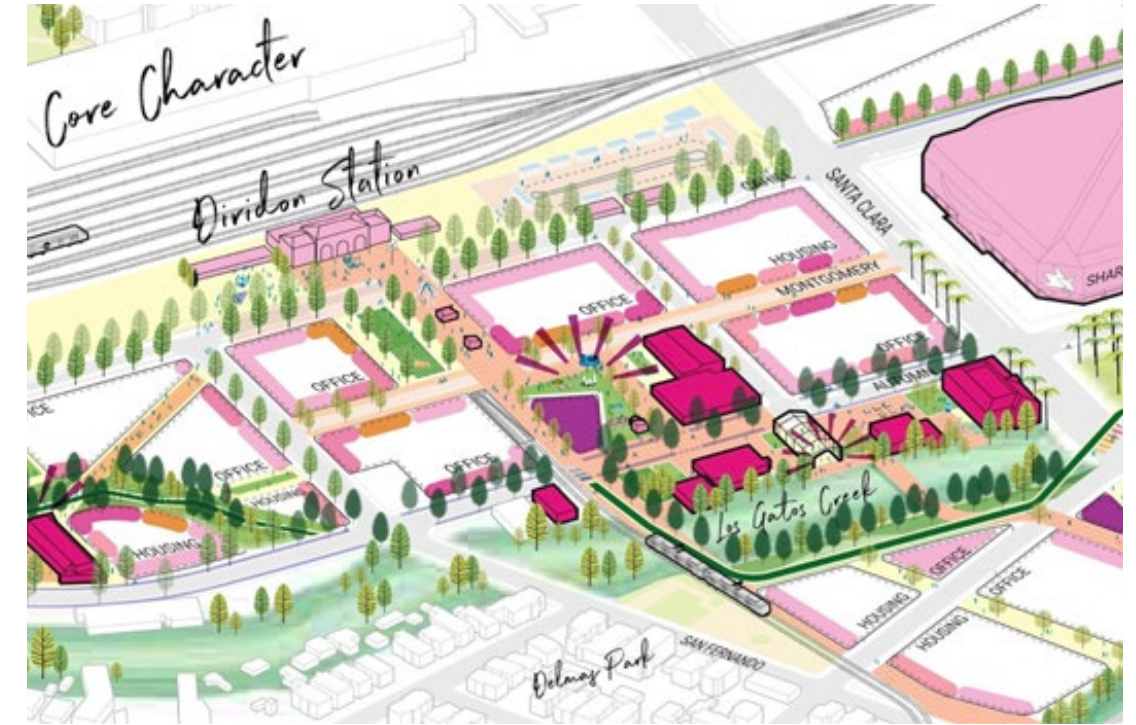
GOOGLE DOWNTOWN WEST (CONCEPT)



GOOGLE DOWNTOWN WEST (CONCEPT)



WHOLE FOODS ENTRANCE (EXISTING)



GOOGLE DOWNTOWN WEST MIXED-USE PLAN (CONCEPT)



WHOLE FOODS @ THE ALAMEDA (EXISTING)

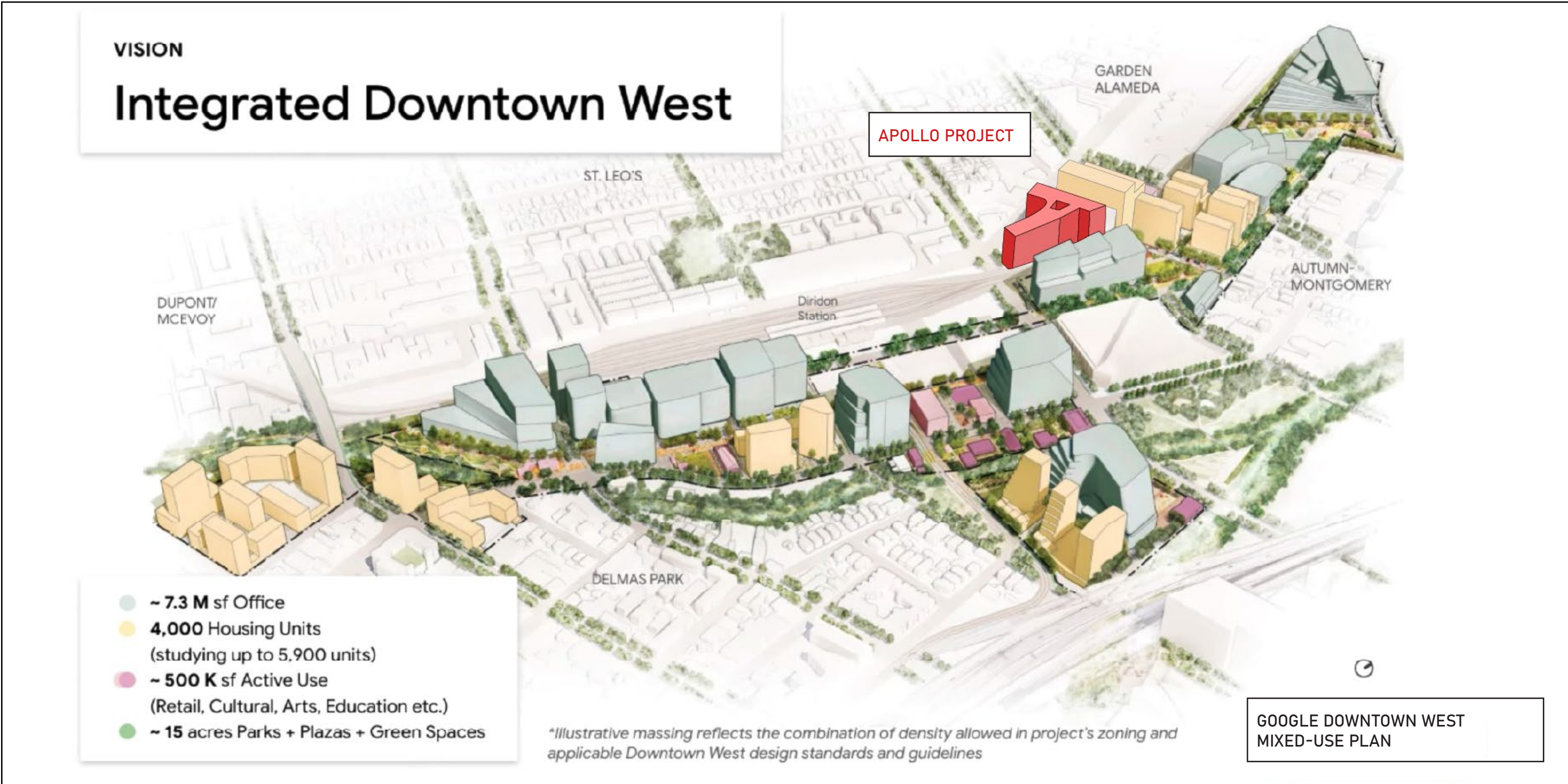
Neighboring Plans for Growth & Connectivity

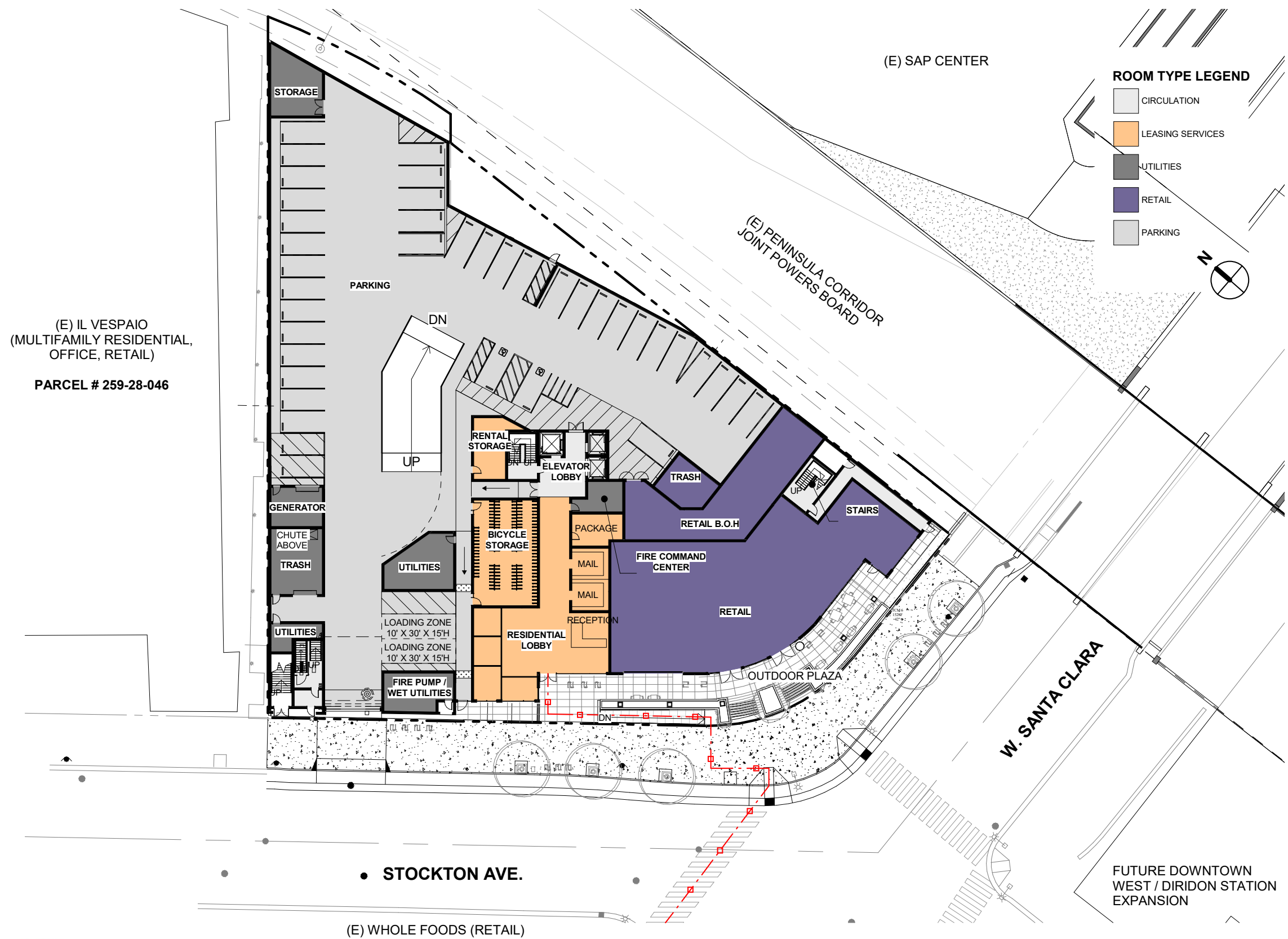
Google Downtown West Mixed-Use Plan



Neighboring Plans for Growth & Connectivity

Google Downtown West Mixed-Use Plan





(E) IL VESPAIO
(MULTIFAMILY RESIDENTIAL,
OFFICE, RETAIL)
PARCEL # 259-28-046

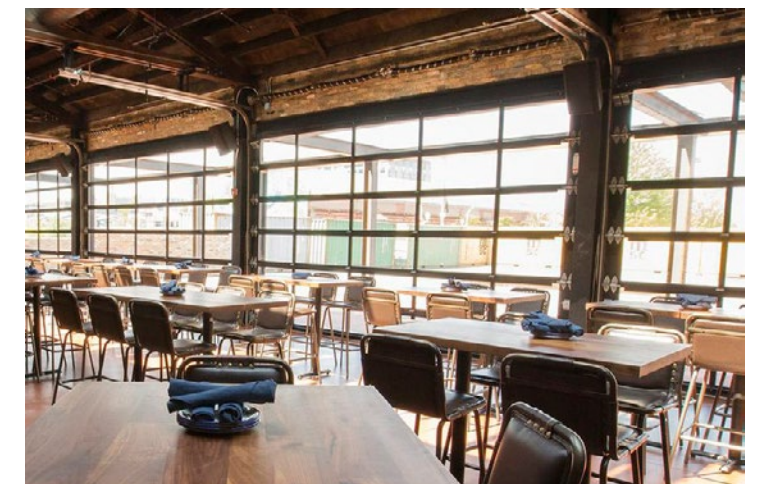
PROJECT INFO

- PROJECT LOCATION: 32 & 60 STOCKTON AVENUE
- LEED CERTIFIED - PROJECT WILL UTILIZE 100% RENEWABLE ENERGY THROUGH SAN JOSE CLEAN ENERGY
- 472 UNITS
 - STUDIO, 1BR, 2BR, 3BR
- 620,000 SF GROSS BUILDING AREA
 - 7,600 SF GROUND FLOOR RETAIL
- 19 STORIES ABOVE GRADE, 1 STORY BELOW GRADE
 - 16 FLOORS OVER 4 FLOORS CONCRETE (INCL. BASEMENT)
 - BASEMENT + 3 FLOORS ABOVE GRADE PARKING
- GROUND FLOOR RETAIL TO PROVIDE SPACE FOR LOCAL VENDORS
- GROUND FLOOR LOBBY AMENITY SPACE & BIKE STORAGE
- FOURTH FLOOR INDOOR & OUTDOOR FITNESS CENTERS, YOGA RETREAT SPACE, LOUNGE, COURTYARD & POOL
- TWO ROOFTOP (18TH FLOOR) SKY LOUNGES
- CALTRAIN PASSES AVAILABLE FOR ALL RESIDENTS
- PROJECT WILL ALSO CONTRIBUTE:
 - \$7.25M IN PARKS FEES
 - \$3.4M IN AFFORDABLE HOUSING FEES
 - \$2.3M IN DEVELOPMENT FEES
 - \$1.5M IN DIRIDON STATION INFRASTRUCTURE FEES
 - \$1.5M IN SCHOOL FEES
 - NEW SIDEWALK & BIKE LANE ALONG STOCKTON AVE.



PUBLIC / RETAIL INTERFACE

- 3500 SQ. FT. PUBLIC PLAZA WITH SEATING
- 5700 SQ. FT. COMMERCIAL SPACE FOR FOOD COURT
- OPERABLE GARAGE DOOR AT RETAIL SEATING
- SPACE FOR ART INSTALLATIONS, POP-UPS AND PARKLETS
- LANDSCAPED WALL ALONG W. SANTA CLARA ST.
- RAISED BIKE LANE





APOLLO MULTIFAMILY

60 Stockton Ave. San José, CA

Community Meeting
April 20, 2022



STREET VIEW:
FROM INTERSECTION



APOLLO MULTIFAMILY

60 Stockton Ave. San José, CA

Community Meeting
April 20, 2022



STREET VIEW:
W. SANTA CLARA TO STOCKTON



APOLLO MULTIFAMILY

60 Stockton Ave. San José, CA

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STREET VIEW:
W. SANTA CLARA



APOLLO MULTIFAMILY

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STREET VIEW:
STOCKTON FROM WHOLE FOODS



AMENITY PODIUM VIEW FROM COCKTAIL TERRACE



PODIUM VIEW FROM YOGA TERRACE



APOLLO MULTIFAMILY

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AMENITY PODIUM VIEW
FROM ELEVATOR LOBBY



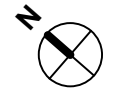
TYPICAL FLOOR PLAN

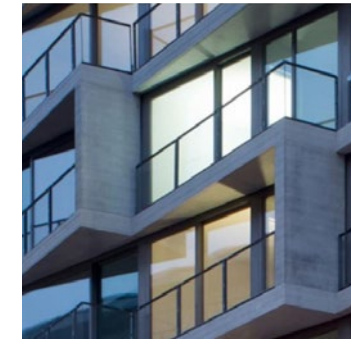


18TH FLOOR PLAN

ROOM TYPE LEGEND

- 1 BED
- 2 BED
- 3 BED
- COMMON
- CIRCULATION
- LEASING SERVICES
- UTILITIES
- STUDIO (0 BED)





1. GLASS RAILING



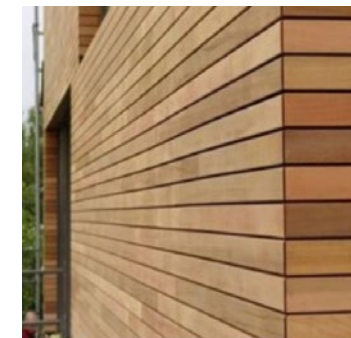
2. ALUMINUM WINDOWS & GFRC



3. STOREFRONT AT RETAIL



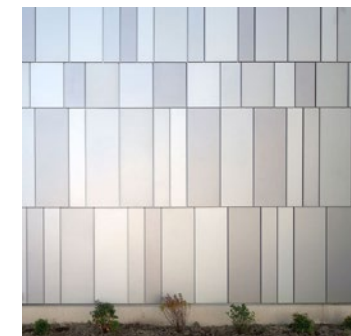
4. GREEN WALL



5. WOOD SIDING



6. BRICK/STONE VENEER



7. METAL PANEL



8. LARGE FORMAT TILE

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MATERIAL PALETTE



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April 20, 2022



STREET VIEW:
THE ALAMEDA FACING SAP



APOLLO MULTIFAMILY

60 Stockton Ave. San José, CA

Community Meeting
April 20, 2022



STREET VIEW:
SAP CENTER ON W. SANTA CLARA



APOLLO MULTIFAMILY

60 Stockton Ave. San José, CA

Community Meeting
April 20, 2022



EVENING VIEW

Q&A

CONTACT INFORMATION

OWNER:
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Matt Bernardis - Project Manager
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SAN JOSE PLANNING:
EMAIL - john.tu@sanjoseca.gov

COMMUNITY MEETING
Monday April 25 via Zoom

