

CAPITOL CALTRAIN STATION AREA PLAN

Community Workshop #1

May 12, 2022

Dahl Elementary School



*Planning, Building and
Code Enforcement*

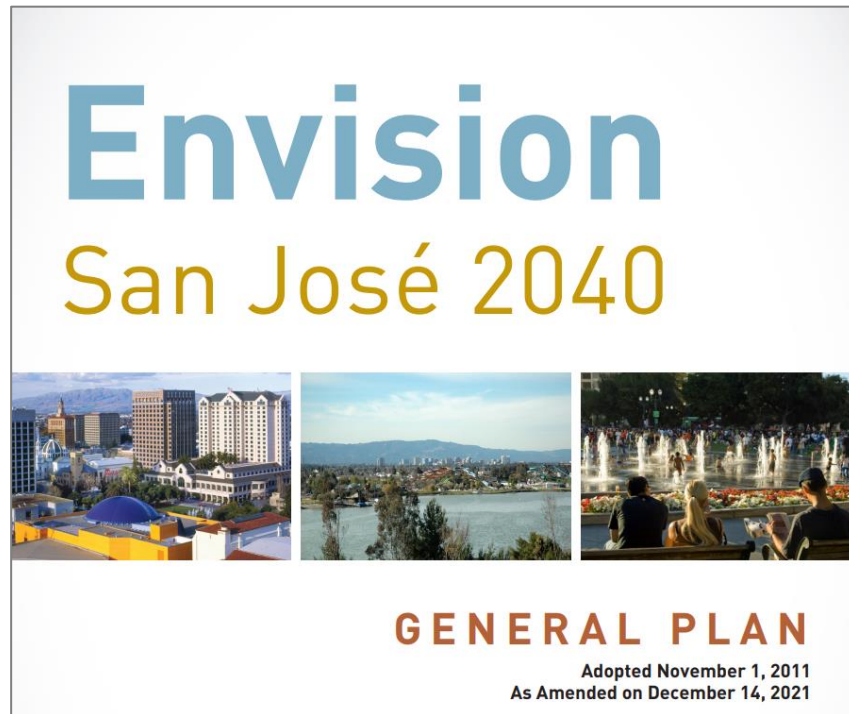
Agenda

- 1. Presentation (6:00–6:35)**
 1. Team Introductions
 2. Project Introduction
 3. Existing Conditions
 4. Design Considerations
- 2. Design Exercise (6:35–8:00)**
- 3. Summary & Next Steps (8:00–8:30)**

INTRODUCTION

STATION AREA PLANNING

TRANSIT STATION AREA PLANS



Envision
San José 2040

GENERAL PLAN
Adopted November 1, 2011
As Amended on December 14, 2021



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

TRANSIT STATION AREA PLANS



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TRANSIT STATION AREA PLANS



Promote economic development

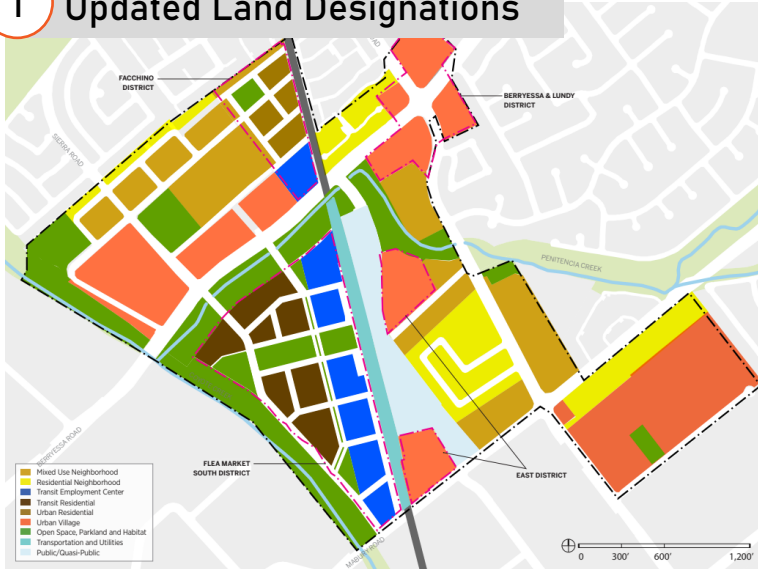
Reduce traffic, time spent driving and GHG emissions

Create a vibrant place to live and work

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

COMPONENTS OF AN AREA PLAN

1 Updated Land Designations



2 Allowed Densities

Land Use	District	Density
Residential	Varies by District as follows:	
	East District	75 – 300 DU/AC
	Berryessa & Lundy District	55-125 DU/AC
	Other Areas within the Urban Village	55 – 95 DU/AC
Commercial	Varies by District as follows:	
	Berryessa & Lundy District	Minimum commercial FAR 0.2 required for ground floor commercial uses.
	Berryessa & Lundy District	Commercial FAR up to 5.0 (100% commercial projects)
	East District	Commercial FAR 3.5 to 5.5 (100% commercial project)
	Other Areas within the Urban Village	Commercial FAR up to 3.5 (100% commercial projects)

¹ Commercial FARs on each of land use designations are net FARs and implemented on a building basis, excluding parking (both surface and parking garage) and public right-of-way.

3 Development Goals & Policies

Goal OS-1:

Create public parks and plazas that are attractive and vibrant and provide places and connections for community activities and interaction that contribute to the livability of the Berryessa BART Urban Village.

Policy OS-1.1: Provide a system of parks and plazas that serves the needs of both the existing and future Berryessa BART Urban Village residents and surrounding community.

Policy OS-1.2: Ensure that parks and plazas attract residents and visitors by being highly-visible, highly-permeable, comfortable, well-designed, and pedestrian friendly.

COMPONENTS OF AN AREA PLAN

4 Design Guidelines (e.g., setbacks)

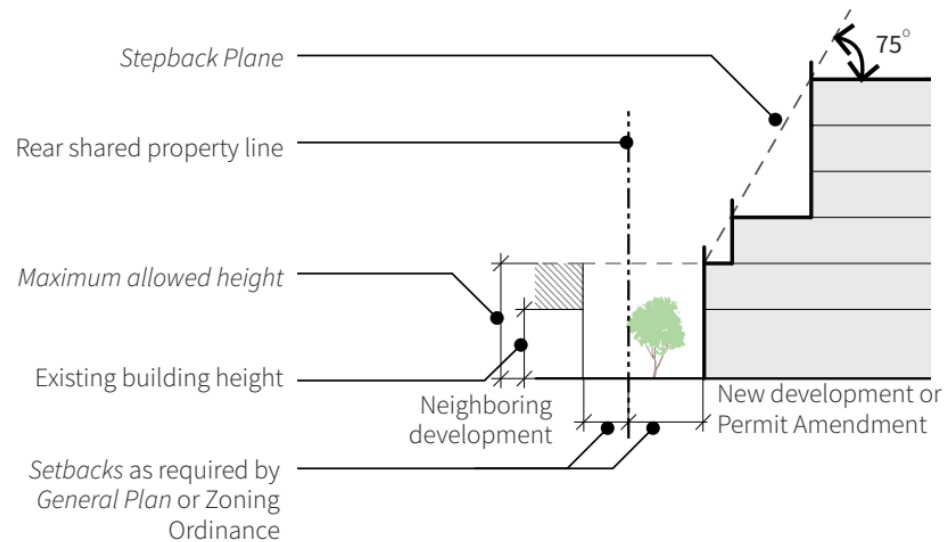


Fig. 3.4 Within *General Plan growth areas*, follow the *stepback plane* to shape building massing towards the rear shared property lines.



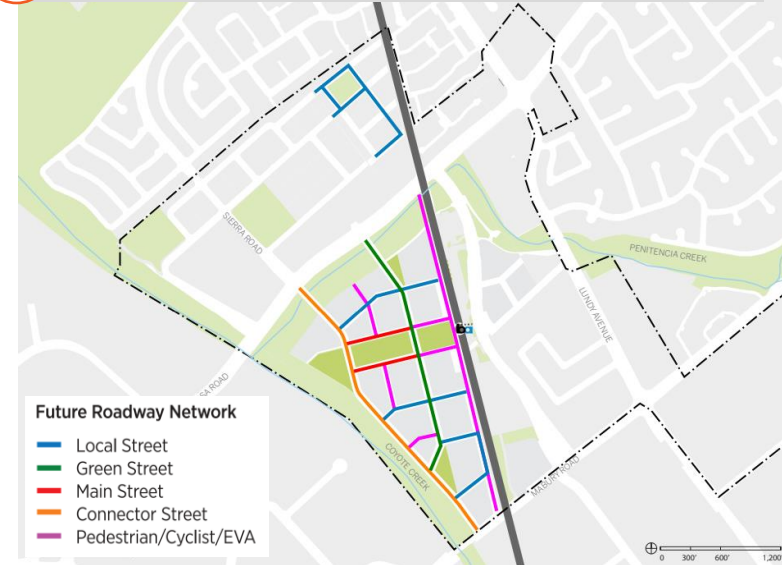
Fig. 3.1 Locate activities to complement existing nearby uses, design buildings to follow prevailing setbacks, and articulate building massing to match the scale of adjacent developments.

COMPONENTS OF AN AREA PLAN

5 Open Space Opportunity Sites



6 Plans for Transportation Improvements



INTRODUCTION

THE CAPITOL CALTRAIN STATION AREA PLAN

MONTEREY CORRIDOR WORKING GROUP



A collaboration across City departments, Council Districts 2 and 7 offices, local businesses, and community members striving to:

1. Promote Economic Vitality along Monterey Rd
2. Catalyze Development Opportunities
3. Promote Livability and Sense of Place

In 2019, the working group identified the Capitol Caltrain Station Area as an opportunity site for developing a future hub for residents, workers, and commuters along the Monterey Corridor.

CALTRAIN 2040 PLAN



Today
6 trains/day
60 weekday passengers

→

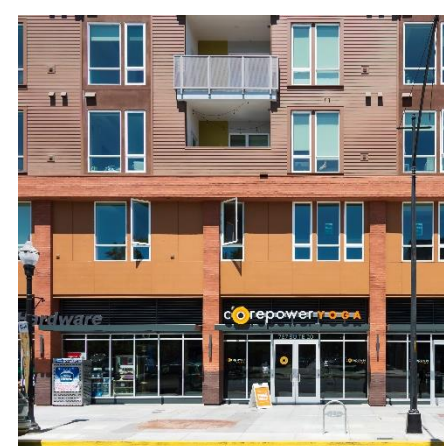
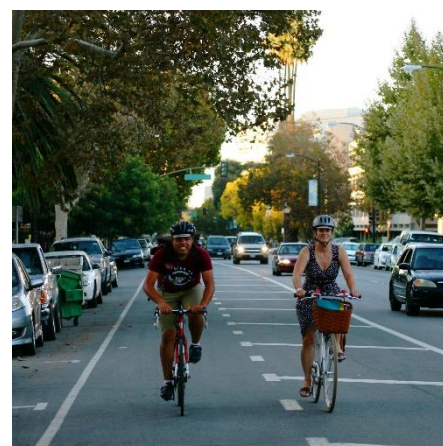
2040
20-152 trains/day*
280-1,690 weekday passengers

*Note: improvements are contingent upon High Speed Rail investments in the corridor



CAPITOL CALTRAIN STATION AREA PLAN

A future hub for residents, workers, and commuters along the Monterey Corridor

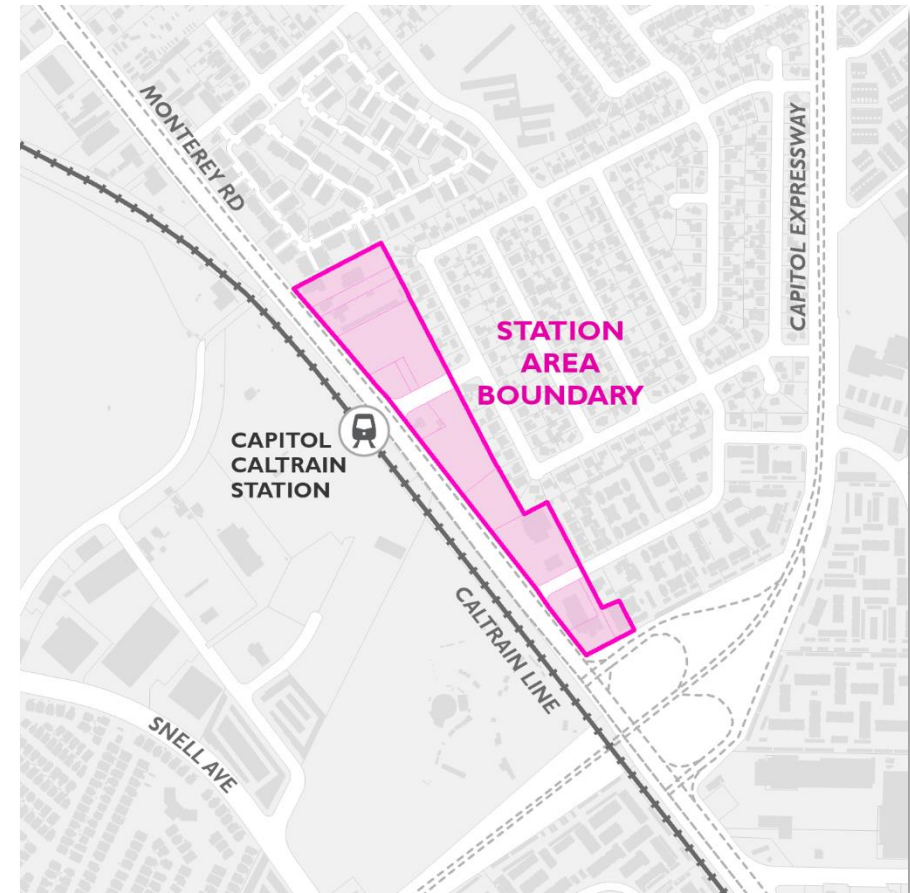


CAPITOL CALTRAIN STATION AREA PLAN

 **700** HOUSING UNITS

 **30,000** SQ FT
COMMERCIAL AND RETAIL

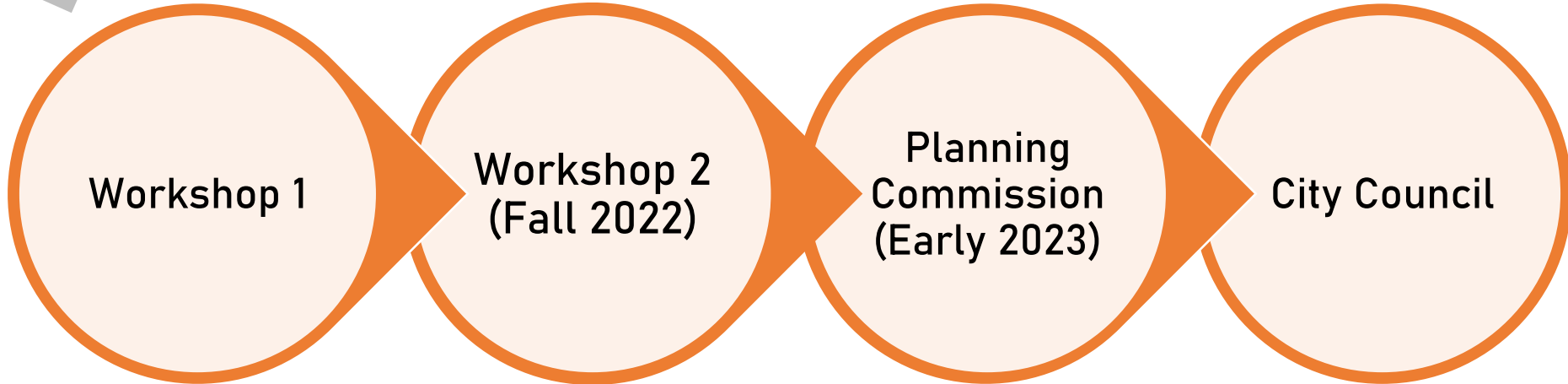
 **100** ADDITIONAL JOBS



PROJECT OUTLINE



PROJECT OUTLINE



CAPITOL CALTRAIN STATION AREA
EXISTING CONDITIONS



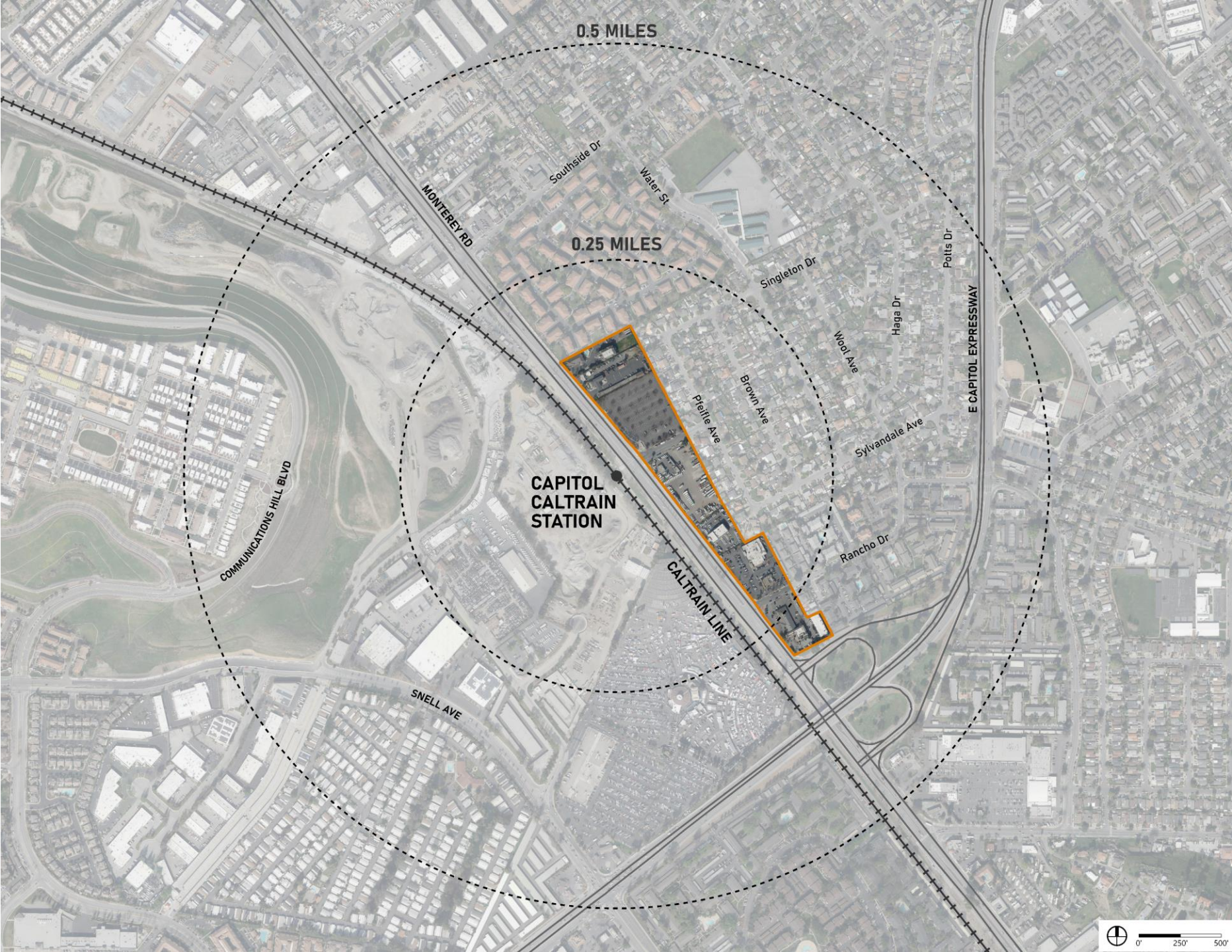
STATION AREA BOUNDARY

Total Area: 16 acres

 **700** HOUSING UNITS

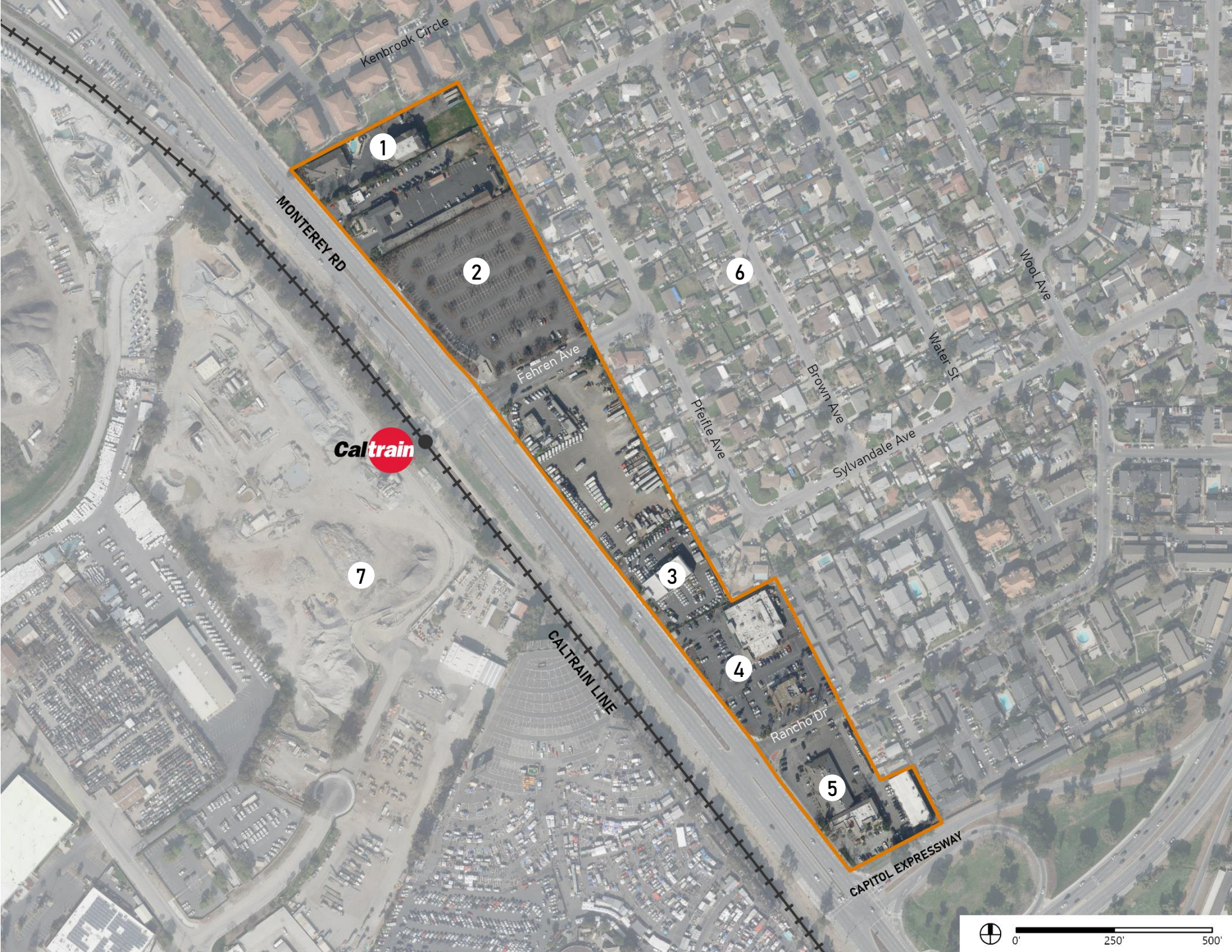
 **30,000** SQ FT
COMMERCIAL AND RETAIL

 **100** ADDITIONAL JOBS



CURRENT USES

- 1. Motels
- 2. Park-and-ride Lot
- 3. Auto dealerships
- 4. Strip mall
- 5. Small businesses
- 6. Housing
- 7. Industrial land uses



CONNECTIVITY
EXISTING CONDITIONS

TRANSIT NETWORK

REGIONAL TRANSIT

CALTRAIN

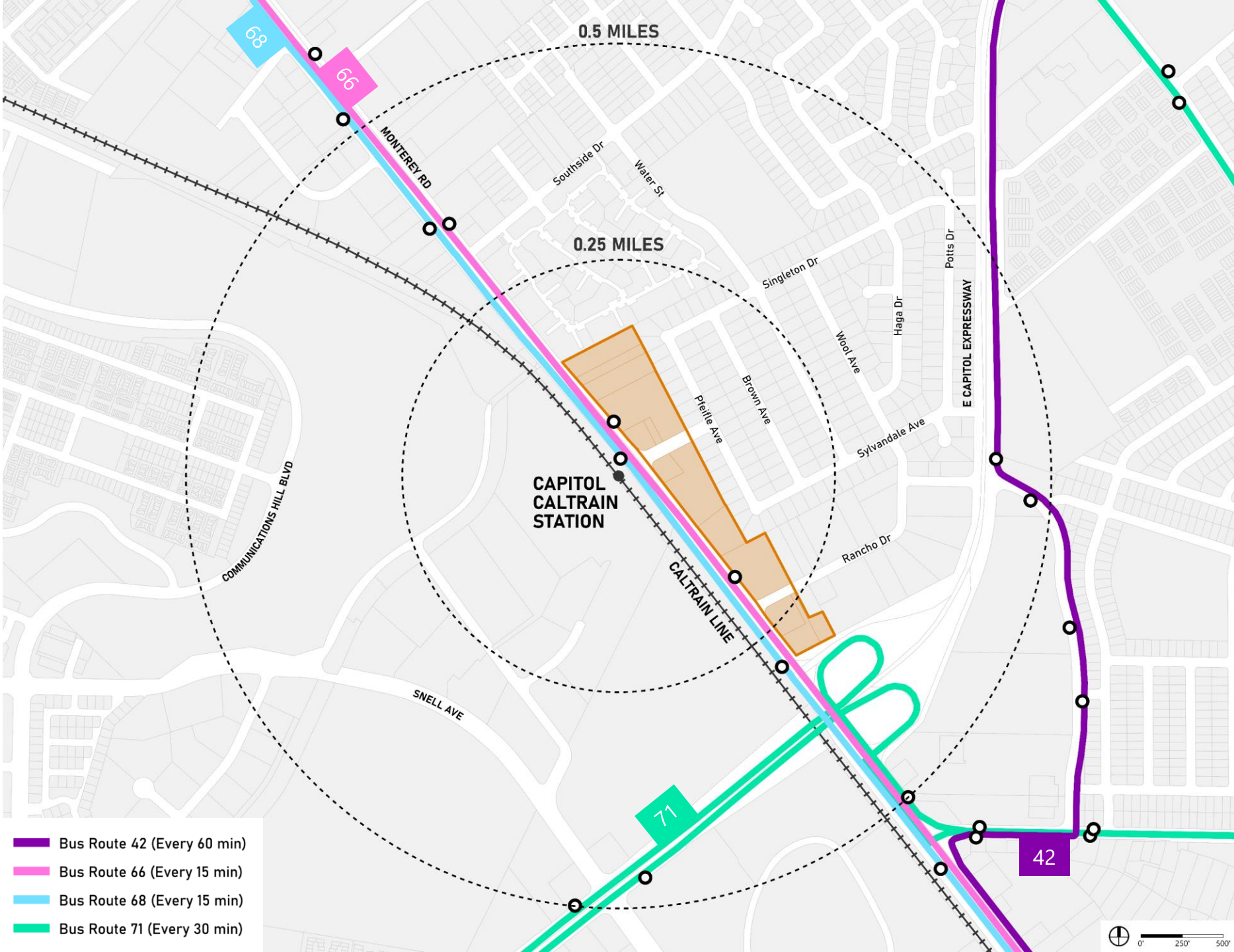
Service currently limited to 3 trains/day in each direction but is projected to improve significantly.

LIGHTRAIL

No light rail within walking distance of study area.

VTA BUSES

Two bus lines (66 and 68) run frequently during peak hours to connect the study area to downtown San José and regional transit hubs.



TRANSIT NETWORK

LOCAL TRANSIT

BIKE LANES

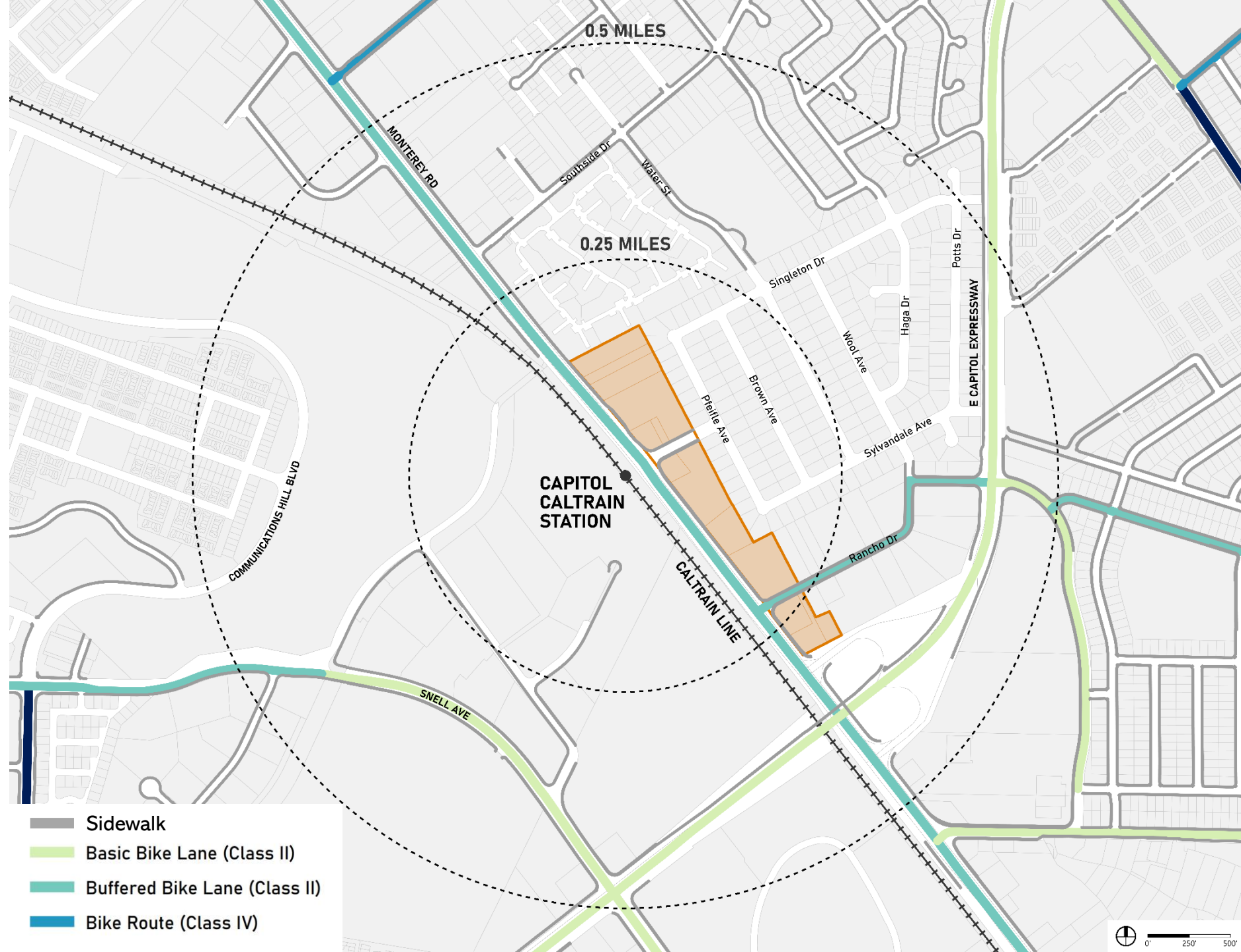
Bike lanes currently run along Monterey Road and Capitol Expressway. Monterey bike lane has a buffer from car traffic; Capitol Expressway bike lane does not.

WALKABILITY

Lack of sidewalk on west side of Monterey Road and long lengths between signalized crossings limits walkability.

TRAFFIC SAFETY

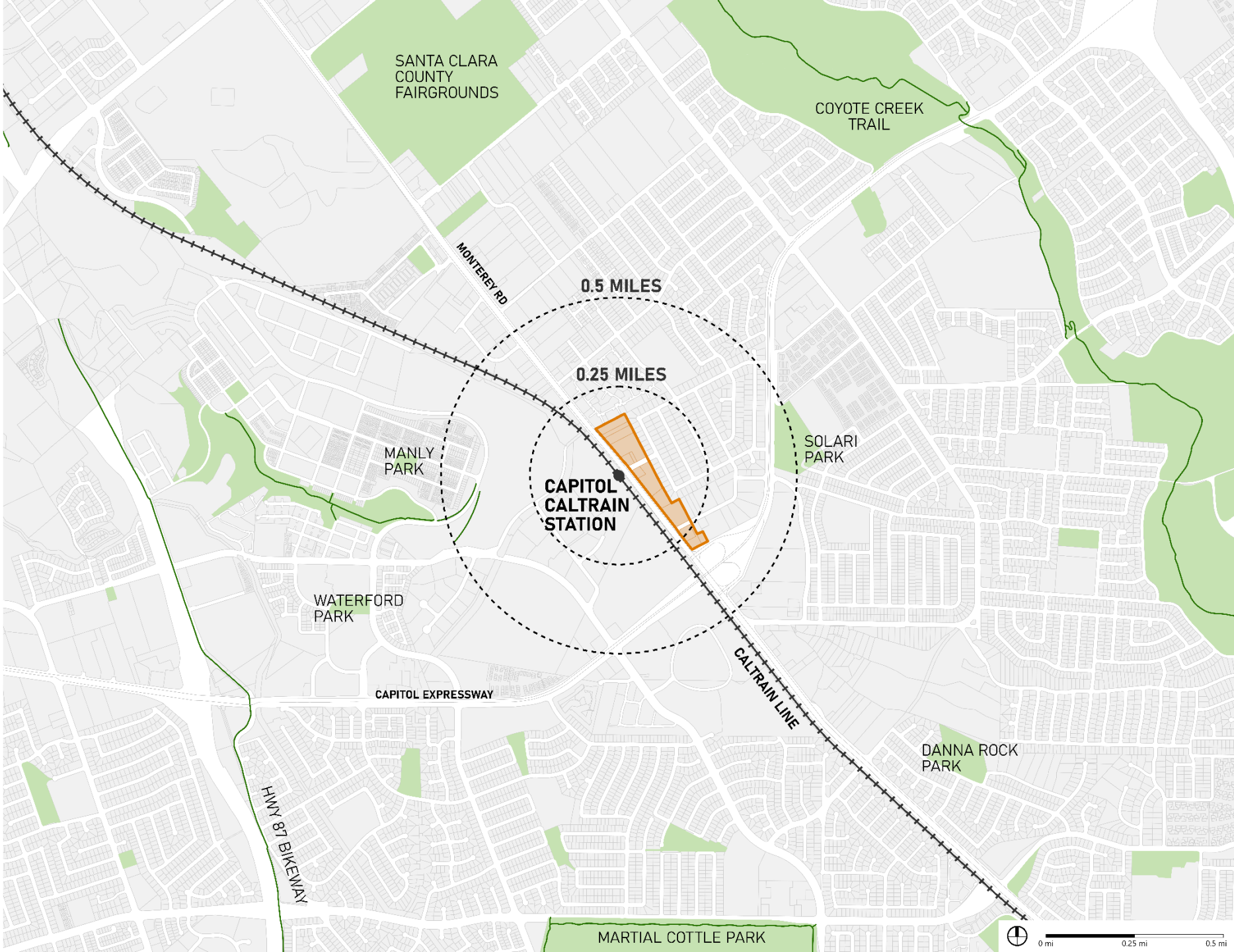
Monterey Road and Capitol Expressway are both San Jose Vision Zero High Injury Corridors. Vision Zero Corridors are the 3% of streets where 30 - 40% of fatal and severe injuries occur.



OPEN SPACE
EXISTING CONDITIONS

OPEN SPACE PARKS & TRAILS

- Few open spaces within walking distance of study area
- Major roads present barriers to existing open spaces



OPEN SPACE PARKLAND REQUIREMENTS

New residential development is subject to the requirements of the City's ordinances and obligated to:

1. Dedicate new parkland to the City
2. And/or improve new or existing parkland
3. And/or payment of park impact in-lieu fees
4. And/or a combination of these method

The obligation is the equivalent of providing three acres of parkland for every 1,000 new residents added by the project.



Selma Olinder Park
Photo Source: Staff

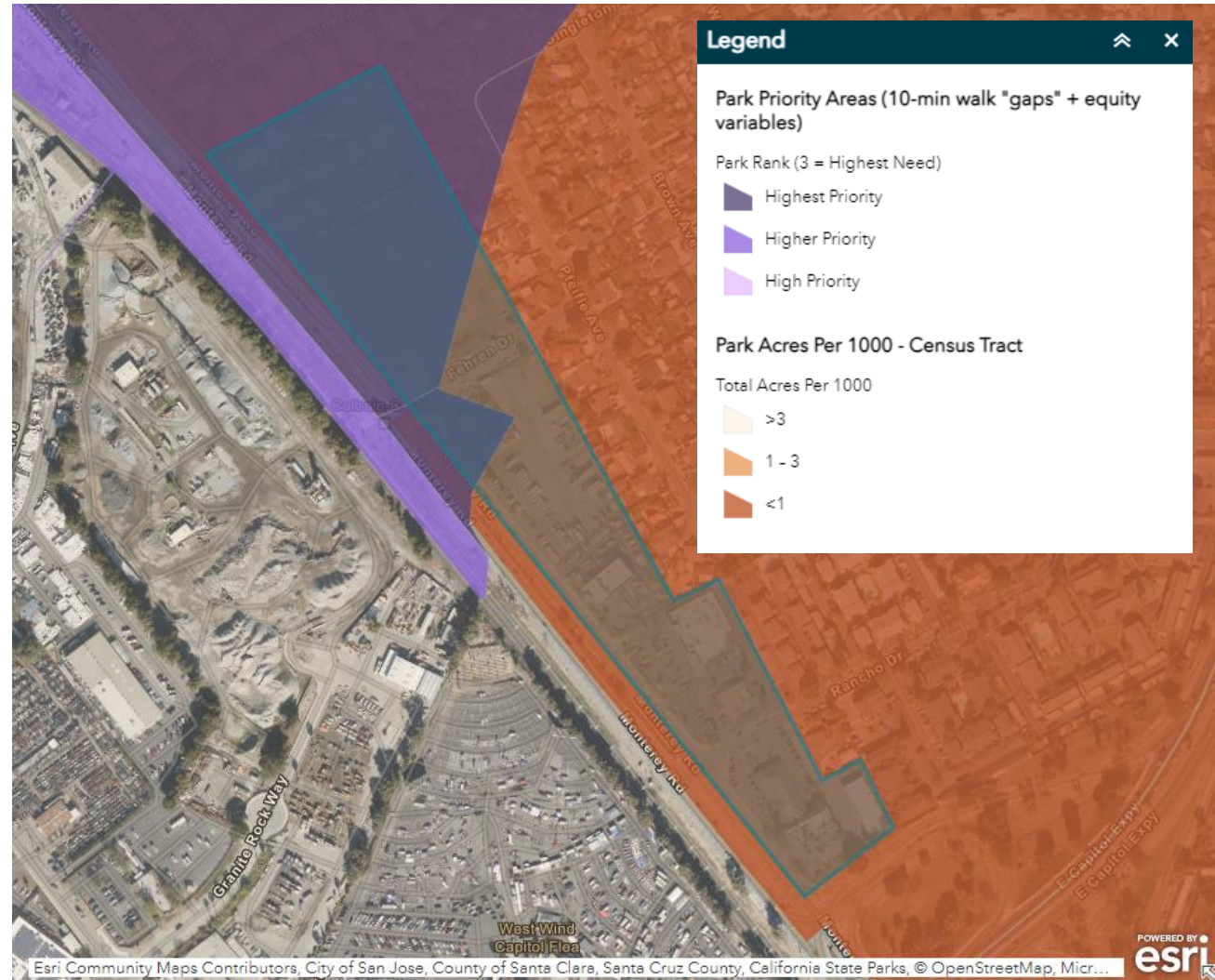
OPEN SPACE

PARKLAND & PLANNED GROWTH

- 700 new residential units generates a requirement to provide 4.914 acres of new parkland
- Area has less than 1-acre per 1000 residents
- Northern portion of the area is in a high priority area

PARK DEVELOPMENT REQUIREMENTS

- Minimum of 1/2 acre of land
- Be adjacent to a public street
- No encumbrances/easements



DESIGN CONSIDERATIONS

Economic Sustainability

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

How can we retain existing small businesses in the station area?



OFFICE



RETAIL/LEISURE



SERVICE

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 or mid-rise mixed



LOW-RISE



MID-RISE



MID-RISE

Create a Vibrant Mixed Use Neighborhood

How should we provide **housing** for a diverse range of community members (e.g., families, seniors, singles, children)?

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

How should we mix housing and workplaces?



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 kinds of **transportation solutions** will 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 are some of your **favorite streets** (in San José or elsewhere) and why?



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 are your favorite **outdoor activities**?

What is your **favorite park** (in San José or elsewhere) and why?

What **kinds of open space** does the station area need to meet the community's needs (e.g., playgrounds, sports fields, natural areas)?



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

DESIGN EXERCISE

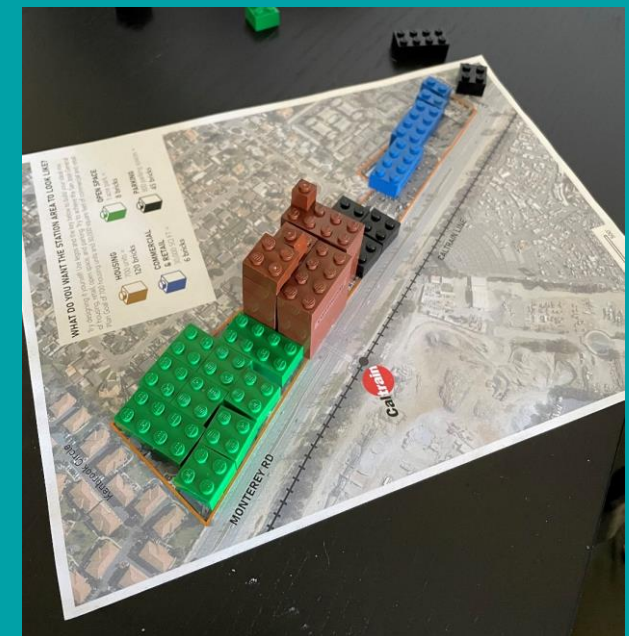
DESIGN EXERCISE

Use Legos and the maps provided to construct what you want the station area to look like in the future.

When you are done, discuss what you have built and the following questions with your table:

1. **Assets:** What do you like about the area right now? What do you want to preserve?
2. **Issues:** What issues does the area currently phase? What issues might development present?
3. **Opportunities:** What would you like to change about the station area?
4. **What else is on your mind?**

Finally, annotate the large station area map with your group's overall vision for the study area. Select one member of your table to share out to the broader group.



CONCLUSION

Next Steps



THANK YOU!