

San Jose Civic Plaza Redevelopment

Project Area Committee (PAC)

Tuesday, February 11, 2003

Minutes

Members Present: Ken Podgorsek, Dick Crane, Steve Street, Pat Havey, Clayton Moraga, Lloyd Ebert, Dave Pitman

Members Absent: Marcelino Castillo, Marion Johnson, Vincent Bartning, Charles Hwang

Attendees: Feng Chiaxg, Bart Fisher, Wandria Gruee, Hyrris Mei Yuan, Sharon Willey, Angie Pratt, Tina Truong, Marilon Cristina, Yn Jung Hsu, David Duek, Jeff Liu, Angela Sleas, Lisa Jerge, Kuromg Mao Yuan, Nancy Hickey, Kathleen Freeman, Patti Phillips, Sandy Perry, Bill Ekern, Dori Guerreiro

Meeting called to order at 5:45 PM.

I. Agenda overview and announcements:

Ken Podgorsek announced that the meeting could last beyond the 7:00 PM planned end of the meeting and invited the attendees stay and participate in the brainstorming, led by Kip Harkness, that would follow.

II. Status Report on the Off-Site Parking Garage:

Bill Ekern gave an update status of the off-site parking garage.

- Providing 1660 parking spaces to be provided for the new Civic Plaza.
- Parking for daily parking at City Hall, and will provide parking for after hour events and weekends, free to the residents and church members.
- The garage is presently being evaluated for a potential move of 50 feet south of the location initially shown to the Committee, and approved by the Committee. This move would provide for an additional parking of 1250 to 1500 parking spaces. An EIR to relocate the Vietnamese building is also being evaluated.
- Construction could begin in June 2003.
- Retail and commercial space could be made available on the Fourth Street side of the garage.
- The City will own the garage.
- Fifth Street to be more oriented to pedestrian use while Fourth Street more for vehicle use.

III. Brainstorming-Opportunities for the Civic Plaza Redevelopment Area Facilitated by Kip Harkness (Attached). Brainstorming session to assist PAC in preparation of final report to the Mayor and City Council.

Chair Podgorsek suggested that any members from the surrounding Neighborhood Area Committees (NACs) and Project Area Committees (PACs); Horace Mann, 13th Street, University and Civic Center PACs, merge and meet bi-monthly. Chair Podgorsek requested any interested PAC members contact him to schedule predetermined dates to meet and better assist the neighborhoods.

- IV. Public Comments: Comments included in attached facilitated brainstorming session.

- V. Adjournment: Meeting adjourned 7:46 PM.

CIVIC CENTER PAC MEETING

February 11, 2003

Albertson's Site

- Preference for residential units if development is mixed use
- No existing residents / homeowners should be displaced by development. Notice to all potentially impacted individual should be conducted
- Grocery Store for housing should be affordable to replace stock that was relocated as part of Civic Center
- Retail area should from Santa Clara, parking should be underground or behind storefronts
- Sixth / Santa Clara Streets – Pedestrian friendly crossings / signalized
- No palm tree / pigeons
- Mixed of people using area:
 - o Kids – Safety
 - o Seniors – transportation needs
 - o Scales needs to be addresses, should be human-scale
- Retail tenants should focus of recruitment of local businesses rather than national chains
- Large variety of restaurants included in tenant mix
- Shadow studies should be conducted. Ten stories seems high development impact should be minimized:
 - o Invite neighbors in discussion
 - o Timing should be coordinated
- Scale is important. Building needs to be integrated into neighborhood.
- High density project near public transit stations
- Grocery remain
- What goes above:
 - o Office?
 - o Residential?
- Underground Parking (Santa Clara entry)

- Don't displace residents
- Include in outreach early
- Timing of development
- Affordable housing
- Design shopping to reach the Street
- No more palm trees
- Pedestrian friendly Sixth Street
- No more than ten stories
- VTA involvement / BART
- Appropriate scale / human
- Retail tendency emphasis on local
- Variety of restaurants

Symphony Performance Arts Site

- Symphony venue would be wonderful
- Don't want to see an office building
- Goal should be a Spa venue (neighborhood priority):
 - o Include semi / open space for different activities
 - o E.g. weddings)
- Interim use – possible festival space (i.e. Cirque, Downtown Ice)
- Issue with building garage now without front project to block
- Will need police presence to mitigate problems that come with vacant lots. Crime – relates issues have increased
- Development should not displace existing retail services keep scale at neighborhood level:
 - o Small businesses
 - o Restaurants
 - o Car Wash
- Businesses that leave area may lead to residents having to drive / further to get services
- A lot of the negative aspects / business are gone due to project
- Performance venue

- No office building
- Exterior space in support
- Interim use for festivals
- Impacts of garage visuals
- Police presence
- Loss of businesses:
 - o Need neighborhood scale
- Create life
- FUMC / Le Petit Trianon / Houghton / Donner House
- Process for investment:
 - o Enhance uses
- Preserve street parking for residents
- Retain mature trees
- Shade trees
- Retail
- Parking in support of uses [Nursing / Healthcare]
- Tree trimmers need to be trained
- Convenient parking to centers of activity
- Construction mitigation

5th Street Streetscape

- Create area for pedestrian to gather and meet
- South side of Civic Center:
 - o Parking needs to be affordable to seniors; seniors who come to center can't afford Fourth Street Garage
 - o Needs to be preserved for the John XXIII Center participants. Diagonal parking is now taken by SJSU
 - o Students
- Pedestrian walkway wide sidewalks are good. Existing mature trees should be incorporated in design of sidewalk. Trees should provide a canopy.
- Public art should be interesting and bold even though not everyone agrees in art. (I.e. Philadelphia)

- North Fifth Street Parking should include bulb outs to enhance the landscaping opportunities
- Trees need to be pruned to provide the canopy
- Plaza Plan may be isolating seniors access to enjoy
- Streetlights on San Fernando by Fourth and Sixth Streets need to be turned on
- Senior access to Santa Clara needs to be addressed
- Seniors bees discounted rate at Fourth Street Garage

Post PAC Participation

- Add project to either UNC or Thirteenth Street NAC
- Issues persist for the Horace Mann neighborhood
- Two Horace Mann slots available on UNC
- UNC is welcoming Horace Mann to join so that UNC can be better informed of all issues in Horace Mann area
- Need to make clear who / which NAC will take lead on Horace Mann issues
- Executive Boards of UNC, Thirteenth Street, and Horace Mann should meet to decide who will take lead role
- Horace Mann wants / needs to identify clear line of communication with City