



SJDA favors the single bore because it minimizes disruption at the street level. The twin bore has been utilized at all current BART underground stations.

BART challenges San Jose subway option

The San Jose City Council and Valley Transportation Authority (VTA) staff agreed with San Jose Downtown Association on three key decisions for BART's upcoming extension into San Jose. Now it's up to the VTA Board, although BART staff have raised objections to digging a single-bore tunnel.

BART construction on the extension from Berryessa (North San Jose) to Santa Clara beneath downtown San Jose is expected to begin in 2019 and finish in 2026.

The City's recommendations from Sept. 19:

- ◆ Build the Downtown Station between Market and Third streets under Santa Clara Street. This was favored over a subway station closer to City Hall because of development potential; existing and projected densities; proximity to light-rail, Bus Rapid Transit and Transit Mall connections; and direct access to VTA's property on Santa Clara and Market streets for construction staging.
- ◆ Build the Diridon BART station near Santa Clara Street across from SAP Center rather than a couple blocks further south. Likewise, the preferred location offers construction, development and density advantages, plus synergies with future high-speed rail connections and avoidance of potential clashes with the Trammell Crow development project.
- ◆ The key recommendation is to bore a single tunnel that is 85 feet under Santa Clara Street rather than two tunnels at 55-foot depth. This single-bore method, operational in Barcelona, Spain, would feature 14-foot platforms and trains traveling in opposite directions, one on top of the other, outside the stations.

By single-boring through downtown San Jose:

- ◆ There would be no street-level "cut-and-cover" excavation, thus minimizing business, traffic and pedestrian impacts.

- ◆ The amount of dirt and excavated materials to be removed would be drastically reduced. The number of trucks through downtown would decrease from 15,000 to about 1,250.
- ◆ Construction schedule would be reduced by nine months.
- ◆ The downtown station would be substantially shorter than a twin-bore station because a cross-over track would be eliminated.
- ◆ Construction cost would be \$70 million less.
- ◆ Annual operating costs would increase about \$1.6 million (2.8 percent).

BART staff, however, at a VTA Board meeting Sept. 22, disagreed with the single-bore approach, raising safety and operational concerns. The single-bore tunnel would be a first for a North American subway — all of BART's current underground stations and tracks are in a twin-bore tunnel alignment.

The VTA Board was originally scheduled to make final alignment decisions Oct. 5, but given BART staff objections, will use that meeting to continue the discussion on the single-bore tunnel issues.

At the City Council meeting, all of San Jose's five representatives on the VTA Board signed a memo recommending the single bore, including Mayor **Sam Liccardo**, and downtown Councilmember **Raul Peralez**.

"We must make every effort to protect businesses from the construction impacts," said Vice Mayor **Magdalena Carrasco**, who emphasized the problems with Alum Rock Bus Rapid Transit — a much smaller project than BART — cannot be repeated as the subway is built under Santa Clara Street.

SJDA's response to the BART Environmental Impact Report is at sjdowntown.com/sjda-news-bart-comments-on-record.

HOT market

Four more residential towers have been proposed that would extend downtown's high-rise footprint beyond its current boundaries.

- ◆ **South First and Reed streets:** KT Urban proposes development of a 27-story, 285-unit property with 6,105 square feet of retail at 600 S. First St. in SoFA, where Garden City Construction office, a multi-unit residential building and parking lot are located

KT Urban once again used C2k Architecture to draw plans for the now-titled Garden Gate Tower, and like the Axis, Silvery Towers and One South Market buildings before it, will be plated in glass. This building would have four levels of parking underground and three levels above.

If built as proposed, it would stand 288 feet and would become the tallest building in San Jose. The 88 at 88 E. San Fernando St., is 286 feet.



Garden Gate Tower at 600 S. First St.

- ◆ **Bassett and San Pedro streets:** KT Urban also proposes a tower called The Aviato @ North San Pedro comprised of 302 condominium units and about 10,000 square feet of retail. The 18-story building would be positioned at the end of San Pedro Street in the soon-to-be-developed North San Pedro/Brandenburg neighborhood.

◆ **Almaden Boulevard and Park Avenue:** Equus Capital Partners wants to build on the corner site of the former Superior Court, expanding CityView Plaza to include a residential component. The 260 proposed units would rise 24

stories and 1,500 square feet of retail would front Park Avenue. Most units would be studio, one-bedroom and two-bedroom, with a few three-bedroom homes planned.

It would potentially go up in view of two other projects: the Museum Place multi-use tower across the street on Park Avenue and the fourth Adobe tower on San Fernando Street.

- ◆ **Fourth and St. John streets:** EC12 North Third, LLC, the owner of the St. James Plaza building at 152 N. Third St., proposes to build a structure equal in height to City Hall.

Though mostly parking lot space currently, two houses on St. John Street would need to be razed and some rezoning is required before the 26-story, 285-foot building of 400 units (or 900 beds) can be approved. The designated downtown core zoning would need to be expanded a half block to include the development site.

More on sjdowntown.com/sjda-news

Boom City - Development proposals continue to pour in. This story has been updated from original publication June 2016.

Real Estate

Continued from Front Page

The owner wants the building to add to the student housing supply at San Jose State University, said **Erik Schoenauer**, a planning consultant on the project.

The project would include 8,400 square feet of retail space on the ground floor.

ECL acquired the development parcel, along with the 152 N. Third St. building, in the same 2013 transaction.

Residential projects breaking ground:

The City Council is scheduled to approve 50 percent reduction in construction taxes and parkland fees for the following residential high-rise projects on Oct. 3, which would start the clock for securing a building permit by July 2018 and final inspection of at least 80 percent of units by December 2020 to comply with receiving the fee incentives:

◆ **SJSC Towers** by SJC Properties (called "Peregrine Towers" by SJDA): Two 28-story towers, 298 and 312 units respectively, up to 14,381 square feet of retail, across from City Hall on Santa Clara Street, between Fourth and Fifth streets.

◆ **Park View Towers** by Park View Towers SJ: One 13-story and another 18-story towers, 214 units plus six townhomes; up to 14,555 square feet of retail space; and renovation of the historic Church of Christ Scientist building at 252 N. First St. Z&L Properties broke ground on the project Sept. 23

◆ **North San Pedro Tower** by North San Pedro SJ: 18 stories, 313 units and 1,400 square feet of retail at 323 Terraine St. Z&L Properties broke ground on the project Sept. 23

◆ **The Graduate** by AMCAL Swenson: 19-stories, 260 units (1,039 beds) for student housing, plus 14,700 square feet of retail space at Second and San Carlos streets. Ground-breaking scheduled for Oct. 4.

More downtown real estate news:

The Museum Place project on Park Avenue has a construction timeline agreement with the city. On Aug. 29, the city and developer Insight King Wah LLC agreed to a number of timing milestones, ultimately completing the 1.4 million-square-foot mixed-use project by 2023.

Museum Place is to include:

- ◆ About 263,676 square feet of office space on four

Maps show way into San Jose

San Jose Downtown Association has posted two business development maps on sjdowntown.com.

Find development proposals, projects under construction and recently completed and opened developments at sjdowntown.com/development-map-of-downtown-san-jose.

Primary retail vacancies available downtown are located at sjdowntown.com/retail-vacancy-map.

"We want to help our members and any interested parties understand the various proposals and projects that are in the pipeline," said **Nate LeBlanc**, business development manager. "Sharing this information in one place is beneficial for anyone with an interest in the current state of our downtown.

"Of course," he added, "we'd love to see as few vacant storefronts as possible."

SJDA intern **Marybeth Bowman** assisted LeBlanc with the maps.

floors;

- ◆ 306 residential units on 14 stories taking 468,577 square feet;
- ◆ A Kimpton Hotel on up to five floors of 184 rooms and 203,207 square feet;
- ◆ 21,074 square feet of retail space;
- ◆ Up to 60,475 square feet of Tech Museum expansion for exhibit, office and retail purposes;
- ◆ 900 total parking spaces, of which 400 will be available to the public.

360 goes three-sixty: SoFA's residential tower has a new owner.

An affiliate of San Mateo-based Essex real estate investment trust appropriately calling itself 360 Residences, paid \$133.5 million for the 213-unit, 23-story apartment tower acquired by Capri Capital Partners for \$118 million in 2012.

That averages to \$626,761 per unit.

Essex owns properties throughout California and in the Seattle area, including 60 properties around the Bay Area plus 18 properties in San Jose, including One South Market and 101 San Fernando. Essex is now the largest multi-family residential owner in downtown. Check essexapartmenthomes.com/communities.



Earl of Sandwich was packed opening day.

Earl-y opening: Earl of Sandwich opened its first Northern California franchise Sept. 18 at the corner of Market and Santa Clara streets.

The **Nguyen family** owns the franchise and expects to expand the stores over time throughout the region, said **Huy Nguyen**, general manager.

The sandwich shops feature American classics including the Original 1762 roast beef and cheddar sandwich, tuna melt and holiday turkey sandwich, and more modern concoctions such as the chipotle chicken avocado.

"Our sandwiches are made to be hot," Nguyen said. "They are broiled here, not just heated in a microwave."

Check earlofsandwichusa.com.



From the Archives

10 years ago – October 2007 – The San Jose Grand Prix's three-year run officially ended. The City Council had approved a \$4 million subsidy for the race two years previously, but Champ Car officials moved the race back to Laguna Seca, blaming downtown's growth.

15 years ago – October 2002 – Much of the Guadalupe River Flood Control Project was finished in 2002. A culvert built under Woz Way diverts floodwaters to a widened channel at Park Avenue. (Another culvert diverting waters from Santa Clara Street to Coleman Avenue was finished in 2005.) The work also included trails on both sides of the river, preservation of the natural habitat and a 5-acre park at its confluence with Los Gatos Creek. Total project cost: \$327 million.

20 years ago – October 1997 – Mediterranean-themed Villa Torino opened its 198 units at Julian and Market streets. San Jose Redevelopment Agency, which invested in 30 percent of the project's cost, said the residential complex "exemplified transit-oriented planning," while Sobrato Development wanted to give the complex a resort feel.

25 years ago – October 1992 – The luxurious 19-story, 541-room Fairmont Hotel opened at 170 S. Market St. Redevelopment invested \$29.5 million in the \$136.3 million project. The Fairmont was developed by Light Tower Associates and designed by HOK.

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Downtown News

Bells of San Jose: Silent for four years, the carillon at Trinity Cathedral bell tower, 81 N. Second St., will once again chime, starting this month.

Trinity's 18 bells have been overhauled and re-tuned. Six new bells — one weighing a whopping 725 pounds — have been added, creating a high-performance quality carillon of 24 bells ranging more than two octaves.

The tower started with an original five bells, which are all still part of the set, in 1880.

The carillon is played from a manual keyboard attached to the bells by wire cables - a la a grand piano. As was the case when last they were heard, the carillons will play spiritual music as well as secular selections that mark the events of city life.

Meeks, Watson and Co., of Georgetown, Ohio, the only bell foundry in the nation, cast the bells from bronze metal, about 79 percent copper and 21 percent tin. Besides the 725-pounder, the other new bells range from 59 to 87 pounds.

A description of how the bells are cast and the notes they ring is online at sjdowntown.com/sjda-news.

Business News

B + B = New sign: The sign hanging outside Origins Juicery, 150 S. First St., is the result of a random reunion of two San Jose State industrial design classmates.

Jerrold Ancheta ran into Origins co-owner **Jesus Gonzales** at Tech Shop one day as Gonzales sought help with the sign for his new business.

"I was in the right place at the right time," Ancheta recalls, adding that he also assisted Gonzales and **Leo Lopez** on the inside look of the cold-pressed juice store.

He used Tech Shop machines to precision-cut the wood and metal for the sign. The owners finished putting the pieces together, giving the sign an organic look and feel.

"I look at the sign and it says to me: 'This is San Jose. This



Jerrold Ancheta outside Origins.

is different. This is one-of-a-kind. I need to check this place out," Ancheta said.

This was his second sign, he added. Several of the signs made by the young businesses at SoFA Market and San Pedro Square Market such as Toasted Craft Sandwiches have been similarly created by local product designers, he said.

"I like supporting local talent and businesses," he said. Ancheta can be reached at jpancheta@gmail.com.

Along the taco trail: **Joey Camacho** has joined the quest to create the perfect taco, adding his Taco Annex to the burgeoning downtown San Jose taco scene. Taco Annex, in the SoFA Market, 387 S. First St., serves pork carnitas, brisket, asparagus and roasted cauliflower tacos in street and artisan styles. Camacho's Burger Bar can still be found in San Pedro Square Market. Visit konjoe.com/taco-annex.

SJDA News

New Partnership Manager: **Jonathan Borca** joined SJDA Sept. 25 as Partnership Manager. Borca will develop programs for members and sponsors and is responsible for strengthening SJDA relationships with members, business

organizations and neighborhoods.

A graduate of University of San Francisco, Borca is a Bay Area native with deep roots in the San Jose community. He has served as CEO for East Side Heroes, a local nonprofit that supports student scholarships.

Potential sponsors and business members with questions can reach Borca at jborca@sjdowntown.com.



Jonathan Borca

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SJDA Annual Meeting is Oct. 13

Gather at San Jose First United Methodist Church: San Jose Downtown Association's Annual Meeting will be Oct. 13 at San Jose First United Methodist Church, 24 N. Fifth St., from 8-9:30 a.m.

The agenda includes Executive Director **Scott Knies'** "State of Downtown" address; SJDA financial and committee summaries; and SJDA Board election for 2018.

RSVP at sjdasvp@sjdowntown.com.

Fall Event Schedule

Oct. 2: Little Italy Festival, Little Italy, facebook.com/events/1118330198213650

Oct. 6: South First Fridays and STREET MRKT, SoFA District, southfirstfridays.com

Oct. 5, 12: City Dance. Plaza de Cesar Chavez, facebook.com/citydancesj

Oct. 7-8: Rock 'n' Roll Half Marathon, Plaza de Cesar Chavez, runrocknroll.com/san-jose

Oct. 14: Pumpkins in the Park, Guadalupe River Park, grpg.org/events/pumpkins-in-the-park

Oct. 6, 13, 20, 27 and Nov. 3, 10, 17: Downtown Farmers' Market at San Pedro Square, sjdowntown.com/farmers-market-presented-by-kaiser-permanente

Nov. 17 – Downtown Ice, Circle of Palms. Open daily through Jan. 15, downtownicesj.com

At the Convention Center

Oct. 2-4 – Drone World Expo (1,700) droneworldexpo.com

Oct. 11-13 – Oculus Connect (3,050) oculusconnect.com

Oct. 15-16 – Women's Leadership Day (4,000)

Oct. 27-29 – Alien Con (4,300) thealiencon.com

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