

It's single bore

The Bay Area Rapid Transit (BART) Board of Directors joined the Santa Clara Valley Transportation Authority (VTA) Board in recommending a single bore subway under Santa Clara Street for BART through downtown San Jose.

The single bore limits excavation within the street right-of-way, reduces impacts to businesses, traffic, pedestrians and bicyclists, eliminates light-rail disruption, and provides more operational efficiencies such as crossover tracks and train storage areas.

"This is a couple of decades in the making," said **Robert Powers**, BART deputy general manager. "The discussions have gone back and forth on a daily basis and have been very mind-opening to both staffs, especially on the alignment."

Powers, VTA Board Chair **Sam Liccardo** and others credited **Nuria Fernandez**, VTA general manager, for her leadership and perseverance in moving the single-bore tunnel forward.

The subway will be about 4.7 miles and part of BART's overall 6-mile extension from the Berryessa Station to the city of Santa Clara. The two boards also agreed that downtown stations would be positioned along Santa Clara Street between Market and Third streets and adjacent to the south side of Santa Clara Street across from SAP Center.

The single-bore decision avoids "cut-and-cover" construction for the stations that would excavate four blocks of Santa Clara Street 45 feet deep for five years.

"You can't keep the smiles off the faces of our downtown business owners," said **Scott Knies**, SJDA executive director.

"Single bore is less disruptive, less evasive and good for San Jose," said **Alfredo Diaz** of Diaz Menswear on Santa Clara Street between Second and Third streets. Diaz was downtown in the 1980s for three years of light-rail track construction through downtown when the

"whole street, including sidewalks" were torn up.

"This is the type of issue that led to the formation of SJDA in 1986 and really brings us back to our roots," said **Stan Vuckovich**, CEO of KBM-Hogue on Santa Clara Street, and SJDA's Past President.

Approvals from the respective VTA and BART boards on April 5 and 26 were necessary to be considered for a \$1.5 billion federal grant, which completes the funding to get the \$4.7 billion project under way. A decision expected in June from the Federal Transit Administration allows VTA to begin engineering and pre-construction activities. The core construction activities could begin in fall 2019.

The single bore — 41 feet diameter and 80 feet below the surface — sets tracks side-by-side in the tunnels and stacks them at the stations. The single-bore method knocks almost a year off the six-year project timetable and saves an estimated \$50 million in construction costs.

MOMENT opens at San Pedro Squared

With the conversion of parking into micro-retail spaces at the Market-San Pedro Garage completed, four locally owned retailers will be part of the new destination's grand opening May 18.

The shops collectively will be known as MOMENT at San Pedro Squared.

MOMENT is a new approach to retail that allows temporary shops to coalesce with traditional brick-and-mortar experiences.

"We want MOMENT to serve as a platform for small businesses to make the leap from part-time to full-time," said **Kevin Biggers**, chief strategist for San Jose Made, which is curating the vendors and managing the spaces for SJDA.

The three-year conversion of parking spaces into retail shops was called San Pedro Squared because it adds activation and street life to the garage side of San Pedro Street on one of downtown's most popular blocks.

The SJDA proposal to turn 12 parking spots on the San Pedro Square side of the garage into four 400-square-foot business spaces was a winner of the 2015 Knight Cities Challenge, an initiative of the **John S. and James L. Knight** Foundation that seeks to make the cities where Knight invests more vibrant places to live and work.

"The parking garage has been transformed into a vibrant venue that promises to bring new life to the community and serve as a destination for residents of all kinds to meet and connect," said **Danny Harris**, Knight Foundation program director for San Jose. "The new MOMENT retail stores are a great example of people-first development, aiming to address resident needs and advance the economic vitality of the neighborhood."

The Knight Foundation, the Downtown San Jose Property-Based Improvement District (PBID) and City of San Jose — owners of the garage — funded the project, including a new parklet that extends the sidewalk into a seating/ social area fronting the shops. The parklet replaces five street parking spaces.

"With MOMENT, the entire block of San Pedro between St. John and Santa Clara streets becomes more active at the perfect time when new



Architectural drawings provide a sneak preview of new retail shops.

residential developments around the square near completion," said **Chuck Hammers**, PBID president.

The initial roster of MOMENT tenants on May 18 includes four women-owned businesses:

- ♦ **Bobo Design Studio:** **Angie Chua** has created a wanderlust brand featuring brilliant designs crafted on everything from pins and patches to bags and graphic apparel. bobodesignstudio.com
- ♦ **Fractal Flora:** Through Fractal Flora, **Yuri Lee** and **Sarah Lim** have a mission to reconnect people to nature, be it through their wonderful curation and care for the plants and flowers they sell or their popular DIY terrarium workshops. fractalflo.com
- ♦ **Blooms Privé:** **Sarah** and **Marie Coronado** of Blooms Privé have created the next evolution of women's underwear, prioritizing an empowering design for women anywhere. bloomsprive.com
- ♦ **Sea Seniorita Studios:** **Sofia Arredondo** uses her artwork to power a diverse range of paper goods, T-shirts and accessories. seasenoritastudios.tumblr.com

"This project achieves a number of collective community objectives — incubating local talent, transforming the public realm and creating a cluster of destination retail in our city center," said **Blage Zelalich**, downtown manager in the city's Office of Economic Development.

San Pedro Squared was designed by Gensler and Eaton Hall Architecture, and built by TICO Construction. Check sanpedrosquaredsj.com.

St. James Park goes to the dogs

A temporary dog park will open in St. James Park later this month, a foreshadowing of the park's future.

"The dog park brings everyday users to the park, something the park does not have enough of currently," said **Matt Cano** assistant director of the city's Parks, Recreation and Neighborhood Services Department, named Director of Public Works on April 25.

Describing progress in St. James Park at San Jose Downtown Association's April 13 public meeting, Cano reported the St. James Management District fund has grown to \$1.8 million. With that funding, the park has received enhanced services from Ground-werx and a full-time maintenance person, increased presence by police and a soon-to-be-hired full-time ranger, Cano said.

"We're working on making the park available to all types of users," Cano said.

Meanwhile, design plans for the park are moving forward, said **Willett Moss**, principal of CMG, which won a city-sponsored design competition last year.

CMG's design features a historic edge, contemporary core and open-air Levitt Pavilion on the northeast corner of the park, where 50 music events of 1,000-2,000 attendance will be scheduled annually.

The design includes a fountain, children's playground, meadows and two dog parks, one for larger dogs that stresses "agility" and one for the little ones that is more "sculptural," Moss said.

A "lunch grove" and picnic area will be set up on opposite corners of the park along the monument walk, which features stops at the **Kennedy, Naglee** and **McKinley** monuments.

The defining feature of the park will remain its canopy of trees, Moss said. He estimated as many as 300 trees will shade the grounds, and as many as 100 of them either new or transplanted. Current thinking is to add oaks, a native species, he said.

Moss hopes to finalize plans with the city in the next few months. Construction could begin within two years.

Downtown News

New owners of Fountain Alley Parking: The buyers of the Bank of Italy building and group of adjacent buildings that face both Fountain Alley and Santa Clara Street have now acquired the 1.35-acre Fountain Alley parking lot. The investment team led by **Gary Dillabough** paid \$25.7 million for the surface lot along South Second Street. A parking lot operator out of Pasadena paid \$16 million for the parking lot in 2014. ABM operates the lot.

The ownership team has expressed interest in rehabilitating the properties, which includes the Lido Nightclub building on South First Street. For the landmark 14-story, 92-year-old Bank of Italy building, some "greening" of the building is already proposed. Work includes addition of solar panels and energy-efficient windows and heating/air conditioning systems.

Total investment in the properties to date is \$65.5 million. "It really signals a reboot for the Historic District and Fountain Alley," said **Scott Knies**, SJDA executive director.

Google purchases San Jose Water Co. site: Google and Trammell Crow have come to agreement on the 8.5-acre former San Jose Water Co. site near SAP Center that has already been approved for 1.04 million square feet of offices, 325 residences and 35,000 square feet of ground-floor retail in buildings ranging from nine to 12 stories.

The deal closed on April 5, but purchase price has not been divulged. Trammell Crow acquired the property at Santa Clara and Delmas streets from Adobe in 2015 for \$58.5 million. This is the most eastern acquisition by Google in their property-buying spree the past 16 months between Highway 87 and the train tracks.

Google expanded its footprint south, jumping over San Carlos Street on March 29 to purchase the 4.36-acre property on Royal Avenue off Auzerais Avenue for \$39.55 million. That property includes Orchard Supply Hardware store and adjacent vacant building and parking lot.

On April 17, Google and Trammell Crow also acquired **Frank Joseph's** Automotive property at 240 and 250 N. Montgomery St. for \$1.9 million. It is 15,180 square feet.

With these latest acquisitions, Google says it is close to having the mass of properties necessary to build an integrated campus that also includes parks, homes, plazas and retail. Google plans 8 to 10 million square feet of office development for 15,000-20,000 workers.

"Just to get the sites together by itself is obviously very complicated, and it's not completed yet, and it's taking a while," said **Mark Golan**, Google's vice president of real estate development, at a meeting of the recently formed city advisory group. "But we are getting close to having a site that is viable."

The list of properties acquired can be found at the end of the Boom City article at sjdowntown.com/news. Boom City continues to be updated regularly.

Since December 2016, the Google-Trammell Crow (and one purchase through Rhyolite) juggernaut has made 22

acquisitions totaling about \$285 million in investment for 30 acres. These numbers do not include an additional 18 acres over which Google and the City continue to negotiate.

Sanity by Calm Down Crazy: The renovated 23,535-square-foot building at 70 N. Second St. — now Wrike's headquarters — was sold in April to Calm Down Crazy, LLC, for \$10.6 million, or \$450 per foot.

Lift Partners and Blox Ventures acquired the building in 2015 for \$3.25 million and upgraded the long-vacant building by changing its façade and clearing out the interior.

As the building changed owners, Wrike, a tech company that specializes in project management efficiencies, moved its 100 local employees from 10 Almaden into the 65-year-old building.

Business News

Bikes and scooters. Oh, my!: Dockless shared bikes and electric scooters are the rage around the country and have caught fire in downtown San Jose as well.

In downtown San Jose, LimeBike (green) was first to market, followed closely by Ride (black). The scooters appeared in cities overnight and have caused some controversy blocking access for pedestrians, the disabled and with scooters operating illegally on sidewalks. San



Time to scoot.

Francisco has already started confiscating scooters from public sidewalks.

The motorized scooters have a top speed of 15 miles per hour and are meant to be driven in bike lanes and roadways, not sidewalks. Helmet and a driver's license are required by state law to operate a motorized scooter. The borrowed devices have a maximum range of 15-20 miles.

Riders can download the app, use locator to find a bike or scooter, pay \$1 to unlock and 10-15 cents per minute.

The companies are busy building logistics armies assigned to pick up, charge overnight and drop off dockless bikes and scooters. Meanwhile, San Jose has contacted the companies to reach operational agreements. LimeBike's website claims it has 217 bikes in San Jose.

Addictive cinnamon buns: Cinnaholic, 115 E. San Carlos St., presents gourmet cinnamon rolls customized with favorite frostings including cream cheese, almond, lemon and marshmallow. Take it to another level by adding toppings such as chocolate chip cookie dough, brownies, caramel and fresh fruit. Husband-wife team **Xicayan Posadas** and **Lizzeth Flores**, are franchise owners.

This is the second location in San Jose for the fast-growing bakery chain that made a splash on Shark Tank.

Habana Cuba in SoFA Market: Habana Cuba has a change of scenery. The restaurant, established in 1994 on Race Street and also formerly on Almaden Avenue behind

San Pedro Square, re-opened at 387 S. First St. in the SoFA Market, now calling itself an "urban eatery in a community setting." Customers can still "enjoy generous portions of authentic, original Cuban cuisine and experience Latin market dining." Much of the menu has moved, too, including choices of pork and shredded beef marinated in Cuban sauces and herbs. The website remains the same — 998cuba.com.

Formula for success: Formula Nutrition opened at 15 N. Second St. "We offer a wide variety of supplements for any individual with any goal," said **Chris Murphy**, owner, "from multi-vitamins to products that help with focus and mental clarity." This is Murphy's second location, first opening a store in San Mateo in 2012. More on Instagram @formulasanjose.

At the Convention Center

May 1-2 — F8 Facebook Developers (5,300) f8.com

May 6-10 — MuleSoft Connect (6,040) connect.mulesoft.com/agenda

May 13-18 — CLEO: 2018 (5,895)

cleoconference.org/home/program/schedule-at-a-glance

May 21-24 — Multiple graduation ceremonies (8,000)

May 25-28 — FanimeCon 2018 (25,200) fanime.com (estimated attendance)



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First Street issue eased: A potential compromise regarding the proposed Tribute Hotel San Jose, a cantilevered tower over the historic Montgomery Hotel at Sheraton Four Points on South First Street, has been reached.

Vehicles will be allowed to pull into five spaces straddling the street and sidewalk in front of the hotel, an alternative that suits neighbors who attended a community meeting in April.

Other alternatives had cars for the hotel stopping on South First Street and causing a one-lane bottleneck for buses, delivery trucks and private vehicles, options unacceptable to some businesses in the area and SJDA.

The hotel addition would be built on the small parking area, patio and bocce courts on the site. Plans call for the hotel to be 24 stories with 279 rooms and no parking.

Miro adds 20: The Miro project at 33 N. Fifth Street, has found space for 20 more units, raising the total to 630 apartments across from City Hall.

Developer SJSC intends to convert a portion of the parking at the podium level into residences. The two-tower project will host 304 units in the west building and 326 units in the east. Both high-rises are 28 stories and will stand atop three stories of underground parking plus a four-floor podium mostly used for parking.

With the change in units, the developers requested a \$236,000 city fee reduction, which was approved by the City Council as part of the Downtown High-Rise Incentive Program. That incentive cuts construction taxes and park impact in-lieu fees by half. The project had previously received \$ 8.5 million in fee reductions. The project is under construction.

Room at the top: The "Top of the West" is being reclaimed by its owners for penthouse office space. The Top of the West is the 14,000-square-foot 18th floor above the Silicon Valley Capital Club at 50 W. San Fernando St., owned by DivcoWest and Rockpoint Group. The building's distinctive skyline medallions are being replaced by windows. Two elevators will extend to the top floor.

Tenants of the full building include: Bank of the West, Armanino LLP, Littler Mendelson, Merrill Lynch, Accenture, Kimball Small Properties, WMH Corporation, NES Financial, **Marsten & Mosher**, Situs Law, Aesthetic Business Solutions, **Williams** Tax Service, **Robert W. Stern** CFP and law offices of **Willoughby, Stuart & Bening**; Situs Law; **Ropers, Majeski, Kohn & Bentley**; Silicon Valley Law Group; **John Marshall Collins**; and **McManis & Faulkner**.



Medallions leaving skyline at 50 West.

SJDA News

Opening day at the market: Opening day of the Downtown San Jose Farmers' Market is May 4, 10 a.m.-2 p.m. along San Pedro Street between Santa Clara and St. John streets.

This is the Farmers' Market's 26th season of providing fresh California-grown produce to downtown employees, residents and businesses.

The market, produced by the Downtown Association and Pacific Coast Farmers' Market Association and presented by Kaiser Permanente, will be open each Friday (except July 6) through Nov. 16.

More info at sjdowntown.com and pcfma.com.

Next SJDA Meeting June 8: The next public meeting of the San Jose Downtown Association will be June 8 at Uproar Brewing Co., 439 S. First St., starting at 8 a.m. Please confirm attendance at sjdersvp@sjdowntown.com.

New format for Downtowner Online: The Downtowner Online has improved. The weekly email blast to 7,100 subscribers highlights downtown's most intriguing events. Under the new format, featured events now include easy-to-find information about date, time and location, and links to tickets and more information.



Music in the Park returns June 22

Buddy's San Jose Music in the Park presented by Metro Newspapers this summer features legends of reggae, R&B and Latin rock headlining ticketed shows in Plaza de Cesar Chavez.

The 29th season includes: ♦ June 22: **Tony! Toni! Toné!** (R&B) ♦ July 12: **Toots & The Maytals** (reggae) ♦ Aug. 3: **Third World** and **Jordan T** (reggae) ♦ Aug. 24: **Malo** (Latin)

Shows begin at 5:30 p.m. at Plaza de Cesar Chavez.

Thirty years ago, Oakland-based Tony! Toni! Toné! spawned several R&B hits, including: "Little Walter," "Feels Good," "Whatever You Want," "The Blues" and "It Never Rains (In Southern California)." In 2006, **D'Wayne Wiggins** and **Timothy Christian Riley** regrouped along with their cousin, **Amar Khalil**, performing lead vocals. Check tonytonitonenmusic.com

June 22 openers include **No Water After Midnight** (previously known as So Timeless) from San Jose, playing hip-hop-infused jazz and funk classics, plus DJs **Chale Brown** and **The C.M.E.**

Advance tickets are \$15 per adult and free for 12-under when accompanied by an adult. Day-of-the-event admission is \$20 per adult. Tickets at musicintheparksj.com.

The Downtowner Online now has a mobile-phone friendly second column, which shares "Also Happening" events at downtown's museums and galleries, and a "Coming Up" section of what's ahead. The Downtowner is comprised from listings at sjdowntown.com/events.

From the Archives

10 years ago — May 2008 — The Sobrato House Youth Center opened at Third and William streets.

15 years ago — May 2003 — Downtown Doors debuted at four locations near the Circle of Palms. Eight works were submitted, all students at Lincoln High School.

25 years ago — May 1993 — The City Council agreed with residents, businesses and community organizations that "St. James Square, with its close proximity to housing, a senior center and churches, is not a suitable location for a (state) parole office." The council agreed by 8-2 vote to buy out the parole office lease at 96 N. Second St. with redevelopment funds.

DOWNTOWN DIMENSION

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