



Teens flock to skate under the stars and lighted palms. Downtown Ice will be Championship Ice Jan. 1-8. Photo by Greg Ramar.

## Rink part of mega-events

**Kristi Yamaguchi** Downtown Ice will remain open through Jan. 27 to accommodate the national audience gathering in San Jose for the NHL All-Star Game.

As the best hockey players in the world gather at SAP Center during the All-Star weekend Jan. 24-27, any youth 10-under who comes to Downtown Ice wearing an NHL team jersey will receive free skating.

Downtown Ice, presented by Alaska Airlines and Swenson, expects a busy January downtown.

The New Year will begin with Downtown Ice as part of the College Football Playoff (CFP) Championship Campus. The Bay Area Host Committee for the College Football Playoff game will transition the rink into Championship Ice Jan. 1-8.

"CFP and the NHL both really wanted Downtown Ice to be part of their scene," said **Bree Von Faith**, SJDA Marketing Communications and Events Director. "Of course we obliged."

### College Football Playoff Jan. 3-7

Jan. 4-7 – AT&T Playoff Playlist Live! at Discovery Meadow, 8-11 p.m.

- ♦ Jan. 4 – **Alessia Cara** and **Brynn Elliott**
- ♦ Jan. 5 – **Logic**, **Leon Bridges** and **Jay Rock**
- ♦ Jan. 6 – **OneRepublic** and **Ellie Goulding**

Jan. 4-6 – Playoff Fan Central at San Jose McEnery Convention Center

Jan. 4-6 – The Quad social area at Plaza de Cesar Chavez (ESPN)

Jan. 4-7 – San Pedro Street closed between Santa Clara and St. John streets. Turf laid atop pavement for games, beer garden and street party.

Jan. 5 – Media Day at SAP Center

Jan. 6 – Extra Yard 5-kilometer run through downtown

Jan. 6 – Eckrich Taste of the Championship at the Tech Museum

Jan. 7 – Championship Tailgate at Levi's Stadium Parking Lot

Jan. 7 – College Football Championship Game at Levi's Stadium. The Orange Bowl winner (Alabama vs. Oklahoma) will battle the Cotton Bowl winner (Clemson vs. Notre Dame) – both semi-final games Dec. 29

### 2019 NHL All-Star Weekend

Jan. 24-27 – NHL youth skate at Downtown Ice (free admission when wearing an NHL team jersey)

Jan. 24-27 – NHL Fan Fair at San Jose McEnery Convention Center

Jan. 25 – NHL All-Star Skills at SAP Center

Jan. 26 – NHL All-Star Game at SAP Center

Downtown Ice info is at [downtownicesj.com](http://downtownicesj.com). NHL All-Star Hockey info is at [nhl.com/sharks/fans/2019-nhl-all-star-game](http://nhl.com/sharks/fans/2019-nhl-all-star-game). And CFP Info is at [bayarea2019.com](http://bayarea2019.com) and [collegefootballplayoff.com](http://collegefootballplayoff.com).

## Downtown Digest

### Tools boost Groundwerx ops

Groundwerx continues to upgrade its equipment and systems for maximum efficiency, adding two all-terrain litter vacuums (ATLV) and a new free downloadable app for smart phones.

"With more people downtown, more has to be cleaned," said **Chloe Verrey**, operations manager. "We're improving operations so that Groundwerx staff has more time to do more intensive cleaning."

ATLVs will be used year-round and most welcome during leaf-drop season. The vehicles have three speeds – turtle, rabbit and double rabbit – that range from 5 to 16 miles per hour. A Groundwerx cleaner pushing a cart takes about 18 minutes to get from Third and St. John streets to South First and Reed streets; six minutes is all it takes on a littler vacuum, Verrey said.

The motorized vacuum also has a secondary arm for spot-cleaning or simultaneous sidewalk and gutter cleansing. The sound produced is similar to the pressure-washers also used by Groundwerx.

The new Groundwerx Everywhere app, available for free from the Apple store and Google Play, connects to the system Groundwerx uses to respond to calls and cleaning orders from supervisors in real time.

"We eliminate the middle person who takes messages and then has to connect with the Clean Team," Verrey said.

The app improves interaction with community stakeholders and response time, she added. The app also allows Groundwerx to push information such as traffic jams and street closures to users.

Groundwerx introduced in May a mobile kiosk that is actually a custom-built cargo bike that resembles an ice cream cart, which is used by ambassadors to disseminate information at special events.

In September, the Clean Team introduced a tricycle-mounted pressure washer that is much easier to maneuver in tight places and is effective for smaller spills.



Vacuums will help with trash and leaves.

### MOMENT grabs Golden Nail

MOMENT at San Pedro Squared won the 2018 Golden Nail Award of Distinction for outstanding architecture. It could also have earned an award for community collaboration.

"I counted 400 emails from 2015-2018 to get the project done," said **Arian Collen**, parking manager, who accepted the award on behalf of City of San Jose Department of Transportation (DOT), the owner of the garage where the MOMENT shops are located.

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## Business News

**Colliers closes in on downtown:** Colliers International is moving its main downtown office from 450 W. Santa Clara St. across from SAP Center into 225 W. Santa Clara St. The new office will be about 25,000 square feet and consolidates another downtown Colliers location of 9,000 square feet at 1 Almaden and a 4,400-square-foot Mountain View office.

The move, expected in mid-February, accomplishes two goals: preparing Colliers for the next 10 to 15 years in Silicon Valley and getting out of the way of the massive Google development.

"Google owns our building, so we're taking the opportunity to move now into 225 West Santa Clara. We're happy to make the move into one of the best buildings downtown," said **Reed Payne**, executive managing director for Colliers International's Silicon Valley office.

"The reality is that our 20- to 30-year-old employees will be running the company in 10 to 15 years and they want to be downtown with all its nightlife, dining and residential options," he added.

The new office will host 105 employees, with room to grow to about 158. Colliers had been at 450 W. Santa Clara for two decades.

**Cohesity tripling SJ footage:** Cohesity, the leaser of hyperconverged secondary storage, announced plans to triple its footprint in the Riverpark Towers, increasing from 34,000 square feet to 99,000 square feet. Its headquarters employee population will grow by 300, especially in the marketing, human resources, operations, IT, finance and legal functions.

Cohesity's workforce across the globe will double to about 1,500.

"These new hires will help Cohesity continue to deliver outstanding innovation that will empower customers to protect, store, and manage their apps and data simply and efficiently," said **Paul Whitney**, chief people officer.

Check [cohesity.com](http://cohesity.com).

**A better user experience:** Cloud.IQ creates a better online shopping experience for users. Partially funded by PayPal, the company has developed tools that allow its e-tailing clients to gain, retain and grow new customers. The lone U.S. office is at 75 E. Santa Clara St., the home office is in London and other satellite offices can be found in Sydney and Cardiff, U.K. Check [cloud-iq.com](http://cloud-iq.com).



Opening day at 7-Eleven.

### New businesses:

**Focusing on urban customers:** 7-Eleven opened an urban walk-up neighborhood convenience store at Third and San Fernando streets on Dec. 18.

"We're focusing on food and drink and community needs," said **Ash Khan**, who is partnering with co-owner **Rifat Alam**.

"We have already been approached by international students at San Jose State and will carry staple Indian foods for them: rice, spices pickles and other foods not available at other 7-Elevens," Khan added. "We also want to help out some Muslims who eat halal foods."

With the 7-Eleven app, customers can rack up bonus points for promotional items, but are also eligible to use the app to place orders for home delivery, Khan said.

The store closes for three hours each day and does not offer alcohol for sale. It does have a contemporary look and feel, with a state-of-the-art coffee system.

**Hotworx**, 54 W. Santa Clara St., offers virtual 15-to 40-minute isometrics or high-intensity interval training sessions in an infrared sauna. "The benefits from the infrared are tremendous and the workouts are very efficient," said **David Heindel**, owner. Hotworx also has a functional training zone with free weights and bands. Check [hotworx.net](http://hotworx.net).

**Ozu Kitchen**, 86 S. First St. serves Japanese-style ramen, curry and rice bowls. Previously a sushi restaurant, owner **Tae Won Hwang** rolled out the new menu in October. More information at [ozukitchen.business.site](http://ozukitchen.business.site).

**Culinary delights:** Chef **Hung Tu** opened Culinary Corner Bistro in the former Pho 69 space at 321 S. First St., where he prepares unique pan-Pacific flavors for a wide range of diets. The bistro specializes in tapas, pho noodle and rice plates. Check [culinarycornerbistro.com](http://culinarycornerbistro.com).

**A toast to Paul's:** Paul's Imperio Liquors #2, owned by **Surinder Pal Singh**, takes over the space at 134 E. San Salvador St.

## From the Archives

**25 years ago – January 1994** – *City Times* featured a new business, the Sainte Claire News Stand, owned by **Abdi and Senayit Ahmed**, who got the idea for their store while working as parking attendants. Their news stand remains in business at First and San Carlos streets 25 years later.

**20 years ago – January 1999** – Three of six Automatic Public Toilets were installed at Plaza de Cesar Chavez, St. James Park and Almaden Boulevard at San Carlos Street. Four others would be installed at San Pedro Square, First and Santa Clara Street, South First near San Salvador Street and Market and Santa Clara streets.

The 12-foot-by-7-foot bathrooms belong to JCDecaux, a French advertising company that refer to APTs as street furniture. In a 55-second cleaning cycle, the toilet retracts into the wall where it is washed, disinfected and steam-dried for the next user.

San Jose Redevelopment Agency entered into a 20-year



Abdi and Senayit, shown in 1994, still run Sainte Claire News Stand.

rental agreement with JCDecaux in December 1997.

**APT update:** According to **Richard Keit**, managing director of the Successor Agency to the Redevelopment Agency (SARA), each toilet has its own 20-year contract. One contract elapsed in December and the rest will expire at various times through 2019.

"SARA is in the black now," Keit said. "We paid all the arrears and thank the city, SJDA and VTA for chipping in during the years we could not pay. Moving forward, the agency and city will pick up the balance for 2019 and the city

will discuss a new long-term agreement with JCDecaux."

The toilets are well-used and important assets for downtown, Keit said. It will be beneficial to get the toilets collectively under one agreement, he said. With more people on downtown San Jose streets, the city may have bargaining power to offset the cost of a long-term lease by trading advertising kiosk space in key downtown locations, he added.



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## Downtown Digest

### Golden Nail Award (continued from Front Page)

The San Pedro Squared project involved changing parking spaces into retail spaces, which activated the east side of San Pedro Street where the massive Market-San Pedro Square Garage dominates the block.

"Think about what was accomplished," said **Steve Cox**, who presented the Golden Nail Award. "Parking spaces in this downtown are sacred." Cox, president of HPC Architecture, chairs the SJDA Downtown Design Committee.



Steve Cox, left, presents Golden Nail Award to Arian Colleen, center, and architects.

"At DOT, we're always trying to make downtown better," Colleen said. "This is a small but important piece of the change."

Also receiving Golden Nails were the architects of the project: **Brian Corbett** and **Emilio Todescato** of Gensler, which did the initial design, and **Chris Hall** of Eaton Hall Architecture, which completed the detailing of the plans.

Others integral to the project include SJDA Street Life Manager **Jason Su**, funders **Danny Harris** and The Knight Foundation, builders Tico Construction, and retail operators San Jose Made, who named the four-store collective MOMENT.

The writing was on the wall for MOMENT, Colleen noted. "I've been reading in the news lately a lot of similar projects about the 'dead space on the block,' 'needs to be stitched,' and 'missing teeth.' It took this team to get the project done."

**Trains won't go low:** High-speed rail service through downtown San Jose will be above ground, an independent consultant determined in November.

Exeltech Consulting of Lacey, Wash., determined technological limitations of building amid the aquifer and worker safety would get in the way of constructing an underground station. Such a station would cost between \$5 billion and \$8 billion – which far exceeds the high-speed rail budget.

High Speed Rail is advancing two alignments for environmental clearance. One is the seven-story-tall aerial viaduct that the Downtown Association believes would mar the aesthetic look of downtown and create a barrier similar to the Highway 87 elevated structure.

An at-grade solution is also in the mix and part of the environmental review, due by the end of 2019. The track alignment is also being considered by Benthem Crowel and Arcadis, which is assigned to integrate high-speed rail and BART into the next-generation San Jose Diridon Central Station plan.

**Ford "GoGoBikes:"** Ford GoBike has added 120 pedal-assist e-bikes to its San Jose fleet docked at 44 stations in the greater downtown area. The bikes have motors that will give riders a boost, allow them to take longer trips and prevent them from sweating in their work clothes.

Ford GoBikes cost \$2 per ride, \$10 per day, \$15 per month or \$149 per year. Low-income residents can ride for \$5 for the first year of rides up to 60 minutes each. GoBikes can also be found in San Francisco, Oakland and Berkeley. See [FordGoBike.com](http://FordGoBike.com).

## Downtown News

**Google still buying:** The City Council voted unanimously Dec. 4 to sell 10 acres of city lands to Google for \$110 million. Meanwhile, Google continues to acquire privately owned pieces of land on the west side of downtown.

On Nov. 29, the information company, through TC Agoge Associates, acquired a half-acre parcel with entrances at 260 N. Montgomery St. and 255 Autumn St. for \$3 million, or \$150 per square foot.

On Dec. 11, Google paid \$4 million in a package deal for two San Jose homes owned by a family trust – one at 538 Lorraine Ave and another outside downtown in Willow Glen's Palm Haven district.

Google has made 26 such purchases over the past two years for about \$250 million and reportedly holds options on several more parcels extending between San Carlos and St. John streets, mostly along Montgomery and Autumn streets. Google also has an option to buy the parking lots at SAP Center for another \$111 million.

Google intends to build an urban campus of up to 8 million square feet for 20,000 employees downtown.

### Entire block face changes hands:

♦ **The Hank Coca's Furniture Store building** at Santa Clara and Third streets, originally built for the International Order of Odd Fellows, has sold for the second time this year. City Storage Systems, founded by tech entrepreneur **Sky Dayton** and headed by Uber co-founder **Travis Kalanick**, acquired the 40,000-square-foot

building Nov. 30 for \$7.3 million. Leisure Sports paid \$6.5 million a few months before, acquiring the building from the Coca family, which had held it 61 years.

### ♦ New buyer for Saratoga Capital building:

The 1880s building with the golden dome at East Santa Clara and Second streets was acquired by a San Mateo-based investment firm U.S. Real Estate Investments, LLC, for \$14 million on Dec. 10.

Former owners Lift Partners and Westbrook Partners bought the building from Saratoga Capital in 2016.

A bar, food and arcade games business called MiniBoss and Southeast Asian eatery SuperGood are slated to open in the next few months on the building's ground floor.

## At the Convention Center

Jan. 11-12 – Varsity Cheer (6,000) [varsity.com](http://varsity.com)

Jan. 17-21 – Further Confusion (3,325)

[furtherconfusion.org](http://furtherconfusion.org)

(estimated attendance)

## DOWNTOWN DIMENSION

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