



## **Alum Rock/28th Street Community Working Group Meeting**

**Date of Meeting:** September 11, 2019 (4:00 p.m. to 6:00 p.m.)

### **Attendees:**

Members in Attendance: Ricardo Agredano, Terry Christensen, Carlos Diaz, Kathy Ericksen, Danny Garza, Jeff Levine, Helen Masamori, Chris Patterson-Simmons, Bill Rankin, Eric Thacker, Justin Triano, and Davide Vieira

Members not in Attendance: Craig Chivatero and Cobán López

Other Speaking Attendees: Jill Gibson (VTA), Dennis Kearney (VTA), Jeremy Nelson (VTA), and Jaclyn Tidwell (Kimley-Horn)

Project Team in Attendance: Gretchen Baisa (VTA), Kate Christopherson (VTA), and Eileen Goodwin (Apex Strategies)

Project Team not in Attendance: N/A

**Location:** Mexican Heritage Plaza, 1700 Alum Rock Avenue, San José, CA

### **Summary:**

#### **The meeting agenda included:**

- Welcome, Introductions, and Announcements
- Follow-up Items
- CWG Member Report Outs
- Diridon Integrated Station Concept Plan
- Recurring Status Updates
- Phase II Update
- Design Development Framework
- Transit Oriented Communities Strategy Study
- Review Action Items and Next Meeting Dates

### **Next CWG Meeting:**

November 13, 2019 4:00-6:00 p.m.

Mexican Heritage Plaza, 1700 Alum Rock Avenue, San José

**Key Issues/Comments/Questions:**

Comment/Question	Response
<b>Announcements</b>	
I want to keep all five meetings and have one combined meeting with the other two CWGs.	Comment noted.
I am okay with 4-5 meetings per year, and one combined meeting.	Comment noted.
There should be no fewer than four meetings per year. I prefer 5 or more.	Comment noted.
I think there should be the 5 meetings we currently have plus the joint meeting as optional.	Comment noted.
Why are you asking how many meetings per year we want?	Our June meetings usually have poor attendance, and VTA is mindful of the resources it takes to conduct these.
Why are you offering a combined meeting?	Having one meeting instead of three would put less burden on staff and would allow you all to meet members of the two other CWGs.
I am okay with a combined meeting if we [the CWG members] talk to each other. I don't want just staff reports.	Comment noted.
A joint meeting would need to be different/special. I would not want the same format.	Comment noted.
I think it's a bad idea to reduce the number of meetings. As the project progresses and things are happening, there will be more information to share.	Comment noted.
Having a 2020 work plan would help make this decision.	We will have a 2020 work plan at the November meeting.
If this is for cost savings reasons, maybe should have our own meeting	Comment noted.

without staff as the 5 <sup>th</sup> or 6 <sup>th</sup> meeting.	
<b>CWG Member Report Out</b>	
Capital Park/Goss neighborhood is at a loss for what's happening here. No one knows about this project.	Comment noted. Our community outreach lead is taking notes and would be happy to arrange a presentation if you can make an introduction.
The Alum Rock Santa Clara Street Business Association is meeting on 9/17 from 5:00-7:00 PM for wine tasting.	Comment noted.
There was a meeting last night to discuss the rezoning of the Empire Lumber property. We have a meeting set up with the City's Planning Director on 10/5 at 10:00 a.m. We have a group called the Alum Rock Village Advocates now we are organized to help implement the Village Plan. There is a group of 25. We have concerns about the lack of opportunity to give input to City staff on development projects.	Comment noted.
I often walk the pavement and talk to people, and no one knows about this project. It's shocking. We [CWG members] need to continue doing one-on-ones and help staff.	Comment noted.
We did a business walk yesterday, and we had a similar experience. No one knew about this project. That is one reason why the Alum Rock Santa Clara Street Business Association is hosting the wine tasting	Comment noted.

event on 9/17.	
My neighbors who do know about the project in Northside are worried about traffic impacts.	Comment noted.
There is a new development proposed in the Roosevelt Park Urban Village and a lot of Planned Development (PD) zonings coming down the pike. Many are within 1.5 miles of this BART station.	Comment noted.
Members of my business association want to know why isn't anyone renting space at 13th and Santa Clara Streets? Is anyone talking to that property owner? Some think the parking meters near there may be deterring business.	We will discuss the 13 <sup>th</sup> and Santa Clara Street parcel in the Phase II update. Brian Stanke, San José City staff, can talk to you after the meeting about parking meters.
We want buildings that reflect our culture, especially the Five Wounds Church.	Comment noted.
I posted the TOC rendering of this station on social media. Someone commented that it made her sad. I assume she's afraid of change.	Comment noted.
I also posted the rendering. All comments were positive.	Comment noted.
<b>Diridon Integrated Station Concept Plan</b>	
Where is the 9/23 meeting?	It will be at Poor House Bistro at 6:00 PM.
Gardner Neighborhood is still opposed to the at-grade alignment because high-speed rail will be so successful they will have to expand. If it's at-grade the expansion will have to take houses.	The partners are considering two alignments, and we'll be discussing them at the 9/23 meeting.

I echo the earlier comment. The alignment needs to be elevated. We need to future proof the designs.	Comment noted.
<b>Recurring Status Updates/Phase II Update</b>	
When will VTA put the 28 <sup>th</sup> Street/Little Portugal name on documents?	Once the VTA Board votes on it and makes it official.
We need to get the VTA Board to vote as soon as possible.	Comment noted.
On slide 43, the City of San José once moved an entire hotel. They can move anything. The iron workers moved the hotel.	Comment noted.
We need to protect our neighborhood from construction traffic and parking. Many of these buildings are using mud seal.	Comment noted.
I'm excited FTA gave VTA money because you must be doing something right, they took funding away from high-speed rail because of their bad project management. Keep up the good management, because FTA will hold you to it.	Comment noted.
Empire Lumber meeting yesterday.. Do your due diligence. That project found out they are dealing with brick sanitary sewers that need replacement. Hopefully you are aware of all the existing infrastructure.	Our team has been doing research and potholing of existing conditions for just that reason.
Are you coordinating with the City's Historic Preservation Office? They	Yes, their staff is on our hiring panel for the historic building expert.

have a lot of resources.	
What are the maximum and expected thresholds for noise and vibration on the BART project?	These are discussed in the 2018 environmental document. We'll add this to our follow-up items and have an answer for you in November.
Slide 40 - are there percentage requirements for the different uses for the EPD allotment? Is utilization of small business an eligible expense?	FTA and VTA are still determining this.
<b>Design Development Framework</b>	
VTA just got federal funds, and you are going to send it overseas [to Foster and Partners]? There was no one local?	Foster and Partners has a San Francisco office.
[Public] Foster and Partners designed the Apple Headquarters.	Yes, they did.
Where would the deck be over the yard?	This is still being determined.
Are there plans to insulate the school [Cristo Rey] from the BART station?	No designs have been done yet for this station. Foster and Partners are still reviewing all the feedback received to date. The design development framework process will start in summer 2020 for this station. There will be opportunities for public engagement.
At what point will VTA cross the eminent domain line in downtown? What parameters do you have?	Eminent domain has not been discussed and is not the purpose of the design development framework. We are looking to maximize transit-oriented development (TOD) on this one specific block with the property VTA already has in partnership with the other neighbors on the same block. We are already meeting and in discussions. They are willing partners.
So you're not trying to convince the neighboring property owners (the corners) to sell?	Land swap is possible, meaning a private owner can give up some of his/her land in exchange for some of VTA's land. This would need to be approved by the VTA Board.
Did you consider SJSU for the engagement group?	They are on the Downtown/Diridon CWG, so they will have an opportunity to participate. VTA needs to balance having diverse voices while keeping the group small enough to keep moving.

<p>There is so much happening, and every group is sharing their local piece of information. We need to tie all these together, so we can see the entire picture. We neighbors are in overload trying to keep up with all of the housing developments and other projects.</p>	<p>The TOCs Strategy Study does tie a lot of this together at a bigger scale.</p>
<p>This effort shows why it might be a good idea to have a combined meeting with the other CWGs with a facilitator, so we can better understand where we all are on this. We need to all be together on these efforts.</p>	<p>We can bring updates on the downtown design development framework to this group.</p>
<p>[Public] A lot of people do not know about this project. You need to communicate with businesses, especially during construction. A lot of businesses are closing from AC Transit construction projects.</p>	<p>Comment noted.</p>
<p><b>Transit Oriented Communities Strategy Study</b></p>	
<p>I would like to stop using the term “affordable housing”. It needs to be “below market rate”. Affordable isn’t really affordable for everyone.</p>	<p>Comment noted.</p>
<p>You said earlier some cities have institutional staff to implement TOCs. What are examples?</p>	<p>Denver, Colorado is one example. We have other case studies posted online.</p>
<p>Are enhanced infrastructure financing districts (EFIDs) a different way of saying Redevelopment Agencies (RDAs)?</p>	<p>They’re similar, but EIFDs have a narrower application. They can only be used for infrastructure. EFIDs use tax increment financing (TIF) funds.</p>
<p>Slide 74 – when will we</p>	<p>This is not known at this time. A Small Business</p>

know dollar amounts for small business support?	Resources Study is kicking off to assess what resources may be necessary to support small businesses.
Would money go into that effort for one year? Two?	We do not know yet.
We need lots of park benches.	Comment noted.
Slide 71 – the Five Wounds Trail looks like an urban sidewalk. Are you okay with bikes on the sidewalk?	This is a rendering, meaning it's one possibility.
Will bikes have direct access to the station?	Those details still need to be determined, but bike access will be convenient and close to the station.
Some visioning from the urban villages process showed the trail more urban, like this rendering, than rural.	Comment noted.
Slide 69 – Are the numbers for VTA owned parcels only? The numbers for this station area seem low.	No, the number includes VTA and privately-owned parcels.
This community wants community-serving businesses. That language should be in the playbooks.	Comment noted.
Why did VTA make a video for TOCs?	To educate the community and build excitement. It will be on the VTA website and YouTube. We'll share it on social media and in our newsletter. We hope CWG members share it with their networks as well.
You should share the video with council members. They can put it in their newsletters, too.	Comment noted.
My neighbors may pass this video over, but they may watch a more tailored version.	We are working on making smaller, digestible versions.
Public Comment: You need to get people with different abilities in your videos.	Comment noted.
Public Comment: Slide 74 – Do you have criteria to determine which businesses will qualify for support?	Those details will be determined during the implementation phase.

**Follow-Up Items:**

- Follow up on noise and vibration question
- Alert CWG members when the TOC Playbooks are on the city council agenda
- Send link to draft TOC Playbooks and video – shared on 9/18
- Send links to more customized videos when available
- Utilize more people with diverse abilities in future videos

**Prepared by:** Kate Christopherson (VTA)

**Concurred by:** Eileen Goodwin (Apex Strategies)

**Distribution:**

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