

The deeper dig

BART tracks will lay side-by-side in subway

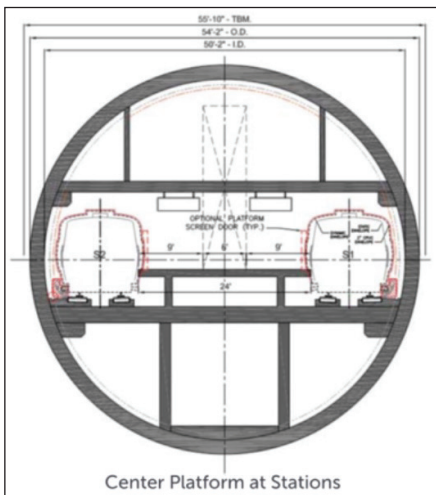
Valley Transportation Authority (VTA) engineers are working on how Bay Area Rapid Transit (BART) will extend via tunnel under Santa Clara Street from the Berryessa Station through downtown San Jose.

In July, after months of study with BART staff, VTA directed engineers to proceed with a new subway design that widens the tunnel's diameter from 41 feet to 55 feet, allowing side-by-side tracks and a 24-foot center platform.

Side-by-side tracking is consistent with other stations along the BART lines. The original 41-foot bore would have required stacking of tracks and separate 22-foot-wide station platforms.

Estimators are busy recalculating the additional cost of the bigger (and deeper) dig and gauging the impacts of approximately 50 percent more earth removal on the project's environmental review.

Under the new configuration, the top of the tunnel would be 65 feet under Santa Clara Street, and the platform at the station near Market Street would be 93 feet 6 inches underground. As with the smaller single bore, the larger tunnel would be

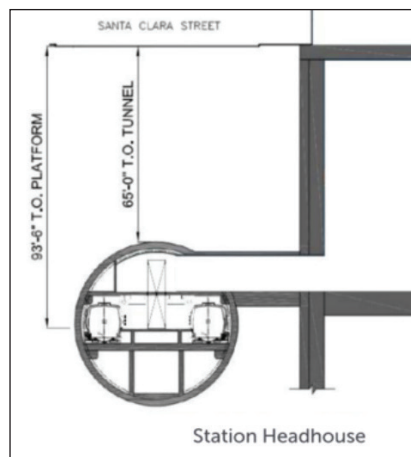


A bigger tunnel makes way for wider and deeper stations.

excavated without cutting open Santa Clara Street. Earlier this year, engineers discovered that a larger bore with center platform could result in relocating auxiliary BART facilities from street level into the tunnel.

"The extra space in the tunnel can potentially accommodate systems and facilities such as traction power sub-stations and ventilation plants," said **Bernice Alaniz**, BART Silicon Valley business operations and communications director.

VTA and BART have been working closely on the design since making the unprecedented decision in March 2018 to build a single-bore tunnel. The engineering firm hired to design the extension from Berryessa to a system endpoint in the City of Santa Clara is finalizing the design this fall. Their schedule calls for delivering 10 percent of the final design by December.



Also expected in December is the opening of the 10-mile BART extension from Warm Springs to Berryessa.

Preliminary engineering, a finalized plan and schedule, completed cost estimate and completed environmental update are all expected by summer 2020. Construction of the \$5.1 billion project is slated to begin 2022 and be finished in 2026.

Celebrate tastes of Brews + Bites

Brews + Bites allows participants to eat and drink their way around Circle of Palms, testing and tasting craft beers and gourmet foods produced by local businesses, on Sept. 14.

"We're highlighting our emergence of locally crafted beers and downtown's longstanding diversity of food options," said **Caitlin Hartley**, SJDA events and promotions manager.

Three rounds of admissions should help keep taste buds and suds flowing:



- ◆ The VIP session for \$50 allows patrons access at 1 p.m., an hour earlier than everyone else.
- ◆ The first admission begins at 2 p.m.
- ◆ Second admission begins at 3:30 p.m.

Each \$40 regular ticket entitles its holder to a commemorative 5-ounce mug, five beer tastings and five food tastings.

Beer-only tickets for five tastings are \$25 and a package of food-only tastings are \$20. Additional single tickets are available for both brews and bites.

The event ends at 6 p.m.

"We plan to have 50 different beers and 10-15 restaurants involved," said **Bree Von Faith**, SJDA director of marketing, communications and events.

Yelp co-hosts The Local Way to Downtown San Jose week Sept. 9-15

The Brews + Bites events will be part of a Local Way to San Jose week Sept. 9-15 launched by Yelp and SJDA.

Yelp invites its devotees to "explore, discover and experience all that Downtown San Jose has to offer."

Unique check-in offers by downtown businesses will highlight the sights, sounds and flavors of downtown. Bishops, Hedley Club, Hotworx, McCormick & Schmick's, Chromatic Cafe, Power Bowl, Nox Cookie Bar and Treatbot are putting specials together, and more are expected. Hotel De Anza will serve as lodging host.

A celebratory event will take place each day of The Local Way to SJ week:

- ◆ Monday: Coffee experience at Voyager Craft Coffee
- ◆ Tuesday: Cocktail competition at Forager, with proceeds going to non-profit Curatus
- ◆ Wednesday: Wellness Wednesday at Backyard SJ
- ◆ Thursday: Guided street art tour on pedicabs
- ◆ Friday: Farmers' Market super-seasonal tastings
- ◆ Saturday: Brews + Bites
- ◆ Sunday: DIY brunch crawl

Visit yelp.com/events/san-jose-the-local-way-to-downtown-san-jose for more information.

Park SJ facilities provide the best option for guests driving to these events. Parking at the Second and San Carlos, Market and San Pedro Square, and other Park SJ garages is \$5 flat rate all day Saturday and Sunday and \$5 after 6 p.m. weekdays.

Fourth and Santa Clara

The new hot corner downtown

The intersection of East Santa Clara Street and Fourth Street has substantial activity on all four corners.

"We're seeing a massive transformation of this important intersection for a variety of reasons including the ability to deliver true transit-oriented development to our community and its proximity to our civic center and San Jose State University," said **Josh Burroughs**, partner at Urban Catalyst.

- ◆ **Northwest:** Urban Catalyst opportunity zone fund acquired the Chevron station property at 147 E. Santa Clara St., intending to build a multi-story residential building of 250 units called The Icon.

Urban Catalyst paid \$15.9 million for the 30,500-square-foot site, or \$591 per square foot, using an \$11 million loan from Acore Capital. The planned building would include 7,500 square feet of retail space on the ground floor and above-ground parking that can transfer into more housing should future parking demand dwindle.

For this acquisition, Urban Catalyst is partnering with **Vahe Tashjian**, managing director of Dutchints Development, and coordinating with Urban

Community founders **Gary Dillabough** and **Jeff Arrillaga** on the user experience for the vertical community.



Chevron could be replaced with "The Icon."

Owner **Manraj Natt** will keep his station open under a lease until construction commences. The gas station dates back to 1969.

Sixty feet away, and on the same day, MCM Diversified acquired the church site at 49 N. Fourth St. Until June 30, it was home to the First Presbyterian congregation, which had been in San Jose for 170 years.

MCM Diversified, headed by **Martin Menne**, paid \$4.4 million for the 31,400-square foot First Presbyterian site, or \$190 per square foot.

- ◆ **Northeast:** Bayview Development has erected two cranes busy building the twin Miro residential towers.

◆ **Southeast:** On the City Hall plaza, the City Council agreed Aug. 13 to bring back the popular Sonic Runway art installation next June. It will be built to last seven years or more. The artwork by **Rob Jensen** and **Rob Trezevant** first appeared as a quarter-mile long installation at Burning Man in 2016 and a 432-foot-long version of 25 arches lined the City Hall sidewalk from November 2017 to March 2018. The lights on the arches are reactive at the

speed of sound to audio pre-recorded or played live. Local music groups will be invited to use Sonic Runway for "Experiments in Sound."

- ◆ **Southwest:** Bayview Development has recently acquired the corner building housing 4th Street Pizza, and another building two doors down, with intention to improve the properties kitty-corner from their Miro project.

Google rounds up acquisitions and looks ahead to next steps

Twenty-six properties on the westside of downtown officially belong to Google, LLC, after an August transaction in which Google acquired all the properties purchased previously by TC Agoge Associates, an auxiliary company of Trammel Crow.

The 26 acquisitions totaling 1 million square feet cost Google \$215 million, or an average \$215 per square foot.

Google has also acquired \$112 million in property from the City of San Jose for \$237.50 per square foot, has a sale agreement with Trammell Crow for the 370,000-square-foot property at Delmas and West Santa Clara, and an option to acquire the large parking lot next to SAP Center for another \$111 million. On Dec. 22, 2016, Rhyolite made the first property acquisition for Google in downtown San Jose, a \$55 million parcel at 145 S. Montgomery St..

Google's total investment is about \$462 million for 49 acres, plus \$111 million option for another 11 acres.

The latest property acquisitions in the area around Diridon Station focused on Montgomery and Autumn streets.

On July 20, TC Agoge Associates, closed on the corner property at 282 S. Montgomery St., paying \$2.4 million for the approximately 16,000-square-foot property at the San Carlos Street intersection. JDM Packing Supplies and Enterprise Rent-a-Car occupy the site presently.

At 56 S. Autumn St., Google acquired a small parcel of 6,900 square feet for \$2.7 million on Aug. 8. The present tenant is C & C Architectural Glass.

A review of Google's property purchases reveals the company owns several blocks of Montgomery and Autumn

streets on both sides between St. John and San Carlos streets, with only a few exceptions.

The search-engine company intends to plan and build a mixed-use transit village including up to 10 million square feet of office for up to 20,000 workers.

Google is working toward submitting its City Planning application in October. That milestone would officially start the formal project review process.

Concurrently, and over the next 18 months, the city will continue to make amendments to the Diridon Station Area Plan, encompassing 250 acres on the west side of downtown.

Also, Google intends to apply to participate in the Jobs and Economic Improvement through Environmental Leadership Act (Assembly Bill 900) of 2011. The bill was approved by the State Legislature to encourage large privately financed projects that create large numbers of construction jobs, permanent jobs, pay prevailing wages, and meet key environmental requirements, such as reduce traffic, air quality and greenhouse gas emissions.

Participation in AB900 typically streamlines the California Environmental Quality Act and EIR lawsuits.

Some examples of the 17 AB900-approved projects include the arenas in San Francisco and Inglewood, and the Apple campus in Cupertino.

Google's plans were introduced to the Diridon Station Area Advisory Group on Aug. 22 and at community meetings Aug. 24. The plans will also be on view during the Sept. 22 Viva Calle event in a booth set up on the route near Diridon Station.

Downtown Facts

Diridon Basic Infrastructure Fee approved Aug. 20: San Jose City Council approved a fee zone in the area around Diridon Station for businesses to pay their "fair share" of infrastructure improvements to streets, sanitary sewer, storm drain / flood control and plazas.


	Plazas	Sewer	Storm/Flood	Streets	Total per square foot
Retail	\$0.45	\$0.24	\$0.22	\$3.07	\$3.97
Office / R&D	\$1.46	\$0.45	\$0.71	\$3.33	\$5.95
Hotel	\$0.36	\$0.61	\$0.33	\$4.14	\$5.44
Residential	N/A	\$0.62	\$0.58	\$1.47	\$2.67
Pays for:	1 acre	2500 linear feet	7900 linear fee	2.4 miles	
Cost estimate	\$15 million	\$7 million	\$9.2 million	\$43 million	\$74.5 million

Source: City of San Jose / HMH Engineering

From the Archives

10 years ago – September 2009 – Three Sixty Residences in SoFA was the fourth Redevelopment Agency-era residential high-rise to open, following City Heights, Axis and The 88.

15 years ago – September 2004 – A \$4.5 million collaboration between the city and **Dr. James Eu** to rehabilitate the buildings at the corner of Santa Clara and Second streets was approved. The buildings were closed after the 1989 Loma Prieta earthquake. The ground level remains unoccupied.



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Downtown News

Signs of the times: The San Jose City Council gave the green light for advertisers to bid on electronic billboards to be placed on public buildings downtown.

Similar to the large signs already on the SAP Center, the new signs could be placed at these locations: San Jose Convention Center, The Tech Interactive, San Jose Museum of Art, Center for the Performing Arts, and the Market/San Pedro Square, Third Street and Second and San Carlos parking garages.

"These boards convey information, art and excitement that contributes to the urban vibe of downtown," said

Scott Knies, executive director of San Jose Downtown Association, which has supported years of sign-code updates.

The City Council also approved the signs because they will add revenue to city coffers and eliminate blight of unwanted static billboards to be removed in other parts of the city.

Advertisers will need to adhere to commercial policies such as those already used by VTA in Santa Clara County.

The technical requirements of the sign include a maximum size of 1,200 square feet; height not to exceed 60 feet above supporting structure; and turned off between midnight and 6 a.m. Sensors will be able to dim and brighten light depending on atmospheric conditions.

The signs are expected to be built and operational in spring 2020.

Pay delinquent BLT fees: An amnesty program will be available for businesses late on their business license tax (BLT) and Business Improvement Districts fees. The city will forgive interest and penalties when past-due fees from the last three years are paid.

The amnesty program covers Oct. 1, 2016 through March 27, 2020, and begins Oct. 1. Businesses that are

delinquent or never registered are eligible.

Prior amnesty programs occurred in 1987, 1998, 2006 and 2012, resulting in upticks in revenues and compliance. The average savings for businesses by not paying fines or interest is about 25 percent.

The BLT and BID fees are both based on number of employees or amount of square footage, lots or units used for business. Some non-profits and businesses with financial hardships can get an exemption. For this amnesty program, the city will expand the list of hardship cases to include those who manage businesses under a trust.

Businesses can catch up with installment payments. The City's Department of Finance handles the tax and amnesty transactions.

SJDA uses BID revenues for events, marketing, promotions, beautification and communications to business and property owners in the district.

More information about the downtown BID is at sjdowntown.com/sjda.

Business News

Intac(c)t, but not complete: Sage Intacct has added another floor at Riverpark Towers to its growing cloud accounting software and financial management business.

The company rented another 20,000 square feet — equal to one floor — of Riverpark II at 300 Park Ave. Sage Intacct now leases six floors of the building for a total of 118,000 square feet. Check [sageintacct.com](https://www.facebook.com/sageintacct).

Above Standard: Standard Bar and Lounge, home to Elev8 nightclub, opened the first weekend of August at 30 S. First St. Owner **Jenny Wolfes** moved her Studio 8 club from the base of the Bank of Italy building into the former Lido Club space. Check Facebook [@elev8](https://www.facebook.com/@elev8).



Have an adult beverage with your Taco Bell meal.

Supersized Taco Bell: Taco Bell Cantina has opened at 19 N. Market St., serving Mexican fast-food favorites with adult beverages.

Franchise owner **Rakesh Kumar** invites patrons to slow down and sip a beer, wine or margarita with their meal. Visit [tacobell.com](https://www.tacobell.com).

Coming Up



Backyard is open throughout September.

Daily — Backyard at Fountain Alley and Second Street

Thursdays — City Dance

series at Plaza Park,

Fridays — Downtown

Farmers' Market

Sept. 6 and Oct. 3 — South

First Fridays and STREET MRKT

Sept. 13-15 — SAP Center 25th anniversary Festival and

Street Party (2-7 p.m. in Arena Green). Ticketed events:

♦ Sept. 13 — **Blake Shelton** ♦ Sept. 14 — **Snoop**

Dogg, Ice Cube, The Game, E-40, Warren G and

The Psycho Realm ♦ Sept. 15 — **Maluma**

Sept. 21 — Bark in the Park

Sept. 21 — Conscious San Jose

Sept. 22 — Viva Calle SJ (activity hub at Arena Green)

Sept. 29 — Great Big Family Play Day, Discovery Meadow

Oct. 4 — Sharks NHL Opening Night

Oct. 5-6 — Rock 'n' Roll Half Marathon

Oct. 6 — Little Italy San Jose Festival

SJDA Annual Meeting is Oct. 11

San Jose Downtown Association's 32nd Annual Meeting will take place Oct. 11 at First United Methodist Church, 24 N. Fifth St., starting at 8 a.m.

The meeting includes the "State of the Downtown" address by Executive Director **Scott Knies**, two-minute recaps from association committees, election of SJDA officers to serve in 2020, and a review of SJDA's financials.

The meeting begins with continental breakfast. Email sjdarsvp@sjdowntown.com to reserve a seat.

At the Convention Center

Sept. 1 — Crunchyroll Expo (16,150) expo.crunchyroll.com

Sept. 9-12 — O'Reilly AI Conference (2,300)

conferences.oreilly.com/artificial-intelligence/ai-ca

Sept. 14-15 — Home Show (4,500) homeshowsanjos.com

Sept. 16-18 — Enactus (2,600) enactus.org/worldcup

Sept. 25-26 — Oculus Connect (2,550) oculusconnect.com

(estimated attendance)

DOWNTOWN DIMENSION

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