

Gateway Station (Dick's Center)

June 11, 2018 Community Meeting

Comments/Concerns/Questions

- What projects have Bay West built?
- Would like development to occur on the lower range of the proposed #s -- concerned about impacts to schools, parking, traffic (e.g. Hamilton)
- Type of commercial proposed?
- Will a median be proposed on Bascom, particularly at office entrance on Pamlar - - to be able to make a left at Bascom/SW (existing right turn only)
- Consider maximum 50' height next to existing residential
- Account for accessibility (wheel chairs, walkers, strollers) in site & building design
- Provide for on-site affordable housing
- Concern regarding parking -- # residential parking required & impact to street parking
- Rental or for-sale units? A: Rental
- Excited that blighted site will be redeveloped!
- Need to address pedestrian safety at Pamlar crossing
- Concern regarding Hamilton/HWY 17 impacts
- Concern regarding property owner up keeping future development
- When will site be redeveloped and impact existing businesses? A: In 2Yrs
- Will new tenant spaces be made affordable to existing businesses?
- Girl Scouts of America building concerned regarding height -- can parking be underground to reduce height?
- Concern regarding Stokes intersection
- Supports mixed-income residential development
- Supports living-wage businesses
- Anticipated # of office employees? How will this impact streets/intersection?
- # of proposed office parking? Concern regarding impact to street parking
- Wants activated Street fronts, local amenities/businesses
- Doesn't support in-lieu payment of housing and park fees
- How will the project offset any impacts to adjacent townhomes (besides addressing height)?
- Should include some for-sale units for neighborhood stability
- What will architecture look like facing Bascom?
- Existing congestion at Bascom/SW, Bascom/Pamlar, Bascom/Stokes
- Methods
- No rentals - people want to buy homes/condos!

- Parking - maximum parking for both units & office.
- Traffic flow is essential! If you add 400 plus units that over 800 cars Bascom will be a parking lot.
- Greater step back and lower overall height to match & respect existing homes & business.
- Who will own this complex?
- Is there underground parking proposed? Number of levels?
- Construction requirements to come out in Environmental Review, but according to Jennifer we are past that & at Community Participation part. What?
- Jennifer, you mentioned that you had posted questions regarding this project online. What is the web address?
- Will you continue to post community questions there?
- I live on Pamilar Ave. and I love my neighborhood, my quiet neighborhood.
- I am very concerned about the traffic flow, parking and the one egress for such a big office building.
- No other buildings have one way in and out. Even the developers building in Campbell has more than one egress.
- Let's re-look at this with an eye toward maintaining the integrity of a 70+ year old neighborhood.
- Also, the building needs to reflect the architecture of an older neighborhood. Currently the drawings are institutional and not attractive at all.
- I am curious about the 45° daylight plane that was shown for the residential building. If one projects the 45° daylight plane, it hits the top of the roof of the building next door. The daylight plane never comes in contact with the ground or even eye level.
- Additionally, the section view shows pedestrians in the 40' gap between existing and proposed buildings, but the plan view shows this as a vehicular entrance.
- Our neighborhood is being hit on all sides.
- This is one of three major development proposals in the immediate area.
- Besides this proposal, there is the Shelter Creek proposal on the other side of SW Expressway and the teacher housing proposal at Del Mar High School.
- At the same time that we have these three major housing proposals, VTA is proposing to narrow Bascom Avenue from three lanes in each direction to two lanes in each direction.
- As a 14-year homeowner in this neighborhood, it is very important to me that the intersection of South Bascom Avenue and SW Expressway be signalized and completed such that southbound motorists on SW Expressway be able to make a left turn onto South Bascom Avenue before any of these four proposals goes into construction.
- Great location for housing!
- The more housing here the less long commutes.
- Mix income housing -- representing SJ demographics.

- Ensure office spaces filled with businesses that practice fair labor practices.
- Net carbon zero.
- Green construction
- Assuming 600 residential units and two cars per unit, will there be sufficient below-ground parking space for 1200 vehicles?
- How many stories below grade can be constructed without excavating below the water table?
- Who decides how many units will be built?
- Why can't there be far fewer units?
- Is money the deciding factor?
- Traffic in the mornings & evenings is miserable already. Adding apartments will not improve the community.
- The building is too large for the area -- our community is mainly small homes.
- The developer needs to be required to make more area between the buildings.
- The residential units should be town homes on top of retail -- preferably food, cleaners, etc.
- I don't want to look at a 3-Story high parking structure every day. Put parking underground and reduce the size and height of the building.
- There are thousands of rentals all over the area. Make this area upscale, since the price of land is so high.
- Underground the parking so you can lower the height of the buildings, which should not be taller than 5 stories
- With the development already planned across from light rail on SW Expressway, this will create even more of a traffic problem getting to Highway 17 at Hamilton.
- Need a new intersection at RW at Bascom to permit left turns, otherwise, a real mess North bound on Bascom, between SW Expressway & Stokes and many U-Turns at Stokes so people can go South to get to freeway.
- Would be nice to have a restaurant/retail mix.
- Light possible at Southwest and Bascom?
- Upgrade to Stokes light?
- Connect the parking podiums to allow more flexibility
- If ground floor retail is included in the office, make sure it is vented for restaurants -- developer said they have done that on many projects