

## Construction Activity Moratorium (Reminder):

As reported in the October 2017 Construction Brief—the City’s Annual Holiday Construction Activity Moratorium is around the corner. The construction moratorium applies to the downtown area and all other streets adjacent to the major retail shopping centers in the City.

Construction activities which affect either on-street parking, vehicle and/or bicycle travel lanes, or pedestrian sidewalk areas should be scheduled either before or after the holiday season. The holiday season begins on Thanksgiving Day (November 23, 2017) and extends to New Year’s Day (January 1, 2018). For any questions about the moratorium and how this affects your project, please contact Eilbret Mirzapour at [Eilbret.Mirzapour@sanjoseca.gov](mailto:Eilbret.Mirzapour@sanjoseca.gov) or 408-793-5505 or [Brian.Nelson@sanjoseca.gov](mailto:Brian.Nelson@sanjoseca.gov) or 408-975-3278. Please refer to the attached flyer for more information regarding the moratorium. Thank you for your cooperation and let the shopping begin!

## Aviato:



The Aviato is an 18-story mixed-use building with 304-residential units and 10,146 square feet of ground floor retail. This residential tower is located at 199 Bassett St. in Downtown San José, just east of Highway 87, and west of Coleman Avenue. The 0.77-acre site is bounded by North San Pedro Street to the east, Terraine Street to the west and West Julian Street to the south.

The units in the building will include studios, one-bedroom and two-bedroom apartments, with an average size of 949 square feet. KT Urban, the developer, has requested a Special Use Permit (SP17-023) to allow the demolition of existing warehouse buildings and construction of the new tower.

The development will also include four levels of underground parking, 84 bike spaces, a fitness room, and an outdoor terrace with pool and hot tub. Construction on KT Urban’s Aviato residential and retail tower is planned to begin in 2018, with the building estimated to open to residents in 2020. To stay up-to-date on the development review process for SP17-023, please visit [www.sjpermits.org](http://www.sjpermits.org) or contact the City’s Planning Project Manager at [Shaunn.Mendrin@sanjoseca.gov](mailto:Shaunn.Mendrin@sanjoseca.gov) to be added to the community contact list.

## SJSC Towers (Project Update):

The SJSC Towers project, as previously reported in our August 2017 Downtown Construction Brief, will deliver twin 28-story residential towers with a total of 610-residential units, 15,000 square feet of ground floor retail, 25,000 square feet of office-flex space, a parking structure with four levels above grade, three levels below grade, on a 1.4-acre site located directly across from City Hall.

To support construction for the zero-setback development, 4th & 5th Streets will be utilized as the primary construction interfaces as follows:

### 4th Street Frontage

- Closure of sidewalk
- Temporary removal of dedicated southbound left turn pocket
- Restriping of east most southbound through lane closest to a shared thru/left turn lane

### 5th Street Frontage

- Removal of parking lane along project frontage
- Closure of sidewalk with a mid-block crosswalk installed for pedestrians near the garage elevators
- Zip Cars will be relocated to Santa Clara Street

### Santa Clara Frontage

- A pedestrian covered walkway will be installed along Santa Clara Street between 4th and 5th Streets.

Site fencing, demolitions, and sidewalk/lane closures are expected to begin in mid-November 2017.

## Julian St. Re-alignment (Project Update):

As previously reported in our October 2017 Downtown Construction Brief, the Julian St. Re-alignment project has completed major milestones including converting St. James Street from a one-way operation to a two-way operation through the area. The project completion date was scheduled for end of October but has now moved to end of November due to utility delays. The City thanks you for your continued patience during construction.

## Upcoming Downtown

### Events:

- Downtown Farmers Market -San Pedro St (between Santa Clara and St. John). November 17.
- Veterans Day Parade 2017 - Santa Clara St. starting at Autumn St. onto S. Market St. November 11.
- Downtown Ice - Circle of Palms. November 17 thru January 15.
- Winter Wonderland. Almaden Walkway, Paseo 1, Paseo 2, Park Ave. November 22 thru January 7.
- Applied Materials Silicon Valley Turkey Trot. Santa Clara St., 2nd St., Market St., etc. November 23.
- Christmas in the Park - Plaza de Cesar Chavez. November 24 thru January 7.

## Upcoming Coordination Efforts:

- Downtown Construction Coordination Mtg (Nov 8 & Dec 13)
- Interactive Online Downtown Construction Map (forthcoming)
- Downtown Construction Guidelines (forthcoming)

## Questions or Concerns:

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## Active Construction Projects

<b>Project Name</b>	<b>Project Location</b>	<b>Description of Impact</b>
Silvery Towers	180 W. St. James St.	<b>Approx Construction Timeline: April 2015 - September 2018</b> <b>Long-term</b> street impacts: - E/s Terraine St (along project frontage): Lane shift, No Ped/No Parking - W/s N San Pedro St (along project frontage): No Ped/No Parking
Marshall Squares	St. John St. from N. 1st St. to N. 2nd St.	<b>Approx Timeline: April 2016 - December 2018</b> <b>Long-term</b> sidewalk impacts: - E/s N 1st St: partial sidewalk take adjacent to VTA tracks - W/s N 2nd St: partial sidewalk take adjacent to VTA tracks
San Pedro Streetscape Project (Julian St. Realignment)	St. James St. from Highway 87 to N. Market St.	<b>Approx Construction Timeline: November 2015 - Fall 2017</b> <b>Long-term impacts:</b> - S/s of St James Street from Highway 87 to N 1st Street - Varying closures
180 Balbach	180 Balbach St	<b>Approx Construction Timeline: November 2015 - April 2018</b> <b>Long-term</b> sidewalk impacts: - E/s Balbach St (along project frontage): No Ped/No Parking
San Jose Water Co. Pipeline Replacement	N. Almaden Blvd, Carlisle, Notre Dame (St. John - W Santa Clara), W. St. John (N San Pedro - N. Almaden Blvd), San Pedro St. ( St. John - Santa Clara St)	<b>Approx Construction Timeline: November 2016 - Fall 2017</b> <b>Short-term</b> impacts: - Varying sidewalk and travel lane closures
Facebook Terragraph	Various Streets in Downtown San Jose.	<b>Approx Construction Timeline: November 2016 - Fall 2017</b> <b>Short-term</b> impacts: - Varying sidewalk, parking lane and travel lane closures (short duration of time)
Modera San Pedro Square	45 N. San Pedro St.	<b>Approx Construction Timeline: March 2017 - Summer 2019</b> <b>Long-term impacts:</b> -Sidewalk closed along project frontage on Almaden Ave. -Parking removed on both sides of Almaden Ave, road re-striped to allow one travel lane in each direction - Construction fencing and gates along Almaden Ave at project frontage
St. John Bike/Pedestrian Improvements	St. John St. ( N. 1st St. - San Pedro St.)	<b>Approx Construction Timeline: March 2017 - Fall 2017</b> <b>Short-term impacts:</b> - Varying sidewalk and travel lane closures



# Downtown San José Construction Brief

*A monthly update on active construction projects in Downtown San José that affect public streets*

City of San José -Department of Public Works

11/07/17

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## Forthcoming Construction Projects

<b>Project Name</b>	<b>Project Location</b>	<b>Project Description</b>
SparQ	598 South 1st Street	5-story residential tower, 105 units, approx. 3,000 square feet of ground floor commercial.
Garden Gate Tower	470 South Market Street	27-story residential tower, 258 units, approx. 6,105 square feet of ground floor commercial.
Greyhound/ Platinum Towers	70 South Almaden Avenue	23 and 24-story residential towers, 708 total residential units with ground floor commercial.
Park View Towers Long-	252 North 1st Street	19-story residential tower, 216 units, approx. 18,500 square feet of ground floor commercial.
San Jose Water Co (Trammel Crow)	402 West Santa Clara Street	Planned development for 1.04 million square feet of office/retail and 325 residential units.
SJSC Towers	39 North 5th Street	Two 23-story residential/office towers, 350 total residential units, approx. 380,000 square feet of office, and approx. 16,000 square feet of ground floor commercial.
Sobrato Block 3	150 South 2nd Street	23-story residential tower, 399 units with ground floor commercial.
S 4th Residential	439 South 4th Street	10-story residential tower, 108 units, approx. 7,500 square feet of ground floor commercial.
Post/San Pedro Tower	0 Post Street	21-story residential tower, 182 units , approx. 9,000 square feet of ground floor commercial.
333 W. San Fernando	333 W. San Fernando	18-story office tower, approx. 12,000 square feet of ground floor commercial.
138 Stockton	138 Stockton Ave	7-story mixed-used tower, 164 residential units, 37,500 square feet of ground floor commercial.
Our Lady of La Vang	389 E Santa Clara St.	Demolition of existing fire damaged church, construction of new single story church with subgrade parking.
The Graduate @ SOFA	80 E San Carlos St.	19-story mixed use tower, 260 residential units, ground floor retail and parking structure.
27West	27 S. 1st St.	22-story mixed use tower, 342 residential units, approx. 17,268 square feet of ground floor commercial.
440 W. Julian	440 W. Julian St.	6-story commercial building, 1,000,000 square feet of office space and below grade parking.
Museum Place	180 Park Ave.	24-story mixed-use tower, 214,000 square feet of office, 13,400 square feet of ground floor retail, 60,000 square feet of museum space, 184 hotel rooms, 307 residential units.
Aviato	199 Bassett St.	18-story mixed-use tower, 10,146 square feet ground floor retail, 304 residential units.

**Construction Activity Moratorium**

**Holiday Restrictions:**

**Effective Date:** **November 23, 2017 through January 1, 2018.**

**NO STREET OR LANE CLOSURES PERMITTED AT THE FOLLOWING LOCATIONS:**

***DOWNTOWN AREA BOUNDED BY:***

- **Bassett Street, Little Market Street, Julian Street, 11<sup>th</sup> Street, Highway 280, Stockton Avenue, The Alameda, Cahill Street, San Fernando Street & Delmas Avenue.**

***STREETS NEAR SHOPPING CENTERS:***

- **CAPITOL SQUARE**
  - **Capitol Avenue - from Alum Rock to Mabury**
  - **McKee Road - from Highway 680 to White Road**
- **EASTRIDGE**
  - **Tully Road - from McLaughlin Avenue to White Road**
  - **Quimby Road - from Tully Road to White Road**
- **OAKRIDGE**
  - **Blossom Hill Road – from Union Avenue to Eagles Lane**
  - **Santa Teresa Blvd. - from Coleman Road to Highway 85**
- **VALLEY FAIR and SANTANA ROW Complex**
  - **Stevens Creek Blvd. - from San Tomas Expwy to Bascom Ave**
  - **Forest Avenue - from Winchester Boulevard to Bascom Avenue**
  - **Winchester Blvd.- from Hedding Street to Moorpark Avenue**
  - **Monroe Street- from Stevens Creek Boulevard to Hedding Street**
- **WESTGATE and EL PASEO CENTER Complex**
  - **Saratoga Avenue - from Quito Road to Payne Avenue**
  - **Hamilton Avenue - from Saratoga Ave. to San Tomas Aquino Road**
  - **Atherton Avenue - from Saratoga Avenue to Hamilton Avenue**
  - **Campbell Avenue - from Saratoga Avenue to Castro Drive**
  - **Prospect Road - from Lawrence Expressway to Saratoga Avenue**

Please contact Brian Nelson at 408-975-3278 or [brian.nelson@sanjoseca.gov](mailto:brian.nelson@sanjoseca.gov) if you have any questions regarding this Holiday Moratorium.