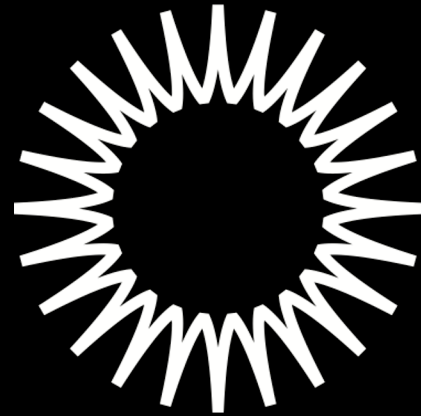


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Guadalupe River Park: A Shared Future in Downtown San José

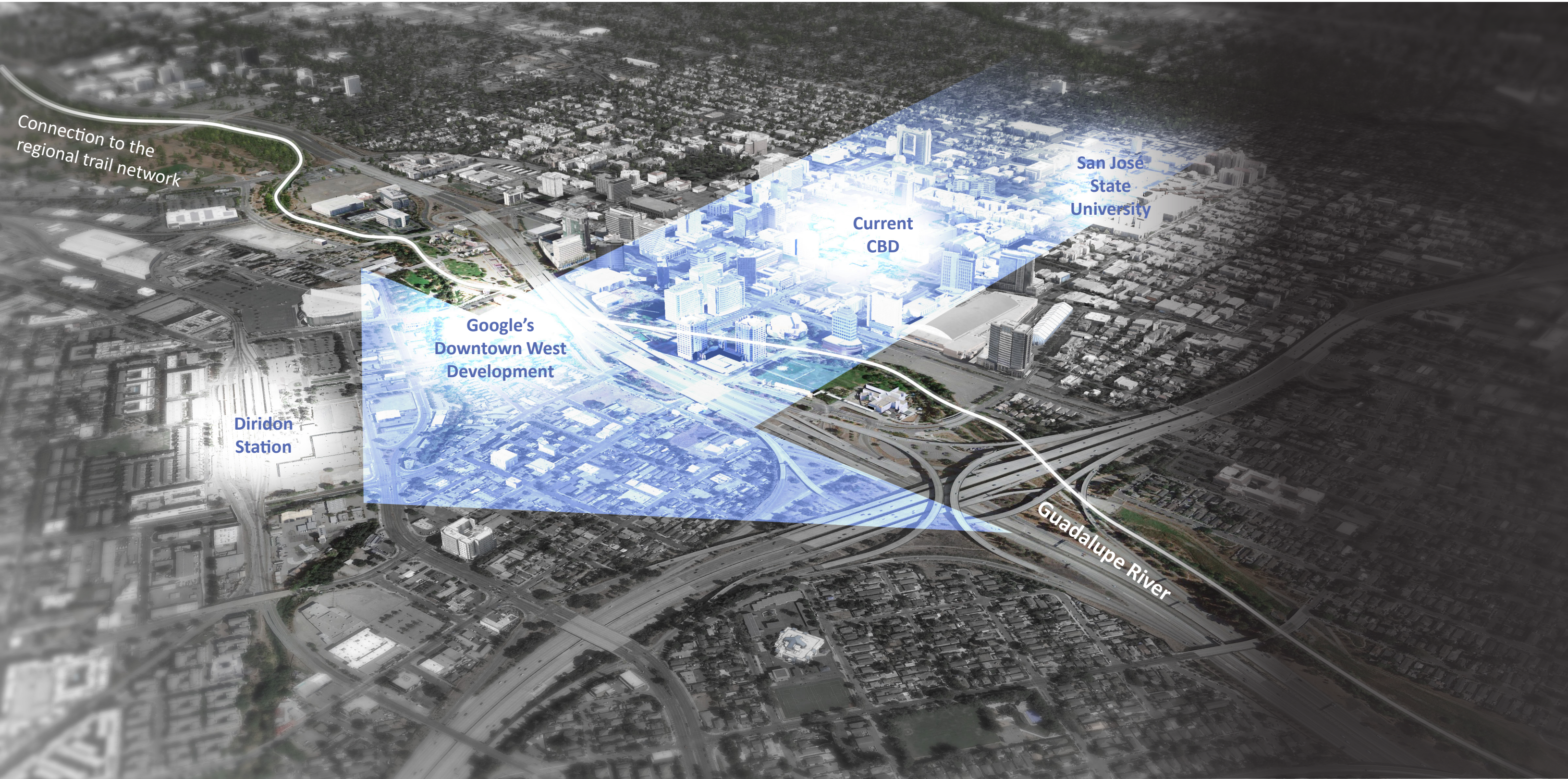
Economic Analysis, Equitable Reinvestment,
and Governance Opportunities



August 2021

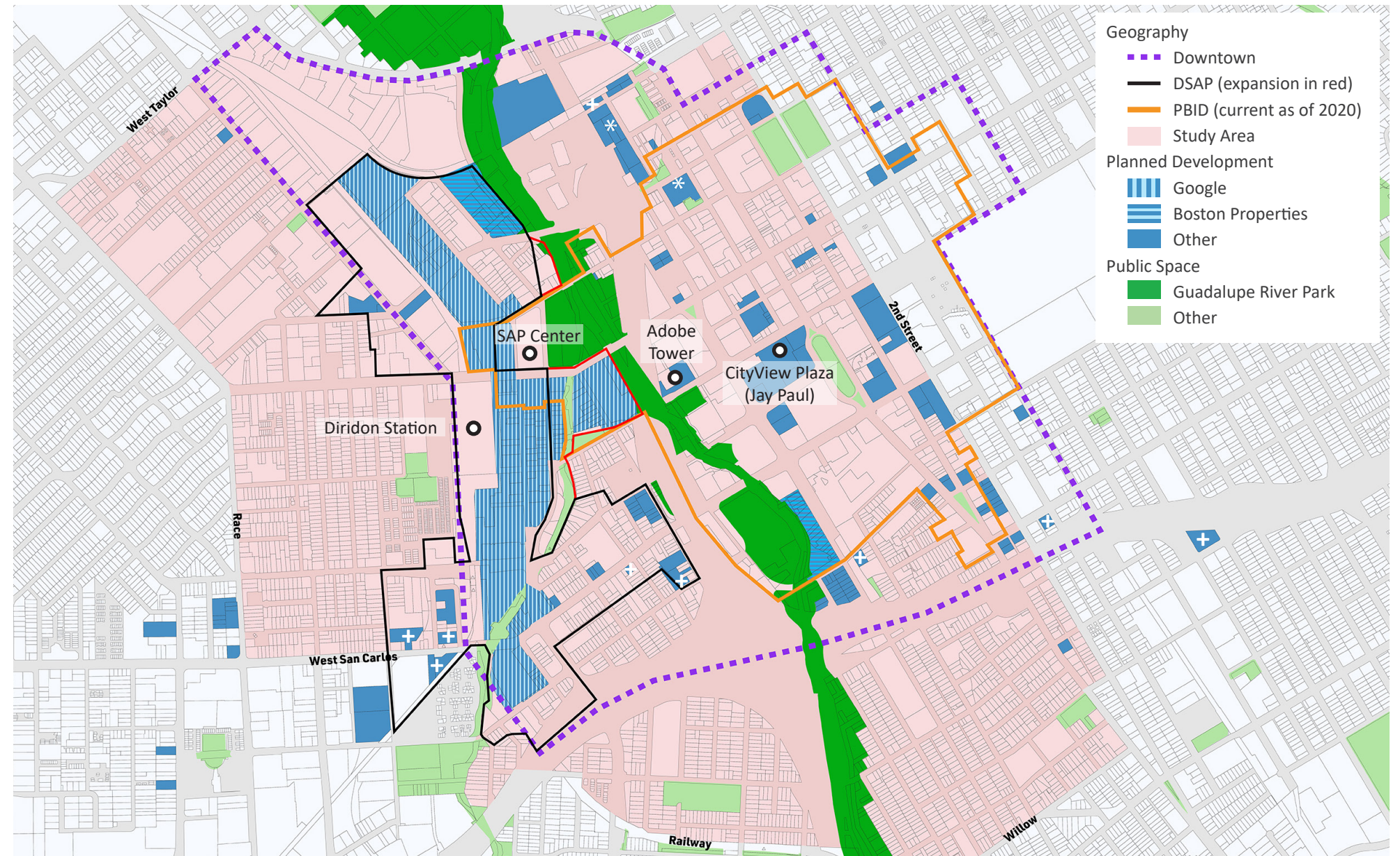
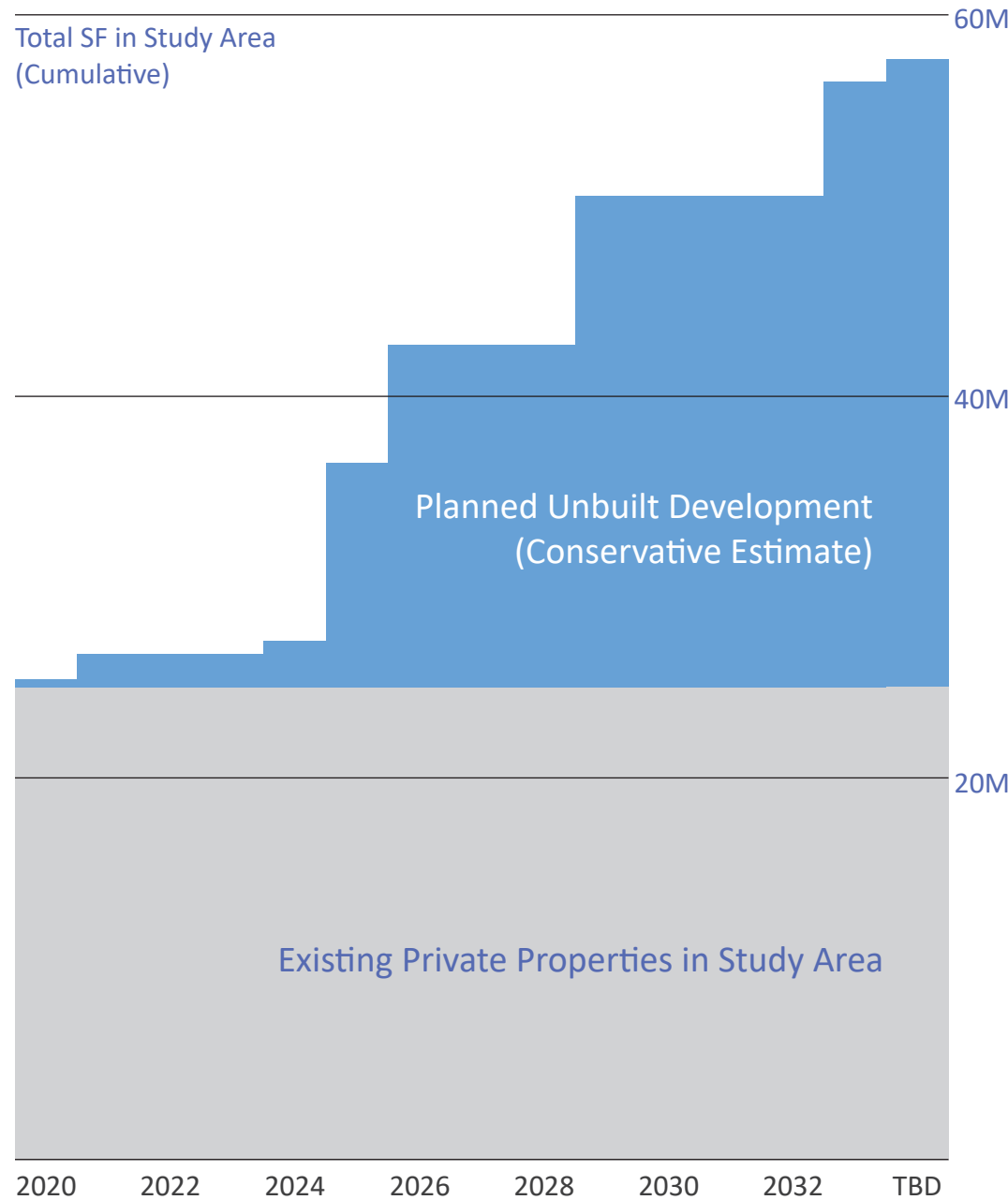
 **SPUR** JLP+D

**Downtown San José is undergoing unprecedented change.
Guadalupe River Park is the new center of the city's urban transformation.**



Guadalupe River Park's centrality is underscored by its proximity to the majority of Downtown real estate, existing and proposed.

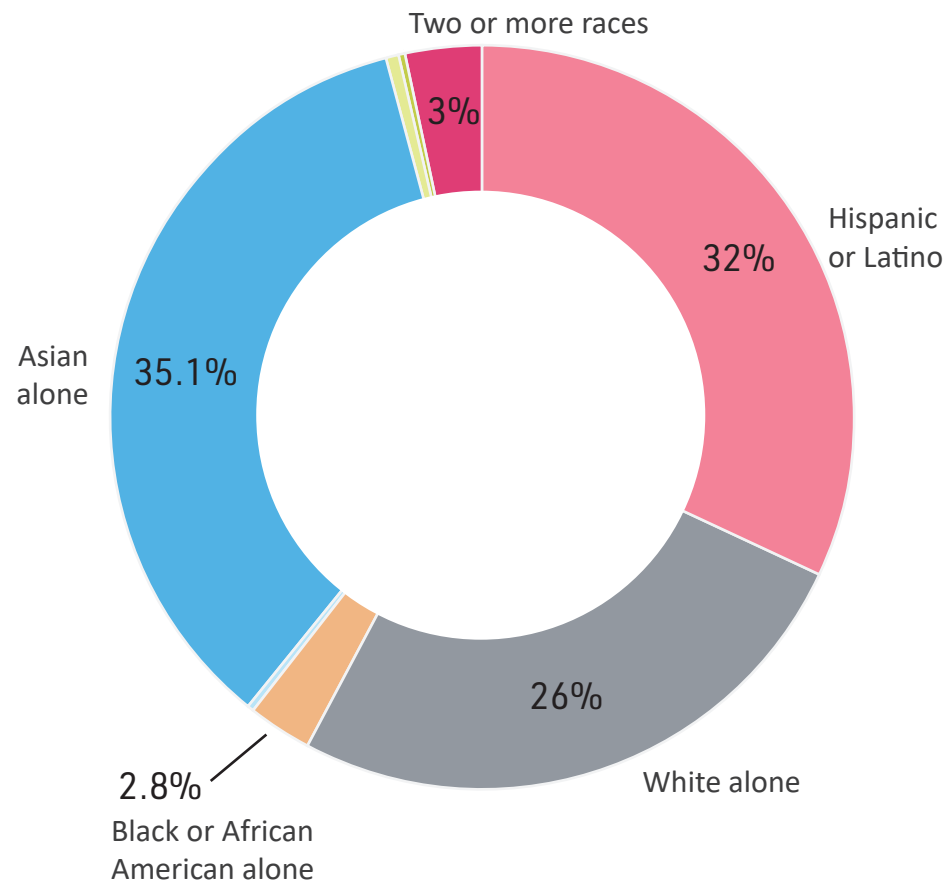
Estimated timeline and locations of development over the next decade:



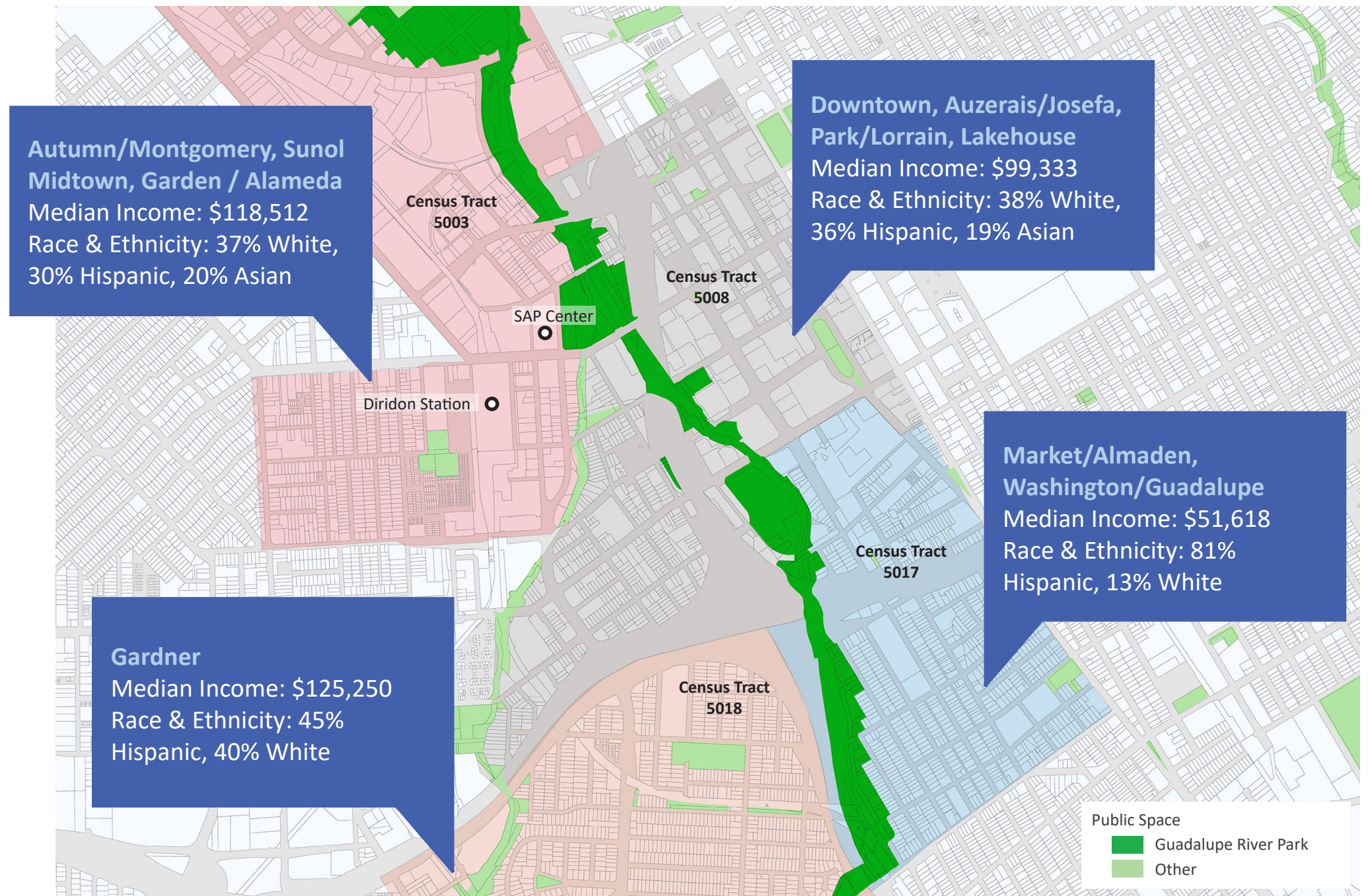
62% of the approximately 29 million SF of planned unbuilt development in the next decade is located within 5-min walk from the Park.

The Park's existing constituents also come from diverse neighborhoods that reflect San José's demographic and socioeconomic heterogeneity.

People of color make up San José's majority. Citywide statistics:

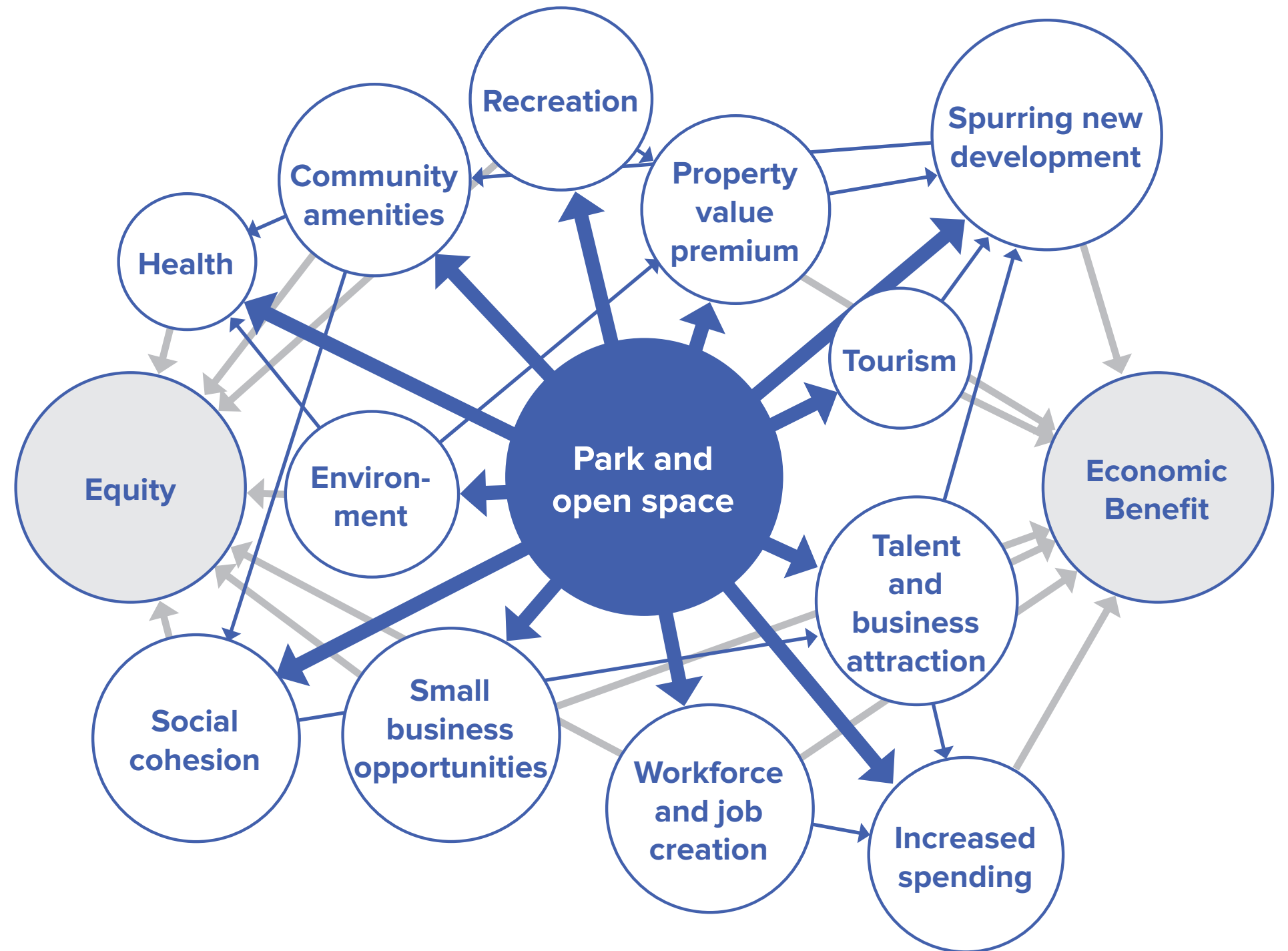


Demographic and socioeconomic composition of neighborhoods surrounding the Park:



The futures of Guadalupe River Park and of Downtown San José are intertwined. Improvements in the Park and the broader Downtown should support public benefits and equitable reinvestments.

A revitalized Park in the growing urban center can potentially shape more vibrant, equitable, and resilient places of choice for all people.



To revitalize Guadalupe River Park and create a signature public space of which all communities can be proud, parks operator and their partners should continue to build capacity, secure necessary resources, and pursue effective collaborations.

To revitalize the Park, governance and stewardship should focus on four core principles.



Coordination



Integration



Equity



Funding

Coordination

Gap Analysis & Goal Setting

	Current Conditions	Goal/Target KPI
Parkland O&M	<input type="text"/>	<input type="text"/>
Programming	<input type="text"/>	<input type="text"/>
Advocacy	<input type="text"/>	<input type="text"/>
Safety	<input type="text"/>	<input type="text"/>
Encampment	<input type="text"/>	<input type="text"/>
Creek Cleanup	<input type="text"/>	<input type="text"/>
Capital Repair (Minor)	<input type="text"/>	<input type="text"/>
Capital Repair (Major)	<input type="text"/>	<input type="text"/>
Volunteer Mgmt	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>

Organizational Audit

For each entity potentially involved in the Park's services, evaluate the following:

1—○—10 Expertise:

1—○—10 Funding:

1—○—10 Staffing:

1—○—10 Authority:

1—○—10 Other Resources:

Roles and Responsibility Assignment

HYPOTHETICAL SCENARIOS

	GRPC	City of SJ	Valley Water	3rd Party
Near-Term				
Parkland O&M		<input type="checkbox"/>		<input type="checkbox"/>
Programming	<input type="checkbox"/>			
Advocacy	<input type="checkbox"/>			
Safety		<input type="checkbox"/>		<input type="checkbox"/>
Encampment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creek Cleanup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capital Repair (Minor)				<input type="checkbox"/>
Capital Repair (Major)		<input type="checkbox"/>		
Volunteer Mgmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Long-Term				
Parkland O&M	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Programming	<input type="checkbox"/>			
Advocacy	<input type="checkbox"/>			
Safety	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Encampment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creek Cleanup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capital Repair (Minor)	<input type="checkbox"/>			<input type="checkbox"/>
Capital Repair (Major)		<input type="checkbox"/>		
Volunteer Mgmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Codified Partnerships

Ensuring follow-throughs and resource from all partners and allowing for flexibility

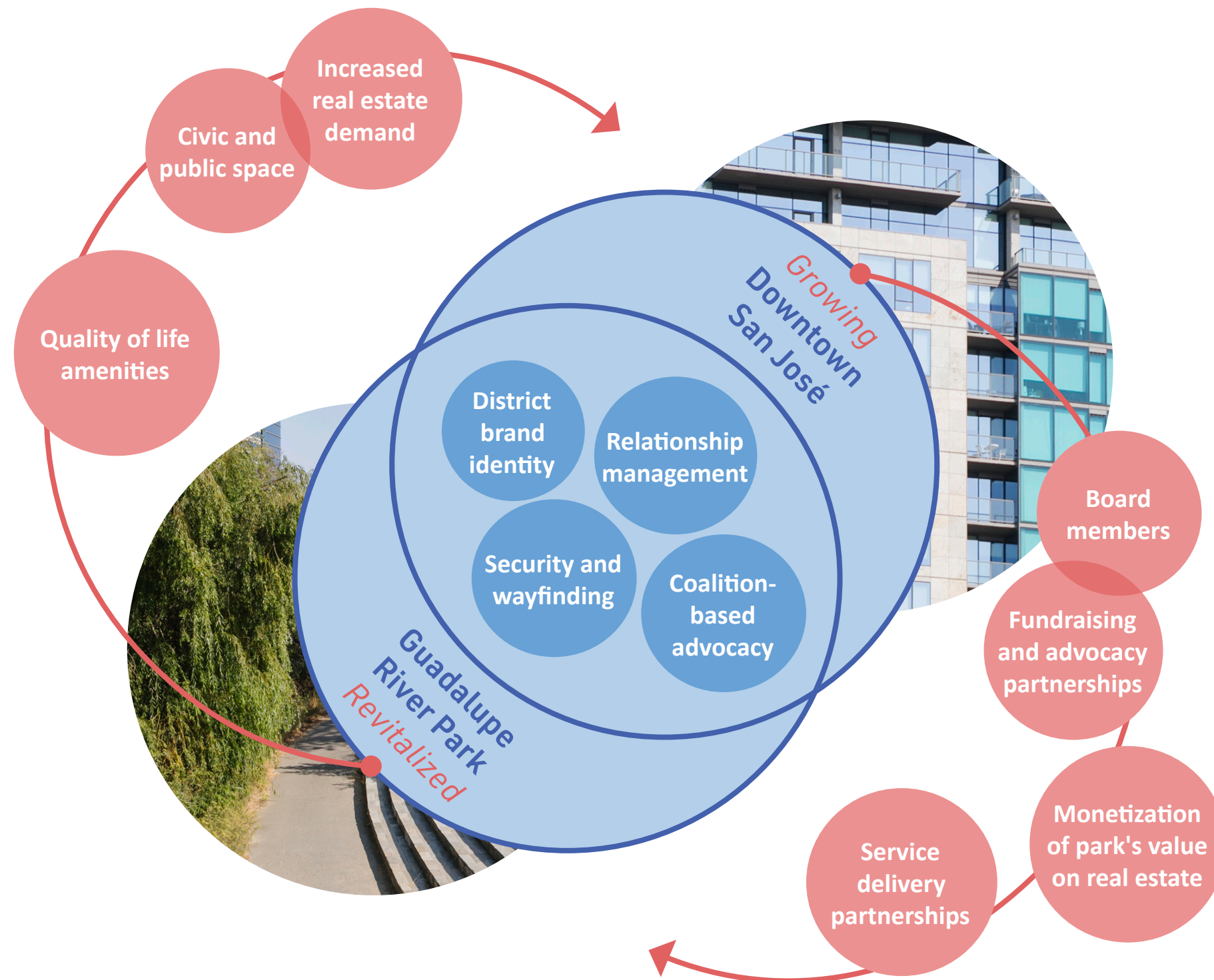
MOU Partnership Agreement Contract

Grow capacity and funding over time

Create a clear roadmap for relevant parties to take on different responsibilities of park services based on expertise, available resources, funding, and capabilities. Grow the capacity of park management over time. Design a realistic framework consisting of near-term and long-term arrangements for effective coordination and collaboration.

Integration

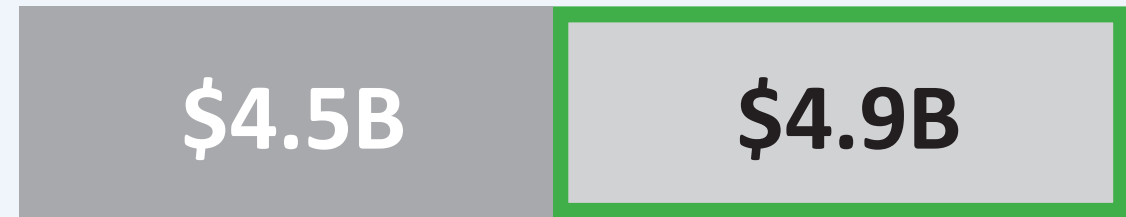
Leverage the growth of Downtown for the betterment of the Park, integrate the Park to the broader Downtown ecosystem, and cultivate enduring partnerships with major stakeholders to expand the resource pool.



Estimated Assessment Value (Baseline Aggregate) in the Study Area

Located **Outside of 1/4 Mile**
from Guadalupe River Park

Located **Within 1/4 Mile**
from Guadalupe River Park

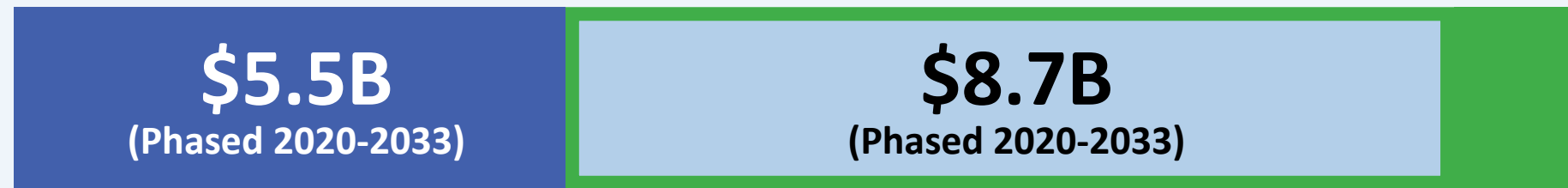


Existing Private Properties

Park Premium

Estimated Net New Increase in
Assessed Value Attributed to a Well-
Designed, Well-Maintained Park

\$68M



Planned Unbuilt Development*

\$1.3B



Additional Potential Development in the Future*
Beyond Planned Unbuilt Development

\$0.7B

In the broader downtown, economic benefits and equity goals can be integrated.

A revitalized Guadalupe River Park creates additional real estate value. If captured, the additional value presents the opportunity to achieve greater equity objectives by creating new sources of funding for better access to open space, housing, and economic opportunities.

Equity



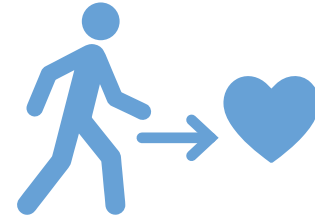
Affordability

Proactive measures to prevent displacement and gentrification increase community buy-in and support for park revitalization.



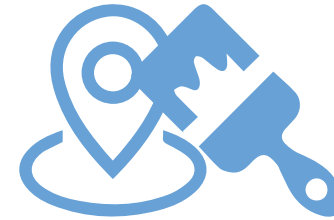
Co-Existence

Park stakeholders should directly engage underhoused populations to set the tone for coexistence and create inclusive opportunities for park revitalization programs.



Access

How communities access the park and where the park meets the city should be designed and programmed through robust community engagement.



Art, Design, Space

Thoughtful design features within the park can create spaces for diverse communities to gather, build social cohesion, allow for peaceful assembly, and support local art and cultural initiatives.

Plan, build, and operate an equitable downtown district anchored by Guadalupe River Park. With contribution by all partners and study of potential value capture mechanisms, continue to build equity into the heart of the Park and the city's future.



Programming

Regular programming and special events can increase visitorship, bring different communities together, and intentionally foster diversity, equity, and inclusion in parks.



Small Businesses

Equitable park planning and development should incorporate small businesses and help community entrepreneurs to thrive.



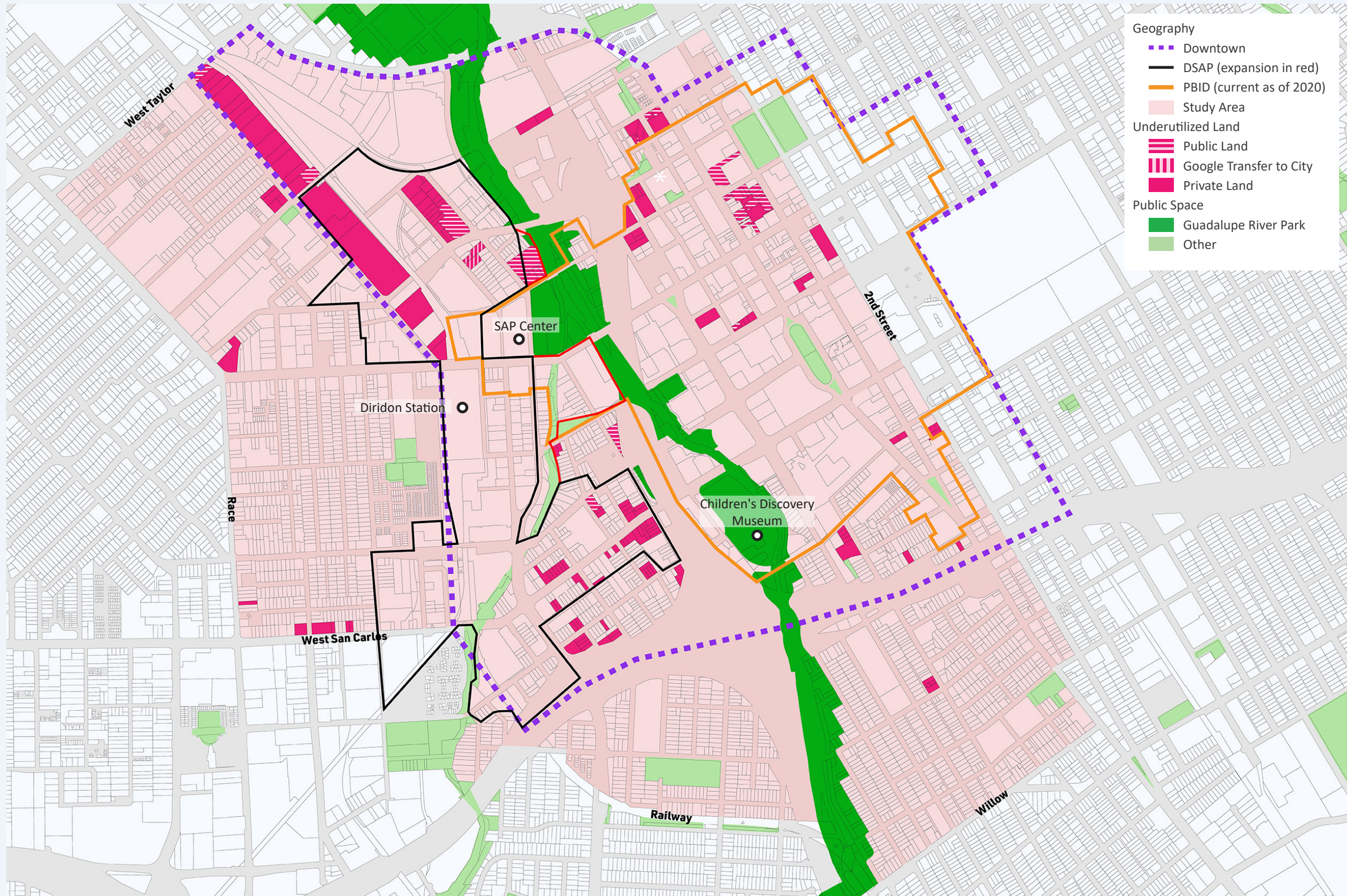
Youth Development

Youth employment and education in parks, particularly those focused on green initiatives, can help enhance community cohesion and inclusion.



Volunteerism

Volunteerism and equitable donation systems give communities a sense of ownership and help park managers meet operation goals.



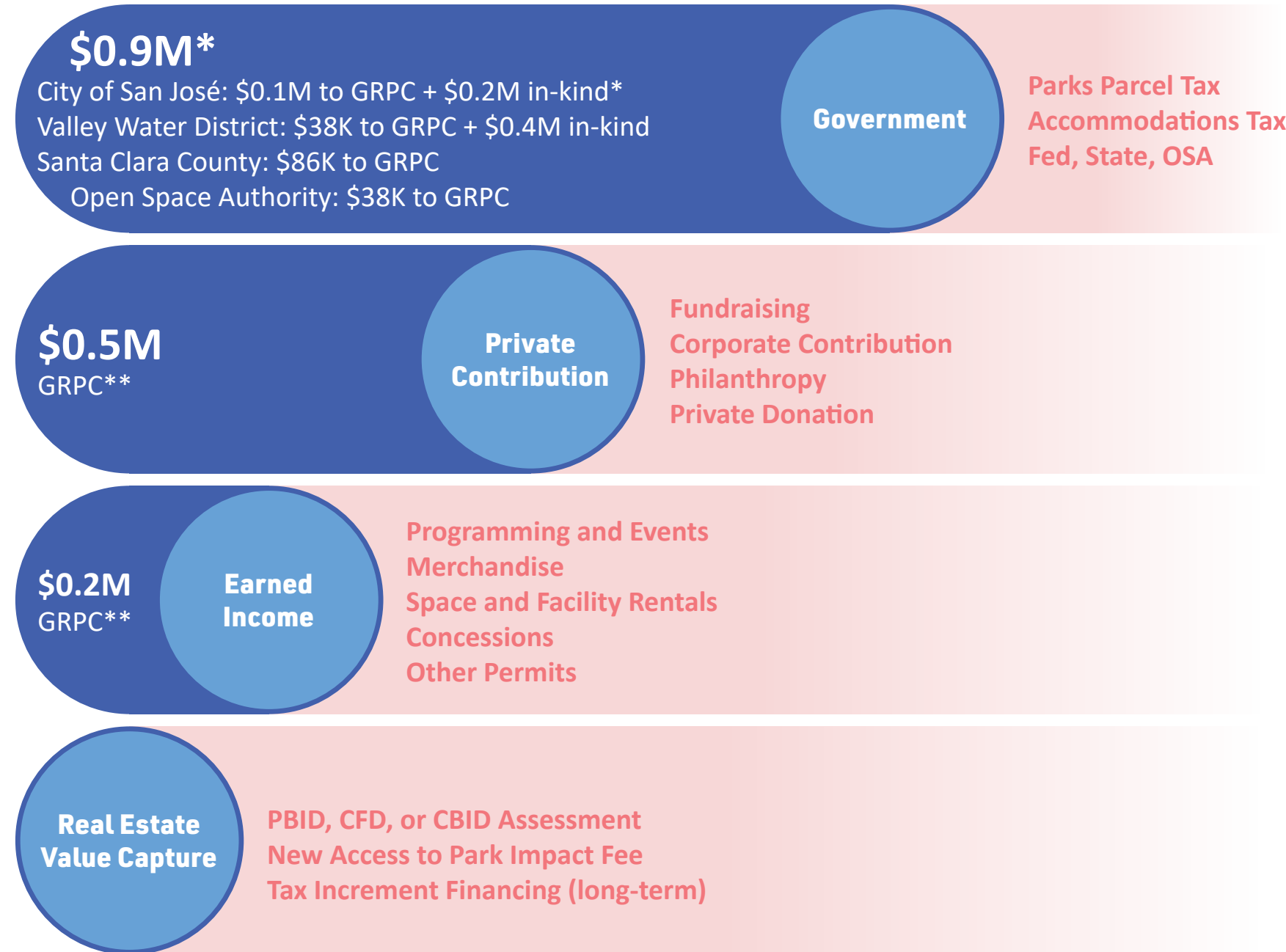
Underutilized parcels proximate to the Park, especially those owned by government agencies, offer opportunities for district-wide equitable planning and community infrastructure development.

Potential opportunities, to be further studied, include affordable housing, Community Land Trust, small business incubator and leases, and arts and cultural amenities.

Funding


Estimated existing funding
for services in the Study Area (per year)

Potential sources
of new funding in the future



For greater equity and access, secure sufficient funding by increasing diverse revenue streams over time for Guadalupe River Park’s maintenance, operations, programming, and advocacy. Study short-term and long-term strategies.

*City's in-kind contribution includes park maintenance. It does not include other activities such as encampment abatement, trail management, and capital projects.
**Conservancy income is based on 2019 Annual Report.

A scenic view of a paved path in a park. The path is paved and runs through a lush area with many trees and tall grasses. A person is riding a bicycle on the path. In the background, there are modern buildings visible through the trees. The sky is clear and bright.

Guadalupe River Park has the potential to be a driver for equity and economic growth in San Jose's growing Downtown. To create a more prosperous river park, it is imperative for the Park's stewards and Downtown stakeholders to collaborate and invest in its revitalization.

REWILDING THE GUADALUPE RIVER

Multi-Beneficial Integrated Watershed Management at the Guadalupe River Park and Beyond

August 2021

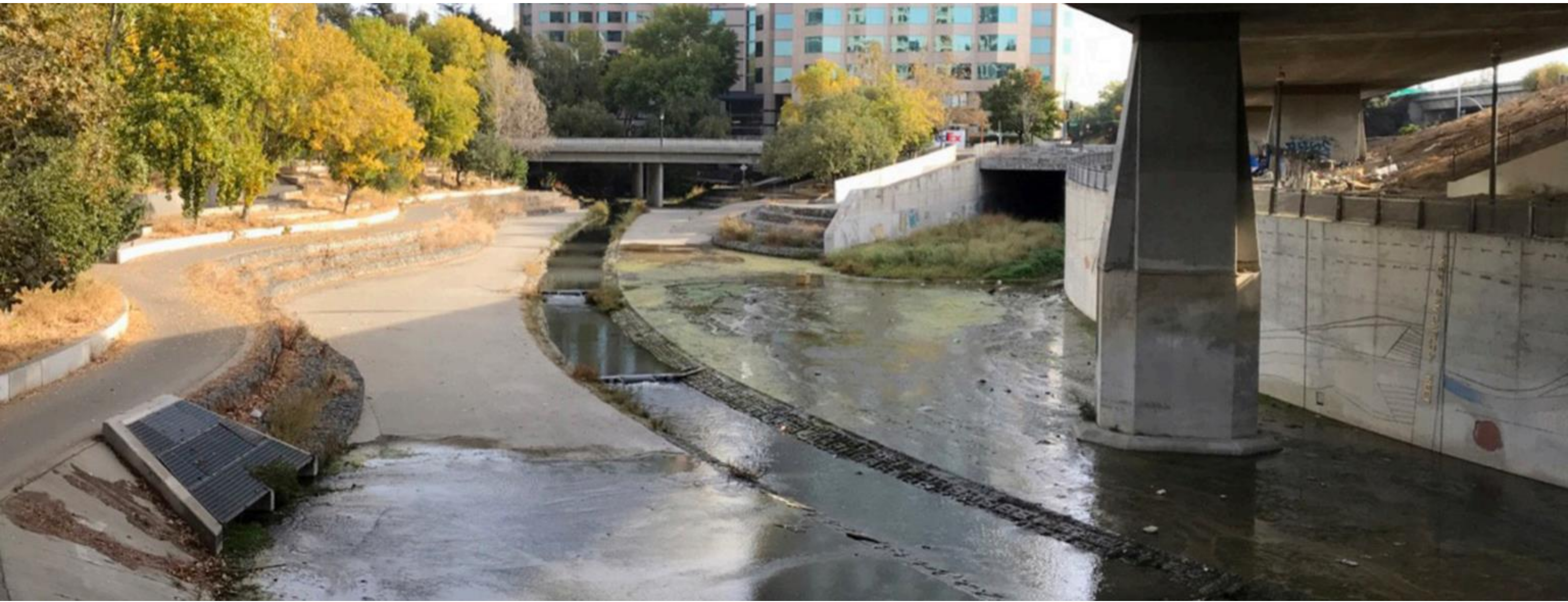




Figure 1: The Guadalupe River Watershed

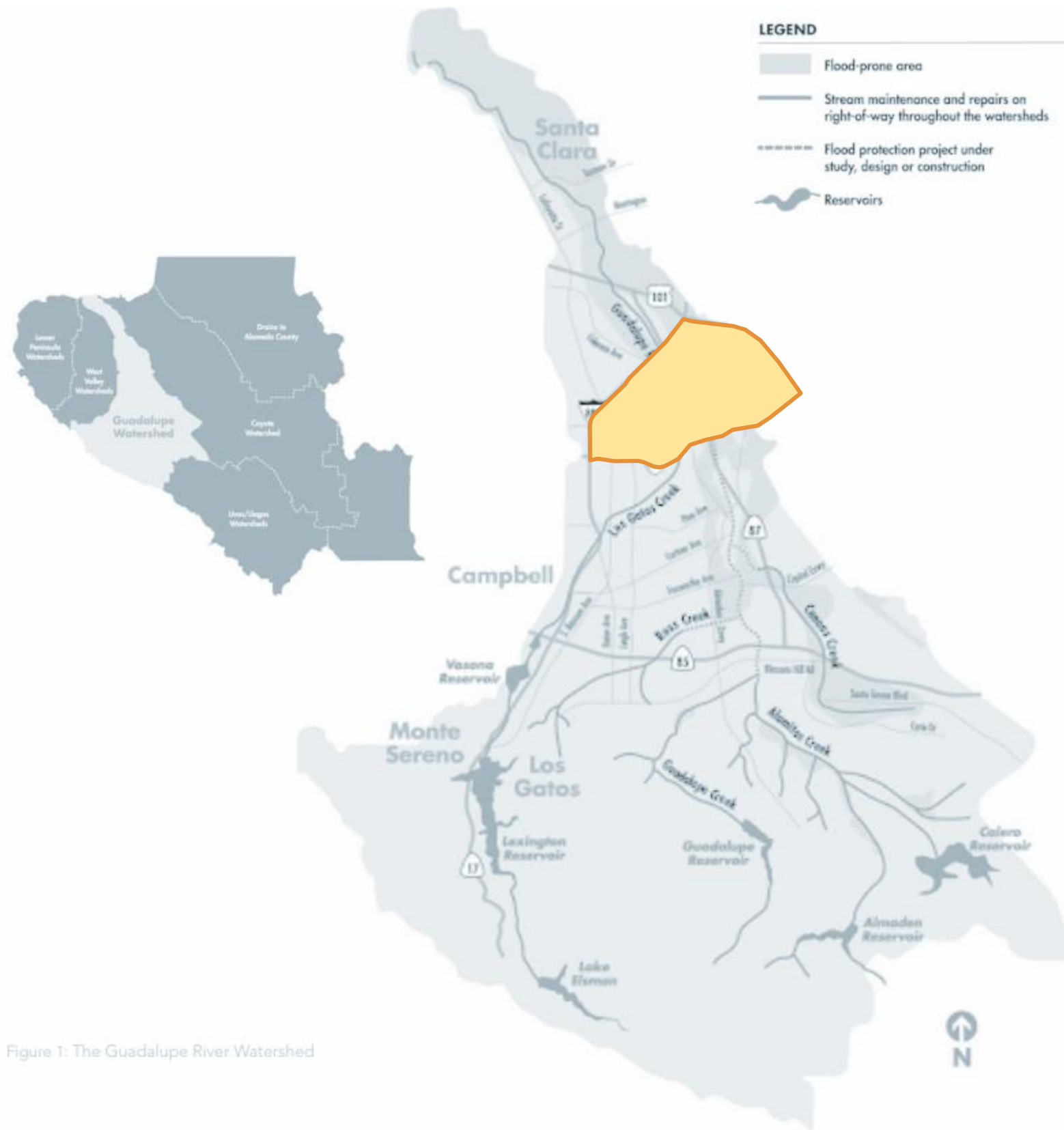


Figure 1: The Guadalupe River Watershed

San Jose and the Guadalupe River

The river ecosystem offers the potential for a productive natural ecosystem that can enhance sense of place and benefit the people of San José in measurable ways.

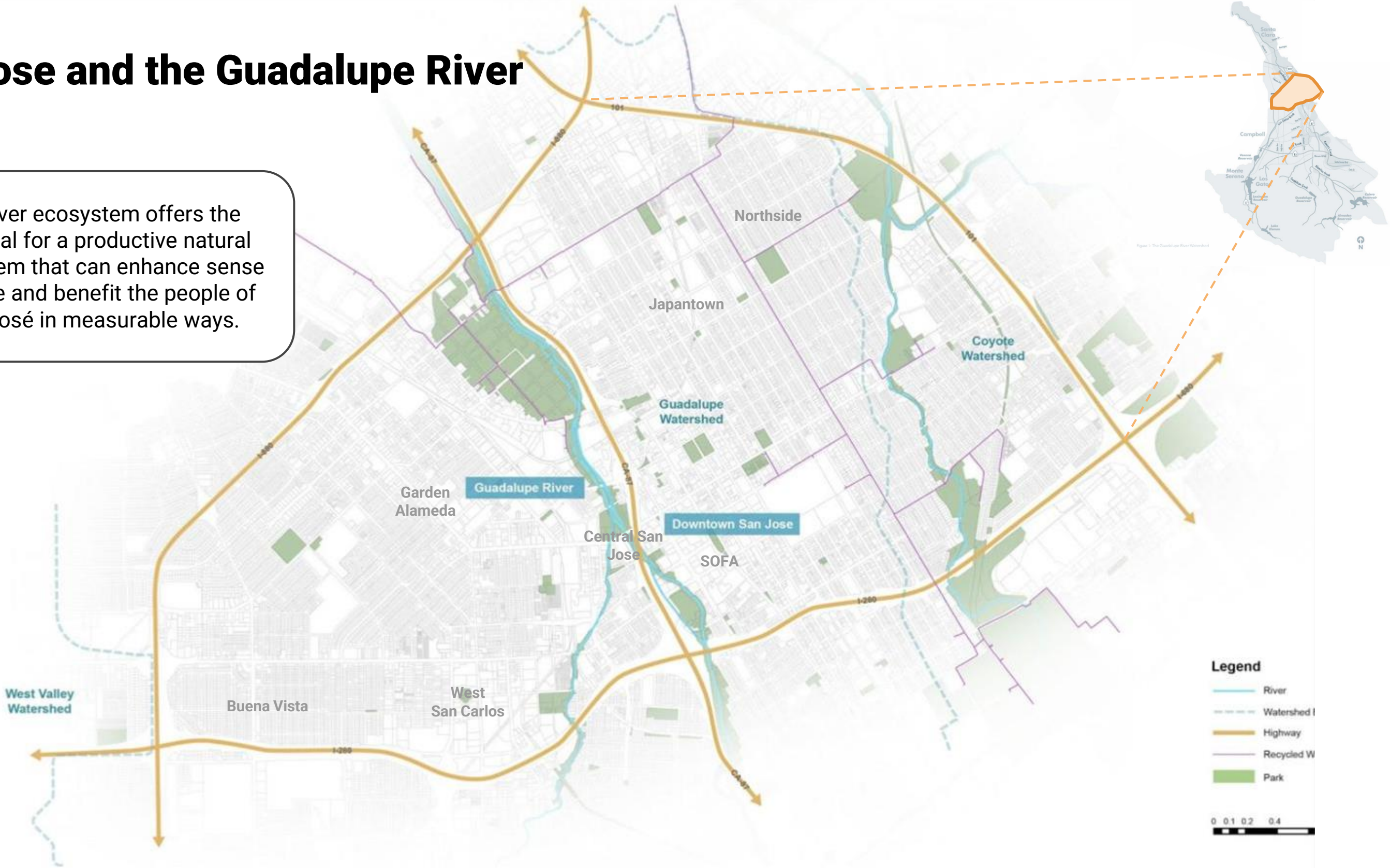


Figure 1: The Guadalupe River Watershed

Flooding

Significant efforts over the past several decades have successfully ensured the Guadalupe River rarely floods in downtown San Jose.

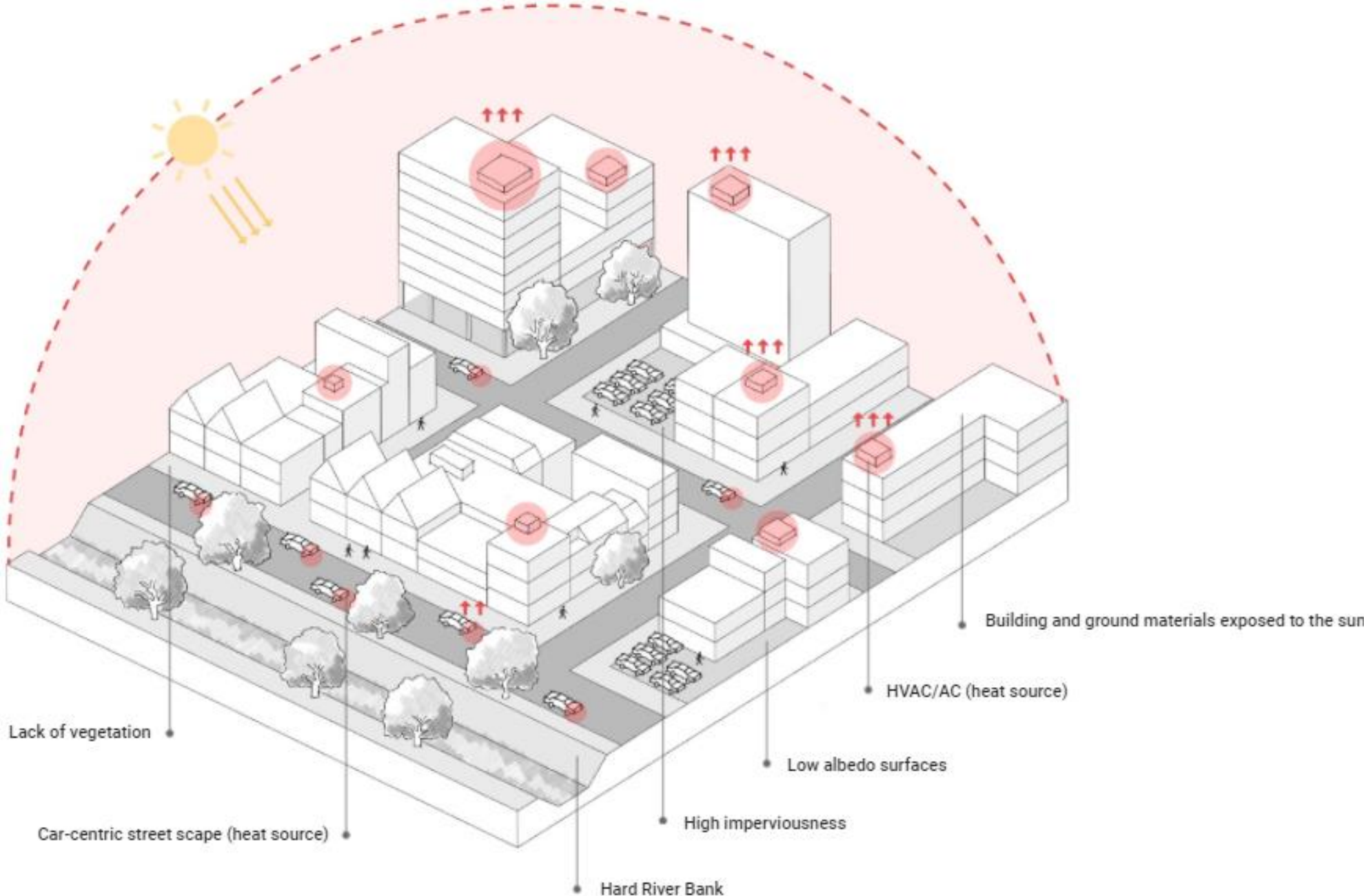


Surface Temperature

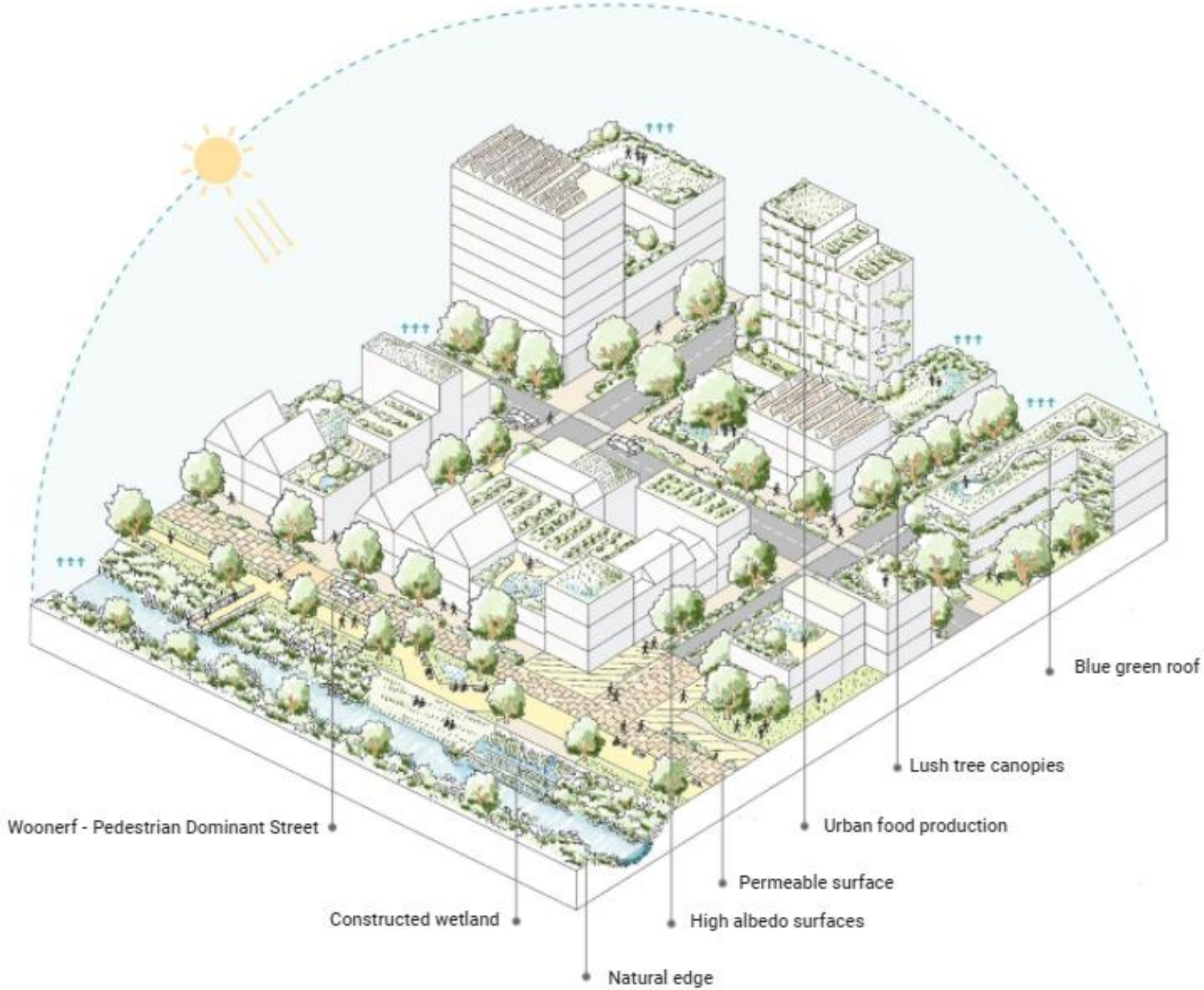
During the summer months, there has been an increase of 1-3°F in average monthly temperature for San José, relative to measurements taken 50 years ago.



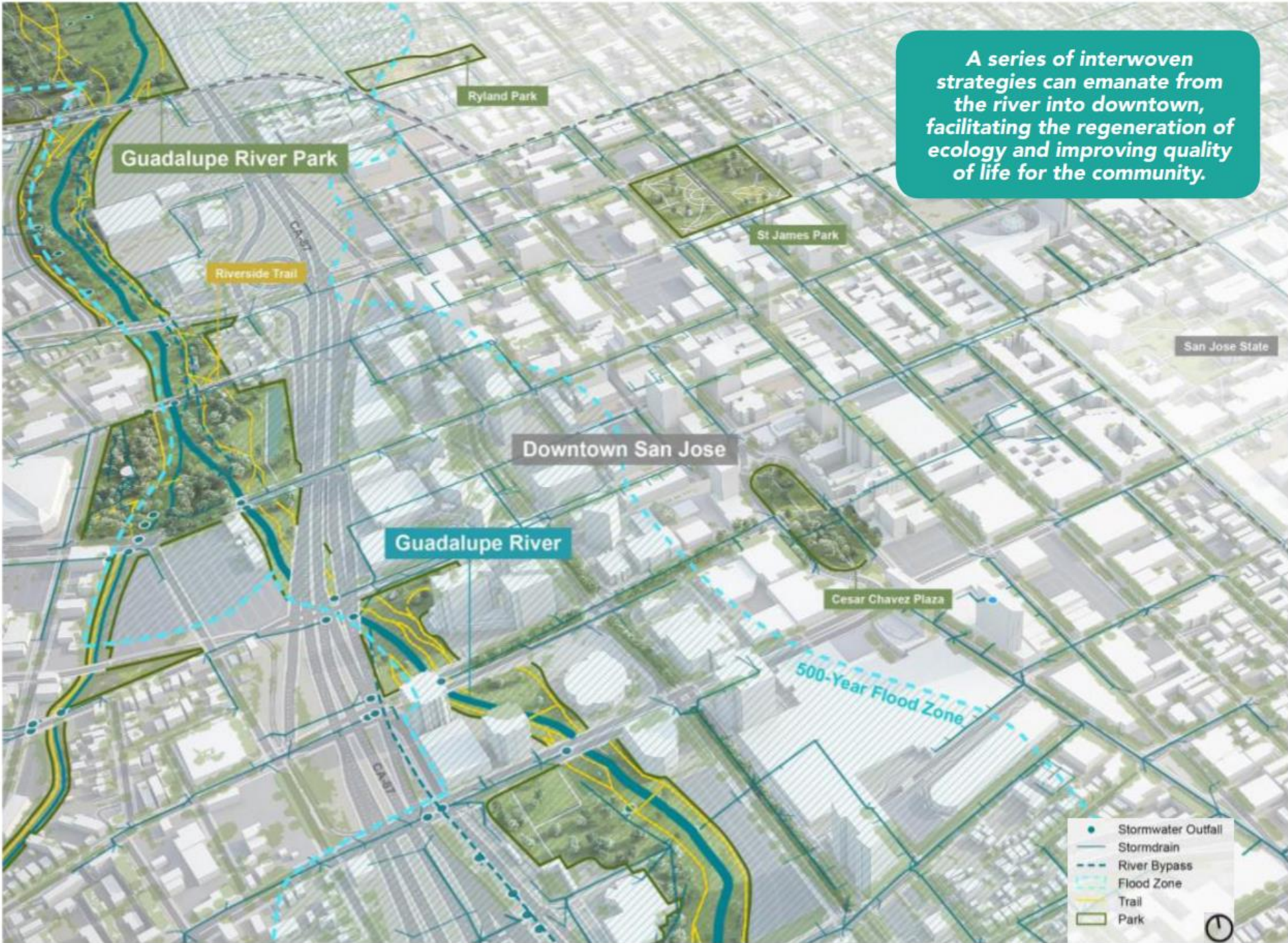
UHI - Challenge



UHI - Opportunity

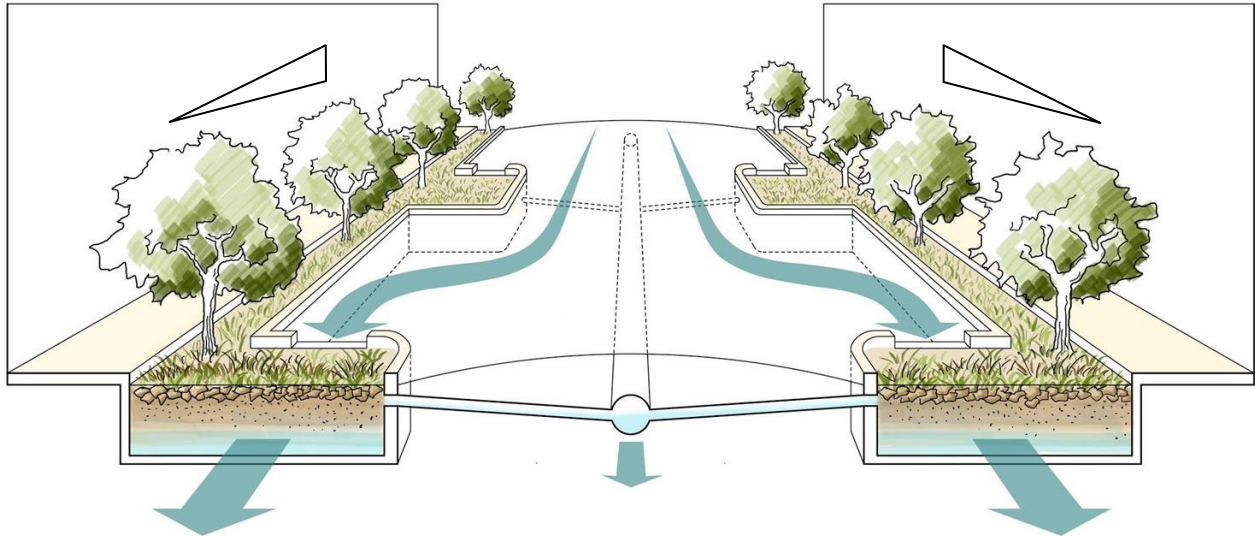


Envisioning a Bluegreen San Jose

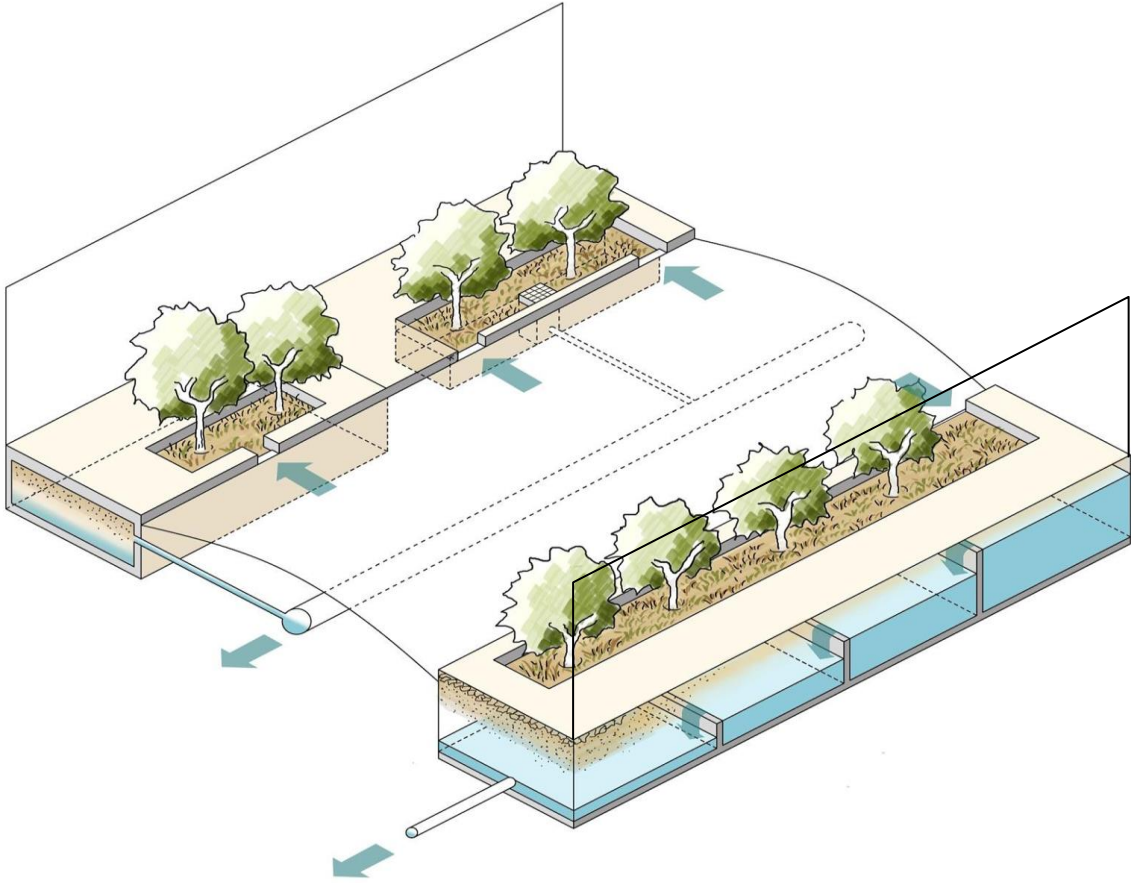


Improving Stormwater and Flood Management

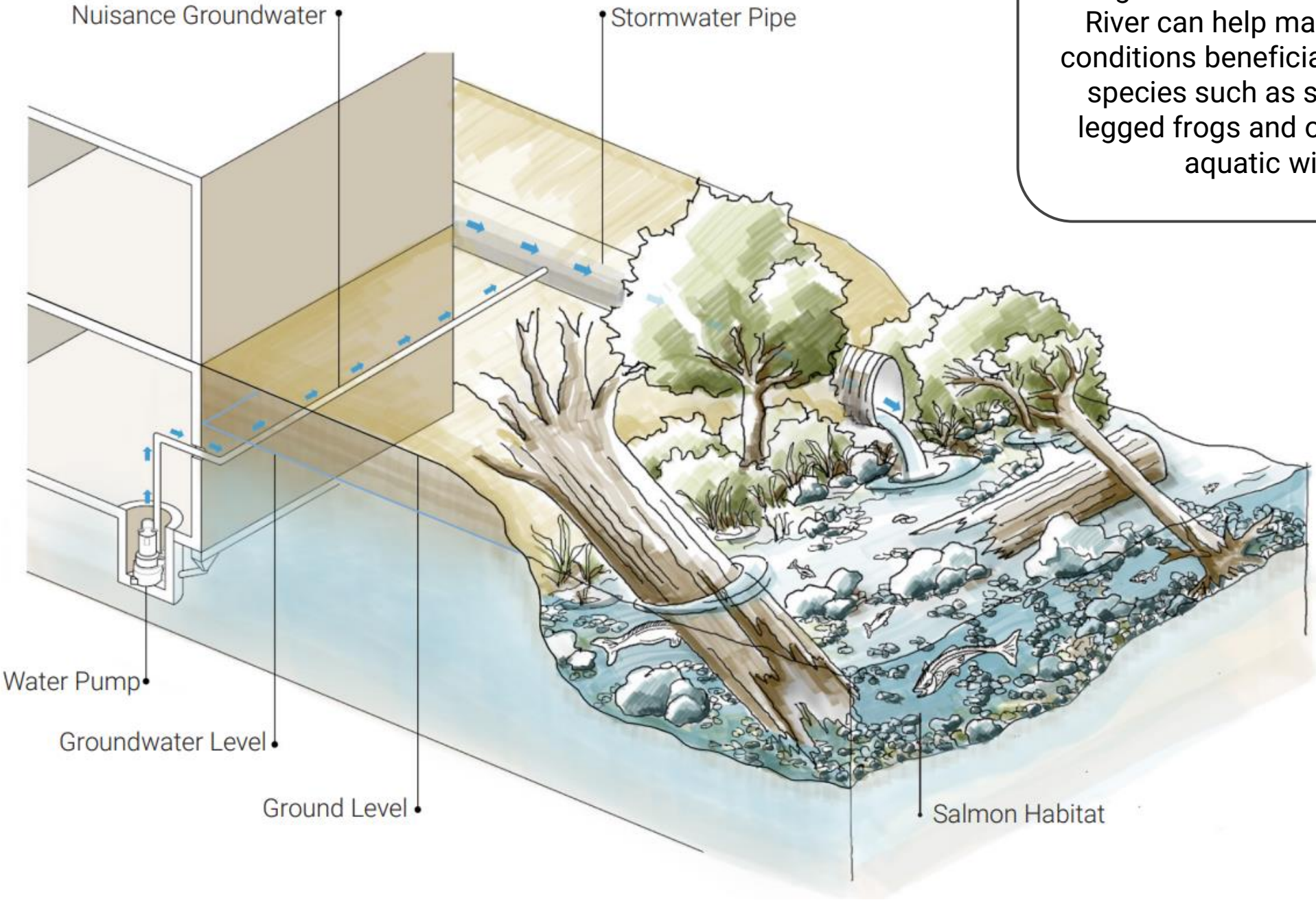
Sub-Grade Soil - Stormwater Conveyance



Sub-Grade Soil - Stormwater Capture and Detention

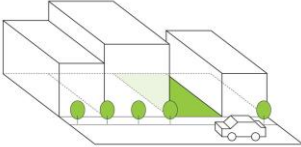


Nuisance Groundwater Discharge



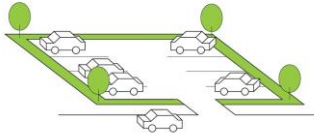
Implementing base flow augmentation in the Guadalupe River can help maintain stream conditions beneficial to threatened species such as steelhead, red legged frogs and other sensitive aquatic wildlife.

Underutilized Spaces



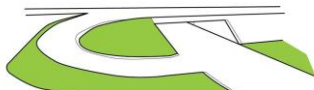
Underdeveloped Lots

140 lots
2,582,378.9 sqft
59.28 acres



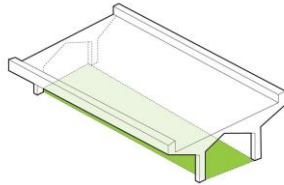
Parking lots

244 lots
7,539,028.0 sqft
173.07 acres



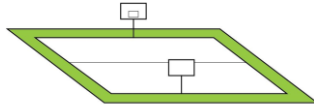
Interstitial Green Spaces

32 lots
1,158,334.5 sqft
26.59 acres



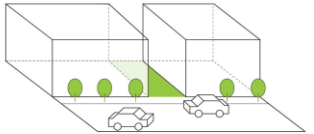
Underpasses

6 lots
1,042,410.7 sqft
23.9 acres



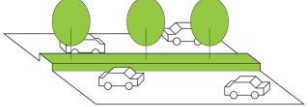
Recreational Green Spaces

36 lots
2,376,259.8 sqft
54.55 acres



Alleys

11 lots
156,278.2 sqft
3.58 acres



Roadway Medians

29 lots
678,360.0 sqft
15.57 acres

STRATEGIES

These strategies integrate key elements that target benefits associated with ecology, hydrology, and society which as a whole will not only propel San José forward as a blue-green leader and example of environmental stewardship, but also will catalyze and reorient the city culturally towards a thriving Guadalupe River.

Some of the more tangible and visible strategies evaluated are identified here and on the following pages.

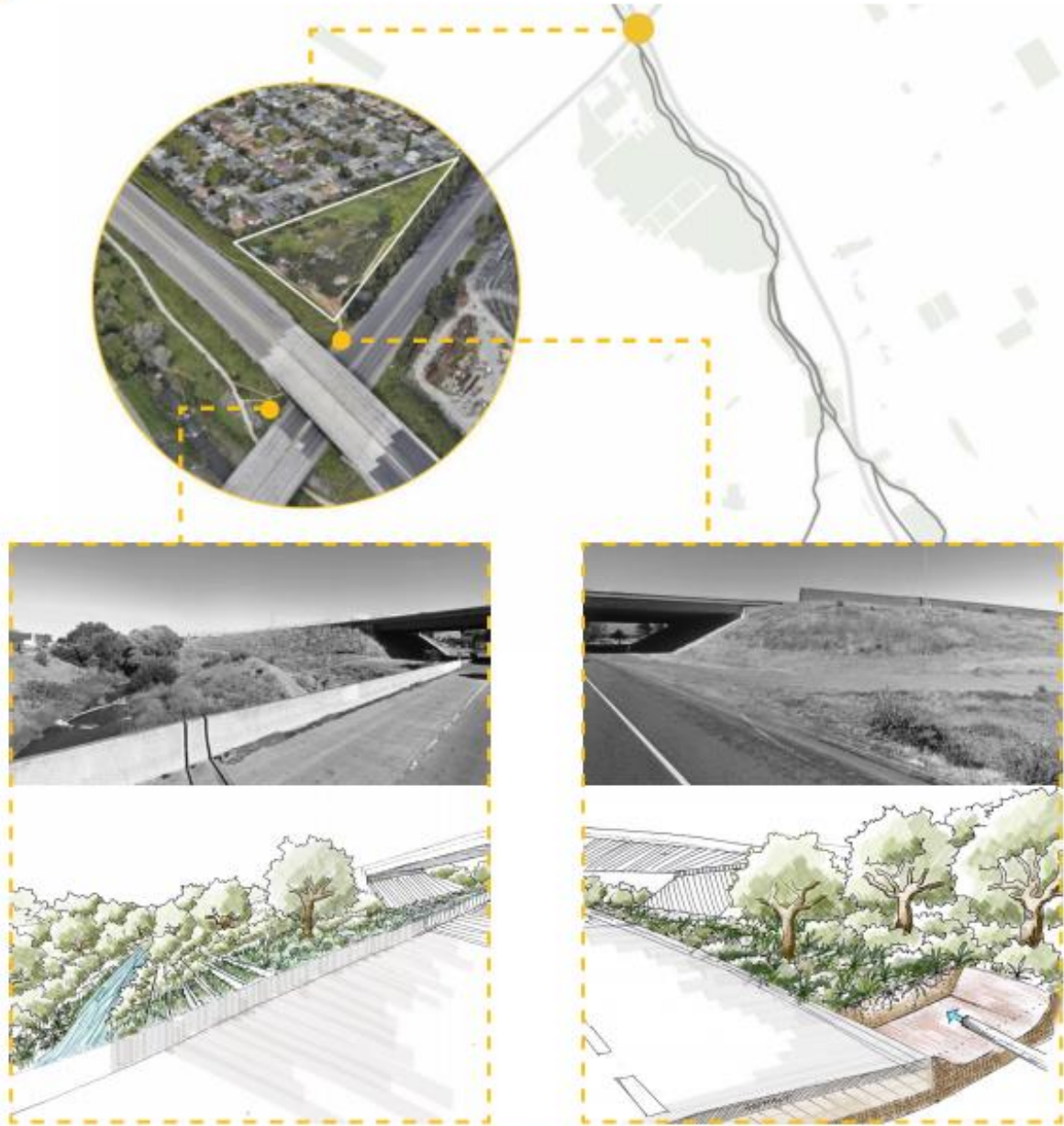
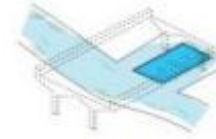
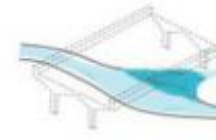


Figure 11: Underpass being utilized for constructed wetlands and stream flow augmentation.

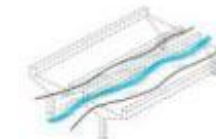
FLOOD MANAGEMENT



Floodable Open Space



Constructed Wetlands



Stormwater Conveyance

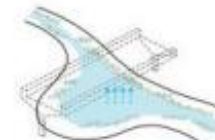


Stormwater Detention

ECOLOGY



Groundwater Replenishment



Evapotranspiration & Cooling



Ecology Corridor



Canopy Connectivity

COMMUNITY & RECREATION



Gallery Space



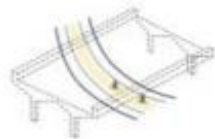
Skate Park



Open-Air Market



Playground



Bike Path

STRATEGIES

STRATEGY MATRIX

The provided matrix qualitatively lays out the capital, operations, and maintenance costs for a variety of strategies. In addition, it provides an evaluation of difficulty in implementing factors such as permitting, engineering, ease of construction, funding, and environmental mitigation.

	STRATEGIES	COST UNIT	CAPITAL COST	OPERATIONS & MAINTENANCE COST	COMPLEXITY <i>Planning /engineering /environmental analysis / permitting / ease of construction / community support</i>	FUNDING MECHANISM <i>Public / Public Private / Private</i>	ENVIRONMENTAL MITIGATION
FLOOD MITIGATION							
PRIORITY 1	Adaptive Channel Management	River Mile Treated	LOW	MEDIUM	MEDIUM	Public	LOW
	Earthen Berm / Levee	River Mile Treated	HIGH	LOW	MEDIUM-HIGH	Public - Built in Public ROW	HIGH
PRIORITY 2	Floodway Enhancement / Widening	River Mile Treated	HIGH	LOW	HIGH	Public - Built in Public ROW	HIGH
	Buildings on Podium	River Mile Treated	MEDIUM-HIGH	LOW	MEDIUM-HIGH	Public-Private / Private	LOW
PRIORITY 3	Floodwalls (Static)	River Mile Treated	HIGH	MEDIUM	HIGH	Public - Built in Public ROW	MEDIUM
	Floodwalls (Deployable)	River Mile Treated	HIGH	MEDIUM	MEDIUM-HIGH	Public - Built in Public ROW	LOW-MEDIUM
	Elevated Roadway / Berm	River Mile Treated	HIGH	LOW	MEDIUM-HIGH	Public - Built in Public ROW	MEDIUM
ECOLOGICAL ENHANCEMENT							
PRIORITY 1	G.I. Conveyance: Bioswale / Tree Well	Acres Treated	LOW	LOW	LOW-MEDIUM	All Three Sectors	LOW
	G.I. Capture & Detention: Bioswale / Tree Well	Acres Treated	LOW	LOW	LOW-MEDIUM	All Three Sectors	LOW
	Green Streets / Green Parking Lots	Acres Treated	MEDIUM-HIGH	LOW	MEDIUM	All Three Sectors	LOW
	Base Flow Augmentation: Collected Stormwater	Cubic CFS Increase	MEDIUM	MEDIUM	LOW	All Three Sectors	LOW
PRIORITY 2	Expanding Riparian Corridor	Acres Treated	MEDIUM	LOW	MEDIUM	All Three Sectors	LOW
	Base Flow Augmentation: Nuisance Groundwater	Cubic CFS Increase	MEDIUM	LOW	MEDIUM	All Three Sectors	LOW* <i>*Dependent on groundwater quality</i>
PRIORITY 3	Base Flow Augmentation: Recycled Water	Cubic CFS Increase	HIGH	MEDIUM	HIGH	All Three Sectors	MEDIUM

STRATEGIES

ENHANCING THE RIVER ECOLOGY

By focusing on the riparian ecosystem along the Guadalupe River, it is possible to modulate stream flow volumes, create an opportunity to revitalize native flora and fauna along the river, and enhance the city's resilience against climate change.



SHAPING A SPATIAL DYNAMIC BETWEEN COMMUNITY AND ECOLOGY

In an effort to improve community resources by creating recreational environments that are inviting to all demographics, while enhancing infrastructure performance and the quality of the ecological environment, it is important to identify human/wildlife conflict areas; this may suggest areas designated for nature, and have only limited public access.

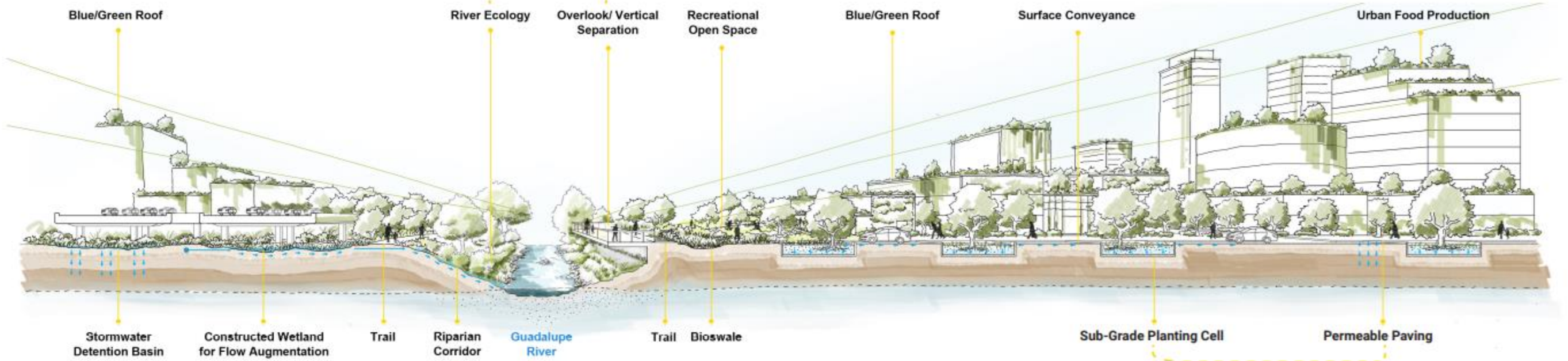


Figure 12: Envisioning a vegetated gradient emanating from the Guadalupe River. This visualization identifies the various proposed strategies that can be implemented along the Guadalupe River and into downtown San José.

EXPANDING ON THE RIPARIAN CORRIDOR SYSTEM

Expanding riparian vegetation outside the channel setback can provide connectivity visually and with regard to pedestrian and stormwater systems while meeting tree planting goals.



IMPROVING STORMWATER AND FLOOD MANAGEMENT

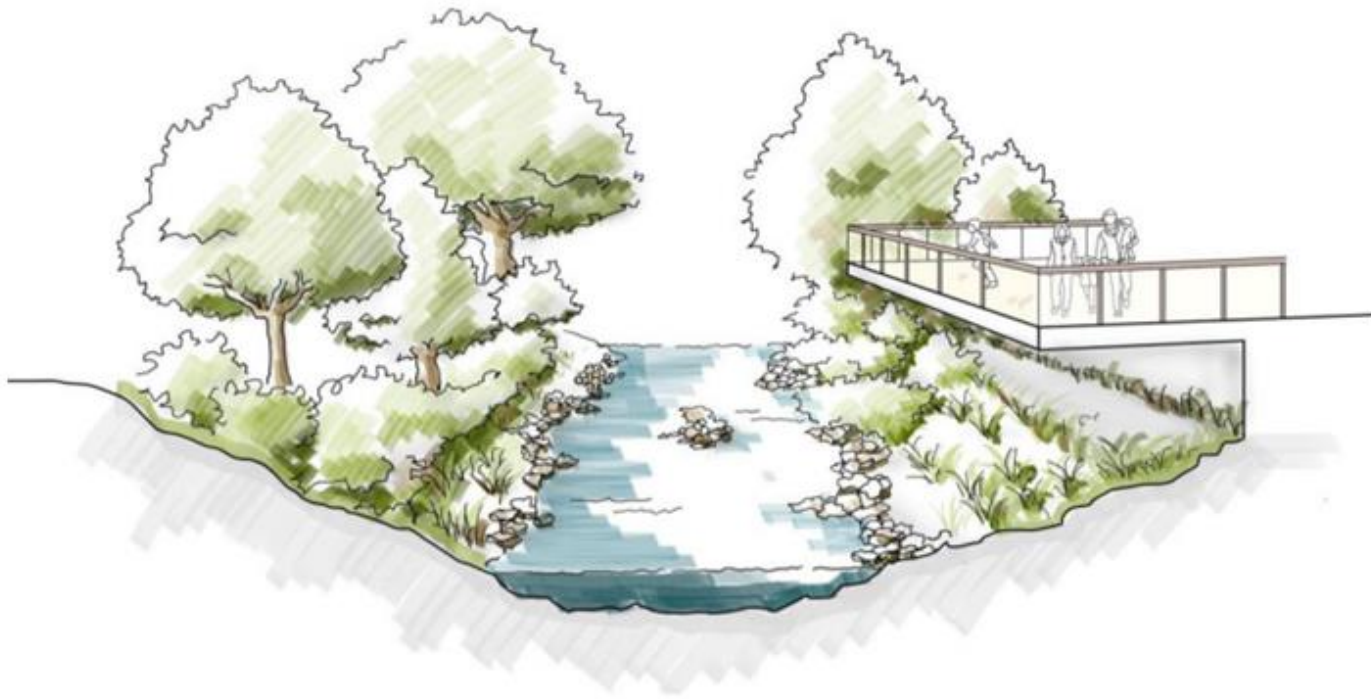
Introducing an urban riparian GSI system that reflects the Guadalupe River riparian corridor in select streets of downtown San José, creates opportunities to robustly address water quality and seasonal flow issues using bioretention and LID practices.



Shaping A Spatial Dynamic Between Community and Ecology

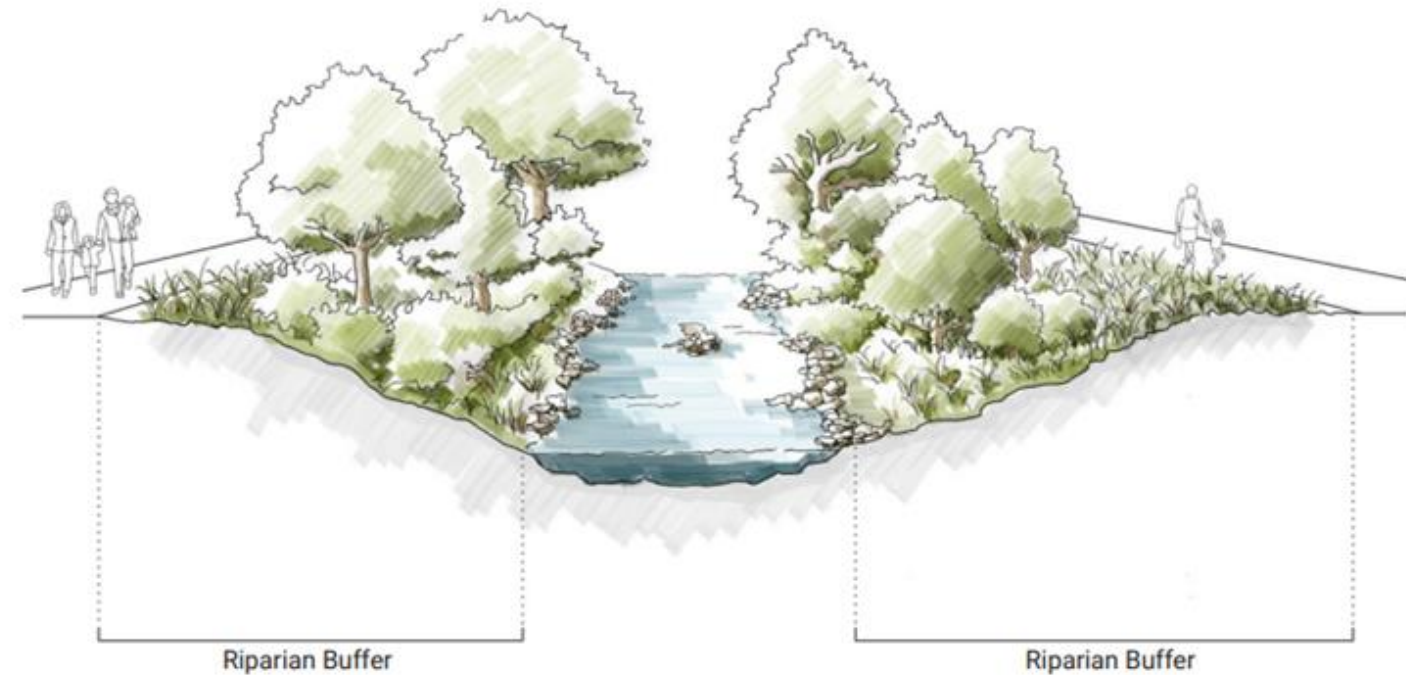
Vertical Separation

Identifying locations for overlooks and gathering spaces along the Guadalupe River, while simultaneously keeping a protective distance from the river ecosystem to allow for habitats to thrive. Overlook design will be conducive to nature but not provide shelter for unwanted occupants



Riparian Buffer Zones

Identifying locations for riparian buffers along the Guadalupe River trail system, to provide access to nature, but simultaneously provide a naturalized barrier from the river ecosystem.



“Rewilding” Guadalupe River Ecology

“Rewilding” to enhance riparian habitat quality and promote the health of native species in the Guadalupe River system should prioritize protecting and improving existing high quality areas and connectivity along the channel.



● Swallowtail Butterfly

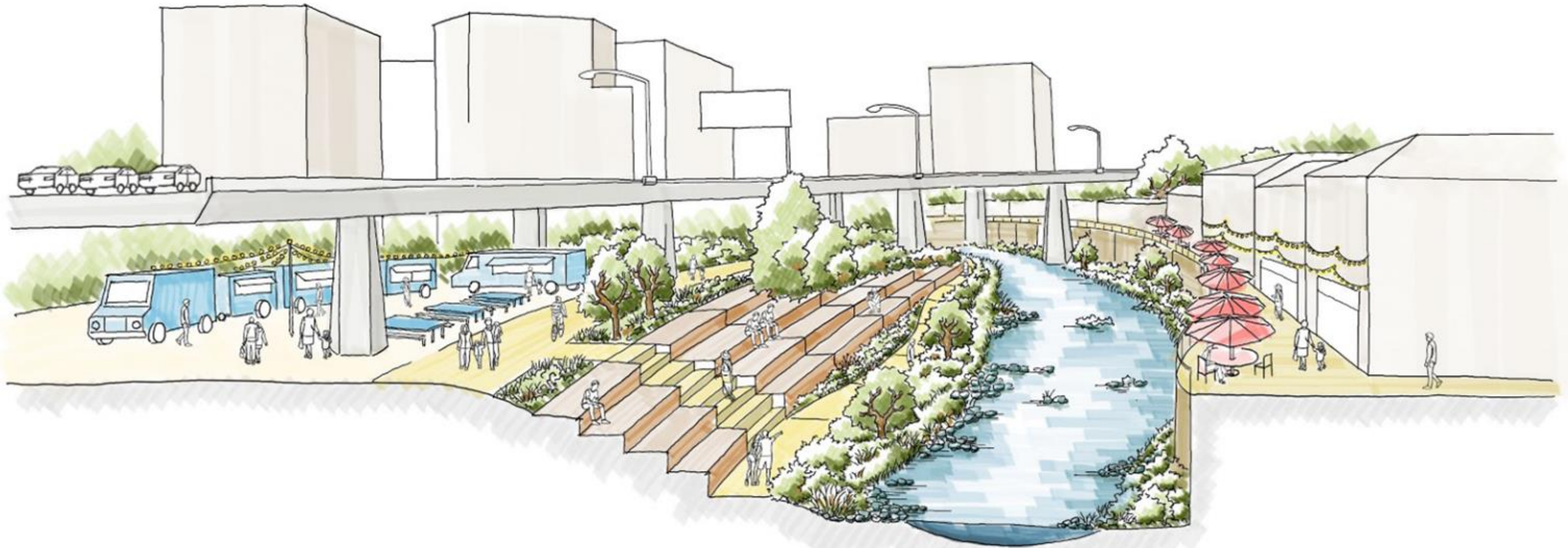
● Gray Fox

● North American River Otter

● Kingfisher

● California Golden Beaver

● Central California Coast Steelhead



Thank You