Wat Khmer Kampuchea Krom

A Khmer Buddhist Foundation

District 8 Community Roundtable
January 9, 2020

Wat Khmer
Kampuchea
Krom

Overview: Wat Khmer Kampuchea Krom

- **Introduction to the Khmer Krom community**

- **Goals of this presentation**
  - How will the site be used?
  - How intense will this usage be?
  - How will we address parking and traffic?
  - What size will the buildings be?
  - How will be govern ourselves?

Introduction: Wat Khmer Kampuchea Krom

The Buddhist Foundation is a nonprofit 501(c)(3) cultural center dedicated to the Khmer Krom community.

- **Background on Khmer Krom community**
  - History in Viet Nam/Cambodia
  - New home in San Jose
- **A small ethnic Cambodian minority community located in present day Vietnam that practices Theravada Buddhism**
- **Creating a space for our history, language, and culture to be preserved and passed on to future generations**
- **We would love to be welcomed**

Goals of this presentation

- We have engaged in forums with neighbors and we value the feedback this has given us
- We participated in the October 3 D8CRT meeting and are looking to close gaps in our communication:
  - Practices of the Temple
  - Amount and types of activities
  - Connections between uses and physical structures
- We have taken time since that meeting to review our design and we want to share our responses and updates with this group
- Focus on: uses/intensity of use, size/scale, parking/traffic, and governance

Land Use Compliance: Religious assembly uses

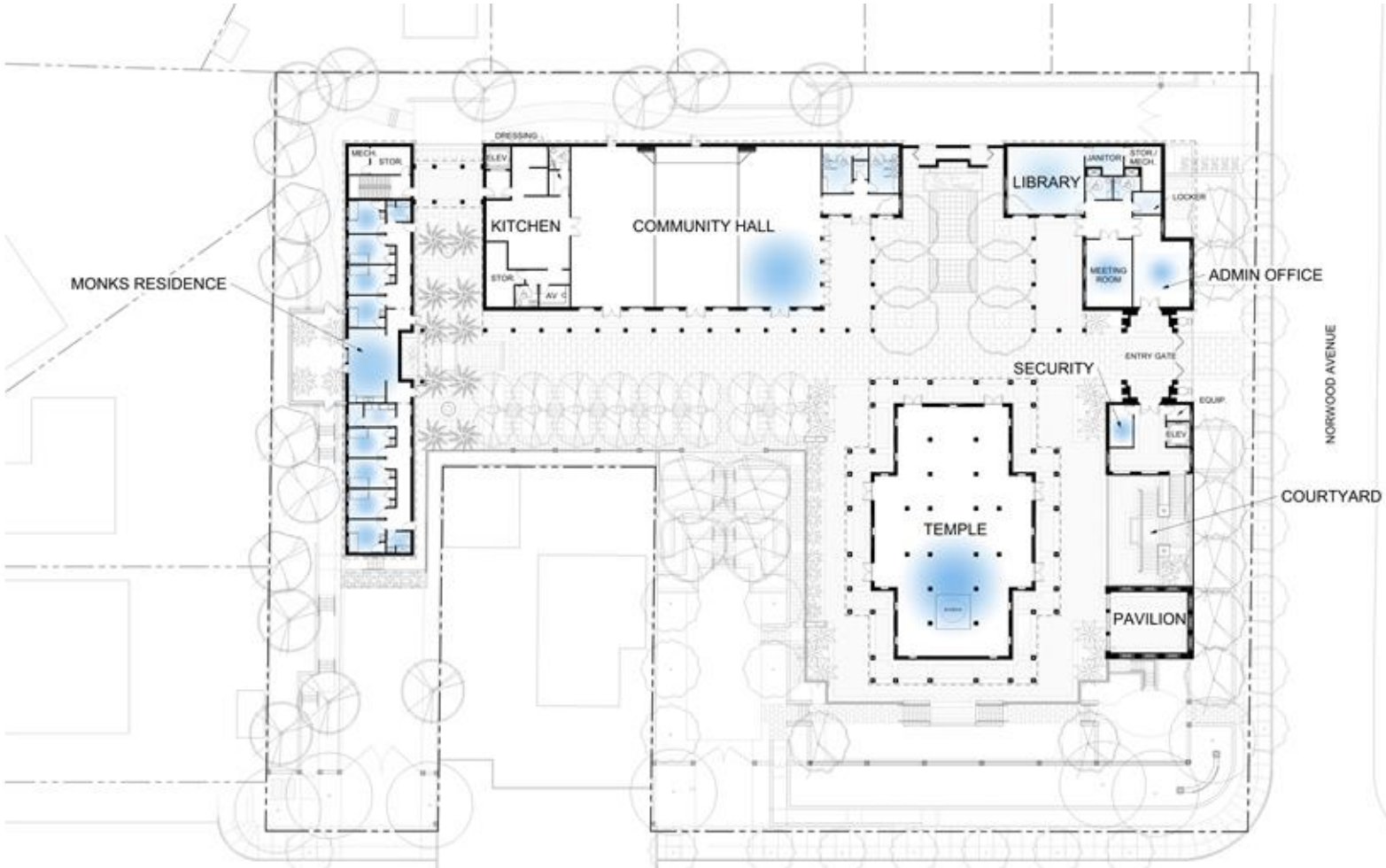
- Consistency with the Envision San Jose 2040 General Plan
  - Goal VN-5: provides "for the development of Private Community Gathering Facilities at locations within or near residential ... neighborhoods throughout the City to accommodate the social and cultural activities of the San Jose community."
- Consistency with the Zoning Ordinance
  - Project is within the R-1-5 zoning district and is a conditionally permitted church-religious assembly use
    - Complies with developmental standards
    - Exceeds public outreach (Council Policy 6-30)
    - Incorporates green building standards (Council Policy 6-32)
- The City will impose conditions for use of the site within our Conditional Use Permit (CUP)

How will the site be used?

- Daily residence for 8 monks
- Weekly gathering for services
- Occasional religious celebrations and private family events

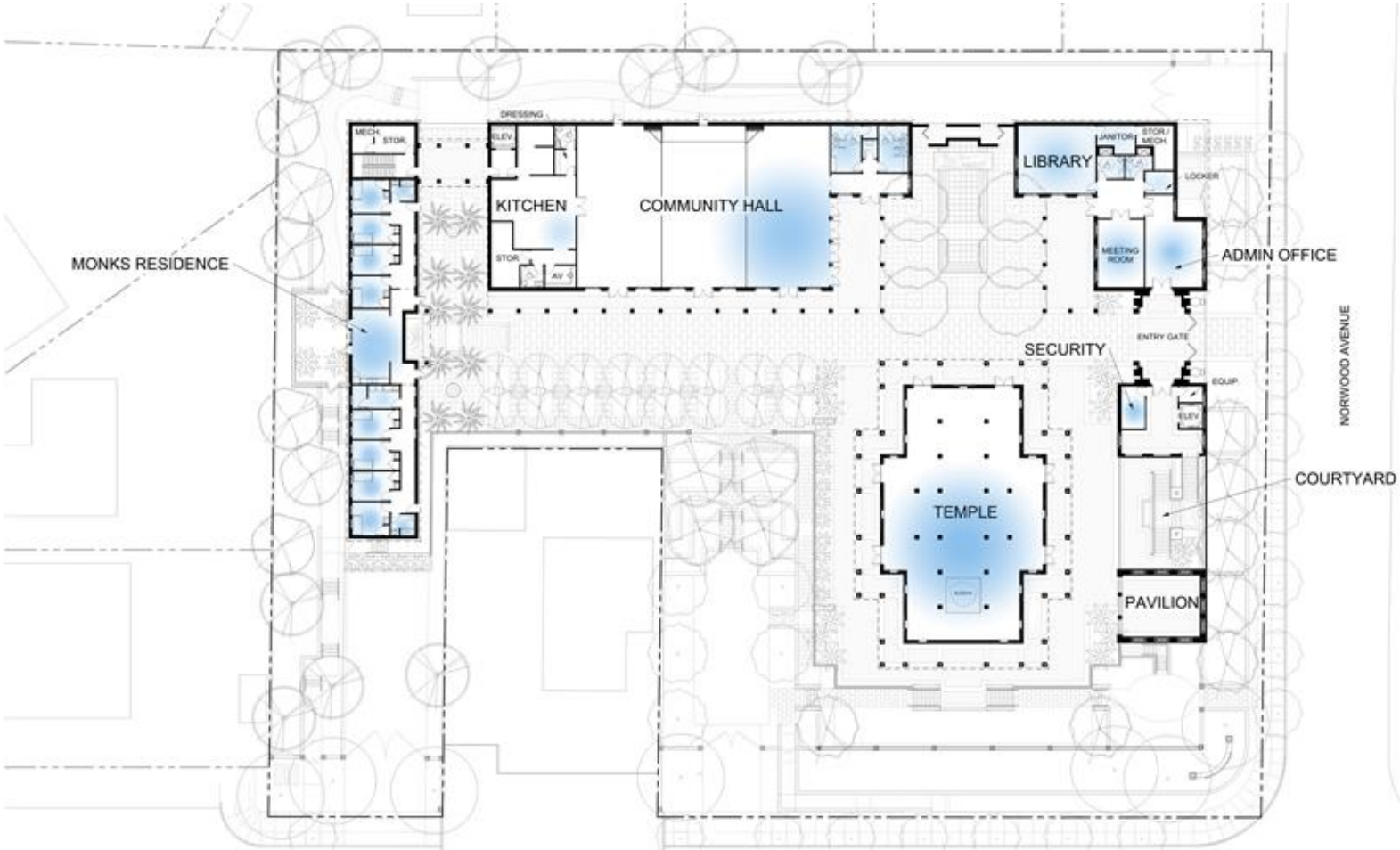
Weekday Use

- Daily residence for 8 monks
  - Living on site, daily meditation
  - Temple members bring food for the monks



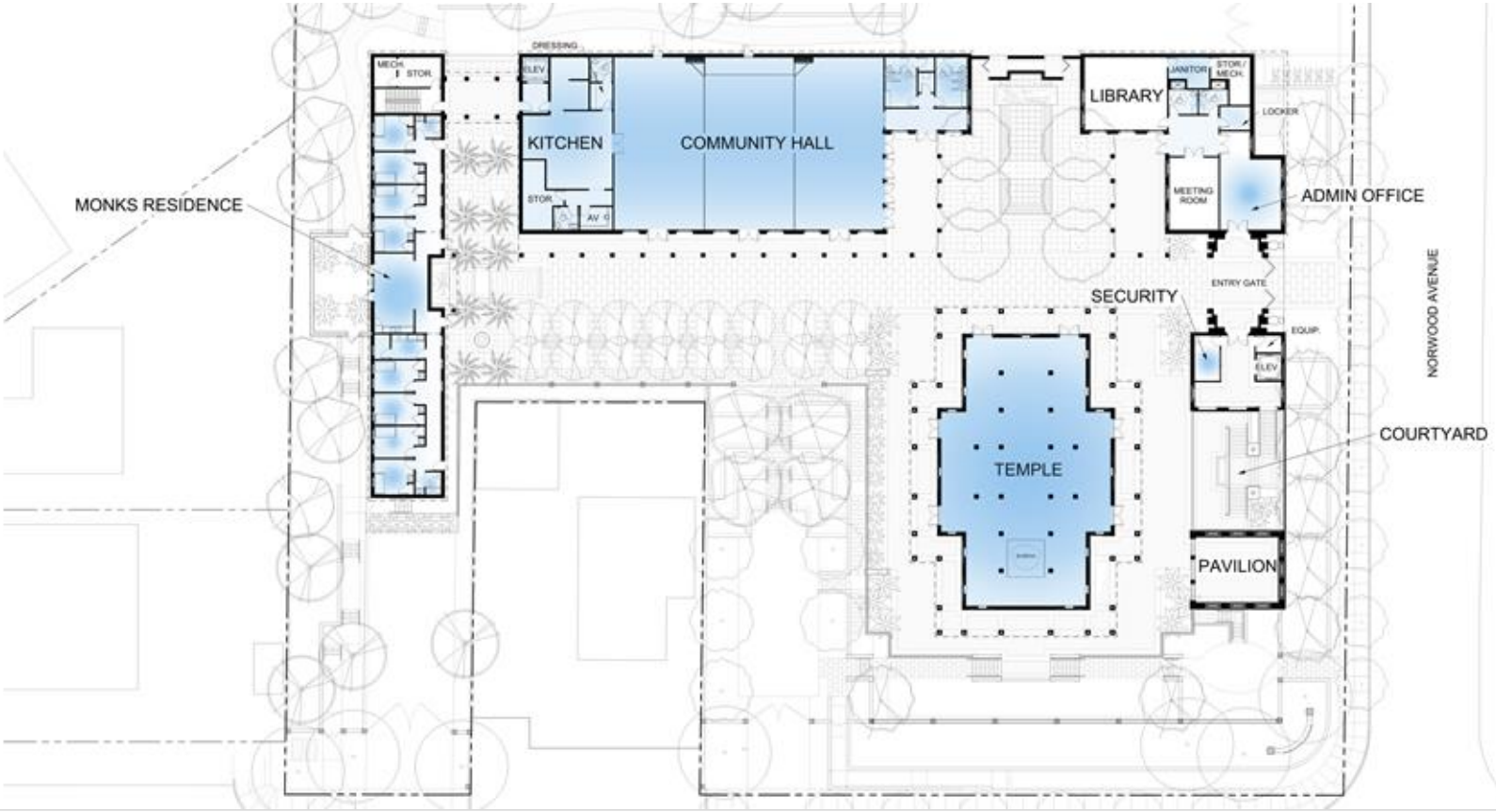
Weekend Use

- Weekly gathering for services
  - Families will carpool, similar to Sunday church services
  - Other: study, meditation, education, community-building



Occasional Use

- Occasional religious celebrations and private family events
  - Religious events four times per year
  - Activate off-site parking operations with higher attendance
  - Participants bring potluck dishes to share in most cases

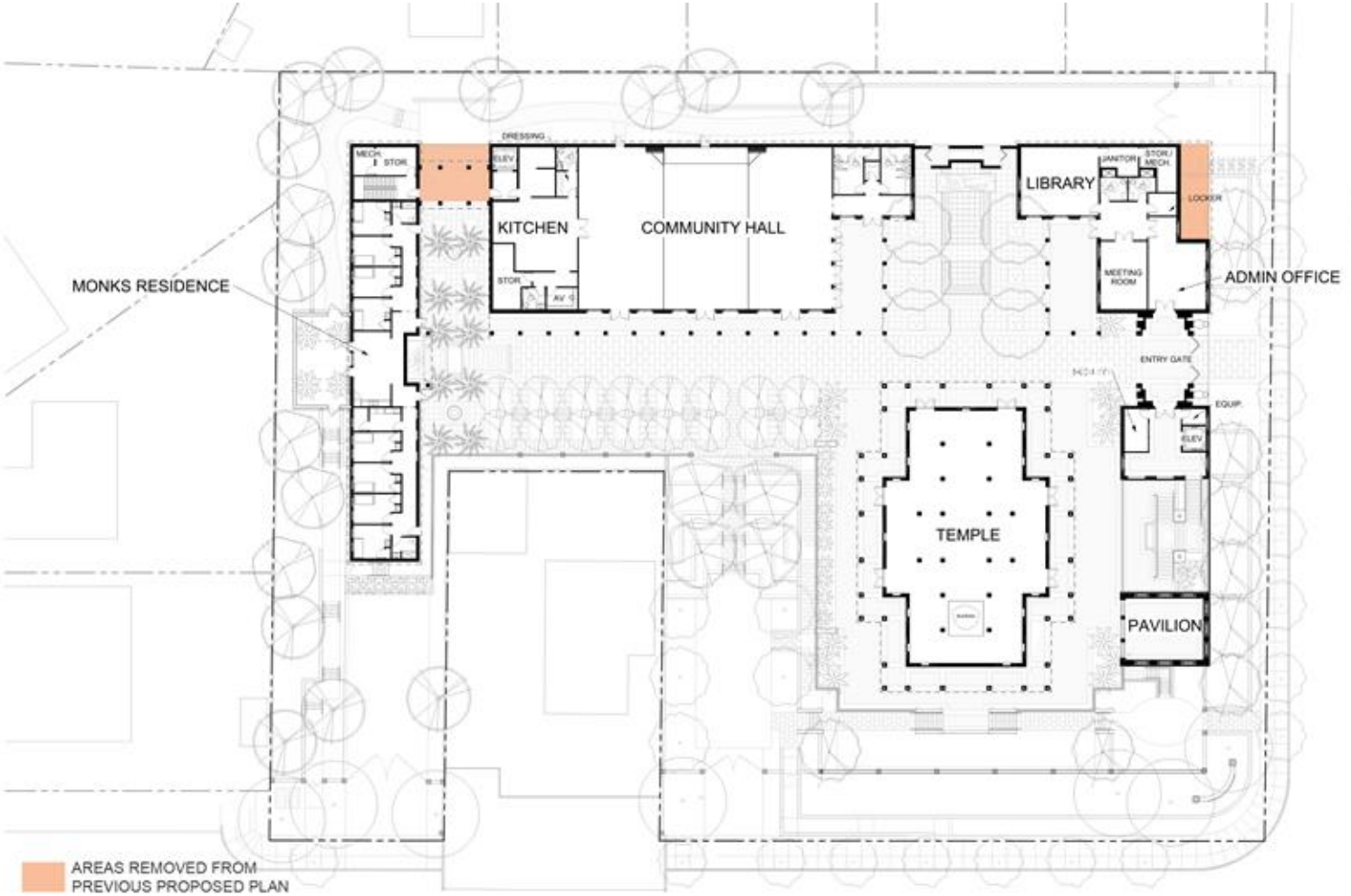


What size will the buildings be?

- We have based the proposed design on the intended uses and the anticipated growth of the community over time

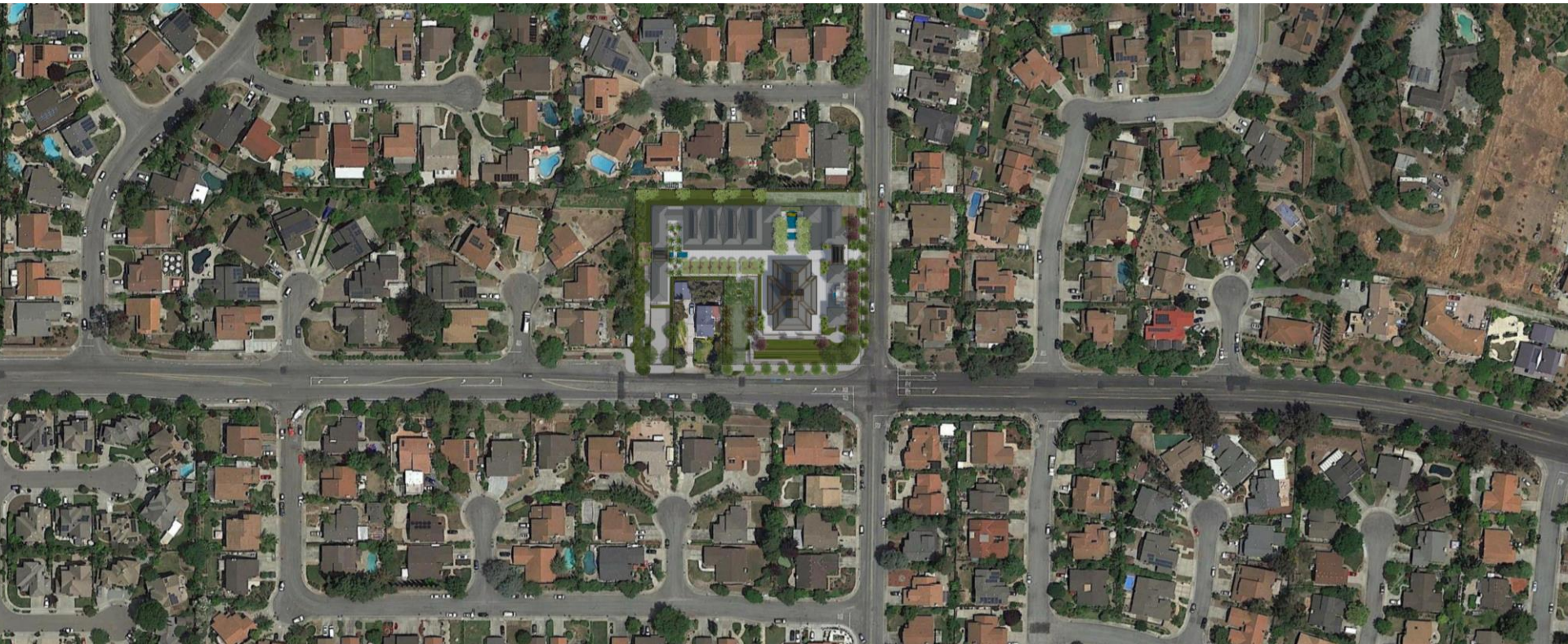
What size will the buildings be?

- We have “right-sized” the design, making some spaces smaller (kitchen, administration area) and moving others below-grade



What size will the buildings be?

- The proposed design is in keeping with the neighborhood scale:
  - We are below the allowed Floor Area Ratio
  - The Temple project is less than the prior-approved (6) Single Family Residence square footage
  - Temple buildings are single-story only
  - Setbacks exceed the City's requirements



How will we address parking needs?

- City policies require parking for new construction, calculated based on square footage and occupancy
- Our goals:
  - Provide required parking to avoid parking overflow into neighborhood
  - Avoid parking lot eyesore, runoff, noise, lighting

How will we address parking needs?

- Our solutions:
  - Build an underground garage, avoiding the eyesore of a surface lot; minimizing surface runoff, noise, fumes, and lighting; maximizing the area of the Temple garden

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  - Implement a Traffic Demand Management (TDM) plan to qualify for fewer spaces and a smaller garage
  - Implement off-site parking shuttles for larger events

How will neighborhood traffic be affected?

- A traffic study, required by the City as part of the environmental review, will be conducted to ensure that impacts to the neighborhood are code and policy compliant
  - Activities at the Temple will not generate trips during weekday commute hours

- TDM (Traffic Demand Management) mitigations are being proposed and will be evaluated by the City
  - Off-site parking with shuttle for events
  - Carpooling encouraged (family groups are common)
  - Bike parking and showers provided

How will we govern ourselves?

- Neighbors have expressed concern that they do not want to have to "police" the Temple activities for adherence to the terms of the CUP
  - The Temple will commit to specific governance practices within the CUP, including:
    - Creating a neighbor email address and phone number
    - Responding within a specific timeframe to questions
    - Publishing a regular report of activities
    - Holding a regular open house for neighbors to share updates
    - Announcing in advance specific holidays and events
  - The Temple will have the long-term resources to staff effective and responsive neighbor engagement
- Neighbors have expressed concern about construction disruptions
  - The Temple will establish similar communications protocols for the construction period

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Thank You