

# Evergreen-East Hills Development Policy Update

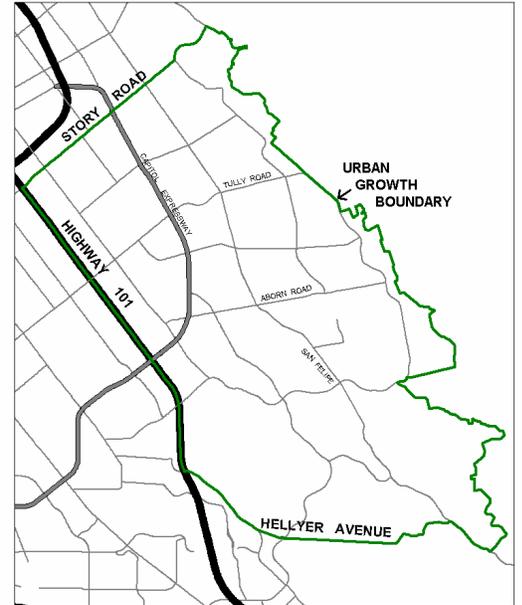
## Development Policy Boundary:

Area of City South of Story Road and East of the 101 Freeway

## City Council's June Direction on EEHDP Update Scope:

Increase traffic capacity in the EEHDP in order to:

- Allow 500 new residential units  
This Policy is intended to facilitate predominantly infill projects of 35 units or less.
- A project can only develop more than 35 units if:
  - Mixed Use
  - Affordable Housing
  - Historic Preservation
- Allow 500,000 square feet of new commercial
- Allow 75,000 square feet of new office



## Environmental Analysis

- Supplement to the Final Environmental Impact Report for the Evergreen-East Hills Development Strategy to provide environmental clearance for additional traffic capacity based on the City Council direction.
- Any proposed projects will perform site specific environmental clearance at the time of development.

## Traffic Analysis & Nexus Study

- A traffic analysis is being performed to analyze impacts of 500 residential units, 500,000 square feet of commercial, and 75,000 square feet of office development.
- Land use distribution of the proposed traffic capacity was included in the scope of the traffic analysis. The land use distribution was based on:
  - San Jose 2020 General Plan
  - Vacant and underutilized land
  - Evergreen-East Hills Vision
  - Strategy Guiding Principles
  - Inquiries from property owners

- Traffic Analysis will:
  - Identify intersection and roadway impacts
  - Determine transportation improvements needed to reduce impacts
  - Determine Traffic Impact Fees for development to pay for improvements

Land Use Distribution for Traffic Analysis

<b>Sub-Area</b>	Housing Units	Office Sq. Ft.	Commercial Retail Sq. Ft.
South of Story, between Highway 101 & Capitol Ex.	100	25,000	344,000
East of Capitol, between Story and Tully Roads	72	25,000	21,000
East of Capitol, between Tully and Aborn Roads	53	25,000	35,000
East of Capitol, between Aborn and Yerba Buena Roads	200		100,000
South of Yerba Buena Road	75		
<b>TOTALS</b>	<b>500</b>	<b>75,000</b>	<b>500,000</b>

Public Engagement & Completion Dates

- Community Meetings
  - March 17, 2008
  - Late June 2008-present draft policy and results of traffic analysis
- Historic Landmarks Commission
  - March 5th
  - April 2nd-present draft historic preservation criteria
- Public review of the Supplemental Environmental Analysis
  - August through September 2008
- Planning Commission & City Council
  - Fall of 2008

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